HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 15

HDRC CASE NO:	**2015-431**
ADDRESS:	509 BURLESON ST
LEGAL DESCRIPTION:	NCB 514 BLK 18 LOT S 74.16 FT OF 1, 2 & 3
ZONING:	R6 H HS
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
LANDMARK:	Elmendorf, Emil - House
APPLICANT:	Nettie Hinton
OWNER:	Nettie Hinton
TYPE OF WORK:	Installation of fencing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new wrought iron fence on the property at 509 Burleson.

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.
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.

FINDINGS:

a. The parcel at 509 Burleson is located at the corner of Burleson and N Hackberry in the Dignowity Hill Historic District. Along Burleson, the property's south side, there is an existing retaining wall that at the street corner is approximately four (4) feet in height, approximately three (3) feet in height at the property's eastern border and approximately two (2) feet in height along the property's western border, along N Hackberry.
b. The applicant has proposed to install a wrought iron fence along both Burleson and N Hackberry. Along Burleson, the applicant has proposed for the wrought iron fence to be four (4) feet in height. Along N Hackberry, the applicant has proposed for the wrought iron fence to be six (6) feet in height.
c. According to the Guidelines for Site Elements, new fences should appear similar to those used historically throughout the district in terms of scale, transparency and character and should be located only where fences historically existed. While there are various properties along Burleson and throughout Dignowity Hill that feature front yard fences, primarily chain link fences, front yard fences at the public right of way are not appropriate. As previously mentioned, this property features a retaining wall that at the corner of Burleson and N Hackberry is approximately four (4) feet above grade. The addition of a wrought iron fence of four of six feet in height atop or slightly behind a retaining wall that is approximately four feet in height creates a fence with approximately eight to ten feet of height at the public right of way.
d. Staff finds that the location and height of the proposed wrought iron fence are not consistent with the Guidelines for Site Elements 2.B. regarding fences and walls.

RECOMMENDATION:

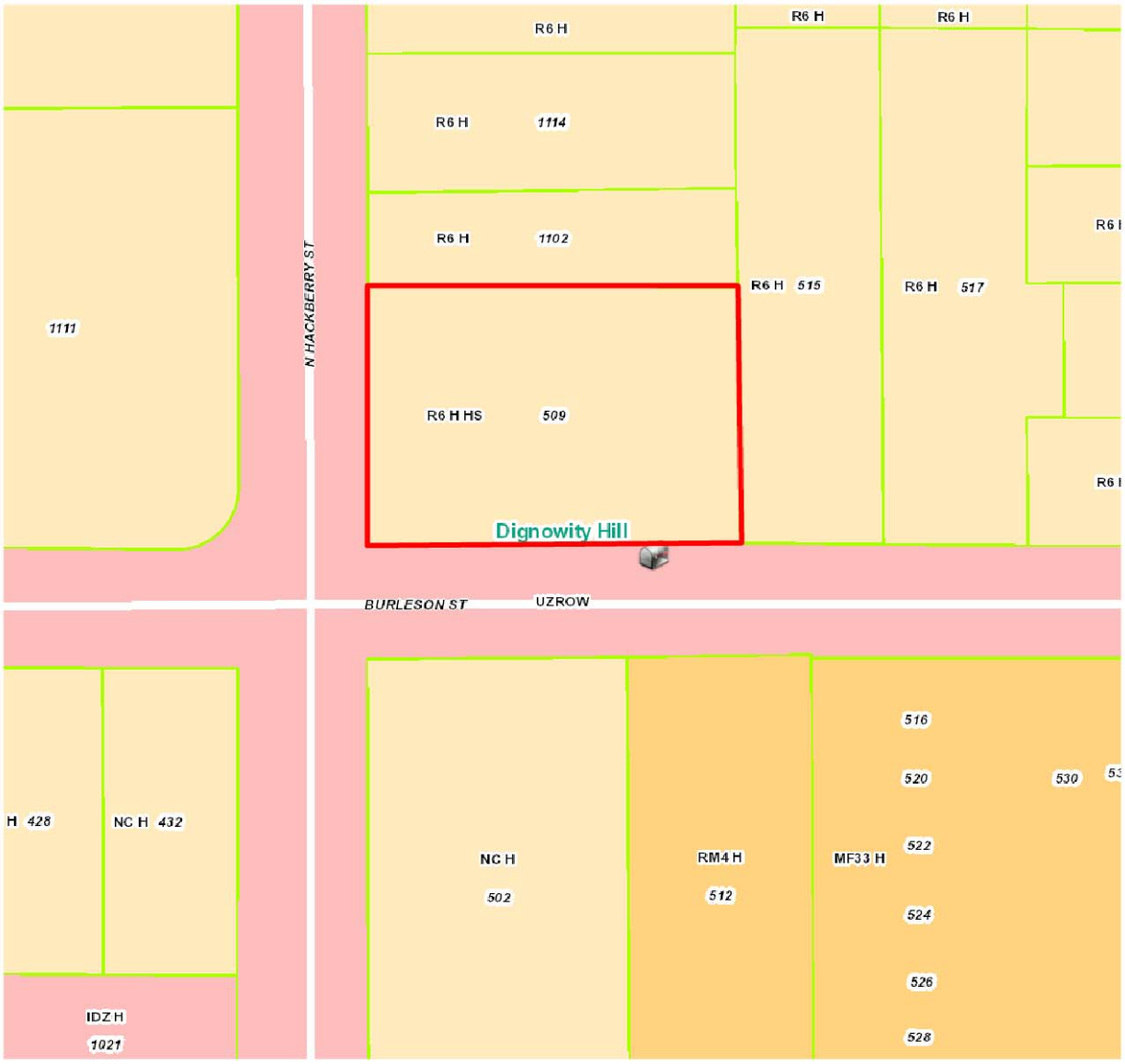
Staff does not recommend approval of based on findings a through d. Staff finds that an appropriate placement for a fence would be further back on the property in what would be considered the side yard of the primary historic structure; behind the plane of the structure's front façade.

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.

CASE MANAGER:

Edward Hall



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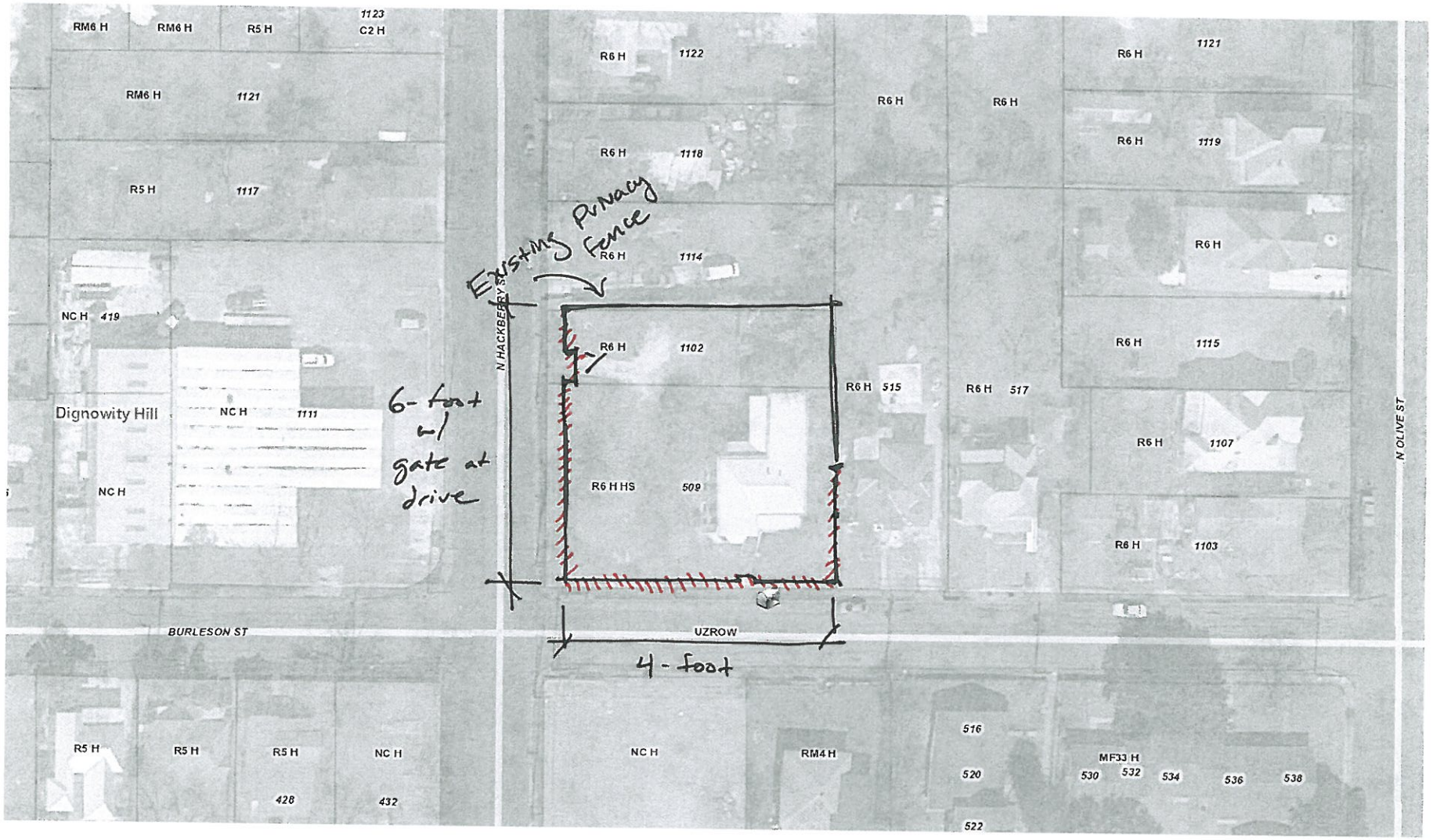

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