

# HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

**HDRC CASE NO:** 2023-191  
**ADDRESS:** 1223 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 750 BLK 9 LOT 6  
**ZONING:** C-1, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Daniel Cruz  
**OWNER:** CONWAY WILLIAM & CONWAY JESSICA  
**TYPE OF WORK:** Construction of a solid fence parallel to Madison Street  
**APPLICATION RECEIVED:** May 10, 2023  
**60-DAY REVIEW:** July 9, 2023  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a solid fence measuring approximately six (6) feet in height parallel to the right of way along Madison Street.

## APPLICABLE CITATIONS:

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

### 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.
- vi. 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 historic structure located at 1223 S Alamo was constructed circa 1905 in the Folk Victorian style and is found on the 1912 Sanborn Map. The lot features frontage to both S Alamo and Madison Street. At this time, the applicant is requesting a Certificate of Appropriateness for approval to install a solid fence measuring approximately six (6) feet in height parallel to the right of way along Madison Street.
- b. LOT CONFIGURATION – As noted in finding a, the lot at 1223 S Alamo features frontage to both S Alamo Street and Madison Street. On Madison Street, the lot to the immediate north, 514 Madison Street, features frontage to Madison. A wrought iron fence with a brick base has been in place parallel to Madison Street at 1223 S Alamo.
- c. PREVIOUS REVIEW/VIOLATION – At the July 20, 2022, Historic and Design Review Commission hearing, the Commission approved privacy fencing along the side property lines only. Replacement of the existing fencing was not approved; neither was the installation of solid fencing in front of the existing fence. A solid fence featuring approximately forty-eight (48) inches in height was installed parallel to Madison Street in April 2023, without a Certificate of Appropriateness. This request proposes an additional two (2) feet of a wood lattice element would be added atop the existing, unapproved fence.
- d. FENCING – The Guidelines for Site Elements 2.B. notes that new fences and walls should appear similar to those used historically within the district in terms of their transparency, scale and character. Additionally, the Guidelines note that the height of fences within the front yard should be limited to four (4) feet in height and that privacy fencing should not be located within front yards. As noted in finding b, this lot features frontage to Madison Street. Solid fencing of any height if not found historically fronting Madison Street. Staff finds that fencing, such as the existing wrought iron fence, should be maintained as this fencing is consistent with historic examples found within the district.

## **RECOMMENDATION:**

Staff does not recommend approval based on findings a through d. Staff finds that the existing wrought iron fence be maintained in place.



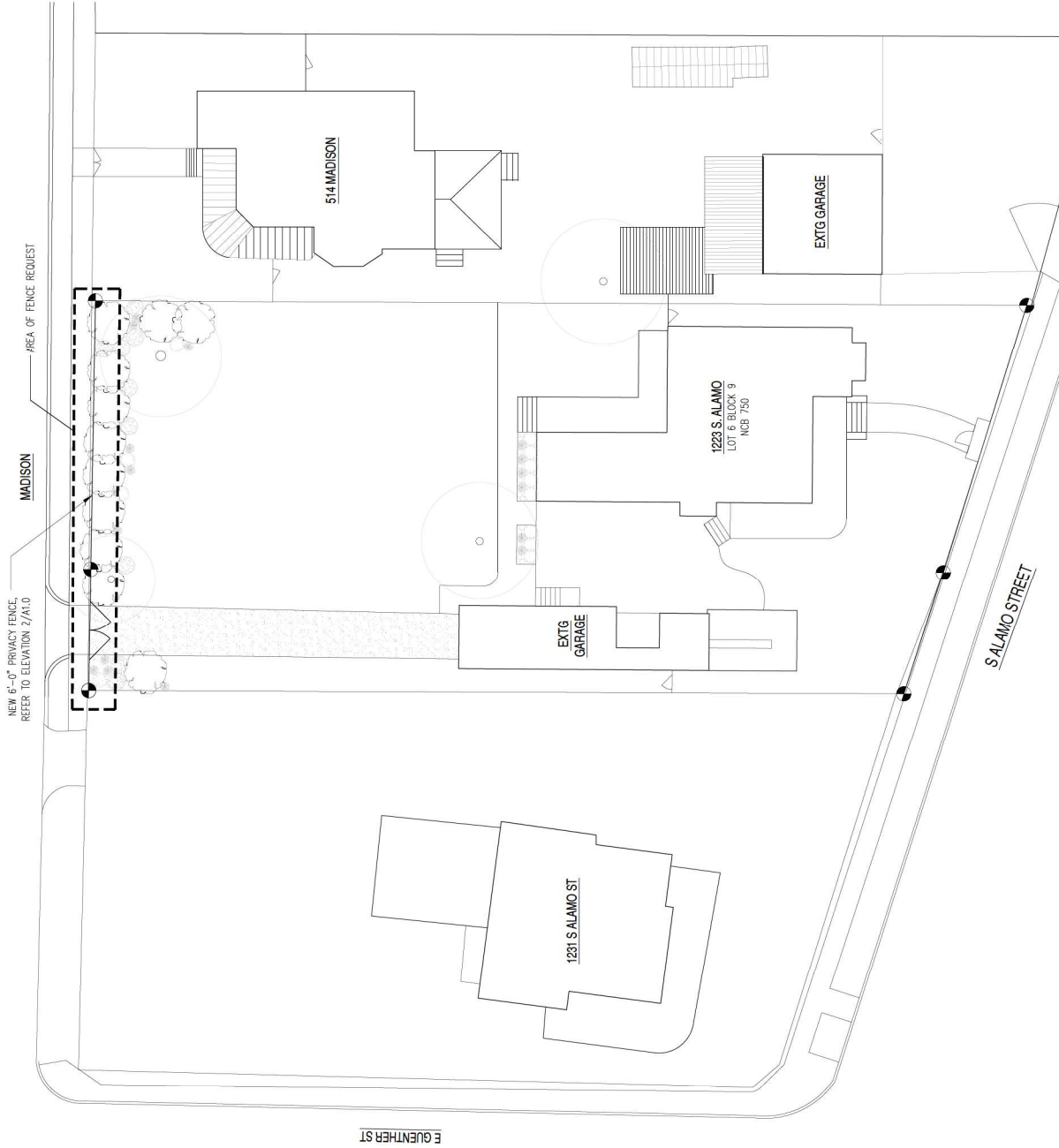
# City of San Antonio One Stop



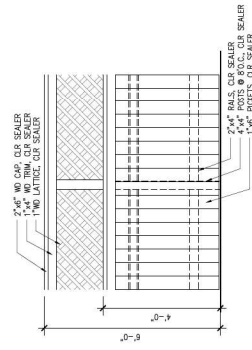
June 1, 2023

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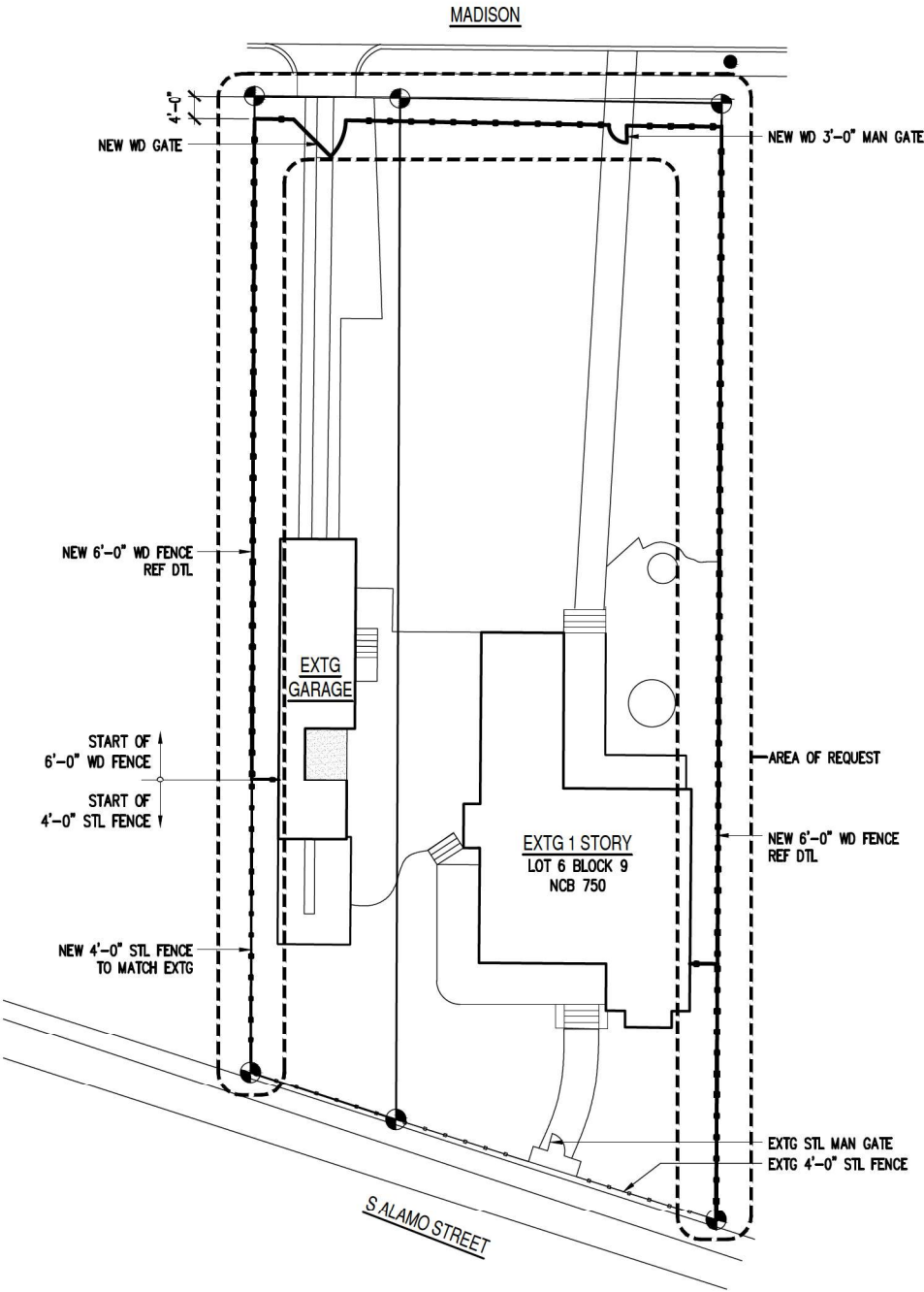


**1** **SITE PLAN:** PROPOSED  
SCALE: 3/32" = 1'-0"

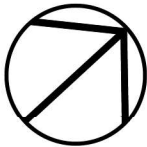


**ELEVATION:** 6'-0" WOOD PRIVACY FENCE

<p>1223 S. ALAMO SAN ANTONIO, TEXAS</p>		<p>DESIGN COOP</p> <p> <small>             P/O BOX 90965              SAN ANTONIO, TX 78209              Tel: 210-883-5529              Fax: 210-883-5599              E-mail: info@designcoop.com           </small> </p>		<p>DATE: MAY 13, 2025 SHEET NO. SHEET 1 OF 1</p>		<p>DRAWN: IK CHECKED: BGF APPROVED:</p>		<p>A1.0</p>	
DATE	ISSUED FOR								



**SITE PLAN:** PROPOSED  
SCALE: 1/32" = 1'-0"



1223 S ALAMO	HDRC
DATE: MAY 6, 2022	
DESIGN COOP	
SHEET 1 OF 2	



