HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

HDRC CASE NO:	**2020-285**
ADDRESS:	119 E KINGS HWY
LEGAL DESCRIPTION:	NCB 3257 BLK 1 LOT 8&9
ZONING:	R-5,H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Kristen Weber/Don B. McDonald
OWNER:	Scott & Cassandra Leune/LEUNE SCOTT & CASSANDRA T
TYPE OF WORK:	Construction of rear accessory structure, site modifications, construction of a pool pavilion, fencing
APPLICATION RECEIVED:	June 26, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Remove three non-original rear structures, to include a carport, shed, and gazebo.
2. Construct a new 1-story rear garage and motor court.
3. Modify an existing concrete pool deck to feature new St. Joe brick paving and limestone coping.
4. Construct a new iron pool pavilion with limestone fireplace, grill area, and spa.
5. Install a new front yard fence measuring 4 feet in height. The fencing is requested to be hog wire and will be located behind an existing hedge line.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof material*s—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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.

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 primary structure located at 119 E Kings Hwy is a 2 ½-story single family home constructed circa 1911 in the Neoclassical style. The home was designed by prolific San Antonio architect Atlee B. Ayres. The home sits on a double wide lot and features a symmetrical façade with a 2-story wraparound porch, Corinthian columns, two front dormers with gable detailing, two prominent brick chimneys, and a porte-cochere. The structure is contributing to the Monte Vista Historic District. The property also features a 1-story contributing rear accessory structure, also constructed in 1911.
b. STRUCTURE REMOVAL – The applicant has proposed to remove three non-original structures, including a carport, shed, and gazebo. All structures are located at the rear of the structure. None of the structures appear on the 1912 or 1911-1951 Sanborn Maps. The gazebo is minimally visible from the public right-of-way. Staff finds the request to be appropriate.
c. NEW REAR STRUCTURE – The applicant has proposed to construct a new rear structure. The structure will be partially behind the primary structure, near the rear property line. According to the applicant, the building proportions, brick, trim, and roof form will respond to original carriage house. The new structure has no dormers and takes a subordinate role to the original. Brick inlay to match existing limestone inlay will be utilized on axis with main house solarium for the motor court. According to the Historic Design Guidelines, new structures should be subordinate to the primary structure, should follow historic development patterns, and should utilize compatible materials and forms. Staff finds the proposal appropriate given the siting of the new structure, its minimal visibility from the public right-of-way, and the scale of the lot.
d. POOL DECK – The applicant has proposed to modify the materiality of the existing concrete pool deck to include St. Joe brick paving and limestone coping. Staff finds the proposal appropriate and eligible for administrative approval.
e. POOL PAVILION – The applicant has proposed to construct a new iron pool pavilion with limestone fireplace, grill area, and spa in the side yard. The pavilion will be bookended with clipped hedge rooms containing a grill area and spa. On the eastern edge of the site, the pavilion structure will be visible from the public right-of-way. A setback study or site plan featuring the location of the neighboring structure to the east has not been submitted, but based on aerial views of the site and the submitted site plan, the current requested placement of the pavilion may have a slightly shallower setback than the neighboring primary historic structure. While staff generally finds pool pavilion design elements to be compatible and consistent with the Guidelines for a secondary structure, staff finds that the applicant should increase the overall setback of the pavilion element as much as possible to minimize visibility from the public right-of-way and its impact on the neighboring primary historic structure. The applicant is required to submit documentation to staff that reflects this change and illustrates the visual impact of the final design, both from the public right-of-way and in relation to existing structures on the block.
f. FENCING – The applicant has proposed to construct a new front yard fence. The fence will be set back from the public right of way and will be located behind an existing hedge line. The fence will measure four feet in height and will be constructed of hog wire. While hog wire is not a traditional fencing material in Monte Vista, staff finds its installation acceptable given its concealment and lack of visibility from the public right-of-way.

RECOMMENDATION:

Item 1, Staff recommends approval of the removal of non-original structures based on finding b.

Item 2, Staff recommends approval of the construction of a rear accessory structure based on finding c with the following stipulations:

i. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment if applicable.

ii. That the applicant submits all material specifications to staff.

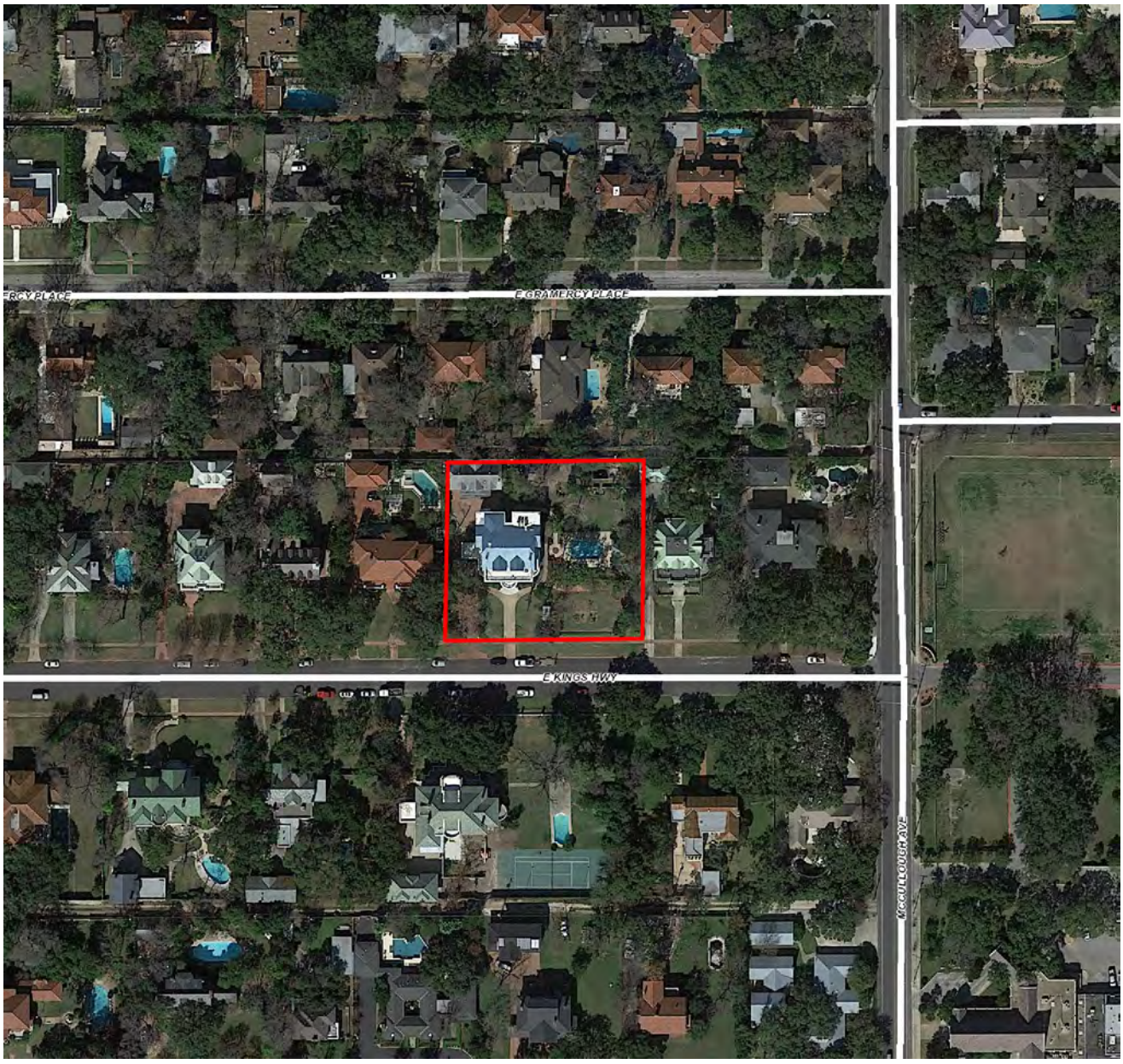
Item 3, Staff recommends approval of the pool deck modifications based on finding d.

Item 4, Staff recommends conceptual approval of the pool pavilion based on finding e with the following stipulations:

i. That the applicant increases the front setback of the pavilion structure to the greatest extent possible to reduce visibility from the public right-of-way and reduce its visual impact on the adjacent primary historic structure to the east. The applicant is required to submit an updated site plan with a setback study of adjacent structures, as well as a line of sight study from the public right-of-way, to staff for review and approval. Staff may issue a Certificate of Appropriateness for final approval administratively provided that the final submitted drawings meet staff's stipulations and adhere to an action for approval from the HDRC.

Item 5, Staff recommends approval of the fencing based on finding f with the following stipulations:

i. 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. Front yard fences shall not exceed four (4) feet in height at any point. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.



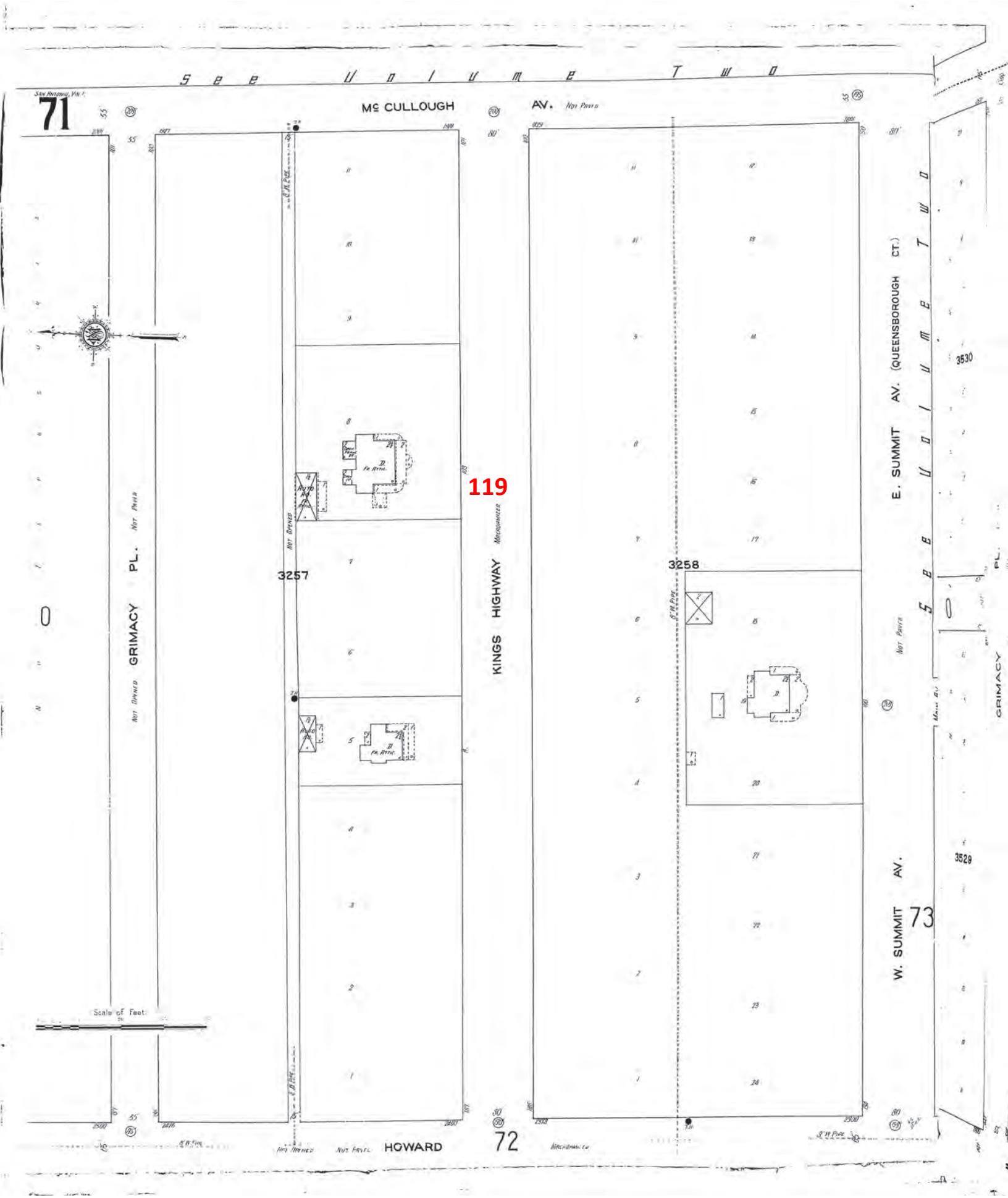
N

Flex Viewer

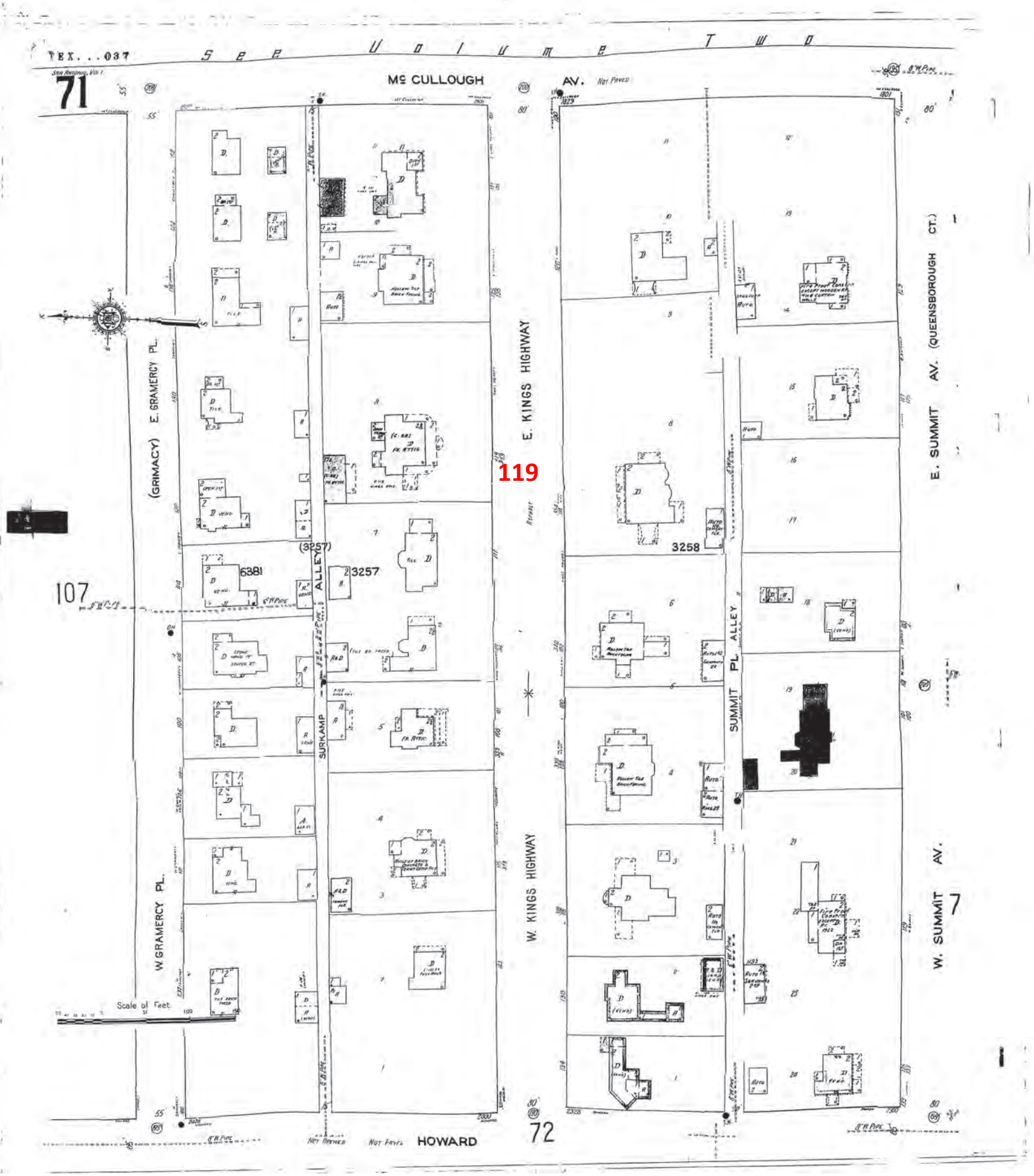
Powered by ArcGIS Server

Printed:Dec 05, 2018

1911 - 1924 SANBORN MAP



1911 - 1951 SANBORN MAP



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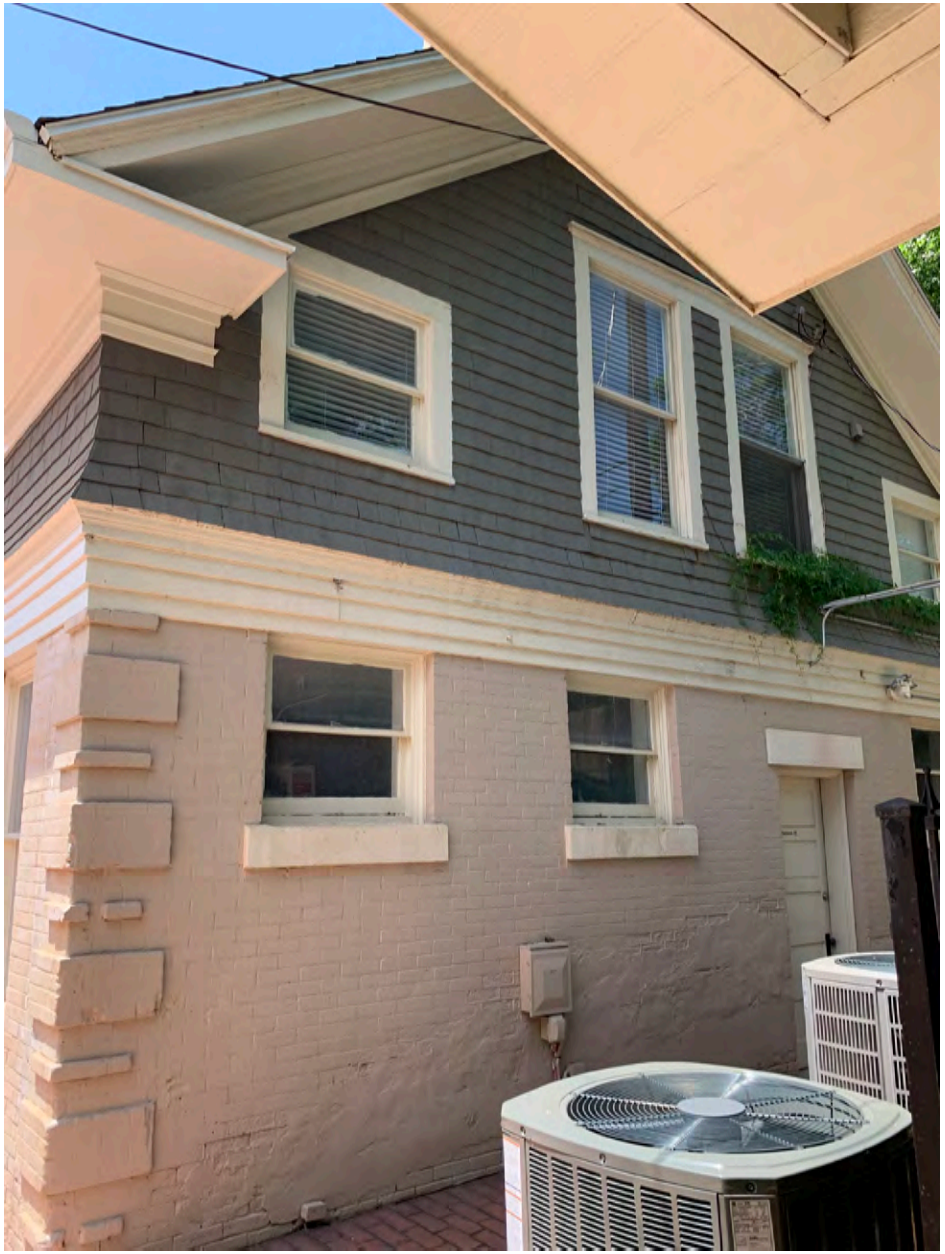

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26 June 2020
City of San Antonio - Office of Historic Preservation
1901 South Alamo
San Antonio, Texas 78204

Dear OHP,

Leune Residence Garage & Pool area addition
119 E King Hwy San Antonio, Tx 78212

The Leune Residence is looking to add a new garage, redesign the pool, and expand hardscape design. Proposed items are listed below:

Item 1: Remove (3) Non-historical structures – Refer to Figure 1.1 & Demolition Plan A1.1

Remove contemporary Carport, large Shed, and Gazebo.

Item 2: New Garage, Motor Court, & Rear Gate – Refer to Figure 2.1 & Site plan A1.0 & Exterior Elevations A2.1

New Garage: Building proportions, brick, trim, and roof respond to original carriage house. The new structure has no dormers & takes a subordinate role to the original.
Motor Court: Brick to match existing Limestone inlay is on axis with main house solarium.
Rear Gate: New Mahogany Vehicular gate on sliding track to align with existing alley fence.

Item 3: Existing Deck Modification – Refer to Figure 3.1 & Site Plan A1.0

New St. Joe Brick paving & Limestone coping to replace existing contemporary pool concrete deck.

Item 4: Pool Pavilion – Refer to Figure 1.1 & Exterior Site Elevations A2.2

New iron pool pavilion with limestone fireplace. Bookended with Clipped hedge rooms contain grill area & spa.

Item 5: Front fence – Refer to Figure 5.1 & Site Plan A1.0

New 48" hog wire fence hidden behind Existing Hedge

Respectfully,
Kristen Weber

A. Gazebo

B. Large Shed

C. Carport

FIGURE 1.1

Non-historical structures existing carport, large shed, and existing pool gazebo

FIGURE 2.1

Existing Carriage House

Rear Gate Entrance Location

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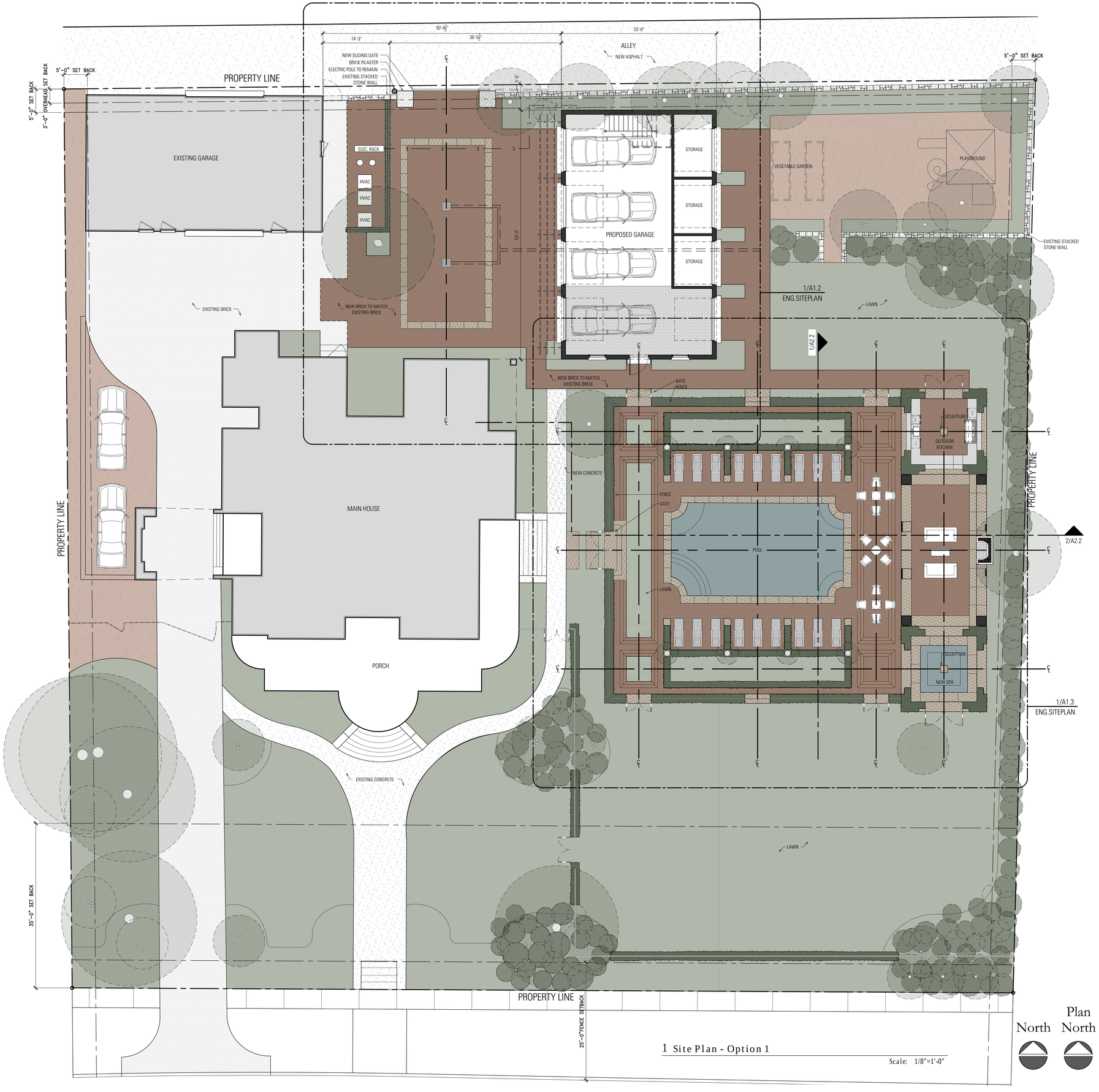
FIGURE 3.1

Existing Pool Concrete

FIGURE 5.1

Existing Hedge



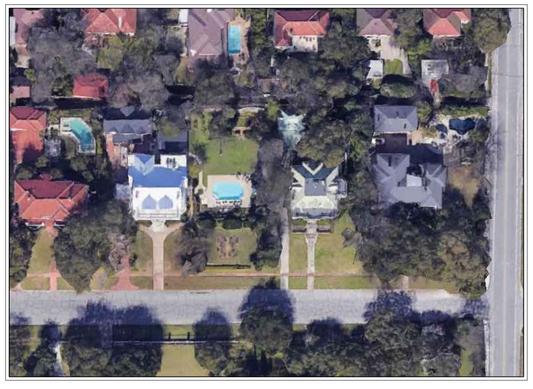
1 Site Plan - Option 1

Scale: 1/8"=1'-0"

North

Plan North

DRAWING INDEX



LEGAL DESCRIPTION

PROPERTY ADDRESS	119 EAST KING HWY SAN ANTONIO, TEXAS
BEING	.99 ACRES BEING IN THE CITY OF SAN ANTONIO, TEXAS

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Drawing Index/Site Plan

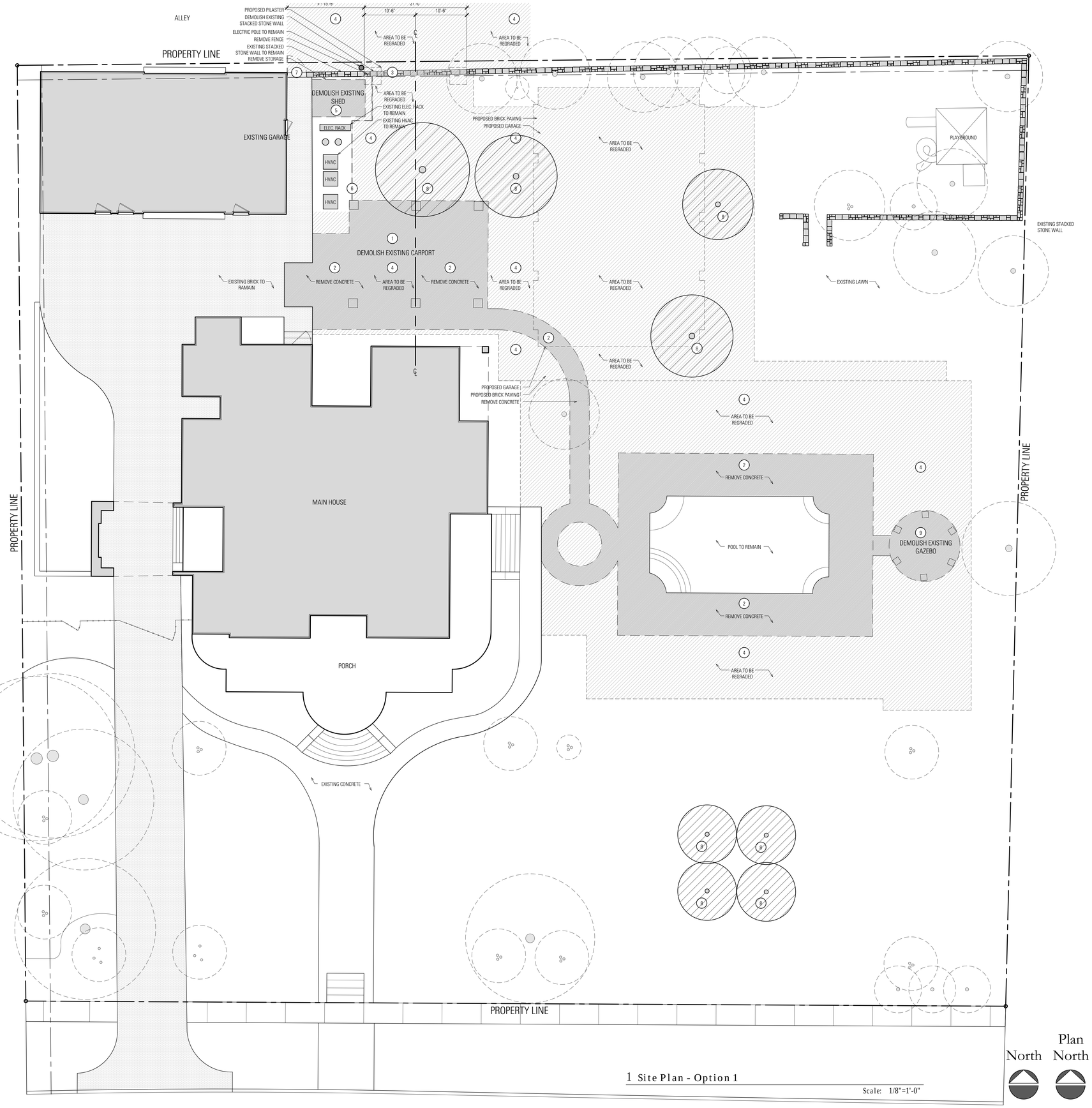
Leune Residence

119 East King Hwy
San Antonio, Texas, 78212

06/26/2020

A1.0

LB



1 Site Plan - Option 1

Scale: 1/8"=1'-0"

DEMO NOTES

1 - DEMOLISH CARPORT
2 - DEMOLISH CONCRETE
3 - REMOVE STACKED STONE FENCE
4 - REGRADE AREA
5 - DEMOLISH SHED
6 - REMOVE METAL FENCE
7 - REMOVE GATE
8 - REMOVE TREE
9 - DEMOLISH GAZEBO

LEGEND

- EXISTING TO REMAIN
- DEMOLISH
- AREA TO BE REGRADED
- OUTLINE OF PROPOSED GARAGE & PAVING
- OUTLINE OF EXISTING RESIDENCE
- REMOVE TREE

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Demo Site Plan

Leune Residence

119 East King Hwy
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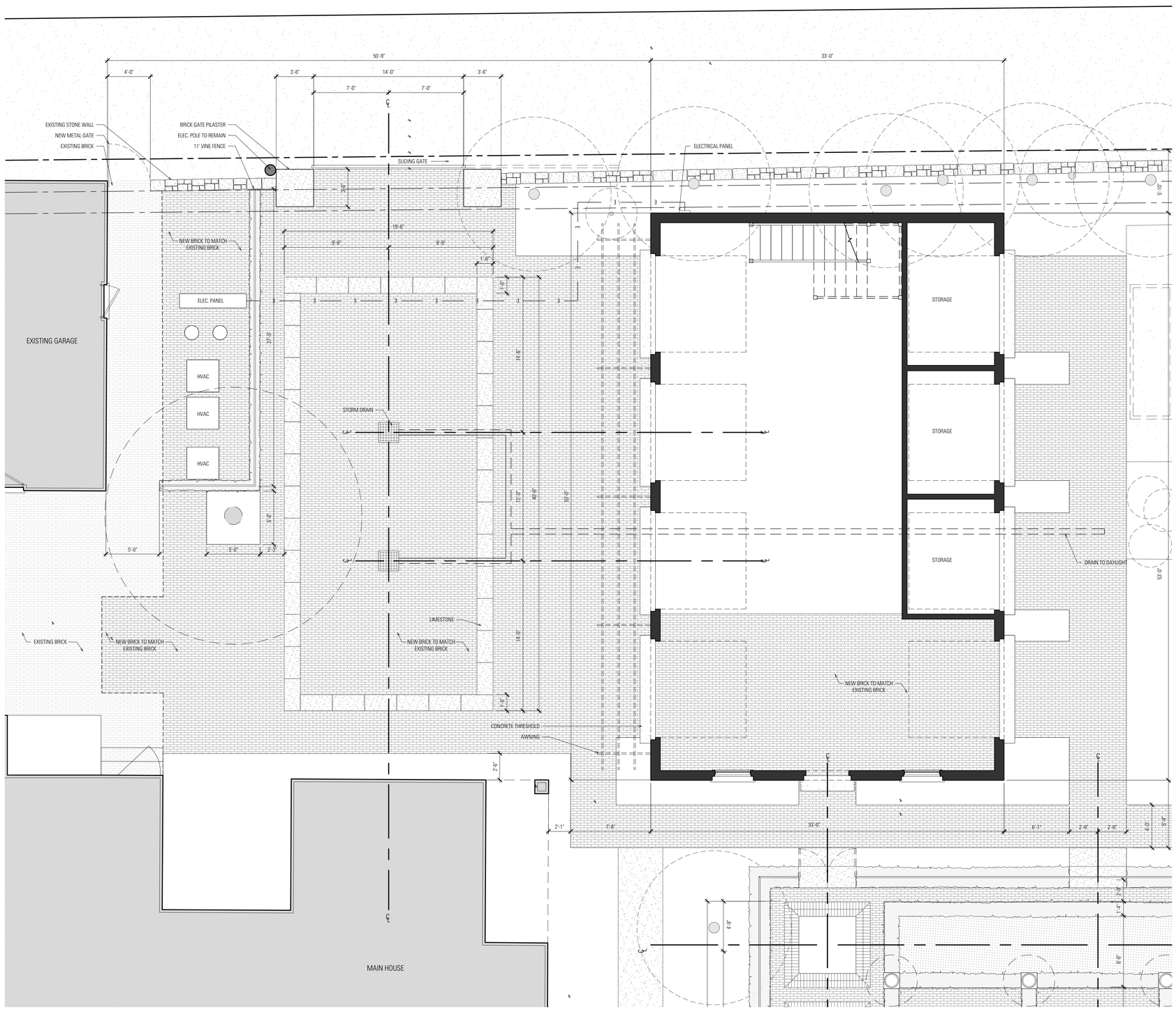
06/26/2020

A1.1

LB



1 Enlarged Site Plan

Scale: 1/4"=1'-0"

Plan North

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Enlarged Site Plan - Garage

Leune Residence
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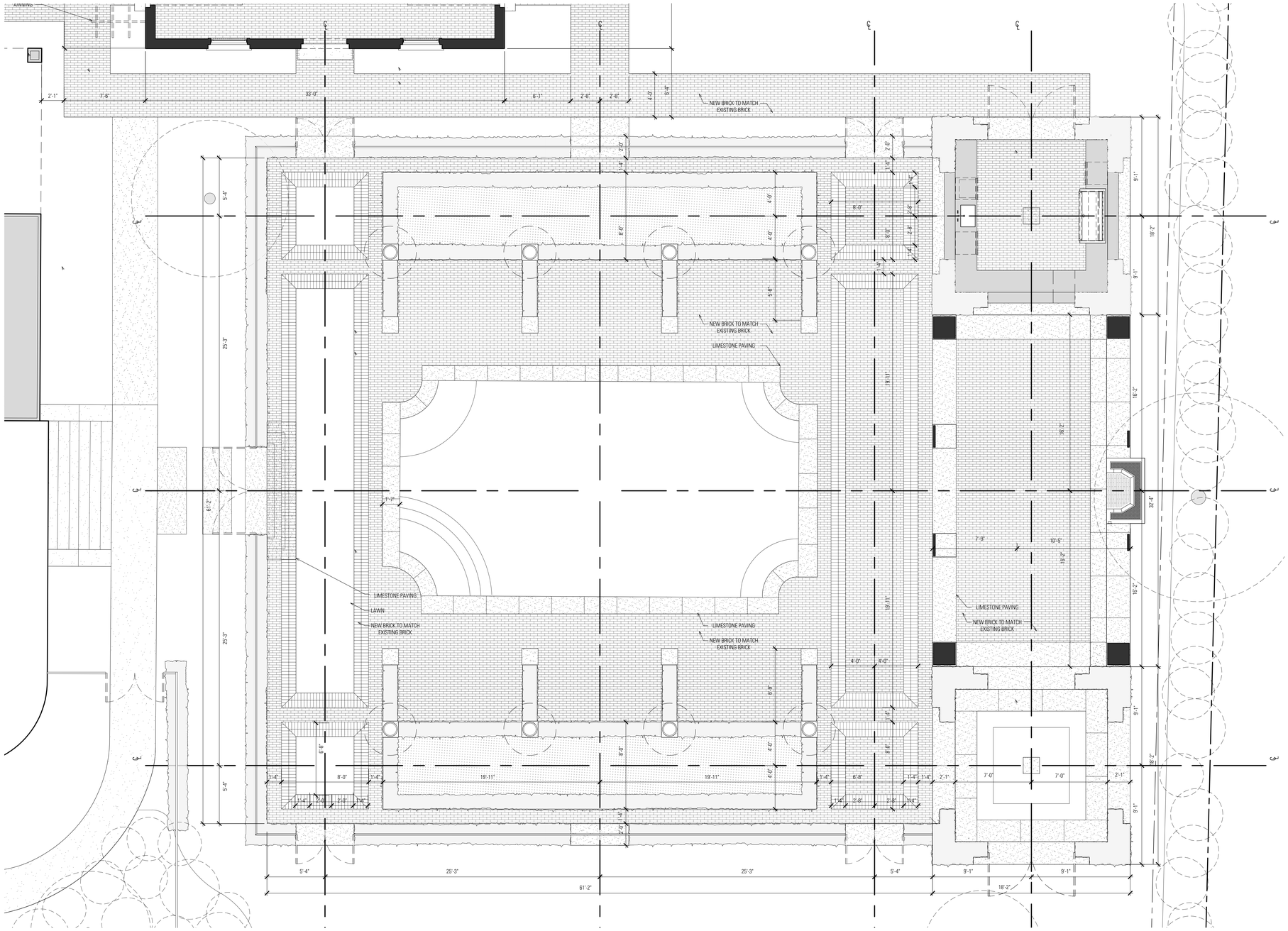
A1.2

LB



1 Enlarged Site Plan

Scale: 1/4"=1'-0"

North Plan North

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Enlarged Site Plan - Garden

Leune Residence
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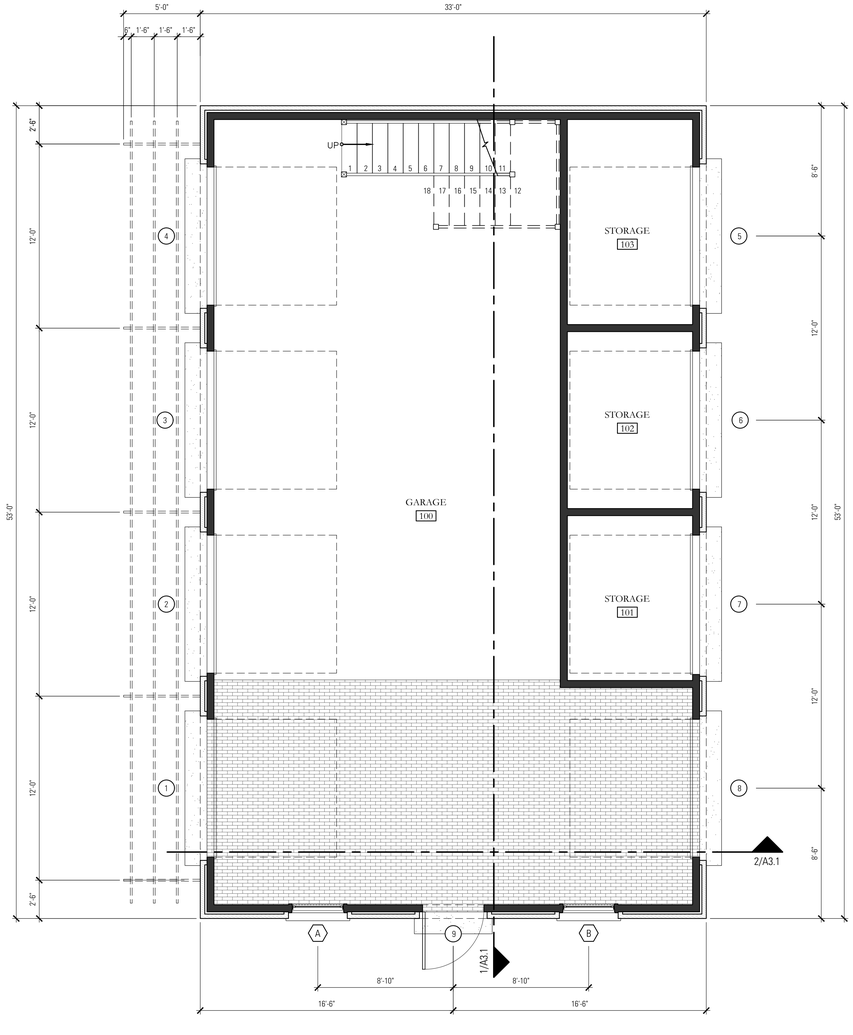
A1.3

LB



1 Floor Plan

Scale: 1/4"=1'-0"

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Drawing Index/Site Plan

Leune Residence
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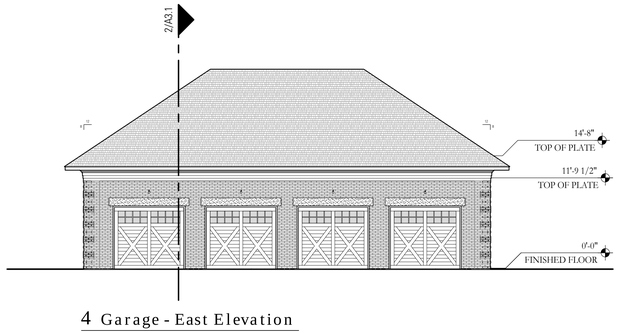
06/26/2020

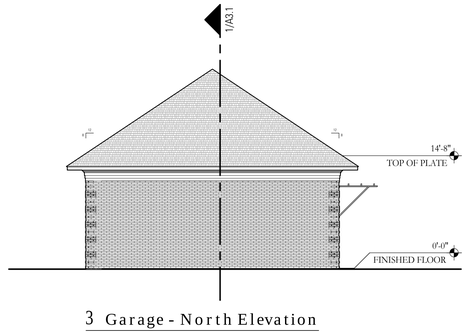
A1.4

LB



4 Garage - East Elevation

Scale: 1/8"=1'-0"



3 Garage - North Elevation

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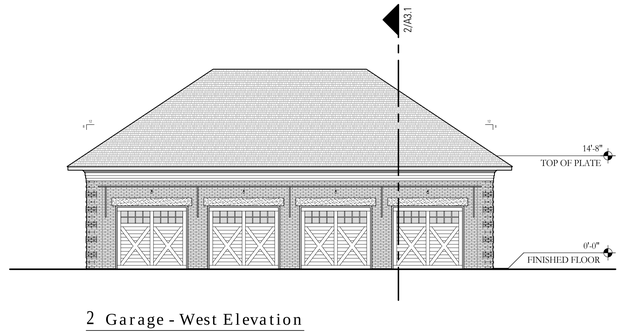

2 Garage - West Elevation

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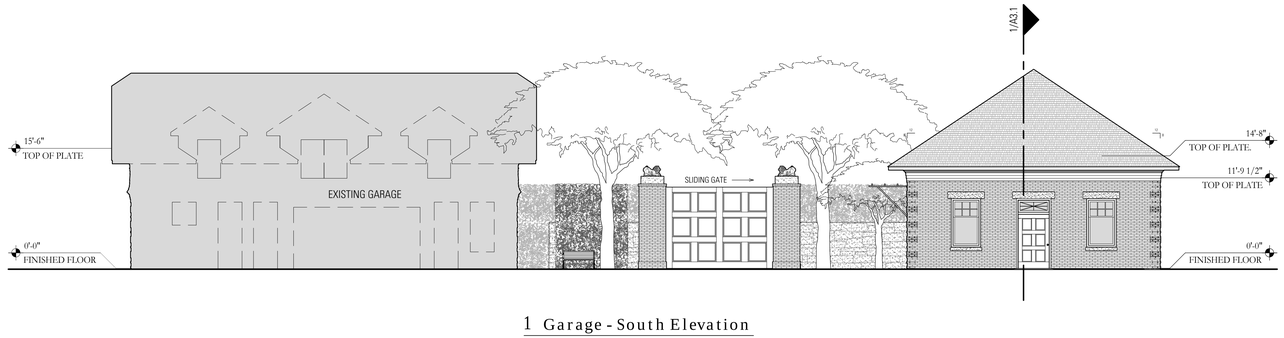

1 Garage - South Elevation

Scale: 1/8"=1'-0"

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Exterior Elevations

Leune Residence
119 East King Hwy
San Antonio, Texas, 78212

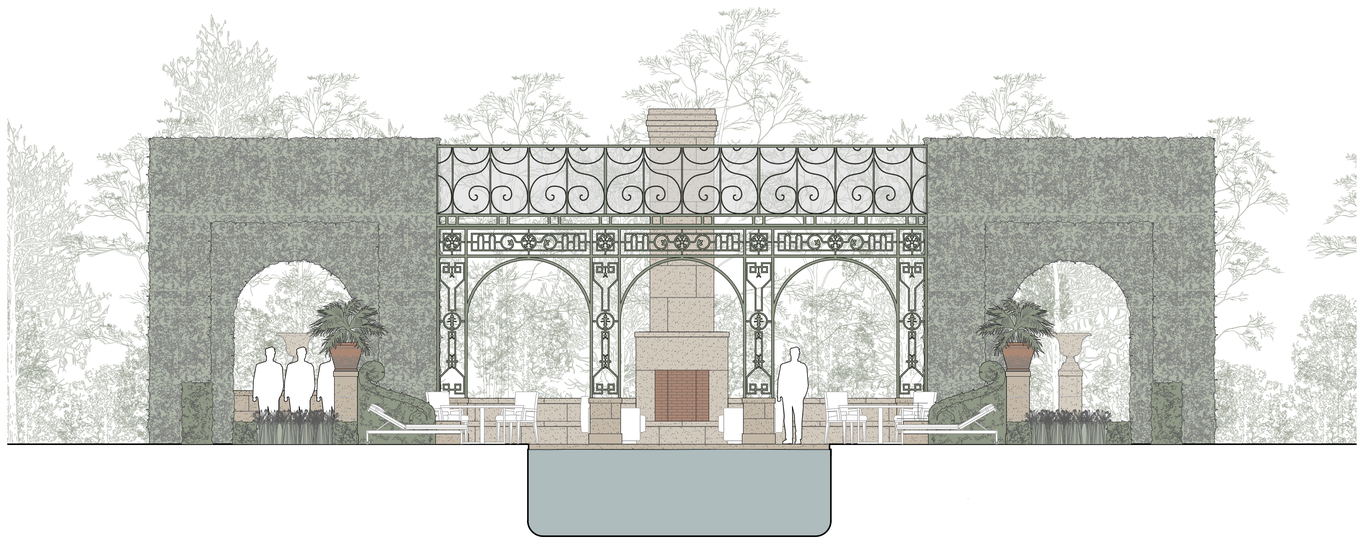
06/26/2020

A2.1

LB

2 Site - South Elevation

Scale: 1/4"=1'-0"



1 Site - East Elevation

Scale: 1/4"=1'-0"

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Exterior Elevations

Leune Residence
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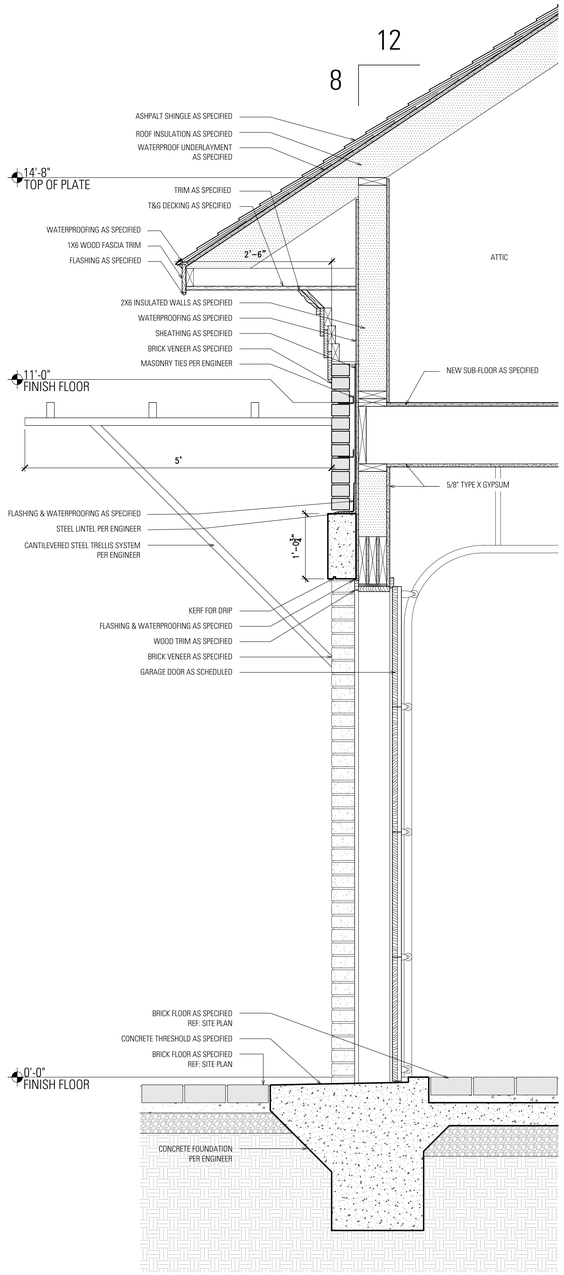
06/26/2020

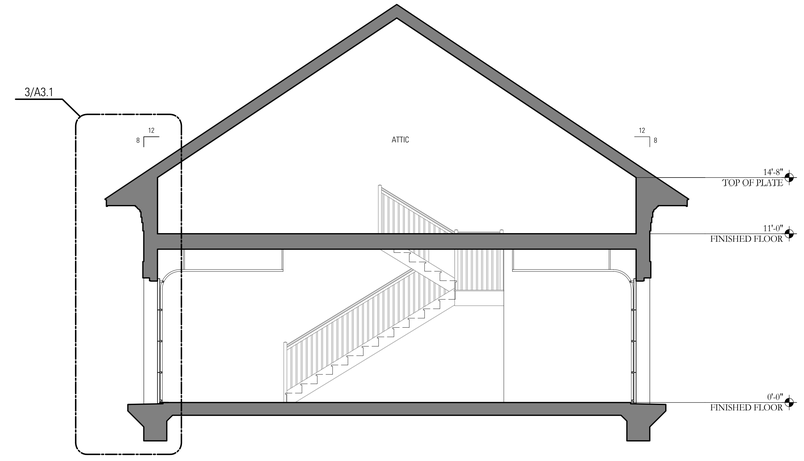
A2.2

LB



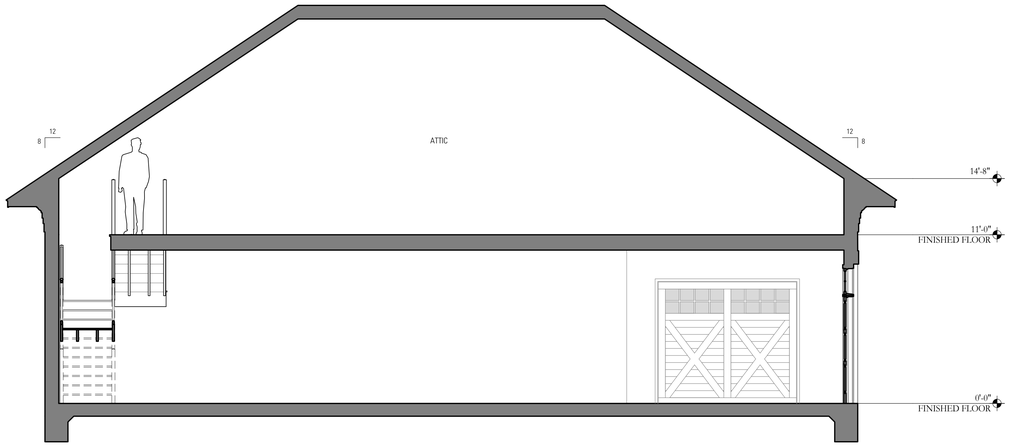
3 Garage - Wall Section

Scale: 1"=1'-0"



2 Garage - Building Section

Scale: 1/4"=1'-0"



1 Garage - Building Section

Scale: 1/4"=1'-0"

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Building Section & Wall Section

Leune Residence
119 East King Hwy
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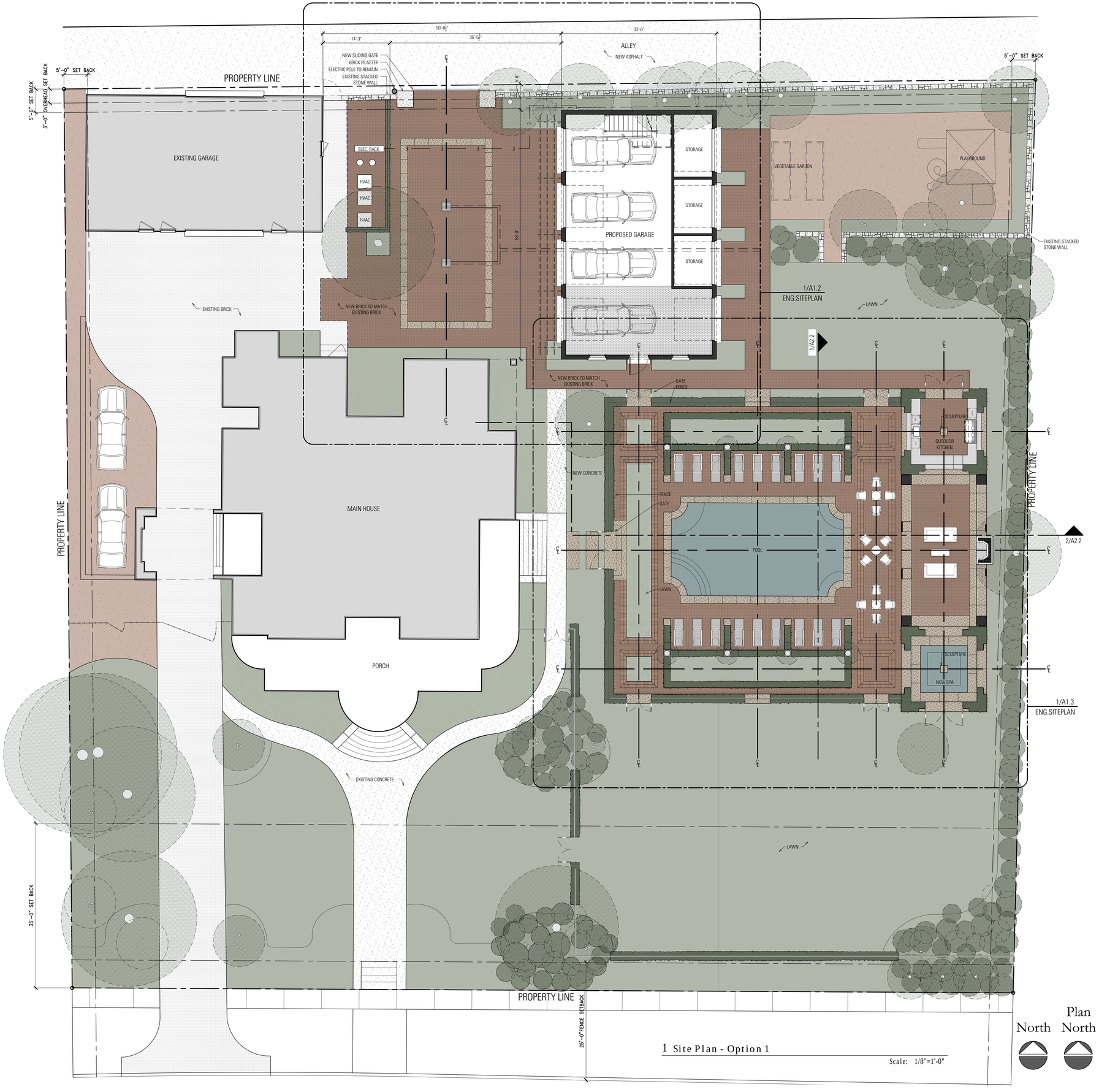
06/26/2020

A3.1

LB



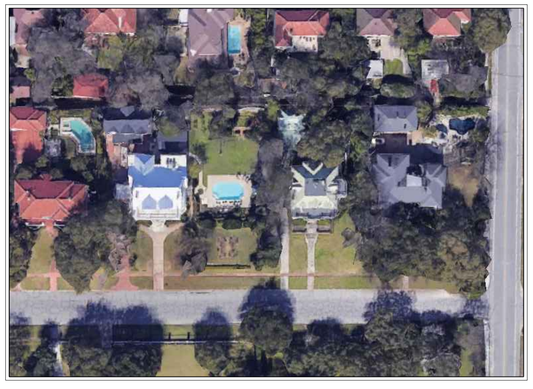
1 Site Plan - Option 1

Scale: 1/8"=1'-0"

North

Plan North

DRAWING INDEX



LEGAL DESCRIPTION

PROPERTY ADDRESS	119 EAST KING HWY SAN ANTONIO, TEXAS
BEING	.99 ACRES BEING IN THE CITY OF SAN ANTONIO, TEXAS

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Drawing Index/Site Plan

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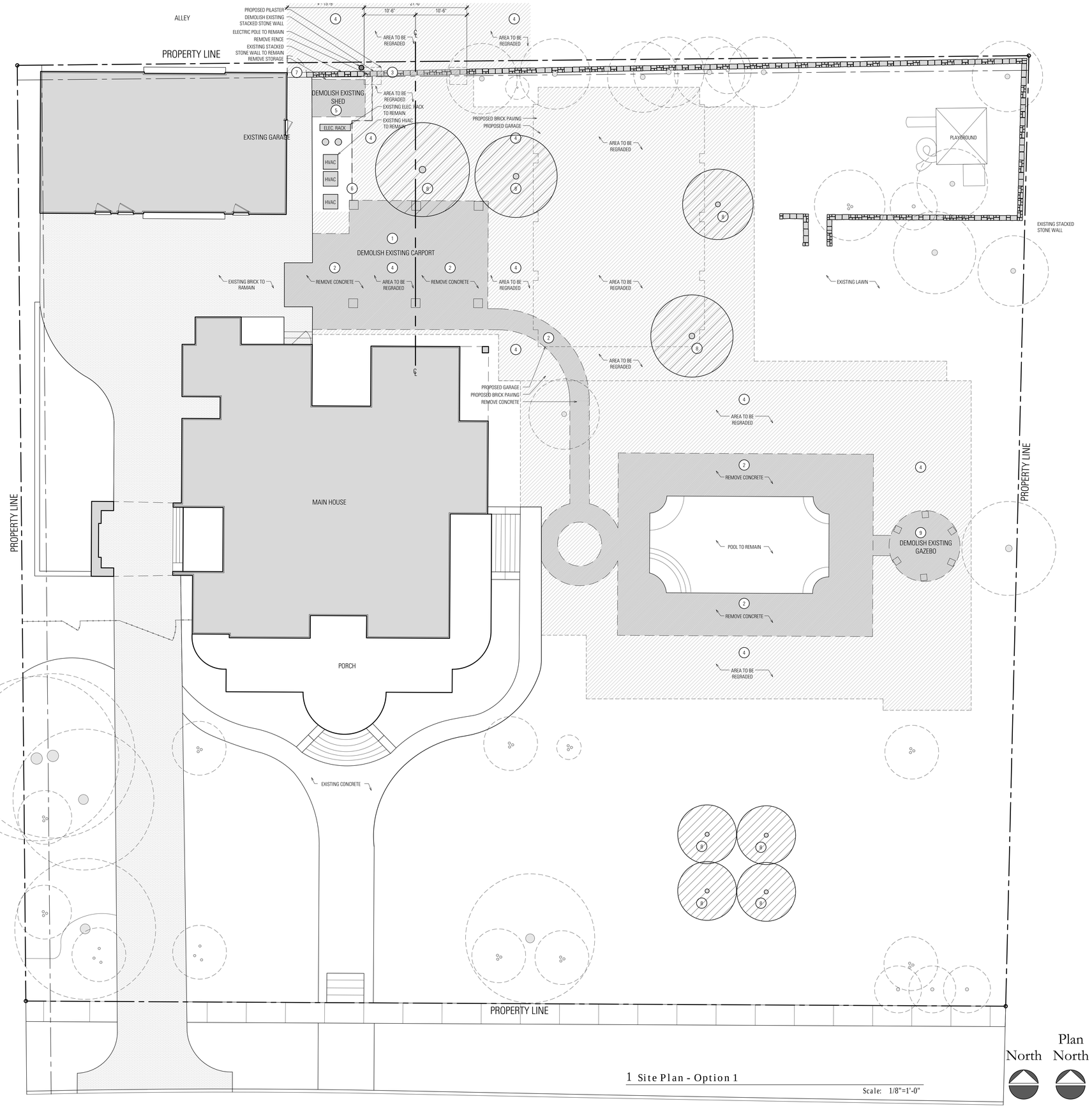
A1.0

LB



1 Site Plan - Option 1

Scale: 1/8"=1'-0"

DEMO NOTES

1 - DEMOLISH CARPORT
2 - DEMOLISH CONCRETE
3 - REMOVE STACKED STONE FENCE
4 - REGRADE AREA
5 - DEMOLISH SHED
6 - REMOVE METAL FENCE
7 - REMOVE GATE
8 - REMOVE TREE
9 - DEMOLISH GAZEBO

LEGEND

- EXISTING TO REMAIN
- DEMOLISH
- AREA TO BE REGRADED
- OUTLINE OF PROPOSED GARAGE & PAVING
- OUTLINE OF EXISTING RESIDENCE
- REMOVE TREE

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Demo Site Plan

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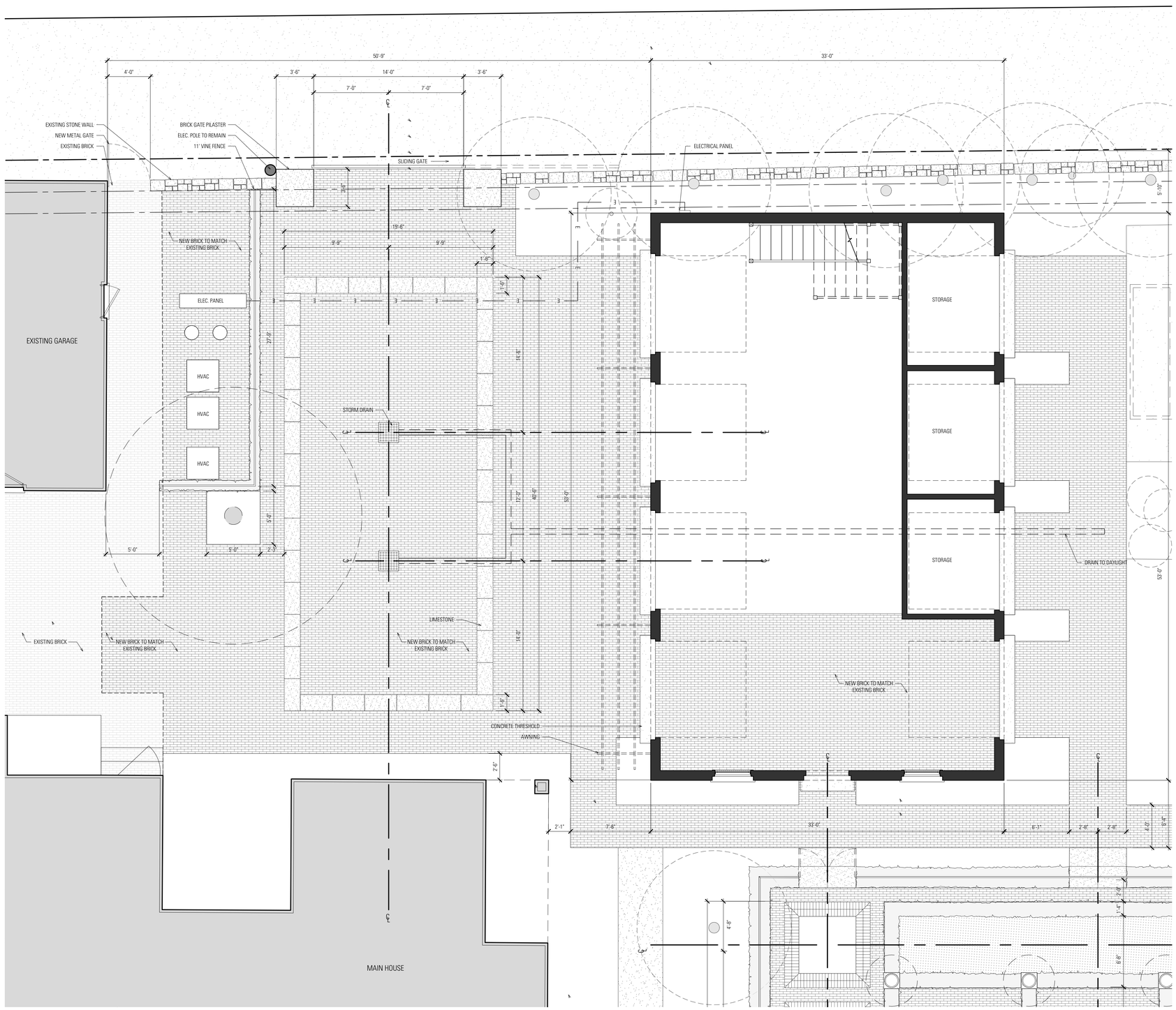
A1.1

LB



1 Enlarged Site Plan

Scale: 1/4"=1'-0"

Plan North

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Enlarged Site Plan - Garage

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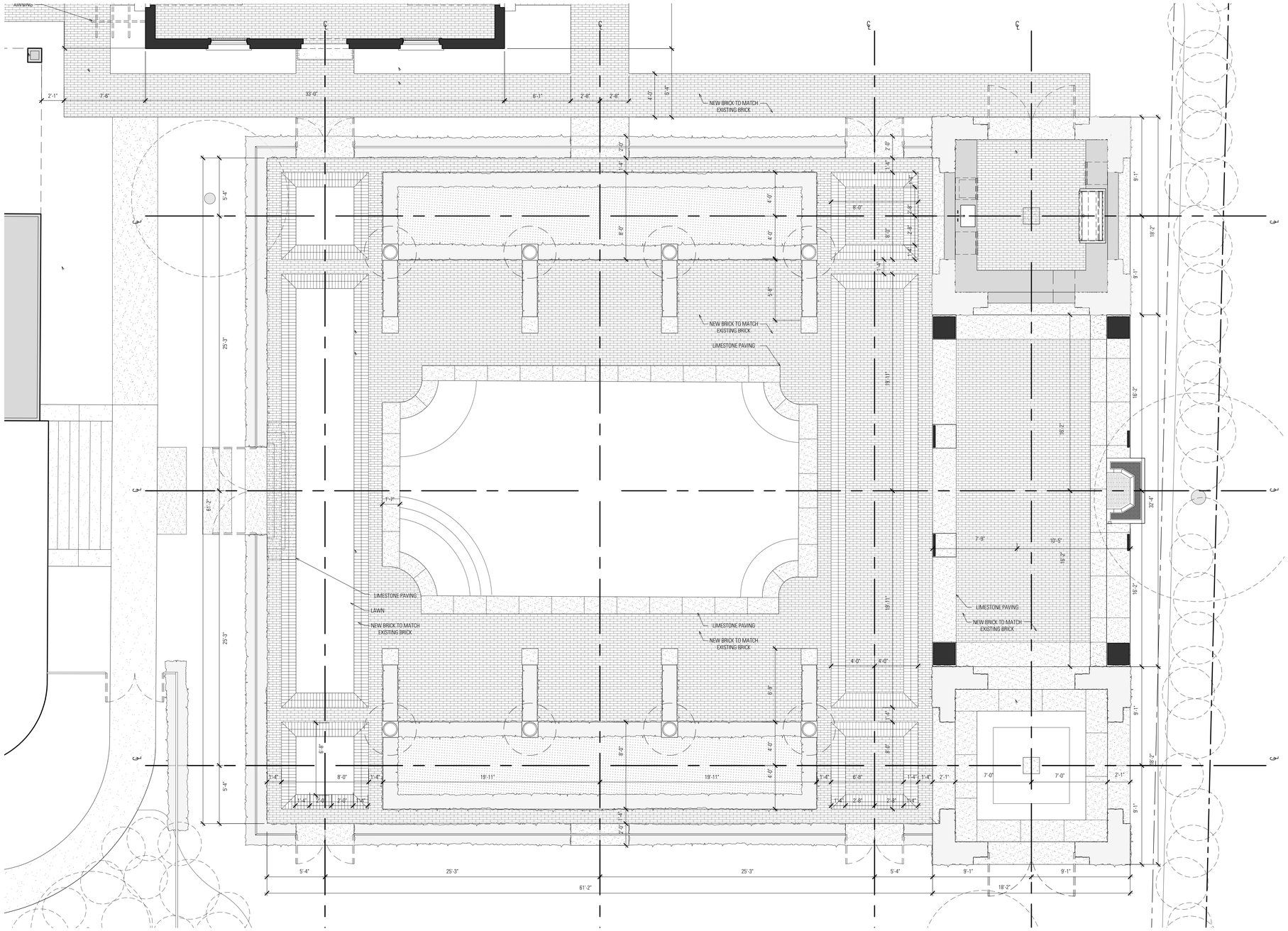
A1.2

LB



1 Enlarged Site Plan

Scale: 1/4"=1'-0"

North Plan North

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Enlarged Site Plan - Garden

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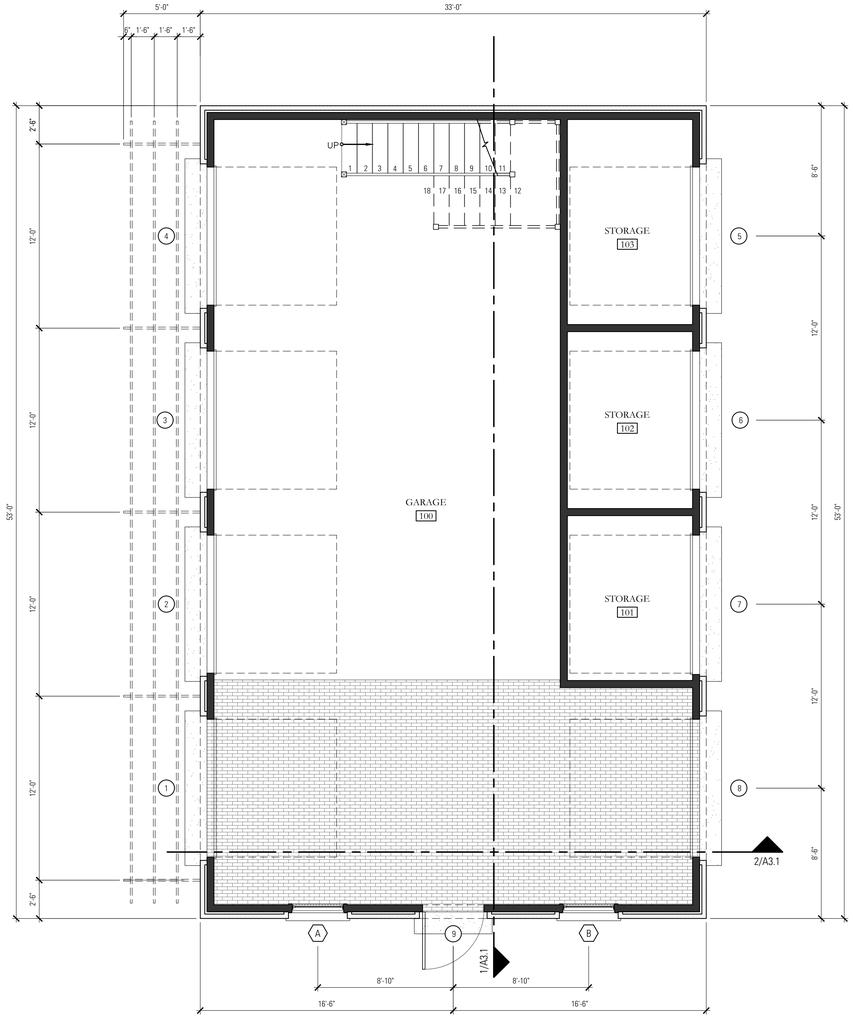
A1.3

LB



1 Floor Plan

Scale: 1/4"=1'-0"

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Drawing Index/Site Plan

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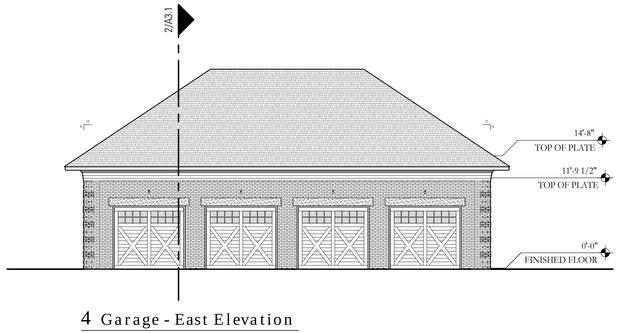
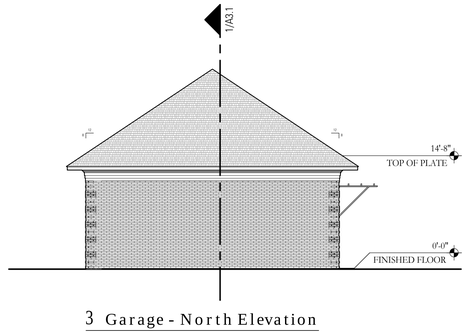
A1.4

LB



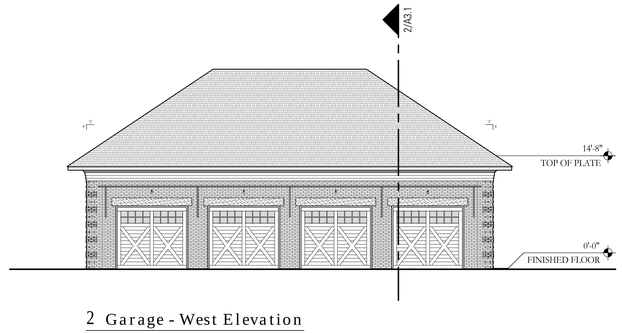
4 Garage - East Elevation

Scale: 1/8"=1'-0"



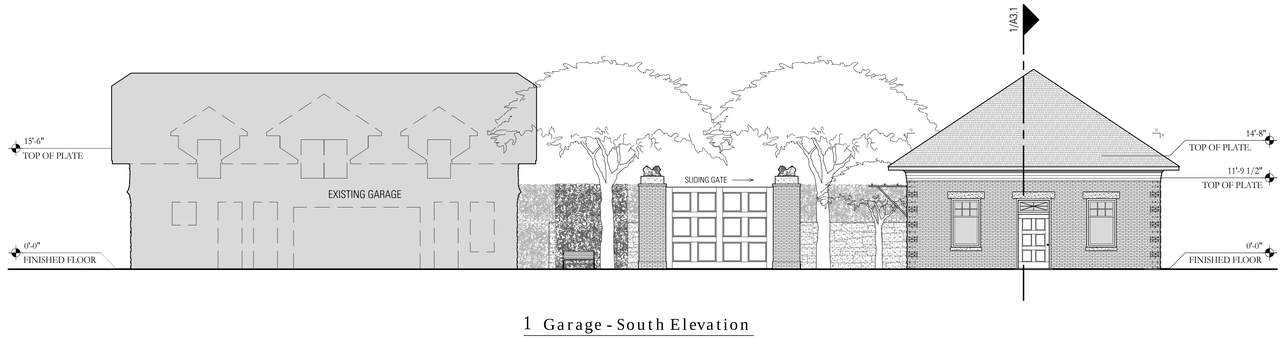
3 Garage - North Elevation

Scale: 1/8"=1'-0"



2 Garage - West Elevation

Scale: 1/8"=1'-0"



1 Garage - South Elevation

Scale: 1/8"=1'-0"

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Exterior Elevations

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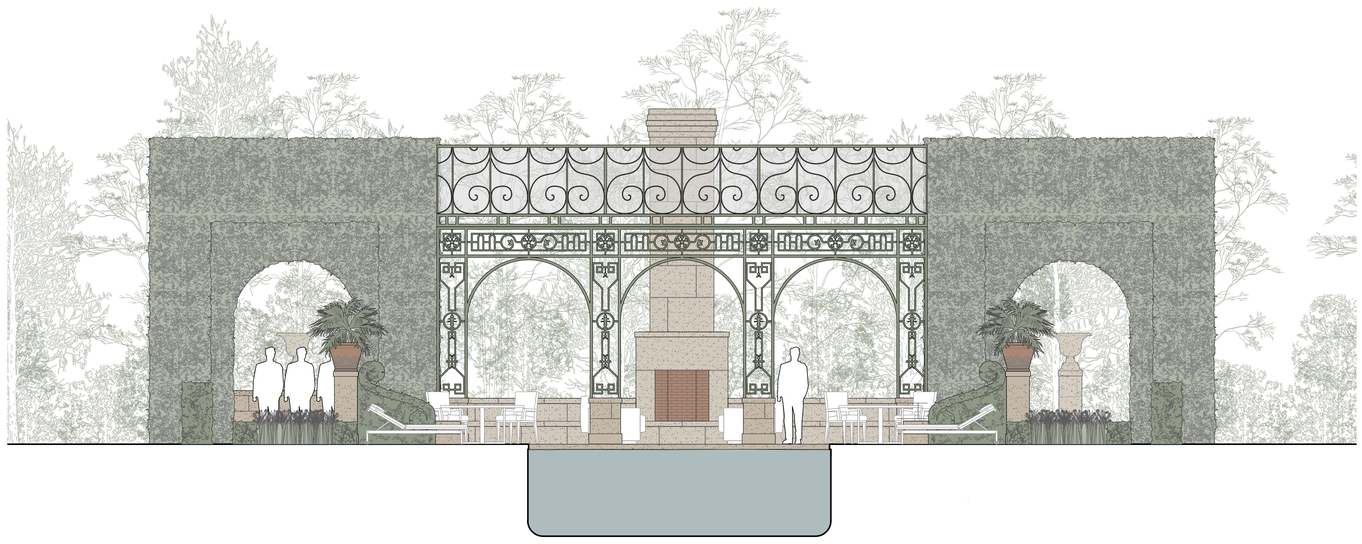
06/26/2020

A2.1

LB

2 Site - South Elevation

Scale: 1/4"=1'-0"



1 Site - East Elevation

Scale: 1/4"=1'-0"

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Exterior Elevations

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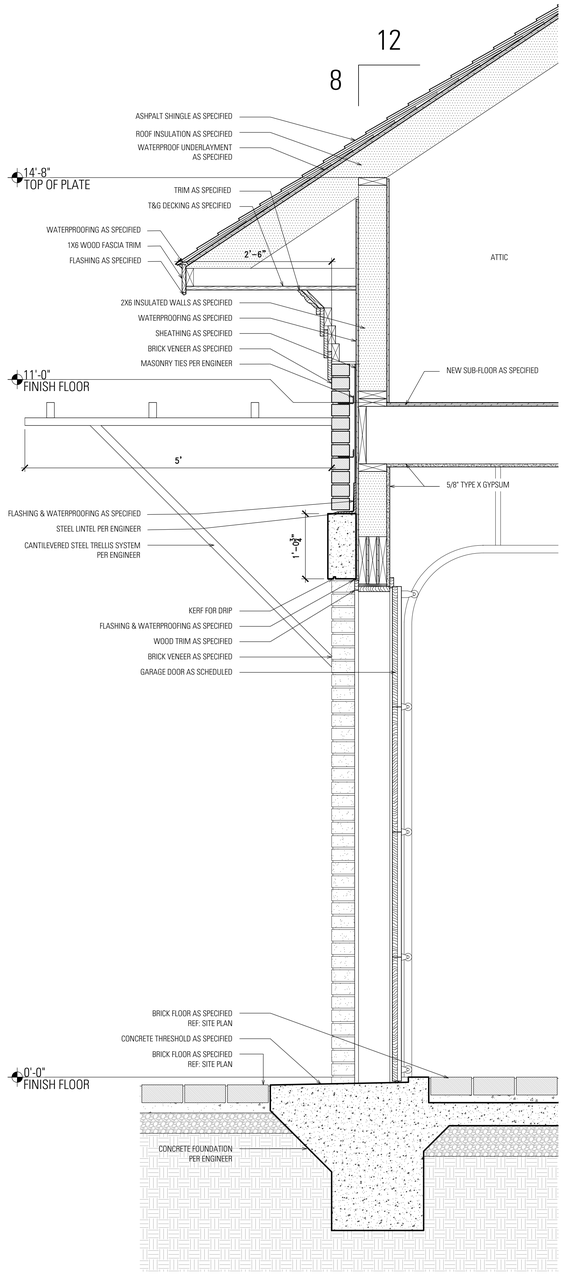
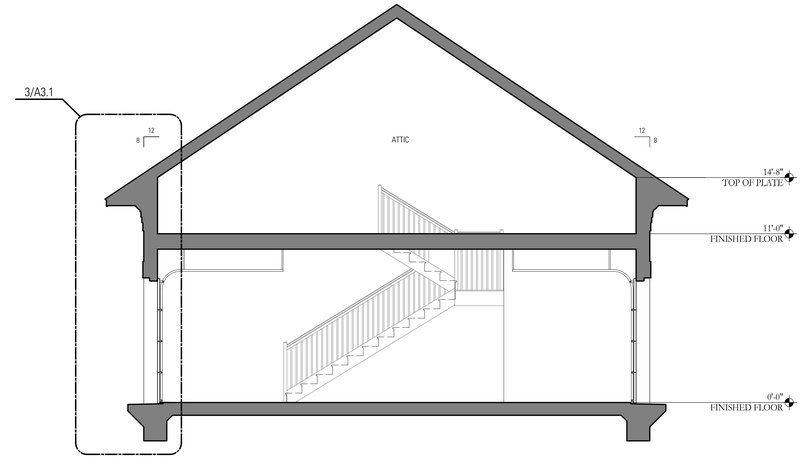
A2.2

LB



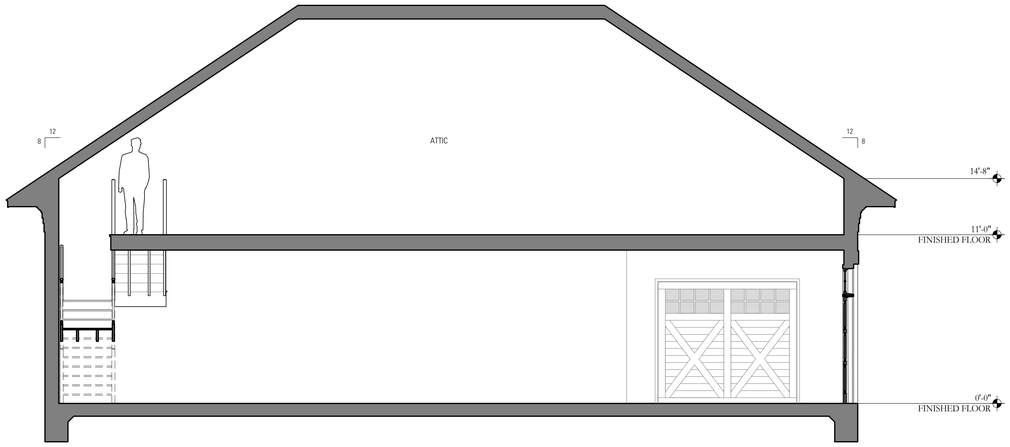
3 Garage - Wall Section

Scale: 1"=1'-0"



2 Garage - Building Section

Scale: 1/4"=1'-0"



1 Garage - Building Section

Scale: 1/4"=1'-0"

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Building Section & Wall Section

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A3.1

LB