

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2017

HDRC CASE NO: 2017-524
ADDRESS: 302 CEDAR ST
LEGAL DESCRIPTION: NCB 2963 LOT A12 & W IRR 97 FT OF S IRR 9 FT OF A-11, N 8 FT OF E 89 FT OF A13
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: P. Chance Kinnison
OWNER: Stephen Mason
TYPE OF WORK: Replace concrete walkway with crushed limestone
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install crushed granite walkways connecting the front porch, sidewalk, and driveway.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

iii. New elements—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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.

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.

FINDINGS:

- a. The structure located at 302 Cedar was constructed circa 1907 featuring Folk Victorian architectural elements. The front yard features a concrete walkway connecting the front porch and the sidewalk.
- b. WALKWAY – The applicant has proposed to replace the concrete walkway with crushed granite and to expand the new walkway to the driveway. The Guidelines for Site Elements: Walkways 5.A.i and ii note that historic walkways should only be replaced when deteriorated beyond repair and every effort should be made to match existing sidewalk color and material. Staff finds the proposal to replace the existing concrete walkway with crushed granite not consistent with the Guidelines. However, staff does find the addition of a gravel path to the driveway appropriate.

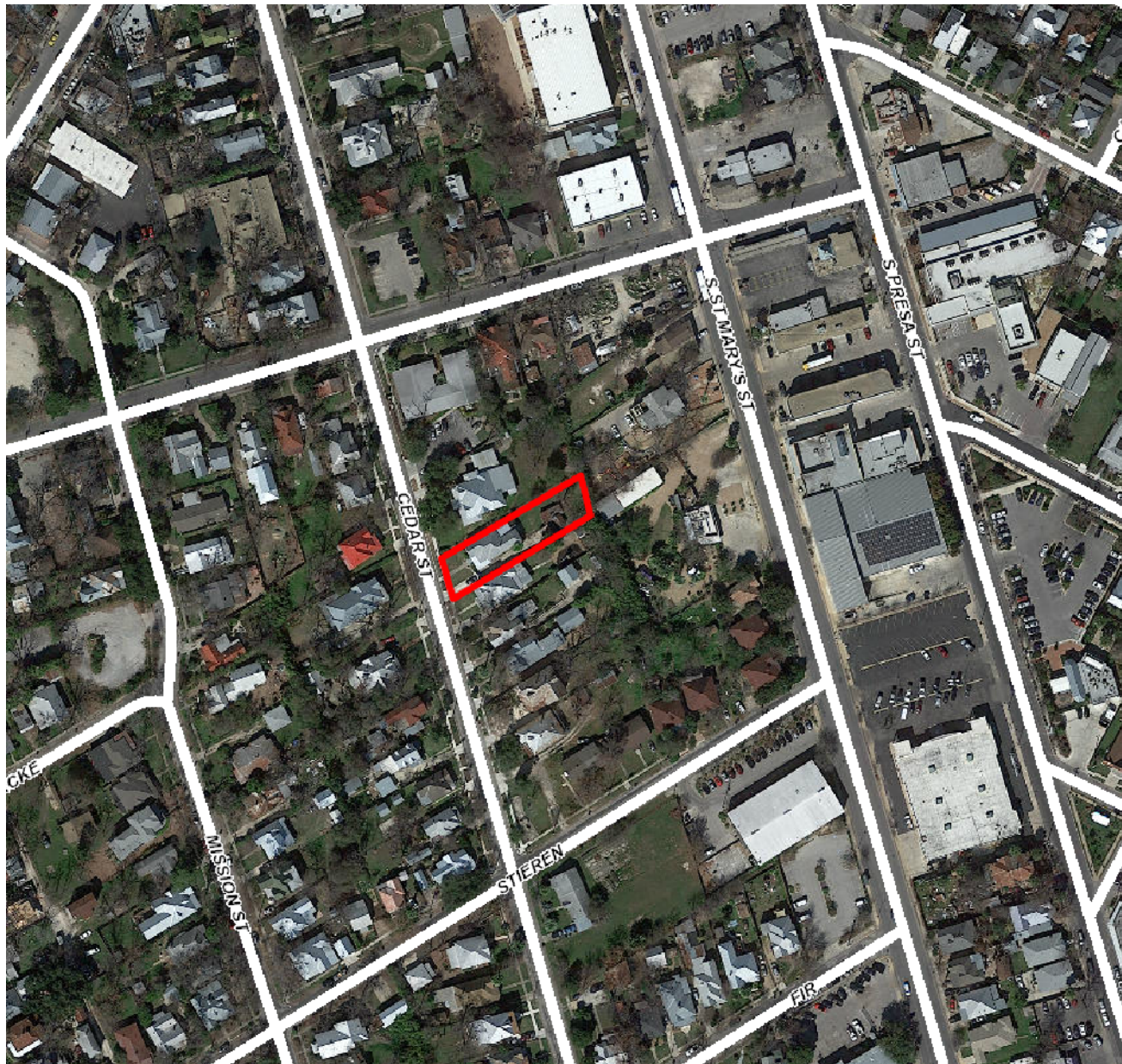
RECOMMENDATION:

Staff recommends final approval of both requests based on findings b and c with the stipulation that the existing walkway remains concrete.

CASE MANAGER:

Huy Pham

CASE COMMENT: During a site visit conducted on October 11, 2017, staff finds that concrete walkway has been removed prior to issuance of a Certificate of Appropriateness. Staff recommends the reinstallation of a concrete walkway that matches the one prior to removal.



302 Cedar

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Printed: Oct 13, 2017

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302 Cedar Street

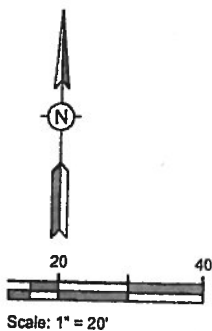
Oct 11, 2017 at 1:31:04 PM

STAFF PHOTO San Antonio



FOUND AT ALL CORNER, UNLESS
TED.

E 2317, PAGE 81
E 10026, PAGE 1565



*Crushed
Granite Walkway*

*New garden beds
and plantings*

CEDAR STREET
(55.5' R.O.W.)

GARCIA, MARGARITA MARIA
PORTION OF A-11, BLOCK 11, N.C.B. 2963
VOLUME 13817, PAGE 1202 O.P.R.

0.262 ACRE TRACT
BLOCK 11, N.C.B. 2963

PRIMOS HOLDINGS, LLC
PORTION OF A-19, BLOCK 11, N.C.B. 2963
VOLUME 11025, PAGE 1877 O.P.R.

VOLUME 9600...

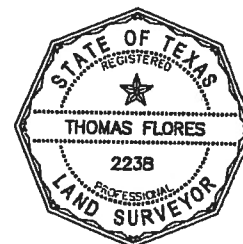
LINE TABLE	
LINE #	BEARING
L1	S42°53'04"W
L2	N15°00'00"W

CERTIFICATION

I hereby certify that the above plat is true and
an actual survey made on the ground under my
there are no visible easements or encroachment
adjoining property and that all buildings are whol
property except as shown above.

This 9th Day of OCTOBER

THOMAS FLORES
RPLS # 2238



PROPERTY SURVEY OF:

A 0.262 ACRE TRACT BEING A PORTION OF A-11, BLOCK 11, N.C.B.
2963, DESCRIBED IN DEED RECORDED IN VOLUME 2317, PAGE 81,
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A-12,
BLOCK 11, N.C.B. 2963, AND THE NORTH 8' AND EAST 89' OF A-13,
BLOCK 11, N.C.B. 2963, SAN ANTONIO, TEXAS.

ires & Company
nsulting Engineers, Inc.

gineering Firm #F-1794

nger, Suite 401
8247

210.490.9963 Phone
210.490.0820 Fax



PROPOSAL

September 14, 2017

Chance & Kate Kinnison chance.satx@gmail.com
 302 Cedar Street San Antonio, TX 210.687.0954

Front Landscape Improvements



Remove the shrubs from both sides of the entry.	\$110.00
Excavate and remove additional grass on the left side, increasing the size of the garden	80.00
Excavate and remove additional grass on the right side, for path to driveway	185.00
Excavate three areas for a future climbing rose	60.00
Install 6" brown metal edging on the left side, in a gentle sweeping design	195.00
Install brown metal edging on the right side, as painted above	245.00
Install 6" metal edging along entry sidewalk	310.00
Improve the old dirt by adding compost and organic fertilizer, to create a good soil	85.00
Bring in additional soil to elevate the landscaping and improve drainage	90.00
Bring in additional soil for the roses, heavy organic content	60.00
Re-plant with new improved plant selections, native and adapted to our climate	
Plants budget	170.00
Suggested plants include star (2) jasmine vines, (2)bi-color iris, (6)society garlic, (4) bulbine, (3) blackfoot daisy,(1) giant lirope, (1) thryallis	
Planting delivery and labor	130.00
Locate and purchase three climbing roses, Lady Banksia Rose	110.00
Bring in limestone road base, and compact the sidewalk	205.00
Bring in and install decomposed granite as the sidewalk	360.00
Mulch these gardens	120.00
Haul away all of the debris to the landfill	160.00
Total	<u>\$2,675.00</u>

Marty Ruona
RHINAMIC WORKFORCE, LLC
 151 Huxley Drive San Antonio, TX 78218

marty@rhinamic.com

210.863.5657

DISCLOSURES: This proposal does not include permits. Rhinamic Workforce is not responsible for damage to underground utilities, (i.e., cable or electric lines, irrigation, pipes, etc). Verbal indications of utility location are not a sufficient representation of locality. We will install healthy plants, with no warrantee.

Authorized signature:_____

Date:_____