

# HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

**HDRC CASE NO:** 2018-037  
**ADDRESS:** 812 BURLESON ST  
**LEGAL DESCRIPTION:** NCB 1368 BLK 5 LOT 4  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Felix Ziga/Ziga Architecture Studio  
**OWNER:** Henneke Financial Group  
**TYPE OF WORK:** Front yard fence and gate  
**APPLICATION RECEIVED:** January 12, 2018  
**60-DAY REVIEW:** March 13, 2018

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard fence and gate.

## 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.

## FINDINGS:

- a. The historic structure at 812 Burleson was constructed circa 1915 and in the Folk Victorian style. The structure features both gabled and hipped roofs, typically of Folk Victorian structures. Many of the structure's original architectural elements, including columns, have been replaced with non-original items.
- b. FENCING – The applicant has proposed to install wrought iron fencing throughout the front yard to feature an overall height of four (4) feet in height to feature a sliding gate at the driveway. This block of Burleson features seventeen historic structures, nine of which feature front yard fencing. On the south side of the block, all but two historic structure feature front yard fencing. While many houses on this block feature front yard fencing, many fences in existence are chain link.
- c. FENCING – The Guidelines for Site Elements 2.B.ii. notes that fencing should not be installed in a location where one did not historically exist. Additionally, front yard fences should not be introduced within districts that

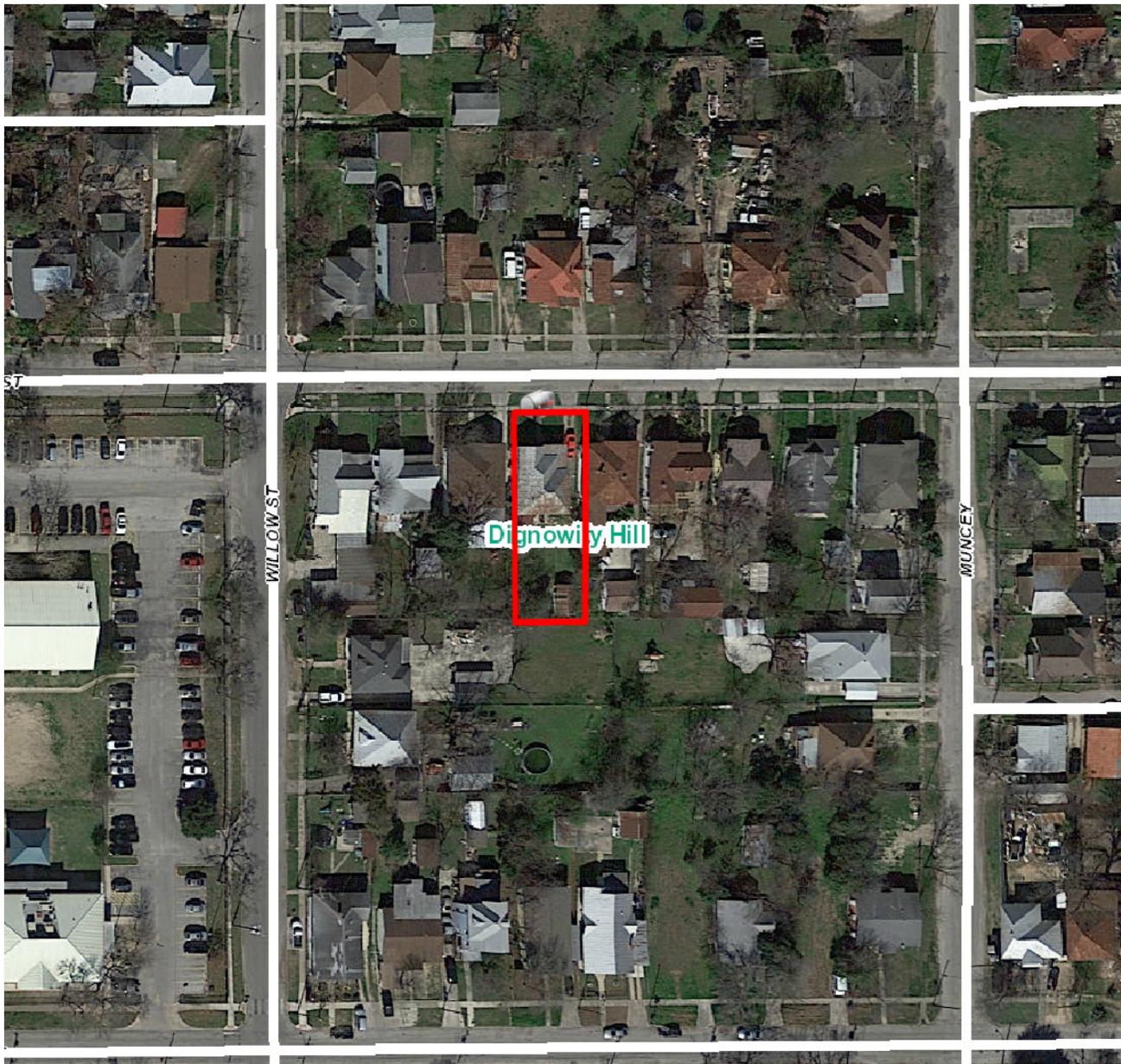
have not historically had them. While this block of Burleson features many lots with non-historic examples of fencing, staff finds that the installation of fencing is appropriate in the Dignowity Hill Historic District. Additionally, the design of the proposed fencing is appropriate for the Folk Victorian style of the historic structure.

**RECOMMENDATION:**

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

**CASE MANAGER:**

Edward Hall



lex Viewer

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Architecture | Interiors | Historic Preservation

## 812 BURLESON – FRONT YARD FENCE – NARRATIVE

Requesting final approval to construct a 4' tall wrought iron fence and rolling gate at driveway, with the specified style and location included in the attached exhibits.

On this side of the block, there are only two houses without front yard fences. The front yard fences vary between wrought-iron and chain link. Across the street two homes have front yard fences, one being wrought iron and the other being solid wood paneling. See attached fence location diagram in exhibits.

Front yard Photo



# Properties with front yard fence along same block

