

## HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 7

**HDRC CASE NO:** 2016-130  
**ADDRESS:** 2137 W MAGNOLIA AVE  
2141 W MAGNOLIA AVE  
2151 W MAGNOLIA AVE  
2155 W MAGNOLIA AVE  
2150 W MAGNOLIA AVE  
**LEGAL DESCRIPTION:** NCB 6828 BLK LOT E 30 FT OF 39 & W 37.5 FT OF 40  
NCB 6828 BLK LOT E 40 FT OF 38 & W 20 FT OF 39  
NCB 6828 BLK 0 LOT 37 W 10 FT OF 38  
NCB 6828 BLK LOT 36 & E 12.5 FT OF 35  
NCB 6829 BLK 0 LOT 14 AND E 5 FT OF 15  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Carmen Varela-Rivas/COSA - TCI  
**OWNER:** Right-of-Way  
**TYPE OF WORK:** Retaining Walls  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install concrete retaining walls at five properties on West Magnolia as part of a current right-of-way improvements project. Each wall will be approximately 15 inches in height.

### 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.

### FINDINGS:

- a) Generally, the Historic Design Guidelines for Site Elements do not recommend adding new landscape or topographical elements that alter the streetscape in a historic district. New retaining walls are generally discouraged where there is no historical precedent.
- b) There are currently 11 retaining walls that have been added on this block W Magnolia. This portion of the Monticello Park Historic District was designated in 2008, and many of these existing retaining walls were installed prior to designation. None of the existing walls appear to be of historic age.
- c) The requested retaining walls are proposed for properties that are adjacent to those with existing retaining walls. The

installation of the requested walls is not expected to greatly alter the character of the block due to the number of walls that have already been added.

- d) The proposed retaining walls will not exceed 15 inches in height, and for properties on the north side of W Magnolia which feature a greater change in elevation, some sloping berm will remain along the street-facing edge of the property.

**RECOMMENDATION:**

Staff recommends approval based on findings a through d.

**CASE MANAGER:**

Cory Edwards



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## STIMES

**EDATES**

1



**FILES**

ALL RESIDENTIAL AND COMMERCIAL DRIVEWAY  
FLARES SHALL BEGIN AT ROW. RESIDENTIAL  
FLARES SHALL BE 2' MAXIMUM AND COMMERCIAL  
FLARES WILL VARY.

SIDEWALKS SHALL BE 4' DIVORCED THROUGHOUT.



NOT TO SCALE

**Lockwood, Andrews  
& Newnam, Inc.**



**W.MAGNOLIA  
KAMPMANN TO LAKE  
BOTH SIDES  
2016 IMP SIDEWALK PROGRAM**

SHEET 2  
OF 3

### LEGEND

- |                                                                                       |                |                                                                                       |                            |
|---------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------|----------------------------|
|  | DRIVEWAY       |  | STREET SIGN                |
|  | SIDEWALK       |  | METER/VALVE BOX ADJUSTMENT |
|  | ASPHALT REPAIR |  | REMOVE & RELOCATE MAIL BOX |
|  | RIPRAP         |  | WHEELCHAIR RAMP            |
|  | CURB           |  | TREE REMOVAL               |
|  | RETAINING WALL |  | BACKFLOW RELOCATION        |



Staff inventory



Existing Retaining Walls



Proposed Retaining Walls













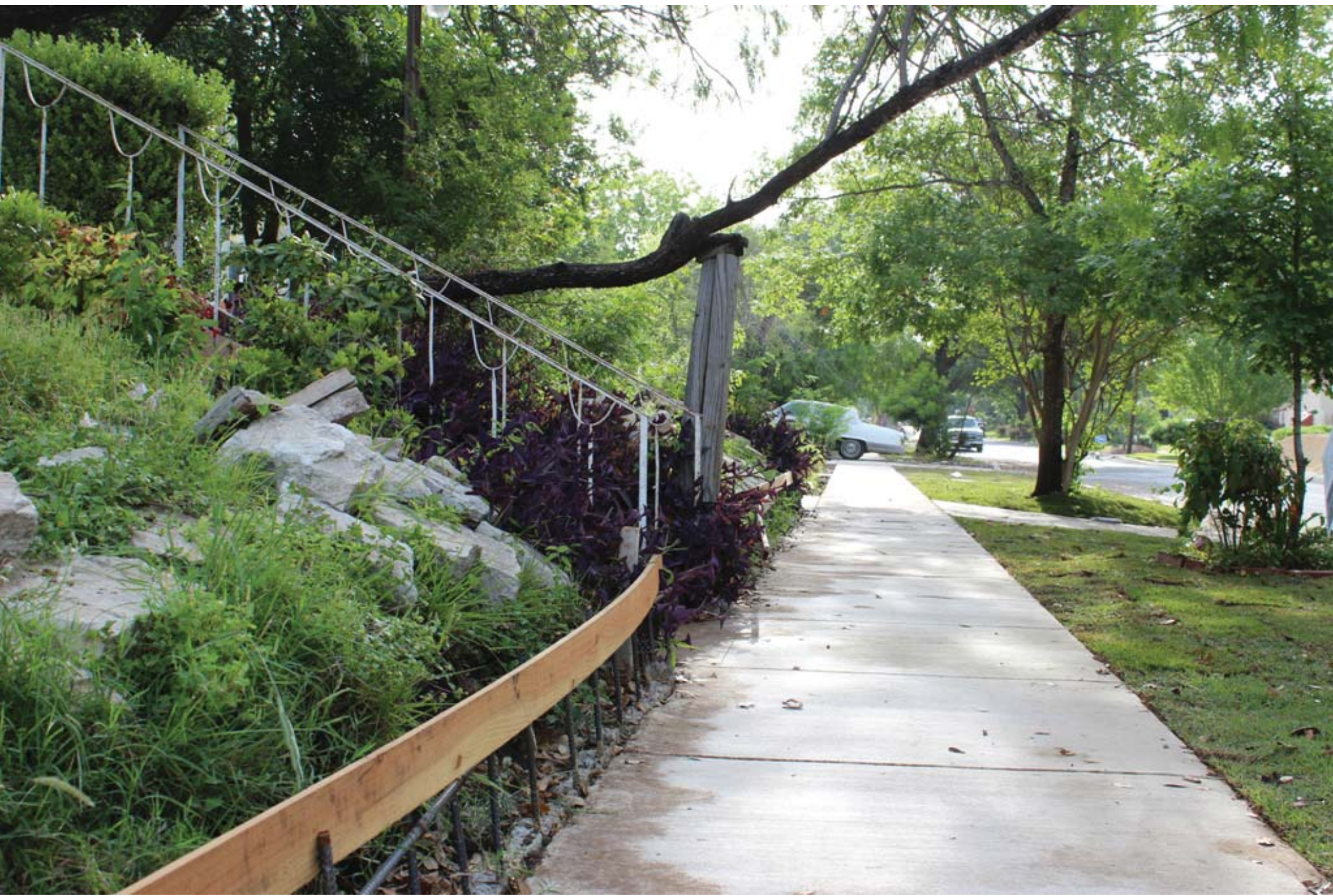








































Existing Retaining Walls































