

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 27

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: Final approval for installing windows, new construction of a garage, driveway modifications, landscaping

REQUEST:

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

1. Construct new garage to west of main structure
2. Install new concrete ribbon driveway, concrete approach, and pervious motor court
3. New Install 4' metal fence around new motor court with a rolling gate over the driveway
4. Install 4' hedge along south property line and two 4' iron gates across existing walkway and proposed driveway
5. Install 6' hedge along east property line
6. Remove existing concrete 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
7. Plant 19 palm trees along existing front walkway, within planting strip, and in the front yard and other front landscaping
8. Install seven new narrow stile doors at East loggia
9. Install 6' cedar fence at alley
10. 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. This request received conceptual approval from the HDRC on July 6, 2016, with the stipulations that the driveway be no wider than 10' and be made of permeable materials, that the applicant submit a photo or drawing of the proposed fence and paint color to staff to approve administratively, and that the applicant consult with the City Arborist in regards to the request to plant 19 Texas Sabal Palm trees. The applicants have addressed the driveway and City Arborist stipulation. The proposed driveway is 7.5 feet wide and the City Arborist has reviewed the request.
- 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. The applicant has provided examples of front yard fencing and an elevation showing the reduced elevation of the garage in relation to the main structure.
- c. EXISTING –There existing main structure 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 – The applicant is requesting to construct new garage to west of main structure. Existing there is a 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. The applicant is proposing to construct a one-story garage facing W Lynwood set back behind the front façade; the new garage will be 14 feet tall, one story, have three bays, a flat roof, a clay tiled roof, stucco siding and be connected to the main structure with a pergola, 11'-8" in height. 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 the new garage relates well to the historic structure and is appropriately oriented.
- e. REQUEST #2 - There is an existing 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.
- f. REQUEST #3 – The applicant is proposing to install a 4' metal fence around the new motor court with a rolling gate over the Driveway. According the Guidelines for Site Elements, front yard fences should be installed where historically found. Staff found that the metal fence is located behind the proposed 4' hedge and appropriate location, height, and design.
- g. REQUEST #4 - Existing, 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 #5 – Existing, 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.

- i. REQUEST #6 – 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.
- j. REQUEST #7 – There are hedges that line the existing front walkway. The applicant is proposing to remove those hedges and plant 19 Texas Sabal Palm trees along existing front walkway, within planting strip spaced 14' to 15' feet apart with a canopy range of 8' to 15' wide, and to plant two low clumping Palms in the front yard area. 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. The City Arborist reviewed and noted that the proposed trees are close together. Staff made a site visit to Monte Vista Historic District and found other street Palm trees that are planted in the right of way. Staff finds the proposal consistent with the Guidelines.
- k. REQUEST #8 - 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.
- l. REQUEST #9 - There is an existing wooden fence along the rear property line. The applicant is proposing to remove that install a 6' cedar fence with horizontal slats 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 and installed where historically found. Staff finds the proposed fence consistent with the Guidelines.
- m. REQUEST #10 - There is an existing garage that is Spanish eclectic style, two-stories with a flat roof and flared corners. On the existing front façade there are 3 car bays, two 6 over 6 windows and one 3 over 3 window. The applicant is proposing to remove the existing garage doors and install 3 loggia style openings and install doors to match those enclosing the loggia. The applicant is not proposing to alter the rear or side façades. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i, window openings should be preserved. 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. Staff finds the proposal to alter the garage bays and the 3 over 3 window opening not consistent with the Guidelines.
- n. Staff visited the site June 21, 2016, and found that historically tall hedges are used in landscaping and driveways access W Lynwood.

RECOMMENDATION:

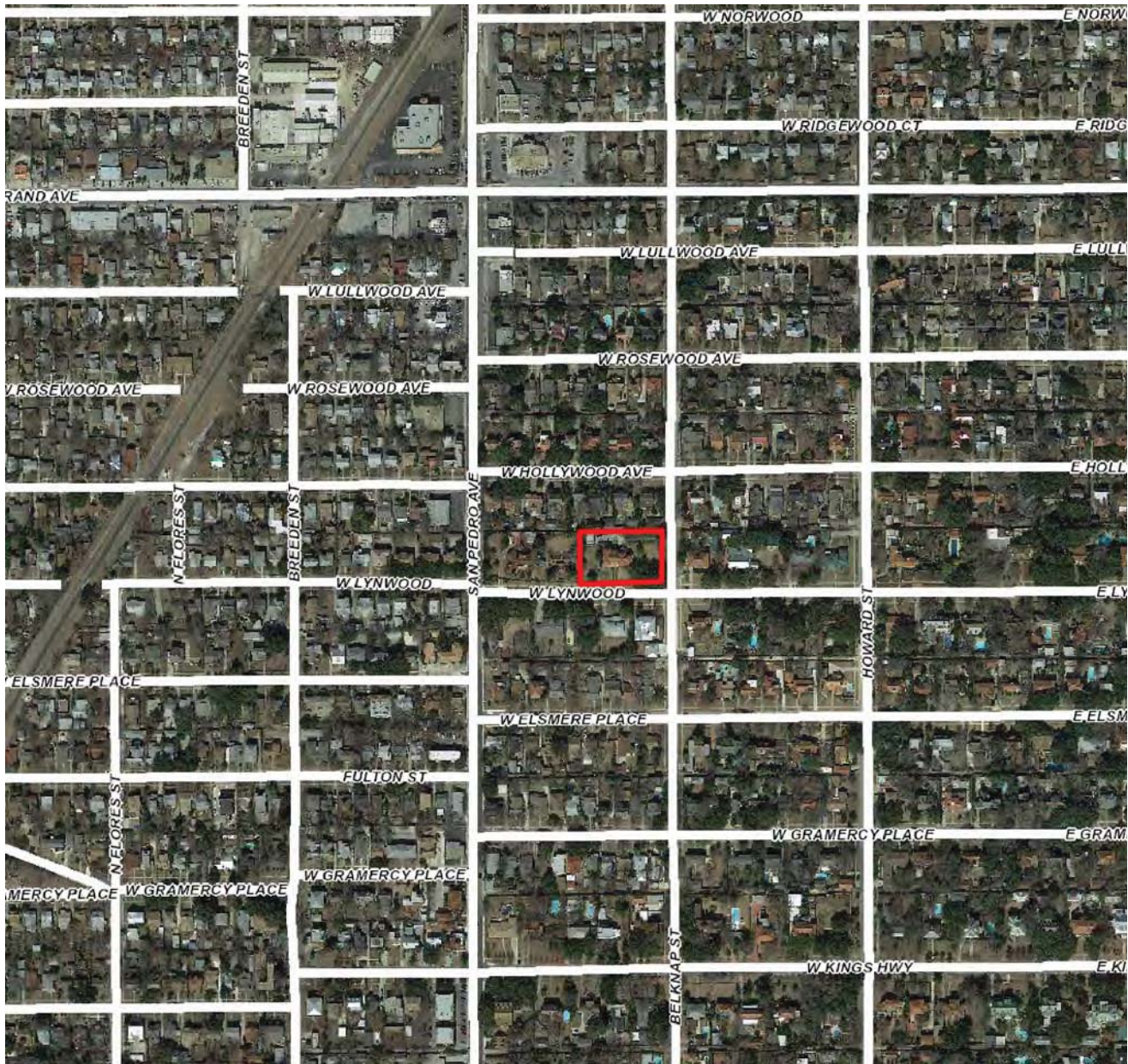
Staff recommends final approval of items # 1 through #9 based on findings a through l with the following stipulations:

- 1. That a paint color swatch be submitted to staff prior to receiving a Certificate of Appropriateness.

Staff recommends denial of item #10 based on finding m. Staff recommends that openings be preserved.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 20, 2016

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315W









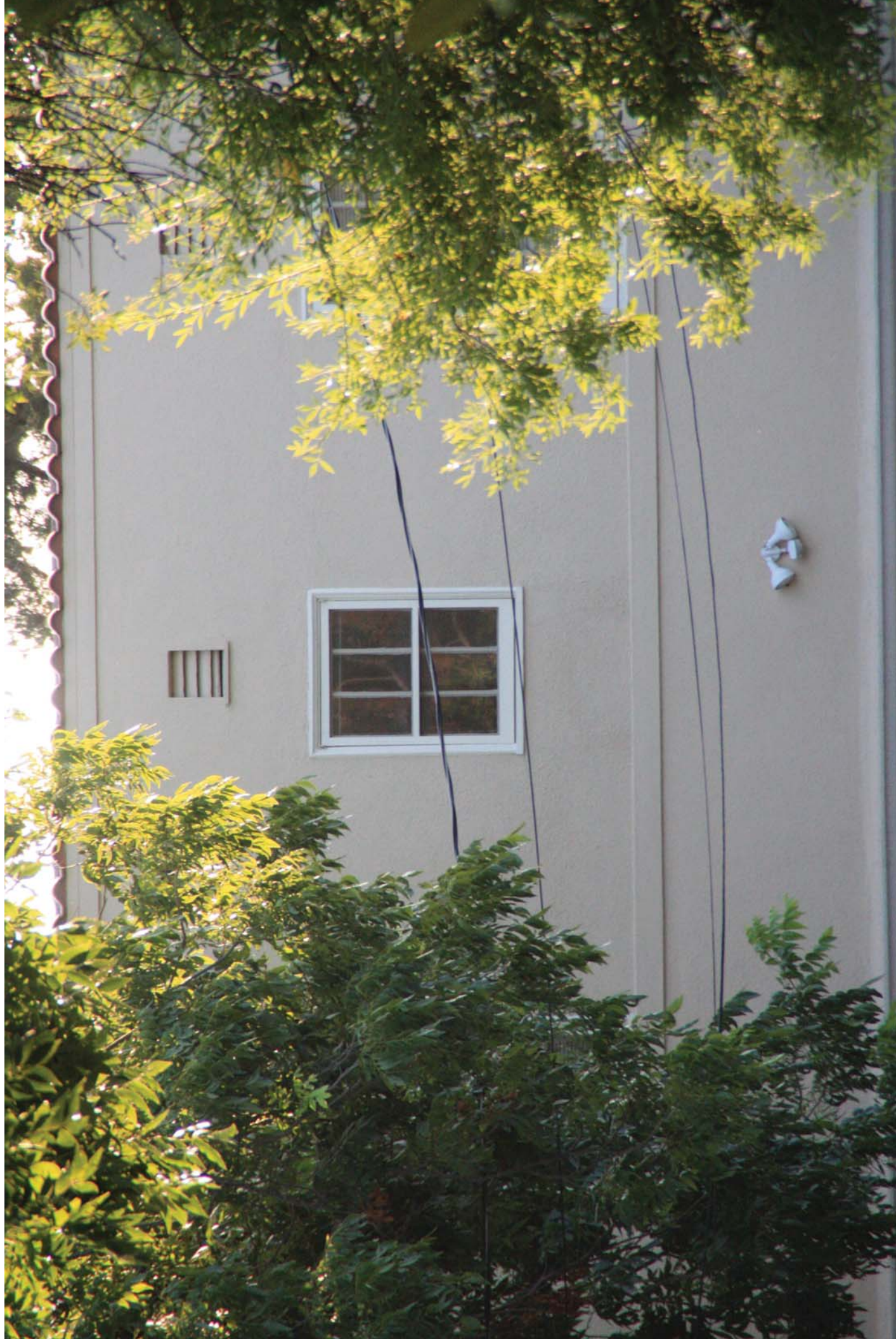


















(Attached Document)

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

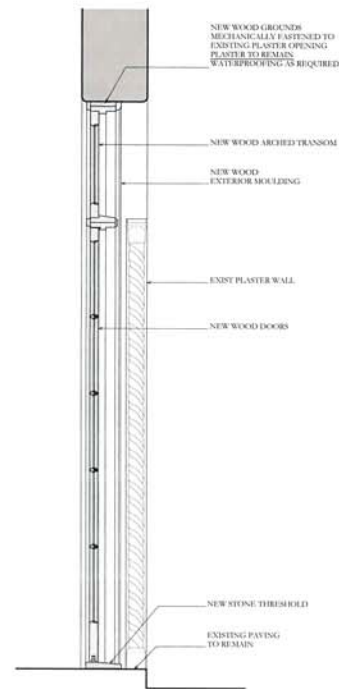
1. Existing House: to be painted white to match original paint.
2. Existing East Loggia: New mahogany French doors with narrow style. To be installed into existing openings. New jambs and doors to sit 10" from face of stucco wall to provide shadow infill and doors to be stained dark, this is a request from Monte Vista Historic Association. Units are to be installed using felt paper between the jamb and stucco wall in order to avoid damage to existing loggia arches. This is to ensure easy removal of the unit for any future restorations.
3. Existing Garage Structure: to be restored and utilized as pool cabana. Original door openings at garage to be determined and replicated.
4. New Pool: to replace existing concrete drive. Original columns and appendages to remain. Pool coping to be honed lueders.
5. New Stucco Garage: at sunken motor court on west side of house. Stucco and clay tile parapet to match existing garage. Sunken motor court to consist of 3/8" Colorado pea gravel.
6. New Driveway Approach: to be concrete ribbon drive
7. 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.



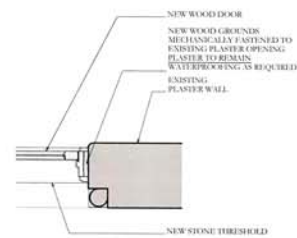
Neighbor's Wall

Neighbor's Gated Entrance

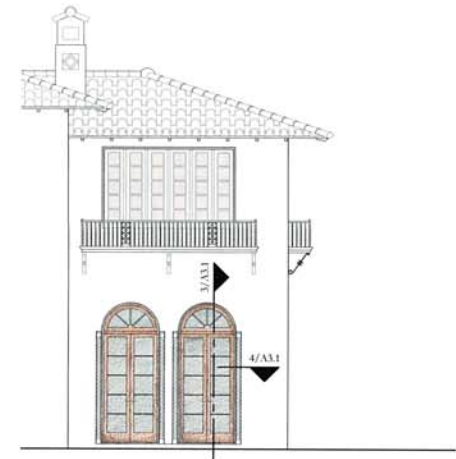
Neighbor's Gated Driveway



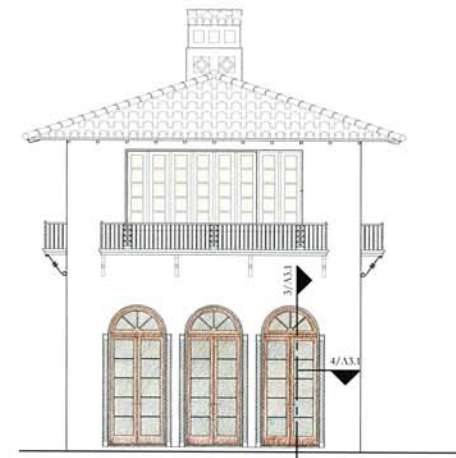
3 SECTION @ DOOR
SCALE: 1"=1'-0"



4 PLAN SECTION @ DOOR
SCALE: 1"=1'-0"



1 ELEVATION WEST @ LOGGIA
SCALE: 1/4"=1'-0"



2 ELEVATION SOUTH @ LOGGIA
SCALE: 1/4"=1'-0"



SITE PHOTOS - EXISTING GARAGE
315 W. LYNWOOD|MONTE VISTA, SAN ANTONIO

DON B. MCDONALD, ARCHITECT, LTD.

PROPERTY ADDRESS	315 WEST LYNWOOD AVENUE SAN ANTONIO, TEXAS 78012
BEING	.916 ACRES (39,909.7 SQ. FT.) BEING LOTS 13 THRU 22 OF BLOCK 6, C.B. 6386 MONTE VISTA SUBDIVISION IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS 78012

BEING

.916 ACRES (39,909.7 SQ. FT.)
BEING LOTS 13 THRU 22 OF BLOCK 6, C.B. 6386
MONTE VISTA SUBDIVISION IN THE CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS 78012



North

B

I ENLARGED SITE PLAN

SCALE: $1/8''=1'-0''$



North

Brown Residence
315 West Lynwood Ave
San Antonio Texas 78212

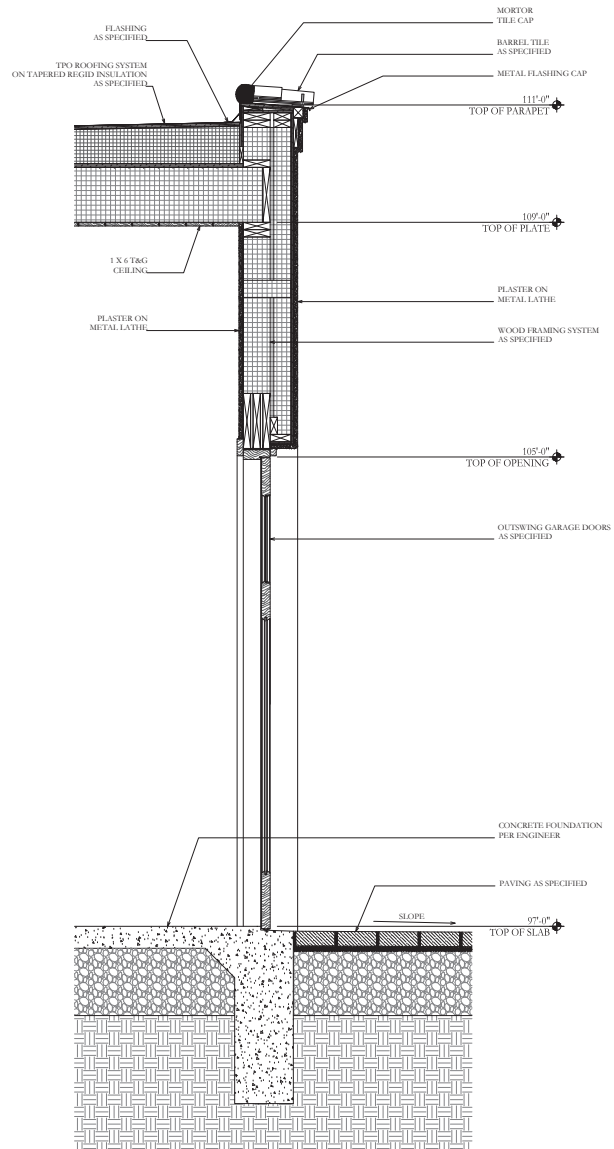
Enlarged Plan - Garage Addition

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

06/23/2016

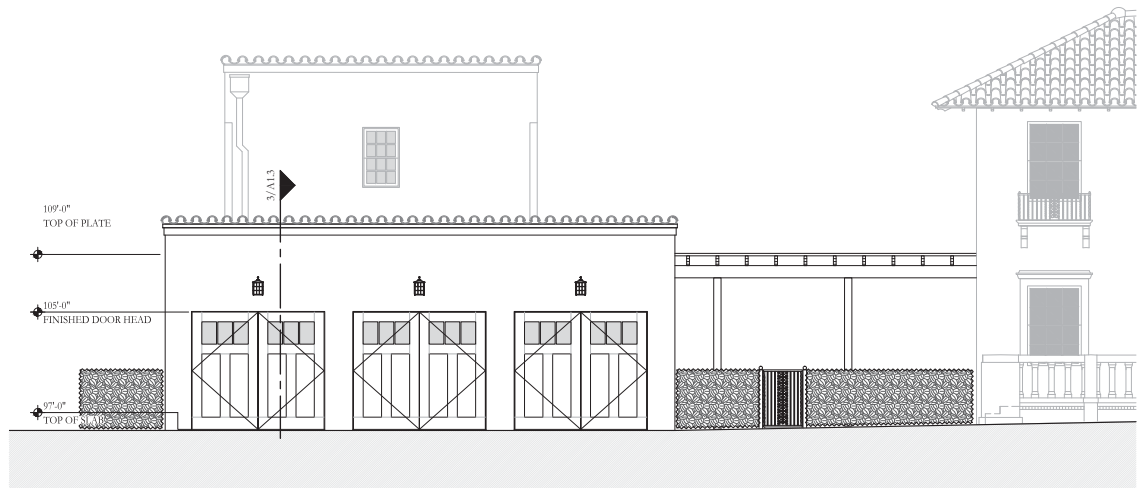
A1.2

LD



3 WALL SECTION

SCALE: 1"=1'-0"



1 SOUTH ELEVATION @ GARAGE

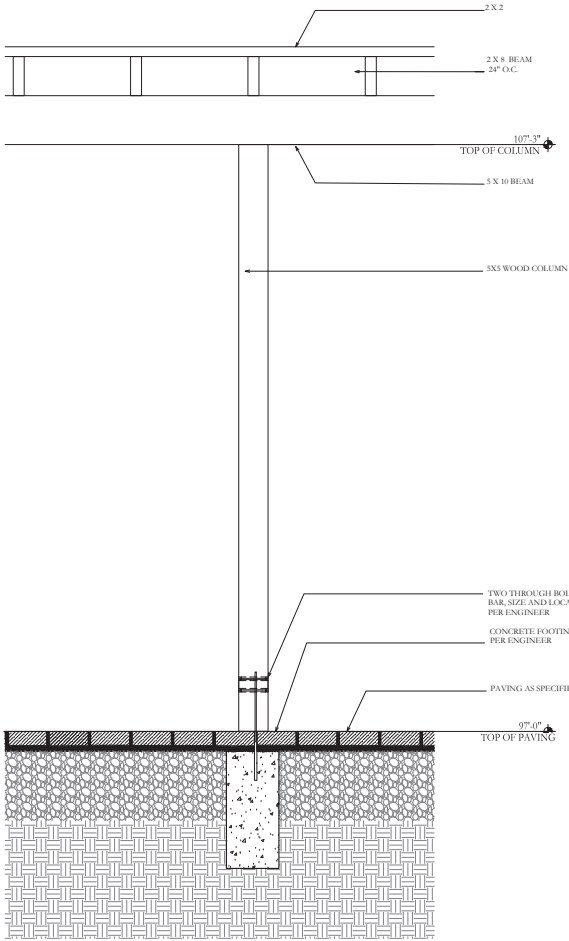
SCALE: 1/4"=1'-0"

STAFF NOTE: MIDDLE WINDOW DOES NOT MATCH EXISTING



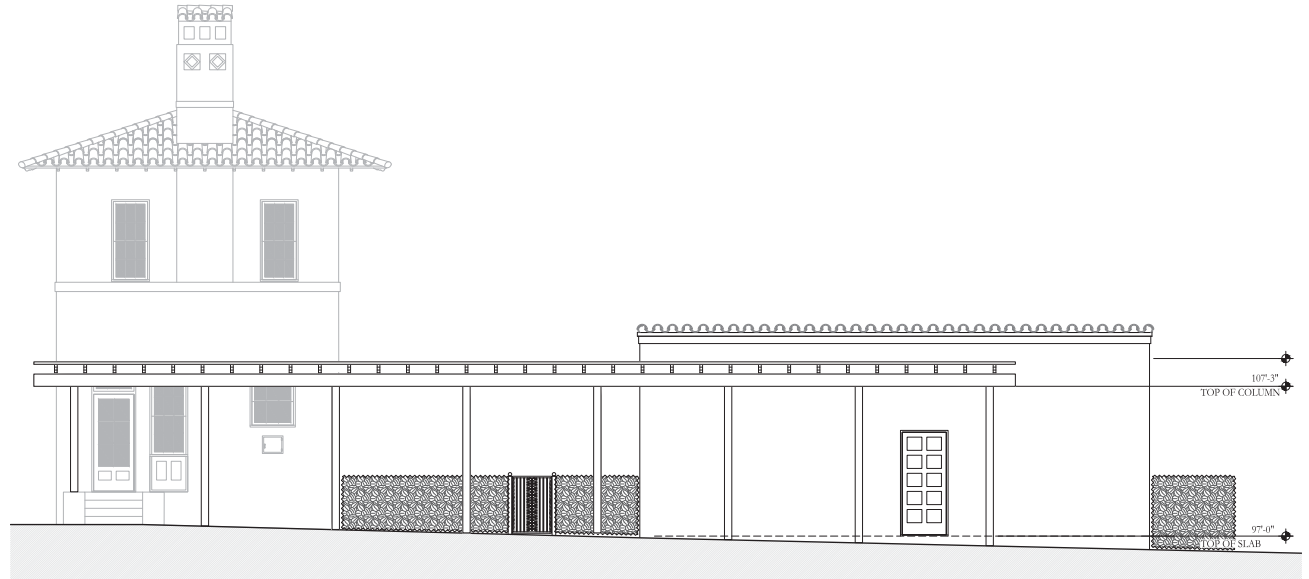
2 EAST ELEVATION @ GARAGE

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



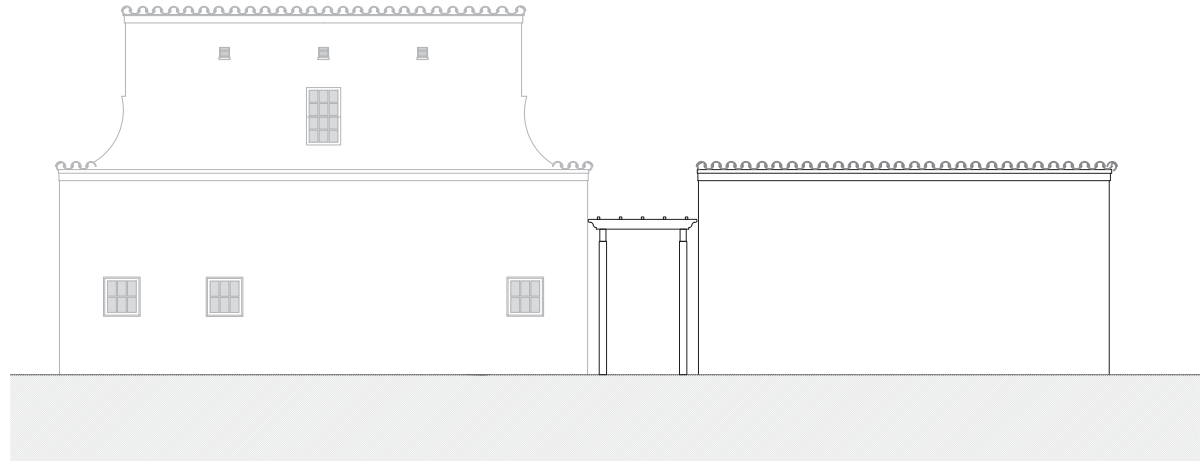
3 SECTION @ PERGOLA

SCALE: 1"=1'-0"



1 NORTH ELEVATION @ GARAGE/ PERGOLA

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



2 WEST ELEVATION @ GARAGE/ PERGOLA

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

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

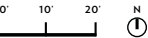
Garage Elevations

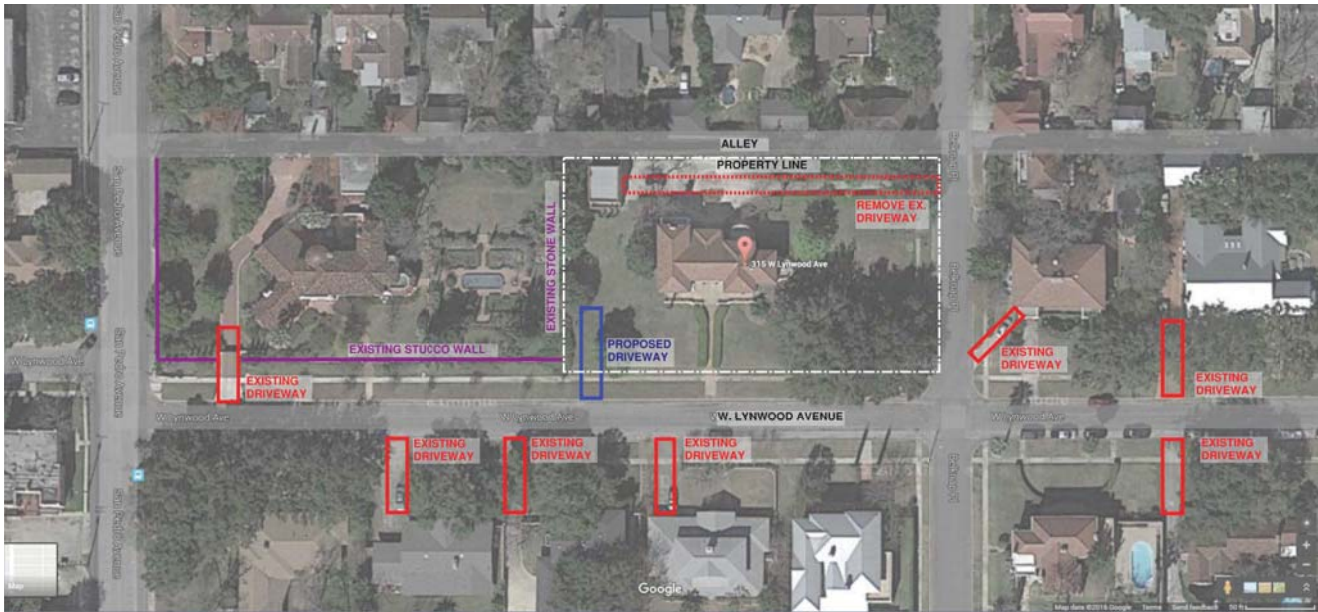
Brown Residence
315 West Lyndon Ave
San Antonio Texas 78212

06/23/2016

A1.4

BB





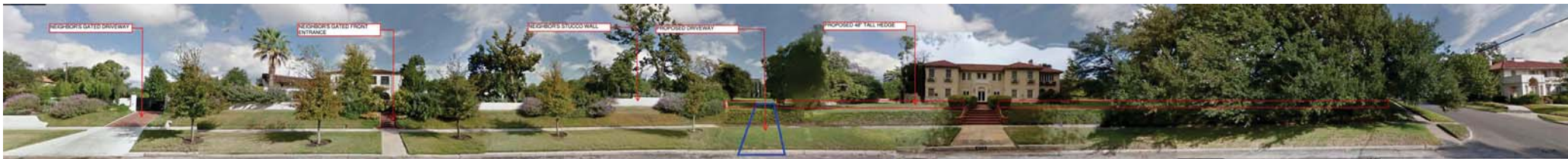
Driveway Analysis



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



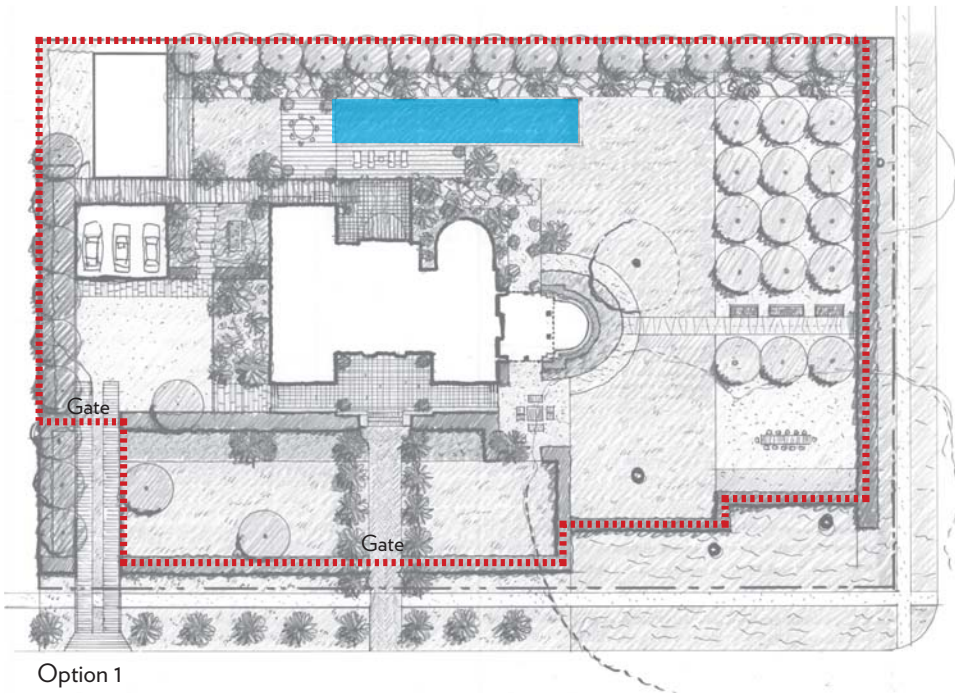
Neighbor's Driveway - 2010
-New Curb Cut along W. Lynwood Ave
SOURCE: Google Earth



Panoramic Photo of Existing Block



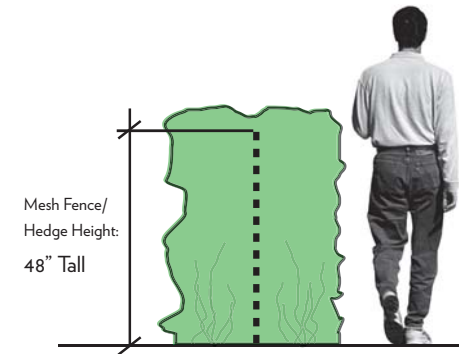
Proposed Elevation



Neighborhood Hedge with Hidden Fence Precedents



111 E Huisache Ave.

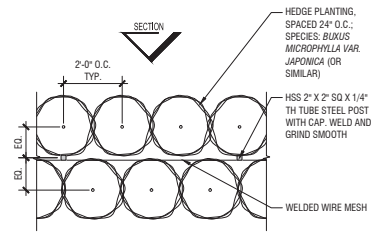


100 Block W Summit Ave

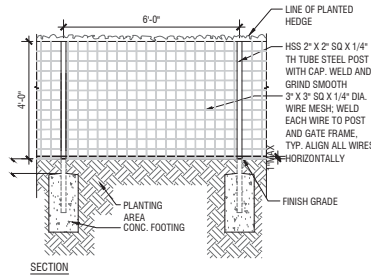


100 Block W Kings Hwy





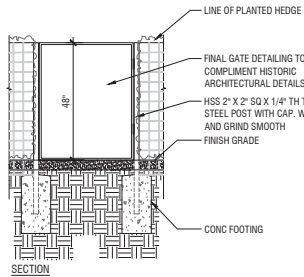
PLAN



SECTION

48''H garden fence

1/2" = 1'-0"



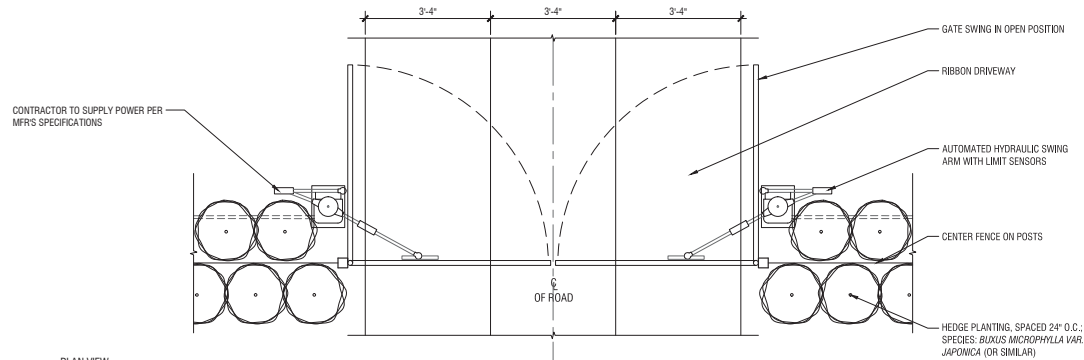
SECTION

48''H garden gate

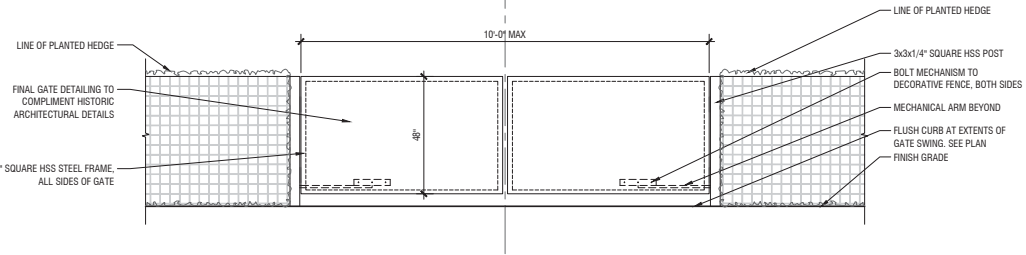
1/2" = 1'-0"

NOTES:

1. ALL STEEL GAUGES, ANCHORS, WELDS AND OTHER CONNECTIONS PER STRUCTURAL ENGINEER
2. FOOTINGS PER STRUCTURAL ENGINEER
3. MECHANICAL EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL
5. GRIND ALL WELDS SMOOTH
6. EASE ALL SHARP EDGES ON CNC PLATE STEEL
7. PAINT ALL FENCING DARK GREEN; SUBMIT COLOR SAMPLE FOR L.A. REVIEW AND APPROVAL



PLAN VIEW



ELEVATION

48'' vehicular gate

1/2" = 1'-0"

**1X6 WESTER CEDAR OR IPE
WOOD
-NATURAL OILED FINISH**



PROPERTY ADDRESS	315 WEST LYNWOOD AVENUE SAN ANTONIO, TEXAS 78012
BEING	.916 ACRES (39,909.7 SQ. FT.) BEING LOTS 13 THRU 22 OF BLOCK 6, C.B. 6386 MONTE VISTA SUBDIVISION IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS 78012



North

A1.1

BB



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

Enlarged Plan - Garage Addition

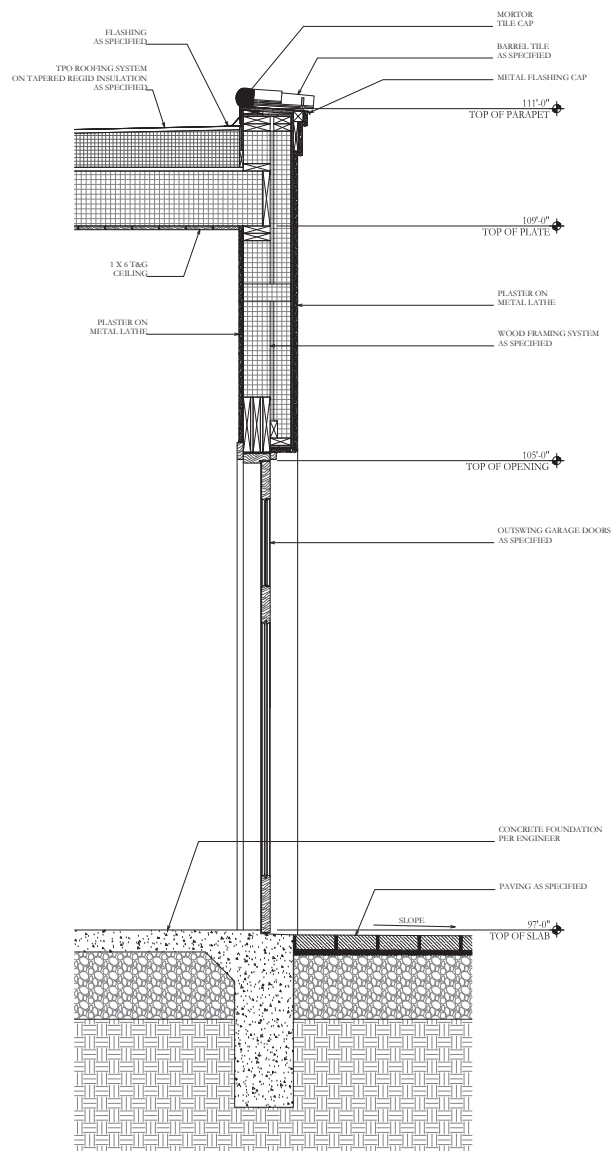
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San Antonio, Texas 78212
(210) 735-9722

Brown Residence
315 West Lynwood Ave
San Antonio Texas 78212

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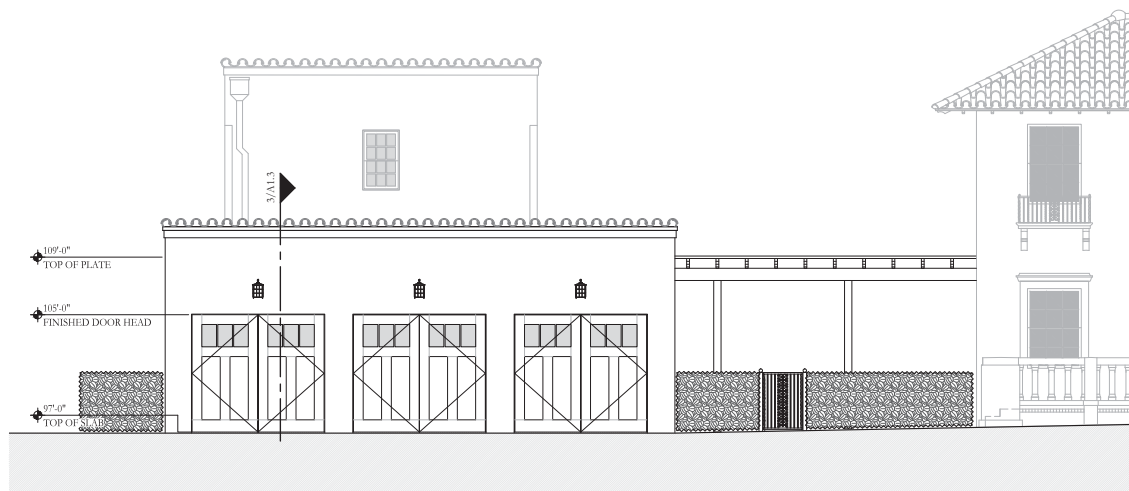
A1.2

LI



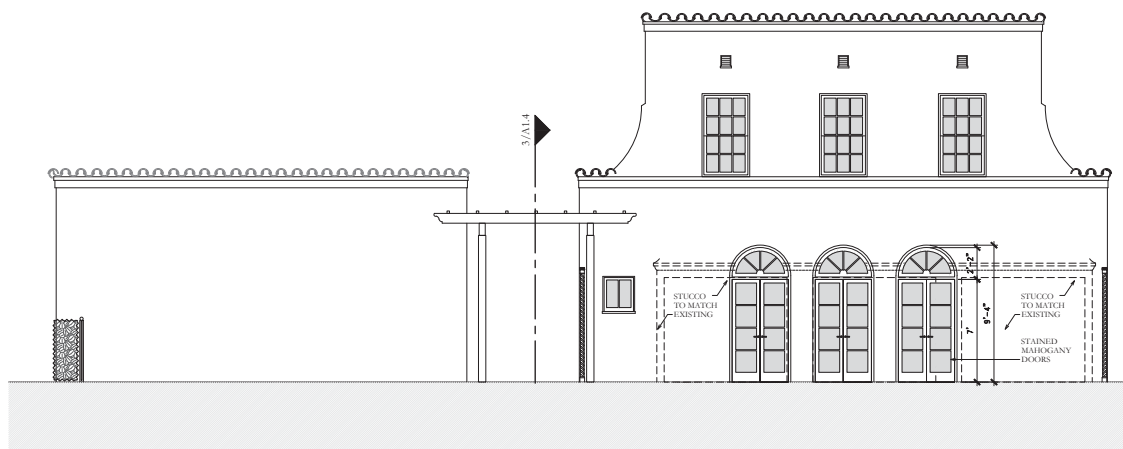
3 WALL SECTION

SCALE: 1"=1'-0"



1 SOUTH ELEVATION @ GARAGE

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



2 EAST ELEVATION @ GARAGE

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

PROPOSED:
EAST/FRONT ELEVATION OF EXISTING GARAGE

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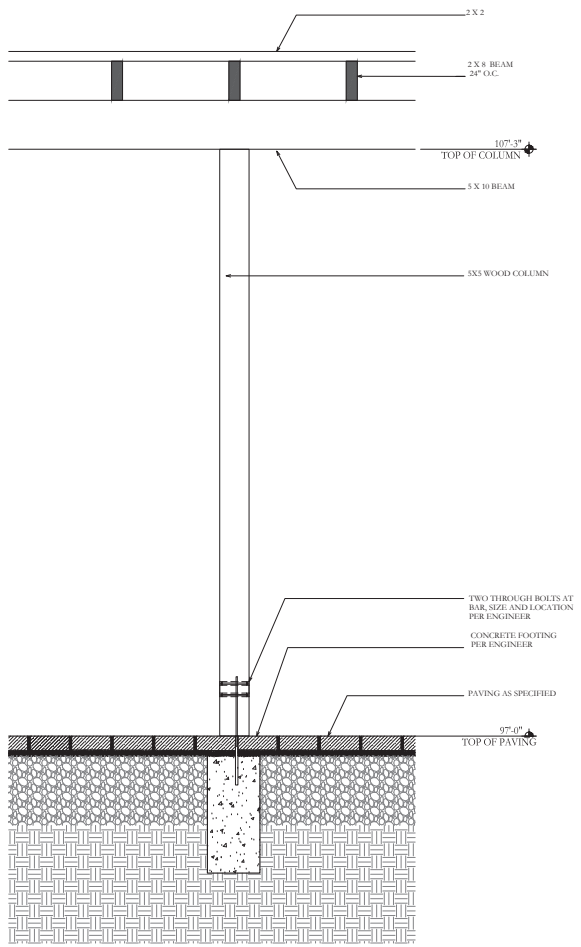
Garage & Pergola Elevations, Wall Section

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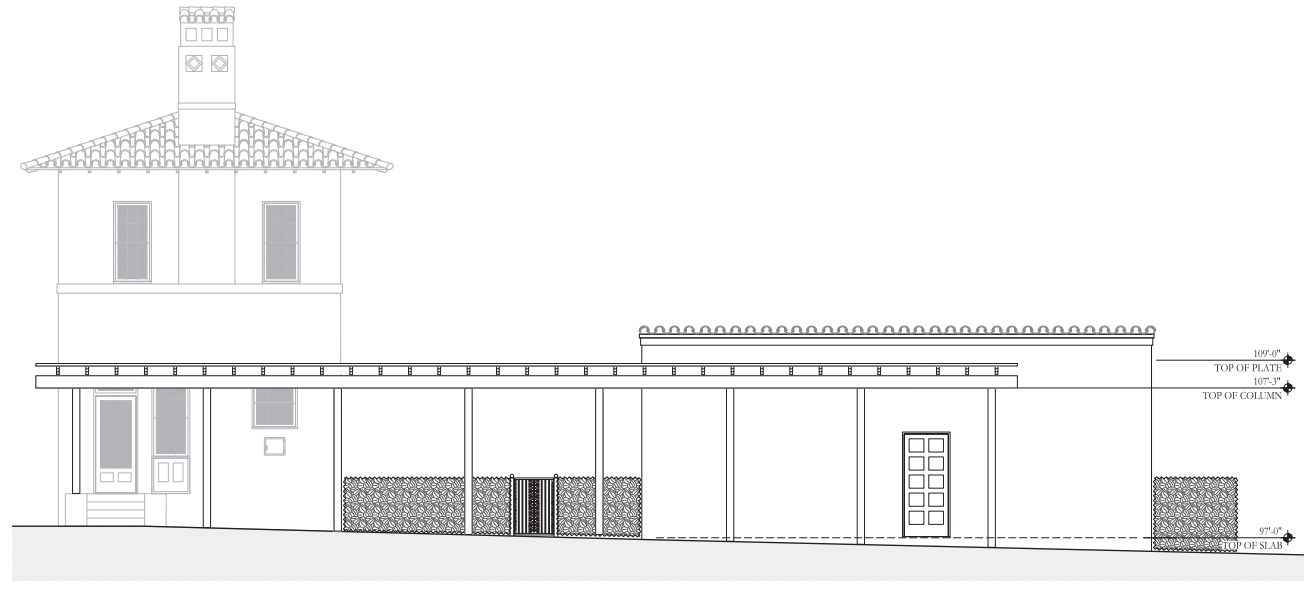
07/11/2016

A1.3

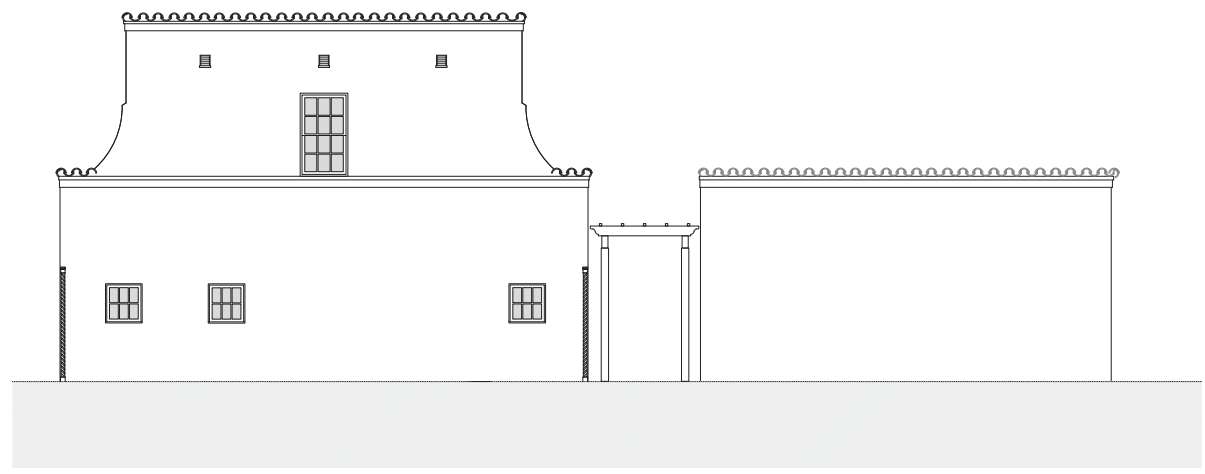
LD,BB



3 SECTION @ PERGOLA
SCALE: 1"=1'-0"



1 NORTH ELEVATION @ GARAGE/ PERGOLA
SCALE: 1/4"=1'-0"



2 WEST ELEVATION @ GARAGE/ PERGOLA
SCALE: 1/4"=1'-0"

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<p>Garage & Pergola Elevations</p>
<p>Brown Residence 318 West Lynwood Ave San Antonio, Texas 78212</p>
<p>07/11/2016 A1.4 BB</p>