HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 7

HDRC CASE NO:	**2016-240**
ADDRESS:	133 CEDAR ST 139 CEDAR ST 233 PEREIDA ST
LEGAL DESCRIPTION:	NCB 935 BLK B LOT 7 & 8 & N 12.4 FT OF 9 NCB 949 BLK 9 LOT 28 CHILDRENS SERVICE BUREAU
ZONING:	MF33-S H, RM4 H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	David Buyer/Bury (Stantec)
OWNER:	Children's Shelter of San Antonio
TYPE OF WORK:	Landscaping for previously approved new construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install landscaping at 133 and 139 Cedar and 233 Pereida; locations of previously approved new construction. The on-site driveways and parking areas were approved with the new construction and are not included in this request.

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.

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.

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.

FINDINGS:

a. The request for final approval of new construction at 133 and 139 Cedar and 233 Perieda was approved by the Historic and Design Review Commission on January 20, 2016. At that time, the applicant received approval for site fencing, driveways and paved parking areas. In regards to total landscaped area, the applicant has proposed 2,700 square feet of planting areas, 5,500 square feet of turfed area and 3,000 square feet of decomposed granite. Staff performed a site visit on June 22, 2016, and found the applicant's proposed landscaping materials to be appropriate.
b. At the corner of Cedar and Perieda, the applicant has proposed landscaping elements that include Crape Myrtles in the planting strip along the public right of way on both Cedar and Perieda, a live oak tree on the northern edge of the property, front yard lawn areas, public right of way sidewalks that are 3' – 6" in width, on site sidewalks that are 3' – 0" in width and planting beds in front of each unit with various native plants. The applicant's proposed landscaping materials and their placement is consistent with the Guidelines for Site Elements.
c. On Cedar, the applicant has proposed landscaping elements that include Crape Myrtles in the planting strip along the public right of way, live oak trees on the north, west and south sides of the site, front yard lawn areas, public right of way sidewalks that are 3' – 6" in width, on site sidewalks that are 3' – 0" in width, a northern, western and southern border of decomposed granite and planting beds in front of each unit with various native plants. The applicant's proposed landscaping materials and their placement is consistent with the Guidelines for Site Elements.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:Jun 16, 2016

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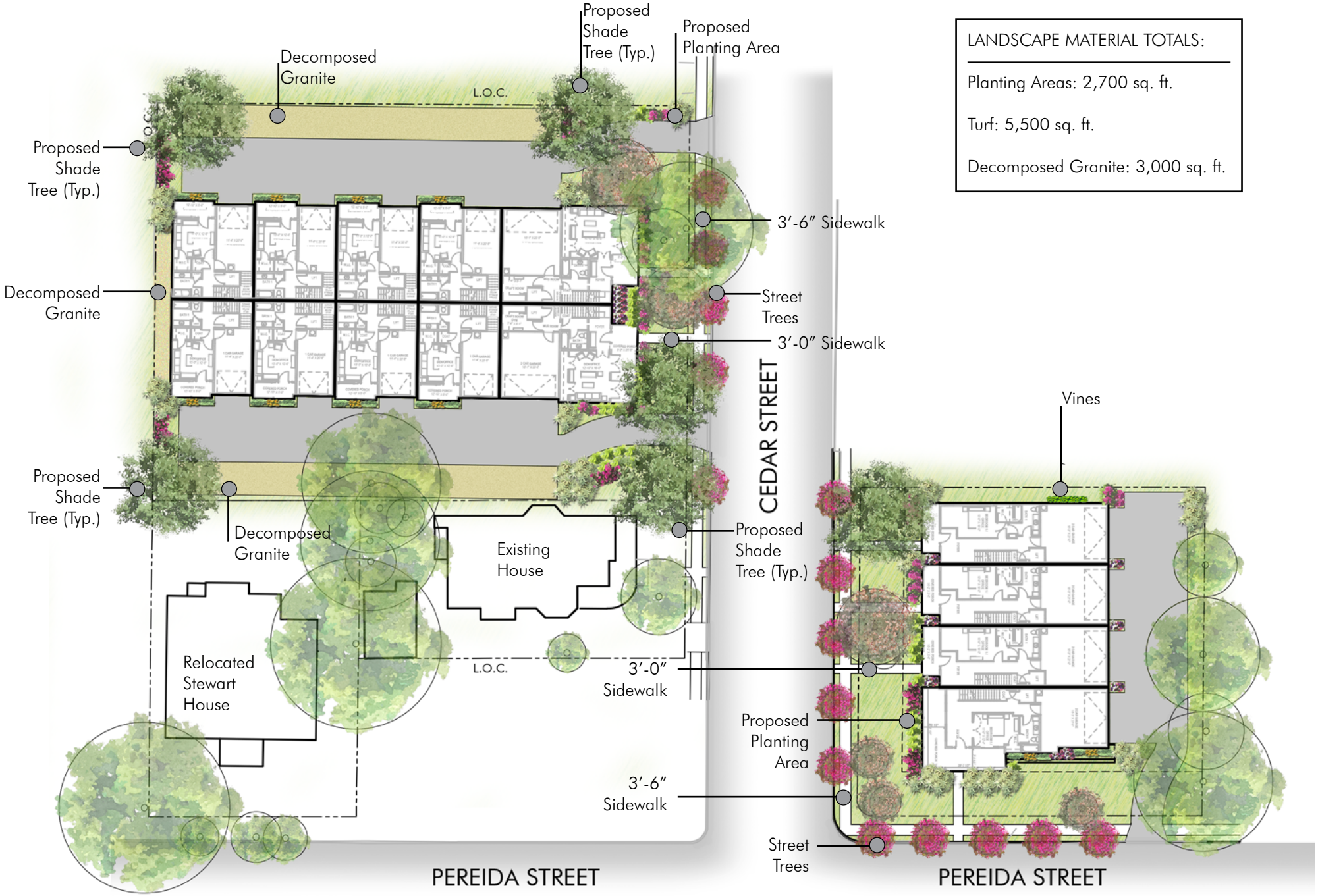
133
COMPADRE COMPADRE
A program of The Children's Shelter
Children's Shelter
Founded 1901

Stantec Consulting Services Inc.
70 NE Loop 410 Suite 1100, San Antonio TX 78216-5893

June 10, 2016

Cedar at Pereida – Landscape Narrative

The intent of the landscape design for Cedar at Pereida is to provide plant material consistent with the surrounding neighborhood, while utilizing species adapted to the local environment. The design will fit within the context of the King William Historic District to mimic the scale and scope of the adjacent properties. The proposed plan uses evergreen and deciduous trees/shrubs/grasses to maintain a full landscape look throughout the year. Flowering shrubs, trees, and vines will be placed to maximize views to the property from the street and neighboring homes. Street trees (Crape Myrtles) have also been proposed for consistency with the rest of the neighborhood.



LANDSCAPE MATERIAL TOTALS:

Planting Areas: 2,700 sq. ft.

Turf: 5,500 sq. ft.

Decomposed Granite: 3,000 sq. ft.

CEDAR AT PEREIDA KING WILLIAM HISTORIC DISTRICT

Conceptual Landscape Plan

0 20 40 80

June 10, 2016

The information shown is based on the best information available and is subject to change without notice.

BURY now Stantec

SHADE & STREET TREES

Quercus virginiana
(Live Oak)

Lagerstroema indica "Basham"
(Basham's Party Pink Crape Myrtle)

EVERGREEN- PERENNIAL SHRUBS & GROUNDCOVERS

Rosa floribunda 'Nearly Wild'
(Nearly Wild Rose)

Hesperaloe parvifolia
(Red Yucca)

Salvia chamaedryoides
(Germander Sage)

Salvia farinacea 'Harry Duelberg'
(Harry Duelberg Sage)

Scutellaria suffrutescens
(Pink Skullcap)

Juniper parsoni
(Parsons Creeping Juniper)

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ORNAMENTAL GRASSES

Bouteloua gracilis 'Blonde Ambition'
(Blue Grama)

Muhlenbergia capillaris 'Pink Flamingo'
(Muhly Grass)

Massella tenuissima 'Pony Tails'
(Mexican Feathergrass)

VINES

Gelsemium sempervirense
(Carolina Jessamine)

Lonicera sempervirense
(Coral Honeysuckle)

Bignonia capreolata
(Crossvine)

Pseudogynoxys chenopodioides
(Mexican Flame Vine)

Trachleospermum jasminoides
(Star Jasmine)

Ficus pumila
(Creeping Fig Vine)

GRAVEL/ ROCK

Decomposed Granite Bed/ Walk

Earthtone River Rock

Landscape Boulder

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