HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2019

HDRC CASE NO:	**2019-674**
ADDRESS:	222 KING WILLIAM
LEGAL DESCRIPTION:	NCB 740 BLK 3 LOT W 45.6 FT OF 5 & E 48 FT OF 6
ZONING:	RM-4,HS
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	Cook / Keating House
APPLICANT:	Hilary Scruggs
OWNER:	Gordon and Christy Rainey
TYPE OF WORK:	Installation of a front yard fence, exterior modifications
APPLICATION RECEIVED:	October 29, 2019
60-DAY REVIEW:	December 28, 2019
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing front yard wall and fencing, to include a wrought iron fence and the raising of the masonry retaining wall to feature columns.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.
B. NEW FENCES AND WALLS
i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.
C. PRIVACY FENCES AND WALLS
i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

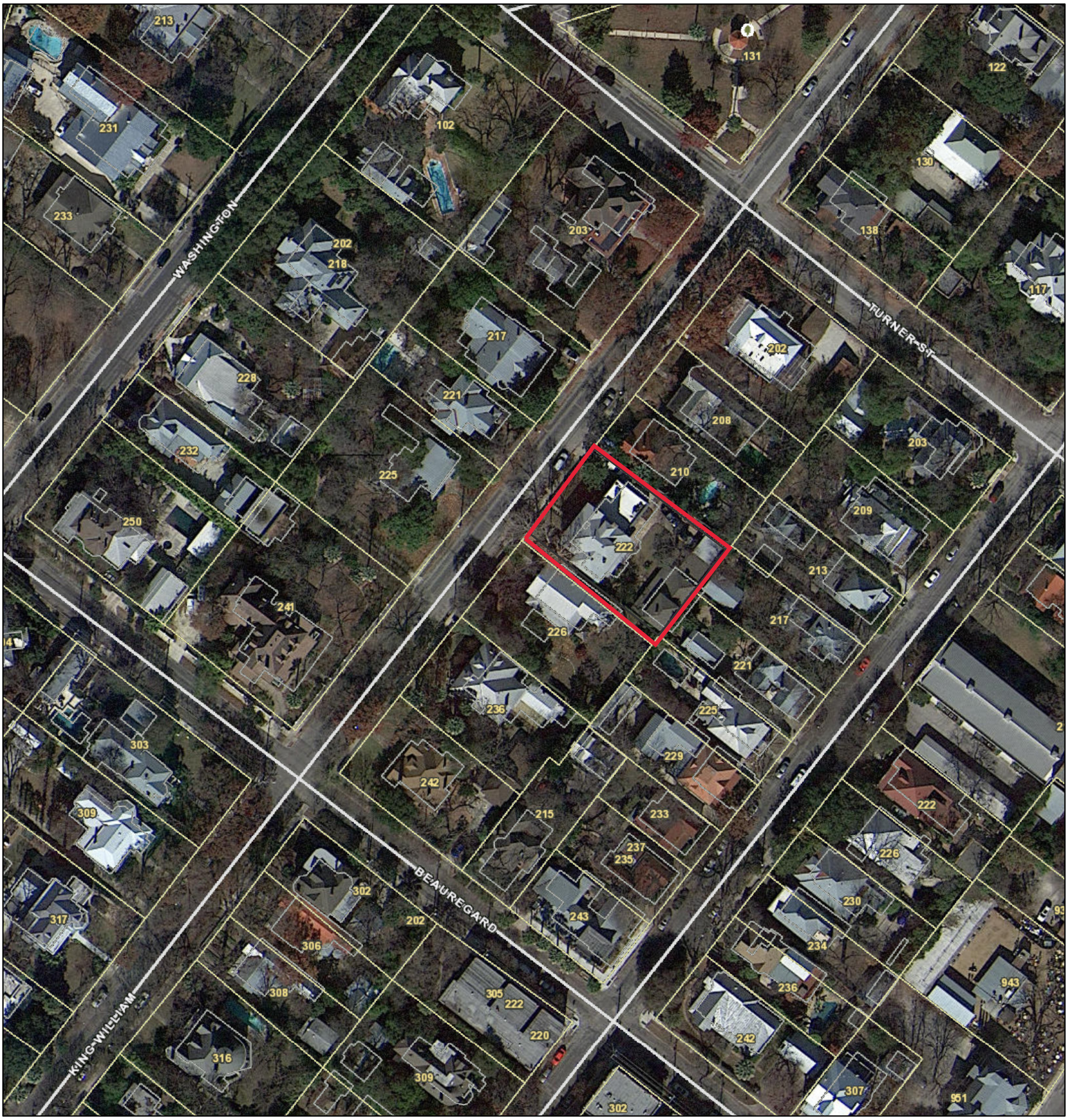
a. The primary structure located at 222 King William is a 2-story single family structure constructed circa 1890 with Italiante influences. The house features a stucco façade, wood windows and doors with arched detailing, and several brick chimneys. The structure is contributing to the King William Historic District and is a locally designated historic landmark with the common name Cook / Keating House.
b. FRONT WALL MODIFICATIONS – The applicant has proposed to modify the existing wall in the front yard along the sidewalk. The existing wall is low and covered in greenery. Modifications include the addition of new masonry columns to measure approximately 5 feet in height at the location of existing raised low pillars. Existing planter elements will be relocated to the top of the new columns. According to the Historic Design Guidelines, fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The design of fence should respond to the design and materials of the house or main structure. Based on existing front wall precedents in the immediate vicinity, including the adjacent property to the southwest, staff finds the proposal appropriate.
c. FENCING – The applicant has proposed to install new wrought iron front yard fencing between the masonry columns. The fencing will measure 4 feet in height. A new driveway gate will be installed beyond the front plane of the house measuring 6 feet in height. Staff finds the proposal consistent with the Guidelines for Site Elements.
d. ADMINISTRATIVE ITEMS – The application documents include a request for the installation of a rear staircase and railing on the rear balcony and the installation of a pool with hardscaping in the rear yard. Both of these items are eligible for administrative approval.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulations:

i. That the front yard wrought iron fencing measure no taller than four (4) feet in height.
ii. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop



November 14, 2019

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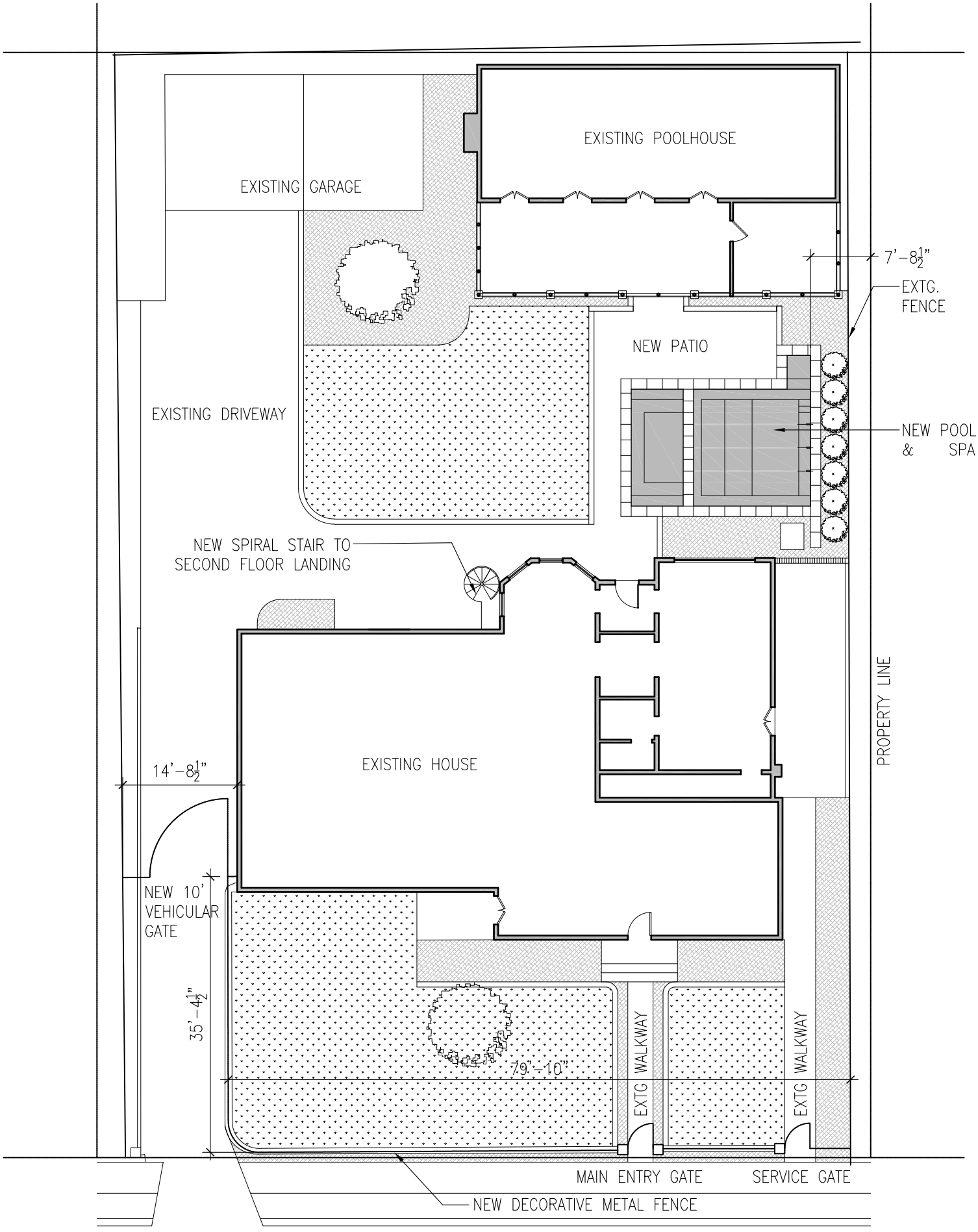
User drawn lines

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

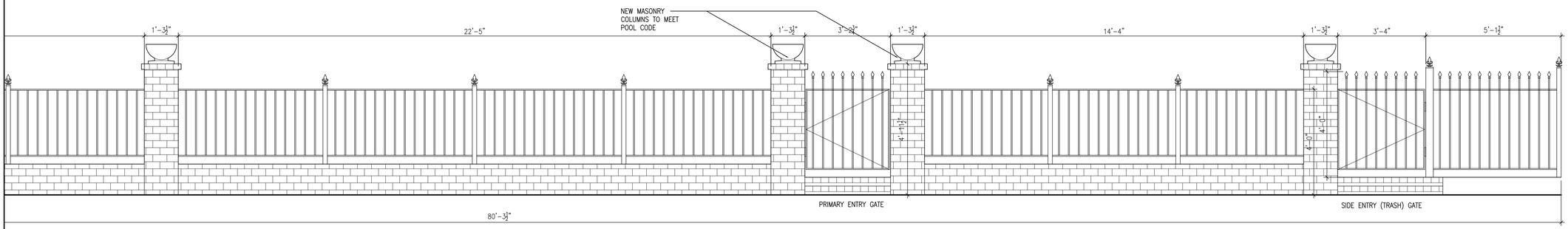
City of San Antonio GIS
Copyright 11-14-2019

222



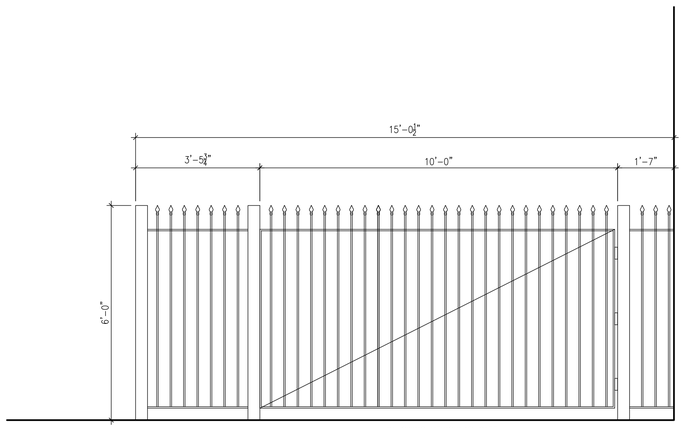
1 SITE PLAN

Scale: 1/16" = 1'-0"



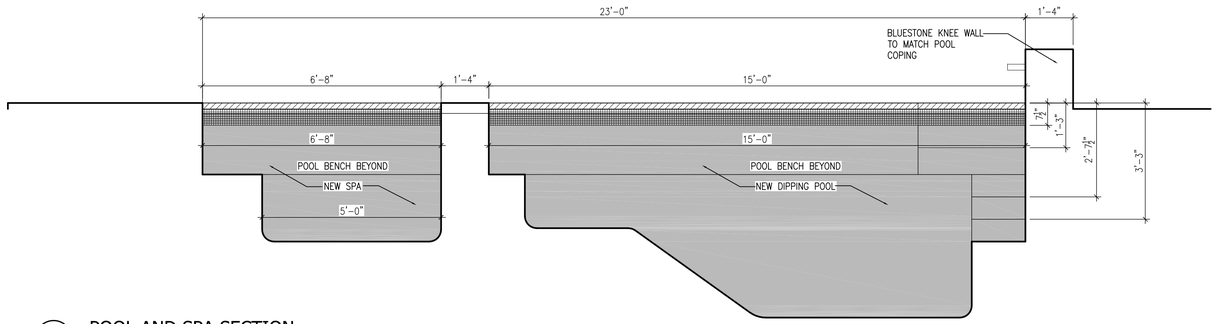
1 NEW FRONT FENCE ELEVATION

Scale: 1/2" = 1'-0"



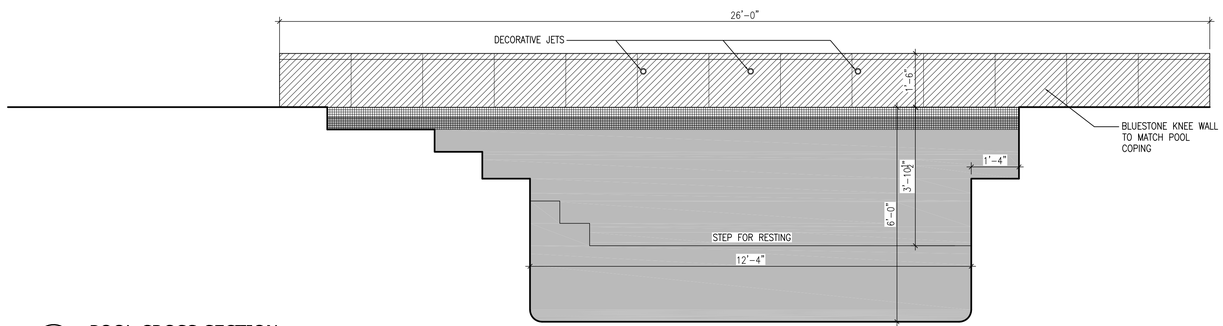
2 NEW FRONT GATE ELEVATION

Scale: 1/2" = 1'-0"



3 POOL AND SPA SECTION

Scale: 1/2" = 1'-0"



4 POOL CROSS-SECTION

Scale: 1/2" = 1'-0"

Hilary Scruggs Design

A Limited Liability Company

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San Antonio, Texas 78212

t (210) 222 - 8454

General Notes

DRAWING ISSUE

No.	Date	Issue for

New Site Improvements at

222 King William

SAN ANTONIO, TEXAS 78204

HSD PROJECT # 19005

25 October 2019
Issued for Permit and Pricing

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02

SITE DETAILS

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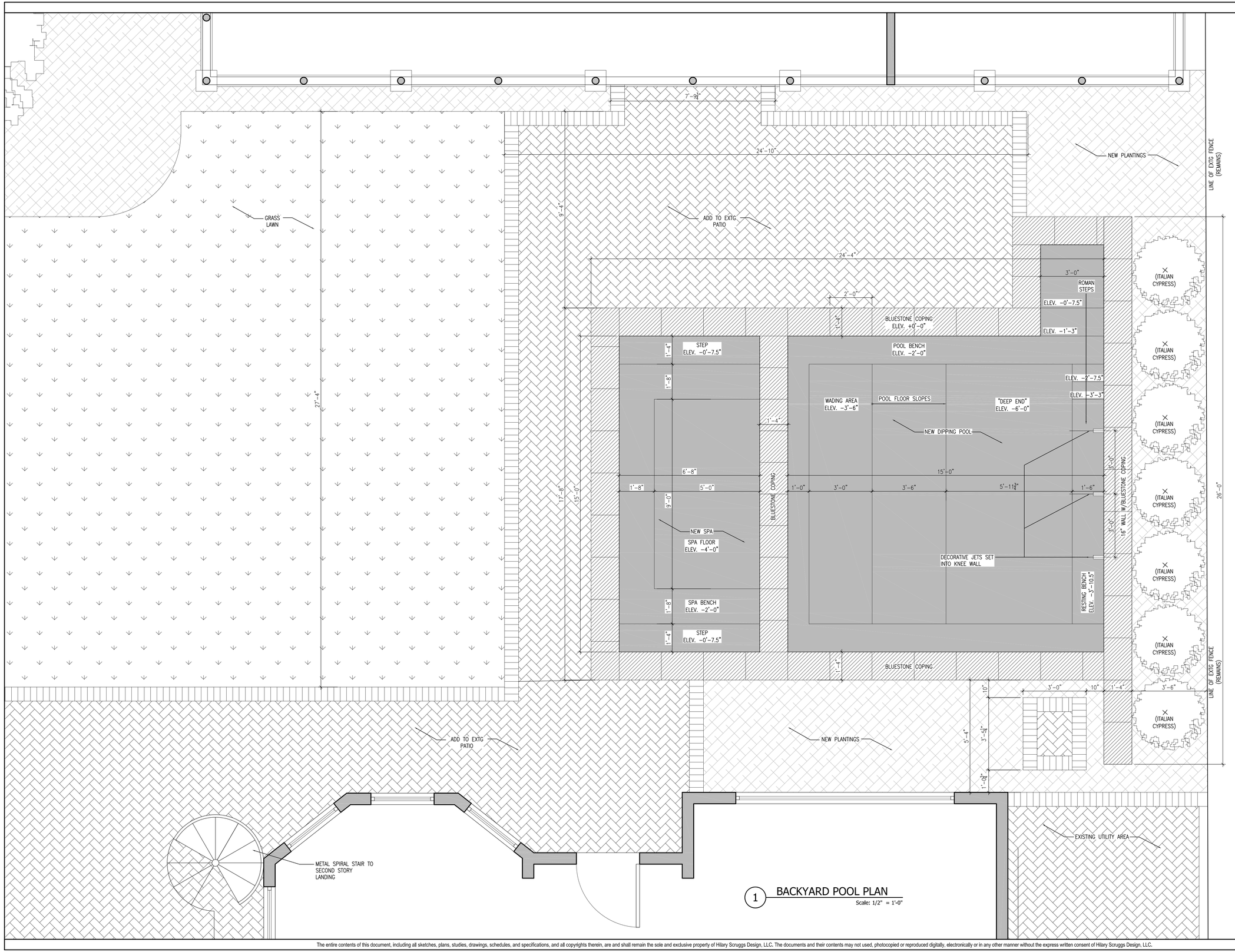

1 BACKYARD POOL PLAN

Scale: 1/2" = 1'-0"

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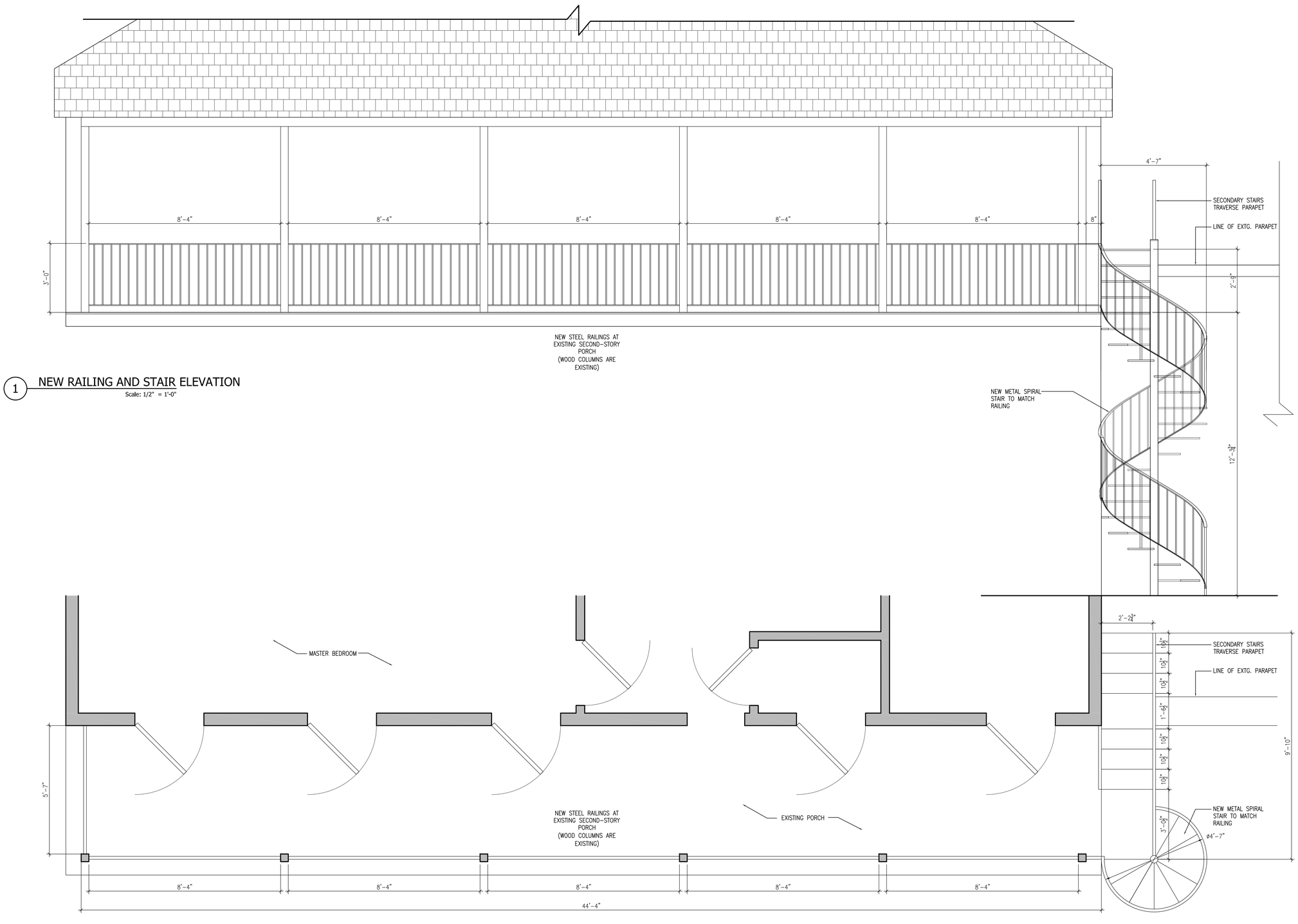

1 NEW RAILING AND STAIR ELEVATION
Scale: 1/2" = 1'-0"

2 PLAN
Scale: 1/2" = 1'-0"

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