

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2020

HDRC CASE NO: 2020-441
ADDRESS: 305 BURLESON ST
LEGAL DESCRIPTION: NCB 512 BLK 25 LOT E 47.68 OF W 104.15 OF S 13.9 OF 7 & E 47.68 OF W 104.15 FT OF 8
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Dianet Lopez Daniel
OWNER: DELAFIELD INVESTMENTS LLC
TYPE OF WORK: Driveway, front yard fence
APPLICATION RECEIVED: October 05, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham
REQUEST:

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

1. Install a crushed granite driveway Privacy fence to the right, left, and back of property
2. Install a 4-foot tall wrought fence with driveway and pedestrian gates
3. Install a 6-foot tall rear wood privacy fence

APPLICABLE CITATIONS:

5.Guidelines for Site Elements

2.Fences and Walls

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.

5.Guidelines for Site Elements

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 historic structure at 305 Burleson was constructed circa 1915 in the Folk Victorian style and is contributing to the Dignowity Hill Historic District. The property features a 48-foot wide and 8-foot deep front yard and a west flanking driveway.
- b. FENCE DESIGN – The applicant has proposed to install a black wrought iron fence, matching the fence design in the submitted example photo. Per the Guidelines for Site Elements 2.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; the design of fence should respond to the design and materials of the house or main structure. Staff finds that a wrought iron fence is consistent with the Guidelines and appropriate within the district.
- c. FENCE LOCATION – The applicant has proposed to install the fence around the front and side property lines to meet the existing rear privacy fence. Per the Guidelines for Site Elements 2.B.ii., applicants should 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 walls should not be introduced within historic districts that have not historically had them. Staff finds that fences are found on Burleson on similar properties and within the Dignowity Hill Historic District.
- d. FENCE HEIGHT – The applicant has proposed to install a fence with a height of 4 -feet. Per the Guidelines for Site Elements 2.B.iii., applicants should 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. Staff finds the proposed height is consistent with the Guidelines
- e. GATES – The applicant has proposed to install a front driveway gate matching in height and design as the proposed fence. Per the Fences Policy Guide, drafted January 2020, - Vehicle gates should be set behind the front facade plane of the house and not span across the front of the driveway. A front vehicle gate may be considered if the site features an atypical condition including: (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties. Considering the width of the property and the corner configuration, staff finds the proposed driveway gate to be appropriate more than the typical recommendation to turn at the corner of the driveway instead of span across. Staff finds the fence should turn before the driveway to meet the corner of the house, instead of span across, and the driveway gate should be set behind the front façade plane of the house.
- f. DRIVEWAY – The applicant has proposed to install a crush granite driveway at the existing concrete approach. Staff finds the proposed driveway is consistent with the typical specifications eligible for administrative approval with the stipulation that the surface material features a natural color and the overall width of the driveway should be limited 10 feet.
- g. PRIVACY FENCE – The applicant has proposed to install a 6-foot tall rear wood privacy as part of the comprehensive fence proposal. Staff finds the proposed privacy fence is consistent with the typical specifications eligible for administrative approval.

RECOMMENDATION:

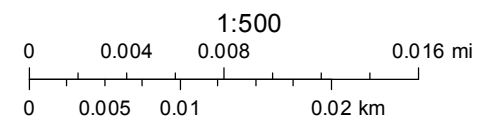
Staff recommends approval of items 1 through 3 with the following stipulations:

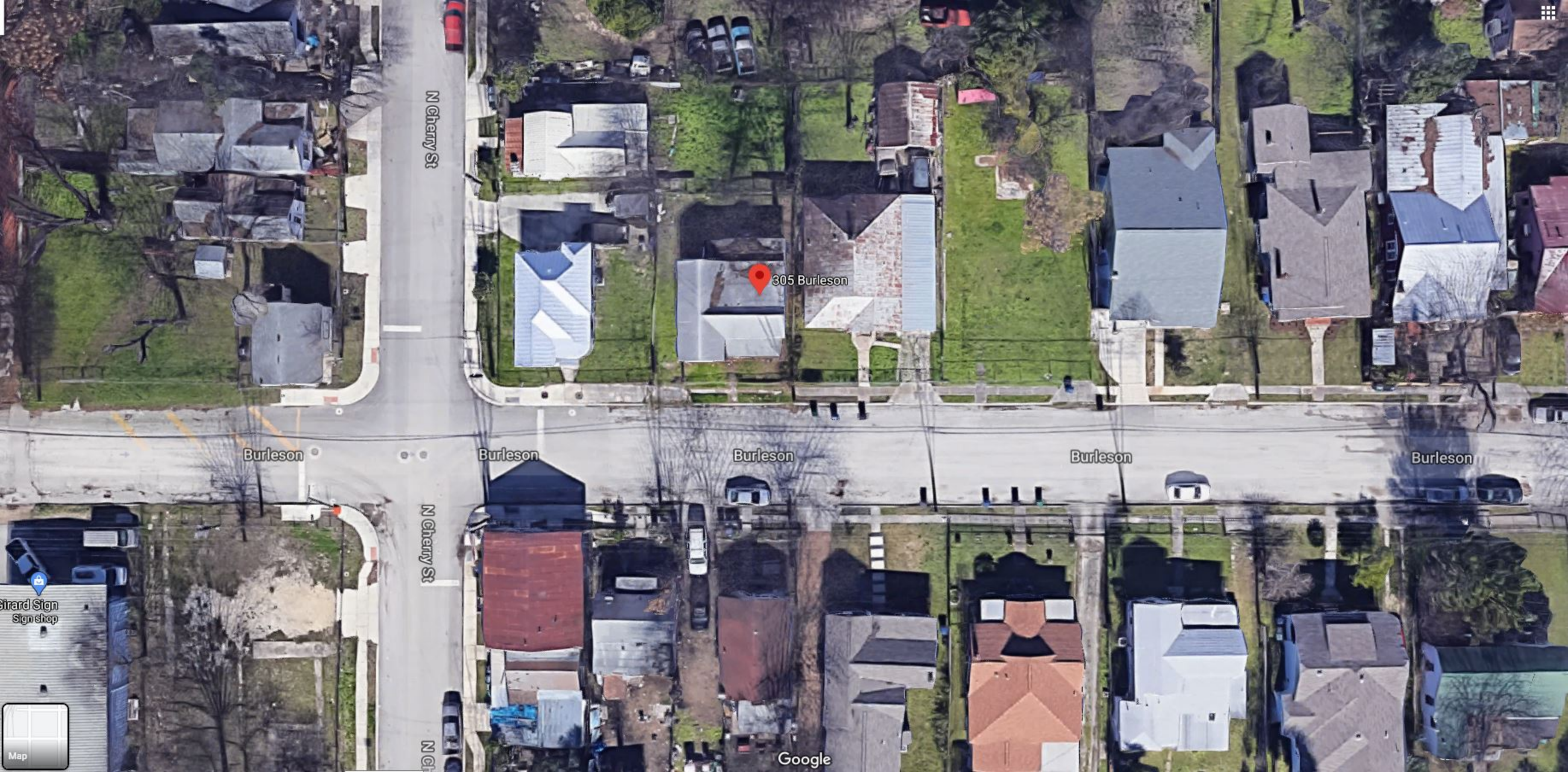
- i. That the fence should turn before the driveway to meet the corner of the house, instead of span across, and the driveway gate should be set behind the front façade plane of the house.
- ii. That the surface material of the driveway features a natural color and the overall width of the driveway should be limited 10 feet.

305 Burleson



October 13, 2020





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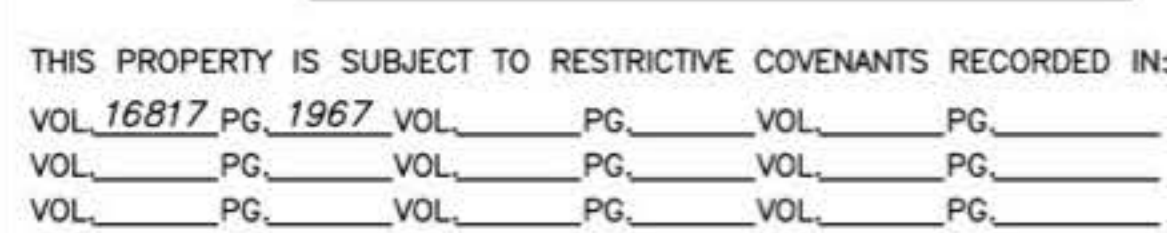

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PROPERTY
NO TRESPASSING







