

## HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

**HDRC CASE NO:** 2018-568  
**ADDRESS:** 720 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 1653 BLK A LOT 10  
**ZONING:** R-5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Daniel Plummer/North Gate Custom Builders  
**OWNER:** Daniel Plummer/North Gate Custom Builders, Daniel Plummer/North Gate Custom Builders  
**TYPE OF WORK:** Front yard fence  
**APPLICATION RECEIVED:** November 9, 2018  
**60-DAY REVIEW:** January 8, 2019  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard fence at 4 feet in height and horizontal planks.

### 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 720 Lamar was constructed in 2018 and is located in the Dignowity Hill Historic District. The one-story single-family structure features a primary street-facing gable with composition shingle, lap hardi siding, and a gabled front porch.
- b. On a site visit conducted on November 6, 2018, staff found that front yard fencing was installed prior to approval. The fence features horizontal wood planks measuring approximately 54 inches in height and a metal-framed wood-plank driveway gate in the front of the driveway with a solar collector measuring approximately 6 ft in height. The installation of the front yard fence was the third instance of work performed prior to the issuance of a Certificate of Appropriateness or inconsistent with the approved scope of work. The applicant paid the \$500 post-work application fee and submitted the application for review on November 9, 2018.
- c. FENCE LOCATION - The applicant has proposed to install a horizontal wooden fence including a driveway gate spanning across the front yard and driveway. 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. Staff finds that front yard fences are present on Lamar and in the Dignowity Hill Historic District. According to the Guidelines for Site Elements 2.C.i., privacy fences should be set back from the front façade to reduce their visual prominence. Staff finds that the fence should turn at the driveway to meet the corner of the structure, rather than spanning across the

driveway as proposed. Staff finds that the driveway gate, if included, should be set back behind the front façade plane of the structure.

- d. **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 horizontal wood fences are found in the Dignowity Hill Historic District, especially on new construction. However, staff finds that the wood fence should feature spacing between each horizontal plank as opposed to install fence.
- e. **SOLAR COLLECTOR** - Staff also finds that the proposed solar collector installed between the front yard and the driveway is inappropriate regarding its location and height; staff recommends the solar collector be relocated to the perimeter outer perimeter of the fence line and reduced in height, or be removed from the design.

#### **RECOMMENDATION:**

Staff does not recommend approval. Staff recommends that the applicant address the following items:

- i. The fence should turn at the driveway to meet at the corner of the structure, as opposed to spanning across the driveway in the front.
- ii. The driveway gate should be located behind the front façade plane of the structure or removed from the design.
- iii. That no portion of the fence exceed four feet in height.
- iv. That the fence should feature a semi-transparent design by including spacing between each horizontal plank
- v. That the solar collector be relocated to the outer perimeter of the fence line and reduced in height from its proposed centered location – or removed from the design.

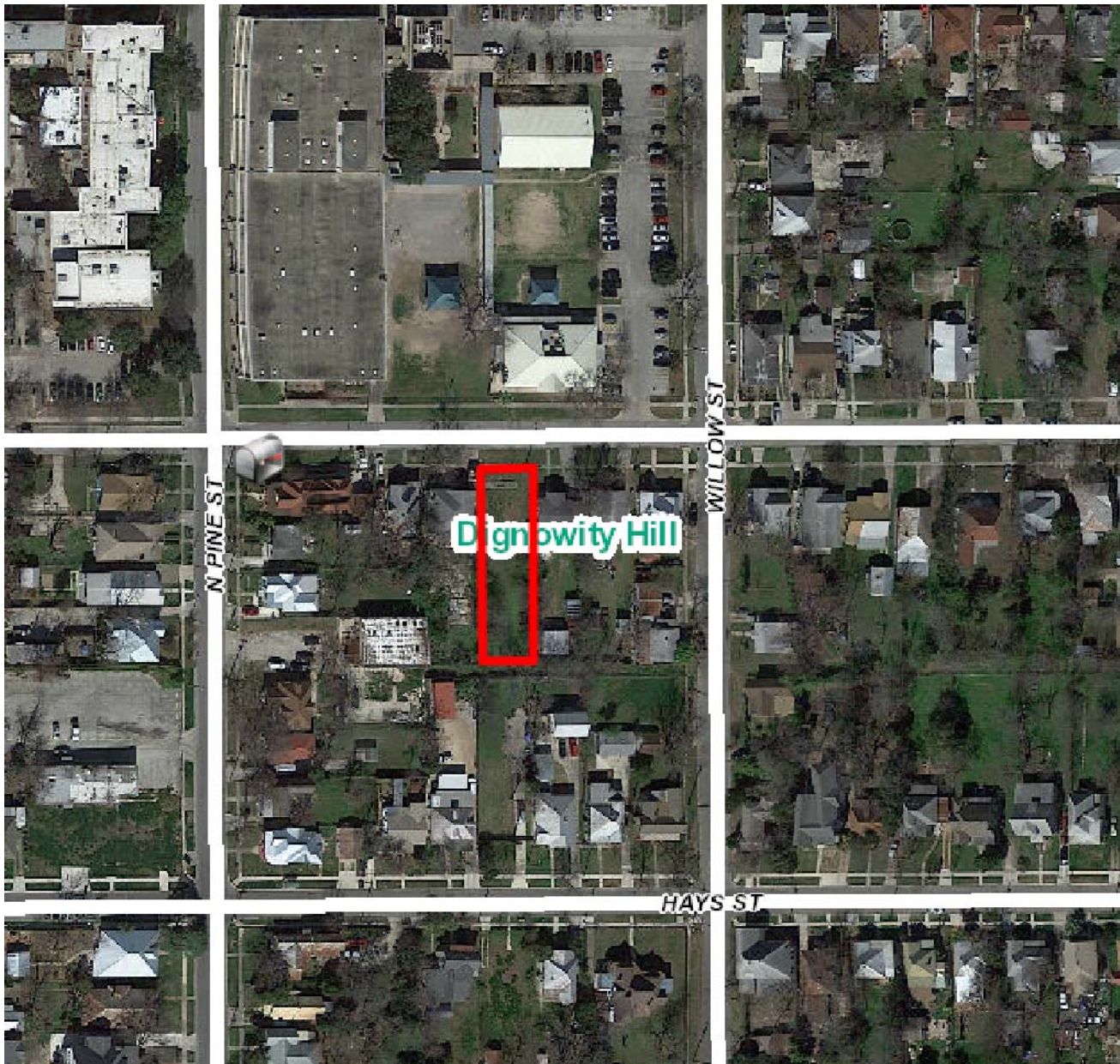
#### **CASE COMMENT:**

On a site visit conducted on November 6, 2018, staff found that front yard fencing was installed prior to approval. The fence features horizontal wood planks measuring approximately 54 inches in height and a metal-framed wood-plank driveway gate in the front of the driveway with a solar collector measuring approximately 6 ft in height. The installation of the front yard fence was the third instance of work performed prior to the issuance of a Certificate of Appropriateness or inconsistent with the approved scope of work. The applicant paid the \$500 post-work application fee and submitted the application for review on November 9, 2018.

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: Apr 05, 2017

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Ella Austin  
Community Center

N Pine St

Bowden  
Elementary School

Willow St

Lamar

Lamar

Lamar

Lamar

Lamar

N Pine St

Willow St

720 Lamar

Sonny's Nails

Willow St

Google





720 Lamar

Sonny's Nails

Willow St

Lamar

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Lamar

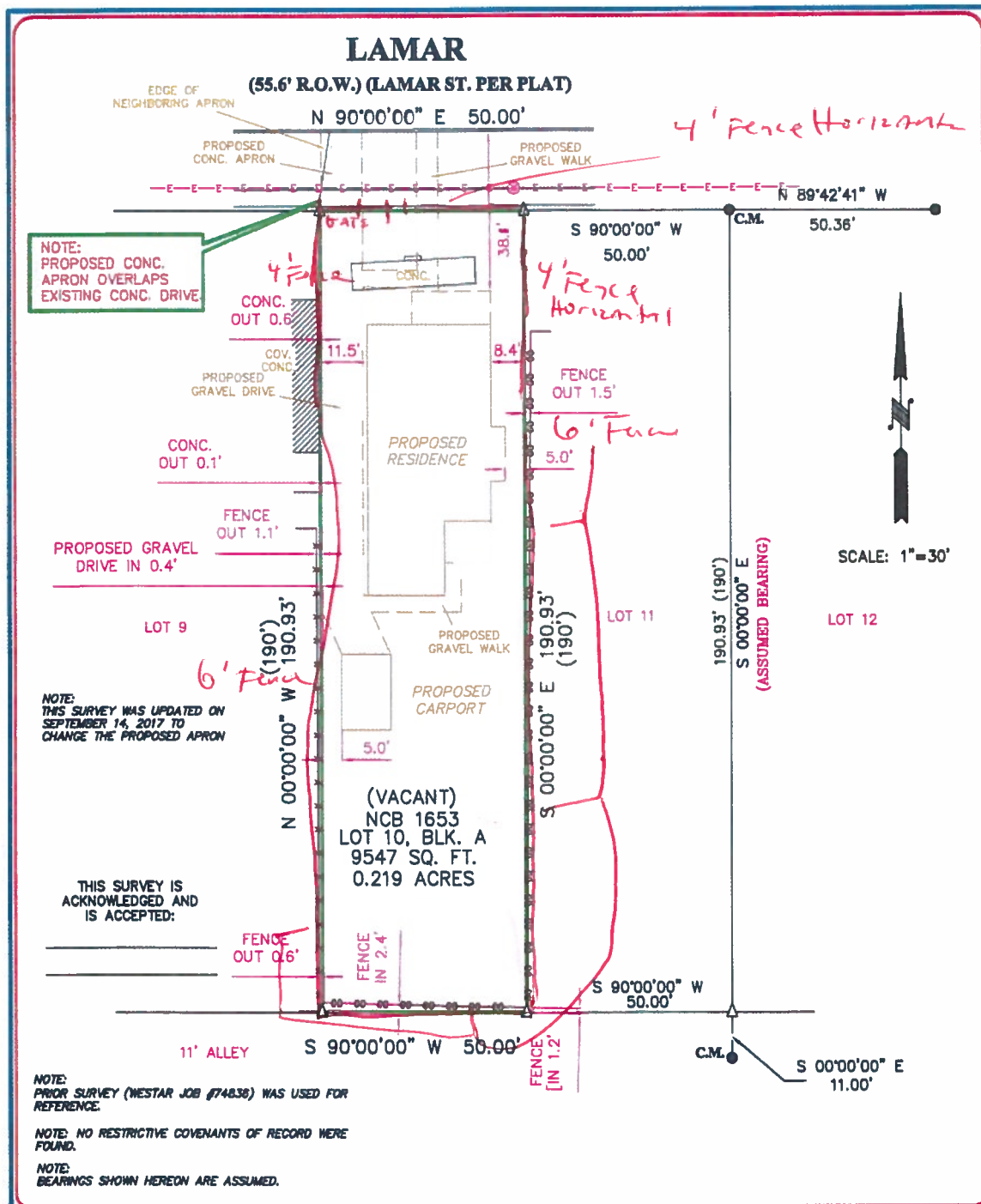
Lamar

Lamar



# LAMAR

(55.6' R.O.W.) (LAMAR ST. PER PLAT)



**Property Address:**  
720 LAMAR (LAMAR ST. PER PLAT)

**Property Description:**  
LOT 10, BLOCK A, NEW CITY BLOCK 1853, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**Owner:**  
NORTHGATE CUSTOM BUILDERS, LLC.

FRM REGISTRATION NO. 10111700

**Westar Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1038 MELORES, TEXAS 78023-1038  
PHONE (210) 372-8500 FAX (210) 372-8999

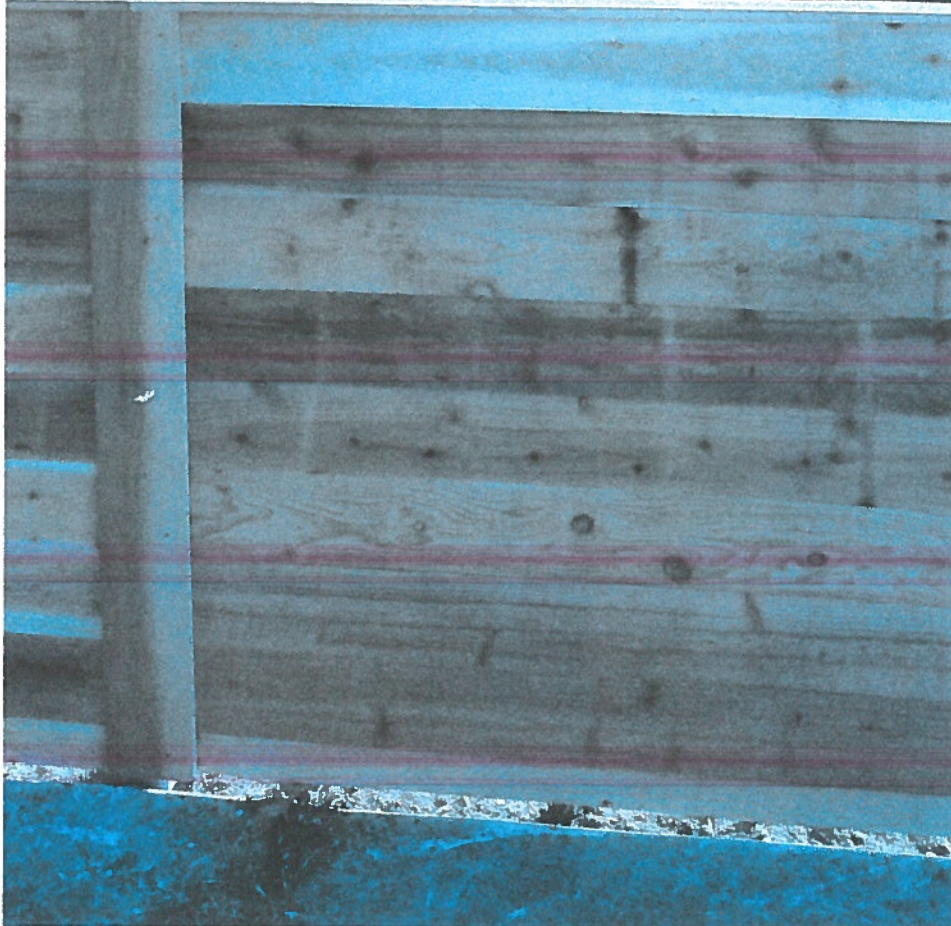
- LEGEND**
- Δ - CALCULATED POINT
  - - 1/2" IRON ROD
  - ( ) - RECORD INFORMATION
  - B.S. - BUILDING SETBACK
  - C.M. - CONTROLLING MONUMENT
  - - CHAIN LINK FENCE
  - - WIRE FENCE
  - - OVERHEAD ELECTRIC
  - - POWER POLE



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that this survey is provided to show proposed residence and improvements only, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

**MARK J. EWALD**  
Registered Professional Land Surveyor  
Texas Registration No. 5095







Sample 1 Original hill fence



Sample 2 diguinity will free



Sample 3 dignowitty hill fence

November 6, 2018 at 2:38 PM

515 Willow

San Antonio TX 78202

United States

Bowden Elementary School



November 6, 2018 at 2:39 PM  
720 Lamar  
San Antonio TX 78202  
United States



November 6, 2018 at 2:39 PM

720 Lamar

San Antonio TX 78202

United States



November 6, 2018 at 2:38 PM  
720 Lamar  
San Antonio TX 78202  
United States



November 6, 2018 at 2:39 PM

720 Lamar

San Antonio TX 78202

United States



November 6, 2018 at 2:39 PM  
720 Lamar  
San Antonio TX 78202  
United States



November 5, 2018 at 2:46 PM

712 Lamar

San Antonio, TX 78202

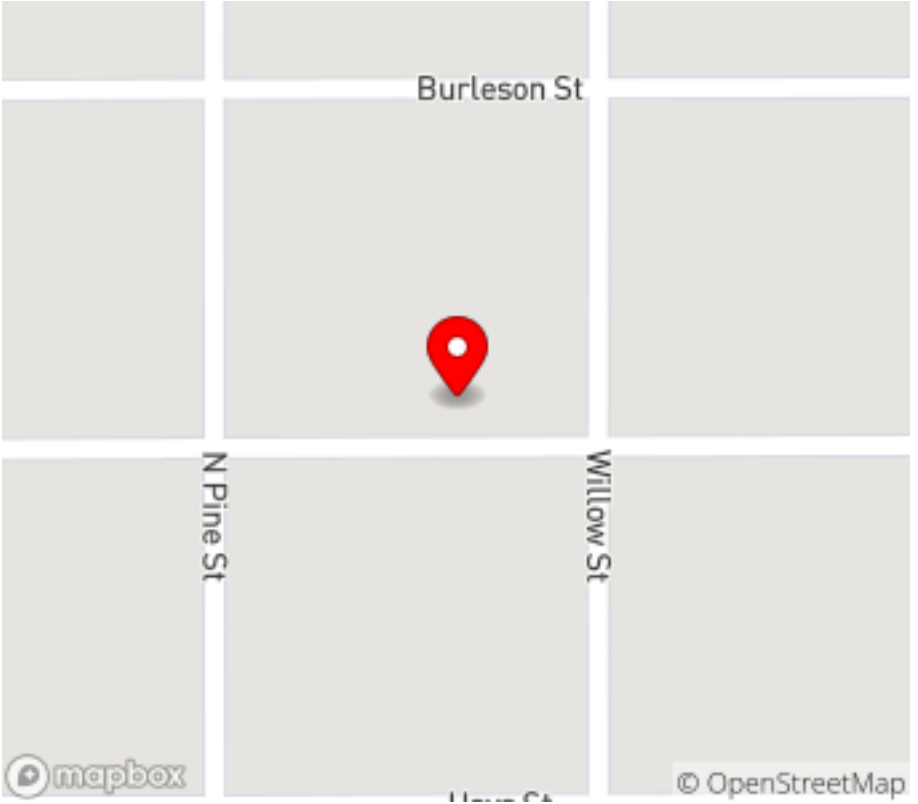
United States





## Investigation Report

### Property

Address	720 Lamar
District/Overlay	Dignowity Hill
Owner Information	NORTH GATE CUSTOM BUILDERS LLC
Location Map	
	Lat: 29.4315974318651 Long: -98.4692914537146

### Site Visit

Date	11/06/2018
Time	02:31 PM (-6 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	Crew member(s), Other
Present Companies	(
Types of Work Observed	Site Elements
Amount of Work Completed	75%
Description of work	Installation of solid horizontal-plank front yard fence at 4.5ft in height, including a front driveway gate with metal-frame wood construction with solar collector at approximately 6ft in height.









## Investigation Report

Description of interaction	Staff spoke with individual from inside of the house who identified himself as Jeremy, a friend of the builder, but not the homeowner nor contractor. Jeremy was generally cooperative and said he would call the builder immediately and relay the stop work order to the number of laborers on site.
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## Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with neighbor/family member, posted "Notice of Investigation"
Deadline to contact office	11/06/2018
Will post-work application fee apply?	No

## Documentation

Photographs		
		
		



**Investigation Report**

		
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