

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2015

Agenda Item No: 12

HDRC CASE NO: 2015-344
ADDRESS: 214 W HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6387 BLK 7 LOT 31, W 23 FT OF 30 & E 14.5 FT OF 32
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
OWNER: Millicent Clark
TYPE OF WORK: Landscaping and site work
REQUEST:

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

1. Install a new concrete ribbon driveway and insert brick pavers to replace the existing grass strip.
2. Relocate the existing driveway gate approximately twenty feet closer to W Hollywood.
3. Replace the existing concrete ribbon driveway with a solid concrete driveway past the driveway gate.
4. Reconstruct the existing rear concrete sidewalk and rear concrete paver patio to contain uniform materials.
5. Enlarge the existing curb cut and driveway apron at the street.
6. Remove the existing four foot sidewalk connecting the City sidewalk to the street and construct a new sidewalk.
7. Construct a front yard limestone retaining wall.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

B. NEW FENCES AND WALLS

- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

3. Landscape Design

A. PLANTINGS

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.

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.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. According to the Historic Design Guidelines, Chapter 7, A Guide to San Antonio's Historic Resources, the Monte Vista Historic District was developed between 1890 and 1930 featuring lots of various sizes; a large majority of which include a walkway leading from the street to the front door, gently sloped front yard berms and historic retaining walls. Each of these site elements in their original form contribute to the historic nature of Monte Vista.
- b. The applicant has proposed to replace the existing concrete ribbon driveway as well as install flagstone or a decorative concrete paver inlay in the existing driveway's grass strip. According to the Guidelines for Site Elements 5.B.i., historic driveway configurations should be retained and replaced. The applicant's proposal is consistent with the Guidelines. Staff notes that the historic width of the driveway, six feet in width, should be maintained.
- c. There is currently an existing six foot tall driveway gate located approximately seventy-five feet from the public right of way at the existing sidewalk. The applicant has proposed to relocate this gate to be approximately fifty feet from the public right of way at the sidewalk. Staff finds that this request is appropriate given the proposed new location's placement at the side of the historic structure.
- d. To the rear of the proposed new location of the driveway gate, the applicant has proposed to remove the existing concrete ribbon driveway and install a new concrete slab to extend to the rear of the site. Given the lack of visibility at the proposed location from the public right of way, staff finds this request appropriate, however, the proposed width of the slab should match that of the replaced ribbon driveway; six feet to be consistent with the Guidelines for Site Elements which state that a similar driveway configuration, including materials, width and design be incorporated into the design of new driveways.
- e. At the rear of the existing structure, the applicant has proposed to replace an existing two foot wide concrete sidewalk as well as the existing concrete paver patio. The applicant has noted that a reconstructed rear sidewalk as well as a rear patio would include flagstone or concrete. The Guidelines for Site Elements 3.A.ii. states that historic lawns

should not be fully removed or replaced with impervious hardscape. Per the provided landscape plan, staff finds that the applicant's proposed rear sidewalk and patio design is appropriate and consistent with the Guidelines. If possible, the applicant should salvage any existing brick material that could be reused.

- f. The applicant has proposed to enlarge the existing curb cut as well as to modify the existing driveway apron at the street. According to the Guidelines for Site Elements B.ii., the width and configuration of original curb cuts should be maintained. Furthermore, the Guidelines for Site Elements 5.C.i. states that historic curbing should be retained whenever possible. If the applicant need to replace the curbing due to damage, the curbing should be replaced in kind to match the original's color, texture, durability and profile.
- g. According to the Guidelines for Site Elements 5.A.i., historic sidewalks should be maintained and repaired using brick or concrete, in place. The applicant has proposed to replace the existing, historic sidewalk connecting the public sidewalk to W Hollywood with a new sidewalk that features a curved, organic for which is not appropriate. This is not Consistent with the Guidelines.
- h. Like many properties throughout the Monte Vista Historic District, this property features a front yard berm. The applicant has proposed to construct a front yard retaining wall eighteen to twenty-four inches in height to prevent front yard erosion. According to the Guidelines for Site Elements 1.A.i., character defining features such as berms or flopped front lawns should not be altered. The installation of a retaining wall would result in the loss of a topographic feature unique to Monte Vista. This is not consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of items #1 through #4 based on findings a through e with the following stipulations:

- i. That the applicant maintain the historic width of six feet upon replacement of the existing concrete ribbon driveway.
- ii. That the applicant salvage any stone or brick that could potentially be reused in the repaving of the rear patio or installed in the existing grass strip of the concrete ribbon driveway.

Staff does not recommend approval of items #5 through #7 based on findings f through g. Staff recommends that the applicant repair the existing concrete curb and driveway apron, retain and repair the existing concrete sidewalk and avoid the modification or elimination of historic topographic features.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Aug 25, 2015

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SHOWS+ALLEN LANDSCAPE ARCHITECTS LLC

17320 CLASSEN SPUR
SAN ANTONIO, TX 78247

August 14, 2015

PROJECT DESCRIPTION

For
214 W. Hollywood Ave.
Monte Vista

Project Description: See to "Existing Hardscape Plan" for specific location or proposed scope of work.

Item #1:

Owner would like to enlarge existing curb and driveway apron at street. Current width of inner curb cut is 7'-0" (outer curb cut is 9') and it is nearly impossible to pull into driveway without driving over curb (See to Pic #1). Driveway actually narrows down to 6' wide (42" from back of curb). Flush curb and apron are also in need of repair/replacement. (See to Pic #2).

Item #2:

Owner would like to remove existing 4' sidewalk, connecting the street to the city sidewalk. Sidewalk has shifted and has created an unsafe tripping hazard due to root movement (See to Pic #3). Owner would like to build a new sidewalk further away from tree to avoid cutting any roots. Flagstone or concrete are proposed materials.

Item #3:

If approval by the HDRC for Item #2 is granted, owner would like to realign sidewalk from front door to the new sidewalk located in the city right-of-way. Flagstone or concrete are proposed materials.

Item #4:

Although, HDRC recommends keeping steep grassy slopes along the front of properties, it has been well documented that these slopes do not allow irrigation and rain water enough time to soak into the soil for the grass to thrive. These areas are often patchy and the grass can eventually die - creating an erosion problem, which has begun at the edge of the front steps (See to Pic #4). These slopes are also hard to mow and maintain. Owner is asking for permission to build an irregular limestone retaining wall (18"-24" tall) to help with both of these issues.

Item #5 and #6:

Existing ribbon driveway is currently 7'-0" wide and is in need of replacement due to lack of reinforcement (See to Pic #5). The average width of most vehicles is around 6', with trucks and suv's well over that. Owner would like to widen driveway to 8'-4" while keeping the style of the ribbon driveway intact. However, the owner would like to pave the center stripe with a different material (flagstone or decorative concrete paver) instead of grass. Over the years the grass strip will raise and can create a tripping hazard for children and the elderly. Owner would also like to have a wider section of driveway poured near the side entrance of the front porch. Exiting the vehicle in this area can be unsafe due to steepness of the grassy slope, especially when this area is wet. (See to Pic #1).

Item #7:

Owner would like to move existing driveway gate closer to front of house to create more fenced-in area for children while also adding additional security for bedroom windows.

Item #8:

Owner would like to replace ribbon driveway in backyard with a solid concrete driveway and enlarge area in front of garage. This will add valuable flat space for activities such as basketball, roller-skating, biking, etc. for children.

Item #9 and #10

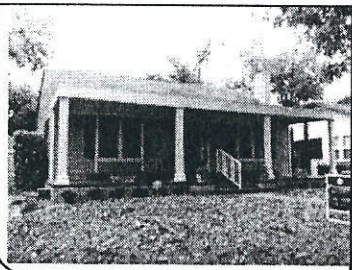
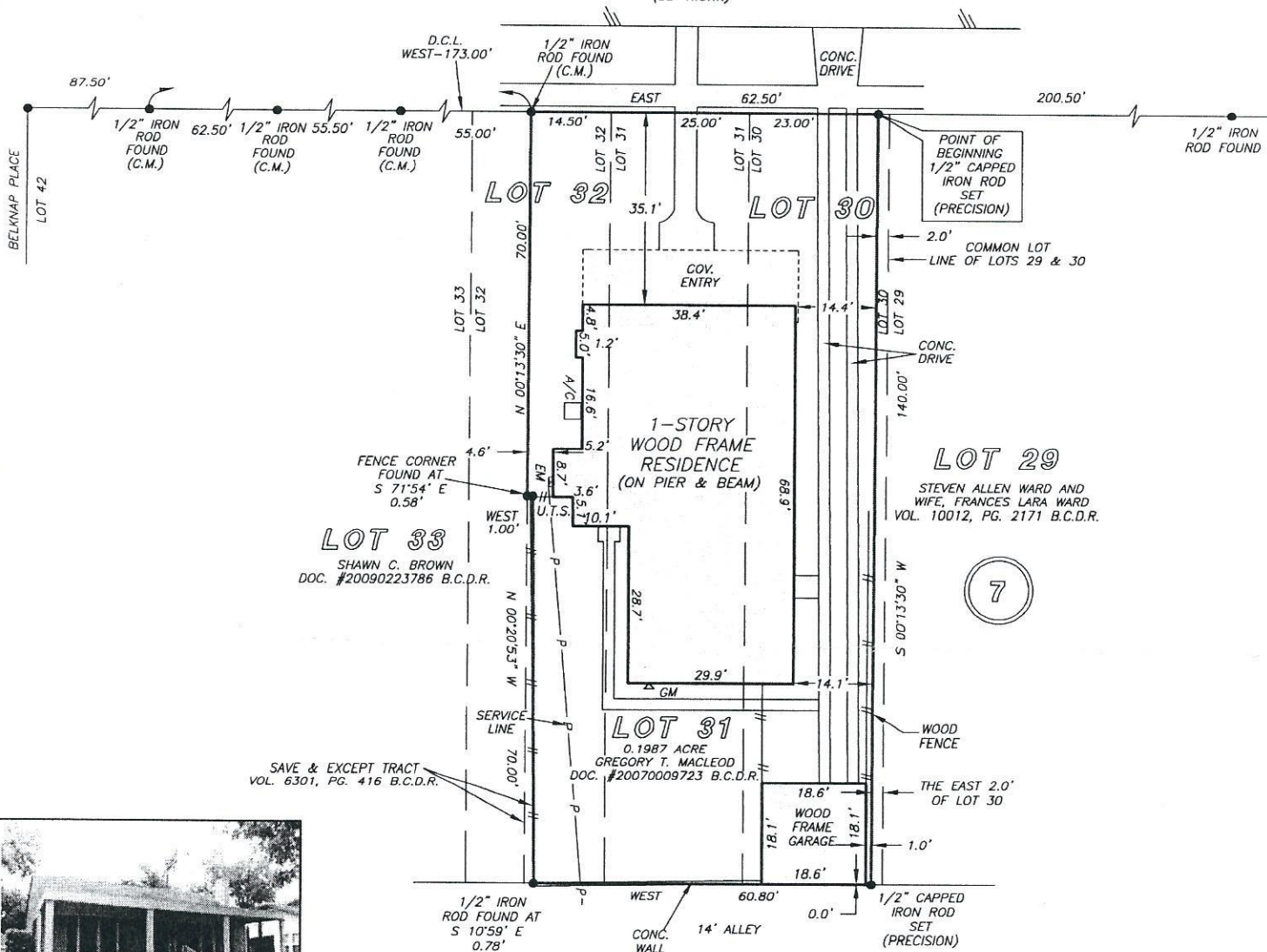
Owner would like to replace existing 2' wide concrete walkway in backyard as well as existing concrete paver patio, (See to Pic #6). Existing sidewalk is too narrow and has minimal slope for drainage (along back edge of house). Existing concrete paver patio is un-level and consists of different types of pavers, many of which have broken. Owner would use the same material for a more consistent look. Flagstone or concrete are proposed materials.

MILLIE CLARK

SCALE: 1" = 30'

IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 642, PAGE 34, DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS
SAVE AND EXCEPT THEREFROM A PORTION OF LOT 32
DESCRIBED IN VOLUME 6301, PAGE 416, DEED RECORDS OF BEXAR COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

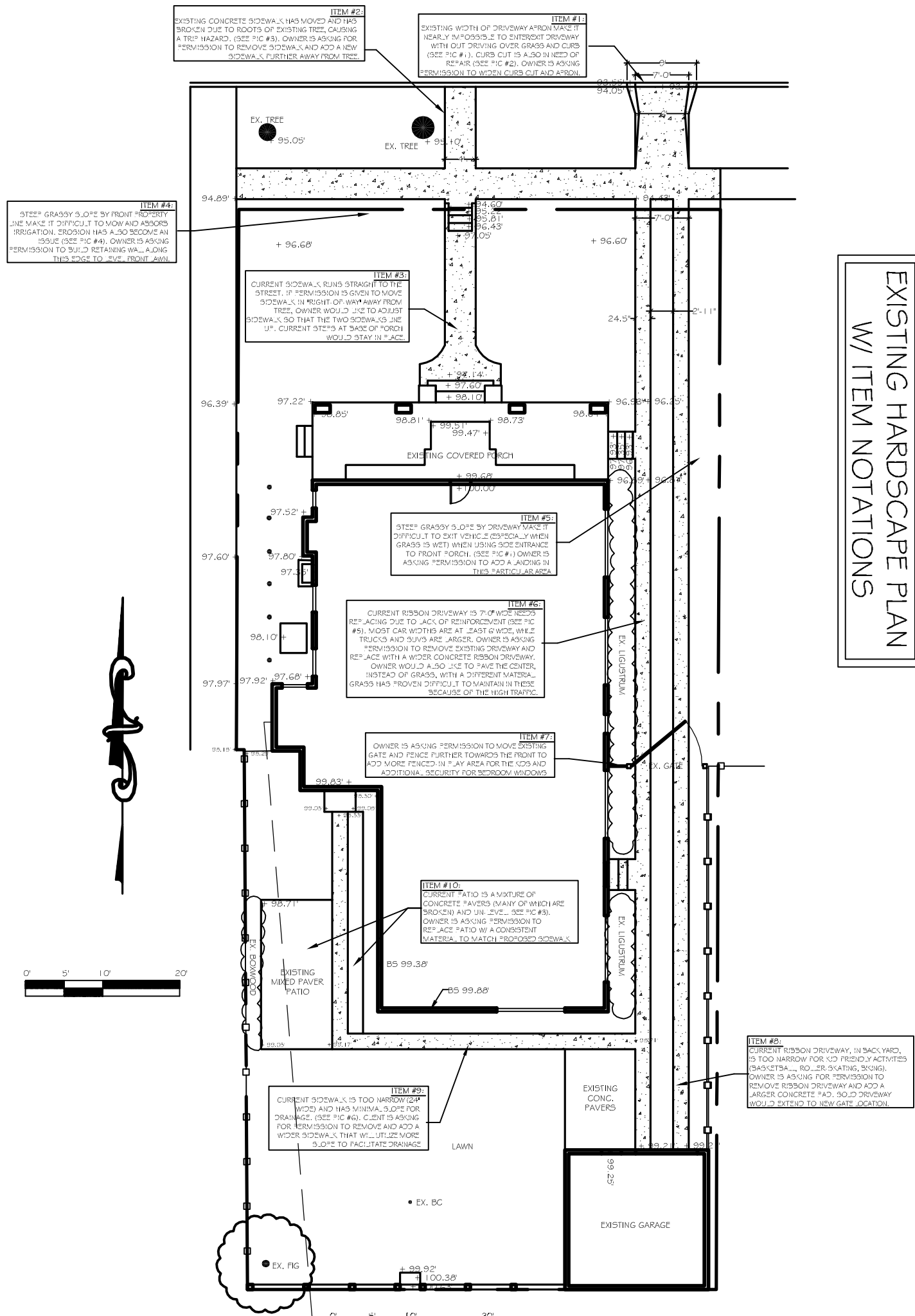
(PLATTED AS HOLLYWOOD BOULEVARD)
(58' R.O.W.)



Will M. Clark

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND





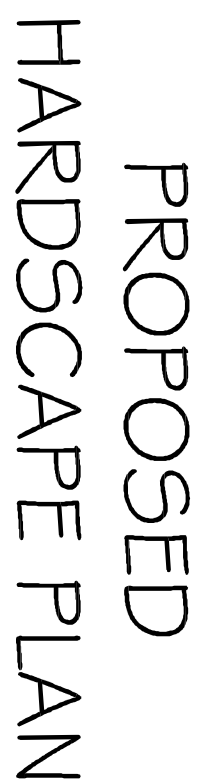
(v) (h)

revisions:

Phone (210) 497-3222

Fax (210) 497-3007

sheet numbers:



PIC #1



PIC #2



PIC #3



PIC #4



PIC #5



PIC #6

