

HISTORIC AND DESIGN REVIEW COMMISSION

September 6, 2023

HDRC CASE NO: 2023-329
ADDRESS: 312 BURLESON ST
LEGAL DESCRIPTION: NCB 519 BLK 24 LOT 3
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jeff R Hornbeak
OWNER: Jeff R Hornbeak
TYPE OF WORK: Landscaping modifications and fence and gates installation
APPLICATION RECEIVED: June 23, 2023
60-DAY REVIEW: October 5, 2023
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Install a 4' iron garden loop style fence at the north boundary of the front yard.
2. Install a 4' iron pedestrian gate and vehicle gate at the north boundary of the front yard.
3. Modify the front landscape and install gravel and mulch to the east of the walkway.
4. Install a 6' wood privacy fence on the east side of the property to extend past the front façade of the primary structure.
5. Install a 4' solid wood fence on the west side of the front yard.

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.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

Xeriscaping & Responsible Landscaping: City of San Antonio Historic Design Guidelines Landscaping Policy Document

THE DO NOT'S

- Do not develop proposals that remove over 50% of the total green space in the front yard.
- Do not fully remove plants from the planting strip (the space between the sidewalk and street). Retaining at least 50% plantings in this area is highly encouraged to reduce the heat island, aid in rainwater absorption on streets, and create a lively pedestrian experience.
- Do not utilize gravel, decomposed granite, or other small rock ground cover as the primary element of your landscaping plan.
- Do not incorporate black, non-native, or artificially colored rocks.
- Do not incorporate rock ground cover with an overall diameter of greater than 2 inches.
- Do not incorporate large boulders or flagstone as accent pieces. Consider integrating drought-tolerant trees or low shrubbery instead to add visual diversity and interest.

- Do not incorporate excessive use of concrete or impervious (non-permeable) hardscaping. Hardscaping is best for functional purposes only: driveways, walkways, steps, and patios.

FINDINGS:

- The primary structure located at 312 Burleson Street is a one-story, single-family residence in the Folk Victorian style constructed c. 1903 and first appears in the 1904 Sanborn map. The structure features two one-over-one wood windows on the front façade, a cross-gable composition shingle roof, and a yellow front door with a transom window. This property contributes to the Dignowity Hill Historic District.
- VIOLATION** – Staff received a report that work occurred on site without obtaining a Certificate of Appropriateness on June 23, 2023, and reached out to the property owner to address the violations. The applicant submitted an application on June 23, 2023, to address the violations on the property and requested to postpone the HDRC meeting until September 6, 2023.
- VIOLATION (FRONT WALKWAY)** – On August 15, 2018, the HDRC reviewed a request to replace the existing continuous concrete walkway with crushed rock and concrete pavers. Work had been completed previous to the HDRC meeting and was a violation. The HDRC denied the request to have the existing walkway replaced with the crushed rock and concrete pavers, and the new walkway remains nonconforming.
- FENCE INSTALLATION (NORTH SIDE)** – The applicant is requesting to install a four feet tall decorative iron garden loop fence on the northern boundary of the front yard. Guidelines for Site Elements 2.B.i. states that new fences should appear similar to those used historically within the district in terms of their scale, transparency, and character and the design of fence should respond to the design and materials of the house or main structure. Staff finds the installation of the four feet tall decorative iron garden loop fence in the front yard generally appropriate.
- GATE INSTALLATION** – The applicant is requesting to install a four feet tall iron pedestrian gate and vehicle gate at the north boundary of the front yard. Guidelines for Site Elements 2.B.ii. states to avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. Staff finds the installation of the front gates generally appropriate due to the gate locations found predominately on the block.
- LANDSCAPING** – The applicant is requesting to remove natural sod on the eastern portion of the front yard and install gravel and mulch with natural plantings. Guidelines for Site Elements 3.B.iii. states to not use rock mulch or gravel as a wholesale replacement for lawn area and if used, plantings should be incorporated into the design. Staff finds the installation of the gravel and mulch with natural plantings generally conforms to guidelines.
- FENCE INSTALLATION (EAST SIDE)** – The applicant is requesting to install a six feet tall wood privacy fence on the east side of the property to extend past the front façade of the primary structure. The Historic Design Guidelines for Site Elements 2.B.iii. states to limit the height of new fences and walls within the front yard to a maximum of four feet. Additionally, Guidelines for Site Elements 2.C.ii. states to not use privacy fences in front yards. Staff finds the installation of the six feet tall wood privacy fence in the front yard does not conform to guidelines.
- FENCE INSTALLATION (WEST SIDE)** – The applicant is requesting to install a four feet tall solid wood fence on the west side of the front yard. Guidelines for Site Elements 2.C.ii. states to not use privacy fences in the front yard. Staff finds the installation of the four feet tall solid wood fence does not conform to guidelines.

RECOMMENDATION:

Staff recommends approval of items 1 through 5, based on findings a through g, with the following stipulations:

- That the applicant reduces the height of the wood privacy fence on the east side of the property to four feet in height for the section past the front façade of the house.
- That the applicant installs a 4' transparent fence on the east and west sides of the front yard past the front façade of the structure.
- That the applicant returns the continuous concrete walkway per HDRC's action.

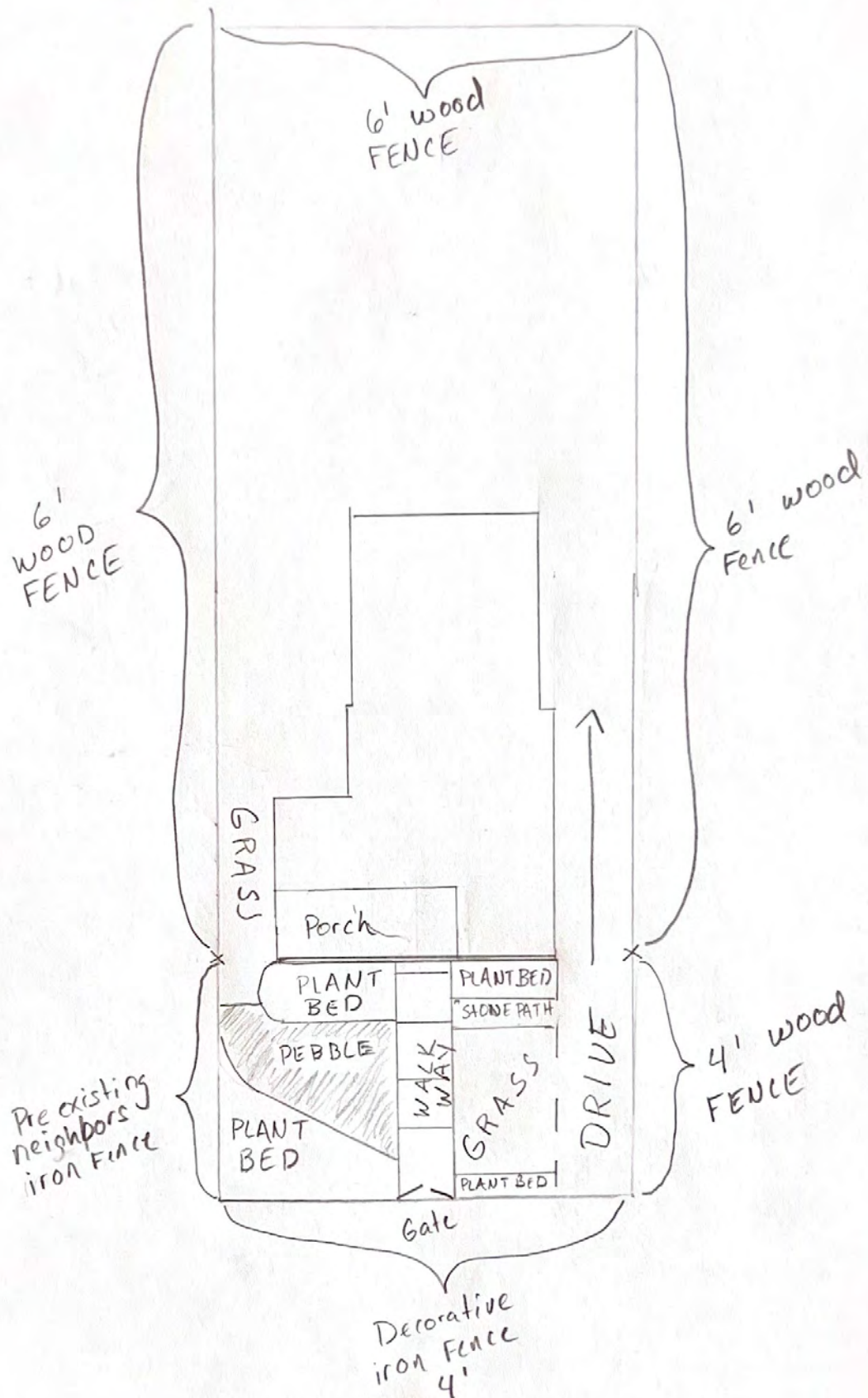
City of San Antonio One Stop



September 1, 2023



312 Burleson



































BUENA VISTA—Continued.

1006—F L Tuffly (r).
 1008—Ralph Garcia (h).
 1014—Francisco Camargo (h).
 1018—Chas F Russie, sr (h).
 1022—Mrs L Geiser (h).
 1101—Mrs Minnie Scharper (h).
 1102—Jacob Kern (h).
 1103—Chris Reek (h).
 1107—Antonio de la Garza (r).
 1110—John F Warren (r).
 1113—Valentine Mechler (r).
 1118—Louis J Thomas (h).
 1120—Frank Spang (h).
 1203—E M Lewis (h).
 1302—Emil Feille (h).
 1306—John Desmuke (h).
 1318—Dr Jessup D Bell (h).
 1402—J R Bain (h).
 1408—A A Spence (h).
 1410—Louis H Tubbs (r).
 1411—Fritz Russi, jr (r).
 1412—Alex D Slack (r).
 1415—Sam G Eckels (h).
 1418—Mrs Clara Cartmall (h).
 1419—Vacant.
 1422—J A Carruthers (h).
 1502—Ed T Guerin, sr (h).
 1506—Wm Gebhardt (h).
 1510—J E Willingham (r).
 1513—Ralph English (h).
 1514—H F Lackey (r).
 1523—Rev John Holland (r).
 1524—Geo B Johnston (h).
 1600—Vacant.
 1606—Thos H Mullin (h).
 1614—H F Barnhart (h).
 1621—A G Seamands (h).
 1623—Chas J Rogan (h).
 1625—Jas D Seamands (h).
 1624—Wm Edgar (h).
 1711—Dan W DeNeene (r).
 1715—Robt C Hansell (h).
 1721—Alonzo Millett (h).
 1722—J T Brown (h).
 1803—John H Menoher (h).
 1804—Wm B Kerr (h).
 1810—Vacant.
 1811—Sam C Slack (h).
 1814—Edwin Routledge (r).
 1815—C L Miller (h).
 1820—G W Hagy (h).
 1823—Chas Franz (h).
 1824—Sol Silverstein (r).
 1902—Jno E Cahoon (r).
 1905—Mrs Ellen Wallace (r).
 1906—Lawson W Hagy (h).
 1910—G W Pillbury (r).

BUENA VISTA—Continued.

2317—Paul Adams (r).
 2318—Jno W Schuchardt (h).
 2502—Jno Bradley (h).
 2523—Jas D Stephenson (h).

BURLESON.

101—D C Craig.
 110—T Garza (r).
 114—R Herbsleb.
 116—B Moreaga (r).
 201—Herman Smith.
 205—Jno Powell.
 222—Wm Moltsberger.
 225—Jno Powell (r).
 226—H A Powell (r).
 230—Mrs C Wagenfuhr (r).
 234—Wm S Hanes.
 301—Mrs W F Smith (r).
 302—Chas Hillert.
 305—Mrs M E O'Brien (r).
 308—Mrs J Haak (r).
 312—Mrs L B Shane (r).
 315—C J Peters (r).
 316—Mrs Julia Carey (h).
 320—F H Bednark (r).
 321—Ed Uhr (r).
 322—Mrs M E Newton (r).
 323—H D Vogelsang (r).
 325—L E Lemeilleur (r).
 328—J P Kelly (h).
 331—P G Miller (r).
 402—Ben Overton.
 403—W H Nixon (r).
 407—Harry Harris (r).
 408—Mrs L G Magee (r).
 411—B Overton (r).
 412—Harry Stone (r).
 414—J J Phillips (r).
 415—Frank Dalcour (r).
 416—Mrs M E Ballard (r).
 418—C W Martin (r).
 421—D S Henefey (r).
 424—Rev J D Overton (r).
 428—Fred Gorham (r).
 431—Frank Jenull (h).
 432—Ed Ney (r).
 502—Jas Clark (h).
 509—Mrs Emelle Elmendorf (h).
 512—Jos F France (h).
 517—H C Hucker (r).
 520—Fred Barr (r).
 701—Leopold Benedict.
 705—Mike Burns (h).
 713—J R Gibson (r).
 717—G W Bent (r).
 721—Paul Hein (r).
 725—Chas L Hughes (h).
 725—rear—Mrs S F Montgomery (r).

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