

## HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2018

**HDRC CASE NO:** 2018-306  
**ADDRESS:** 722 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 1653 BLK A LOT 11  
**ZONING:** R-5  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Mark Thomas  
**OWNER:** Natasha Bakunda  
**TYPE OF WORK:** Front yard fence  
**APPLICATION RECEIVED:** June 15, 2018  
**60-DAY REVIEW:** August 14, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard fence.

### APPLICABLE CITATIONS:

5. Guidelines for Site Elements

#### 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 historic structure at 722 Lamar was constructed circa 1910 and first appears on a 1912 Sanborn map. The structure currently features faux stone façade and a primary side-gabled roof with a front-facing gabled roof over a concrete porch. The structure is contributing to the Dignowity Hill Historic District.
- b. FENCE LOCATION - The applicant has proposed to install a wrought iron fence to span the width of the front yard and turning at the driveway to meet the corner of the structure. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While the house at the corner of the Lamar and N Pine features a traditional wrought iron fence and the school property across the street features commercial wrought iron fence, none of the five homes that address the 700 block of Lamar feature front yard fencing. On the adjacent 600 and 800 blocks of Lamar, only 1 of 18 houses feature a wrought iron fence, while the rest feature nonconforming chain link fences or no fence at all. Staff finds the a new fence at 722 Lamar is inconsistent with the Guidelines.
- c. FENCE DESIGN - According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in relation to scale, transparency, and character. Staff finds that the proposed wrought iron fence is found within the Dignowity Hill Historic District and relates to the architectural features of the structure.

**RECOMMENDATION:**

Staff does not recommend approval based on finding b.

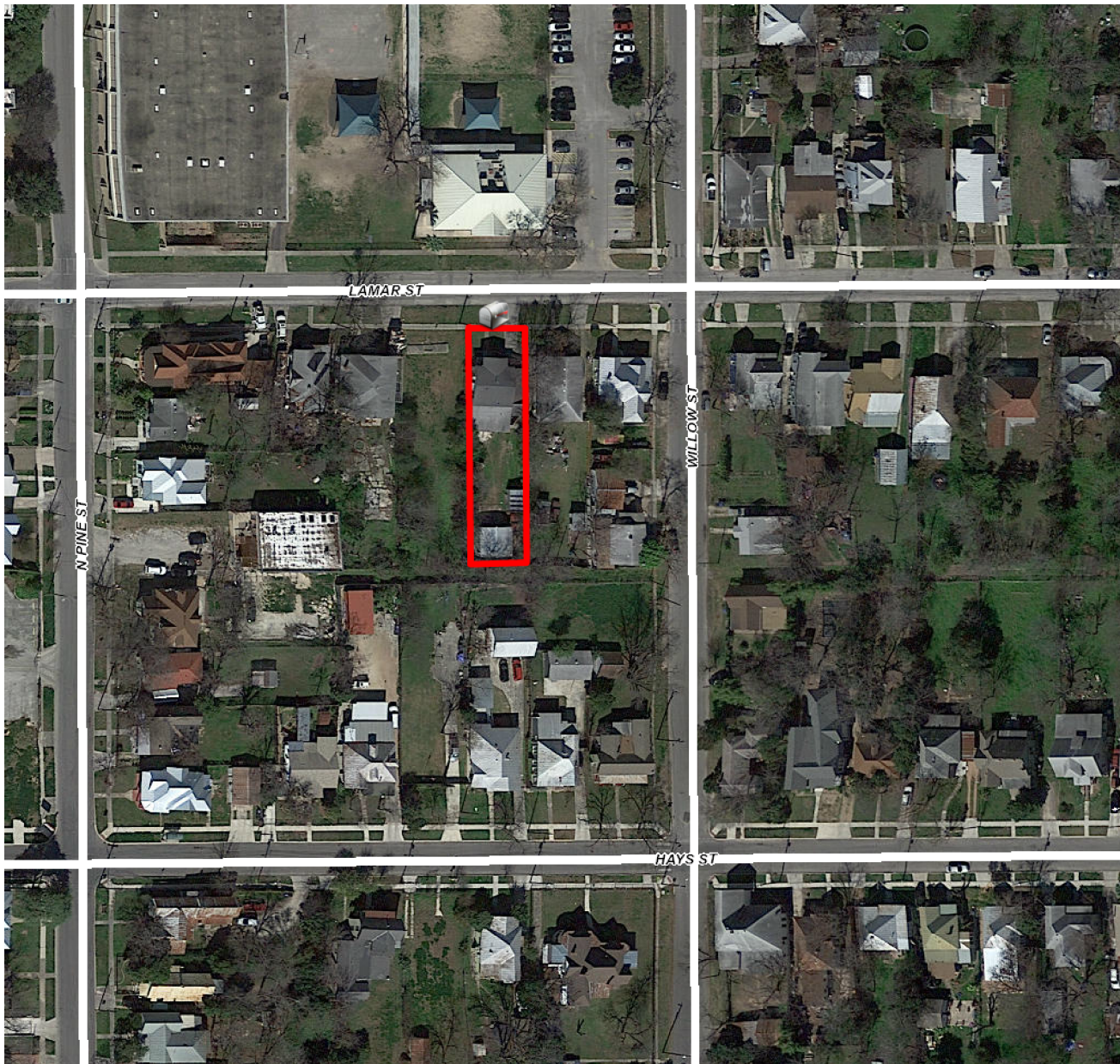
If the HDRC approves of front yard fencing, staff recommends approval of the wrought iron design featuring a height no taller than 4 ft and to feature no front driveway gate.

**CASE COMMENT:**

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:**

Huy Pham



## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 26, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



722 Lamar

Sonny's Nails

Bowden  
Elementary School

Google

Map







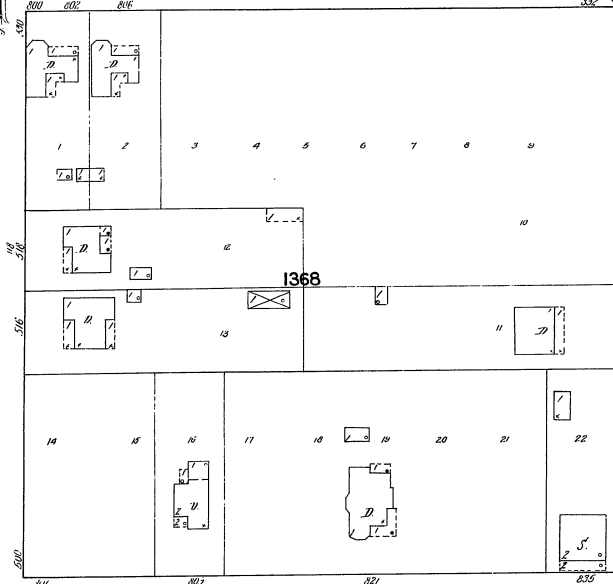
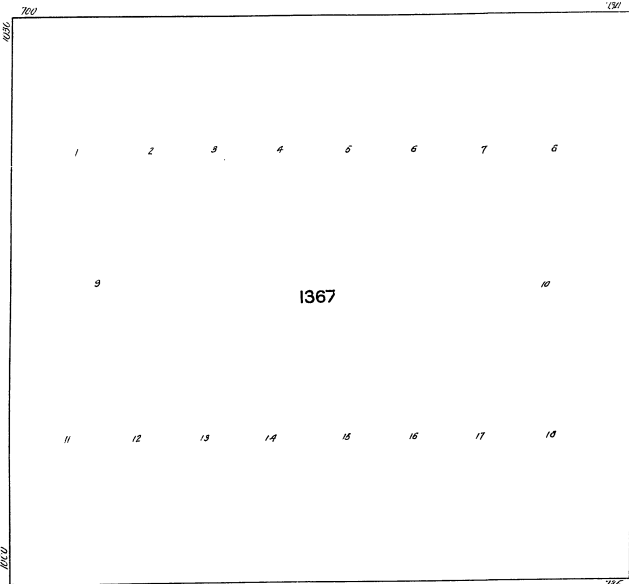
161

162

BURLESON

NOT PRICED

6" N. PINE

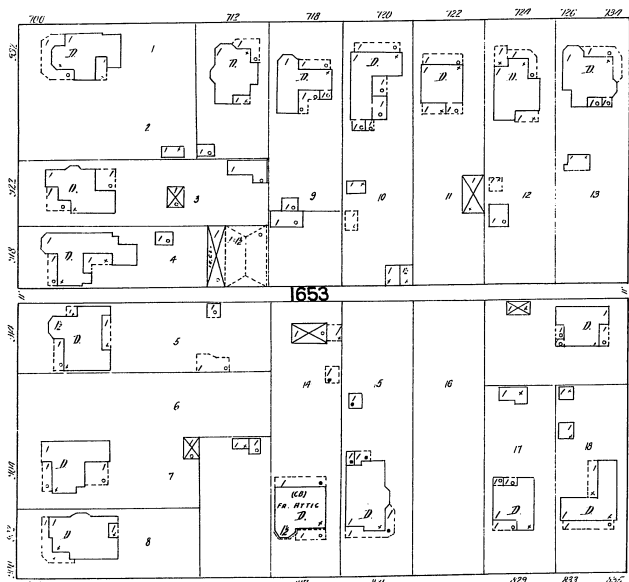


157

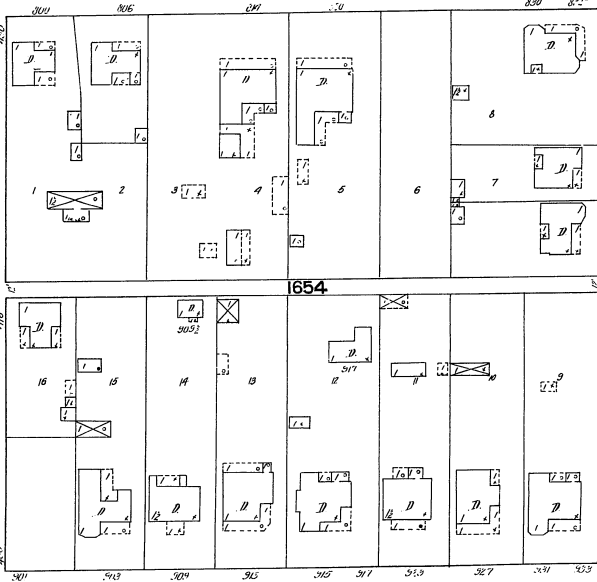
LAMAR

NOT PRICED

6" N. PINE



WILLOW



MUNCEY

162

HAYS

NOT PRICED

148

