

# HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2022

**HDRC CASE NO:** 2022-502  
**ADDRESS:** 119 E CRAIG PLACE  
2419 MCCULLOUGH AVE  
**LEGAL DESCRIPTION:** NCB 1706 BLK 2 LOT 28 KEYSTONE SCHOOL SUBD  
NCB 1706 BLK 2 LOT 11, 12 AND 13  
**ZONING:** MF-33 IDZ, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Michael Flynn/Keystone School  
**OWNER:** KEYSTONE SCHOOL  
**TYPE OF WORK:** Fencing modifications  
**APPLICATION RECEIVED:** September 27, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Claudia Espinosa  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Attach a cedar plank fence to the wrought iron fence that's located on the Woodlawn Avenue portion of the campus.
2. Attach fabric panels to the existing chain link fence near McCullough Ave and Woodlawn.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 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 structures located at 119 E Craig Place were constructed circa 1906. The property features multiple structures on the grounds that make up Keystone School. The majority of the structures on the property are stone masonry or brick and mortar, feature ornamental window screens, stone and wrought iron fencing, and chainlink fencing at the rear of the property. The primary structure first appears on the 1912 Sanborn map and is contributing to the Monte Vista Historic District.
- b. SCOPE OF WORK – At this time, the applicant is requesting a Certificate of Appropriateness to attach cedar planks to the wrought iron fence and attach a fabric covering to the existing chain link fence to the rear of the property.
- c. FENCE MATERIAL (WOODEN PLANKS) – At this time the applicant has approval to install a wrought iron fence; however, the Guidelines for Site Elements, 2.B.i, state the fences should be similar to those found historically within the district in terms of scale, transparency, and character. Wooden planks attached to a wrought iron fence are inconsistent with the historic district. Staff finds an appropriate material such as a natural tone fabric would be more appropriate.
- d. FENCE MATERIAL (FABRIC) – Staff finds the fabric material to be adhered to the wrought iron an appropriate request, however, the applicant is requesting to attach the fabric to a temporary, unapproved chain link fence. Staff is concerned about the addition of improvements to the existing, temporary fence which has not received a COA. As stated in finding c, the applicant has prior approval for a wrought iron fence installation. The wrought iron fence with a natural fabric attachment would be most appropriate.

### RECOMMENDATION:

Staff approval of item 1, based on finding d, with the following stipulations:

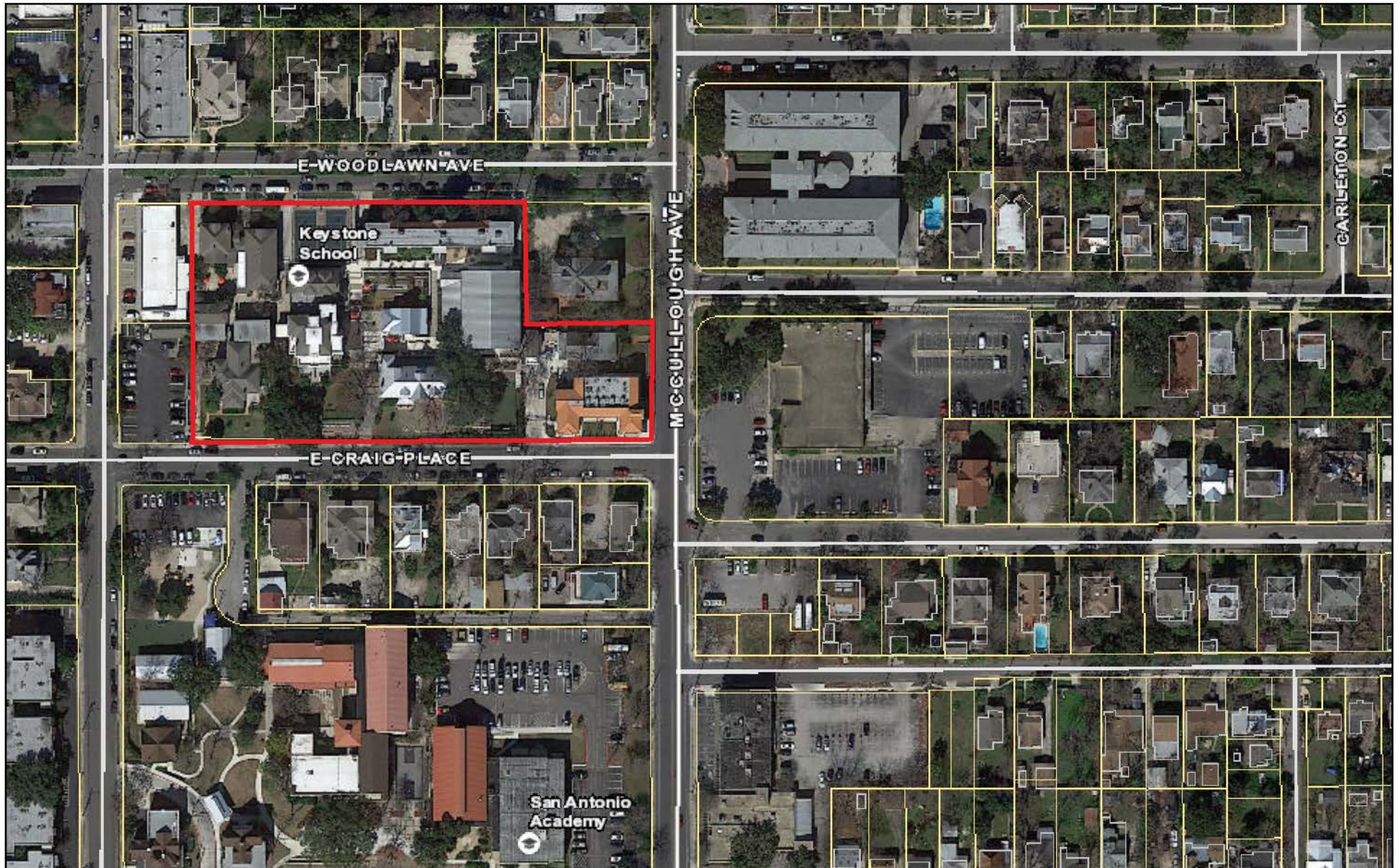
- i. That the wood pickets be installed in a manner that provides a quality, durable solution.
- ii. The final construction height of the approved gate and fencing may not exceed the maximum height of 6 feet as approved by the UDC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

Staff recommends approval of item 2, based on finding d, with the following stipulations:

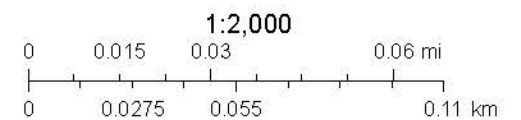
- i. that the applicant installs the wrought iron privacy fence.
- ii. That the applicant chooses a natural color of fabric to adhere to the fence.
- iii. That the applicant submits the requested fabric installation to staff for approval prior to the application
- iv. The final construction height of the approved gate and fencing may not exceed the maximum height of 6 feet as approved by the UDC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.



# City of San Antonio One Stop

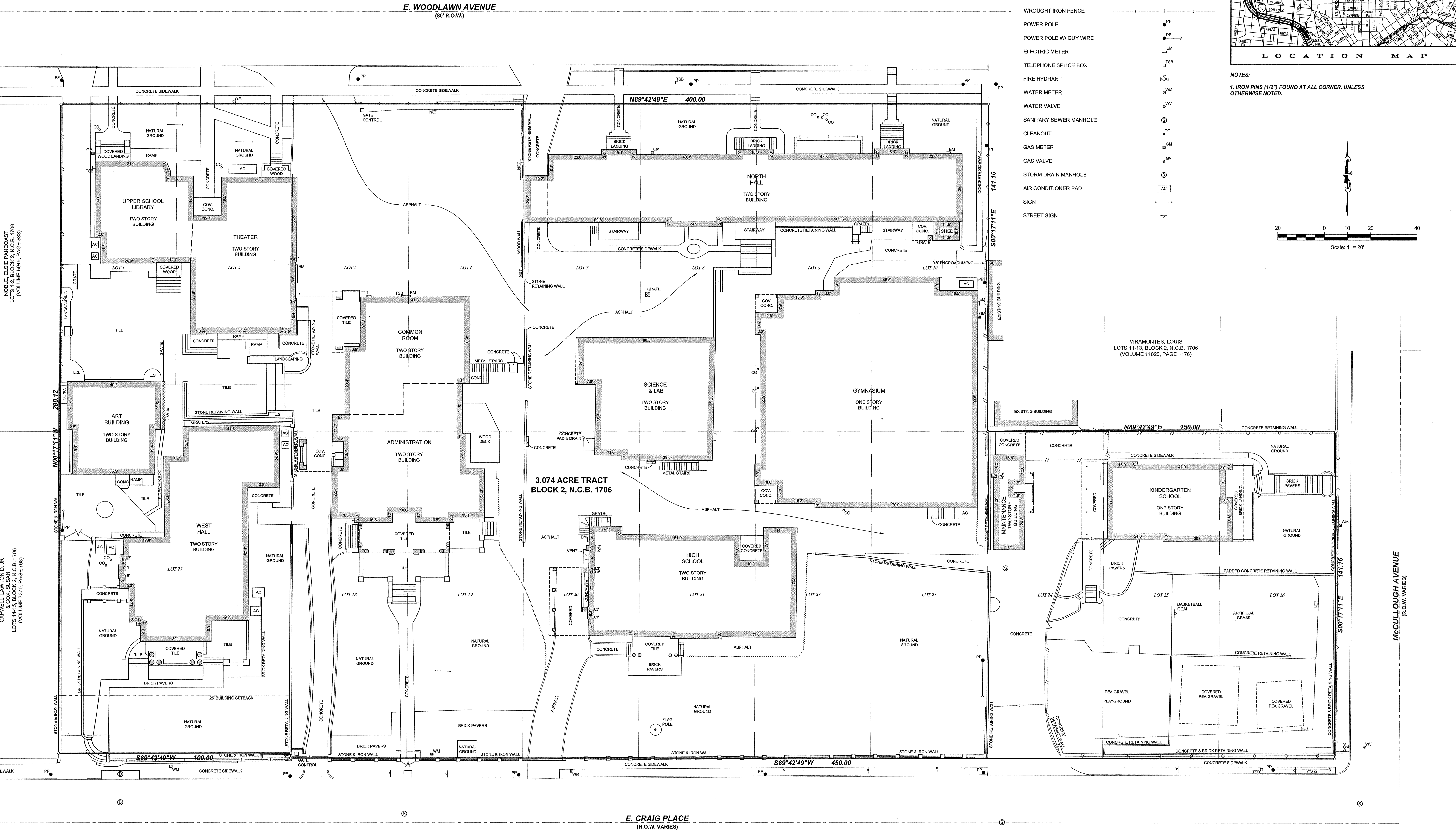


October 26, 2022



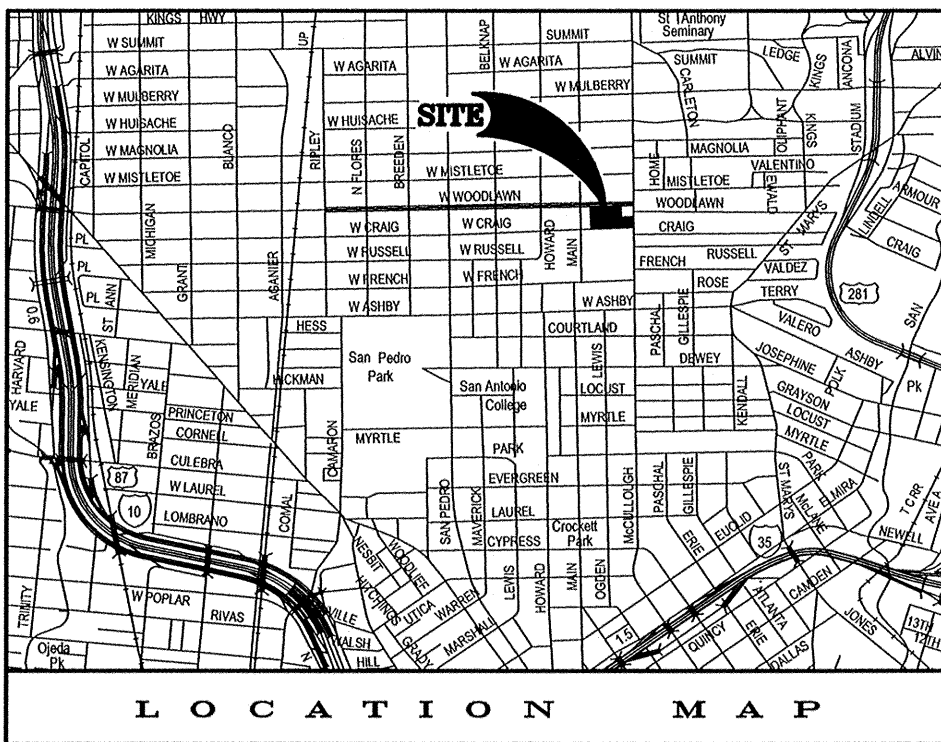


LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°17'11"W	2.20

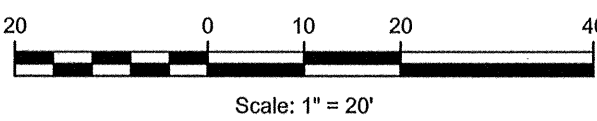


LEGEND

- PROPERTY LINE
- BUILDING
- BUILDING SETBACK
- CURB
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- POWER POLE
- POWER POLE W/ GUY WIRE
- ELECTRIC METER
- TELEPHONE SPLICE BOX
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- CLEANOUT
- GAS METER
- GAS VALVE
- STORM DRAIN MANHOLE
- AIR CONDITIONER PAD
- SIGN
- STREET SIGN



NOTES:  
1. IRON PINS (1/2") FOUND AT ALL CORNER, UNLESS OTHERWISE NOTED.



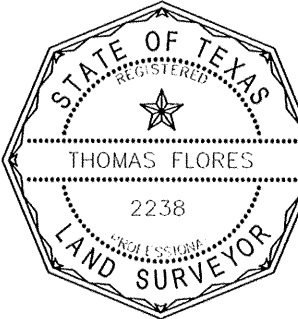
Noble Elsie Pancoast  
Lots 1-2, Block 2, N.C.B. 1706  
(Volume 5945, Page 388)

Capwell, Linton D. Jr.  
Lots 14-16, Block 2, N.C.B. 1706  
(Volume 7375, Page 788)

Viramontes, Louis  
Lots 11-13, Block 2, N.C.B. 1706  
(Volume 11020, Page 1176)

PROPERTY SURVEY OF:

A 3.074 ACRE TRACT OF LAND OUT OF LOT 27, BLOCK 2, N.C.B. 1706, MILDRED ENGLISH SUBDIVISION, SAN ANTONIO, TEXAS, AS RECORDED IN VOLUME 5300, PAGE 106, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOTS 3-10 AND LOTS 18-26, BLOCK 2, N.C.B. 1706, SAN ANTONIO, TEXAS.



CERTIFICATION

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property and that all buildings are wholly located on this property except as shown above.

This 8th Day of MARCH, A.D. 20 10.  
Thomas Flores  
THOMAS FLORES  
RPLS # 2238

KEYSTONE SCHOOL  
119. E. CRAIG PLACE  
PROPERTY SURVEY  
SAN ANTONIO, TEXAS

Flores & Company  
Consulting Engineers, Inc.

Texas Registered Engineering Firm #E-1794  
12915 Jones Maltsberger, Suite 401  
San Antonio, Texas 78247  
210.490.9663 Phone  
210.490.0820 Fax

JOB NO.  
09-33  
DATE  
MARCH 2010  
SHEET  
1 OF 1



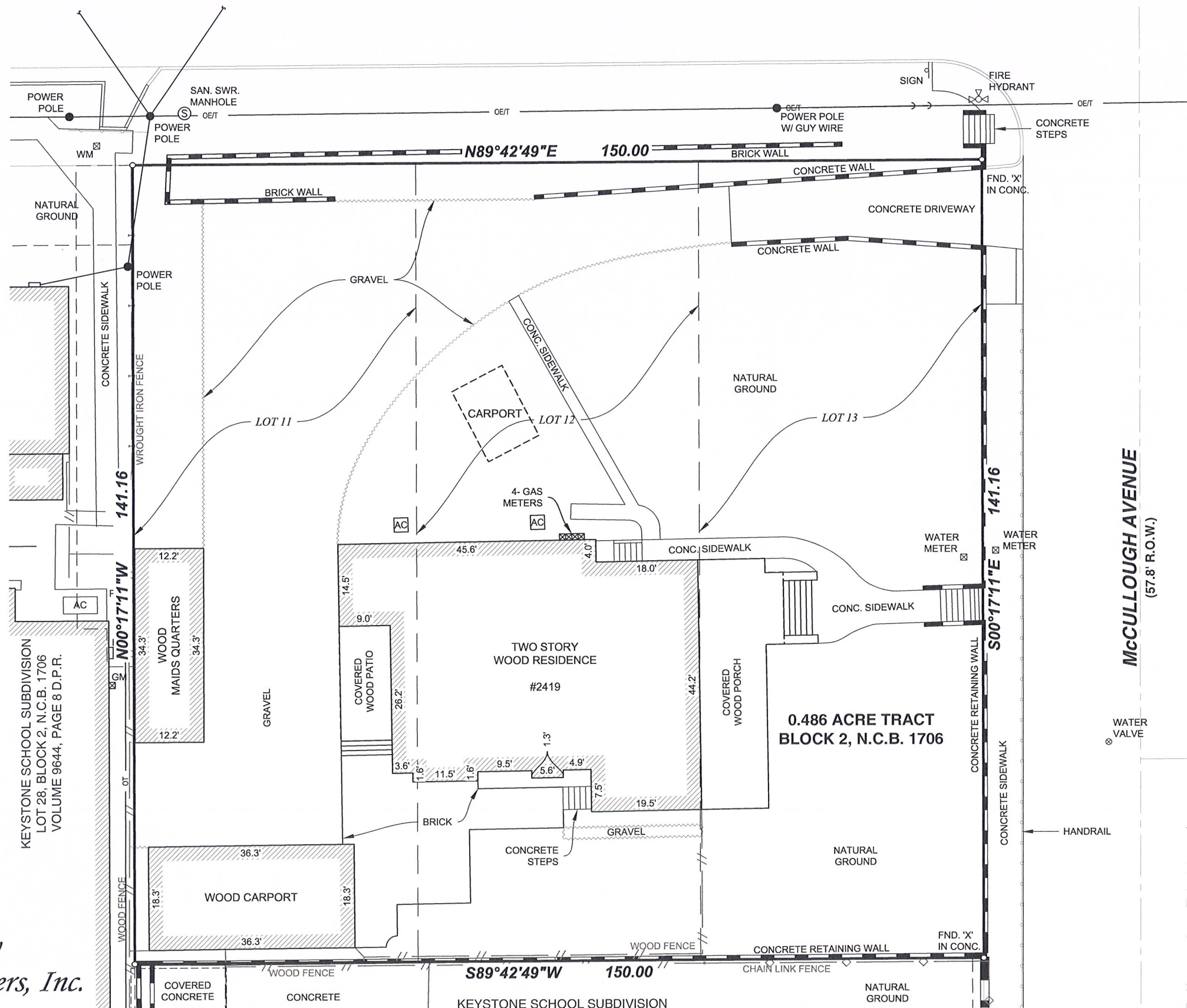
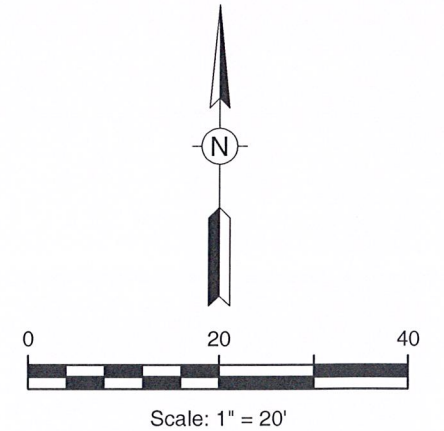
Reference:

E. WOODLAWN AVENUE

(80' R.O.W.)

NOTES:

1. IRON PINS (1/2") FOUND AT ALL CORNER, UNLESS OTHERWISE NOTED.



McCULLOUGH AVENUE  
(57.8' R.O.W.)

PROPERTY SURVEY OF:

A 0.486 ACRE TRACT, BEING LOTS 11, 12, AND 13,  
BLOCK 2, N.C.B. 1706, SAN ANTONIO, TEXAS.



CERTIFICATION

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property and that all buildings are wholly located on this property except as shown above.

This 24th Day of FEBRUARY, A.D. 2017

THOMAS FLORES  
RPLS # 2238

**Flores & Company**  
Consulting Engineers, Inc.

Texas Registered Engineering Firm #F-1794

12915 Jones Maltsberger, Suite 401  
San Antonio, Texas 78247

210.490.9963 Phone  
210.490.0820 Fax

KEYSTONE SCHOOL SUBDIVISION  
LOT 28, BLOCK 2, N.C.B. 1706  
VOLUME 9644, PAGE 8 D.P.R.

Job No.: 16-30



PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

PROHIBITING HANDGUNS IN A BUSINESS OR OTHER ENTITY

PURSUANT TO SECTION 30.08, PENAL CODE (TRESPASS BY HOLDER OF A LICENSE TO CARRY A CONCEALED HANDGUN A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (CONCEALED HANDGUN LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN).

CONFORME A LA SECCION 30.08 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO).





COBBAS

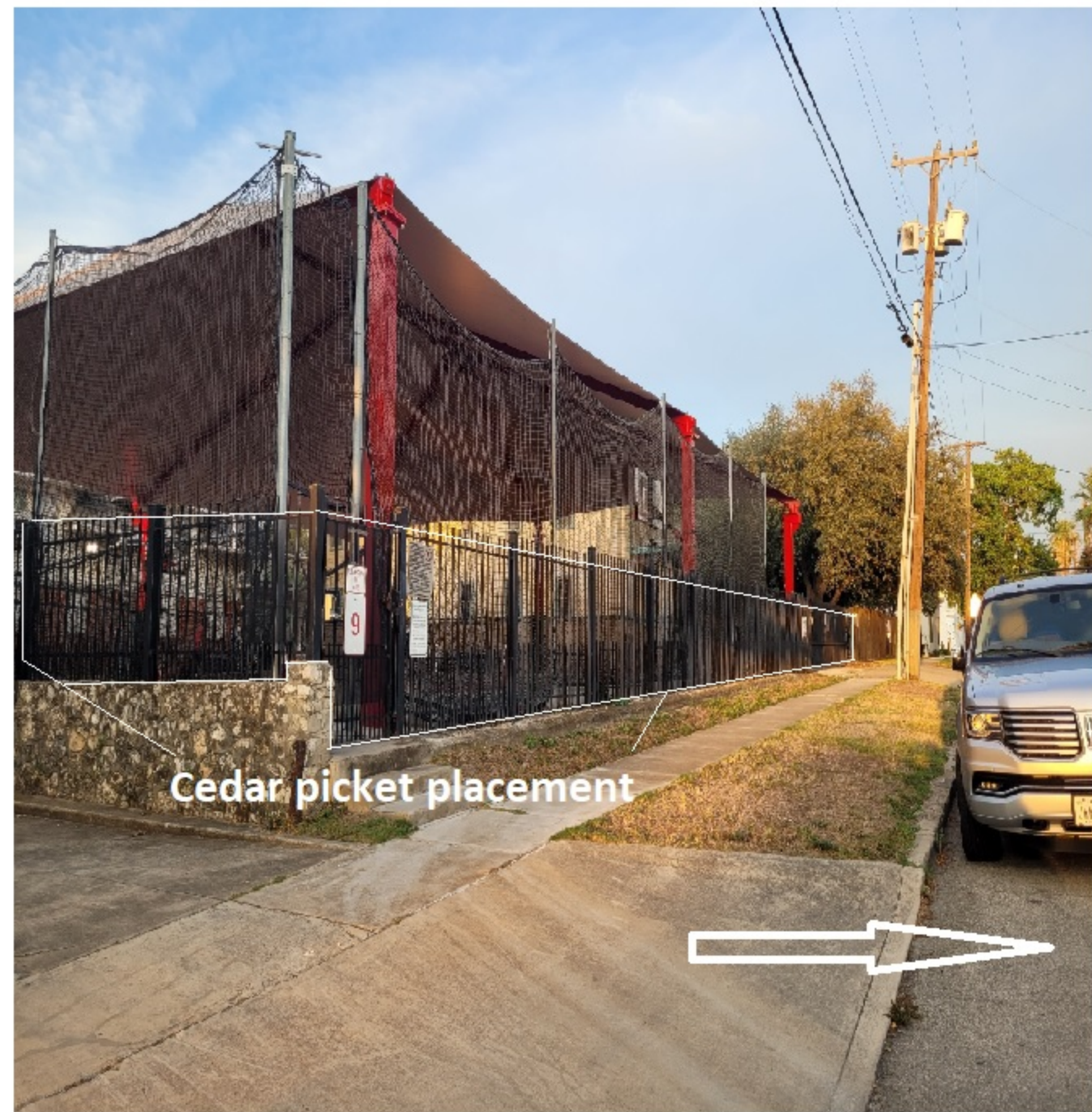














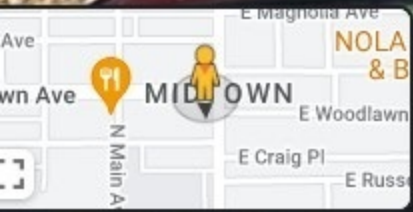


174 E Woodlawn Ave  
San Antonio, Texas

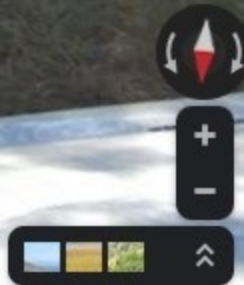
Google

Street View - Mar 2022

Fabric Material would be attached to current chain link fencing. The material would be no more than 6 ft high and 120ft long. A beige coloring would be used.



Google







SPEED  
LIMIT  
20  
70-1-2-4  
ALL OTHER  
VEHICLES  
EXCEPT  
BUSES









TEXAS  
HWC-2396

11

















































Добро пожаловать  
स्वागतम्  
KEYSTONE WELCOMES YOU!

KEYSTONE WELCOMES YOU!

NO TRESPASSING  
BY CHANGING THE  
LOCK OR KEY OR  
ANY OTHER MEANS













NO PARKING  
STUDENT  
LOADING



















