

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 18

HDRC CASE NO: 2016-238
ADDRESS: 315 W LYNWOOD
LEGAL DESCRIPTION: NCB 6386 BLK 6 LOT 13 THRU 22
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Lauren Dillberto
OWNER: Dennis Karbach, Robert Brown
TYPE OF WORK: Conceptual approval for installing windows, new construction of a garage, driveway modifications, landscaping

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct new garage to west of main structure
2. Install new driveway and approach
3. Install seven new narrow stile doors at East loggia
4. Remove existing driveway and install a great lawn, tree Bosque, a terrace between proposed garage and main structure, a swimming pool with deck area and install gravel terrace and seating area
5. Install 6' cedar fence at alley
6. Install 6' hedge along east property line
7. Install 4' hedge along south property line and two 4' iron gates across existing walkway and proposed driveway
8. Plant 19 palm trees along existing front walkway, within planting strip, and in the front yard
9. Modify existing garage structure to be used as a pool cabana

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

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.

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 5, Guidelines for New Construction

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

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.
- 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.

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.

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.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

4. Residential Streetscapes

A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

5. Sidewalks, Walkways, Driveways, and Curbing

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. **CONCEPTUAL REVIEW** - Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.

- b. The applicant met with the Design Review Committee on June 22, 2016. Committee members present made comments and concerns regarding elevation of hedge fence in relation to that of the front façade, providing examples of front yard fencing, and showing reduced elevation of garage.
- c. EXISTING – Currently, there is a large two-story Spanish Eclectic home with a detached two story garage and driveway in the rear, in the Monte Vista Historic District.
- d. REQUEST #1 EXISTING – The applicant is requesting to construct new garage to west of main structure. Currently, the two-story garage stucco garage that the applicant is requesting to modify to use as a pool cabana. The existing garage faces Belknap, is Spanish eclectic style, with two-stories, a flat roof, clay tiled roof, stucco siding, flared corners, 3 bays and window openings on the first and second story. The proposed location for the new garage is currently lawn.
- a. REQUEST #1 PROPOSED - The applicant is proposing to construct a one-story garage facing W Lynwood set back behind the front façade; the new garage will have three bays, a flat roof, a clay tiled roof, stucco siding and be connected to the main structure with a pergola. According to the Guidelines for New Construction, new buildings should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic main structure, should utilize a similar roof form, and use complementary materials. Staff made a site visit on June 21, 2016, and found that most homes along W Lynwood have a front facing garages. Staff also finds that the proposed orientation, scale, massing, roof form, materials, and architectural details consistent with the Guidelines for New construction 2 as it relates well to the historic structure and is appropriately oriented.
- b. REQUEST #2 - Currently, there is a concrete driveway entering from Belknap behind the main structure. The applicant is requesting to install a new driveway and approach entering from W Lynwood. As stated in finding d, staff found that most homes along W Lynwood have a front facing garages; staff also found that driveways are historically 10' wide and on the west of the main structure as the applicant has proposed. Staff finds the orientation and construction of the driveway appropriate and recommends that the driveway be up to 10' wide.
- c. REQUEST #3 - The applicant is proposing to enclose and install seven new narrow stile doors at East loggia. Currently, the loggia has seven arched openings facing a patio and the east lawn. The applicant provided current photographs of other homes in the district that have enclosed loggias. The doors to be installed will be narrow stile doors, each with 12 paneled lights and 4 fan lights, set back 10" beyond the exterior wall. According to the Guidelines for Exterior Maintenance and Alterations 6 states to avoid altering openings and use doors or windows that reflect the architectural style of the building. Staff finds the placement and style of the doors appropriate as they will not alter the window opening and the doors are appropriate for the Spanish Eclectic style.
- d. REQUEST #4 - Remove existing driveway and install a great lawn, tree Bosque, a terrace between proposed garage and main structure, a swimming pool with deck area and install gravel terrace and seating area. According to the Guidelines for Site Elements 3, new plantings should be drought tolerant, no more than 50% of historic lawns should be removed, and pervious materials should be used with incorporated small plantings. Staff finds these proposed landscaping changes appropriate and consistent with the Guidelines, but that plant and material details should be provided with the final approval application.
- e. REQUEST #5 - Currently, there is wooden fence along the rear property line. The applicant is proposing to remove that install a 6' cedar fence along the alley. Staff finds this proposal consistent with the Guidelines for Site Elements 2.C., which states that privacy fences should be set back. Staff recommends that the applicant submit a photo or drawing of the proposed fence to staff to approve administratively.
- f. REQUEST #6 – Currently there is not a fence along the east property line but ground cover in the planting strip along Belknap and along the property line. The applicant is requesting to install a 6' hedge along east property line that will terminate behind the front façade. According to the Guidelines for Site Elements 2, new fences and walls should be located in where they would be historically and design and made of what would be used historically. The Guidelines also state that fences and walls in the front yard should be 4'. Staff made a site visit on June 21, 2016, and found that there are historic fences and walls along side yards that terminate behind the front façade. Staff finds the location, design of the fence, and height consistent with the Guidelines.
- g. REQUEST #7 – Currently, there is no fence or wall along the front property line, but railings that line the red brick stairs up to the front walkway. The front lawn also exhibits a steep berm along the front sidewalk. The applicant is proposing two options for their request to install a front yard hedge fence. Option 1 is preferred by the applicant. The applicant is proposing in option 1 to install a 4' hedge parallel to the front property line from the corner of the 6' hedge stair casing across the front lawn, parallel to the front sidewalk behind the stairs and at top of the existing berm, along the east of the proposed driveway, and terminating at the end of the proposed driveway gate. The two gates proposed are 4' iron gates across the existing walkway and proposed. According to

the Guidelines for Site Elements 2, front yard fences and walls should only be introduced in historic districts that historically have them. Staff made a site visit on June 21, 2016, and found that front yard hedges are historically found in Monte Vista. Staff finds the proposed option1 hedge fence and gates appropriate in location, material, and height according to the Guidelines for Site Elements 2 as the proposal is similar to other historic fences.

- h. REQUEST #8 - Currently there are hedges that line the front walkway. The applicant is proposing to remove those hedges and plant 19 Texas Sabal Palm trees along existing front walkway, within planting strip and in the front yard as well as two low clumping Palms. According to the Guidelines for Site Elements 3 historic gardens should be maintained when appropriate and new trees should be selected based on site conditions and species selection and planting procedure should be done in accordance with guidance from the City Arborist. Staff finds the proposal appropriate as long as the applicant seeks guidance from the City Arborist.
- i. REQUEST #9 - Currently, there is an existing garage that is Spanish eclectic style, two-stories with a flat roof, flared corners, 3 bays and 3 window openings on the second story. The applicant is proposing to modify the garage by removing walls and modifications so that it functions as a pool cabana. The garage doors will be removed and opened as the downstairs cabana space. There will be no new openings on the second floor. If the window on the east facade is not original, that applicant will enclose it. Staff did not find the existing garage on the August 1935 Sanborn map. The Carriage House is identified in the 1998 as contributing. Staff finds the existing garage contributing, and recommends that minimal alterations be made and that all openings be retained.
- j. Staff visited the site June 21, 2016, and found that tall hedges and historically used in landscaping and that driveways access W Lynwood.

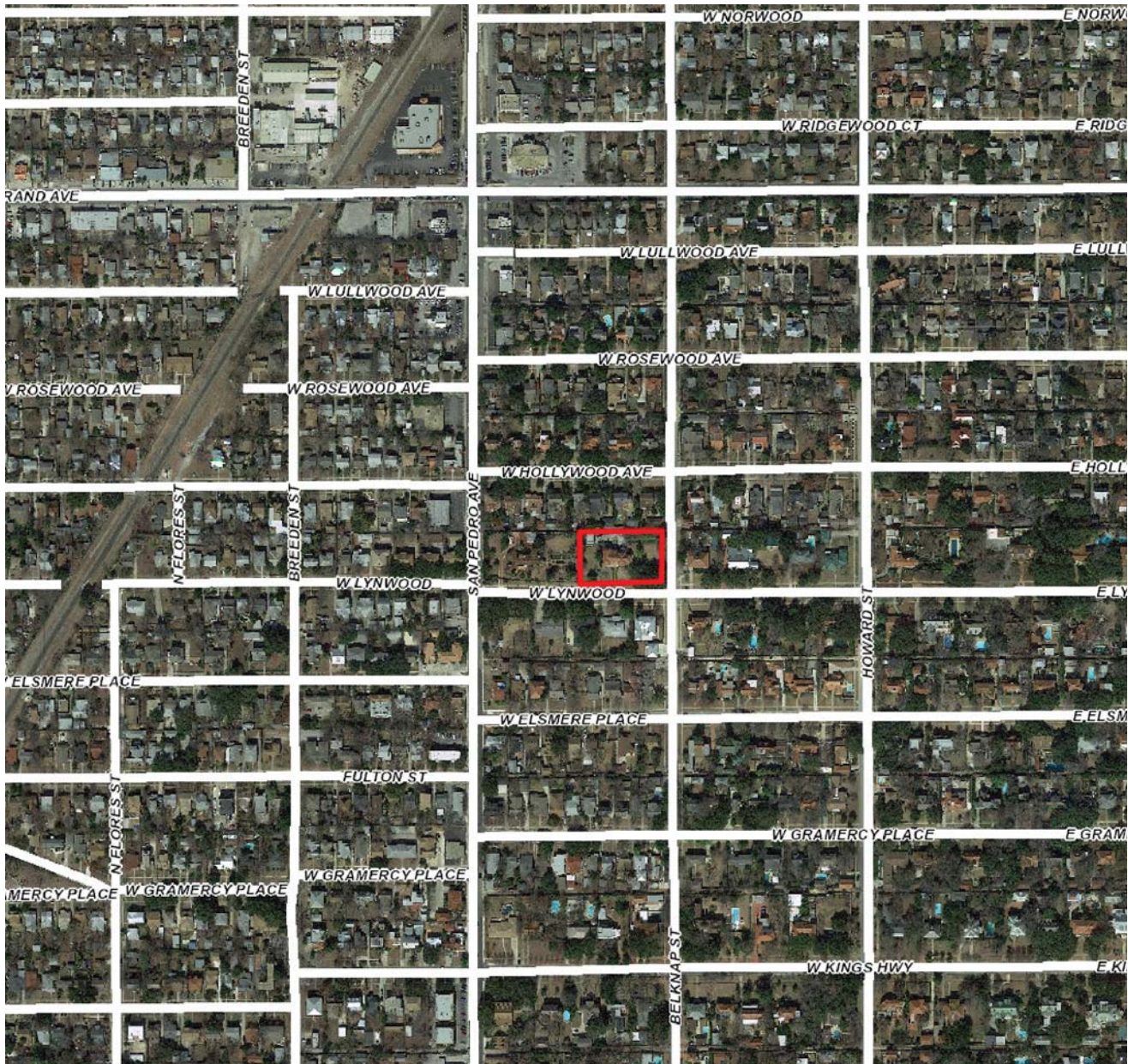
RECOMMENDATION:

Staff recommends conceptual approval of all items based on the findings a through r with the following stipulations:

- 1. That the driveway be no wider than 10' and be made of permeable materials.
- 2. That the applicant submit a photo or drawing of the proposed fence and paint color to staff to approve administratively.
- 3. That the applicant consult with the City Arborist in regards to the request to plant 19 Texas Sabal Palm trees.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 20, 2016

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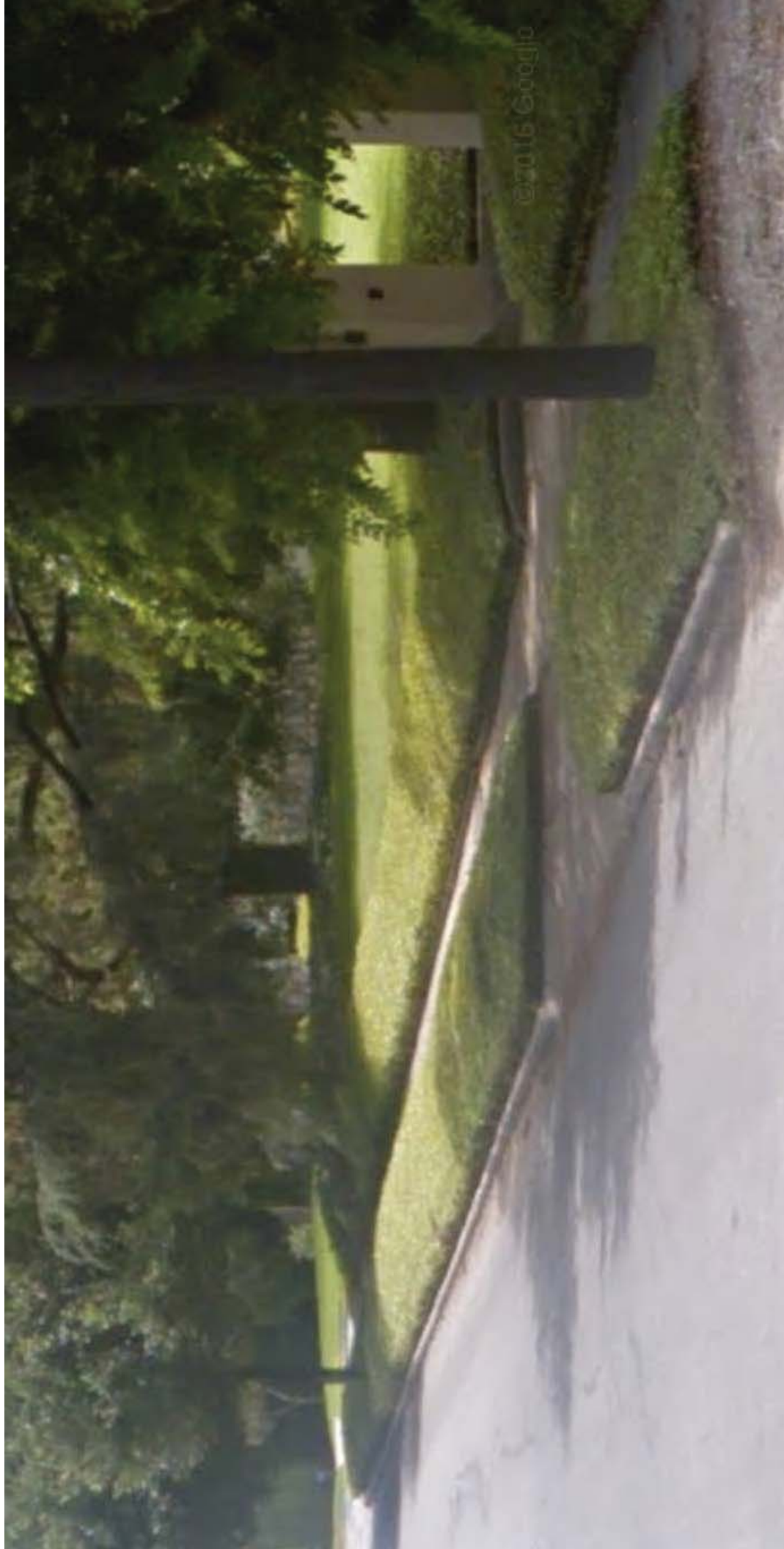




Neighbor's Wall

Neighbor's Gated Entrance

Neighbor's Gated Driveway



© 2016 Google







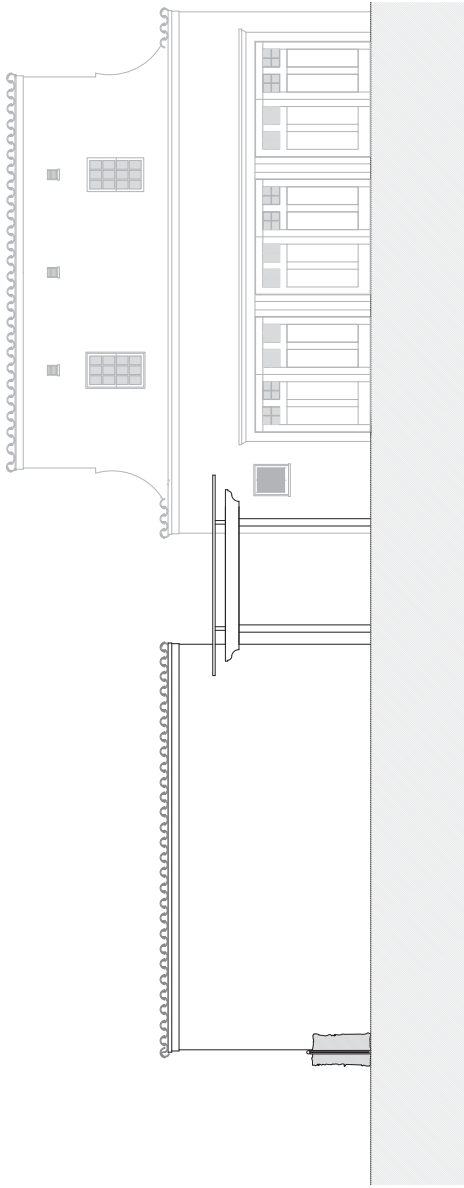
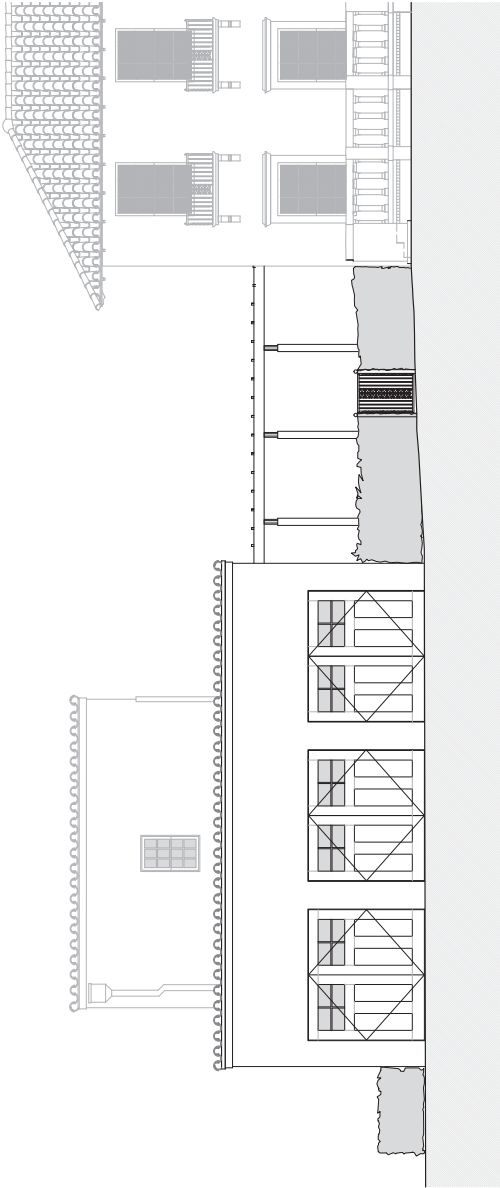
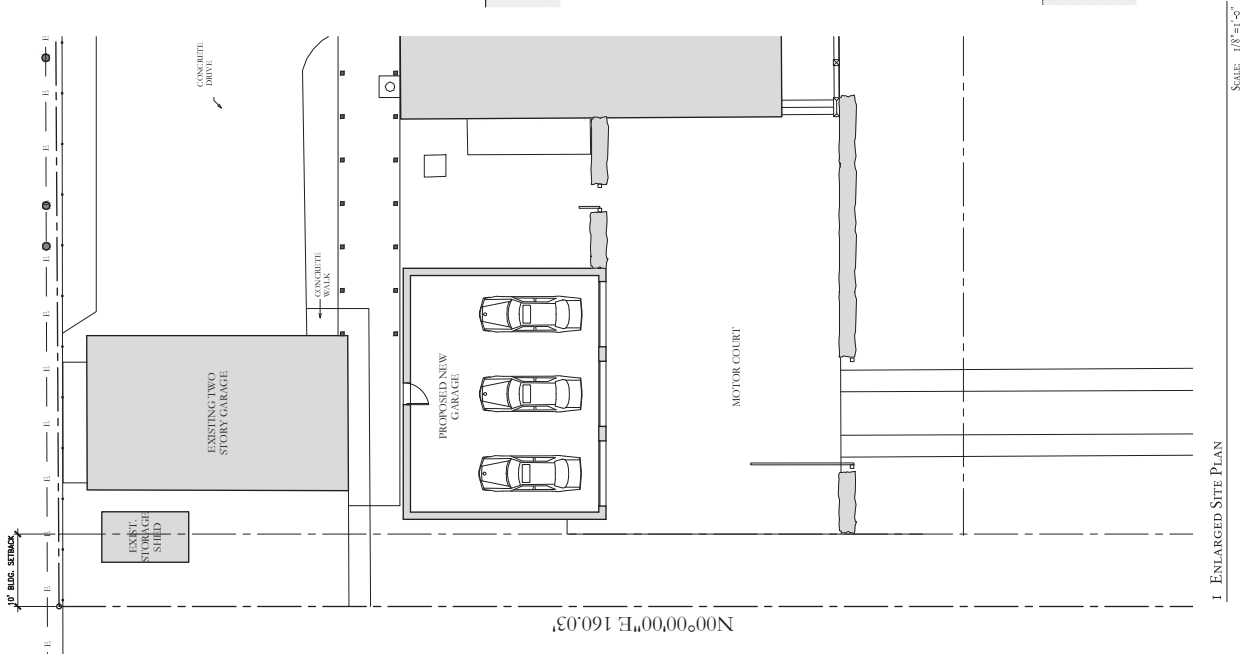




(Attached Document)

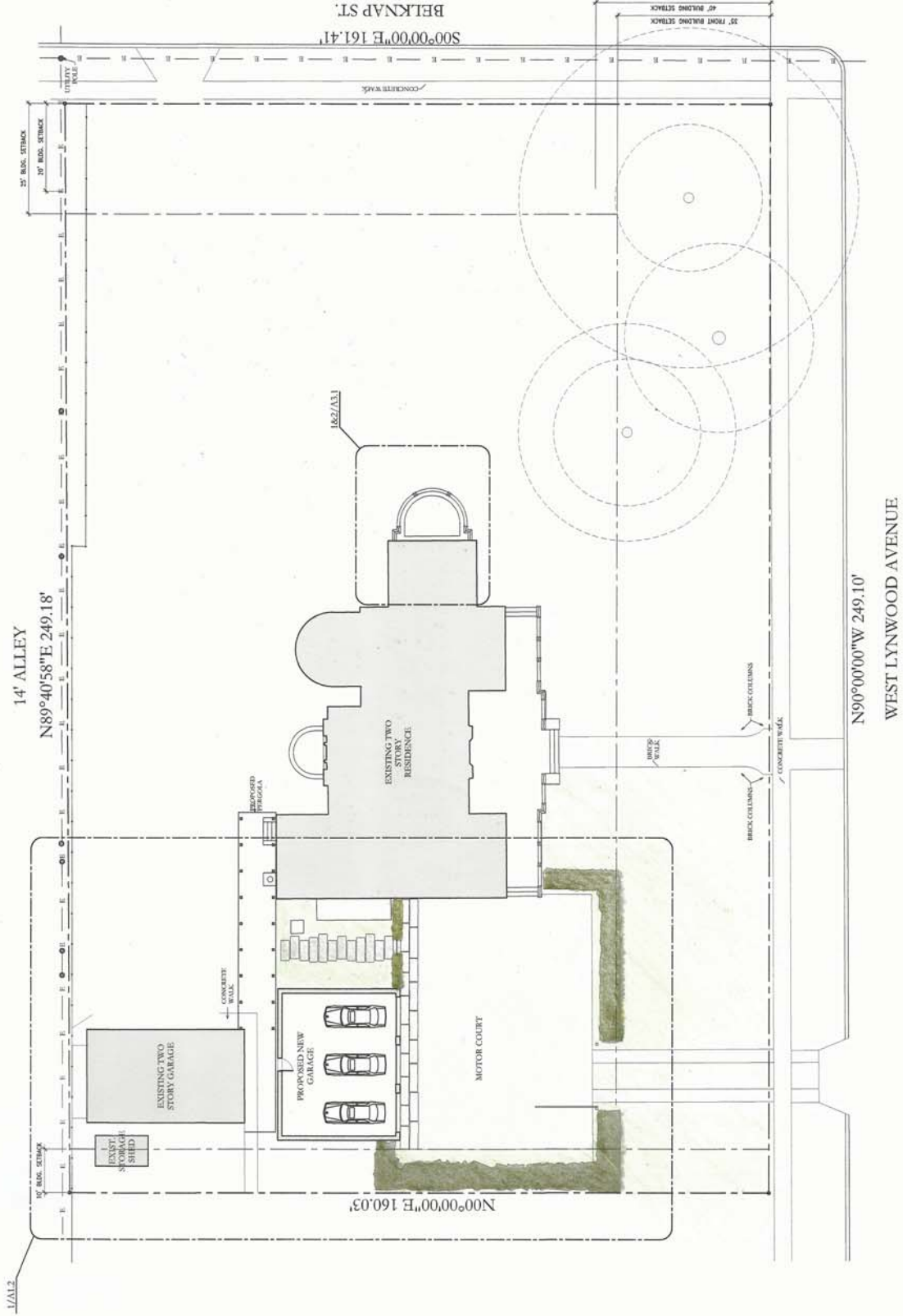
315 W. Lynwood Ave. Restoration
San Antonio, TX 78212

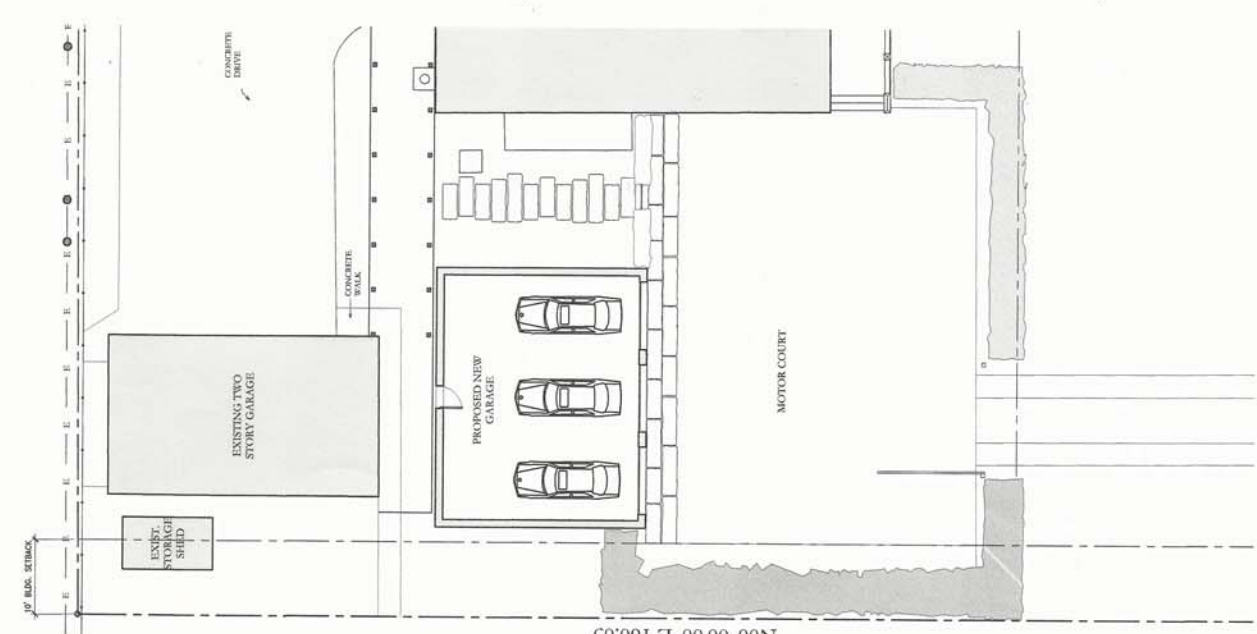
1. Existing House to be restored. New narrow stile doors to be inserted into seven arched openings at East Loggia. Doors to set back 10" beyond exterior wall and insured to be removed future without damage to house.
2. Existing Garage structure to be restored and utilized as pool cabana. Original door openings at garage to be determined and replicated.
3. New pool to replace existing concrete drive. Original columns and appendages to remain.
4. New Stucco Garage at sunken motor court on west side of house.
5. New Driveway approach
6. New Landscape plan to incorporate 72in cedar fence at alley, 72in hedge on East side of property off of Belknap, and a 48in hedge at the south side of the property off of W. Lynwood Ave. Each hedge is to have a bull pen wire fence, painted green, hidden into the foliage.

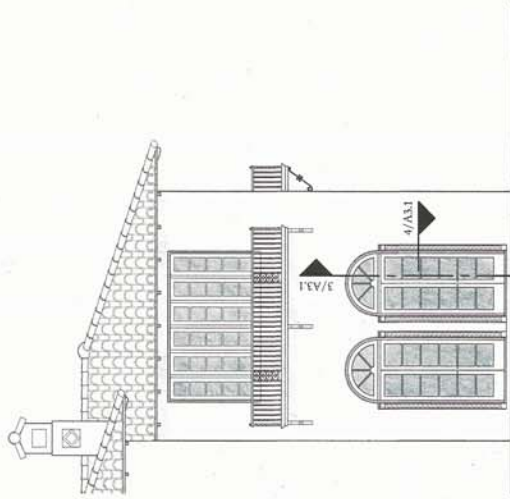




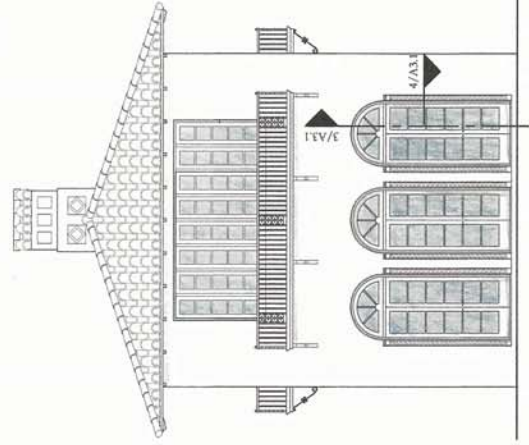
1 SITE PLAN
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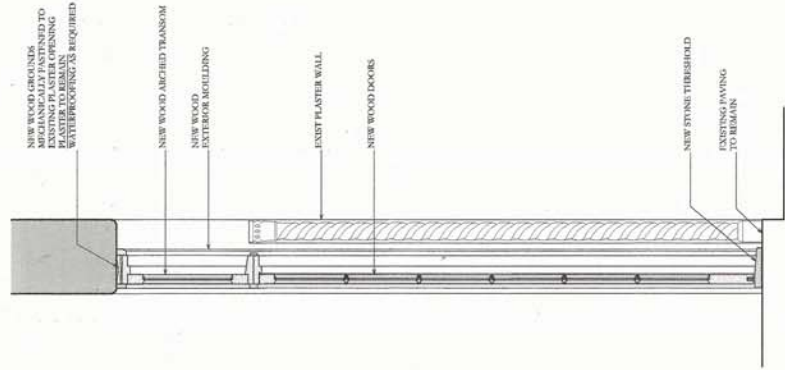




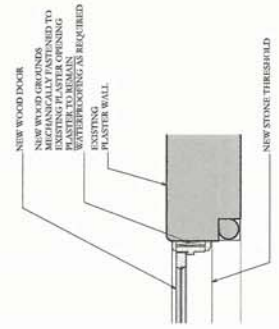
1 ELEVATION WEST @ LOGGIA
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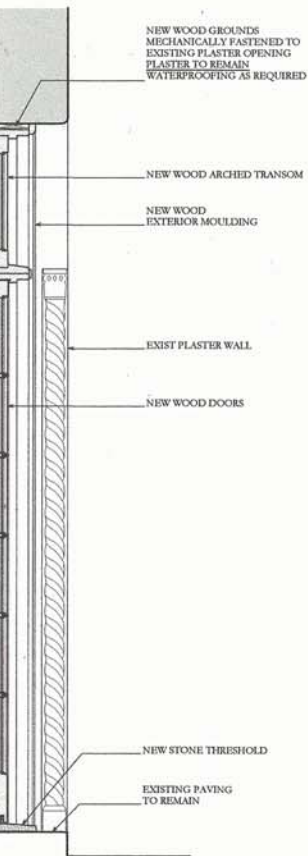
2 ELEVATION SOUTH @ LOGGIA
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3 SECTION @ DOOR
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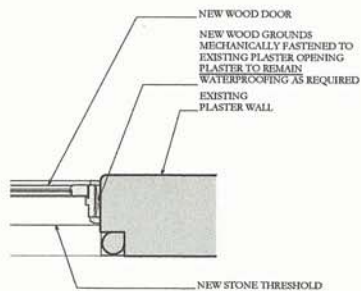


4 PLAN SECTION @ DOOR
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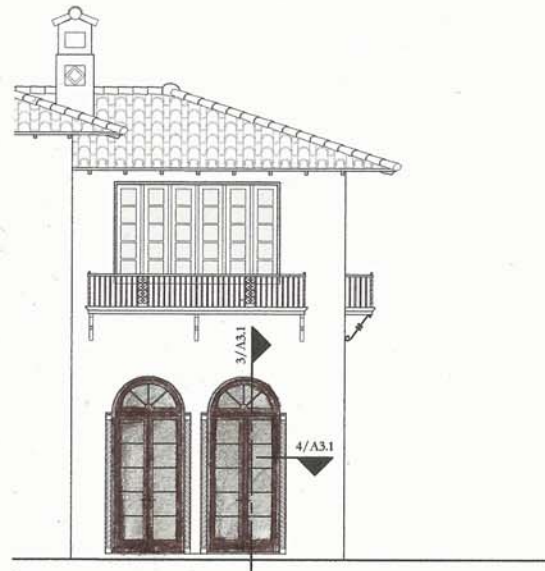
@ DOOR

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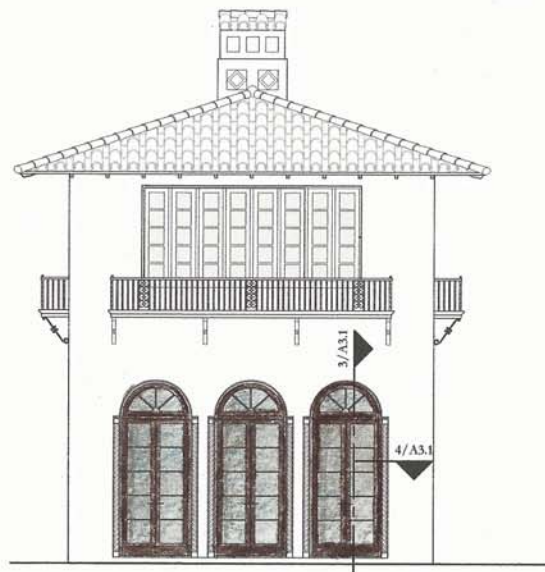
4 PLAN SECTION @ DOOR

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1 ELEVATION WEST @ LOGGIA

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



2 ELEVATION SOUTH @ LOGGIA

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

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

Exterior Elevations & Door Details at Loggia

Brown Residence
315 West Lymwood Ave
San Antonio, Texas 78212

06/23/2016

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BB

06/23/2016

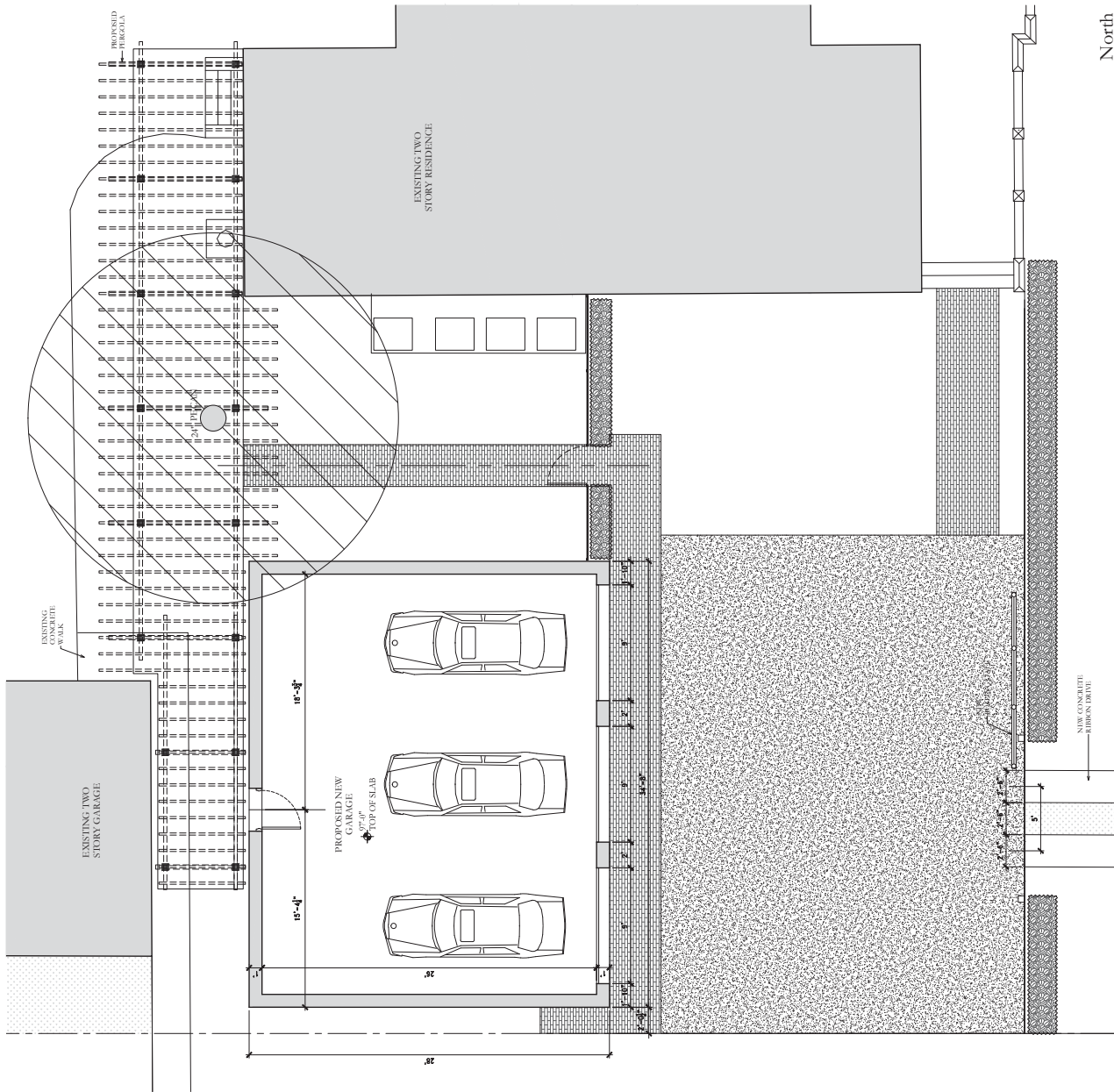
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1D



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I ENLARGED SITE PLAN



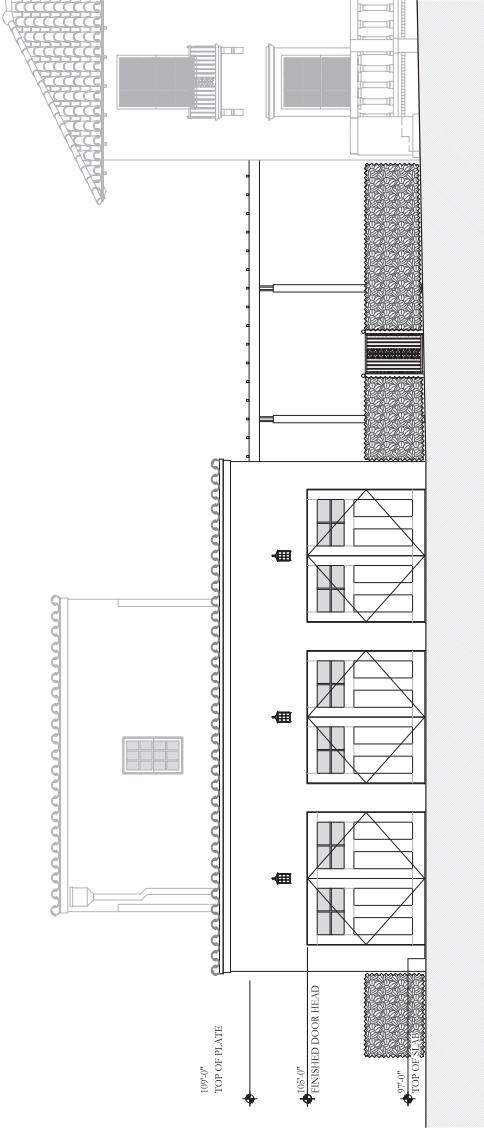
Brown Residence
315 West Lynwood Ave
San Antonio, Texas 78212

Enlarged Plan - Garage Addition

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

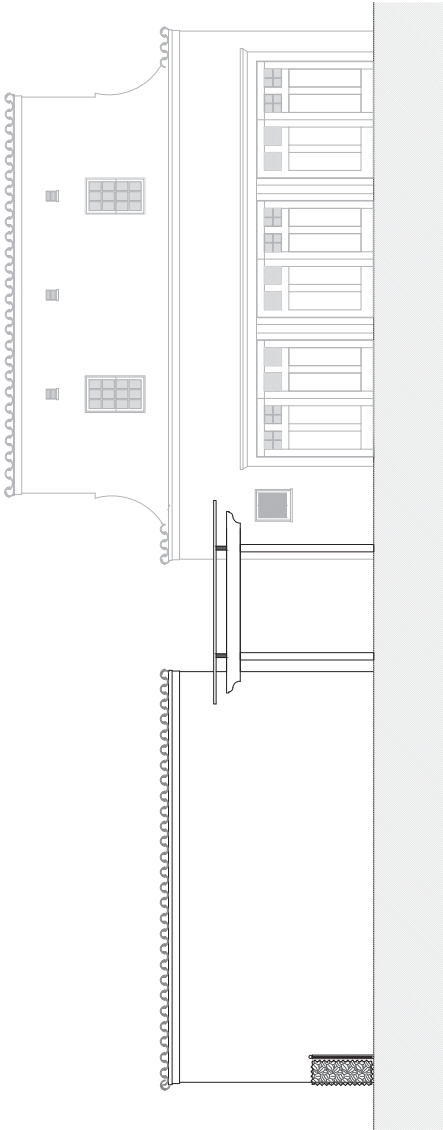
1 SOUTH ELEVATION @ GARAGE

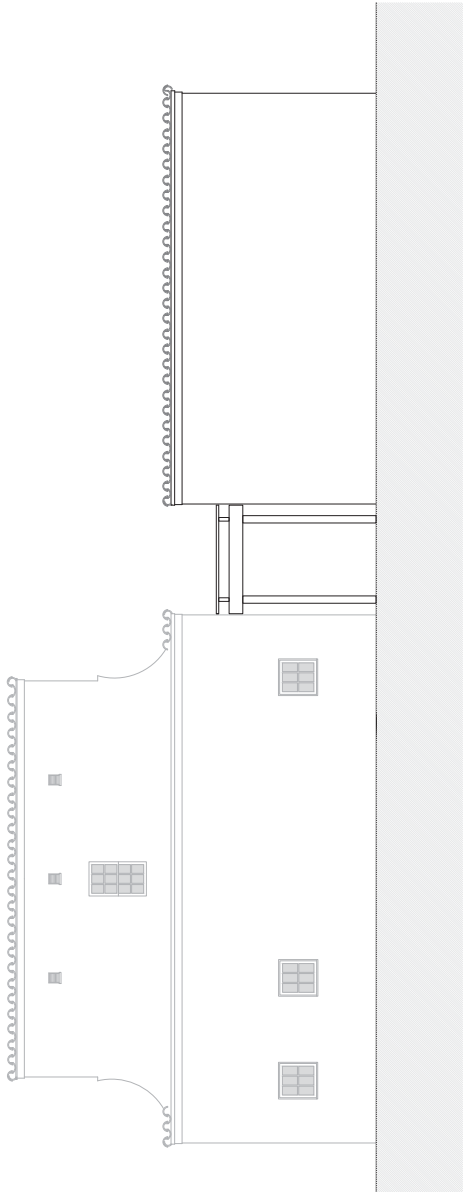
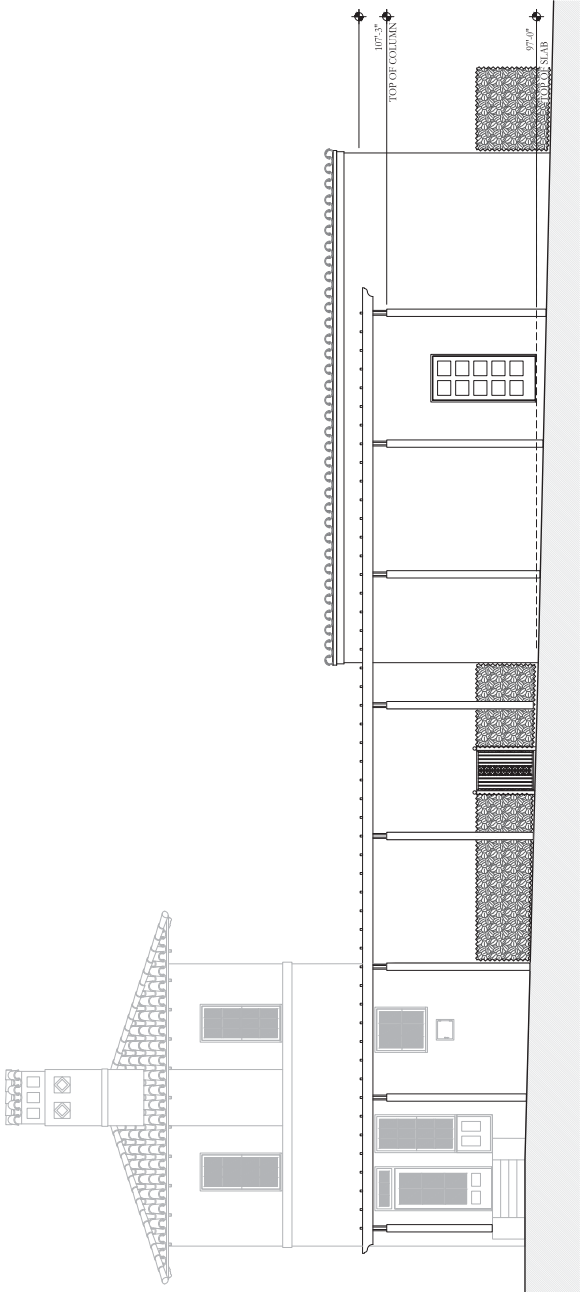
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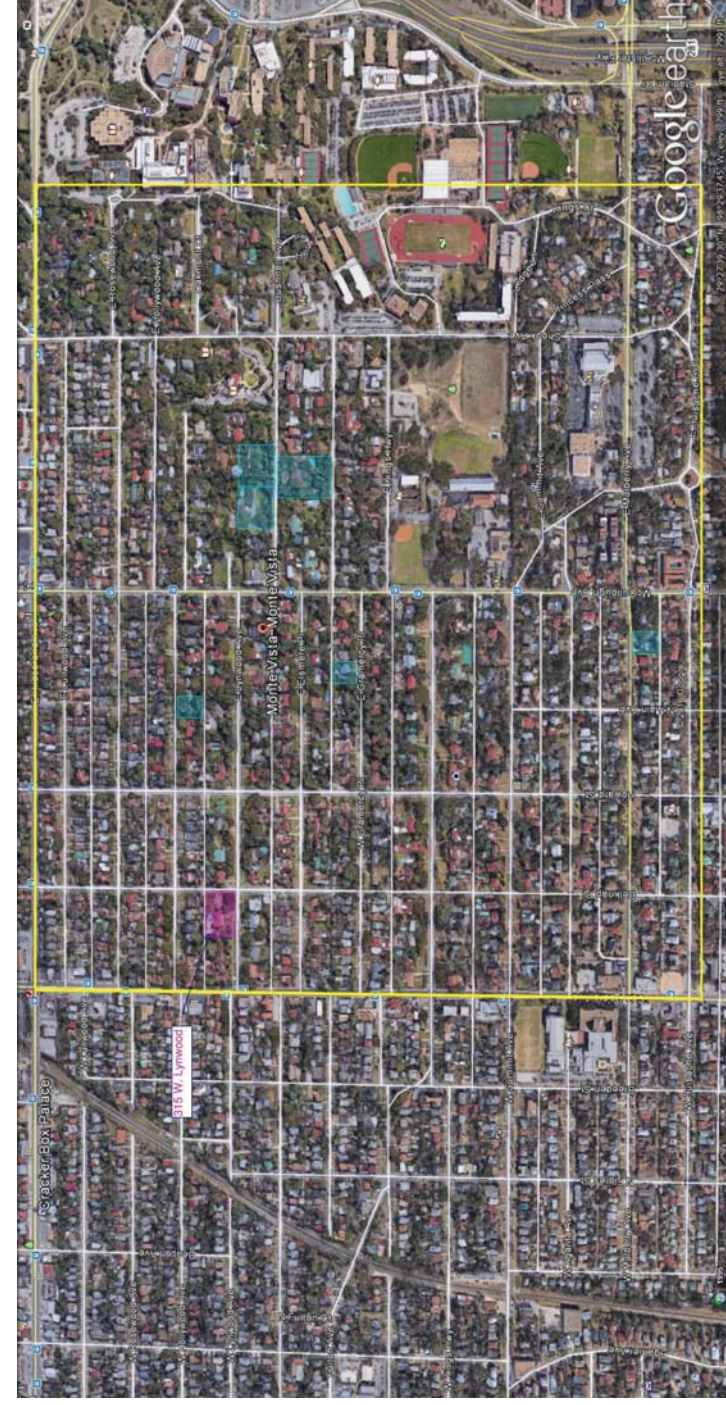
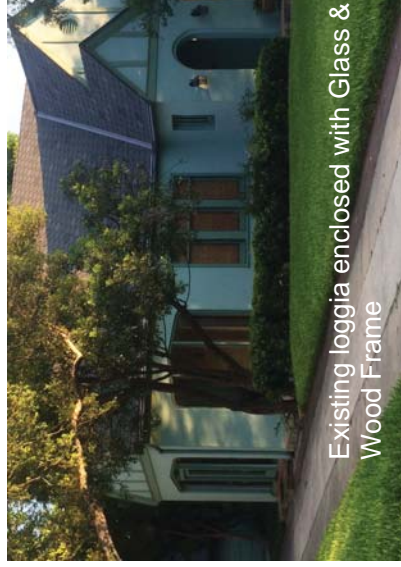
2 EAST ELEVATION @ GARAGE

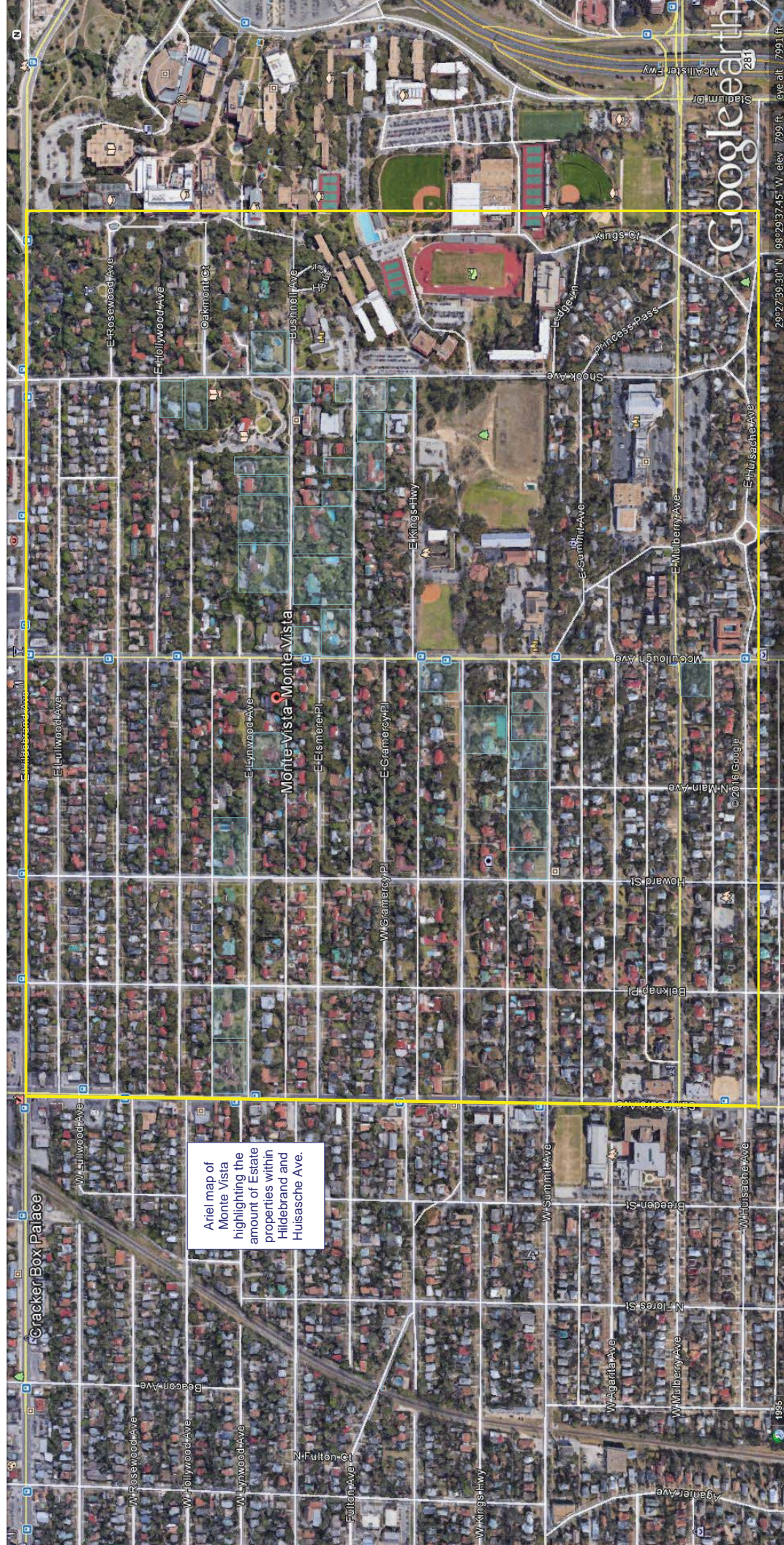
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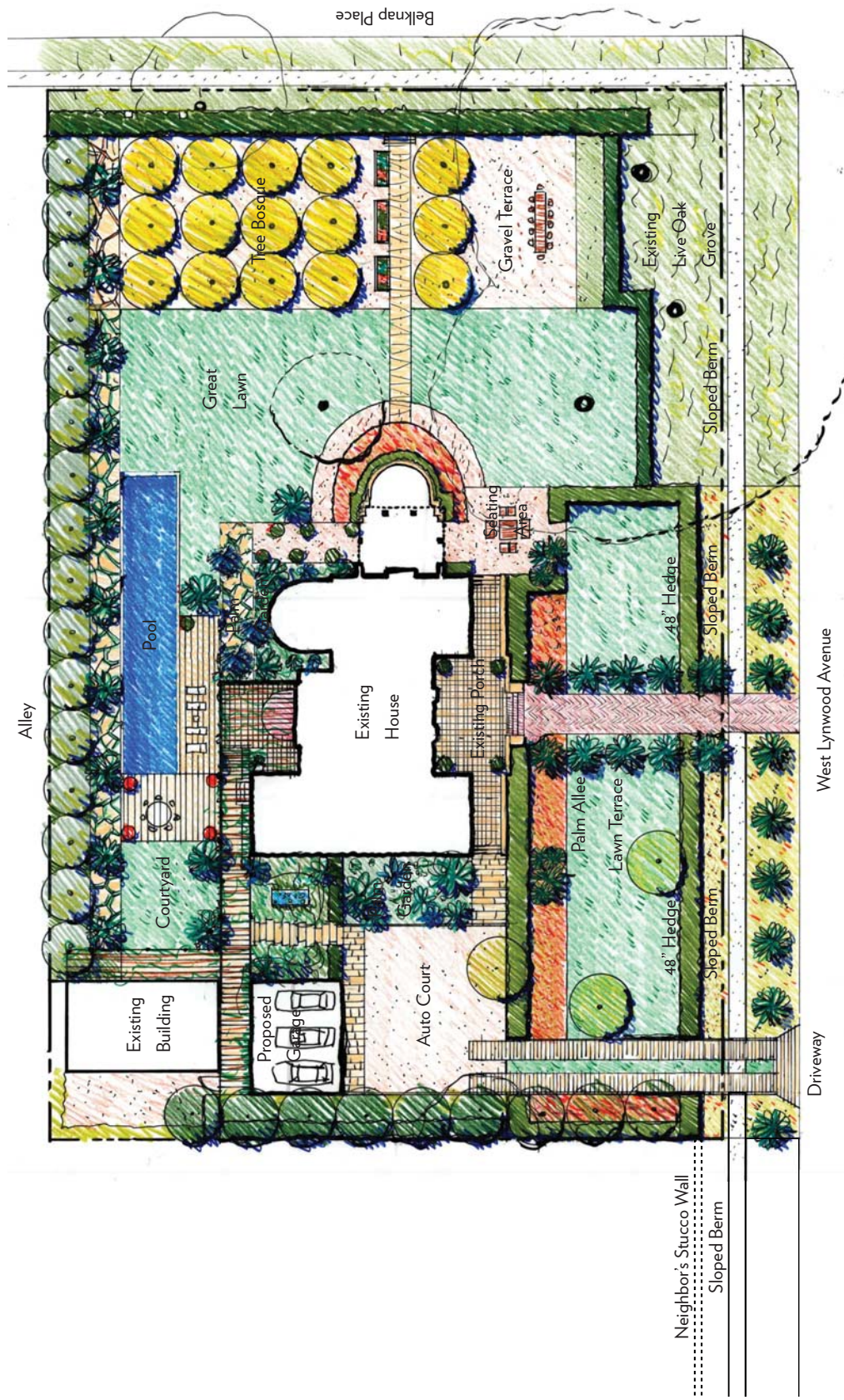


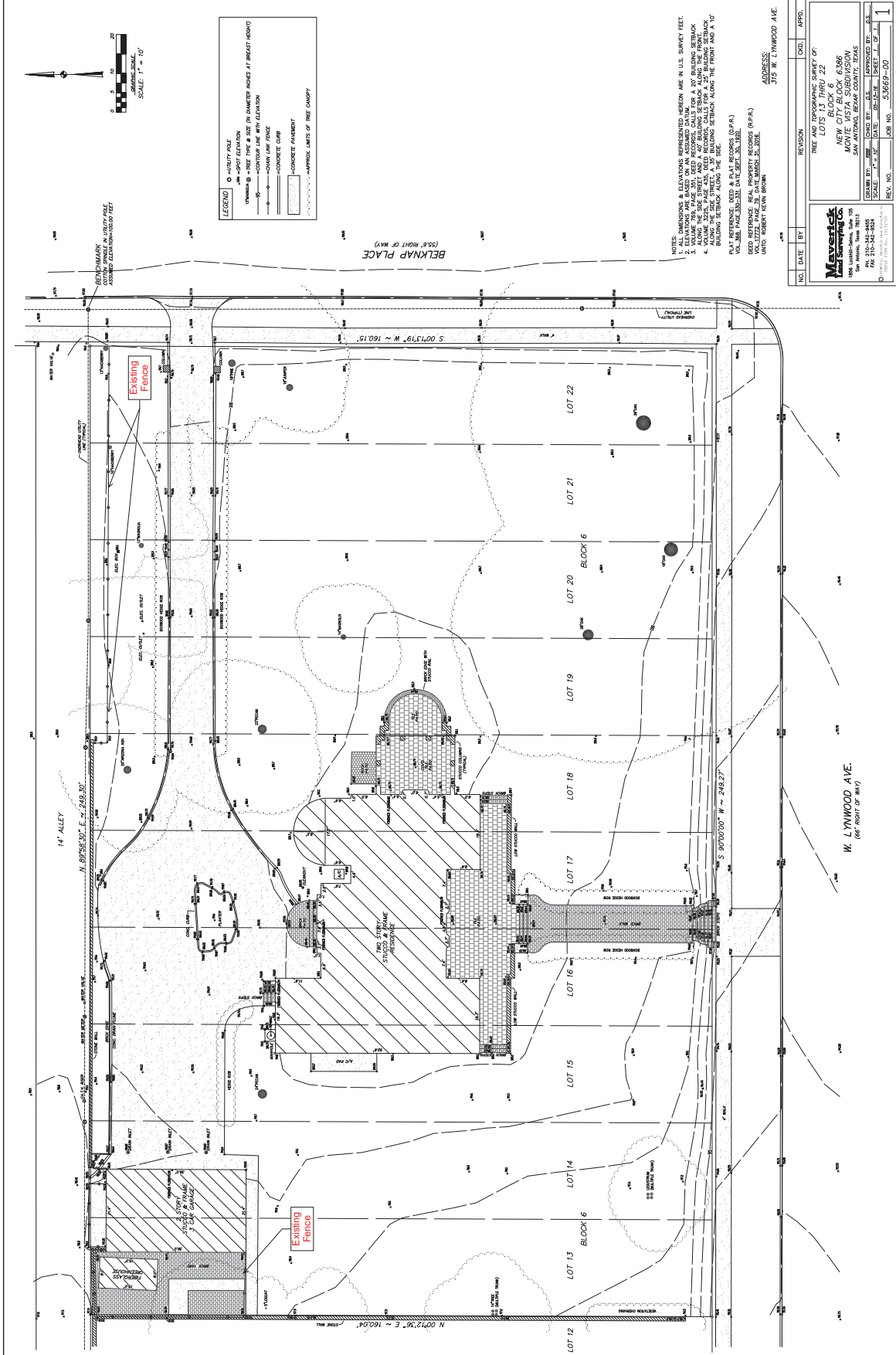


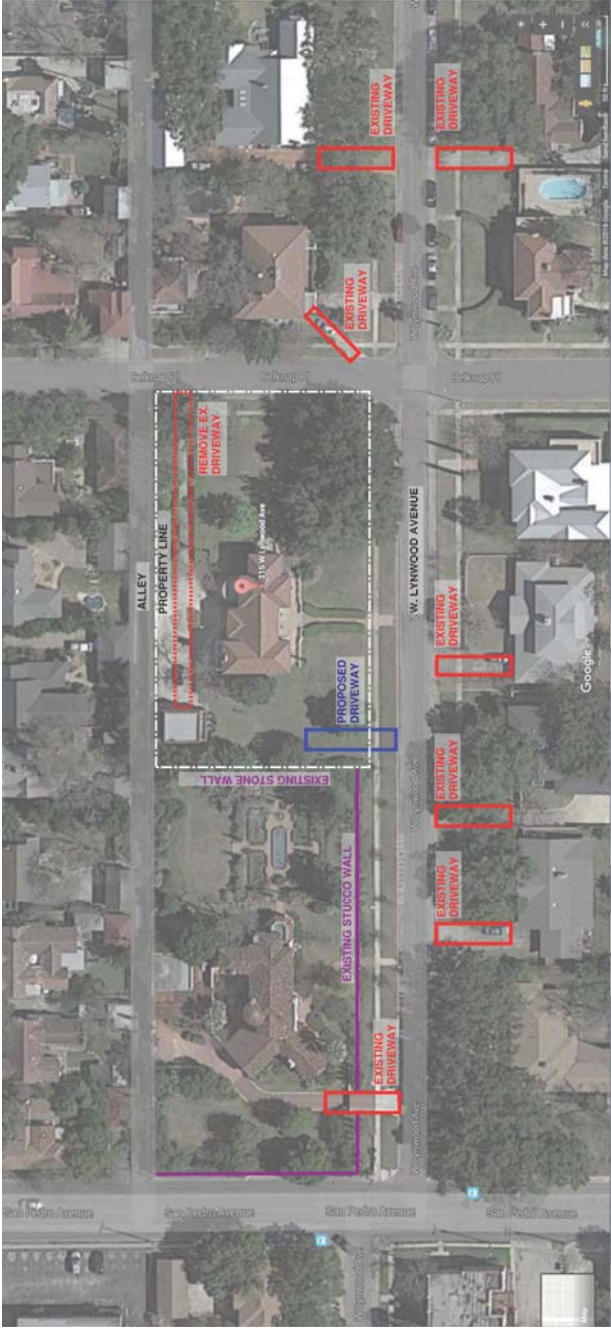
Neighborhood homes with original loggia's enclosed











Driveway Analysis



Neighbor's Driveway - 2006
-Access from San Pedro Ave
SOURCE: Google Earth



Neighbor's Driveway - 2010
-New Curb Cut along W. Lynwood Ave
SOURCE: Google Earth



Panoramic Photo of Existing Block



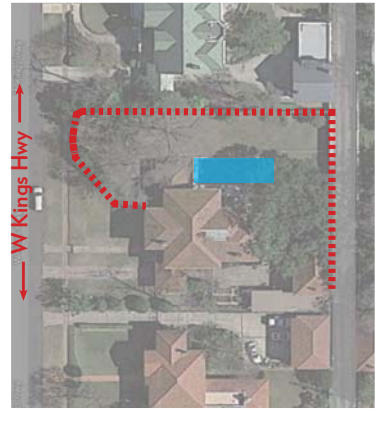
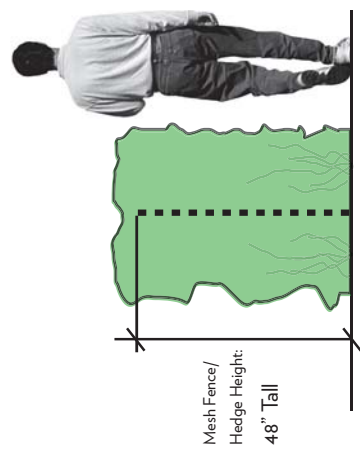
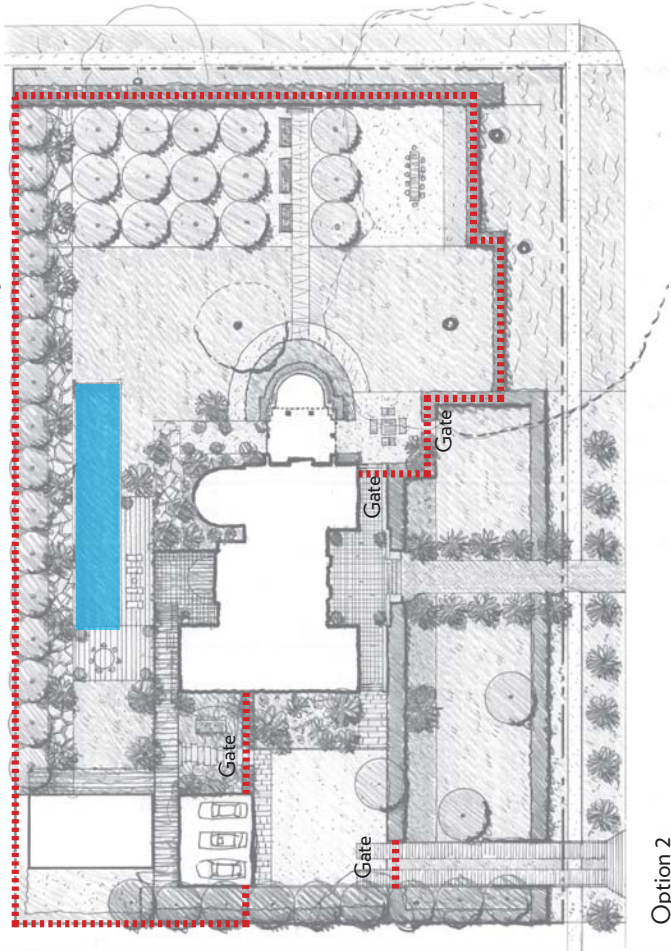
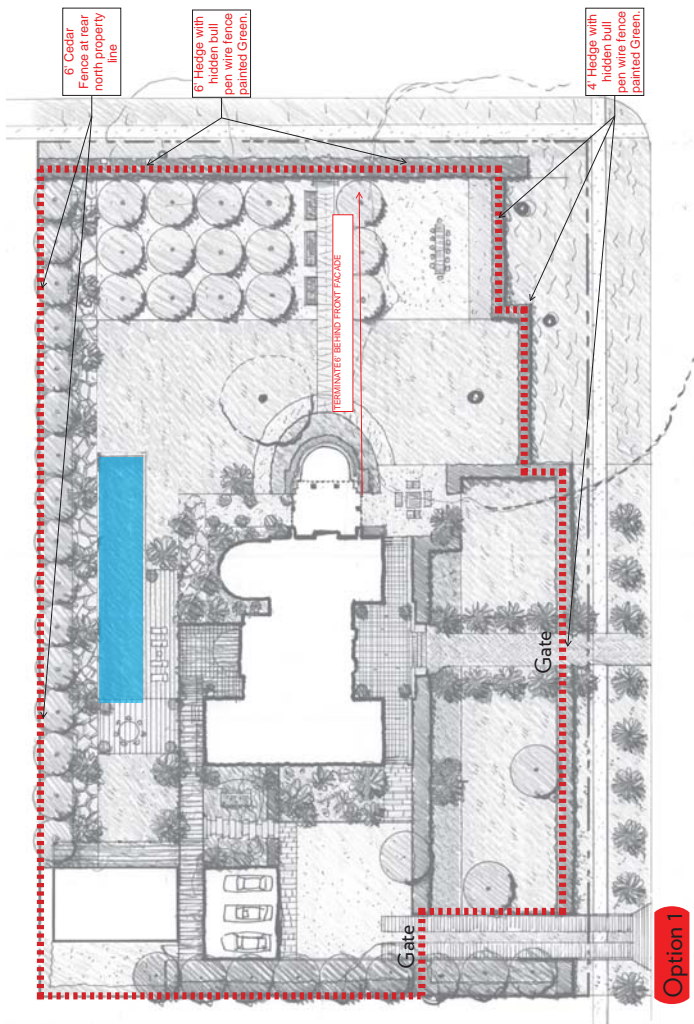
Proposed Elevation

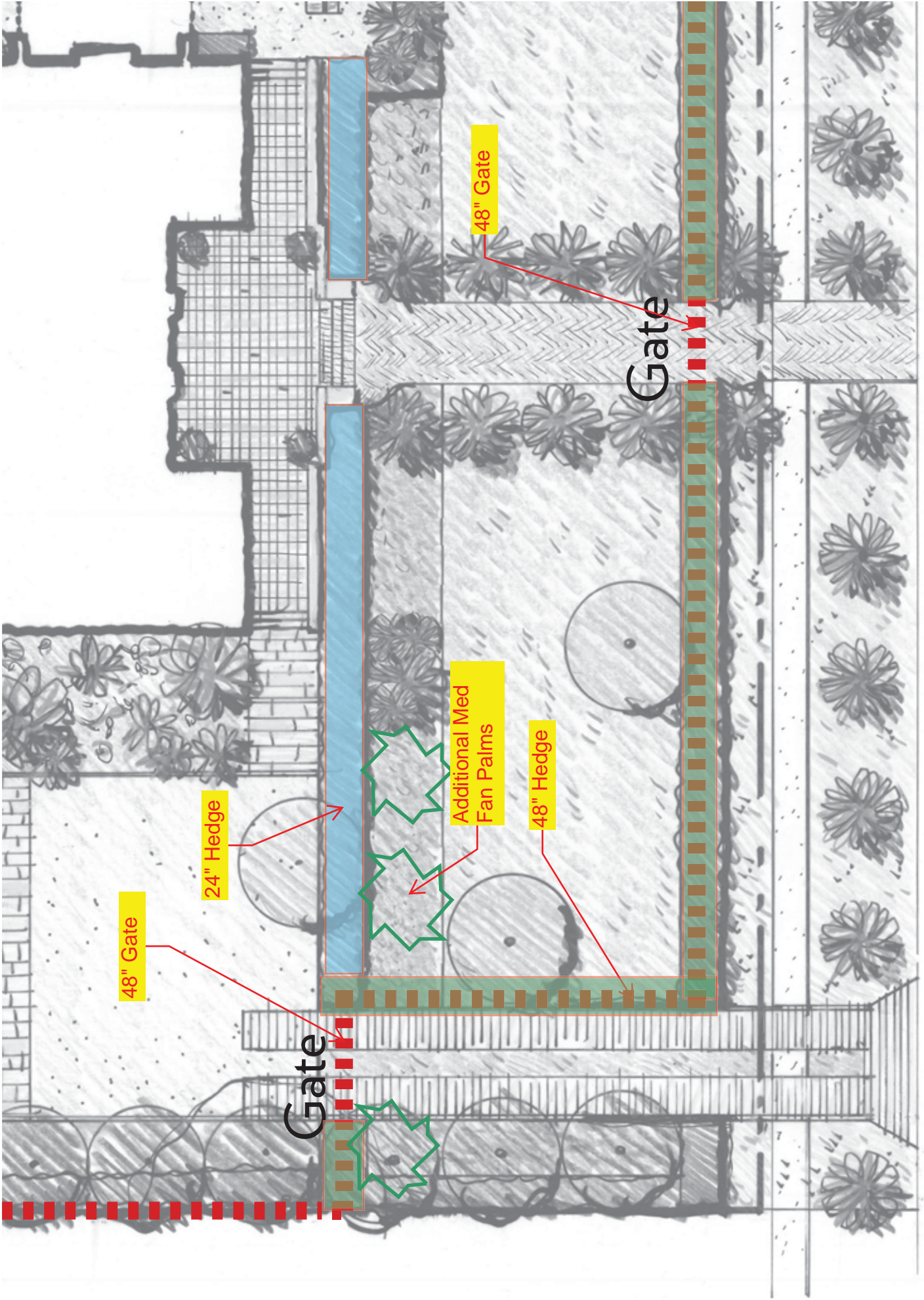


Neighbor's Wall

Neighbor's Gated Entrance

Neighbor's Gated Driveway



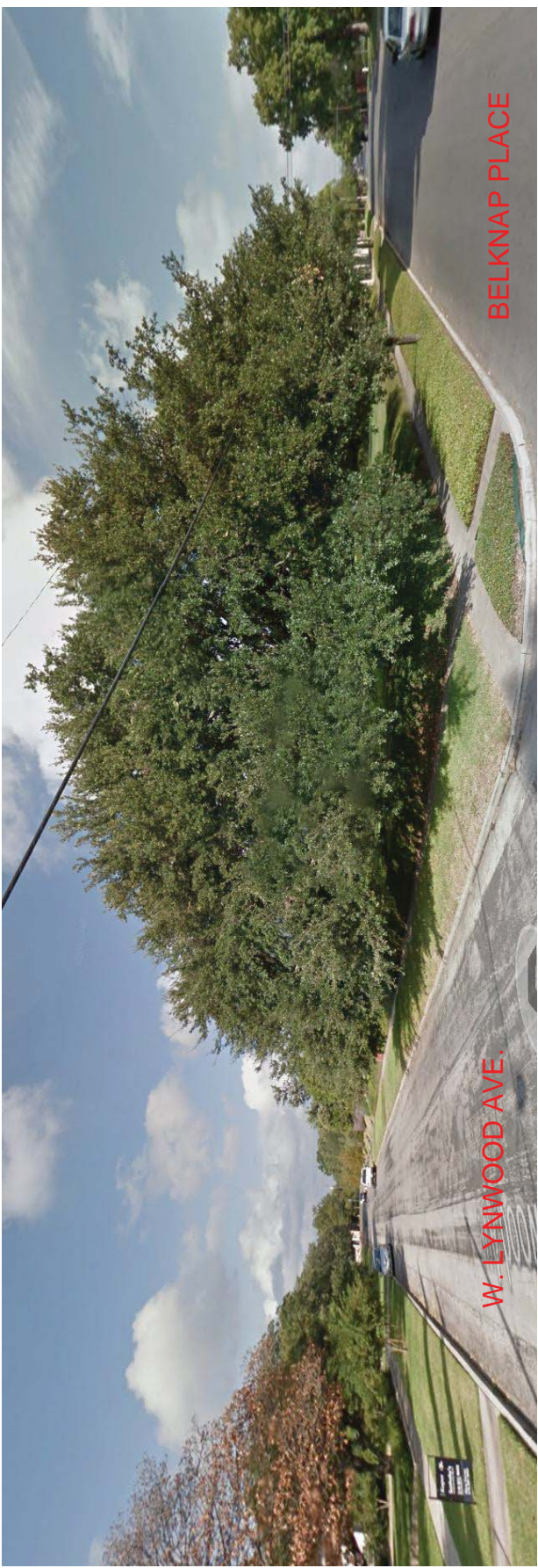


DRIVEWAY PERSPECTIVE





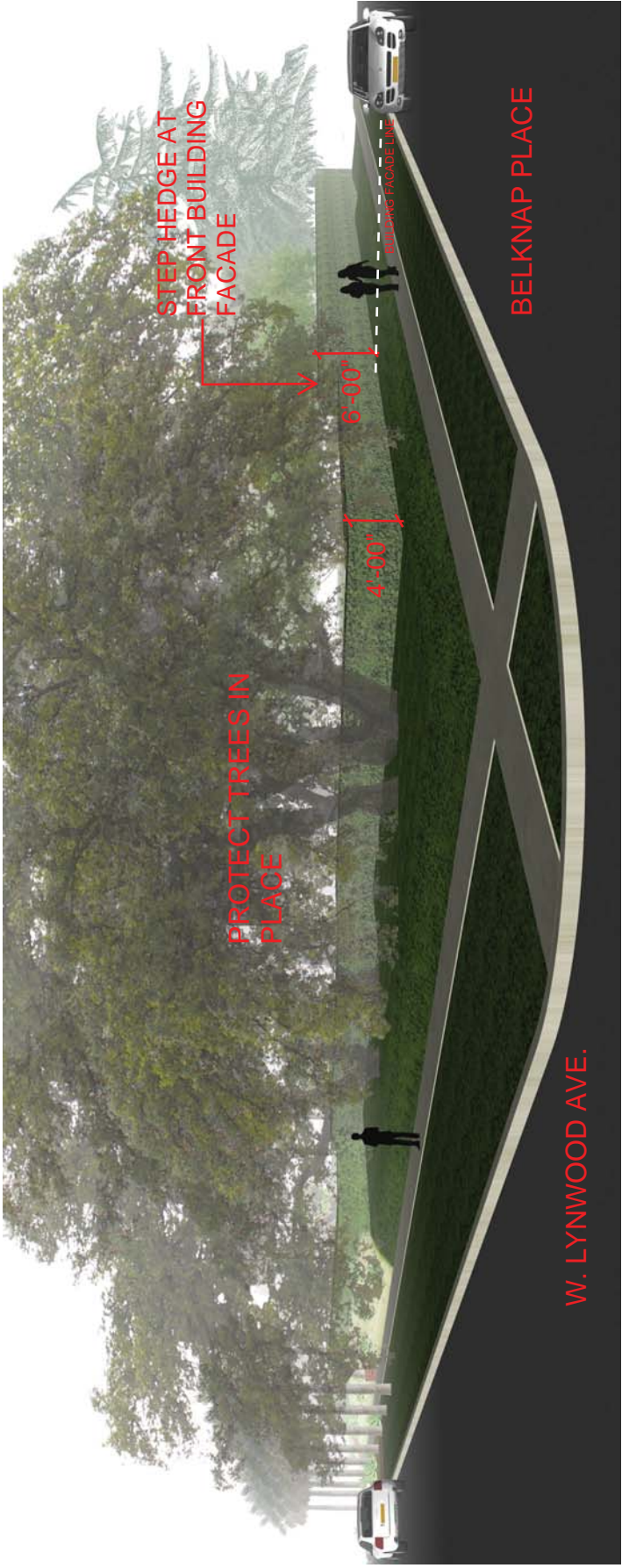
GATE DESIGN PRECEDENT (Pedestrian and Vehicular Entrances)



W. LYNWOOD AVE.

BELKNAP PLACE

EXISTING STREET VIEW



PROPOSED

CORNER HEDGE TREATMENT

Survey of Monte Vista Country Houses



1. Bushnell - 1920's Atlee B. Ayers Project



2. W. Lynwood - 1920's Carleton Adams Project



3. Laurell Heights- 1920's Atlee B. Ayers Project

PRECIDENT
L = LOW WALL
H= HIGH WALL





315W







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

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

DATE: JUNE 22, 2016 HDRC Case# 2016-238

ADDRESS: 315 W LYNWOOD Meeting Location: 1901 S ALAMO

APPLICANT: ADN McDONALD

DRC Members present: Feldman, Ervise, Garza

Staff present: Lauren Sage

Others present: Lauren Diliberto, ALDO VEGA

REQUEST: CONCEPTUAL
New construction of garage, landscape, driveway

COMMENTS/CONCERNS: BF: concerns about elevation

of 4' hedge vs. front facade. Concerns w

providing examples/photos of front yard fences in

Monte Vista. AMG: Did you meet w N. Association? BF: Request them

to speak in favor at meeting. AMG: Show reduced elevation

of new garage. BF: Good use of building. Prefers

option 1. EG: Prefers option 1.

COMMITTEE RECOMMENDATION: ☐ **APPROVE** ☐ **DISAPPROVE**

APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative)

06-22-2016
Date