

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-088
ADDRESS: 115 W HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6458 BLK 9 LOT 10, 11 & 12
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: John Zerda/Texas Allied Landscape
OWNER: Robert Barrows
TYPE OF WORK: Installation of driveway pavers
APPLICATION RECEIVED: February 06, 2019
60-DAY REVIEW: April 7, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install pavers along the right side of the existing driveway.

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.

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.

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 115 W. Hollywood is a 2-story single family home constructed in 1924 and designed by architects Adams & Adams with Renaissance Revival influence. The home is contributing to the Monte Vista Historic District. The property contains a 1-story rear accessory structure that is also contributing to the district.
- b. **DRIVEWAY PAVERS** – The applicant has proposed to install Holland pavers along the entire length of the existing concrete driveway. The pavers will be placed on the right side of the driveway, where there is currently a planting strip, along the existing retaining wall. The existing driveway material and configuration will be retained. According to the Historic Design Guidelines for Site Elements, hardscaping should follow traditional patterns and locations in the district and historic driveways should be preserved. Staff finds that the difference in material from concrete to brick will still allow the original width of the existing driveway to

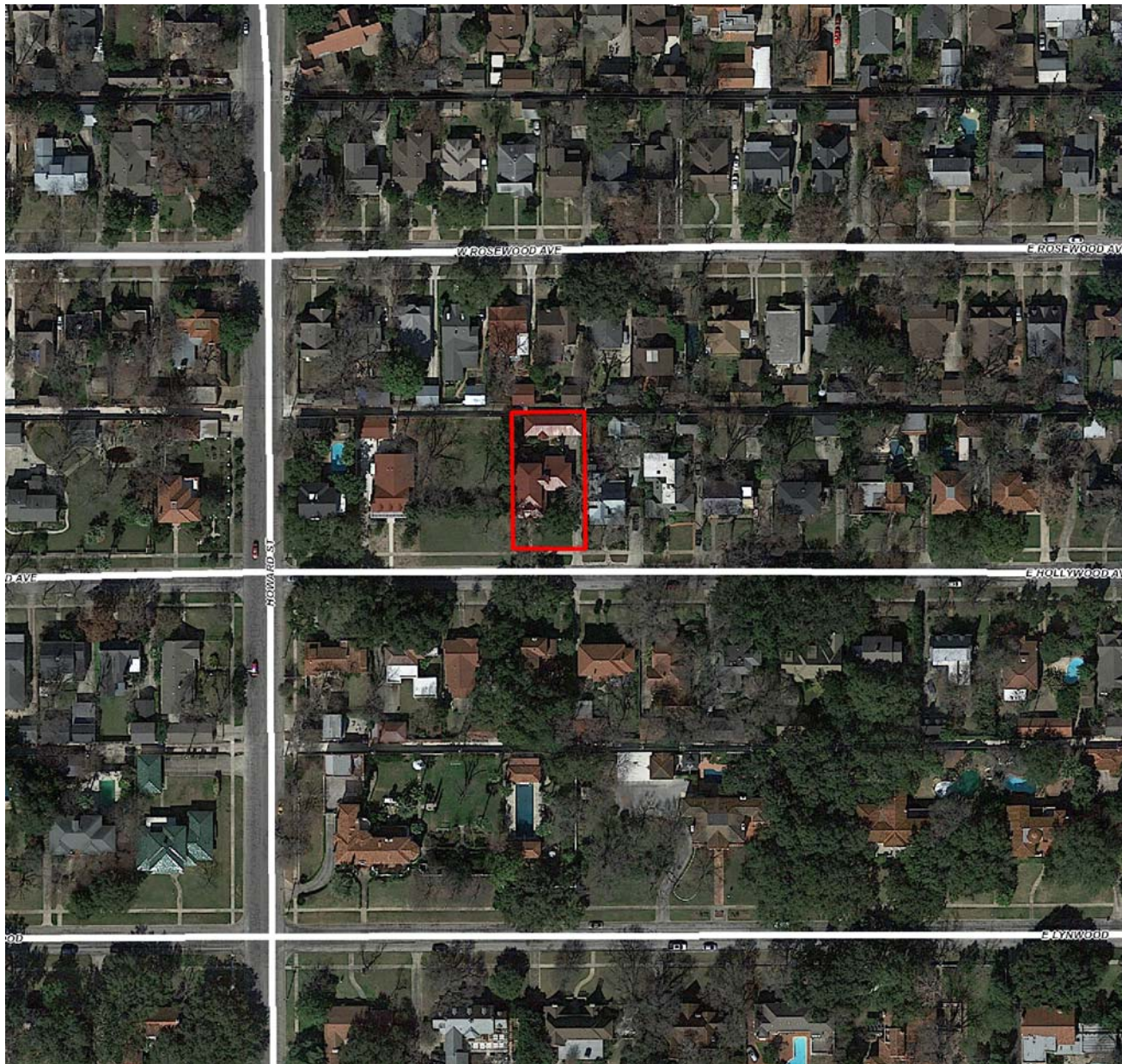
visually read. Finally, in the Monte Vista Historic District, driveway pavers are evident, particularly on Hollywood, Lynwood, Elsmere, and Kings Hwy. Based on the context of the district, staff finds the proposal appropriate.

RECOMMENDATION:

Staff recommends approval of the pavers based on finding a and b.

CASE MANAGER:

Adam Rajper



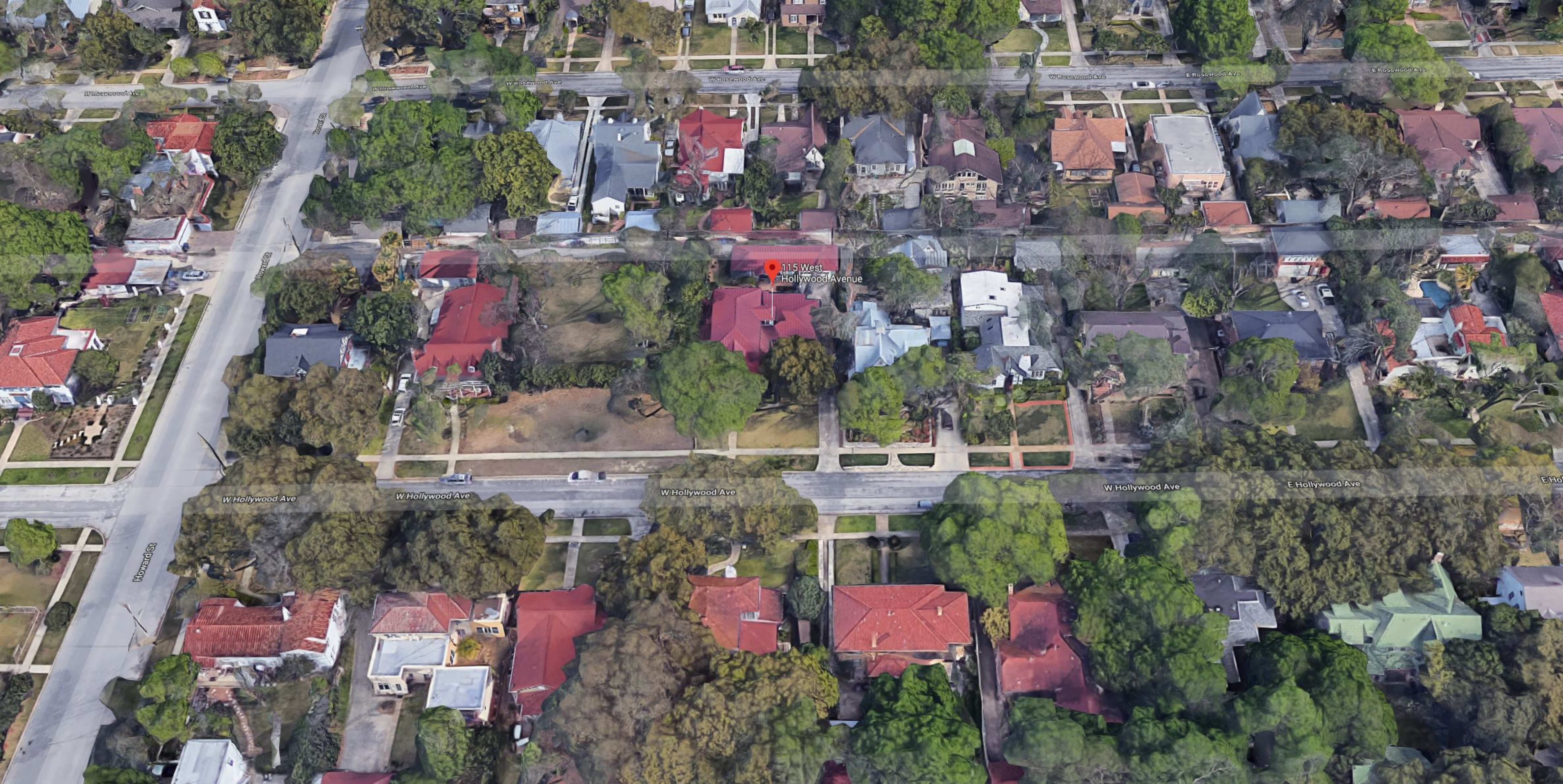
Flex Viewer

Powered by ArcGIS Server

Printed: Feb 27, 2019

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115 West
Hollywood Avenue

W Hollywood Ave

W Hollywood Ave

W Hollywood Ave

W Hollywood Ave

E Hollywood Ave

E Hollywood Ave

Howard St

W Hollywood Ave

W Hollywood Ave

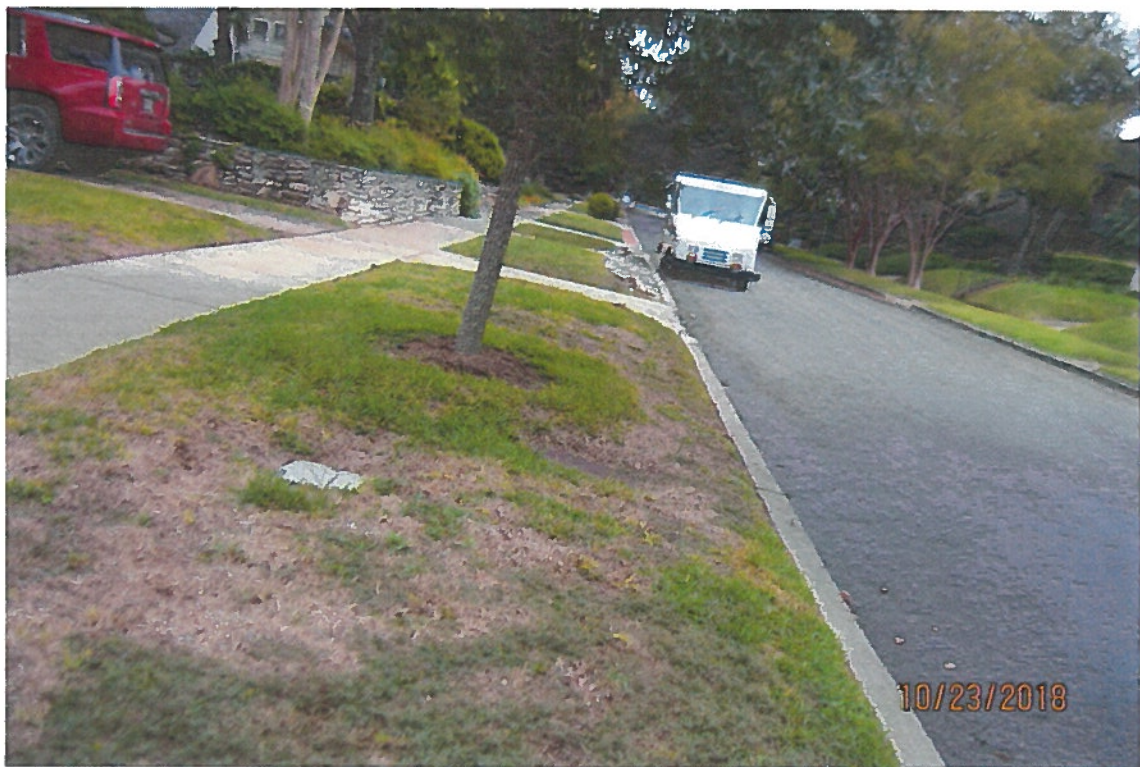
W Hollywood Ave

W Hollywood Ave

W Hollywood Ave

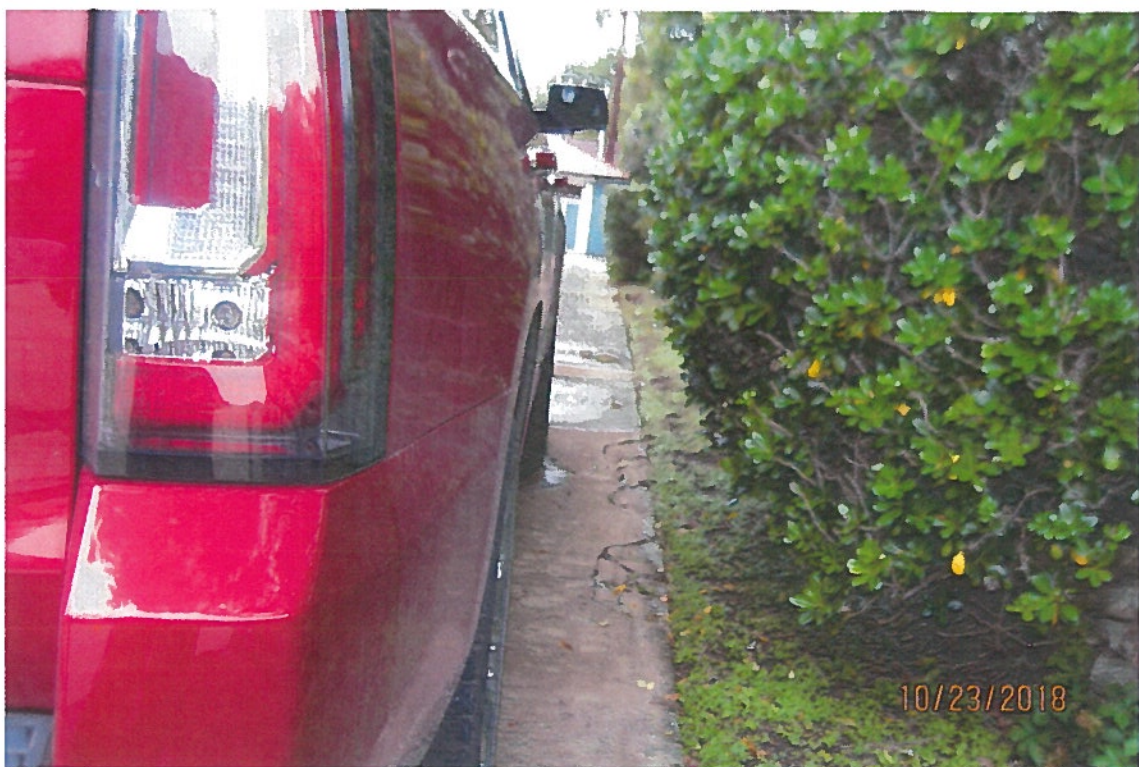
E Hollywood Ave

E Hollywood Ave













HOLLAND I



The classic look of brick paving combined with the durability of high strength concrete

Holland I pavers are well suited for patios, driveways, parking lots, plazas, streets, courtyards, walks, amusement parks and any other application that will benefit from an upscale pavement.



Holland I pavers provide access to underground utilities, ability to handle heavy traffic, ease of repair in the event of serious subgrade movement and long term low maintenance.

Available in a choice of 3 finishes:

- Standard
- Mix 124 for engraving
- True Tumbled

Holland I pavers are manufactured in the nominal size of 4" x 8" rectangular shape. They are available in thickness of 2 3/8" (6cm), 3 1/8" (8 cm) and 4" (10 cm). The thickness chosen for a specific project depends primarily upon the anticipated traffic. The 2 3/8" thickness is suitable for a residential driveway and the 4" thickness would normally be used for downtown streets



EXISTING IRRIGATION CONTROLLER

NOTE: SECURE EXPOSED WIRES
(NORTH OF GATE) FROM DOGS.
ENCLOSE WIRES IN PIPE.

(2) - 4.3 WATT LED PATH LIGHTS # 15826

MOVE EXISTING HEADS OUT INTO LAWN

OWNER'S NUMBER MONUMENT

GARAGE & STORAGE

EXISTING COLUMNS

PAVER PATIO

DECK STEPS

SEAT BENCH

DECK

420 SQ. FT.

NEW HOUSE
ADDITION

CONCRETE
DRIVEWAY

STUCCO WALL

WOOD FENCE ON RETAINING WALL

REMOVE/DEMO PHOTNA HEDGE

EXISTING STATUE

3.5 WATT 35 DEG DOWNLIGHT # 16154
(SPOT LIGHT ON TO STATUE)

3.5 WATT 35 DEG DOWNLIGHT # 16154

7 WATT WATT 60 DEG DOWNLIGHT # 16158

1/2" DRIP TUBING WITH INLINE EMITTERS

SET NEW DRIP VALVE FOR NEW BEDS.
RUN WIRE BACK TO CONTROLLER.

BACKFLOW PREVENTER

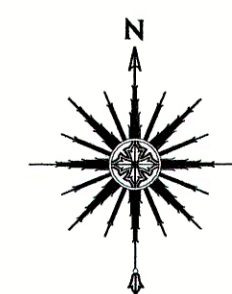
WATER CUT OFF

CONCRETE CURB

CONCRETE WALK

CONCRETE CURB

CONCRETE CURB



DESIGNED BY:
RICHARD HAVEMANN
REVIEWED BY:
DAVID CHILDRES
SCALE:
1" = 10'
DATE CREATED:
JANUARY 20, 2010
DATE REVISED:
NOVEMBER 28, 2018

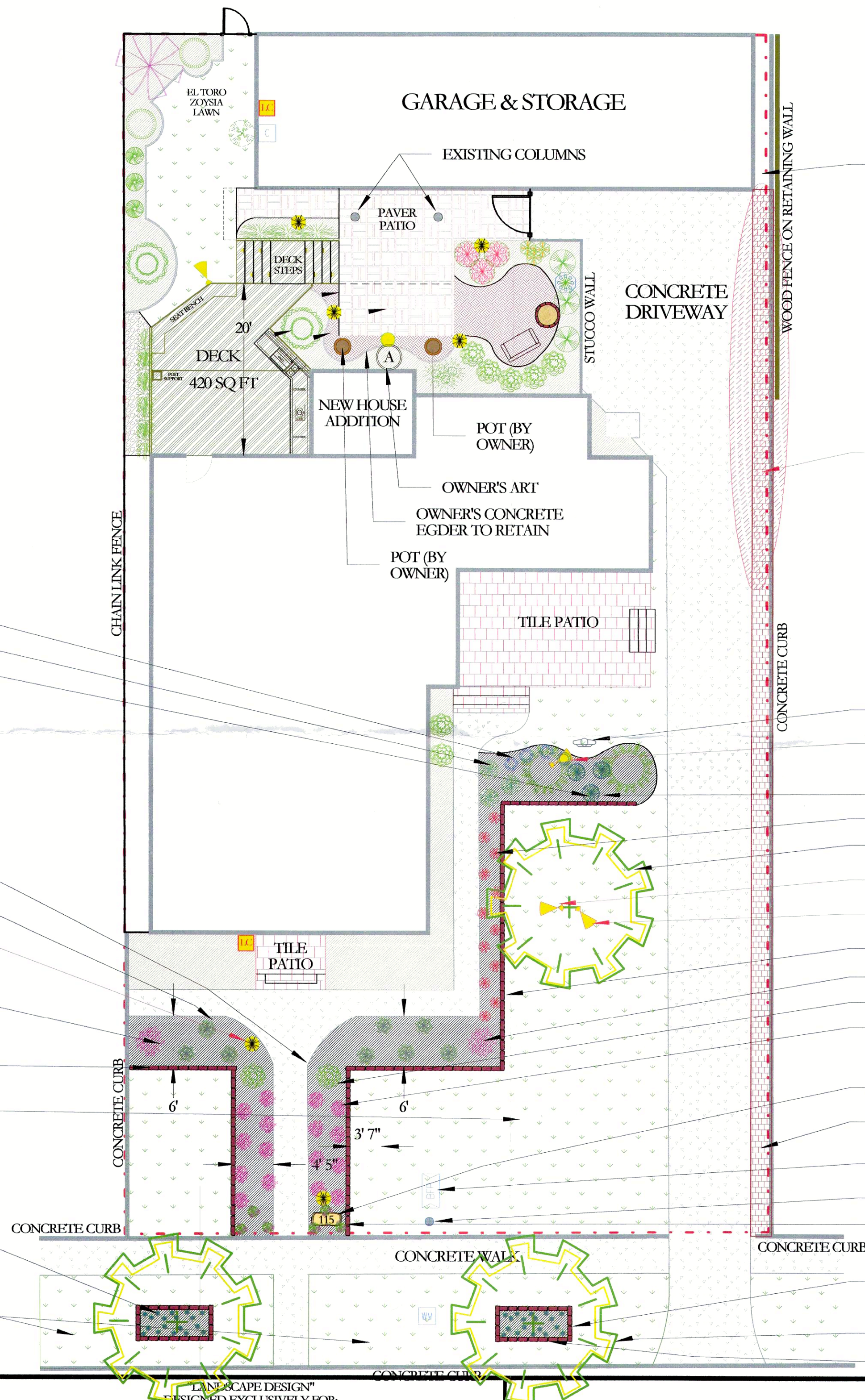
AN IRRIGATION DESIGN BY
SISCO IRRIGATION
5203 CASA BELLA
SAN ANTONIO, TX 78249
IRRIGATION CONTRACTORS LLC. 4206
(O) 210-697-8655 (F) 210-697-0040
CONTACT AT: tasisco@satx.rr.com or txallied@satx.rr.com

"IRRIGATION DESIGN"
DESIGNED EXCLUSIVELY FOR:
BARROWS RESIDENCE
115 WEST HOLLYWOOD BLVD.
SAN ANTONIO, TEXAS 78212

"CONTRACTORS NOTES"

FLATWORK CONTRACTOR:
1. VERIFY LOCATION AND DETAILS
OF FLATWORK DESIGN.
2. THIS DESIGN IS DONE AS A COURTESY AND
SERVICE TO OUR CUSTOMERS AT OUR
EXPENSE AND THEREFORE IS NOT AVAILABLE
TO THE ACCURACY OF THE DESIGN NOR THE
SQUARE FOOTAGE AMOUNTS.

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY
OF TEXAS ALLIED INDUSTRIES, INC.
2. THIS PLAN HAS BEEN PROVIDED AS A
SERVICE TO OUR CUSTOMERS AT OUR
EXPENSE AND THEREFORE IS NOT AVAILABLE
FOR BIDDING BY OTHER CONTRACTORS.
3. PLEASE REFER TO YOUR PROPOSAL FOR TREE
PRESERVATION NOTES.



- 4 FALL ASTER 1 GAL (SPRING)
- 3 EVOLUTION SALVIA 1 GAL (SPRING)
- 3 MEXICAN BUSH SAGE 1 GAL (SPRING)

- NOTE: CUT ROOT LIFTING WALK
- 8 PURPLE LANTANA 1 GAL (SPRING)
- (2) - 4.3 WATT LED PATH LIGHTS # 15826

DEMO LAWN/REMOVE 4".
INSTALL 6" DEEP SOIL MIX
WITH WEED BARRIER AND
BLACK MULCH.

NOTE: REMOVE CAST IRON PLANTS

REPLACE AREAS OF LAWN AS NEEDED (EL TORO)

- (2) MEXICAN PETUNIA 4" (SPRING)

RE-SOD WITH EL TORO
AREA AT CITY WALK

NO IMPROVEMENTS ON SIDE OF GARAGE

REMOVE/DEMO PHOTINA HEDGE

- EXISTING STATUETTE
- 3.5 WATT 35 DEG DOWNLIGHT # 16154
(SPOT LIGHT ON TO STATUETTE)

- DEMO LAWN WITHIN NEW BEDS
- 12 IXORA 3 GAL (SPRING)
- EXISTING OAK TREE
- 3.5 WATT 35 DEG DOWNLIGHT # 16154
- 7 WATT WATT 60 DEG DOWNLIGHT # 16158

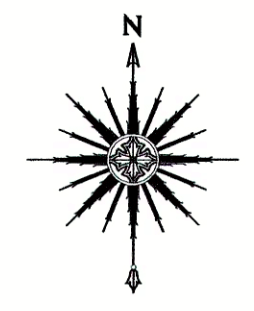
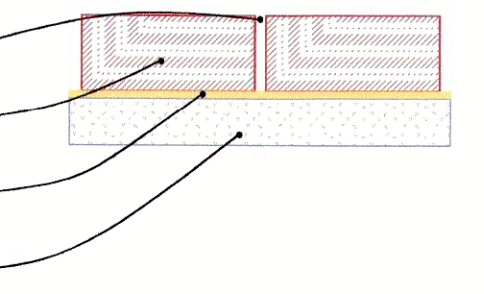
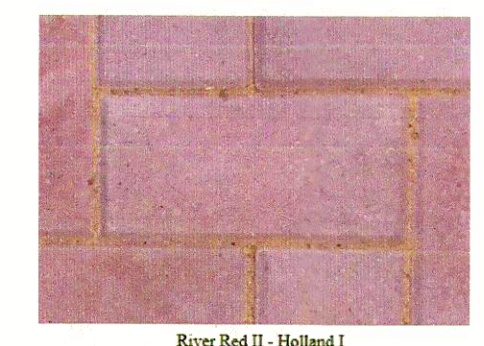
- HOLLAND I PAVERS ONTO CONCRETE FOOTING
- 2 KNOCKOUT ROSES 3 GAL
- 2 DWARF YAUPON HOLLY 5 GAL
- 16 DRIFT ROSE (CORAL) 5 GAL

- HOUSE NUMBER MONUMENT
(BY OWNER)
- EXCAVATE 6" ENTIRE LENGTH. INSTALL
WASHED SAND BASE WITH HOLLAND I PAVERS.

- BACKFLOW PREVENTER
- WATER CUT OFF
- 6 SOCIETY GARLIC 1 GAL (SPRING)

- (2) - NEW PLANTERS USING LARGE PLAZA
STONE PAVERS ONTO CONCRETE FOOTING.
USE LANDSCAPE ADHESIVE

- 2 EXISTING OAK TREES
- REMOVE EXCESS GRADE AROUND TREE



| | |
|-----------------------------------|---|
| DESIGNED BY: RAY WILKINSON | A LANDSCAPE DESIGN BY TEXAS ALLIED LANDSCAPE 5203 CASA BELLA SAN ANTONIO, TX 78249 IRRIGATION CONTRACTORS LLC. 4206 (C)210-697-8655 (F)210-697-0040 CONTACT AT: tasisco@satx.rr.com or txallied@satx.rr.com |
| DRAWN BY: A. DRABGER/J. ZIERDA | |
| SCALE: 1" = 10' | |
| DATE CREATED: JANUARY 20, 2010 | |
| DATE REVISED: DECEMBER 4, 2018 | |

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|---|
| LANDSCAPE DESIGN" DESIGNED EXCLUSIVELY FOR: |
| BARROWS RESIDENCE 115 WEST HOLLYWOOD BLVD. SAN ANTONIO, TEXAS 78212 |

| |
|----------------|
| LANDSCAPE PLAN |
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| "CONTRACTORS NOTES" | |
|--|---|
| PLANTWORK CONTRACTOR: 1. VERIFY LOCATION AND DETAILS OF PLANTWORK DESIGN. | 1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF TEXAS ALLIED INDUSTRIES, INC. |
| 2. THIS DESIGN IS DONE AS A COURTESY AND TEXAS ALLIED ASSUMES NO RESPONSIBILITY TO THE ACCURACY OF THE DESIGN NOR THE SQUARE FOOTAGE AMOUNTS. | 2. THIS PLAN HAS BEEN PROVIDED AS A SERVICE TO OUR CUSTOMERS AT OUR EXPENSE AND THEREFORE IS NOT AVAILABLE FOR BIDDING BY OTHER CONTRACTORS. |
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