

# HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

**HDRC CASE NO:** 2020-184  
**ADDRESS:** 228 W LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6533 BLK 13 LOT 35, AND 36  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** David Reyes  
**OWNER:** David Reyes  
**TYPE OF WORK:** Front walkway modifications  
**APPLICATION RECEIVED:** April 14, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing front flagstone walkway to extend straight from the front patio to the sidewalk.

## APPLICABLE CITATIONS:

*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.

### 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.

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

#### 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 primary historic structure located at 228 W Lullwood is a 1-story residential structure constructed circa 1925 in the Tudor Revival style. The structure features a textured stucco façade, decorative half timbering, a prominent stone chimney, and wood window screens. The structure is contributing to the Monte Vista Historic District.
- b. WALKWAY - The applicant has proposed to modify the existing front flagstone walkway. The walkway currently extends from the front door and curves to meet the driveway. The applicant has requested to remove the walkway and install a new flagstone walkway leading directly from the front door to the existing concrete sidewalk. According to the Historic Design Guidelines, the historic alignment, configuration, and width of sidewalks should be followed. Staff generally finds the proposal appropriate based on the existing context the immediate vicinity, which features homes of a similar style with walkways leading directly to from the front door to the sidewalk as the predominant development pattern.

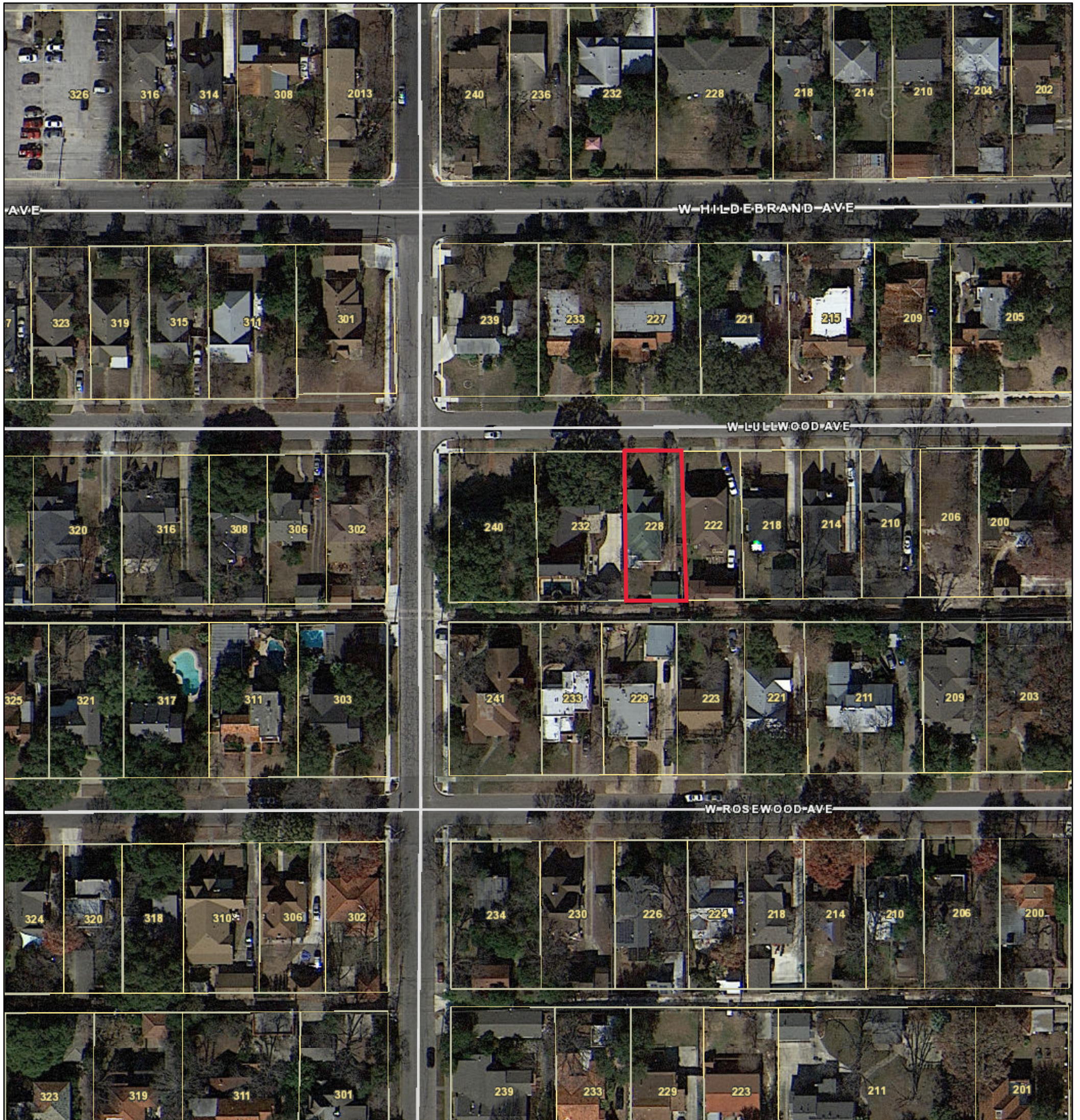
### RECOMMENDATION:

Staff recommends approval based on findings a though b with the following stipulations:

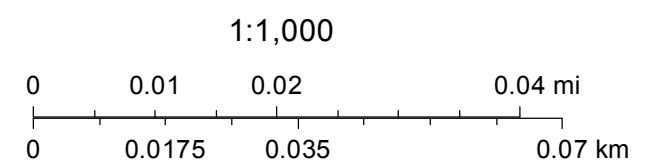
- i. That the applicant submits a final material specification and drawing to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The walkway should be a maximum width of 3 feet. Staff recommends that the applicant make every effort to salvage and reuse the existing flagstone in the new walkway configuration.



# City of San Antonio One Stop



May 13, 2020







228 W Lullwood  
Current view



228 W Lullwood

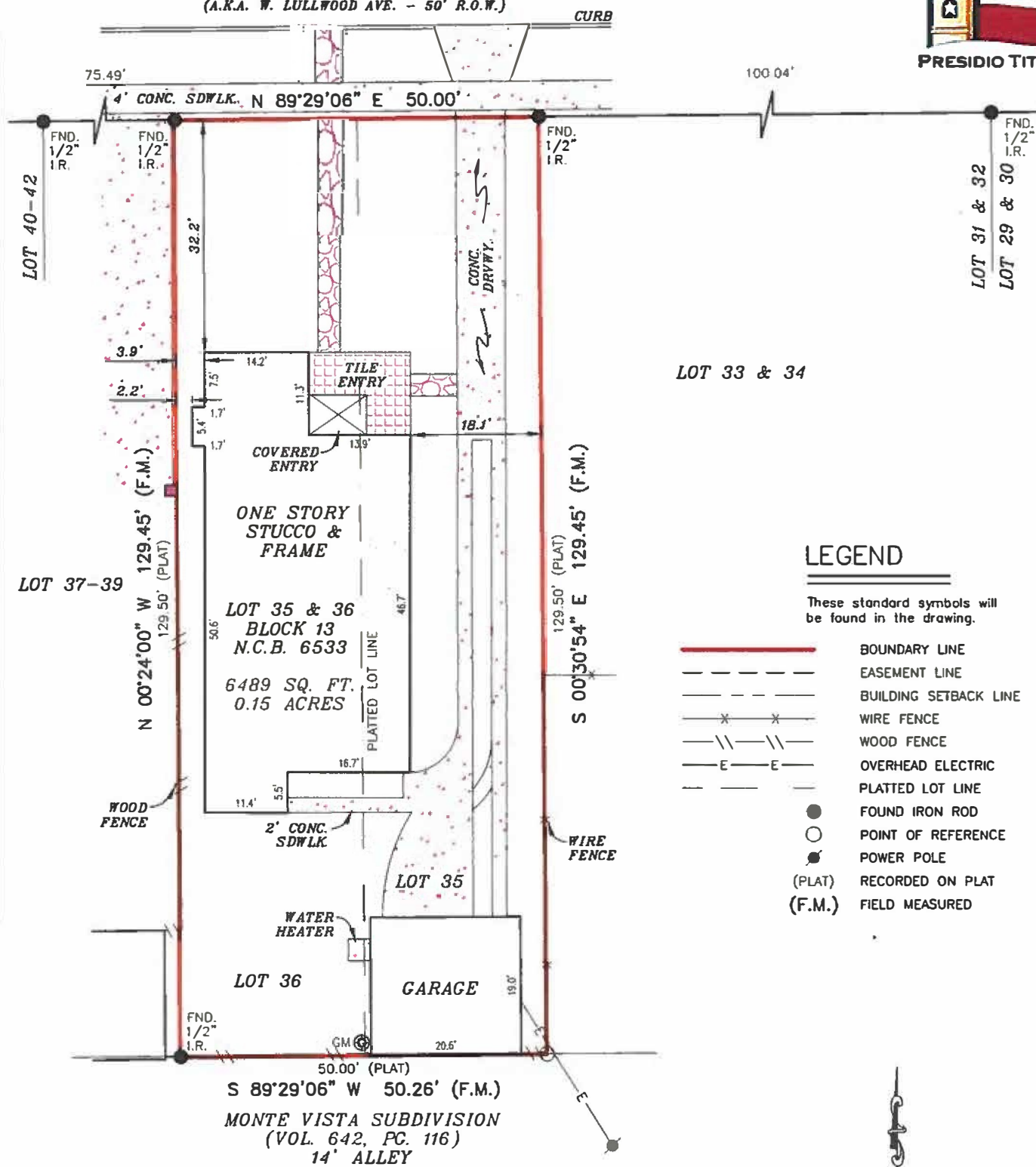
Current view of existing walkway

Future walkway will use existing materials + similar to match (Oklahoma Flagstone)



# PROPOSED SITE PLAN

LULLWOOD AVENUE  
(A.K.A. W. LULLWOOD AVE. - 50' R.O.W.)



## LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	WIRE FENCE
	WOOD FENCE
	OVERHEAD ELECTRIC
	PLATTED LOT LINE
	FOUND IRON ROD
	POINT OF REFERENCE
	POWER POLE
(PLAT)	RECORDED ON PLAT
(F.M.)	FIELD MEASURED

## GRAPHIC SCALE



### Surveyor's Note:

Basis of Bearing, Volume 9609, Page 38 Deed & Plat Records of Bexar County, Texas.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48029C 0405 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PRESIDIO TITLE LLC and SENTE MORTGAGE INC.

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: IAN EDWARD AVERY AND MEGAN JENNIFER LAWLESS

Address: 228 W. LULLWOOD AVE. GF No. 1-13255

### Legal Description of the Land:

Lot 35 & 36, Block 13, New City Block 6533, Greenwood Village Monte Vista, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 642, Page 284, Deed and Plat Records of Bexar County, Texas.

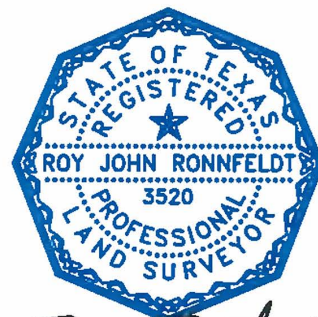
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



## FINAL "AS-BUILT" SURVEY

JOB NO.:	1304014392	NO.	REVISION	DATE
DATE:	04/10/13			
DRAWN BY:	MN/AV			
APPROVED BY:	RJR			



Roy John Ronnfeldt  
ROY JOHN RONNFELDT R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520



**AMERISURVEYORS LLC**  
20179 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78238  
Phone: (214) 367-2280 Fax: (214) 323-7643



150 E Lullwood Ave  
Similar Flagstone Walkway  
Extends to sidewalk/curb





126 E Lullwood Ave  
Similar Flagstone Walkway  
Extends straight to sidewalk/curb





112 E Lullwood Ave  
Similar Flagstone Walkway  
Extends straight to sidewalk/curb





130 W Lullwood Ave  
Similar Flagstone Walkway  
Extends straight to sidewalk/curb





240 W Lullwood  
Extends straight to sidewalk/curb





232 W Lullwood  
Extends straight to sidewalk/curb





227 W Lullwood  
Extends straight to sidewalk/curb