



**CITY OF SAN ANTONIO**  
**OFFICE OF HISTORIC**  
**PRESERVATION**

**BOA-20-10300127**

**431 Adams St – King William Historic District**

**February 1, 2021**



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

**Applicant:** Hoda Cummings

**Legal Description:** NCB 2880 BLK 5 LOT 9

**Address:** 431 ADAMS ST

**Zoned:** RM-4, H

**Request:** An appeal of the Historic Preservation Officer's inclusion of the following stipulation for approval of a new front yard fence:

- 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.

**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.

## **FINDINGS:**

- a. The applicant requested a new front yard fence and was heard by the Historic and Design Review Commission (HDRC) on October 21, 2020. Staff recommended approval of the new front yard fence 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.
- b. The applicant disagreed with stipulation i regarding the fencing material, which was addressed in staff's finding (c) as follows:
  - i. **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.
- c. The Historic and Design Review Commission approved the front yard fence with all three of staff's stipulations after discussion, including the requirement to alter the fencing material.

## **OHP Staff Recommendation to the Board of Adjustment**

Office of Historic Preservation staff does not recommend approval of the appeal and recommends that the stipulation for a more compatible fencing material be upheld.