

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

HDRC CASE NO: 2019-141
ADDRESS: 110 E HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6388 BLK 8 LOT 65, 66 & 67
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Ramon Torres
OWNER: James Graybill
TYPE OF WORK: Exterior modifications
APPLICATION RECEIVED: March 15, 2019
60-DAY REVIEW: May 14, 2019
CASE MANAGER: Adam Rajper

REQUEST:

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

1. Remove an original window on the side (east) elevation of the primary structure and relocate it to the rear.
2. Install a pair of French doors in place of the removed original window on the side elevation of the primary structure.
3. Construct a patio on the east side of the primary structure. The patio will include a rear privacy wall that is approximately 8 ½ feet in height and includes a gas fireplace.
4. Construct 4 foot wrought iron fence to enclose the front and side of the patio.
5. Add pavers to the existing concrete ribbon driveway.
6. Install two air conditioning units in the front yard.

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.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view

using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

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.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

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.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

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.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

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.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.

ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

FINDINGS:

- a. The primary structure at 110 E Hollywood is a two-story single-family residence constructed in 1922 by Rogers-Hill Co. in the Colonial Revival style. The structure features a gable roof, brick chimney, and front porch with Classical detailing. The home is contributing to the Monte Vista Historic District.
- b. FENESTRATION MODIFICATIONS – The applicant has proposed to remove an original window on the side (east) elevation of the primary structure and relocate it to the rear. The applicant proposes to install a pair of French doors in place of the removed original window. According to Guideline 6.A.i for Exterior Maintenance and Alterations, original window openings should be preserved. Staff finds the relocation of the original window to the rear elevation generally

appropriate. However, staff finds that the width of the window opening should be retained. Staff recommends that a new wood door be installed that maintains this width.

- c. **PATIO AND PRIVACY WALL** – The applicant has proposed to construct a patio on the east side of the primary structure. The applicant has also proposed to construct a rear privacy wall along the side property line and between the property line and the primary structure. The privacy wall will be approximately 8 ½ feet in height and include a gas fireplace in the patio area. According to the UDC, privacy walls that separate two residential properties cannot exceed six feet in height. Staff finds that the proposed height for the privacy wall is inconsistent with the UDC. Staff also finds that the applicant should submit specifications for the patio floor, privacy wall, and fireplace to staff for review, as these have not been received.
- d. **FENCE** – The applicant has proposed to install a 4 foot wrought iron fence to enclose the front and side of the patio. The fence will be visible from the street. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, character, and materials. The height should also be limited to a maximum of four feet. In the surrounding vicinity and within the Monte Vista Historic District, typical fence types for Colonial Revival style homes are vertical wood pickets and wrought iron. Staff finds that the proposed wrought iron fence is consistent with the Guidelines.
- e. **DRIVEWAY PAVERS** – The applicant has proposed to add pavers to the existing concrete ribbon driveway. The applicant has not indicated the material or location of the pavers. According to the Historic Design Guidelines for Site Elements, hardscaping should follow traditional patterns and locations in the district and historic driveways should be preserved. Staff finds that the existing driveway should be preserved and pavers should be placed between the existing concrete ribbons in order to ensure that the original driveway configuration continues to visually read.
- f. **AIR CONDITIONING UNITS** – The applicant has proposed to install two air conditioning units in the front yard. Staff finds that the air conditioning units should not be visible from the public right-of-way and should be relocated to the rear.

RECOMMENDATION:

Item 1, Staff recommends approval of the window removal and relocation based on finding b.

Item 2, Staff recommends approval of the door installation based on finding b with the following stipulations:

- i. That the new door maintain the width of the existing opening.
- ii. That the new door be made of wood and feature a design that is appropriate for the style of the home. The applicant is required to submit a door specification to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 3, Staff recommends approval of the patio and rear privacy wall based on finding c with the following stipulations:

- i. That the privacy wall be a maximum of six feet in height. The final construction height of an approved privacy wall 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.
- ii. That the applicant submit specification for the patio floor, privacy wall, and fireplace to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 4, Staff recommends approval of the wrought iron fence based on finding d with the following stipulation:

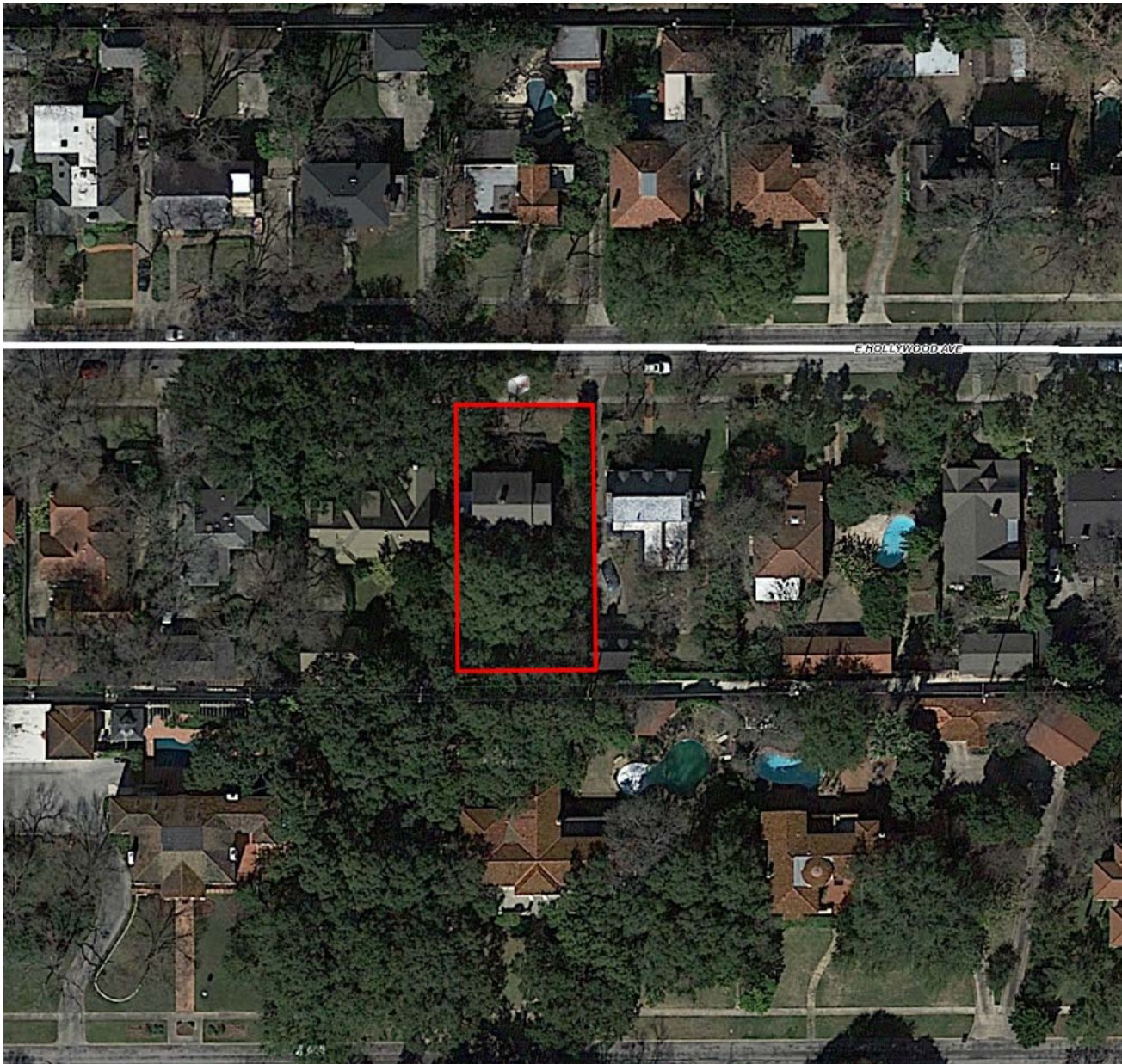
- i. That the fence be a maximum of four feet in height. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 5, Staff recommends approval of the driveway pavers based on finding e with the following stipulations:

- i. That the applicant place the pavers between the existing concrete ribbons.
- ii. That the applicant submit specification for the pavers to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 6, Staff recommends approval of the two air conditioning units based on finding f with the following stipulations:

- i. That the air conditioning units be relocated to the rear.
- ii. That the applicant submit an updated site plan reflecting this change to staff for review and approval prior to receiving a Certificate of Appropriateness.



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2019

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110 East
Hollywood Avenue

W Hollywood Ave

E Hollywood Ave

E Hollywood Ave

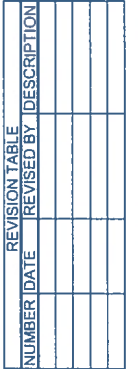


110 East
Hollywood Avenue

E Hollywood Ave

E Hollywood Ave





110 E. HOLLYWOOD AVE.
SAN ANTONIO, TEXAS 78212

REMODELING & ADDITION SITE PLAN & SCHEDULES

PRIVATE RESIDENCE

TE:

6/19

ALE:

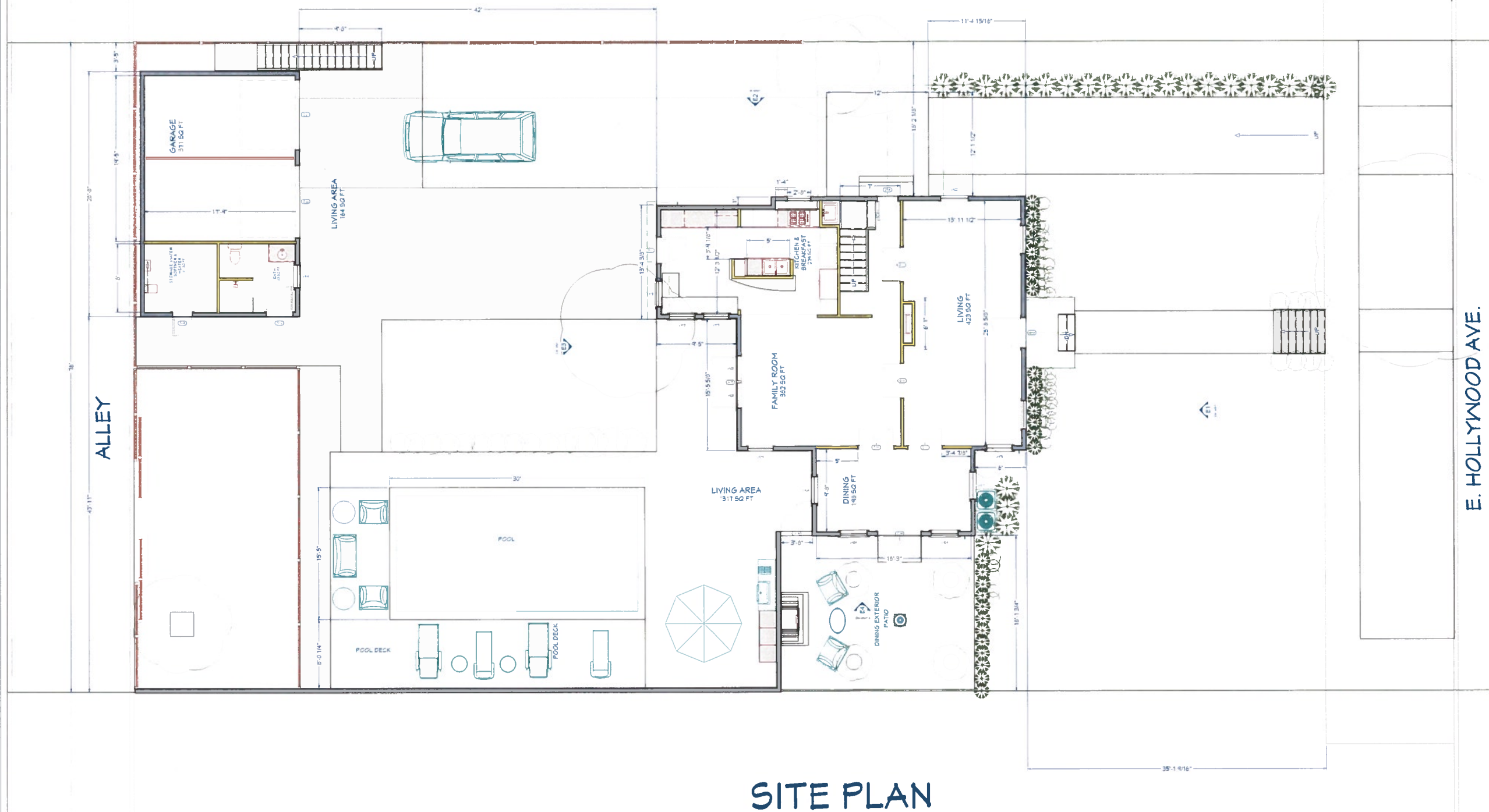
In. = 1 Ft.

EET:

P-1

RANDOM SCHEDULE													
NUMBER	TABLE	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	REMARKS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
M01	1545FX	1	2	1545FX	12"	50"	13-55 1/2"		FIXED GLASS	26X612 (2)			
M02	2645D4	1	2	2645D4	24"	48"	33-74 1/2"		DOUBLE HUNG	26X36 (2)			
M03	2645D4	1	2	2645D4	24"	48"	33-74 1/2"		DOUBLE HUNG	26X36 (2)			
M04	2645D4	1	2	2645D4	32"	48"	33-74 1/2"		DOUBLE HUNG	26X36 (2)			
M05	2645D4	1	2	2645D4	32"	48"	33-74 1/2"		DOUBLE HUNG	26X36 (2)			
M06	2645D4	1	2	2645D4	32"	48"	33-74 1/2"		DOUBLE HUNG	26X36 (2)			
M07	2645D4	1	2	2645D4	32"	48"	33-74 1/2"		DOUBLE HUNG	26X36 (2)			
M08	2645D4	1	2	2645D4	32"	48"	33-74 1/2"		DOUBLE HUNG	26X36 (2)			
M09	2645D4	1	2	2645D4	32"	48"	33-74 1/2"		DOUBLE HUNG	26X36 (2)			
M10	3045FX	1	2	3045FX	36"	48"	37-84 1/2"		FIXED GLASS	26X62 1/2			
M11	3045D4	1	2	3045D4	36"	60"	37-84 1/2"		DOUBLE HUNG	26X62 1/2			
M12	3050D4	1	2	3050D4	36"	60"	37-86 1/2"		DOUBLE HUNG	26X64 1/2			
M13	3050FX	5	2	3050FX	36"	60"	37-86 1/2"		FIXED GLASS	26X64 1/2			
M14	3210D4	1	2	3210D4	36"	72"	37-91 1/2"		DOUBLE HUNG	26X67 1/2			
M15	3210FX	1	2	3210FX	36"	72"	37-91 1/2"		FIXED GLASS	26X67 1/2			
M16	3650FX	6	2	3650FX	30"	60"	37-86 1/2"		FIXED GLASS	26X64 1/2			
M17	3740FX	1	2	3740FX	36"	48"	38-74 1/2"		FIXED GLASS	26X62 1/2			
M18	3330D4	1	2	3330D4	36"	72"	42-35 1/2"		DOUBLE HUNG	26X64 1/2			
M19	3360D4	2	2	3360D4	36"	72"	42-35 1/2"		DOUBLE HUNG	26X64 1/2			
M20	3460D4	3	1	3460D4	36"	72"	41-75 1/2"		DOUBLE HUNG	26X64 1/2			
M21	3612	2	1	3612FX	36"	72"	36-17 1/2 X 12 1/2"		FIXED GLASS	26X62 1/2 (2)			
M22	3650FX	3	2	3650FX	30"	60"	37-86 1/2"		FIXED GLASS	26X64 1/2		ANDERSEN	
M23	3355FX	3	2	3355FX	34"	60"	40-62 1/2"		FIXED GLASS	26X62 1/2			

DOOR SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	DEPTH	HEIGHT	WDO	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	2255	1	2	2255 R LN	26"	80"	28'52 1/2"	HINGED DOOR #1	2255X26 (2)	1 3/8"			
D02	2255	1	2	2255 R LN	26"	80"	27'42 1/2"	HINGED DOOR #2	2255X26 (2)	1 3/8"			
D03	2255	1	2	2255 R LN	26"	80"	22'52 1/2"	HINGED DOOR #3	2255X26 (2)	1 3/8"			
D04	2265	1	1	2265 R EX	32"	111"	27'42 1/2"	EXT HINGED DOOR #21	2265X32 (2)	1 3/4"			
D05	2265	1	1	2265 R EX	32"	111"	27'42 1/2"	EXT HINGED PANEL	2265X32 (2)	1 3/4"			
D06	2265	1	1	2265 L	30"	80"	62'52 1/2"	POCKET DOOR PM	2265X26 (2)	1 3/8"			
D07	2265	1	2	2265 L	30"	80"	62'52 1/2"	POCKET DOOR PM	2265X26 (2)	1 3/8"			
D08	2265	1	2	2265 L LN	30"	80"	62'52 1/2"	HINGED DOOR #4	2265X30 (2)	1 3/8"			
D09	2265	1	2	2265 L EX	32"	80"	34'53"	EXT HINGED DOOR #21	2265X32 (2)	1 3/4"			
D10	2265	1	2	2265 L LN	31 1/16"	80"	33 1/16"X62 1/2"	HINGED DOOR #5	2265X30 1/16" (2)	1 3/8"			
D11	3065	1	1	3065 R EX	36"	80"	30'53"	EXT HINGED GLASS PANEL	2265X36 (2)	1 3/4"			
D12	3065	1	1	3065 R EX	36"	80"	30'53"	EXT HINGED DOOR #21	2265X36 (2)	1 3/4"			
D13	3065	1	1	3065 R EX	42"	80"	34'53"	EXT HINGED GLASS PANEL	2265X42 (2)	1 3/4"			
D14	3065	1	1	3065 R EX	42 1/8"	80"	34 1/8"X101 1/2"	HINGED HEIGHT REN DATA (ARCHED)	2265X42 1/8" (2)	1 3/4"			
D15	3065	1	1	3065 R EX	60"	80"	62'53"	EXT DOUBLE HINGED GLASS PANEL	2265X60 (2)	1 3/4"			
D16	4265	4	1	4265 L R LN	48"	80"	30'52 1/2"	DOUBLE HINGED DOOR #6	2285X48 (2)	1 3/8"			
D17	4265	2	1	4265 L R LN	48"	80"	30'52 1/2"	DOUBLE HINGED DOOR #6	2285X48 (2)	1 3/8"			
D18	5065	2	1	5065 R LN	60"	80"	62'52 1/2"	SLIDER DOOR #4	2285X60 (2)	1 3/8"			
D19	6065	6	1	6065 L R EX	72"	80"	34'53"	EXT DOUBLE HINGED GLASS PANEL	2210X72 (2)	1 3/4"			
D20	6065	2	1	6065 L R LN	60"	80"	34'53"	EXT DOUBLE HINGED GLASS PANEL	2210X60 (2)	1 3/4"			
D21	6165	1	1	6165	47"	111"	40'50"	GARAGE PANEL	221X105 (2)	1 3/4"			
D22	6265	1	1	6265	101"	111"	125'50"	GARAGE PANEL	221X109 (2)	1 3/4"			
D23	6265	1	1	6265 L R LN	60"	80"	31'10"X62 1/2"	2-1/2" SLIDER DOOR #4	2210X60 (2)	1 3/4"			
D24	6265	1	2	6265 R LN	60"	80"	30'52 1/2"	HINGED DOOR #4	2265X60 (2)	1 3/8"			

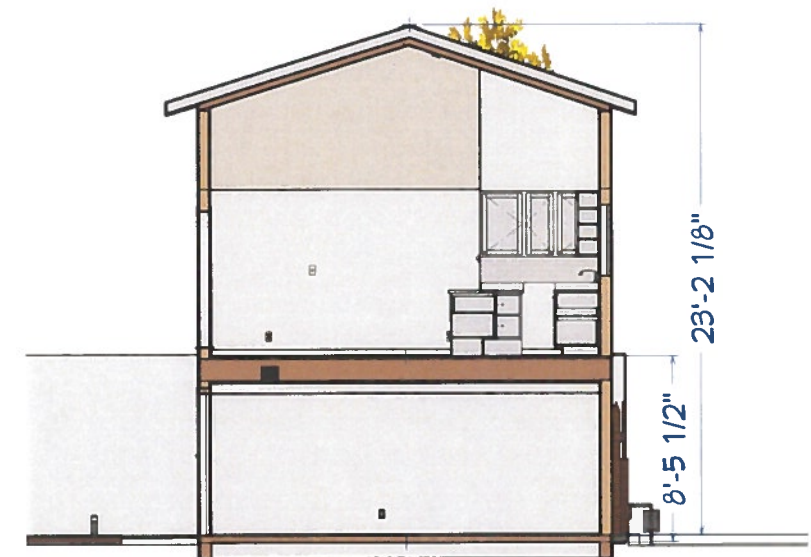


SITE PLAN



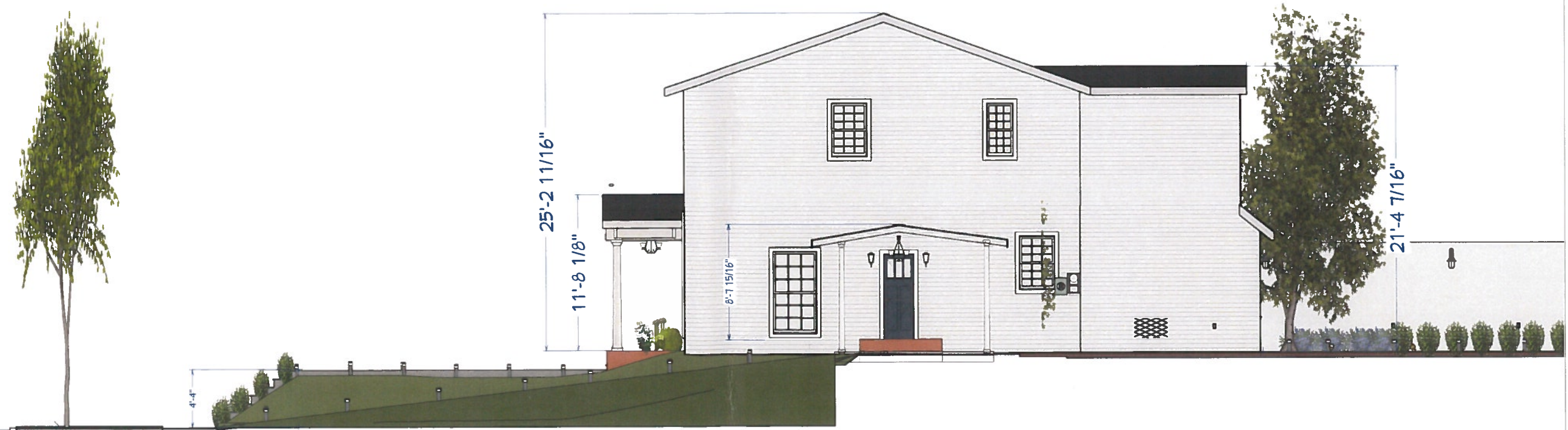
Elevation 1

FRONT



Elevation 2

CASITA



Elevation 2

RIGHT

ELEVATIONS



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

110 E. HOLLYWOOD AVE.
SAN ANTONIO, TEXAS 78212

RESIDENCE REMODELING
& ADDITION
ELEVATIONS

DRAWINGS PROVIDED BY:
PRIVATE RESIDENCE

DATE:

3/5/19

SCALE:

N/A.

SHEET:

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REVISION TABLE	
NUMBER	DESCRIPTION

110 E. HOLLYWOOD AVE.
SAN ANTONIO, TEXAS 78212

RESIDENCE REMODELING
& ADDITION
FRONT HOUSE
ELEVATION

DRAWINGS PROVIDED BY:
PRIVATE RESIDENCE

DATE:

3/5/19

SCALE:

N/A.

SHEET:

P-9



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

110 E. HOLLYWOOD AVE.
SAN ANTONIO, TEXAS 78212

RESIDENCE REMODELING
& ADDITION
BACK HOUSE ELEVATION

DRAWINGS PROVIDED BY:
PRIVATE RESIDENCE

DATE:

3/5/19

SCALE:

N/A.

SHEET:

P-8



