

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2016

Agenda Item No: 9

HDRC CASE NO: 2016-194
ADDRESS: 107 W CRAIG PLACE
LEGAL DESCRIPTION: NCB 1860 BLK 1 LOT 20 EXC N IRR 3.4 FT
ZONING: C2 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Cappy Lawton
OWNER: Cappy Lawton
TYPE OF WORK: Site element, install water fountain
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a faux bois water fountain and 96" x 96" stone rest area on the North West corner of N Main and W Craig Place.

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.
- 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.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

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.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

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.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

Secretary of the Interior's Standards for Rehabilitation:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

FINDINGS:

- a. The applicant is proposing to install a faux bois style fountain at the corner of N Main and W Craig. The fountain, hardscape, and landscaping have already been installed. A stop work order was issued and the application was submitted with the required application fee.
- b. The fountain hardscaped area is 96" x 96" with brick and stone pavers, bordered by a 20" tall limestone dry stack wall and mulch and landscaping. No trees or hardscape were removed to install this site element. According to the Secretary of the Interior's Standards for Rehabilitation, new additions should not destroy historic materials or features. Staff finds this proposal consistent with these standards.

RECOMMENDATION:

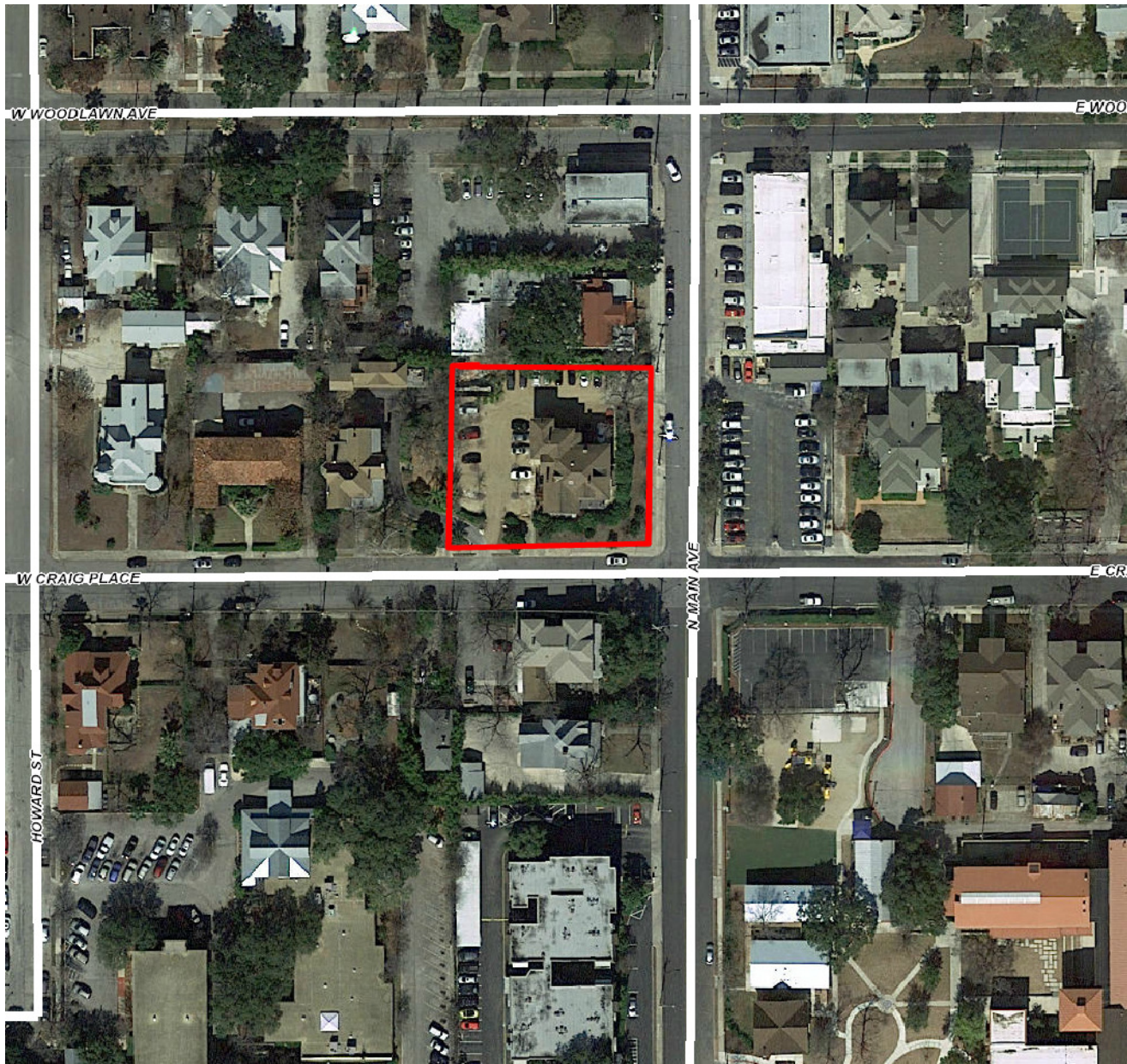
Staff recommends approval as submitted based on findings a through b.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

A stop work order was issued for installing the fountain prior to receiving approval. The application was submitted with the required application fee.

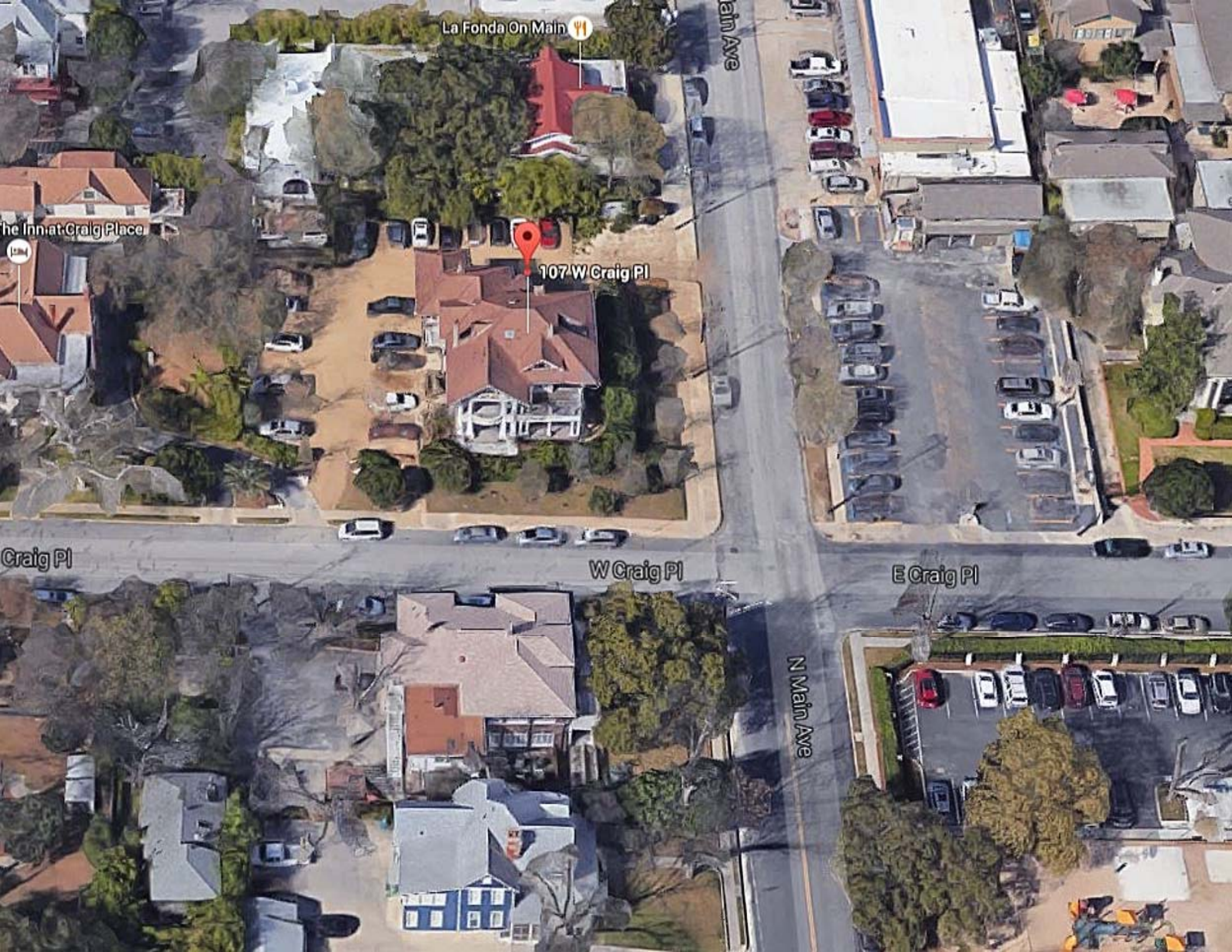


Flex Viewer

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La Fonda On Main



The Inn at Craig Place

107 W Craig Pl

Craig Pl

W Craig Pl

E Craig Pl

N Main Ave



raig Pl

W Craig Pl

N Main Ave

E Craig Pl

107 W Craig Pl

La Fonda On Main

Kathleen Som



Administrative Certificate of Appropriateness and HDRC Application

107 W Craig - Supporting Documents

Specifications of materials to be used:

Faux bois fountain designed and built by local craftsman, Rene Romero.
Locally sourced limestone, reclaimed D'Hanis bricks and cement.

Written narrative explaining the proposed work:

Faux bois water fountain and rest area for walkers and their dogs at 107 W Craig Place on the North West corner of North Main and Craig Place.

N. MAIN AVENUE



107
W. CRAIG PLACE

1 SITE PLAN

LA
FONDA
ON
MAIN

DETAIL A

20" H
40" T
22" D











