

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-419
ADDRESS: 403 N PALMETTO
LEGAL DESCRIPTION: NCB 1372 BLK 4 LOT S 42 FT OF 38
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Sandi Wolff/WOLFF KEVIN A & SANDRA J
OWNER: Sandi Wolff/WOLFF KEVIN A & SANDRA J
TYPE OF WORK: Front yard fence
APPLICATION RECEIVED: September 01, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 42-inch tall front yard wood picket fence.

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 primary structure at 403 N Palmetto was constructed circa 2017 and features contemporary interpretations of Folk Victorian elements found on the historic structures within the Dignowity Hill Historic District.
- b. FENCE – The applicant has proposed to install a 42-inch tall Gothic picket wooden front yard fence to wrap around the front yard including a pedestrian gate.
- c. FENCE DESIGN – The applicant has proposed to install a Gothic picket wooden fence, matching the fence design in the submitted example photo. Per the Guidelines for Site Elements 2.B.i., 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 fence should respond to the design and materials of the house or main structure. Staff finds that a Gothic picket wooden is consistent with the Guidelines and appropriate within the district.
- d. FENCE LOCATION – The applicant has proposed to install the fence around the front and side property lines to meet the existing rear privacy fence. Per the Guidelines for Site Elements 2.B.ii., applicants should 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 walls should not be introduced within historic districts that have not historically had them.

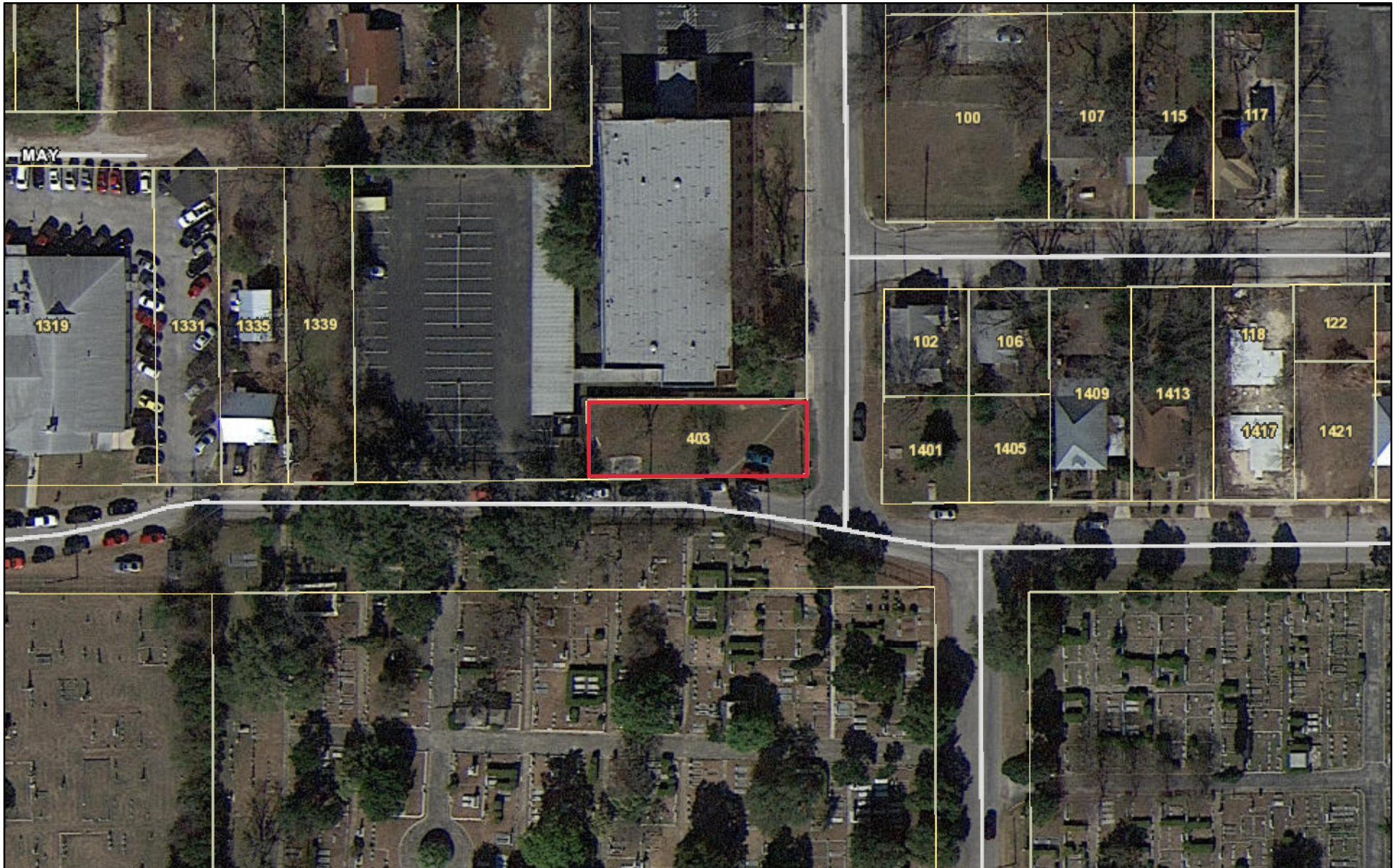
Staff finds that fences are found on N Palmetto on similar properties and within the Dignowity Hill Historic District.

- e. FENCE HEIGHT – The applicant has proposed to install a fence with a height of 42-inches. Per the Guidelines for Site Elements 2.B.iii., applicants should 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. Staff finds the proposed height is consistent with the Guidelines

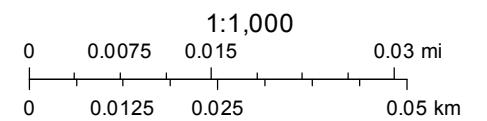
RECOMMENDATION:

Staff recommends approved as submitted based on the findings.

403 N Palmetto



September 30, 2020





Housing Authority
of Bexar County

403 North Palmetto

Canton

Canton

Canton

Canton

E Crockett St

E Crockett St

N Palmetto

N Palmetto

E Crockett St

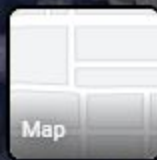
E Crockett St

E Crockett St

N Palmetto

St James

Google





Housing Authority
of Bexar County

403 North Palmetto

N Palmetto

E Coker St

Google

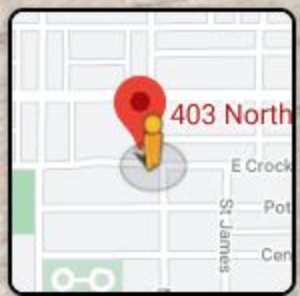


400 N Palmetto

San Antonio, Texas



Street View



Google

Current Condition Photos



View from Southeast



Front View



View from Northeast



View of South side yard to existing fence

Dignowity Hill Architectural Photos



Existing neighborhood fence example 1



Existing neighborhood fence example 2



Existing neighborhood fence example 3

Materials Specifications

Wood picket fence, approximately 82 total linear feet with single pass gate over existing front walkway.

Material to be used, Red Cedar fence picket with Gothic tab-style top.

Dimensions of pickets: 3.5 inches wide by 3.5 feet tall.



Installation example



Wood picket (to be painted ivory)

Plans with New Fence Proposal

