HISTORIC AND DESIGN REVIEW COMMISSION
HISTORIC COMPLIANCE AND TECHNICAL ADVISORY BOARD
November 20, 2026

HDRC CASE NO:	**2026-298**
ADDRESS:	306 DEVINE ST
LEGAL DESCRIPTION:	NCB 728 BLK 10 LOT 2 & W 29.5 FT OF 3
ZONING:	R-6, H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Caitlin McKinney
OWNER:	Caitlin McKinney/MCKINNEY CAITLIN MAY
TYPE OF WORK:	Front Yard Fence Installation
APPLICATION RECEIVED:	October 15, 2026
60-DAY REVIEW:	December 14, 2026
CASE MANAGER:	Adrian Gallegos

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 4' tall wrought-iron front yard fence to include vehicular and pedestrian gates along the front of the property line.

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.

Fences in Historic Districts: City of San Antonio Historic Design Guidelines Fences Policy Guide

SPECIFICATIONS & DOCUMENTATION
When new fences are appropriate to the site-specific conditions of the property, applicants must also ensure that the style, height, and configuration of the fence is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514.

- REAR / PRIVACY FENCE - Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Historic evidence may support installing stone, masonry, or stucco walls. They should be set back from the from the front façade of the building, rather than aligning them with the front façade of the structure, to reduce their visual prominence.
- FRONT FENCE - Front yard fences should match the height of neighboring fences or be limited to 4 feet in height and be compatible with the heights of adjacent historic fences. Historic evidence may support installing stone, masonry, or stucco walls and fence bases.
- FENCE STYLES - While maintaining respect to individual architecture styles and historic districts, the most common appropriate fence type includes (a) black wrought iron, (b) painted wood picket, and (c) garden-loop.
- NONCONFORMING FENCES - Chain-link, barbed wire, corrugated metal, and make-shift fences should be avoided. Grandfathered items may be replaced with appropriate fencing, but should not be reconstructed or expanded upon.
- PEDESTRIAN GATES - Pedestrian gates should be located at the intersection of the property's walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining a 4-foot height limit.
- VEHICLE GATES - Vehicle gates should be set behind the front facade plane of the house and not span across the front of the driveway. A front vehicle gate may be considered if the site features an atypical condition including: (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties. Electrical, mechanical, or solar collector equipment should be concealed and minimally visible if used.

FINDINGS:

a. The historic structure at 306 Devine Street was constructed circa 1920 in the Folk Victorian style. The primary structure features a cross gabled shingle roof with a prominent front-facing gable, an inset front porch, horizontal wood lap siding and cedar shake siding on the front gable, and primarily four-over-four wood windows. The property includes two detached accessory structures and contributes to the Lavaca Historic District.
b. SITE ELEMENTS (FRONT YARD FENCE HEIGHT AND DESIGN) – The applicant is requesting approval to install a 4-foot-tall wrought iron front yard fence. Guideline 5.iii for Site Elements states that the height of new fences within the front yard should be limited to a maximum of four feet. 5.v for Site Elements additionally states that new fences should be constructed in materials and be similar in scale, texture, color, and form as those historically found in the district. Wrought iron fences similar to the proposed design are commonly found in the Lavaca Historic District. Staff finds the proposed fence height and design to be consistent with the Guidelines.
c. SITE ELEMENTS (PEDESTRIAN GATE) – The applicant is proposing to install one pedestrian gate at the front property line adjacent to the sidewalk. The Fences in Historic Districts: City of San Antonio Historic Design Guidelines Fences Policy Guide states pedestrian gates should be located at the intersection of the property's walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining a 4-foot height limit. Staff finds the proposed pedestrian gate consistent with the Guidelines.
d. SITE ELEMENTS (VEHICULAR GATES) – The applicant is proposing to install a sliding vehicular gate at the front property line adjacent to the sidewalk. The Fences in Historic Districts: City of San Antonio Historic Design Guidelines Fences Policy Guide states that vehicle gates should be set behind the front facade plane of the house and not span across the front of the driveway; however, a front vehicular gate may be considered if the

property features atypical conditions. Staff finds the proposed vehicular gate location generally appropriate given the atypical conditions that include the lot configuration, vehicular gates at the adjacent properties in the same locations, and rear fence location to the east of the primary structure.

RECOMMENDATION:

Staff recommends approval of the request based on findings a through d with the following stipulation:

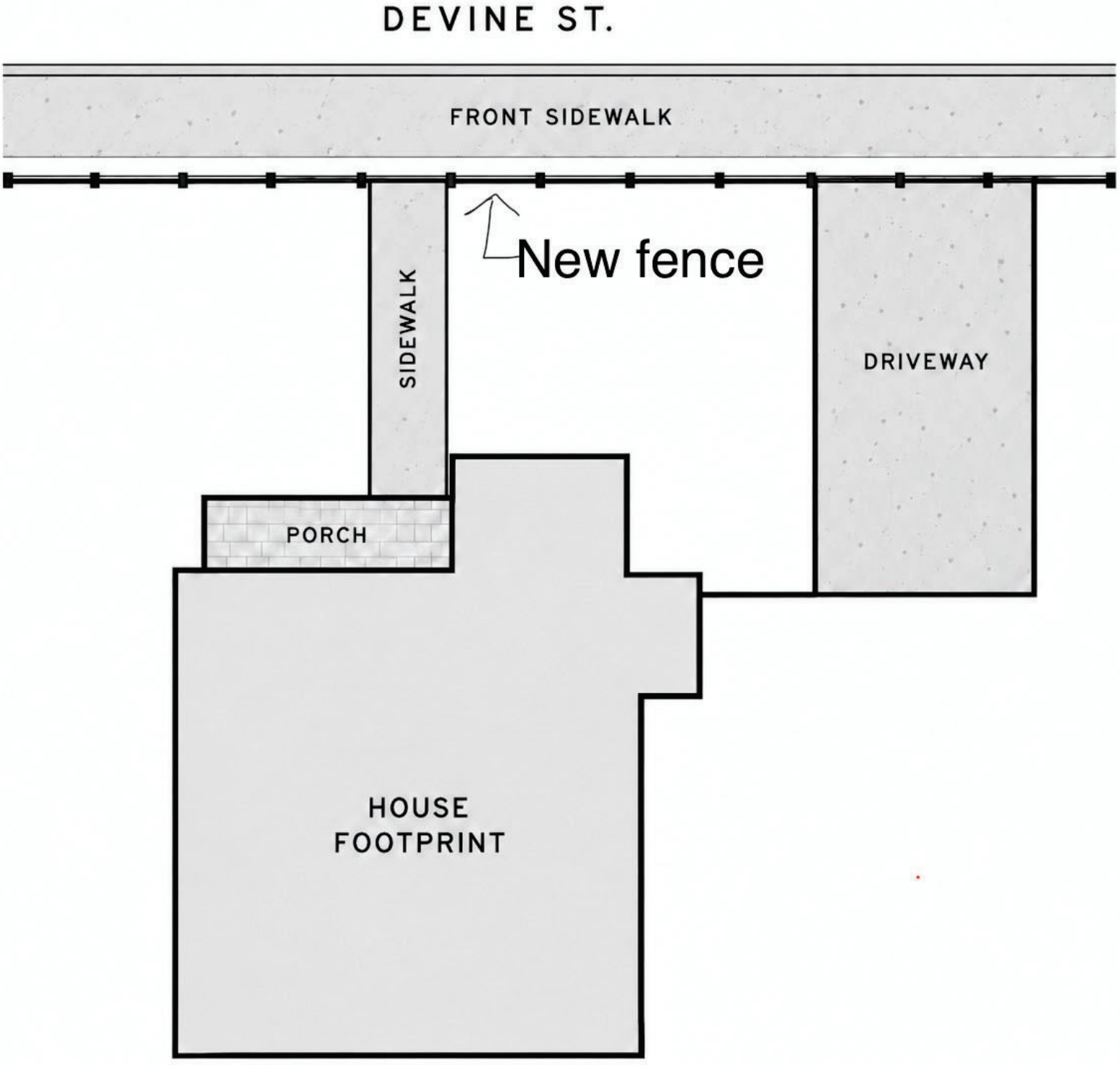
i. That the fence, gates, and all supporting structural elements do not exceed 4’0” in height at any portion of final installation.

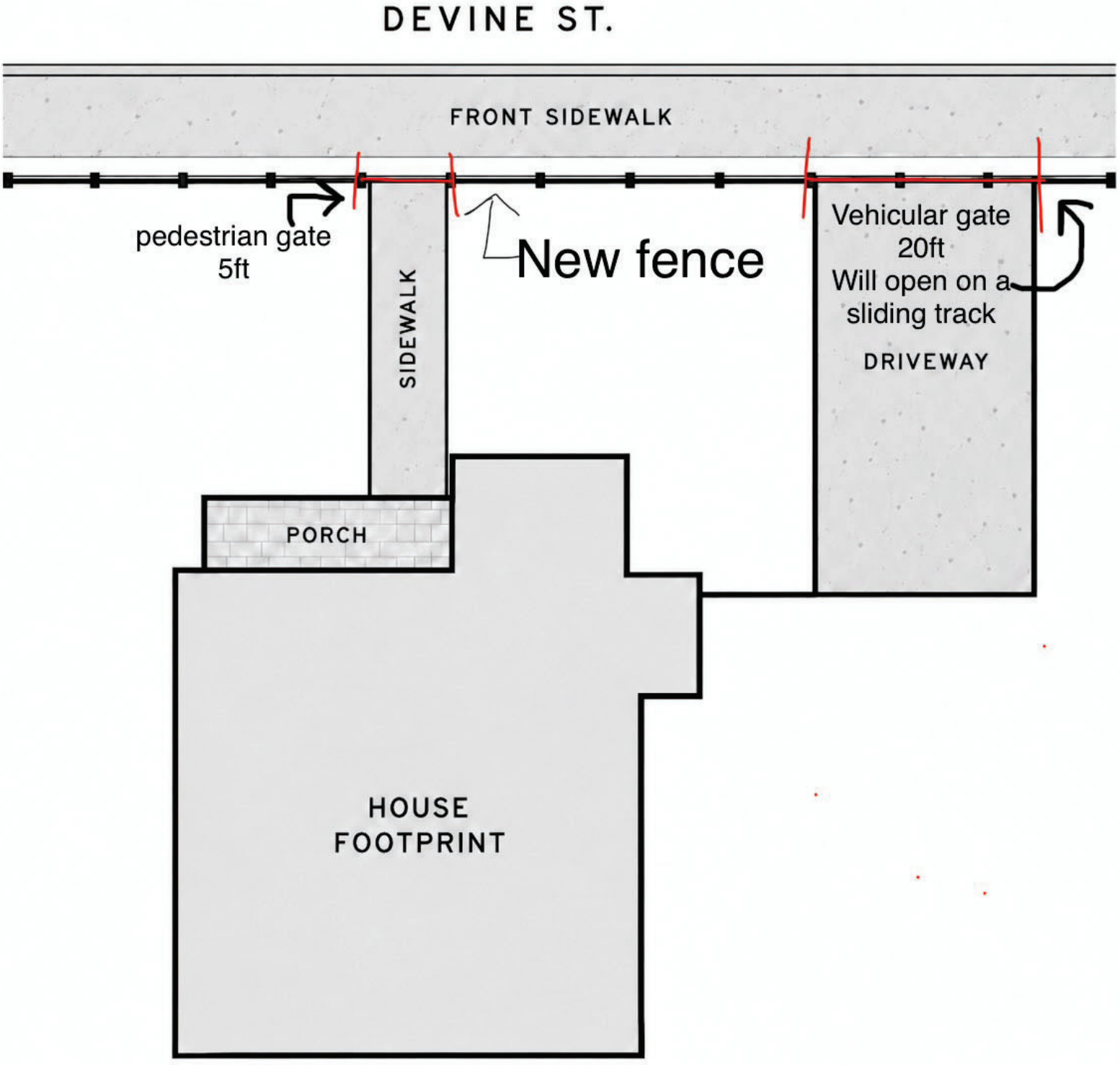
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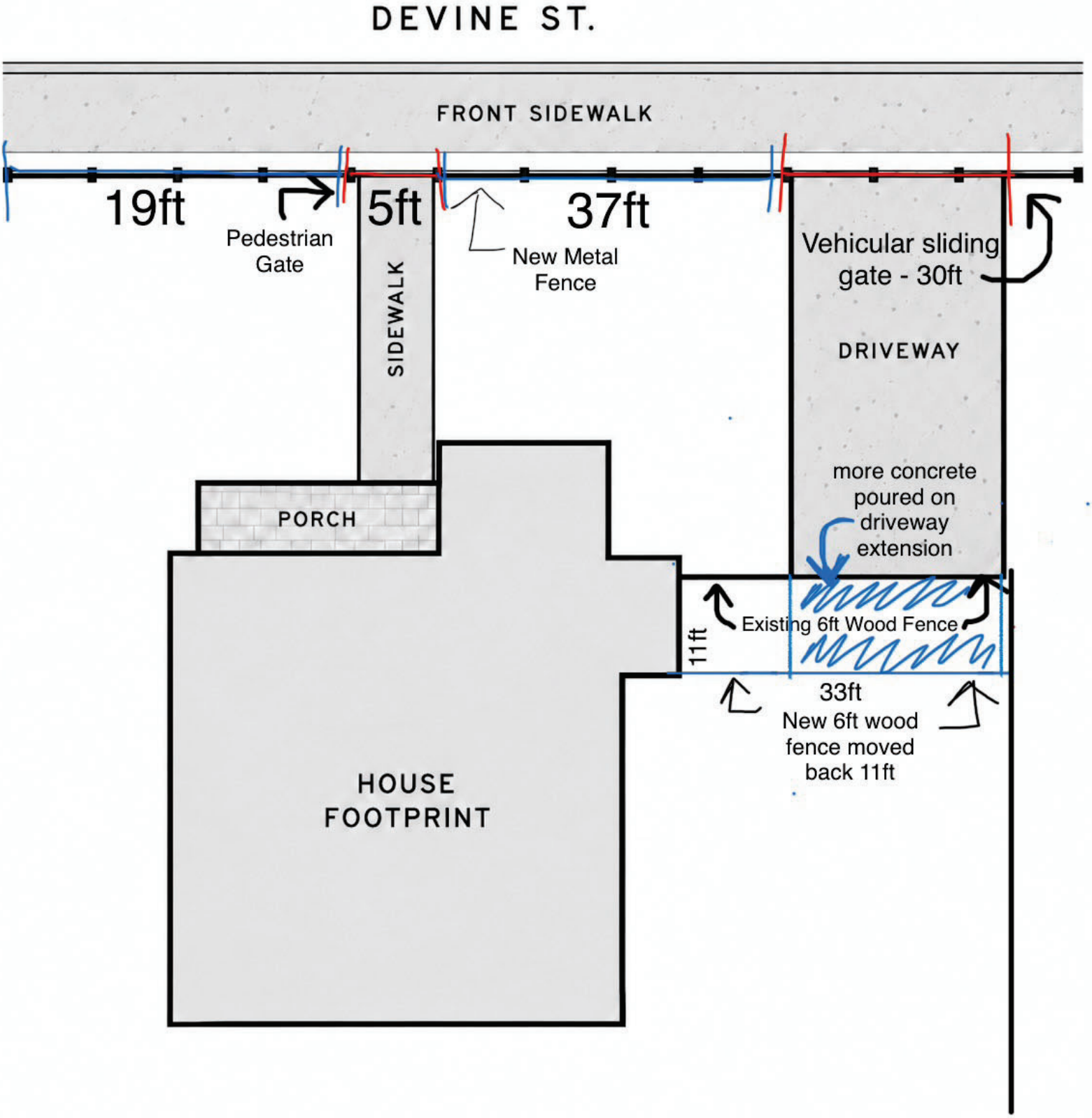
Captured: Jan 31, 2026






DEVINE ST.
FRONT SIDEWALK
New fence
SIDEWALK
DRIVEWAY
PORCH
HOUSE
FOOTPRINT


DEVINE ST.
FRONT SIDEWALK
pedestrian gate
5ft
SIDEWALK
New fence
Vehicular gate
20ft
Will open on a
sliding track
DRIVEWAY
PORCH
HOUSE
FOOTPRINT


DEVINE ST.
FRONT SIDEWALK
19ft
Pedestrian Gate
5ft
SIDEWALK
37ft
New Metal Fence
Vehicular sliding gate - 30ft
DRIVEWAY
PORCH
more concrete poured on driveway extension
Existing 6ft Wood Fence
11ft
33ft
New 6ft wood fence moved back 11ft
HOUSE FOOTPRINT





