

# HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

**HDRC CASE NO:** 2020-228  
**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:** RETERSDORF AARON  
**OWNER:** RETERSDORF AARON  
**TYPE OF WORK:** Re-issue/amend previous COA, new trellis  
**APPLICATION RECEIVED:** May 06, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

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

1. Install a front yard cattle panel fence to feature four (4) feet in height and a black rock landscaping detail to be beneath the fence.
2. Construct a front yard landscaping trellis structure to feature eight (8) feet in height, and eight (8) feet in width. The proposed trellis will feature steel construction and will be detached from the proposed front yard fence. Additionally, the proposed trellis structure will feature landscaping elements.

## 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.
- vi. Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

### 3. Landscape Design

#### A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

## **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness to install both fencing and a landscaping trellis structure at 514 N Pine, located within the Dignowity Hill Historic District.
- b. PREVIOUS APPROVAL – The applicant previously received approval from the Historic and Design Review Commission on May 2, 2018, to install a wood picket fence; however, that Certificate of Appropriateness has since expired, and the applicant has proposed to amend the previously approved fence's design.
3. FENCE – The applicant has proposed to install a front yard cattle panel fence to feature four (4) feet in height and a black rock landscaping detail to be beneath the fence. Generally, staff finds the proposed fence installation to be appropriate, as fences are found historically within the district, and are found on this block. The Guidelines for Site Elements 3.A. notes that native xeric materials should be used. Staff finds that if a rock material is installed at the base of the fence, it should feature a native color, rather than the proposed black rock.
4. FRONT YARD TRELLIS – The applicant has proposed to construct a front yard landscaping trellis structure to feature eight (8) feet in height, and eight (8) feet in width. The proposed trellis will feature steel construction and will be detached from the proposed front yard fence. Additionally, the proposed trellis structure will feature landscaping elements. Per the Guidelines for Site Elements 2.B.iii. new fences and walls within front yards should be limited to four (4) feet in height. While not referred to as a fence, staff finds that the proposed trellis structure acts as a fence or screening element, and should be limited to four (4) feet in height.

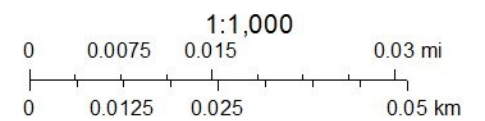
## **RECOMMENDATION:**

1. Staff recommends approval of item #1, the installation of a front yard fence with the stipulation that if a gravel element is installed, that it feature native colors, and not black, as proposed, as noted in finding c.
2. Staff recommends approval of item #2, the installation of a front yard trellis structure with the stipulation that it does not exceed four (4) feet in height, as noted in finding d.

# City of San Antonio One Stop



May 28, 2020



# Project Overview

- 1) Seeking a Certificate of Appropriateness from the HDRC for the construction of a 110 linear foot, painted wood and 12-gauge cattle panel fence in the front yard of the single-family home located at 514 N. Pine Street, located in the Dignowity Hill Historic District. The fence will be no more than 48" in height, will feature 6' post spacing, and will have a 24" deep ribbon of black river rock at the base along the entire length to ensure clean lines.

*\*\*This request would amend/replace the COA on file for a white picket fence that was previously approved by HDRC (Case #2018-179) that was renewed on 3/20/2019. Included on next page.*

- 2) Seeking a Certificate of Appropriateness from the HDRC for the construction of a 8'x8' landscaping trellis adjacent to the front porch. Construction will consist of three steel T-posts with 8' above grade height secured horizontally by 14-gauge 2"x4" grid metal wiring, for a total width of 8'. This trellis will be freestanding; i.e. not connected to the rear privacy fence or to the proposed front yard fence. The trellis will also sit behind the front porch footprint and not in the front yard. Day 1, the trellis will be quite transparent. Three star jasmine plants will be placed at the base of the trellis and will eventually fill out the trellis, creating an attractive, non-deciduous green wall.





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS RE-ISSUE

May 2, 2018

**HDRC CASE NO:** 2018-179  
**ADDRESS:** 514 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1370 BLK 2 LOT 6  
**HISTORIC DISTRICT:** Dignowity Hill  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Aaron Retersdorf -  
**OWNER:** Aaron Retersdorf -  
**TYPE OF WORK:** Fencing

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a 42" tall wood picket fence in front yard with driveway gate

**COMMISSION ACTION:**

Approved as submitted. No portion of the fence shall exceed four feet in height.

**RE-ISSUE REASON:**

COA Expired - approved scope of work to remain the same.

**RE-ISSUE DATE:** 3/20/2019

**RE-ISSUED BY:** Katie Totman

Shanon Shea Miller  
Historic Preservation Officer

# Request #1 – Front Yard Fence

**Summary:** to construct a 110' linear foot fence in the front yard along the property line. The fence will be made of painted wood and 12 gauge 4"x4" cattle panel. The fence will be primed, sealed, and painted white to match the trim color on the primary house. The cattle panel will be left unpainted with the standard galvanized finish. Post spacing will be approximately 6 feet. No portion of the fence will exceed 48 inches in height. A outward swinging gate will be constructed at the entrance of the walkway and will feature the same design and materials as the rest of the fence.

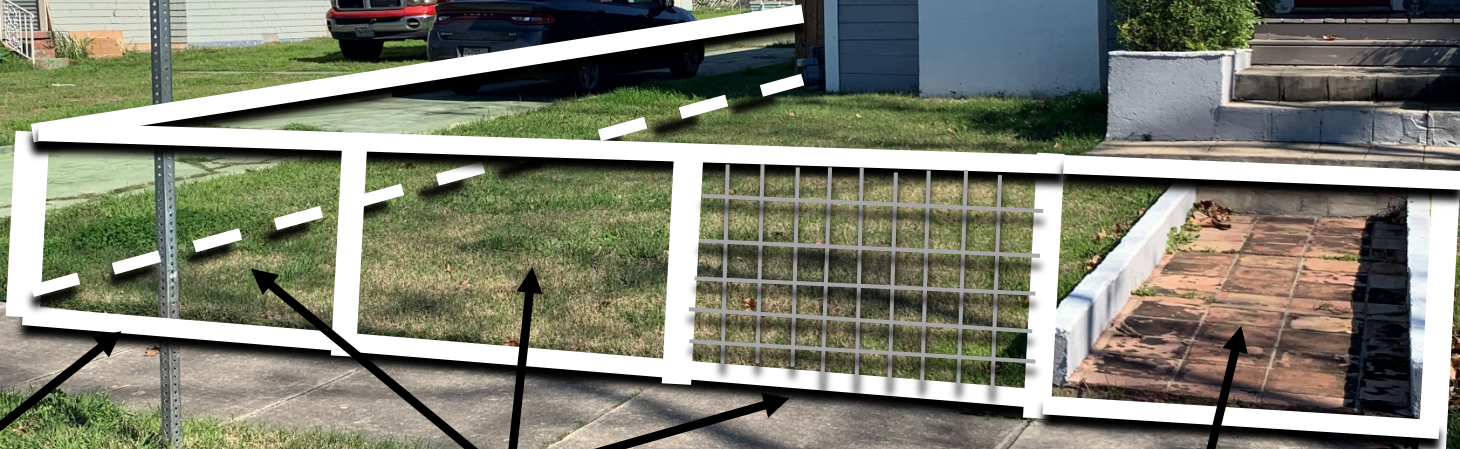


# Existing Yard (NW Corner of Lot)





# Proposed Fence Style

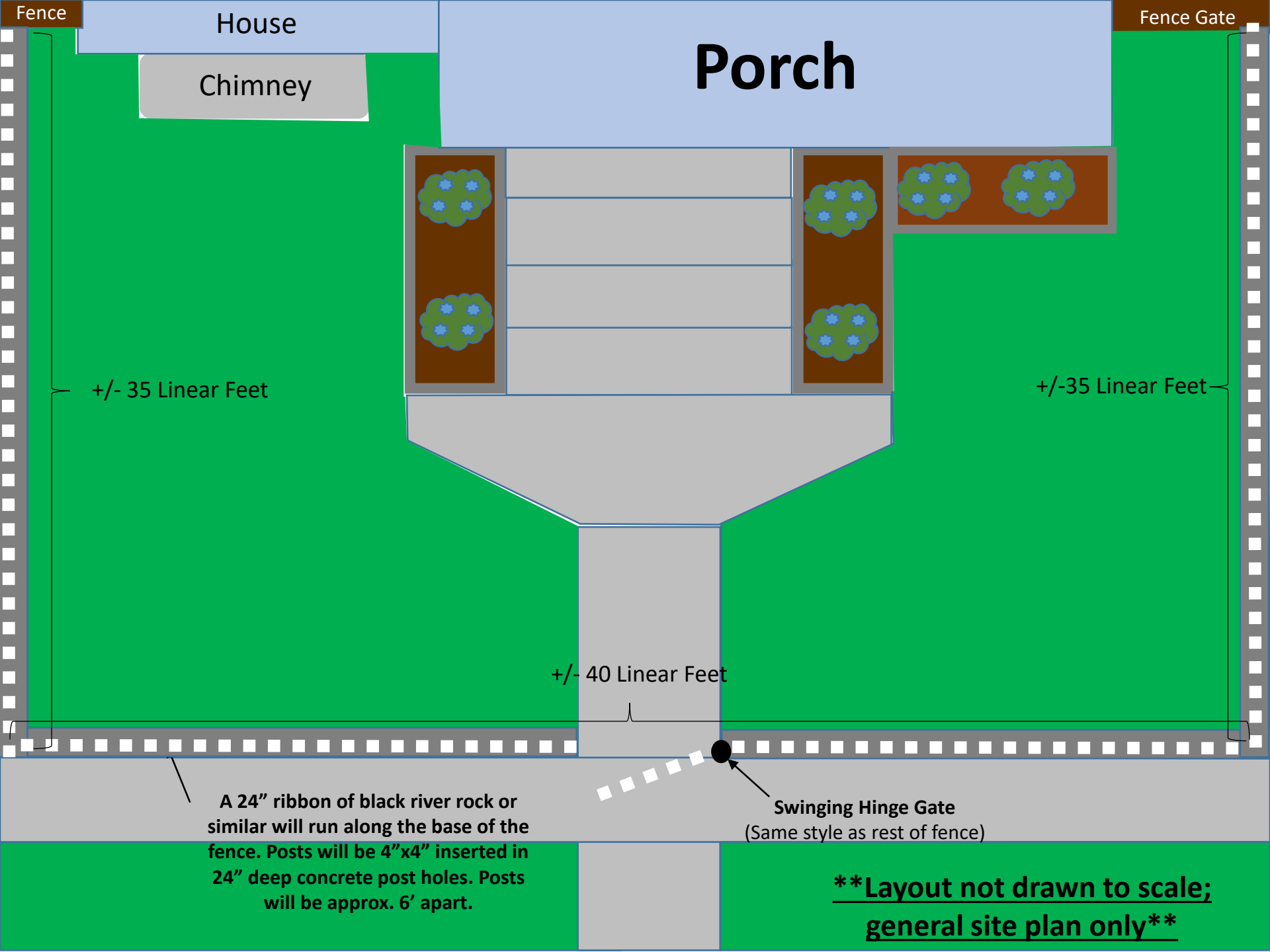


A +/- 24" ribbon of black shadow stone/basalt will be defined around the base of the fence for the entire perimeter

4"x4" 12-gauge cattle panel

Outward swinging gate; same materials as rest of fence







4"x4" pressure treated posts with 2"x4" frame/connectors/toppers, and +/-4"x4" grid spaced 12-gauge wire cattle panel.



Black Decorative Gate Hinge and Latch Set or similar

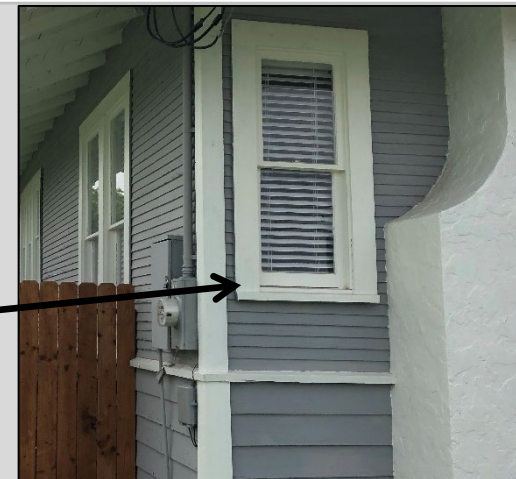


Black basalt stone around base of fence in 24" ribbon



Quality, weather resistant primer and 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. The proposed fence at 514 N. Pine Street would be complementary of the home's Craftsman architectural style and consistent with the historic design of the Dignowity Hill Historic District. There are not currently any examples of the same type of fencing on this immediate 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 wood & cattle panel fences** throughout the Dignowity Hill Historic District that should serve as precedent for this project.

## Existing Wood & Cattle Panel Fence Examples in Dignowity Hill



# Request #2 – Landscaping Trellis

**Summary:** to construct a landscaping trellis to help screen visibility of the front porch from the neighboring house to the south. Construction will consist of three steel T-posts with 8' above grade height secured horizontally by 14-gauge 2"x4" grid metal wiring, for a total width of 8'. This trellis will be freestanding; i.e. not connected to the rear privacy fence or to the proposed front yard fence. The trellis will also sit behind the front porch footprint and not in the front yard. Day 1, the trellis will be quite transparent. Three star jasmine plants will be placed at the base of the trellis and will eventually fill out the trellis, creating an attractive, non-deciduous green wall.



## View 1 - Before





# View 1 - After



## Important Details

- Posts will have an above ground height of 8ft
- Paneling is 14 gauge metal wire with 2"x4" openings
- Plenty of room will remain for neighbor to access mechanical items
- Posts will sit +/-18" inside property line and will not be connected to front yard fence or rear privacy fence
- No part of this trellis will extend beyond the footprint of either house.



## VIEW 2 - BEFORE





## VIEW 2 - AFTER





# View 3 - Privacy Consideration

514 N Pine and 510 N Pine are exceptionally close together (approximately 10 feet). Privacy is an issue. As you can see in the first photo below, from the front porch you can see right into the neighbor's living room and vice versa. This trellis would partially screen the view of the unsightly mechanical items and provide needed privacy, especially at night time. Day 1 the Trellis will be primarily transparent until the existing planted jasmine plants grow/fill out the grid to provide screening.





# Materials

**120" steel T-Posts  
(2' below grade, 8" above grade)**

Everbilt

1-3/8 in. x 3 in. x 10 ft. Green Steel Fence T-Post



**4' 14 gauge metal wire paneling  
with 2"x4" openings**

Everbilt

4 ft. x 100 ft. Steel Welded Wire



**Star jasmine**





















