

# HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

**HDRC CASE NO:** 2021-282  
**ADDRESS:** 242 W LYNWOOD  
**LEGAL DESCRIPTION:** NCB 6384 BLK 4 LOT 1,2, 3, 4 & 5  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Ryan Reed/REED ELIZABETH V & RYAN  
**OWNER:** Ryan Reed/REED ELIZABETH V & RYAN  
**TYPE OF WORK:** Installation of awnings  
**APPLICATION RECEIVED:** June 01, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to install fabric awnings at the rear of structure. One awning will be installed on the second story rear porch and four awnings will be installed above doorways on the rear of the structure.

## 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.

### 11. Canopies and Awnings

#### A. MAINTENANCE (PRESERVATION)

i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

**B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**

i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.

ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

**FINDINGS:**

- a. The primary structure located at 242 W Lynwood is a 2-story residential structure constructed circa 1920 in the Spanish Eclectic style with Neoclassical influences. The home features a brick façade with cast concrete quoins, a prominent front entry with a Spanish Colonial Mission influenced cast and carved stone design, and a clay tile roof. The structure is contributing to the Monte Vista Historic District. The property includes a 2-story rear accessory structure along Belknap that is also contributing to the district.
- b. **AWNINGS** – The applicant is requesting approval to install five awnings to the rear of the house. Each will be canvas, Chive color, chosen to match the Sherwin Williams Roycroft Bronze Green color used on the shutters and painted exterior doors. The structural supports will be the lowest profile metal supports possible, painted Sherwin Williams Caviar to match the other metalwork present on the house. One shed awning will cover a 6'x15' patio off of the rear second story, with an intent to shade the interior and prevent rain from penetrating the original patio door. Four dome awnings will be installed over each set of wood French doors at the rear. The awnings will feature a straight edge instead of the scalloped edge shown in the submitted renderings. Per the Guidelines, canopies and awnings should be added based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. When new porch elements are added, original architectural details should not be obscured by any screening or materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. The submitted awnings will not negatively impact the historic structure, are minimally visible due to their location, and are fully reversible. Staff finds the request appropriate based on the site and design-specific conditions.

**RECOMMENDATION:**

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

- i. That the awnings be installed in a manner that is fully reversible. Any structural elements should be affixed via supports in mortar joints versus masonry.
- ii. That the applicant submits a detail drawing for the metal support elements to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

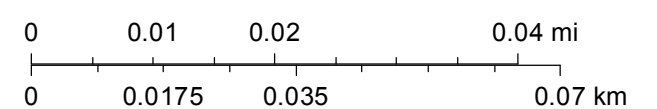


# City of San Antonio One Stop



July 1, 2021

1:1,000







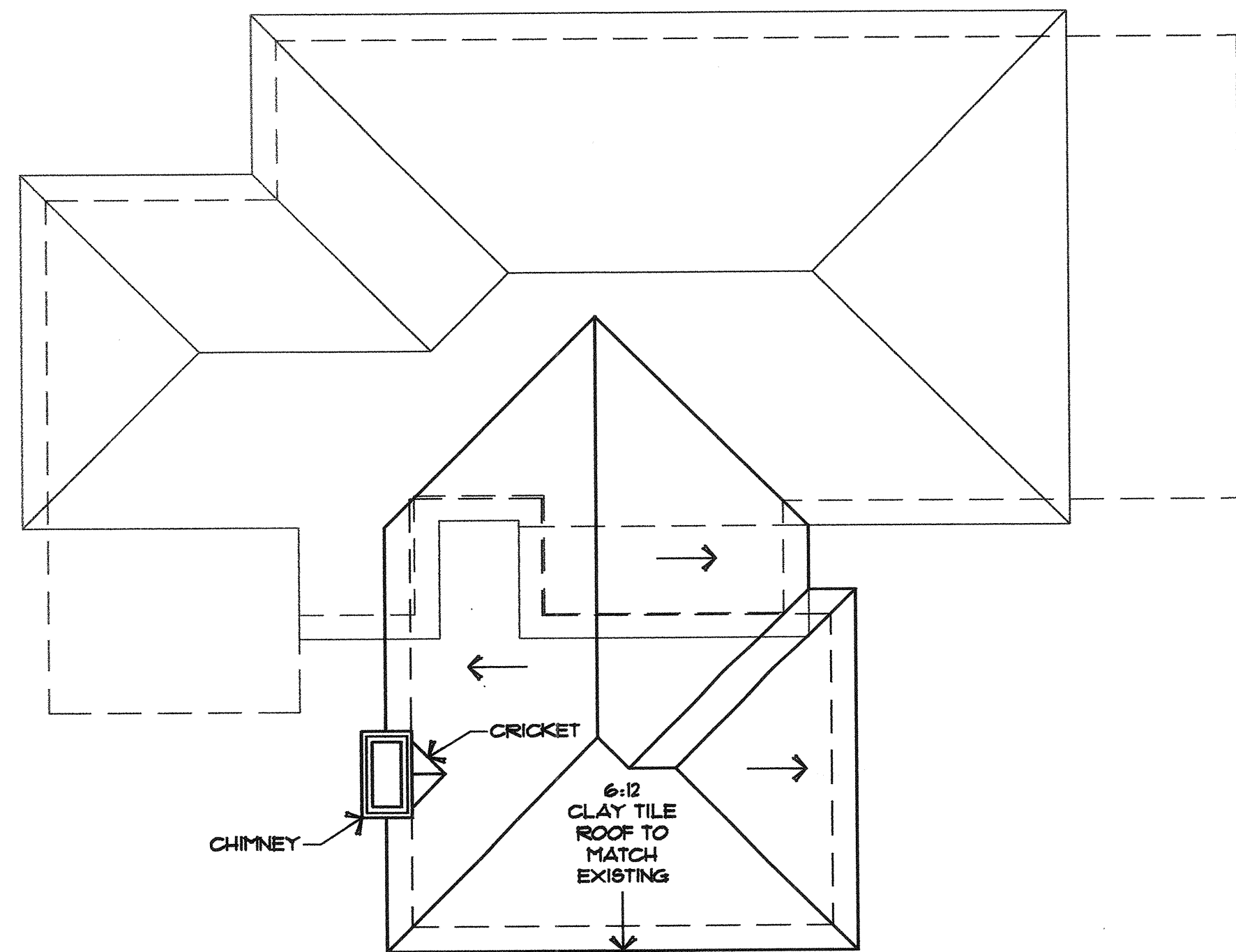










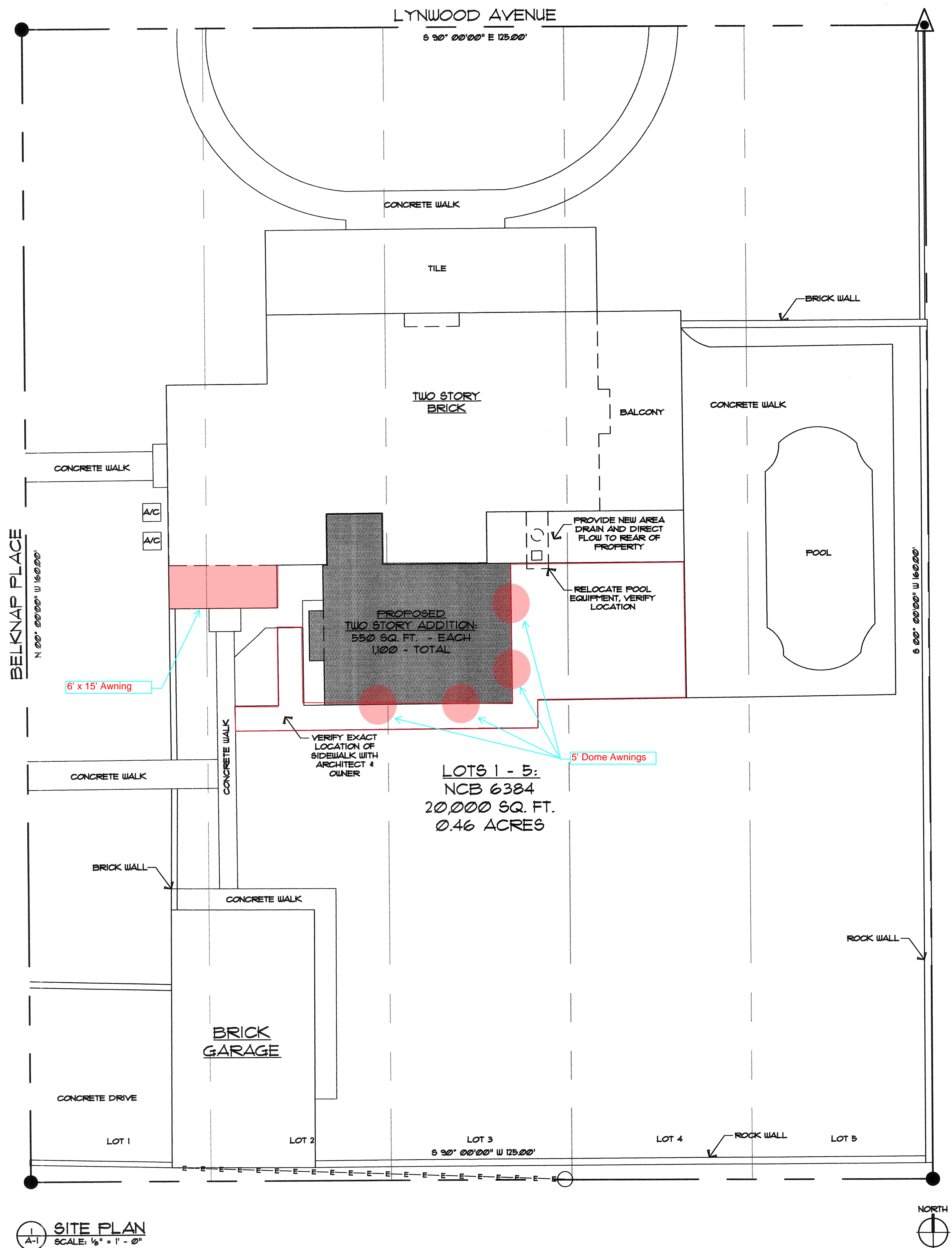


2  
A-1  
ROOF PLAN  
SCALE: 1/8" = 1' - 0"



#### GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO DEMOLITION.
2. LIMITS OF EXCAVATION FOR NEW ADDITION TO BE RESTRICTED TO THE LEAST AMOUNT OF AREA, AS NOT TO DISTURB THE HOUSE AND OTHER SITE FEATURES NOT INCLUDED IN THIS PROJECT'S SCOPE OF WORK.
3. SALVAGE ALL MATERIAL AS REQUESTED BY OWNER.
4. OWNER TO PROVIDE CONTRACTOR W/ STRUCTURAL DRAWINGS OF NEW FOUNDATION, DETAILS, BEAM SIZES, AND CONNECTION DETAILS OF NEW TO EXISTING. THE STRUCTURAL INFORMATION IN THESE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
5. PROVIDE PROPER DEBRIS AND DUST BARRIERS DURING CONSTRUCTION TO MINIMIZE AREAS NOT INCLUDED IN EXPANSION FROM CONSTRUCTION DEBRIS.
6. NOTIFY OWNER IN ADVANCE OF ANY DISCONNECTION OF UTILITY SERVICES PRIOR TO PROCEEDING.
7. NOTIFY OWNER PRIOR TO REMOVAL OF ANY TREES, LIMBS, OR LANDSCAPING FEATURES.
8. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM HOUSE DURING THE DURATION OF CONSTRUCTION.
9. CONTRACTOR TO SECURE MATERIALS REQUIRED TO BE STORED ON THE JOB SITE.
10. CONTRACTOR TO MAINTAIN THE SECURITY OF THE EXISTING RESIDENCE DURING THE ENTIRETY OF THIS CONSTRUCTION PROJECT.



PERMIT SET

KELLY RESIDENCE  
ADDITION

242 WEST LYNWOOD AVE.  
SAN ANTONIO, TX. 78212



Drwn. By: J. S. C.

Chkd By:

Date Issued: 10/09/06

Revisions:


A-1

















**MV Awning Example**

Woodlawn and San Pedro


Legend




242 W Lynwood Ave




Feature 1



Goen South Weddings and Events



Kids Exchange



San Pedro & Russell

