

HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

HDRC CASE NO: 2018-290
ADDRESS: 416 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 1732 BLK 5 LOT 4 & W 19.4 FT OF 5, 6 & E 36.2 FT OF 5
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Luis Elizondo
OWNER: Luis Elizondo
TYPE OF WORK: Installation of a 21 foot tall sculpture in front yard
APPLICATION RECEIVED: May 29, 2018
60-DAY REVIEW: July 28, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 21 foot tall freestanding sculpture with a lighting element in the front yard of 416 E Dewey Place.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- 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.

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.

B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

FINDINGS:

- a. The primary structure located at 416 E Dewey Place is a 2-story multifamily residential structure constructed in 1928 with Greek Revival influences. The structure features woodlap siding, ganged wood windows with wood window screens, a prominent second story cornice and decorative pediment, and a shallow entry porch accented by square pilasters and a simple entablature. The structure is contributing to the Tobin Hill Historic District. The applicant is requesting approval to install a 21 foot tall freestanding sculpture with a lighting element in the front yard.
- b. LOCATION – The proposed structure is located in the front yard fronting Dewey, to the east of an existing concrete walkway. Per the Historic Design Guidelines, new site elements should not obscure or detrimentally affect the view of the historic structure from the public right-of-way. Due to the design of the sculpture, which includes a thin profile, the structure will not negatively impact the historic structure. Additionally, the sculpture is freestanding and not attached to the historic structure in any way, making it fully reversible. Staff finds its placement acceptable.
- c. HEIGHT – The proposed overall height of the structure is twenty-one (21) feet. The proposed height is shorter than the primary structure. While staff finds that site elements of this height are not historically common in the district, the design of the structure does not detract from the historic structure or the overall context of the residential streetscape. The structure is also purely decorative and does not feature any signage. Staff finds the proposal acceptable given these context and lot-specific considerations.
- d. DESIGN – The proposed structure features a four (4) foot wide circular base that tapers to less than one foot in width at the tallest point. As noted on the drawings, the sculpture will be made of metal and will be hand painted with enamel paint in a bright, multicolor scheme by a local artist. Staff has not yet seen a proposal for the colors. Generally, staff finds the design to be appropriate.
- e. LIGHTING – The submitted drawings indicate a small solar panel at the top of the sculpture and a solar lite, which would illuminate at night. Staff requires more information on the color, finish, size, and brightness of the proposed light element, but finds its location and use generally acceptable with the stipulations listed in the recommendation.

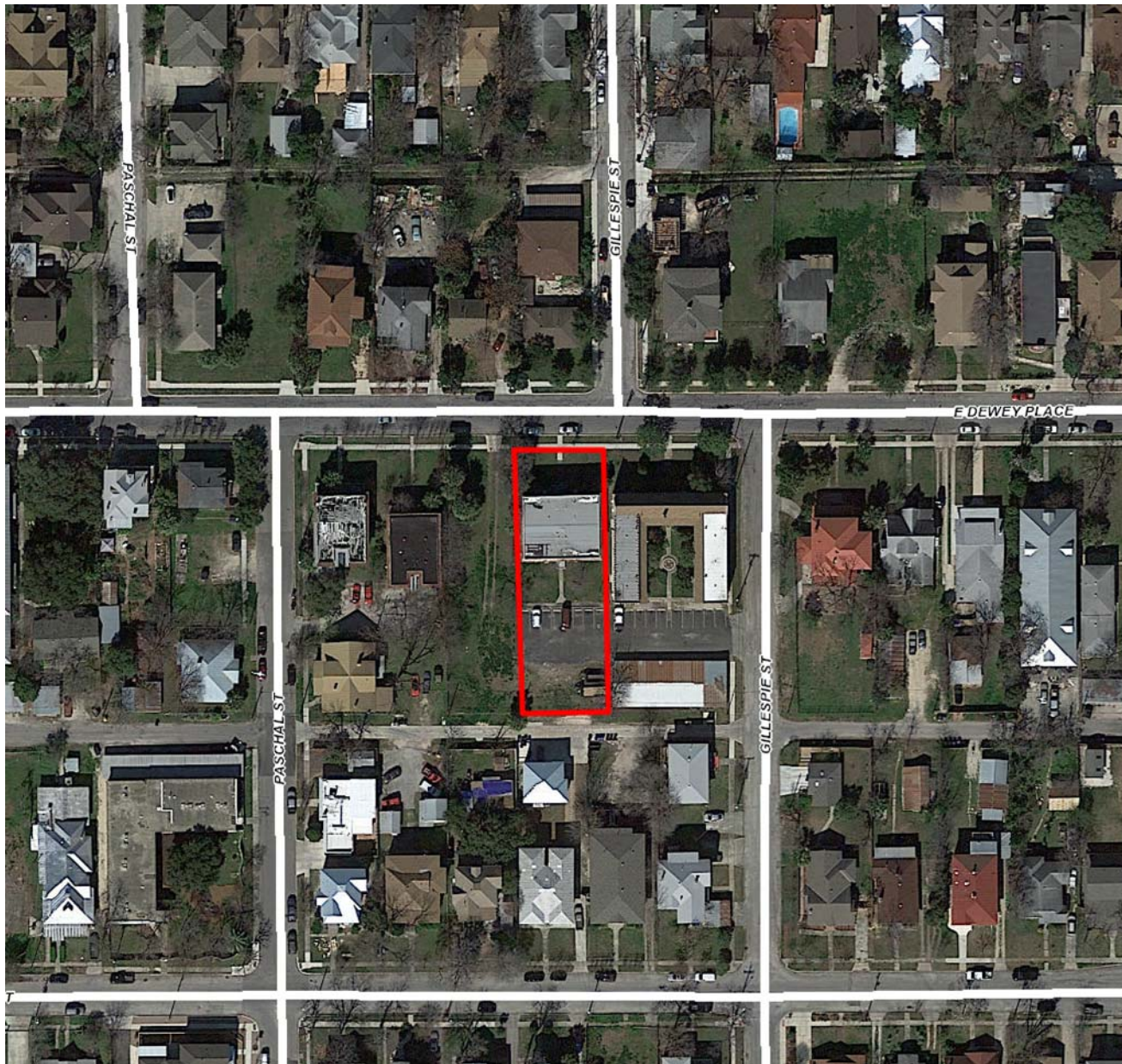
RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulations:

- i. That the structure be installed in a way that is fully reversible and does not structurally affect the primary structure.
- ii. That the applicant provides staff with final details regarding color and finish of the sculpture, as well as details on the solar light element, including color, finish, size, and brightness, prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 11, 2018

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.



416 East Dewey Place

Care

Courtland
Parking

Google



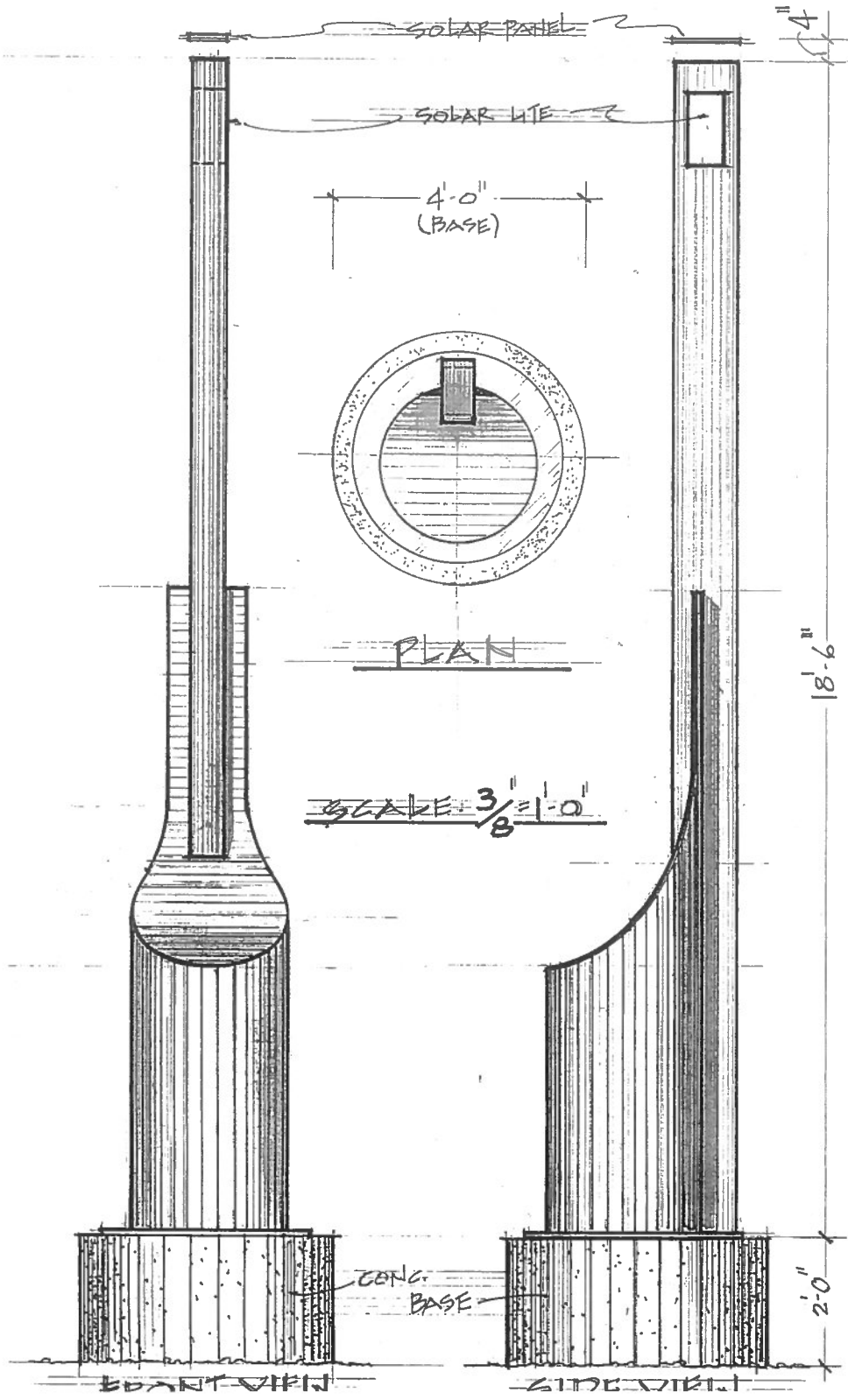


ALLEY DR.

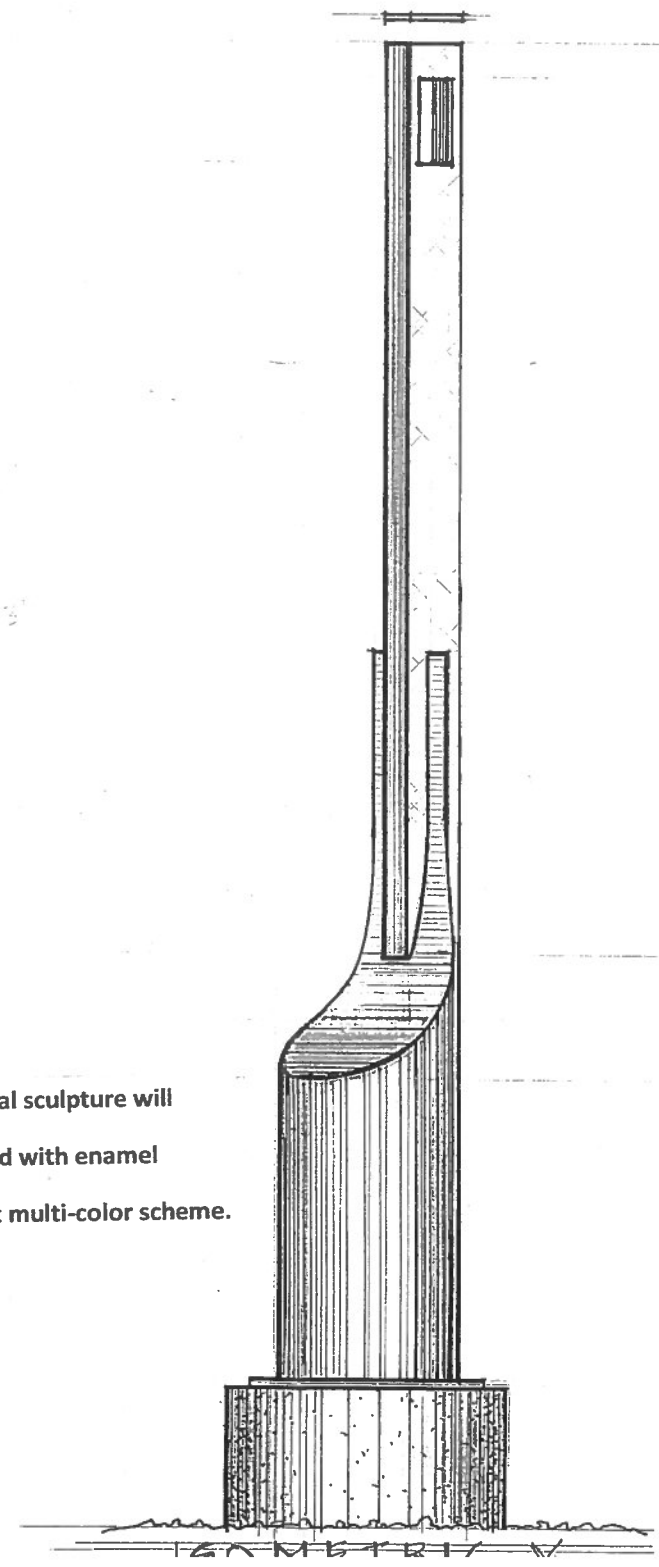
VACANT LOT

416 E. PEWEY PL.

NEW SCULPTURE
LOCATION



NOTE: The metal sculpture will
be hand painted with enamel
paint in a bright multi-color scheme.



A SCULPTURE

..... for:
..... 416 E. Dewey
..... San Antonio, TX

..... ARTIST & SCULPTOR
..... LUIS LOPEZ ARTE
..... 527 E. Dewey
..... San Antonio, TX

..... Building Owner
..... Luis A. & Maxine
..... 519 Paschal
..... San Antonio, TX