

# HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2015

Agenda Item No: 17

**HDRC CASE NO:** 2015-287  
**ADDRESS:** 821 N PINE ST  
**LEGAL DESCRIPTION:** NCB 540 BLK 11 LOT C & D ARB A4 & A5  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Porter Dillard/Dillard Architect Group  
**OWNER:** Tony Gradney  
**TYPE OF WORK:** Install rear yard wall and replace front yard fence  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a rear yard wall and replace an existing chainlink front yard fence with 5'8" tall wrought iron fence.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 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.

#### 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.

*Unified Development Code Sec. 35-514 Fences*

#### (a) General

- (5) If the subject property is within a historic district, corridor overlay or a neighborhood conservation district the director of planning and community development must make a finding of compliance and compatibility with the provisions of the historic, corridor and/or neighborhood conservation district prior to issuance of a building permit for any fence.

#### (c) Fence Design

- (1) No fence or wall, other than the wall of a permitted structure, shall be erected or altered in any front yard (that area which lies between the front lot line and that of the nearest principal structure) to exceed a height of four (4) feet with the fence or wall to be so constructed that vision will not be obscured above a height of three (3) feet.

Except as otherwise permitted in this chapter no fence or wall, other than the wall of a permitted structure, shall be erected or altered in any side or rear yard to exceed a height of six (6) feet. This subsection shall not apply to fences erected as required by chapter 16, article VII of this Code (Salvage Yards and Auto Dismantlers), or in [section 35-510](#) of this chapter.

**Table of Heights**  
**Maximum Permitted Fence Heights**

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family Use	3'0" solid fence 4'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"

**FINDINGS:**

- Consistent with the Guidelines for Site Elements, new fences and walls should appear similar to those used historically within the district in terms of scale, transparency and character. The proposed wrought iron fence matches other fences used historically within the Dignowity Hill Historic District and is consistent with the guidelines.
- According to the Guidelines for Site Elements, installation of front yard fences is dependent on conditions within a specific historic district and new front yard fences should not be installed in locations where one did not historically exist. Front yard fences are commonly found within the Dignowity Hill Historic District and the property currently has a chainlink fence. Replacement with a new wrought iron fence is in keeping with the guidelines.
- As recommended by the Guidelines for Site Elements, front yard fences should be limited to 4 ft. In addition, according to Section 35-514 of the Unified Development Code the maximum allowable height of a front yard fence is 4ft. Additional height may be considered if a taller fence was found historically. Front yard fences in residential properties within the Dignowity Hill are typically no taller than 4 ft. The proposed fence is not consistent with the guidelines. In addition, the proposed fence will exceed the UDC allowable height, and if approved by the HDRC, its construction may require a variance.
- Consistent with the Guidelines for Site Elements, new fences or walls should be constructed of materials similar to fence materials historically used in the district. The proposed exposed concrete masonry unit (CMU) fence is a prohibited material and is not consistent with the guidelines. A wrought iron or wood fence would be more appropriate.
- According to the Guidelines for Site Elements, privacy fences should be set back from the front façade of the building, rather than aligning with the front façade of the structure to reduce their visual prominence. The proposed fence will align with the southern side of the front of the house and is not consistent with the guidelines.

**RECOMMENDATION:**

Staff does not recommend approval based on findings a-e. Staff recommends the following:

- Installation of a wrought iron front yard fence no taller than 4ft.
- Set back privacy fence behind the front façade of the main structure
- Privacy fence is wood or wrought iron and no taller than 6ft.

If the HDRC approves the request with these recommendations, the applicant shall submit revised drawings prior to the issuance of a Certificate of Appropriateness.

**CASE COMMENTS:**

A stop work order was issued on Thursday, July 2, for the installation of a front yard fence without a Certificate of Appropriateness. All applicable fees have been paid.

**CASE MANAGER:**

Adriana Ziga



**821 N Pine**

**Powered by ArcGIS Server**

Printed: Jul 06, 2015

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Dillard Architect Group

HISTORIC & DESIGN REVIEW COMMISSION – APPLICATION – (3<sup>rd</sup> Amendment)

## ADD-3 / EXISTING APPROVED HDRC WORK UNDERWAY

Gradney Residence – Historical House Restoration – Dignowity Hill

821 N. Pine St., San Antonio, Texas

Architect's Project No. 2013-05

### HISTORY/BACKGROUND:

The house was built in 1912 by Ferdinand and Clara Staffel (listed in the San Antonio City Directory 1913 as occupants). The original address of the house was 819 N. Pine St. Staffel immigrated from Germany to the US in 1884, initially landing in New York, New York. Staffel came to San Antonio, Texas in 1886 and started a business making poultry feed (re: The Century in Southwest Texas). The house was owned and occupied by a Staffel family member until 1968. Terrill and Gerry Solcher acquired the house in 1970 and sold the house to Elfreddie and Tina Lee in 1970. After the fire in 2013, Tina Lee sold the house to the current owner - Tony Gradney, August 12, 2013. (research assistance provided by San Antonio Conservation Society – Beth Standifird & Elizabeth Pople)

### DESCRIPTION OF CURRENT STRUCTURE:

The original house is a 100% wood frame structure with ship lap wood exterior siding all around and brick chimneys on the left and right sides of the house. The house features wood trim at the corners and extensive wood trim/detailing at the roof architrave, freize and cornice/fascia levels – much of which remains in good condition. The house is characterized as Southern Colonial style architecture with a symmetrical front elevation featuring a stair in the middle leading from the walk to the 1st floor front porch, large 2 story classic columns, a broad porch at the 1<sup>st</sup> and 2<sup>nd</sup> floor levels and separate 2<sup>nd</sup> floor porches on the left and right side of the house. The classic columns are two (2) story Ionic wood columns topped by Ionic Crowns at the roof/entablature. The entire roof/attic area and rear of the house were destroyed by fire. Based on photos, the roof featured a gable dormer over the 2<sup>nd</sup> floor front porch, leftside porch, rightside porche and at the rear, all framing into a hip roof covering the main perimeter of the house. There is a driveway on the right side of the site extending to the backyard. The 2<sup>nd</sup> story porch on the right serves as a port-a-coushere over the driveway with a side entry door and several steps leading directly into the house.

### DESCRIPTION OF OWNER'S INTENT AND WORK TO BE PRESERVED AND RESTORED:

The owner intends to preserve and return the house exterior to the original character. Much of the exterior excluding the areas damaged by fire were found to be in restorable condition. The project estimates approximately 1/3 of the exterior will have to be reconstructed using materials of the same type and size as currently/previously existed on the house. The project will remove those portions of original exterior wood siding, trim and wood framing/structure damaged by fire. Wood siding and trim in good condition will be carefully removed from the damaged wood framing and salvaged for reuse. The columns and capitals were found to be in extremely good condition. Much of the wood porch decking and beaded board porch ceiling will be will be reused.

### DESCRIPTION OF WORK TO BE RECONSTRUCTED:

The owner seeks to add space to the interior of the house using the 2<sup>nd</sup> floor right side porch for needed bathroom space. The 2<sup>nd</sup> floor porch at this location will be enclosed and finished out with exterior wood siding matching the siding used on the remaining structure and the Ionic columns and capital on the exterior will be maintained. There were no photos of the rear of the house. As the rear was totally removed by the fire, the project will maintain the character as exist on the remaining portions of the house. The project will seek to brighten the interior at the rear of the house by incorporating multiple windows of the same design as exist on the remainder of the house. A 1<sup>st</sup> floor rear porch with sloped roof will be incorporated to extend across the back of the new rear wall and meet the leftside 1<sup>st</sup> floor porch. The hip roof over the house and gable dormers over the porches will be reconstructed in the configuration as originally existed based on the photos with composition roof shingles for the finish.



















# EXISTING NEIGHBORS PROPERTIES FENCES



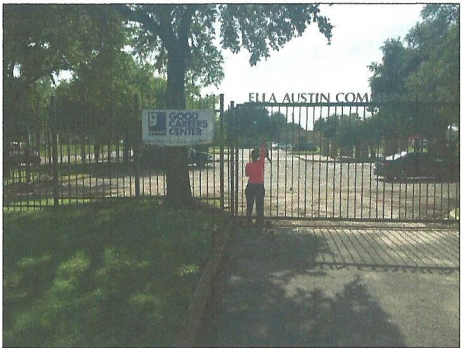
NEIGHBOR 901 N. PINE 5'-0" WROUGHT IRON FENCE



NEIGHBOR 904 N. PINE 6'-0" WROUGHT IRON FENCE



NEIGHBOR 910 N. PINE 6'-0" CHAIN LINK FENCE



1023 N. PINE 9'-0" WROUGHT IRON FENCE



1008 BURNETT 5'-0" WROUGHT IRON FENCE



1015 BURNETT 5'-0" WROUGHT IRON FENCE



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dillardarch@aol.net

Scale:

CONTRACTOR NOTE:  
All dimensions, measurements, or quantities shown on this drawing shall be verified by the contractor. The architect is not responsible for any errors or omissions in the field or in the office. The architect is not responsible for any errors or omissions in the field or in the office. The architect is not responsible for any errors or omissions in the field or in the office.

**GRADNEY RESIDENCE**

821 NORTH PINE ST  
SAN ANTONIO, TX 78202

No.:	Revision/Issue:	Date:

Sheet Name:  
**DETAILS**

Drawn By:	Date:	Sheet No.:
JS	07/02/15	A3.0
Checked By:		
Project No.:		Sheet: 01

**EXHIBIT "C"**



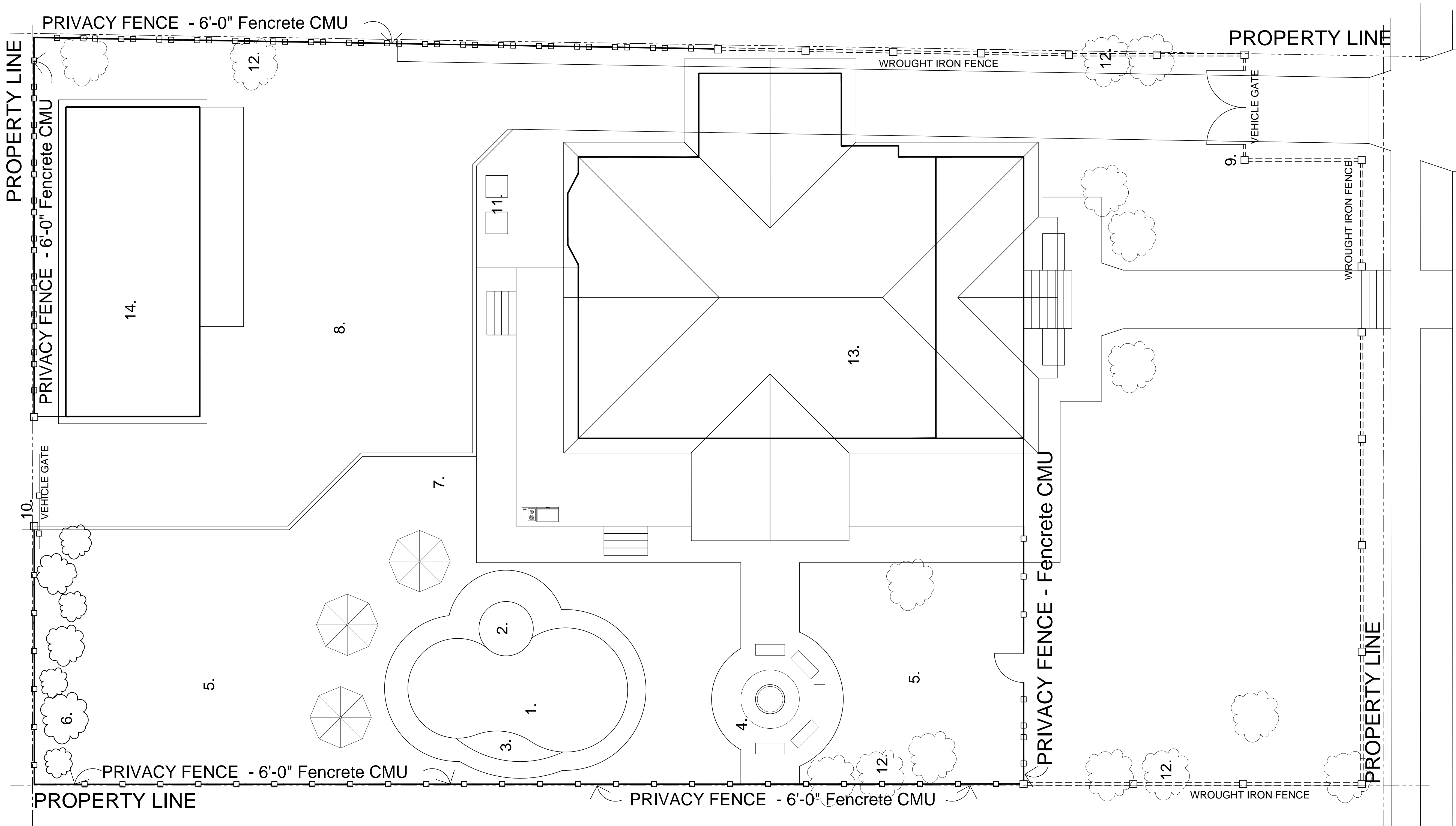


EXHIBIT "A"



Dillard Architect Group  
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dillarchgrp@att.net

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Project Name and Address

No.:	Revision/Issue:	Date:

Sheet Name:

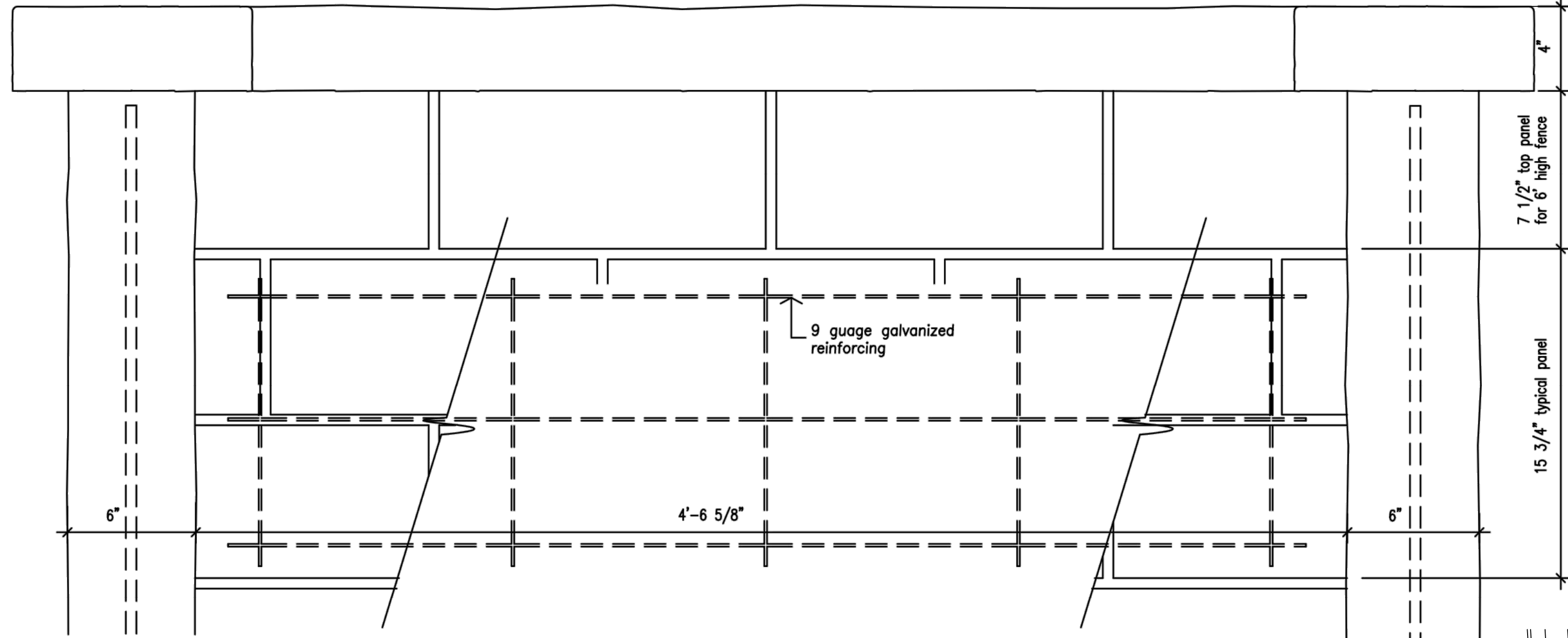
SITE PLAN

Drawn By:	JS	Date:	06/23/15	Sheet No.:	A1.0
Checked By:					
Sheet Date:					
Project No.:				Sheet:	Of:





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Partial Fence Elevation

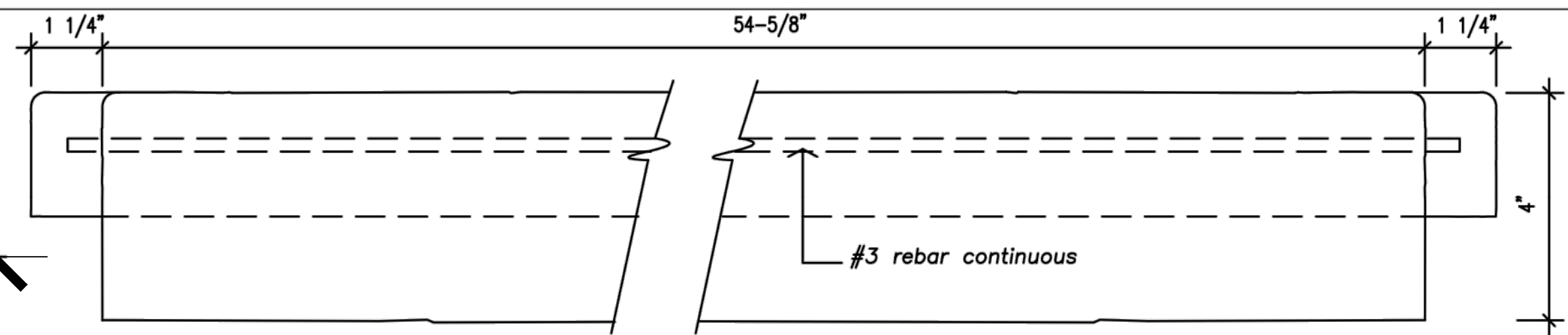
scale: 1-1/2" = 1'-0"



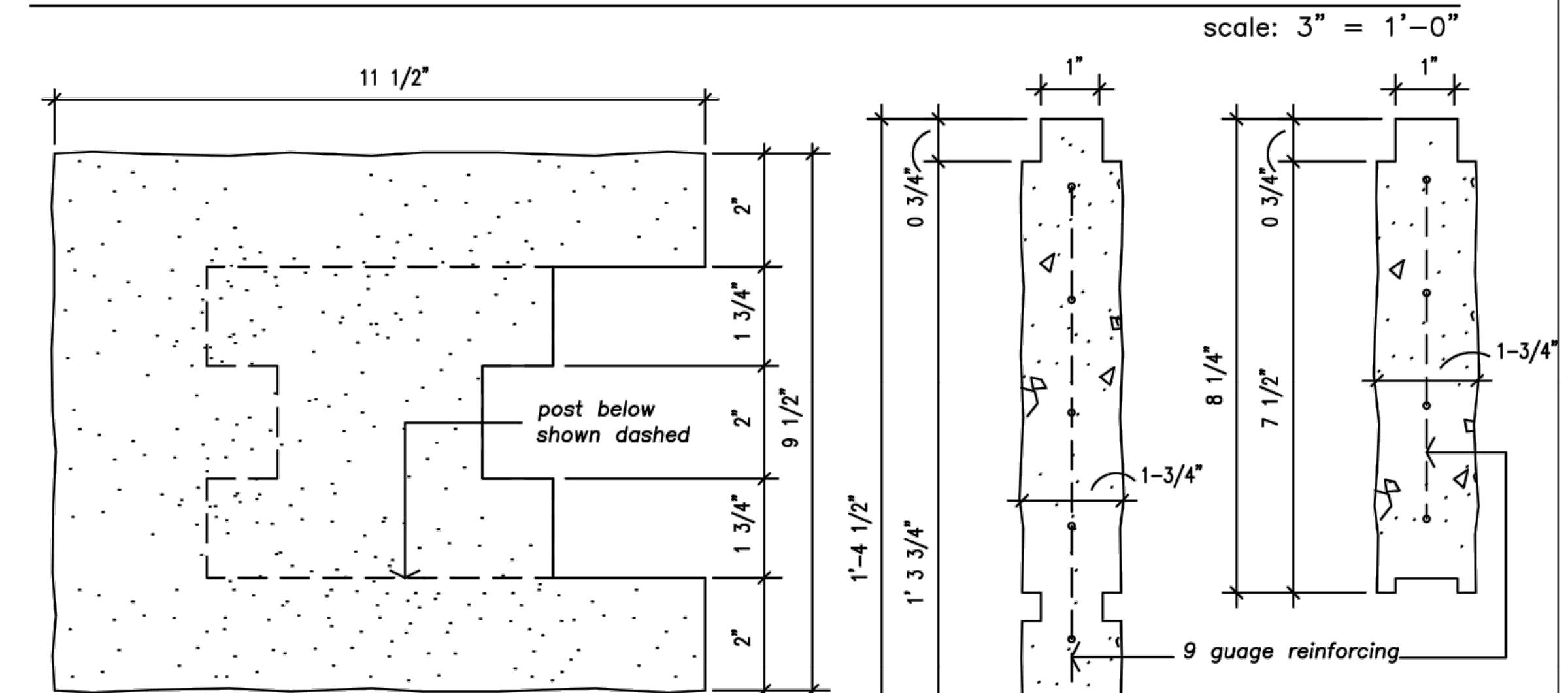
Split-face Block Look Concrete Fence

12" - 18" diameter footing  
3000 p.s.i. concrete, depth varies  
according to local soil conditions

Post Reinforcing:  
6' high fence:  
2 each #4 rebars  
8' high fence:  
4 each #4 rebars

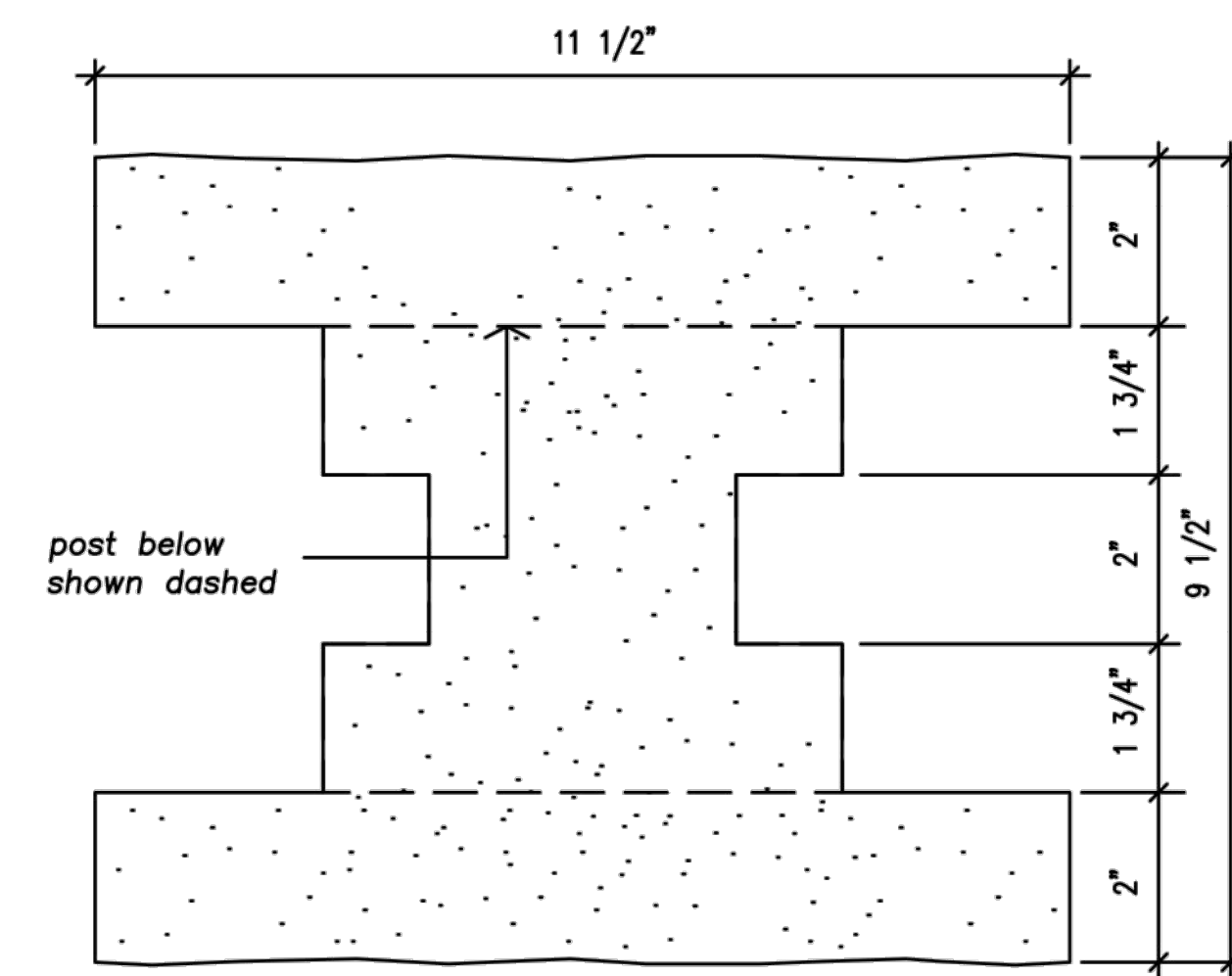


Caprail Elevation



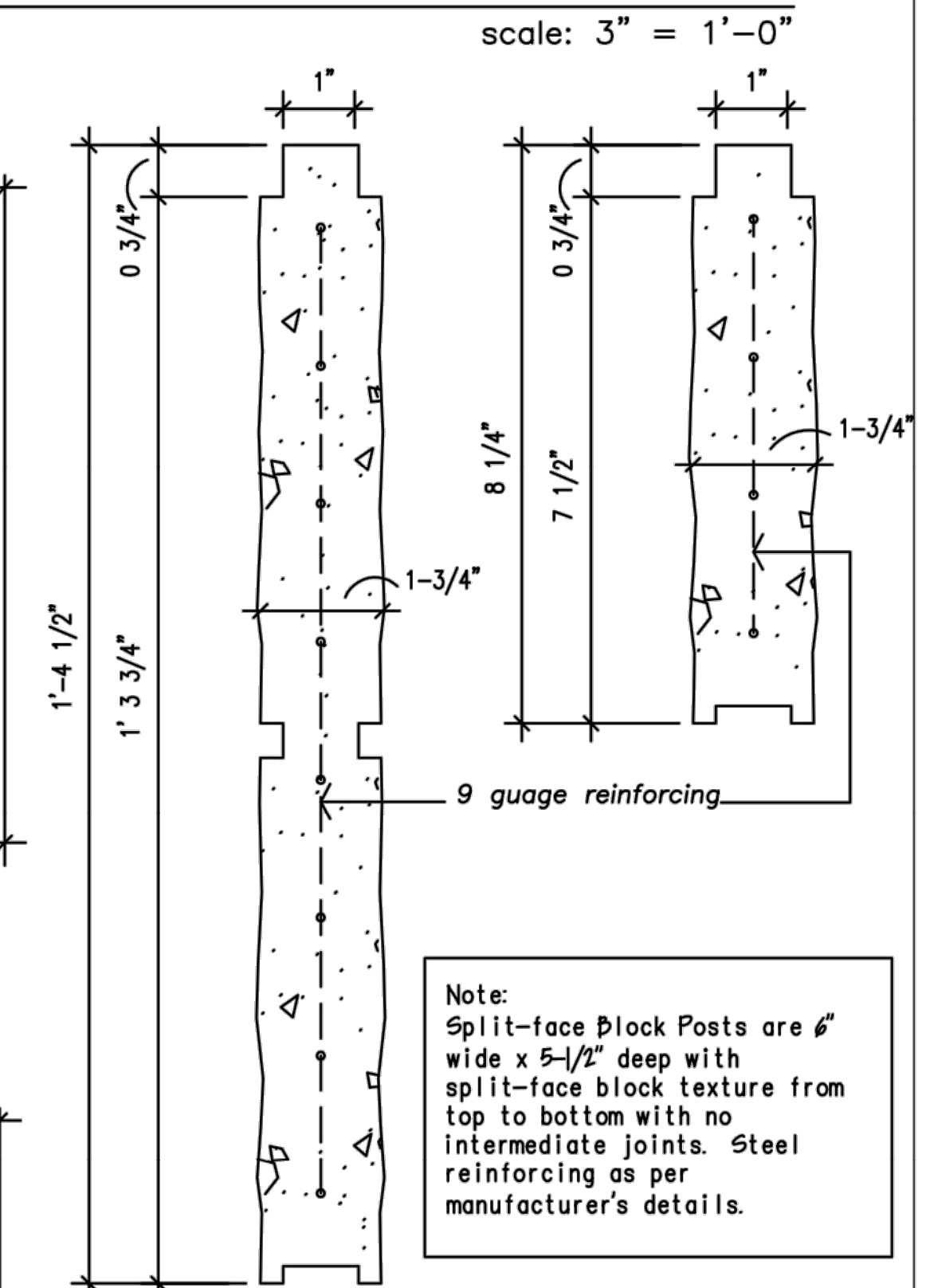
Stop Post Cap

scale: 3" = 1'-0"



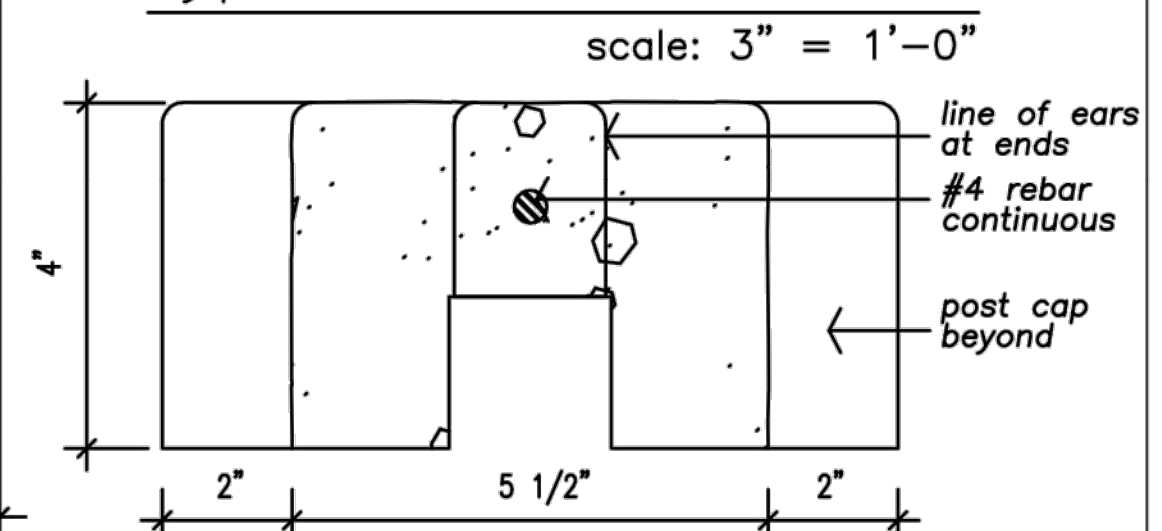
Running Post Cap

scale: 3" = 1'-0"



Typical Panel Sections

Note:  
Split-face Block Posts are 6"  
wide x 5-1/2" deep with  
split-face block texture from  
top to bottom with no  
intermediate joints. Steel  
reinforcing as per  
manufacturer's details.



Caprail Section

scale: 3" = 1'-0"

notes:

1. The column height can be from 0 to a maximum of 10'-0". Additional heights are available upon special order.
2. All fence concrete shall be 5000 p.s.i.
3. All reinforcement shall be A.S.T.M. 615 grade 60. Special reinforcement is available upon special order.
4. Concrete Footing: 12" - 18" diameter, 3,000 p.s.i. concrete, depth varies according to local soil conditions.
5. Split-face Block look panels can be provided in a variety of colors.
6. Texture: All exposed sides have split-face block-like texture.
7. Gates: Shall have additional steel supports adjacent to concrete columns.
8. All steel reinforcement is prewelded with steel spacers so as to allow for maximum concrete coverage.
9. A special silicone sealant is used to lock the caprail and post caps in place. This sealant requires special tools for removal.

We reserve the right to alter the design or specifications without incurring any obligation, all rights reserved.  
Fencecrete America, Limited



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GRADNEY RESIDENCE

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SAN ANTONIO, TX 78202

Project Name and Address

No.	Revision/Issue	Date

Sheet Name:

DETAILS

Drawn By:	JS	Date:	06/23/15	Sheet No.:	A2.0
Checked By:					
Sheet Date:					
Project No.:				Sheet:	Of:

EXHIBIT "B"