

## HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

### Agenda Item No: 11

**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:** Front yard landscaping  
**REQUEST:**

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

1. Remove portions of the existing front yard turf and replace it with a combination of 2” to 4” river rock, decomposed granite, a bedding area consisting of various shrubs and small plantings, a stone path set in river rock and a decomposed granite edger.
2. Remove the existing sidewalk turf and replace it with decomposed granite that is to contain planting coverage, primarily by pink skullcap plants.
3. Repair and expand an existing area paved with bricks on the west side of the house.
4. Expand a planting area of purple heart between the existing concrete walk and the existing concrete drive strips.

#### 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.

#### 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. This project was first heard by the Historic and Design Review Commission on March 18, 2015. At that meeting, the applicant received approval for a number of landscaping requests including the installation of brick edgers, decomposed granite pathways, various bedding locations, the installation of various smaller plant materials throughout both the front and rear yards, the creation of a circular sod area in the rear yard and the installation of a stone path in the front yard. The applicant did not receive a Certificate of Appropriateness for the proposed new front yard landscaping and has submitted a new landscaping plan.
- b. The applicant has proposed to maintain a approximately fifty percent of the front yard turf while the percent that is to be removed will be replaced with 2” to 4” river rock and decomposed granite that is to have a bedding area and Shrubbery incorporated into the design. This is consistent with the Guidelines for Site Elements 3.A.ii and 3.B.iii.
- c. The applicant has proposed to move the existing turf at the sidewalk strip and to replace it with decomposed granite. The Guidelines for Site Elements state that traditional lawns in planting strips should be maintained and that if they are replaced with gravel beds that low-growing plantings should be incorporated into the design. The applicant has proposed to incorporate pink skullcap plantings into the sidewalk strip. This is appropriate with the Guidelines for Site Elements 3.B.ii.
- d. Currently, there is an area of brick pavers to the west of the existing concrete walk and front porch. The applicant has proposed to repair the existing brick pavers and replace expand the paved brick area to include the area south and west of the concrete drive strips. This is consistent with the Guidelines for Site Elements 5.A.i regarding maintenance.
- e. The applicant has proposed to expand an existing area of purple heart slightly to the north and south of its current location. This is consistent with the Guidelines for Site Elements 3.A.iii. regarding the planting of native xeric plant materials.

##### **RECOMMENDATION:**

Staff recommends approval of item #1 based on finding b with the following stipulation:

- i. That the applicant install plant materials to obscure the view of the existing HVAC unit on the east side of the house.
- ii. That the applicant install low growing plant materials in the area of decomposed granite between the proposed area of sod and the northern river rock border.

Staff recommends approval of items #2 through #4 based on findings c through e.

##### **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

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**NO TRESPASSING**



ROAD  
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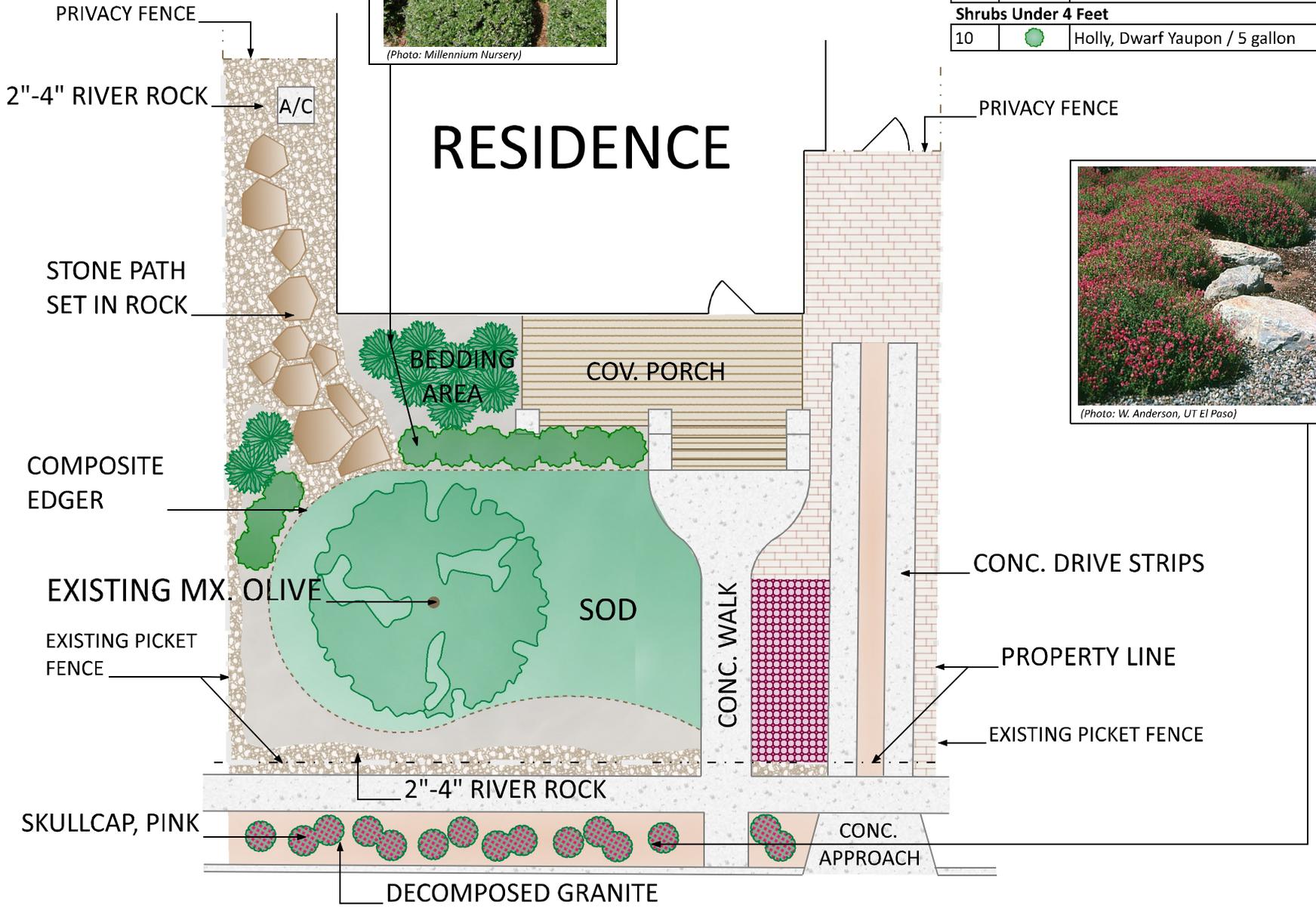
HIGH SIERRA

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### Landscape

Qty	Symbol	Description / Size
<b>Annuals-Perennials</b>		
9		Bicolor Iris / 5 gallon
15		Skullcap, Pink / 1 gallon
<b>Ground Cover-Vines</b>		
67		Purple Heart 'Wandering Jew' / sq. ft.
465		St. Augustine Grass / Sq. ft.
<b>Shrubs Under 4 Feet</b>		
10		Holly, Dwarf Yaupon / 5 gallon



**SHEET DESCRIPTION:**  
Landscaping Plan  
Front Yard

**PROJECT:**  
Jemco Contracting, LLC  
511 Adams Street  
San Antonio, Texas 78210

**REVISIONS:**  
None

**DATE:**  
3/19/2015

**JOB NUMBER:**  
20150319

**DRAWN BY:**  
KAV

**CHECKED BY:**  
JME

**SCALE:**  
1" = 10'

**SHEET:**  
1 of 1