

HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

HDRC CASE NO: 2021-578
ADDRESS: 817 N PALMETTO
LEGAL DESCRIPTION: NCB 1658 BLK F LOT 5
ZONING: R-5
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Taylor Hagler
OWNER: Taylor Hagler
TYPE OF WORK: Fencing
APPLICATION RECEIVED: November 02, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace an existing chain link fence in the front yard with a horizontal wood fence.
2. Replace an existing chain link fence in the side/rear yard with a wood privacy 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 817 N Palmetto is an example of Folk Victorian architecture with a full front porch, wood siding, and a T-shaped footprint. It is contributing to the Dignowity Hill Historic District.

b. FRONT FENCE REPLACEMENT – The applicant is requesting to replace the existing chain link fence in the front yard with a horizontally oriented wood fence, 4-feet in height. The Historic Design Guidelines for Site Elements, B.i., note that new fences should appear like those used historically within the district in terms of their scale, transparency, and character. Design of the new fence should respond to the design and materials of the house or main structure. The proposed fence design is atypical and not commonly seen throughout the district. Staff finds that the fence design be consistent with the Historic Design Guidelines; such designs and materials include decorative wrought iron and traditional wood pickets.

c. FRONT VEHICLE GATE – The applicant is requesting to install a vehicle gate across the front of the property. There is currently not a driveway on the property and the applicant has not indicated whether one will be installed at this time. Per the site plan the distance from the south property line and the south elevation of the primary structure is approximately 12-feet and there is also a tree and HVAC unit on this side of the house. According to the Historic Design Guidelines for Site Elements, vehicle gates across the front of the property may be considered when atypical conditions exist such as a driveway no wider than 10-feet. Although a driveway is not currently proposed, staff finds that the existing site conditions could limit the installation of a functional driveway gate located behind the front façade of the house.

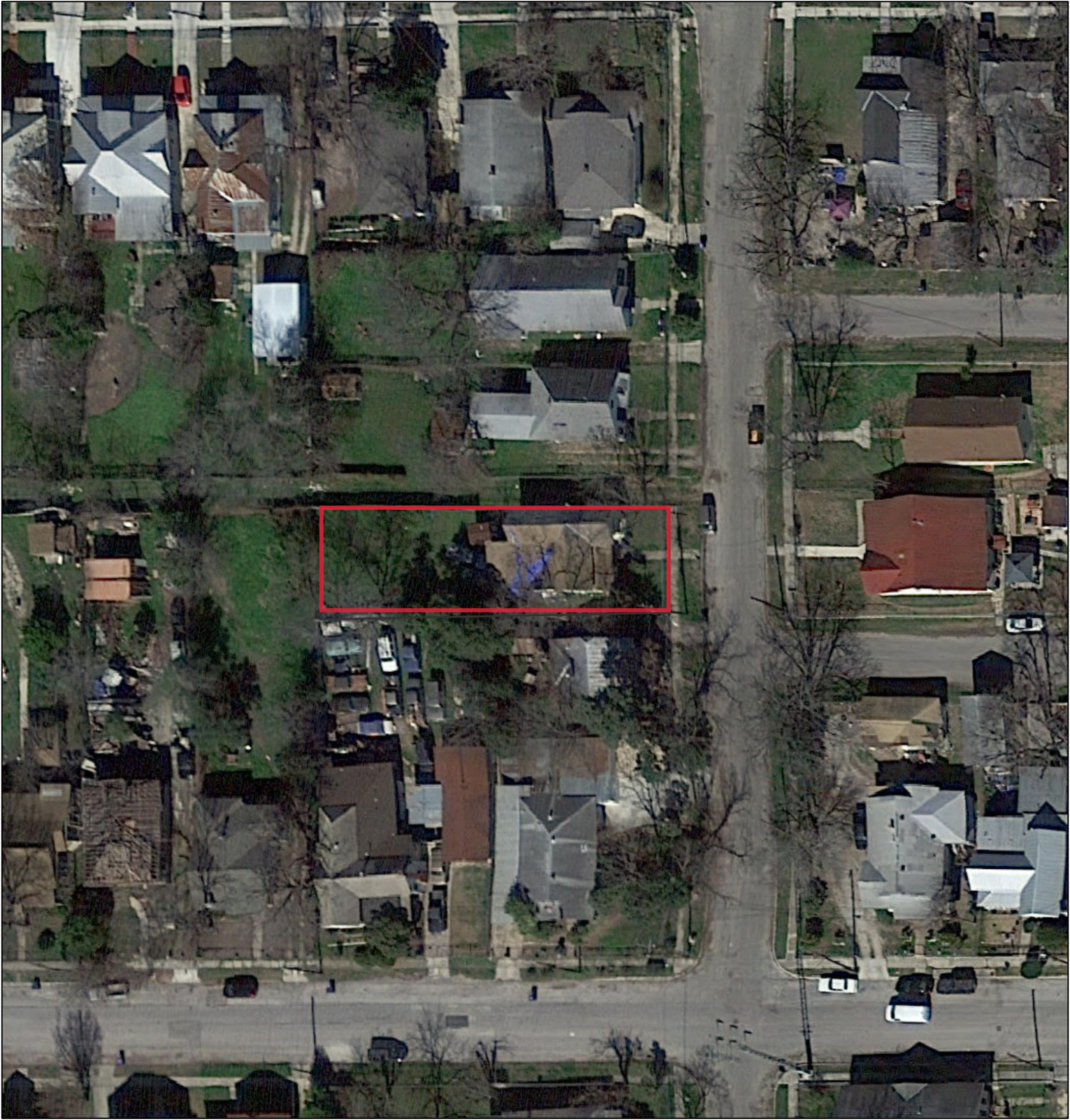
d. SIDE FENCE REPLACEMENT – The application is requesting to replace the existing chain link fence in the side yard with a 6-foot-tall wood privacy fence to match the existing privacy fence that is currently in place near the alley. Staff finds this to be consistent with the Historic Design Guidelines.

RECOMMENDATION:

Staff recommends approval with the following stipulations:

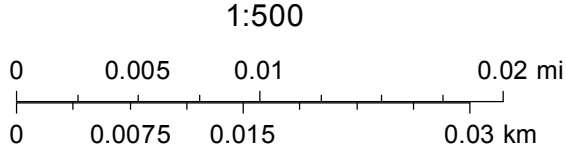
- i. That the proposed front yard fence design feature traditional vertical wood pickets or black wrought iron to be consistent with the guidelines.
- ii. That the applicant provides an updated fence design to staff for review prior to receiving a COA.

City of San Antonio One Stop



November 19, 2021

—— User drawn lines





















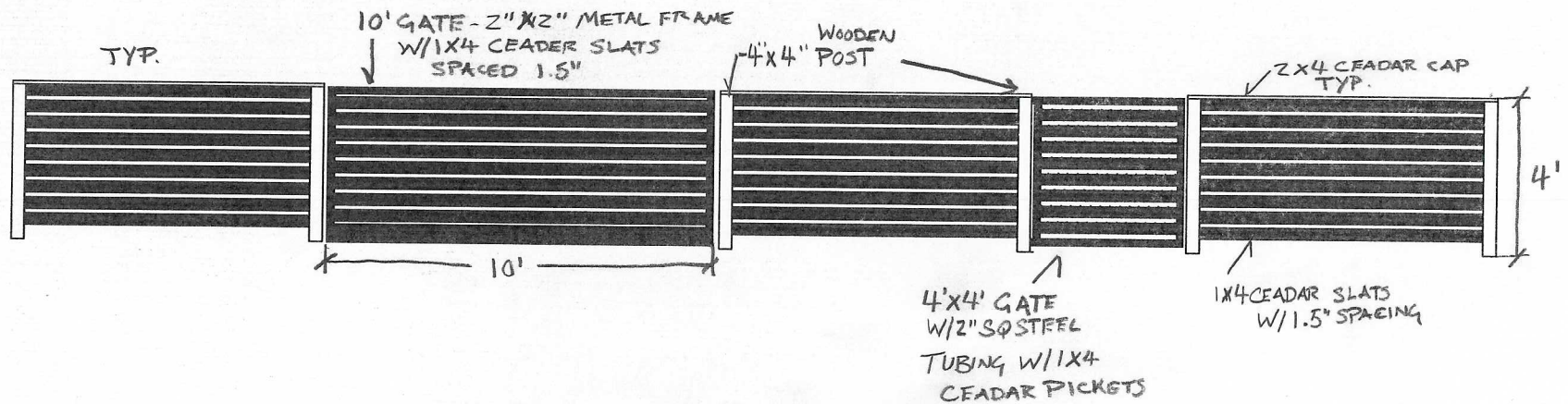
817 N. PALMETTO AVE. - FRONT FENCE LINE

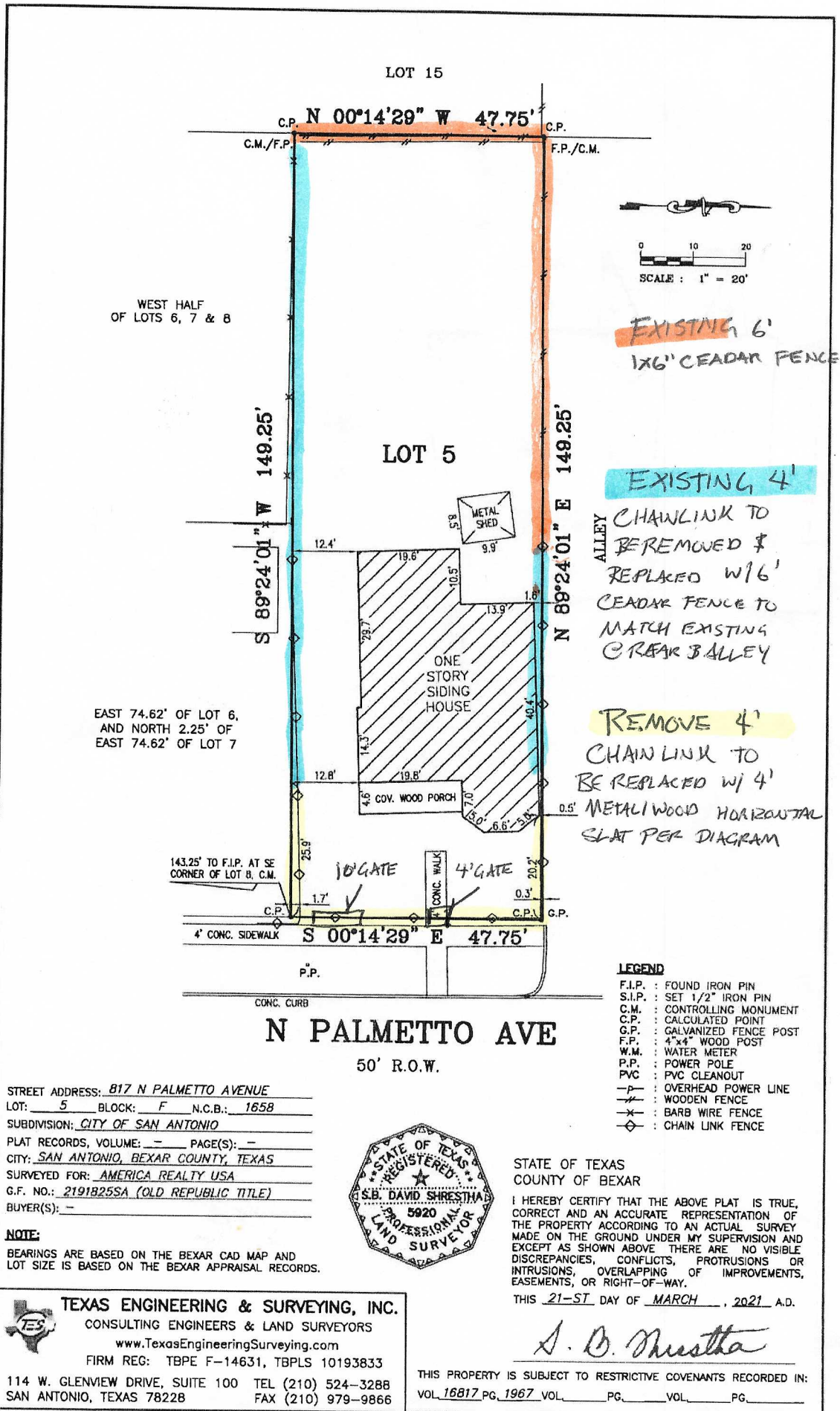
APP21-31801315

TAYLOR HAGLER

GATE - 2"x2" METAL GATE FRAMES - PAINTED BLACK

FENCE - 4' TALL SET WITH 4x4" WOODEN POSTS W/ 1"x4"x6' CEDAR SLATS W/ 1.5" SPACING
W/ CLEAR/NATURAL STAIN • W/ 2x4 TOP CAP







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