

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

HDRC CASE NO: 2017-603
ADDRESS: 230 W LYNWOOD
LEGAL DESCRIPTION: NCB 6384 BLK 4 LOT 6,7, 8, 9 & 10
ZONING: R-5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Nate Manfred/French & Michigan
OWNER: Claire O'Malley
TYPE OF WORK: Retaining wall modifications
APPLICATION RECEIVED: November 14, 2017
60-DAY REVIEW: January 13, 2018
REQUEST:

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

1. Remove an existing stone retaining wall, soil bed, and concrete curb along the rear alley.
2. Install a new brick retaining wall along the rear alley. The retaining wall will measure approximately 5'-8" in height and will be topped by a six (6'-0") foot double wythe brick privacy wall.

APPLICABLE CITATIONS:

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining

wall systems, concrete block, vinyl fencing, or chain link fencing.

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.

FINDINGS:

- a. The primary structure located at 230 W Lynwood is a 2-story single family home constructed in 1938 in the Colonial Revival style. The home was designed by architect Fred Gaubatz and constructed by builder C. L. Browning. The home is contributing to the Monte Vista Historic District. The property also contains a 2-story rear accessory structure, formerly a carriage house, also constructed circa 1938. The structure is contributing to the district. The property also contains a 1-story cabana constructed more recently.
- b. RETAINING WALL REMOVAL – The applicant has proposed to remove an existing stone retaining wall fronting the rear alley. The stone is constructed of limestone and is topped with a chain link fence. The proposal also includes removing an existing soil bed and concrete curb along the rear alley. The soil bed and concrete curb appear to have been installed within the past few years by Transportation and Capital Improvements (TCI), based on Google Street View images of the alley. The soil bed and concrete curb design are continuous through this portion of the alleyway and consistent for all of the rear property lines. The existing retaining walls on each property vary in size and design. Staff finds the removal of the existing stone wall acceptable, but finds that the existing soil bed and concrete curb should remain to retain the continuous infrastructure of the alleyway.
- c. NEW RETAINING WALL – The applicant has proposed to install a new retaining wall constructed of brick and concrete masonry units. The exposed portion of the wall on both sides will be brick to match the brick similarly used in other areas of the property. According to the Historic Design Guidelines and UDC Section 35-514, the height and material are consistent and appropriate given the existing typography.

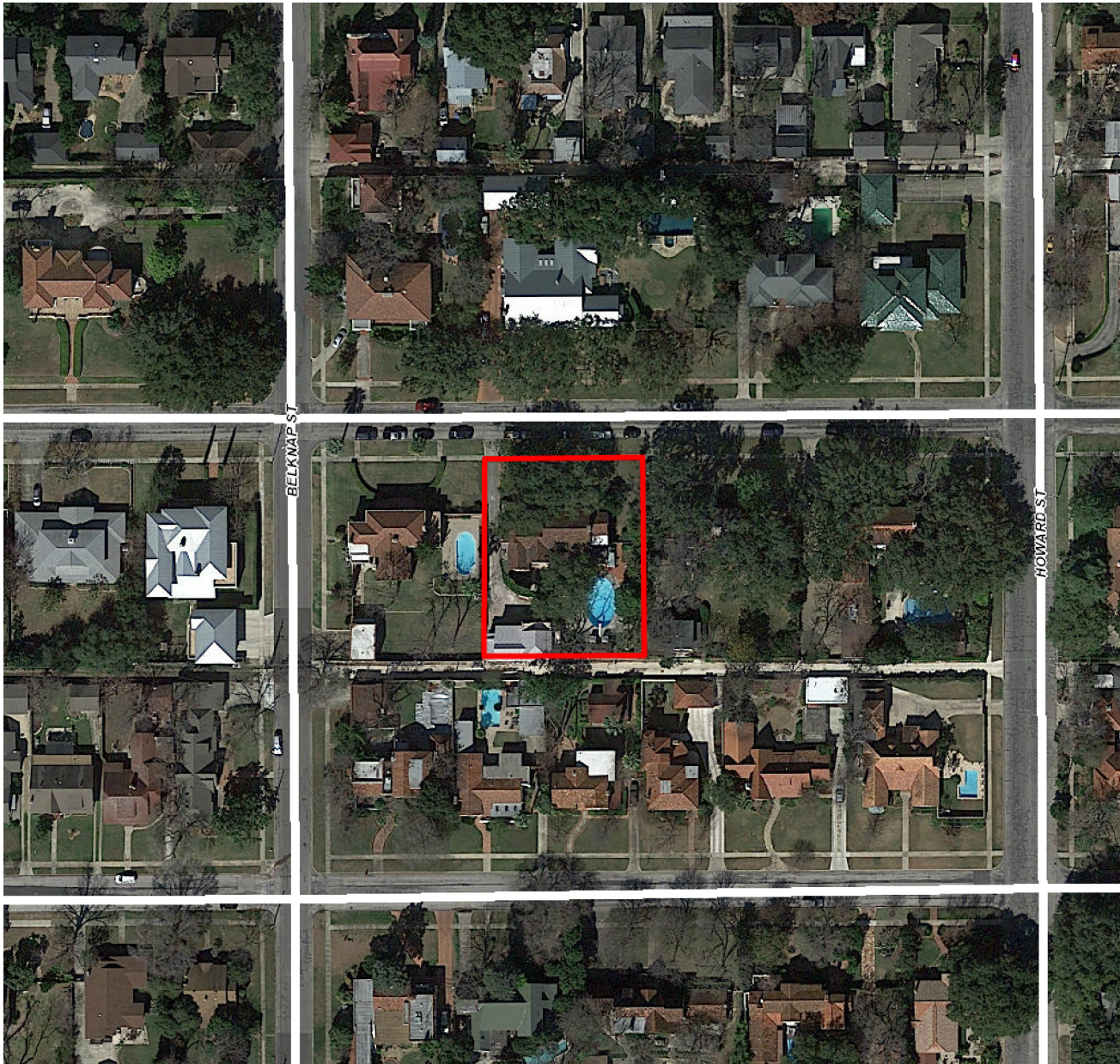
RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulations:

- i. That the applicant retains the existing curb and soil bed along the alley. The applicant should verify with Transportation and Capital Improvements (TCI) whether or not this portion is in the public right-of-way and if it can be removed.
- ii. That the fence is a maximum of six (6) feet above grade. 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.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 28, 2017

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230 West Lynwood Project Description

The request for approval is to remove an existing concrete curb, an existing stone retaining wall at the back of the property along the alley, and some portions of chain link fencing. All items removed will be replaced with new material as described below.

The 20" concrete curb was built a few years ago and the area between the curb and stone retaining wall was filled with dirt. This dirt has retained water, which in turn is effecting the structural integrity of the wall material and the grout joints.

A structural engineer was brought out to review the current quality of the wall and he stated that there are two issues. One, the lower portion of the wall is constantly wet because it is immersed in the soil. Two the grout strength is too high for the wall so large portions of the stone are cracking out from the wall. In his opinion the structural integrity of the retaining wall is greatly compromised.

We propose to remove the tall concrete curb and the stone retaining wall. The curb will not be replaced, but the stone wall will be replaced with a new reinforced C.M.U. retaining wall with a brick face on the alley side.

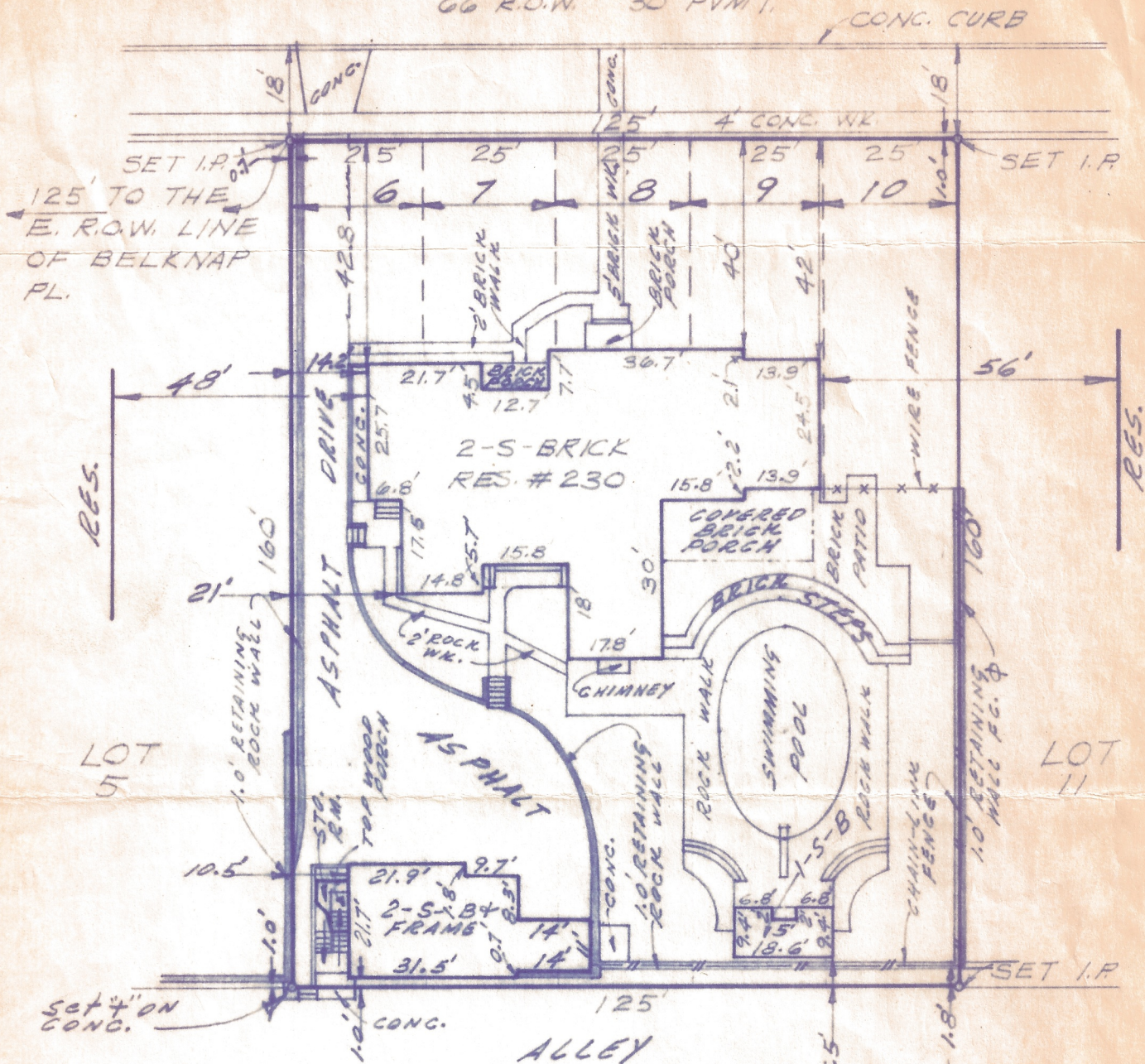
On top of the new retaining wall we propose to replace an existing chain link fence with a new, double wythe, six foot tall brick fence.

We also plan to replace a section of chain link fencing on the west side yard facing the street with a new six foot tall brick fence.

The proposed new brick retaining wall and brick fencing will match the rest of the brick walls on the property.

SURVEYED FOR
HARRISON OPPENHEIMER

LYNWOOD AVE.
66' R.O.W. 30' PVMT.



PLAT SHOWING:
LOTS 6, 7, 8, 9 & 10,
BLK. 4, N.C.B. 6384

SCALE: 1"=30'

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey made on the ground by men working under my supervision and that there are no encroachments or easements on said property except as shown hereon.

ARANDA & KURZ, INC.
ENGINEERING - SURVEYING
503 So. Main
San Antonio, Texas



Aranda & Kurz, Inc.
Reg. Public Surveyor

DEED REFERENCE: _____

Vol. _____ Pg. _____ Job No.: 73-1840 Date: SEPT. 26, 1973

230 West Lynwood

Replacement Alley Side Retaining Wall & New Brick Fence



Front of House



Side of House

230 West Lynwood



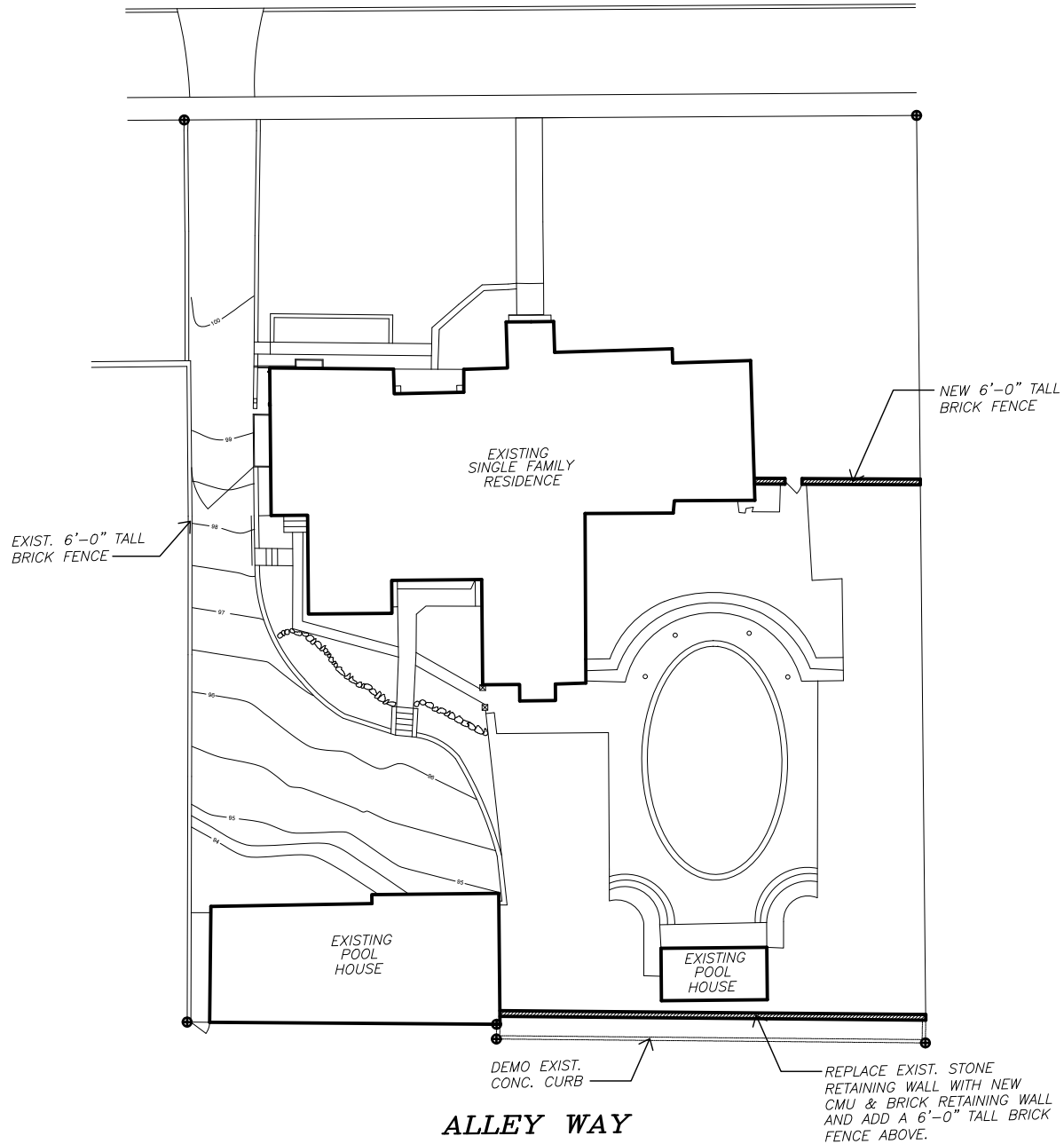
Existing Alley Retaining Wall Behind Property



Existing Alley Retaining Wall Behind Property



W. LYNWOOD AVE.

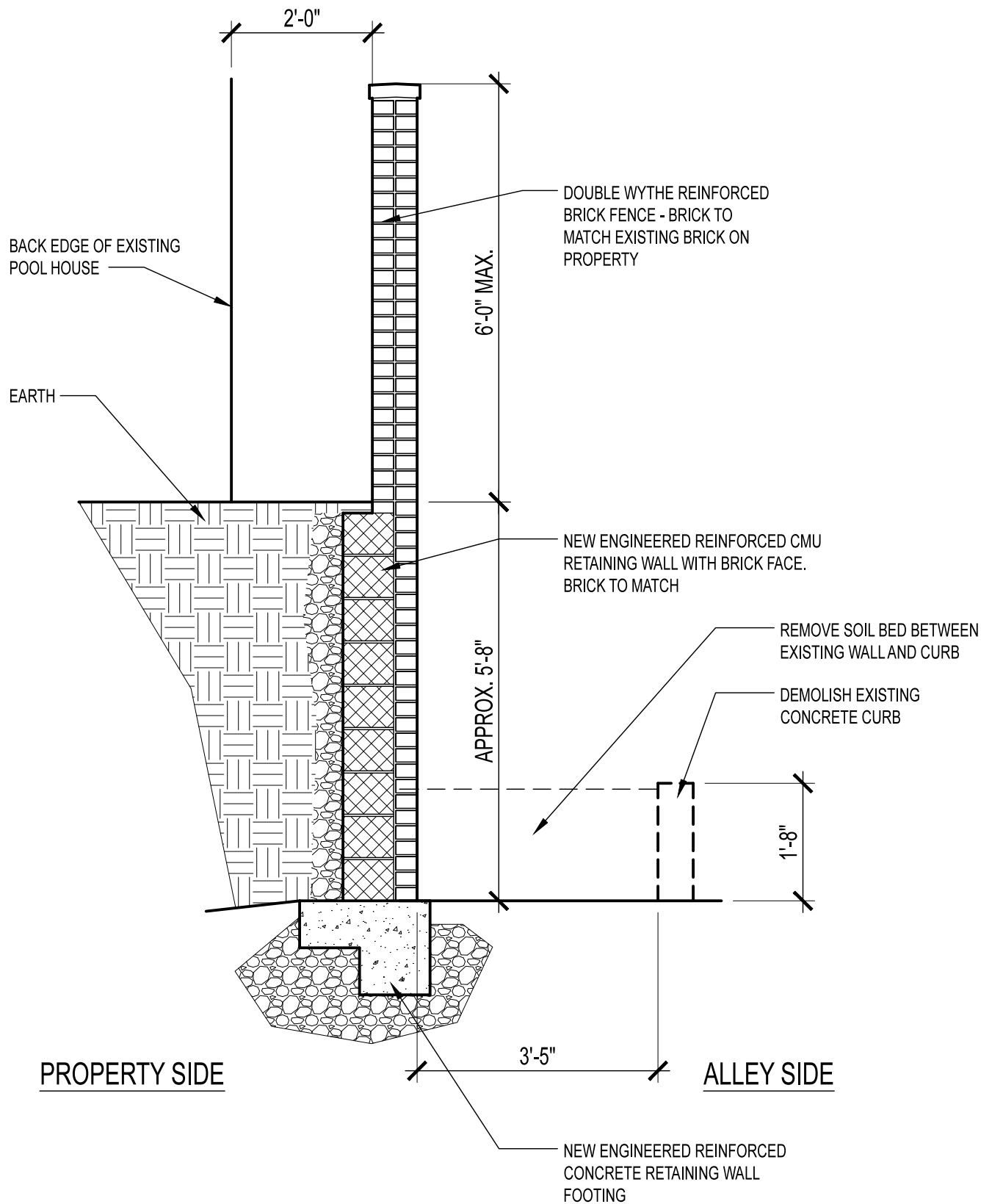


1 - SITE PLAN: 230 WEST LYNWOOD

SCALE: 1" = 30'-0"



NORTH



1 - NEW RETAINING WALL & BRICK FENCE SECTION: 230 WEST LYNWOOD

SCALE: 1/2" = 1'-0"