

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 7

HDRC CASE NO: 2015-211
ADDRESS: 806 E GUENTHER ST
LEGAL DESCRIPTION: NCB 2916 BLK 5 LOT 2
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jason Hull
OWNER: Jason Hull
TYPE OF WORK: Front yard landscaping

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove approximately 50% of the front yard turf and install gravel bed with xeriscape plantings. According to the applicant, decomposed pink granite will cover the planting bed and selected species of plants include Red Yucca, Autumn Sage, Birds of Paradise, Lantana, Agave, Cactus, Bear grass, and other native Texas plants.

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.

FINDINGS:

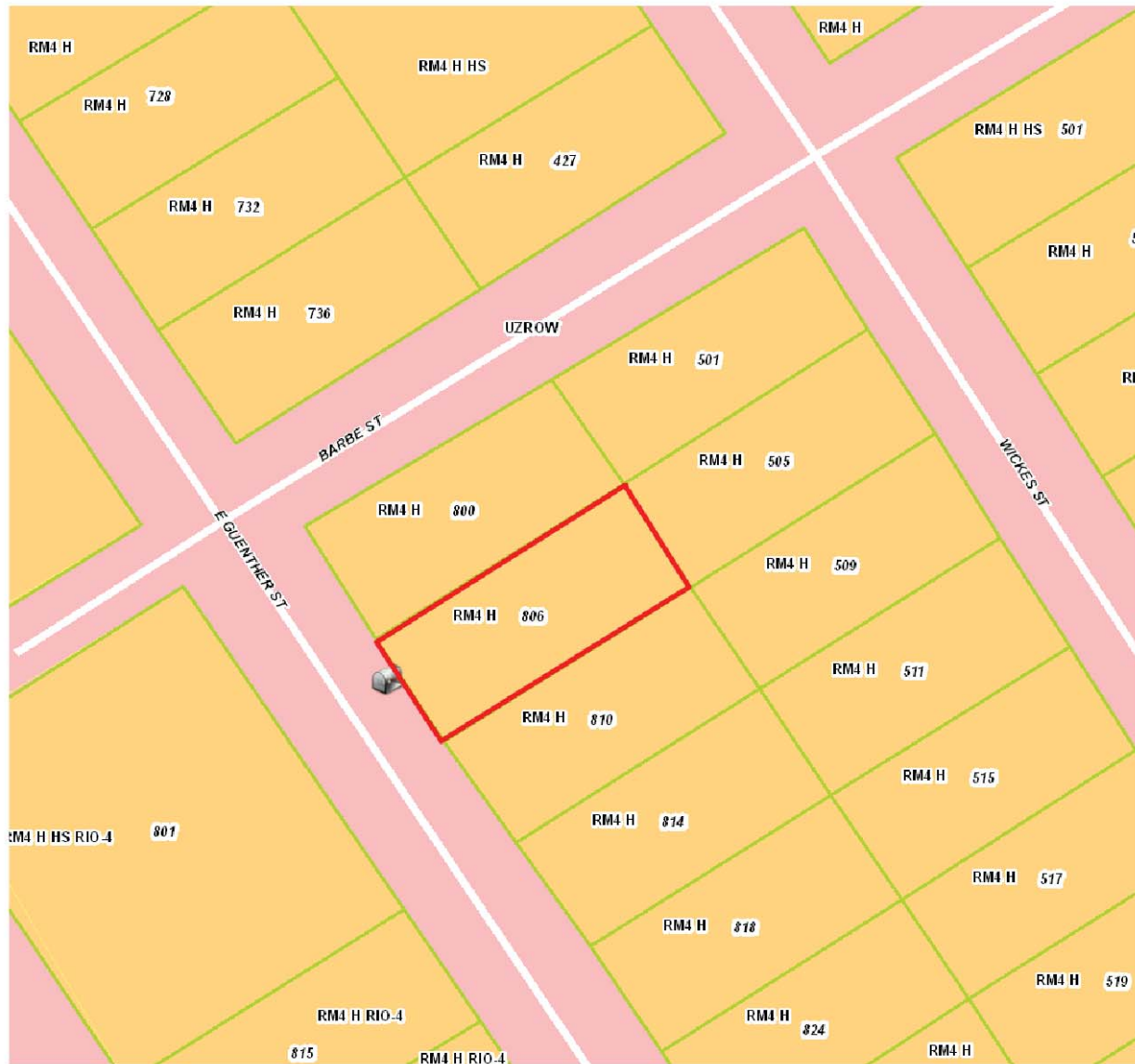
- a) According to the Guidelines for Site Elements, landscape designs should generally follow the pattern established within the specific historic district. For instance, front yard gardens should be maintained where there is historic precedent. Similarly, where open lawns set the precedent, they should not be fully removed in favor of planting beds. Front yards in the King William Historic District feature a variety of plant palettes and landscape designs. While there is no precedent for the proposed planter bed at this specific property, there are many examples within the district that are similar to the requested landscaping.
- b) The Guidelines for Site Elements 3.A.ii. recommend that historic lawn areas not be reduced by more than 50%. The proposed gravel bed is approximately 50% of the existing lawn area and is consistent with the guidelines. A detailed site plan which includes dimensions will be needed in order to verify consistency with the Guidelines.
- c) The applicant has selected native and xeric plant species consistent with the Guidelines for Site Elements 3.A.iii.

RECOMMENDATION:

Staff recommends approval with the stipulation that a detailed landscaping plan which includes dimensions is provided to staff.

CASE MANAGER:

Cory Edwards





Flex Viewer

Powered by ArcGIS Server

Printed: May 21, 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.





LOT 12

LOT 13

LOT 14

FENCE
OUT 0.4'

FENCE
IN 0.3'

S 29°05'03" E 50.00'

PROPERTY
CORNER BEARS
S 45°03'29" E 0.44'
FROM CENTER OF
METAL POST

LOT 2, BLOCK 5
N.C.B. 2916
5,738 SQ. FT.
0.132 ACRES

SIDING
BUILDING

FENCE
OUT 0.3'

SCALE: 1"=20'

LOT 1

LOT 3

N 62°27'00" E 115.20'

S 62°27'00" W 114.40'

ONE STORY
SIDING

CONC.
CONC.

CONC.
DRIVE

③

GATE

5.2'

COV.
CONC.

13.9'

CONC. WALK

7.6'

8.7'

(ASSUMED BEARING) (50.03')
N 30°00'00" W 49.96'

N 30°00'00" W 50.03'

E. GUENTHER STREET

(55.6' R.O.W.)

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

NOTE: THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS. THIS IS REPRESENTATION OF THIS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

[Signature]

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415 G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Flood Hazard Areas and Zones may be found at FEMA's website.











View of property
across street



