

## HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

**HDRC CASE NO:** 2018-031  
**ADDRESS:** 803 BURLESON ST  
**LEGAL DESCRIPTION:** NCB 1301 BLK 2 LOT 14  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Roberto Velazquez  
**OWNER:** Roberto Velazquez  
**TYPE OF WORK:** Front Yard Fence  
**APPLICATION RECEIVED:** January 3, 2018  
**60-DAY REVIEW:** March 4, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a four (4) foot tall front yard fence.

### 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 803 Burleson was constructed circa 1920 and features Craftsman architectural elements including front and rear gabled roofs and Craftsman style gable vents. This structure is first found on the 1951 Sanborn Map. The installation of the wood privacy fence currently on site was approved by the Historic and Design Review Commission on July 19, 2017.
- b. FENCING – The applicant has proposed to construct a front yard, cattle panel fence to feature four (4) feet in height. This block of Burleson features seventeen historic structures, nine of which feature front yard fencing. On the north side of the block, two properties 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

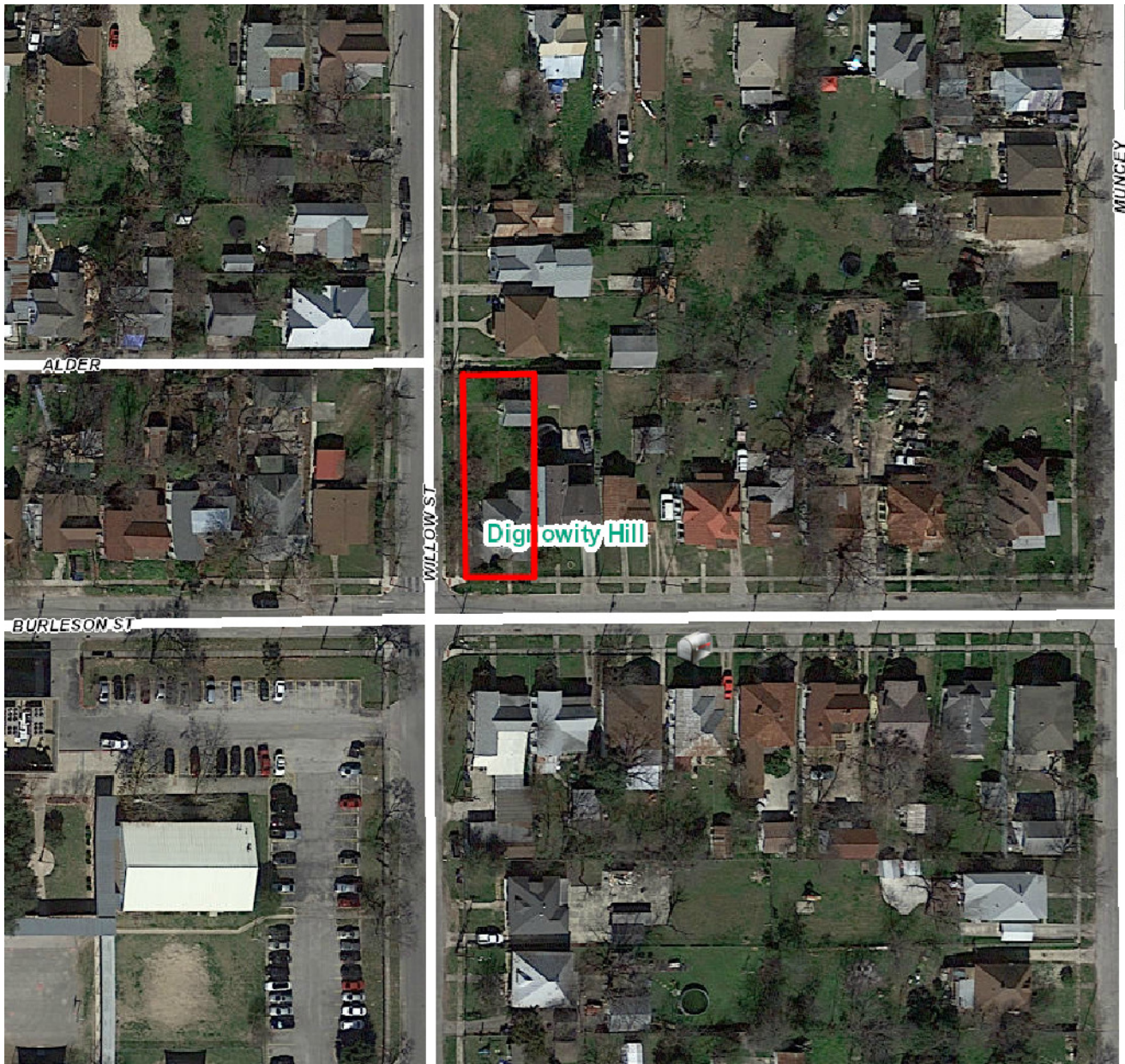
have not historically had them. While this block of Burleson features many lots with non-historic examples of fencing, staff finds that the installation of fencing is appropriate in the Dignowity Hill Historic District. Additionally, the design of the proposed fencing is appropriate for the Craftsman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

**RECOMMENDATION:**

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

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 30, 2018

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803 Burleson

Burleson

Burleson

Burleson

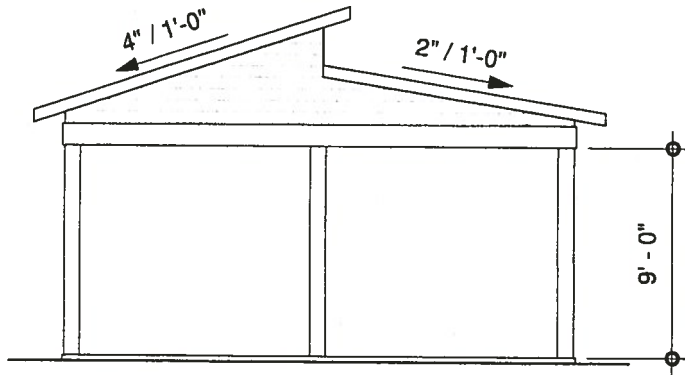
Burleson

Willow St

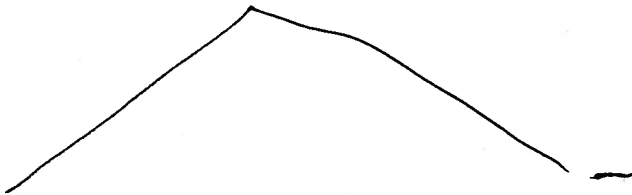
Willow St

Alford St

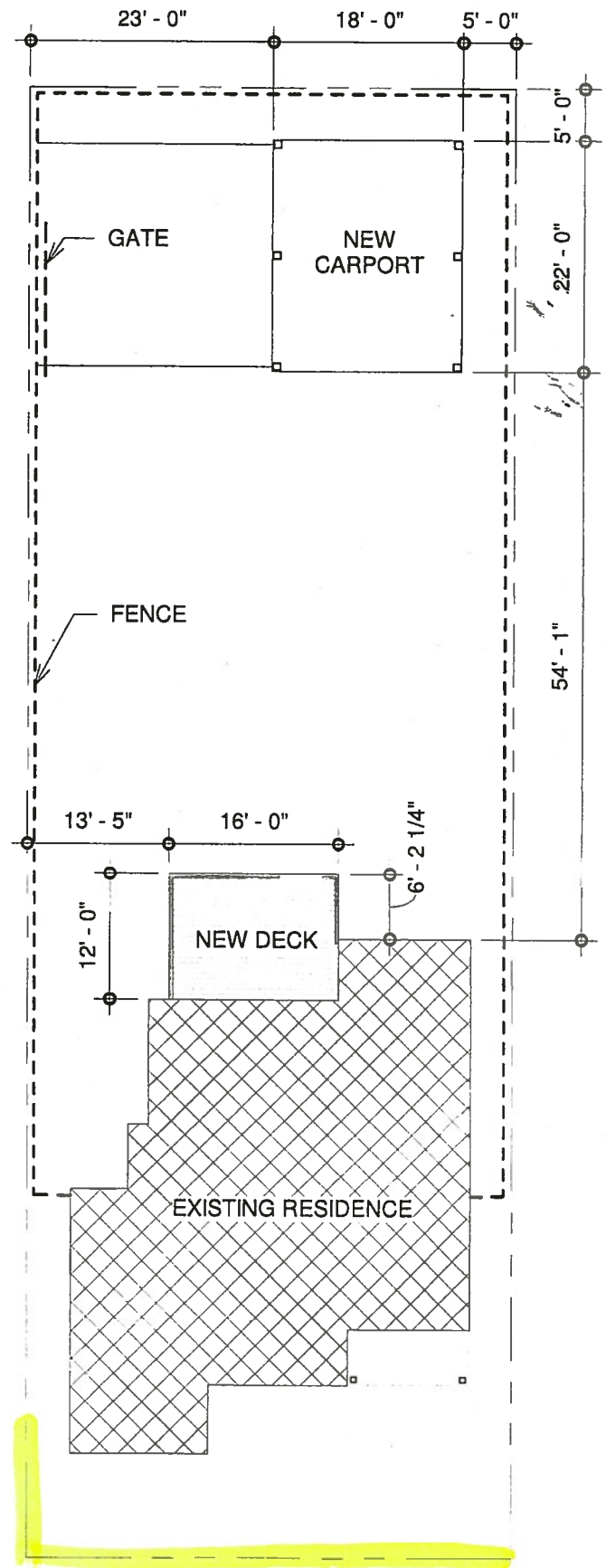




① WEST ELEVATION - CARPORT  
1/8" = 1'-0"



- Proposed Location for  
new fence



Legal Description : NCB 1301 BLK 2 LOT 14  
Dignowity Hill Historic District

803 Burleson, San Antonio TX 78202

Site

201

Date

6.30.2017

Scale

As indicated



SCHOOL  
CELL PHONE  
USE  
PROHIBITED  
UP TO \$200 FINE  
←→











**EXAMPLE OF PROPOSED FENCING**