

HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2016

Agenda Item No: 5

HDRC CASE NO: 2016-424
ADDRESS: 143 E LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6535 BLK 15 LOT 39, 40 AND E 10 FT OF 38
ZONING: R-5
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Jay Louden
OWNER: Sara Wasler, Sudipta Bhattacharya
TYPE OF WORK: Construct rear addition, fencing
REQUEST:

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

1. Construct an approximately 755 square foot two-story addition to the rear of the main structure
2. Install 8' tall stucco fence along rear property line
3. Install 12" tall retaining wall in front yard along existing asphalt driveway
4. Install concrete curb along edges of existing asphalt driveway in the rear yard

APPLICABLE CITATIONS:

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.
- 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 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.

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.

5. Sidewalks, Walkways, Driveways, and Curbing

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. The main structure at 143 E Lullwood is a two story Spanish eclectic stucco home with a gable roof and clay tile roof.
- b. The request was heard by the Design Review Committee on October 25, 2016. The members were supportive of the design, scale, and massing. The members had concerns about the iron details.
- c. **MASSING** – The home has two stories. The applicant is proposing to construct a two-story addition, with about 360 square feet on the first floor and 395 square feet on the second floor. According to the Guidelines for Additions 1.A.i., new additions should be minimal in view from the public right-of-way and not distract from the historic structure. Staff finds the proposed addition is to the rear and is subordinate to the existing structure; this is consistent with the Guidelines.
- d. **TRANSITIONS** – The existing home is white textured stucco home with a cross-gabled roof. The applicant is proposing to alter the rear façade by adding a two-story addition. The addition would be added to the right rear façade, and bump out from the right façade by 1’-6”. The stucco on the addition will be a smooth texture as opposed to a textured stucco on the existing structure. According to the Guidelines for Additions 1.A.iv., there should be 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. Staff finds the proposal creates a transition at the seam, thus consistent with the Guidelines.
- e. **MATERIALS** – The existing home is a white textured stucco home with clay roof tiles. The applicant is proposing to add a two-story addition made of smooth stucco and clay tiles on the roof. According to the Guidelines for Additions 3.A.i., 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. Staff finds the proposed materials with the consideration of the offset in footprint, consistent with the Guidelines.
- f. **WINDOWS** – The applicant is proposing to salvage and reuse the existing rear windows on the new addition. The applicant is also proposing to install two fixed vinyl clad wood windows on the west elevation, one new double hung vinyl clad wood window on the north elevation. According to the Guidelines for Additions 4.A.ii., details should be simple in design, compliment the character of the original structure, and in keeping with the architectural style. Staff finds the proposed window proportions similar and compatible with the existing windows and Spanish eclectic style. This is consistent with the Guidelines.
- g. **ARCHITECTURAL DETAILS** – The front slim 2 by 3 window over the front entrance has a decorative wrought iron window grill and the front right balcony has a decorative wrought iron railing. The applicant is proposing to install a decorative wrought iron window grill over a new wood one over one window to be installed on the south addition façade and install a pilaster horizontal banding detail 4’-8” above grade. According to the Guidelines for Additions 4.A.ii., details should be simple in design and compliment the character of the original structure. Staff finds that though the proposed decorative grill complements the structure, staff finds the design not an appropriate addition as it creates a false sense of history. Staff recommends the grill be omitted from the plans. Staff finds the pilaster details simple, is a reveal distinguishing the old from the new, and compliments the architectural style.
- h. **ARCHITECTURAL DETAILS** – The proposed first floor of the addition is open with 3 arched door openings on the south façade, and two door openings on the west and east façades. According to the Guidelines for Additions 4.A.ii., details should be simple in design and compliment the character of the original structure. Staff finds that though the proposed arches compliment the Spanish eclectic architectural style and are offset from the arches on the existing structure. Staff finds the design appropriate and consistent with the Guidelines.
- i. **STUCCO FENCE** – There is an existing 6’ rear wood privacy fence along the rear property line. The applicant is proposing to remove the wood fence and install an 8” stucco fence with decorative tile cap with stucco texture and color matching the existing detached garage. According to the Guidelines for Site Elements, privacy fences should be in locations where they would historically exist, appear similar to other historic fences in the district, and use a material similar to other historic fences in the district. Staff made a site visit on October 21,

2016, and found that there are stucco fences in the district. Fences along Hildebrand and in the district are 8' in height. Staff finds the proposed 8' stucco fence appropriate in location and material, but finds that height not consistent with the Guidelines.

- j. **RETAINING WALL** – There is an existing 2' tall stucco retaining wall along the sidewalk parallel to Lullwood. The applicant is proposing to install 12" tall retaining wall in front yard along existing asphalt driveway. According to Guidelines for Site Elements, retaining walls should not be added unless absolutely necessary. Staff finds the retaining appropriate as it is consistent in design and material as the existing front wall.
- k. **CURB** – There is an existing loose rock landscape border and steps to the patio. The applicant is proposing to remove those rocks and install a 6" tall concrete curb with a decorative tile cap. According to the Guidelines for Site Elements 5.C.ii., replace historic curbing in-kind. Staff finds the rock border not original to the rear drive, and the curb with a decorative tile cap an appropriate replacement.
- l. **HISTORIC TAX CERTIFICATION** – At this time, the applicant has not applied for Historic Tax Certification. Staff recommends the applicant apply for the historic tax incentive which lasts a total of ten (10) years.

RECOMMENDATION:

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

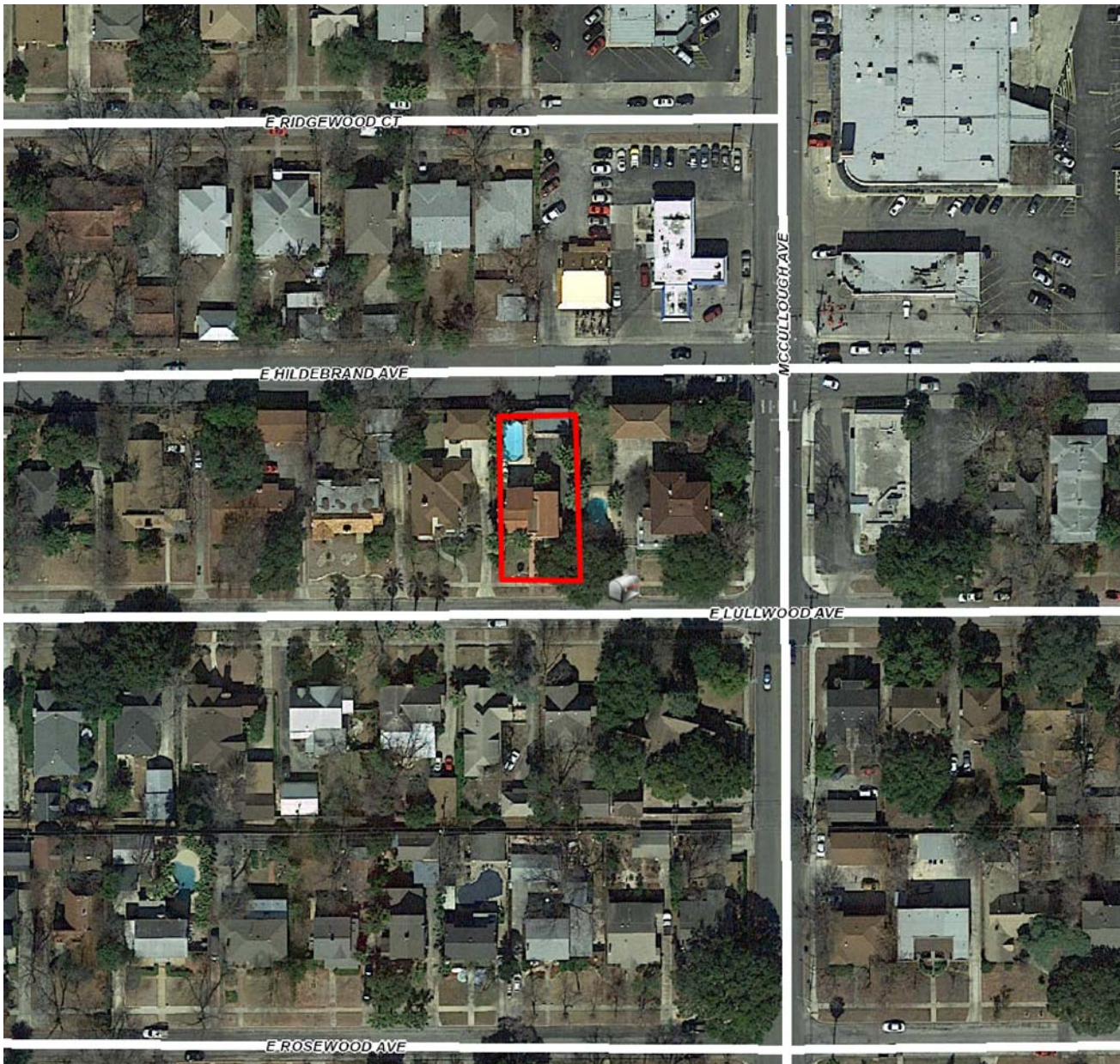
- 1. That the decorative wrought iron window grill be removed from the plans or modified to show a reveal.
- 2. If the applicant is considering the rehabilitation of the primary historic structure, staff recommends the applicant apply for Historic Tax Certification.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514. The applicant will need to seek a variance from the Board of Adjustment for the additional fence height.



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 26, 2016

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OFFICE OF TREASURY
PROPERTY & ASSET
MANAGEMENT

NOTICE
TO THE PUBLIC

YOUR SAN ANTONIO
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ALL INFORMATION SHALL BE PLACED AT THE CITY OF SAN ANTONIO

FRONT LEFT



FRONT RIGHT SIDE



FRONT RIGHT SIDE





LEFT FACADE



FRONT LEFT CORNER

143 East Lullwood Addition

HDRC Permit Application
October 13, 2016

Sheet List	
Sheet Number	Sheet Name
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HP 004	Existing Photos
HP 005	Existing Photos
HP 006	Existing Photos
HP 007	Existing Photos
HP 008	Existing Photos
HP 009	Existing Photos
HP 010	Existing Photos
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HP 102	Interpretive Plan
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HP 702	Window Detail
HP 801	Perspective



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Title Sheet HP 001

Renovation & Addition

Project Narrative

Addition:

The owners propose to construct a new addition on the back side of the house to accommodate a new master bedroom and bathroom suite. The new addition will not be visible from a front elevation view, as it will extend the rear of the house towards the back.

Retaining the character of the house is important to the owners. Four windows will be salvaged and reused from the existing residence: three double hung and one stained glass window. No original windows will be altered or replaced. There will be three new windows on the project: two fixed windows on the east facade and one double hung on the north facade. The colors of the new addition will be modeled on the current color palette – a white stucco for the house, white for trim and doors, and a dark gray for window sashes and minor accent trim. The house currently has an clay tile roof and the addition roofing will be the same.

The addition is designed to comply with principles 2 and 3 in the COSA Historic Design Guidelines (HDG): it will be of modern construction, but massed, scaled, and detailed in ways sympathetic with the original structure. Window placement and sizes, plate heights, floor levels, and other major design elements of the original house will be matched. Finishes and textures are not intended to mimic their original counterparts, but rather to be subtly different so as to not cloud or confuse the appearance of the historic elements.

Other site work to include:

Homeowners would like to propose a new fence at the rear of property, facing Hildebrand. There is currently a wood fence, but due to the loud noise from traffic on Hildebrand, owners would like to replace with a new 8'-0" stucco fence. The stucco texture and color to match existing detached garage walls.

A new 12" high retaining wall / curb at existing asphalt driveway, as shown on site plan, to match existing retaining wall at front of property facing East Lullwood.

Replace the rock landscape borders and rock steps in the rear of property, as shown on site plan, with a concrete curb with a cement tile cap.

Work on existing detached garage to include: replacing all rotten wood on the structural beams, restore and reuse the existing door, if possible restore existing window, and replace the entire interior floors and finish walls of the storage room.



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Narrative HP 002

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Existing Photos HP 003
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FRONT

South elevation (from Lullwood)



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Existing Photos HP 004
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FRONT

South elevation (taken from southwest)



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Existing Photos HP 005
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RIGHT SIDE

East elevation (taken from southeast)



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Existing Photos HP 006
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REAR

Rear north elevation (taken from northwest)



West elevation (from north)



West elevation (from north)



West elevation (from south)



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Existing Photos HP 007

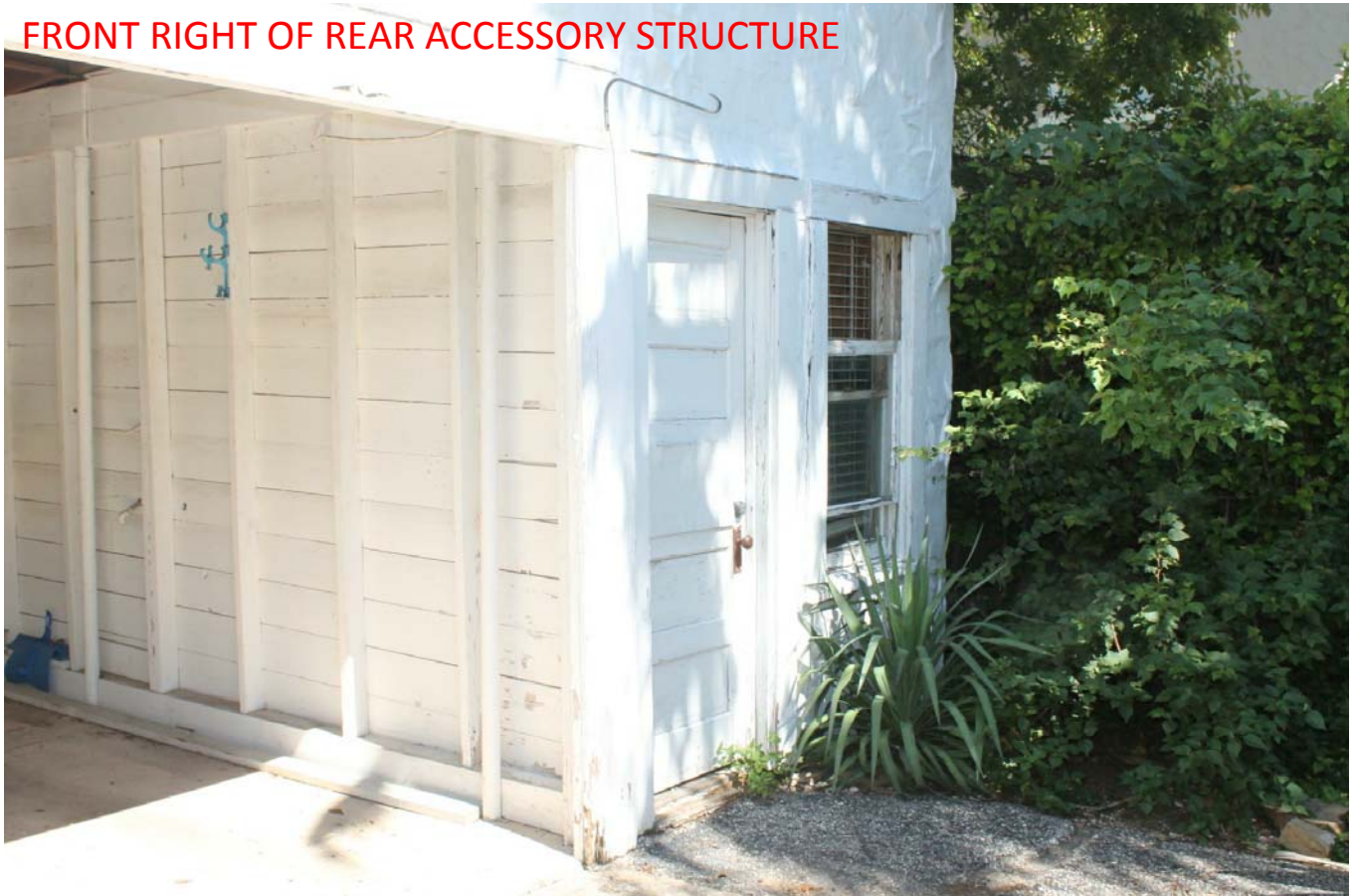
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REAR ACCESSORY STRUCTURE



Detached garage and storage room

FRONT RIGHT OF REAR ACCESSORY STRUCTURE



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Existing Photos HP 008

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Detached garage storage room window and rotten trim



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Existing Photos HP 010
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Existing ironwork details



REAR YARD



North end of property, facing Hildebrand

FRONT RIGHT



Existing retaining wall and asphalt drive

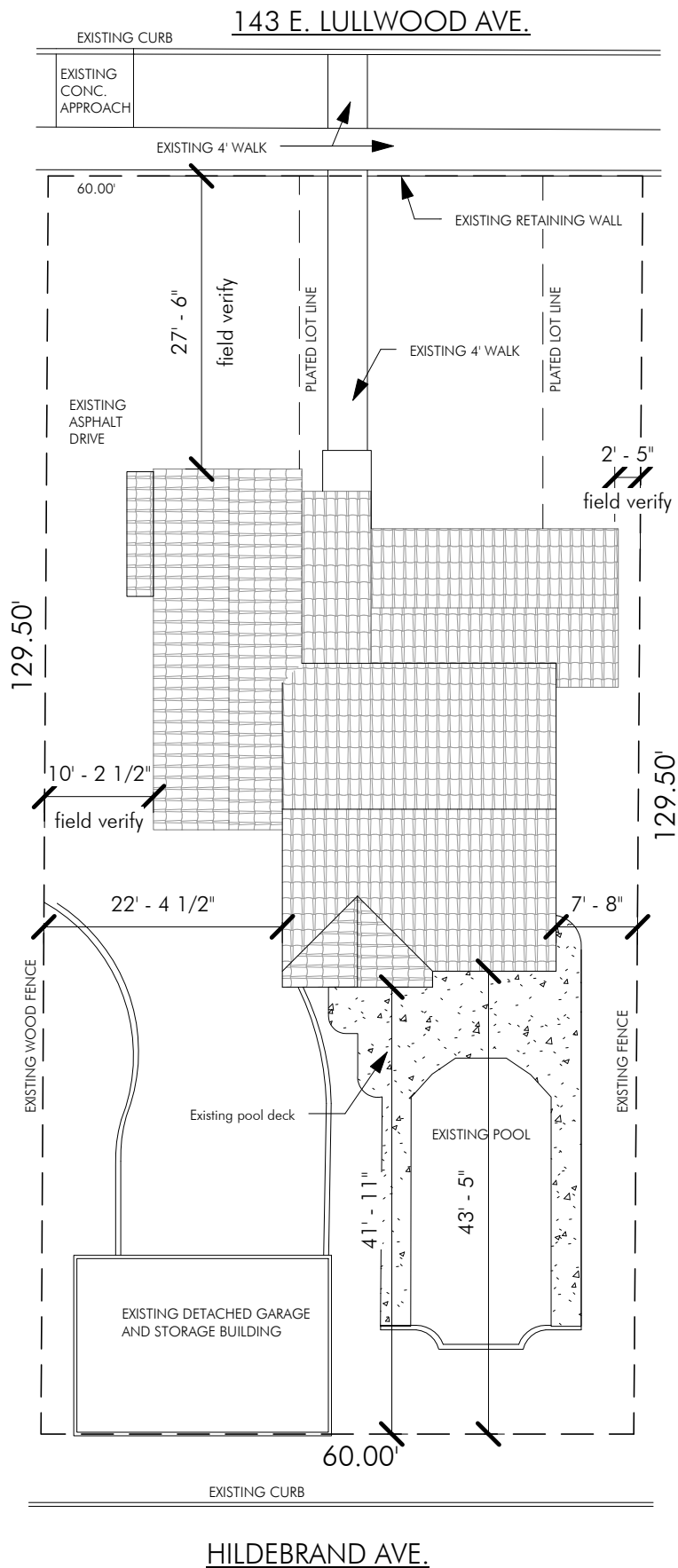


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Existing Photos HP 011

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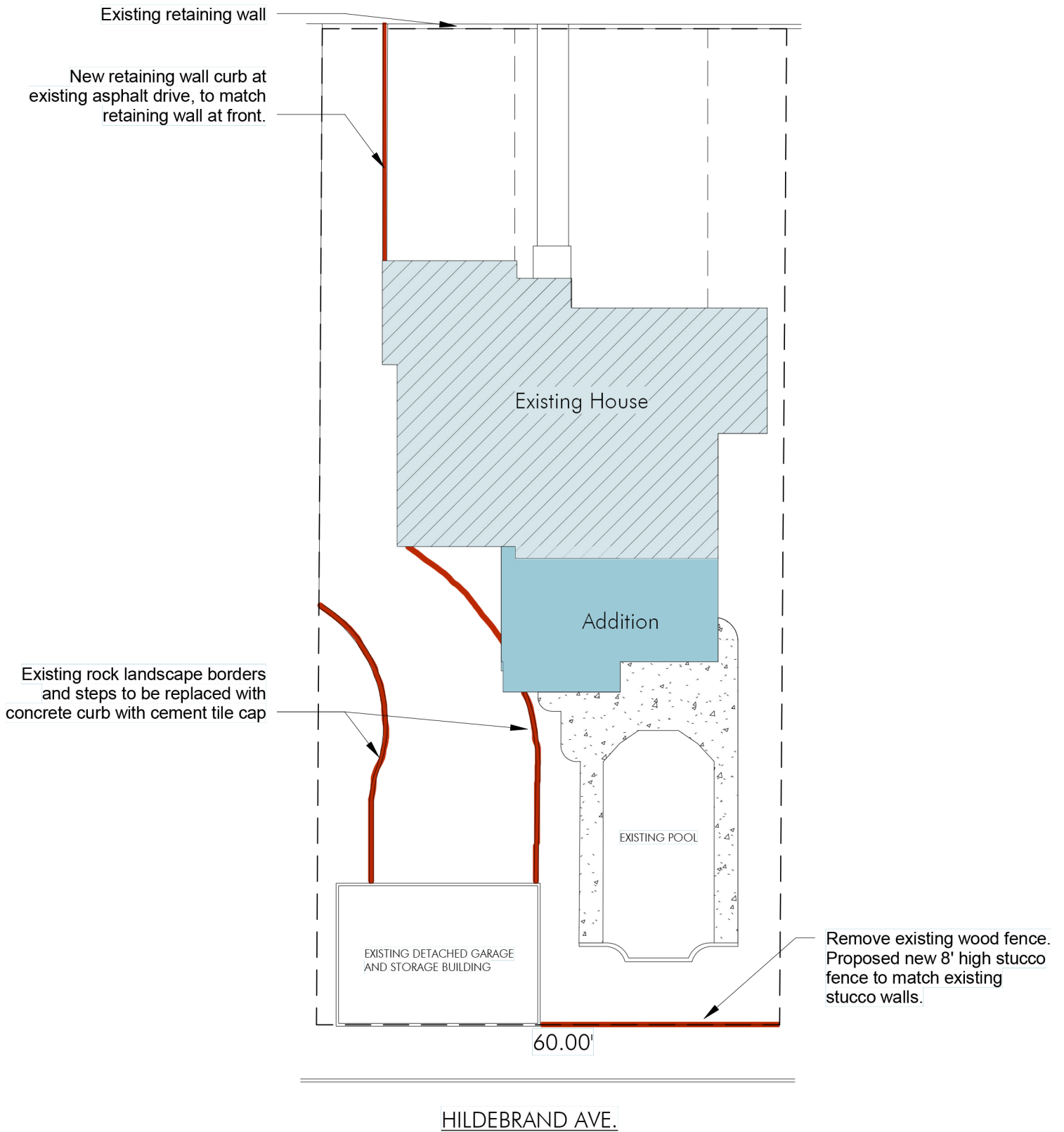
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Site Plan HP 101

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143 E. LULLWOOD AVE.

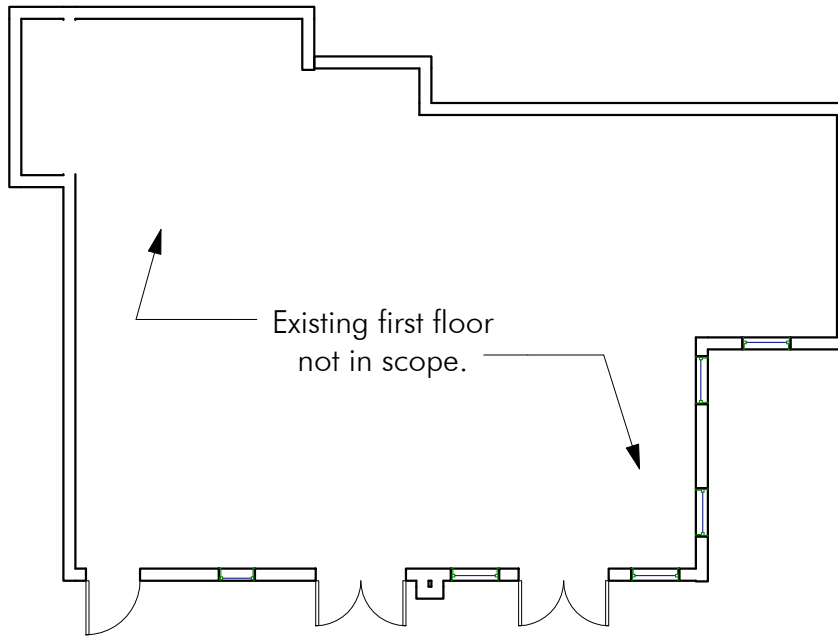


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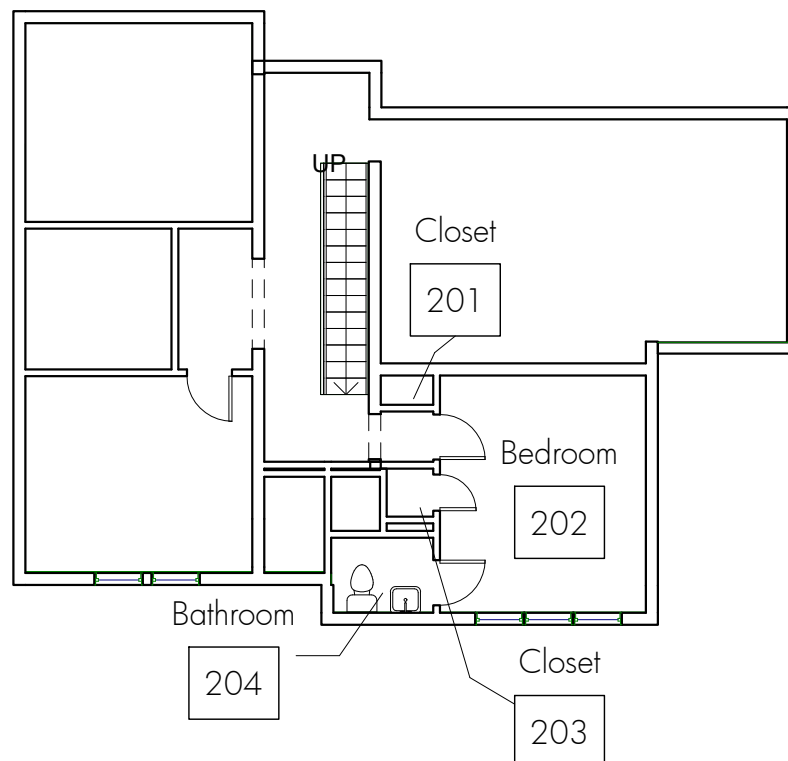
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Interpretive Plan HP 102

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1 Existing First Floor Plan
SCALE: 3/32" = 1'-0"



2 Existing Second Floor Plan
SCALE: 3/32" = 1'-0"

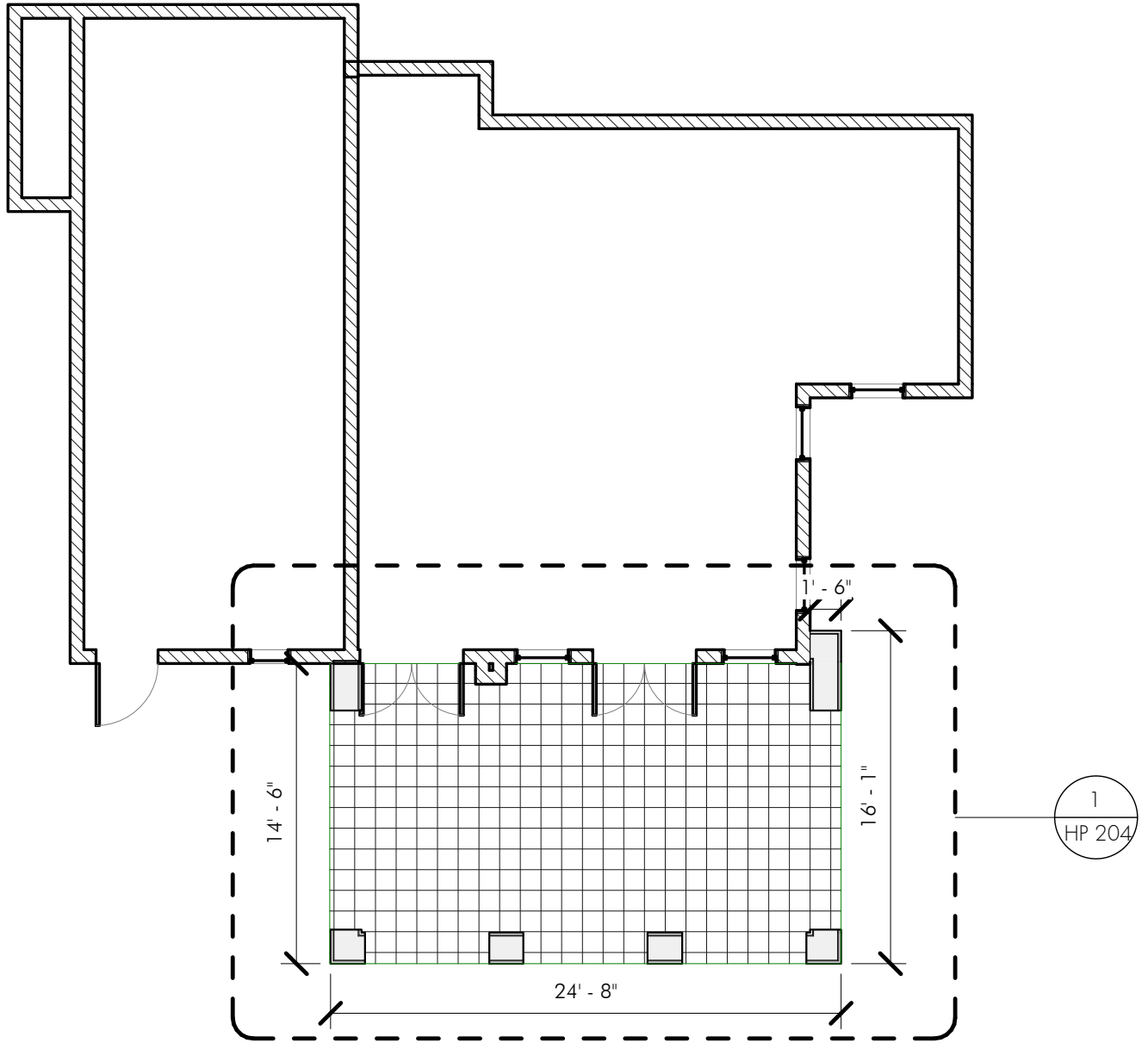


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Existing Floor Plans HP 201

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1 First Floor Plan
SCALE: 1/8" = 1'-0"

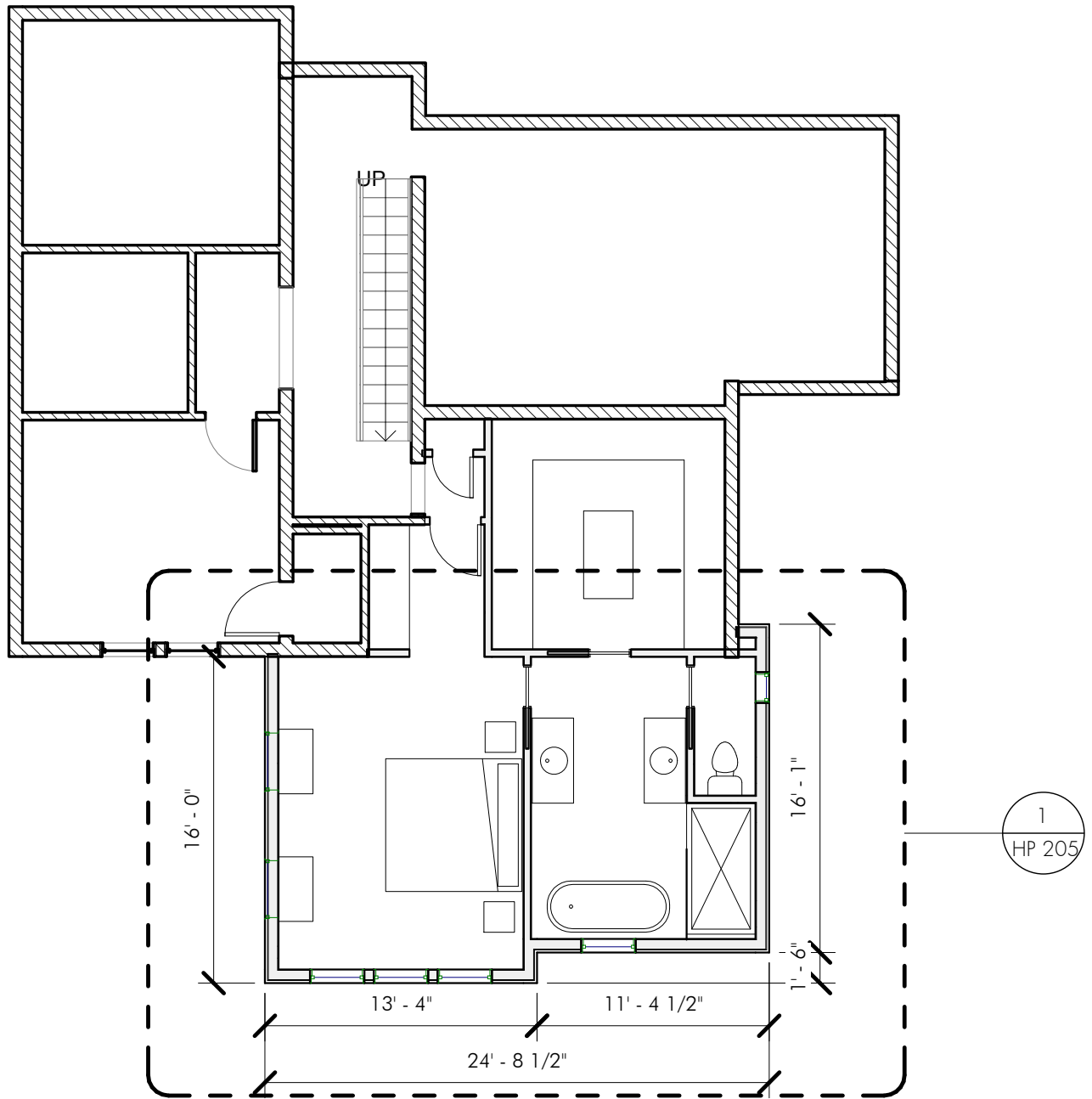


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First Floor Plan HP 202

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1 Second Floor Plan
SCALE: 1/8" = 1'-0"



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Second Floor Plan HP 203

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Enlarged First Floor Plan HP 204

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1 First Floor Plan Enlarged
SCALE: 1/4" = 1'-0"

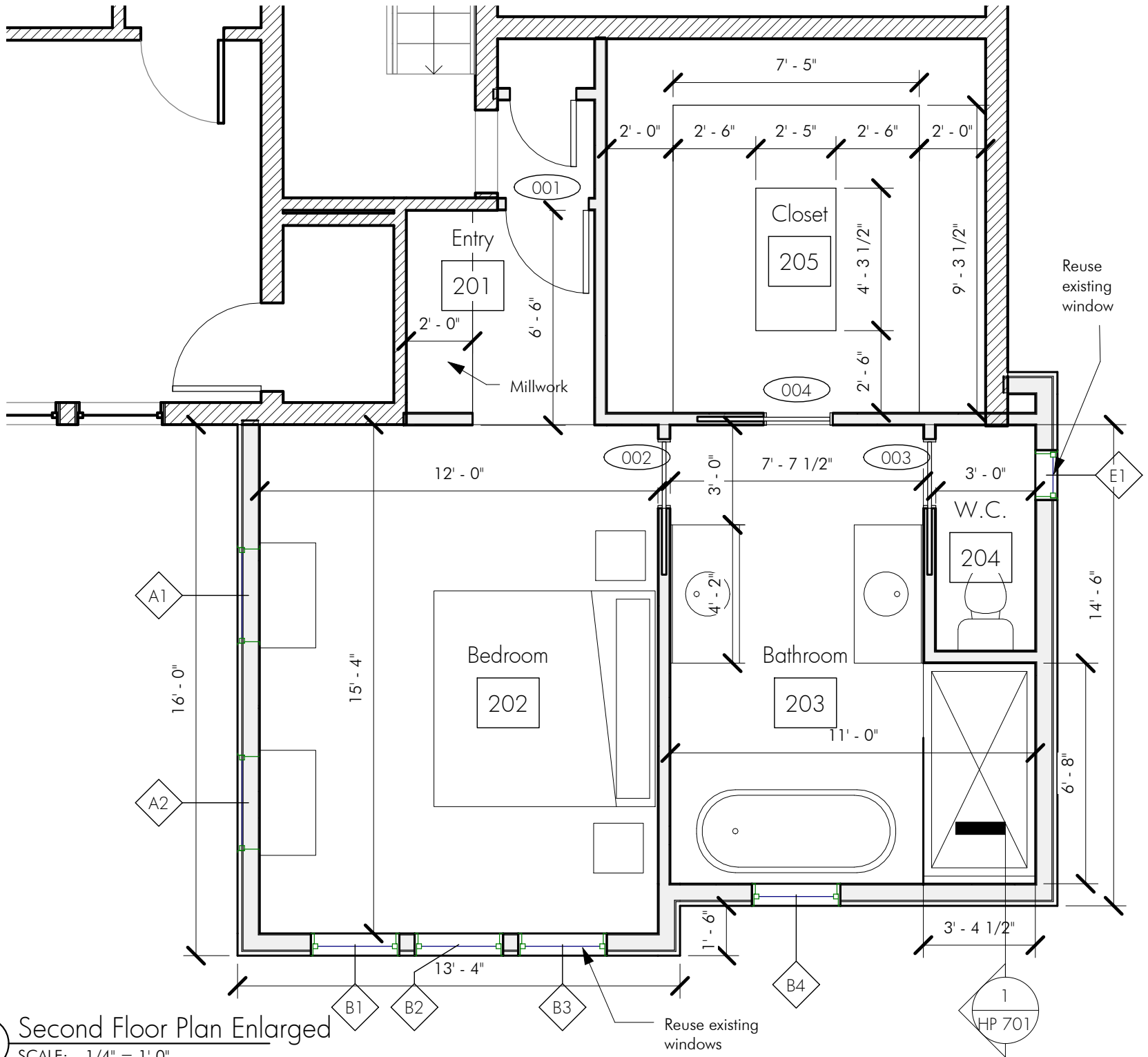


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Enlarged Second Floor Plan HP 205

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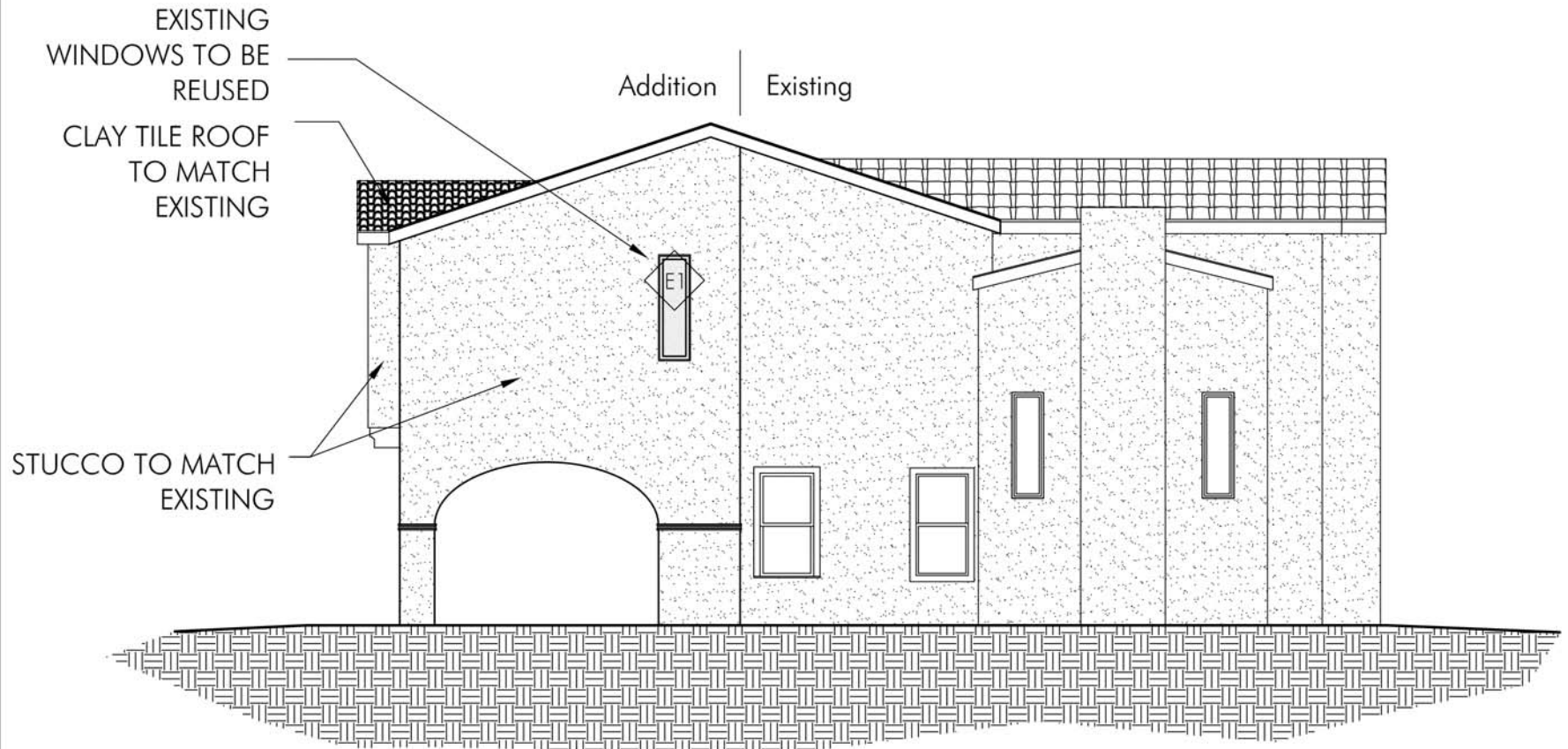


1 Second Floor Plan Enlarged
SCALE: 1/4" = 1'-0"

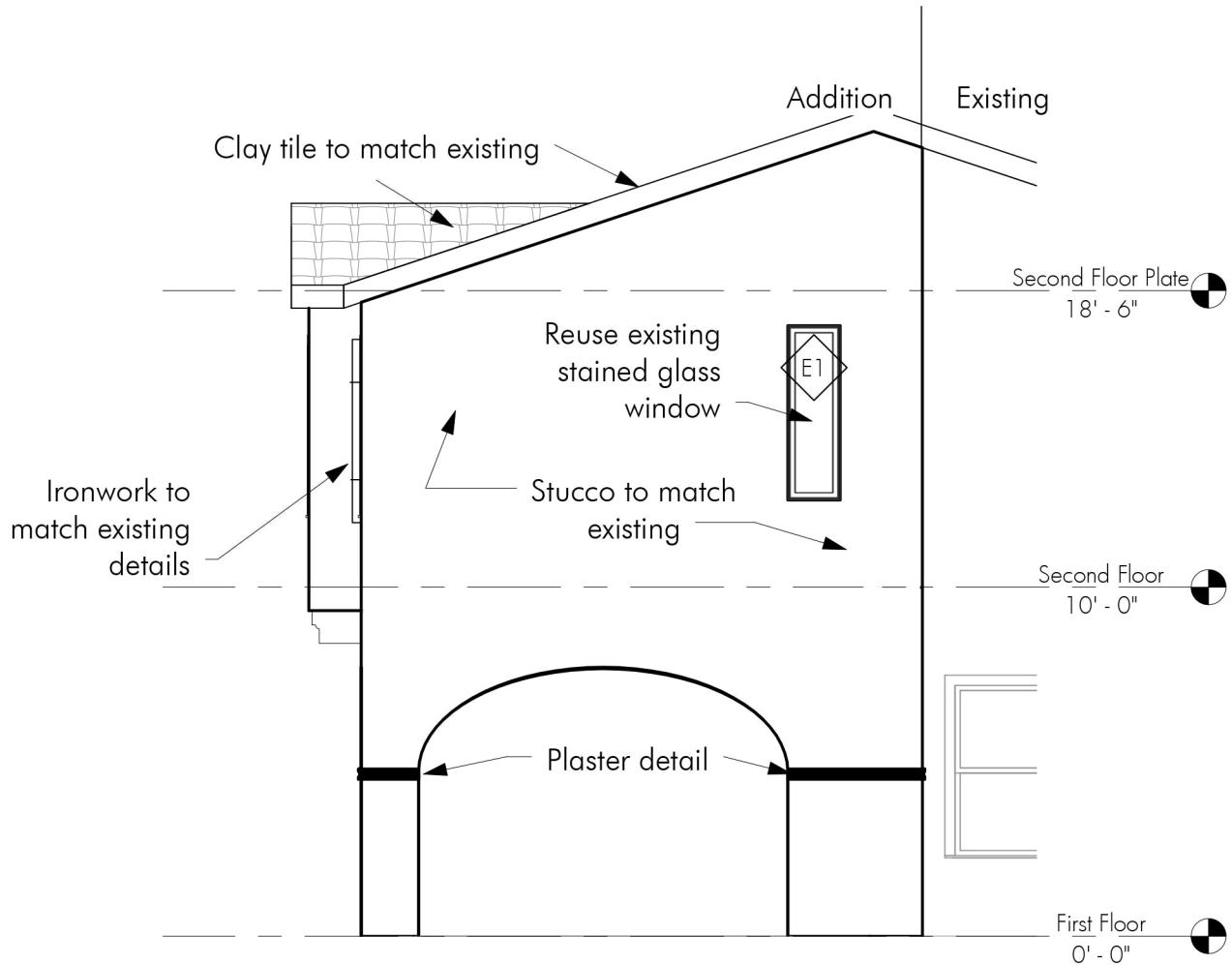


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1 East Elevation
SCALE: 1/8" = 1'-0"



1 East Elevation
SCALE: 3/16" = 1'-0"



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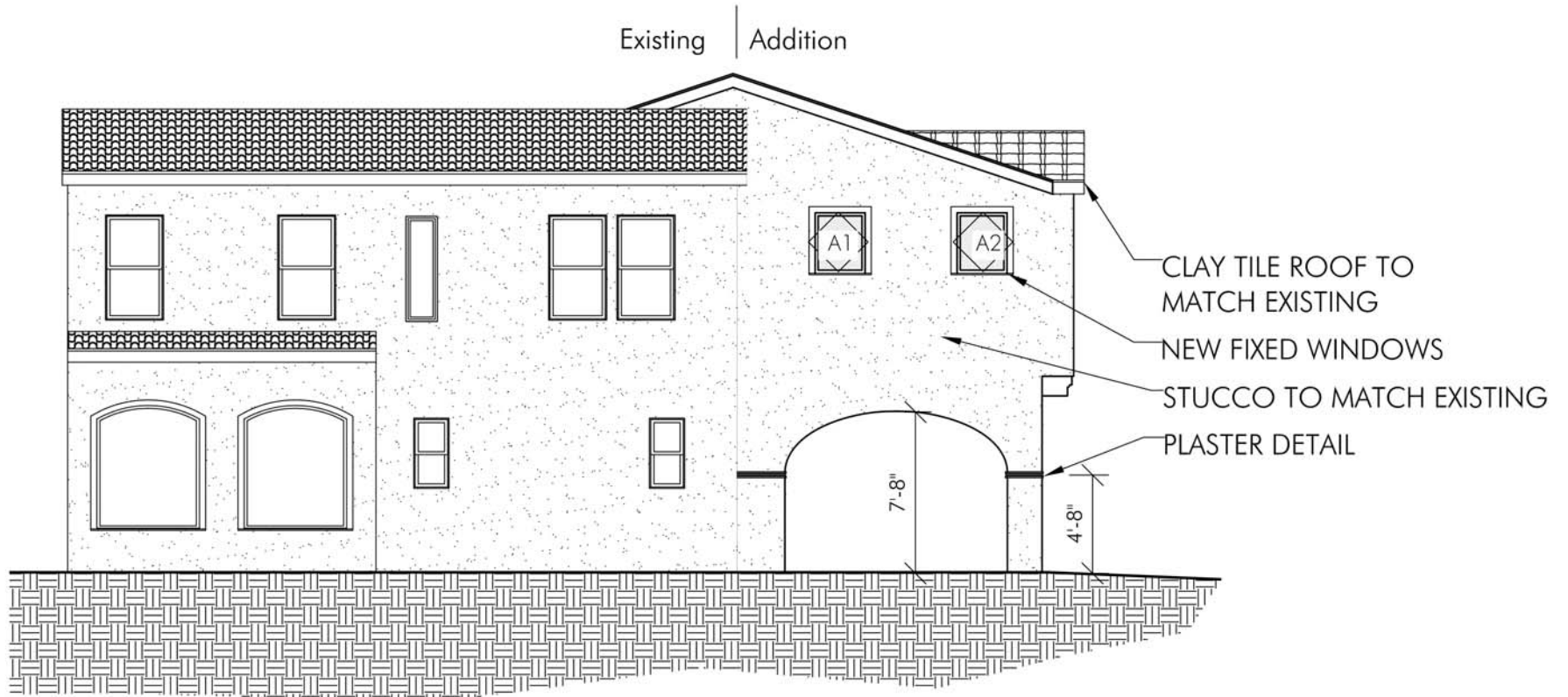
East Elevation HP 301

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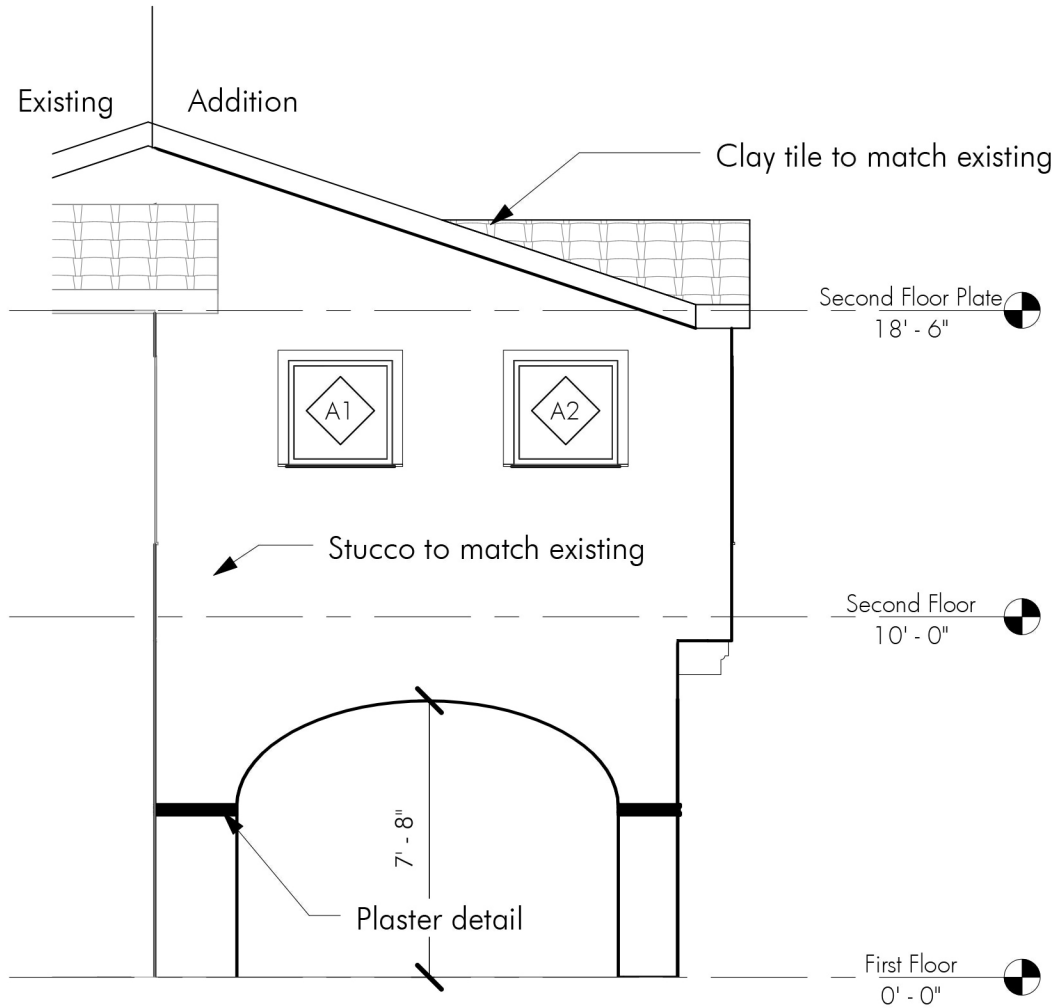


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1 West Elevation
SCALE: $1/8" = 1'-0"$



1 West Elevation
SCALE: 3/16" = 1'-0"



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West Elevation HP 302

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South Elevation

~~North Elevation~~

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

1

~~North Elevation~~ HP 303

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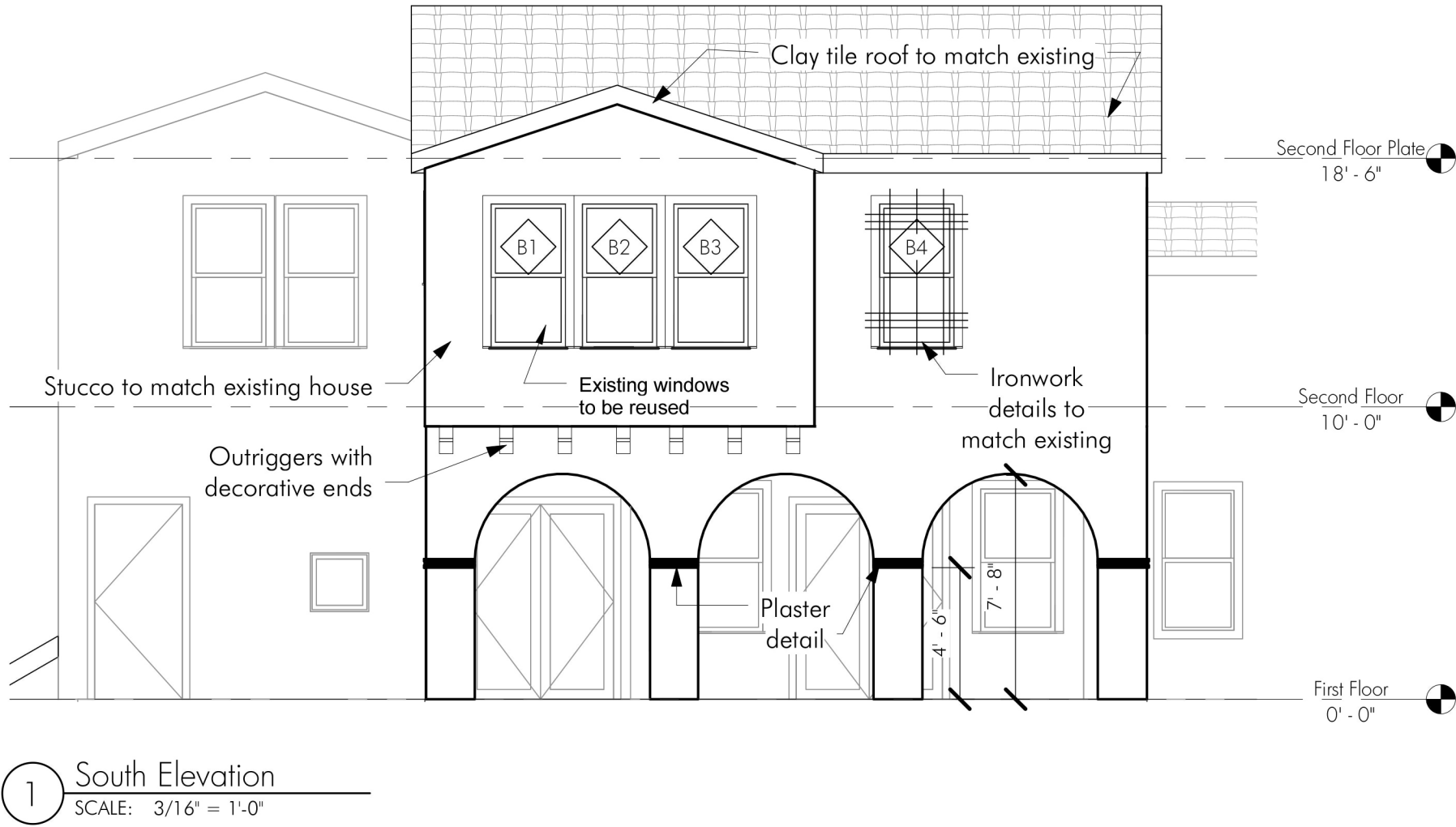


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South Elevation HP 303

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1 South Elevation
SCALE: 3/16" = 1'-0"

Door Schedule				
Door Number	Type	Width	Height	Comments
001	30" x 80"	2' - 6"	6' - 8"	
002	24"x 80"	2' - 0"	6' - 8"	Pocket door
003	24"x 80"	2' - 0"	6' - 8"	Pocket door
004	24"x 80"	2' - 0"	6' - 8"	Pocket door

Window Schedule				
Mark	Width	Height	Sill Height	Comments
A1	3' - 0"	3' - 0"	4' - 2"	Fixed window - Jeld-wen 2500
A2	3' - 0"	3' - 0"	4' - 2"	Fixed window - Jeld-wen 2500
B1	2' - 8"	5' - 0"	2' - 0"	Reuse existing double hung window
B2	2' - 8"	5' - 0"	2' - 0"	Reuse existing double hung window
B3	2' - 8"	5' - 0"	2' - 0"	Reuse existing double hung window
B4	2' - 8"	5' - 0"	2' - 0"	New double hung window - Jeld-wen 2500
E1	1' - 6"	5' - 0"	2' - 6"	Reuse existing stained glass window

Exterior Finishes, New Addition

New exterior stucco to match existing texture and painted to match existing white color

New trim to be fiber-cement trim, profile and sizes to match existing trim

Roofing

New roofing to be clay tile, color to match existing

Gutters to match existing

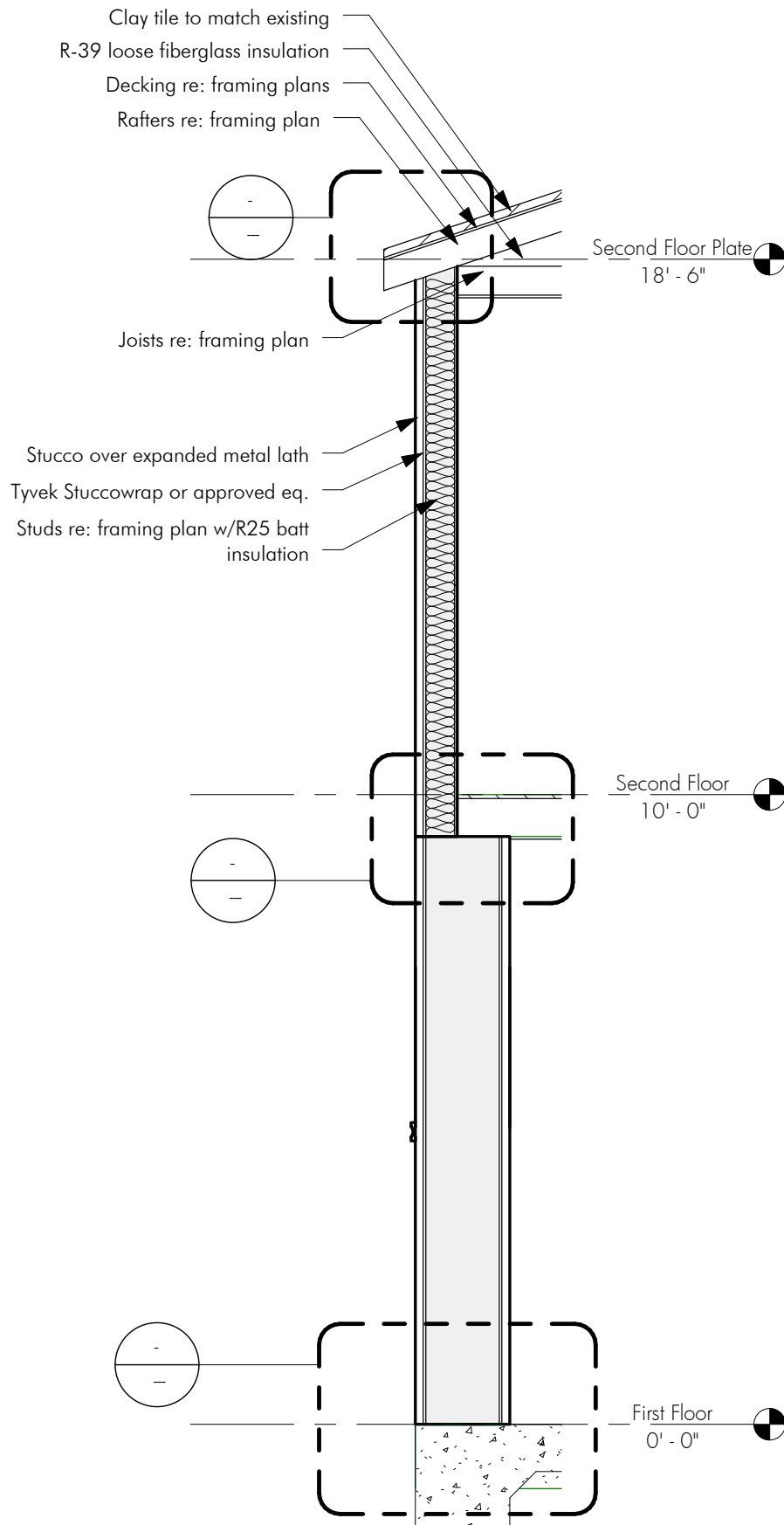


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General Notes & Schedules HP 401

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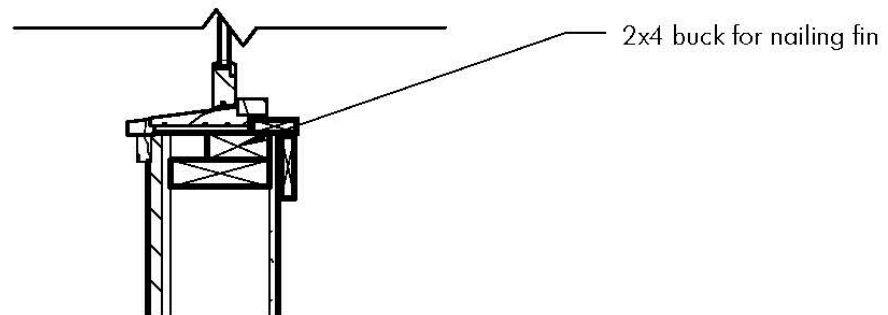
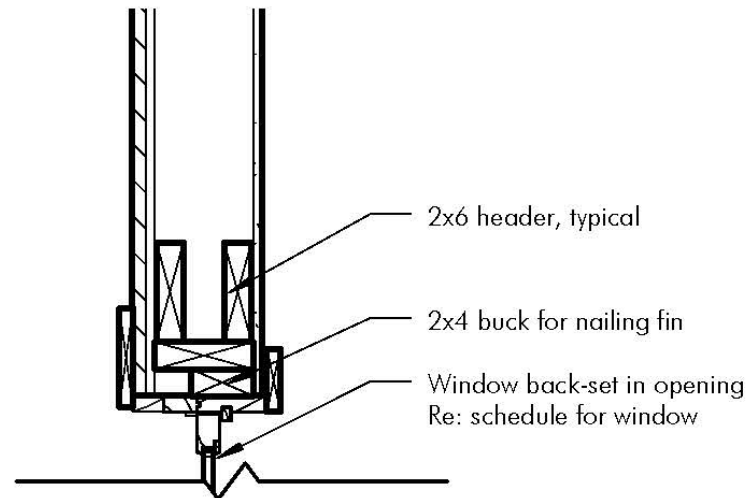
Section 1

SCALE: 3/8" = 1'-0"

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Wall Section HP 701

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Window Detail HP 702

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Perspectives HP 801
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REAR YARD



Rear of property, facing Hildebrand. Existing 6' wood fence



Rear of property, view from Hildebrand. Existing 6' wood fence

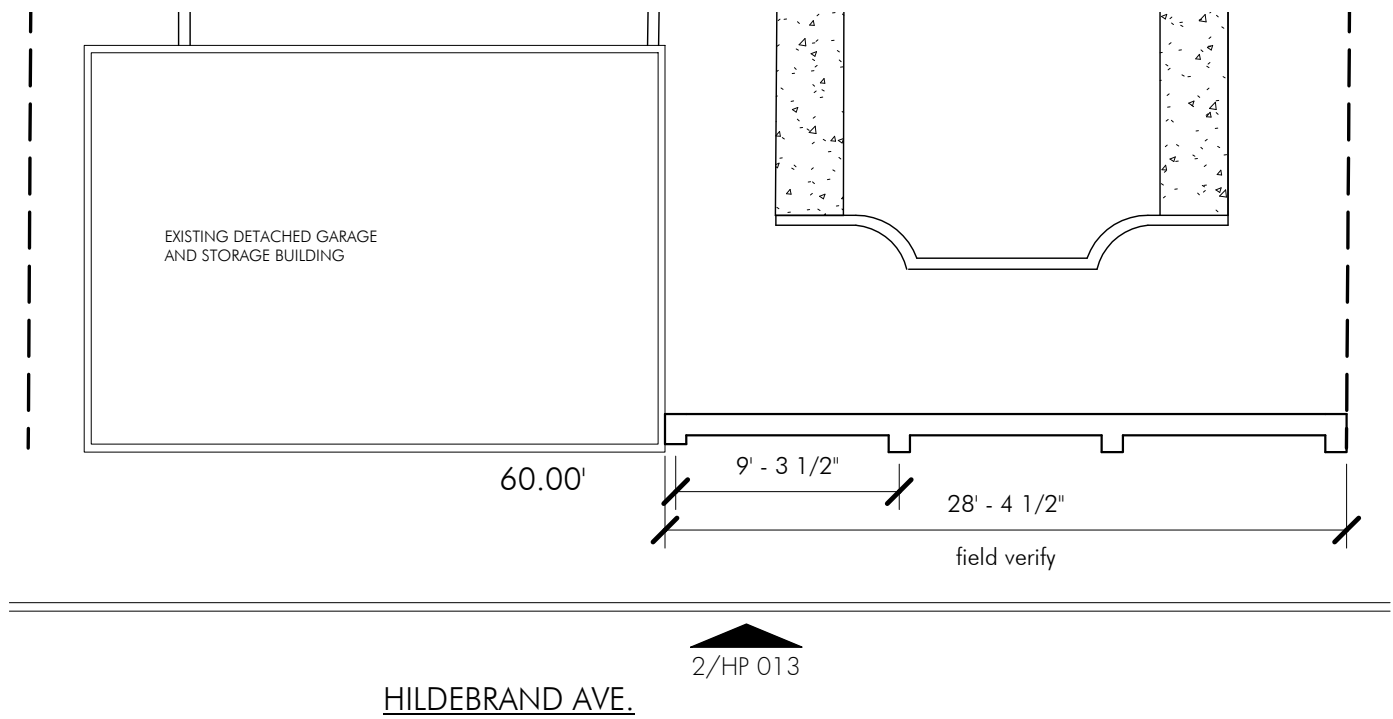


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Jay Loudon, TBAE 20100

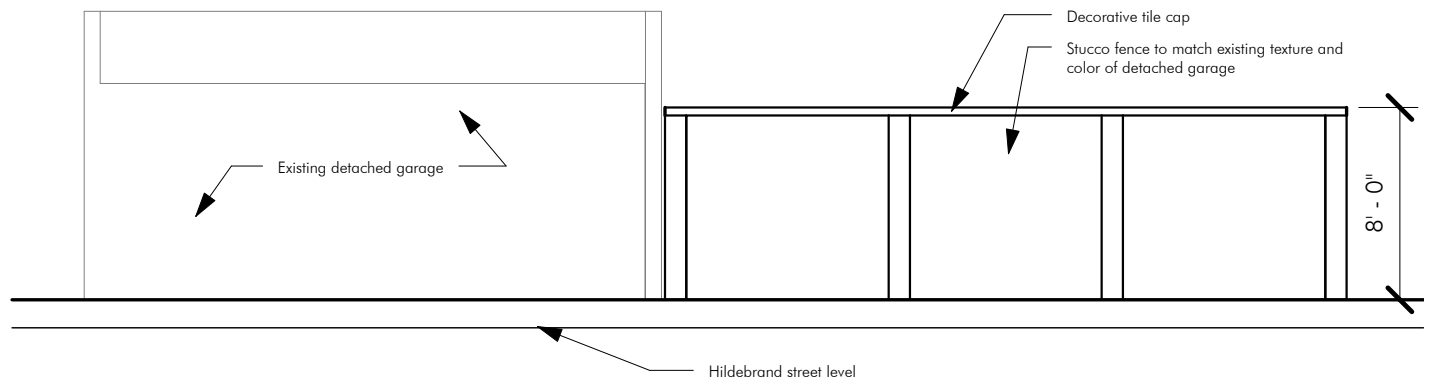
Rear Fence - Existing HP 012

Renovation & Addition



1 Rear Fence Plan

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



2 Rear Fence Elevation

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

For the fence:
 CMU with plaster - so depth of 8-5/8", with the pilasters being 16-5/8".
 Cap made of clay tiles from roof or red brick



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Rear Fence - Plan & Elevation HP 013

Renovation & Addition



Existing retaining wall and asphalt drive



Proposed new retaining wall at asphalt drive



10/19/2016

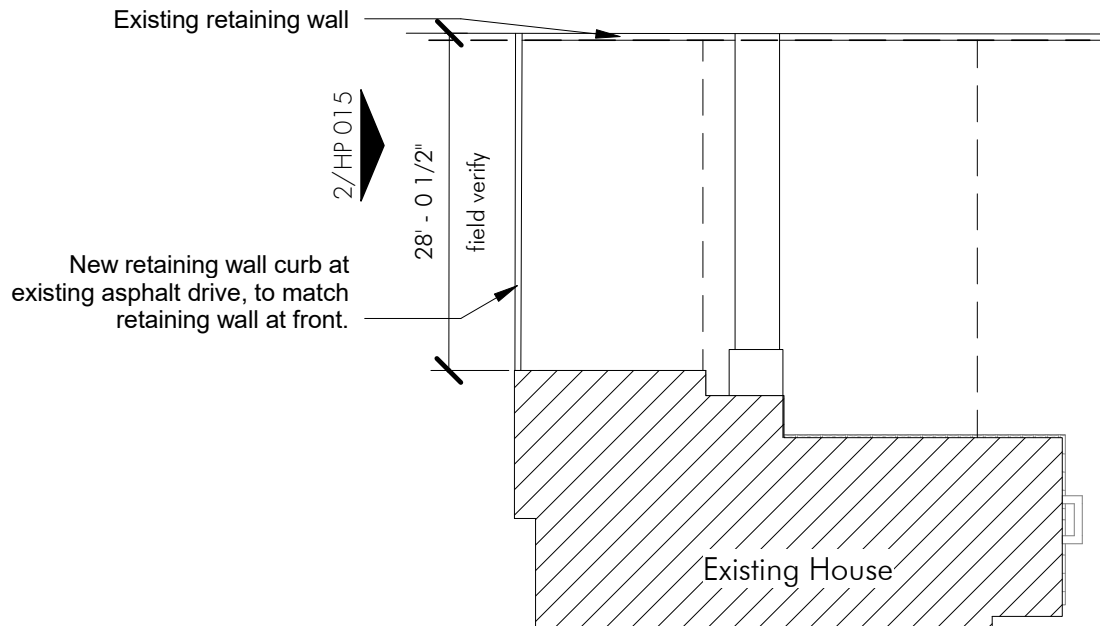
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Retaining Wall - Existing and Perspective

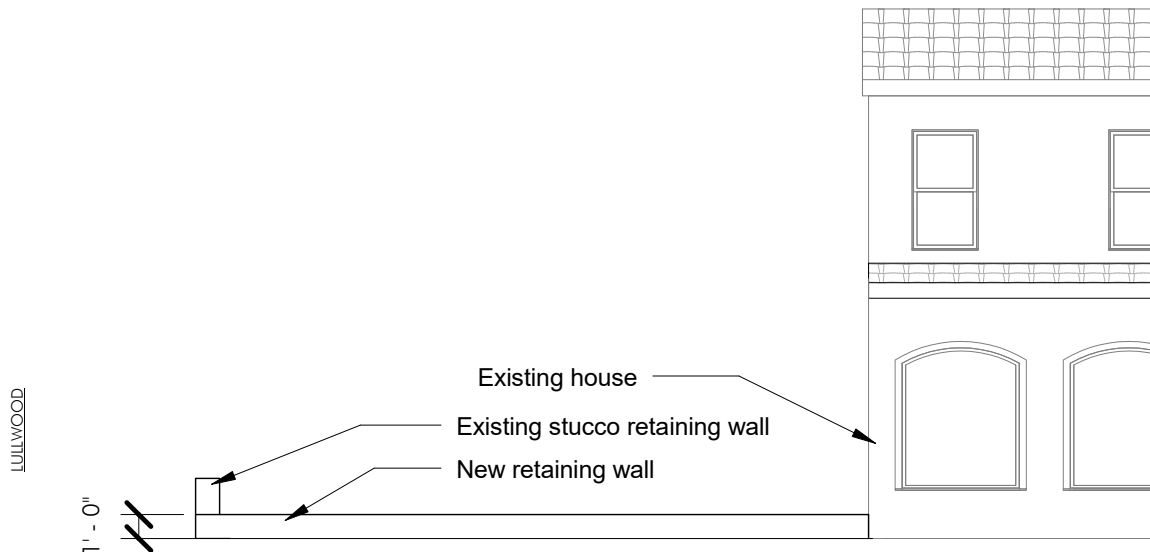
HP 014

Renovation & Addition

143 E. LULLWOOD AVE.



1 Retaining Wall Plan
SCALE: 1/16" = 1'-0"



2 Retaining Wall Elevation
SCALE: 1/8" = 1'-0"



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Retaining Wall - Plan & Elevation HP 015

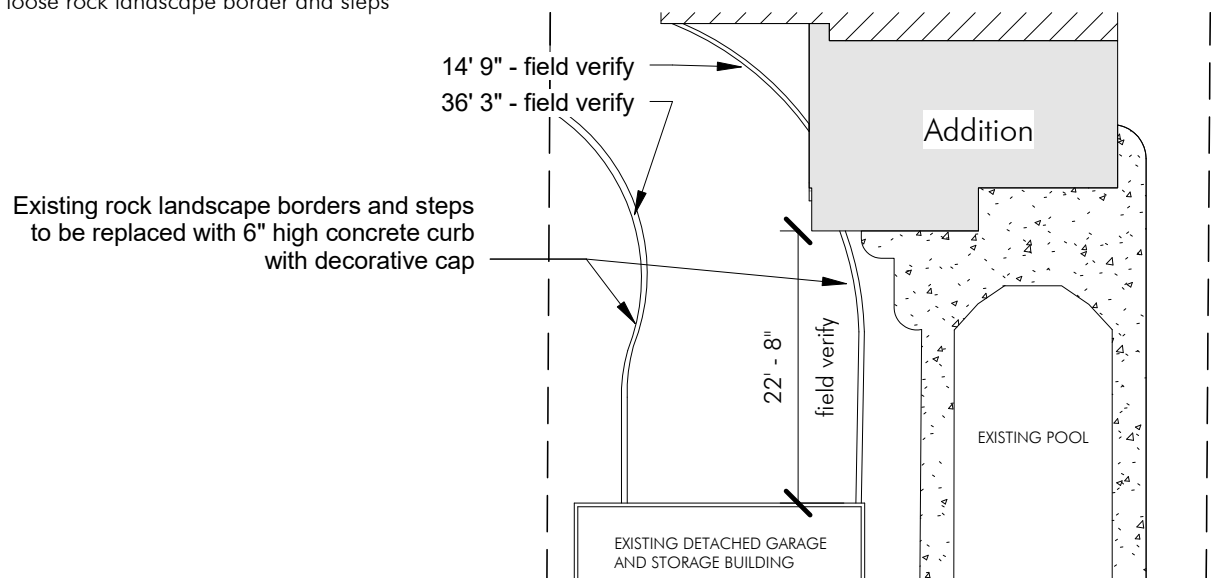
Renovation & Addition



Existing loose rock landscape border and steps



Existing loose rock landscape border and steps



1 Curb Plan
SCALE: 1/16" = 1'-0"



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Landscape Border Existing and New

HP 017

Renovation & Addition

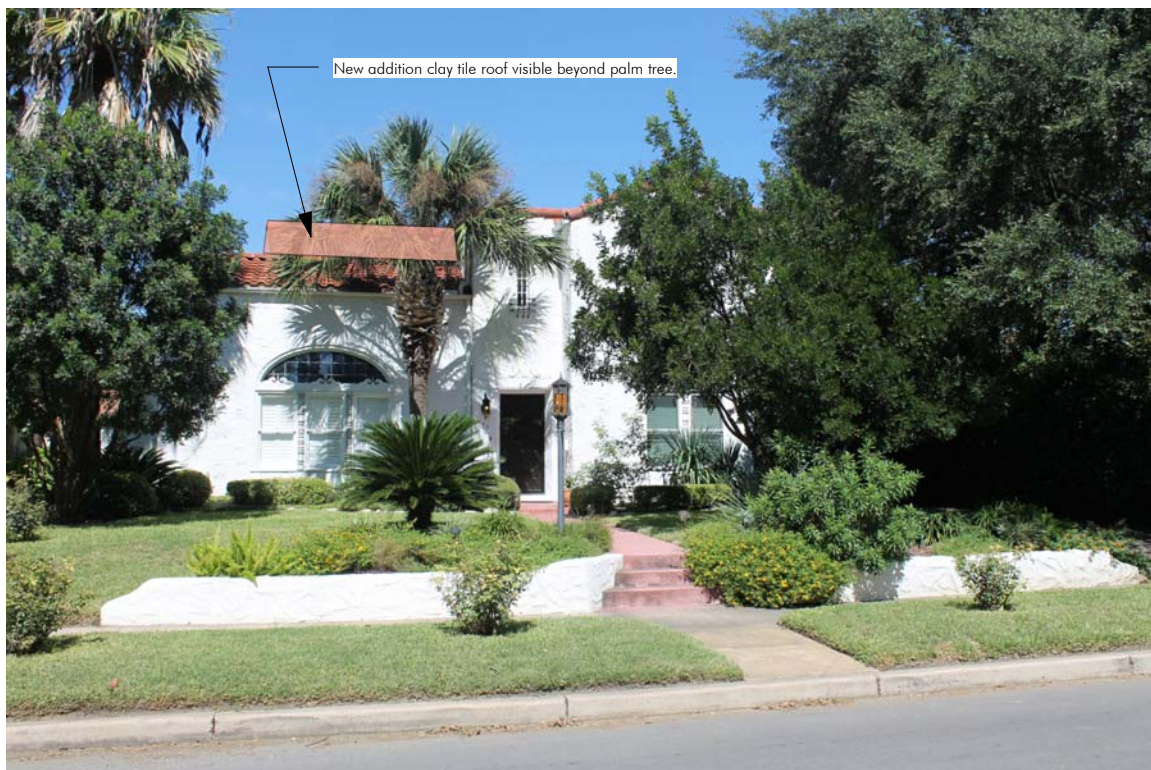
EXAMPLE OF SATILLO TILE TO CAP 6" CURB ALONG REAR DRIVEWAY



FRONT



Existing view from Lullwood of current roofline



New view from Lullwood of addition clay tile roof



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Perspective Point of View HP 802

Renovation & Addition



Existing view from Hildebrand of rear of property.



View of addition from Hildebrand at rear of property.



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Perspective Point of View HP 803

Renovation & Addition



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

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

DATE: 10/25/16 HDRC Case# 2016 - 124

ADDRESS: 143 E LULLWOOD Meeting Location: Pecan Room

APPLICANT: Jay Louden

DRC Members present: Evarino, Brittain

Staff present: Lauren Sage

Others present: n/a

REQUEST: Rear addition, retaining wall, 8' fence,
curbing

COMMENTS/CONCERNS: Evarino: seen from the street?

Noted can see existing addition from street.

KB: Asked about existing conditions along Hildebrand.

Asked about return and closing lot.

MG: Asked if it was previous drive-through
garage. Comment about having an offset btwn
fence and garage. Appropriate solution. Asked about
salvaging tile. KB: Simplify connection of wrought

IRON WORK.
COMMITTEE RECOMMENDATION: **APPROVE** ☒ **DISAPPROVE** ☐
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

10/25/16
Date