

## HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

**HDRC CASE NO:** 2021-129  
**ADDRESS:** 321 BURLESON ST  
**LEGAL DESCRIPTION:** NCB 512 BLK 25 LOT W 44 FT OF 9 & S 52.9 FT OF W 44 FT OF 10 ARB A9  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** James Martinez  
**OWNER:** James Martinez  
**TYPE OF WORK:** Front yard fence  
**APPLICATION RECEIVED:** March 17, 2021  
**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 install a 5-foot tall front yard wrought iron fence including an driveway gate.

### 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.

#### 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 at 321 Burleson was constructed in 2016 with influences from Craftsman and Folk Victorian forms commonly found in the Dignowity Hill Historic District.
- b. FENCE DESIGN – 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; applicants should design of fence should respond to the design and materials of the house or main structure. The applicant has proposed to feature a simple black wrought iron design. Staff finds the material and design are found on the immediate block and throughout Dignowity Hill. Any solar or mechanical equipment should be set behind the fence and be minimally visible from the front right-of-way.
- c. FENCE LOCATION – 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 applicant has

proposed to feature a front yard perimeter fence including a front driveway gate. Staff finds that's front yard fences are found on the immediate block and through Dignowity Hill. While staff typically recommends driveway gates turn at the front yard corners and be set behind the front façade plane rather than at the front of the driveway, the driveway at this property terminates into a front window bay and a turned fence would not be appropriate as it would bisect the front façade.

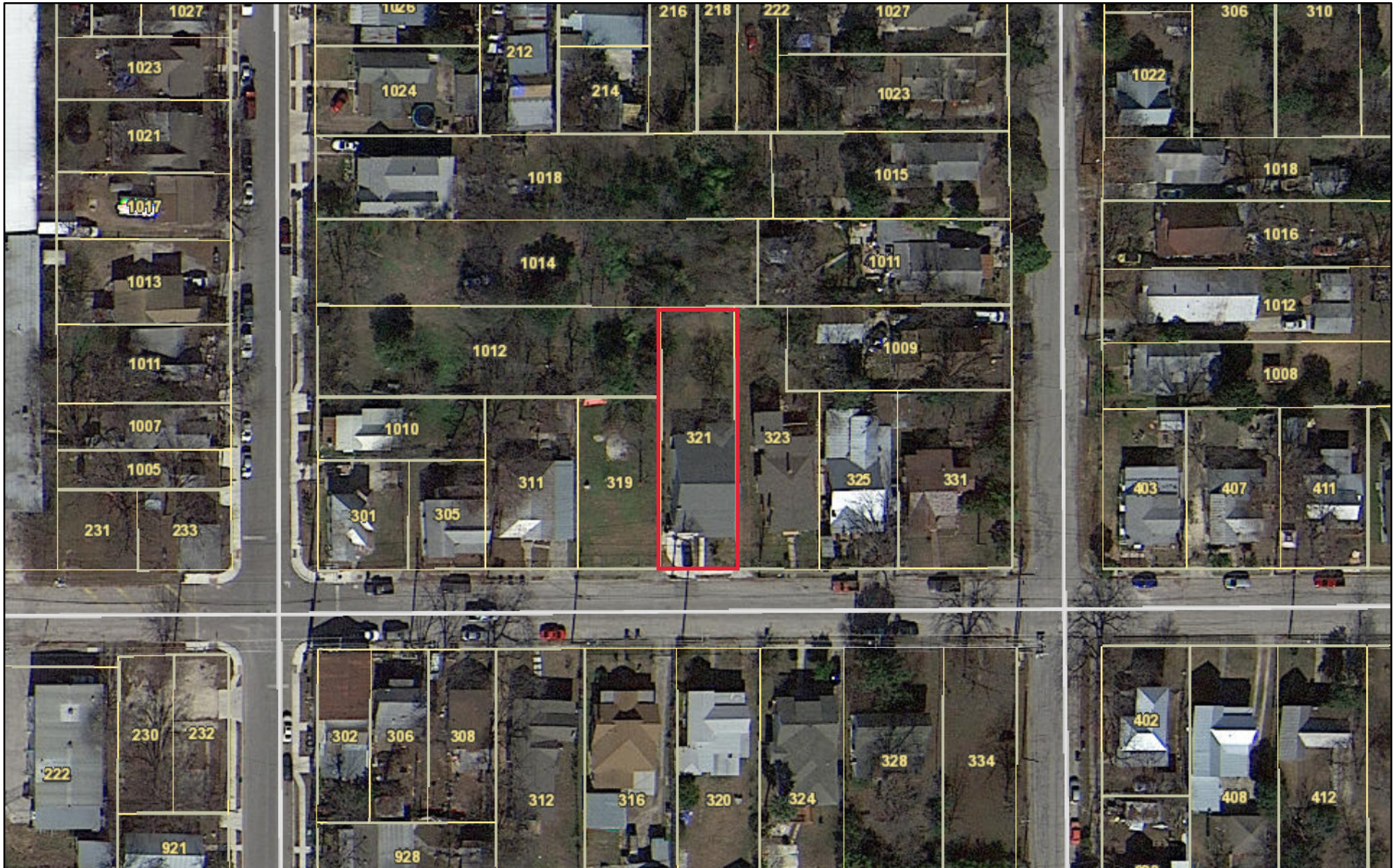
- d. FENCE HEIGHT – Per the Guidelines for Site Elements 2.B.iii., applicants should limit the height of new fences and walls within the front yard to a maximum of four feet. The applicant has proposed a height of 5-feet and is not consistent with the Guidelines.

**RECOMMENDATION:**

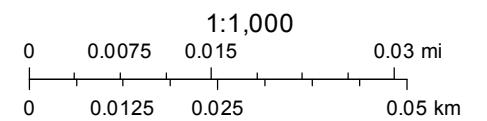
Staff recommends approval based on findings b through d with the following stipulations:

- i. That no portion of the fence, including solar equipment, exceed 4 feet in height – instead of the 5 feet as proposed.
- ii. Any solar or mechanical equipment should be set behind the fence and be minimally visible from the front right-of-way.

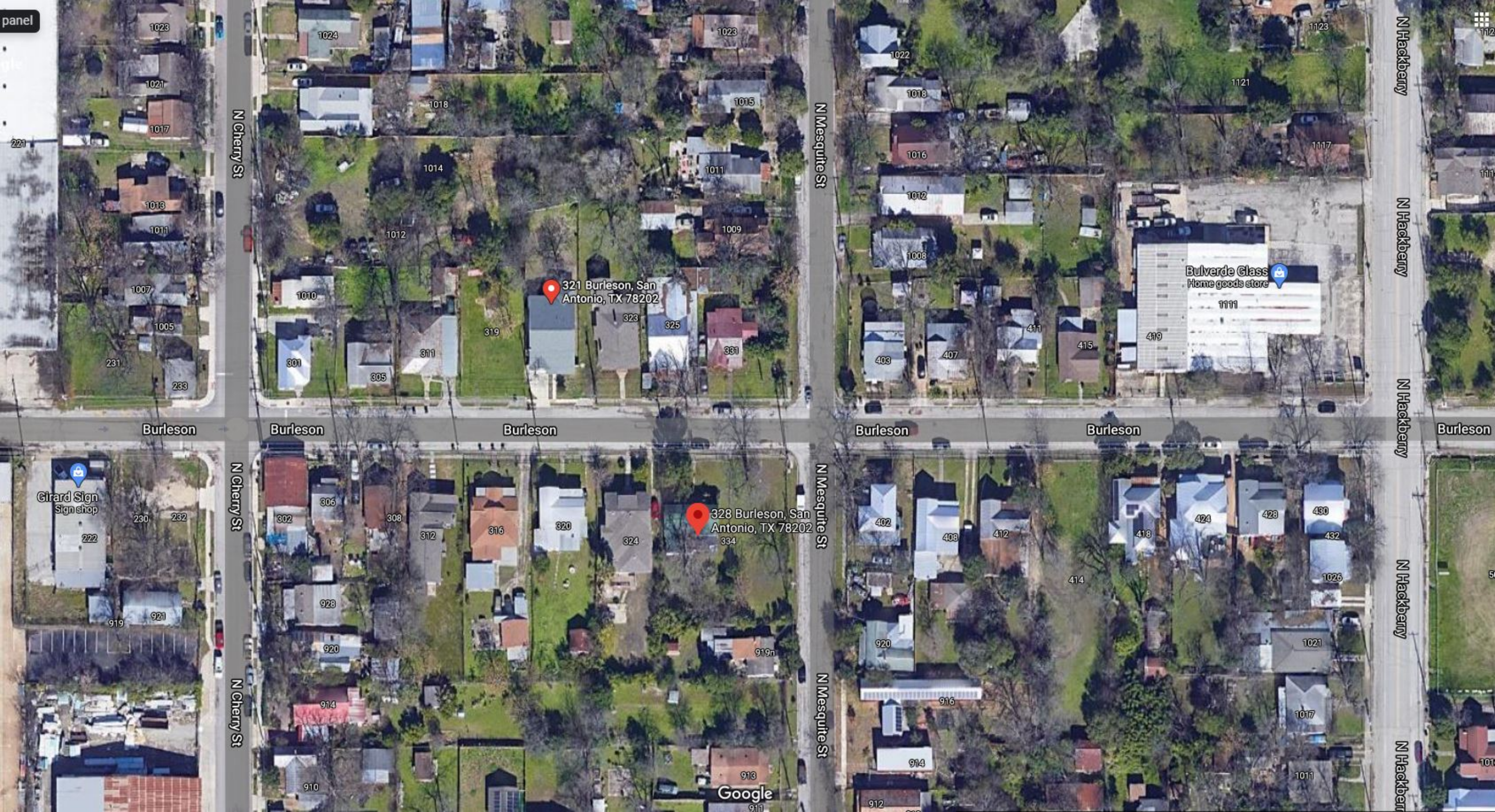
# 321 Burleson



March 31, 2021







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Girard Sign  
Sign shop

Bulverde Glass  
Home goods store

328 Burleson, San  
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321 Burleson, San  
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321 Burleson, San Antonio, TX 78202



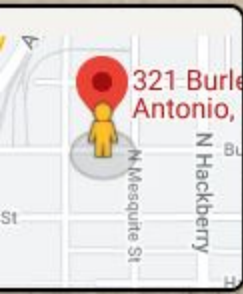
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Google





321 Burleson  
San Antonio, Texas  
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Street View



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321 Burleson

San Antonio, Texas



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Street View



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LOT 5

LOT 6

JOSEPH H. GARDEN  
OF NO. 20020042000

(26)

LOT 7

LOT 8

BURLESON  
(30' R.O.W.)

JOSEPH H. GARDEN  
OF NO. 20020042000

PROPERTY  
CENTER

EAST 44.00'

0.8'

5" IRON  
POD FOUND  
(C.W.)

108.87'

NEW CENTRAL CONTRACTORS  
DOC NO. 20101043000

108.87'

CONC  
EDGES

14.2'

CONC  
CONC

18.2'

4.5'

NORTH

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