

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-568
ADDRESS: 720 LAMAR ST
LEGAL DESCRIPTION: NCB 1653 BLK A LOT 10
ZONING: R-5
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: December 10, 2018
60-DAY REVIEW: February 9, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install wood picket front yard fencing at four feet in height with a driveway gate set behind the front façade plane of the house.
2. Modify the front yard landscape to include xeriscaping, ground plants, and trees.

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.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be

restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

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 request as proposed was denied by the HDRC at the December 5, 2018 hearing. The applicant has been cooperative with staff to find a solution to be heard at the December 19, 2018 hearing.
- c. FENCE LOCATION - The applicant has proposed to install a traditional wood picket fence that turns at the driveway to meet the corner of the house, instead of spanning across with a gate as originally proposed. 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 a wrought iron fence would be the most appropriate in context of the two flanking historic structures both featuring wrought iron fences and along Lamar. However, staff also finds that the simple traditional wood picket fence relates may also be appropriate for this home which features new construction.
- e. REAR GATE – The applicant has proposed to install a rear pedestrian gate featuring vertical wood pickets and four feet in height to match the proposed front yard gate and to be located behind the front façade plane of the home in the driveway. Staff finds that the proposed rear gate is appropriate in design and location.
- f. LANDSCAPE – The applicant has proposed to install xeriscaping in the front yard to include crushed granite, ground plantings, and trees. The lot originally featured natural turf prior to being prepared for new construction. Per the Guidelines for Site Elements 3A. and B., natural plantings should not be reduced by more than 50% and low ground plantings should be incorporated into the design when xeric or hardscaping is introduced. Staff finds that the proposed design does feature an appropriate amount of plantings.

RECOMMENDATION:

Staff recommends approval of front yard fencing and xeriscaping based on findings b through f with the following stipulations:

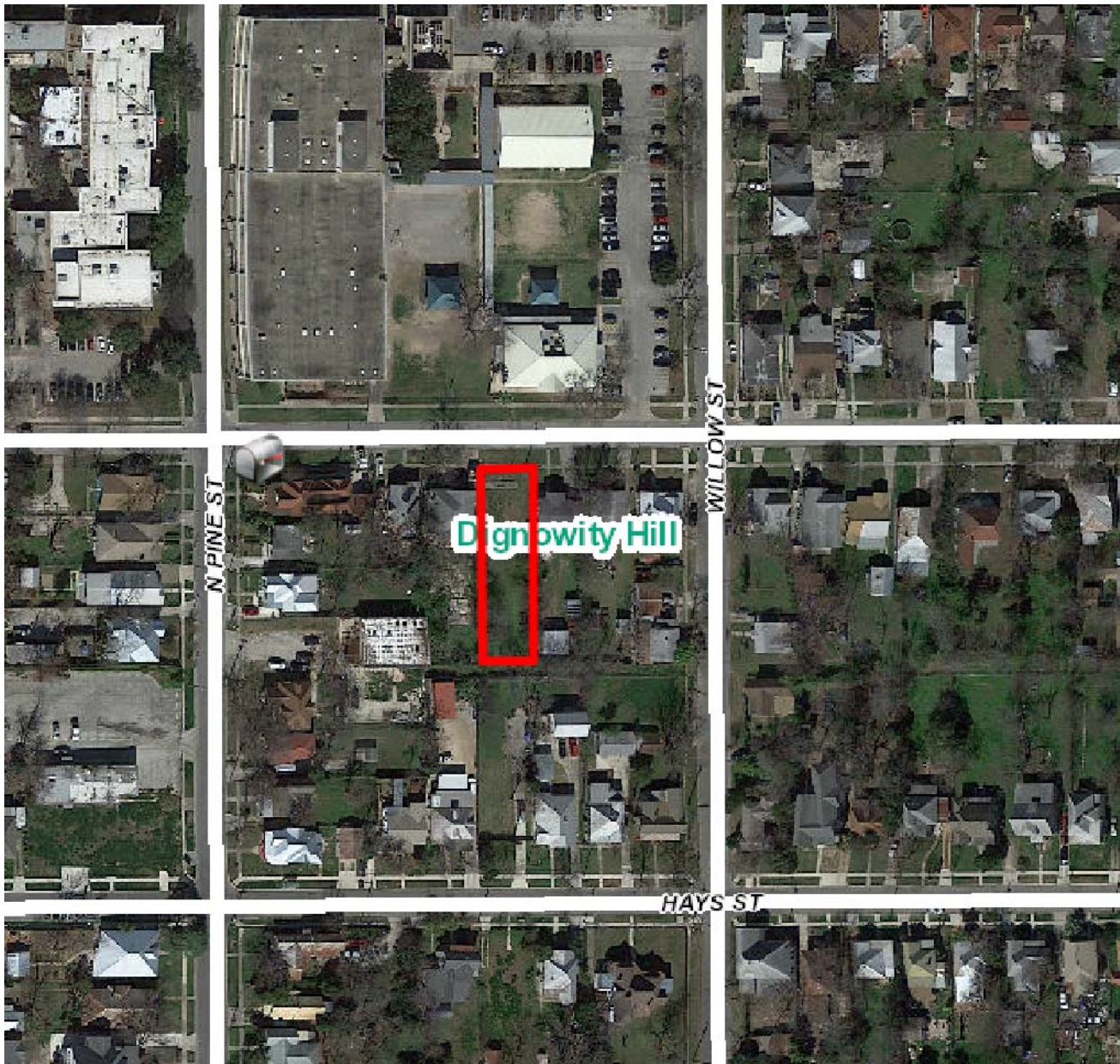
- i. That no portion of the front yard fence is taller than four feet in height.
- ii. That a driveway gate, if included, is set behind the front façade plane of the home, features a design similar to the front wood picket or the rear privacy fence, and that no portion is taller than six feet in height.
- iii. That the xeriscaping plan feature the simple poured concrete central walkway, does not introduce additional pavers, and retains at least 50% of natural ground cover or tree canopy.

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. Photos of the violations are included in the exhibits for this request. The request as proposed was denied by the HDRC at the December 5, 2018 hearing. The applicant has been cooperative with staff to find a solution to be heard at the December 19, 2018 hearing.

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

Sonny's Nails

720 Lamar

Willow St

Willow St

Google





720 Lamar

Sonny's Nails

Willow St

Lamar

Lamar

Lamar

Lamar

Lamar

Lamar

Lamar

Lamar

Google

Map



EXAMPLE OF PROPOSED DESIGN

EXISTING PRIVACY FENCE

FRONT PORCH

Automatic Gate

SWING GATE

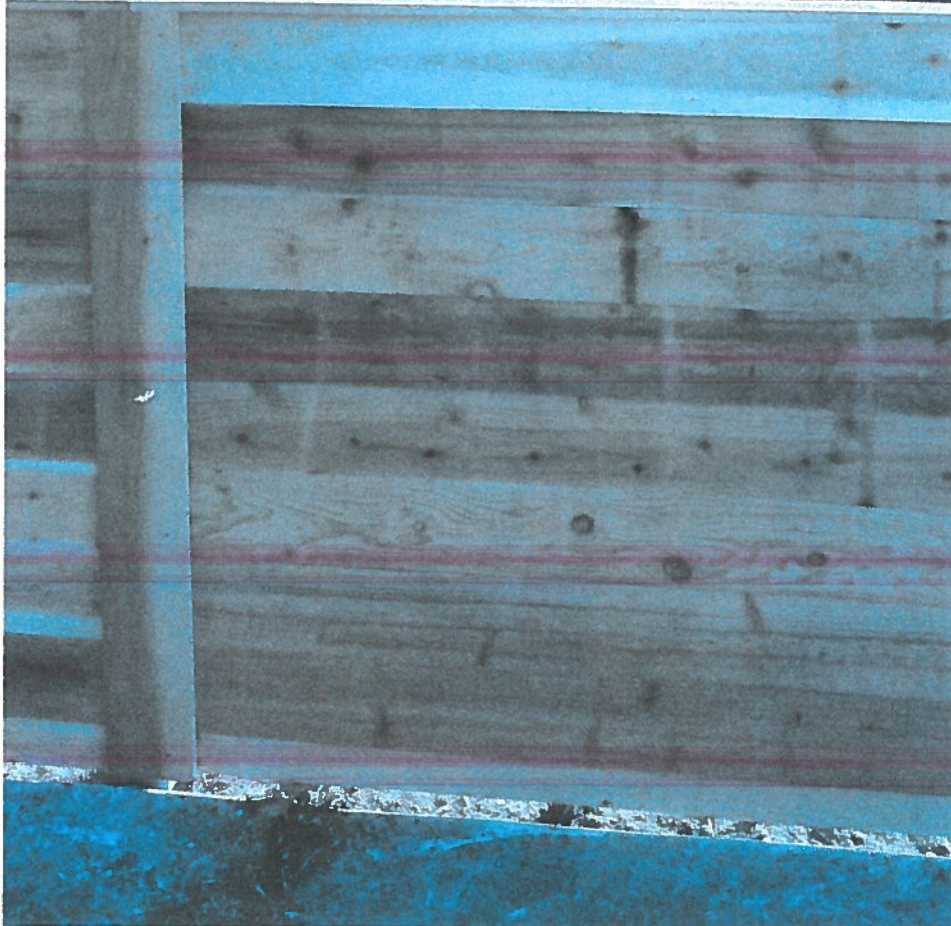
1-4" OPEN SLAT
FENCE 3 1/2" SEPARATE

30'

40'

SWING GATE







Sample 1 Oigun city 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



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San Antonio TX 78202
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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

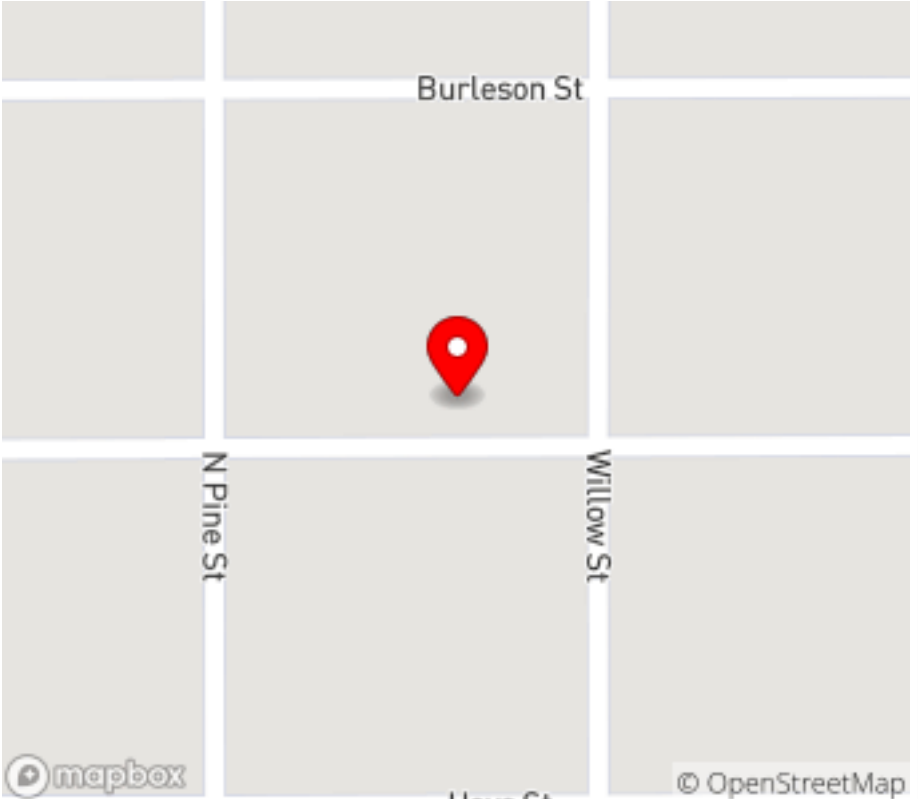
United States





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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