

HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

HDRC CASE NO: 2021-462
ADDRESS: 111 CEDAR ST
LEGAL DESCRIPTION: NCB 935 BLK B LOT N 78.02 FT OF S 123.02 FT OF 3
ZONING: C-3,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Anthony Athens/CENTRO PROPERTIES MNGMNT LLC
OWNER: Debra Maltz/CENTRO PROPERTIES MNGMNT LLC
TYPE OF WORK: Fencing and site modifications
APPLICATION RECEIVED: September 09, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Install a concrete curb cut immediately adjacent to the existing driveway.
2. Remove approximately eight feet of existing front yard fencing at the sidewalk, as well as the fence from the sidewalk to the corner of the house. A portion of the existing fence will be installed between the new end of the fence and the bottom of the side stairway on the front porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site.

Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original.

Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The primary structure located at 111 Cedar is a 1-story residential form structure constructed circa 1910 in the Folk Victorian style. The structure features a cross gable configuration, woodlap siding, a standing seam metal roof, and an asymmetrical porch with square columns. The structure is contributing to the King William Historic District.
- b. CURB CUT – The applicant has proposed to modify the existing curb cut and driveway. The proposal includes extending the concrete curb cut to the north of the structure in front of the primary structure. Per the Guidelines, the width and configuration of existing curb cuts should be retained. Introducing new curb

cuts where not historically found should be avoided. Driveways and parking should be located at the side and rear of the property. The proposal effectively creates a front yard parking condition, which is not consistent with the Guidelines.

- c. FENCING MODIFICATIONS – The proposal includes the relocation of a portion of the front yard fence. Staff finds the fencing location modifications may be acceptable and potentially eligible for administrative approval, but does not find the infill of the area with concrete and a curb cut appropriate as noted in finding b.

RECOMMENDATION:

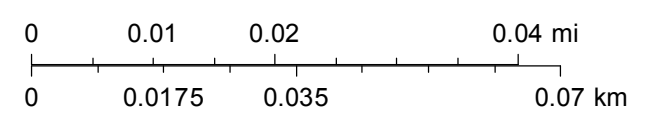
Items 1 and 2, Staff does not recommend approval of the request items based on findings a through c.

City of San Antonio One Stop



September 29, 2021

1:1,000











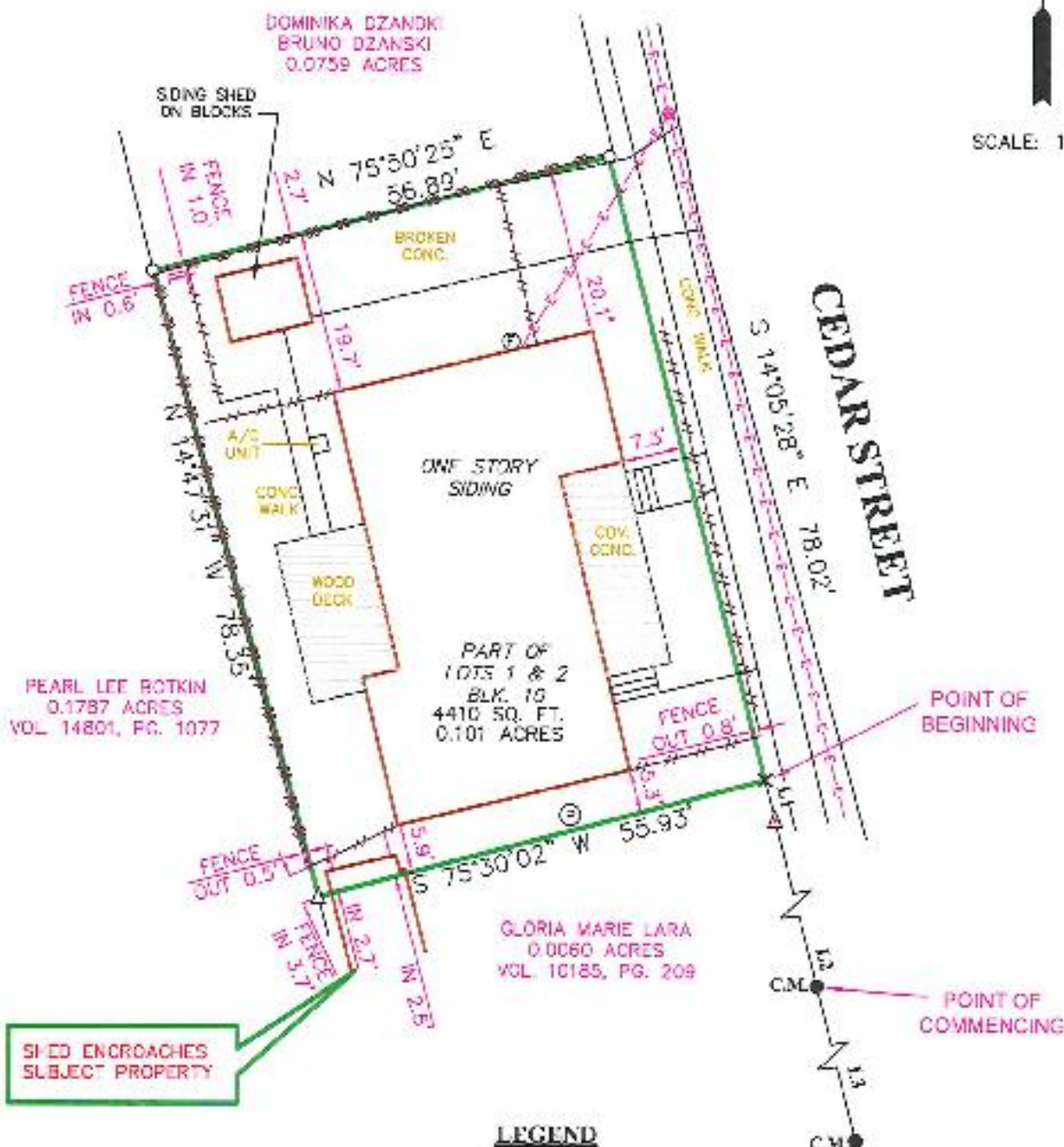


LINE	BEARING	DISTANCE
L1	N 14°05'28" W	5.00'
L2	N 14°05'28" W	40.00'
L3	N 14°05'28" W	168.85'(168.60')

EXISTING



SCALE: 1"=20'



REVISION NOTE:
ADDED SHED AND TREE ON SOUTH SIDE OF PROPERTY.
(5/21/2013)

NOTE:
NO RESTRICTIVE COVENANTS OR EASEMENTS WERE FOUND.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD DEED INDICATED BELOW.

LEGEND
 - 1/2" IRON ROD TO BE SET
 - FIND 1/2" IRON ROD
 - RECORD INFORMATION
 - BUILDING SETBACK
 - CONTROLLING MONUMENT
 - POWER POLE
 - ELECTRIC METER
 - WIRE FENCE
 - WOOD FENCE
 - CALCULATED POINT
 - 7" SET ON CONCRETE

THIS SURVEY IS _____
ACKNOWLEDGED AND
IS ACCEPTED: _____

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480290, Panel No. 0415 G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any efforts to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/indexation>.



Property Address:
111 CEDAR STREET

Property Description:

Being 0.101 acres of land, more or less, being a portion of Lot 3, Block 1, New City Block 935, situated in the City of San Antonio, Bexar County, Texas, and being that certain 0.101 acres described in the Warranty Deed recorded in Volume 16052, Page 355, Official Public Records, Bexar County, Texas, said 0.101 acres being more particularly described by notes and bounds attached hereto.

Owner:
CENTRO PROPERTIES, LTD.

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-8500 FAX (210) 372-8599

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 DRAWN BY: JM

STATE OF TEXAS
REGISTERED
DAVID L. ELZY
4875
PROFESSIONAL
LAND SURVEYOR

DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown hereon.

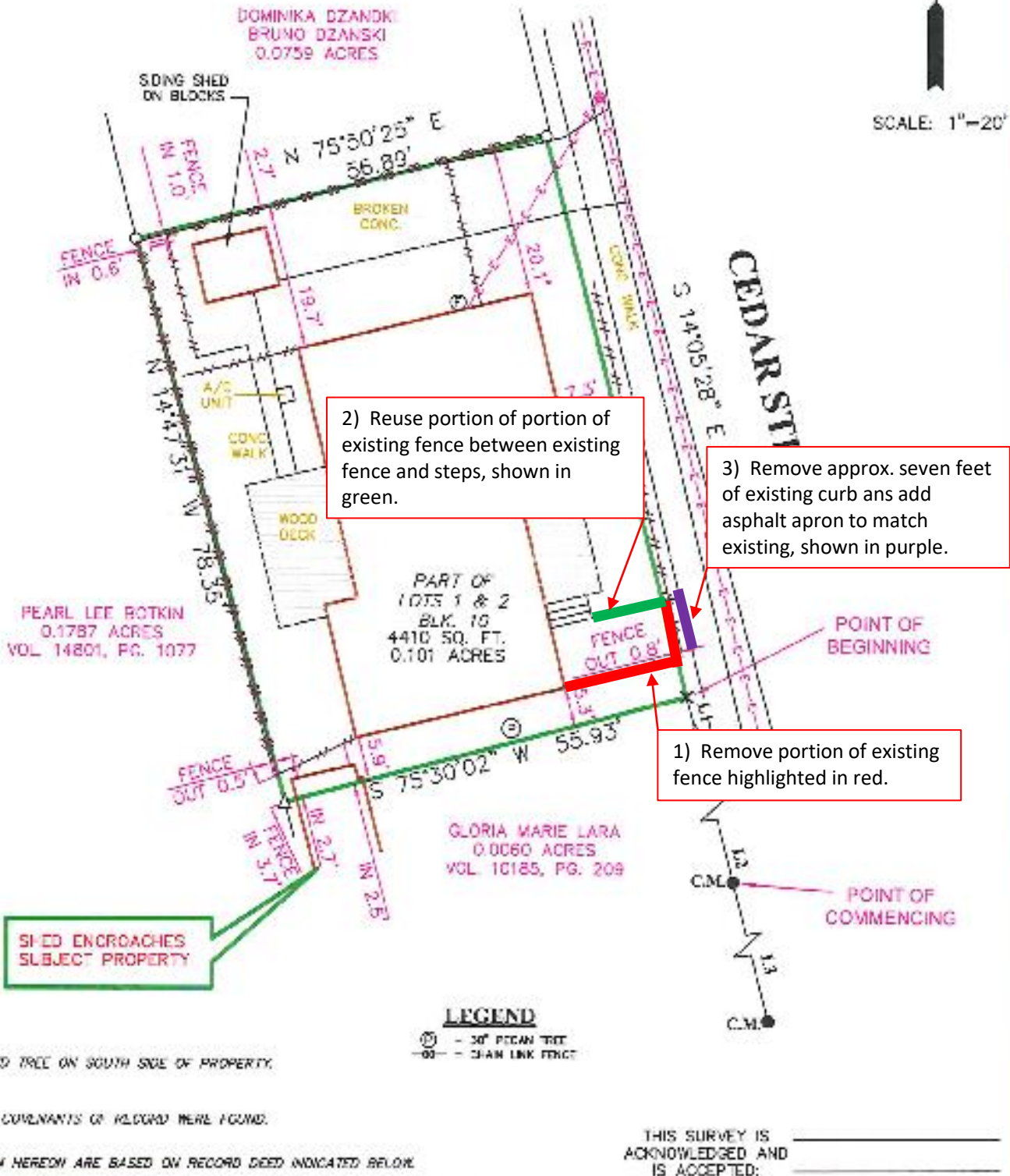
 DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4875

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PROPOSED



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CENTRO PROPERTIES, LTD.

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DRAWN BY: JM



DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown hereon.

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

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G.F. NO. TXS-1300038-DY JOB NO. 56789

TITLE COMPANY: TITLE 365

DATE: 05-14-2013