

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-462
ADDRESS: 2330 W SUMMIT
LEGAL DESCRIPTION: NCB 9078 BLK LOT 2 AND W 20 FT OF 3
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Pete and Carol Kohrs
OWNER: Pete and Carol Kohrs/KOHRs PETER J & CAROL C
TYPE OF WORK: Xeriscaping and site work
APPLICATION RECEIVED: August 02, 2019
60-DAY REVIEW: October 01, 2019
CASE MANAGER: Huy Pham
REQUEST:

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

- 1) Replace the non-original stone walkway with a rock path with three concrete pavers.
- 2) Replace a portion of the front yard grass with rock mulch area for xeriscaping.

APPLICABLE CITATIONS:

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.

7.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.

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.

FINDINGS:

- a. The primary historic structure at 2330 W Summit was constructed circa 1949 in the minimal traditional style and first appears on the 1951 Sanborn map. The structure features natural grass front lawn with existing trees, a mulch bed with plantings along the front facade of the house, a concrete centered walkway, and a non-original stone walkway from the driveway to the center walkway at the front entrance. The structure contributes to the Monticello Park Historic District.
- b. COMPLIANCE – On a site visit conducted on August 2, 2019, staff found that a walkway had been replaced and a rock bed had been installed. The applicant submitted an application on August 5, 2019, to be heard at the next HDRC hearing.
- c. WALKWAY – The applicant has proposed to replace a non-original stone walkway with a shadow rock path with three (3) 2' by 5' concrete pavers, from the driveway to the front door along the front façade of the structure. The existing stone walkway was installed circa 2014 and was generally appropriate to the style of the structure and context of the block. Per the Guidelines for Site Elements 5.A.ii., replace those portions of sidewalks or walkways that are deteriorated beyond repair; every effort should be made to match existing sidewalk color and material. Per the Guidelines for Site Elements 7.B.i., do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located. Staff finds the proposed replacement is inconsistent with the Guidelines. The applicant may receive administrative approval for an in-kind replacement of the non-original stone walkway or an appropriate design that excludes large concrete pavers and shadow rock.
- d. LANDSCAPE – The applicant has proposed to remove a portion of the front yard abutting the right of way to feature shadow rock bed and xeric plants including Texas Lantana, Blue Plumbago, and Gregg's Mist flower among others as recommended by Bexar County Master Gardeners and The San Antonio Botanical Garden. Per the Guidelines for Site Elements 7.A.ii., 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%. Per the Guidelines for Site Elements 7.A.iii, 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. Staff finds that the effort to xeriscape is generally appropriate and similar front yard landscaping is found at 2306 and 2311 W Summit. However, staff finds that shadow rock beds are not found on the block and should be avoided for a more appropriate natural color material.

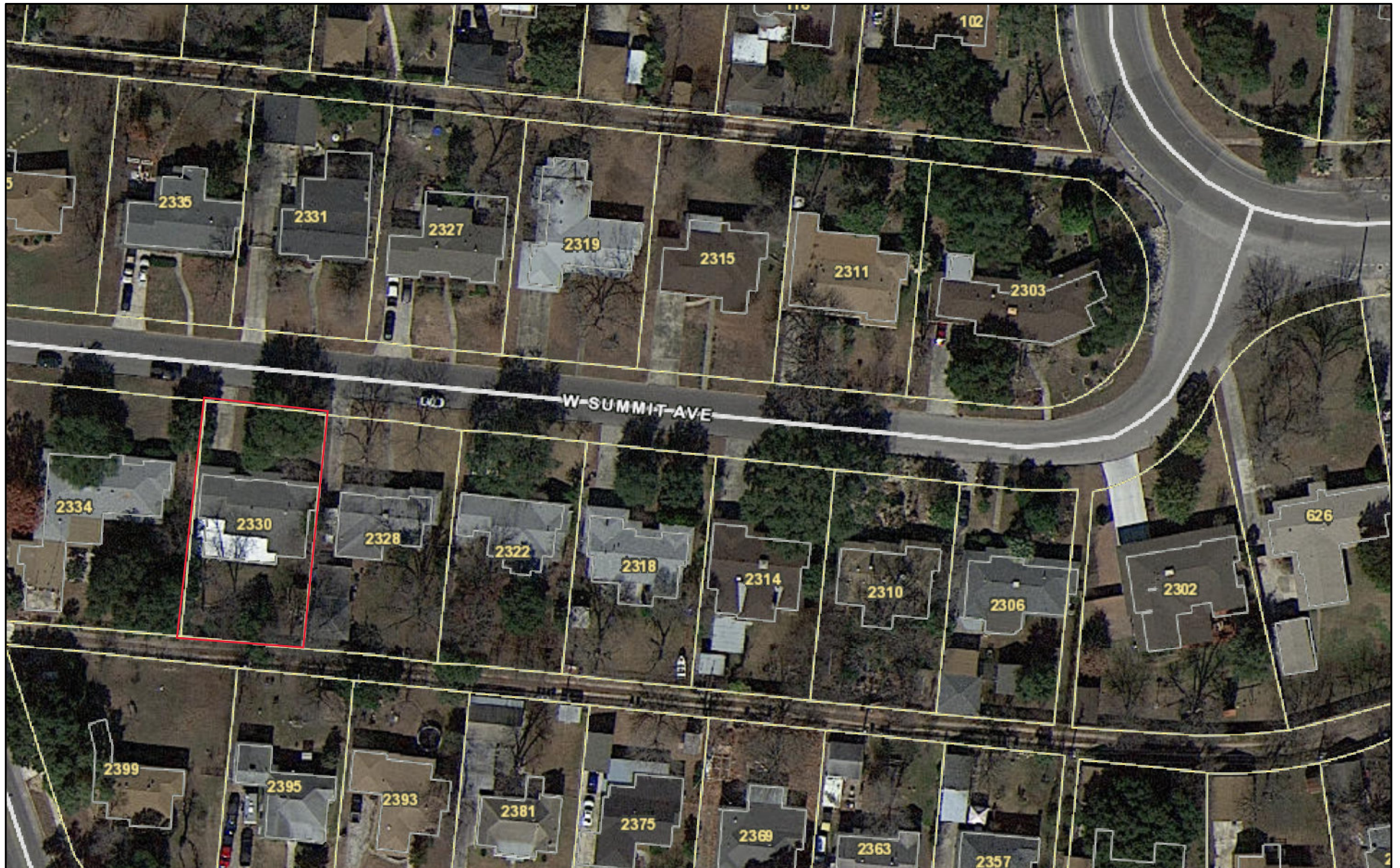
RECOMMENDATION:

Staff does not recommend approval of item 1) walkway replacement as proposed based on finding c. The walkway may be approved administrative if it matches the non-original but appropriate existing walkway or feature a design that is consistent with the Guidelines, primary by excluding shadow rock and concrete pavers.



Staff recommends approval of item 2) xeriscaping with the following stipulations:

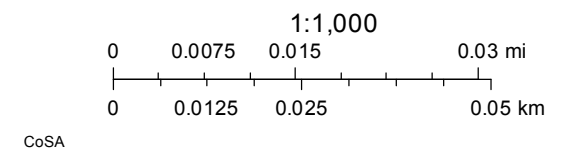
- i. That shadow rock should be removed from the design for a more appropriate natural color material.
- ii. That the applicant select native and/or xeric plants that thrive in local conditions and reduce watering usage; see UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods

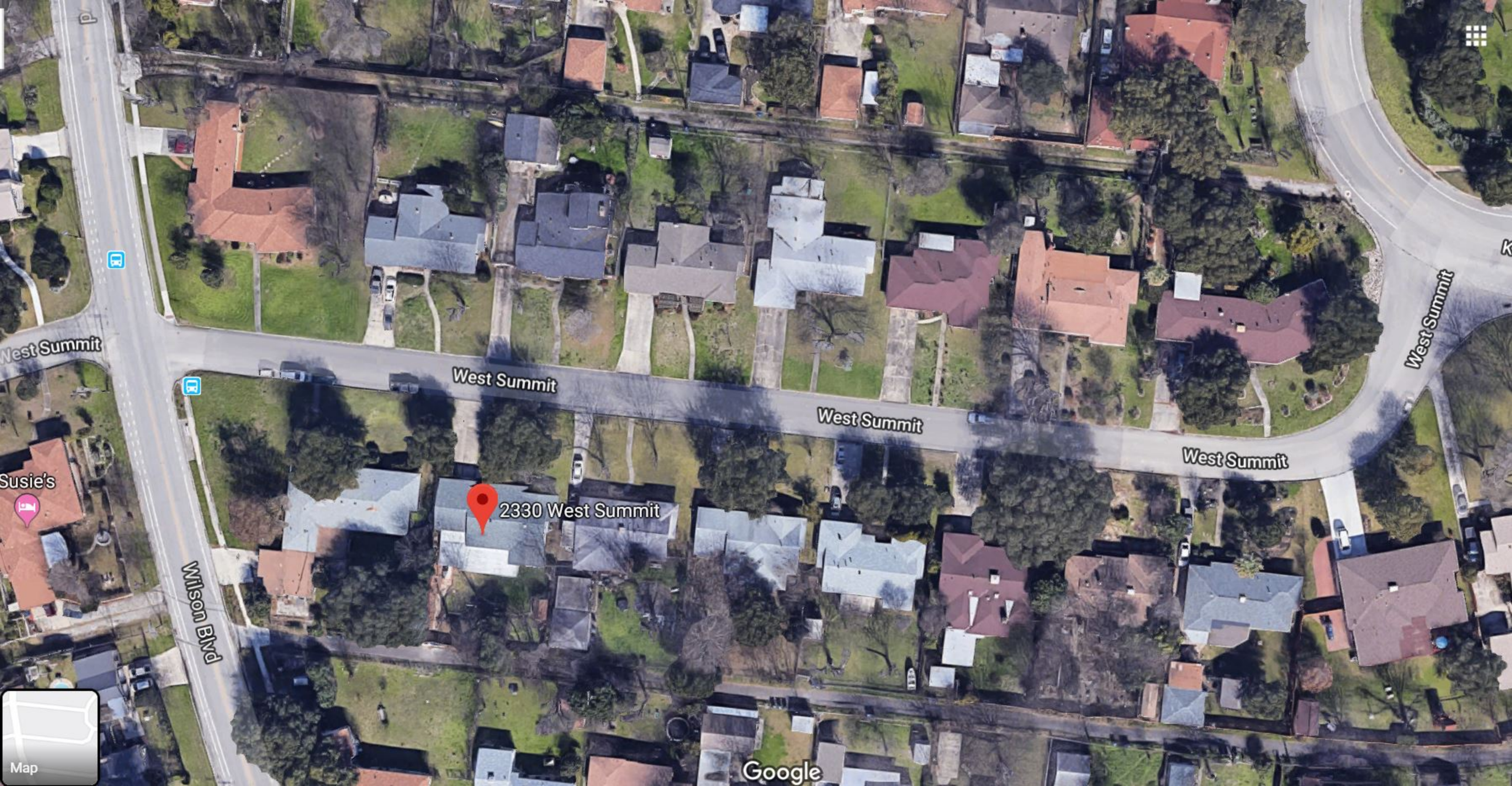
2330 W Summit



August 12, 2019

-  Recorded Plats
-  Preliminary Plats





West Summit

West Summit

West Summit

West Summit

West Summit

Wilson Blvd

2330 West Summit

Susie's

Google



Expand side panel

2330 West Summit

Google

Map

2330 West Summit

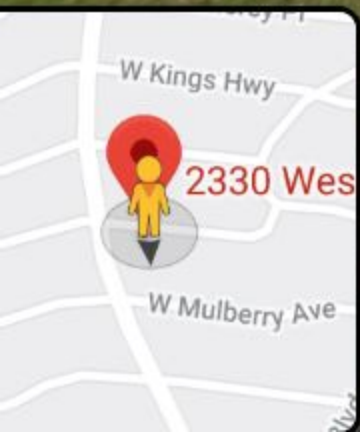
San Antonio, Texas



Google



Street View - Mar 2019

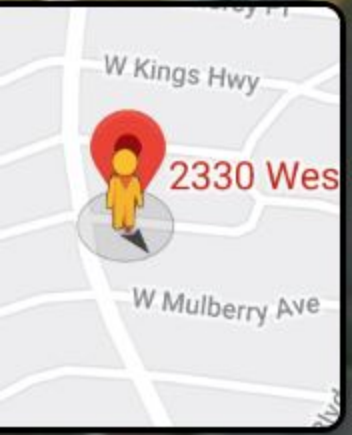


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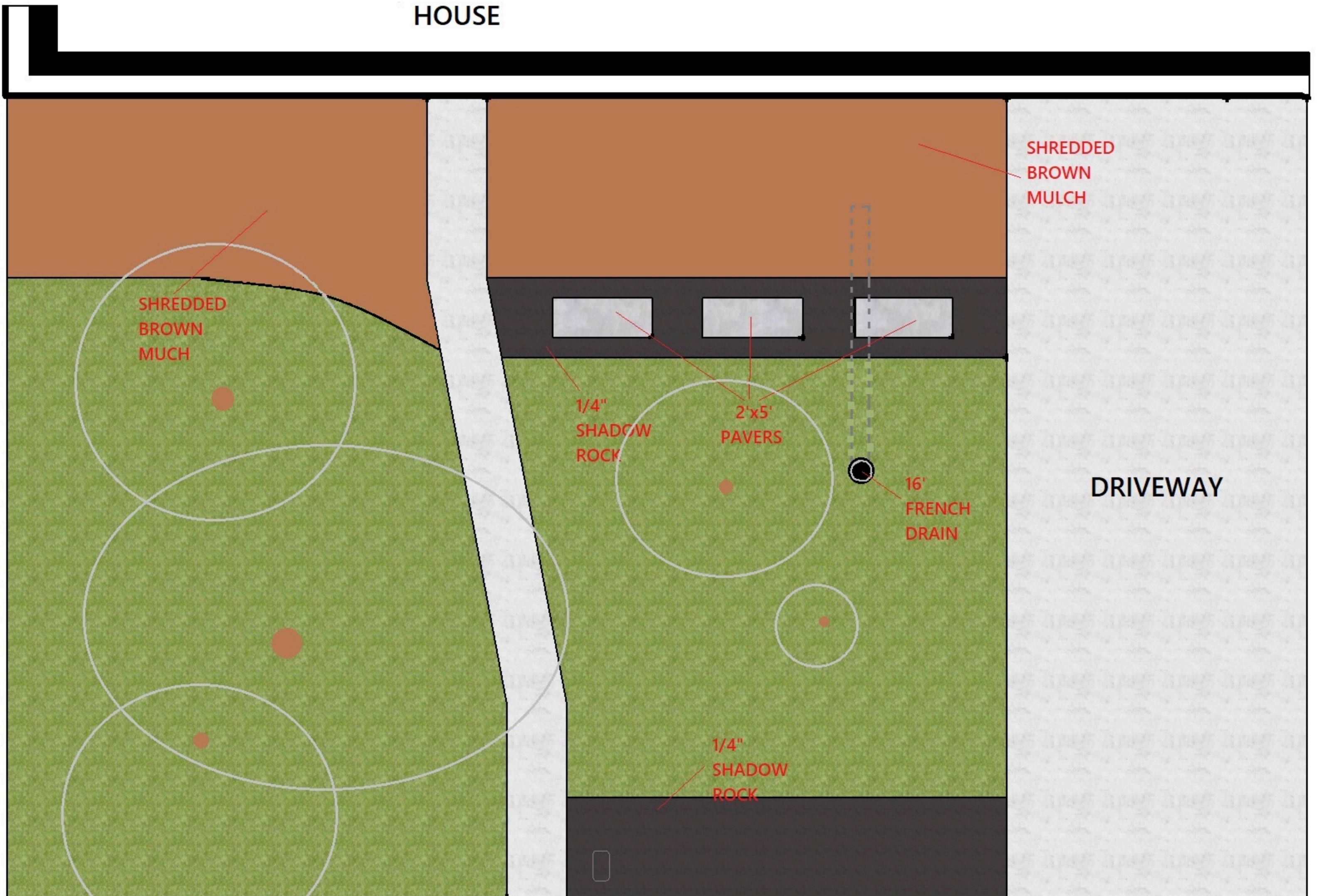
2335 West Summit
San Antonio, Texas



Street View - Mar 2013



HOUSE



SHREDDED
BROWN
MULCH

SHREDDED
BROWN
MULCH

1/4"
SHADOW
ROCK

2'x5'
PAVERS

16'
FRENCH
DRAIN

DRIVEWAY

1/4"
SHADOW
ROCK

SUMMIT AVE





