

## HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2016

### Agenda Item No: 11

**HDRC CASE NO:** 2016-126  
**ADDRESS:** 1502 W LYNWOOD  
**LEGAL DESCRIPTION:** NCB 2759 BLK 65 LOT 14  
**ZONING:** R4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Keystone Park Historic District  
**APPLICANT:** Encarnacion Hernandez  
**OWNER:** Encarnacion Hernandez  
**TYPE OF WORK:** Final approval of an addition; rear fence  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for final approval to demolish existing addition, construct an addition of 620 square feet and extend existing rear privacy fence.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 1. Materials: Woodwork

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

*ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

*iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

*ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

*iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

*iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

*v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

*vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

*vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

#### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

## **B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**

- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

## **8. Architectural Features: Foundations**

### **A. MAINTENANCE (PRESERVATION)**

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

## **9. Outbuildings, Including Garages**

### **A. MAINTENANCE (PRESERVATION)**

- i. Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### **B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**

- i. Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## **Historic Design Guidelines, Chapter 3, Guidelines for Additions**

### **1. Massing and Form of Residential Additions**

#### **A. GENERAL**

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### **B. SCALE, MASSING, AND FORM**

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from

the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

*iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

*iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

*v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

*i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

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

*iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

*i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

*i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

*i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character defining

features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

*ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

*iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 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.

### 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. **BACKGROUND** - This request was heard by the HDRC on April 6, 2016, and was issued conceptual approval on May 4, 2016, by the HDRC with the stipulations that the addition's ridge remain below the existing front gable, and that the applicant provide information regarding the installation of new or salvaged wood windows that match the profile of the primary structure's wood windows when returning to HDRC for final approval. The applicant has submitted drawings satisfying both of these stipulations.
- b. **PREVIOUS MEETINGS** - At the DRC on April 13, 2016, committee members commented on the transition line between the existing structure and the new addition, windows to be installed, existing trees and expressed concern over roof slope matching original and accurate roof drawings. The applicant since provided drawings with details over roof slope calculations, indicated no trees on site plan that would not be removed, and indicated wood windows would be installed. The request was heard again by DRC on April 27, 2016, and the committee member present found the drawings showing the addition's ridge below the front gable appropriate.
- c. **PROPOSAL** - At the rear of the primary historic structure, the applicant has proposed to construct an addition of 620 square feet, replacing a previous addition. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The construction of the proposed addition will include a modification in the existing addition's roof form, the removal of the existing, original rear gable and the construction of a hipped roof.
- d. **ROOF FORM** - Guidelines for Additions recommend additions be subordinate to the historic structure and feature a roof form comparable to that of the primary historic structure. The existing structure is side-gabled, with an additional rear gable. The applicant is proposing to alter the rear façade by centering a rear gable and elevating the roof, keeping the ridge of the addition below the ridge of the front gable. This is consistent with the Guidelines.
- e. **ARCHITECTURAL DETAILS** - On the addition's east facing façade, which fronts Buckeye, the applicant is proposing to install two 3'-6" x 5'-10" wood windows. According to the Guidelines for Additions 4.A.ii., architectural details that are in keeping with the historic structure should be featured throughout the addition. These window dimensions and material match those of existing one over one windows on the right elevation. This proposal is consistent with the Guidelines.
- f. **ARCHITECTURAL DETAILS** – The applicant is requesting an addition with architectural details matching those of the existing structure. According to the Guidelines for Additions 4.ii., details should be incorporated that are in keeping with the architectural style of the original structure. Staff finds the proposal consistent with the Guidelines.
- g. **TRANSITION** - A transition between the primary historic structure and the addition is needed in order to differentiate the addition from the existing structure. The applicant is proposing to keeping a vertical line created by a 1" x 4" on the left façade, and adding a 1" x 4" on the right elevation to demarcate the addition. This is consistent with the Guidelines for Additions.
- h. **WINDOWS** - The applicant has proposed to relocate the existing wood windows on the rear façade to the west elevation. Consistent with the Guidelines for Exterior Maintenance and Alterations, replacement windows must maintain original dimensions and profiles, feature clear glass, and should be recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. A window detail which illustrates conformance with the guidelines for windows has not been submitted. Staff finds that additional window openings are needed. The applicant has provided information regarding the installation of new or salvaged wood windows that match the



profile of the primary structure's wood windows.

- i. FENCE - The applicant is proposing to repair and replace existing fence with in-kind materials and extend the existing fence an additional 17' towards the front façade, ending behind the front façade. According to the Guidelines for Site Elements 2.B., new fences should appear similar to those used historically, and should only be installed where they historically exist. Staff finds the extension of the existing rear privacy fence appropriate and consistent with the Guidelines.
- j. The applicant also requested approval for various rehabilitative efforts to the property at 1502 W Lynwood including the restoration of damaged wood siding, wood trim and wood windows, and the installation of a new composition shingle roof to match the existing and the repair of the existing foundation, which were approved administratively.

**RECOMMENDATION:**

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

**CASE MANAGER:**

Lauren Sage

**CASE COMMENTS:**

HDRC: April 6, 2016, May 4, 2016

DRC: April 13, 2016, April 27, 2016



## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 30, 2016

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Buckeye Ave



LEFT ELEVATION



LEFT SIDE/FRONT





# REAR ELEVATION



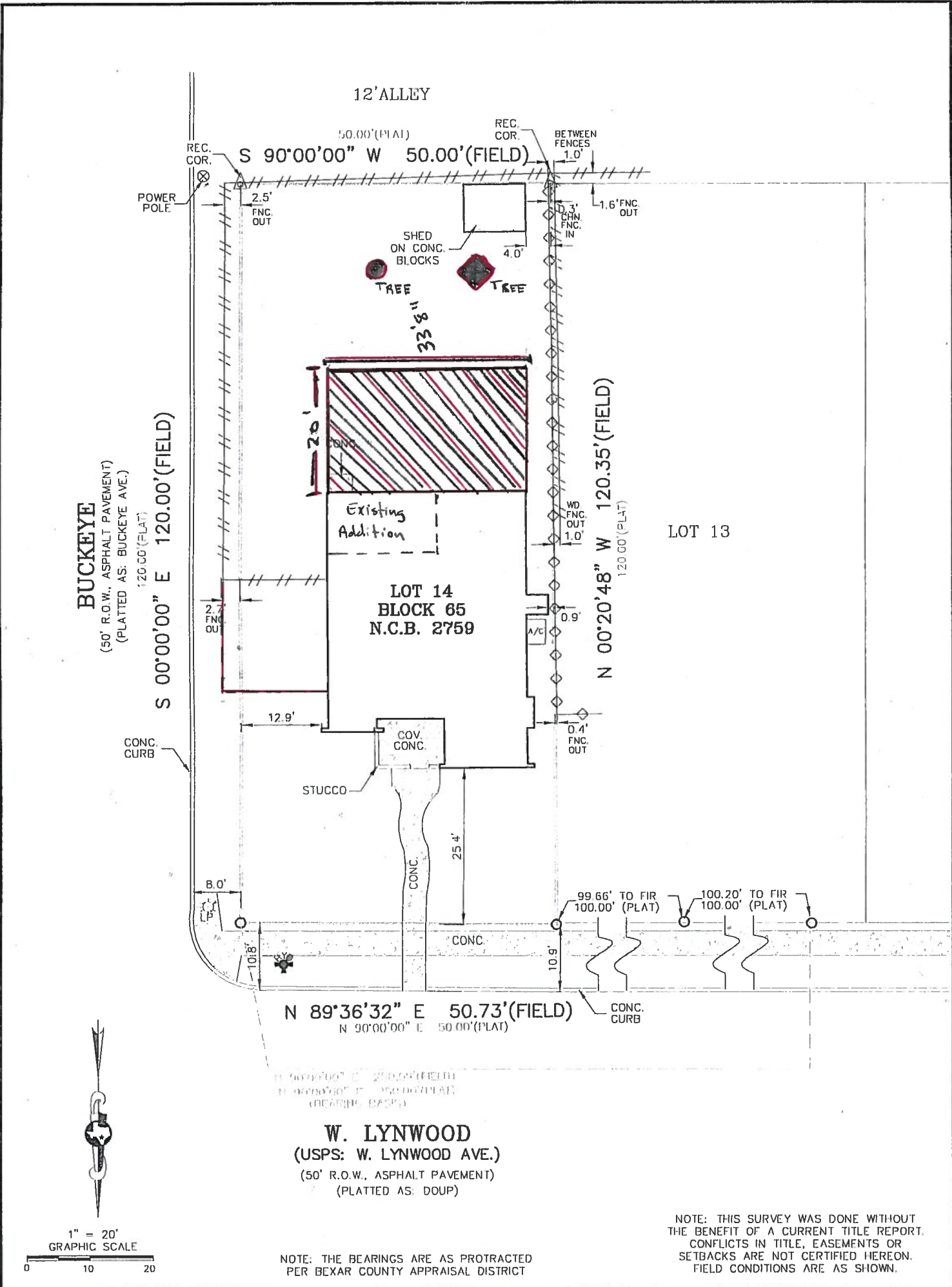
# RIGHT ELEVATION






RIGHT ELEVATION






NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. CONFLICTS IN TITLE, EASEMENTS OR SETBACKS ARE NOT CERTIFIED HEREON. FIELD CONDITIONS ARE AS SHOWN.

OWNER: ANDY HERNANDEZ		ADDRESS: 1502 W. LYNWOOD		LEGEND:					
TITLE COMPANY: ~		G.F. NO.: ~		--= WOOD FENCE		⊗ = POWER POLE			
LOT: 14		BLOCK: 65		N.C.B.: 2759		⊖ = CHAIN LINK FENCE		⊗ = FIRE HYDRANT	
SUBDIVISION: KEYSTONE PARK						✕ = BARBED WIRE FENCE		● = FND ½" IRON ROD	
CITY: SAN ANTONIO		COUNTY: BEXAR		STATE: TEXAS		⊖ = WROUGHT IRON FENCE		● = SET ½" IRON ROD	
PLAT RECORDED IN: VOLUME 105 PAGE 156 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS						■ = FND FENCE POST		✕ = SET "X" ON CONC	
THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER SPECIAL WARRENTY DEED)									
VOLUME 772 PAGE 366 DEED RECORDS OF BEXAR COUNTY, TEXAS					VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS				



**GENERAL NOTES**

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
2. SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 13th DAY OF JANUARY 2016, A.D.

*Peter A. Aguirre*  
PETER A. AGUIRRE, R.P.L.S. 5464

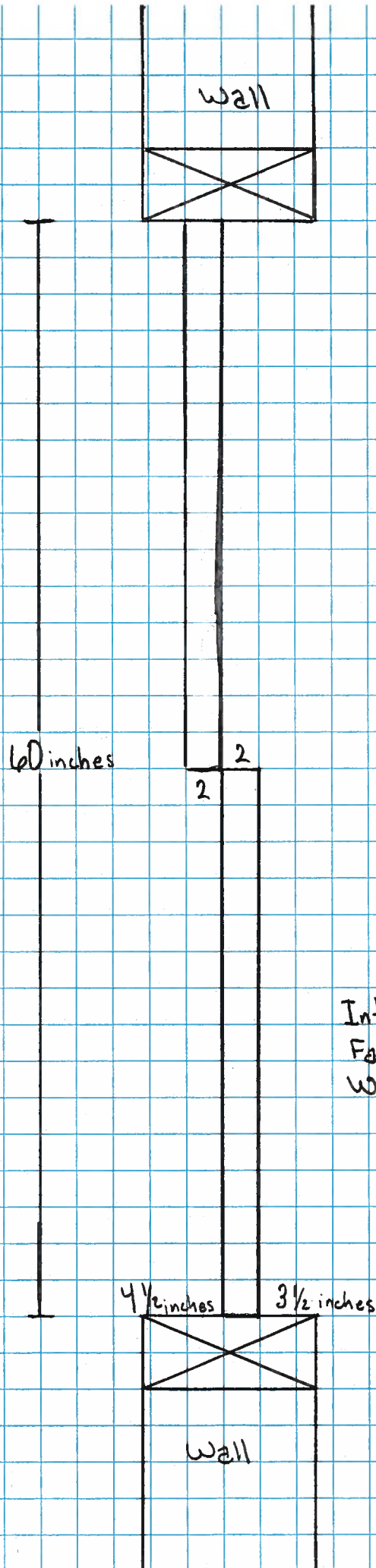
DRAWN BY: N.ALANIZ

JOB NO: 16-0008-001

FIELD WORK COMP.: JANUARY 13, 2016

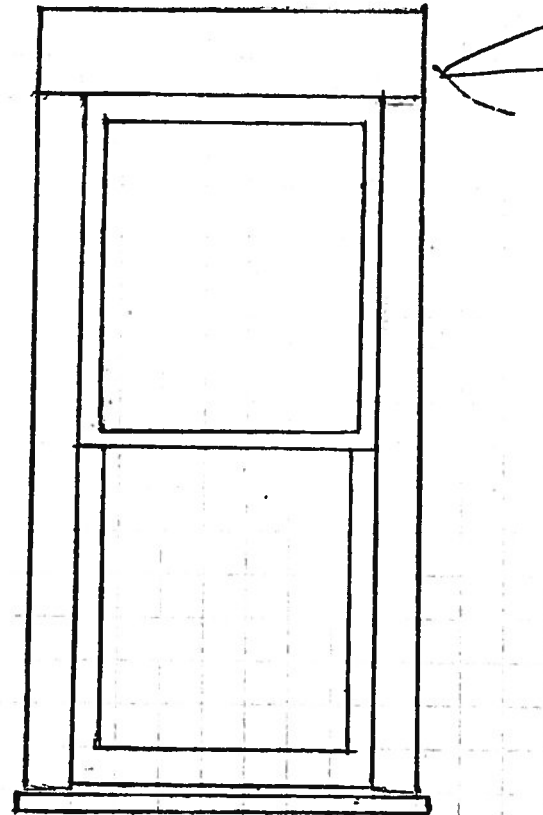


Exterior  
Facing  
Window



2" 2" 2 x 2 inch scale

Windows will be one over one configuration to match existing (as previously stated)



Window to be trimmed the same as they are on existing structure

Vent trimmed as it is on existing vents

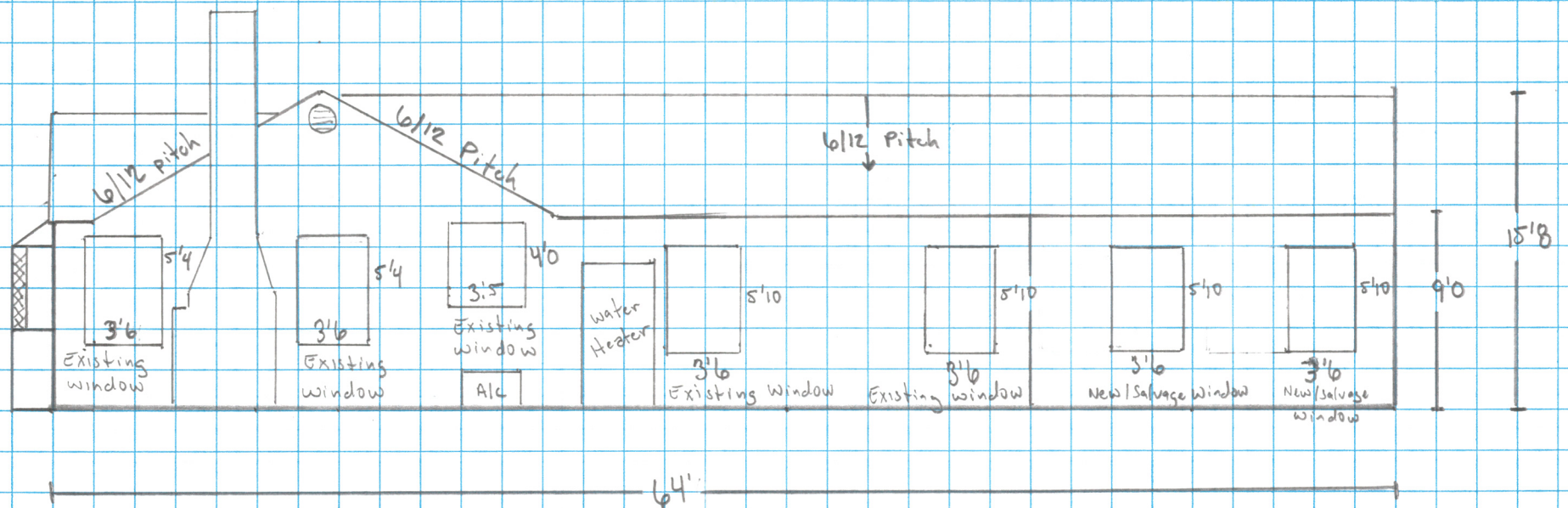
Vertical line to separate home will be 1" x 4" cedar plank painted to match

Siding to match existing siding and paint to match

Photo's of windows, home, elevation and dimensions have been previously provided. Reference as needed  
Description of materials + Process

Overhang approximately 1" (1 inch)

# Right Side Elevation



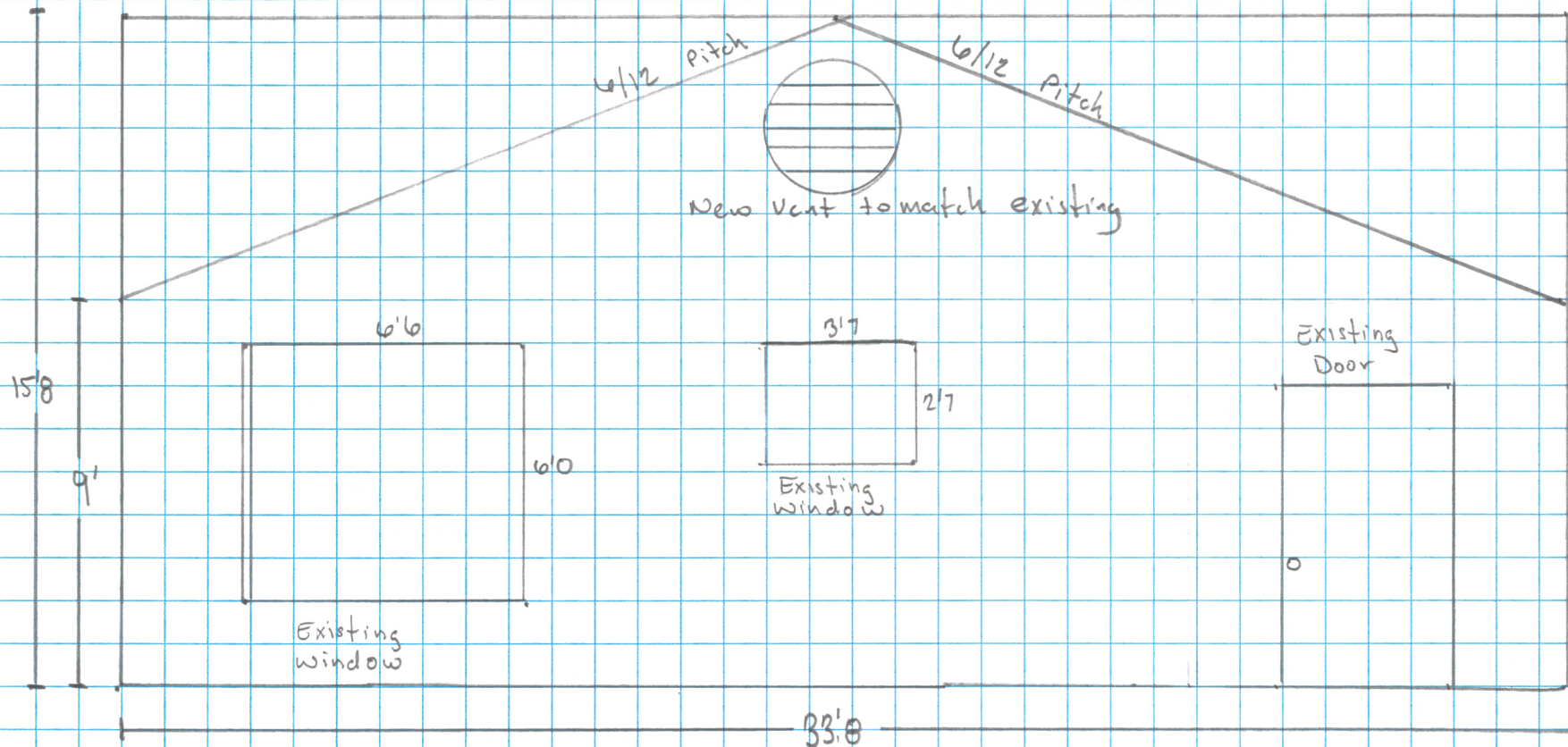


Rise 6'8"  
Run 13'6"

Creating a 6/12 Pitch

1'  
1' scale

### Rear Side Elevation



Roofing overhang and trim to match existing

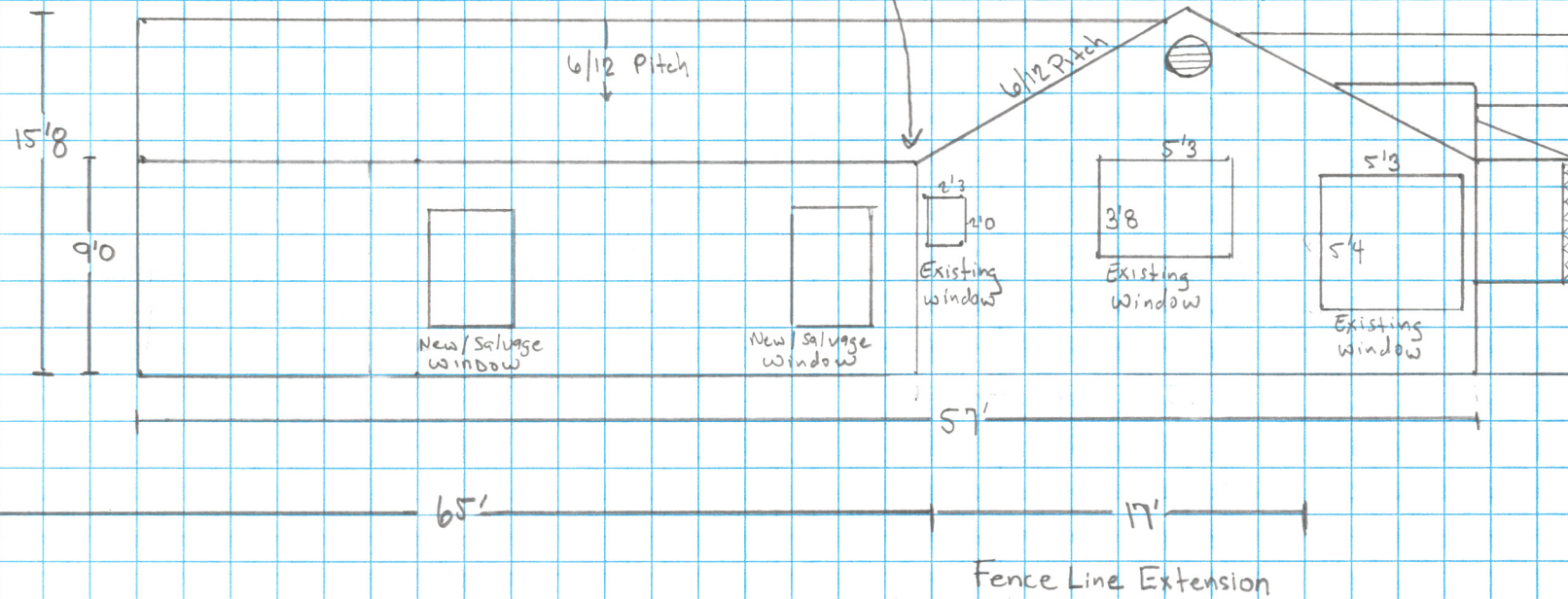
windows and doors to be reinstalled from existing rear facade.

corners of addition  
to be trimmed out  
to match existing  
rear facade.

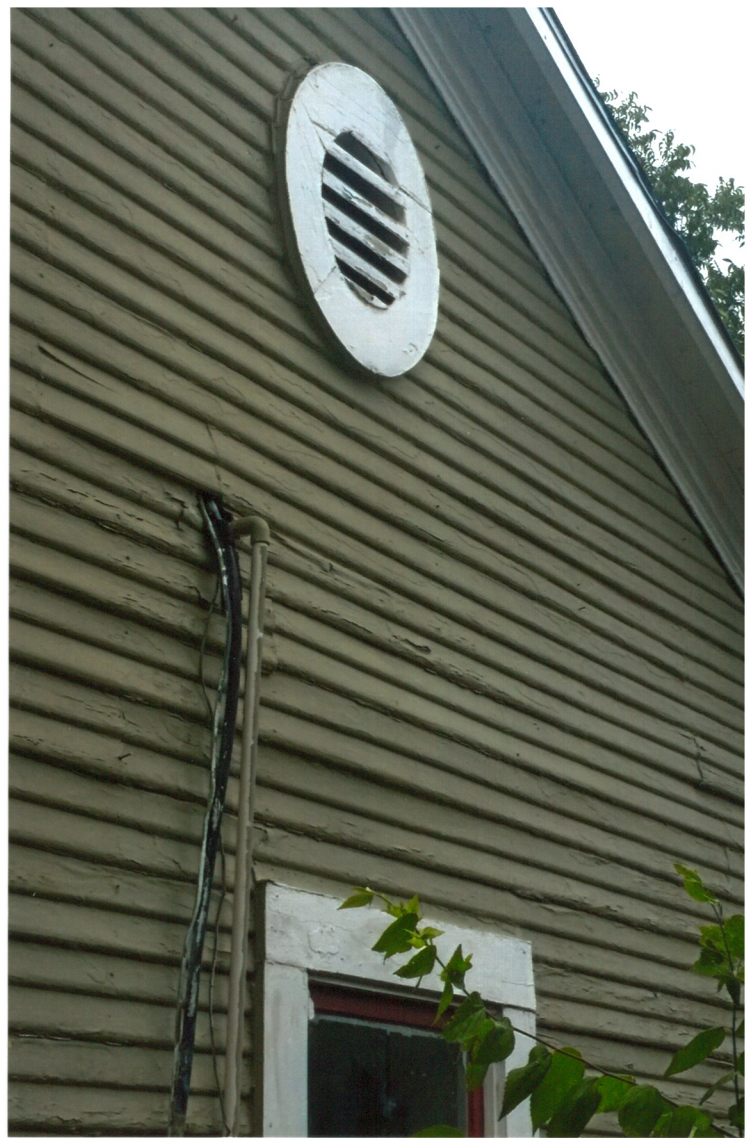
2' scale  
2'

# Left Side Elevation

Vertical Transition Line  
to be created by 1x4 wooden board





















CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 4.27.16 HDRC Case# 2016-126

ADDRESS: 1502 W Lynwood Meeting Location: Southtown

APPLICANT: Andy Hernandez

DRC Members present: Feldman

Staff present: Lauren Sage

Others present: \_\_\_\_\_

REQUEST: Addition

COMMENTS/CONCERNS: Feldman - roof form is okay if  
below front gable.

**COMMITTEE RECOMMENDATION:** APPROVE [ ☒ ] DISAPPROVE [ ☐ ]  
**APPROVE WITH COMMENTS/STIPULATIONS:**

  
Committee Chair Signature (or representative)

April 27 2016  
Date



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 4.13.16 HDRC Case# 2016-

ADDRESS: 1562 W Lynwood Meeting Location: Lone Star

APPLICANT: Andy Hernandez

DRC Members present: Betty Laffoon, John Laffoon, Daniel Lazarene

Staff present: Lauren Sage

Others present: -

REQUEST: Addition and ext. mods. + fence/foundation repair

COMMENTS/CONCERNS: BF: Fence questions

BF: concerns about where gable ends, and about  
Flat roof. is ~~not~~

Model and draw roof accurately. Concerns  
about meeting below gable. cannot be too low

DL: suggested alternate slope. Do calculations.

Concerns that we do not see <sup>new</sup> roof project taller

DL: Proposing wood windows?

COMMITTEE RECOMMENDATION: APPROVE [ ] DISAPPROVE [X]  
APPROVE WITH COMMENTS/STIPULATIONS:

  
Committee Chair Signature (or representative)

04/13/2016  
Date

DL: concerns about moving windows

JF: asked about where removed windows are going?

BF: replicate ~~roof~~ trim boards, in rear

JF: We need a delineation, <sup>from front</sup> suggests trim board

DL: concern about two vertical trim boards

When was the first addition added?

one ~~light~~ vertical line

BF: Who is going to draft it for you? Must have roof accurate

BF: match original slope

OK w altering rear element if roof is appropriate

## SELECTING AN APPROPRIATE REPLACEMENT

*6.B.iv. Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.*



### Recommended stipulations for replacement:

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

### Details to avoid:



- Vinyl product changes the material
- Window is not recessed within frame
- Sash components do not feature traditional dimensions



- Track insert alters profile
- Meeting rails thicker than original
- Low-e coating alters hue and reflectivity



- Window trim and sill detail not consistent with original