

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 13

HDRC CASE NO: 2016-333
ADDRESS: 1018 E GRAYSON ST
LEGAL DESCRIPTION: NCB 993 BLK 3 LOT 8,9, 10 & SW 48.68 FT OF 11
ZONING: O2 H HS
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
LANDMARK: St Paul's Episcopal Church
APPLICANT: Jack Peterson
OWNER: St Paul's Episcopal Church
TYPE OF WORK: Stone wall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 4-foot tall stone wall along Grayson Street setback 19' from the front property line.

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.
- ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

FINDINGS:

- a. The church located at 1018 E Grayson is in the Government Hill Historic District, which was designated 4/11/2016.
- b. There is existing lawn area, a monument sign with a stone base, and a courtyard with benches, flagstone and green ivy ground cover. The applicant is proposing to install a 4' rough cut stone wall. There will be two portions, both 31' long and with 5' tall and 1' thick end caps. According to the Guidelines for Site Elements 2.B., new fences should appear similar to the historic structure in terms of scale, transparent, location, height and character. Staff made a site visit August 8, 2016, and found the location, material, and height appropriate for the district and site. Staff finds the proposed front yard wall appropriate and consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 10, 2016

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100 South 1st Street
St. Paul, MN 55101
(612) 224-1234
www.stpauls.org





St Paul's
Episcopal Church



St Paul's Episcopal
Montessori

Willow St

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E Grayson St

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St Paul's
Episcopal Church

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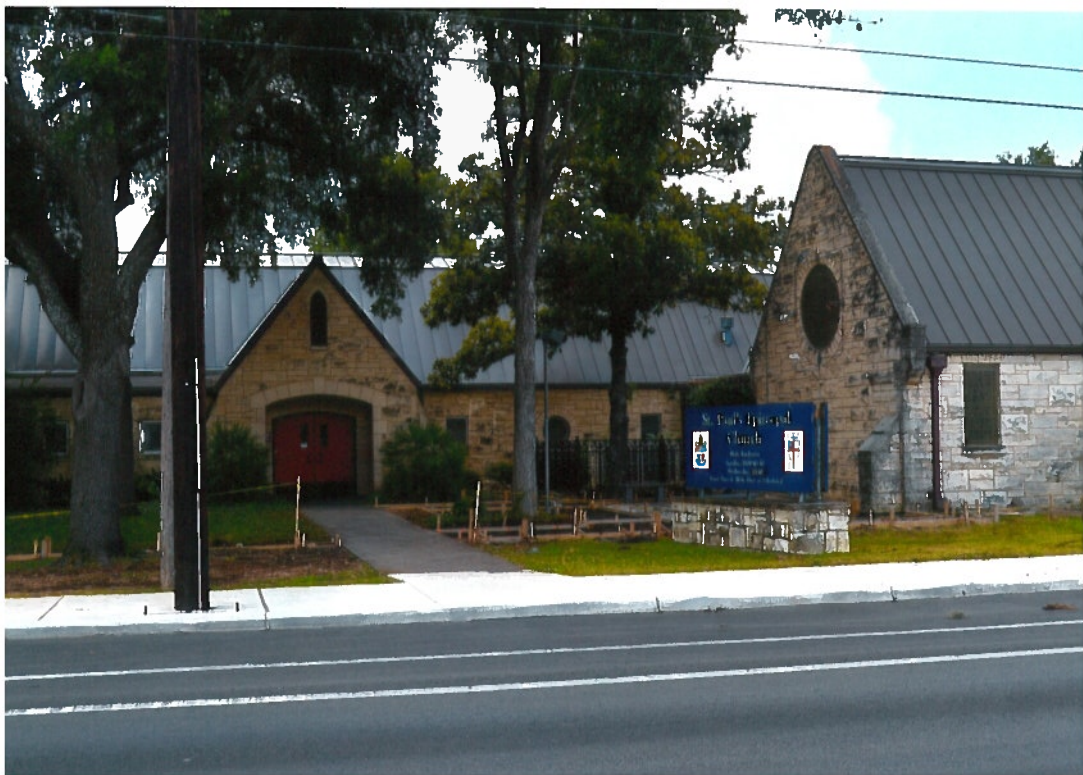
E Grayson St

Rd 31

Staff Post Rd

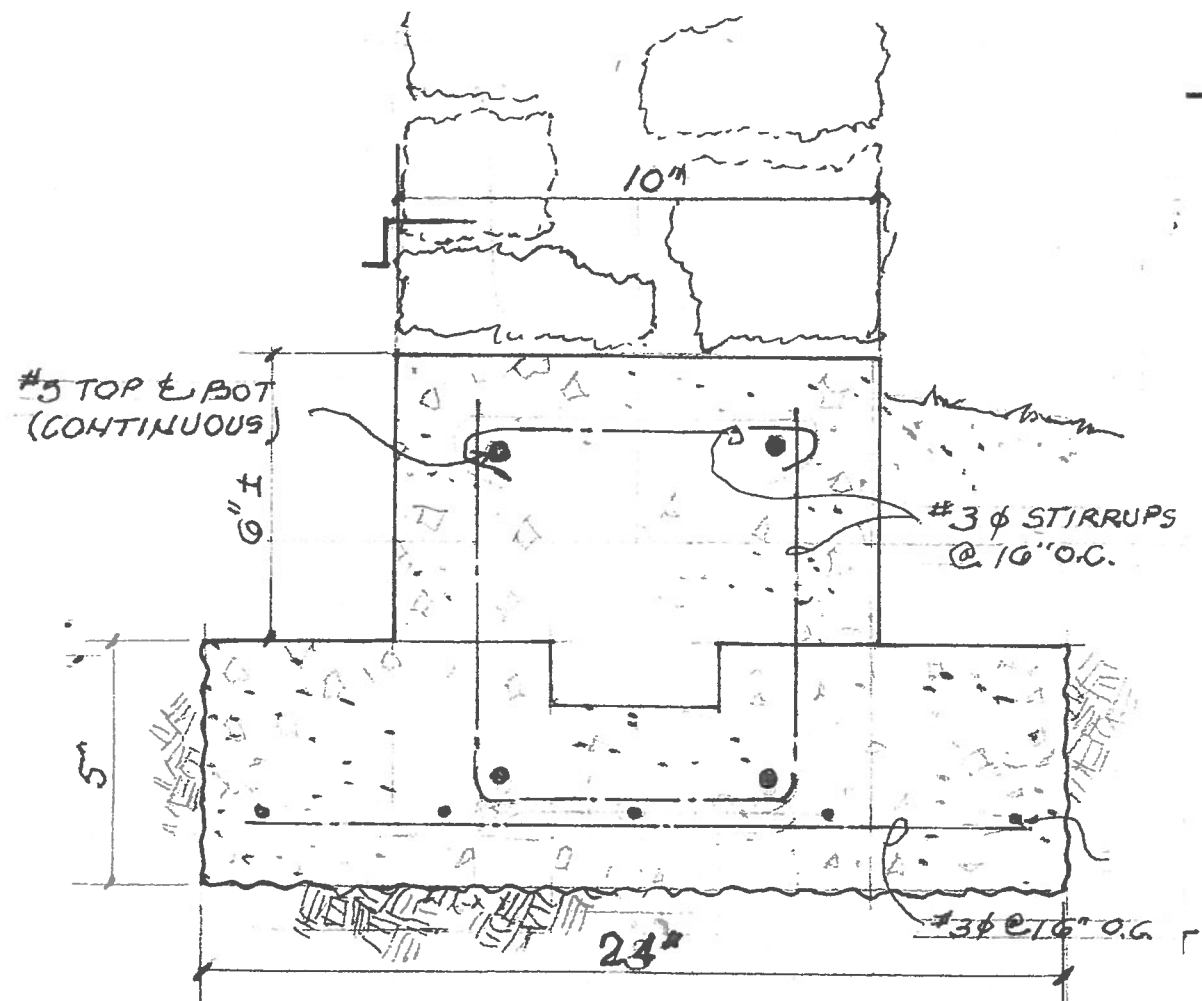
Rd 31

Staff Post Rd





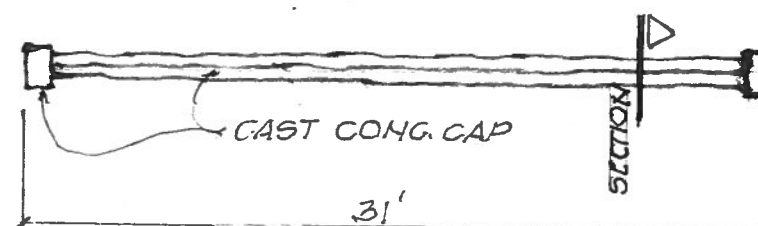




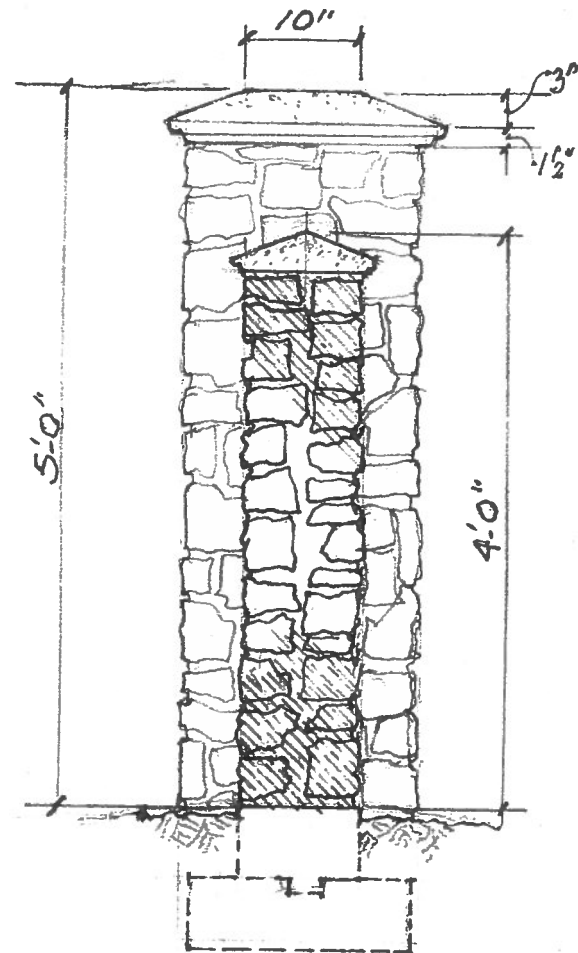
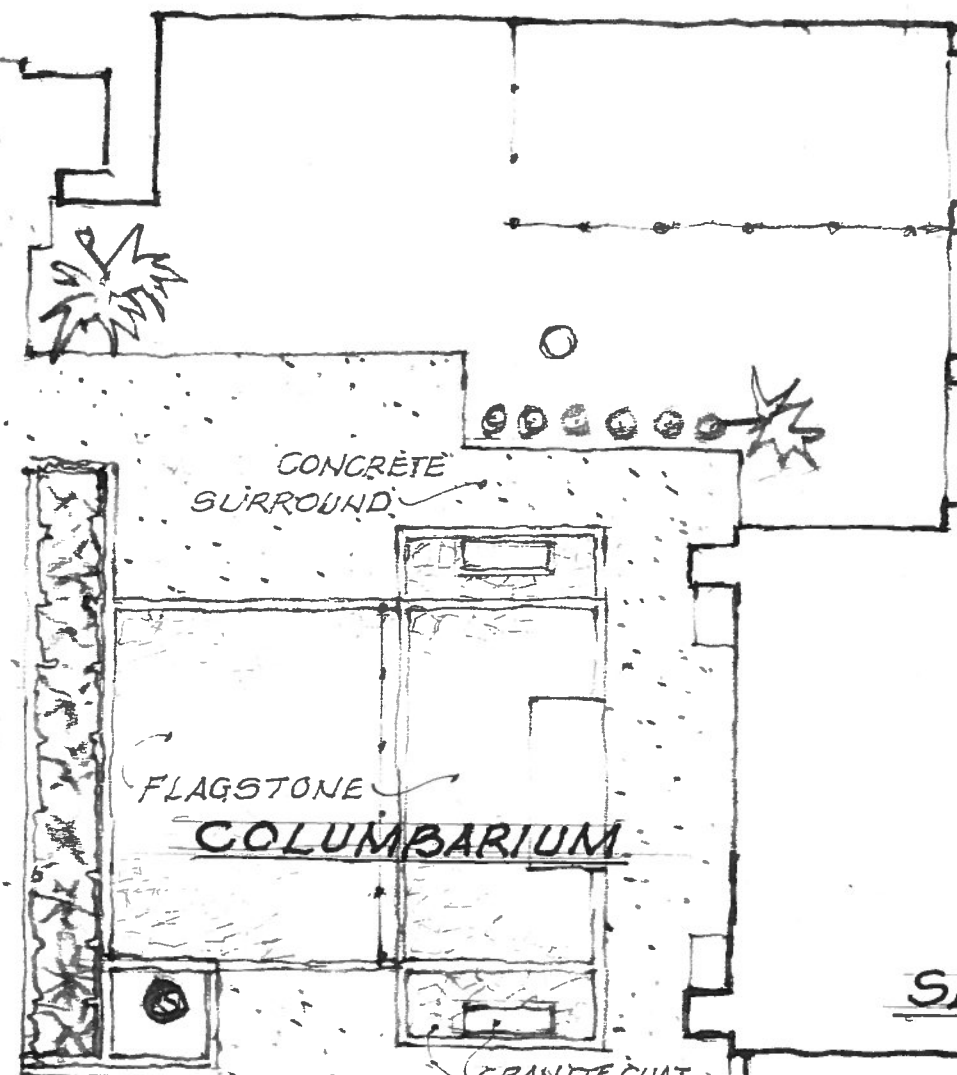
SECTION THRU WALL FOOTING

ST. PAUL'S EPISCOPAL CHURCH
1018 EAST GRAYSON ST.
SAN ANTONIO, TX.

COLUMBARIUM WALL AND SIDEWALKS



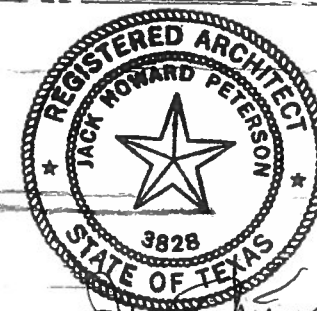
EXISTING SIDEWALK



SECTION THROUGH WALL

4' HIGH STONE WALL (STONE TO MATCH EXISTG)

PROPERTY LINE



(210) 225-7800
JACK PETERSON
 ARCHITECT
 5/8/16

GRAYSON STREET