

## HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 27

**HDRC CASE NO:** 2016-443  
**ADDRESS:** 1145 VIRGINIA BLVD  
**LEGAL DESCRIPTION:** NCB 3885 BLK 1 LOT 23 AND 24  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**APPLICANT:** Lars Allen  
**OWNER:** Kappa Alpha PSI Fraternity Inc  
**TYPE OF WORK:** Tree removal, install ADA ramp, remove carriage step  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove two palm trees and to remove the concrete carriage step in front of the house.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 3. Landscape 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.

*Secretary of the Interior's Standards for Rehabilitation*

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. .

### FINDINGS:

- a. The home is located in the Knob Hill Historic District, which was designated on September 12, 2010. The existing home is on the corner of Virginia and St. Anthony. The home is large craftsman style two-story home with wood siding, a cross-gabled roof with composition shingles, a wraparound porch, a second story balcony, and two square wooden columns.
- b. There are seven mature palm trees along the front and side lawn of the property. The applicant is requesting to remove two palm trees that are planted adjacent to the front walkway. According to the Guidelines for Site Elements 3.D.i., mature trees should be preserved. The applicant was asked to provide an arborist report, but none has been provided at this time. Staff made a site visit on November 9, 2016, and found many mature palm trees along the block. Staff finds the palm trees are a character defining feature in Knob Hill. Staff recommends that the trees be preserved.
- c. The request was reviewed by the City Arborist who recommended that if the two palm trees were removed, then two native large species shade trees be planted in their place. The arborist recommended either pecan, Live oak, Texas Fall elm, Anaqua, or a Mexican sycamore.
- d. There is a concrete carriage block at the end of the front walkway along the street. The applicant is requesting to remove the block. According to the Secretary of the Interior's Standards for Rehabilitation 5., distinctive features that characterize a historic property shall be preserved. Carriage steps were common during the period of

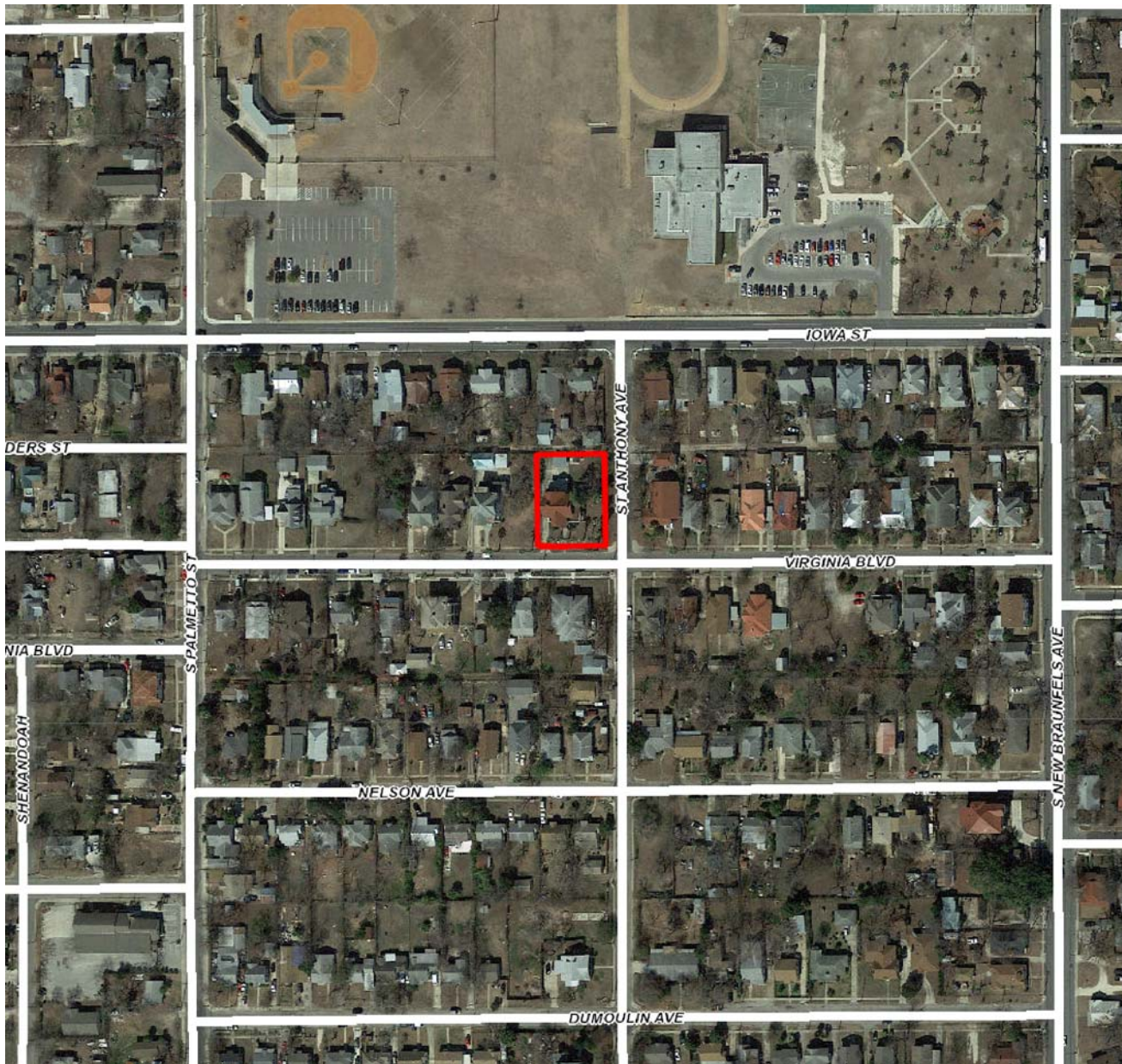
significance for the home and the district. Based on the placement of the step directly in front of the primary entrance it appears to be original. These steps were popular in the horse and buggy days at the turn of the 20th century and there are only a few remaining in the city. Staff finds the carriage block to be a distinctive feature and should be retained.

**RECOMMENDATION:**

Staff does not recommend approval of items #1 and #2 based on findings a through d. Staff recommends the trees and carriage block be retained. If the commission recommends approval to remove the two palm trees, staff recommends that the removal be approved with the stipulation that two native large species shade trees be planted in their place.

**CASE MANAGER:**

Lauren Sage



## Flex Viewer

Powered by ArcGIS Server

Printed: Nov 08, 2016

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1145

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

ADDRESS: 1145 W. 15TH ST.  
REQUEST: HISTORIC & DESIGN REVIEW OF 1145 W. 15TH ST.  
HEARING DATE: 10/10/18  
TIME: 2 PM

FOR MORE INFORMATION CONTACT  
(210) 245-9274

ALL HDRC MEETINGS TAKE PLACE AT 101 S. ALAMO





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1145





1145

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

ADDRESS: [REDACTED]  
REQUEST: [REDACTED]  
HEARING DATE: [REDACTED]  
TIME: [REDACTED]

FOR MORE INFORMATION CONTACT  
[REDACTED]  
[REDACTED]

ALL HOME MEETINGS TAKE PLACE AT 180 S. ALAMO



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1145

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



ADDRESS: 1145 VIRGINIA

REQUEST: INSTALL ADA RAMP, REMOVE 2 TREES, REMOVE CARRIAGE BLK

HEARING DATE: NOV 16 2016

TIME: 8 AM

FOR MORE INFORMATION CONTACT  
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO







front





front





front





Right facade; right side porch







right side porch looking into rear yard





Right side porch looking toward Virginia Street



REAR FACADE



RIGHT SIDE PORCH



REAR FACADE



RIGHT SIDE PORCH

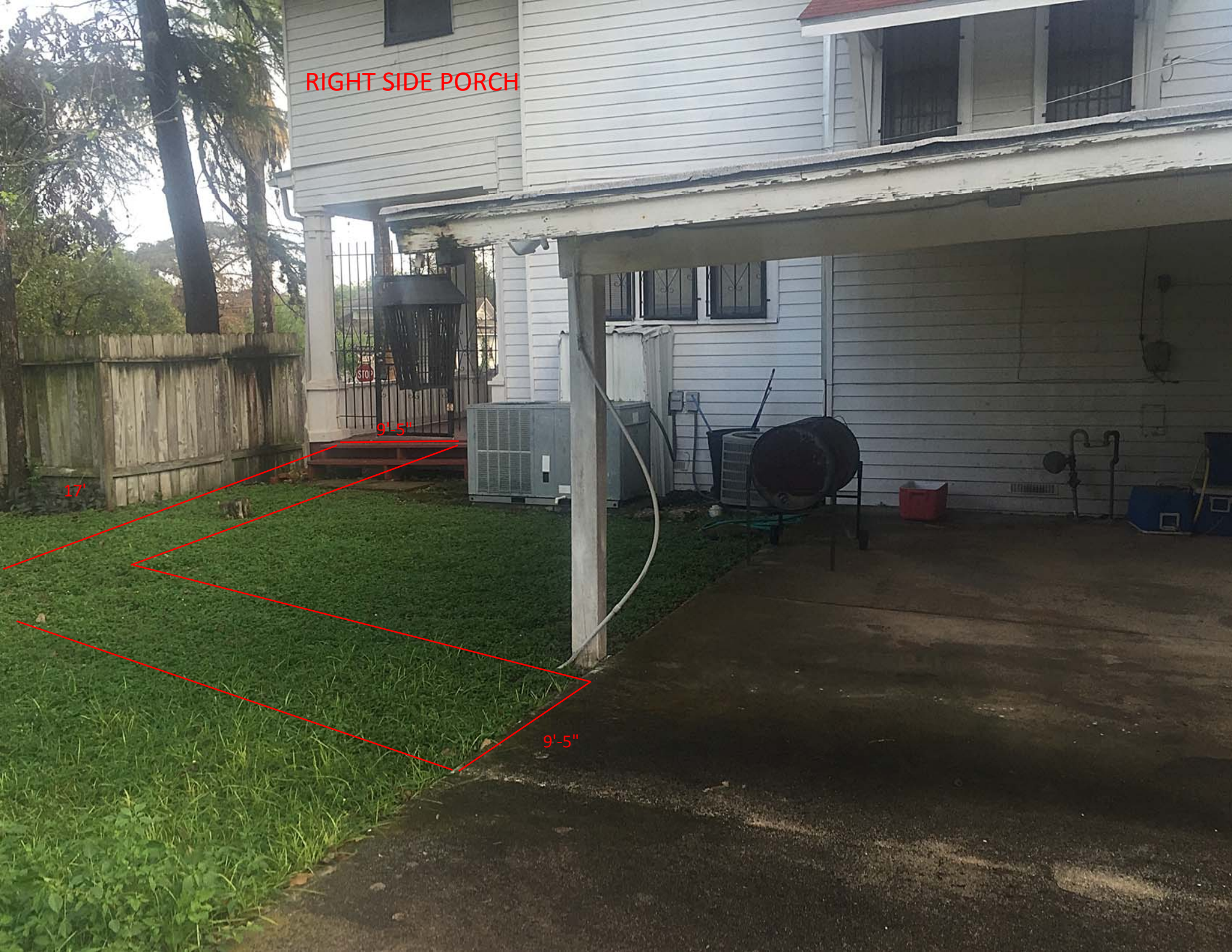


RIGHT SIDE PORCH

9' 5"

9' 5"

17'





LEFT FACADE





VIRGINIA ST

ST ANTHONY ST

CARRIAGE BLOCK

covered porch

House

covered side porch

7'-5"

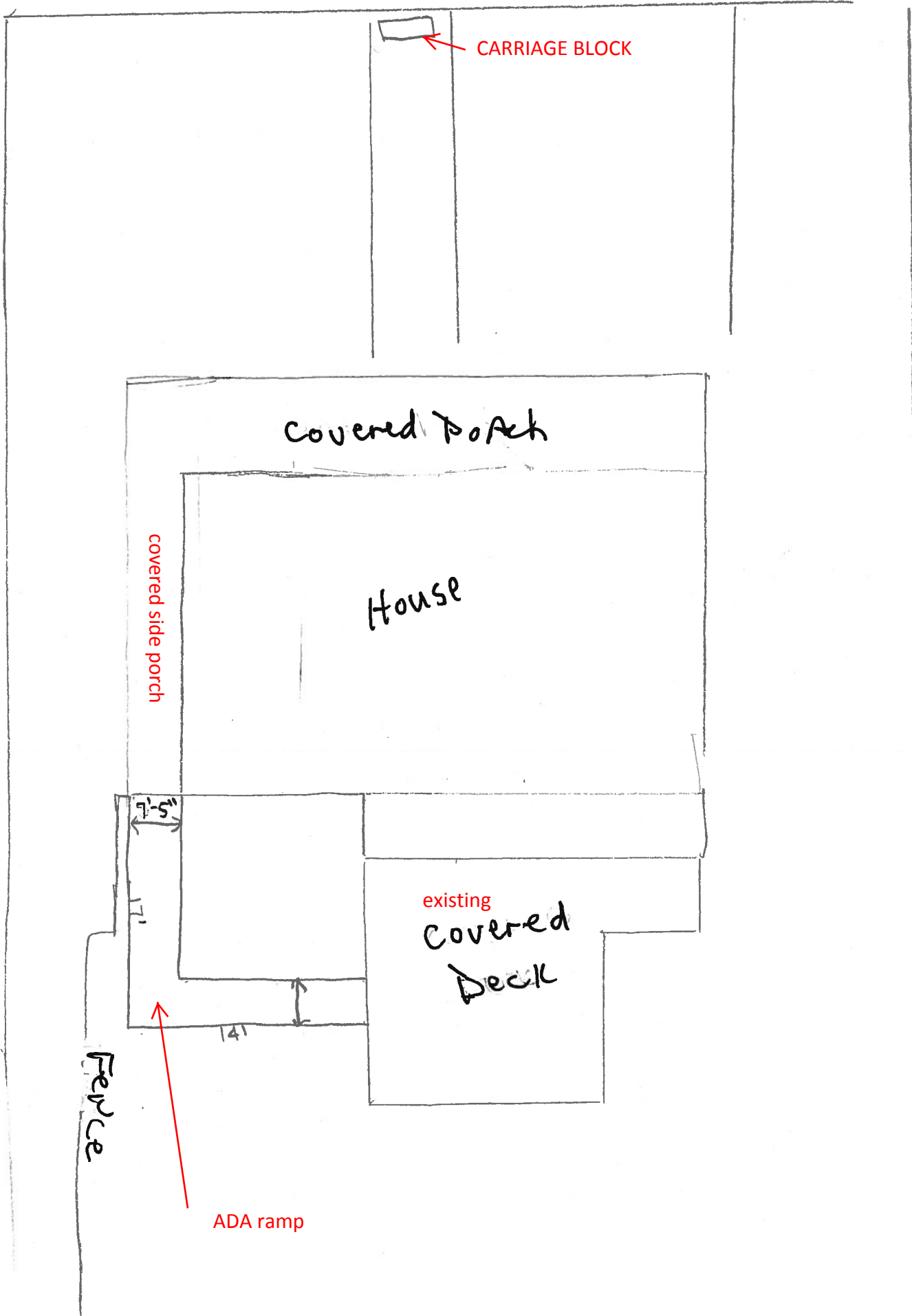
17'

14'

existing  
covered  
Deck

Fence

ADA ramp





FRONT TREES - 2 FRONT  
PALM TREES

