

## HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2020

**HDRC CASE NO:** 2020-442  
**ADDRESS:** 831 BURLESON ST  
**LEGAL DESCRIPTION:** NCB 1301 BLK 2 LOT 21 & 22  
**ZONING:** RM-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Dianet Lopez Daniel  
**OWNER:** DELAFIELD INVESTMENTS LLC  
**TYPE OF WORK:** 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 4-foot tall wood-framed cattle panel front yard fence with driveway and pedestrian gates
2. 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.

### FINDINGS:

- a. The primary structure at 831 Burleson is a Folk Victorian style house that contributes to the Dignowity Hill Historic District. The corner property features a 92.5-foot wide front yard with a front entry driveway from Burleson and a rear entry driveway from Muncey.
- b. FENCE DESIGN – The applicant has proposed to install a wood-framed cattle panel, 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 wood picket or wrought iron fence is more appropriate for a Folk Victorian style house.
- c. FENCE LOCATION – The applicant has proposed to install the fence around the front and side property lines to meet the proposed rear wood privacy fence. Per the Guidelines for Site Elements 2.B.ii., applicants should

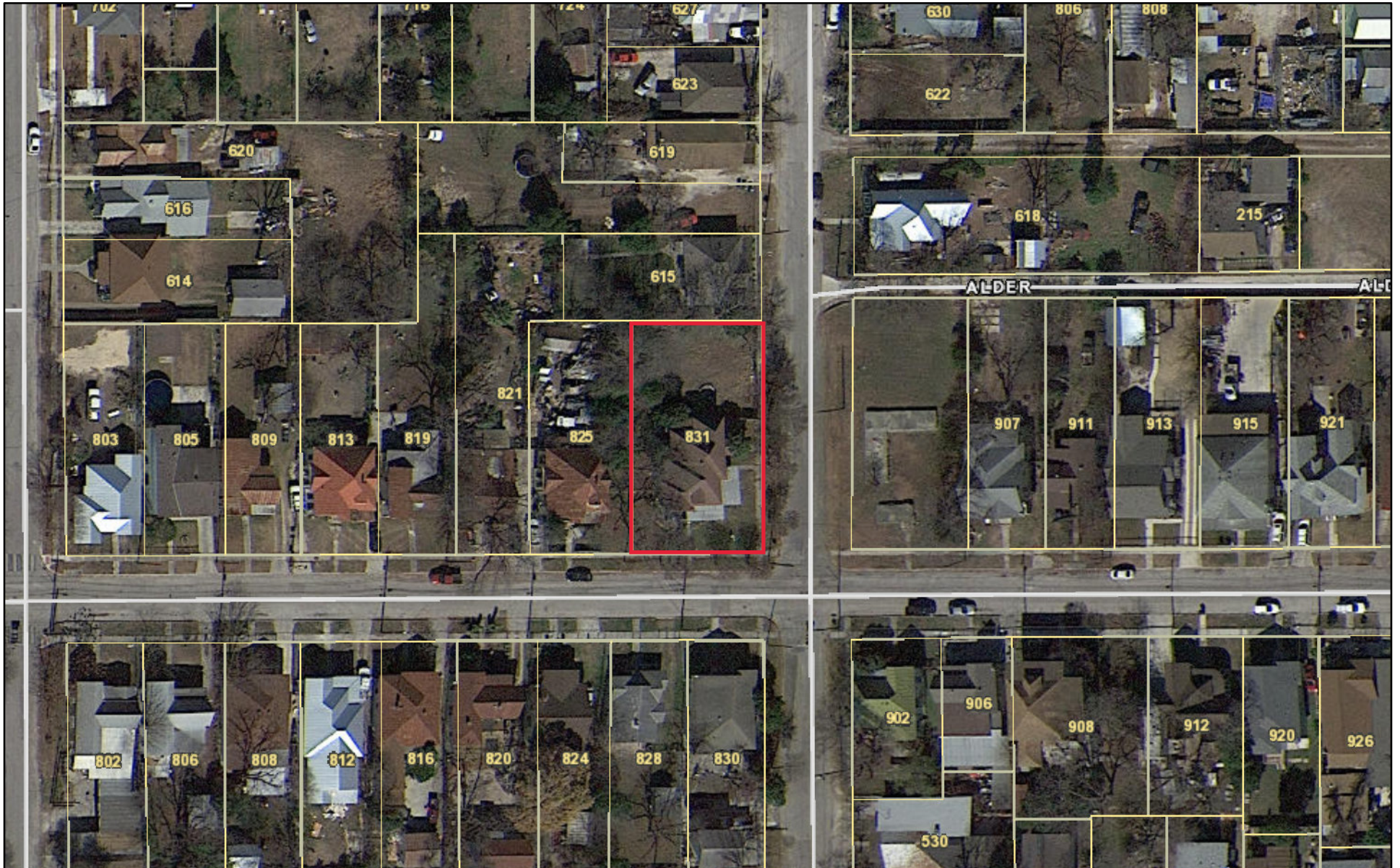
avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard; the appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district; new front yard fences or walls should not be introduced within historic 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.
- f. 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.

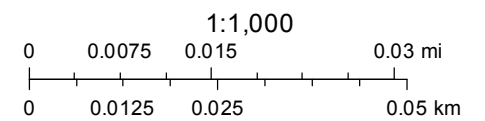
**RECOMMENDATION:**

Staff recommends fence installation based on finding b through f with the stipulation the front yard fence feature a wood picket or wrought iron design instead of the proposed cattle panel.

# 831 Burleson



October 13, 2020







Muncey St

Alder St

Alder St

Alder St

Muncey St

831 Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

Muncey St

Muncey St

Google







831 Burleson

Burleson

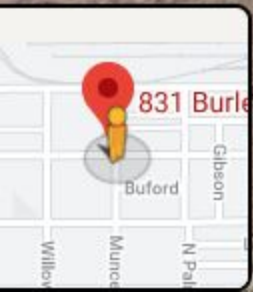
Burleson

Muncey St

Muncey St

Alders St





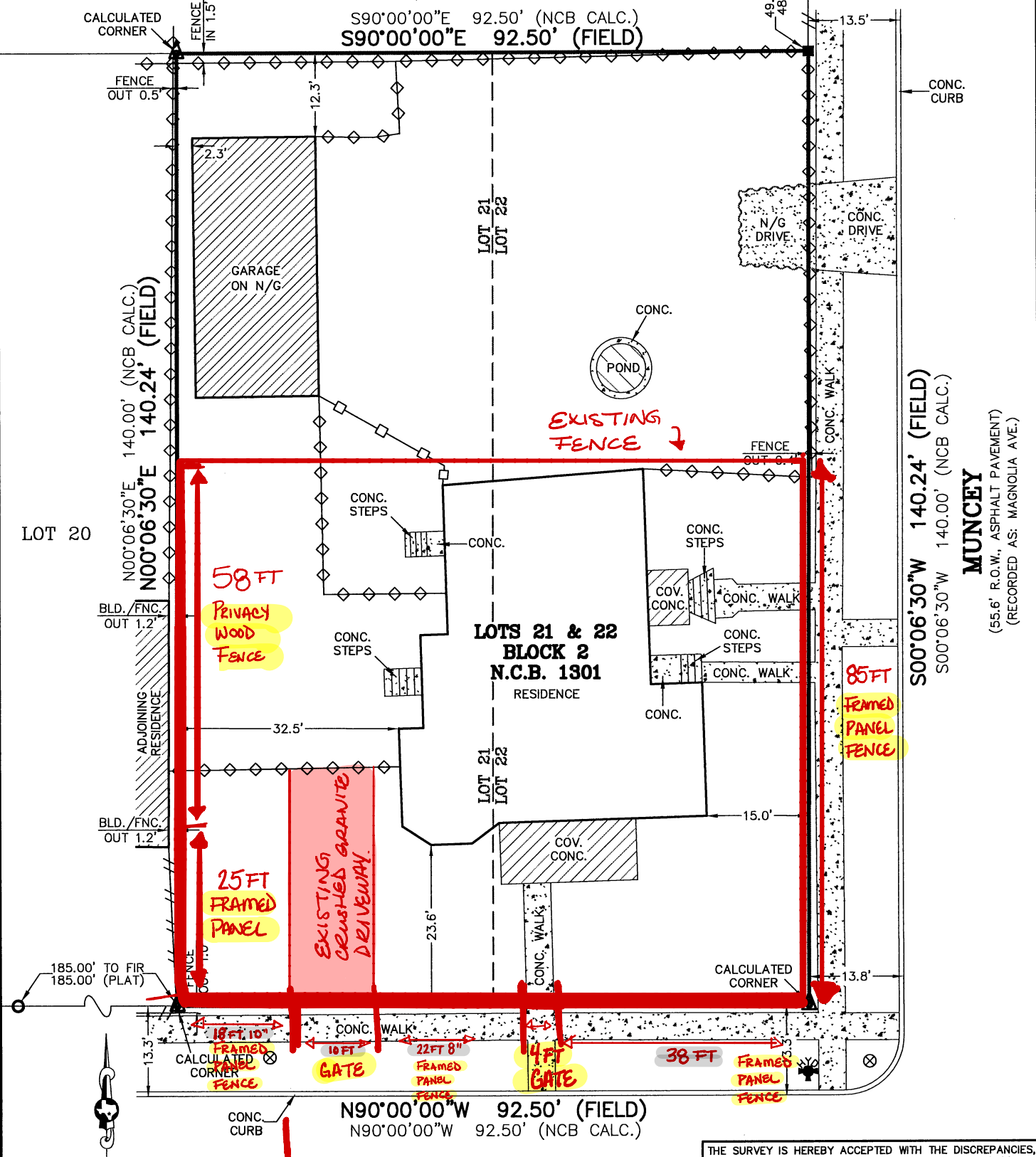


NOTE: DUE TO LACK OF RECORD INFORMATION, BEARINGS SHOWN HEREON ARE ASSUMED, SURVEY IS DRAWN PER FIELD CONDITIONS.

NOTE: CITY OF SAN ANTONIO ENGINEER BOOK 5, PAGE 80 AS RECORDED IN THE CITY OF SAN ANTONIO MUNICIPAL ARCHIVES AND RECORDS, WAS USED FOR REFERENCE.

NOTE: DUE TO LACK OF ORIGINAL MONUMENTATION, BACK OF CURB WAS UTILIZED FOR ORIENTATION.

DAVID DEVINEY, ET UX  
TRACT  
(16952/165 RP)



BURLESON  
(USPS: BURLESON)

(55.6' R.O.W., ASPHALT PAVEMENT)  
(RECORDED AS: BURLESON ST.)

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

LEGEND:	
--= WOOD FENCE	⊗ = POWER POLE
◇= CHAIN LINK FENCE	⬮ = FIRE HYDRANT
⊠= HOG WIRE FENCE	⊙ = FND. 1/2" IRON ROD
○= WROUGHT IRON FENCE	● = SET 1/2" IR
■ = FND. METAL FNC. POST	✕ = SET "X" ON CONC.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 28TH DAY OF MAY 2019, A.D.

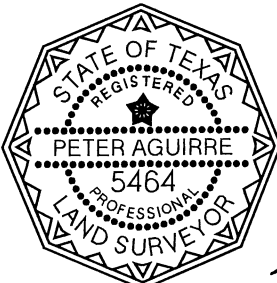
PETER A. AGUIRRE, R.P.L.S. 5464



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TEXAS FIRM NO. 10140300  
EMAIL: INFO@SOUTHCENTRALSURVEYORS.COM

AS-BUILT SURVEY NOTES

1. UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATTING PURPOSES.
3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
4. ADJACENT PROPERTY INFO. FOR REFERENCE USE ONLY.



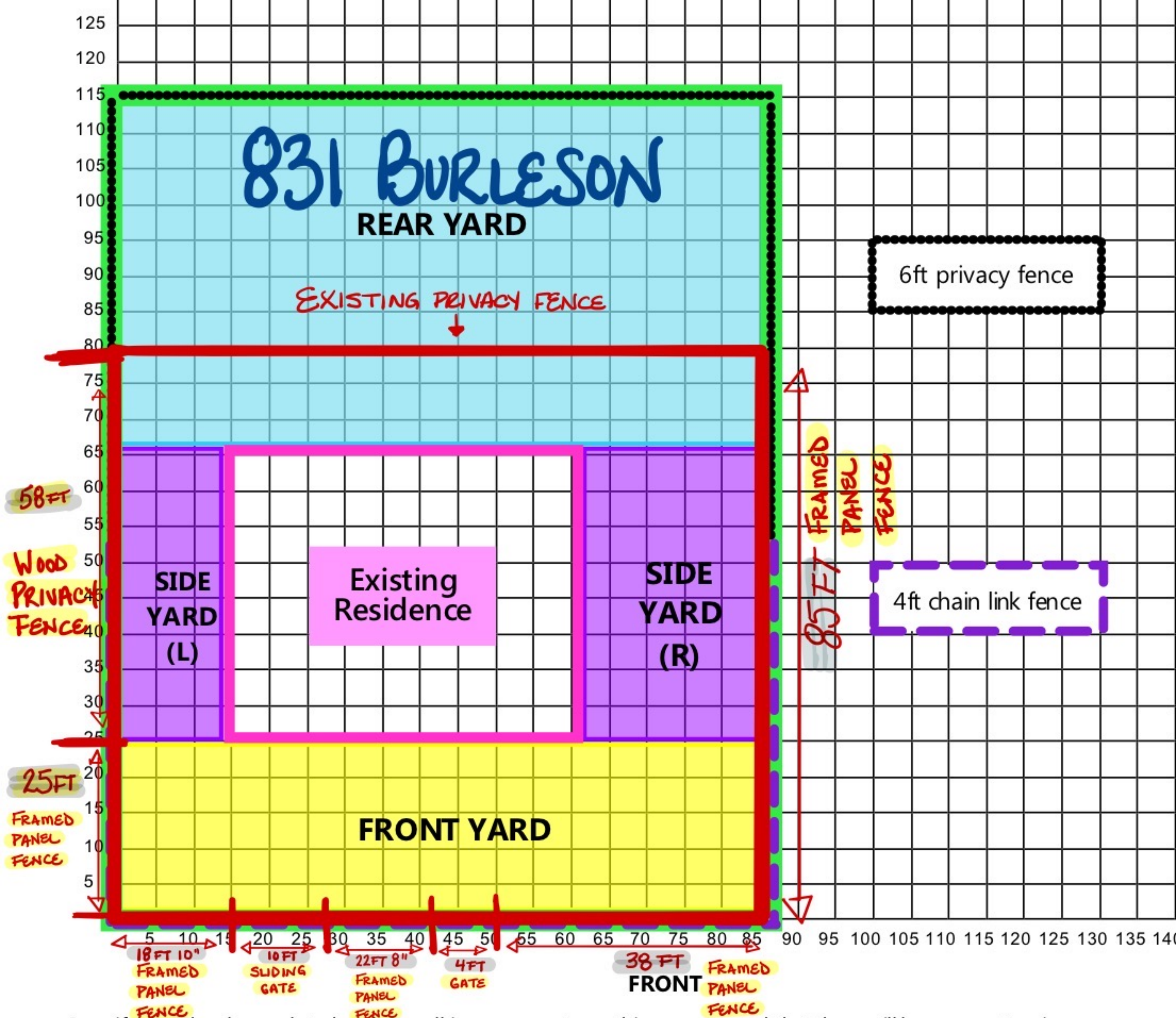
DRAWN BY: J. DETERT

JOB NO: 19-6046-009

FIELD WORK COMP.: MAY 28, 2019

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I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.









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