

## HISTORIC AND DESIGN REVIEW COMMISSION

April 18, 2018

**HDRC CASE NO:** 2018-165  
**ADDRESS:** 521 WICKES  
**LEGAL DESCRIPTION:** NCB 2916 BLK 5 LOT 19  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Amy Tullis  
**OWNER:** Amy Tullis  
**TYPE OF WORK:** Replace existing gravel driveway with concrete patio/driveway; planting of trees and ground plants  
**APPLICATION RECEIVED:** March 27, 2018  
**60-DAY REVIEW:** May 26, 2018  
**REQUEST:**

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

1. Replace an existing gravel driveway with concrete driveway and patio.
2. Install small trees and ground plantings.

### APPLICABLE CITATIONS:

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.

### 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.

**FINDINGS:**

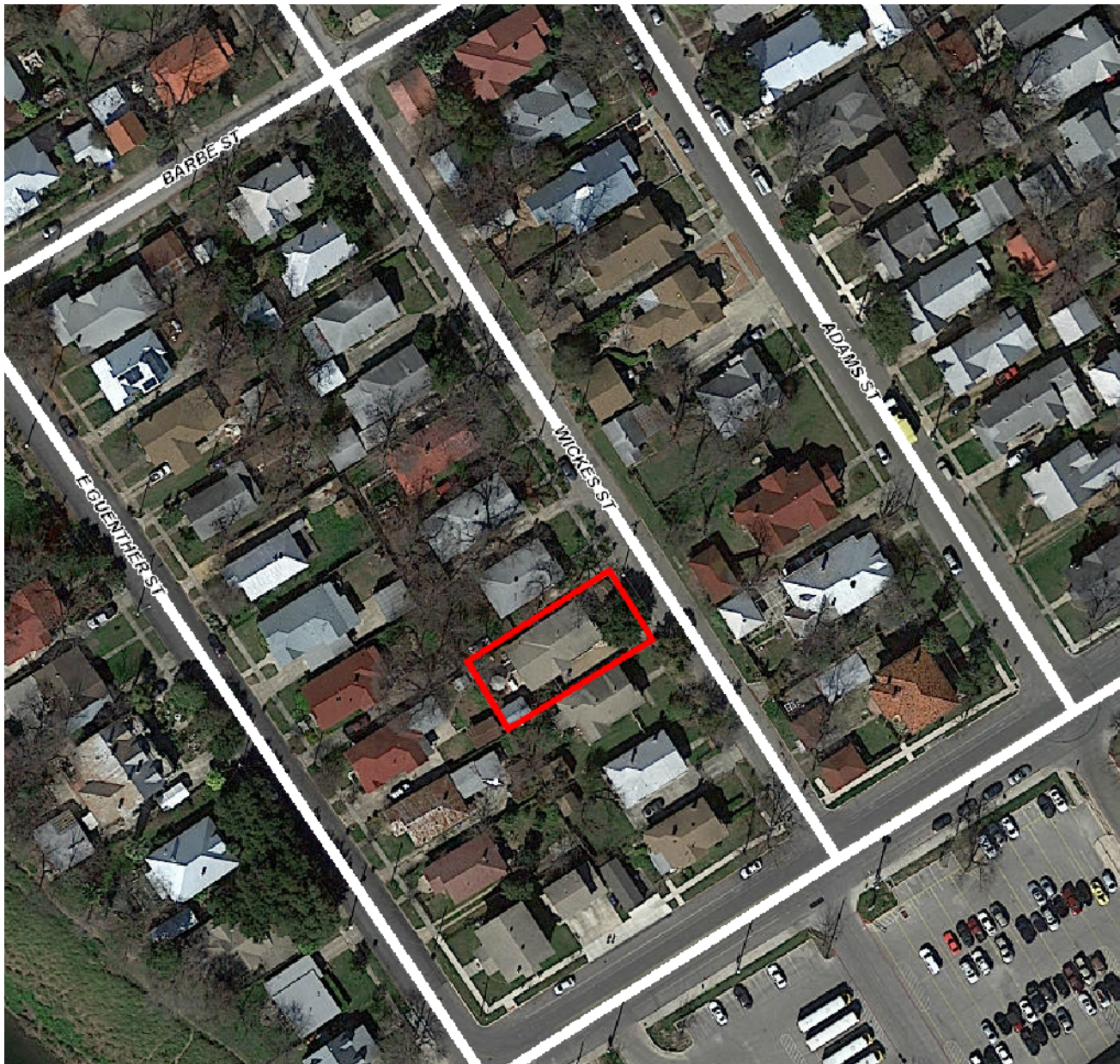
- a. The structure at 521 Wickes was constructed circa 1920 in the Craftsman architectural style. The structure is a one-story, single-family residential structure that features a gable roof, Craftsman brackets and details, a xeriscape lawn and a decomposed granite driveway.
- b. CONCRETE PAD/PATIO – The applicant is requesting to install a 12-foot wide by 24-foot long concrete parking pad (that also functions as a patio) behind the existing privacy fence, at the rear of the driveway and on the side of the home. The Guidelines for Site Elements: Driveways 5.B.i. notes that new driveways should incorporate the configuration, materials, width, and design of driveways historically found on the site or district. The guideline also notes that historic driveways are typically no wider than 10 feet, which is narrower than the proposed 12 feet parking pad. Staff finds that installation of concrete lattice pavers similar to those existing in the front of the driveway would be a more appropriate installation that allows for a functioning patio space while retaining the character-defining features of the site and allowing storm water filtration. Given that the proposed concrete parking pad and patio would not be visible from the public-of-way, staff finds that proposal appropriate.
- c. PLANTINGS – The applicant is requesting to install small crepe myrtle trees and ground plantings behind the driveway privacy gate. Staff finds the proposed plantings consistent with the Guidelines for Landscape Design 3.A.

**RECOMMENDATION:**

Staff recommends approval of the concrete parking pad and plantings based on finding b and c.

**CASE MANAGER:**

Huy Pham



521 Wickes

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Printed: Apr 13, 2018

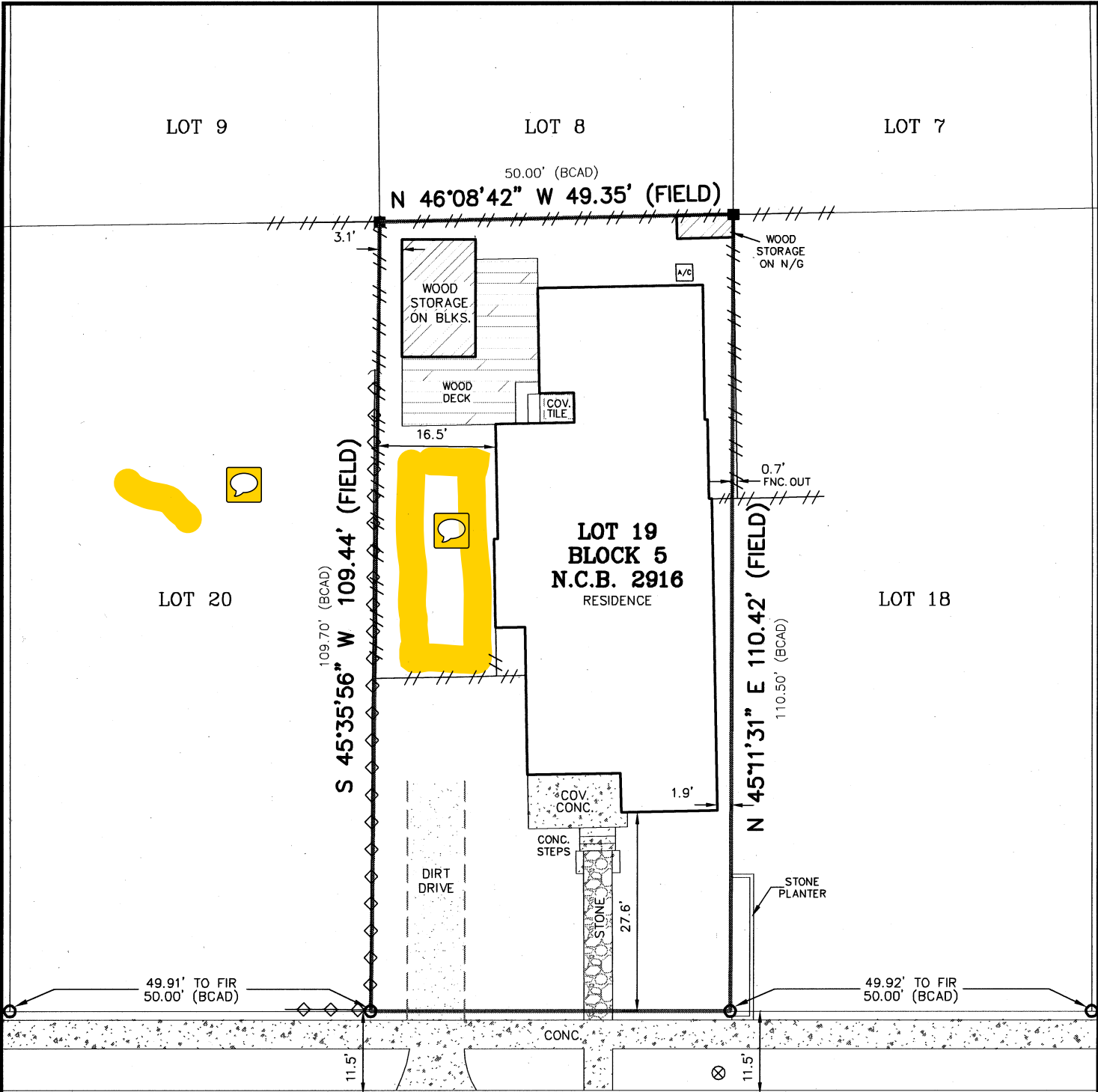
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Apr 10, 2018 at 12:21:44 PM  
San Antonio







WICKES ST.  
(USPS: WICKES ST.)  
(VARIABLE WIDTH R.O.W.)  
(ST. SIGN: WICKES)

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

NOTE: DUE TO LACK OF RECORD INFORMATION, THE BEARINGS ARE AS PROTRACTED PER BEXAR COUNTY APPRAISAL DISTRICT. FIELD CONDITIONS ARE AS SHOWN HEREON.

LEGEND:	
-- = WOOD FENCE	⊗ = POWER POLE
⬢ = CHAIN LINK FENCE	⦿ = FIRE HYDRANT
✕ = BARBED WIRE FENCE	⦶ = FND 1/2" IRON ROD
⊖ = WROUGHT IRON FENCE	● = SET 1/2" IR
■ = FND FENCE POST	✕ = SET "X" ON CONC.

BUYER: AMY K. TULLIS		ADDRESS: 521 WICKES ST.	
TITLE COMPANY: ALAMO TITLE		G.F. NO.: SAT-06-4000061700758-SS	
LOT: 19	BLOCK: 5	N.C.B.: 2916	
SUBDIVISION: ~			
CITY: SAN ANTONIO		COUNTY: BEXAR	STATE: TEXAS
PLAT RECORDED IN: VOLUME ~ PAGE ~ DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS			
RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (B), ITEM 1 OF THE REFERENCED TITLE COMMITMENT: REFER			
VOLUME ~	PAGE ~	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~
VOLUME ~	PAGE ~	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~



P.O. BOX 200044  
SAN ANTONIO, TX 78220  
PHONE: 210-534-6700  
TEXAS FIRM NO. 10140300

GENERAL SURVEY NOTES

1. UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATTING PURPOSES.
3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 25th DAY OF JULY 2017, A.D.

PETER A. AGUIRRE, R.P.L.S. 5464

DRAWN BY: G.F.

JOB NO: 17-4317-739

FIELD WORK COMP.: JULY 25, 2017