

## HISTORIC AND DESIGN REVIEW COMMISSION

May 02, 2018

**HDRC CASE NO:** 2018-179  
**ADDRESS:** 514 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1370 BLK 2 LOT 6  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Aaron Retersdorf  
**OWNER:** Aaron Retersdorf  
**TYPE OF WORK:** Front yard fencing  
**APPLICATION RECEIVED:** April 9, 2018  
**60-DAY REVIEW:** June 8, 2018  
**REQUEST:**

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

### APPLICABLE CITATIONS:

5. Guidelines for Site Elements

#### 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 historic structure at 514 N Pine was constructed circa 1930 in the Craftsman style. The structure is a one-story, single-family residential structure featuring a covered porch with wood railing, columns, and deck, and a stuccoed chimney on the front facade.
- b. FENCE LOCATION - The applicant has proposed to install a wood picket fence to span the width of the property, including a gate spanning across the driveway. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While staff finds that a fence was not currently present on this property, fences are found on N Pine and within the Dignowity Hill Historic District.
- c. FENCE DESIGN - According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in relation to scale, transparency, and character. Staff finds that the proposed painted wood picket fence is appropriate for Craftsman architectural style and on this block.

### RECOMMENDATION:

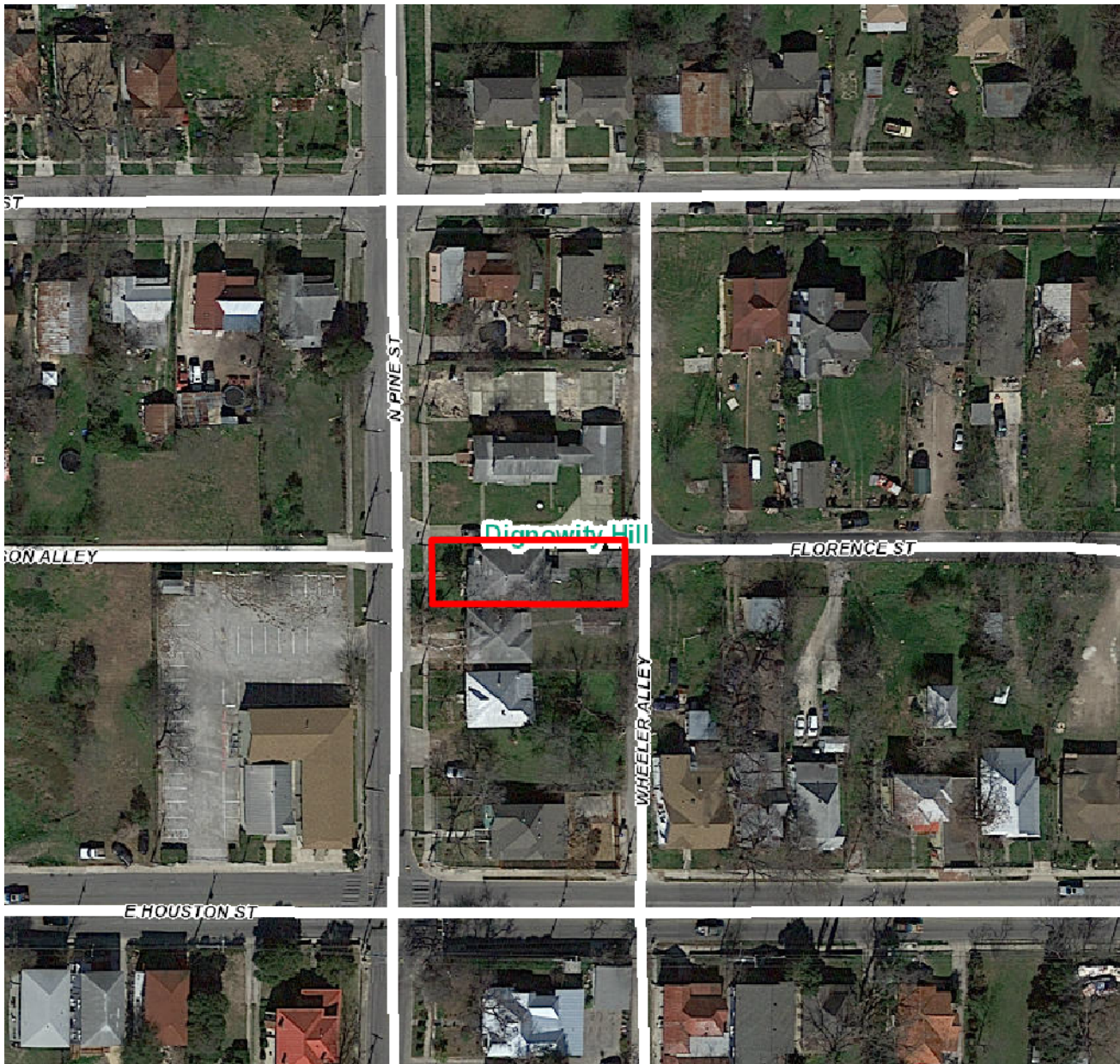
Staff recommends approval based on finding b and c with the following stipulations that no portion of the fence exceed four feet in height.

**CASE MANAGER:**

Huy Pham

**CASE COMMENT:**

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.



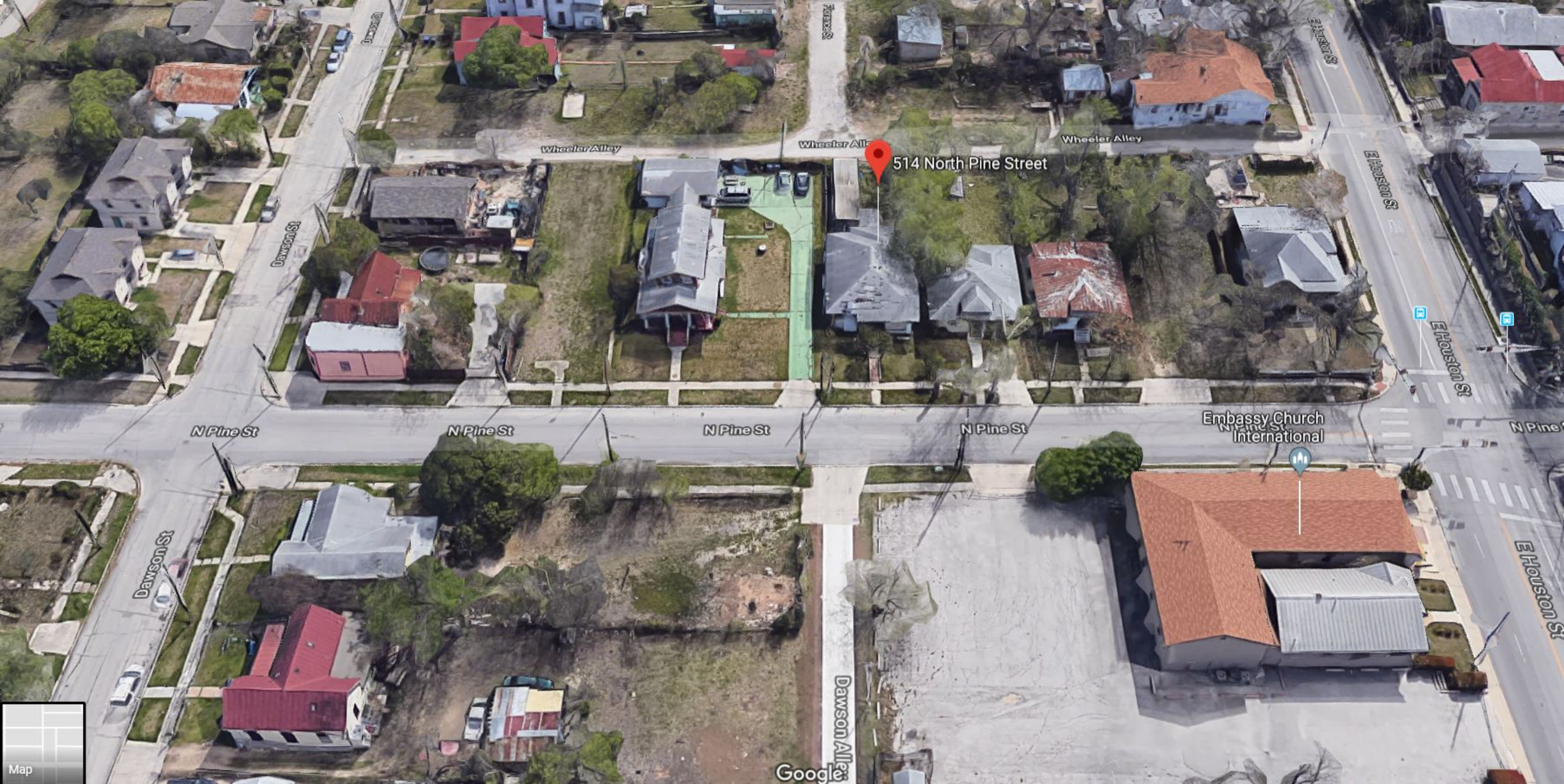
514 N Pine

Powered by ArcGIS Server

Printed: Apr 17, 2018

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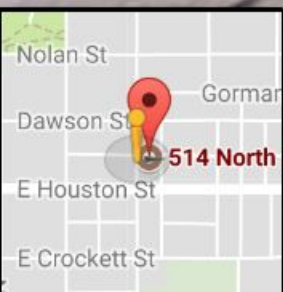
514 North Pine Street

Embassy Church  
International

Google







## Project Overview

1) Seeking a Certificate of Appropriateness from the HDRC for the construction of a 110 linear foot, white picket fence in the front yard of the single-family home located at 514 N. Pine Street, located in the Dignowity Hill Historic District.

2) Additionally seeking landscaping approval to plant a Bradford Pear Tree in the front yard.

**Address:** 514 North Pine Street

**Historic District:** Dignowity Hill

**Homeowner:** Aaron Retersdorf (primary residence)



**Existing Improvements/Yard – 4.8.2018**  
**(View from N. Pine Street Facing East)**





# Proposed Fencing







Existing Yard  
(NW Corner of Lot)





Same Fencing Continues Along Entire  
Property Boundary

Same Fencing Continues Along Entire  
Property Boundary

Proposed Fence  
(NW Corner of Lot)

Swinging Hinge Gate  
(Same wood pickets as rest of fence)





Existing Yard  
(SW Corner of Lot)



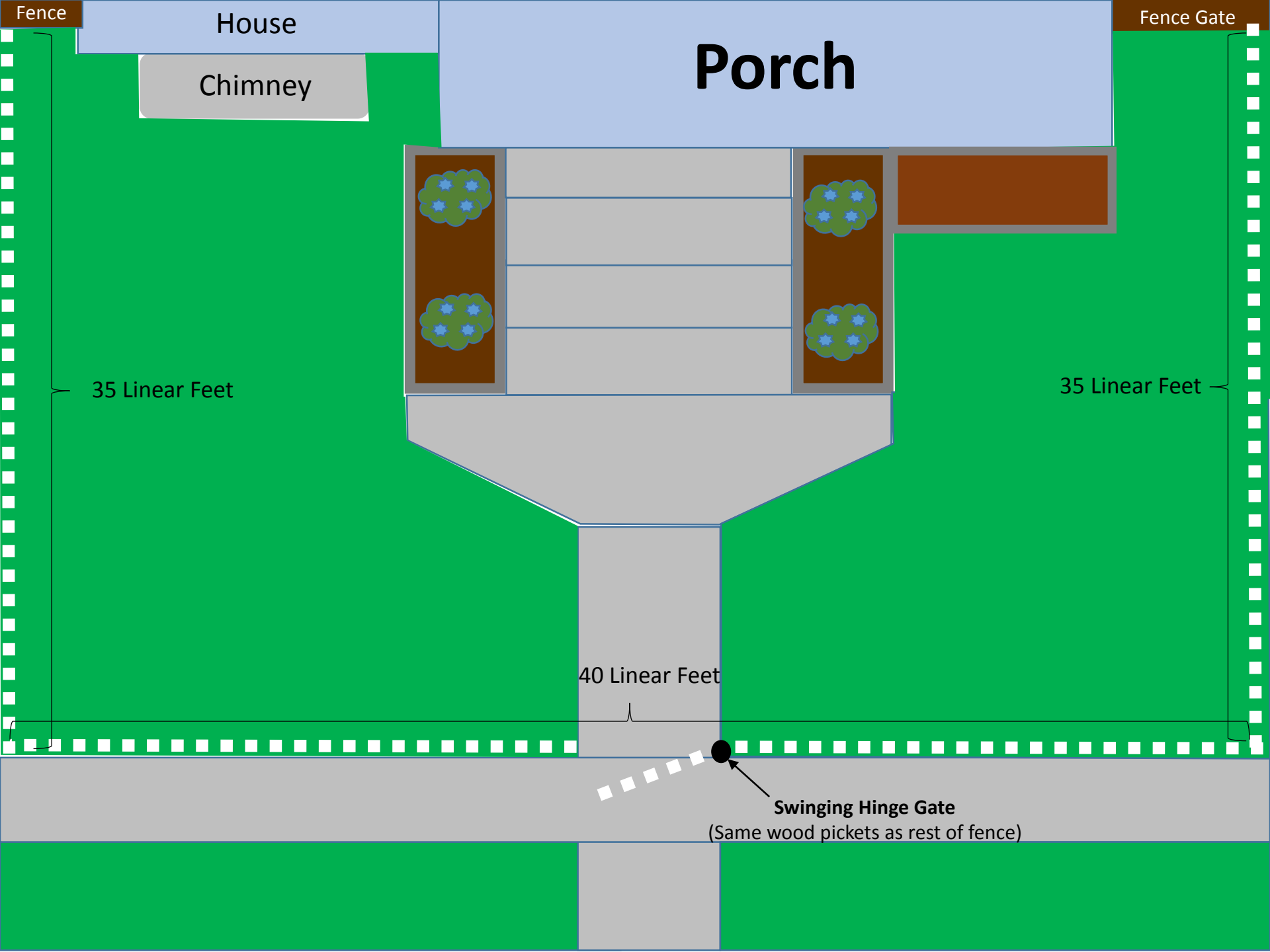


Same Fencing Continues Along Entire  
Property Boundary

Same Fencing Continues Along Entire  
Property Boundary

Proposed Fence  
(SW Corner of Lot)









5/8 in. x 3-1/4 in. x 3-1/2 ft. Western Red Cedar  
French Gothic Fence Picket;  
Spacing between pickets is approx. 3"

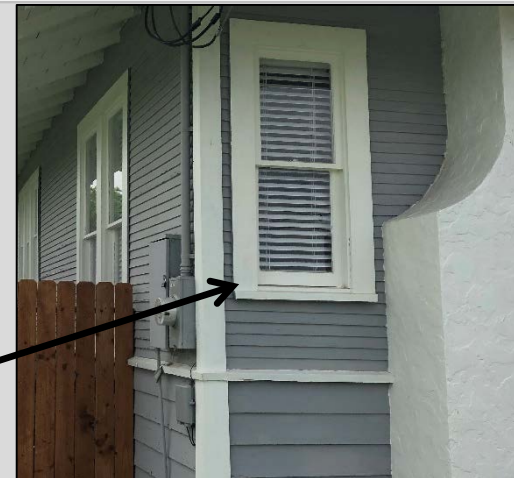


Black Decorative Gate Hinge  
and Latch Set



Quality, weather  
resistant fence paint to  
maintain long-term  
appearance.

Color: White matching  
the trim of the house





## Immediate Block Context (500 Block of N. Pine Street)

The 500 block of North Pine Street is home to several fence varieties, **many of which are historically inconsistent**, such as chain link. The proposed wood picket fence at 514 N. Pine Street would be **complementary of the home's Craftsman style** and **consistent with the historic design of the Dignowity Hill neighborhood**. There are not currently any examples of the same type of fencing on this block, however this project should be a **welcomed improvement** on a block that remains blighted with dilapidated structures and vacant lots.



**Black Metal & Wood**



**Dawson Street**

**Black Metal**



**Chain Link**



**N. Pine Street (500 Block)**

**514 N. Pine**

**White Wrought Iron**



**E. Houston Street**

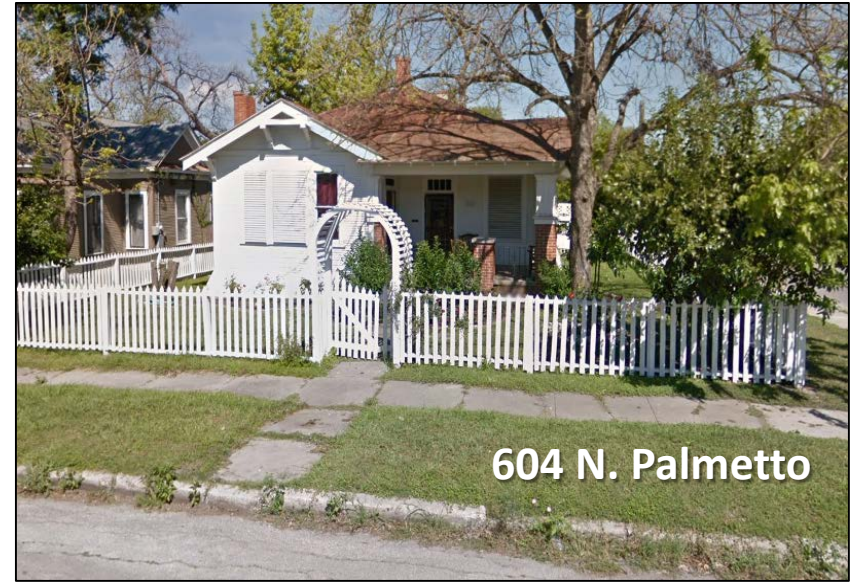


## **Neighborhood Context & Precedent (Dignowity Hill)**

There are **numerous examples of similar white picket wood fences** throughout the Dignowity Hill Historic District that should serve as precedent for this project.

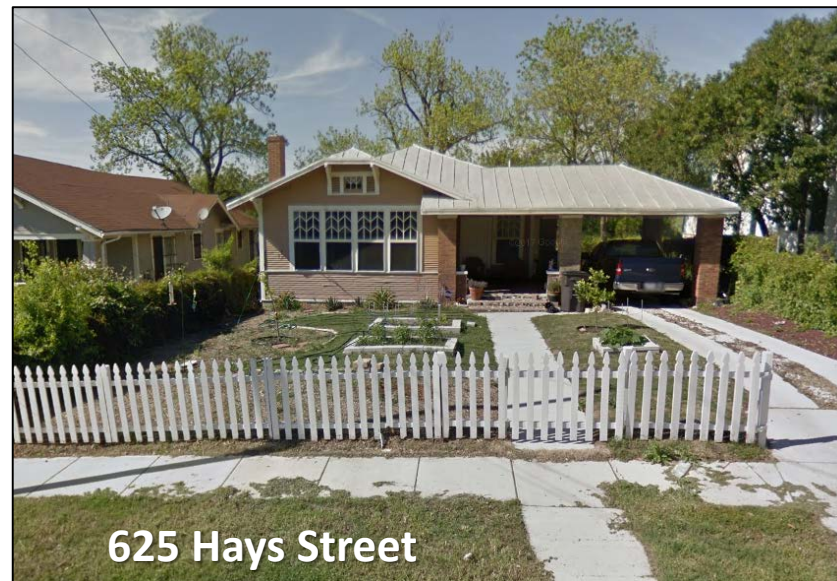
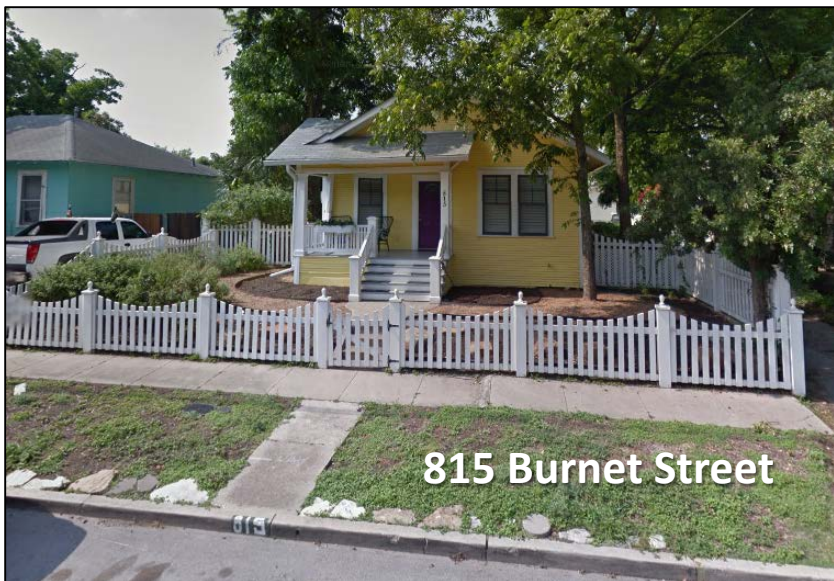


## Existing Wood Picket Fence Examples in Dignowity Hill





## Existing Wood Picket Fence Examples in Dignowity Hill (Continued...)





## **Approval Request #2 – Tree Planting**

Additionally seeking approval to plant a small to medium sized Bradford Pear Tree in the front yard. **There are currently no trees on the property.** Most houses on the immediate block and neighborhood have mature trees on site.



**Existing Improvements/Yard – 4.8.2018  
(View from N. Pine Street Facing East)**

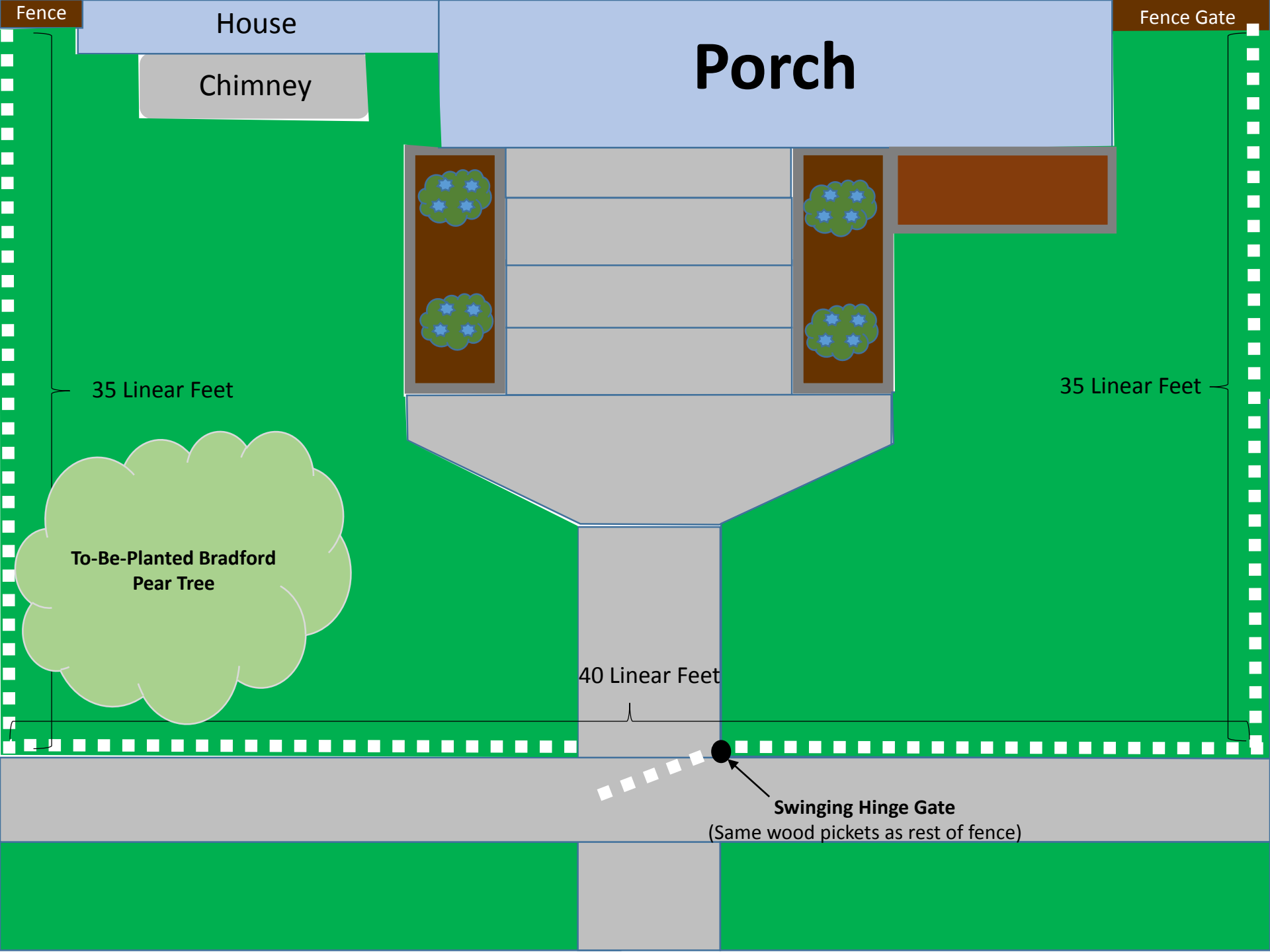




# Proposed Fencing & Tree









**Callery Pear**  
*Pyrus calleryana*

**Secondary Names:**  
Ornamental Pear

**Leaf Type:** Deciduous

**Texas Native:** ☐

**Firewise:** ☒



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**Tree Description:**

A common small landscape tree to 20 feet tall and a trunk to 10" in diameter, with a dense, oval, symmetrical crown. Common cultivars are 'Bradford' and 'Aristocrat.'

**Range/Site Description:**

Native to China and Korea, pear cultivars are widely planted in Texas, especially in small spaces and on commercial development sites due to its price, availability, and tolerance of a wide range of soils and conditions, including drought.

**Leaf:**

Simple, alternate, ovate to vaguely heart-shaped, 2" to 4" long, with a faintly-toothed, undulating leaf edge. Leaves are dark green and glossy during the growing season, turning brilliant colors of orange, red, and purple ('Bradford') or yellow ('Aristocrat') in the fall.

**Flower:**

Showy clusters of perfect, white flowers, each five-petaled and 0.5" across, appear before the leaves in early spring.

**Fruit:**

A round, hard pear, about 0.33" to 0.5" in diameter, tan in color and persistent.

**Bark:**

Thin, brown, smooth, and shiny on young trees, developing gray-black, ridged-and-furrowed bark on older trunks. No thorns.

**Wood:**

Sold in the nursery trade for landscape plantings.

**Similar Species:**

Crabapple varieties (*Malus* spp.) are often planted for wildlife and landscape value



# Bradford Pear Tree Seasonal Appearance

**Spring**



**Summer**



**Fall/Autumn**



**Winter**

