

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2023-499
ADDRESS: 510 ADAMS ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT 3
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District Matthew
APPLICANT: Witherspoon/WW Construction MEHTA PARESH P
OWNER: Front yard fence and driveway gate installation
TYPE OF WORK: December 13, 2023
APPLICATION RECEIVED: February 11, 2024
60-DAY REVIEW: Claudia Espinosa
CASE MANAGER:

REQUEST:

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

1. Install a wrought iron front yard fence, measuring 4 feet in height.
2. Install a four-foot-tall, wrought iron swinging vehicle gate at the front of the property over the driveway.

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 primary structure located at 510 Adams is a one-story, Craftsman style single-family residence circa 1930 and first appears on the 1931 Sanborn Map. The structure features a shingle roof with a low-pitched gable, exposed

rafter tails, one-over-one windows with decorative wood window screens, and an asymmetrical front porch with tapered square columns on masonry bases. This property contributes to the King William Historic District.

b. FRONT YARD FENCE – The applicant is requesting approval to install a wrought iron front yard fence, measuring four feet in height, with one (1) pedestrian gate at the front walkway Site Elements 2.B.i. states that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character and that the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.iii. states to limit the height of new fences and walls within the front yard to a maximum of four feet. Staff finds the installation of a wrought iron front yard fence generally conforms to guidelines.

c. DRIVEWAY GATE – The applicant is requesting approval to install a four-foot-tall, wrought iron swinging vehicle gate at the front of the property over the driveway. Site Elements 2.B.iii. states to limit the height of new fences and walls within the front yard to a maximum of four feet. The Fences in Historic Districts Policy Document states that vehicle gates should be set behind the front façade wall plane of the house and should not span across the front of the driveway. Staff finds the proposed location for the driveway gate to be inappropriate. Staff recommends that the proposed driveway gate is set behind the front façade wall plane.

RECOMMENDATION:

Item 1, staff recommends approval of the front yard fence installation based on findings b and c with the following stipulation:

- i. That the final construction height of the approved pedestrian gate and fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the pedestrian gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

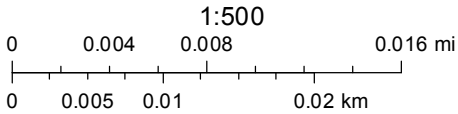
Item 2, staff recommends approval of the installation of the vehicle gate based on finding d with the following stipulation:

- i. That the vehicle gate be recessed from the front façade wall plane and does not exceed a maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the vehicle gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514

City of San Antonio One Stop



January 5, 2024

















WW Construction Agreement: Proposal for Fencing Installation

Paresh Mehta
Customer's Last Name, First Name

12/11/23
Date

510 Adams St
Service Address

PRICE IS VALID FOR 14 DAYS FROM
DATE OF PROPOSAL

SA
City

TX
State

78210
Zip

(316) 214-6205
Customer's Daytime Phone No.

Customer's Evening Phone No.

golfers-lockups-on@icloud.com
Customer's Email Address

Nearest Cross Street

PERMIT/INSPECTION INFORMATION

Permit required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Homeowner to obtain permit (Installation Professional requires copy of permit before installation)	<input checked="" type="checkbox"/> Installation professional to obtain permit
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Selection	\$
ADDITIONAL COST OPTIONS ADD THE PRICES IN THIS COLUMN TO THE SELECTION	
TAKE DOWN AND HAUL AWAY OLD FENCE	\$
PERMIT COST	\$
** - Take down / install Privacy	
** - New Install Wrought Iron	
SUB TOTAL	
10% OFF SALES TAX	\$ - 936.00
10% off DEPOSIT	\$ - 770.00
BALANCE DUE	

APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON FIELD MEASUREMENT. FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS, L)

Design Approved by Customer _____

X - Walk Gate will have self closing hinges.

- ☒ Stock Product
- ☐ Special Order Product

FENCE INSTALLATION RELATED TO GRADE: PLEASE INITIAL ONE

☐ PLEASING TO THE EYE

FENCE TO BE LEVEL WITH HIGHEST GRADE
(CUSTOMER TO FILL IN GAPS)

☒ FOLLOWING FLOW

SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF GROUND
- FENCE WILL BE UNEVEN AT TOP

☐ STEPPED INSTALLATION

STEEP SLOPE WHERE FENCE CANNOT "BACK" ENOUGH TO FOLLOW GRADE AND MUST BE STEPPED, RESULTING IN LARGE GAPS UNDER FENCE - (CUSTOMER TO FILL IN GAPS)

Product	<u>3 rail Privacy</u>
Style:	Height: <u>6'</u>
Footage:	<u>266</u> If Gates: <u>0</u>
Post Cap:	<u>N/A</u> Color: <u>N/A</u>
Rail Cap:	<u>2x4 treated</u> Post Type: <u>4x4 treated</u>

Product	<u>Wrought Iron</u>
Style:	<u>Majestic</u> Height: <u>4'</u>
Footage:	<u>97'</u> If Gates: <u>1 1/2 / 1 cut</u>
Post Cap:	<u>Standard</u> Color: <u>blk</u>
Rail Cap:	Post Type: <u>2x2 metal</u>

Product	<u>Custom Gate Solar opener</u>
Style:	<u>Swing</u> Height: <u>4'</u>
Footage:	If Gates:
Post Cap:	Color:
Rail Cap:	Post Type:

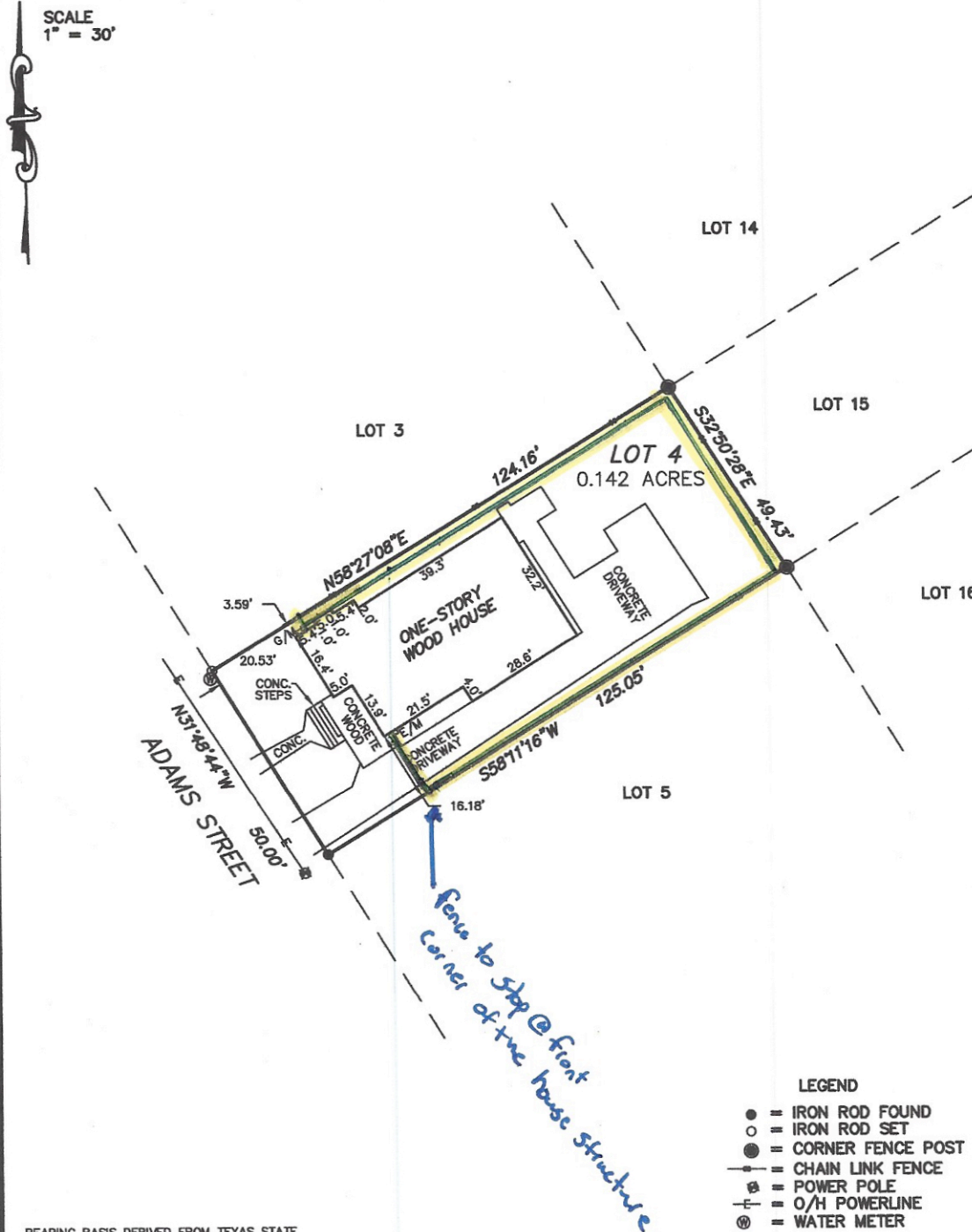




REG. # 10193975
TEL: 830-214-5109

**18018 OVERLOOK LOOP, SUITE 105
UNIT 239
SAN ANTONIO, TEXAS 78259
eddie@celcosurveying.com
www.celcosurveying.com**

SCALE
1" = 30'



BEARING BASIS DERIVED FROM TEXAS STATE
PLANE COORDINATE SYSTEM, TEXAS SOUTH
CENTRAL ZONE, NAD 83 DATUM.

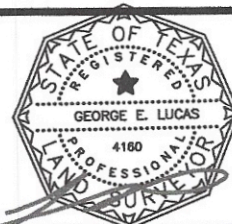
LEGAL DESCRIPTION: LOT 4, BLOCK 3, NEW CITY BLOCK 2914, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSPS LAND TITLE SURVEY.

BUYER: MICHELLE R. BURNHAM
TITLE CO: FIDELITY NATIONAL TITLE OF SAN ANTONIO
G.F.#: 23153376-FNSA LENDER: N/A

PLAN No.: 2023-2676

SURVEY DATE: MAY 18, 2023



GEORGE E. LUCAS R.P.L.S. 4160