

## HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2016

Agenda Item No: 1

**HDRC CASE NO:** 2016-362  
**ADDRESS:** 410 MADISON ST  
**LEGAL DESCRIPTION:** NCB 747 (ST. BENEDICT'S SUBD), BLOCK 6 LOT 24  
**ZONING:** IDZ H HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Rick & Kristen Casey  
**OWNER:** Rick & Kristen Casey  
**TYPE OF WORK:** Driveway modifications, landscaping  
**REQUEST:**

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

1. Remove the existing gravel driveway and install a concrete paver driveway.
2. Install three (3) concrete pavers in the public right of way strip parallel to Madison Street, remove the existing decomposed granite and install horseherb.
3. Remove an existing lattice.
4. Install various front yard plants.

### 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.

#### 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.

### B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

## FINDINGS:

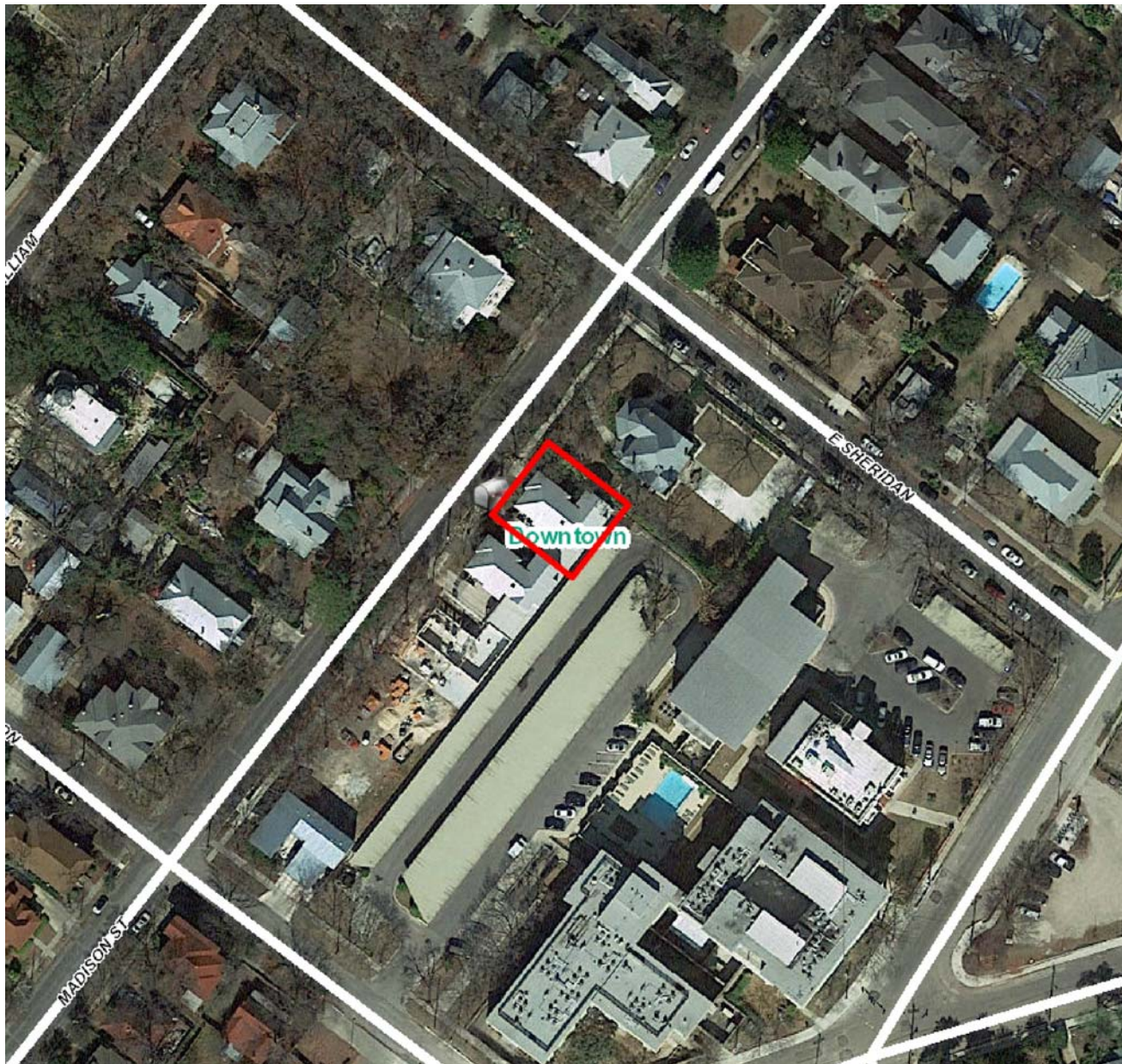
- a. The structure at 410 Madison was constructed in 2013 and features many contemporary elements. The applicant has proposed minor site modifications that do not directly impact the primary structure on the site or the public right of way on Madison.
- b. DRIVEWAY – The current driveway consists of crushed gravel which the applicant has proposed to remove and replace with approximately eighty (80) concrete pavers measuring twenty-four inches square. The applicant has proposed an overall width of 9' – 4" for the primary driveway with approximately four additional feet of width to the rear of an existing vegetative screen; both areas are currently covered with crushed gravel. The Guidelines for Site Elements 5.B.i., notes that driveways should remain less than ten (10) feet in width. The applicant's proposed driveway width is consistent with the Guidelines.
- c. RIGHT OF WAY STRIP – At the public right of way strip, the applicant has proposed to install three concrete pavers to align with the existing concrete sidewalk leading to the front porch. Historically, concrete walkways exist on Madison and throughout the King William Historic District to connect the street with the sidewalk at the public right of way through the right of way strip. Staff finds the installation of three concrete pavers appropriate.
- d. RIGHT OF WAY STRIP – The current right of way strip features decomposed granite. The applicant has proposed to remove the existing decomposed granite and install horseherb, a low growing groundcover. Public right of way strips along Madison feature low growing ground cover and grass. The applicant's proposal is consistent with the historic example found on Madison and appropriate.
- e. FRONT YARD PLANTING – The applicant has noted on the site plan that various new trees will be installed and that an existing front yard pathway will be modified from pavers to decomposed granite. Staff finds the installation of each tree appropriate and walkway material change appropriate.
- f. LATTICE REMOVAL – The contemporary structure currently features a wood lattice above the driveway that the applicant has noted will be removed. Staff finds this removal appropriate.

**RECOMMENDATION:**

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

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 09, 2016

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Madison St

Madison St

Madison St



410 Madison Street





E Sheridan St

Madison St

410 Madison Street



CITY of SAN ANTONIO  
NOTICE of HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS:

REQUEST:

HEARING DATE:

TIME: 3:00 P.M.

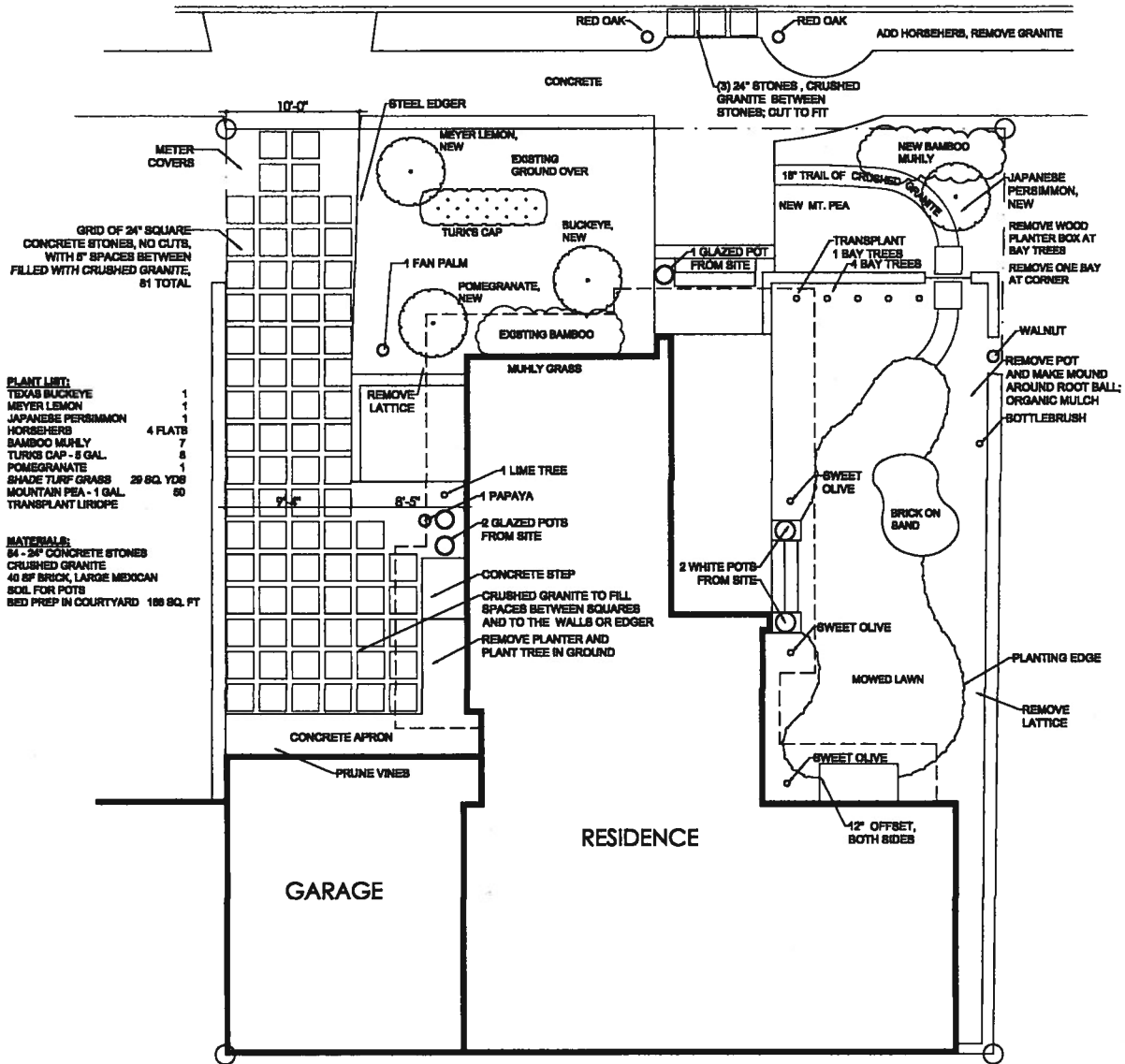
FOR MORE INFORMATION CONTACT  
(210) 245-9274

ALL HDRMC MEETINGS TAKE PLACE AT 1901 S. ALAMO





# MADISON



\* FIELD MEASUREMENTS  
DO NOT AGREE WITH SURVEY

**SITE PLAN**  
SCALE: 1/4" = 1'-0"

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CASEY RESIDENCE  
410 MADISON STREET  
SAN ANTONIO, TX

Issued / Revised	08/05/16
NOI	08/24/16

Drawing Title  
Site Plan

Drawing No.  
LI