

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO: 2017-078
ADDRESS: 923 E CROCKETT ST
927 E CROCKETT ST
LEGAL DESCRIPTION: NCB 576 (923 CROCKETT), BLOCK 15B LOT 16
NCB 576 (923 CROCKETT), BLOCK 15B LOT 15
ZONING: RM-4
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Susan Todd
OWNER: Susan Todd
TYPE OF WORK: Hardscaping, fencing
REQUEST:

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

1. Install crushed granite parking in the rear yard of each home
2. Install 4' hog-wire front yard fence along left and right side property lines and enclosing the side yard
3. Install walking paths in front yard made of flagstones

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

- Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- Location* – Do not use privacy fences in front yards.

3. Landscape Design

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.

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

- 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 homes at 923 E Crockett and 927 E Crockett are located in the Dignowity Hill Historic District, which was designated in 1983. Both homes are folk Victorian in style. 923 E Crockett was built circa 1895 and 927 E Crockett was built circa 1910.
- b. REAR – The existing rear yard at both addresses includes sod, than can be accessed by a single shared ribbon driveway between the two properties. The proposed crush granite parking lot would cover the rear yard of both addresses. According to the Guidelines for Site Elements 3.B.ii., new pervious hardscapes should be limited to areas that are not highly visible from the right-of-way. Staff finds the proposal to include decomposed granite in the rear consistent with the Guidelines as it will not adversely affect the historic structure.
- c. FENCE – There is not existing front yard fence. The proposed fence is a hog-wire fence made of a wood frame and hog-wire mesh and will be in the side yard, and in the front yard only along the left and right property lines extending to the street. According to the Guidelines for Site Elements 2.B., new fences should appear similar to those used historically within the district in terms of scale, transparency, and character. Height should be limited to 4'. According to A Guide to San Antonio's Historic Resources, within Dignowity Hill Historic District many front yards are enclosed with historic wrought iron fences, or with stone or brick walls. Staff finds the proposal consistent with the Guidelines in terms of transparency, location and appropriate for the historic district, but finds the configuration of the fence inappropriate. Staff finds a front yard fence that appears to enclose the yard appropriate.
- d. FRONT WALKWAY – Existing in the front of both addresses is a 4' wide straight concrete walkway connecting the sidewalk to the front porch steps. The applicant has requested to replace the existing concrete walkways and installing flagstones in place of the walkway. According to the Guidelines for Site Elements 5.A.ii, if a sidewalk is deteriorated beyond repair, it should be replaced to match existing sidewalk color, material, width, and configuration. Staff finds the request is not consistent with the Guidelines. Repair and replacement of the concrete walkway in the original alignment, width and configuration would be appropriate.

RECOMMENDATION:

Staff recommends approval of item #1 and #2 based on findings a through c with the following stipulation:

1. That the front yard fence extends along the front property line as indicated in finding d.

Staff does not recommend approval of item #3 based on the finding d. Staff recommends that the concrete walkways be replaced in-kind or to match the original alignment, width and configuration.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 14, 2016

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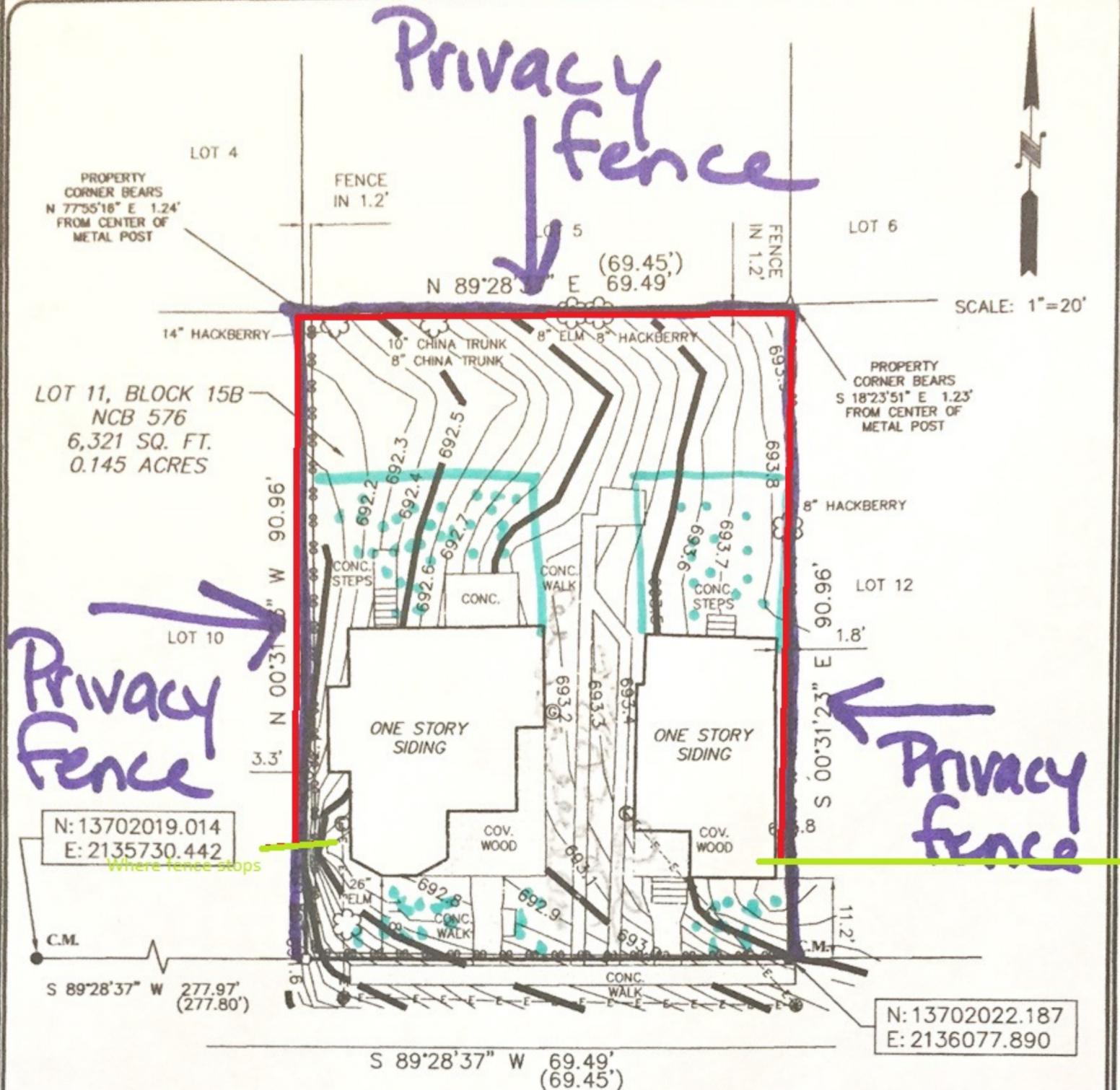


CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: [REDACTED]
HEARING DATE: [REDACTED]
TIME: 5:00 P.M.
FOR MORE INFORMATION CONTACT
[REDACTED]
ALL HEARINGS TAKE PLACE AT 101 S. ALAMO

921

5134

Privacy fence



Privacy fence

Privacy fence

Where fence stops

N: 13702019.014
E: 2135730.442

N: 13702022.187
E: 2136077.890

S 89°28'37" W 69.49' (69.45')

CROCKETT ST.

....grass
— low fence

Fencing only
this draft

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: VERTICAL INFO. SHOWN HEREON IS ASSUMED. T.B.M. = 60D NAIL SET IN POWERPOLE AT THE SOUTHWEST CORNER OF LOT 11 = 692.74' T.B.M. # 1

NOTE: Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415 G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



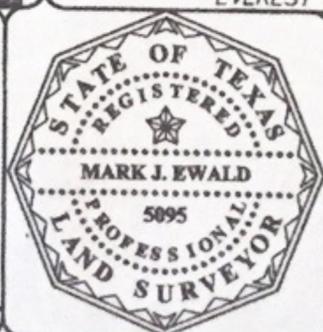
Property Address:
923 AND 927 E. CROCKETT ST.
Property Description:
LOT 11, BLOCK 15B, NEW CITY BLOCK 576, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
EVEREST AND TERRA ALTA, LLC

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = 1/2" IRON ROD TO BE SET
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = POWER POLE
 - ⊙ = CALCULATED POINT
 - ⊙ = ELECTRIC METER
 - ⊙ = GAS METER
 - ⊙ = OVERHEAD ELECTRIC
 - ⊙ = CHAIN LINK FENCE

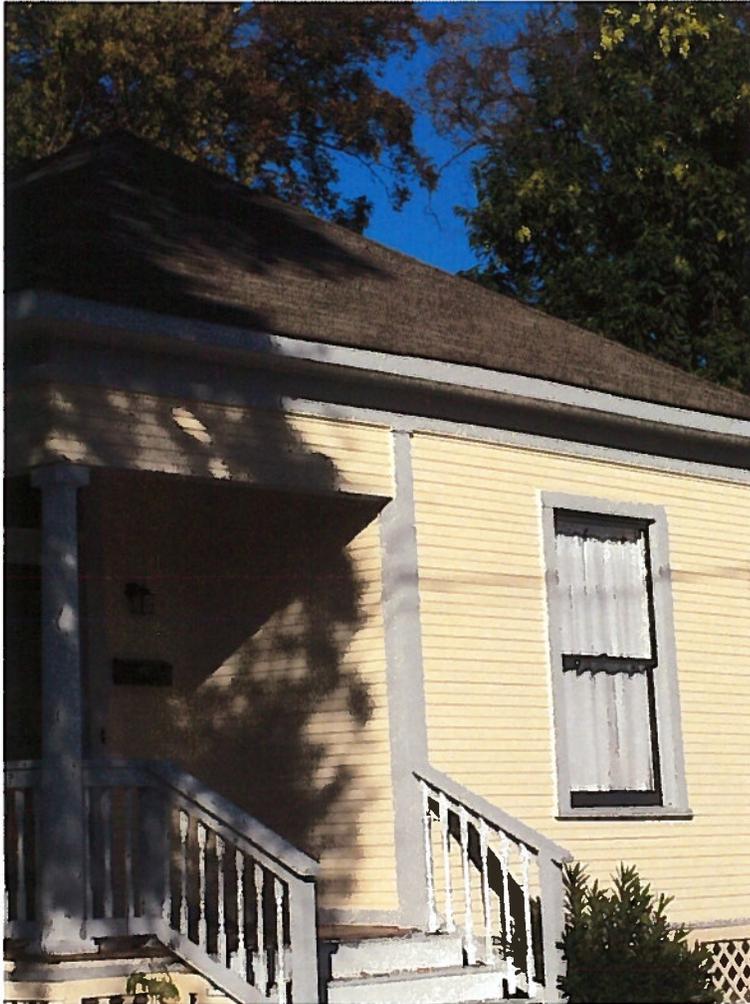


I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 4011001400 JOB NO. 64913 TITLE COMPANY: ALAMO TITLE DATE: 06/04/2015

Current front views of each house. Each have been completely refurbished maintaining original craftsmanship inside and out.





Office of Historical Preservation

Application for landscape approval 923/927 E Crockett

First a brief history of these properties. The original home (923) was built in 1895 and the subsequent in 1910, according to building permits. They were on the same lot, but have now been replatted and had sewer, water and electric separated (expensive endeavor). Consequently, the lots are extremely small and at this time do not allow for any off-street parking, except for the single driveway that exists between the homes.

The proposal is to create crushed granite parking behind each home utilizing the shared driveway. This would allow each property off-street parking, which is an issue in the Dignowity area, and proper drainage after rain. Currently the backyard floods and gets very muddy. The existing concrete 'tire track' drive would remain and crushed granite used to fill in on the sides and center creating a more user friendly driveway.

Riverrock would be placed along the perimeter of the homes and around the back of the yard, again to promote proper drainage. A 6 foot tall fence would be added to the back and sides of the perimeter of the back yard only. A shorter 4 foot fence would be added to each house to create a fenced back yard approximately 20 x 20. The green areas behind each house indicate the proposed low fence area. This would be located between the parking area and the back door of each home, and not extend in to the drive path. A simple 20 foot square directly behind each home to allow for the containment of pets.

There are several trees along the perimeter of the yard, but our plans allow for all of these mature trees to remain. There is also a large tree in the front yard of 923 E Crockett, and this too is accommodated in the plans.

The Existing entry stairs for each home will remain. Walking paths to the entry will be large flagstones placed from the sidewalk to the stairs. At this time 927 does not have any means of getting to the stairs except thru the mud and 923 has corroded and missing concrete path.

~~Because these properties are so small and the front yards tend to get used for parking by guests (there is no curb, so it is a natural tendency) I am requesting to be allowed to use a high end architectural turf so that the yards remain looking nice and not muddy or dirty. This has been used in the Alamo Heights area as well as in many other historical areas. It is my belief it is the best choice for these homes on Crockett. This is a very expensive alternative and one that has received hours of research and reflection.~~

Respectfully submitted,

Susan Todd
210-240-8100

Existing driveway



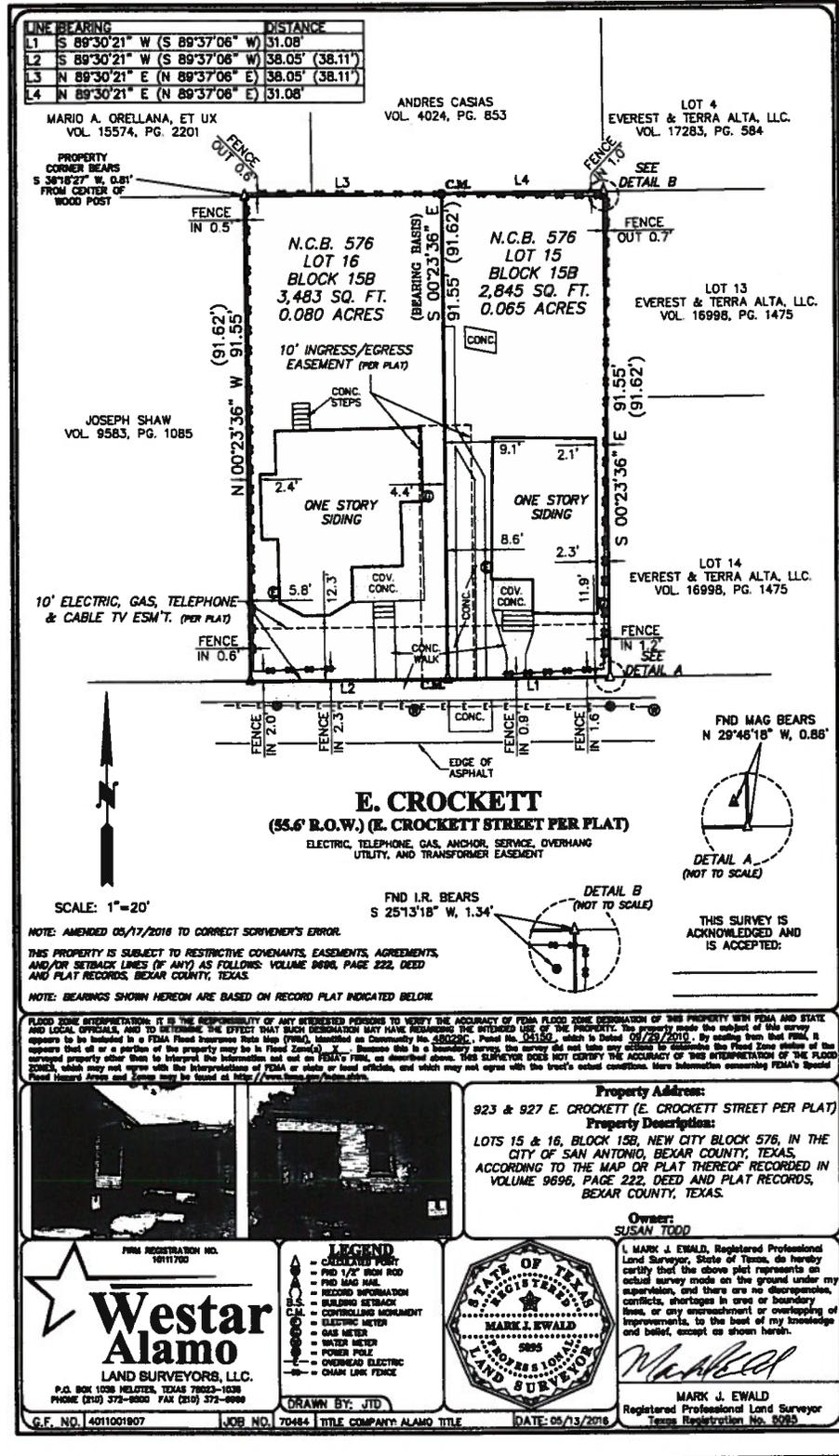


Example of large flagstone above

Example of how turf looks with river rock and crushed granite below

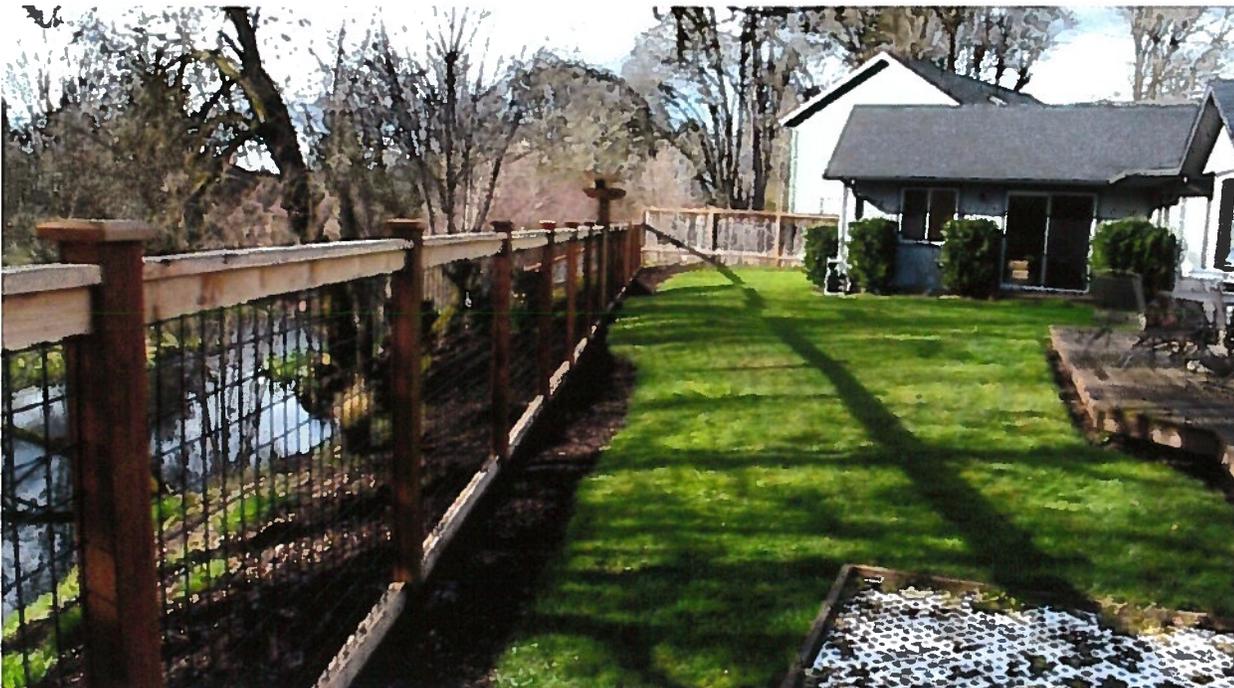


Survey below





Example in Alamo Heights above
Below is example of shorter (it will be 4 ft tall) "yard" fence to be located directly behind each house.





Example of perimeter fence above and below



Proposed plan below: If possible, yards will be squared off to match perimeter sides.

