

# HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

**HDRC CASE NO:** 2021-483  
**ADDRESS:** 223 W AGARITA AVE  
**LEGAL DESCRIPTION:** NCB 3261 BLK 7 LOT E 60 FT OF 9 & W 60 FT OF 10  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Rachel Barnett  
**OWNER:** Rachel Barnett  
**TYPE OF WORK:** Rear retaining wall replacement  
**APPLICATION RECEIVED:** September 16, 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 to:

1. Demolish an existing limestone rock wall along the alley. The wall currently measures between 3 to 4 feet in height with a cast concrete cap.
2. Install a new 8' white stucco wall to match the style of existing wall between this property and the adjacent neighbor's property, as well as the adjacent neighbor's alleyway wall. The cast concrete caps from the existing stone wall will be reused.

## 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.

### FINDINGS:

- a. The primary structure located at 223 W Agarita is a 2 ½-story residential structure constructed circa 1910 in the Neoclassical style with Craftsman influences. The structure features woodlap siding, a metal roof with front jerkinhead, ganged one over one wood windows, and a partially enclosed full-width first level front porch. The structure is contributing to the Monte Vista Historic District. The property also features two rear accessory structures, also contributing to the district.
- b. **STONE WALL REMOVAL** – The applicant has proposed to remove an existing limestone wall along the rear alley. The wall measures approximately 3-4 feet in height and features a cast concrete cap. The wall appears to be original to the property. Per the Guidelines, existing site features, including fences and historic walls, should be retained and restored. Staff does not find the removal of this wall consistent with the Guidelines. Staff finds that the applicant may propose additional height to the fence utilizing a compatible material, such as wrought iron fencing or similar screening, to achieve the desired height.
- c. **NEW REAR WALL** – The applicant has proposed to install a new 8' tall stucco wall in the location of the current stone wall along the alley. The existing concrete caps are proposed to be reused. Per the applicant, the design of the wall will match the stucco wall that bridges this property and the neighbor's property, and will match the style and height of the neighbor's alleyway wall. While staff finds the proposed new wall consistent in terms of height, design, and materiality, staff finds that the existing wall should be retained and restored as noted in finding b.

### RECOMMENDATION:

Item 1, Staff does not recommend approval of the removal of the existing stone and cast concrete alley wall based on finding b. Staff finds that the wall should be retained and restored in place. Staff finds that an alternative proposal that incorporates a compatible material atop the existing wall or behind the existing wall, such as wrought iron fencing or similar screening, to achieve the desired height may be appropriate.

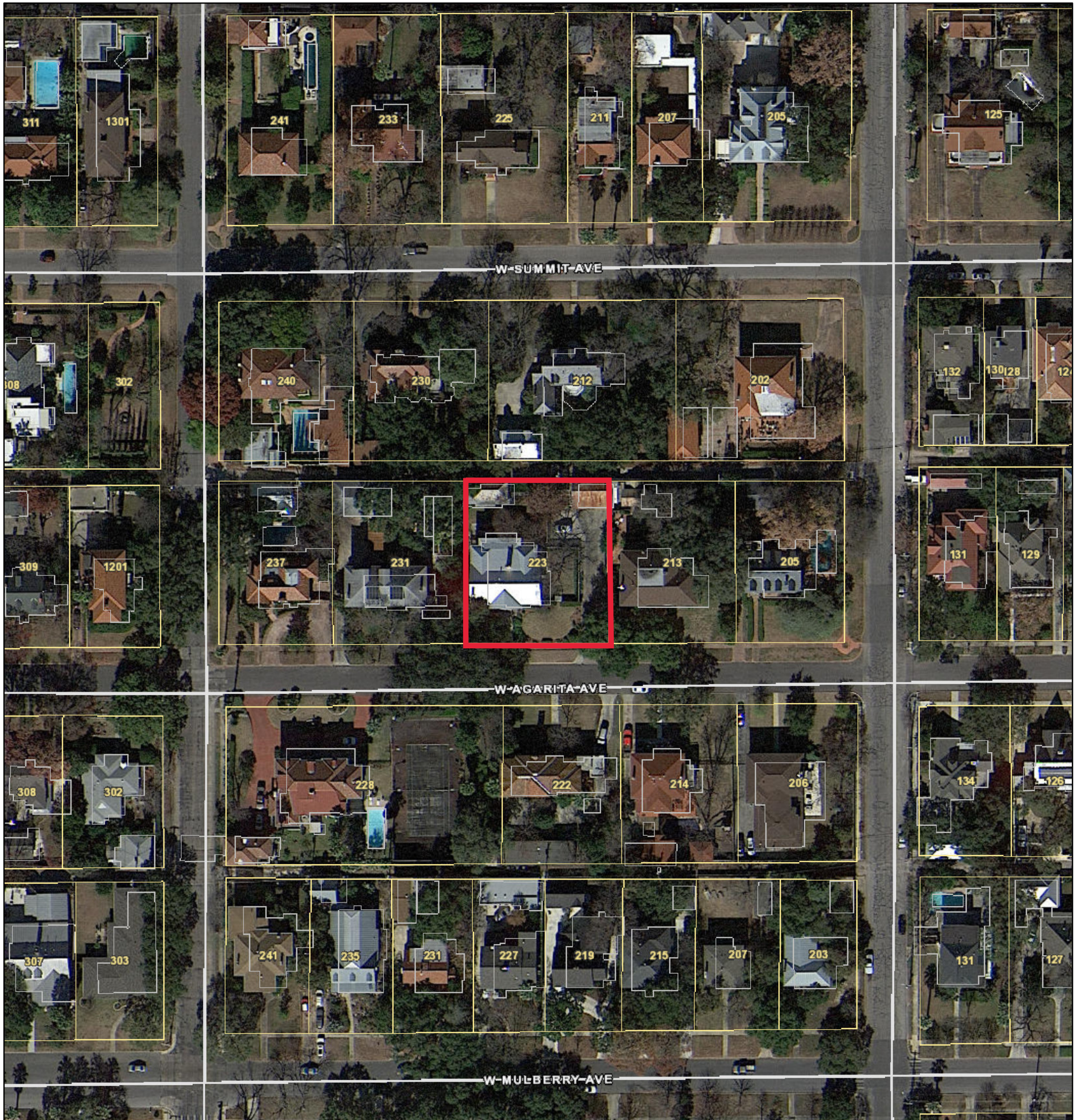
Item 2, Staff does not recommend approval of the new stucco and cast stone alley wall based on findings b and c.

If the Historic and Design Review Commission (HDRC) finds the existing stone wall removal appropriate and approves items 1 and 2, staff recommends that the following stipulations apply:

- i. That the applicant deconstruct and salvage the existing wall. A salvage plan must be submitted to staff prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submit a measured drawing of the final design of the wall to staff prior to the issuance of a Certificate of Appropriateness.

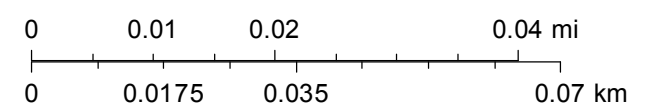
- iii. That the final construction height of the approved fencing may not exceed the maximum height of 8 feet as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514. The applicant is responsible for obtaining a variance from the Board of Adjustment if applicable.

# City of San Antonio One Stop



September 29, 2021

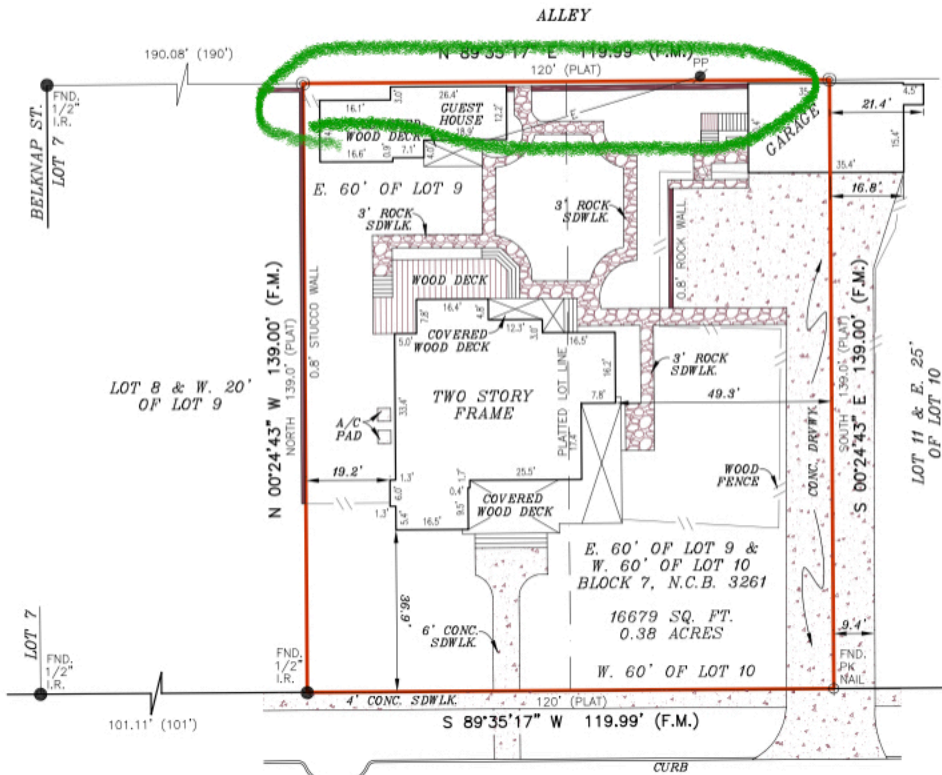
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223





# **ACARITA AVENUE** (A.K.A. W. ACARITA AVE. - 60' R.O.W.)

## **LEGEND**

These standard symbols will be found in the drawing.

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

**SURVEYOR'S NOTE:**  
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C 0403.H effective date of JUNE 19, 2020.  
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.

- BOUNDARY LINE
- PLATTED LOT LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- FOUND IRON ROD
- FOUND PK NAIL
- POWER POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

## **GRAPHIC SCALE**



I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **PRESIDIO TITLE LLC** and **CORNERSTONE HOME LENDING, INC.**

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: **RACHEL CATHERINE BARNETT AND WILLIAM ANDREW BARNETT**  
Address: **223 W. ACARITA AVENUE** GP No. **1-201875**

**Legal Description of the Land:** The East 60 feet of Lot 9 and the West 60 feet of Lot 10, Block 7, New City Block 3261, SUMMIT PLACE, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 105, Page 146-147, Deed and Plat Records of Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 105, PAGE 146-147, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
VOLUME 5763, PAGE 270, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



## **FINAL "AS-BUILT" SURVEY**

JOB NO.:	2012074252	NO.	REVISION	DATE
DATE:	01/28/13	1.	REVISED BOUNDARY PER GPS POINTS & UPDATED SURVEY	12/24/20
DRAWN BY:	MN/UB			
APPROVED BY:	RJR		(REFER JOB NO. 1301013412)	



**ROY JOHN RONNFELDT, R.P.L.S.**  
Registered Professional Land Surveyor  
Registration No. 3520



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