

# HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2025

**HDRC CASE NO:** 2025-031  
**ADDRESS:** 504 AVENUE E  
**LEGAL DESCRIPTION:** NCB 435 BLK 13 LOT 11  
**ZONING:** FBZ T4-2, H  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Alan Werner/Grace Lutheran Church  
**OWNER:** GRACE LUTHERAN CHURCH  
**TYPE OF WORK:** Fence installation  
**APPLICATION RECEIVED:** February 06, 2025  
**60-DAY REVIEW:** April 07, 2025  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence along the front property line, featuring a double track sliding front gate.

## 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 property located at 504 Avenue E is commonly known as Grace Lutheran Church. The historic structure was constructed in 1929 in the Gothic Revival style. The property is designated as an individual landmark.
- b. FENCE INSTALLATION (LOCATION) – The applicant has proposed to install a 5 ½ -foot-tall wrought iron fence along the front property line featuring a double track sliding front gate at the entry steps facing McCullough and a 6 ½ - foot tall wrought iron fence on the north side of the façade to enclose the front entry to the building. The proposed new fencing will connect to the existing fencing and will match in height, material, and detail. Guideline 2.B.iii for Site Elements states that the appropriateness of a front yard fence is dependent on the conditions within a specific historic district. According to Guideline 2.B.ii for Site Elements, fence installation should be avoided where one did not historically exist, particularly within the front yard. Additionally, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The design of the fence should respond to the design and materials of the house or main structure. As the property is an individual landmark located in a largely commercial context and the front façade features a setback from the public right-of-way, staff finds the fencing location generally appropriate.
- c. FENCE INSTALLATION (HEIGHT) – The applicant has proposed to install a 5 ½ -foot-tall wrought iron fencing along the front property line and a 6 ½ - foot tall wrought iron fence on the north side of the façade to enclose the front entry to the building. Guideline 2.B.iii for Site Elements states that the height of new fences within the front yard should be limited to 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. As the property is an individual landmark in a commercial context and is not residential and features a wide front sidewalk, staff finds the proposal is appropriate for the context. Additionally, an open 5 ½ -foot-tall fence, with a portion of 6 ½ - foot-tall fencing, will not obscure or detract from the structure or its architectural features due to the scale of the historic structure. Staff finds the height generally appropriate.
- d. GATE INSTALLATION – The applicant has proposed to install one (1) double track sliding front gate. The front façade of the structure features a prominent front entry staircase along McCullough. Guideline 2.B.i for Site Elements states that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The design of the fence should respond to the design and materials of the house or main structure. Staff finds the location of the proposed gate to be appropriate.
- e. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

## **RECOMMENDATION:**


Staff recommends approval of the front fence installation based on findings a through e with the following stipulation:

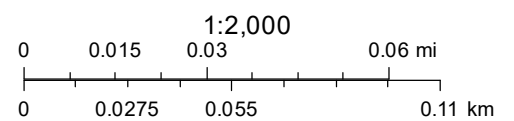
- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

# City of San Antonio One Stop



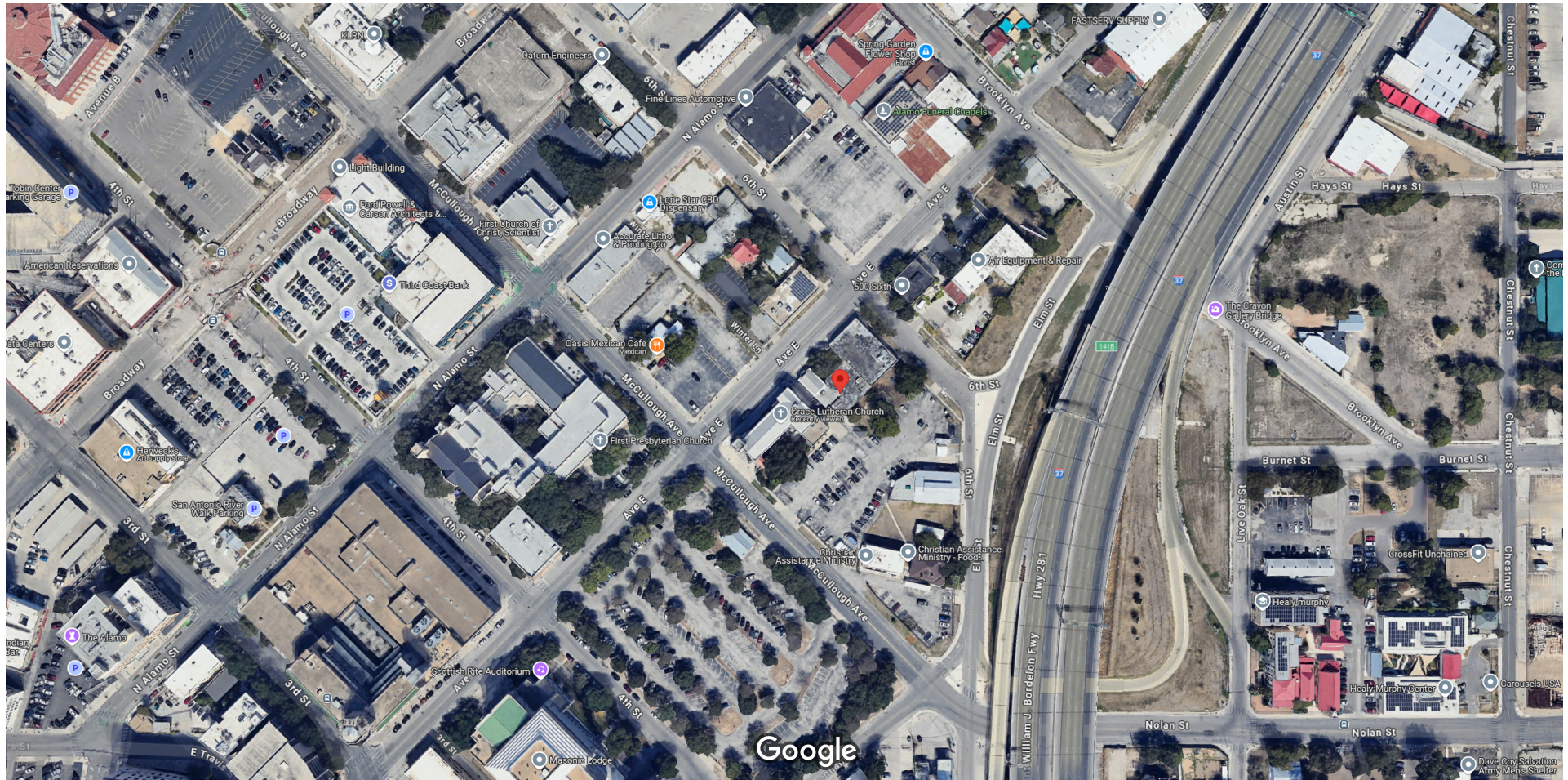
February 13, 2025

 User drawn lines





504 Ave E



Imagery ©2025 Google, Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2025 Google 100 ft



504 Ave E



Imagery ©2025 Google, Imagery ©2025 Airbus, Map data ©2025 Google 20 ft



## 504 Ave E



Imagery ©2025 Google, Imagery ©2025 Airbus, Map data ©2025 Google 20 ft



# ALAMO FENCE COMPANY OF SAN ANTONIO INC.

579 Well Road • Cibolo, TX 78108  
Phone: (210) 566-6816

*This is not an order until accepted by main office.*

Approved By \_\_\_\_\_

## QUOTATION/CONTRACT

12/24/25

Date:

Customer P.O. # \_\_\_\_\_

awerner2@comcast.net

(Party Responsible for Payment)

Grace Lutheran Church

504 Ave E

San Antonio, TX 78215

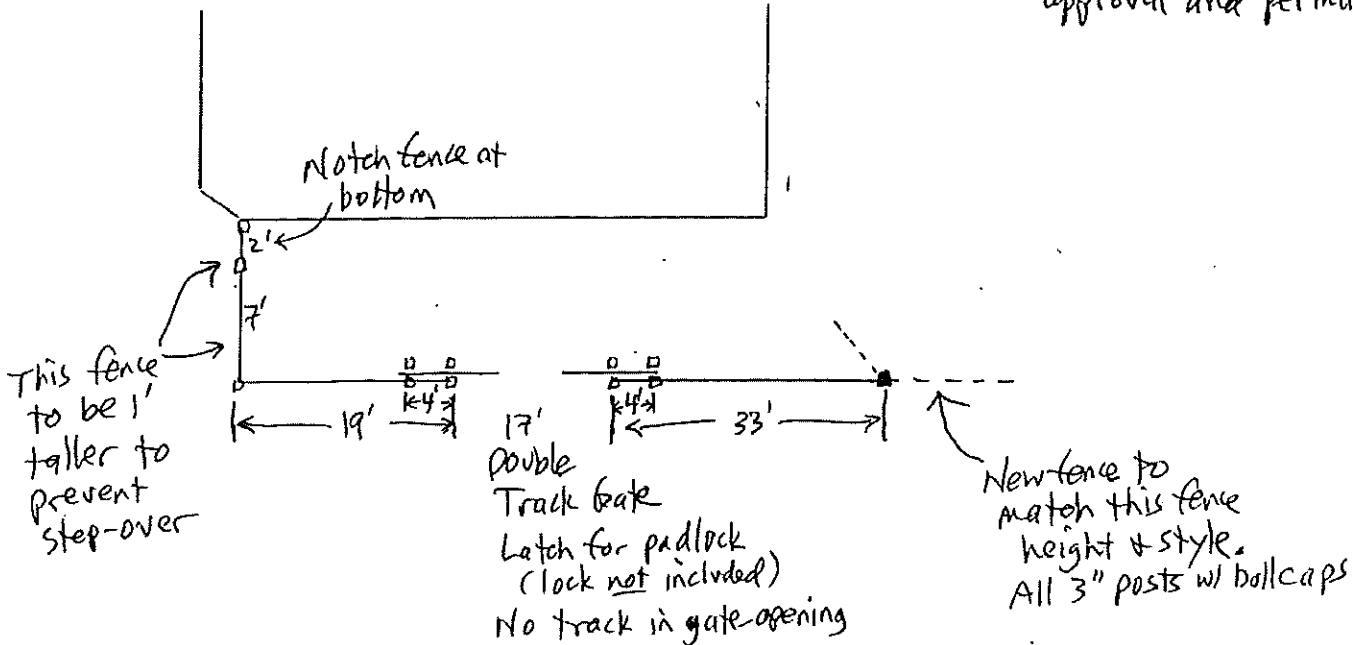
PH. Work: \_\_\_\_\_

PH. HOME: 346-312-1768

ATTN: Allen Werner

CHAIN LINK	IF REGULAR RESIDENTIAL SPECS <input type="checkbox"/>	OVERALL HT <input type="radio"/> WITH B-W <input type="radio"/> NO B-W	TOP RAIL <input type="radio"/> 1 1/2" <input type="radio"/> 1 3/4" <input type="radio"/> 2"	T <input type="radio"/> P <input type="radio"/>	FABRIC 11 GA <input type="radio"/> 9 GA <input type="radio"/> WOOD L <input type="radio"/> VINYL <input type="radio"/>	GATE FRAME 1 1/2" <input type="radio"/> 1 3/4" <input type="radio"/> 2" <input type="radio"/>
	x IN SQUARE ABOVE	ARMS OUT <input type="radio"/> ARMS IN <input type="radio"/> ARMS UP <input type="radio"/>	2 FT B-W <input type="radio"/> 4 FT B-W <input type="radio"/>	# OF RAILS _____		

\*Customer responsible for HOA approval and permit fees.



(U.G.#) \_\_\_\_\_

### TERMS: HEREOF ARE CASH ON COMPLETION:

past due accounts shall bear interest at the current statutory rate. Title to the contract improvements remains in seller until paid, subject to repossession without trespass. A charge of \$100.00 shall be made for each occasion construction is suspended at request of purchaser to defray additional trip charges. No fence shall be constructed unless appropriate survey pins are visible and all fence lines are cleared, except at risk of purchaser, purchaser covenants to ascertain buried cables, if any, on the property. Seller makes no warranty relating to property lines or surveys. Purchaser expressly releases seller from all claims for damage to underground facilities, trees, shrubs and appurtenances. If this contract is placed with an attorney for suit or collection through probate, bankruptcy or otherwise, purchaser agrees to pay all related expenses and reasonable attorney fees. Verbal commitments are not valid, no warranty is implied.

*This is not an order until accepted by main office*

Customer Signature \_\_\_\_\_

Title: \_\_\_\_\_

Date: 1-13-25

(QUOTATION IS VALID FOR 30 DAYS)

Representative: Mark McDonald 512-720-1883

Feet of Fence @		
Feet of Gate @		
Feet of Gate @		
Terminal Posts @		
Terminal Posts @		
Hard Dig @		
T D H A Old Fence @		
Installation Charge		
Stain		
Permit:		\$
Sub-Total:		\$
Tax:	assumed tax exempt	
<b>TOTAL: →</b>		<b>\$15,670.00</b>
- 1/3 Down Payment:		<b>\$-5223.00</b>

Ave E

Grace Lutheran Church

500

5 1/2' tall  
Iron  
Fence

5 1/2' tall  
Iron  
Fence

5 1/2' tall  
Iron  
Fence

5 1/2' tall  
Iron  
Fence

McCullough Ave

McCullough Ave

Google





NOTICE  
OUR INSURANCE  
REQUIREMENT PROHIBIT  
ANY FORM OF  
LOITERING SLEEPING OR  
CAMPING ON THESE  
CHURCH PREMISES  
VIOLATORS WILL BE  
PROSECUTED FOR  
TRESPASSING







