

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2019

HDRC CASE NO: 2019-483
ADDRESS: 123 CROFTON
LEGAL DESCRIPTION: NCB 941 BLK 4 LOT E IRR 195 FT OF 10 & E IRR 182.1 FT OF N 1/2 OF 11
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: John Chester
OWNER: NSHE TX DEVINE LLC
TYPE OF WORK: Front walkway and driveway replacement with brick
APPLICATION RECEIVED: August 12, 2019
60-DAY REVIEW: October 11, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to

1. Replace the existing, front yard walkway with a brick walkway, and install additional sidewalk paving.
2. Install a brick driveway in the location of the existing gravel driveway.
3. Perform front yard landscaping modifications including the installation of various plantings.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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

- i. 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.
- ii. 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.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The historic structure at 123 Crofton was constructed circa 1910 in the Folk Victorian style. The structure is contributing to the King William Historic District. Within this application, the applicant has proposed to perform site modifications including the replacement of a front walkway, the replacement of the existing driveway and landscaping

modifications.

- b. WALKWAY – The applicant has proposed to replace the existing, front yard walkway with a brick walkway. The Guidelines for Site Elements 5.A.i. notes that historic sidewalk materials should be preserved and repaired in place. If the materials are deteriorated beyond repair, staff finds that in-kind replacement of the concrete sidewalk, maintaining the existing width and configuration is appropriate. Staff finds that the existing sidewalk that leads from the front porch to the right of way should remain concrete; however, staff finds that the proposed brick is appropriate for the new paving as it provides a pervious paving solution.
- c. DRIVEWAY – The existing driveway on site is informal and consists of gravel and dirt paving. The current driveway features a width that exceeds that which is typical for this block of Crofton; ten (10) feet. While driveway widths on this block of Crofton are generally consistent, materials and profiles vary. This block features driveways consisting of concrete and gravel ribbon strips, full width brick, gravel and concrete, and informal configurations. Given that the existing driveway is gravel and does not have an established profile, staff finds the installation of brick appropriate. Staff finds the brick to be an appropriate pervious paving solution; however, its width should not exceed ten (10) feet.
- d. LANDSCAPING – The applicant has proposed landscaping modifications to the front yard, which currently features mostly dirt and gravel. The applicant has proposed the following landscaping elements; rosemary, knockout roses, lavender, plumbago, citrus trees, a magnolia tree and vines. The applicant has noted the future installation of ground cover at the completion of construction activity on site. The applicant has noted that no gravel or other similar material will be installed. Generally, staff finds the proposed landscaping plan to be appropriate.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 with the following stipulations:

- i. That the front yard walkway be repaired, or replaced in-kind with matching materials and a matching profile as noted in finding b.
- ii. That the proposed driveway not exceed ten (10) feet in width as noted in finding c.
- iii. That no gravel or similar materials be installed in the front yard as a wholesale groundcover as noted in finding d.
- iv. That an additional landscaping plan be submitted to OHP staff review of the final ground cover at the end of construction on site.















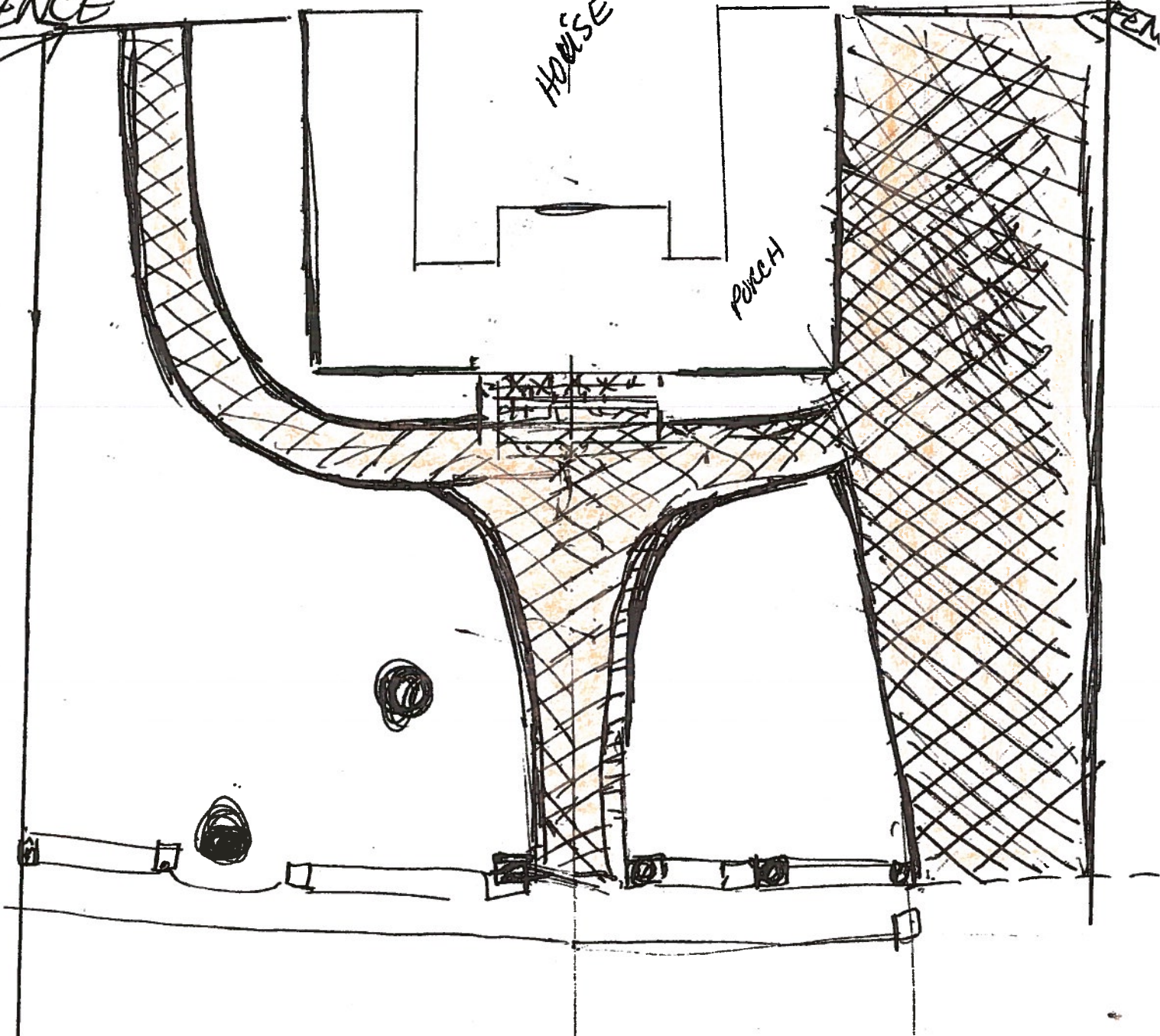
123 Crofton

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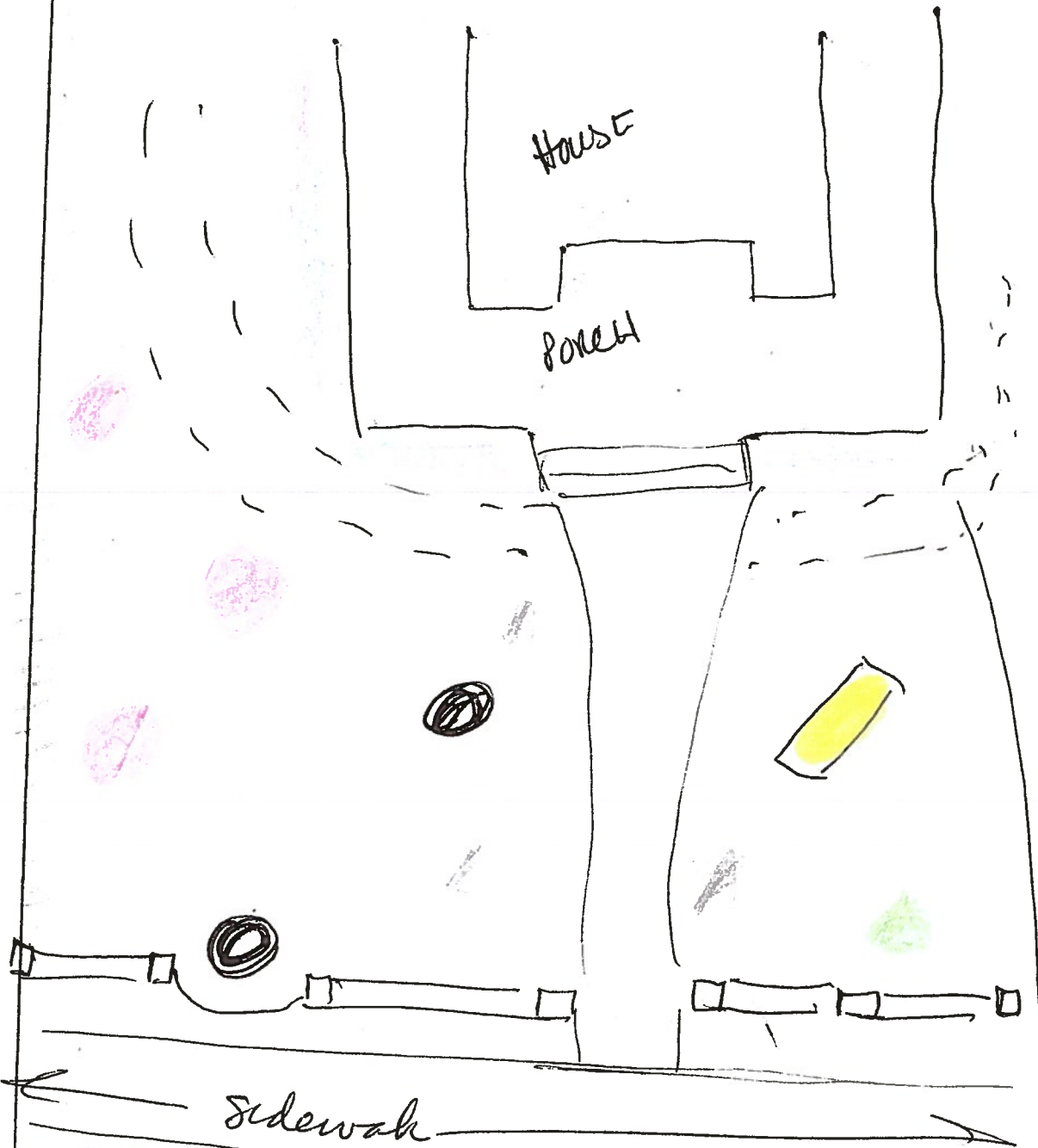
FENCE

HOUSE

PORCH



123 Crofton



PLUMBAGO

Knockout
Roses

Rosemary

VINES along fence

PLUMBAGO TRUMPET VINE TVV

PLUMBAGO

~~LAVENDER~~

Magnolia tree

Citrus tree

EXISTING Pecan

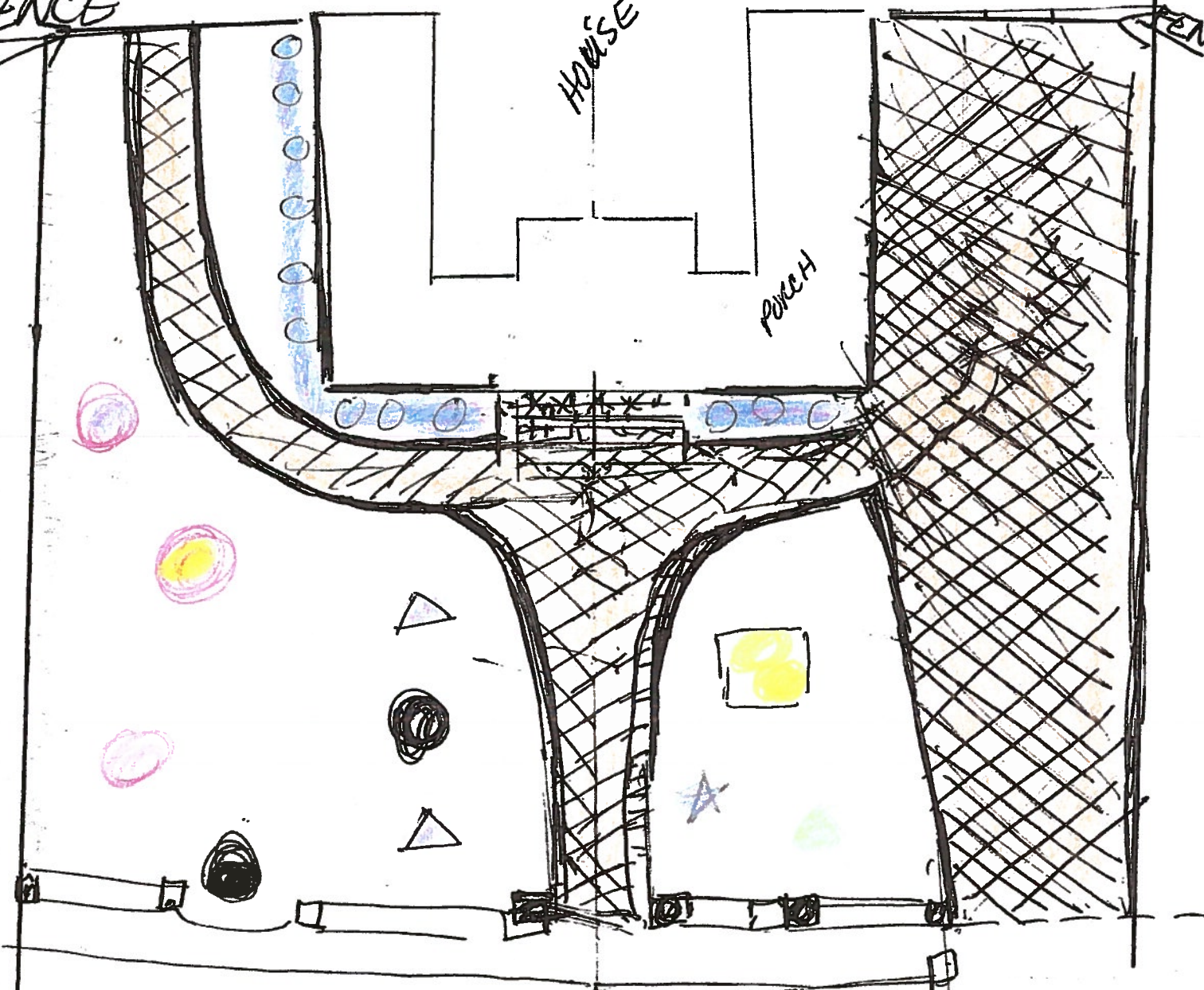
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FENCE

HOUSE

PORCH



△
Rosemary

●
Knockout Roses

✱ LAVENDER

★ PLUMBEO

□ CITRUS TREES

● MAGNOLIA

VINES such as
honey suckle
trumpet ivy