

## HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

**HDRC CASE NO:** 2017-586  
**ADDRESS:** 430 BURLESON ST  
**LEGAL DESCRIPTION:** NCB 520 (432 BURLESON), BLOCK 24 LOT 20  
**ZONING:** IDZ H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Monica Ramirez  
**OWNER:** Monica Ramirez  
**TYPE OF WORK:** Installation of front yard fencing  
**APPLICATION RECEIVED:** November 14, 2017  
**60-DAY REVIEW:** January 13, 2017  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install front yard cattle panel fencing.

### APPLICABLE CITATIONS:

#### 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.

### FINDINGS:

- a. The structure at 430 Burleson is a 2-story single family home nearing completion of construction. The design of the structure was approved by the HDRC on September 9, 2017. Prior to construction, a chain link fence was present on the property.
- b. FENCE – Front yard fences were used historically in the Dignowity Hill Historic District but very few historic fences remain. At this location along N Hackberry, non-original chain link fences are predominate. According to the Guidelines, 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. Staff finds there is precedent for a fence at this location, and its installation will not negatively impact the streetscape or integrity of the property.
- c. The applicant has proposed two options for cattle panel fencing around the front yard of the property: Option A extends across the driveway to the rear property line and Option B returns to the rear corner of the home without crossing the driveway. Staff finds that Option B is more consistent with the Guidelines in terms of location. The proposed wood and cattle panel construction is compatible with the new construction

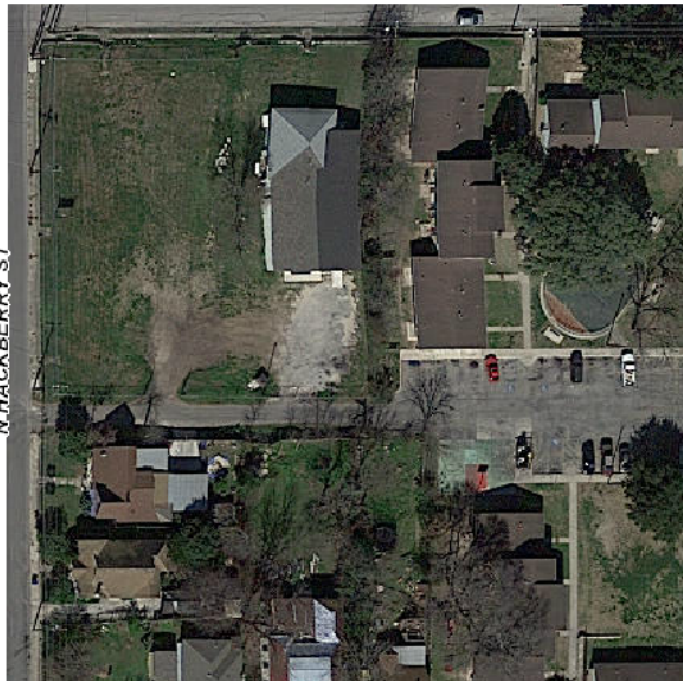
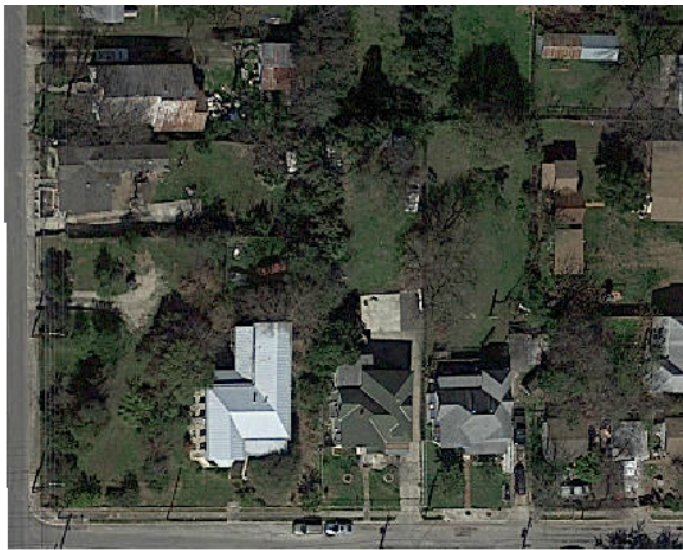
on the property in terms of materials.

**RECOMMENDATION:**

Staff recommends approval of option B with the stipulation that the fence will not exceed four feet in height at any portion of the front yard.

**CASE MANAGER:**

Huy Pham



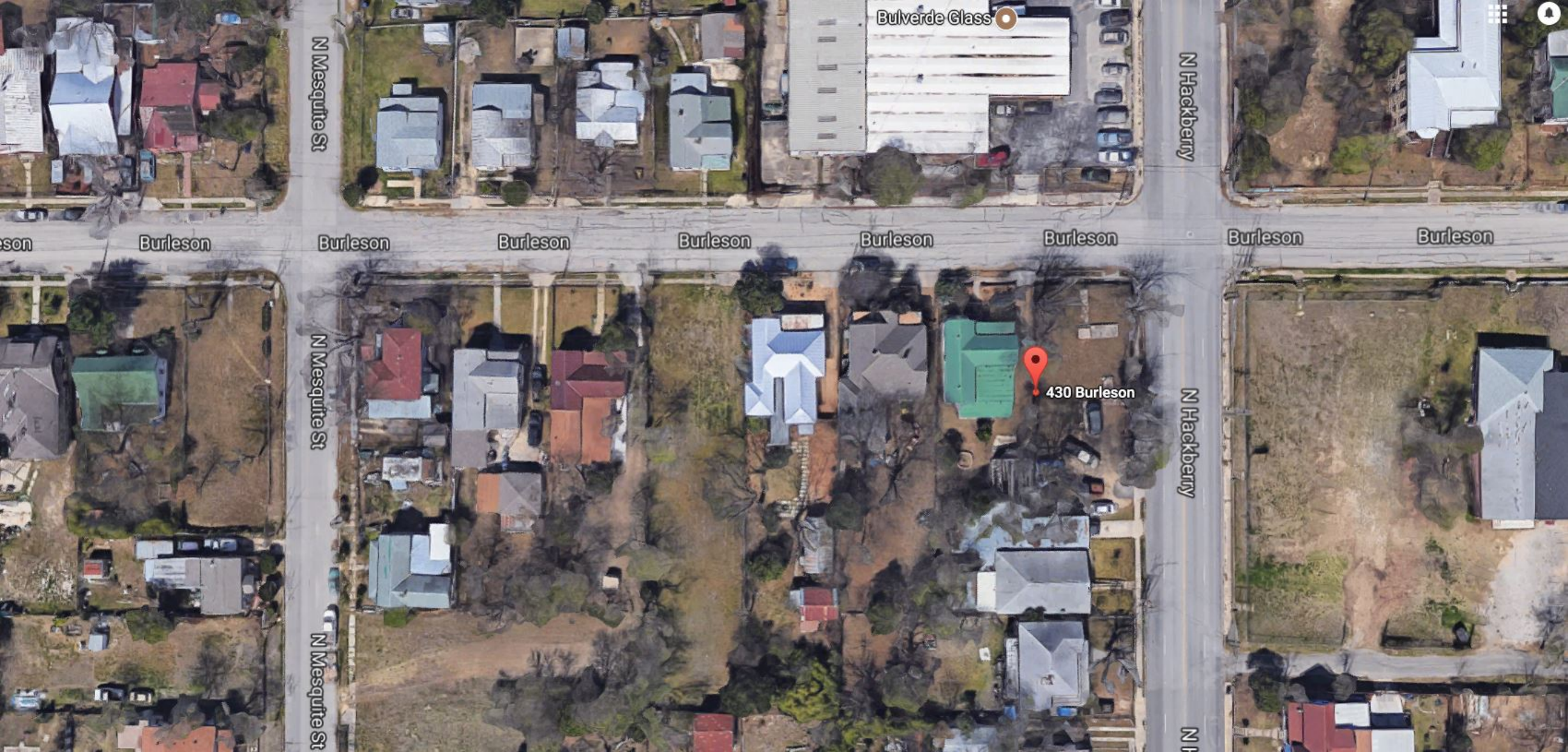
430 Burleson

Powered by ArcGIS Server

Printed: Nov 29, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





Bulverde Glass

N Hackberry

N Mesquite St

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

N Mesquite St

N Hackberry

430 Burleson

N Mesquite St

N Hackberry



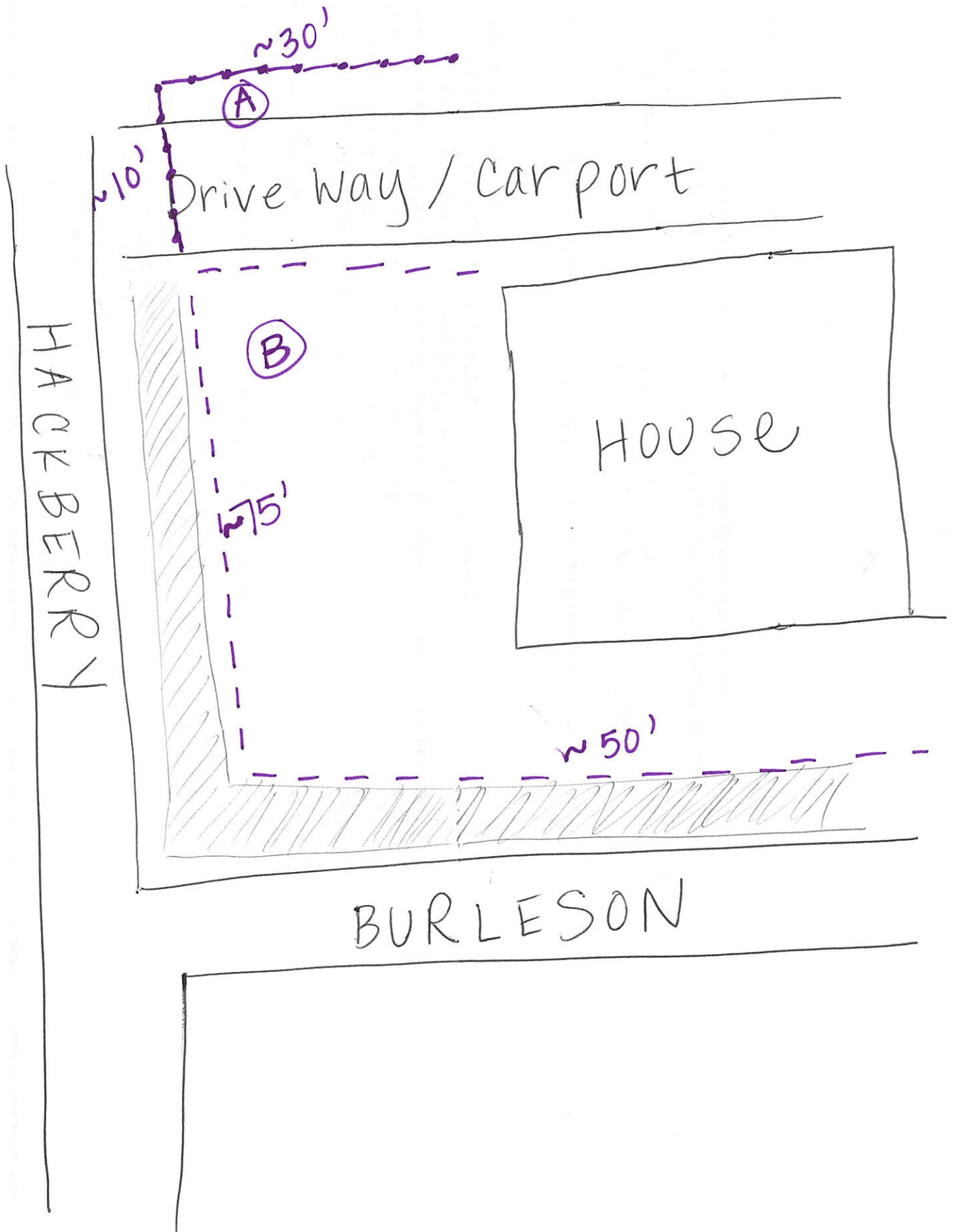


430 Burleson

Bulverde Glass



option A: .....  
option B: - - - -





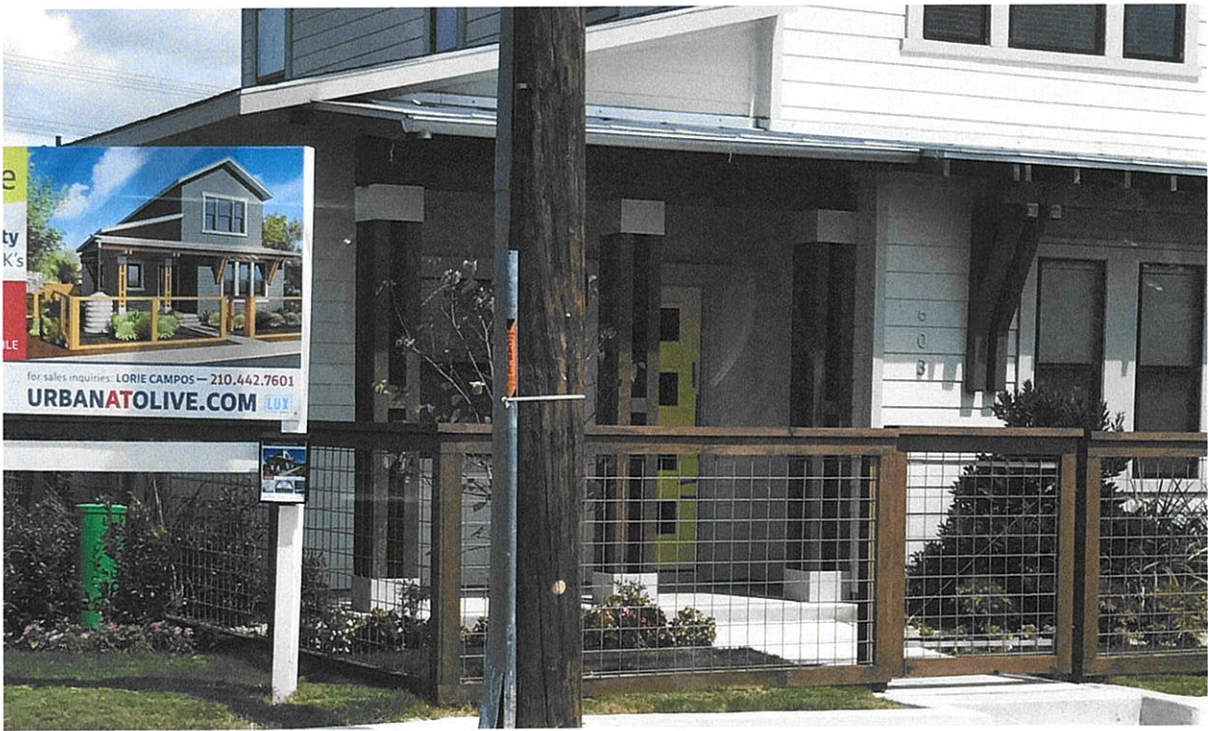




Desired fencing



Existing fencing at Urban @ Olive community





Front view of house (Burleson view)









Burleson – facing east (cross street is Hackberry)



Burleson – facing west (cross street is Hackberry)





Side view (N. Hackberry view)





Rear view

