

## HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

**HDRC CASE NO:** 2018-440  
**ADDRESS:** 215 DEVINE ST  
**LEGAL DESCRIPTION:** NCB 724 BLK 6 LOT 12  
**ZONING:** R-6, HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**LANDMARK:** House  
**APPLICANT:** Nicole Nadvornik  
**OWNER:** Nicole Nadvornik  
**TYPE OF WORK:** Artificial turf in the front yard; front walkway modifications  
**APPLICATION RECEIVED:** August 30, 2018  
**60-DAY REVIEW:** October 29, 2018  
**REQUEST:**

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

1. Install gravel driveways and walkways.
2. Replace the poured concrete walkway with segmented concrete pavers.
3. Remove natural lawn to install artificial turf and crushed rocks.

### 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.

### 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.
- iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

#### 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.

### FINDINGS:

- a. The primary structure at 215 Devine was constructed circa 1929 in the Craftsman style, is contributing to the Lavaca Historic District, and is also individually designated as a local landmark. The one-story duplex structure functions as a single-family residential structure, but still features the original symmetrical façade configuration with two covered doorways flanking two one-over-one wood windows, and intersection gabled roofs.
- b. On a site visit conducted on August 24, 2018, staff found that the front yard had been modified to feature a segmented concrete paver walkway, artificial turf, and crushed granite driveways and paths.
- c. **GRAVEL DRIVEWAY/WALKWAY** – The applicant has proposed to install crushed granite in the two flanking driveways of the front yard with walkway paths leading to the centered paved walkway. The property originally featured an unpaved, informal driveway. Staff finds that the proposed crushed granite driveway and flanking walkways are consistent with the Guidelines for Site Elements 5.B.i., noting that pervious paving surfaces may be considered where replacement is necessary to increase storm water filtration and that driveways should be limited to 10 feet in width.
- d. **CONCRETE PAVER WALKWAY** – The applicant has proposed to remove the existing simple concrete walkway to install a segmented concrete paver walkway. The applicant has noted that the previous concrete walkway was deteriorated beyond repair. Per the Guidelines for Site Elements 5.A.i, minor cracks, settling, or jamming should be repaired in-place. Per the Guidelines for Site Elements 5.A.ii walkways should be repaired in portions and every effort should be made to match the existing walkway. Staff finds that segmented concrete paver walkway is not consistent with the Guidelines and should be restored to the simple poured continuous concrete walkway matching the previous width and configuration.
- e. **ARTIFICIAL TURF** – The applicant has proposed to install artificial turf to replace the natural lawn. Staff finds that the proposed modification is not consistent with the Guidelines for Site Elements 3.A.ii., which notes that applicants should not fully remove and replace traditional lawn areas with impervious hardscape. The Guidelines

continue to not that applicants should 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 finds that natural lawn should be restored or an appropriate xeriscaping plan be submitted for review.

**RECOMMENDATION:**

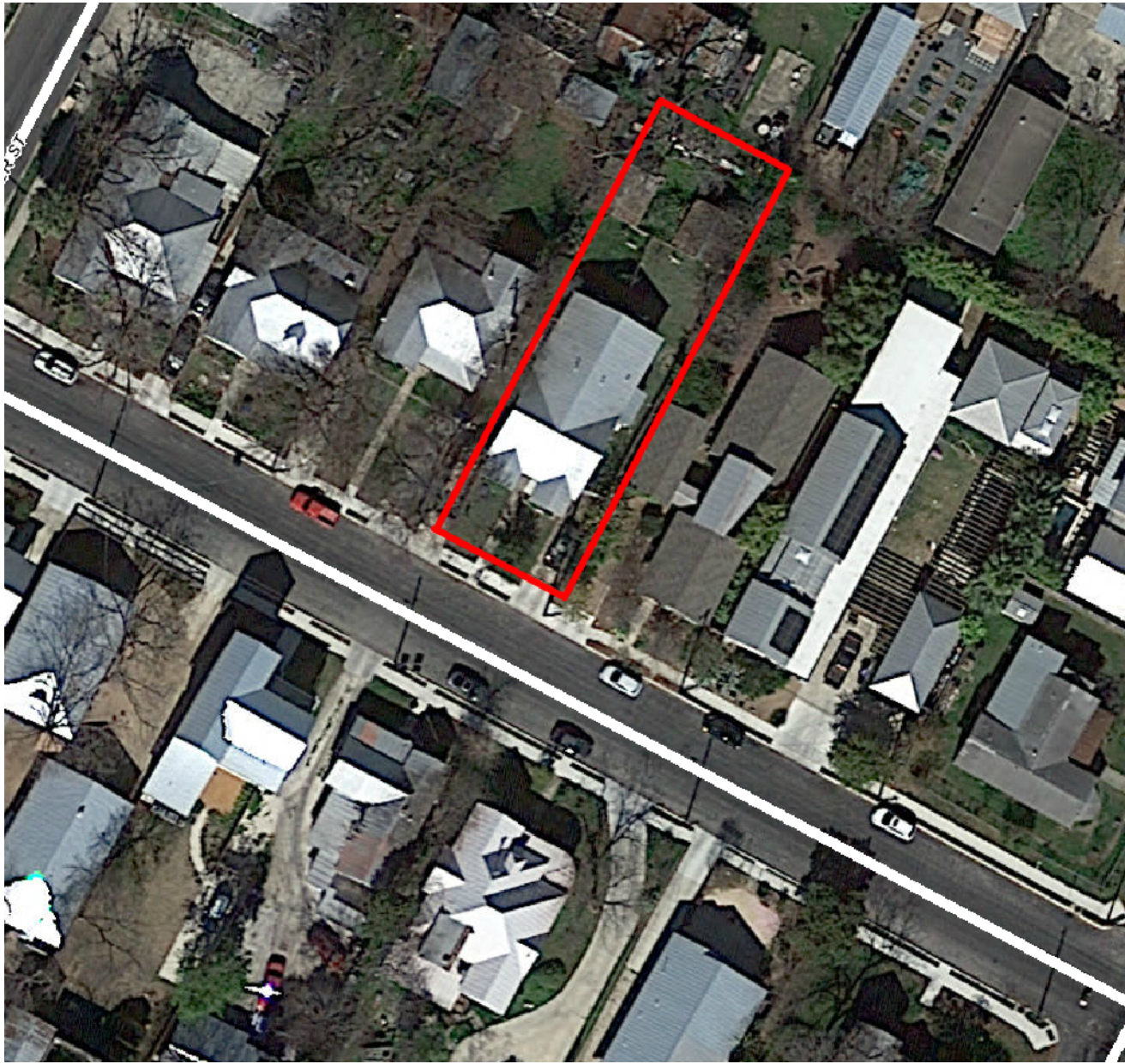
1. Staff recommends approval of the crushed granite driveway and flanking walkways based on finding c with the stipulation that the driveways are no wider than ten (10) feet.
2. Staff does not recommend installation of the segmented concrete paver walkway based on finding d. The poured simple concrete walkway should be restored.
3. Staff does not recommend installation of artificial turf based on finding e. The natural lawn should be restored or an appropriate xeriscaping plan is submitted for review.

**CASE COMMENT:**

On a site visit conducted on August 24, 2018, staff found that the front yard had been modified to feature a segmented concrete paver walkway, artificial turf, and crushed granite driveways and paths. The applicant submitted a request on August 30, 2018, to be heard at an HDRC hearing. A \$500 post-work application fee is not applicable at this time.

**CASE MANAGER:**

Huy Pham



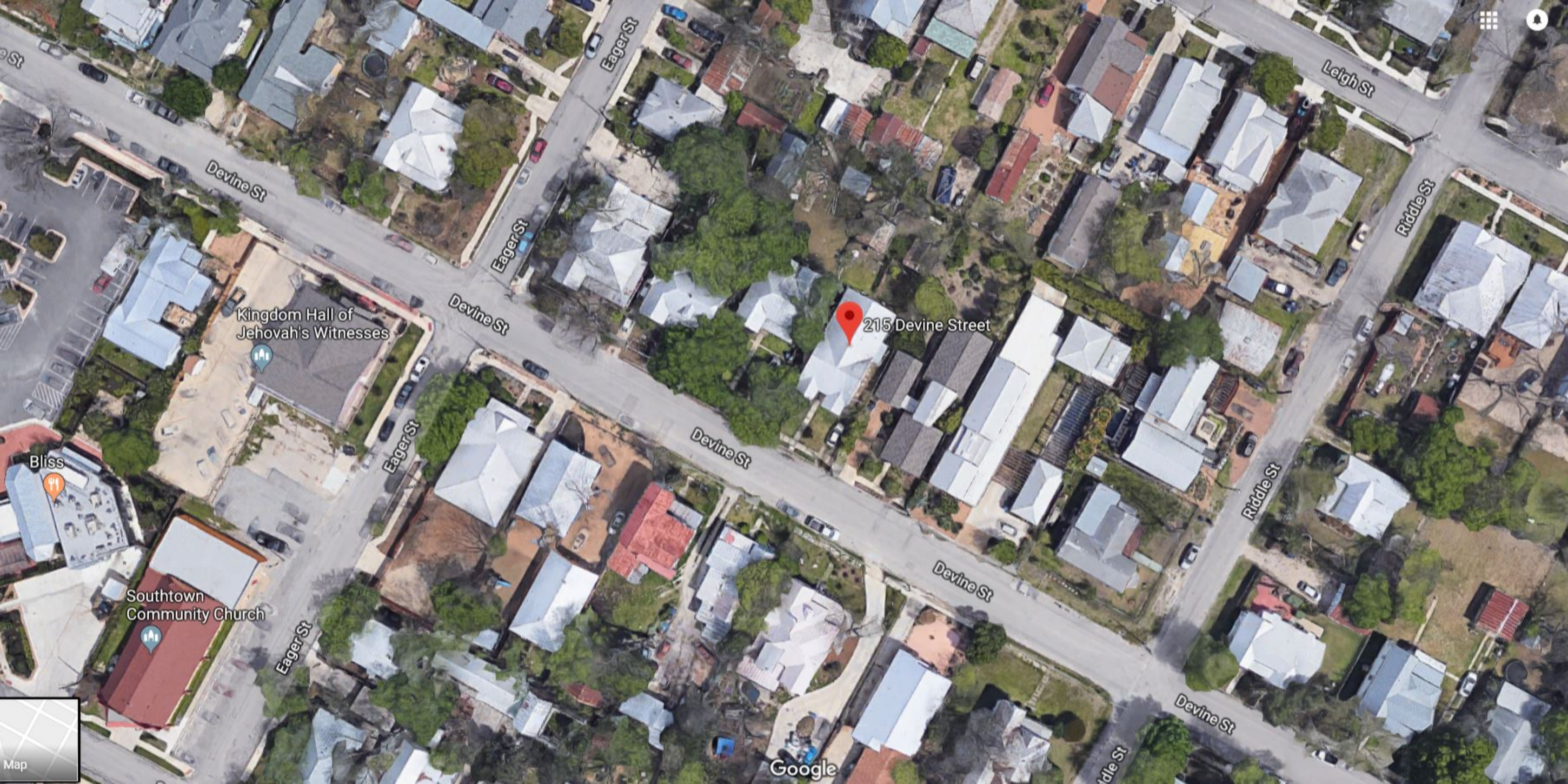
215 Devine St

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Printed: Sep 12, 2018

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Kingdom Hall of  
Jehovah's Witnesses

Bliss

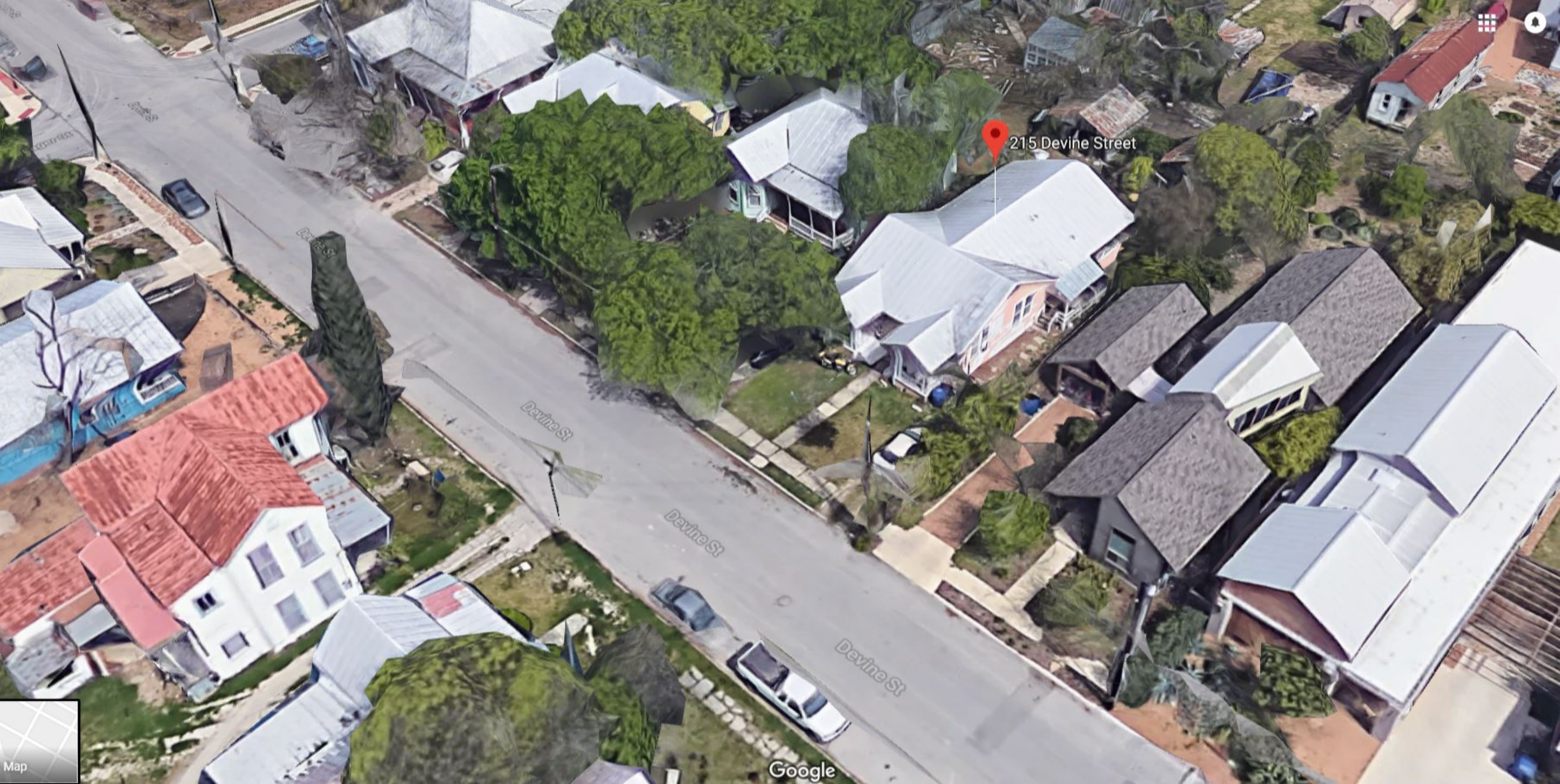
Southtown  
Community Church

215 Devine Street

Google

Map





215 Devine Street



Map

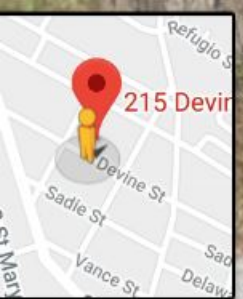
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210 Devine St  
San Antonio, Texas

Google, Inc.

Street View - Dec 2017

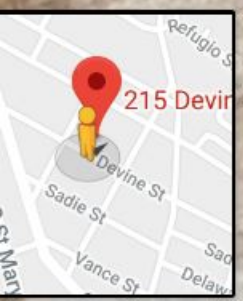


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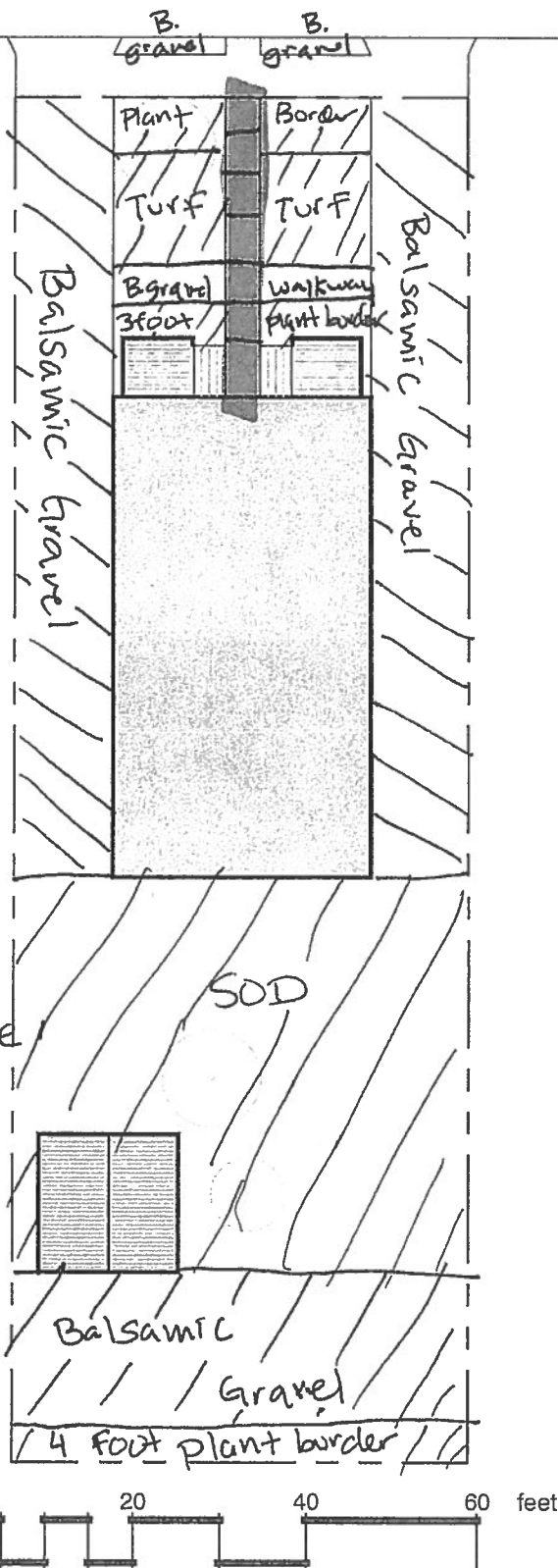
 = Balsamic gravel  
 (like what I showed you at my neighbors)

 = cheap sod

 = plant border  
 (just need dirt - no plants)  
 Mulch if cheaper for you - otherwise I can buy

 = Turf Artificial

 poured cement  
 - straight not staggered











## Investigation Report

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner
Deadline to contact office	08/24/2018
Will post-work application fee apply?	To be determined

### Documentation

Photographs	 
	 
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