

HISTORIC AND DESIGN REVIEW COMMISSION

January 16, 2019

HDRC CASE NO: 2018-638
ADDRESS: 929 BURNET ST
LEGAL DESCRIPTION: NCB 1656 BLK D LOT S 131 FT OF 17
ZONING: RM-6,H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Adan Huerta
OWNER: Adan Huerta & Juan Sanchez
TYPE OF WORK: Installation of front yard fencing
APPLICATION RECEIVED: December 20, 2018
60-DAY REVIEW: February 18, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 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.
- 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 primary structure located at 929 Burnet is a 1-story single-family structure constructed circa 1925 in the Folk Victorian style. The home features a front porch with wood posts, front-facing gable, and one over one

wood windows. The home is contributing to the Dignowity Hill Historic District.

- b. FENCE LOCATION – The applicant has proposed to install a new fence that spans across the driveway instead of turning at the driveway to meet the corner of the house. According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the district. Staff finds that the fence should turn at the driveway to meet the corner of the structure, rather than spanning across the driveway as proposed.
- c. FENCE DESIGN – The applicant has proposed to install a new horizontal slat wood front yard fence. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, character, and materials. The height should also be limited to a maximum of four feet. In the surrounding vicinity and within the Dignowity Hill Historic District, typical fence types for Folk Victorian style homes are vertical wood pickets and wrought iron. Staff finds the proposed horizontal slat fence is not consistent with the Guidelines.

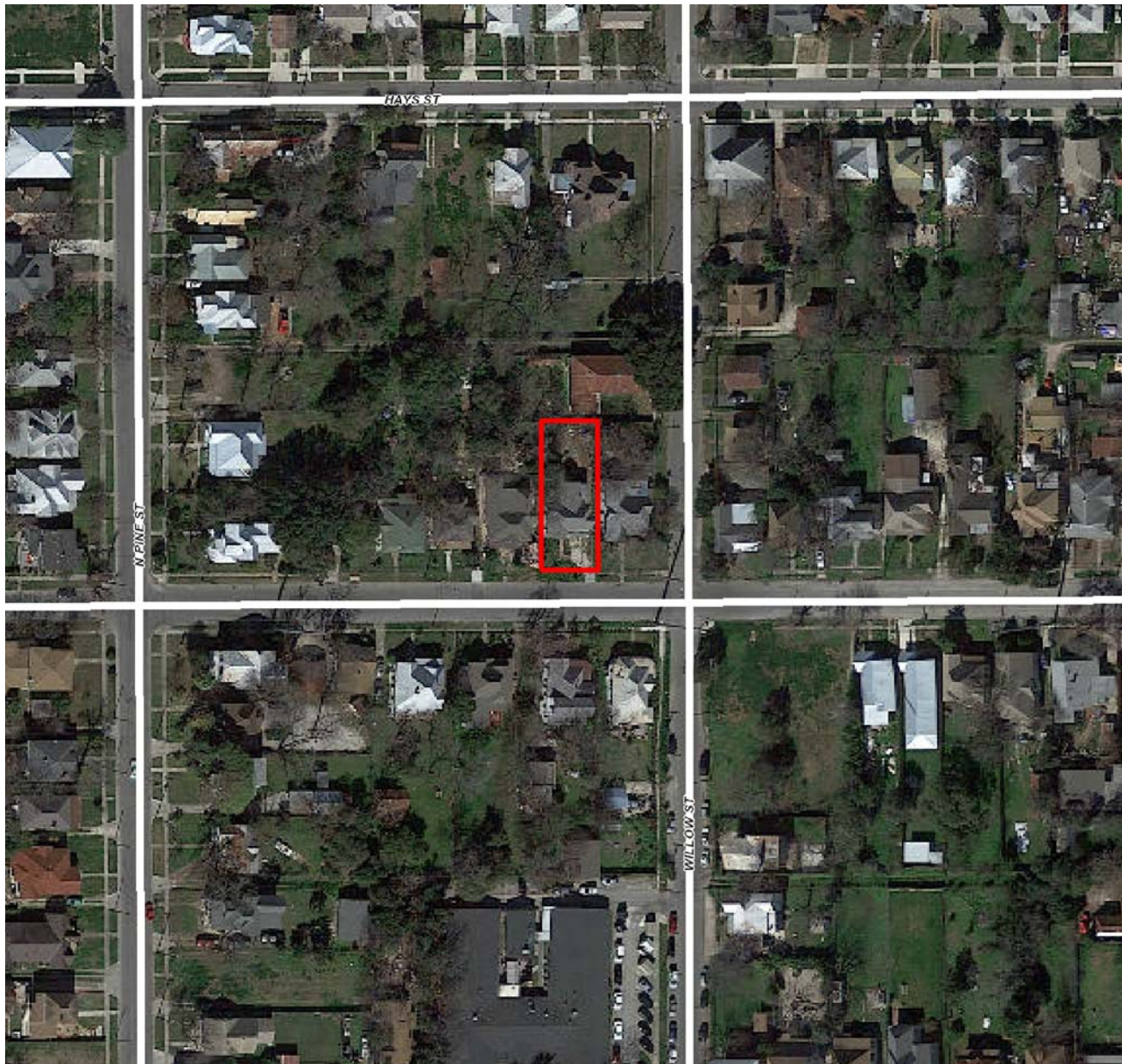
RECOMMENDATION:

Staff recommends approval of the new front yard fence based on findings a through c with the following stipulations:

- i. That the fence turn at the driveway to meet the corner of the structure and the driveway gate, if included, be set back behind the front façade plane of the structure, as noted in finding b.
- ii. That the fence be constructed of wood, feature a design that is more appropriate for the district, such as vertical wood picket or wrought iron, as noted in finding c. The applicant is required to submit updated documents to staff for review and approval prior to receiving a Certificate of Appropriateness.
- iii. That the fence be a maximum of four feet in height. 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:

Adam Rajper



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 07, 2019

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SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOLUME _____, PAGE _____, RECORDS
VOLUME _____, PAGE _____, RECORDS
VOLUME _____, PAGE _____, RECORDS

RECORD INFORMATION
N89°27'41"E
65.00'
AS MEASURED IN FIELD
S33°29'20"W
161.24'

REMAINING PORTION OF
LOT 16

REMAINING PORTION OF
LOT 17

REMAINING PORTION OF
LOT 18

PORTION OF
LOT 16

PORTION OF
LOT 17

PORTION OF
LOT 18

#929
RESIDENCE

COV.
WOOD DECK

GRAVEL

GRAVEL

GRAVEL DRIVE

ASPHALT

BURNET ST

50' ROW











2" METAL
POST FOUND

BASIS OF BEARING: NAD83, SOUTH CENTRAL TEXAS
* THE SOUTH 131 FEET OF LOT 17


0 10 20

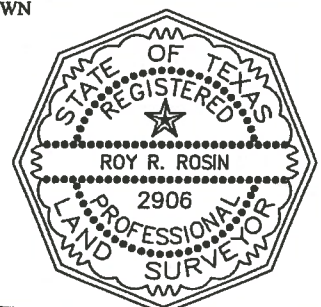
LOT(S) * _____ BLOCK D N.C.B. 1656
SUBDIVISION CITY OF SAN ANTONIO
VOLUME _____, PAGE _____ OF THE _____ RECORDS
OF BEXAR COUNTY, TEXAS.
WITNESS MY HAND AND SEAL THIS DAY 23 OF MAY, 20 18.
ADDRESS 929 BURNET ST
G.F. NO. R-KTAH-18-0229
ROSIN GROUP, INC. JOB NO. 2528-012-000
DRAWN BY: JET SURVEYED BY: JM
CERTIFIED TO ADAN DIAZ HUERTA

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO
HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT
REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO
MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY
DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PRPOERTY. THIS
CERTIFICATION IS ONLY TO THE CURRENT PROPERTY OWNER AND IS NOT VALID
AFTER SIXTY (60) DAYS OF THE DATE SHOWN HEREON. DEED RESTRICTIONS OR
RESTRICTIVE COVENANTS ARE NOT REFLECTED ON THIS SURVEY. SETBACKS AND
EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY
REFERENCE. FENCES MAY VARY IN LOCATION FROM BOUNDARY. BOUNDARY IS
DEFINED BY BEARINGS AND DISTANCES SHOWN
ON DRAWING.

/ WOOD FENCE  UTILITY POLE  CHAIN LINK FENCE 
X BARBED WIRE  IRON / WROUGHT IRON COV COVERED 
 LIGHTPOST  TRANSFORMER 1/2" IRON ROD SET WITH
 CONCRETE  1/2" IRON ROD FOUND  YELLOW CAP MARKED
(UNLESS OTHERWISE NOTED) (UNLESS OTHERWISE NOTED) "ROSIN GRP 2906"

R **G** **Rosin Group, Inc.**
Engineering & Project Management
Registered Professional Land Surveyor
11765 WEST AVE #293 210-490-6001
SAN ANTONIO, TEXAS 78216 FAX: 210-495-9580


ROY R. ROSIN, R.P.L.S. FIRM NO. 10051500



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Submitted by applicant on 01/07/2019



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Request details

