

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 26

HDRC CASE NO: 2016-300
ADDRESS: 227 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9005 BLK 3 LOT 64, 65, 66 & E 12.5 FT OF 67
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Elizabeth Fuller
OWNER: Elizabeth Fuller
TYPE OF WORK: Installation of sidewalk, rear patio, and landscaping
REQUEST:

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

1. Install a 271 square foot concrete rear patio
2. Regrade the front lawn and remove existing timber retaining wall and replace with a concrete retaining wall
3. Widen sidewalk at the curb to 10' wide
4. Remove the existing front walkway and replace with same material and width, and with an enlarged squared landing where it meets the front porch
5. Install a 4' wide concrete sidewalk around the base of the existing home

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

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.

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.

FINDINGS:

- a. The home at 227 Hermine is in the Olmos Park Terrace Historic District that was designated October 14, 2007. The main structure is minimal traditional style home with stone façade, two porthole openings, and a side porch.
- b. In the rear, there is an existing lawn with concrete steps to the northwest rear door and no other landscape or hardscape elements. The applicant is installing a 10' x 17' concrete patio with five other smaller concrete pads ranging from 16 square feet to 25 square feet, retaining at least 50% of the rear lawn. According to the Guidelines for Site Elements 4.A., historic lawn areas should not be reduced by more than 50%. Staff finds the proposal consistent with the Guidelines.
- c. The existing front lawn has two pecans, a low sago palm and a concrete fountain. The lawn is divided by a front concrete walkway, with steps at the curb and a retaining wall at the curb made of stacked landscape timber. The applicant is proposing to regrade the front lawn, remove the existing timber retaining wall and install a concrete retaining wall to be inset 2'-6". The proposed retaining wall will be 12" high and 6" deep. According to the Guidelines for Site Elements 3.A., historic lawns should be maintained. Staff finds the proposal to alter the existing retaining wall appropriate and consistent with the Guidelines.
- d. The existing front walkway has steps at the curb with landscape timber lining both sides. The applicant is proposing to widen the steps in between the proposed retaining wall and widen the sidewalk to 10' at the curb. According to the Guidelines for Site Elements 5.A.iii., historic configuration and alignment of sidewalks should be followed. Staff made a site visit on July 22, 2016, and found that homes in this district did not historically have sidewalk flares. Staff finds the proposal is not consistent with the Guidelines. Staff recommends the width of the stairs at the curb match the width of the front walkway and that the sidewalk not be widened at the curb.
- e. The existing front walkway is made of concrete, 4' wide, straight from the curb to the front door where it curves outward. The applicant is requesting to remove the existing walkway and replace with the same material and width. Where the front walkway meets the front porch, the applicant is proposing to install a 10' wide, 6' deep squared landing in front of the front porch. According to the Guidelines for Site Elements 5.A.iii., historic alignment of sidewalks should be retained. Staff finds the proposal not consistent with the Guidelines and recommends the curve at the front porch be retained.
- f. The existing lawn abuts the bottom edge of the existing home. The applicant is requesting to install a 4' wide sidewalk around the base of the existing home. According to the Guidelines for Site Elements 5.A.iii., historic alignment of sidewalks should be retained. Staff finds the proposal not consistent with the Guidelines and recommends the applicant explore alternative drainage solutions.

RECOMMENDATION:

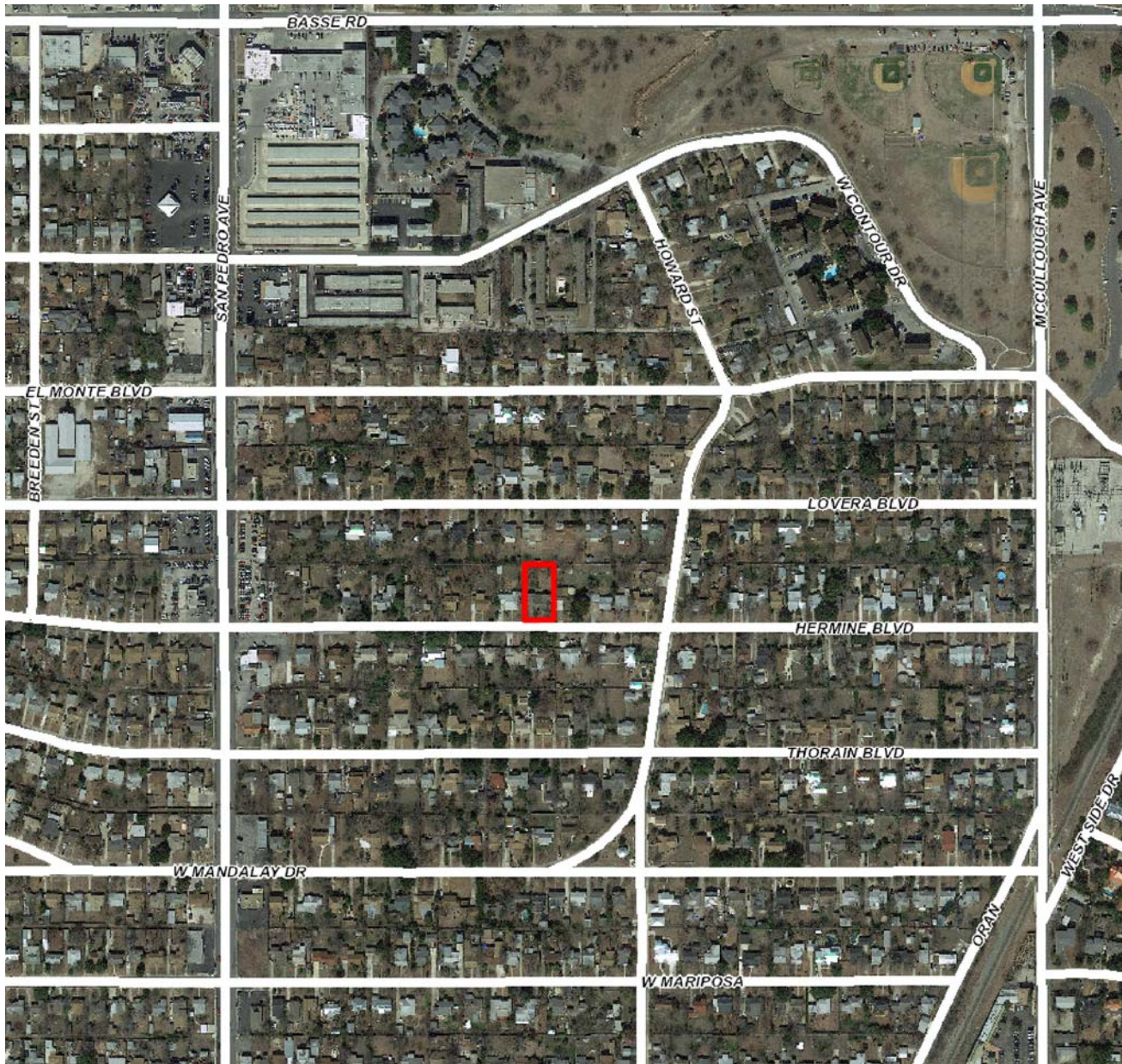
Staff recommends approval of items #1 through #4 based on findings a through e with the following stipulations:

1. That the stairs between the proposed retaining wall be 4' wide.
2. That the sidewalk width be retained and any increase in width be made with pervious material.
3. That when the front walkway is replaced, that the curve at the front porch be retained.

Staff recommends denial of item #5 based on finding f. Staff recommends the applicant explore alternative drainage solutions.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 20, 2016

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Lauren Sage (OHP)

From: elizfuller@yahoo.com
Sent: Friday, July 22, 2016 7:06 AM
To: Lauren Sage (OHP)
Subject: Re: HDRC 8/3/16 - 227 Hermine
Attachments: Fuller_7-18-2016-hardscape plan.pdf; ATT00001.htm; IMG_0886.jpeg; ATT00002.htm

Good morning, Ms. Sage. Thank you for speaking with me earlier this week. I appreciate your input.

This is a more complete description of the work I'm planning to do:

A structural engineer recommended that I install a sidewalk, 4 feet wide, all around the perimeter of my house, to address a drainage issue; when it rains, water stands in the yards and under the house. I've included a photo of the front, just as an example of the standing water; I took the photo in 2015, not during the most recent, and much heavier, rains earlier this year.)

In the back, I'm also including a patio area. There will be three steps in the back leading from the door down to the patio; in total, the steps are approximately 14 feet wide and 6 feet deep; the middle step is approximately 10 feet wide; the top step is approximately 8 feet wide by 3 feet deep.

I'm also including some stepping stones in the east portion of the back yard.

I'm also regrading the yards, as reflected in the drawing, also to help keep water from standing in the yards and running under the house.

In front, I'm replacing the existing landscape timbers with a retaining wall; my preference is concrete, but I could do stacked stone. The wall is intended to be 2'6" back from the curb — to allow room for a car door to open — and will be approximately 12" high and 6" deep. There will be steps (2 6" risers and 1 6" tread) leading up to the walkway that leads straight to the house. The area between the curb and the retaining wall will be grass.

I'm moving the fountain that's currently in the front yard to the back yard.

I've attached a new drawing to this email. The front walkway has been straightened out, and most of the dimensions have been added.

With the exception of removing a mountain laurel that grows at a ~60 degree angle and a pecan tree that's dying (based on a consultation with a tree surgeon), and replacing any grass that's torn up as a result of the work being done, I'm not planning on doing any other planting right now. (There are some rectangles on the drawing that I believe are intended to represent raised beds in the back yard. I'm not doing that now.) I understand that I'll need to come back with a planting plan before I can do that. (The sago palms and mediterranean palms reflected on the drawing are already there.)

Thank you again for your assistance. If you need any additional information, I'd appreciate your contacting me.

Elizabeth Fuller
227 Hermine Blvd
San Antonio, TX 78212

227 Hermine
San Antonio, TX

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July 20, 2016

revisions:

LANDSCAPE ARCHITECTS, LLC
Dave Shows & Sam Allen

San Antonio, Texas 78247

Fax (210) 497-3007

sheet title:
Hardscape Plan
sheet number:























