

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-033
ADDRESS: 107 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9003 BLK 15 LOT 36 & 37
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Ginger and Ross Hebert
OWNER: Ginger and Ross Hebert
TYPE OF WORK: Landscape modifications
APPLICATION RECEIVED: January 21, 2019
60-DAY REVIEW: March 20, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform front yard landscape modifications including the replacement of natural lawn with rock beds, limestone slab pavers, and a variety of plantings.

APPLICABLE CITATIONS:

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 historic structure at 107 Lovera was constructed circa 1938 in a minimal traditional style with Tudor Revival influence and first appears on the 1949 Sanborn map. The one-story single-family structure features a stone façade, a curve-sloping gable over an arched porch, and a slightly winding walkway spanning a long front lawn with two existing trees. The property is contributing to the Olmos Park Terrace Historic District.
- b. VIOLATION – On January 18, 2019, staff found that the front yard had been subjected to the wholesale removal of natural lawn and the installation hardscaping elements. The owner/applicant have been cooperative in seeking compliance and submitted an application on January 21, 2019, to be heard at the February 6, 2019, Historic and Design Review Commission hearing.
- c. NATURAL LAWN – The applicant is requesting to remove all of the existing, natural lawn turf and install a design consisting of rock beds and a variety of plantings. Per the Historic Design Guidelines for Site Elements 3.A.ii, historic lawn areas should never be reduced by more than 50% and removal of lawn areas should be limited to along fences, walkways, and drives. Staff finds that that the removal of natural lawn must be mitigated by the restoration of natural lawn and the installation of low-ground cover and other xeric plants and that at least 50% of the lawn area remains as plantings instead of hardscaping. The proposed plant includes the following plants:
 - i. Big Bend Cacturs, Prickly Pear, or Esperanza
 - ii. Fan Palm, Spineless Yucca, Spanish Dagger, or Crape Myrtle
 - iii. Arizona Star Agave
 - iv. Artichoke Agave
 - v. Existing Sago Palm
 - vi. Existing Mountain Laurel
 - vii. Existing Oak Tree
- d. HARDSCAPE – The applicant has proposed to install a variety of hardscaping elements including (1) rock beds with shadow stone and/or shimmer bay rocks, (2) 40” by 26” limestone slab pavers, and (3), a Keylime quartz boulder. Per the Guidelines for Site Elements 3.B, large pavers, asphalt, or other impervious surfaces should not be installed where they were not historically located, new pervious hardscapes should be limited to areas that are not highly visible, and rock mulch should not be used as wholesale replacement for lawn area. Staff finds that proposed installation of hardscaping is mitigated by the installation of plantings. However, staff finds the design should exclude the limestone pavers and the keylime quartz boulder or relocate them to the rear yard.

RECOMMENDATION:

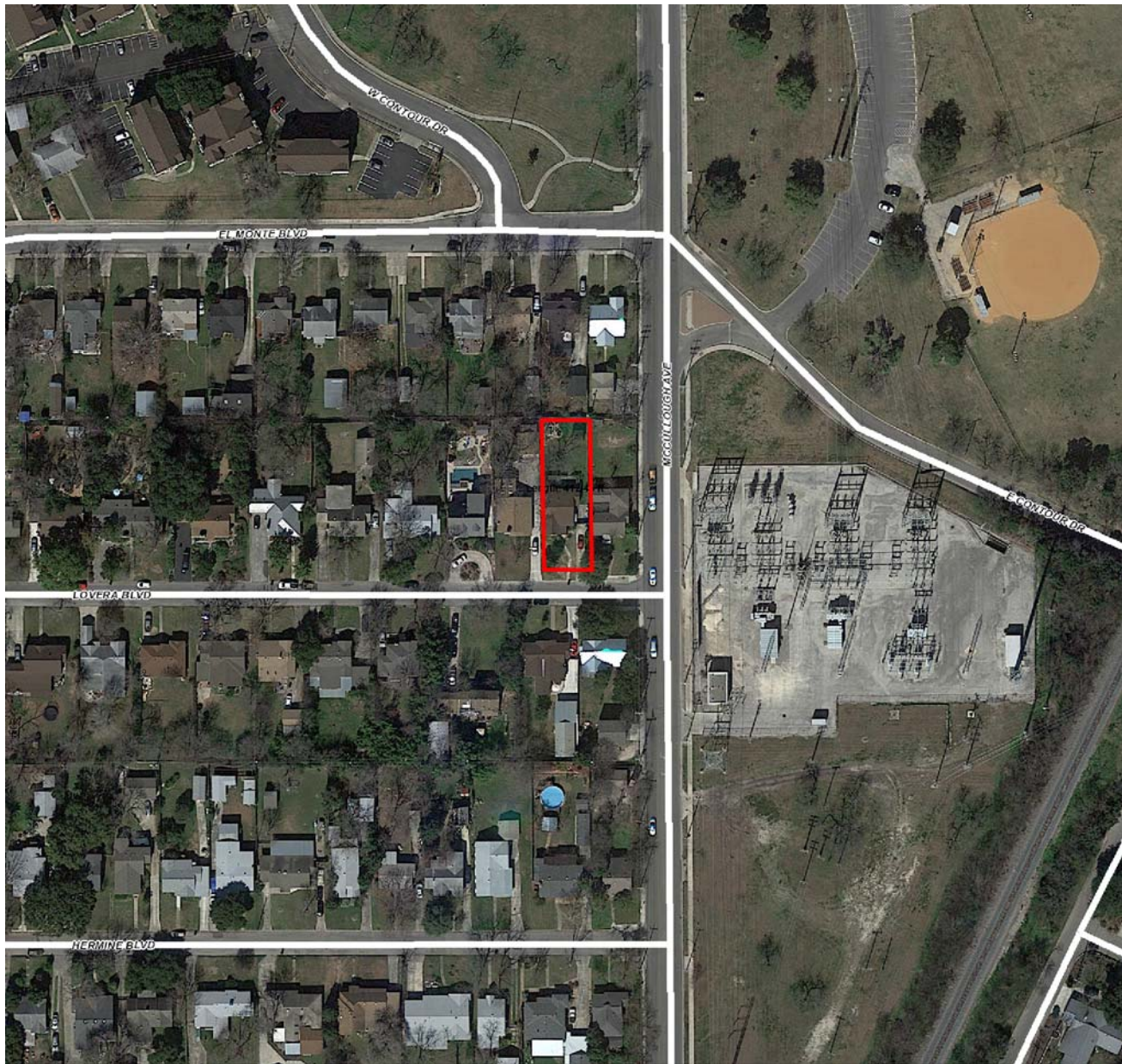
Staff recommends approval of the front yard modifications based on findings c through d with the following stipulations:

- i. That natural lawn, low-ground cover, or other xeric plants be reintroduced to the design to cover at least 50% of the total front yard area. This may be accomplished by substituting either portion 1: Shadow Stone or 2: Shimmer Bay Rock with natural grass per the submitted site plan. The applicant may also refer to UDC Appendix E: San Antonio Recommended Plant List.
- ii. That the limestone pavers and Keylime quartz boulder is removed from the front yard or relocated to the rear yard.

CASE COMMENT:

On January 18, 2019, staff found that the front yard had been subjected to the wholesale removal of natural lawn and the installation hardscaping elements. The owner/applicant have been cooperative in seeking compliance and submitted an application on January 21, 2019 to be heard at the next HDRC hearing.

CASE MANAGER:

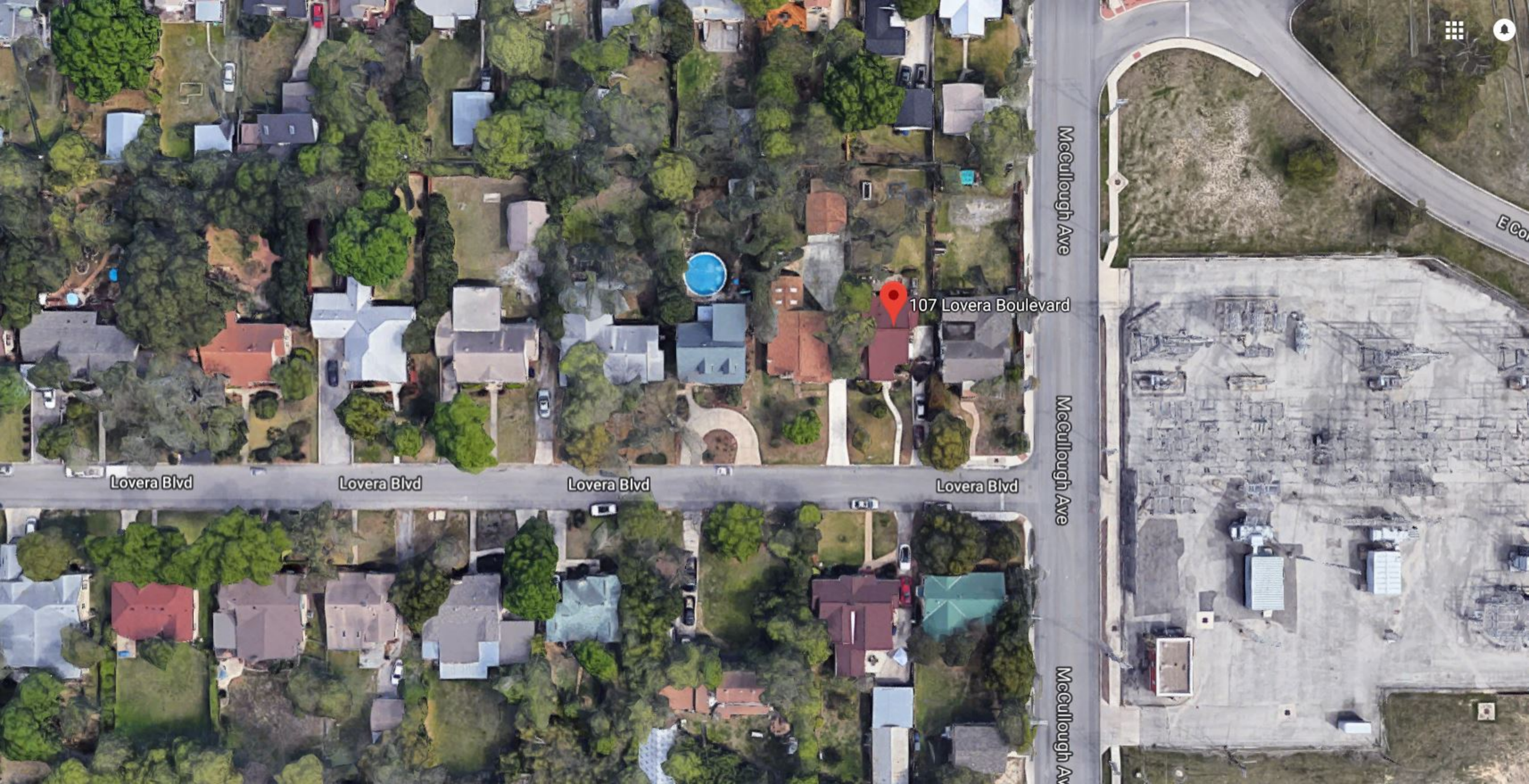


Flex Viewer

Powered by ArcGIS Server

Printed: Jan 31, 2019

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E Co

McCullough Ave

McCullough Ave

McCullough Ave

107 Lovera Boulevard

Lovera Blvd

Lovera Blvd

Lovera Blvd

Lovera Blvd



107 Lovera Boulevard

Lovera Blvd

McCullough Ave

108 Lovera Blvd
San Antonio, Texas



Google



Street View - Feb 2016



Before Photos

107 Lovera Blvd



Current Photos

107 Lovera Blvd



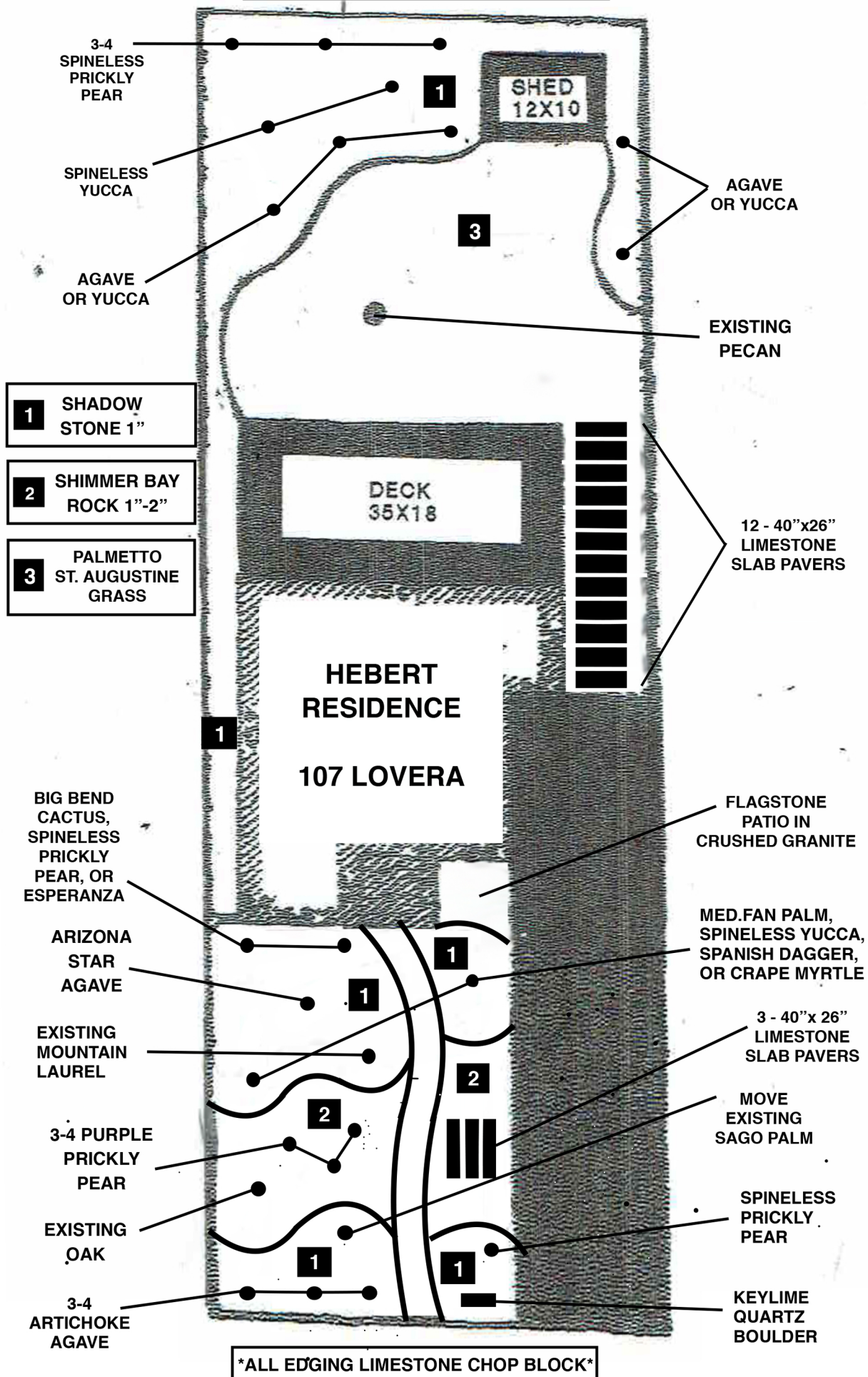
Current Photos

107 Lovera Blvd





ALL EDGING LIMESTONE CHOP BLOCK



Planned Plantings

107 Lovera Blvd



Arizona Star Agave



Artichoke Agave



Crape Myrtle



Esperanza



Mediterranean Fan Palm



Ocotillo Cactus

Planned Plantings

107 Lovera Blvd



Purple Prickly Pear



Spanish Dagger



Spineless Prickly Pear



Spineless Yucca



Variegated Yucca

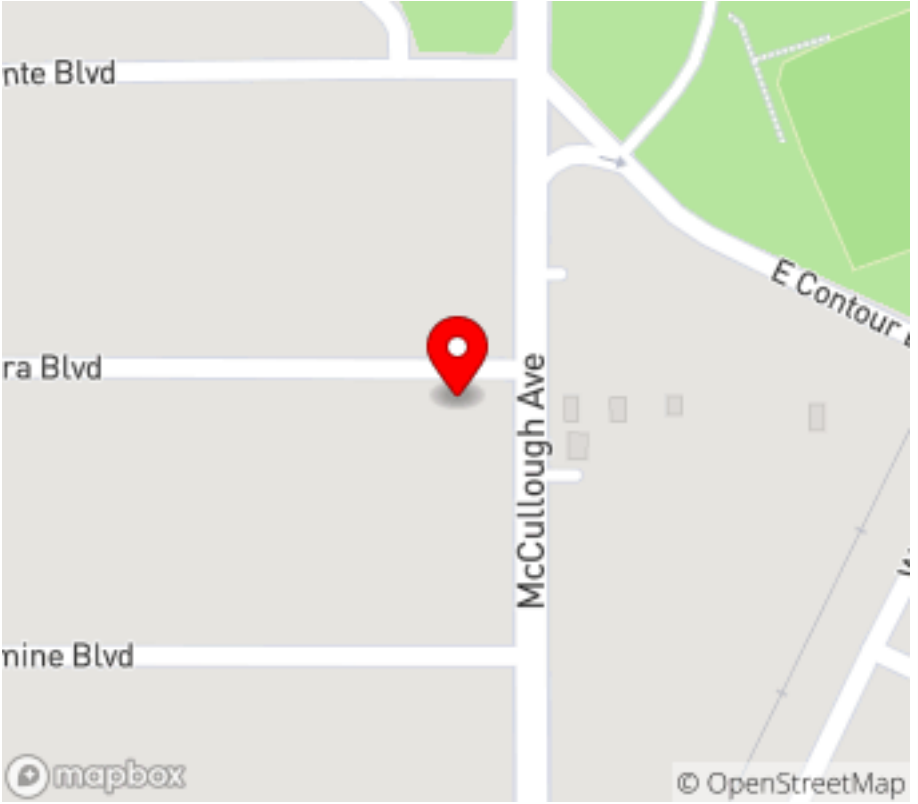


Yucca (bigstar)



Investigation Report

Property

Address	107 Lovera
District/Overlay	Olmos Park Terrace
Owner Information	LEONARD GINGER & HEBERT ROSS MATTHEW
Location Map	
	Lat: 29.4840922843801 Long: -98.4920191288171

Site Visit

Date	01/18/2019
Time	10:32 AM (-6 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	Completed
Description of work	Removal of natural lawn and installing of crushed rock and hard scaling elements. Potential work in the rear yard.

Action Taken




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



Investigation Report

Deadline to contact office	01/18/2019
Will post-work application fee apply?	To be determined

Documentation

Photographs	 
	
	01/18/2019 10:38 AM

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MAY 1949

