

HISTORIC AND DESIGN REVIEW COMMISSION

March 18, 2015

Agenda Item No: 16

HDRC CASE NO: 2015-102
ADDRESS: 511 ADAMS ST
LEGAL DESCRIPTION: NCB 2915 BLK 4 LOT 3
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Katherine Valadez/Eden Lawn & Landscape, LLC
OWNER: Lyle Wilson
TYPE OF WORK: Landscaping, turf removal
REQUEST:

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

1. Install an 8" brick edger along the proposed decomposed granite pathway from the west side of the house to the rear of the property, around a proposed area of sod in the rear yard and from the northeast corner of the house to the property line.
2. Install a decomposed granite pathway through the side and rear yard and between the existing concrete drive strips in the front yard.
3. Install bedding areas on the west side of the house.
4. Plant purple heart between the existing drive strips and the existing concrete walk in the front yard.
5. Install river rock on the west side of the garage.
6. Create a circular sod area in the rear yard that is to be bordered by the proposed 8" brick edgers.
7. Install a bedding area in the rear yard.
8. Install a stone path in the front yard.
9. Install a bedding area beneath the existing olive tree in the front yard.
10. Completely remove the existing front yard turf and replace it with river rock.
11. Completely remove the existing sidewalk turf and replace it with decomposed granite.
12. Completely remove the existing rear yard turf between Wickes and the rear fence and replace it with decomposed granite.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic

structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

i. *Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

ii. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

4. Residential Streetscapes

A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

FINDINGS:

- a. The applicant has proposed various landscaping additions and modifications including the installation of an 8” brick edger, a decomposed granite pathway, multiple small bedding areas, the planting of purple heart, the installation of river rock, the creation of a circular sod area, the installation of bedding areas and the installation of a stone path. According to the Guidelines for Site Elements 3, low growing planting should be used in historic lawn areas, new pervious hardscapes should be limited to areas that are not highly visible and should incorporate small plantings into the design. The applicant’s proposal is consistent with the Guidelines for Site Elements 3.A. and 3.B.
- b. According to the Guidelines for Site Elements, historic lawn areas should never be reduced by more than 50% and rock mulch or gravel should not be used as a wholesale replacement for lawn areas. The applicant’s proposal to completely remove the front yard turf and rear yard turn south of the existing wood privacy fence bordering Wickes is not consistent with the Guidelines 3.A.ii. and 3.B.ii.
- c. The applicant has proposed to remove the existing sidewalk turf strip and replace it with decomposed granite. This is not consistent with the Guidelines for Site Elements 4.A.ii, which states that the use of traditional lawns in planting strips should be maintained in residential streetscapes.

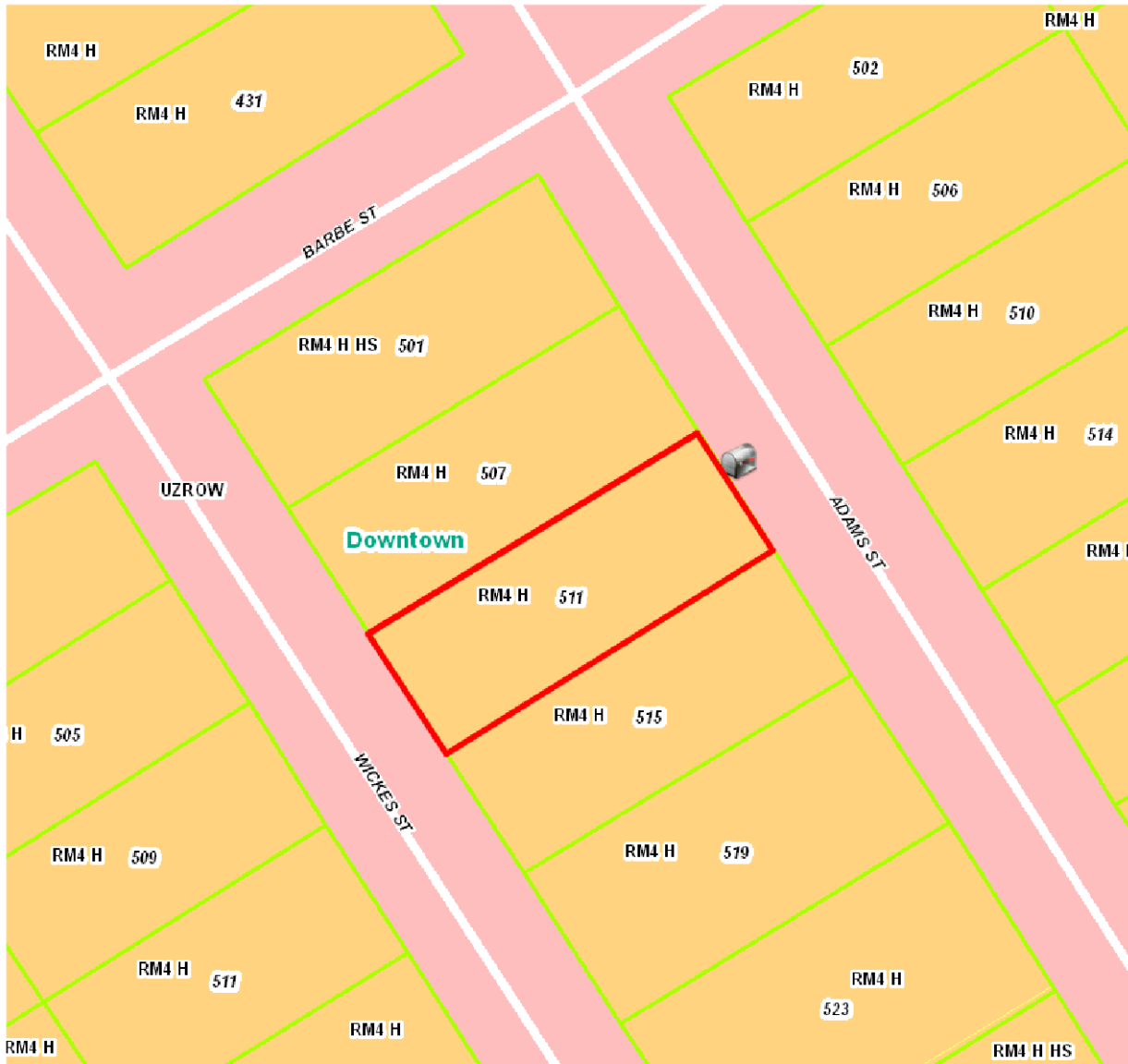
RECOMMENDATION:

Staff recommends approval of items #1 through #9 based on finding a.

Staff does not recommend approval of items #10 through #12 based on findings b and c.

CASE MANAGER:

Edward Hall



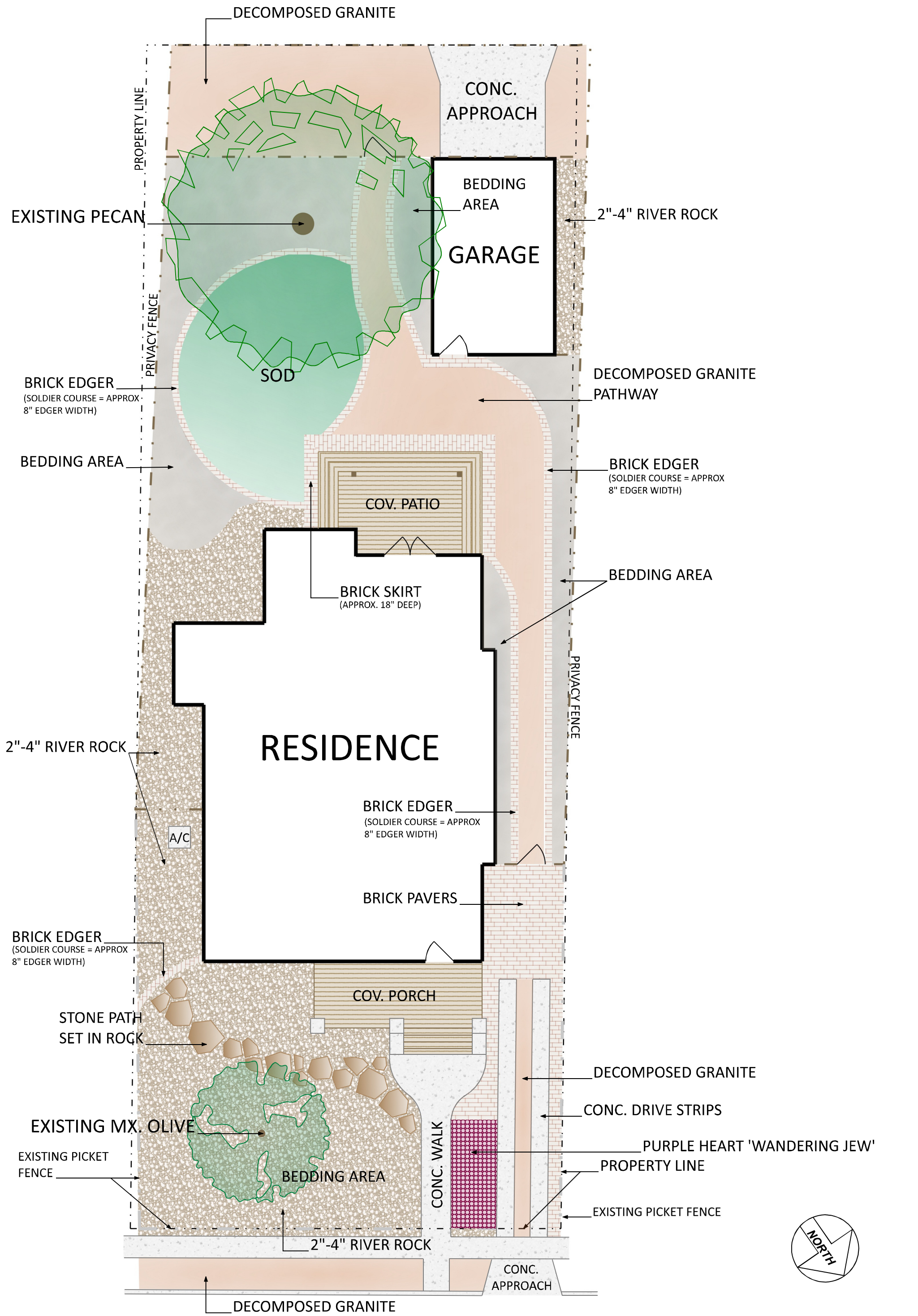


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SHEET: 1 of 1	SCALE: 1" = 10'	CHECKED BY: JME	DRAWN BY: KAV	JOB NUMBER: 20141210	DATE: 01/05/2015	REVISIONS: 02/05/2015 02/23/2015
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PROJECT:
Jemco Contracting, LLC
511 Adams Street
San Antonio, Texas

SHEET DESCRIPTION:
Landscaping Plan:
Bed/Path Layout

EDEN
Lawn & Landscape
PO Box 700025 San Antonio, Texas 78270
Phone (210)843-2913 Fax (210)267-2561



ROAD
WORK
AHEAD



JCMC
JCMC CONTRACTING LLC
Residential General Contractor
New Construction
& Renovations
210.823.0515 210.532.0515

NO TRESPASSING



HIGH SIERRA

JC
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& Renovations





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