

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-558
ADDRESS: 515 E COURTLAND PLACE
LEGAL DESCRIPTION: NCB 2998 BLK 7 LOT W 38 FT OF 4 & E 5 FT OF 3
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Lauren Woods/WOODS LAUREN MEREDITH
OWNER: Lauren Woods/WOODS LAUREN MEREDITH
TYPE OF WORK: Front yard fence
APPLICATION RECEIVED: December 13, 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 tall wood 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:

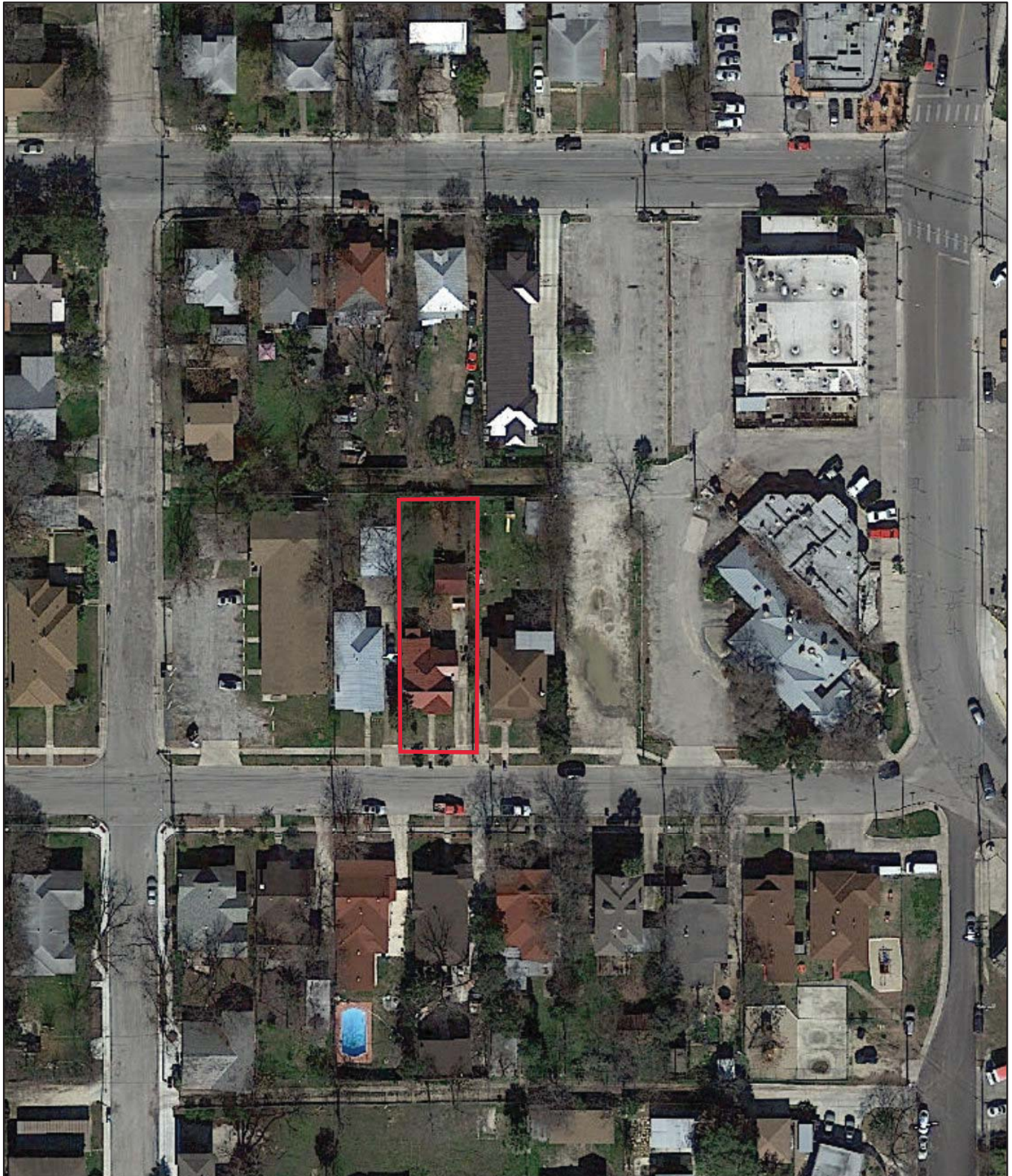
- a. The primary structure located at 515 E Courtland is 1-story, single-family residence constructed circa 1920 with Craftsman influences. The property first appears on the Sanborn Map in 1951. The structure features a front gable standing seam metal roof, exposed brackets, double wood columns flanking a deep-set front porch, and one-over-one wood windows. The property is contributing to the Tobin Hill Historic District.
- b. FENCE DESIGN AND HEIGHT – The applicant has proposed to install a 4-foot-tall wood picket fence in the front yard. The proposed fence will follow the existing front yard perimeter curbing and will turn at the driveway and terminate at the front façade wall plane. Although it is not shown in the submitted site plan, the front yard fence will also feature a pedestrian gate at the intersection of the sidewalk and the front walkway. 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. Although recently approved fencing on this block includes wrought iron fencing, staff finds that the proposed wood picket fencing is generally appropriate for this property and the Tobin Hill Historic District.
- c. 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 and a second front yard fence was recently approved by the HDRC at another property on this block. 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 c with the following stipulation:

- i. That the applicant submits an updated and accurate measured site plan showing the proposed pedestrian gate based on finding b.
- ii. That 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.

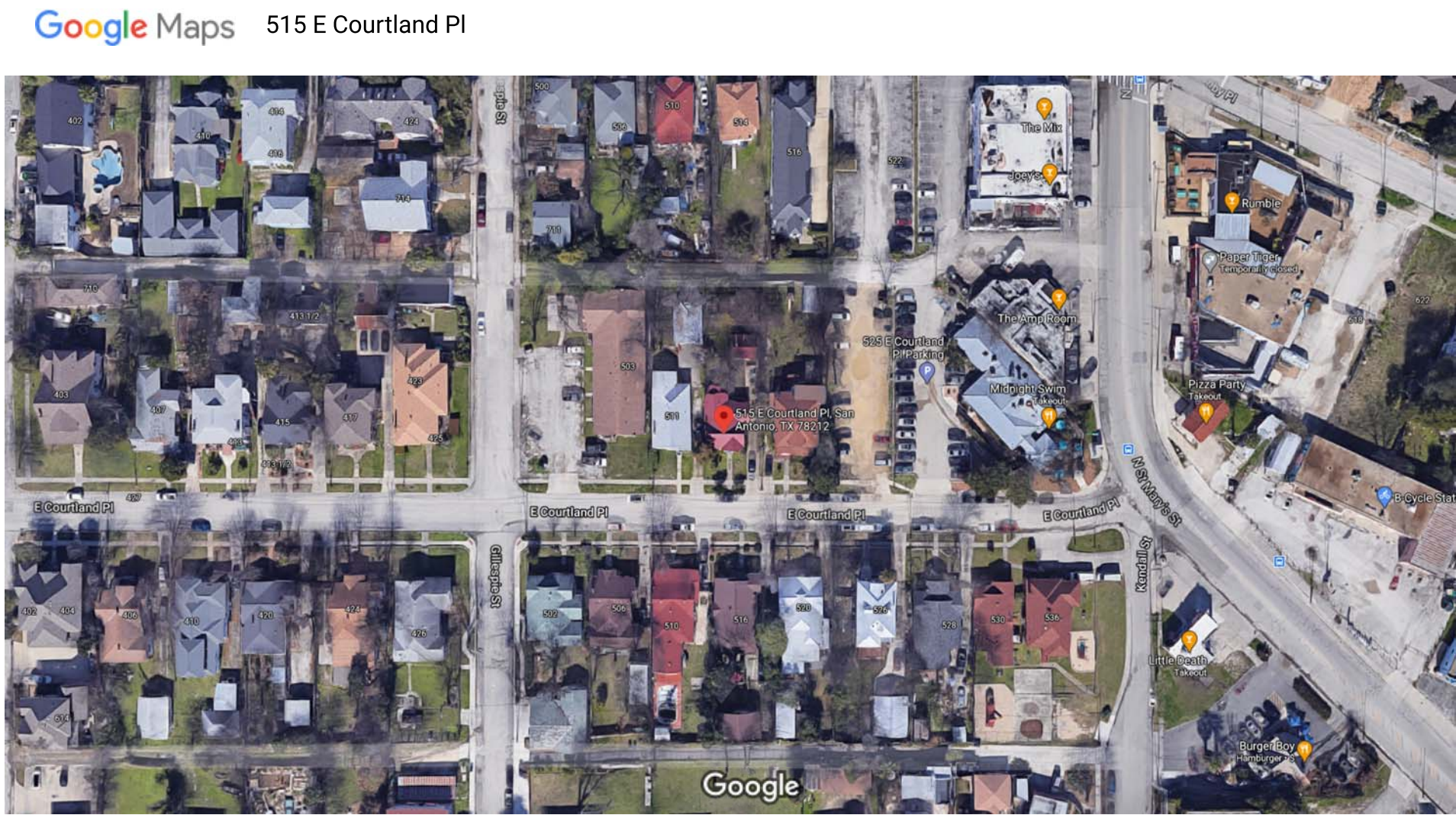
City of San Antonio One Stop



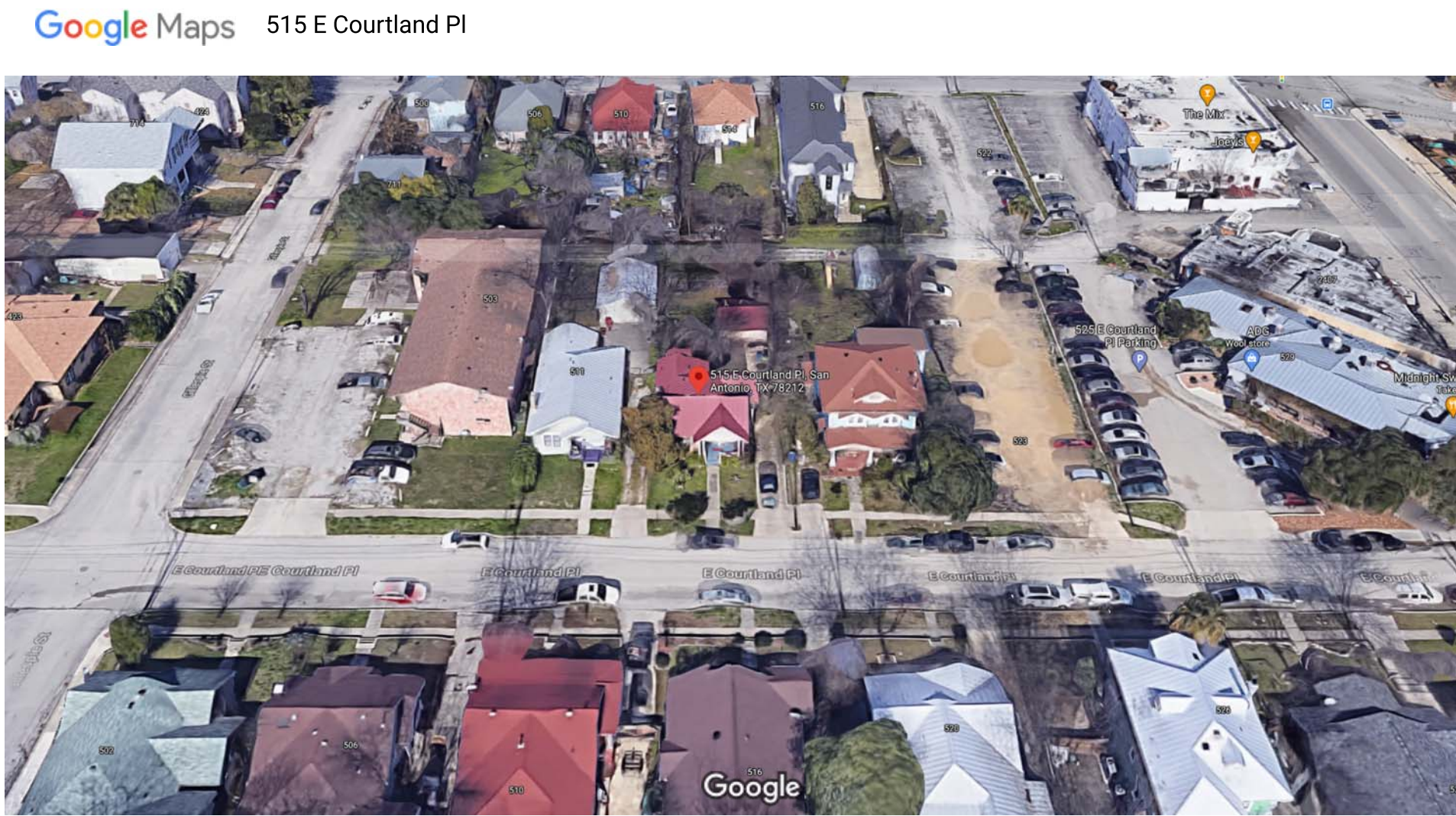
January 12, 2021

 User drawn lines

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

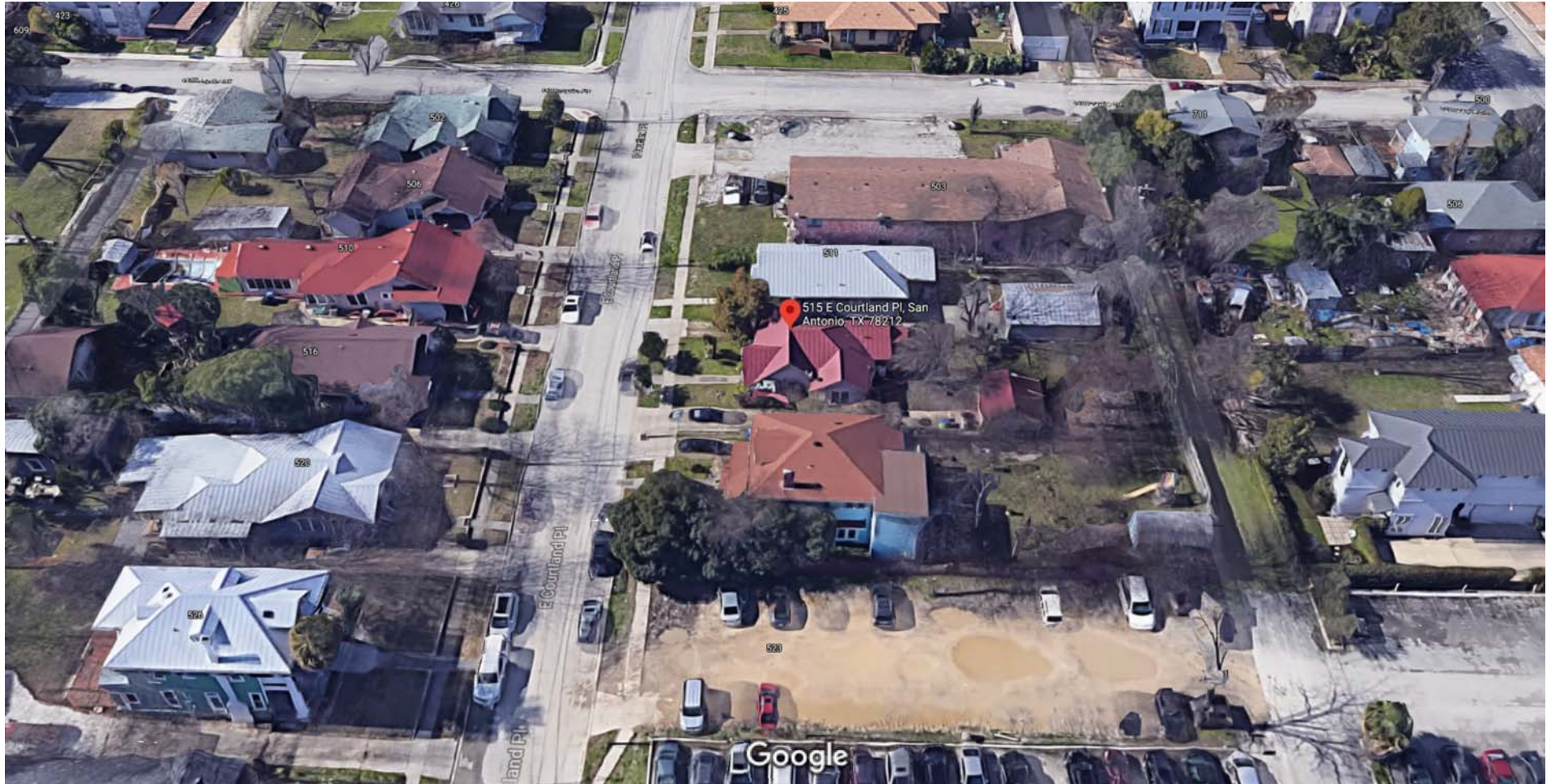


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Google Maps 515 E Courtland Pl

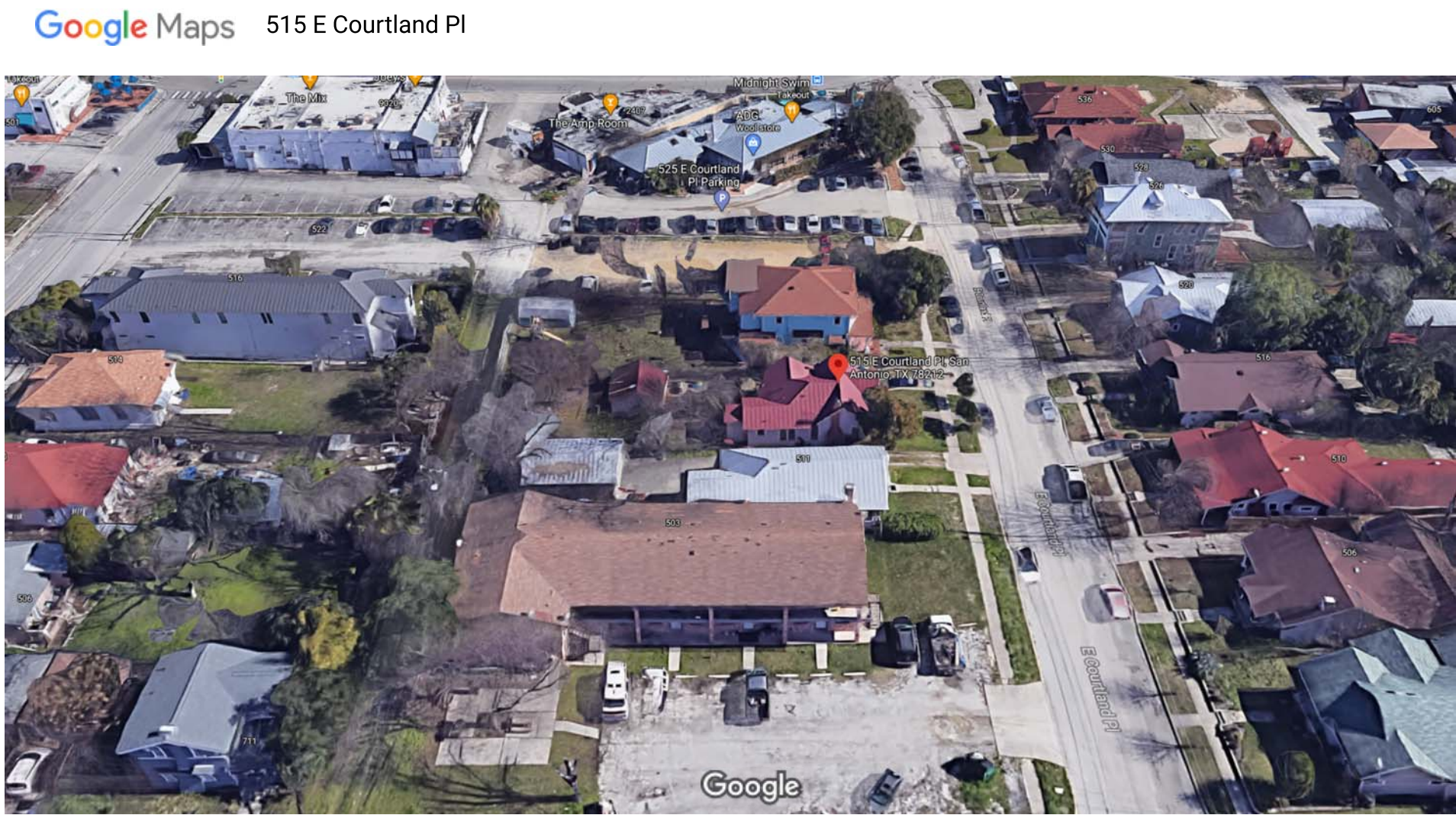


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Google Maps 515 E Courtland Pl



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13200 Old Blanco Rd #201
San Antonio, TX 78216
(210)369-9509

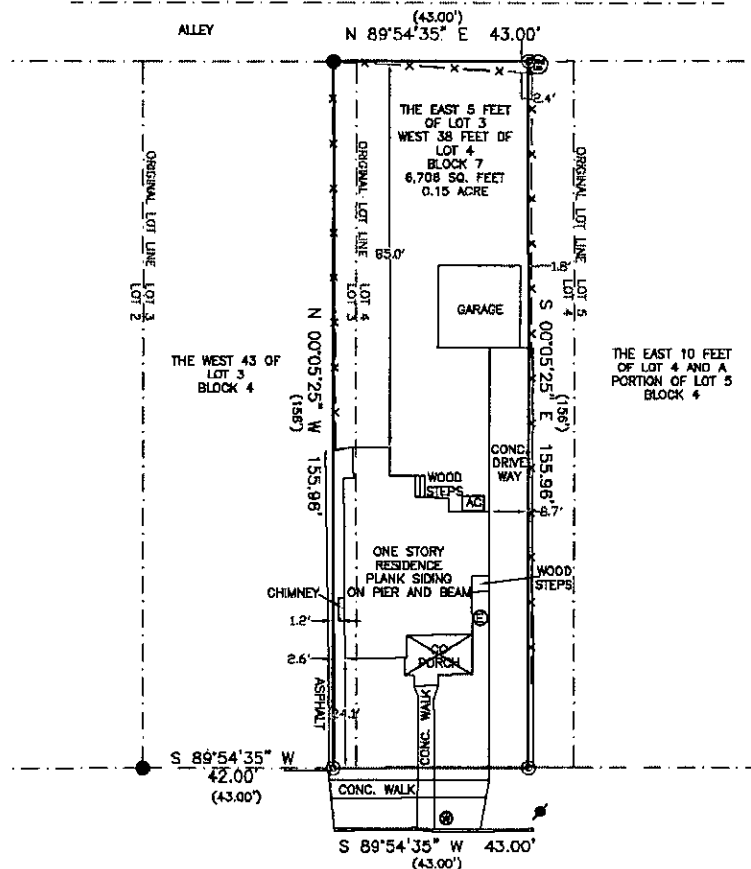
BORROWER/OWNER: LAUREN WOODS
ADDRESS: 616 E COURTLAND PLACE
CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78212
TITLE COMPANY: CHICAGO TITLE OF TEXAS, LLC
GP NUMBER: SCT-63-4300298001875



LEGAL DESCRIPTION

THE EAST 5 FEET OF LOT 3 AND THE WEST 38 FEET OF LOT 4, BLOCK 7, NEW CITY BLOCK 2998, J. B. KERNAN'S SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 186, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE
1" = 30'



COURTLAND PLACE
(RECORDED AS WASHINGTON PLACE)
PUBLIC R.O.W

LEGEND

- BOUNDARY
- MISC-CONCRETE
- - - ADJOINER
- x - CHAIN LINK FENCE
- FOUND IRON ROD
- ⊙ SET IRON ROD
- () RECORD INFORMATION
- ⊙ GM (GAS METER)
- ⊙ WM (WATER METER)
- ⊙ EM (ELECTRIC METER)
- CC COVERED CONCRETE
- AC AIR CONDITIONER

NOTES

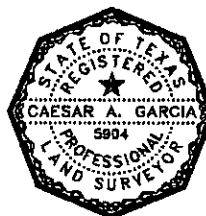
1. ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

NO PLOTTABLE RESTRICTIONS DESCRIBED IN SCHEDULE B

ACCORDING TO FEMA MAP NO. 4802900403H WITH AN EFFECTIVE DATE OF JUNE 19, 2020, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5904

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

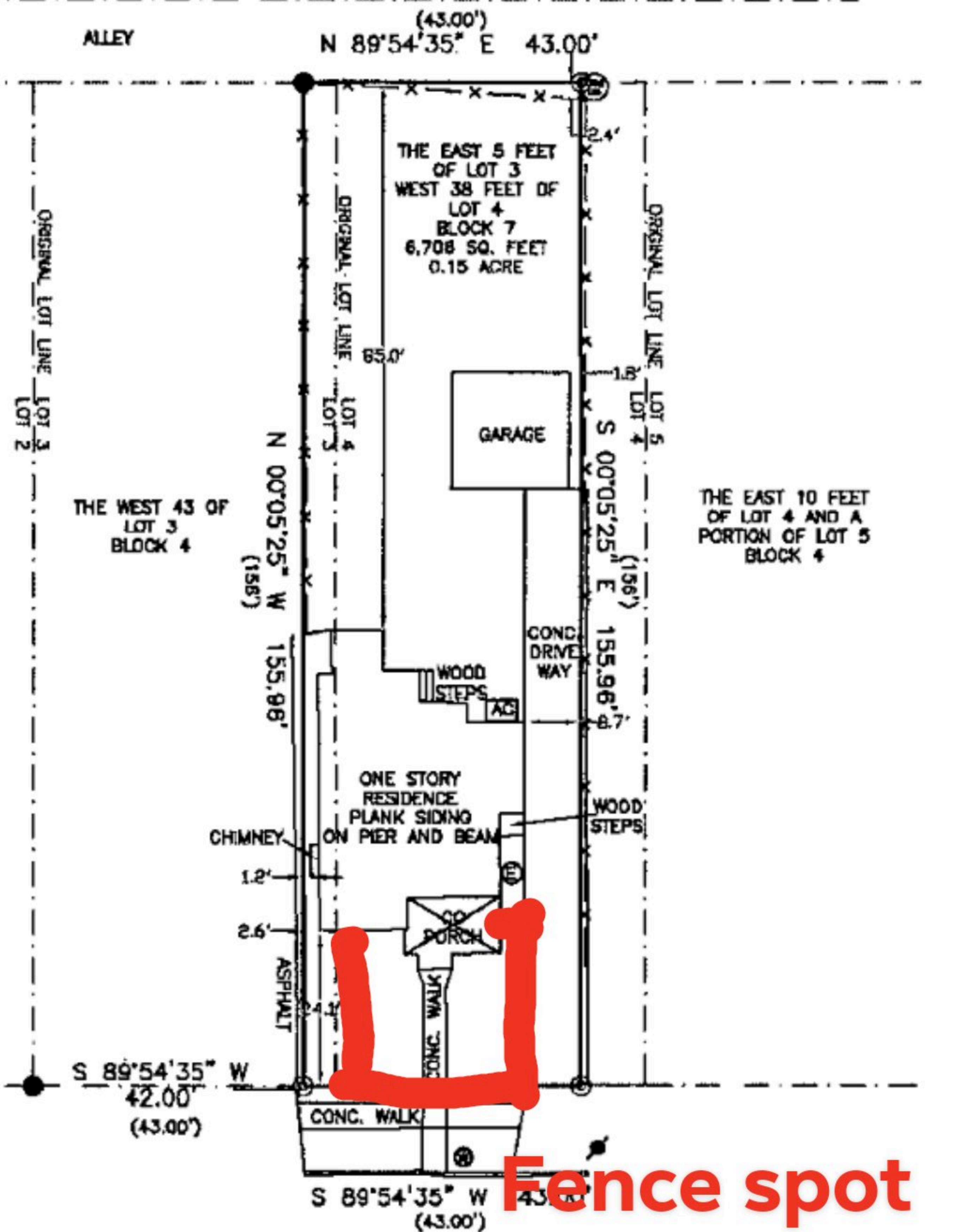
x *Lauren Meredith Woods*
x

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DATE: 07/30/2020 JOB NO: 200708596 FIELD LG BOUNDARY: CG DRAWN: JG REVIEW: CG REVISION DATE: --- TEXAS FIRM #10194244

LEGAL DESCRIPTION

AND THE WEST 38 FEET OF LOT 4, BLOCK 7, NEW CITY BLOCK 2908, J. B. KENYAN'S SUBDIVISION, HENRI COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 106, PAGE 186, DEED AND RECORDS OF HENRI COUNTY, TEXAS.



COURTLAND PLACE

(RECORDED AS WASHINGTON PLACE)
PUBLIC R.O.W

LEGEND

- BOUNDARY
- MISC-CONCRETE
- ADJOINER
- x - x - CHAIN LINK FENCE
- FOUND IRON ROD
- ⊙ SET IRON ROD
- () RECORD INFORMATION
- ⊙ GM (GAS METER)
- ⊙ WM (WATER METER)
- ⊙ EM (ELECTRIC)
- CC COVERED CONCRETE
- AC AIR CONDITIONED

ED TO THE NORTH AMERICAN DATUM, TEXAS STATE PLANE ZONE.

MITMENT REFERENCED
ECT THIS TRACT:

ACCORDING TO FEMA MAP NO. 4802900403P
EFFECTIVE DATE OF JUNE 19, 2020. THIS P
WITHIN ZONE X AND IS NOT WITHIN A SPEC
AREA. THIS INFORMATION IS SUBJECT TO C

 Back



Pinch Image to Zoom In









