HISTORIC AND DESIGN REVIEW COMMISSION
January 18, 2023

HDRC CASE NO:	**2023-008**
ADDRESS:	120 W LYNWOOD
LEGAL DESCRIPTION:	NCB 6383 BLK 3 LOT 81 THRU 85
ZONING:	R-5, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Robert Frankland/Frankland 4 Company LLC
OWNER:	Robert Barnwell/BARNWELL MEGAN LYNN & ROBERT MICHAEL BARNWELL
TYPE OF WORK:	Driveway modifications, retaining wall modifications, repair and maintenance of driveway approach and sidewalk, curbing modifications
APPLICATION RECEIVED:	December 09, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Claudia Espinosa

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing concrete driveway with a concrete paver driveway, expanded to ten (10) feet in width.
2. Modify the existing retaining wall in a stacked limestone configuration.
3. Install an eight (8) inch curbing on the west side of the driveway in a dry stack position
4. Install a 6-foot-tall swinging driveway gate with a motor pad to match the existing rear privacy fence.

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.

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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions
5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations
2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)
i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

FINDINGS:

a. The primary structure located at 120 W Lynwood is a two-story residential structure constructed circa 1935 in the Colonial Revival style. The property makes its first appearance in the 1936-1937 City Directory and the 1938 Sanborn map. The structure features a side gable shingle roof featuring three dormers, stone cladding, a front gable porch with square columns, a pedimented door, and two chimneys. The property is a contributing structure to the Monte Vista Historic District.
b. SCOPE OF WORK- The applicant is proposing to widen the existing driveway from seven (7) feet to ten (10) feet, replace the driveway approach and sidewalk, replace the retaining wall with stacked limestone and add an eight-inch stem wall in the dry stack position, install a swinging gate to the driveway with a maximum height of six (6) feet, paint the existing gate to match the proposed new driveway gate, and install grey pavers to the driveway in a herringbone style.
c. CASE HISTORY- On December 1, 2022, a report was received by OHP staff about the modifications to the retaining wall and driveway. Staff conducted a site visit on December 1, 2022, and observed work being conducted. Staff issued a stop work order and let the laborers on site that work cannot be conducted without the issuance of a COA. Staff also noticed no permits were pulled either
d. DRIVEWAY REPLACEMENT - The applicant has proposed to replace the existing 7-foot-wide fully concrete driveway with a 10-foot-wide driveway featuring grey concrete pavers installed in a herringbone pattern. According to Guideline 5.B.i for Site Elements, applicants should 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. Staff finds that the widening of the existing driveway to ten (10) feet is generally appropriate; however, the replacement of the existing fully concrete driveway with a concrete paver driveway is not consistent with the Guidelines.
e. RETAINING WALL REPLACEMENT – The applicant has proposed to replace the existing limestone-clad retaining wall with a stacked limestone retaining wall The Guidelines for Site Elements note that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Guideline 2.A.ii for Site Elements states that only sections of historic fences and walls that are deteriorated beyond repair should be replaced. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original. Staff finds this request is inconsistent with the guidelines and that the replacement retaining walls should match the existing.
f. CURBING REPLACEMENT - The applicant has proposed to replace the existing curbing on the west side of the driveway with an 8-inch stacked limestone replacement curb. Guidelines for Site Elements 5.C.i. states to retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile. The Guidelines for Site Elements 5.C.ii. also state to 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. Staff finds this request is inconsistent with the guidelines and that the replacement curbing should match the existing.
g. DRIVEWAY GATE INSTALLATION – The applicant has proposed to install a metal swinging driveway gate measuring six feet in height to meet the existing rear fencing behind the front façade wall plane. The proposed gate will be painted to match the existing fencing. The Guidelines for Site Elements note

that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. The Policy Guide for Fences in Historic Districts states that vehicle gates should be set behind the front façade wall plane. Guideline 5 B.ii for Site Elements states to screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure. Staff finds the installation of the proposed driveway gate and motor pad to be appropriate provided that the proposed driveway gate and fencing are set behind the front façade of the property.

RECOMMENDATION:

Item 1, staff recommends approval of the driveway replacement based on finding d with the following stipulation:

i. That the applicant installs a fully concrete driveway to match the existing material.

Item 2, staff recommends approval of retaining wall replacement based on finding e with the following stipulation:

i. That the replacement retaining walls match the existing retaining walls in material, height, and configuration. The replacement retaining walls should feature random pattern limestone veneer to match existing.

Item 3, staff recommends approval of the curbing replacement based on finding f with the following stipulation:

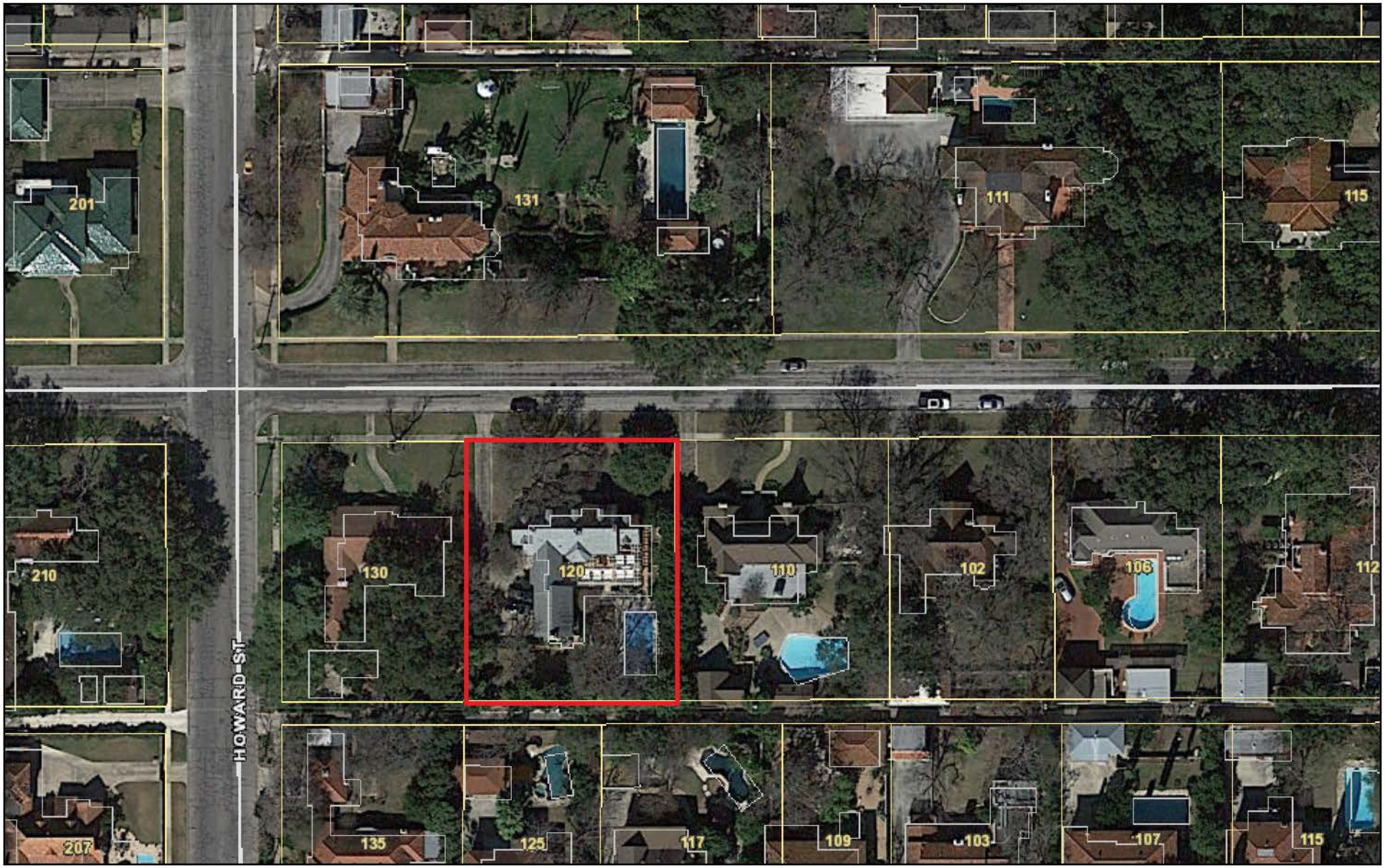
i. That the replacement curbing match the existing curbing in material, height, and configuration. The replacement curbing should feature limestone cladding to match existing.

Item 4, staff recommends approval of the driveway gate installation based on finding f with the following stipulations:

i. That the driveway gate is located behind the front façade wall plane in the same location as the existing rear fencing.

ii. That the final construction height of the approved gate may not exceed the maximum height of 6 feet as approved by the HDRC at any portion of the fence. Additionally, the gate must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop



January 4, 2023

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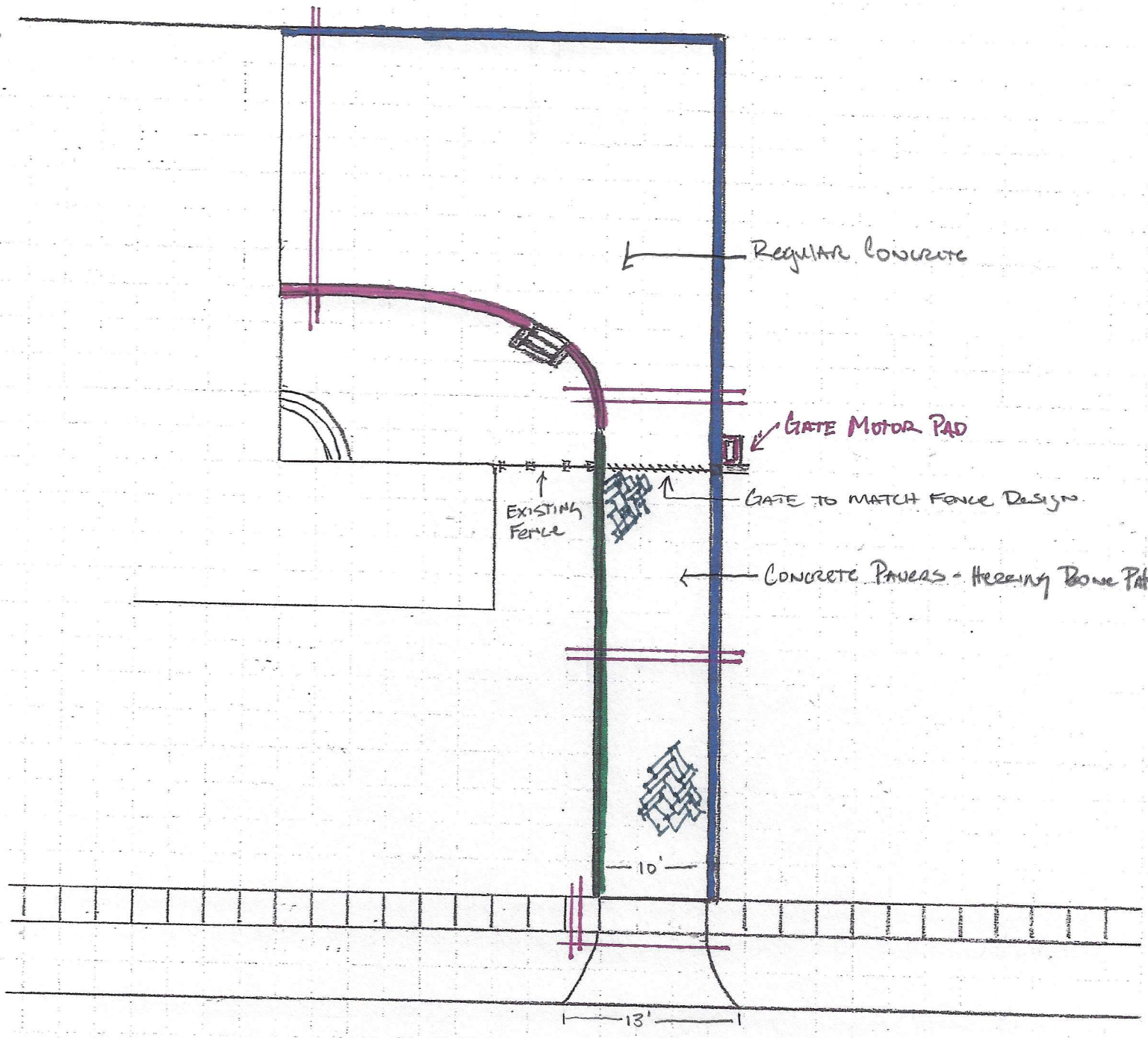
Previous Condition

Current Condition

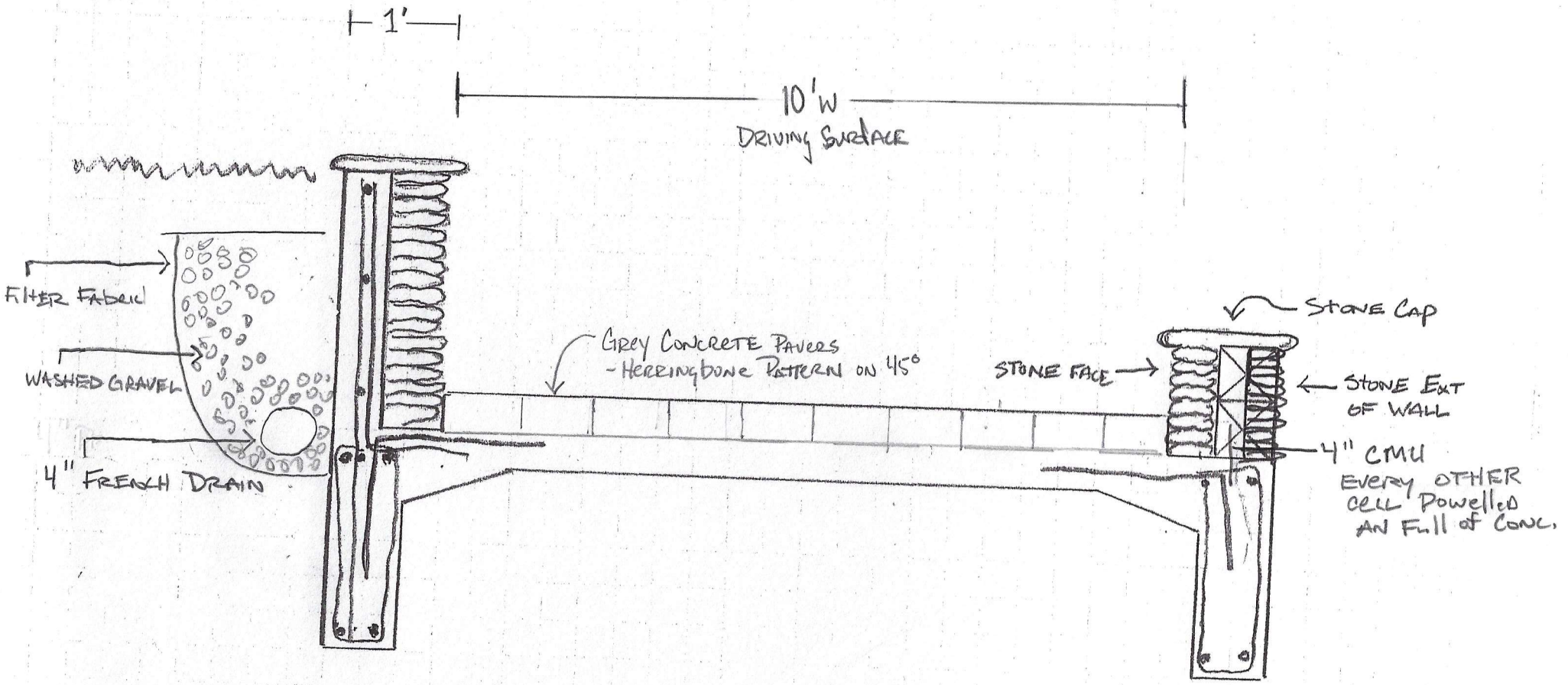


✱ : 2" SLEEVES

✱ : CMU FILLED W #5 + CONCRETE

✱ : CONCRETE WALL

✱ : CMU ⇒ ▭ CONTD IN ALL
* BEST IF EVERY OTHER CELL DOWELED W/ CONCRET


1'
10'W
DRIVING SURFACE
FILTER FABRIC
WASHED GRAVEL
4" FRENCH DRAIN
GREY CONCRETE PAVERS
- HERRINGBONE PATTERN ON 45°
STONE CAP
STONE FACE
STONE EXT OF WALL
4" CMU
EVERY OTHER CELL POWELLED AN FULL of CONC.

120 West Lynwood – Historic Review Information for New Driveway

Owner: Robert Barnwell

Contractor: Frankland 4 Company LLC

The owner has requested the following items for the new driveway construction at their house located at 120 West Lynwood Avenue in Monte Vista. In general there are no changes to the lay out of the driveway and retaining wall associated with it but there are a couple aesthetic changes they would like to make.

Material Request:

1) Charcoal Gray Concrete Pavers in a Herringbone/Chevron Pattern


This is the exact concrete paver and pattern the owner is requesting. This house is located on Hollywood Avenue in Monte Vista and was completed in December 2022.

2) New Security Gate to Match the Existing Fence. Gate will be 6 feet tall.

The gate will be built to match this white fence that is existing. The owner would like to paint both the fence and the gate the same color as the shutters of the windows.

3) Stacked Stone Retaining Wall. The material uses will be Mexican Cream Patio Stone, the color will match the patina of the existing house.

4)

This is an example of the stacked stone look the owner wants and the exact same material we would use to build it. The other picture is of a house on West Hollywood Avenue in Monte Vista that has a very similar stacked stone wall.

Existing House Pictures:

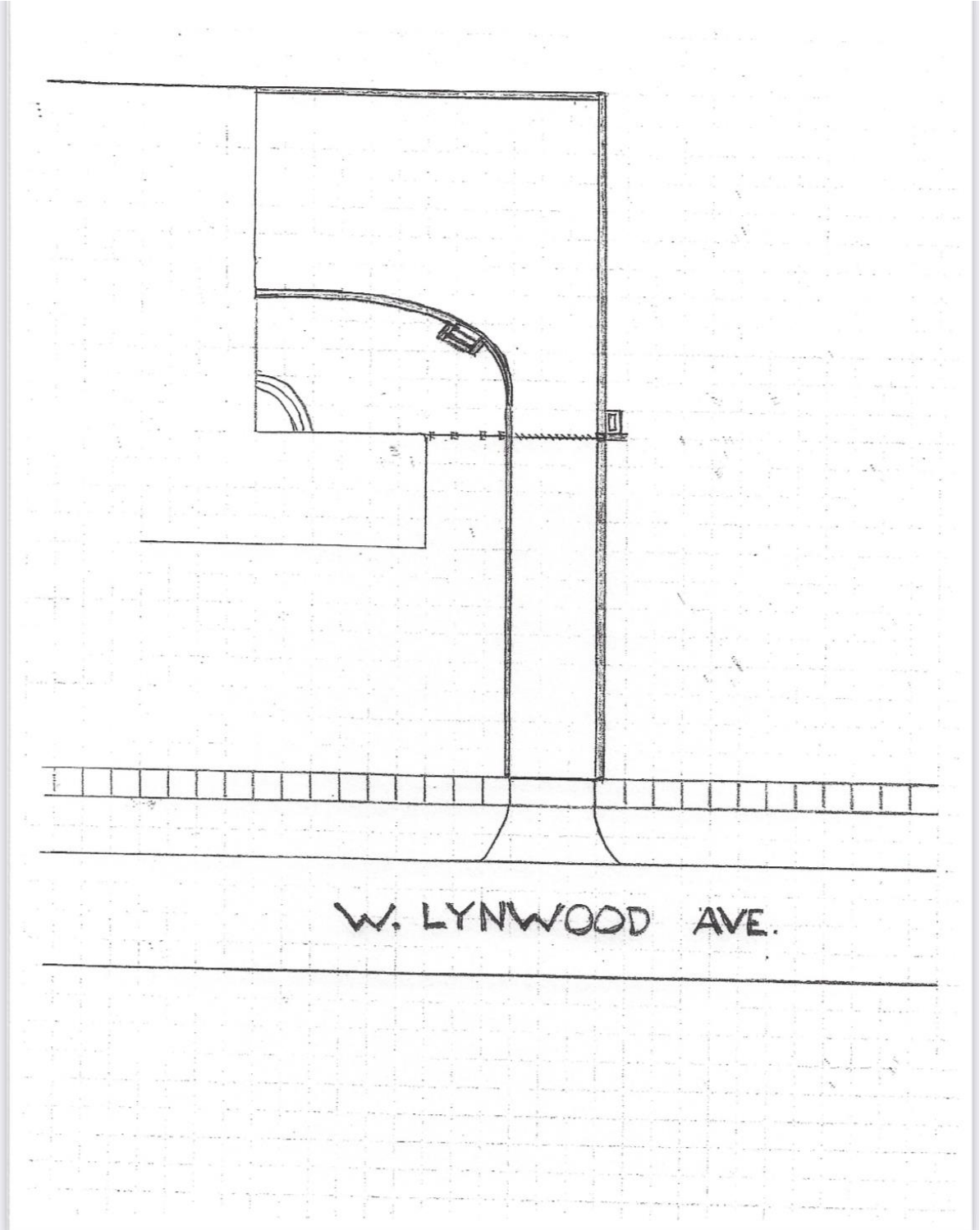
Front

West

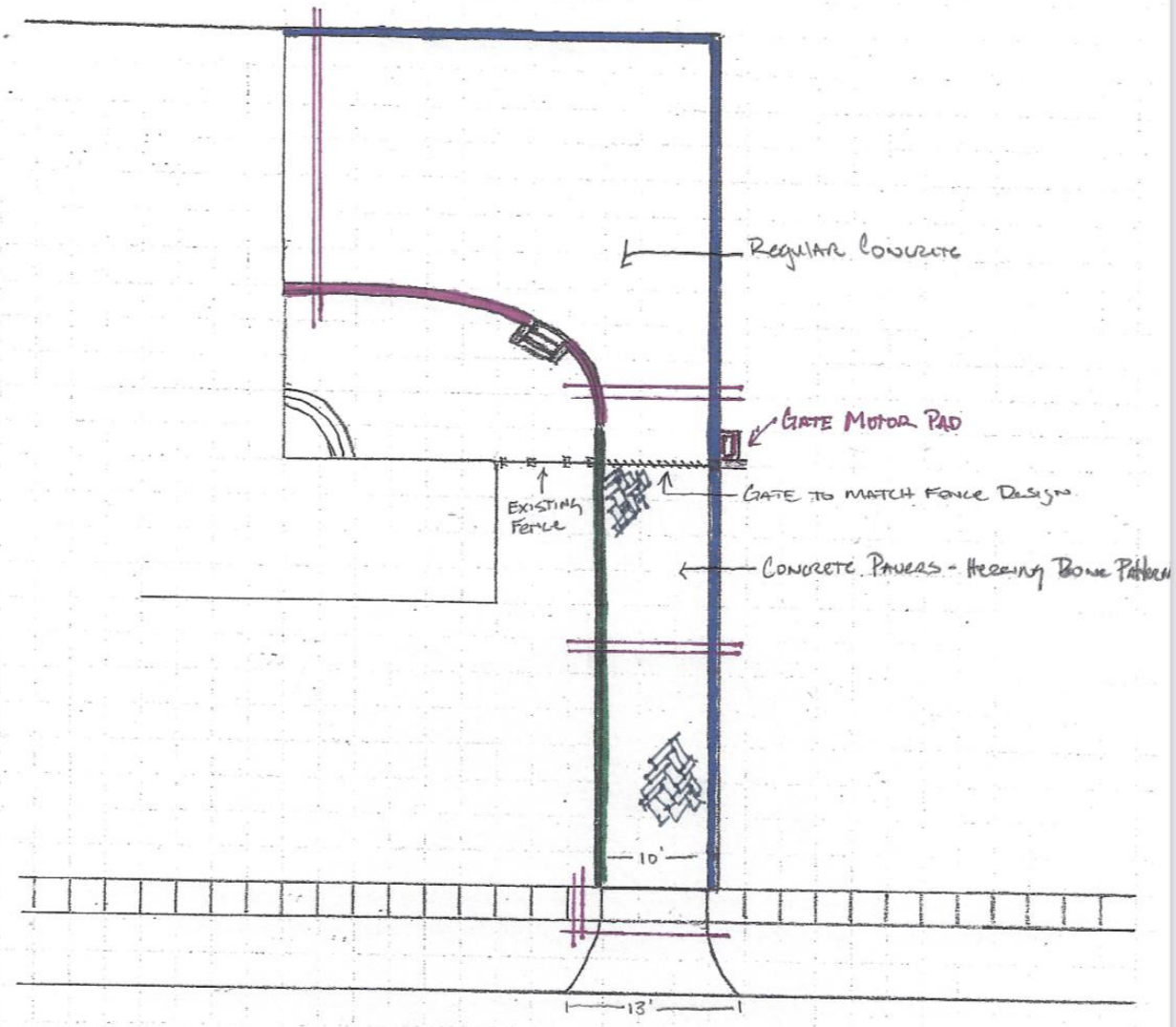
Back

East

The Following Pages are Details of the work to be done on the Driveway, Wall and Gate. The Concrete work has already been completed.



SITE PLAN



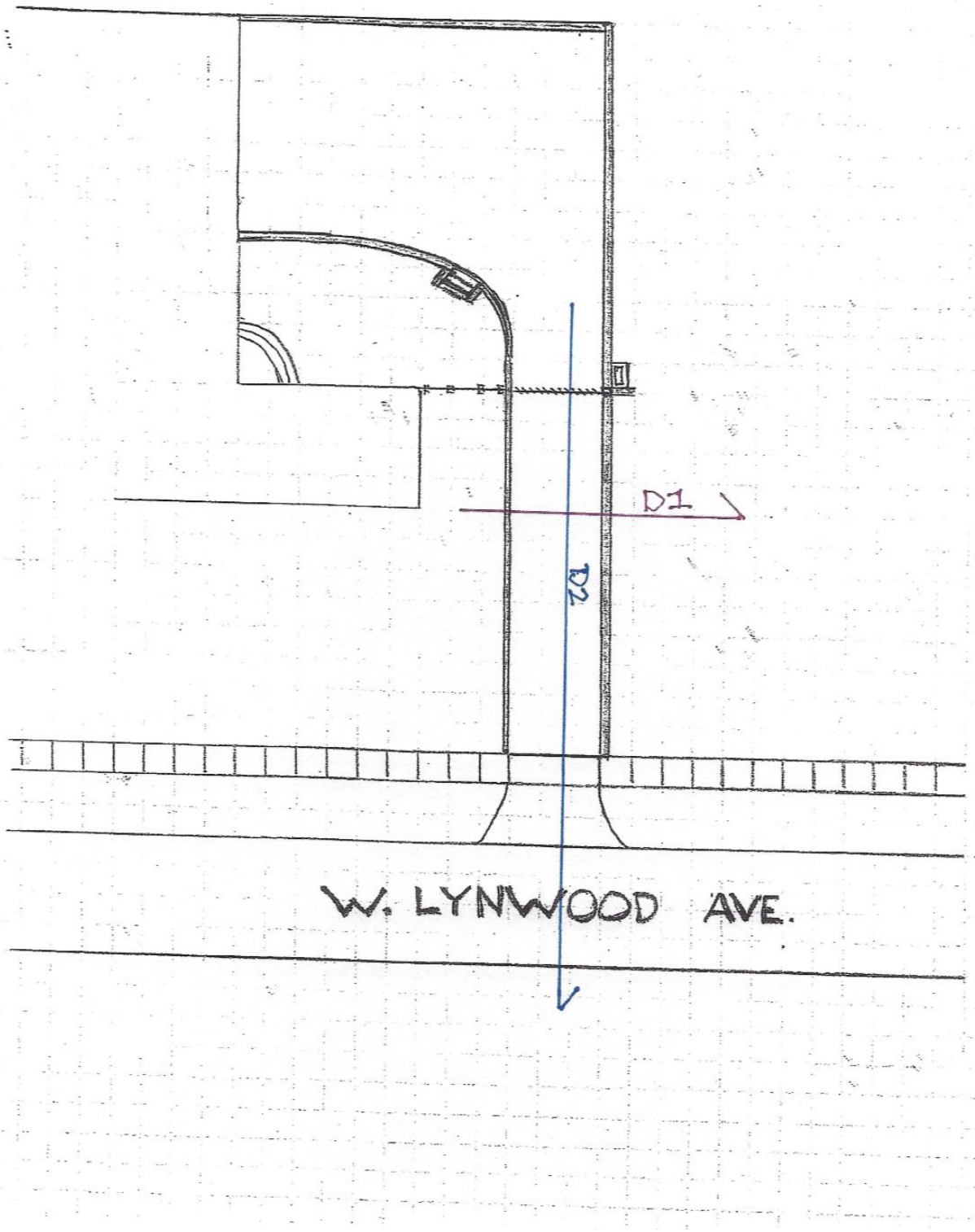
* : 2" SLEEVES

* : CMU FILLED W #5 + CONCRETE

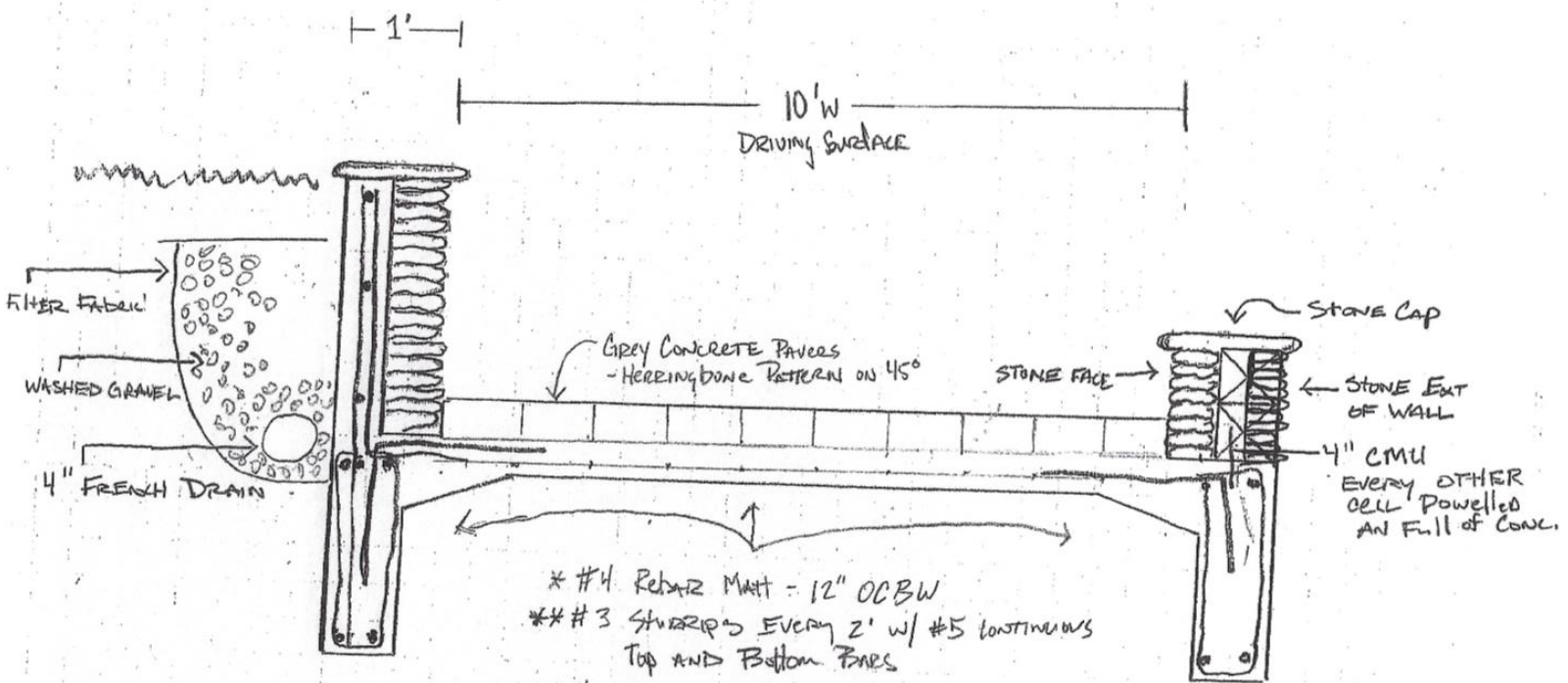
* : CONCRETE WALL

* : CMU ⇒ CONC. IN ALL
* BEST IF EVERY OTHER CELL DOWELED W/ CONCRET

CROSS SECTIONS



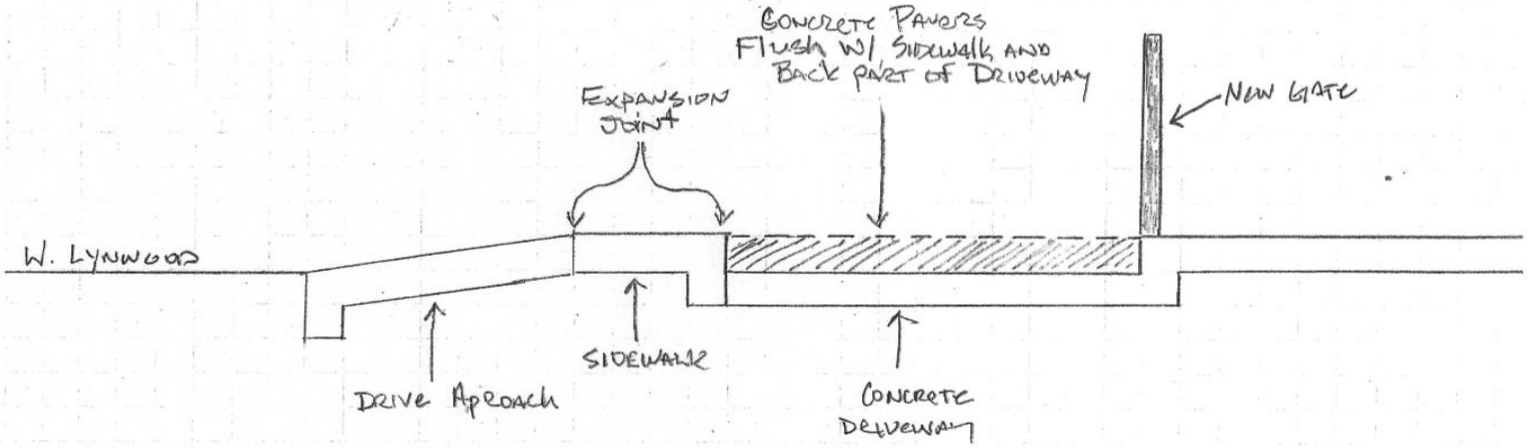
CROSS SECTION: D1



Driveway Detail #2

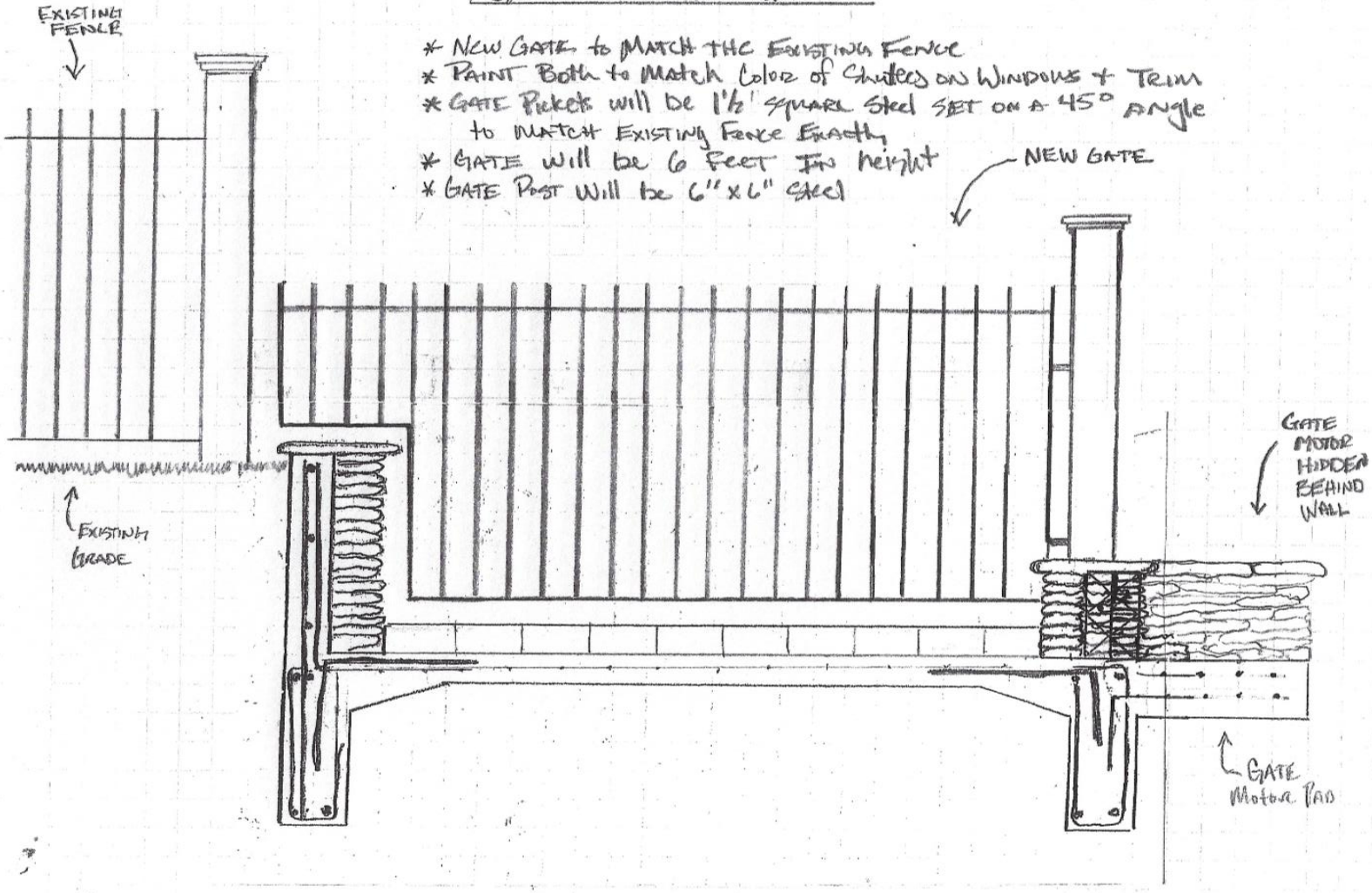
North to South Cross Section : D2

Paver Positioning to Curb and Driveway at Gate

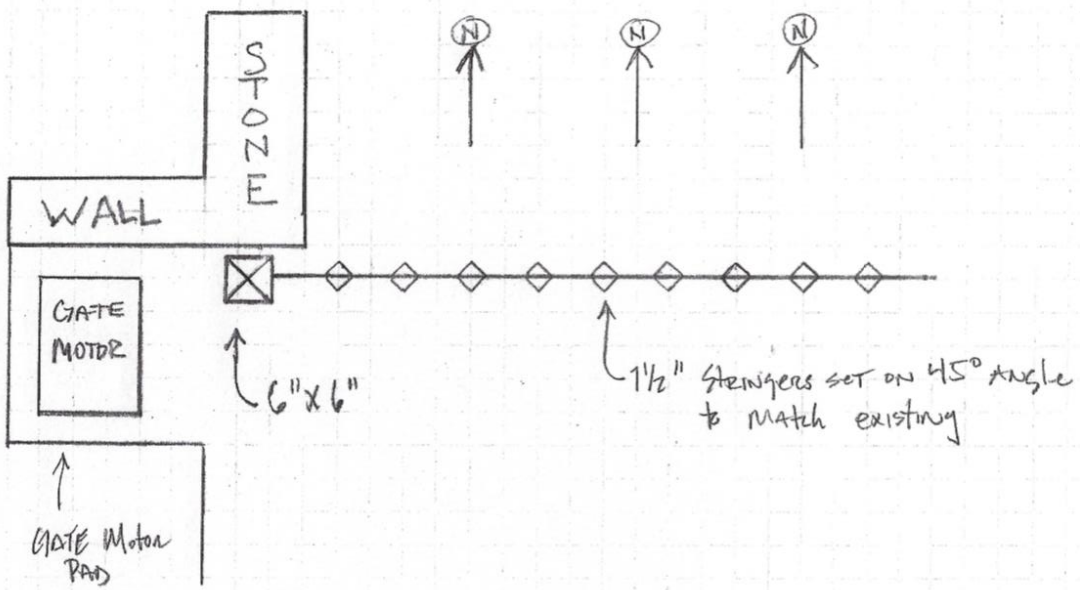


GATE Detail #1

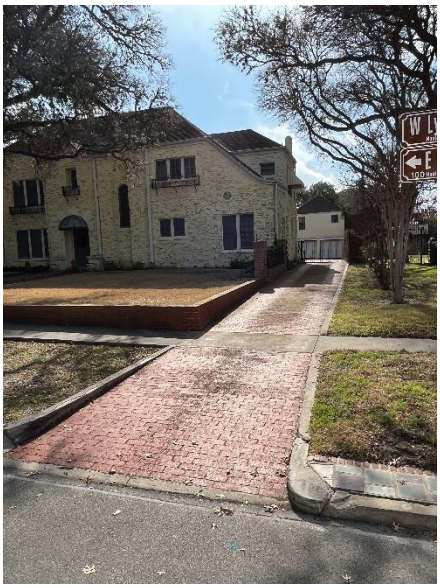
* NEW GATE to MATCH THE EXISTING FENCE
* PAINT Both to Match Colour of Shutters on Windows + TRIM
* GATE Pickets will be 1½" SQUARE Steel SET ON A 45° ANGLE to MATCH EXISTING Fence Exactly
* GATE will be 6 Feet In height
* GATE Post Will be 6" x 6" Steel



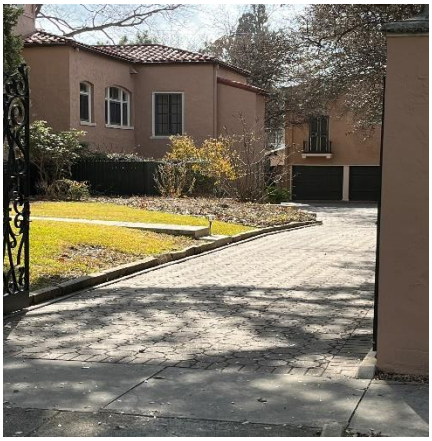
Gate Detail #2



Hollywood Avenue



Lynwood Avenue



Lynwood Avenue

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

Property

Address	120 Lynwood
District/Overlay	Monte Vista
Owner Information	BARNWELL MEGAN LYNN & ROBERT MICHAEL BARNWELL

Site Visit

Date	12/01/2022
Time	04:33 PM (-6 GMT)
Context	citizen report
Present Staff	Claudia Espinosa
Present Individuals	Contractor(s)
Types of Work Observed	Site Elements
Amount of Work Completed	Completed
Description of work	Installation of a new driveway and retaining wall. One retaining wall has been removed. The original retaining walls were clad in stone.
Description of interaction	OHP communicated with contractors on site that all work was to stop. A Stop Work Order was issued on site.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s), Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation

Investigation Report

Photographs	

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

	
	12/01/2022 04:36 PM
Additional photos were taken on another device.	No