

# HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2022

**HDRC CASE NO:** 2022-523  
**ADDRESS:** 241 W LYNWOOD  
**LEGAL DESCRIPTION:** NCB 6387 BLK 7 LOT 1,2, 3, 4 & W IRR 19 FT OF 5  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** James McKnight/Brown & Ortiz, PC  
**OWNER:** Rebecca Simmons  
**TYPE OF WORK:** Sidewalk modification  
**APPLICATION RECEIVED:** October 04, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders.  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the sidewalk configuration in front of the property at 241 W Lynwood to accommodate an existing heritage oak.

## 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.

### 3. Landscape Design

#### 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.

### 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.

#### B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site.

Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

#### 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 structure located at 241 W Lynwood is a 2-story, single-family home constructed circa 1910 in the Italian Renaissance Revival style. The structure first appears on the 1934 Sanborn Map in the existing footprint. The structure features a red clay barrel tile hip roof with widely overhanging eaves with exposed rafter tails and stucco chimneys, stucco cladding, one-over-one and divided lite windows, Juliet balconies, projecting front façade porches with a decorative arch on the entry porch, and landscaping with mature trees. The property is contributing to the Monte Vista Historic District.
- b. **SIDEWALK MODIFICATIONS** – The applicant has proposed to modify the sidewalk configuration at the front of the property along W Lynwood to accommodate the growth of an existing heritage oak tree. The Historic Design Guidelines for Site Elements state that existing mature and heritage trees should be preserved and protected from damage and that unnecessary or harmful pruning should be avoided. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees. Additionally, Guideline 5.A.iii for Site Elements states that the historic alignment, configuration, and width of sidewalks should be followed. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree. The applicant has received recommendations from an expert that the existing heritage oak may not survive if the limbs hanging over the sidewalk are cut. To protect the heritage oak, the applicant has proposed to modify the sidewalk by installing a sidewalk addition that will extend into the planting strip. Staff finds the proposal appropriate and finds that the sidewalk addition should match the existing sidewalk in width and material and that the sidewalk addition should not alter the existing topography of the planting strip.

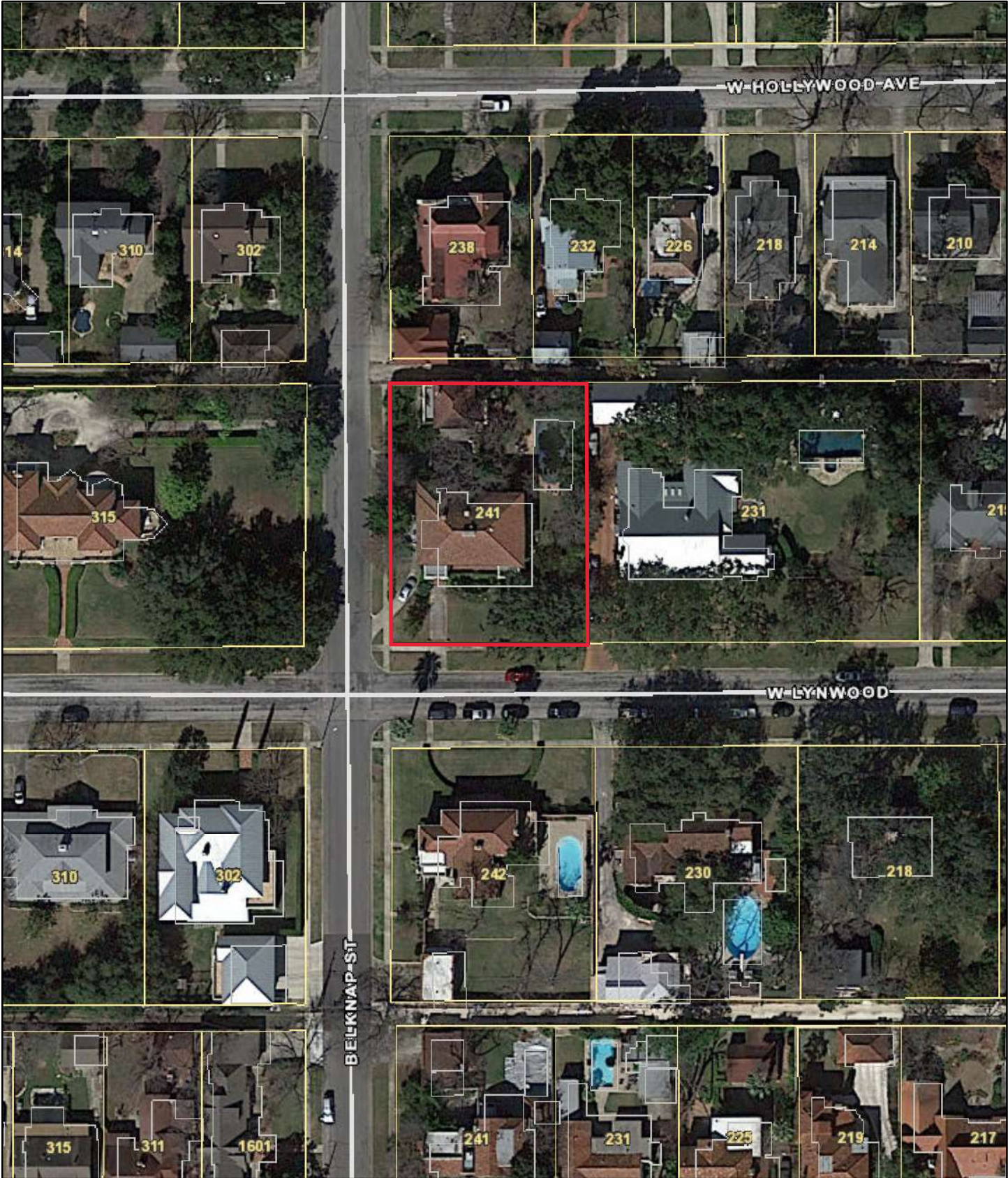
### RECOMMENDATION:

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

- i. That the sidewalk addition matches the existing sidewalk in width and material and that the existing topography of the planting strip is retained. An updated site plan showing the dimensions of the sidewalk addition must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

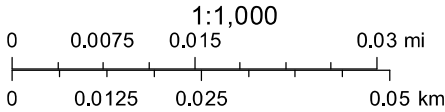


# City of San Antonio One Stop



October 26, 2022

— User drawn lines







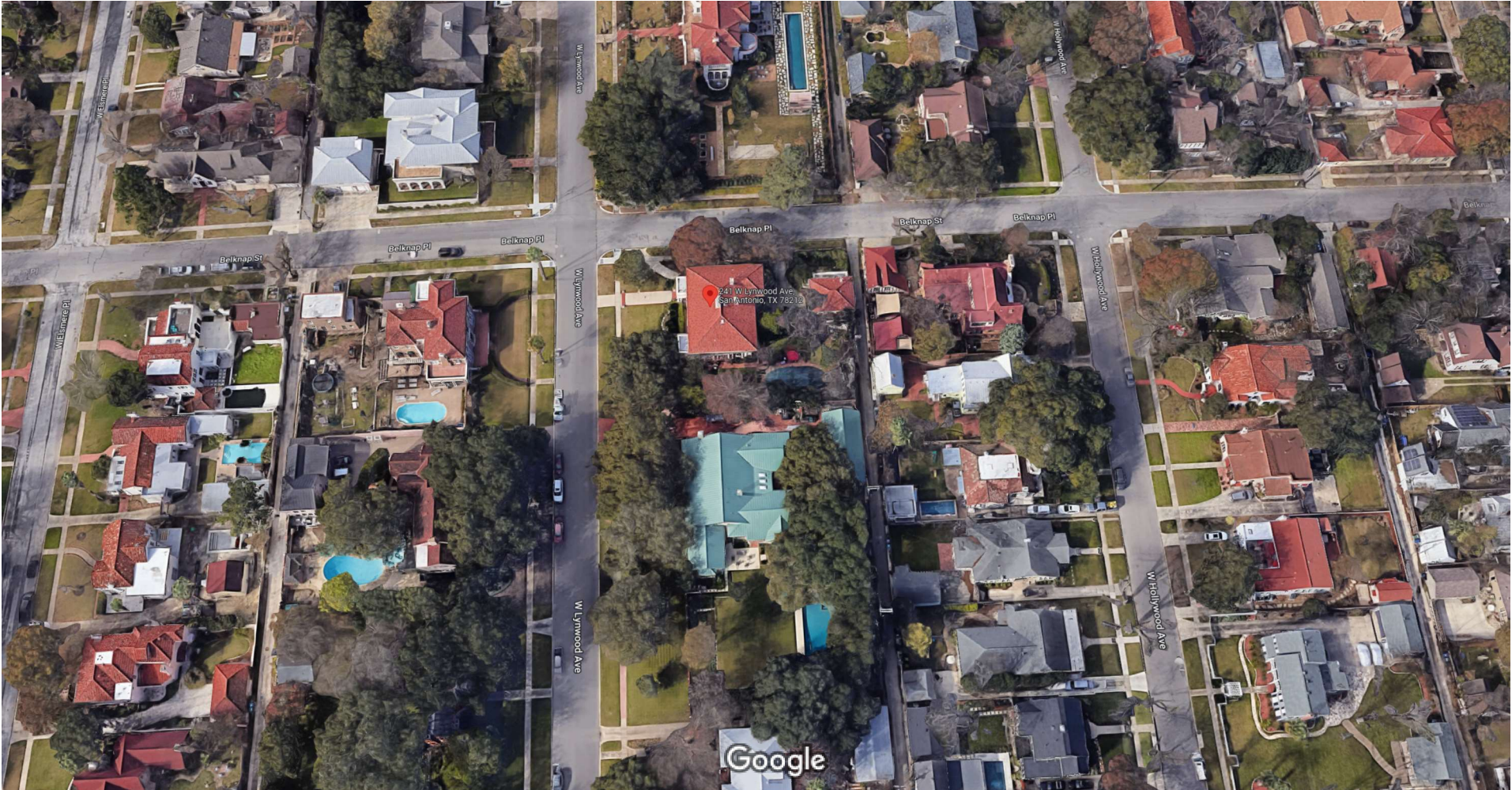














107

NEW SHEET  
MAR. 1924

E. HILDEBRAND AV.

E. LULLWOOD AV. (BLVD.)

ROSEWOOD AV. (BLVD.)

L. HOLLYWOOD AV. (BLVD.)

E. LYNWOOD AV. (BLVD.)

E. ELSMERE PL.

E. GRAMERCY PL.

HOWARD

W. HILDEBRAND

W. LULLWOOD

W. ROSEWOOD

W. HOLLYWOOD

W. LINWOOD

W. ELSMERE

W. GRAMERCY

BELKNAP PL.

SAN PEDRO AV.

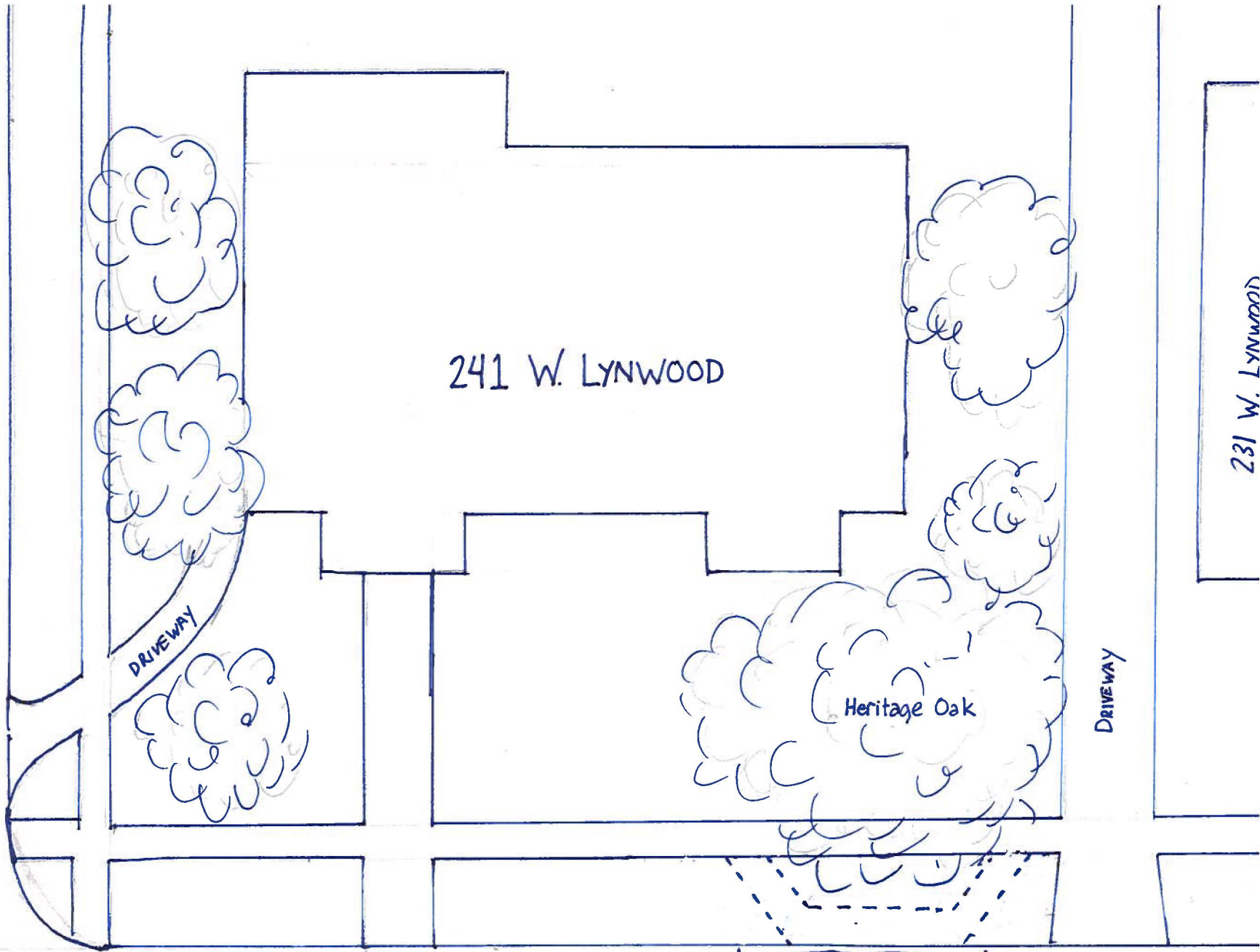
110

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BELKNAP PLACE



241 W. LYNWOOD

DRIVEWAY

Heritage Oak

DRIVEWAY

231 W. LYNWOOD

W. LYNWOOD DRIVE

PLEASE SEE DETAIL DRAWING PER CONTRACTOR  
FOR FULL DIMENSION AND LOCATION























