

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-525
ADDRESS: 831 LAMAR ST
LEGAL DESCRIPTION: NCB 1368 BLK 5 LOT 21
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ron Hill
OWNER: Ron Hill
TYPE OF WORK: Front yard fence
APPLICATION RECEIVED: November 20, 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 install a metal cattle panel front yard fence and 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.

FINDINGS:

- a. The primary structure at 831 Lamar was constructed recently in 2020. The one-story, residential structure features Craftsman-influenced elements including a primary gable form with a subordinate front gable flanked by a covered porch.
- b. COMPLIANCE – On a site visit on November 16, 2020, staff found that a wood-framed cattle panel fence with a front driveway gate was installed prior to the issuance a Certificate of Appropriateness and permit. The property owner was cooperative and submitted an application of November 16, 2020, to be heard at the next available hearing.
- c. FENCE DESIGN – The applicant has proposed to install a metal framed cattle panel fence. 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 fences to respond to the design and materials of the house or main structure. While metal-framed, cattle panel fences are atypical in historic front yards, staff finds that the proposed design may be appropriate for non-historic, infill construction if the height and configuration is consistent with the Guidelines.
- d. FENCE LOCATION – The applicant has proposed to install the fence around the perimeter of the front yard

including a front driveway gate. 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 wall should not be introduced within historic districts that have not historically had them. Staff finds that front yard fences are found on Lamar and throughout the Dignowity Hill Historic District.

- e. FENCE HEIGHT – The applicant has proposed to install a fence featuring 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. Staff finds the proposed fence height appropriate.
- f. DRIVEWAY GATE – The applicant has proposed to install a front driveway gate in a matching design. 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. Electrical, mechanical, or solar collector equipment should be concealed and minimally visible if used. Per the submitted site plan and photo verification, staff finds that the property features a narrow driveway and that a front gate would be appropriate.

RECOMMENDATION:

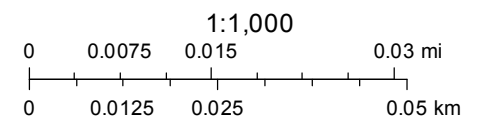
Staff recommends approval based on finding c through f with the stipulations:

- i. That the fence height is no taller than 4 feet at any portion in front of the front façade plane.
- ii. That any solar or mechanical gate equipment, if used, be concealed or minimally visible behind the fence from the public right of way.

831 Lamar



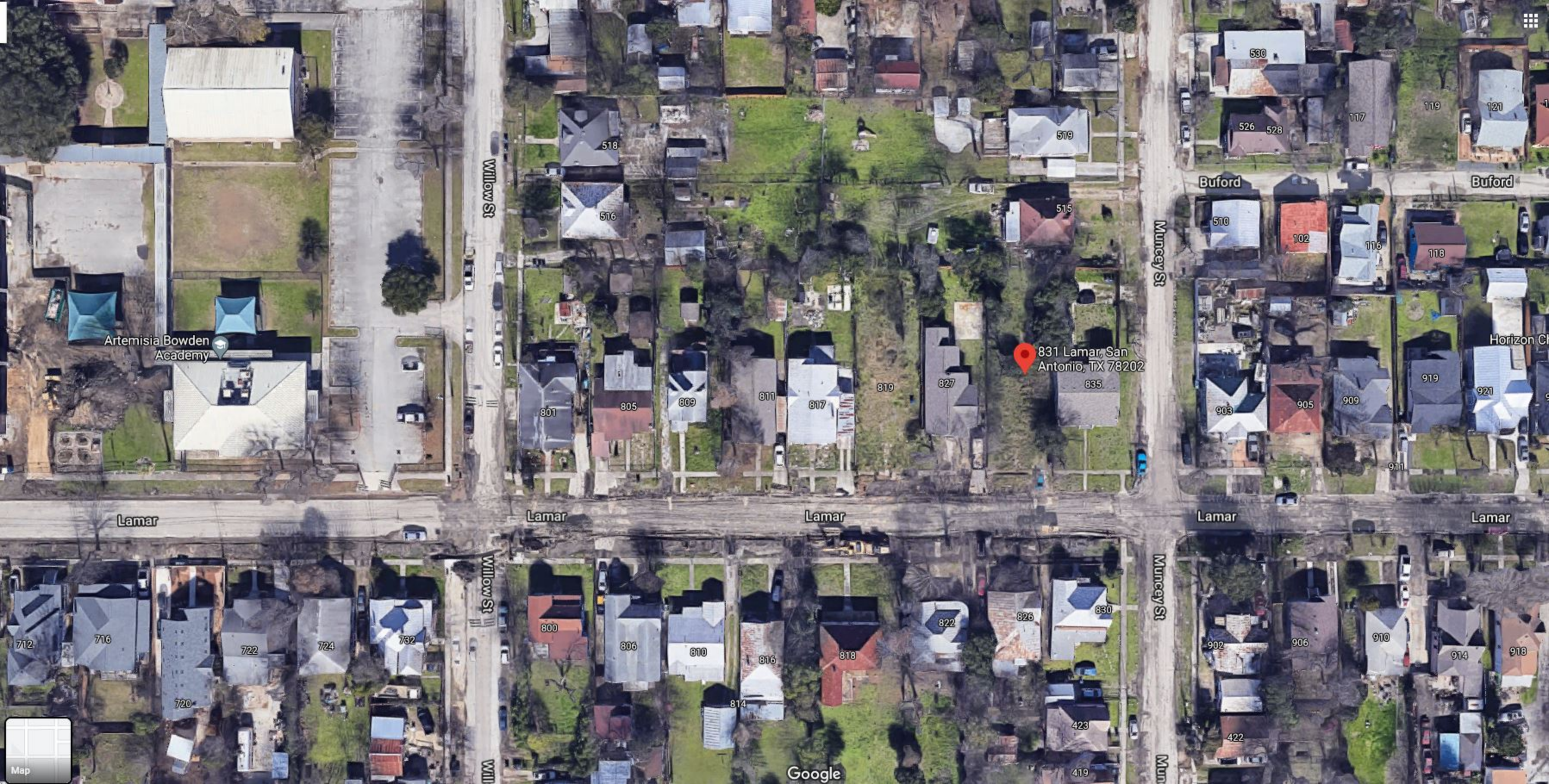
December 8, 2020





831 Lamar, San Antonio, TX 78202

Google



Artemisia Bowden Academy

831 Lamar, San Antonio, TX 78202

Google











LOT 11
(BCAD# 114484)

LOT 20
(BCAD# 114493)

LOT 22
(BCAD# 114495)

LOT 21
LOCK 5
N.C.B. 1388
RESIDENCE

CHAIN LINK FENCE LINE OUT 45.25'(REF.)
N 89°59'14" E 46.31'(FIELD)
0.5' WD. FNC. OUT
0.7' CHN. FNC. IN
0.6' CHN. FNC. OUT

6' wood privacy

Future 6' wood privacy

N 00°01'23" W 140.01'(FIELD)
140.00'(REF.)

S 00°03'23" E 139.99'(FIELD)
140.00'(REF.)

WOOD STEPS

WOOD DECK

A/C

CONC.
CONC.
CONC.
CONC.

9.1'

CONC. STEPS

CONC. COV.

24.7'

WIRE FNC. OUT 0.3'

46.25' TO FIR
46.25' (PLAT)

Gate 4' metal

46.26' TO FIR
46.25' (PLAT)

S 89°59'22" W 46.39'(FIELD)
S 89°59'10" W 46.25'(REF.)

CONC. CURB

18.9'

Don K H

LAVAR

(USPS: LAVAR ST.)

(LEFT 4.00' ASPHALT PAVEMENT(REF.)

(PLASTER 4.00' LAVAR ST.(REF.)

THE SURVEY IS HEREBY ACCEPTED WITH THE DIS
CONFLICTS, OR SHORTAGES IN AREA OR BOUND
ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPI
IMPROVEMENTS SHOWN.

NOTE: PLAT OF RECORD DOES NOT
MAKE A MATHEMATICAL CLOSURE



Investigation Report

Property

Address	831 Lamar
District/Overlay	Dignowity Hill
Owner Information	Hacam Properties LLC


Site Visit

Date	11/16/2020
Time	08:55 AM (-6 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	Neighbor
Types of Work Observed	Site Elements
Amount of Work Completed	Completed
Description of work	Metal framed cattle panel fence with front driveway gate
Description of interaction	Staff spoke to owner who explained that the fence contractors said they revived permits and approval. Staff explained that no application has been submitted or approved. The owner was cooperative and committed to follow up.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner
Will post-work application fee apply?	No

Documentation

Photographs	<div>November 16, 2020 at 8:45 AM 827 Lamar St San Antonio TX 78202 United States</div> 
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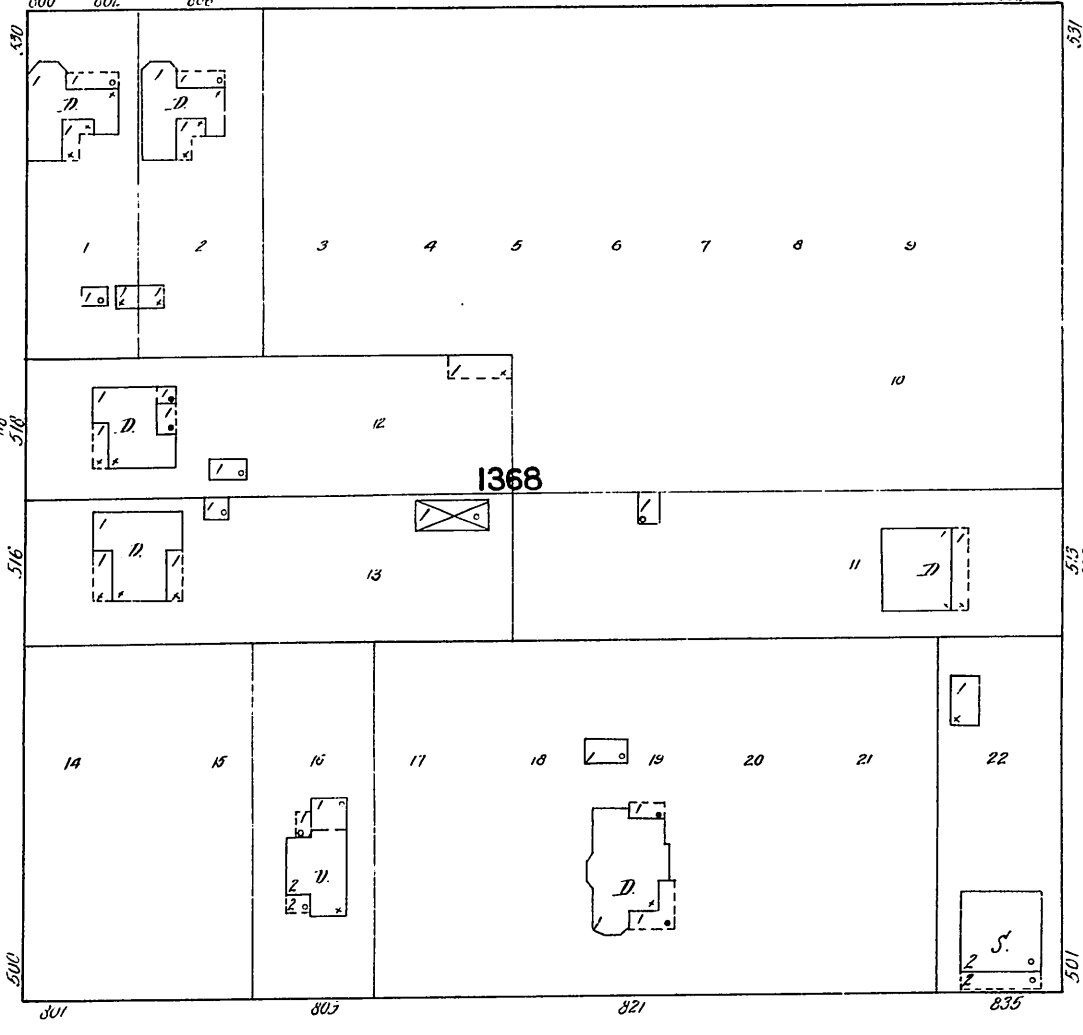
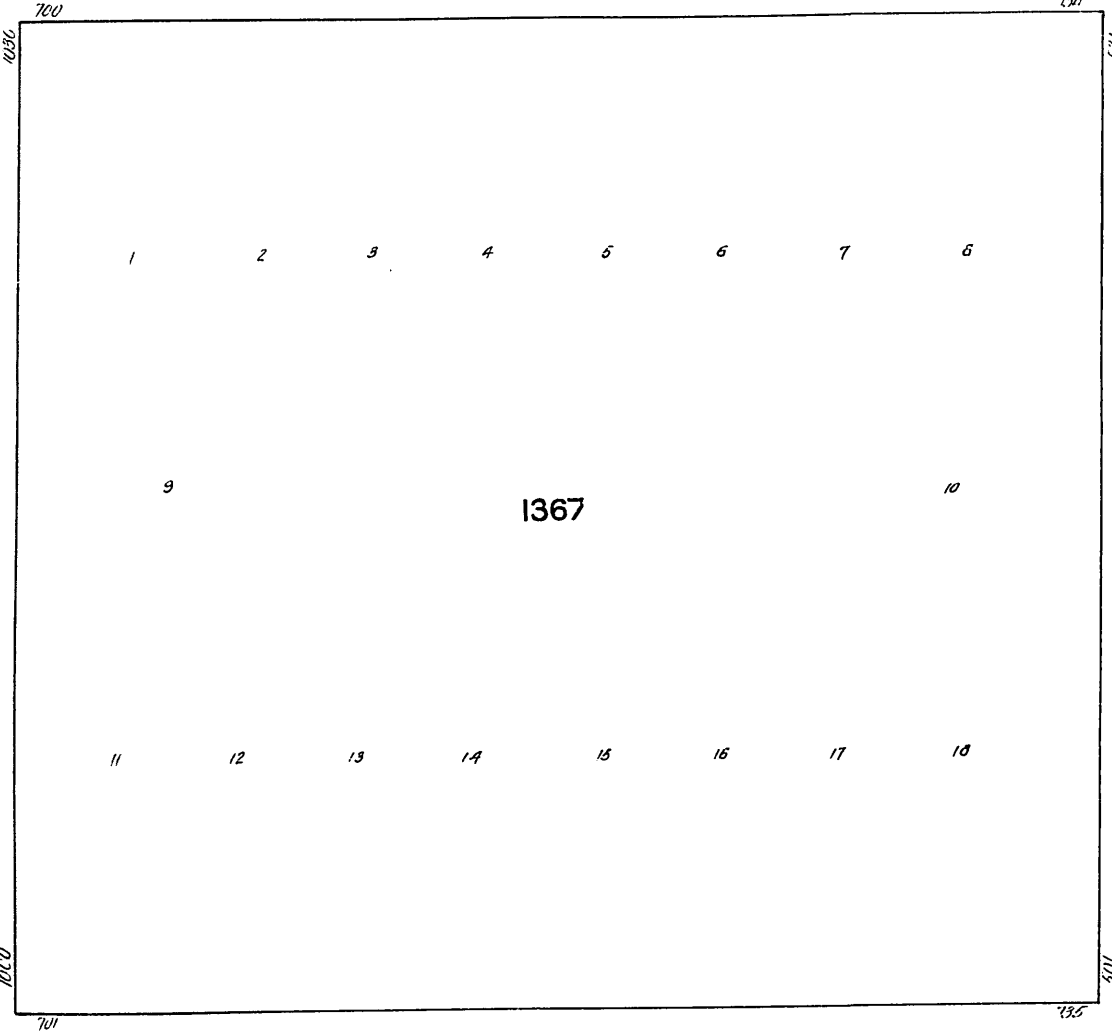
161

162

BURLESON

NOT PAID

6" W PIPE



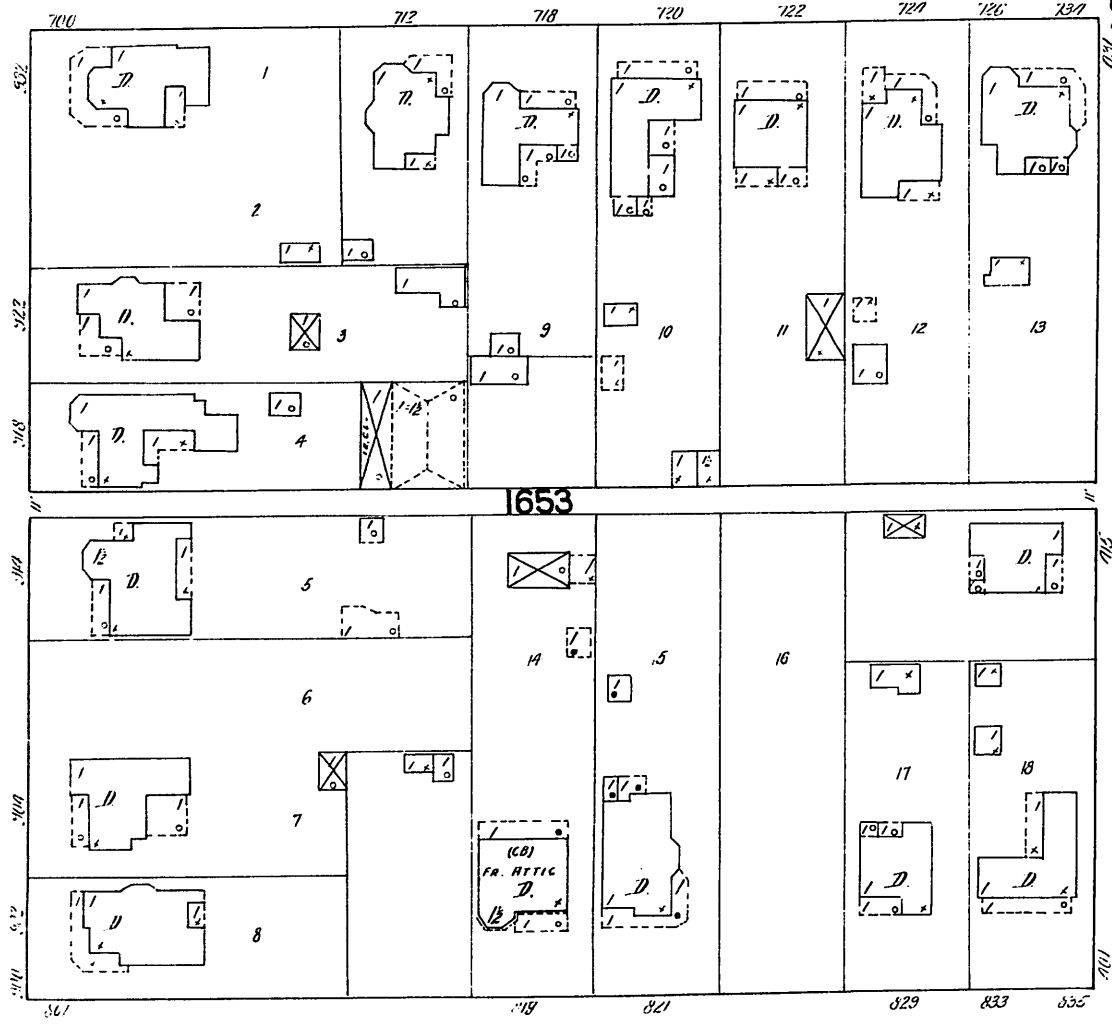
LAMAR

NOT PAID

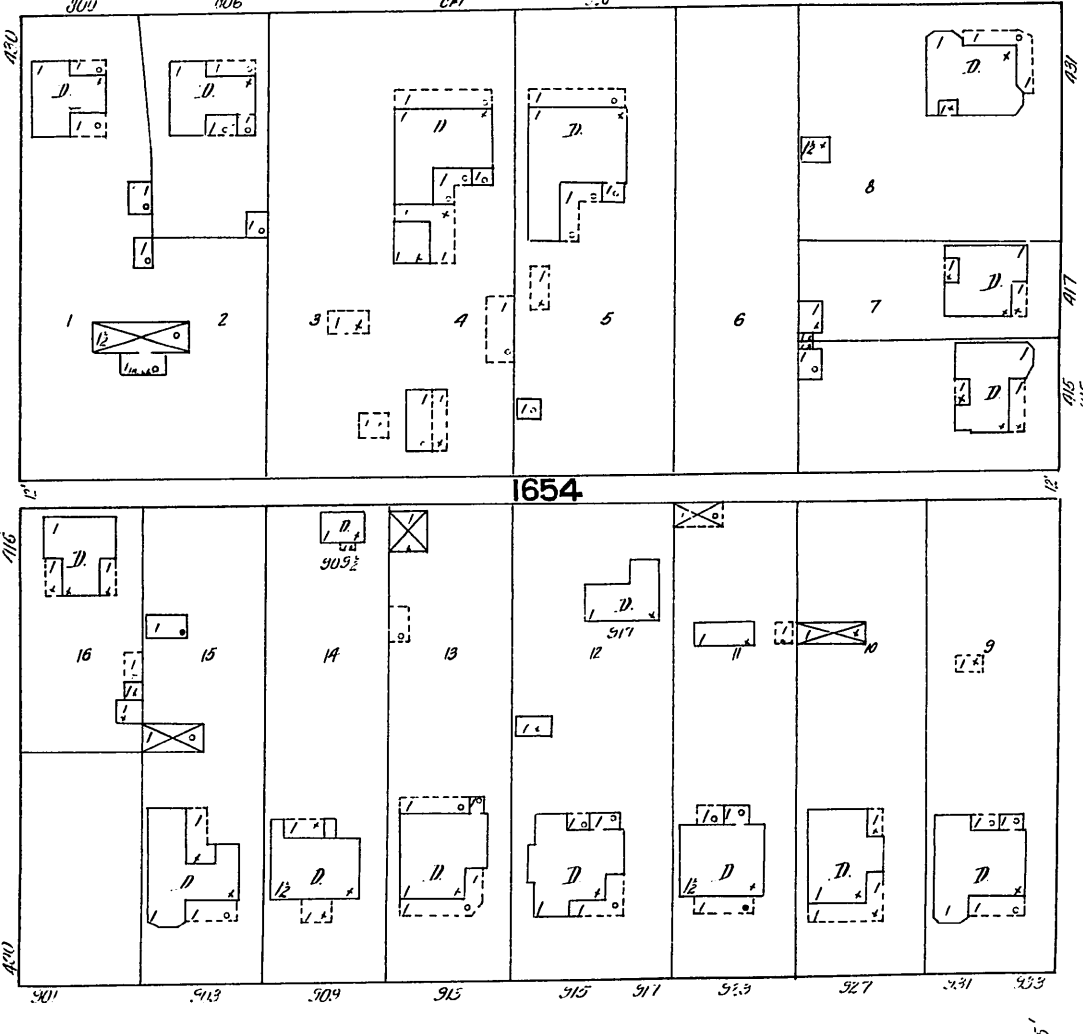
12" W PIPE

157

N. PINE



WILLOW

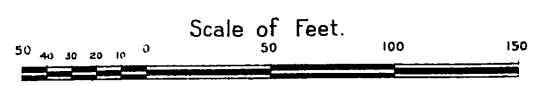


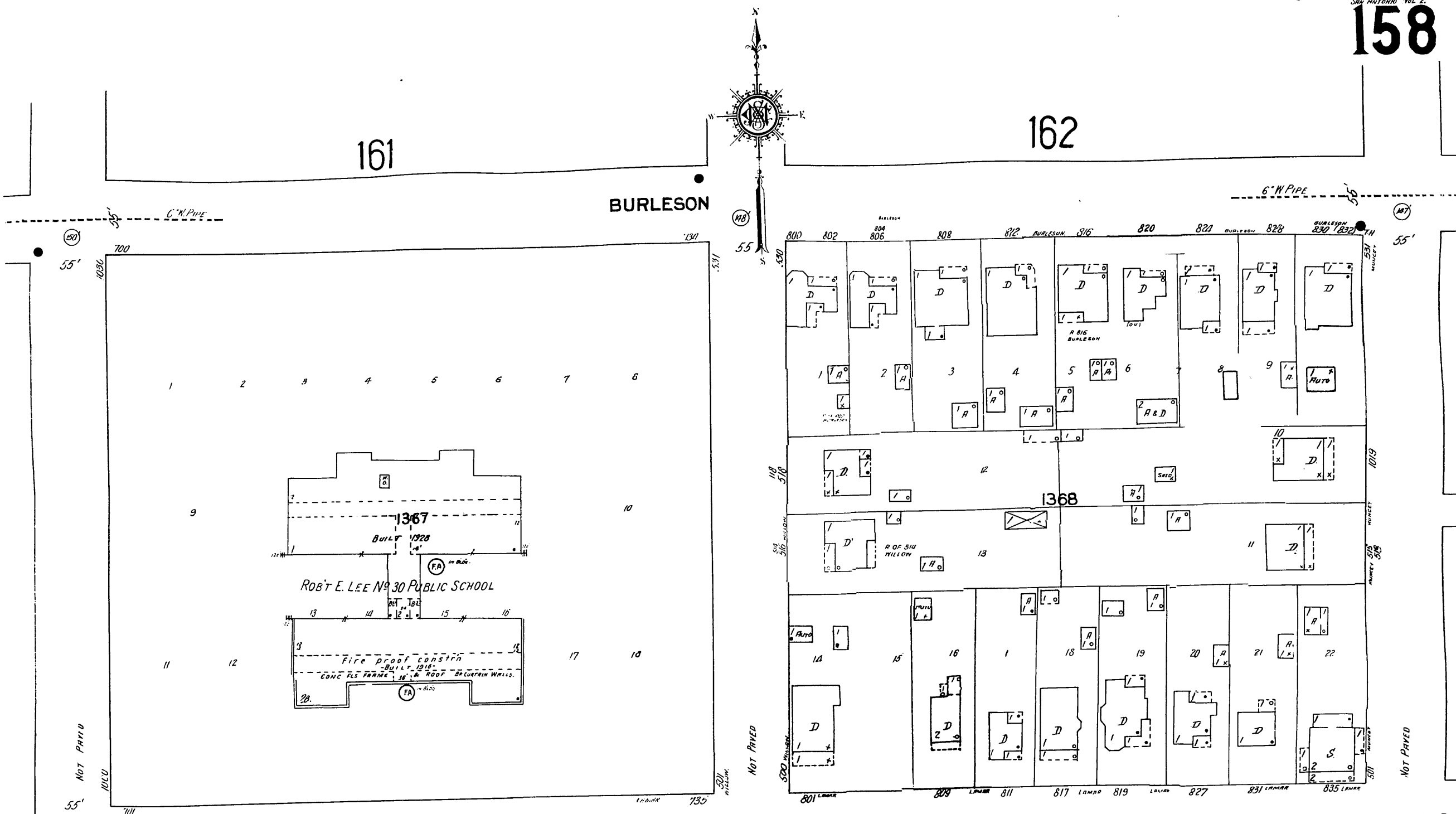
MUNCEY

HAYS

NOT PAID

148





919 Crockett



1623A Houston Street



802 Nolan St



904 N Pine Street



726 Dawson St



817 Hays St



520 N Pine



829 N. Pine St (Corner lot, back yard)



818 N Olive St

