

HISTORIC AND DESIGN REVIEW COMMISSION

April 01, 2015

Agenda Item No: 4

HDRC CASE NO: 2015-114
ADDRESS: 126 W AGARITA AVE
LEGAL DESCRIPTION: NCB 1768 BLK 3 LOT 3 & E 18 FT OF 2 ARB A20
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Thomas Bradley/Thomas Bradley and Associates
OWNER: Bob Lee, Sally Lee
TYPE OF WORK: Front and rear yard landscaping, hardscaping and irrigation
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install new plants, trees and grass in front and back yard, install new flagstone patio in backyard, and install new concrete sidewalk in side yard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

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%.

B. ROCKS OR HARDSCAPE

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

C. MULCH

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.

D. TREES

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

FINDINGS:

- a. Consistent with the Guidelines for Site Elements, removal of lawn areas should be limited to mulched planting beds in locations where they will be historically found. The proposed mulch beds in the front yard will incorporate various plants and are consistent with the guidelines. However, the proposed mulch area on the rear of the house does not incorporate any plantings which should be avoided.
- b. According to the Guidelines for Site Elements, large areas of impervious hardscape should not be used where not historically located. The proposed hardscape walkway along the side of the house is consistent with the guidelines. However, the proposed new patio, in addition to existing impervious hardscape areas will significantly reduce the pervious areas of the rear yard which should be avoided. Consistent with the Guidelines for Site Elements, historic lawn areas should never be reduced by more than 50%. The total area of proposed and existing hardscape in the rear yard will exceed 50% of the rear yard area. A semi-pervious patio with the stone pavers set

on sand or crushed stone instead of concrete would be more appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a-b with the following stipulations:

- a. The mulch bed in the rear yard incorporates plantings.
- b. The new flagstone patio is set on sand or crushed stone and not concrete.

CASE MANAGER:

Adriana Ziga



126 W Agarita

Powered by ArcGIS Server

Printed: Mar 16, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Front elevation



View of rear yard

View of rear yard



