

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2020

HDRC CASE NO: 2020-437
ADDRESS: 431 ADAMS ST
LEGAL DESCRIPTION: NCB 2880 BLK 5 LOT 9
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: San Antonio San Antonio/CUMMINGS SCOTT & HODA
OWNER: San Antonio San Antonio/CUMMINGS SCOTT & HODA
TYPE OF WORK: Front yard fence installation
APPLICATION RECEIVED: September 29, 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 for approval to install a new cattle panel style front yard fence measuring four feet in height, to include a pedestrian gate.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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:

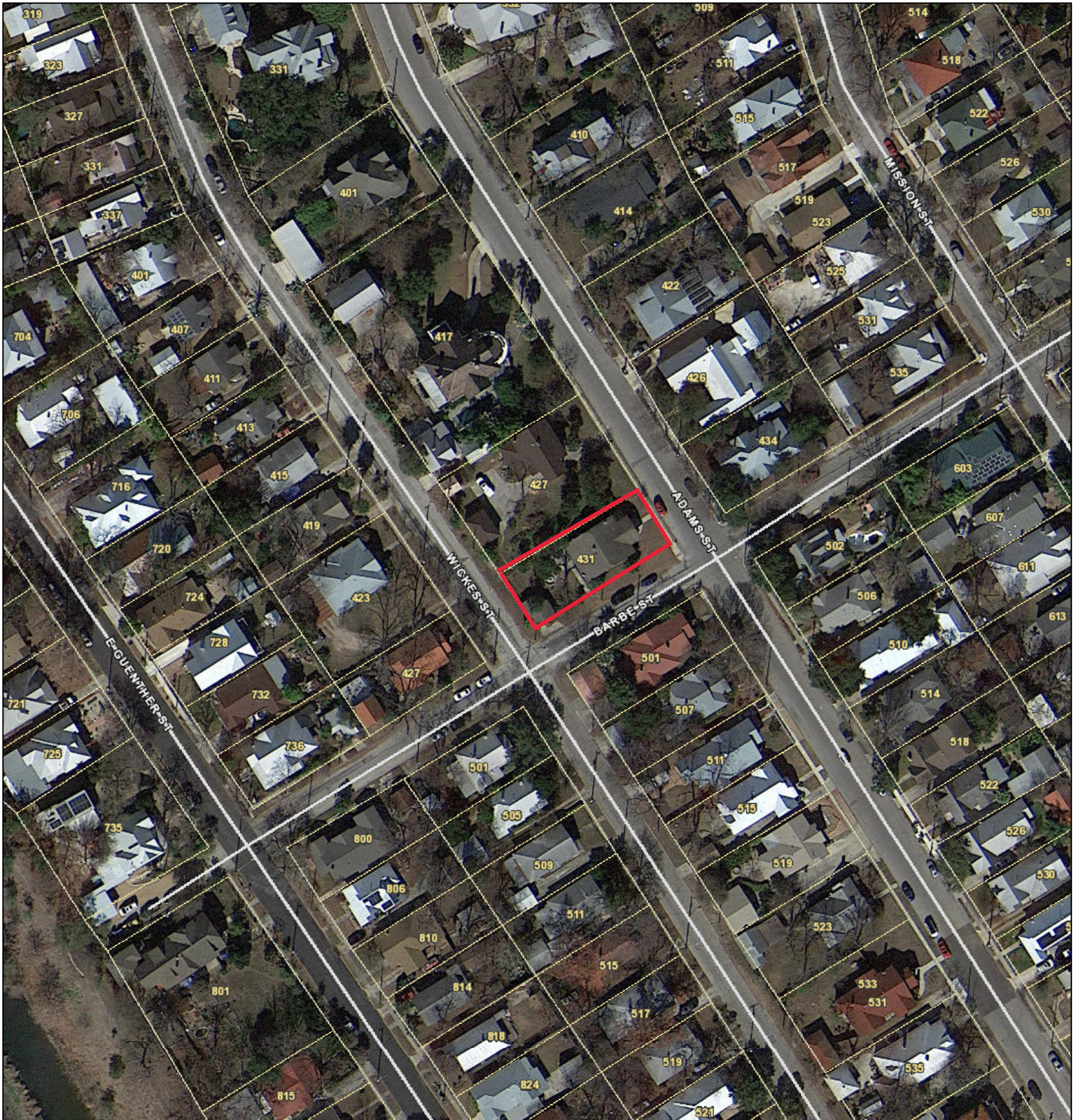
- a. The primary structure located at 431 Adams is a 1-story residential structure constructed circa 1920 in the Craftsman style. The structure features a symmetrical façade with projecting front porch featuring brick and battered columns, a side gable roof form with jerkinhead detailing, deep overhanging eaves with exposed rafter tails. The structure is contributing to the King William Historic District.
- b. FENCING: LOCATION – The applicant is requesting approval to add a fence along the left and front side of the home. On the left side of the property we would like to add a fence that runs along the left property line, the fence would be a 6' tall (1x6 pressure treated pine) fence going from the rear property line up to being in line with 1' behind the front of the house. The fence would continue on the left property line as a 3' 2"x4" and cattle panel fence from where the 6' tall fence ends (in line with 1' behind the front of the house) to the front left corner of the property and then that style of fence would continue along the front property line. There would be a gate (same size and material) for the driveway and front entry sidewalk. While staff generally finds the proposed location appropriate, staff finds that an updated site plan should be submitted to verify the location of the transition between the front yard, four-foot tall fencing and the rear yard, six-foot tall privacy fencing. The privacy fencing should begin at a minimum of one foot behind the front corner of the primary structure, not including the front porch.
- c. FENCING: MATERIAL – As noted in finding b, the applicant has proposed a metal cattle panel fence design. Per the applicant, the fence will be constructed of 1' x 3' tubing along the top rail measuring 48" from the ground and 2' x 2' metal posts spaced every 8 feet. A bottom rail measuring 2' x 2' will be installed along the bottom of the fence and will be approximately 3 inches off of the ground. 4' x 4' inch galvanized "hog panels" will be installed in between each 8 foot section of fencing. A matching 4' x 4' gate will be installed across the existing sidewalk leading to the house. All of the 1' x 3' and 2' x 2' material will be painted with Red Oxide Primer. Additionally, handrails will be constructed on the left and right side of the steps in the front of the house to match the fencing. According to the Historic Design Guidelines, fences should feature designs and materials that are compatible with the structure or used historically in the district. Where fencing is present or common in King William, including this particular block of Adams, the material is most often wrought iron or wood picket. Staff does not find the proposed material consistent.

RECOMMENDATION:

Staff recommends approval of the front yard fencing based on findings a through c with the following stipulations:

- i. That the fencing material be modified to be more in keeping with the fence styles that are characteristic of the district, such as wood picket or wrought iron, as noted in finding b. The applicant is required to submit an updated design to staff prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits an update site plan that indicates the exact location of the proposed transition from 4 foot tall front yard fencing to 6 foot tall privacy fencing on the Barbe St property line. The front yard fencing shall extend to a minimum 1 foot behind the front corner of the primary structure, not including the front porch.
- iii. 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.

City of San Antonio One Stop



October 16, 2020

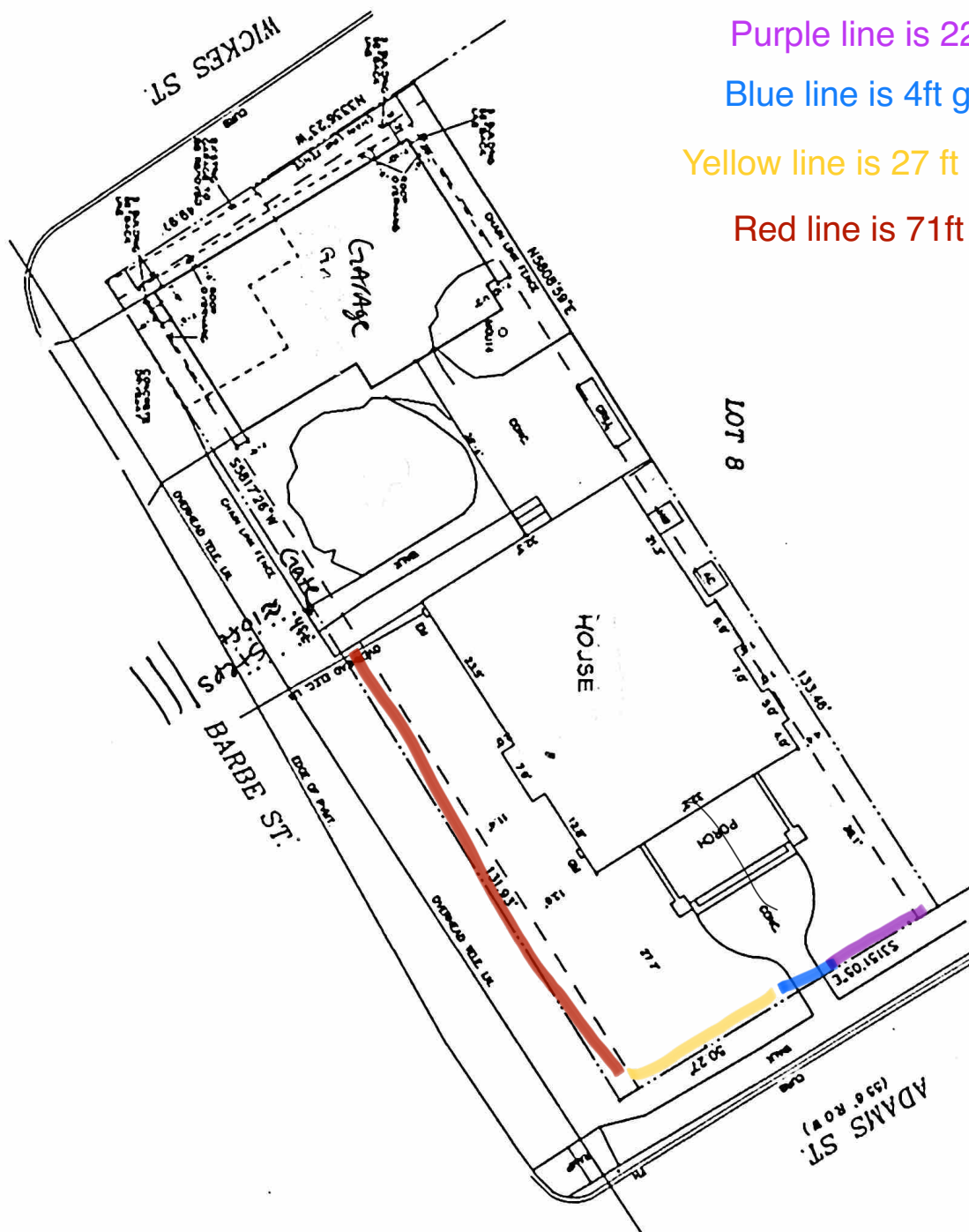










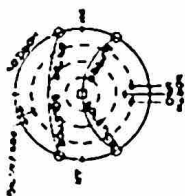


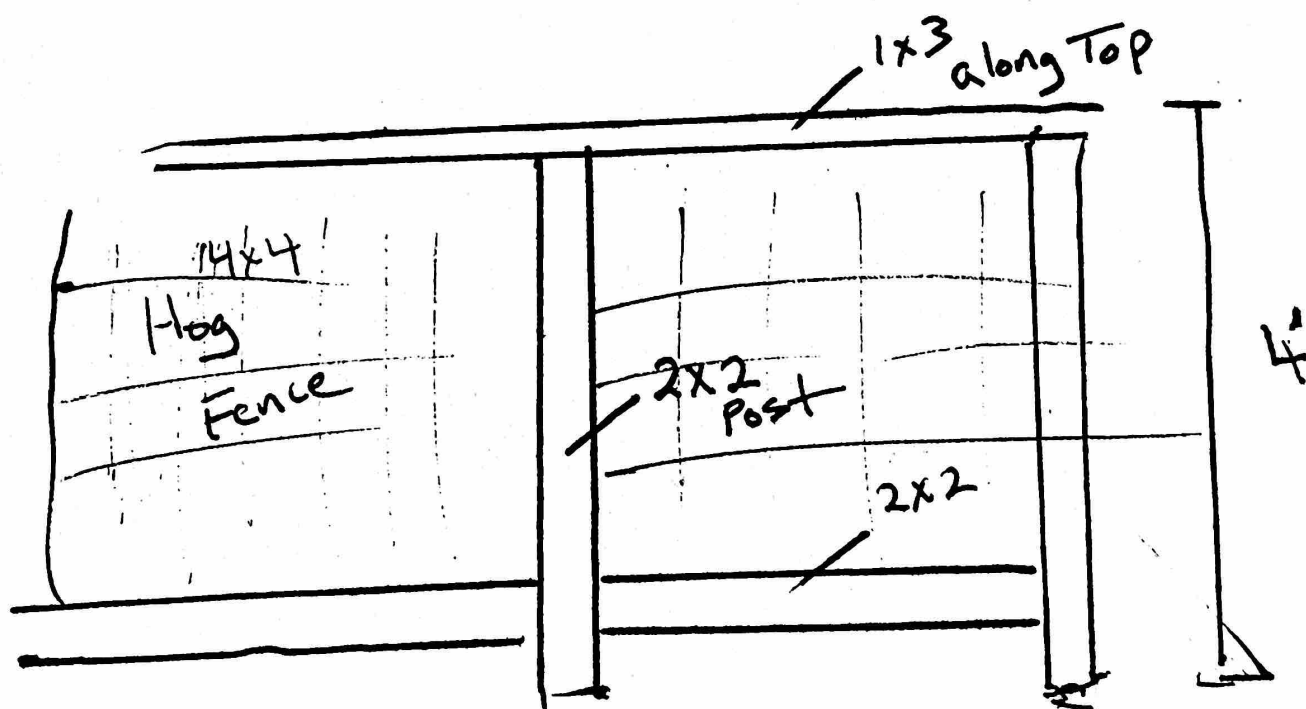
Purple line is 22ft

Blue line is 4ft gate

Yellow line is 27 ft 6 inches

Red line is 71ft





Fence Materials:

2x2 inches square metal tubing

1x3 inches rectangular tubing

4x4 inches hog panel