

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 31

HDRC CASE NO: 2016-248
ADDRESS: 227 WICKES
LEGAL DESCRIPTION: NCB 938 BLK 1 LOT NW 20 FT OF 8 & SE 15.6 FT OF 7
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Milton Porterfield
OWNER: Milton Porterfield, Milton Porterfield
TYPE OF WORK: Landscaping
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform various landscaping to include the following:

1. Install crushed granite along planting strip and to the right of walkway
2. Regrade and cover with lattice pavers
3. Remove curb along driveway
4. Pour concrete along rear 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.

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.

4. Residential Streetscapes

A. PLANTING STRIPS

- 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.

5. Sidewalks, Walkways, Driveways, and Curbing

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. The property at 227 Wickes is a one-story Folk Victorian. Currently, in the front of the house there is a small lawn, a front concrete walkway and an asphalt driveway on the left side of the lot.
- b. Currently, there is lawn in the area to the right of the front walkway and in the planting strip. The applicant is proposing to install crushed granite in the planting strip and to the right of walkway with no other plantings. According to the Guidelines for Site Elements 3.ii, historic lawns should not be fully removed. Guidelines for Site Elements 3.ii, states that new pervious hardscapes should be limited to areas that are not highly visible and if used, small plantings should be incorporated. This is not consistent with the Guidelines. Staff recommends the applicant plant native xeric plant materials within the crushed granite areas and limit the crushed granite areas to smaller areas.
- c. Currently, there is lawn in the area between the driveway, sidewalk, and front walkway. The applicant is proposing to cover this entire area with lattice pavers and allow grass to grow in between. According to the Guidelines for Site Elements 3 historic lawns should not be fully removed and new pervious hardscapes should be limited to areas that are not highly visible. Staff finds the proposal is not consistent with the Guidelines as the pavers are inappropriate and are highly visible.
- d. Along the driveway is a minimal curb. The applicant is proposing to remove the curb and re-grade the lawn to the right. According to the Guidelines for Site Elements 5, historic curbing should be retained if possible. Staff made a site visit on June 21, 2016, and found that the curbing is not historically found along the block. Staff finds the proposal to remove it consistent with the Guidelines.
- e. Currently, the area in front of the house, to the left of the existing porch, is covered in river rocks. There is an existing small tree in this area that is to be removed. OHP Staff and the City Arborist reviewed the request, and it is not a significant tree that would require a Certificate of Appropriateness to be removed according to the UDC. The City Arborist did note the tree is a 4.5" Desert Willow tree and recommends that they plant a new tree anywhere on the property; per the City Arborist, the new tree shall be a 1.5" caliper native medium to large shade tree from Appendix E of the UDC.
- f. In this area the applicant is proposing to pour concrete along house to re-grade and allow water to flow away from the structure. According to the Guidelines for Exterior Maintenance and Alterations 8.A.iii., soil should be sloped

away from the foundation to avoid moisture collection. Staff requested the applicant submit dimensions of the area to be re-graded with concrete, but has not received them as of June 22, 2016. The applicant also did not indicate that he was withdrawing his application.

- g. Staff visited the site June 21, 2016, and found the curbing along the driveway not consistent on the block.

RECOMMENDATION:

Staff recommends denial of items #1 and 2 based on findings a through c, and recommends the applicant submit a request to install granite beds, and leave 50% green lawn.

Staff recommends approval of items #3 and #4 based on findings d through g with the stipulation that:

1. The applicant submit dimensions of the area to be re-graded with concrete to staff.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 20, 2016

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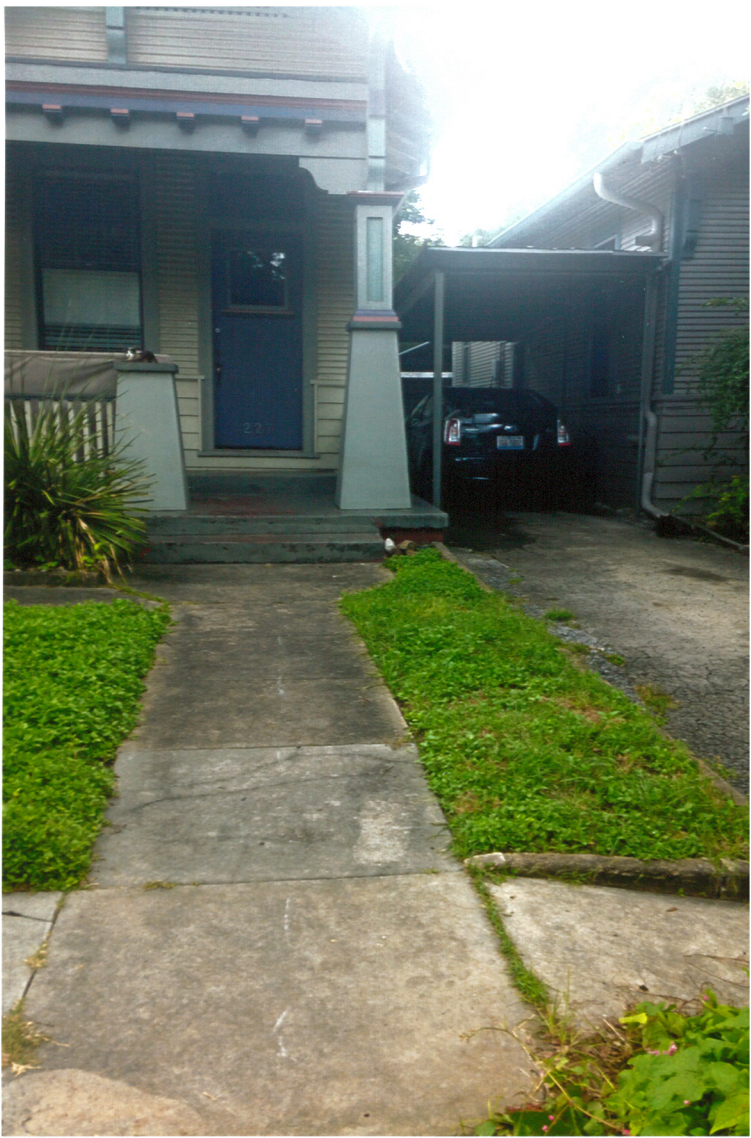
227 Wickes

Scope of work :

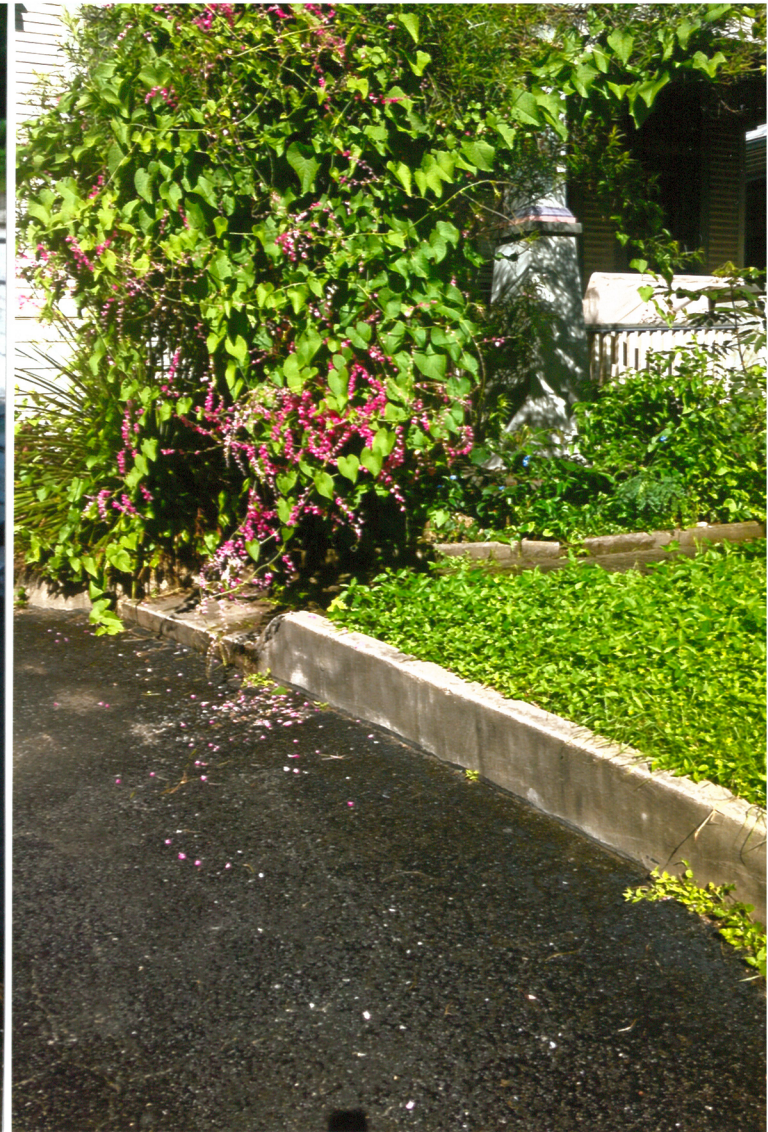
- ~~1) Remove small invasive species tree that interferes with foundation.~~

withdrawn from this HDRC review

- 2) Remove weed/grass areas and fill with non-maintenance landscaping.
- 3) Remove curbing/retaining wall along driveway and weed/grass area. The grass/weed area will be sloped to allow for easier car door opening and ingress/egress of vehicles. Lattice pavers will be used to cover this area. It will provide combination landscape and grass. It will also prevent soil erosion on the slope as it meets the driveway.
- 4) Pour concrete along this wall to prevent water penetrating foundation and slope to provide controlled runoff.







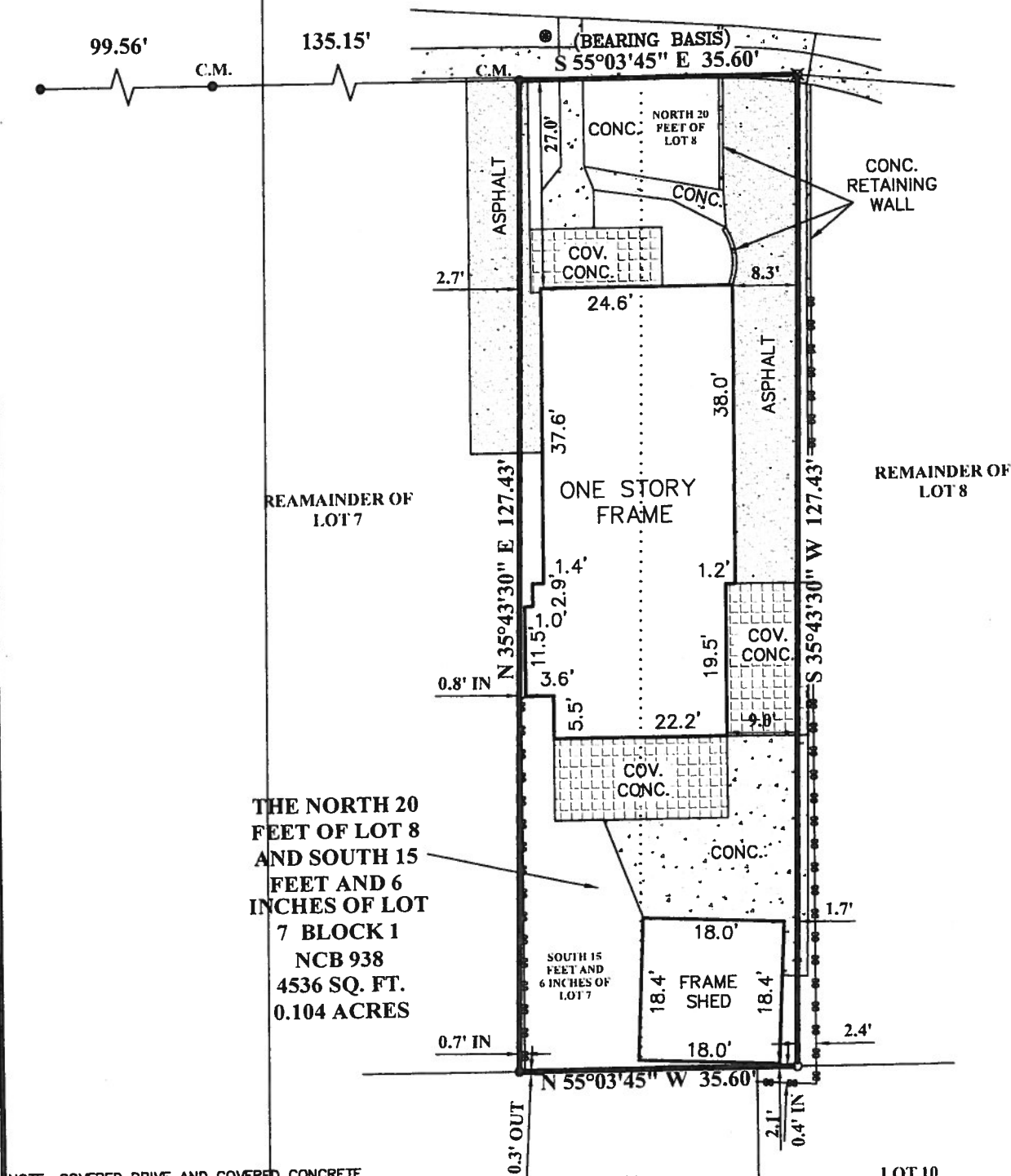






WICKES STREET

(50' R.O.W.)

SCALE: 1"=20'



NOTE: COVERED DRIVE AND COVERED CONCRETE PROTRUDE ONTO REMAINDER OF LOT 8.
 NOTE: TITLE REPORT INDICATES THERE ARE NO RESTRICTION OR COVENANTS OF RECORD.
 NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

PROPERTY ADDRESS	<p>As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480045, Panel No. 0461 E., Panel Dated 2-16-96, this tract is in Zone(s) X and is not in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any actions to determine the flood status of the surveyed property other than interpret the status off of FEMA's FIRM. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyors is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.</p>
227 WICKES STREET	
BORROWER	
RENE ADAM GUERRERO	
PROPERTY DESCRIPTION	<p>The North 20 feet of Lot 8 and the South 15 feet and 6 inches of Lot 7, Block 1, New City Block 938, an addition to the City of San Antonio, Bexar County, Texas.</p>
	LEGEND
	<p>○ = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR</p>
	<p>I, JOSE ANTONIO TREVINO, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are</p>

C.M.

(BEARING BASIS)
S 55°03'45" E 35.60'

ASPHALT

27.0'

CONC.

NORTH 20
FEET OF
LOT 8

CONC.

COV.
CONC.

2.7'

24.6'

8.0'

2

2

3

1

4

Wickes Street

PROPOSED
CRUSHED GRANITE

SIDEWALK

ASPHALT

PROPOSED CRUSHED
GRANITE

WALKWAY

18'

PROPOSED
LANDSCAPE
PAVERS / 50% GRASS

12'

WALKWAY

LANDSCAPING

2.7'

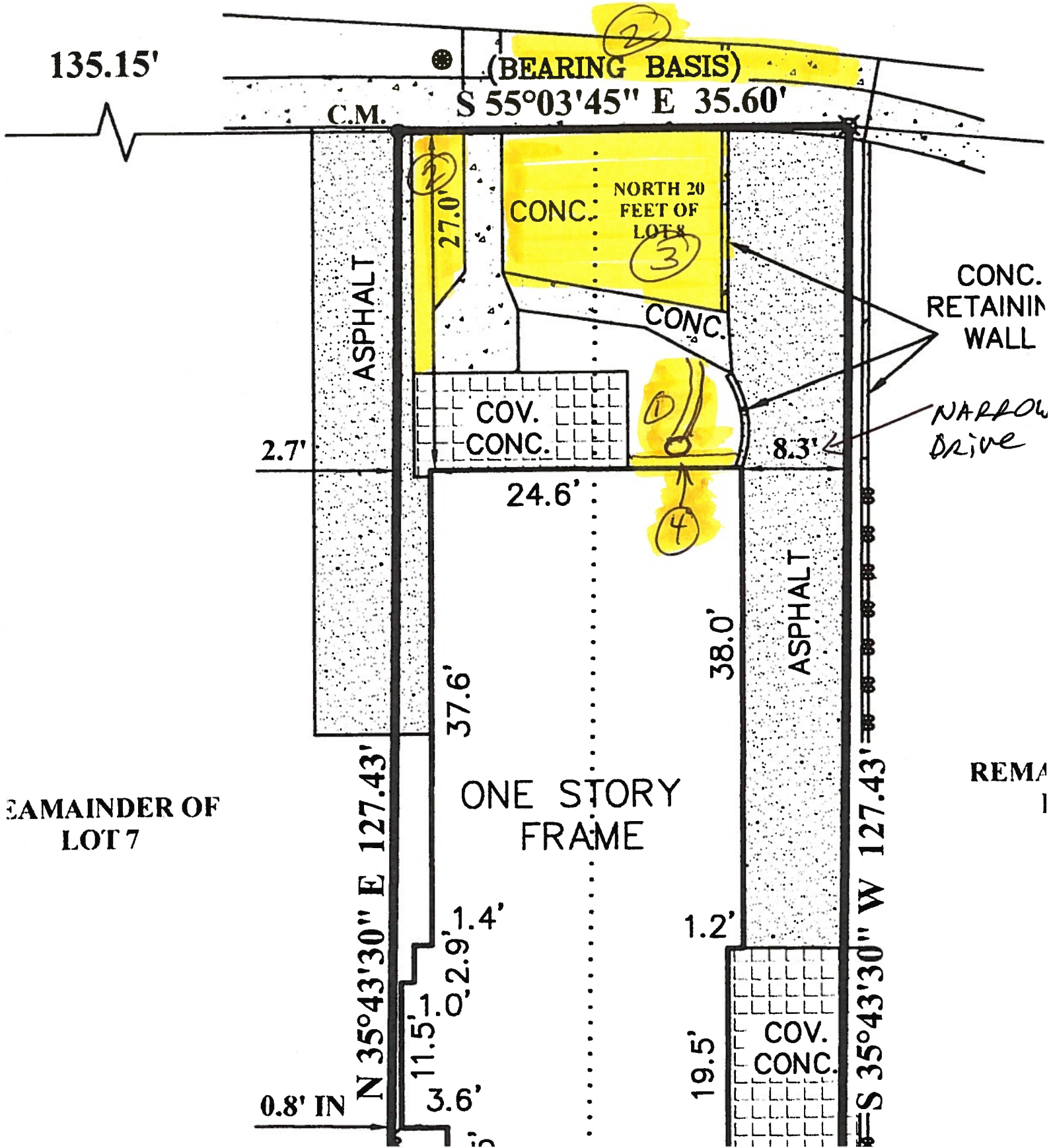
COV.
CONC.

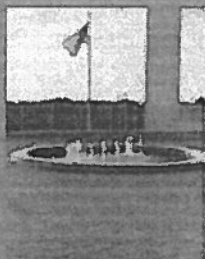
River
Rock
EXISTING

All measurements
approximate

WICKES STREET

(50' R.O.W.)





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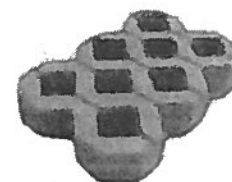
PLAZA STONE

SUPPLIES

OVERVIEW

COLOR

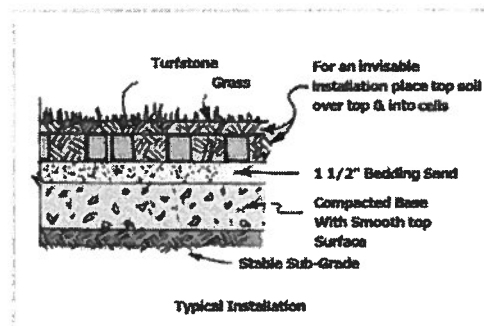
Turfstone



Turfstone Reinforces Grassy Areas for Occasional Traffic

Turfstone is an environmentally friendly multi-purpose concrete grid type paving unit. It allows grass to grow up through the regularly spaced openings or can be completely covered by sod for an invisible installation.

Turfstone is often used in lieu of blacktop or concrete to permit rainfall to return to earth through the paved surface area; reinforcing grassy areas subject to occasional traffic for overflow parking, access roadways, emergency routes and fire lanes.



Reinforces Grassy Areas Great for:

- Fire Lanes
- Overflow Parking
- Erosion Control
- Access Roadways
- Emergency Routes

Turfstone is a proven solution with no tendency to



float up over time. It allows grass to grow up thru the surface; turfstone can be completely invisible if covered with sod while creating a long lasting reinforcement system for grassy areas.



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