

# HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

**HDRC CASE NO:** 2018-139  
**ADDRESS:** 712 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 1653 BLK A LOT E 50 FT OF 1&2  
**ZONING:** R-5  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Konda Pulley  
**OWNER:** Konda Pulley  
**APPLICATION RECEIVED:** March 22, 2018  
**60-DAY REVIEW:** May 21, 2018

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a metal gazebo at the rear of the property.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## FINDINGS:

- a. The historic structure at 712 Lamar was constructed circa 1915 in the Folk Victorian Style. The structure features both front and side facing gabled roofs, a front window bay and a wraparound porch. At this time, the applicant has proposed to install a metal gazebo in the rear yard to be located on a concrete slab.
- b. GAZEBO – The applicant has proposed to install a metal gazebo at the rear of the property at 712 Lamar. The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds the proposed metal materials to be inconsistent with the Guidelines; however, given the gazebo's location at the rear of the property where it will not be visible from the public right of way, staff finds it's installation to be appropriate.
- c. GAZEBO – Per the application documents, the applicant will install the proposed gazebo on a concrete slab that is to feature a total of 115 square feet in size. Additionally, the proposed gazebo will feature panels that are six (6)

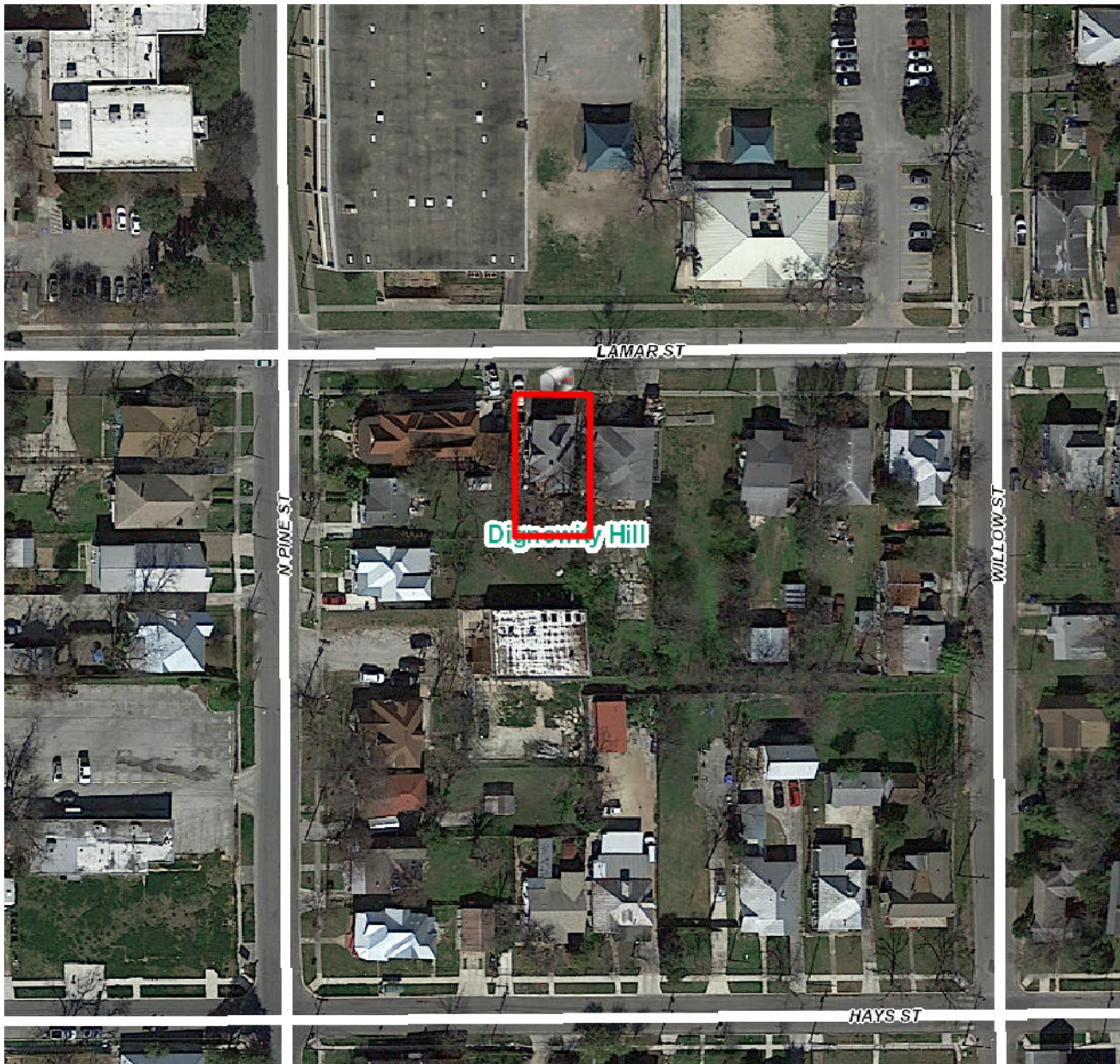
feet in height and approximately five (5) feet in width. The metal columns are to be approximately seven (7) feet in height. Generally, staff finds the proposed gazebo appropriate given that due to its location it will not be easily seen from the public right of way.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through c.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

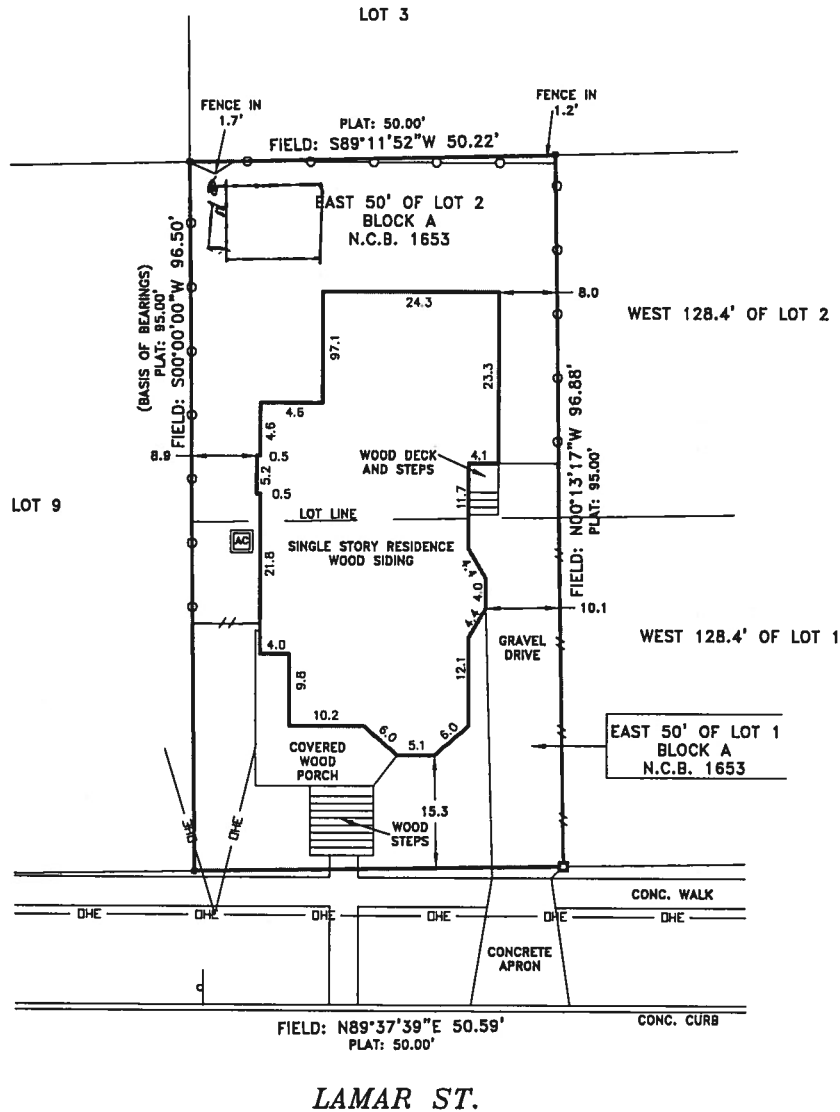
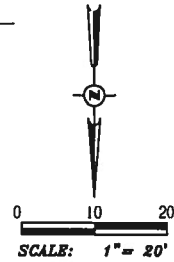
Printed: Mar 30, 2018

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# DIGNOWITY HILL ADDITION

## PLAT LEGEND

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



LAMAR ST.

## CROSS BRANCH SURVEYING

2518 BOARDWALK  
SAN ANTONIO, TEXAS 78217  
(210) 836-1102

T.S.P.L.S. FIRM REG. NO. 10180700

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 encroachment of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all easements have been located as indicated above on the date on this plat. Survey is not for architectural, 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 researched. Surveyor has abstracted for boundary lines only. Other matters 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 HEREON.

LOT EAST 50' OF LOTS 1 & 2  
BLOCK A NEW CITY BLOCK 1653  
SUBDIVISION DIGNOWITY HILL ADDITION

ADDRESS: 712 LAMAR ST.

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

D.S. D.D. S.B. P.R./A.O.

WORK ORDER No. 17-2-18D



The gazebo pad area is 115 square feet.

The concrete pad will be 4" deep using 1.65 yds of concrete. The Gazebo Panels are 60" tall & 5'6" wide.

We will include a pad on one side which will be used as a pottin station with a sink. The sink will be connected with a hose & the Area will be used to store garden pots & gardening tools. It will not be covered at this time.

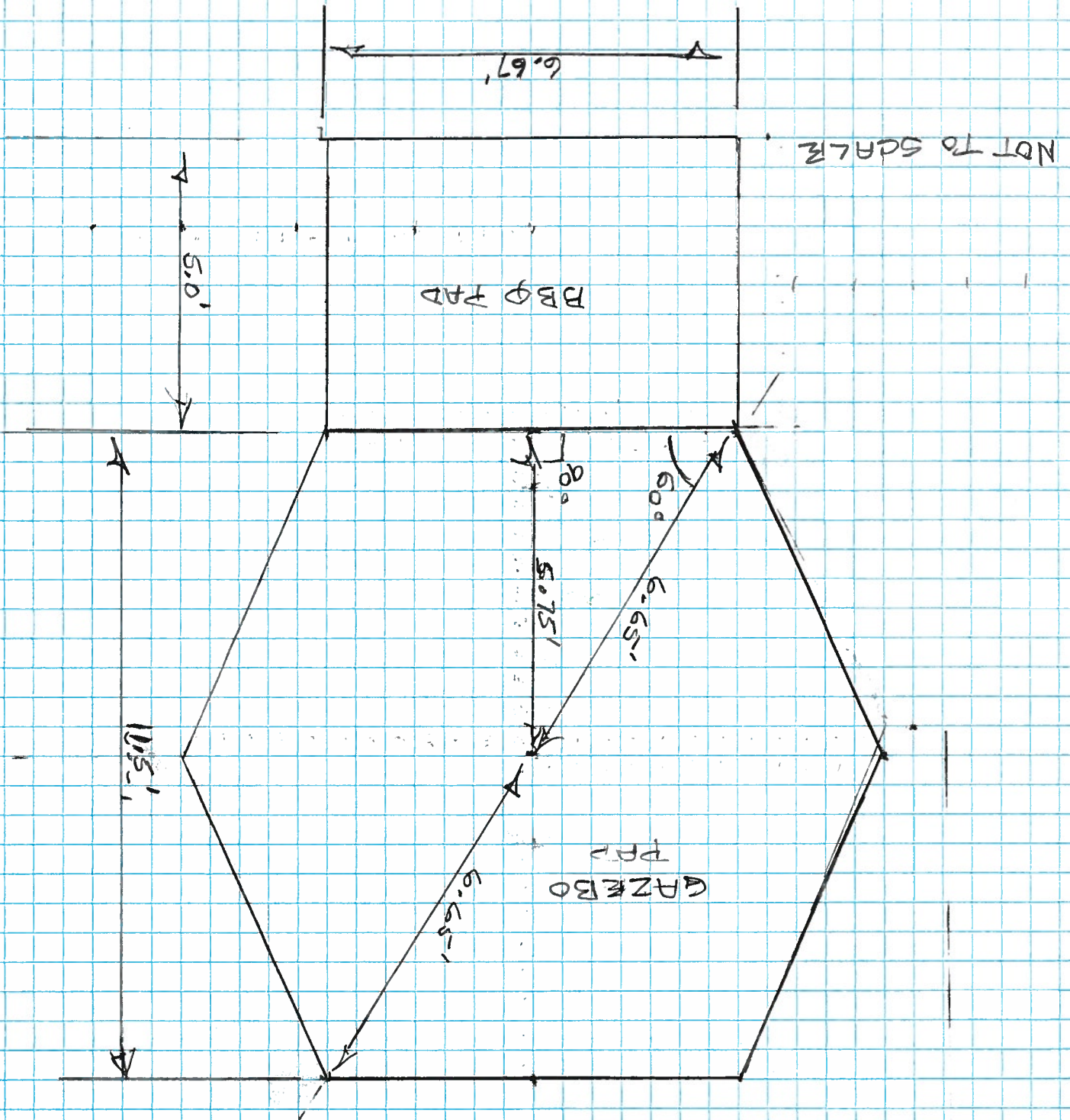
Drawings of the pad & pictures of the gazebo are enclosed. The gazebo is not put together in the pictures.

GAZEBO PAD AREA = 115.23 #

BBO PAD AREA = 33.35 #

TOTAL AREA = 148.58 #

CONCRETE FOR 4.0 INCH PAD = 1.65 YARDS







Front of House



Gratzel v









5742 Zehner, J. L.





Back of house



Gazebo





Back of House

