

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-198
ADDRESS: 131 ADAMS ST
LEGAL DESCRIPTION: NCB 931 BLK 1 LOT 15
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Beverley Bunn/BEAVER MEADOWS II LLC
OWNER: Beverley Bunn/BEAVER MEADOWS II LLC
TYPE OF WORK: Installation of front yard fencing
APPLICATION RECEIVED: April 23, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to install front yard fencing at 131 Adams. The fencing will measure 4 feet in height, be constructed of wrought iron, and feature three pedestrian gates.

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.

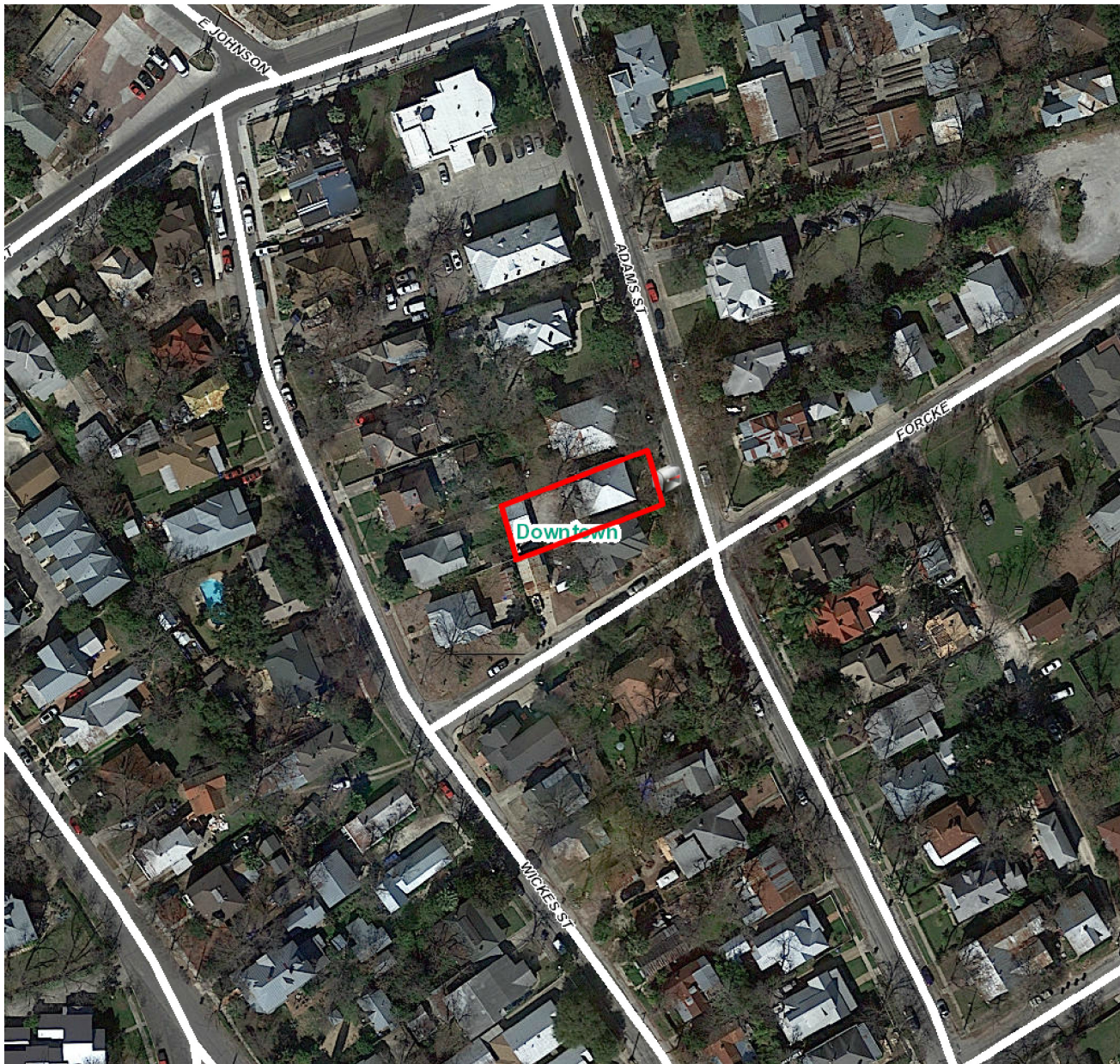
FINDINGS:

- a. The primary structure located at 131 Adams is a 2-story residential structure constructed circa 1917 in the American Foursquare style. The home features a hipped roof, symmetrical façade with a central porch entry, and wood one-over-one windows. The home is contributing to the King William Historic District.
- b. FENCING – The applicant has proposed to install front yard fencing to measure approximately 4 feet in height. As proposed, the fencing will be constructed of wrought iron with a traditional post and finial design. The pedestrian gates are proposed to be located at existing walkways. The front gate facing the street is proposed to feature a similar gate design to Villa Finale, also located within the King William Historic District. The fencing will turn at the driveway and no front driveway gate along the sidewalk is proposed. According to the Historic Design Guidelines, front yard fencing should not be introduced where fencing did not historically exist, or in locations where fencing is not common. Where fencing is proposed, the design, material, and style should be similar to those found traditionally in the district or historically. Staff generally finds fencing appropriate for this property due its location and finds the proposed design consistent with fencing in the district. However, staff requires a final drawing for the proposed front gate. Staff finds that this gate should be simplified from the Villa Finale gate design to be more consistent with the period and style of the home.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulations:

- i. That the proposed front gate design be simplified to be more consistent with the period and style of the home. The applicant is required to submit an updated measured drawing to staff prior to the issuance of a Certificate of Appropriateness.
- 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. Front yard fences shall not exceed four (4) feet in height at any point. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 09, 2018

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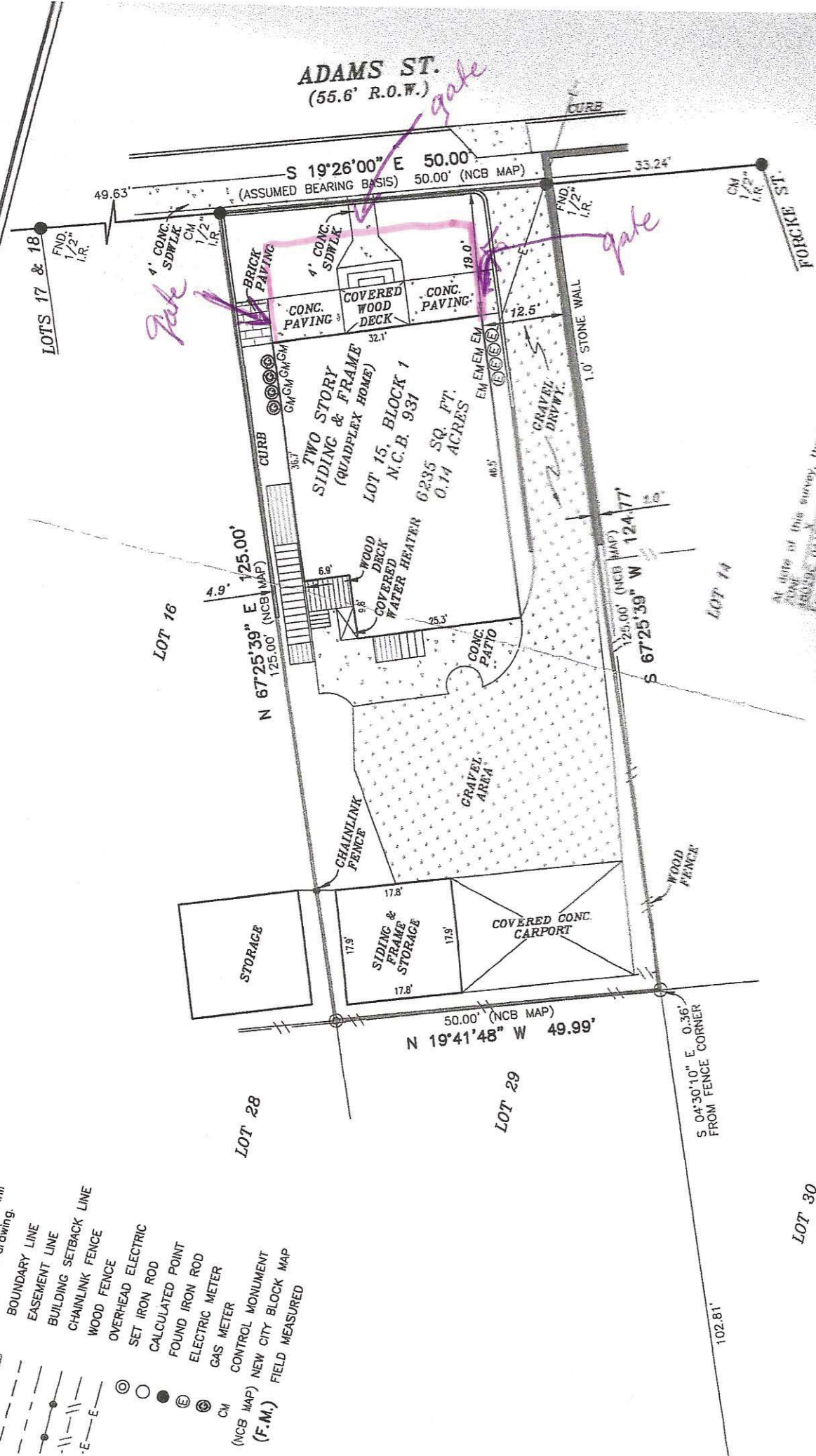
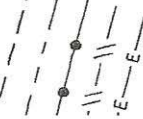




LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- ELECTRIC METER
- GAS METER
- CONTROL MONUMENT
- NEW CITY BLOCK MAP (F.M.)
- FIELD MEASURED



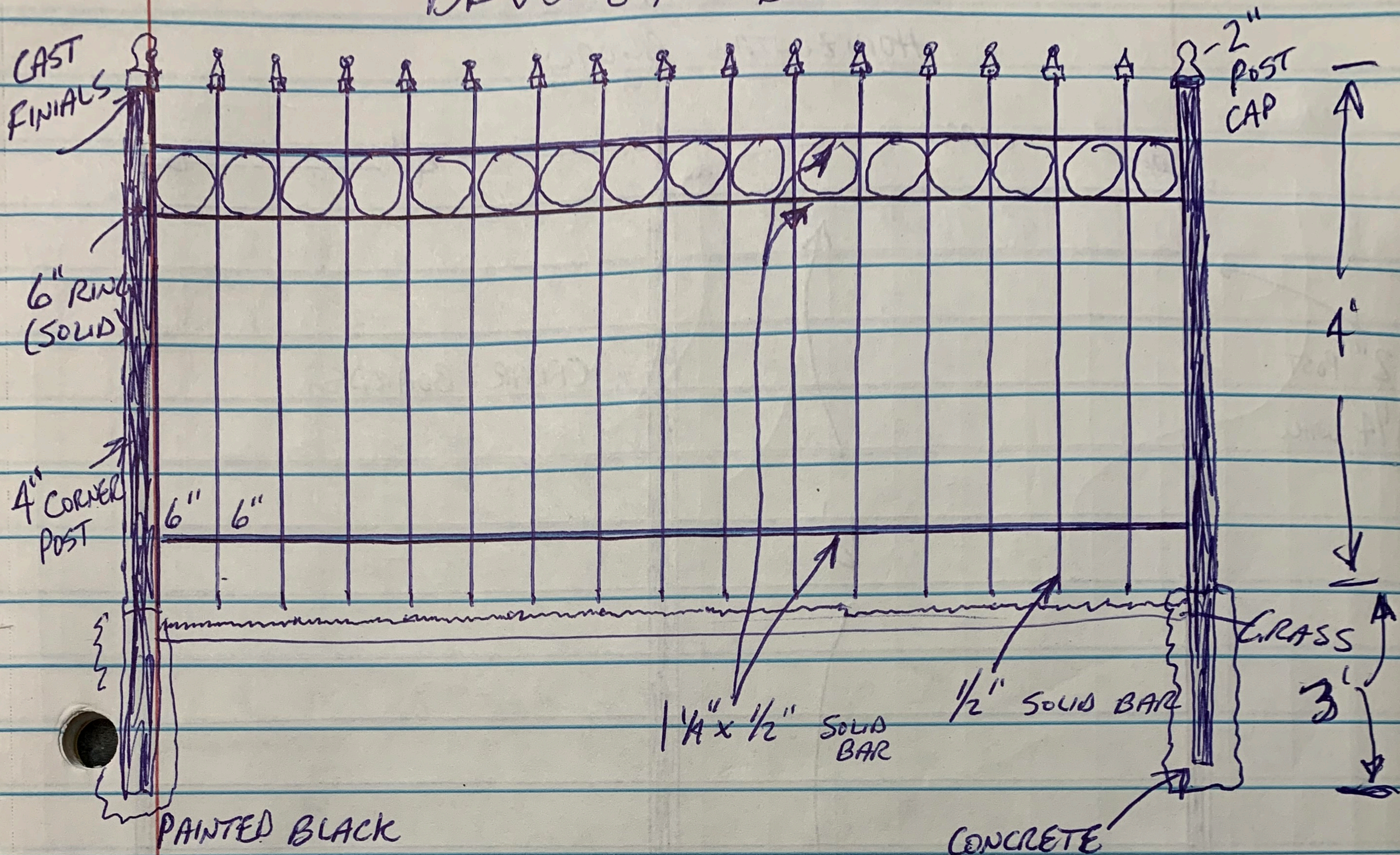
The survey is hereby designated into the public domain, subject to the right of the State of Texas to acquire the same by eminent domain.

At date of this survey, the property is in FEMA designated Flood Zone 0413 & effective as verified by FEMA designated Flood Insurance Study No. 17-03-0010, dated 03/13/03. The information is subject to change as a result of future FEMA map revisions and/or amendments.

I, M. J. BROWN, M.E., P.E., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the above plat is a true and correct copy of the original survey as shown to me by the owner of the property and that the same is a true and correct copy of the original survey as shown to me by the owner of the property.

M. J. BROWN, M.E., P.E., Registered Professional Land Surveyor in the State of Texas

BEVERLY BUNN



- 1) CAST IRON FINIALS + POST CAPS
- 2) 6" RINGS
- 3) 1/2" SOLID PICKETS
- 4) 1/4" x 1/2" SOLID BAR RAILS
- 5) CONCRETE (3' DEEP)
- 6) 4" CORNER POST 1/4" WALL THICKNESS
- 7) 2" LINE POST 1/4" WALL THICKNESS





**COVID-19
OPERATIONS UPDATE**

Villa Finley Museum
& Gardens and
The Edward Steichen
House will be closed

to the COVID-19 health
emergency. Please visit
our website
www.VillaFinley.org and
social media pages for
updates.

Thank you and stay safe