

## HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2016

Agenda Item No: 22

**HDRC CASE NO:** 2016-391  
**ADDRESS:** 315 W LYNWOOD  
**LEGAL DESCRIPTION:** NCB 6386 BLK 6 LOT 13 THRU 22  
**ZONING:** R-5 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Lauren Diliberto/Don McDonald  
**OWNER:** Denis Karbach, Robert Kevin Brown  
**TYPE OF WORK:** Modifications to existing accessory structure  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to fill in three existing garage door bays, create 3 loggia door openings on the front façade, and alter two existing window openings on the left and front facades.

### APPLICABLE CITATIONS:

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

#### 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.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

#### 9. Outbuildings, Including Garages

##### A. MAINTENANCE (PRESERVATION)

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.

### FINDINGS:

- a. The 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.
- b. The request was reviewed by the Design Review Committee on September 28, 2016. The member present had questions regarding the landscaping, fence height and screening, and commented on the symmetry and the proposal's relation to the architecture found on the main structure.
- c. 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. The applicant is proposing to remove the existing garage doors, fill in the openings with stucco, install 3 arched loggia style openings on the same façade, and install doors to match

those enclosing the loggia on the main structure. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i, openings should be preserved. The Carriage House is identified in the 1998 survey as contributing. Staff finds the existing garage contributing and recommends that original garage bays are retained. Staff finds the proposal to alter the garage bays is not consistent with the Guidelines.

- d. The applicant is proposing to install three arched loggia openings with loggia style doors. Staff finds the proposed arched doors alter the character of the garage.
- e. There are many successful examples of incorporating pedestrian doors into an existing garage door opening. The applicant should pursue a solution that is more consistent with the character and original use of the accessory structure.
- f. On front façade of the existing garage there are 3 car bays, two 6 over 6 windows and one 3 over 3 window. On the left façade there is another 6 over 6 wood window. The applicant is proposing to remove the middle 3 over 3 window on the front façade and exchange it with the side 6 over 6 window. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i, window openings should be preserved. Staff visited the site September 26, 2016, and found that the stucco had been patched below center window and is not original to the structure. Also, staff finds the left window is not seen from the public right-of-way. Staff finds the proposal to enlarge the front middle opening, using an existing historic window from the structure, to match the existing flanking windows appropriate.

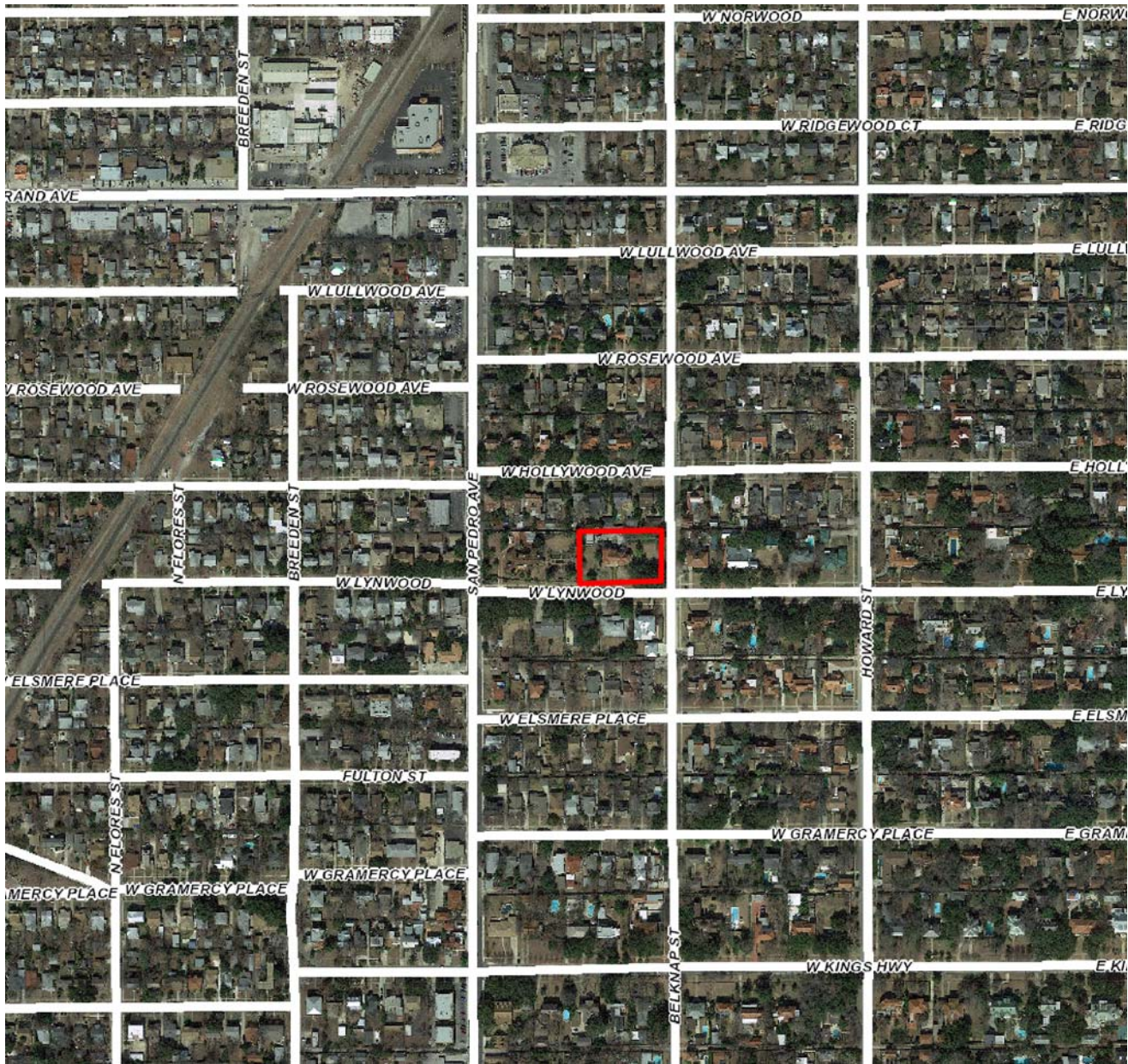
#### **RECOMMENDATION:**

Staff recommends approval of altering the windows based on finding f with the stipulation that the windows be re-installed to match the existing profile.

Staff recommends denial of the proposed modification to the garage doors based on findings c through e. Staff recommends the applicant retain the existing garage bay openings and develop a solution that incorporates pedestrian access into the existing bays but continues to read as a garage door opening.

#### **CASE MANAGER:**

Lauren Sage



## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 20, 2016

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EVERETT HAN ANTONIO  
NOTICE OF HEARING  
RECEIVED & NOTED  
RECORDS DEPARTMENT

CONTRIBUTOR: [illegible]  
RECORDING DATE: [illegible]  
RECORDING DATE: [illegible]  
TIME: 10:00 AM  
OUR WORKS DEPARTMENT CONTACT  
[illegible]  
ALL WORKS MUST BE COMPLETED BY 10:00 AM

































(Attached Document)

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

Existing Garage to be repurposed into pool cabana. Structure to be restored to original condition, including replacement of second floor middle window and stucco color. Replacement of contemporary garage doors are to be French doors with openings that relate to the openings at the East Loggia. The current structure sits at the North West corner of the property and the current drive is to become a lawn with in ground pool. A hedge fence will enclose the new lawn making the structure not visible to the street and public right of way.

The Pool Cabana has been presented to the Monte Vista Historical Association Architectural Review Board and approved with a recommendation that the openings be aligned with the windows above. We believe that the closer placement of the arched openings relates better to the proceeding lawn and to the existing East loggia.



<u><b>LEGAL DESCRIPTION</b></u>	
PROPERTY ADDRESS	315 WEST LYNNWOOD AVENUE SAN ANTONIO, TEXAS 78012
BEING	.916 ACRES (39,909.7 SQ. FT.) MONTE 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



08/29/2016

BB

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





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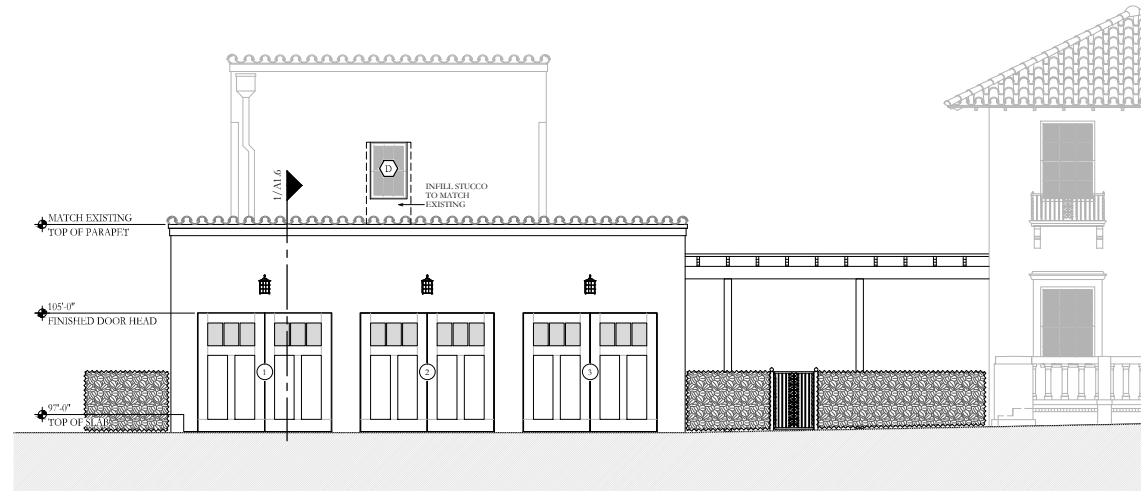
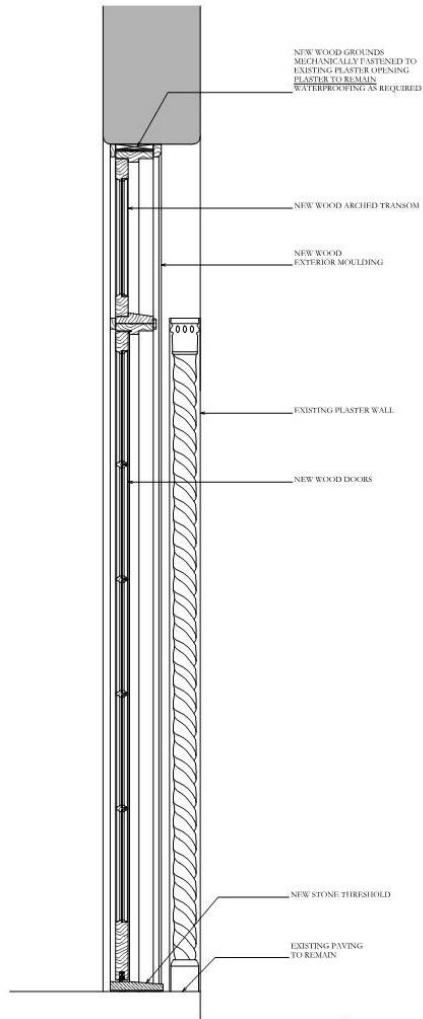
Exterior Elevations - Garage & Cabana Elevations

Brown Residence  
315 West Lyndon Ave  
San Antonio Texas 78212

08/29/2016

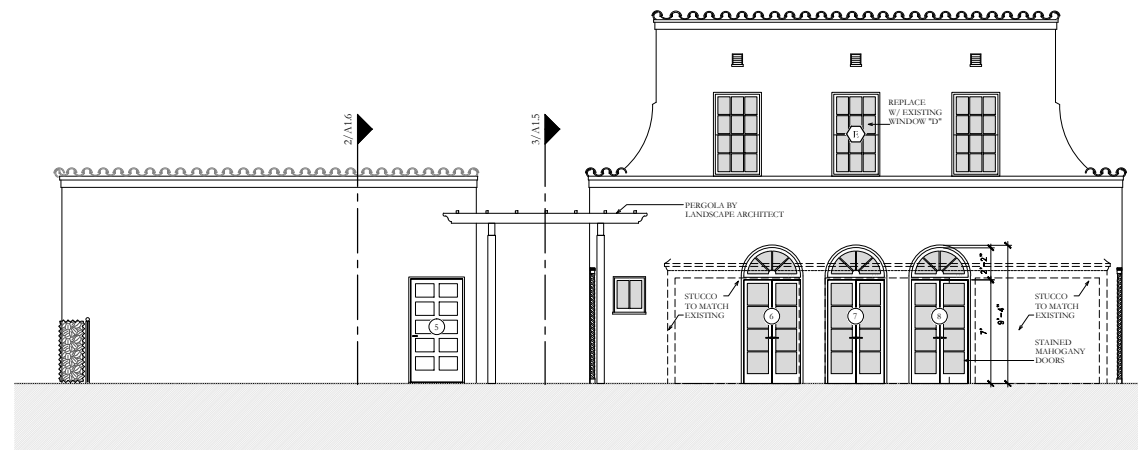
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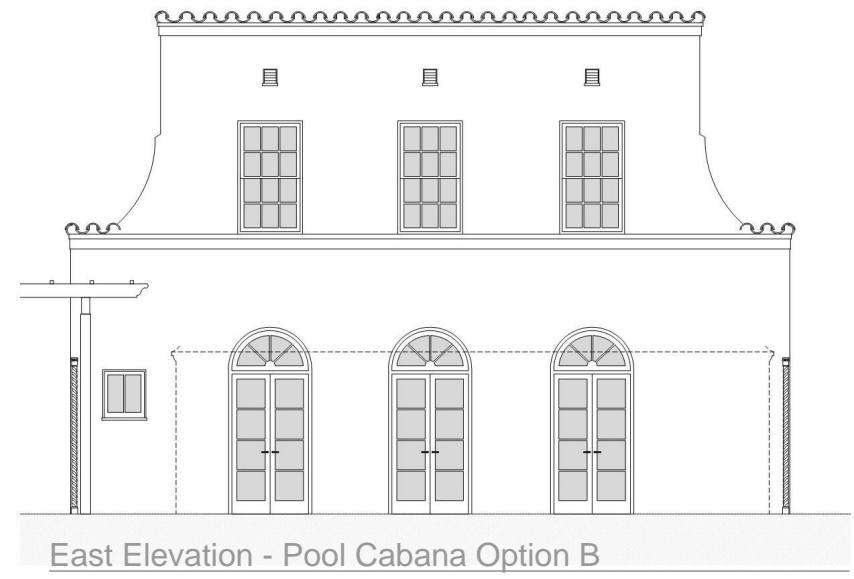
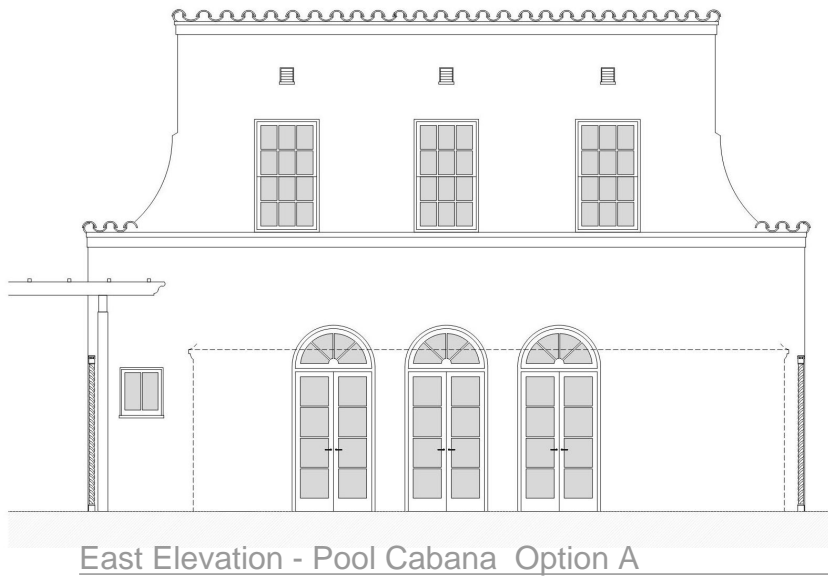
1 SOUTH ELEVATION @ GARAGE

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



2 EAST ELEVATION @ GARAGE

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







EXISTING EAST ELEVATIONS @ GARAGE  
315 W. LYNWOOD AVE. | MONTE VISTA, SAN ANTONIO  
DON B. MCDONALD, ARCHITECT, LTD.



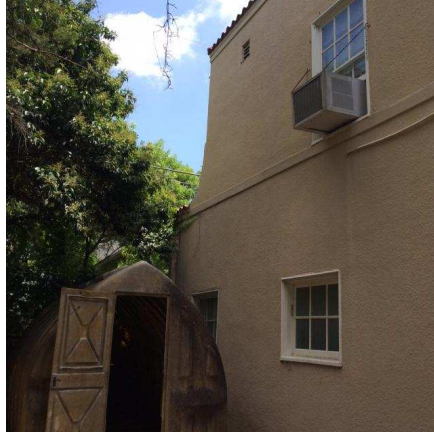
EAST ELEVATION



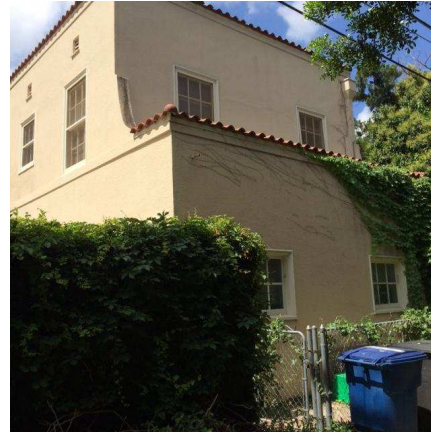
NORTH ELEVATION



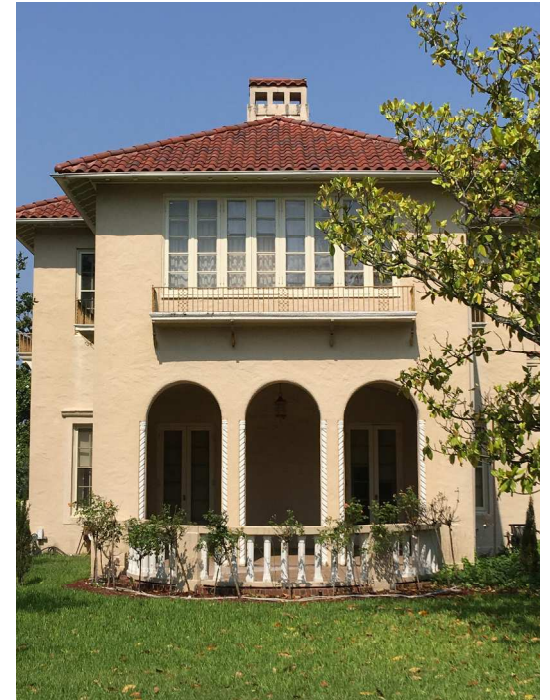
ELEVATION



WEST ELEVATION

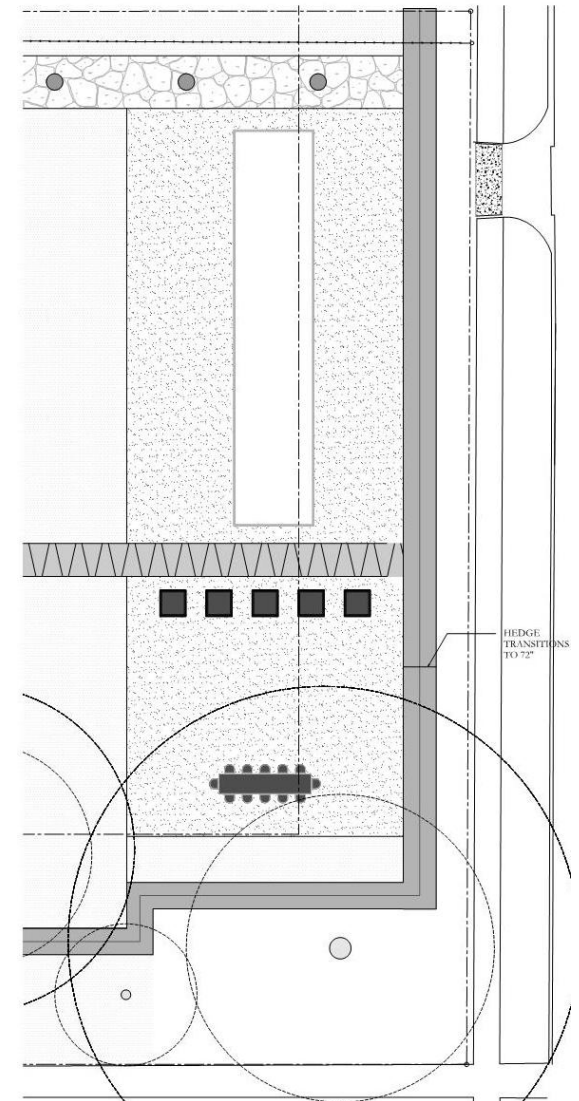


SOUTH ELEVATION



SITE PHOTOS - EXISTING GARAGE & EAST LOGGIA  
315 W. LYNWOOD AVE. | MONTE VISTA, SAN ANTONIO  
DON B. MCDONALD, ARCHITECT, LTD.





View from Corner of Lynwood & Belknap  
 315 W. LYNWOOD AVE. MONTE VISTA, SAN ANTONIO  
 DON B. MCDONALD, ARCHITECT, LTD.

















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

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

DATE: 9/28/16 HDRC Case# 2016-391

ADDRESS: 315 W Lynwood Meeting Location: Southtown

APPLICANT: Don McDonald (Lauren Diliberto)

DRC Members present: Kent Brittan

Staff present: Lauren Sage

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

REQUEST: Modify existing accessory structure

COMMENTS/CONCERNS: commented on architect.

commented favor toward option b. commented on  
appropriateness of cleaning up the site. Questions  
about the landscaping, screening and height of  
hedge fence. Commented on set of 3, which is  
appropriate. Commented on symmetry. Asked  
about use. Appreciates <sup>the proposal's</sup> relation to the  
architecture on the main structure.

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

NO QUORUM

\_\_\_\_\_  
Committee Chair Signature (or representative)

\_\_\_\_\_  
Date