

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

HDRC CASE NO: 2020-301
ADDRESS: 304 E COURTLAND PLACE
LEGAL DESCRIPTION: NCB 2999 BLK 1 LOT 8
ZONING: R-6,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Colleen Sommers
OWNER: Colleen Sommers
TYPE OF WORK: Rear accessory structure modifications, installation of fencing
APPLICATION RECEIVED: June 24, 2020
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. Modify the existing rear garage to include a new porch, pedestrian door alterations, and garage door enclosure.
2. Install a front yard wrought iron fence to measure a maximum of 4 feet in height.
3. Install an 8-foot tall side and rear wooden privacy fence.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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 at 304 E Courtland Place is a 1-story residential structure constructed circa 1915 in the Queen Anne style. The home features a wraparound front porch, primary pyramidal hipped roof with a front gable, and woodlap siding and shake shingles. The structure is contributing to the Tobin Hill Historic District.
- b. REAR ACCESSORY STRUCTURE MODIFICATIONS – The applicant has proposed to modify the existing rear accessory structure. The structure is original to the site based on Sanborn Maps and is visible from McCullough Ave, along the rear alley. The structure is not visible from Courtland. Modifications include the enclosure of two garage door openings along the alley, the construction of a front porch element facing the interior of the lot, and pedestrian door alterations to a non-original interior-facing facade. The front porch will be constructed of concrete and feature a simple low-sloping shed roof with simple wood columns. According to the Historic Design Guidelines, existing character defining features of outbuildings should be retained. New elements should be subordinate in scale and design. Staff generally finds the proposal to be appropriate, but finds that the garage door openings should be visually retained through framing or a change in material.
- c. FRONT YARD FENCING – The applicant has proposed to install front yard fencing to measure approximately 4 feet in height. As proposed, the fencing will be constructed of wrought iron in a traditional picket design with small finials. The pedestrian gate is to be located at the existing front walkway. The fencing will turn at the driveway and no front driveway gate along the sidewalk is proposed. According to the Historic Design Guidelines, front yard fencing should not be introduced where fencing did not historically exist, or in locations where fencing is not common. Where fencing is proposed, the design, material, and style should be similar to those found traditionally in the district or historically. Staff generally finds fencing appropriate for this property due its location.
- d. SIDE AND REAR YARD FENCING – The applicant is requesting approval to construct a side and rear yard fencing measuring eight feet in height. The fence will be made of vertical wood pickets. The fencing will provide a barrier from the neighboring commercial property. An existing fence exists in a similar location. While the Guidelines and UDC generally encourage privacy fencing that does not exceed 6 feet in height, staff finds that the fencing is appropriate based exclusively on the site-specific location, context, and existing conditions. Based on UDC Section 35-614, the applicant may qualify for the 8 feet height by right. The applicant is responsible for obtaining a variance from the Board of Adjustment if applicable.

RECOMMENDATION:

Item 1, Staff recommends approval of the rear accessory structure modifications based on finding b with the following stipulations:

- i. That the applicant visually maintains the opening locations of the rear garage doors through the use of framing or a material change as noted in finding b.

- ii. That the applicant submits final, permit-level drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant submits all material specifications to staff for review and approval.

Item 2, Staff recommends approval of the front yard fencing based on findings a and b with the following stipulations:

- i. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Front yard fences shall not exceed four (4) feet in height at any point. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 3, Staff recommends approval of the side and rear yard privacy fencing based on finding d with the following stipulations:

- ii. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. All fences must be permitted and meet the development standards outlined in UDC Section 35-514.
- iii. That the applicant verifies fence height qualifications and exemptions with the Development Services Department – Zoning Division and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



July 9, 2020

1:1,000









San Antonio
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With drive-thru and
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Handwritten graffiti on the left door panel, including an arrow pointing up and the letters "ASW".

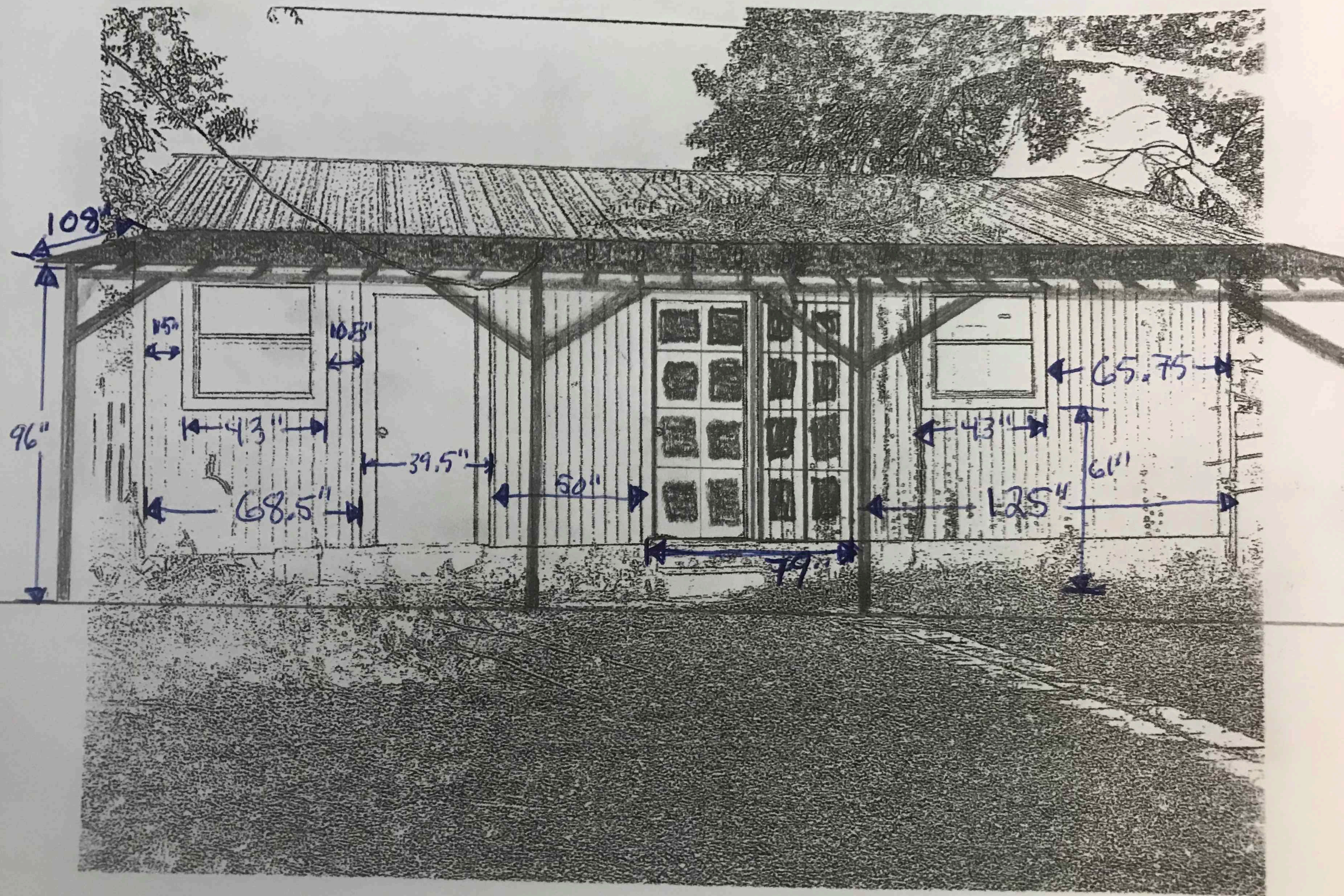
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PARKING



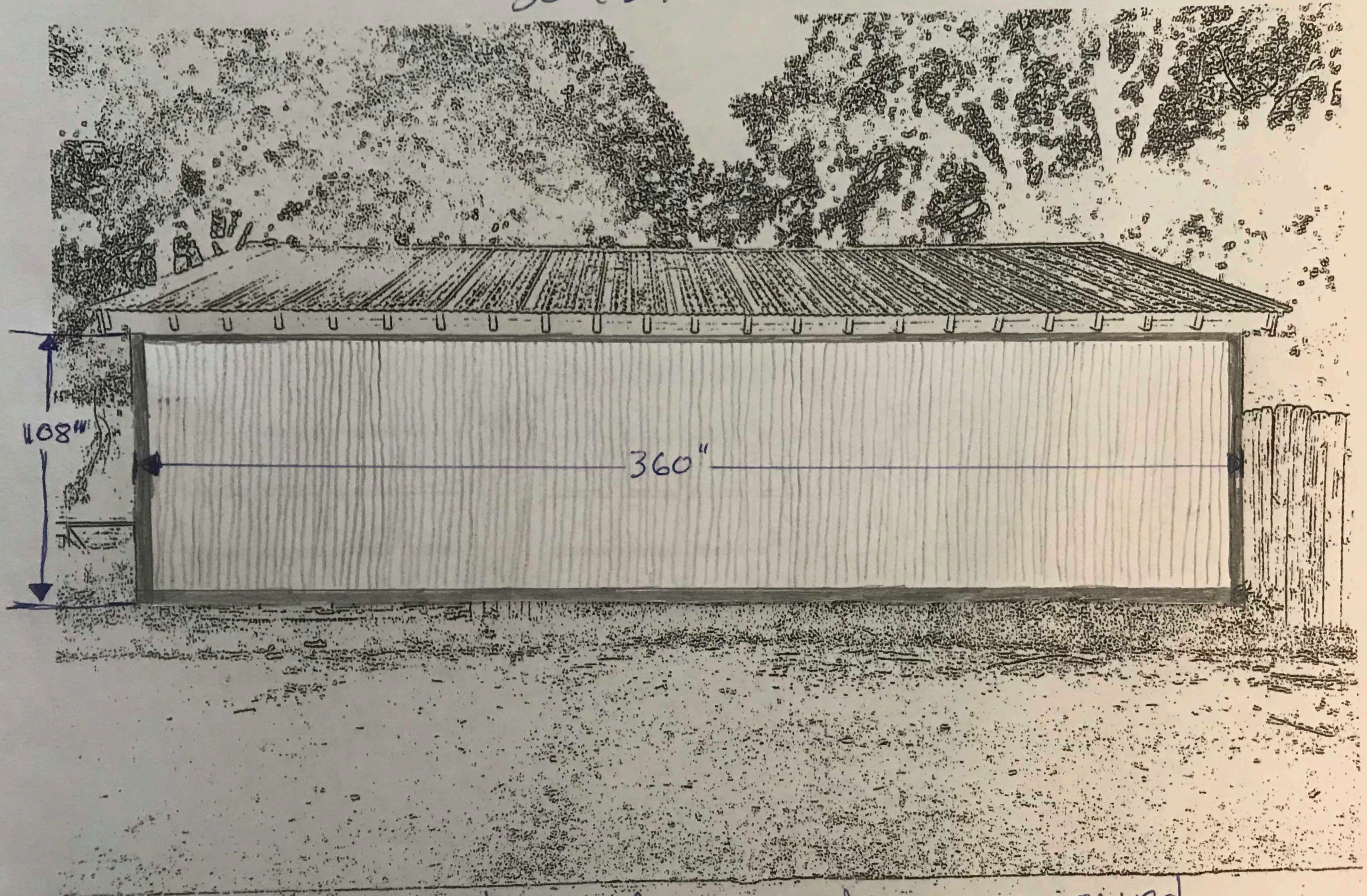






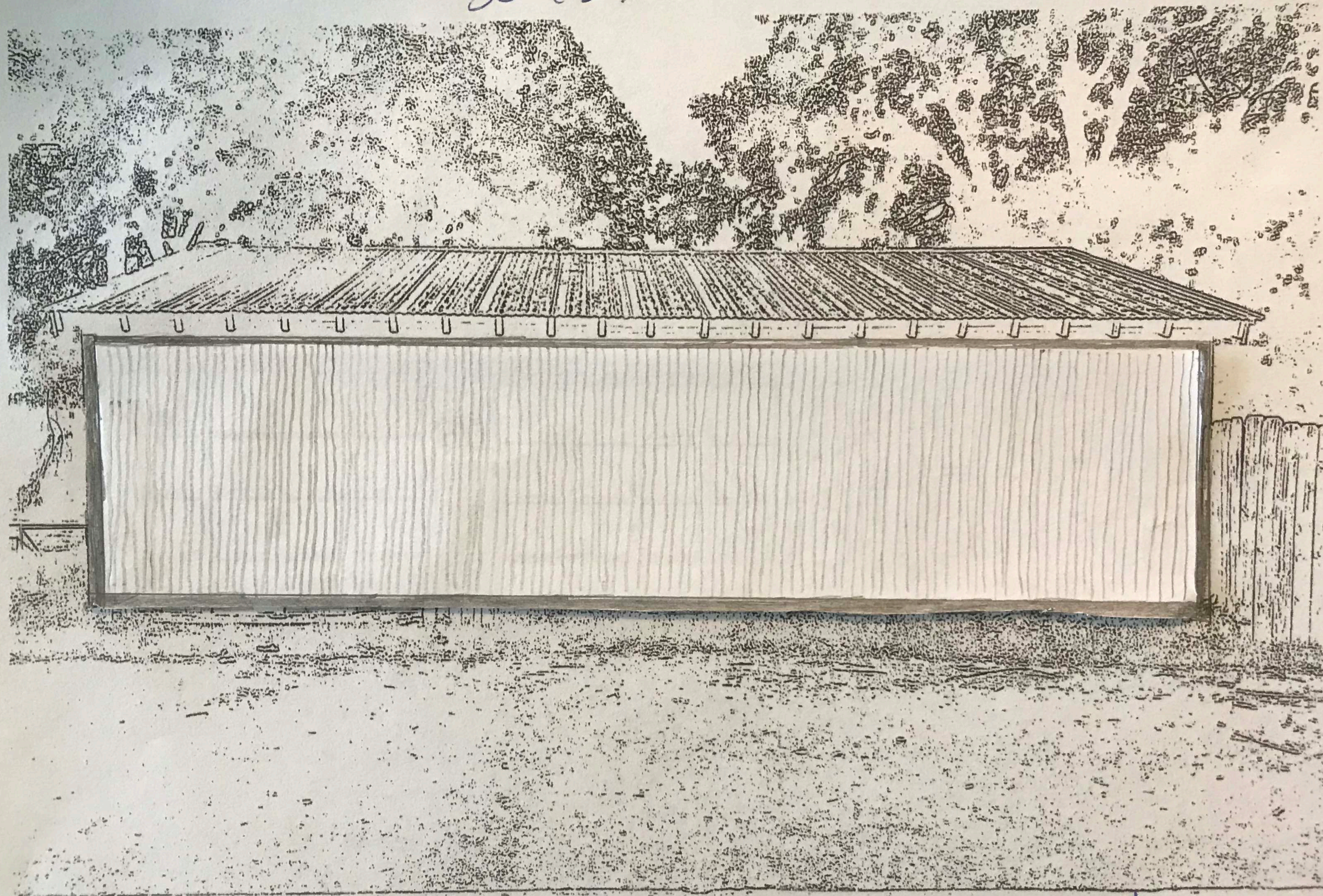


304 E. Courtland Pl



Alley View of garage-doors removed

304 E. Courtland Pl

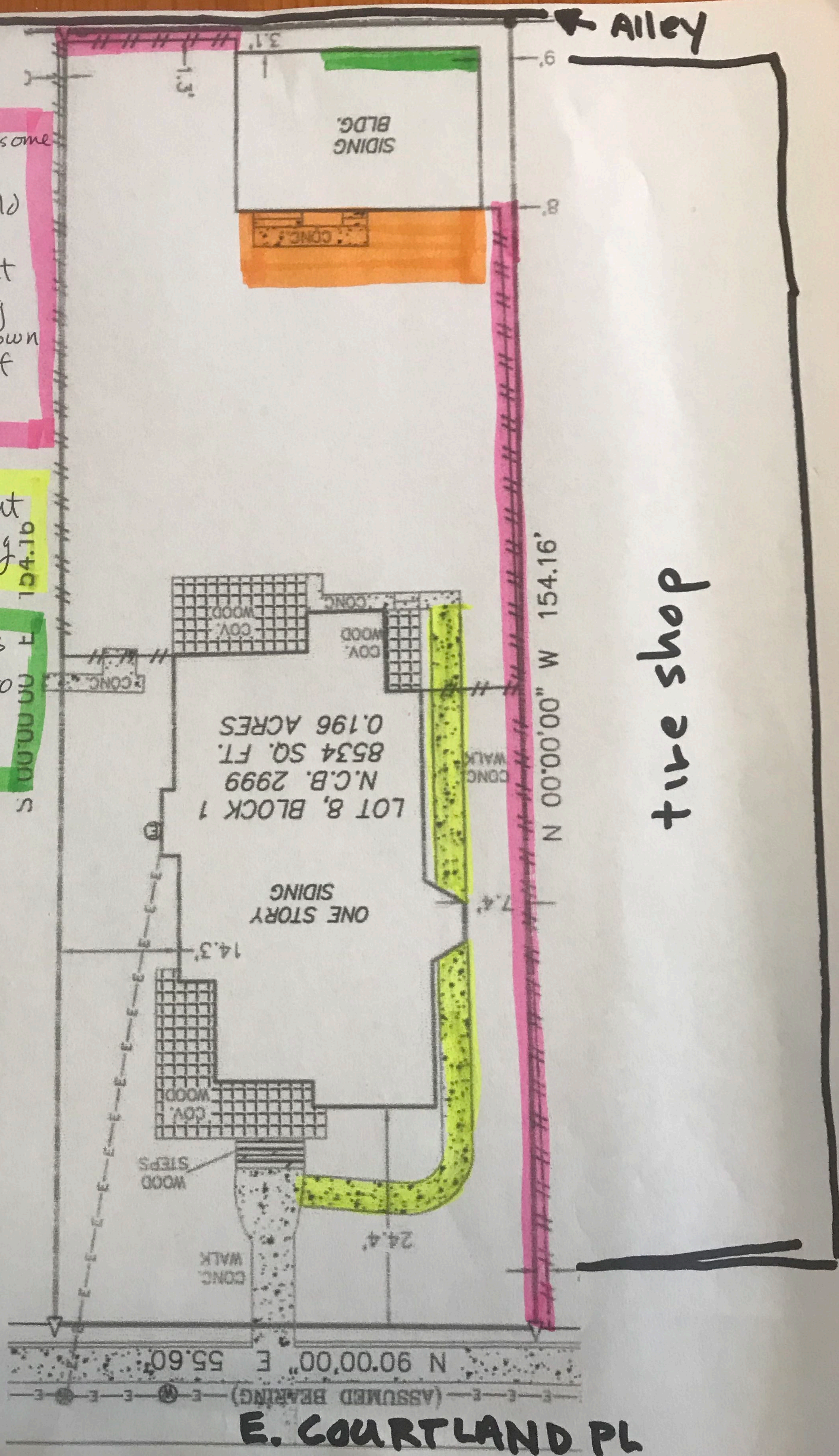
<https://online.rapidresizer.com/photograph>

Alley View of garage-doors removed

- request to build 8' vertical cedar picket fence along alley and down west side of property

sidewalk that
needs replacing

garage doors
I would like to
remove and
frame in







5 = 5" shed roof extension off front of existing garage

PLOT PLAN

Address: 304 E Courtland Pl

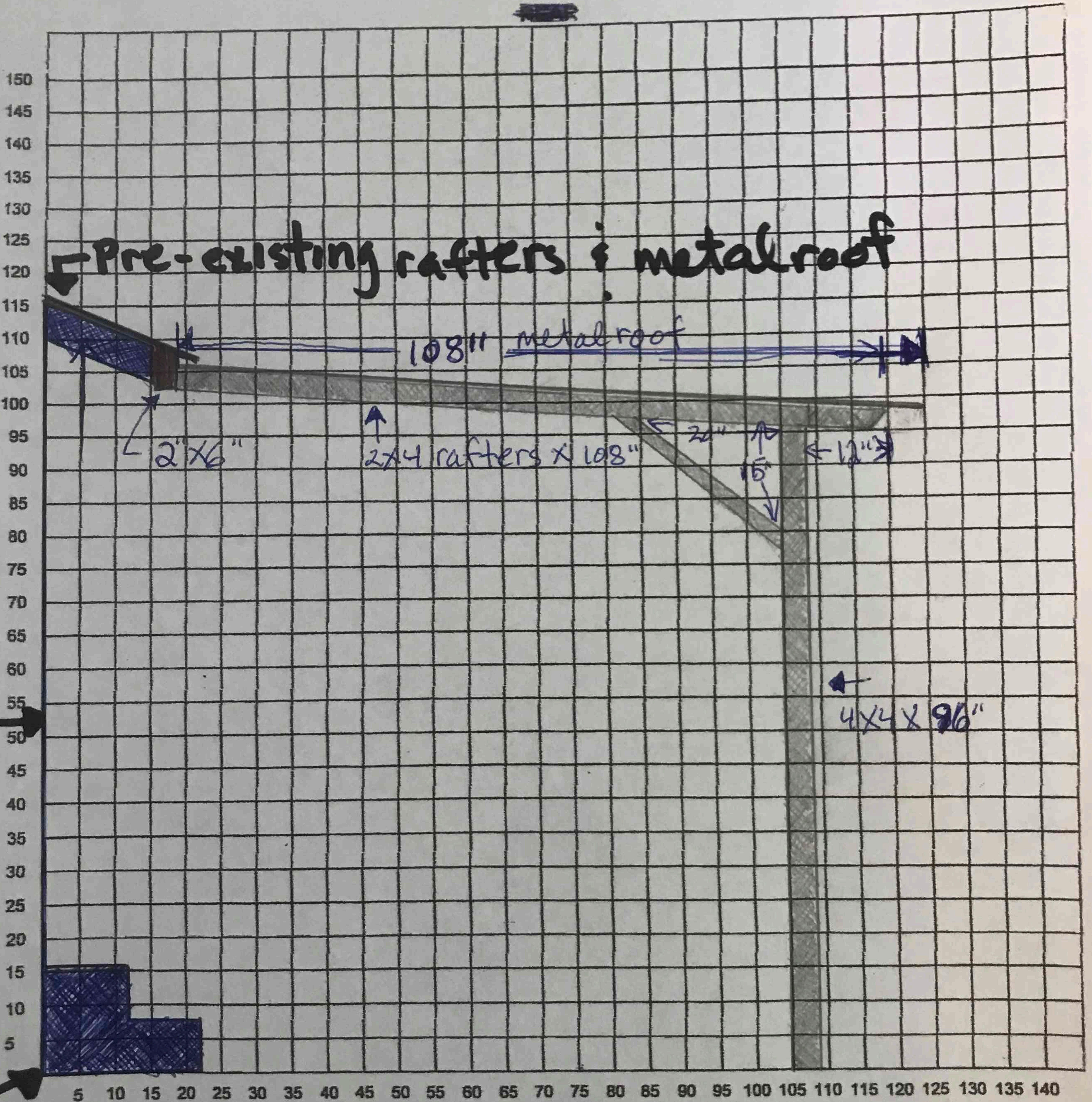
Lot: _____

Block: _____

NCB: _____

★ side elevation

front edge of garage - side elevation



existing steps

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: _____

Signature of Applicant: _____

