

# HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2023

**HDRC CASE NO:** 2023-312  
**ADDRESS:** 509 KING WILLIAM  
**LEGAL DESCRIPTION:** NCB 748 BLK 7 LOT SE IRR 241.07 FT OF 1 THRU 5  
**ZONING:** RM-4 S, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Daniel Cruz/Design Coop  
**OWNER:** Jessica Conway/PLUMBFIELD J W FAMILY LIVING TRUST  
**TYPE OF WORK:** Fence modification  
**APPLICATION RECEIVED:** July 27, 2023  
**60-DAY REVIEW:** September 25, 2023  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Dismantle and salvage the existing wood fence along King William St and construct a new fence with steel posts with wood caps, steel and wood rails, and wood pickets to match the design of the existing fence.
2. Replace the existing wood and metal fence along E Johnson St with a new fence with steel posts with wood caps, steel and wood rails, and wood pickets to match the design of the existing fence along King William St.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, 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. *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.
- ii. *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.
- iii. *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 property at 509 King William includes four existing buildings: the primary house, a three-story limestone Second Empire-style house built in 1871, a two-story stone and wood carriage house built c 1896, a one-story servants quarters built c. 1904, and a brick natatorium built c 1913. At this time, the applicant is only requesting work on the primary. The property is located on a parcel bound to the southeast by King William St, the northeast by E Johnson, and the northwest (rear) of the property by the San Antonio River. The house is a textbook example of Second Empire symmetry on the primary addition, with a central bay of stacked doors flanked by pairs of hooded windows on the first and second floor and ornate dormers on the concave mansard roof. There is a full-width two-story porch, arcaded on the first floor, and a two-story porch that wraps around the northeast-facing rear elevations. The King William St edge of the parcel is enclosed by a wood fence, with a wood post and metal mesh fence along E Johnson St that extends to a wood swinging gate across the driveway. The property is an individual landmark and contributes to the King William Historic District.
- b. CASE HISTORY: On June 21, 2023, the Historic and Design Review Commission heard a request at 509 King William that included replacing the existing wood fence along King William St with a steel fence in the same design, and recommended the existing fence along King William be repaired in-kind as needed.
- c. FENCING: The applicant requests approval to dismantle and salvage the existing wood fence along King William St and construct a new fence with steel posts with wood caps, salvaged wood rails with steel reinforcement, and salvaged wood pickets, and to replace the existing wood post and steel mesh fence along E Johnson St with a steel and wood fence to match what is proposed along King William St. Historic Design Guidelines for Site Elements 2.A.i says to retain historic fences and walls, and 2.A.ii says to replace only deteriorated sections that are beyond repair. Staff found evidence that the existing wood fence along King William St dates to 1871, though it has been repaired over time. Staff finds the salvage and reuse or in-kind replacement of existing wood caps, wood rails with steel support incorporated, and wood pickets appropriate, staff finds the use of steel posts does not conform to guidelines.

## **RECOMMENDATION:**

Staff recommends approval of items 1 and 2, based on findings a through c, with the following stipulations:

- i. That the fence posts be fully wood or wood-clad and match the existing posts' dimensions.
- ii. That if any wood members salvaged from the existing fence are deteriorated beyond use, any replacement lumber matches the existing in material, profile, and dimension.

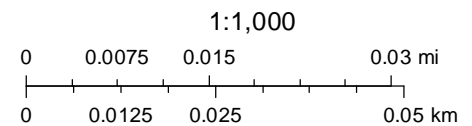


# City of San Antonio One Stop



June 16, 2023

- |                           |                          |
|---------------------------|--------------------------|
| CoSA Addresses            | Recorded Plats           |
| Community Service Centers | Preliminary Plats        |
| Pre-K Sites               | COSA City Limit Boundary |
| CoSA Parcels              |                          |
| BCAD Parcels              |                          |





PROPERTY LINE CURVE  
RADIUS: 128.52'  
ARC LENGTH: 153.54'  
CHORD LENGTH: 144.57'  
CHORD BEARING: N 27° 30' 41" E  
DELTA ANGLE: 68° 27' 00"

CONSTRUCTION, OPERATION &  
MAINTENANCE EASEMENT

EXTG STONE WALL

EXTG BRICK BUILDING  
ON CONC

EXTG

EXTG SIDING BUILDING  
ON CONC

PERMEABLE DRIVEWAY

EXTG SIDING

EXTG ELEC SERVICE

523 KING WILLIAM

EXTG 3 STORY  
STONE & STUCCO  
LOTS 1,2,3,4 & 5  
NCB 748

GARDENS

LOT 2

LOT 1

LOT 4

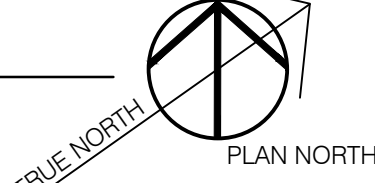
LOT 5

REPAIR EXTG WOOD FENCE W/NEW  
STL COMPONENTS, ANY NEW MATERIALS  
TO MATCH EXTG (HT, PROFILES  
/CONFIGURATION) AS SHOWN,  
REF 2/A0.1 & 3/A0.1

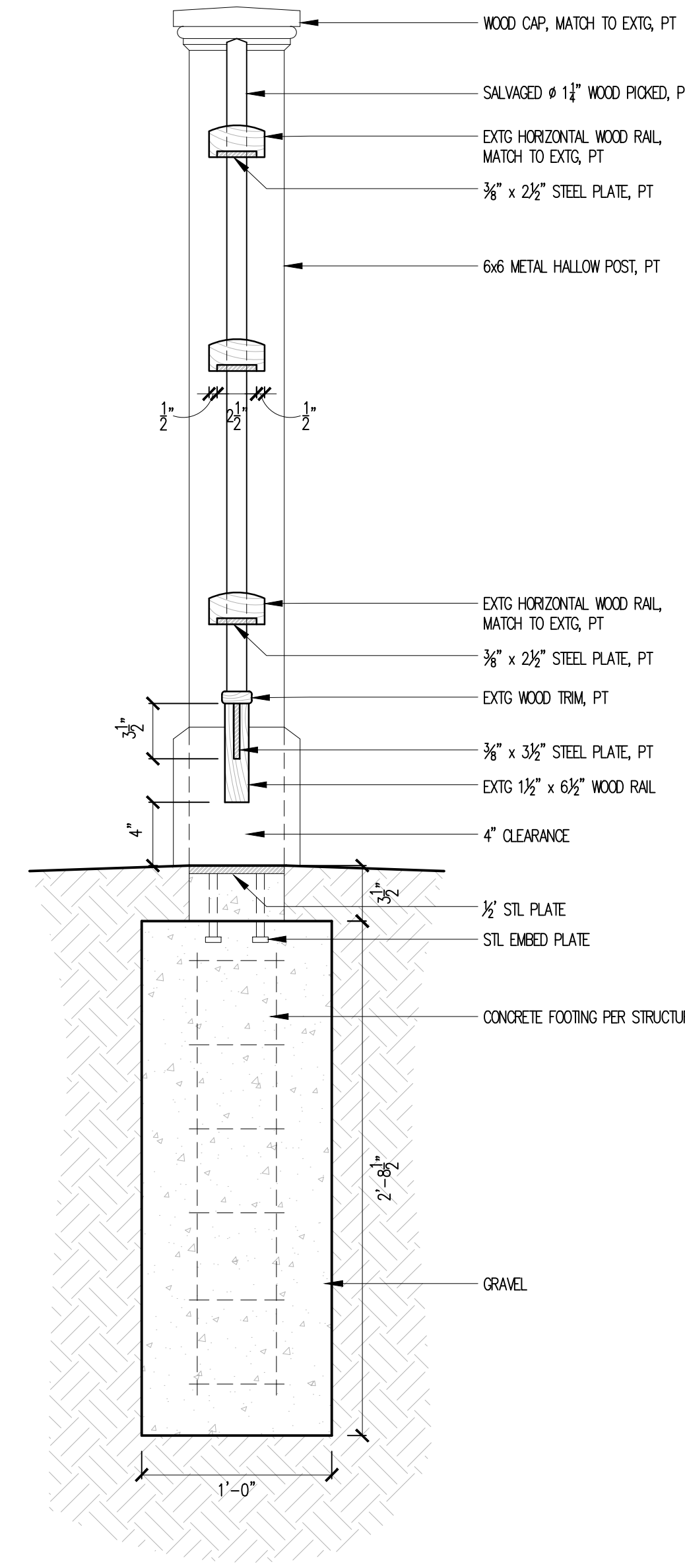
REPAIR EXTG WOOD FENCE W/NEW STL COMPONENTS,  
ANY NEW MATERIALS TO MATCH EXTG (HT, PROFILES  
/CONFIGURATION) AS SHOWN, REF 2/A0.1 & 3/A0.1

1 SITE PLAN: PROPOSED  
SCALE: 1/16" = 1'-0"

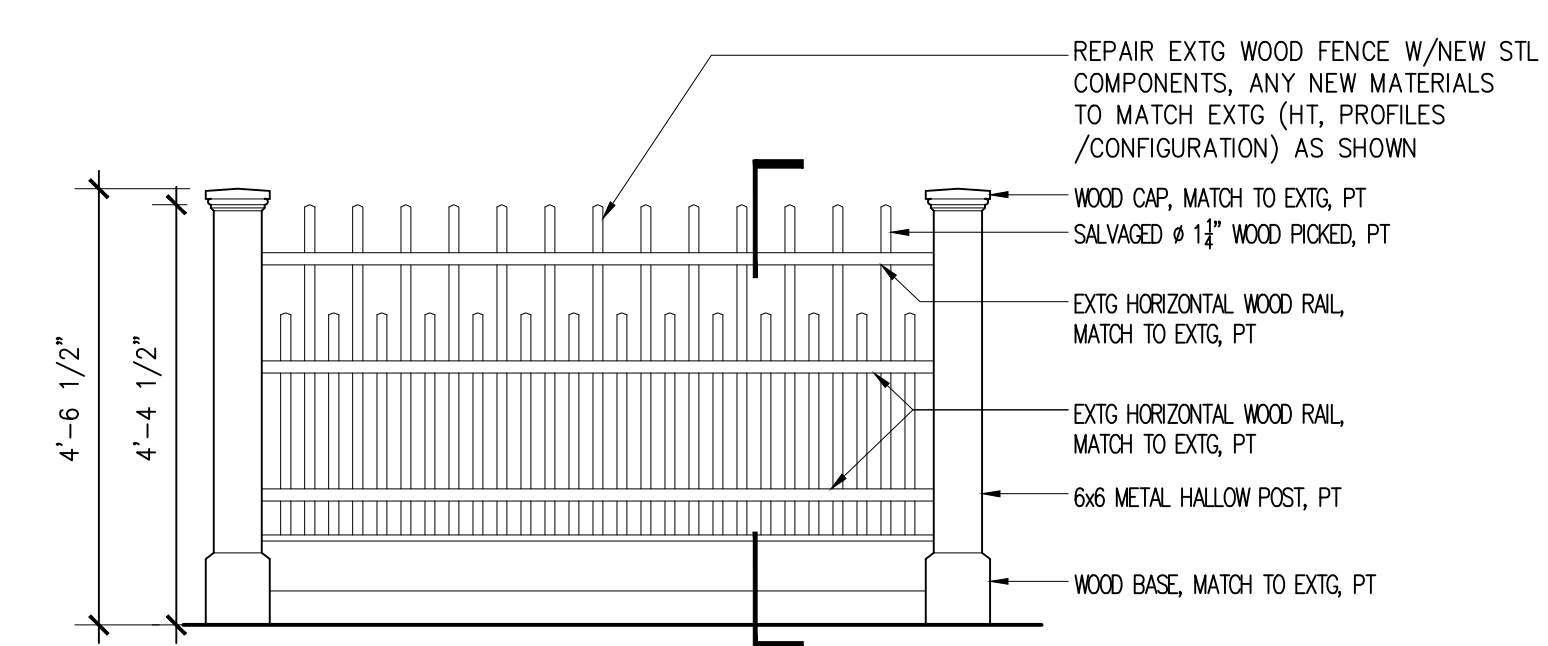
KING WILLIAM  
55.6' R.O.W.



NOTE: SALVAGE ALL EXTG WOOD FENCE COMPONENTS,  
RE-USE WITHIN CONSTRUCTION OF FENCE.



2 DETAIL: SECTION - STL FENCING AT PROPERTY LINE  
SCALE: 1" = 1'-0"



3 DETAIL: STL FENCING AT PROPERTY LINE  
SCALE: 1" = 1'-0"

DATE	ISSUED FOR
2.17.23	HDRC
5.19.23	HDRC

DESIGN COOP

509 KING WILLIAM  
SAN ANTONIO, TEXAS

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PO BOX 99046  
San Antonio, TX 78209

DRAWN: IK  
CHECKED: DC  
APPROVED:  
DATE: JULY 7, 2023  
SHEET NO.  
SITE PLAN

A0.1





509 KING WILLIAM

FEB 24 2023

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HDRC





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