

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO: 2017-281
ADDRESS: 369 CLUB DR
LEGAL DESCRIPTION: NCB 6704 BLK 14 LOT 18
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Albert Davila, Jr.
OWNER: Albert Davila, Jr.
TYPE OF WORK: Installation of freestanding front yard trellis
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a front yard trellis in order to support an existing trumpet vine.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres 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 building and historic patterns.

FINDINGS:

- a. The primary structure located at 369 Club Dr is a 1-story single family home constructed in approximately 1940 in the Spanish Eclectic style. The home is a contributing structure in the Monticello Park Historic District. The applicant is requesting approval to construct a freestanding wooden front trellis structure to support existing trumpet vines.
- b. According to Guideline 7.A.i, new porch elements should not be added where not historically present. While the trellis is freestanding and not structurally affixed, it obscures the primary structure's historic elements, including stone façade and front window. Additionally, wood trellises are not historically common in front yards in Monticello Park Historic District, and are not historically characteristic of stone structures of this particular

building style. The placement, design, and materiality are not appropriate for the structure and staff does not find the proposal consistent with the Guidelines.

RECOMMENDATION:

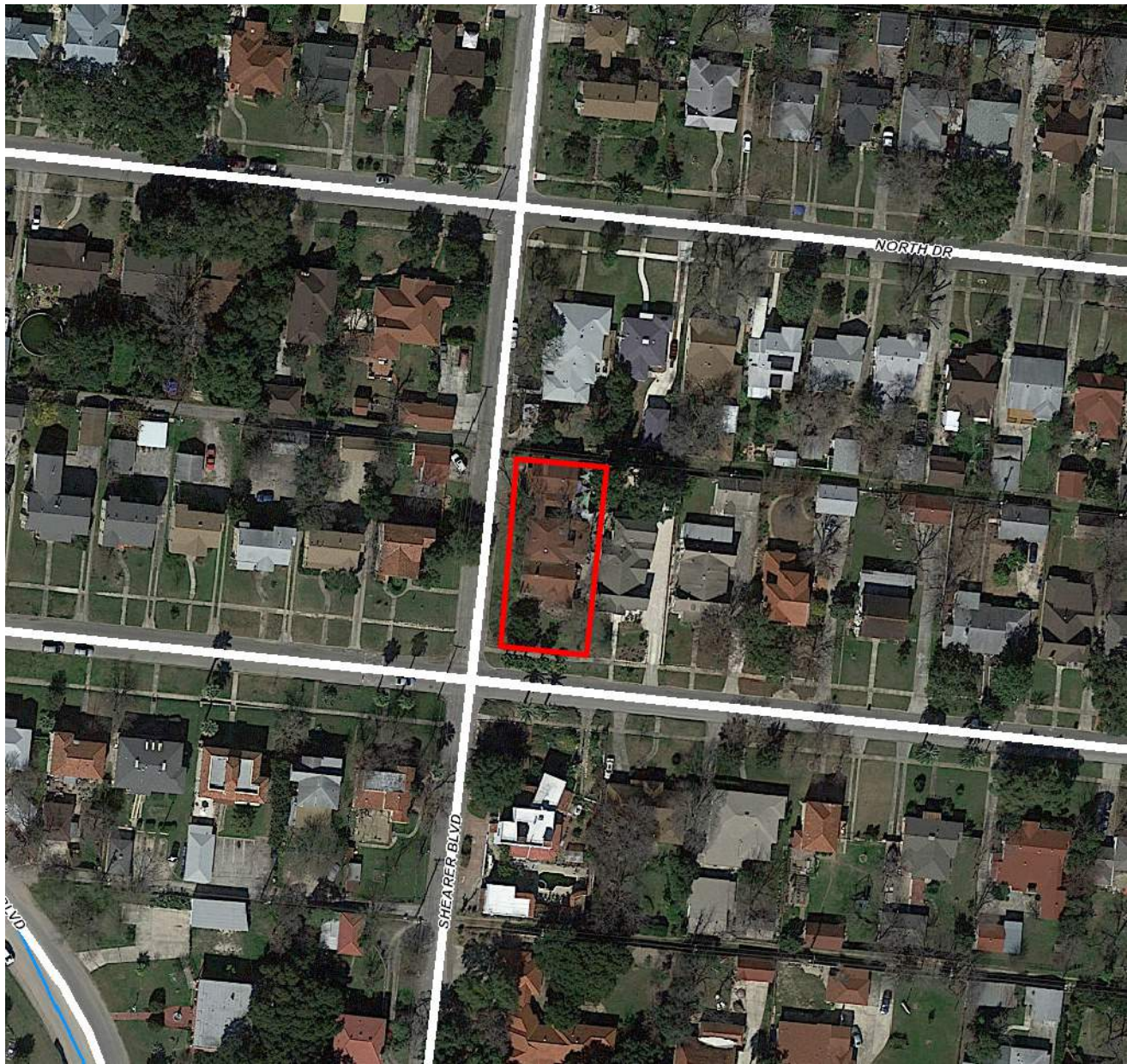
Staff does not recommend approval based on findings a through b.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant began work without approval. Post-work application fees have not been paid.



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 15, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



HISTORIC & DESIGN REVIEW COMMISSION

RE: 369 CLUB DR

MONTICELLO PARK HISTORIC DISTRICT

PROP OWNER: ALBERT DAVILA, JR

DESCRIPTION OF PROJECT:

A trellis to support a 30+year old trumpet vine that has grown too heavy and fallen off the roofline at the house front.

Structure is wood. Dimensions are 6.5'x 20' & consist of 8ft tall 4x4 posts, 2x6 frame and 1x4 cross supports. All of the trellis' exposed areas to be wrapped in barn wood.

Trellis is free standing, positioned at the right front of the house situated over an existing cobbled patio-type area that we typically ignore.

HISTORIC & DESIGN REVIEW COMMISSION

RE: 369 CLUB DR

MONTICELLO PARK HISTORIC DISTRICT

PROP OWNER: ALBERT DAVILA, JR

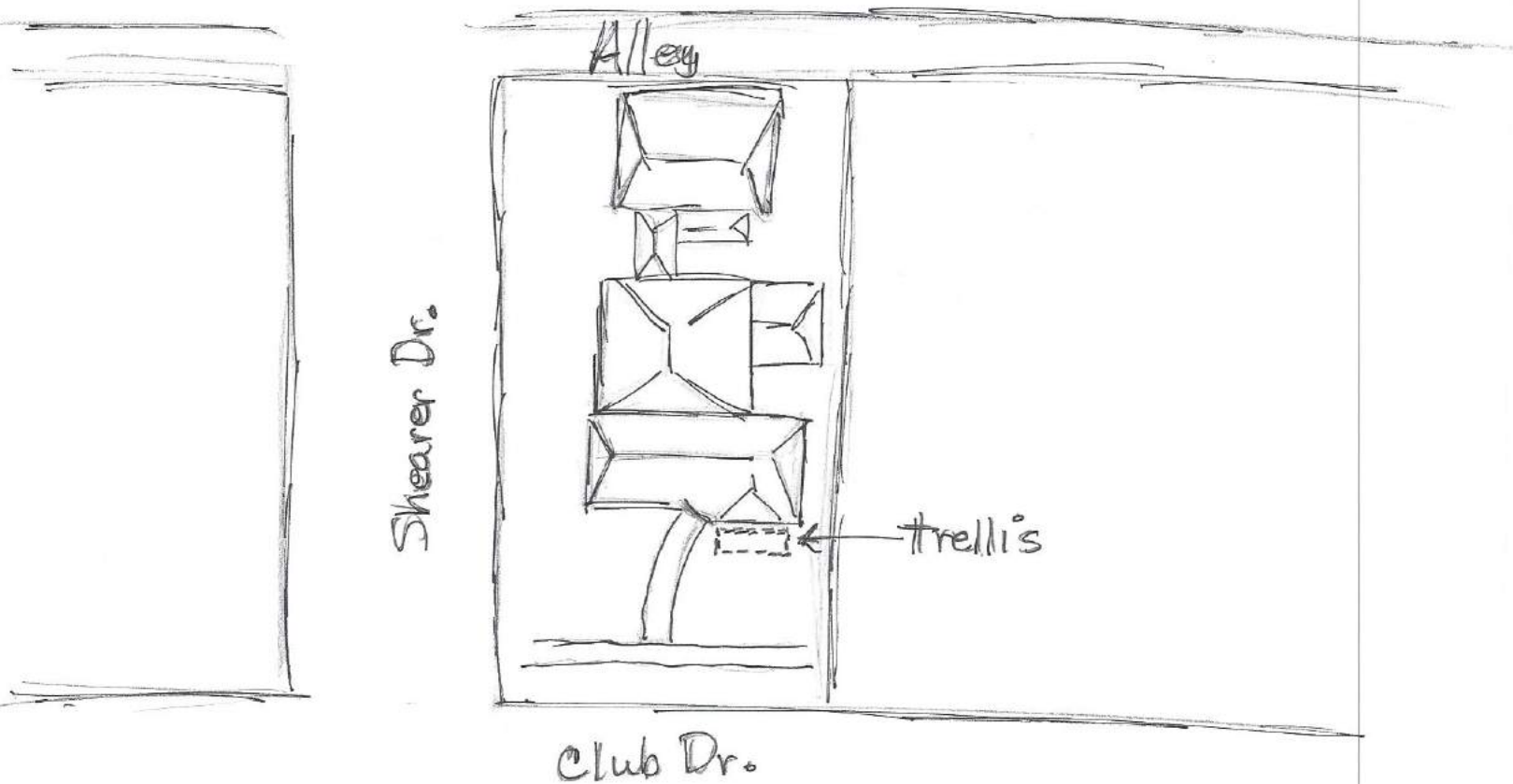
NARRATIVE:

I have a trumpet vine that has been growing on my home for at least 30 years. The oldest vine grows on the front of the house up to and on the roofline. Recently it fell off the roof line - I assume from the weight. I didn't want to kill and remove the vine and was advised that reattaching it to the structure of the house would be damaging to my roof and exterior of the home.

Rather I thought building a trellis to provide support for the vine was a better plan. The trellis needs to be in the proximity of where the vine is already established and growing - which is to the right of the entrance of my home. I have positioned it exactly in front of the location where it fell and it is free-standing situated over an existing cobbled patio-type area that has planters lined up at the outer rim.

The structure is wood and a common example of trellis design. Dimensions are 6.5'x 20' & consist of 4 ea. 8ft tall 4"x4" posts, 12 ea. 2"x6" frame and 6 ea. 1"x4" cross supports. All of the trellis' exposed areas are to be wrapped in barn wood.

369 Club - trellis



369 Club Dr - trellis

