

# HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2018

**HDRC CASE NO:** 2017-656  
**ADDRESS:** 511 MISSION ST  
**LEGAL DESCRIPTION:** NCB 2879 BLK 4 LOT 5  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Suzan Lambillotte  
**OWNER:** Suzan Lambillotte  
**TYPE OF WORK:** Replace concrete walkway with pavers  
**APPLICATION RECEIVED:** December 14, 2017  
**60-DAY REVIEW:** February 12, 2018

## REQUEST:

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

1. Remove the existing front concrete walkway and install brick pavers.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 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.

### 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.

## FINDINGS:

- a. The historic structure at 511 Mission Street was constructed circa 1915 and features traditional architectural elements including front and side gabled roofs, a double height brick chimney and extended rafter ends. At this time, the applicant has proposed to remove the existing, concrete front yard sidewalk and install pavers in a herringbone pattern. A number of other site modifications have been previously approved administratively. These items include the installation of numerous planting beds with native plants, xeric walkways, paver edging and paver borders for front yard planting areas.

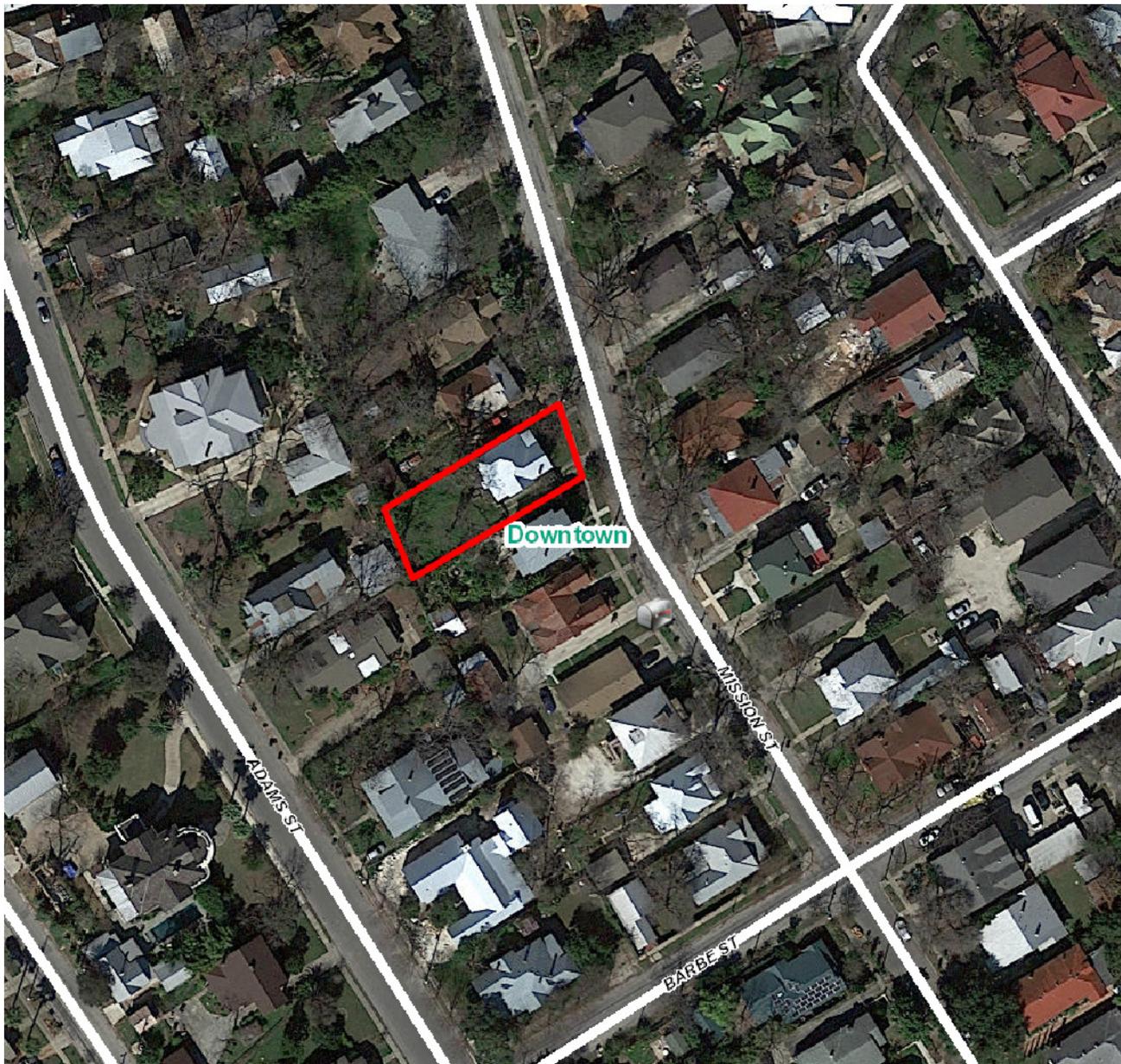
- b. SIDEWALK MODIFICATIONS – The applicant has proposed to remove the existing, concrete front yard sidewalk and replace with pavers in a herringbone pattern, modifying both the materials and profile of the existing walkway. Per the Guidelines for Site Elements 5.A.i. historic sidewalks and walkways should be repaired and retained in place. The applicant’s proposal is not consistent with the Guidelines.

**RECOMMENDATION:**

Staff does not recommend approval of item #1 based on finding b. Staff recommends the existing, concrete sidewalk be retained in place.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 10, 2018

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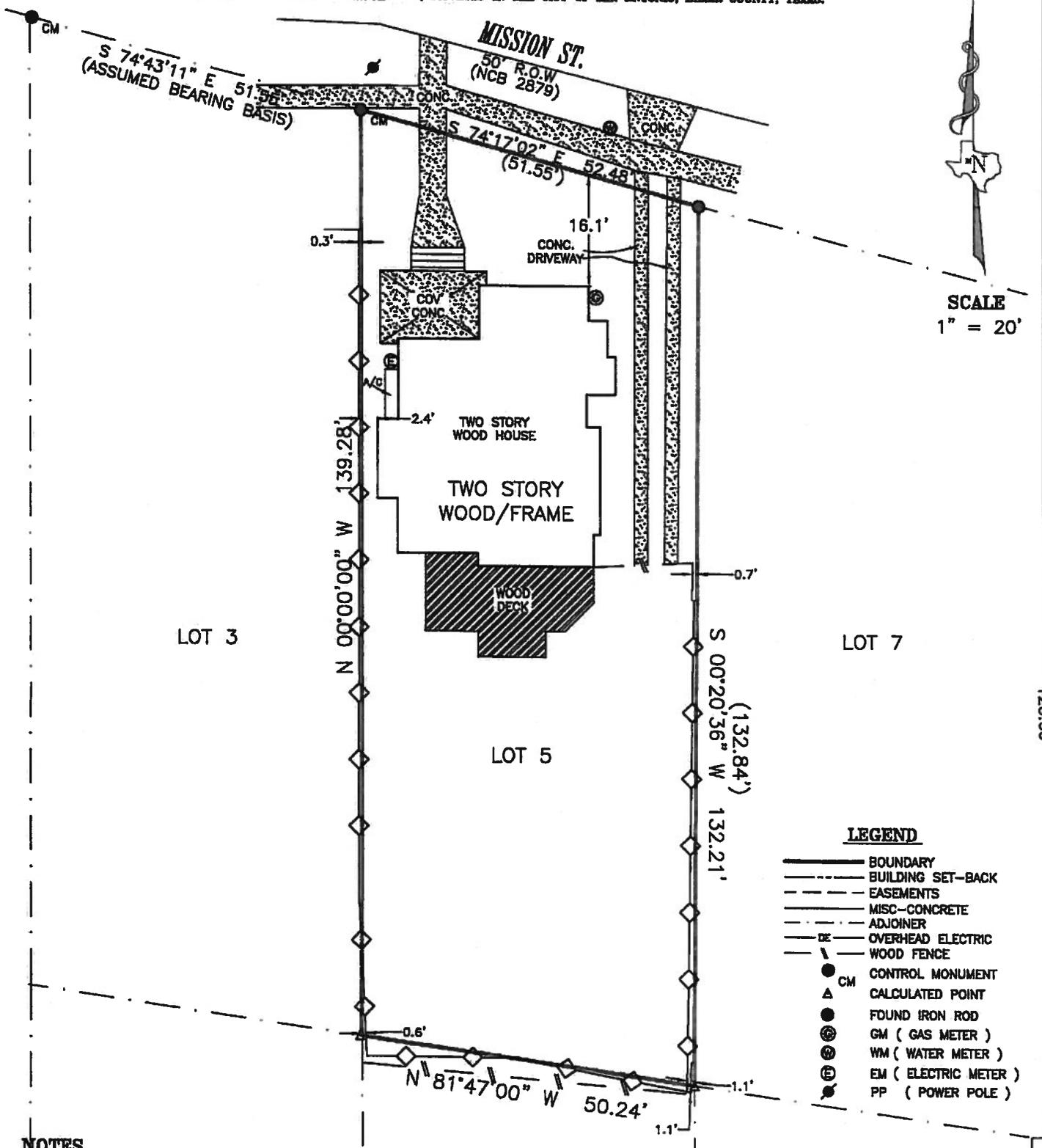
12200 Old Blanco Rd #301  
San Antonio, TX 78216  
(210)369-9509

BORROWER/OWNER: PHILIP PARSONS AND SUZAN LAMBLOTTE  
ADDRESS: 511 MISSION STREET  
CITY, STATE, ZIP: SAN ANTONIO, TX 78210  
TITLE COMPANY: ALAMO TITLE COMPANY  
OF NUMBER: SAT-08-4000031700151-SA



**LEGAL DESCRIPTION**

LOT 5, BLOCK 4, NEW CITY BLOCK 2879, SITUATED IN THE CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS.



SCALE  
1" = 20'

**LEGEND**

- BOUNDARY
- - - - BUILDING SET-BACK
- - - - EASEMENTS
- - - - MISC-CONCRETE
- - - - ADJOINER
- DE — OVERHEAD ELECTRIC
- W — WOOD FENCE
- CM CONTROL MONUMENT
- ▲ CALCULATED POINT
- FOUND IRON ROD
- ⊙ GM ( GAS METER )
- ⊙ WM ( WATER METER )
- ⊙ EM ( ELECTRIC METER )
- ⊙ PP ( POWER POLE )

**NOTES**

1. BEARINGS SCALED FROM AND DISTANCES BASED ON RECORD NCB 2879, DEED AND PLAT RECORDS BEKAR COUNTY, TEXAS.
- ITEM NO. 1, SCHEDULE B, HAS BEEN DELETED IN ITS ENTIRETY.
- B-10) NO RESTRICTION LISTED UNDER SCHEDULE B-10.

ACCORDING TO FEMA MAP NO.48029C0415G WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I David Newton Deibel, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



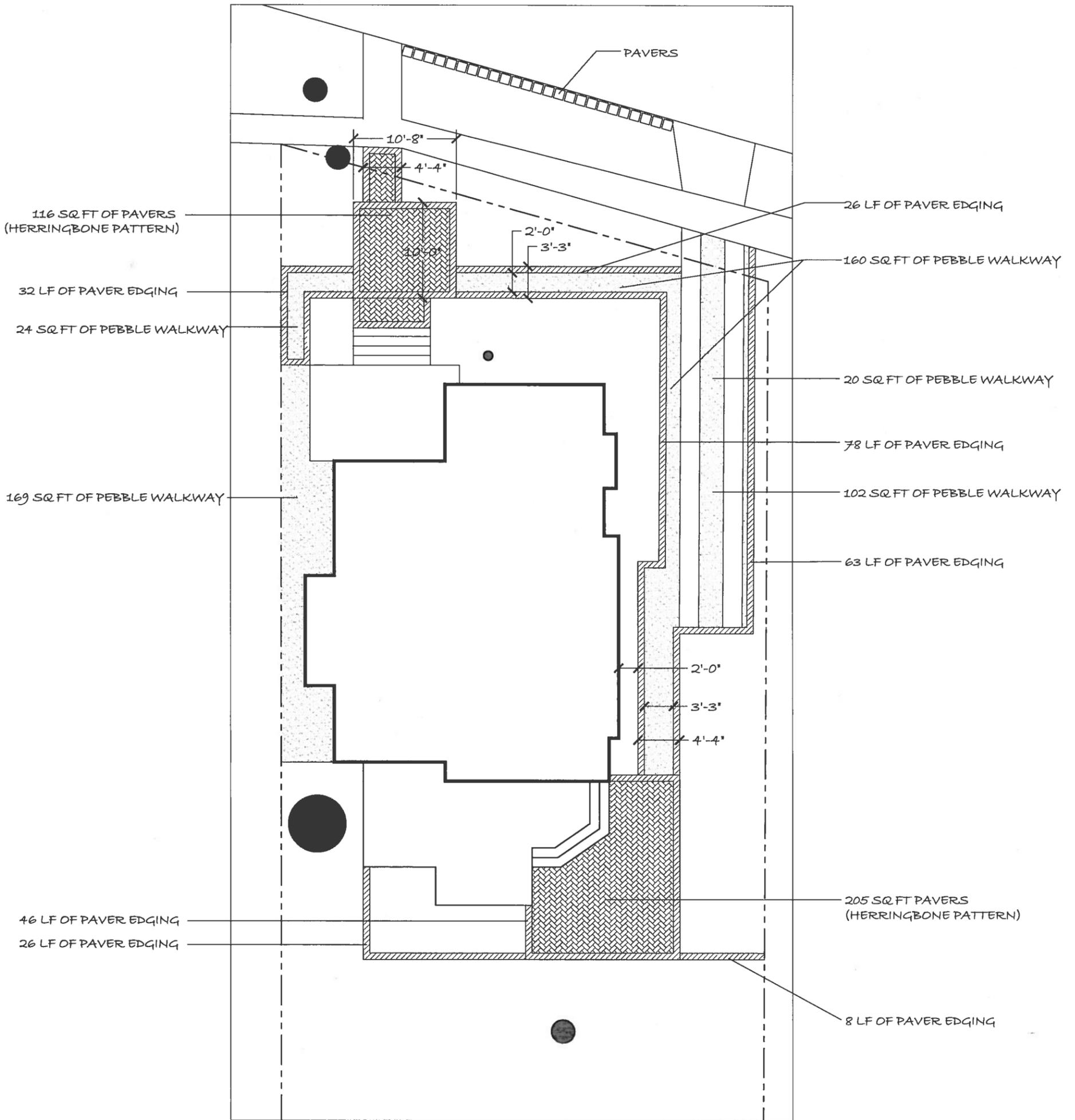
DAVID NEWTON DEIBEL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6328

This survey is based on a title report issued by the title company listed above. Commitment No./GF No. # shown above. This survey is hereby acknowledged and accepted as is

X  
X

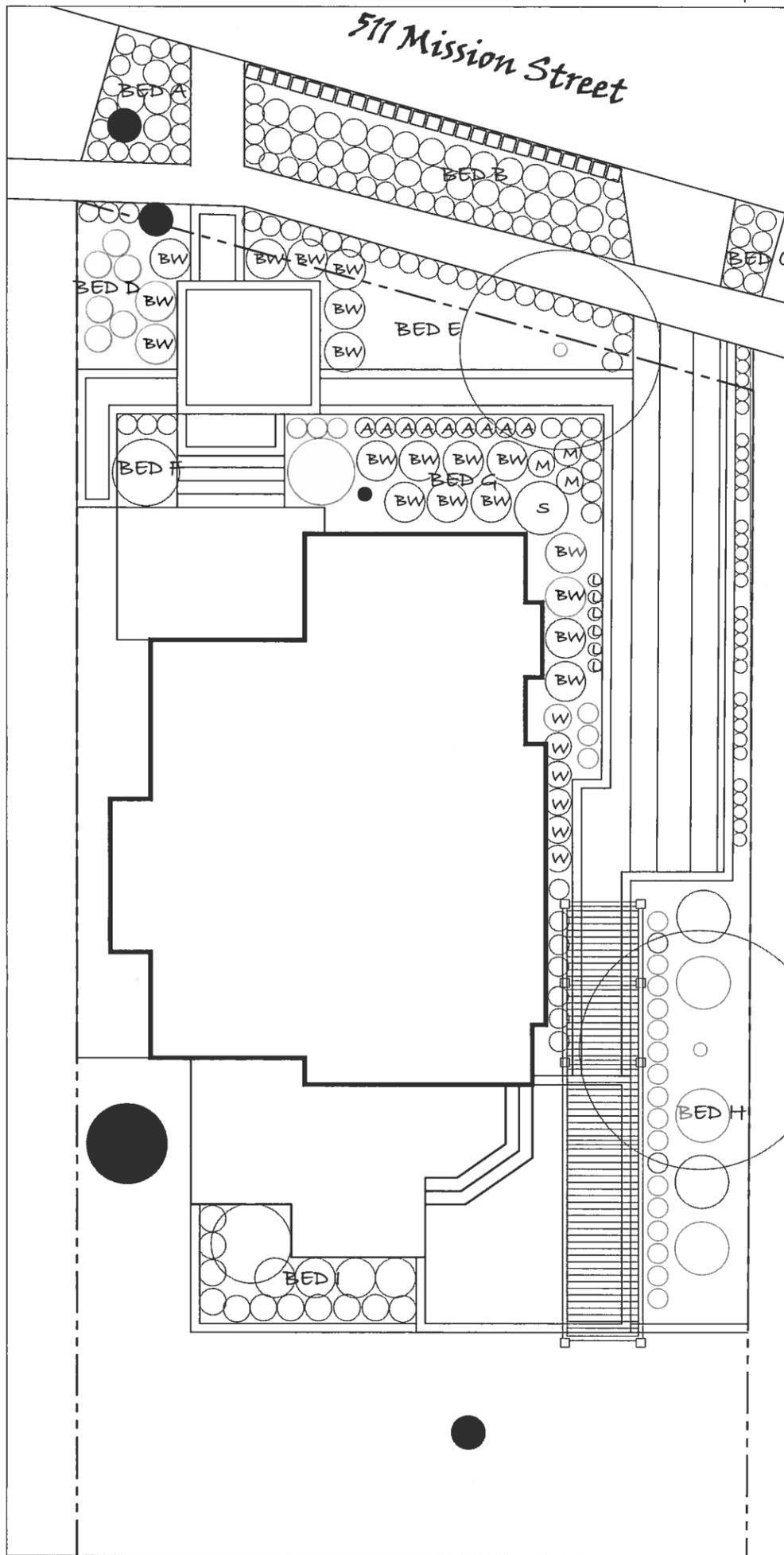
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# PLAN



## NOTES

# PLAN



## PLANT KEY

### BED A - 66sq ft

- (17) 'Big Blue' Liriope
- (4) 'Purple Heart' Wandering Jew

### BED B - 215 sq ft

- (26) 'Big Blue' Liriope
- (26) 'Purple Heart' Wandering Jew

### BED C - 24 sq ft

- (8) 'Big Blue' Liriope

### BED D - 100 sq ft

- (3) 'Big Blue' Liriope
- (6) Turks Cap
- (3) Japanese Boxwood

### BED E - 200 sq ft

- (22) 'Big Blue' Liriope
- \*ALT - (25) Monkey Grass
- (1) Mexican Buckeye Tree
- (101) Groundcover
- \*ALT - Sedge Clump Grass

### BED F - 32 sq ft

- (3) 'Big Blue' Liriope
- (1) American Beautyberry

### BED G - 352 sq ft

- (20) 'Big Blue' Liriope
- (1) American Beautyberry
- (11) Boxwood, BW
- (9) 'Little Ruby' Alternanthera, A
- (3) Mexican Mint Marigold, M
- (1) Mexican Bush Sage, S
- (6) Lambs Ear, L
- (6) 'White' Salvia Greggii, W

### BED H - 108 sq ft

TBD

### BED I - 346 sq ft

TBD

## NOTES



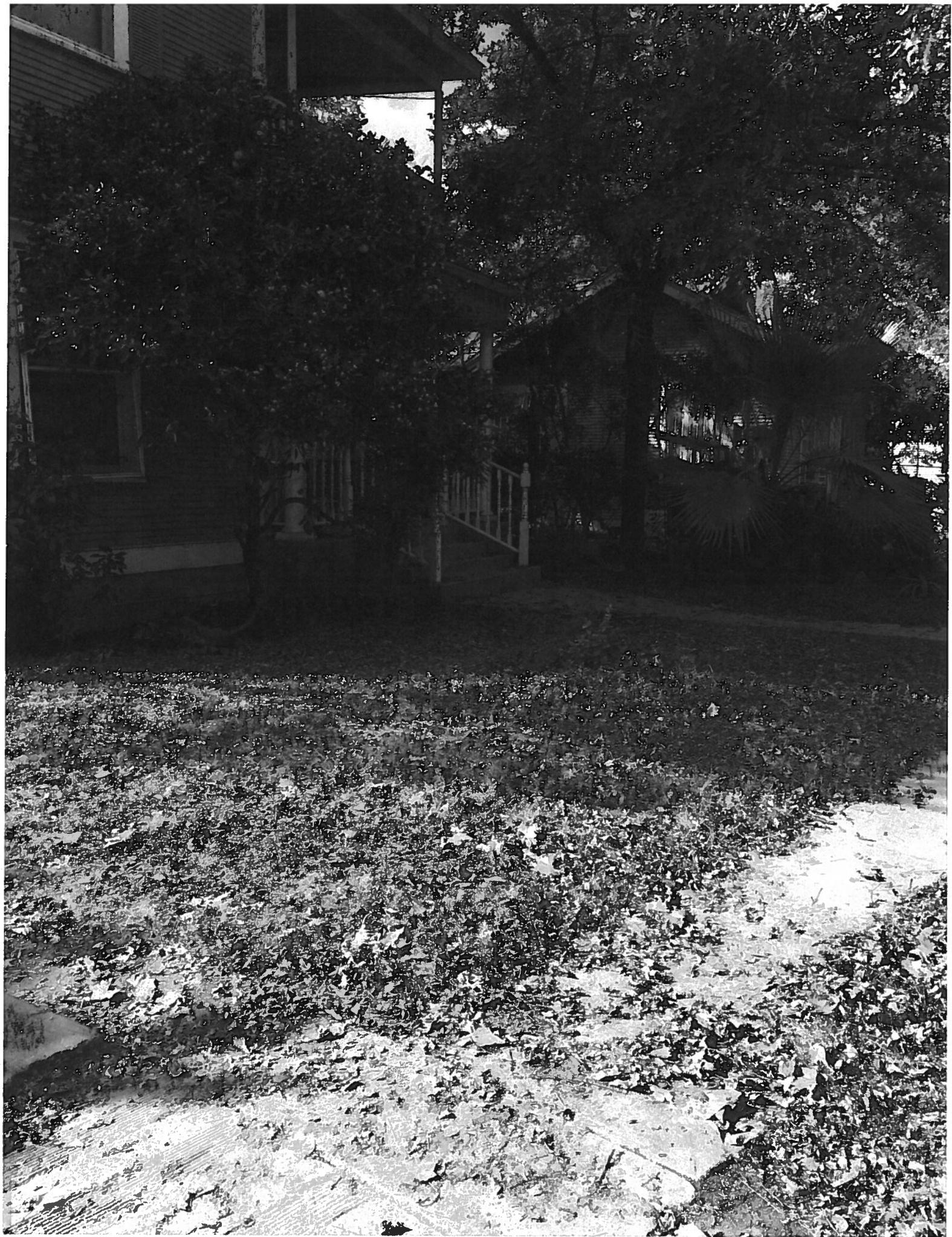
















ALAMO

HOLLAND I  
PEWTER

