

## HISTORIC AND DESIGN REVIEW COMMISSION

August 2, 2023

**HDRC CASE NO:** 2023-284  
**ADDRESS:** 201 E KINGS HWY  
**LEGAL DESCRIPTION:** NCB 6327 BLK 2 LOT W 77.2 FT OF D  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Dagan T Young | CCTM, LLC  
**OWNER:** Susan Yvanovich  
**TYPE OF WORK:** Retaining wall installation  
**APPLICATION RECEIVED:** July 18, 2023  
**60-DAY REVIEW:** September 16, 2023  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an eight to twelve-inch retaining wall along the pre-approved sidewalk.

### 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.

### FINDINGS:

- a. The primary structure located at 201 E Kings Hwy is a one-story, Classical Ranch style house constructed c. 1950. The structure features low gable and hipped roof forms, a stone wall on the west side of the property, a classically inspired front porch with Tuscan columns, stone-clad siding, and one-over-one arched windows. The property is contributing to the Monte Vista Historic District.
- b. **RETAINING WALL** – The applicant is requesting approval to construct an eight to twelve-inch concrete retaining wall from east to west along the northern border of the pre-approved sidewalk installation. The total

length of the proposed wall is eighty feet. The Historic Design Guidelines for Site Elements 2.A.iii. states that new retaining walls should not exceed the height of the slope it retains. The applicant has noted that the retaining wall will follow the slope of the landscape and will vary in height between eight to twelve inches. Staff finds the installation of the retaining wall conforms to guidelines.

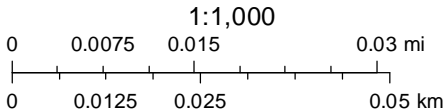
**RECOMMENDATION:**

Staff recommends approval of the request, based on findings a and b.

City of San Antonio One Stop



July 26, 2023





+ 201 E kings Hwy San antonio texas

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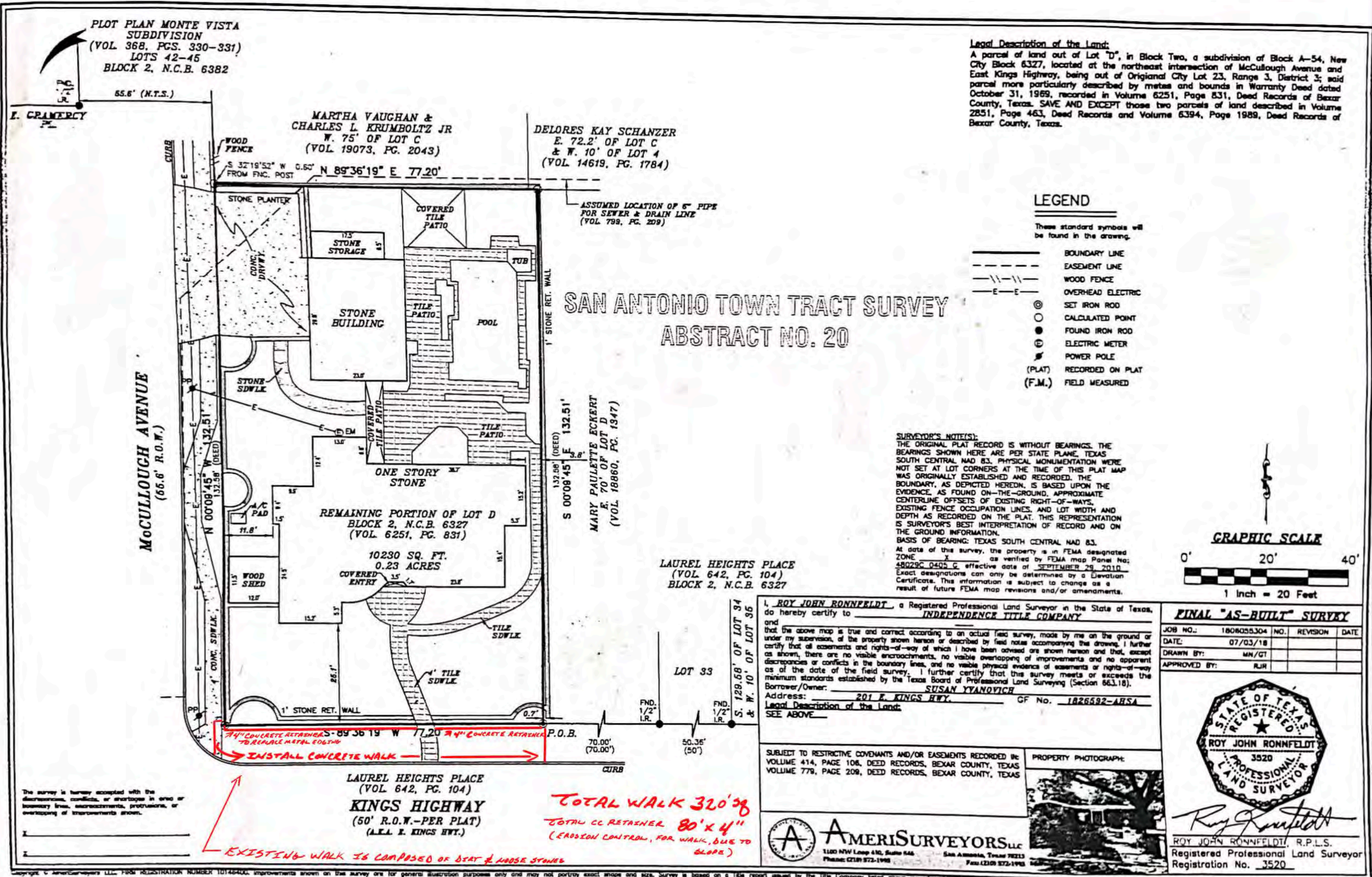
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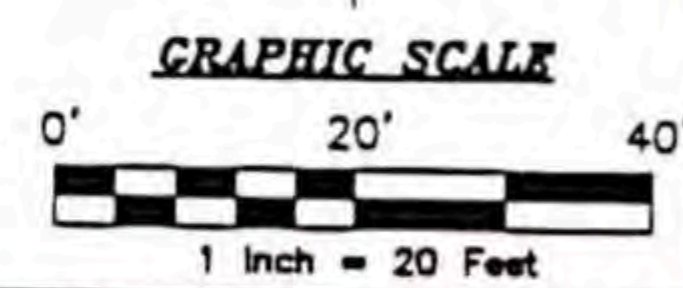


**Legal Description of the Land:**  
A parcel of land out of Lot "D", in Block Two, a subdivision of Block A-54, New City Block 6327, located at the northeast intersection of McCullough Avenue and East Kings Highway, being out of Original City Lot 23, Range 3, District 3; said parcel more particularly described by metes and bounds in Warranty Deed dated October 31, 1989, recorded in Volume 6251, Page 831, Deed Records of Bexar County, Texas. SAVE AND EXCEPT those two parcels of land described in Volume 2851, Page 463, Deed Records and Volume 6394, Page 1989, Deed Records of Bexar County, Texas.

**LEGEND**

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - EASEMENT LINE
  - WOOD FENCE
  - OVERHEAD ELECTRIC
  - SET IRON ROD
  - CALCULATED POINT
  - FOUND IRON ROD
  - ELECTRIC METER
  - POWER POLE
  - (PLAT) RECORDED ON PLAT
  - (F.M.) FIELD MEASURED

**SURVEYOR'S NOTE(S):**  
THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARINGS SHOWN HERE ARE PER STATE PLANE, TEXAS SOUTH CENTRAL MAD 83. PHYSICAL MONUMENTATION WERE NOT SET AT LOT CORNERS AT THE TIME OF THIS PLAT MAP WAS ORIGINALLY ESTABLISHED AND RECORDED. THE BOUNDARY, AS DEPICTED HEREON, IS BASED UPON THE EVIDENCE, AS FOUND ON-THE-GROUND, APPROXIMATE CENTERLINE OFFSETS OF EXISTING RIGHT-OF-WAYS, EXISTING FENCE OCCUPATION LINES, AND LOT WIDTH AND DEPTH AS RECORDED ON THE PLAT. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD AND ON THE GROUND INFORMATION.  
BASIS OF BEARING: TEXAS SOUTH CENTRAL MAD 83.  
At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48029C 0405 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.



I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **INDEPENDENCE TITLE COMPANY** and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way minimum standards established by the Texas Board of Professional Land Surveying (Section 563.18).  
Borrower/Owner: **SUSAN YANOVICH**  
Address: **201 E. KINGS HWY.** GF No. **1826582-AHSA**  
Legal Description of the Land: SEE ABOVE

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 414, PAGE 106, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 779, PAGE 209, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**FINAL "AS-BUILT" SURVEY**

JOB NO.:	1806055304	NO.	REVISION	DATE
DATE:	07/03/18			
DRAWN BY:	MH/GT			
APPROVED BY:	RJR			



*Roy Ronnfeldt*  
**ROY JOHN RONNFELDT, R.P.L.S.**  
Registered Professional Land Surveyor  
Registration No. 3520

**AMERISURVEYORS, LLC**  
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Phone: (214) 972-1998  
San Antonio, Texas 78213  
Fax: (214) 972-1993

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.















































