

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 4

HDRC CASE NO: 2016-290
ADDRESS: 127 CROFTON
LEGAL DESCRIPTION: NCB 941 BLK 4 LOT E 172.85 FT OF 12 & E 182.1 FT OF S 1/2 OF 11
ZONING: RM4 H HS RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: McNulty / Travelers House
APPLICANT: Nate Manfred/French & Michigan
OWNER: Greg & Delores Ellis
TYPE OF WORK: Front sidewalk installation
REQUEST:

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

1. Install a new front sidewalk and paving from the sidewalk at the public right of way to the front of the primary historic structure.
2. Install a side yard walkway from the northern parking location to the side addition of the primary historic structure.
3. Modify the previously approved parking surface material from decomposed granite to midnight path gravel.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

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.

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 applicant has proposed to install a new front sidewalk and paving from the sidewalk at the public right of way

to the front of the primary historic structure, modify a previously approved landscaping material and construct a walkway from the northern parking area to the primary historic structure's side addition. The applicant and the King William Association met to review this request on July 5, 2016, where it was found to be acceptable.

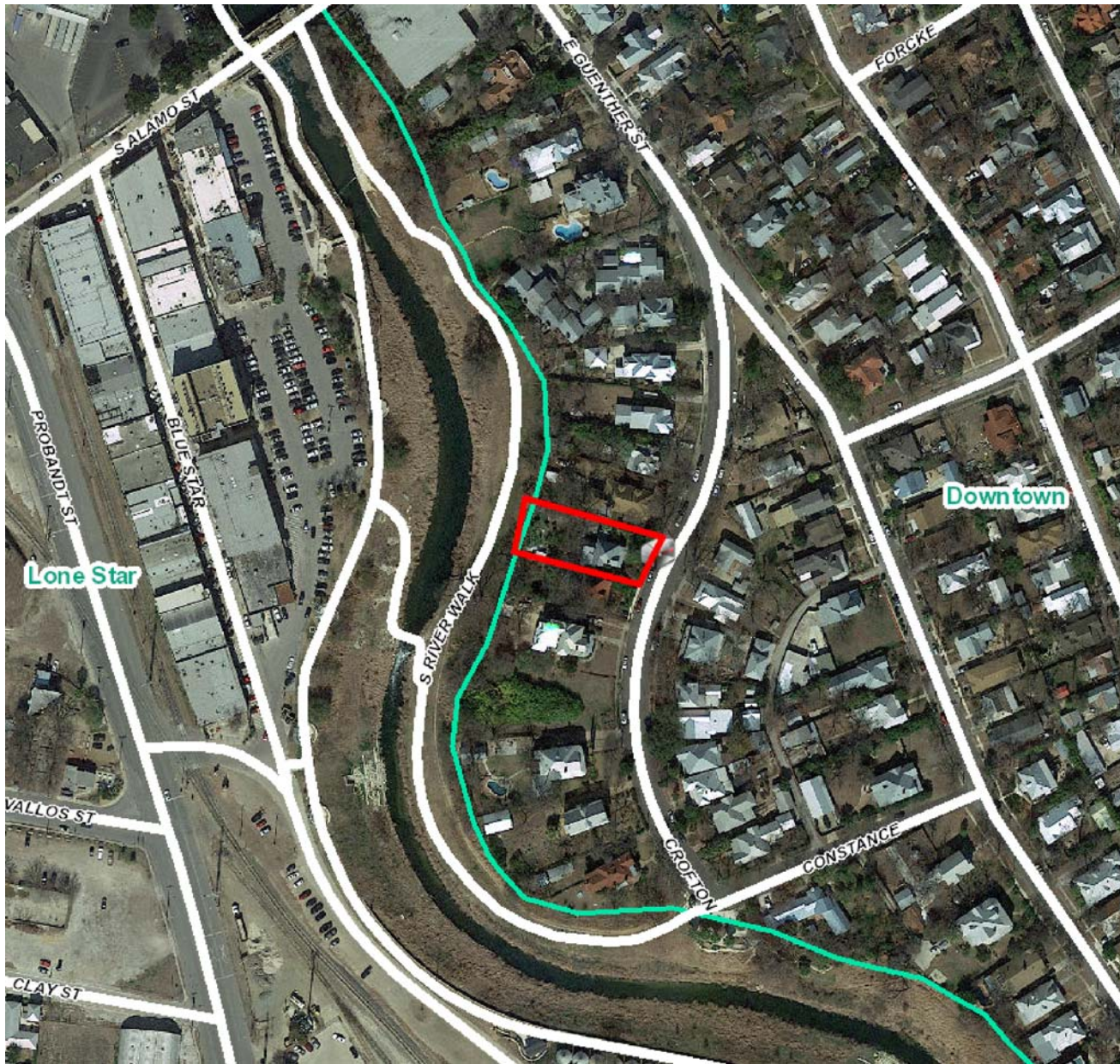
- b. The original front sidewalk was removed to facilitate front yard landscaping through the course of the rehabilitation of the primary historic structure. The original front sidewalk was approximately three (3) feet in width and straight. The applicant has proposed a new walkway that features a width of five (5) feet at the public right of way and a width of seven (7) feet at the front porch of the primary historic structure. Materials include midnight path gravel and concrete pavers that are 24" x 48". Typically, front yard sidewalks in the King William Historic District are straight; however, there are examples of varying widths, designs and materials that are found, particularly on Crofton. Staff finds the applicant's proposal appropriate and reversible.
- c. The applicant has proposed to install a side yard walkway on the north side of the lot northern parking location to the side addition of the primary historic structure. Staff finds the applicant's proposed materials, location and design appropriate and consistent with the Guidelines for Site Elements 3.B.
- d. The applicant has proposed to modify the previously approved parking surfaces' materials from decomposed granite to midnight path gravel. Staff finds that both materials are similar in nature and that the applicant's proposed material is appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 21, 2016

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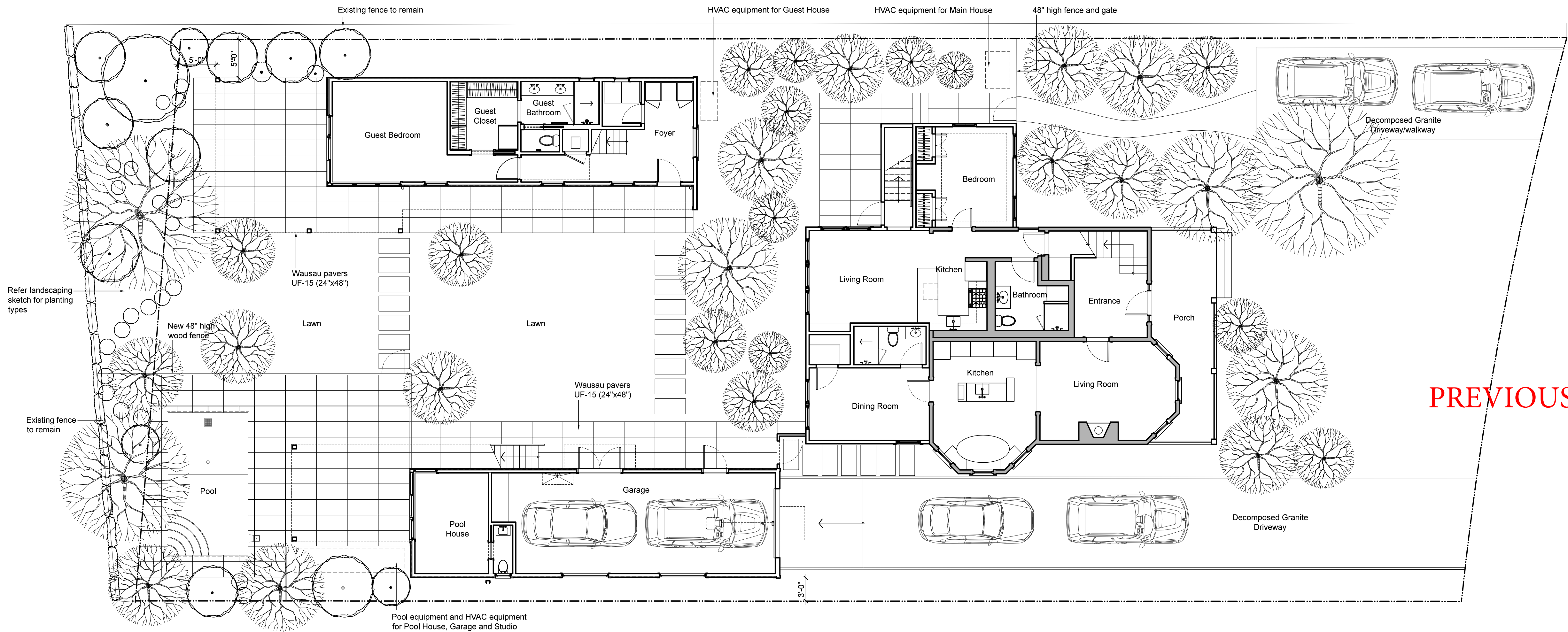
San Antonio River

127 Crofton Avenue

Crofton Ave
Crofton Ave

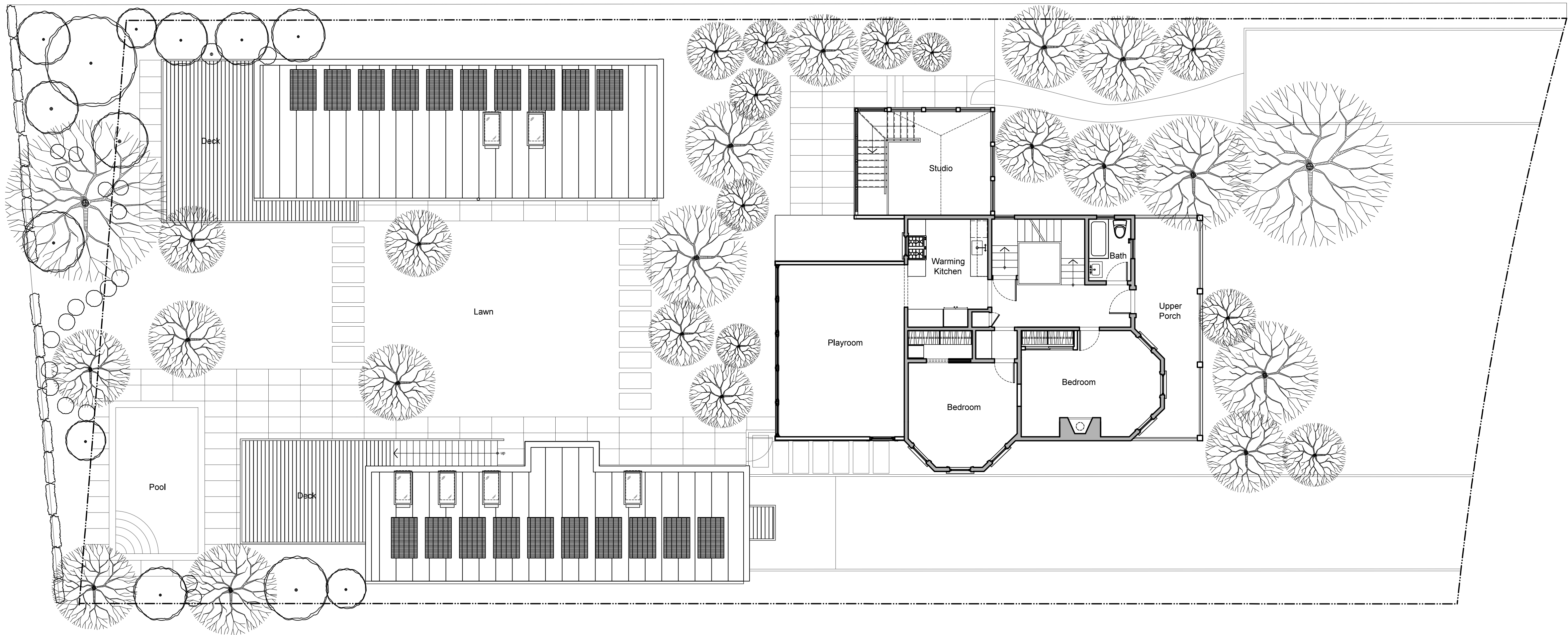




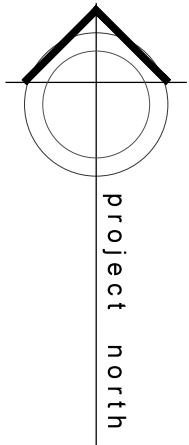


1 Ground Floor Site Plan
Scale: 1/8"=1'-0"

PREVIOUSLY APPROVED SITE PLAN



2 Site Plan
Scale: 1/8"=1'-0"



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General Notes:
Contractor to verify all dimensions in the field prior to starting work.
Refer to dimensions only - do not scale drawings.
All discrepancies to be referred to the office of wanta-architect pllc.

wanta-architect
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HDRC Review
Client Review
HDRC Review

09/10/15
04/24/15
02/18/15

Ellis Residence
127 Crofton Avenue
San Antonio, TX 78210

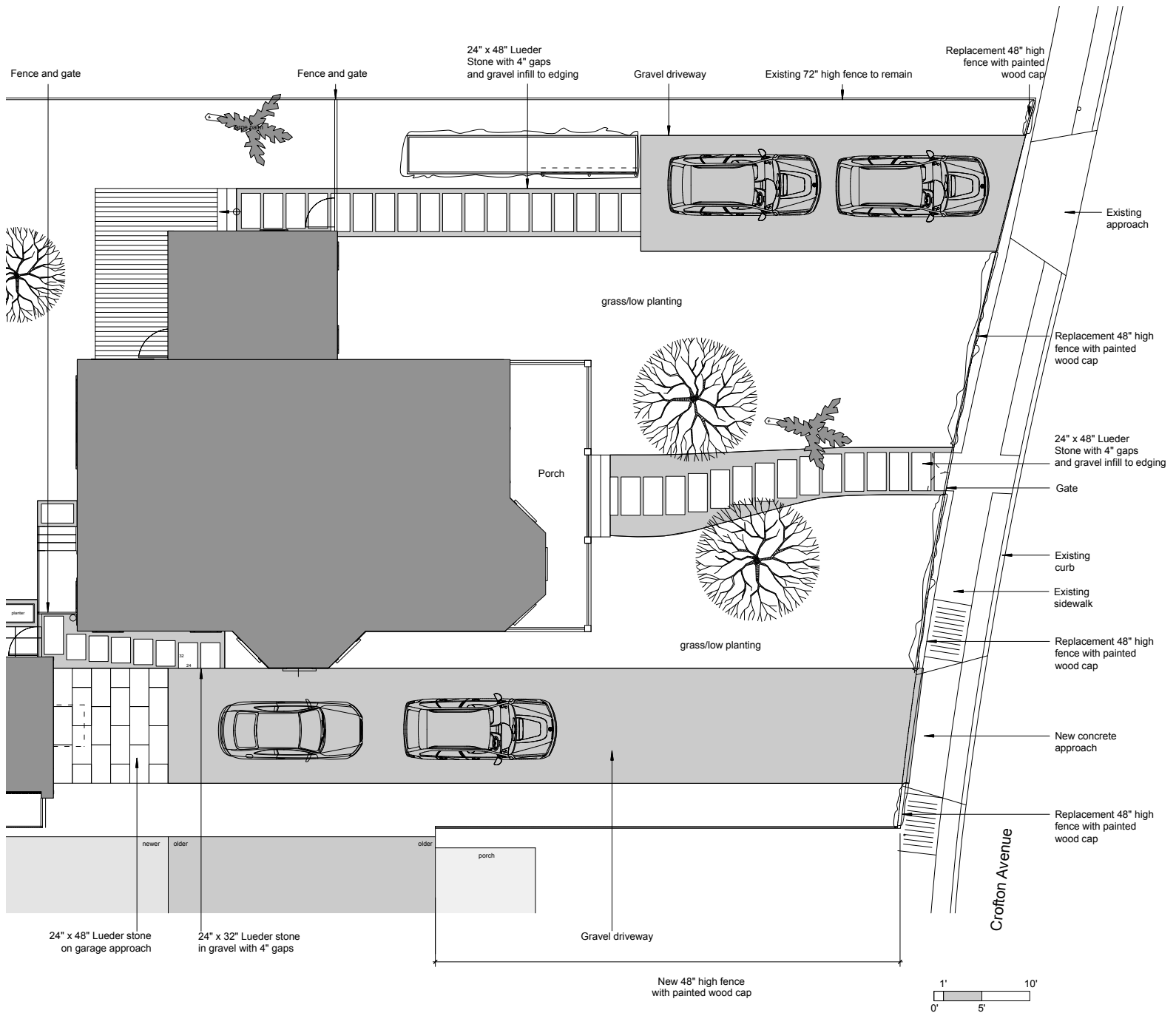
Site Plan

SEAL & SIGNATURE

DATE: 12/23/14
PROJECT No: 1409
DWG BY:
CHK BY:
DWG No:

A100

PROPOSED SITE PLAN



SK 05.12.16.1
REV 06.06.24.1

Ellis Residence 127 Crofton Avenue - Site Plan
graphic scale shown

917 251 5587
telephone

212 219 8628
facsimile

66 CROSBY/3D NEW YORK NY 10012
address

wanta@wanta-architect.com
website

wanta-architect
plc

127 Crofton Fence Replacement



127 Crofton - Front of House

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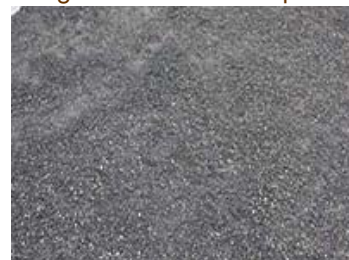
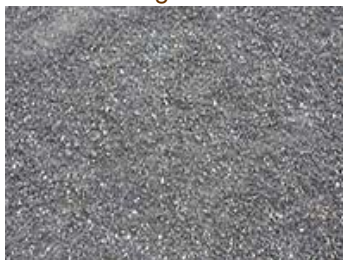
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Midnight Path Stone

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Point your mouse over any of the small images below to see a larger version of that photo.



Material Calculator

Length (in Feet)

Width (in Feet)

Depth (in Inches)

Cubic Yards



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