

# HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

**HDRC CASE NO:** 2017-286  
**ADDRESS:** 1127 S ST MARYS  
**LEGAL DESCRIPTION:** NCB 2963 BLK LOT E 97.33 FEET OF A-21  
**ZONING:** C-2 IDZ H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Jim Poteet/Poteet Architects, LP  
**OWNER:** Stacey Hill, Stacey Hill  
**TYPE OF WORK:** Driveway installation, landscaping  
**REQUEST:**

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

1. Install a circular driveway featuring decomposed granite.
2. Install landscaping throughout the front of the lot.
3. Install fencing in the front of the lot.

## 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.

### 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.

*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.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### 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.

### C. CURBING

*i. Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

*ii. Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

## 7. Off-Street Parking

### A. LOCATION

*ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape

## FINDINGS:

- a. The structure at 1127 S St Mary's was constructed circa 1955 as an automobile service station. The site has previously featured impervious paving to serve as automobile parking. At this time, the applicant has proposed to remove the existing concrete paving on site and install a circular driveway of decomposed granite with concrete curbs to feature twenty-three (23) feet in width. Additionally, the applicant has noted the installation of landscaping on the lot to surround the proposed circular driveway and front yard fencing. The proposed site modifications are not dissimilar from the existing site conditions.
- b. Staff performed a site visit on April 17, 2017, and noted the installation of the decomposed granite driveway prior to receiving a Certificate of Appropriateness.
- c. DRIVEWAY – Per the Guidelines for Site Elements 5.B., driveways and curb cuts should be similar to those found historically throughout the district. Curb cuts and driveway configurations vary along S St Mary's. Staff finds the installation of a circular driveway of decomposed granite a reduction in the previous impervious cover and appropriate.
- d. LANDSCAPING – The applicant has provided a landscaping plan noting the installation of new plants within the inner semi-circle of the circular driveway. The proposed plantings are those that are native to South Texas and are consistent with the Guidelines for Site Elements 3.
- e. FENCING – The applicant has proposed to install front yard fencing to feature four (4) feet in height that is to run throughout the front of the lot to separate the rear of the property from the front. The applicant has proposed materials that include steel tubing and welded mesh. Staff finds these materials to be appropriate for the architectural style of the structure on the lot.

## RECOMMENDATION:

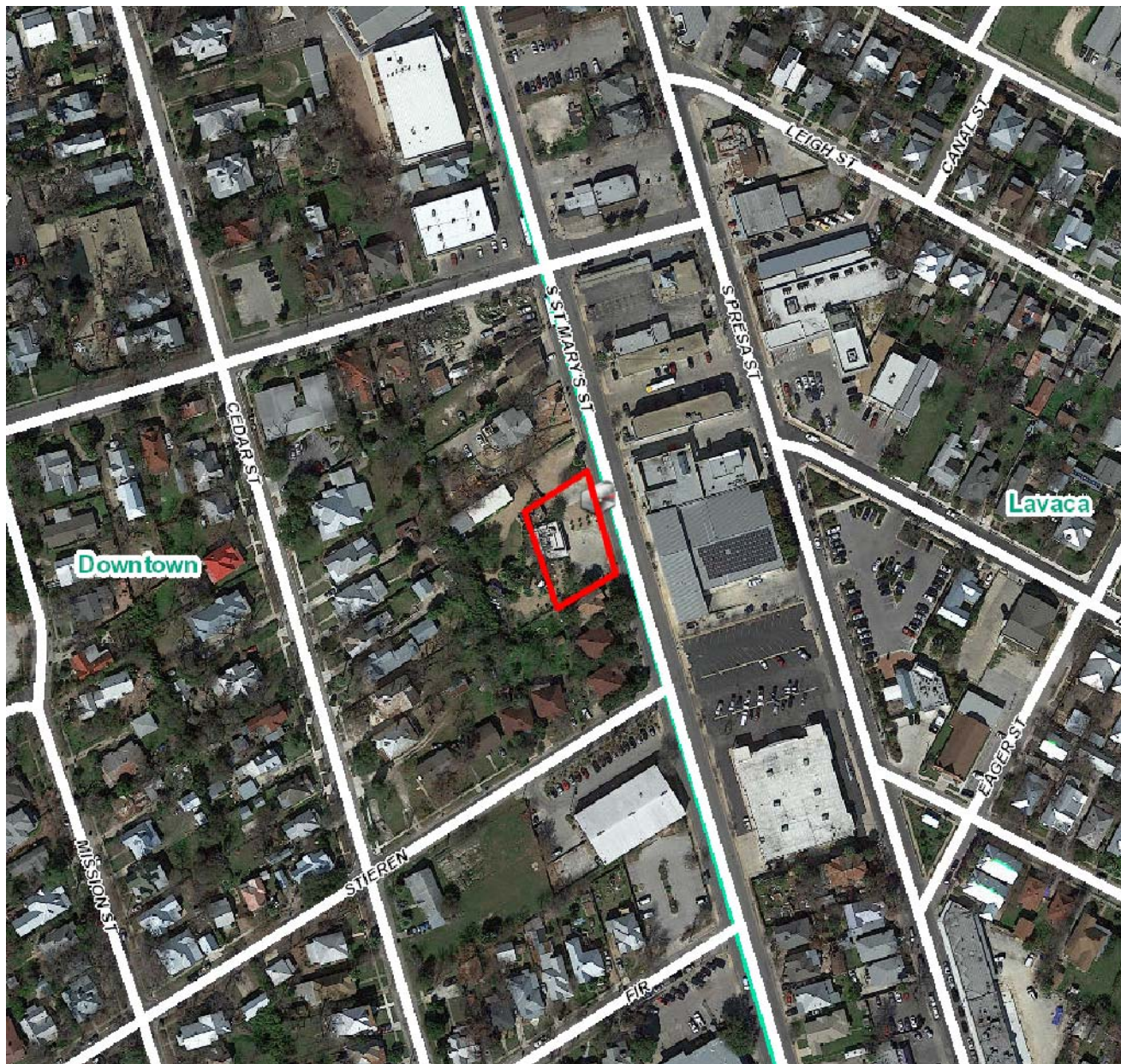
Staff recommends approval as submitted based on finding a through e.

## CASE MANAGER:



Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: May 03, 2017

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THE MONTY





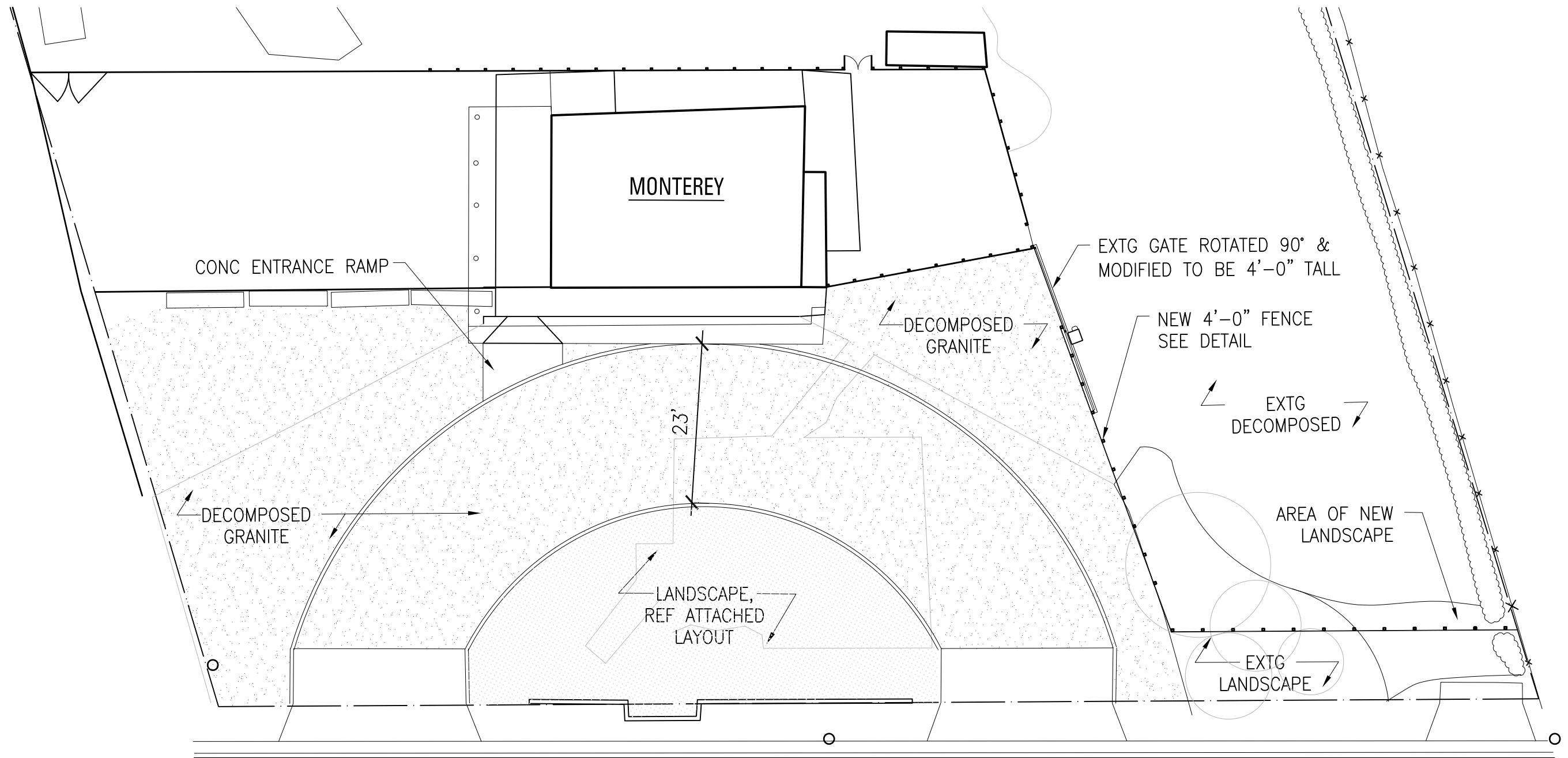




## PREVIOUS SITE CONDITIONS



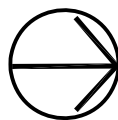




S. ST. MARY'S

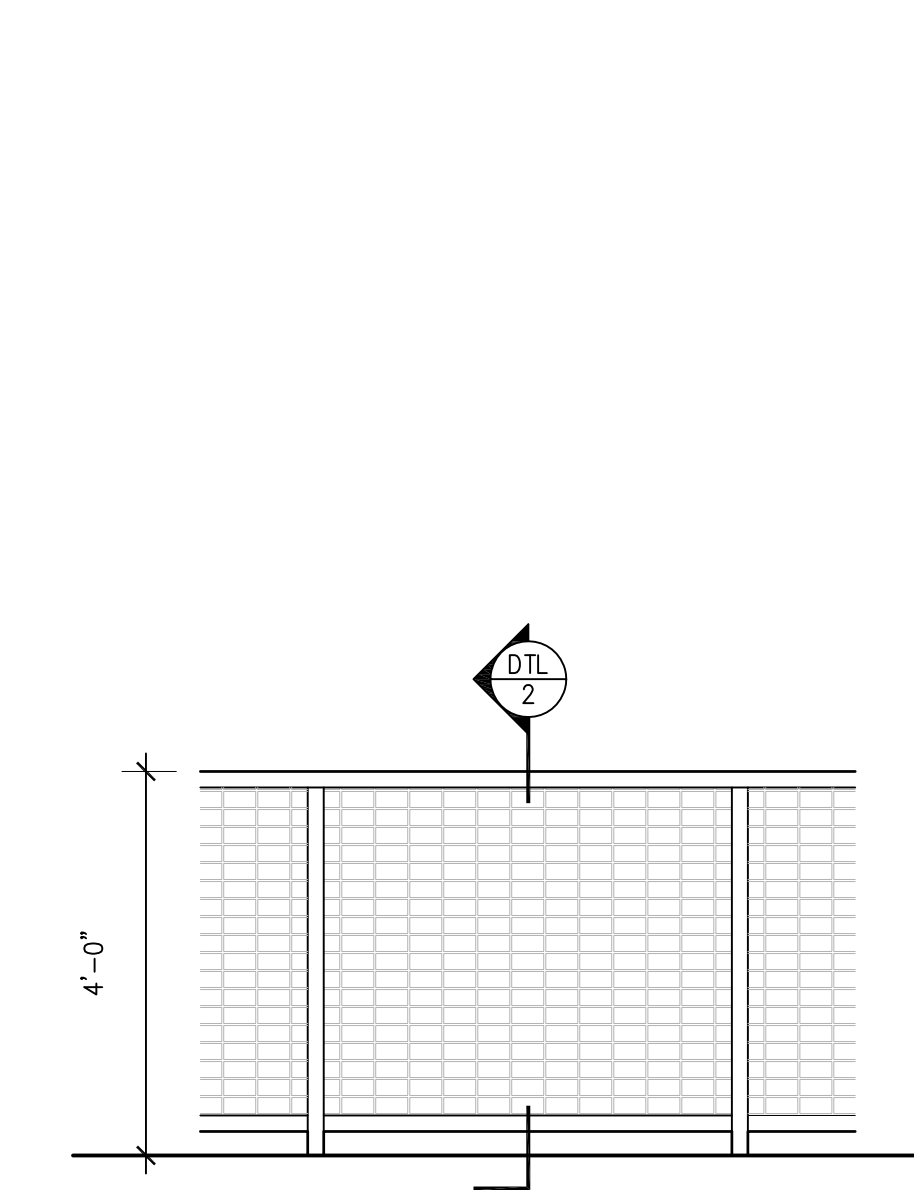
**SITE PLAN:** 1127 S ST MARYS ST

SCALE: 1/16"=1'-0"

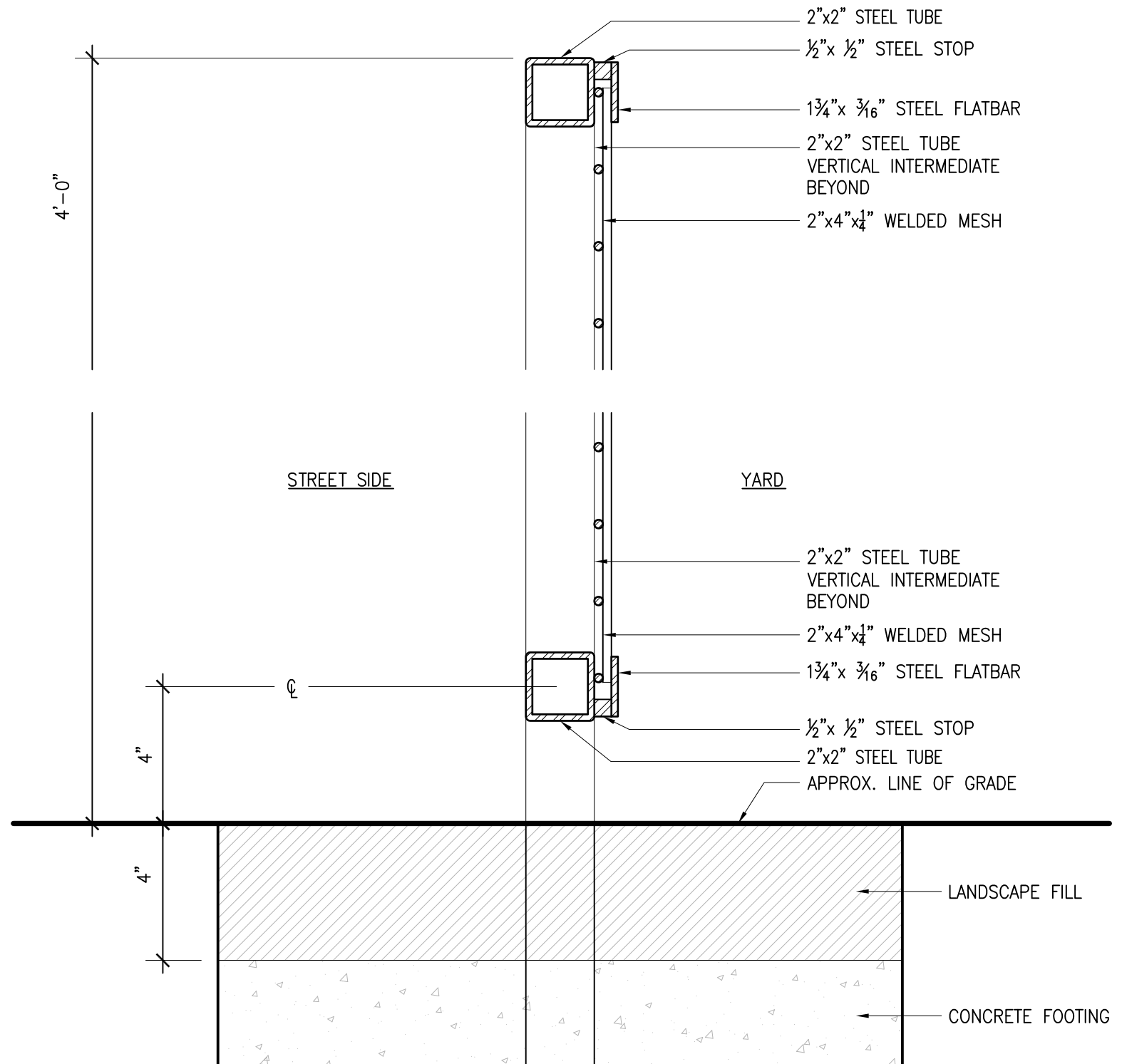


1127 S ST MARYS ST	
DATE: JUNE 2, 2017	
POTEET ARCHITECTS, LP	
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**1** **ELEVATION:** NEW 4' HIGH STEEL WIRE FENCE  
SCALE: 1/2" = 1'-0"

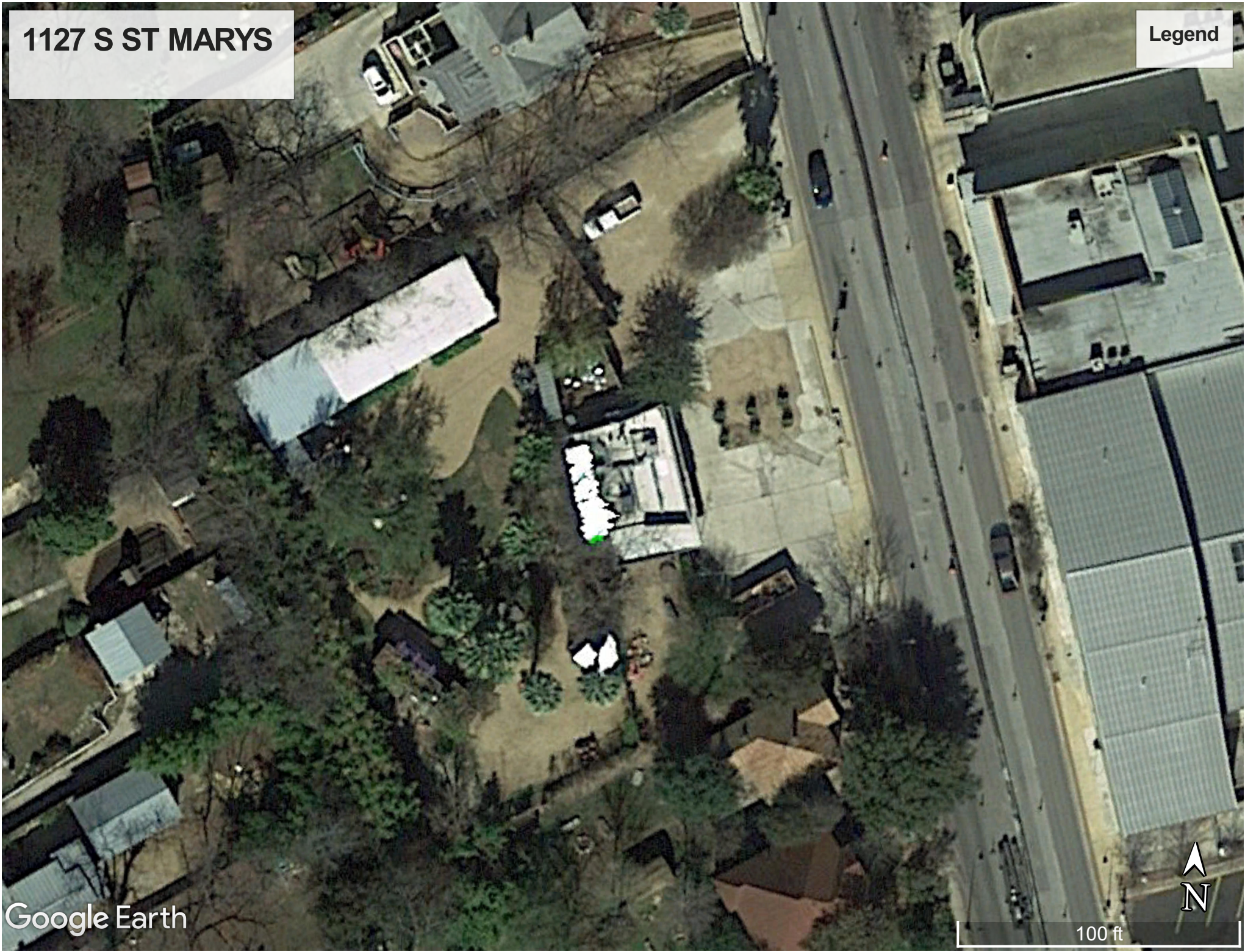


**2** **DETAIL:** NEW 4' HIGH STEEL WIRE FENCE  
SCALE: 3" = 1'-0"



1127 S ST MARYS

Legend



Google Earth

100 ft







END SCHOOL ZONE

SPEED  
LIMIT  
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THE ZONEX









THE MONTY