

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-446
ADDRESS: 1814 N PALMETTO
LEGAL DESCRIPTION: NCB 1261 BLK 29 LOT 27 & N 35.58 FT OF 28
ZONING: R-6,HS
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
LANDMARK: House
APPLICANT: Paymundo Rivera
OWNER: Paymundo Rivera
TYPE OF WORK: Front yard fencing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new front yard fence to be construction of wood pickets and approximately 43-inches at the tallest point.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements

2. Fences and Walls

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.

FINDINGS:

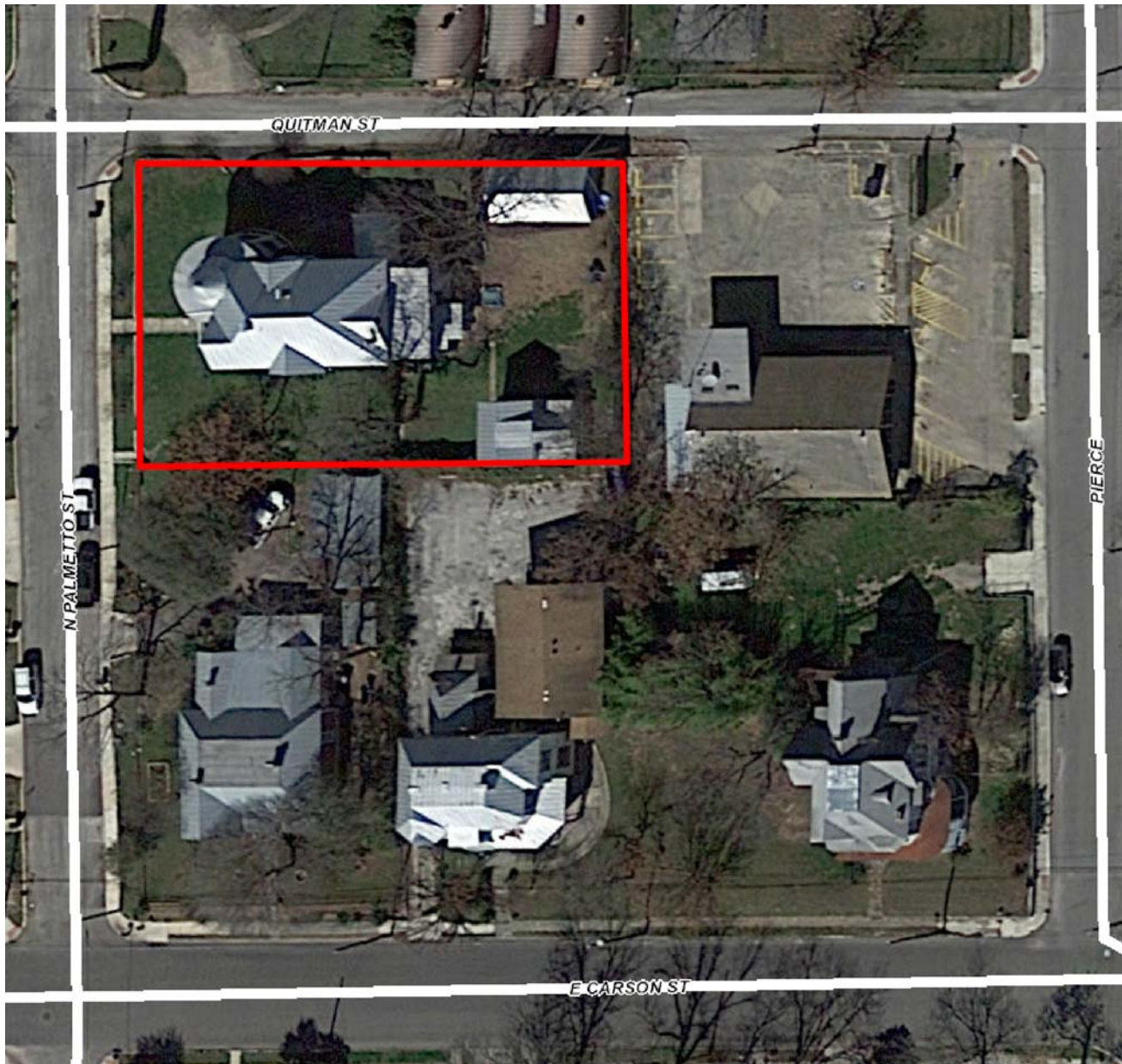
- a. The structure at 1814 N Palmetto was constructed circa 1915 in the Victorian style and is a contributing structure to the Government Hill Historic District. The structure features hip, gable, and turret roofs with a standing seam metal as the roofing material, wood windows and siding, Corinthian columns, and a wraparound porch on the first and second floors.
- b. FENCE – The applicant has proposed to install approximately 190 linear foot predominantly open cedar picket fence in the front yard. The height of the proposed fence is scalloped, ranging from 33 inches to 43 inches. Posts will be topped with ball finials. The fence will be painted white. The Guidelines for Site Elements 5.2.B.i notes that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character and that the design of fence should respond to the design and materials of the house or main structure. Guidelines 5.2.B.iii limit the height of new fences and walls within the front yard to a maximum of four feet. Staff finds the proposed fence appropriate.

RECOMMENDATION:

Staff recommends final approval of the proposed fence based on finding b.

CASE MANAGER:

Huy Pham



1814 N Palmetto

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Bullis House Inn

San Antonio
International Hostel

United States
Postal Service

1814 North Palmetto

Oxford House-Carson

Word Christian Ministry
Community Church

1814 N. Palmetto Ave.
Proposed Cedar Fence Specifications

- Panels are 8 LF each, scalloped
- Traditional picket, cedar wood
- Height varies from 33" to 43"
- Square posts with ball finials





PROPOSED CEDAR
PICKET FENCE
(190 LF)

QUITMAN AVE.

N. PALMETTO AVE.

(1814 N. PALMETTO)

