HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2022

HDRC CASE NO:	**2022-392**
ADDRESS:	325 MADISON ST
LEGAL DESCRIPTION:	NCB 743 BLK 2 LOT 7 AND 8
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	Individual Landmark
APPLICANT:	STONEKING JAMES L & MOORE JAMES R
OWNER:	STONEKING JAMES L & MOORE JAMES R
TYPE OF WORK:	Front yard fence installation, gazebo installation
APPLICATION RECEIVED:	July 15, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Claudia Espinosa

REQUEST:

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

1. Construct a 4-foot wooden fence with ornamental caps and a swinging gate to the front and side yards of the home.
2. Restore and repair the 6ft fence to the left of the property line with wire fencing and wooden posts.
3. Construct a 10 ft. wooden gazebo to the left of 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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

FINDINGS:

a. The primary structure located at 325 Madison is a 2-story residential structure constructed circa 1904 in the Colonial Revival style. The structure features brick, an asymmetrical entrance with a prominent pediment, slender columns, side gable, dormers, and two chimneys. The structure is contributing to the King William Historic District.
b. SCOPE OF WORK- The applicant is proposing the installation of a four-foot front yard wooden fence with ornamental caps and a swinging gate with a solar paneled apparatus, repair of the six-foot fence along the property line, and an approximately 80 square foot gazebo.
c. FRONT YARD FENCE INSTALLATION – The applicant has proposed to install a wood, front yard fence featuring four feet in height featuring a driveway gate. The Guidelines for Site Elements note that new fences

and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The Guidelines note that fences within front yards should not exceed four feet in height and that privacy fences should be set back from the front façade. Staff finds that the proposed height of the fencing within the front yard to be appropriate; however, the Policy Guide for Fences in Historic Districts states that vehicle gates should be set behind the front façade wall plane. Staff finds the installation of front yard fencing to be appropriate provided that the proposed driveway gate and fencing on the south side of the historic structure be set behind the front façade of the property.

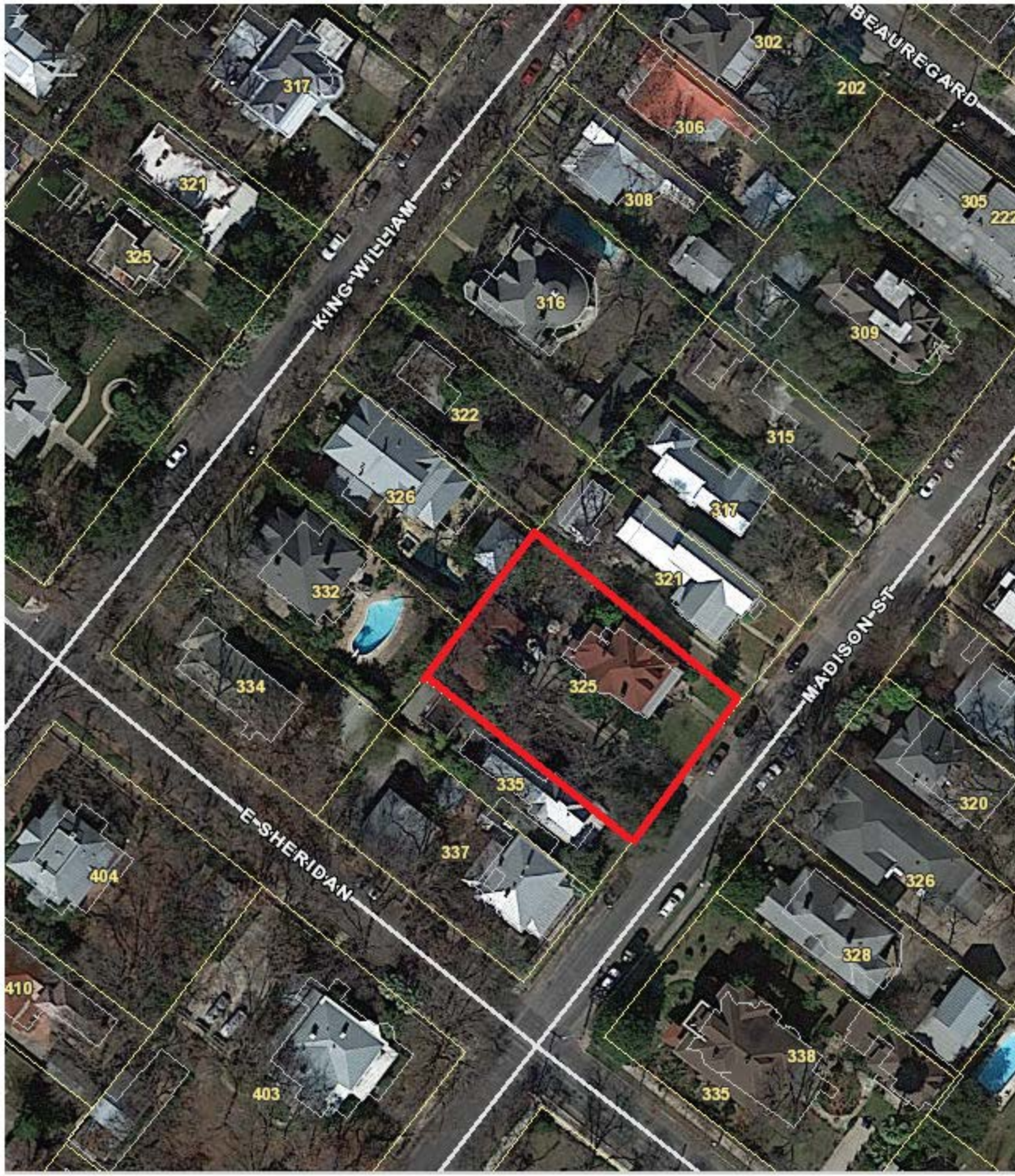
d. PROPERTY LINE FENCE REPAIR – The applicant has proposed to repair the existing, wire fence on the side property line. The Guidelines for Site Elements note that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff finds the in-kind repair of this fence to be appropriate.

e. GAZEBO INSTALLATION – The applicant has proposed to install a freestanding gazebo structure in the side yard with a footprint measuring approximately 80 square feet. The proposed gazebo will be located to be set behind the front façade of the historic structure, and will be located within the side yard. Generally, staff finds the installation of the gazebo to be appropriate.

RECOMMENDATION:

1. Staff recommends approval of the installation of the front yard privacy fence with ornamental caps and swinging gate based on finding c, with the following stipulations
    a. That the mechanical apparatus be screened away from the right of way.
    b. That the proposed driveway gate and fencing on the south side of the historic structure be set back behind the front façade.
2. Staff recommends approval of the repair of the property line fence based on finding d.
3. Staff recommends approval of the freestanding gazebo based on finding e.

One Stop Map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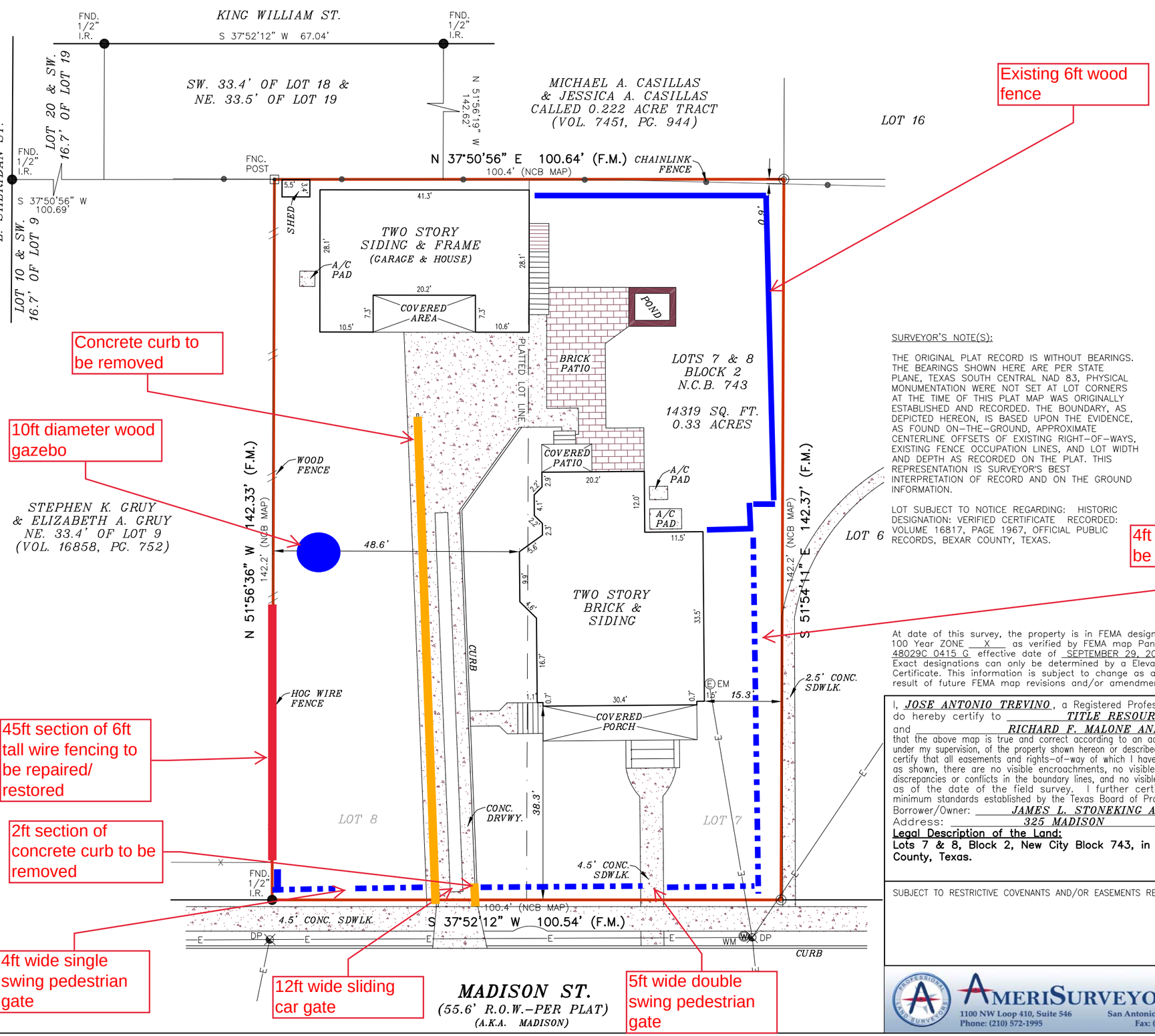

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- HOG WIRE FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET IRON ROD
- FOUND IRON ROD
- FENCE POST
- WATER METER
- ELECTRIC METER
- DROP POLE
- (NCB MAP) NEW CITY BLOCK MAP
- (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 NAD 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.

LOT SUBJECT TO NOTICE REGARDING: HISTORIC DESIGNATION: VERIFIED CERTIFICATE RECORDED: VOLUME 16817, PAGE 1967, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C 0415 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.

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

X _____

X _____

GRAPHIC SCALE

0' 20' 40'

1 Inch = 20 Feet

I, JOSE ANTONIO TREVINO, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TITLE RESOURCES GUARANTY COMPANY and RICHARD F. MALONE AND DIANE B. MALONE 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 as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: JAMES L. STONEKING AND JAMES R. MOORE

Address: 325 MADISON GF No. 2036329-AHSA

Legal Description of the Land:

Lots 7 & 8, Block 2, New City Block 743, in the City of San Antonio, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:

FRONT

REAR

FINAL "AS-BUILT" SURVEY

JOB NO.:	2007070801	NO.	REVISION	DATE
DATE:	08/05/20	01.	ADDED CONC.	08/24/20
DRAWN BY:	MN/HM		SIDEWALK	
APPROVED BY:	JAT			

STATE OF TEXAS REGISTERED JOSE ANTONIO TREVINO 5552 PROFESSIONAL LAND SURVEYOR

JOSE ANTONIO TREVINO, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5552

AMERISURVEYORS LLC
1100 NW Loop 410, Suite 546 San Antonio, Texas 78213
Phone: (210) 572-1995 Fax: (210) 572-1993

Proposal for 325 Madison

Item 1: Request to construct a 4-foot wooden fence that encloses the perimeter of the front and side yards of the home. The intended design uses square balusters as pickets, with 6” x 6” posts that have an ornamental cap. Photo 1 below shows the basic construction, though the intent is to also incorporate a top rail and cap, similar to that seen in Photo 2 below – the top rail corresponds to the construction of the railings on the porches of the home.

Photo 1

Photo 2

There many similarly constructed wood fences throughout the neighborhood – some examples follow:

337 Madison

206 Madison

107 Madison

509 King William

Furthermore, of the approximately 50 single-family homes on Madison Street, more than 30 have front fences. In particular, of the 14 homes in the 300 block, 8 of them have front fences, and one has a hedge.

The fence would be placed as indicated with a blue, dashed line on the included survey. There is a 3-foot setback from the property line to the right of the home, which is necessary so as to not render the neighbor's driveway, which is very narrow, unusable. The fence would be set back 1 foot from the front property line. There are 3 proposed gates in the fence: (1) a 5-foot, double-swing pedestrian gate that allows access to the walkway leading to the front porch, (2) a 12-foot sliding car gate that allows access to the driveway, and (3) a 4-foot, single-swing pedestrian gate that allows access to the large side-yard to the left of the driveway. The car gate would have the same construction as the fence, but with a metal frame. The car gate would also have an electric operator that would sit on the ground inside the fence, with a small solar panel to provide power – the panel may be fence or ground-mounted.

The two curbs that run along either side of the driveway intersect the front fence line and must be modified to make room for the car gate. It is proposed to remove the entire left curb and to remove approximately two feet of the curb on the right (the entire right-side curb cannot be removed because it retains portions of the yard). No other changes would be made to the driveway; i.e. the plans would maintain the ribbon-style concrete drive and the sidewalk that runs alongside the left of the driveway.

<u>Item 2</u>: Proposed restoration and repair of the 45-foot section of 6-foot wire fencing that runs along the left property line. This section of fence is in very bad repair – some of the posts are rotted through at the bottom and it is leaning under the weight of the vines that are growing on it.

This work would entail adding a top rail and cap to the wire fencing, which would connect with the cap on the rear fence at that side of the yard. That would look similar to the picture below.

<u>Item 3</u>: Proposed construction of a 10-ft wood gazebo in the side yard (left of driveway) approximately 65 feet from the sidewalk and 5 feet from the left property line, with railings that are similar to the front porches of the home and the newly constructed front fence. This structure would be painted with a solid stain that matches the wood elements of the main house and the front fence. The roofing material would be a standing-seam metal in a gray/galvalume color.