

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 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
APPLICANT: Matthew Witherspoon/WW Construction
OWNER: MEHTA PARESH P
TYPE OF WORK: Front yard fence installation
APPLICATION RECEIVED: December 13, 2023
60-DAY REVIEW: February 11, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

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

1. Install a four-foot-tall front yard wrought iron fence.
2. Install a four-foot-tall wrought iron swinging vehicle gate at the front property line.

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 house constructed circa 1926, and makes its first appearance in the 1927-28 City Directories, and the 1931 Sanborn Fire Insurance Maps. The structure features a low-pitched gable roof form, with exposed roof rafters, square brick base and wooden column porch supports, wood window screens, an exposed chimney and a metal roof. This property contributes to the King William Historic District.
- b. FRONT YARD FENCE INSTALLATION – The applicant is requesting approval to install a wrought iron front yard fence and a pedestrian gate, measuring four feet tall. Guideline 2.B.i. for Site Elements 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. Guideline 2.B.iii for Site Elements 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 INSTALLATION – 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 plane of the house and not span across the front of the driveway. Staff finds the materials requested for the proposed gate generally conform to Guidelines; however, a vehicle gate located behind the front façade wall plane would be most appropriate.

RECOMMENDATION:

Item 1, staff recommends approval of the front yard fence 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.

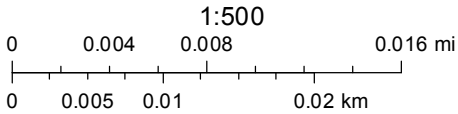
Item 2, staff recommends approval of the installation of the vehicle gate based on finding d with the following stipulation:

- i. That the vehicle gate is located behind 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 |
|--|--|--|

| Selection | \$ |
|--|----|
| ADDITIONAL COST OPTIONS ADD THE PRICES IN THIS COLUMN TO THE SELECTION | |
| TAKE DOWN AND HAUL AWAY OLD FENCE | \$ |
| PERMIT COST | \$ |
| ** -Tear down / install Privacy | |
| aa -New Install Wrought Iron | |
| SUB TOTAL | |
| 10% Off SALES TAX | |
| 10% off DEPOSIT | |
| 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 | 3 rail Privacy |
| Style: | Height: 6' |
| Footage: | 266' If Gates: 0 |
| Post Cap: | N/A Color: N/A |
| Rail Cap: | 2x4 treated Post Type: 4x4 treated |

| | |
|-----------|-------------------------------|
| Product | Wrought Iron |
| Style: | Majestic Height: 4' |
| Footage: | 97' If Gates: 1 1/2 / 10' cut |
| Post Cap: | Standard Color: blk |
| Rail Cap: | Post Type: 2x2 metal |

| | |
|-----------|--------------------------|
| Product | Custom Gate Solar opener |
| Style: | Swing Height: 4' |
| Footage: | If Gates: |
| Post Cap: | Color: |
| Rail Cap: | Post Type: |



