

HISTORIC AND DESIGN REVIEW COMMISSION

July 1, 2015

Agenda Item No: 10

HDRC CASE NO: 2015-231
ADDRESS: 636 MISSION ST
LEGAL DESCRIPTION: NCB 2913 BLK 2 LOT N 45 FT OF 9
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jeffrey Szarek
OWNER: Jeffrey Szarek
TYPE OF WORK: Replace concrete walkway; tree removal

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove two mature crape myrtles in order to replace the concrete walkway at 636 Mission St. The concrete walkway and landing will be replaced with matching concrete and leveled to eliminate current trip hazards. The walkway will also be positioned to ensure proper water drainage away from house.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- 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.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- 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.

FINDINGS:

- a) Generally, removal of mature trees can have a negative impact on the character of a historic district. Every attempt should be made to protect and maintain mature trees that are in good health consistent with the Guidelines for Site Elements 3.D.i.
- b) Should the trees be removed from necessity, replacement trees should be selected and planted consistent with the Guidelines for Site Elements 3.D.ii.
- c) The proposed walkway and landing replacement will match the existing walkway in materials, dimension and alignment consistent with the Guidelines for Site Elements 5.A.


RECOMMENDATION:

Staff recommends that every attempt be made to replace the walkway without removing the trees. If damaging the trees to a point at which they must be removed is required in order to replace the walkway, then staff recommends approval with the stipulation that trees of a similar variety are replanted on the property based on finding b.

CASE MANAGER:

Cory Edwards

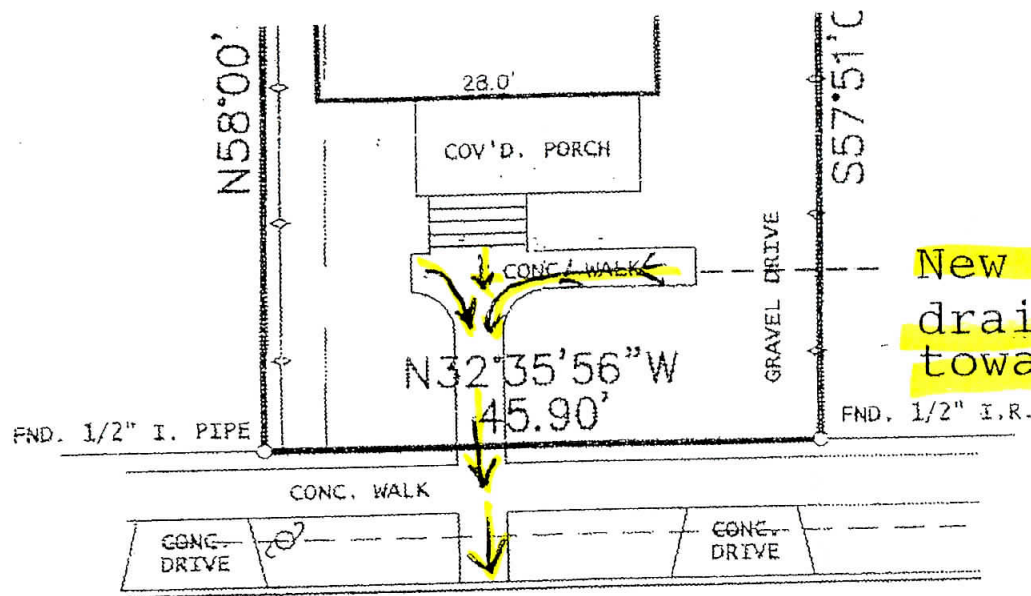




636 Mission Street

Printed: May 26, 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.



New sidewalk with
drainage going
towards street

MISSION STREET

50' WIDE R.O.W.

FIRST AMERICAN TITLE
GF # 1903907-SA27

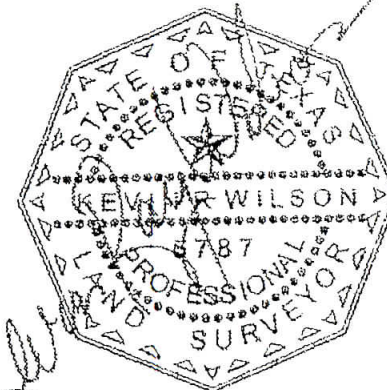
BUYER: Jeffrey S. Szarek and Laura L. Berjon

SURVEY PLAT OF
SOUTH 5. (FIVE FEET) OF LOT 9
AND ALL OF LOT 10, BLOCK 2,
NEW CITY BLOCK 2913, CITY OF
SAN ANTONIO, BEXAR COUNTY,
TEXAS

ADDRESS: 636 MISSION ST
SAN ANTONIO, TEXAS 78210

C&W
Surveying

P.O. Box 692202
San Antonio, TX 78269
12703 Spectrum Dr, SA, TX 78249
210-613-2097, 210-558-0396
210-690-8241 Fax, Firm #10052900



I, Kevin Ray Wilson, Registered Professional Land Surveyor number 5787, do hereby certify that a survey was made on the ground, under my supervision, on date of February 18, 2014, of the property hereon described, and I do declare there are no conflicts known to me except as shown.



The Davey Tree Expert Company
 24175 Boerne Stage Rd
 San Antonio, TX 78255
 Phone: (210) 698-0515 Fax: (210) 698-7022
 Email: Mark.Mann@davey.com
 Tree Maintenance License #TL-915779
 Commercial Pesticide Applicator License #0381108



Client	6/15/2015
JEFF SZAREK 636 Mission St San Antonio, TX 78210-1224	Proposal #: 00994012-00000511 Account #: 4372027 Home: (210) 677-9171 Mobile: (614) 439-2757 Email: lberjon@chandlersigns.com

<u>Tree Pruning and Surgery</u>		<u>Price</u>	<u>Tax</u>	<u>Total</u>
<input type="checkbox"/> Tree Removal	Aug - Sep	\$675.00		\$675.00
- Remove to grade 2 crape myrtles at front of home causing foundation damage.				
- Haul debris.				
<input type="checkbox"/> Stump Grinding	Sep - Oct	\$240.00		\$240.00
- Grind 2 resulting stumps 6"-8" below grade (backfill chips/ haul excess debris).				

Sales tax will be added per local jurisdiction unless tax exempt form is on file.

☐ Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

Mark Mann

Mark Mann ISA Certified Arborist TX-3978A

Authorizing Signature

Date



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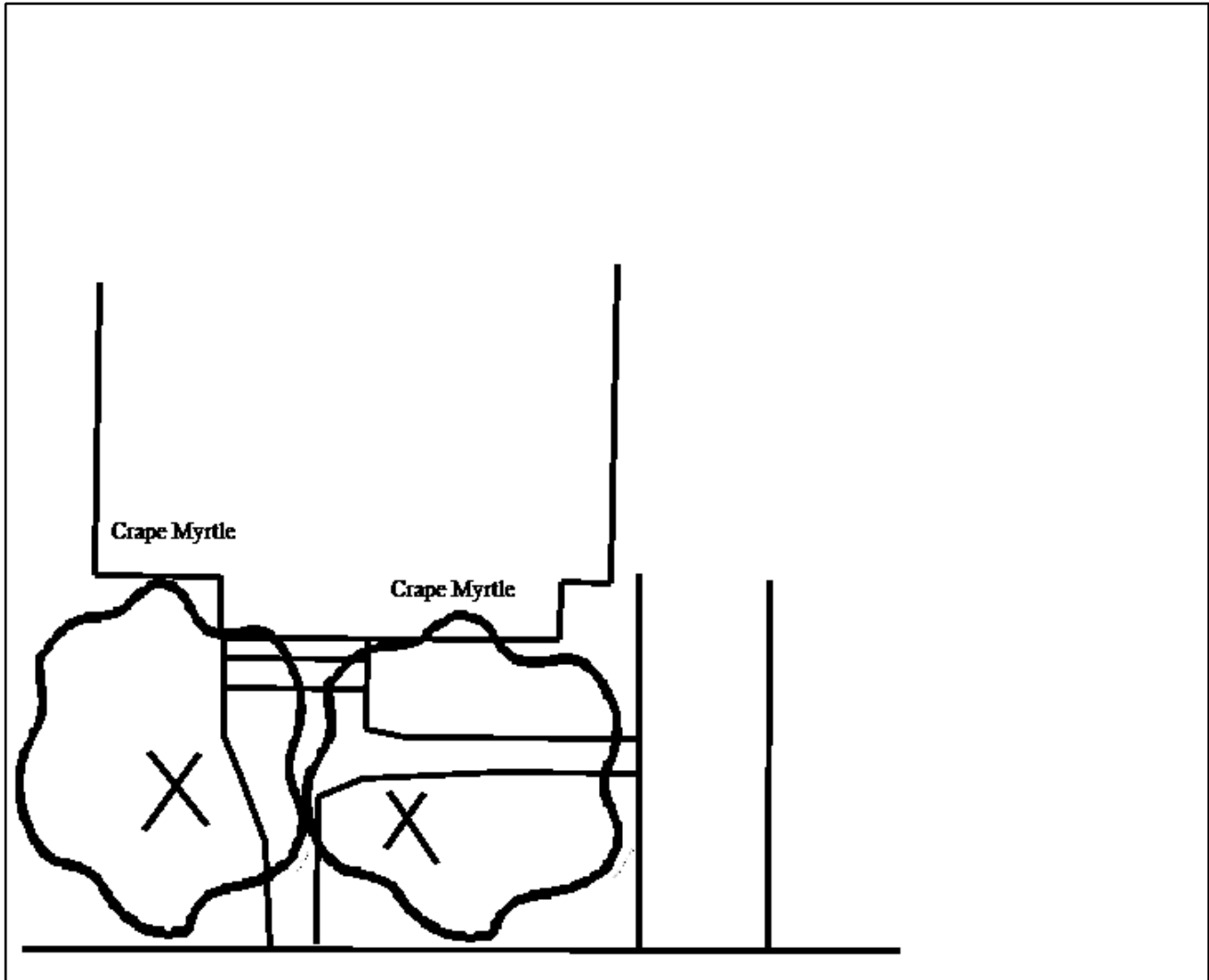
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Property Diagram



Client Care Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Pruning and Surgery

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insect and disease, greater tolerance to drought stress, increased vigor, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is spot-applied during the active growing periods of the year. It is not broadcast over the entire lawn. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a postemergent application later in the year. Our surface insect management is timed to reduce chinchbugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

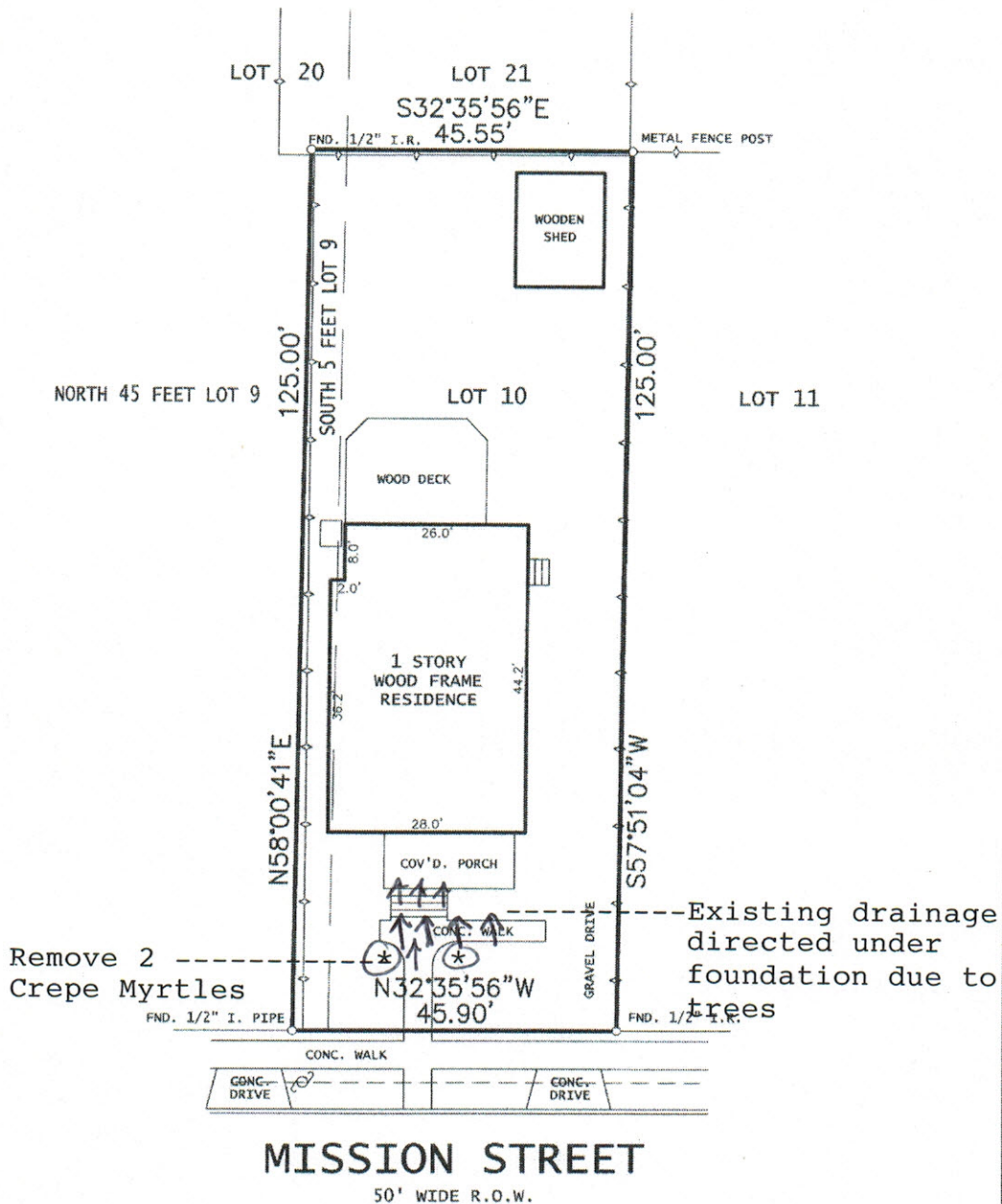
SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

BEARINGS ARE ASSUMED AND NORTH IS
BASED ON MAPS AS SUPPLIED BY BEXAR
APPRAISAL DISTRICT, CITY OF SAN
ANTONIO CLERK AND MAPSCO.

SCALE: 1" = 20'

LEGEND

CHAIN LINK FENCE
OVERHEAD ELECTRIC
PROPERTY CORNER
POWER POLE



FIRST AMERICAN TITLE
GF # 1903907-SA27

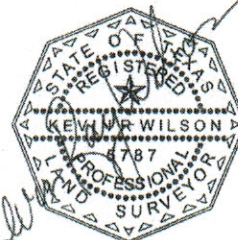
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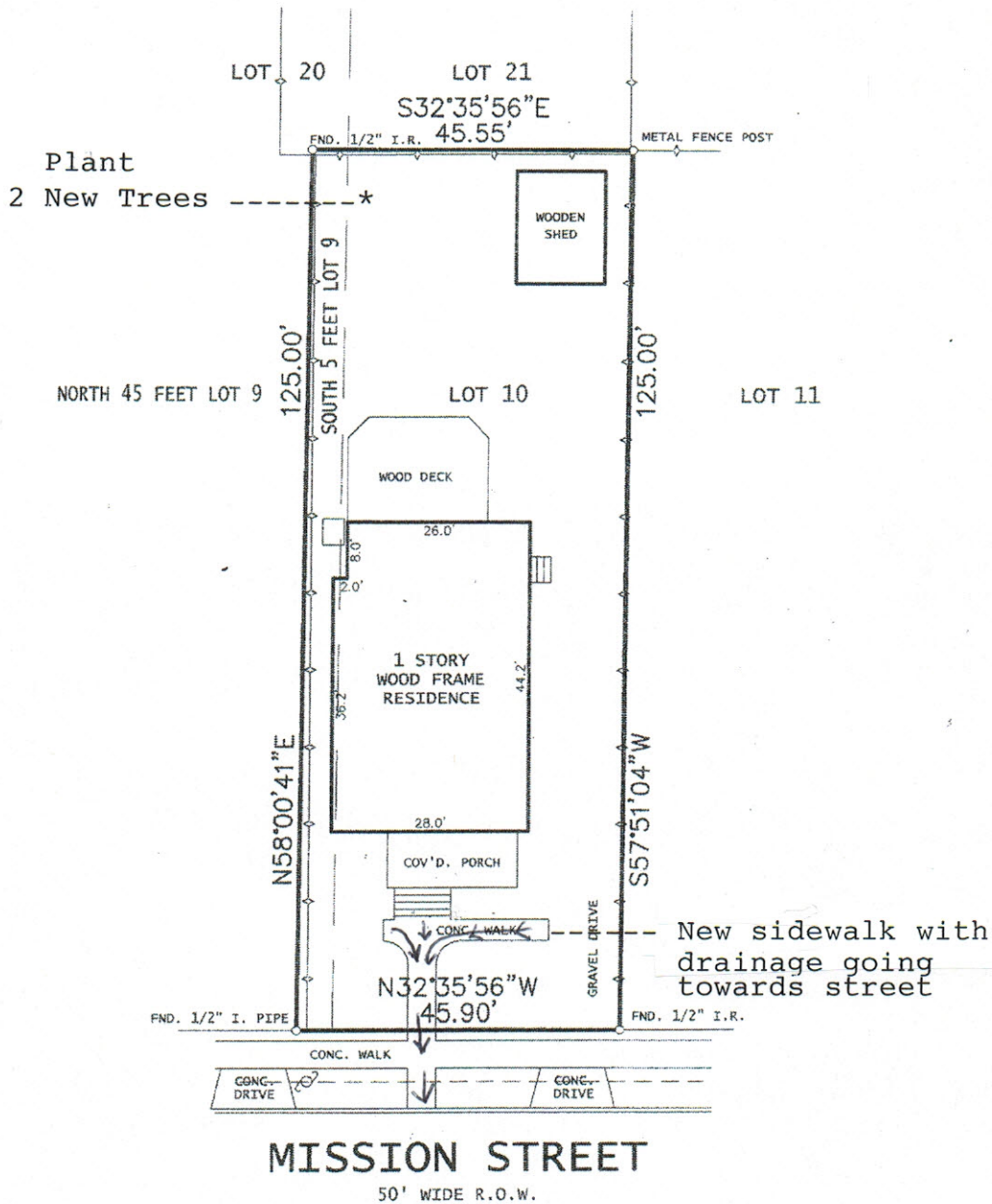
I, Kevin Ray Wilson, Registered Professional Land
Surveyor number 5787, do hereby certify that a survey
was made on the ground, under my supervision, on
date of February 18, 2014, of the property hereon
described, and I do declare there are no conflicts
known to me except as shown.

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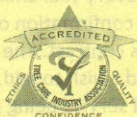
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24175 BOERNE STAGE RD.
SAN ANTONIO, TX 78255-9599
PHONE: 210-698-0515
FAX: 210-698-7022



Visit us at:
www.davey.com

WE
ACCEPT



ORDER REASON

PLANT HEALTH CARE Recommendations prepared for:
NAME Laura Szarek
ADDRESS 636 Mission St.
CITY San Antonio STATE TX ZIP 78210
HOME PHONE 677-9171 OTHER PHONE 614-439-2757
FAX * EMAIL lberjon@chandler signs
BILLING ADDRESS _____

CITY

STATE

ZIP

TREE PRUNING AND SURGERY

Material Code	Davey Pruning Types – Crown cleaning Thinning Raising Reduction Restoration Vista pruning (Circle)			Price
	Contract <input type="checkbox"/>	Time and Material <input type="checkbox"/>		
	• Recommend removal to grade of 2 crape myrtles at front of home causing foundation damage - haul debris			
	<i>Mark Mann</i>			
	ISA # TX-3978A			

☐ YES. Please schedule the pruning and surgery.

COST BEFORE TAX

\$675⁰⁰

All work will meet or exceed ANSI A300



Proven Solutions for a Growing World

Phone: 210-698-0515
Fax: 210-698-7022
mark.mann@davey.com

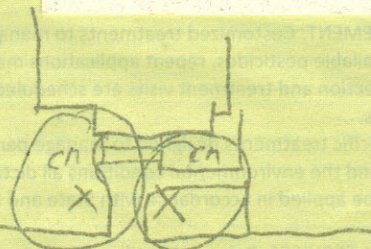
210.559.4803



MARK W. MANN
Sales Arborist
I.S.A. Certified Arborist #TX-3978A

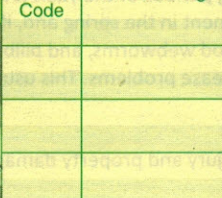


THE DAVEY TREE EXPERT COMPANY
24175 Boerne Stage Rd. • San Antonio, TX 78255 • www.davey.com



ARBOR GREEN PRO® TREE & SHRUB FERTILIZATION*

Material Code Plant Coverage:



TREATMENT PERIOD

☐ YES. Please schedule the fertilization.

COST BEFORE TAX

TREE AND SHRUB PEST MANAGEMENT*

Material Code	PREScription SERVICES	TREATMENT PERIOD	COST	OK
	• Grind 2 stumps 6"-8" below grade - backfill chips + haul excess debris	Sep-Oct	\$240 ⁰⁰	

*PLEASE NOTE THESE SERVICES CONTINUE AUTOMATICALLY YEAR AFTER YEAR. BY SIGNING YOU AGREE TO THE TERMS DESCRIBED ON THE BACK SIDE OF THIS FORM.

☐ YES. Please schedule the pest management services ✓ above.

COST BEFORE TAX

X

Authorizing Signature

Date

SIGNATURE NEEDED

PLEASE SIGN AND RETURN THE WHITE COPY AS FORMAL AUTHORIZATION TO PROCEED AFTER CHECKING SERVICES ABOVE.

THANK YOU

Davey Representative

Date

The Davey Tree Expert Company

WHITE — OFFICE COPY

YELLOW — CLIENT COPY

WHITE — FILE COPY















