

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-154
ADDRESS: 712 LAMAR ST
LEGAL DESCRIPTION: NCB 1653 BLK A LOT E 50 FT OF 1&2
ZONING: R-5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Konda Pulley
OWNER: Konda Pulley
TYPE OF WORK: New Front Yard Fence - White Wrought Iron

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a white wrought iron fence in the front yard with a driveway gate and a walkway gate. The height is requested to be five (5) feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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.

FINDINGS:

- a. The property located at 712 Lamar St is a single-family home designed in the Queen Anne style. The house features several elements characteristic of Queen Anne homes, including an asymmetrical porch, double hipped roof with prominent front gable, and scalloped wood side shingles within the front gable. The 1994 district survey notes that this house is significant due to its unique porch design, cut away bay, contributing materials, scale, proportion, and design reflective of a particular style.
- b. FENCE LOCATION - The applicant has proposed to install a wrought iron fence in the front of the yard spanning the front streetscape with gates at the front entrance stairs and driveway. Though the property has historically not had a fence, wrought iron fencing is characteristic of the Dignowity Hill Historic District, especially along Lamar. A black wrought iron fence is installed directly across the street and a white wrought iron fence is installed in the front yard of 806 Lamar. Staff finds the proposed location acceptable.
- c. FENCE MATERIAL – Wrought iron fences are characteristic of the Dignowity Hill Historic District, and both black and white wrought iron is found within the district in front yards. Staff finds the proposed use of white wrought iron acceptable.
- d. FENCE HEIGHT – The Historic Design Guidelines for Site Elements stipulate that new fences should be limited to a maximum of four feet in front yards. Staff finds the proposal of a five foot fence inconsistent with the guidelines and recommends reducing the height to four feet.

RECOMMENDATION:

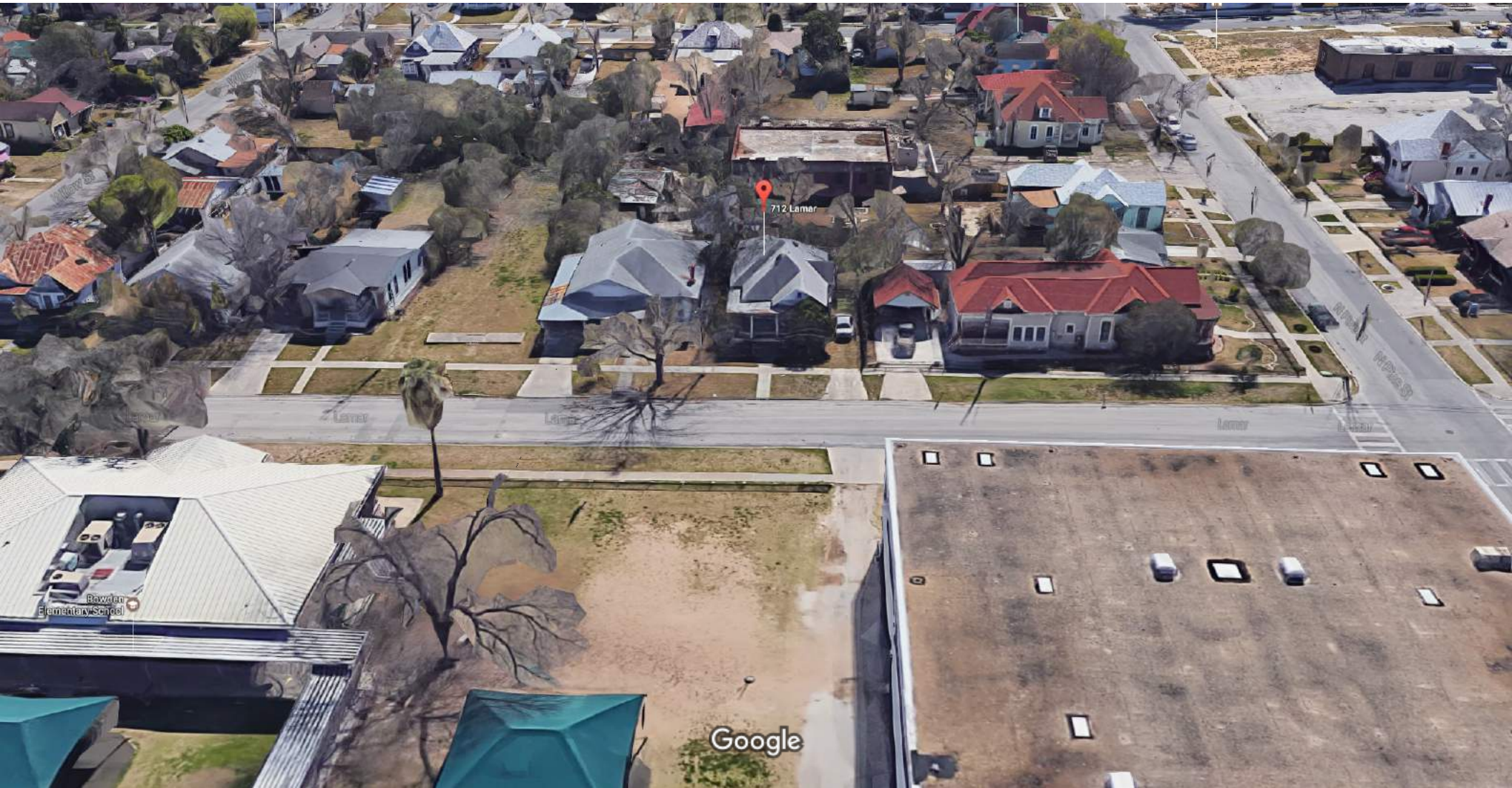
Staff recommends approval of the fence installation with the following stipulations:

- i. That the fence height is no taller than four feet along the sidewalk in the front yard. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Stephanie Phillips













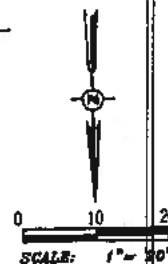




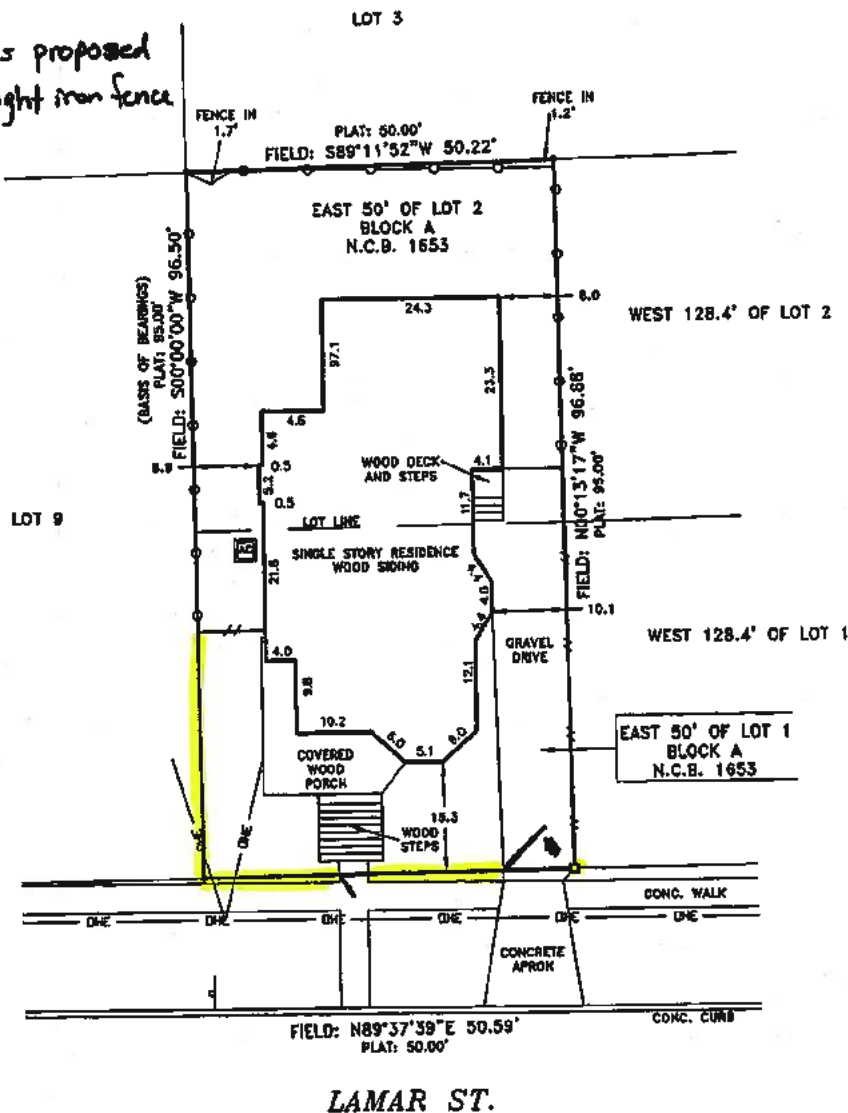
DIGNOWITY HILL ADDITION

PLAY LEGEND

- 1/2" IRON ROD FOUND
- FENCE POST
- CHAIN-LINK FENCE LINE
- WOOD FENCE LINE
- OVER HEAD ELECTRIC LINE
- POWER POLE
- AC AIR CONDITION UNIT
- NO PARKING SIGN



= indicates proposed
white wrought iron fence
w/ gates



Lamar St.

CROSS BRANCH SURVEYING

2819 BROADWAY
SAN ANTONIO, TEXAS 78217
(512) 533-1402

CROSS BRANCH SURVEYING DOES NOT
MAKE OR WARRANT ANY FLOOD-ZONE
DETERMINATION.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct
according to an actual survey made on the ground under my
supervision and that there are no visible encroachments or
obstructions of buildings on adjoining property, and that all
buildings are wholly located on the property except as shown
above and that all owners have been located as indicated
above on the date of this plat. Survey is not for
quadrant, landscaping, engineering, construction or
development purposes. Declaration is made to original
purchasers of and is not transferable to additional institutions
or subsequent owners. Municipal records not inspected.
Surveyor has abstracted for boundary lines only. Other
methods of record which may affect this tract have not been
researched.

This 1st day of MARCH, 2017 A.D.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5904



NOTE: THIS SURVEY WAS COMPLETED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT AND
OTHER MATTERS OF RECORD WHICH MAY AFFECT
THIS TRACT MAY NOT BE SHOWN HEREIN.

LOT EAST 50' OF LOTS 1 & 2
BLOCK A NEW CITY BLOCK 1853
SUBDIVISION DIGNOWITY HILL ADDITION
ADDRESS: 712 LAMAR ST.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
D.S. O.D. S.S. P.R./A.O.

WORK ORDER No. 17-2-18D

