

# HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2020

**HDRC CASE NO:** 2020-381  
**ADDRESS:** 506 E COURTLAND PLACE  
**LEGAL DESCRIPTION:** NCB 2964 BLK 3 LOT 19  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Richard Stewart/STEWART RICHARD S & LESLIE T  
**OWNER:** Richard Stewart/STEWART RICHARD S & LESLIE T  
**TYPE OF WORK:** Front yard fence installation  
**APPLICATION RECEIVED:** August 21, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 4-foot-high metal cattle panel front yard fence.

## 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:

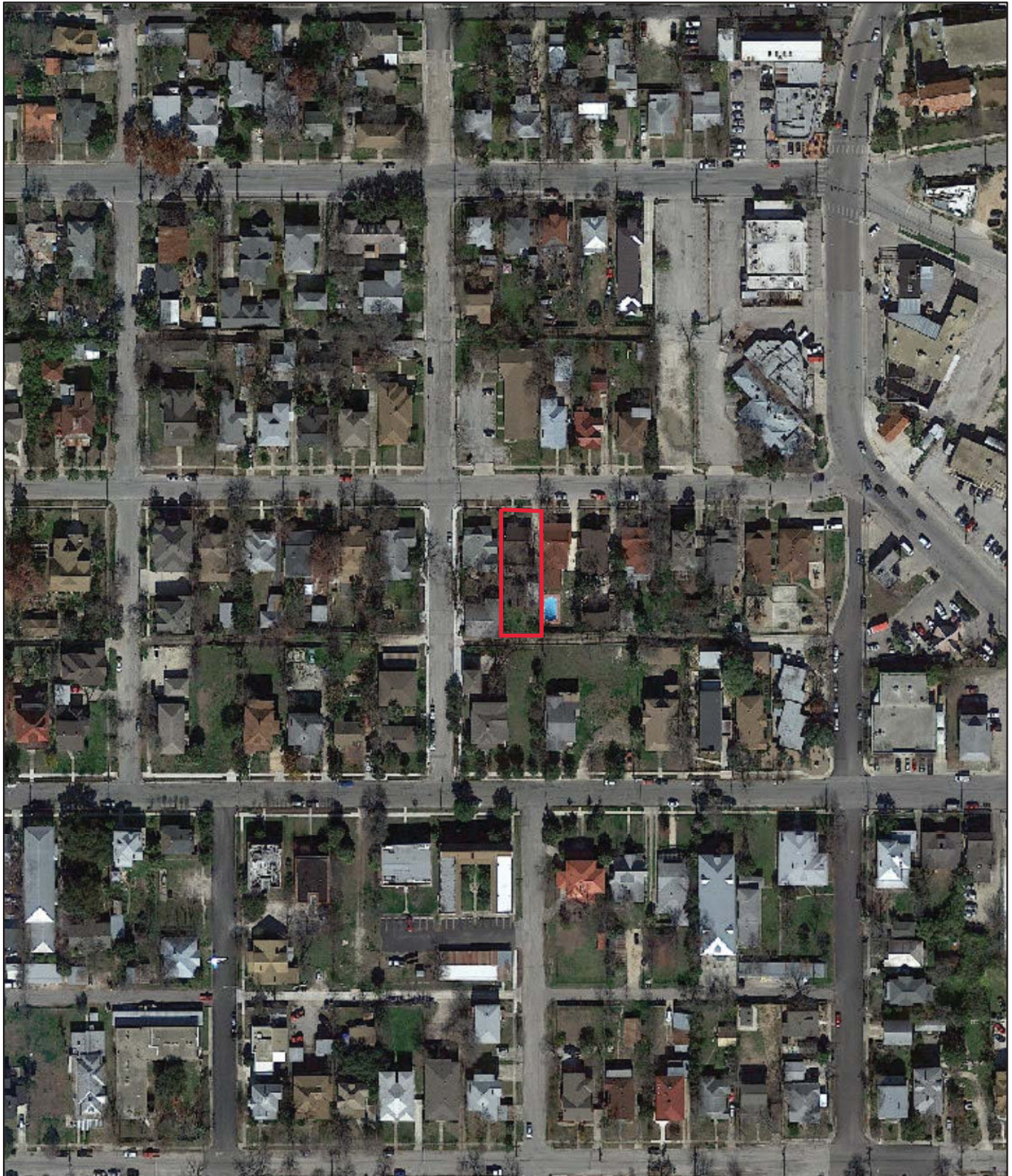
- a. The primary structure located at 506 E Courtland is 1-story, single-family residence constructed circa 1920 with Craftsman influences. The property first appears on the Sanborn Map in 1951. The structure features a side gable composition shingle roof with widely overhanging eaves, and deep-set front porch with and eyebrow arched entry, square columns, wood cladding, and one-over-one wood windows. The property is contributing to the Tobin Hill Historic District.
- b. SCOPE OF WORK – The conceptual rendering submitted as part of the front yard fence request is not accurate and features scopes of work on the primary structure that are not requested at this time. An approval for a front yard fence installation will not include any additional scopes of work as shown in the rendering. Any scopes of work beyond the installation of a front yard fence will require a new application to be submitted to the Office of Historic Preservation for review.
- c. FENCE DESIGN AND HEIGHT – The applicant has proposed to install a 4-foot-tall wrought iron cattle panel fence in the front yard. The fence will feature a driveway gate that is setback from the front yard fence line but is not set behind the front façade wall plane due to existing site conditions. The proposed fence will also feature a pedestrian gate at the top of the front walkway steps. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff find that cattle panel fencing is generally appropriate for the district but finds that the posts and rails should be wood in lieu of the proposed fully metal fence. Fully wood fencing is more consistent with fence materials historically used in the Tobin Hill Historic District.
- d. FENCE LOCATION – According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the district. There is one other front yard fence on this block of E Courtland Place. The proposed fence will follow the established fence line along E Courtland Place and is located at the location of existing historic front yard curbing. Staff finds the proposal consistent with the Guidelines.

### **RECOMMENDATION:**

Staff recommends approval of the front yard fence installation based on findings a through d with the following stipulations:

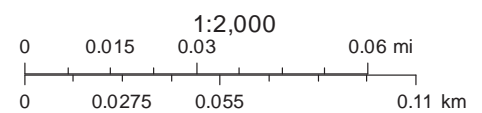
- i. That the posts and rails of the front yard fence are wood in lieu of the proposed fully metal fence as noted in finding c.
- ii. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

# City of San Antonio One Stop

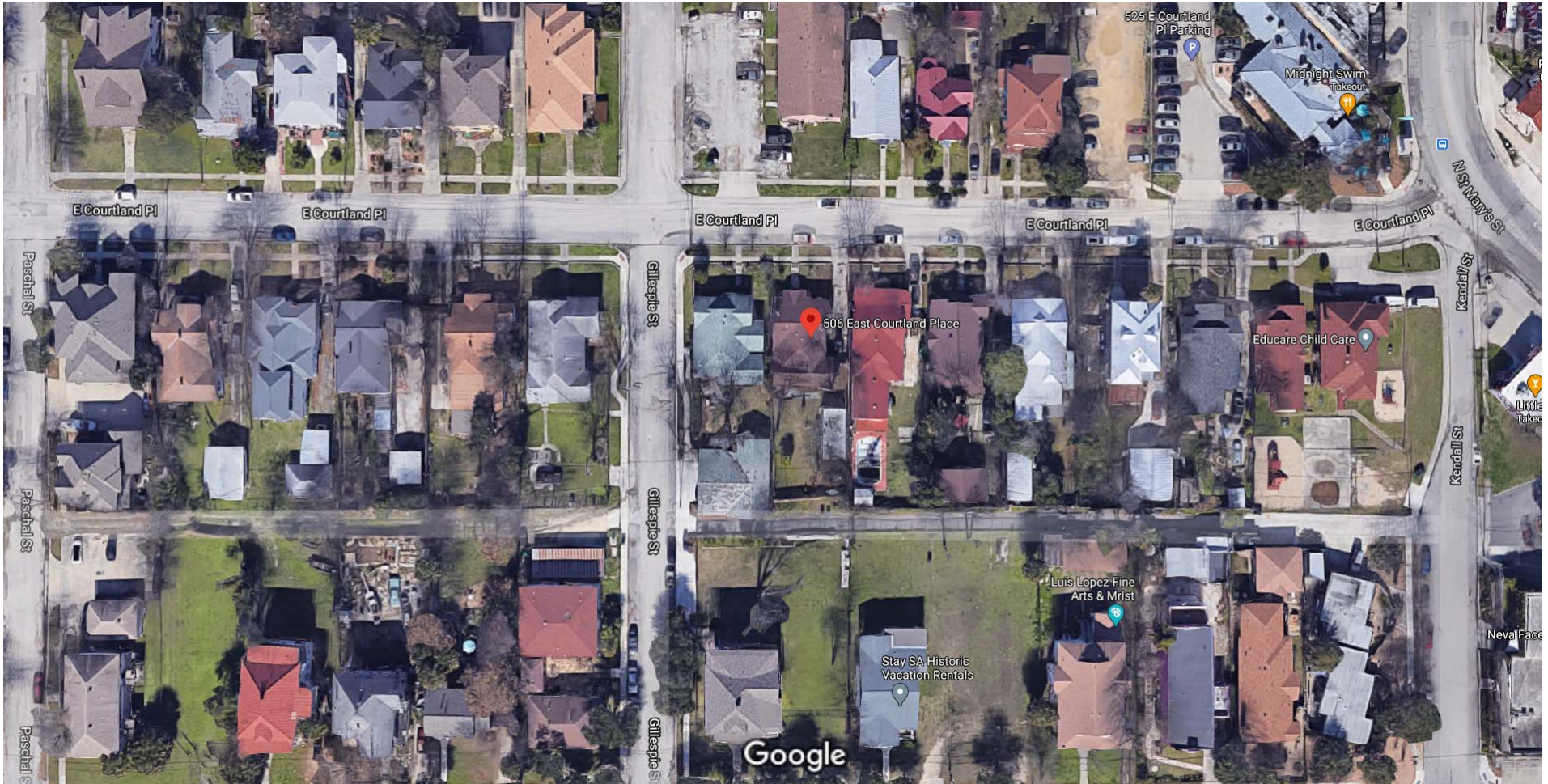


September 8, 2020

— User drawn lines



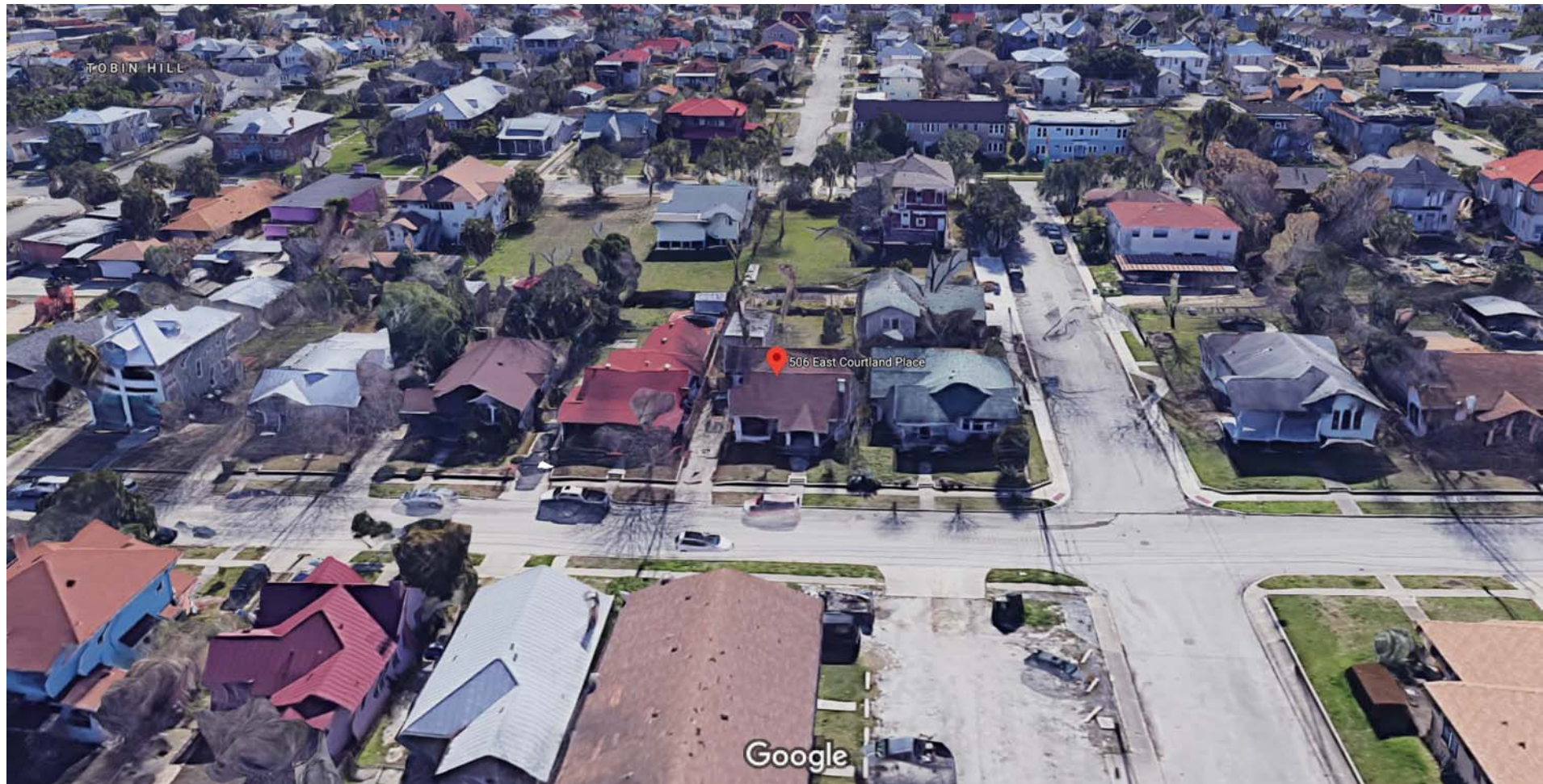




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## Google Maps 506 E Courtland Pl



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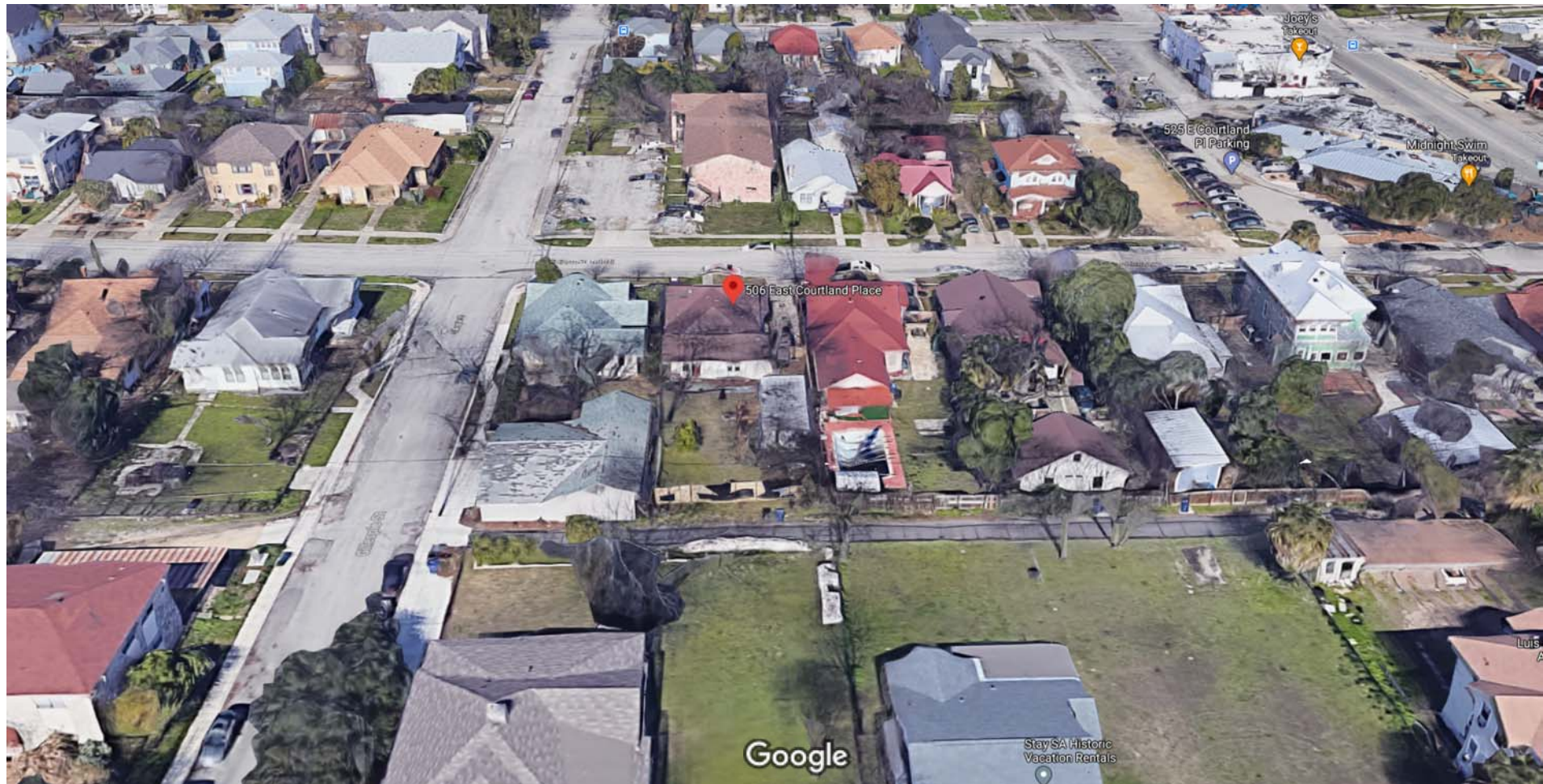
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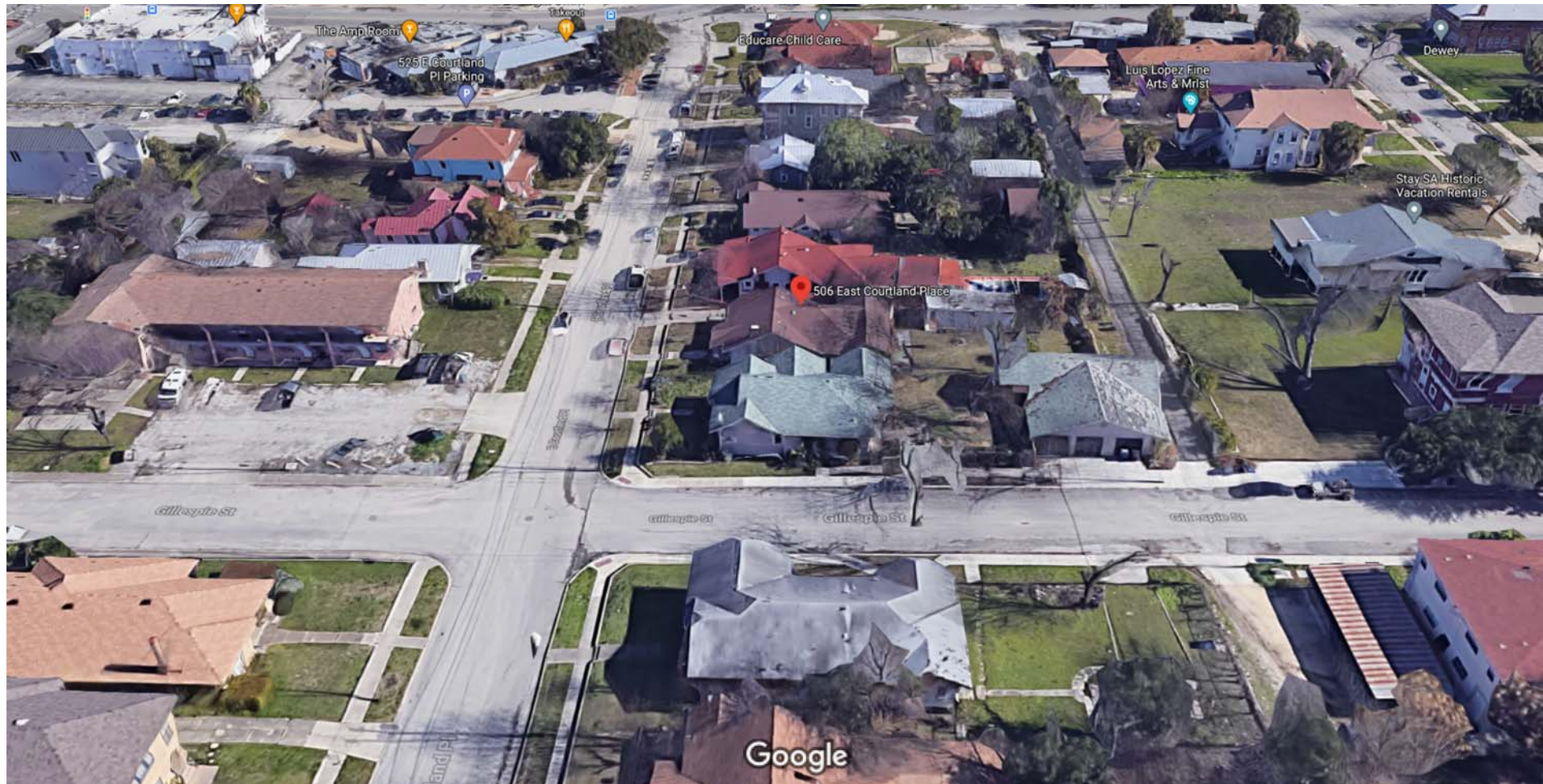
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