

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 7

HDRC CASE NO: 2017-042
ADDRESS: 130 WICKES
LEGAL DESCRIPTION: NCB 931 BLK 1 LOT 29
ZONING: RM-4,H,HL
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: McDonald Rent House
APPLICANT: Manuel Vost
OWNER: Manuel Vost
TYPE OF WORK: Front yard landscaping and hardscaping
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform landscaping and hardscaping at 130 Wickes. This request includes the following proposals:

1. Install a gravel walkway where a mulched flower bed currently exists.
2. Install various plantings within the front yard.
3. Remove a portion of the front yard lawn and install ground ivy.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- 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%.
- 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.
- 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.
- 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

- Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- 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.
- 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:

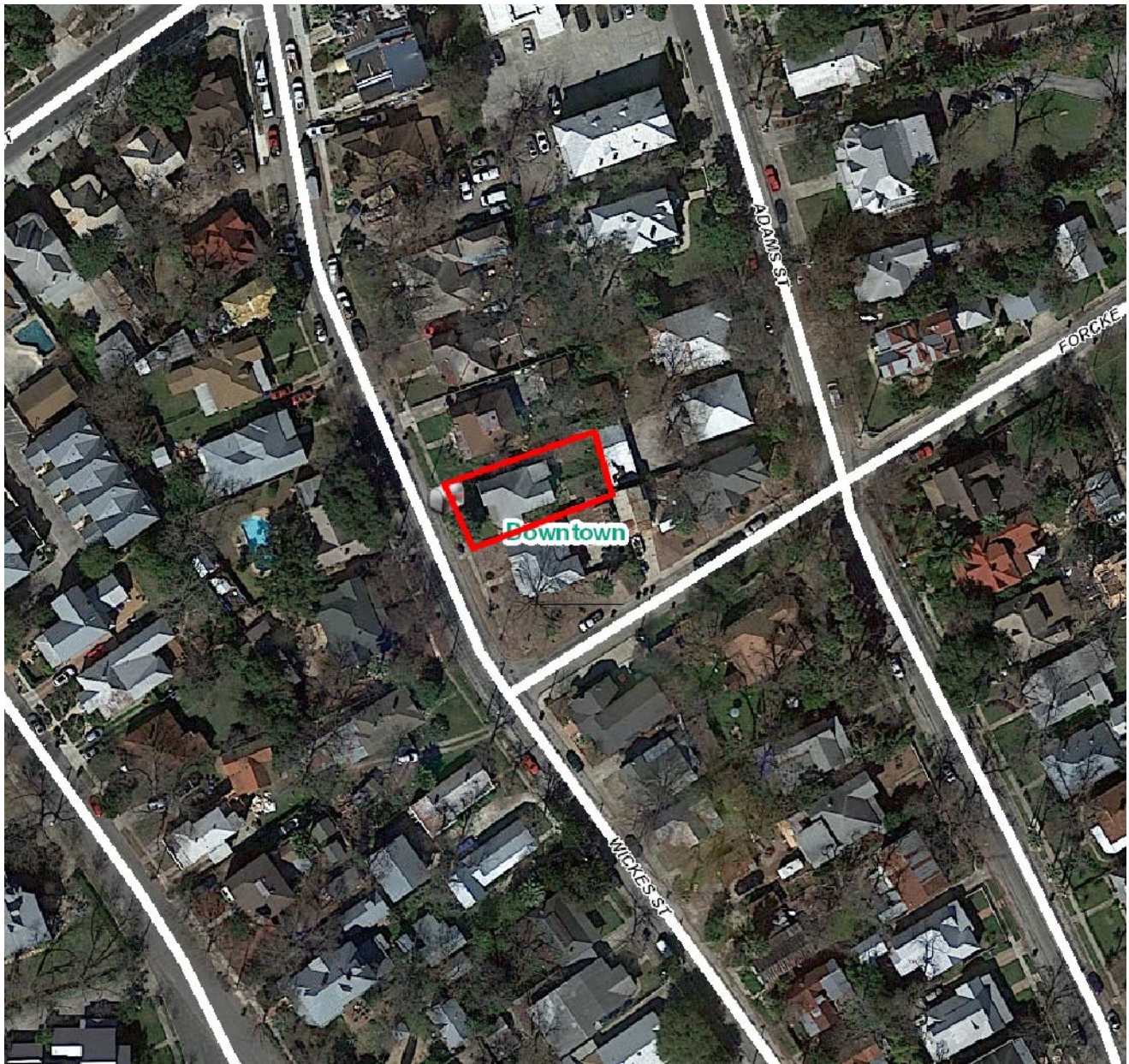
- a. The structure at 130 Wickes was constructed circa 1905 and features Folk Victorian architectural elements. The structure was rehabilitated in the summer of 2016, and in that rehabilitation, site work was also completed. This site work includes the removal of a front yard palm tree, the installation of a ribbon strip driveway, the installation of various planting materials, the re-sodding of the front yard and the repair of the existing concrete sidewalks.
- b. GRAVEL WALKWAYS – The applicant has proposed to replace an existing mulched area at the front of the primary historic structure with small gravel, to feature sizes ranging from half an inch to an inch in diameter. The proposed walkway is to extend from the side yard driveway on the north side of the property to the side yard on the south side of the property at the privacy fence’s gate. Staff finds this location for a gravel walkway appropriate.
- c. GRAVEL WALKWAYS – The applicant has proposed a second gravel walkway to extend from the privacy fence’s gate, along the property line on the south side of the property to the sidewalk at the public right of way. Per the Guidelines for Site Elements 5.A.iii., the historic alignment, configuration and width of sidewalks and walkways should be followed. Along this block of Wickes and throughout the King William Historic District, front yard walkways and sidewalks are typically the only walkway leading from the primary historic structure to the public right of way, feature concrete and are typically centered within the lot. This is the historic example set and should be maintained. Staff finds this proposed walkway to be neither appropriate nor consistent with the Guidelines.
- d. FRONT YARD PLANTINGS – The applicant has proposed to install a number of front yard plantings which include a retama tree, fishhook barrel cactus, thornless prickly cactus, stool, marginata yucca, red yucca, small succulents, sage, agave, Spanish dagger, fero cactus, red yucca and rosemary. Some of these plantings will be located between the historic structure’s foundation skirting and the proposed front yard gravel walkways. Other plantings will be proposed in an existing landscaped area near the public right of way as well as an additional tree on the right hand side (east) of the front yard. Staff finds the proposed installations and their locations appropriate.
- e. LAWN REMOVAL – The applicant has proposed to remove a portion of the front on the west side of the front yard and install ground ivy. The Guidelines for Site Elements 3.A.ii. states that traditional lawn areas should not be reduced by more than fifty (50) percent of their traditional area. The applicant’s proposal is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of items #1 and #3 based on findings a through e.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 19, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



CITY OF SAN ANTONIO
OFFICE OF ECONOMIC
DEVELOPMENT & HOUSING
HISTORIC CERTIFICATION

ADDRESS: 1401 N. LOMAX	APPLICANT: [REDACTED]
RECEIVED: [REDACTED]	DATE: [REDACTED]
RECORDS: [REDACTED]	FILE: [REDACTED]
HISTORIC CERTIFICATION	
ALL HISTORIC PROPERTY	
MAY BE ELIGIBLE FOR TAX EXEMPTION	

Shivers & Shivers

nth Art Objects

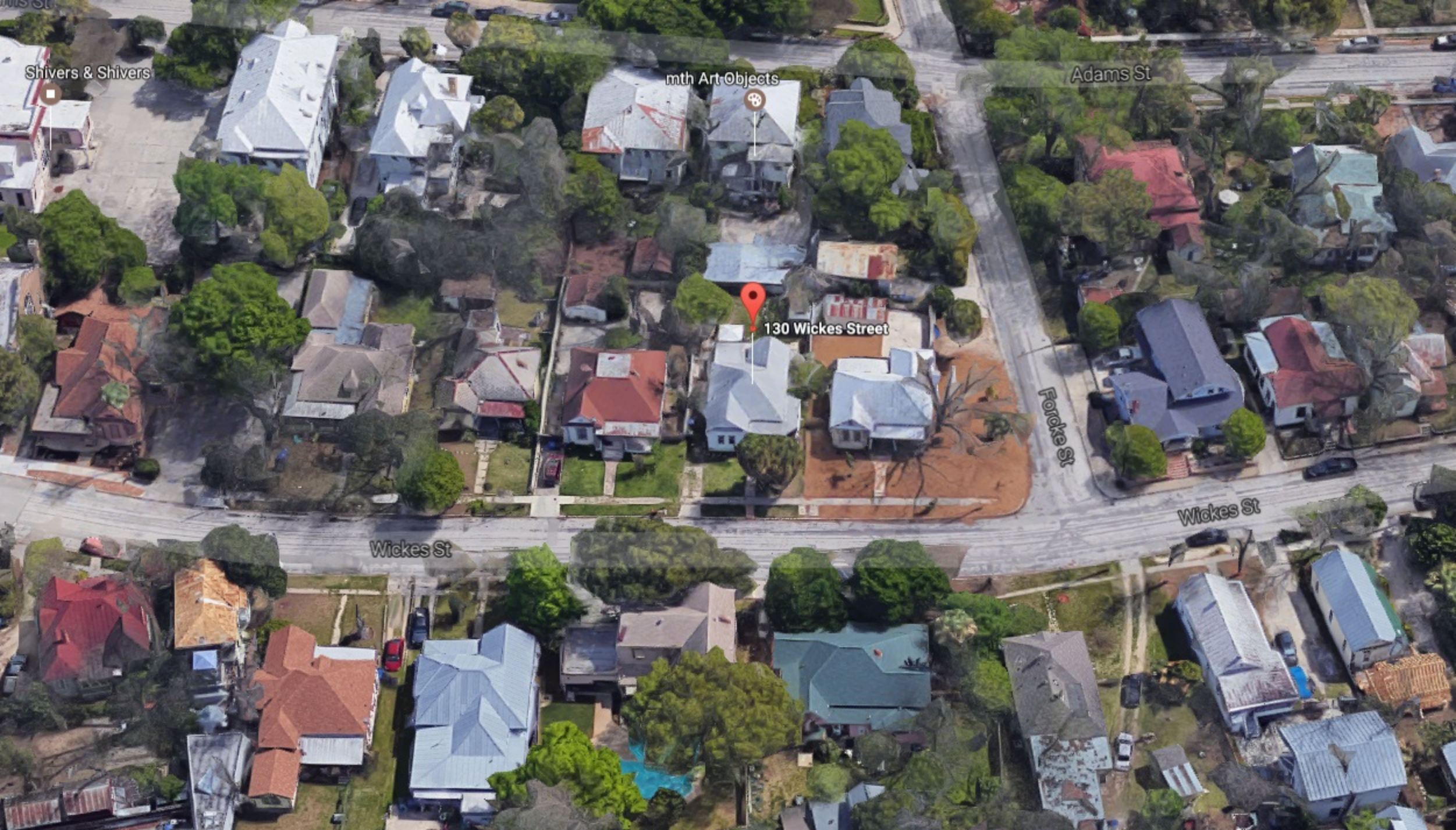
Adams St

130 Wickes Street

Forcke St

Wickes St

Wickes St



Add gravel walking path in front of porch flowerbed and along front right property line, with same existing gravel as seen on left front path in front of mulch flower bed.

Left front lawn: Plant Retama tree, add ground ivy and line walkway to house with Baby Gem boxwood

Right front lawn: Add Baby Gem boxwoods to line right side of walkway up to house. Plant ground ivy (ex. Asiatic Jasmine) in lawn area.

Right front mulch flowerbed containing palm tree: Add Fishhook barrel cactus, thornless prickly cactus, sotol, Marginata yucca and red yucca as well as small succulents

Right mulch flowerbed in front of porch: Add Sage, agave and Spanish dagger

Left mulch flowerbed: Add Fero cactus, red yucca and rosemary

Paint front porch concrete: Currently red color. Would like to repaint in Downing Stone and Front steps in Roycroft Mist Gray



13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

Borrower/Owner: **Manuel S Vogt and Patricia Saravia**
Address: **130 WICKES STREET** GF No. **1604566-03**
SAN ANTONIO, TX 78210

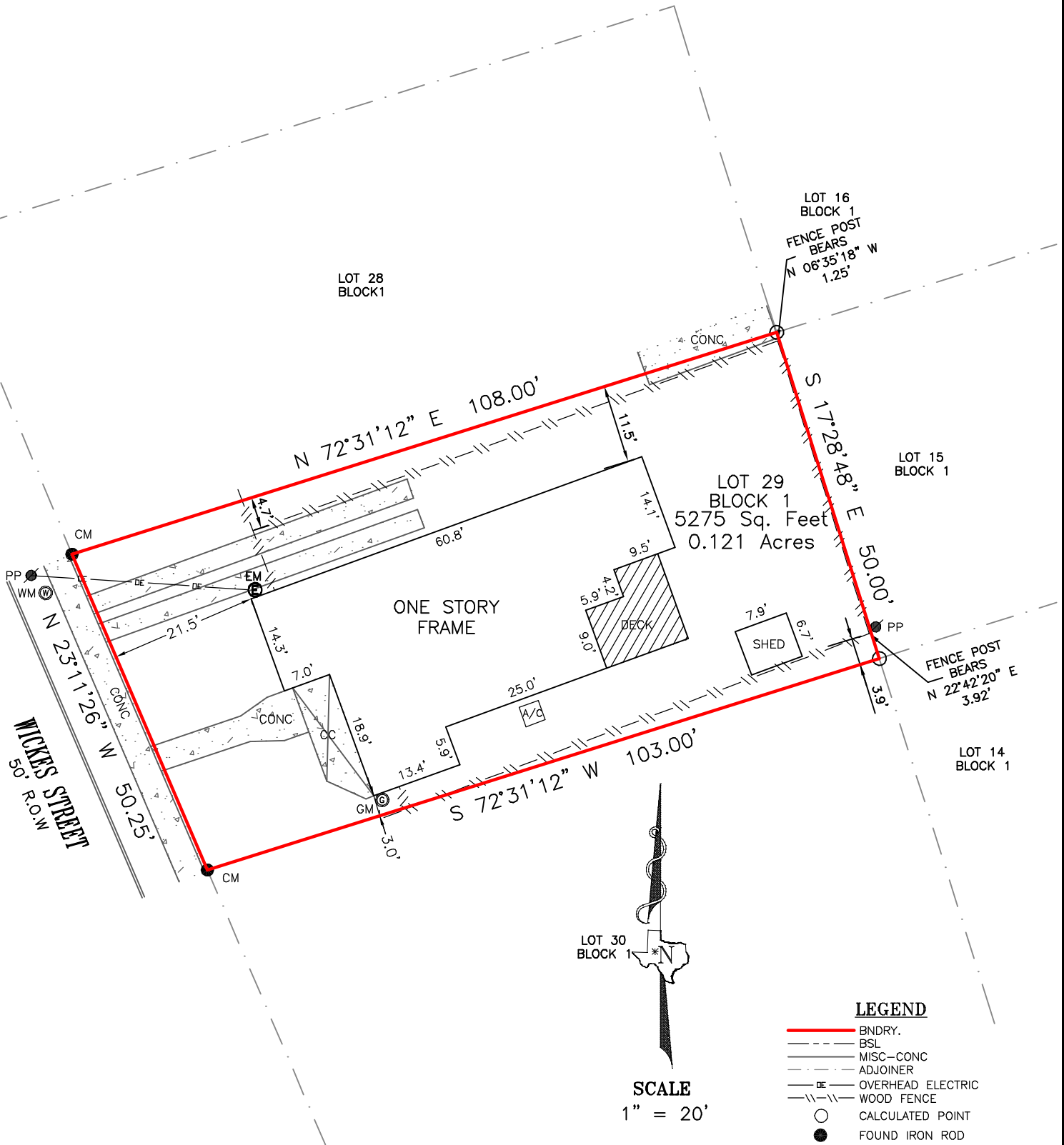
This survey is hereby accepted with all encroachments,
overlaps, conflicts, and discrepancies in improvements,
boundary lines, and/or land area.

X
X



LEGAL DESCRIPTION

Lot 29, Block 1, New City mock 931, City of San Antonio, Bexar County, Texas



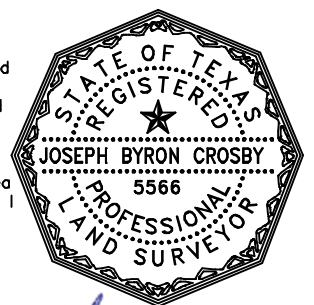
NOTES

1. BEARINGS AND DISTANCES BASED ON N.C.B. PLAT 931, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
 - B1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED ON N.C.B. PLAT 931, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
- Item No. 1, Schedule B, has been deleted in its entirety.

LEGEND

- BNDY.
- BSL
- MISC-CONC
- ADJOINER
- OE OVERHEAD ELECTRIC
- WOOD FENCE
- CALCULATED POINT
- FOUND IRON ROD
- CM CONTROL MONUMENT
- CALCULATED POINT
- GM (GAS METER)
- WM (WATER METER)
- EM (ELECTRIC METER)
- PP (POWER POLE)

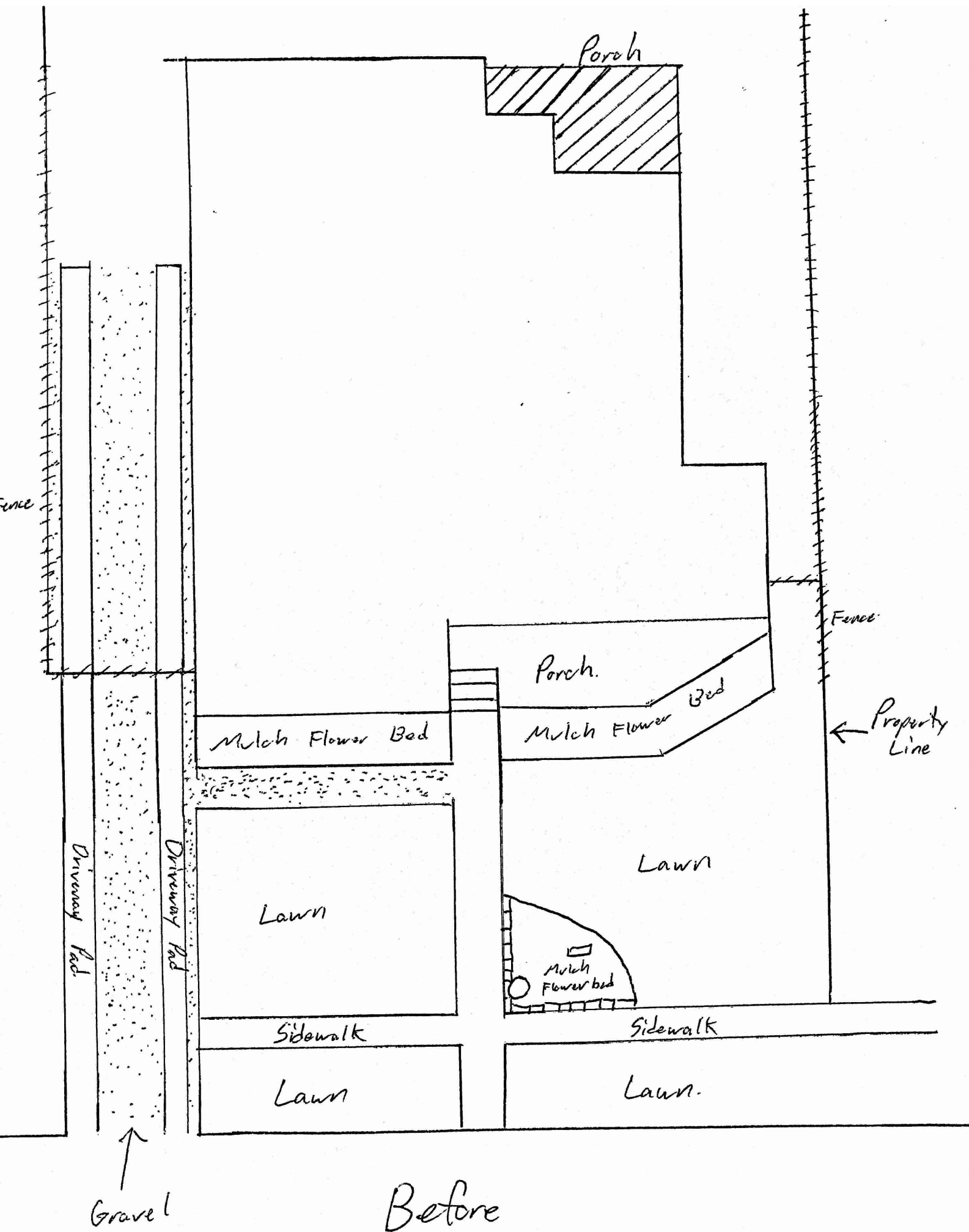
I Joseph Byron Crosby, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



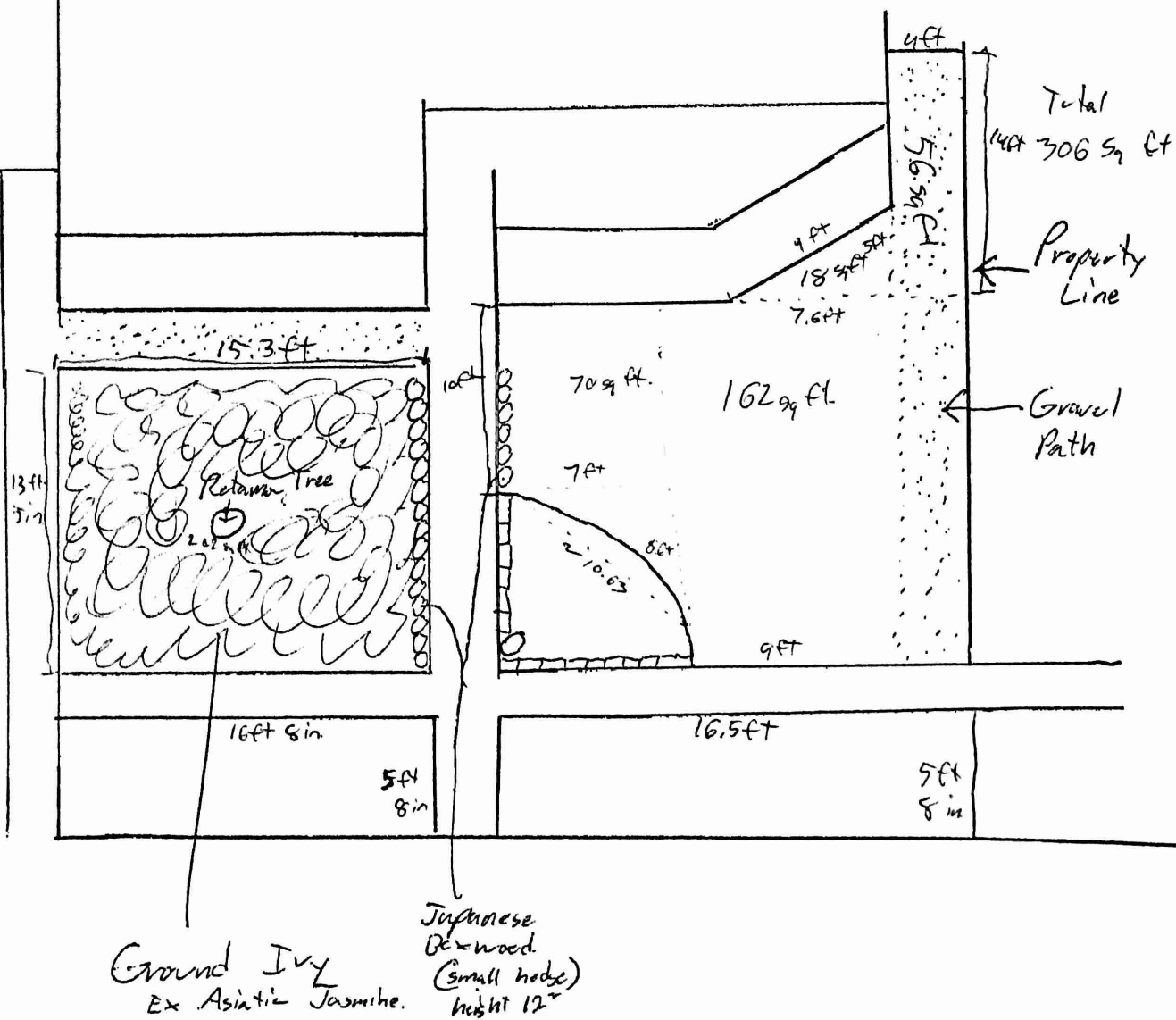
JOSEPH BYRON CROSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5566

ACCORDING TO FEMA MAP NO.48029C0415G
WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996
AND A REVISION DATE OF SEPTEMBER 29, 2010,
THIS PROPERTY LIES WITHIN ZONE X AND
IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA
THIS INFORMATION IS SUBJECT TO CHANGE AS A
RESULT OF FUTURE MAP REVISIONS BY FEMA.

SURVEY: J.L.	DATE 12/07/16
DRAWN E.P.T.	
CHECKED A.J.A.	
APP'D JBC	
SCALE 1" = 20' PAGE 1 OF 1	
JOB NO. 161201116	
TEXAS FIRM #10194244	



Revised landscaping plan as of January 26, 2017. The sideyard gravel path has been removed from this request.













Fishhook Barrel Cactus

Ferocactus wislizenii



EVERGREEN
CACTUS



- largest cacti in the American Southwest
- there are up to 25 vertical ribs
- flowers on old growth, flowers are up to 3 inches wide and grow in a ring around the top
- fruits can be eaten
- massive but shallow root system
- vault-like water storing plant body with the greatest volume to surface ratio possible
- a four year old barrel can be 3 inches high and 2.5 inches wide
- can live up to 130 years old
- Fruits lacking in sweet moist pulp (in contrast to prickly pear, pincushion and saguaro) to minimize water use
- grows in rather poor locations with long periods between rains, surrounding plant cover is low so competition is of little significance
- one large barrel survived 6 years after it was taken out of the ground - used 24 lbs. of stored water

www.rainbowgardens.biz



\$ See Price on Pot

Gal



FEROCACTUS
GRUSSONII
79 99



Baby Gem Boxwood

Buxus macrophylla asiaticum 'Greggem'



EVERGREEN
SHRUB



HEIGHT: 1-2 ft tall by 1 ft wide

HARDINESS: cold hardy

TYPE: evergreen

SPACING: Plant 9 in apart for hedge

CLASSIFICATION: shrub

USE: border

formal hedge

container plant

OUTSTANDING CHARACTERISTICS: one of the tiniest leaved shrubs available. Grows 4-6 inches a year. An excellent herbal knot garden border, small formal hedge, round accent balls, teardrop shaped and others landscape accents, even topiary animals, and bonsai!



\$ See Price on Pot
GAL

www.rainbowgardens.biz






ASIATIC JASMINE
'CUGAN-NISHIKI'
('SALSA')
Attractive evergreen vine forms
a dense ground cover.
Excellent for covering large
areas. Plant 1 foot to 1 1/2 feet
apart.
(14-18cm) tall



RAINBOW GARDENS #3
AGAVE OVATIFOLIA
White's Foremost Agave
By 4 months old
Robbing agave has
broader - blue leaves with
green to 2 - 3' tall by 2 - 3'
wide. Full sun, good shade in
low. Sunset 122024 2



Thornless Prickly Pear

Opuntia



XERISCAPE
PLANT



A sport of the common prickly pear that doesn't have wicked thorns. No care needed to grow this plant. Plant and forget. Use for nopales (a staple food in parts of Mexico). The young leaves are delicious cooked like fried green tomato or any way you would cook Okra. Pear fruits are also edible or make jelly.

www.rainbowgardens.biz



See Price on Pot
GAL

© 2009



SPANISH
DAGGER

3199

Sotol - Mexican Grass Tree



www.rainbowgardens.biz



PLANT SOCIETY
MEMBERSHIP
PLANT



Mexican grass tree is a spectacular accent plant that blends well in either tropical or arid gardens. As plants mature, they slowly form a trunk up to 10 feet tall, and are crowned with a 6 to 8 foot rosette of narrow green leaves. The flexible, leathery, unarmed leaves are approximately 1/4 inch wide by 4 feet long, and arranged in whorls around the trunk. Older, established plants produce 10 to 12 foot tall flower stalks annually. Native to Mexico, it is adapted to exposures ranging from full sun to shade, provided that drainage is adequate. Mexican grass tree makes an excellent container plant.



\$ See Price on Pot
CAL

**Retama***Parkinsonia aculeata*

Yellow flowers and green twigs and branches highlight this fast growing, drought tolerant Texas native. The unique leaves of this tree create a wonderful dappled shade that works well in our landscapes.



Red Yucca

Hesperaloe parviflora



XERISCAPE
PLANT



HEIGHT: 2ft tall by 2ft wide

HARDINESS: cold hardy

TYPE: evergreen

SPACING: Plant 3-4ft apart

CLASSIFICATION: shrub

USE: rock gardens

OUTSTANDING CHARACTERISTICS: each spring 4 foot spikes of bright red flowers rise above the sword-like leaves for a dramatic display. Completely care free once established. A West Texas native.

SOIL PREPARATION: none necessary. Plant in a well drained area.

www.rainbowgardens.biz



See Price on Pot
GAL

Marginata Yucca

Yucca recurvifolia 'Marginata'



TEXAS NATIVE
XERISCAPE
PLANT



Marginata yucca has enormous ivory flower spikes in summer, which contrast wonderfully with its bright yellow with green trim sword-like leaves that stand erect. Old established plants standing alone on the grass are pictures of grace and symmetry, from the lower leaves which sweep the ground to the central ones that point up as straight as a needle. There is no plant more suited for grouping near flower-beds or for association with them. The majestic look of these plants add presence to a gate entrance or highlight any area of the landscape.



See Price on Pot
GAL

www.rainbowgardens.biz



© 2009