

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2024

HDRC CASE NO: 2024-289
ADDRESS: 210 W LYNWOOD
LEGAL DESCRIPTION: NCB 6384 BLK 4 LOT 16 THRU 21
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Don McDonald /Don B. McDonald Architects
OWNER: Richard Gill
TYPE OF WORK: Stone wall modifications
APPLICATION RECEIVED: August 02, 2024
60-DAY REVIEW: October 1, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to add a 2.5' wrought iron fencing addition to the existing 4' perimeter stone wall.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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:

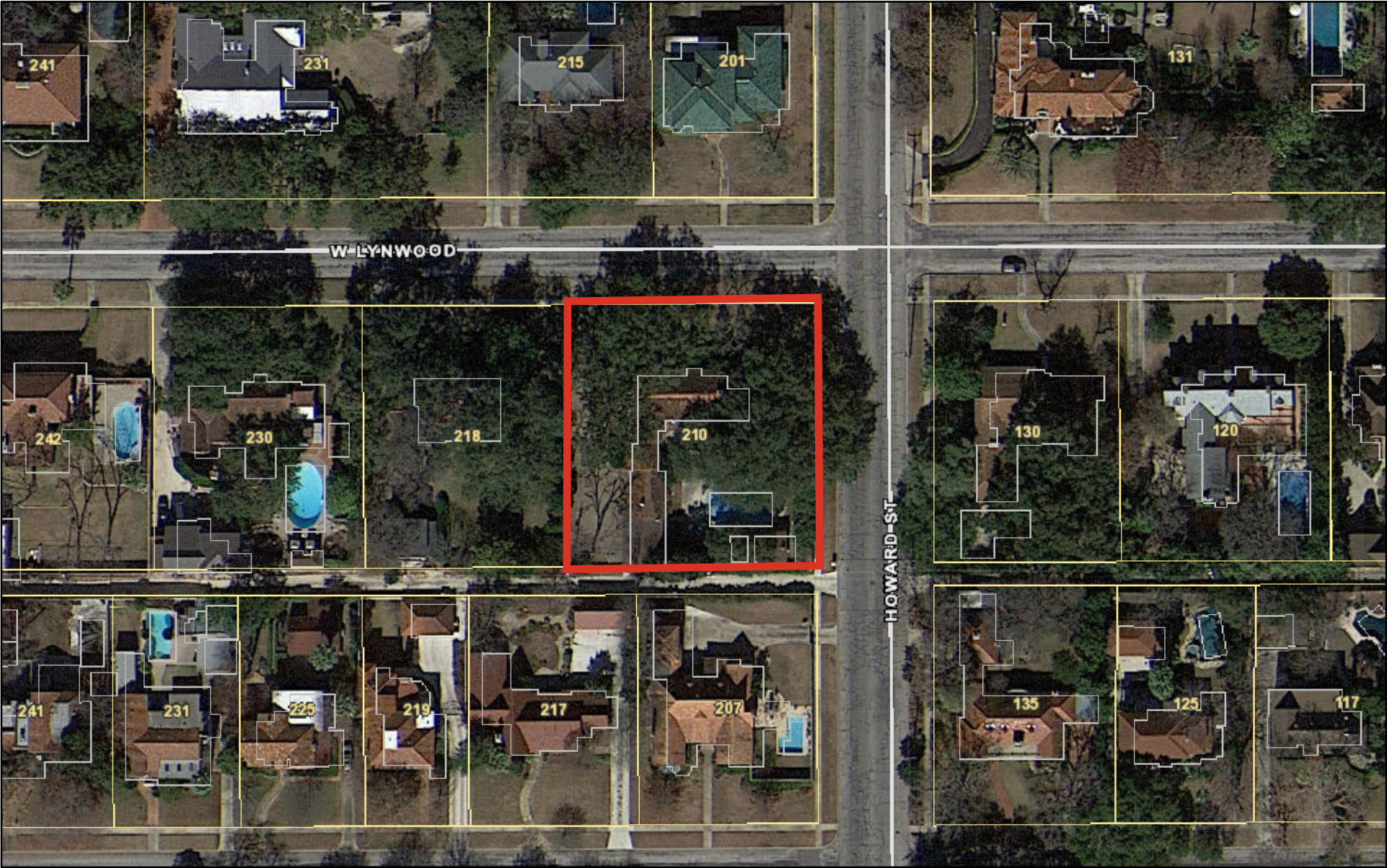
- a. The primary structure located at 210 W Lynwood is a 2-story single family home constructed in approximately 1940 in the Colonial Revival style with Spanish Eclectic influences. The home features a symmetrical front façade with two masonry chimneys on either side and six over six double hung wood windows. The home is contributing to the Monte Vista Historic District. The property also contains a 1-story rear accessory structure, which is also contributing to the Monte Vista Historic District.
- b. REAR FENCE – The applicant is requesting approval to install a 2.5' wrought iron addition to the existing stone privacy fence for an overall measurement of 6.5' in height. UDC Section 35-514 and the Fences in Historic Districts policy document states that rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Historic evidence may support installing stone, masonry, or stucco walls. They should be set back from the front façade of the building, rather than aligning them with the front façade of the structure, to reduce their visual prominence. Staff finds the construction of a rear privacy fence taller than 6.5' is generally consistent with UDC.

RECOMMENDATION:

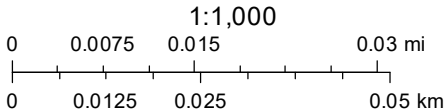
Staff recommends approval of the wrought iron addition to the stone fence based on finding b with the following stipulation:

- i. That the final construction height of the approved fencing may not exceed the maximum height of 6.5 feet as approved by the HDRC at any portion of the fence, and that the wrought iron design of the fencing remains open and transparent. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop



August 16, 2024

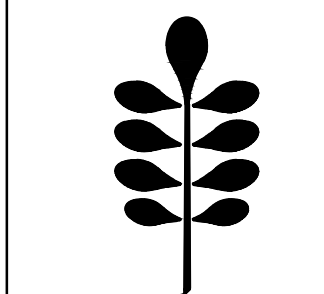




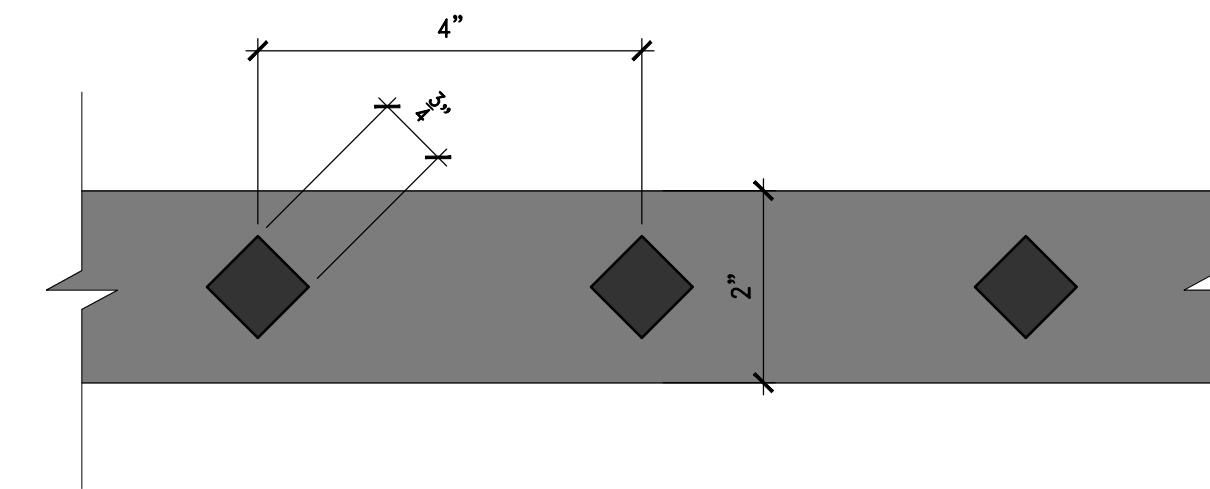








REVISIONS	DATE



4 Iron Fence Plan Details

Scale: 6"=1'-0"



3 Iron Fence Elevation Details

Scale: 3"=1'-0"



2 East Street Elevation

Scale: 1/4"=1'-0"



1 Proposed West Elevation

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

Don B. McDonald, Architect

DESCRIPTION

Site Work and Garage Enclosure
210 Lynwood Ave.
San Antonio, Texas 78212

110 West Lynwood is a 1930's house in impeccable condition. We are proposing three projects.

1. Iron top to stone wall:
24" tall Iron fence along top of an existing 48" height wall. The 5/8" square pickets will be set 4" apart at a 45-degree angle on a .25"x1.25" flat iron base and penetrate a second .25"x1.25" flat iron rail set 18" above. The iron fence will provide security for the pool area while allowing breeze and historic views.
2. Garage Doors:
The existing Garage is too small for contemporary use and is being renovated into a small room and storage space to support the Kitchen & yard. One bay will receive three symmetrical custom shutters painted green to match the main house. The second bay will receive a glass door with panel below and will be flanked by a pair of shutters. All shutters will have a wide blade to match the 1930's shutters.
3. Back yard:
New 14x32 brick terrace. Brick to be wire cut D'Hanis or Endicott to match existing walks. Butt Joint on compacted base. A new child proof fence will separate the upper yard from the lower pool area. The fence detailing will match the iron fence proposed for the top of the existing stone wall.

Don B. McDonald, Architect

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EXTERIOR MATERIALS & FINISHES

Site Improvements:

Floor:	Brick. To match existing
Retaining Walls:	Stone. Cordova Cream
Addition to Perimeter Stone Wall:	30" Tall Wrought Iron Fence

Garage Enclosure:

Wood Shutters:	Douglas Fir (Painted)
Wood Doors:	Douglas Fir (Painted)