

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-460
ADDRESS: 218 ADAMS ST
LEGAL DESCRIPTION: NCB 943 BLK 1 LOT 13
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Moths House
APPLICANT: Corie Boldt/Corie Properties
OWNER: Paresh Mehta
TYPE OF WORK: Front yard modifications; xeriscaping
APPLICATION RECEIVED: September 4, 2018
60-DAY REVIEW: November 3, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to performing front yard xeriscaping.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *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%.
- iii. *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 or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

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.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where

appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

FINDINGS:

- a. The primary structure at 218 Adams is constructed circa 1891 in the Folk Victorian style and is contributing to the King William Historic District. The one-story single-family home features many intact architectural elements typical to its style: a primary pyramidal standing-seam metal roof with a front-facing gable and inset porch with turned columns and rounded wood shingle details.
- b. On a site visit conducted on August 29, 2018, staff found that the front lawn which previously featured natural lawn had been modified to feature primary whole river rock with approximately seven (7) plantings of cacti or agave. The applicant has been cooperative in seeking a xeriscaping proposal that is consistent with the Guidelines and submitted a request on September 4, 2018 to be heard at an HDRC hearing.
- c. **FRONT YARD** – The applicant has proposed to remove all of the natural lawn to feature whole river rock and seven (7) individual plantings. Staff finds that the proposed modification is not consistent with the Guidelines for Site Elements 3.A.ii.: *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%.* Staff also finds that the proposed modification is not consistent with the Guidelines for Site Elements 3.B.ii.: *Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.* Staff finds that at least 50% of the natural lawn should be restored and xeriscaping efforts should be consistent with the Guidelines by including low-ground, native, and/or xeric plants, and limiting 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.

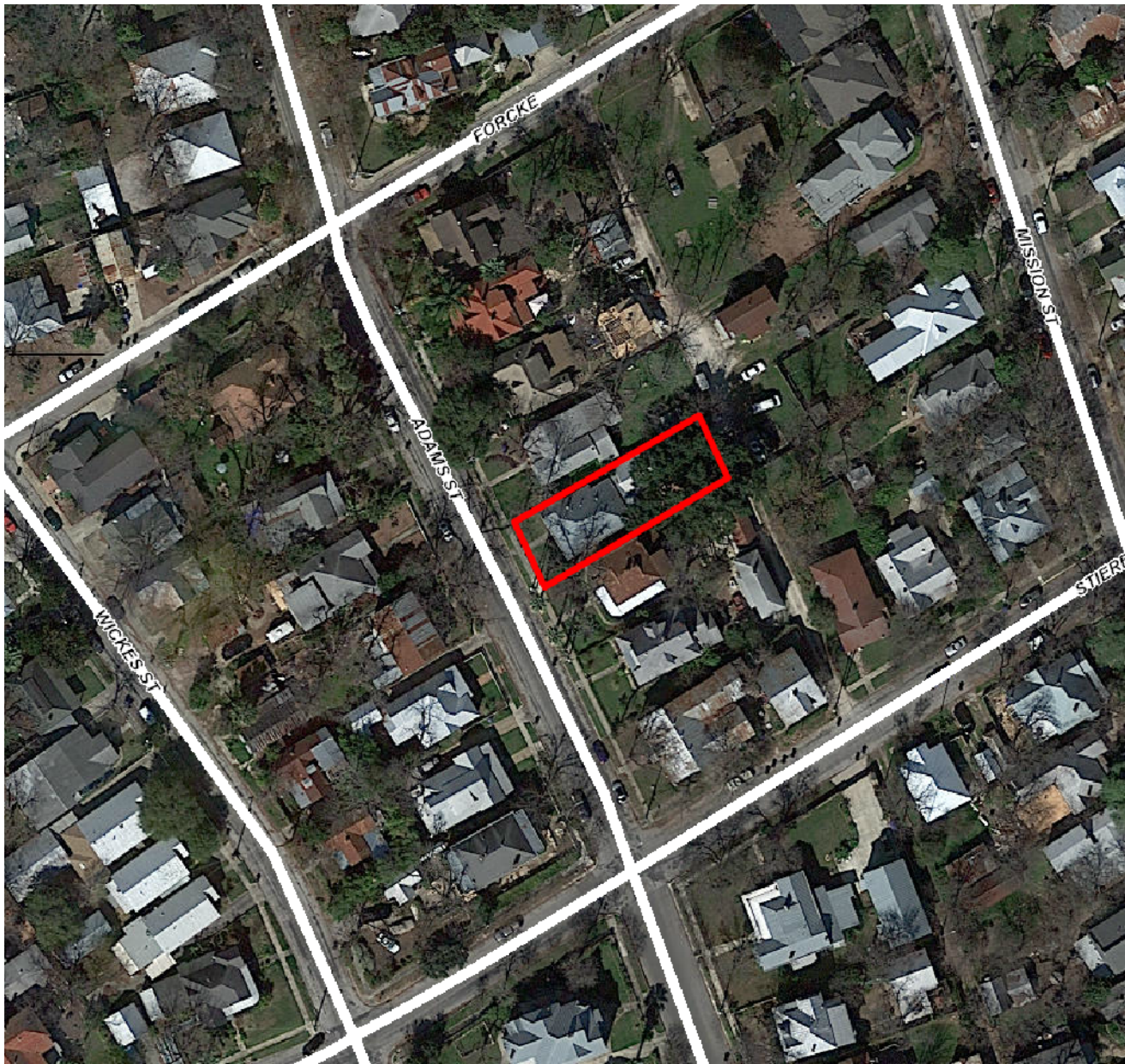
RECOMMENDATION:

Staff recommends approval of xeriscaping based on finding c with the stipulation that the applicant submits to staff a front yard site plan that includes:

- i. Restoring at least 50% of the natural lawn or incorporating low-ground, native, and/or xeric plants where lawn has been removed.
- ii. Limiting 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.

CASE MANAGER:

Huy Pham



218 Adams

Powered by ArcGIS Server

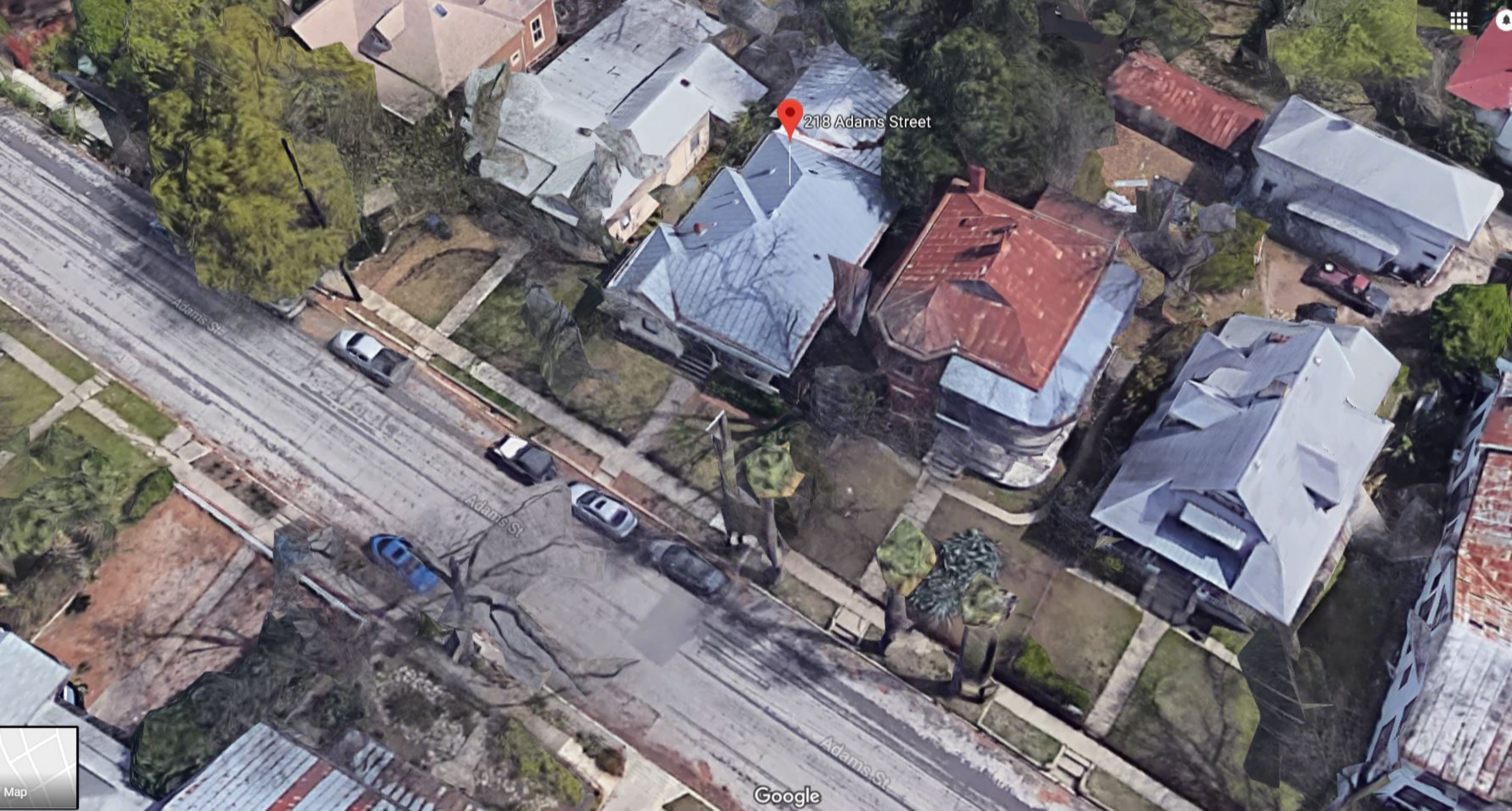
Printed: Sep 12, 2018

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218 Adams Street

Sala Diaz



218 Adams Street

Adams St

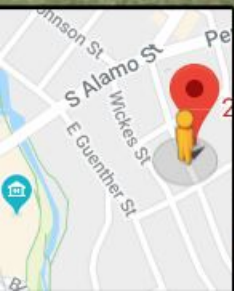
Adams St

Adams St

Google



Map







ALLEY
L2

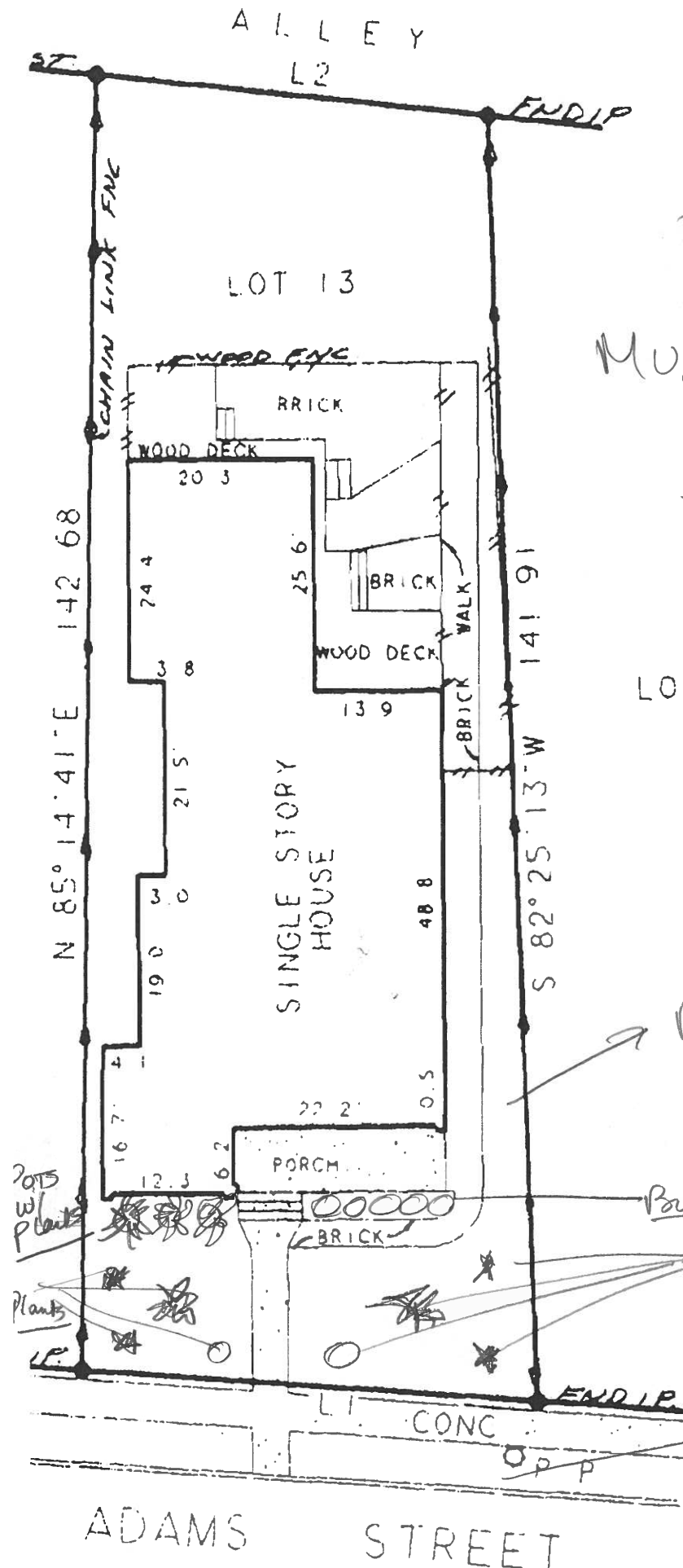
218 Adams Front Yard Changes

Must Consider:

- 1) Plants will triple in size in 1 year
- 2) Add More of the smaller plants Area ①
- 3) Add More plants near street Area ②

LOT 14

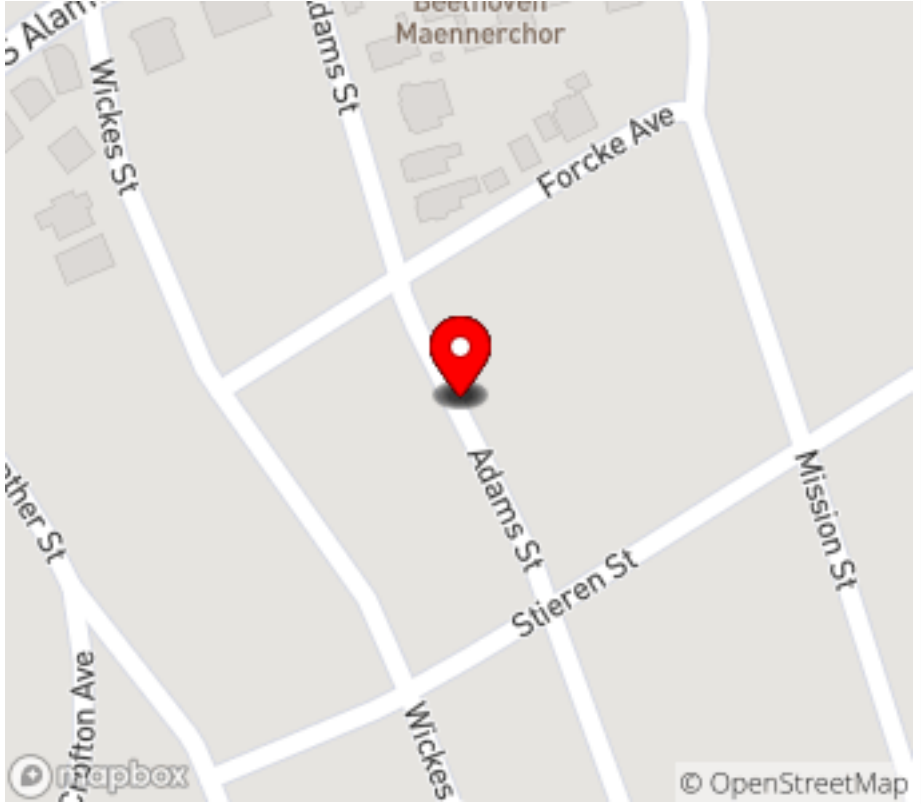
- 4) Owner does NOT have irrigation. SO must use drought tolerant plants.





Investigation Report

Property

Address	218 Adams
District/Overlay	King William
Owner Information	MEHTA PARESH PRAFUL
Location Map	
	Lat: 29.4101926583883 Long: -98.4917125558326

Site Visit

Date	08/29/2018
Time	12:43 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	None
Present Companies	CORIE Properties (Corie Boldt)
Types of Work Observed	Site Elements
Amount of Work Completed	Completed
Description of work	Removal of natural lawn and installation of river rock.

Action Taken






Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	posted "Notice of Investigation"



Investigation Report

Deadline to contact office	08/29/2018
Will post-work application fee apply?	No

Documentation

Photographs	 <p>August 29, 2018 at 12:45 PM 221 Adams St San Antonio TX 78210 United States</p>	 <p>August 29, 2018 at 12:45 PM 216 Adams St San Antonio TX 78210 United States</p>
	 <p>August 29, 2018 at 12:42 PM 214 Adams St San Antonio TX 78210 United States</p>	 <p>August 29, 2018 at 12:45 PM 218 Adams St San Antonio TX 78210 United States</p>
	 <p>August 29, 2018 at 12:45 PM 218 Adams St San Antonio TX 78210 United States</p>	
	08/29/2018 12:46 PM	