

# HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

**HDRC CASE NO:** 2021-587  
**ADDRESS:** 117 E LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6535 BLK 15 LOT 27, 28 & 29  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Michael Tiller  
**OWNER:** Michael Tiller  
**TYPE OF WORK:** Rear retaining wall modifications  
**APPLICATION RECEIVED:** October 26, 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 for approval to restore and increase the height of the rear masonry wall from 4 feet to 9 feet using stone masonry and mortar to closely match the existing.

## 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.

### 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 117 E Lullwood is a 1.5-story residential structure constructed circa 1920 in the Tudor Revival style. The structure features stone siding, a cross gable roof with a steeply pitched front gable, and a prominent front stone chimney. The structure is contributing to the Monte Vista Historic District.
- b. **STONE WALL MODIFICATIONS** – The applicant has proposed to restore and increase the height of an existing stone wall along the rear property line, which directly abuts W Hildebrand Ave. The wall currently measures approximately 3-4 feet in height. The wall appears to be original to the property. The applicant is proposing to utilize stone and mortar that closely matches the existing wall to increase the height after the wall is property stabilized. Per the Guidelines, existing site features, including fences and historic walls, should be retained and restored. Staff finds that restoring the existing wall and increasing the height utilizing appropriate in-kind materials, such as complementary stone and compatible mortar, is consistent with the Guidelines, but finds that the wall should be a maximum of 8 feet tall to comply with applicable city codes in the Unified Development Code (UDC) regarding fence and wall height. The request may be subject to a variance from the Board of Adjustment.

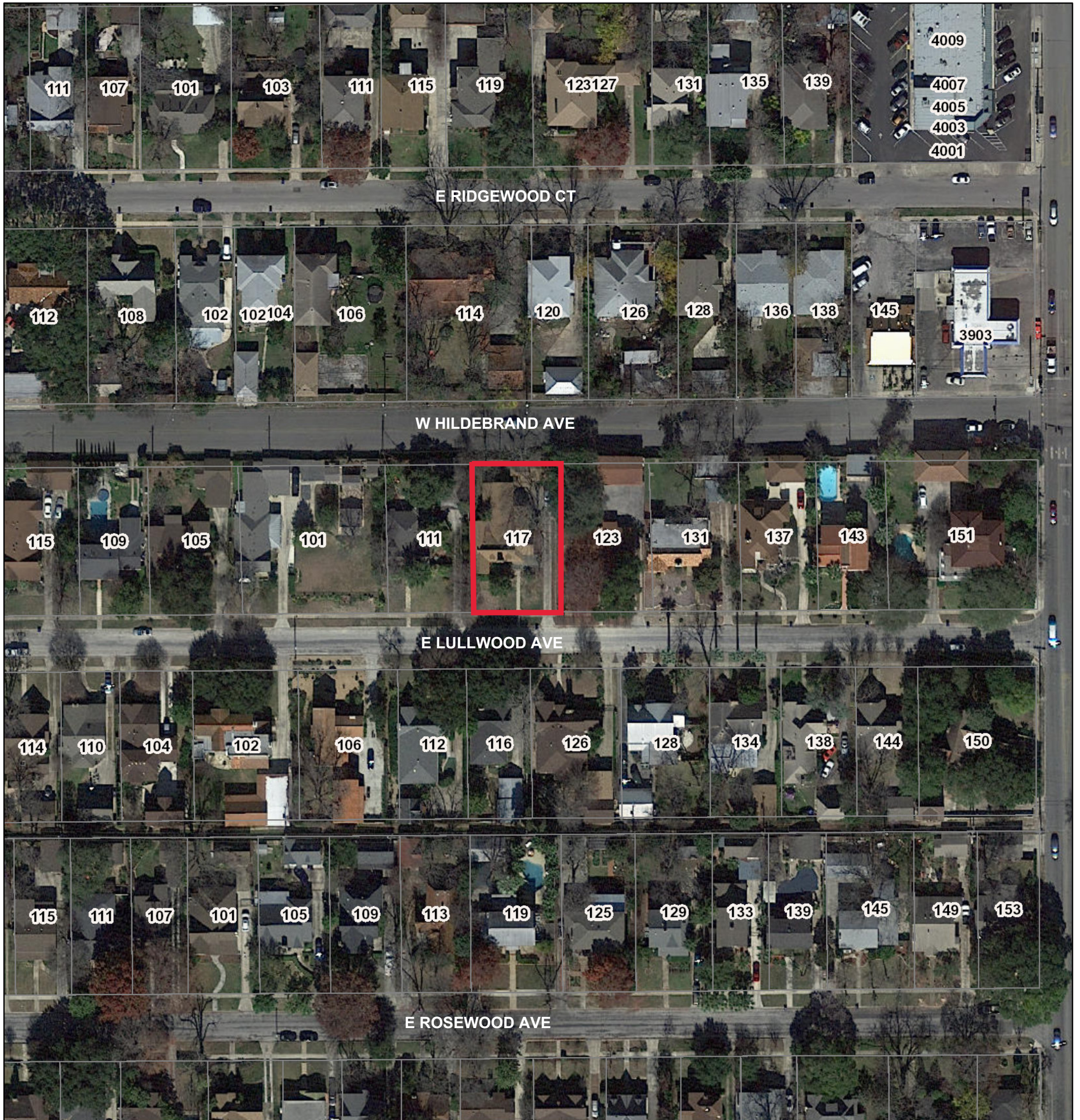
### RECOMMENDATION:

Staff recommends approval of the restoration and height increase of the rear stone wall based on findings a and b with the following stipulations:

- i. That the wall be increased to a maximum height of 8 feet. That the final construction height of the approved fencing may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514. The applicant is responsible for obtaining a variance from the Board of Adjustment if applicable.
- ii. That the applicant submits a measured drawing of the final design of the wall and a final stone and mortar material specification to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The mortar should be lime-based and closely match the historic mortar composition to ensure longevity of the wall modifications. Portland cement-based mortar is not appropriate.



# City of San Antonio One Stop



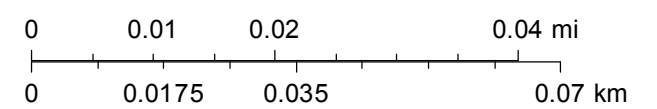
November 12, 2021

1:1,000

CoSA Addresses

CoSA Parcels

BCAD Parcels







117E







SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

RECORDS VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

RECORDS VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

00'00"E  
00.00'

RECORD INFORMATION

S45°00'00"W AS MEASURED IN FIELD  
100.00'

X BARBED WIRE

△ SMOOTH WIRE

1 / W

○ IRON FENCE

◇ CHAIN LINK FENCE

RAISE TO 9ft\*

HILDEBRAND AVENUE

50' ROW

N88°29'00"E  
N88°14'45"E  
75.24'  
75.00'

1/2" IRON  
ROD FOUND

1/2" IRON  
ROD FOUND

ROCK  
WALL

GARAGE  
APARTMENT

N01°23'33"W  
N01°31'00"W

CONC.  
WALK

CONC.

ROCK

COV.  
ROCK

CONC.  
DRIVE

129.68'  
129.51'  
901°18'21"E  
S01°31'00"E

driveway

LOT 30

LOT 26

1-STORY  
RESIDENCE

ROCK  
WALL

CONC.

ROCK  
WALL

CONC.  
DRIVE

32.1'

2.5'

ROCK  
WALL

1/2" IRON  
ROD FOUND

1/2" IRON  
ROD FOUND

CONC.  
WALK

COV.  
TILE

LOT 27  
LOT 28

LOT 28  
LOT 29

LULLWOOD AVENUE

50' ROW

REF. BEARING  
S88°29'00"W  
S88°29'00"W  
75.05'  
75.00'















RENDERING WALL ON HILDEBRAND  
AT 117 E LUMWOOD

3V  
1

2  $\frac{1}{16}$  = 1 ft  
of inch

47  
1

