

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 21

HDRC CASE NO: 2016-261
ADDRESS: 321 BURLESON ST
LEGAL DESCRIPTION: NCB 512 BLK 25 LOT W 44 FT OF 9 & S 52.9 FT OF W 44 FT OF 10 ARB A9
ZONING: R4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jenny De La Rosa
OWNER: Jenny De La Rosa
TYPE OF WORK: Fencing and landscaping
REQUEST:

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

1. Install a front yard wrought iron fence to be four (4) feet in height.
2. Install a concrete driveway to be twelve (12) feet in width.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- 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.
- 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.
- 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.
- 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.
- 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.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to

address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. The structure at 321 Burleson received final approval on January 20, 2016. At that time, neither the installation of a driveway as it is currently installed nor fencing was approved. Currently, fencing and a concrete driveway have been installed without a Certificate of Appropriateness. Staff performed a site visit on July 13, 2016, and found that the front yard fence had been removed.
- b. The applicant has proposed to install a wrought iron fence in the front yard that is to be four (4) feet in height. According to the Guidelines for Site Elements, new fences and walls should be located where historically appropriate, should use materials that are found historically throughout the district and should be limited to four (4) feet in height. The applicant's proposal is consistent with the Guidelines.
- c. In the front yard to the immediate front of the window bay of the new construction, the applicant has installed a concrete driveway that is neither appropriate in regards to width nor location. Driveways within historic districts should be located in a manner that is consistent with the historic example set forth in the district. Staff finds that the inappropriate driveway is to be moved and returned to yard space.

RECOMMENDATION:

Staff recommends approval of item #1 based on finding b.

Staff does not recommend approval of item #2 based on finding c. Staff finds that the inappropriate driveway is to be moved and returned to yard space.

CASE MANAGER:

Edward Hall

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.



Flex Viewer

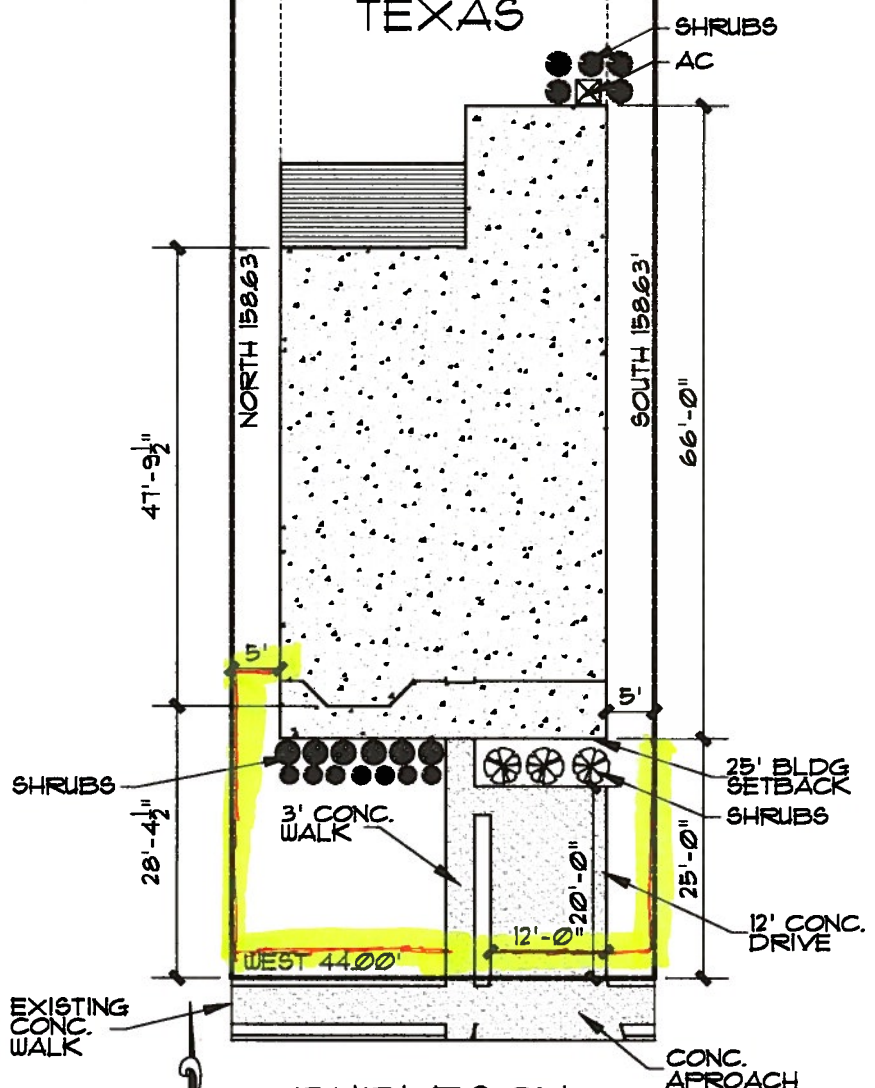
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EAST 44.00'

LOTS 9 & 10,
BLOCK 25,
NCB. 512,
321 BURLESON
SAN ANTONIO,
TEXAS



BURLESON SITE PLAN

SCALE: 1" = 20'-0"







May 25, 2016

