

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2020

HDRC CASE NO: 2020-331
ADDRESS: 251 FURR DR
LEGAL DESCRIPTION: NCB 6699 BLK 8 LOT 13
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: LEO G & SANDRA L GIBSON
OWNER: LEO G & SANDRA L GIBSON
TYPE OF WORK: Removal of planting strip and installation of flagstone
APPLICATION RECEIVED: July 17, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to remove the turf grass in the planting strip and install flagstone.

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.

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 251 Furr is a 1-story single family structure constructed circa 1930 in the Tudor Revival style. The home features a brick façade, half timbering, and a front porch with three archways. The structure is contributing to the Monticello Park Historic District.
- b. PLANTING STRIP HARDSCAPING – The applicant has proposed to remove the planting strip, the portion between the sidewalk and street, and install a continuous run of flagstone. The existing sago palms will be retained per the submitted site plan, but no additional plants or greenery are proposed as part of the modifications. Previously, this area featured turf grass, but recent right-of-way improvements have damaged this area and an irrigation system per the applicant. According to the Guidelines, the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage should be maintained. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design. Based on a windshield survey of the area, flagstone in the planting strip location is not a condition extant in the district. While staff finds that the removal of grass in favor of sustainable xeriscaping or drought-resistant, native, low-growing groundcover is appropriate, staff does not find the wholesale removal of greenery and the installation of flagstone, an impermeable surface, consistent with the Guidelines.
- c. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff does not recommend approval based on finding b. A plan that incorporates at least 50% greenery and pervious cover in the planting strip is eligible for administrative approval.

If the Historic and Design Review Commission (HDRC) approves the request, staff recommends that the following stipulation apply:

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

An aerial photograph of a residential neighborhood with yellow property lines and house numbers. The map is divided by two main streets: Mary Louise Dr running horizontally and Furr Dr running vertically. A red rectangle highlights a property at the intersection, specifically the lot containing house number 251. Other visible house numbers include 339, 329, 323, 319, 311, 303, 255, 245, 239, 229, 340, 334, 328, 322, 316, 310, 302, 250, 230, 228, 337, 331, 327, 323, 317, 311, 307, 301, 251, 247, 243, 239, 235, 231, 227, 338, 334, 330, 326, 322, 318, 310, 306, 302, 250, 240, 236, 232, 228, 226, 435, 427, 423, 419, 415, 411, 407, 401, 351, 347, 343, 339, 335, 331, 327, and 32.

1:1,000

0 0.01 0.02 0.04 mi

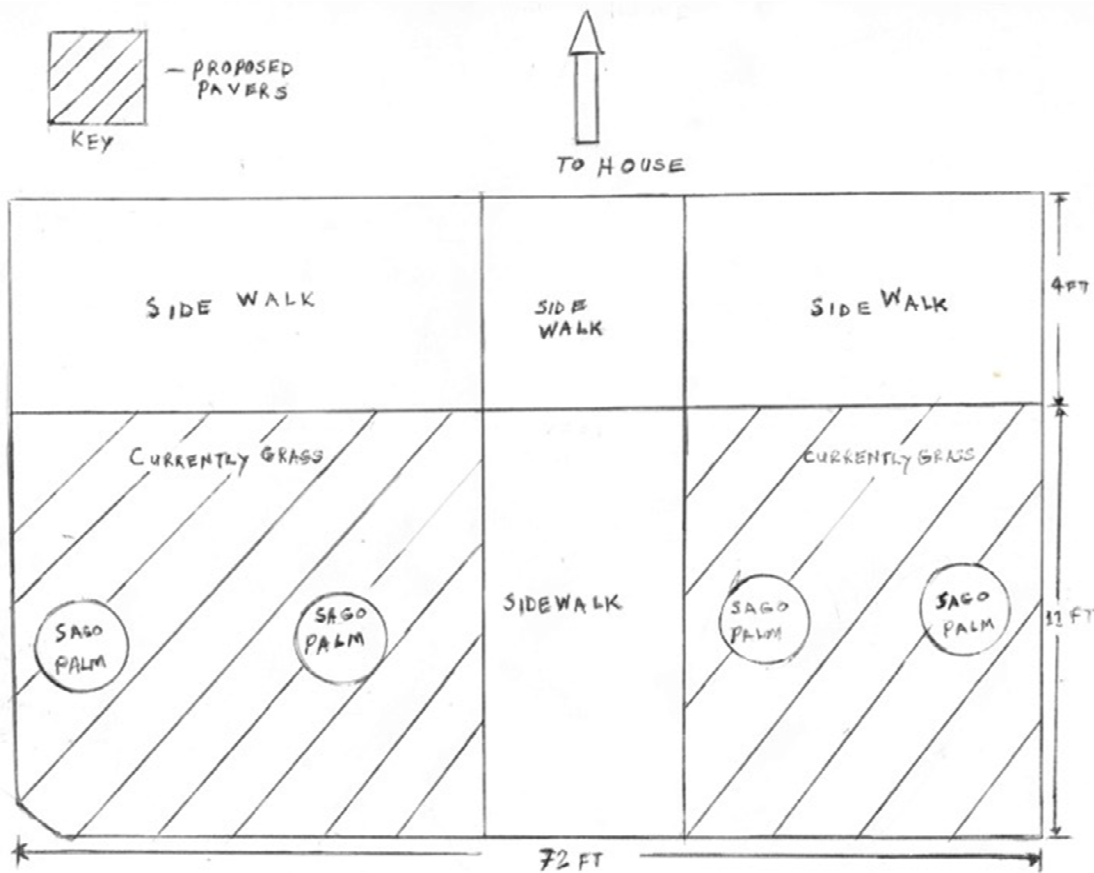
0 0.0175 0.035 0.07 km



Photo (1 of 2) of site to be paved. Please refer to site plan for details and measurements.



Photo (2 of 2) of site to be paved. Please refer to site plan for details and measurements.



NOTE: This project to pave the proposed areas is being requested because, although originally grassed in, my sprinkler system to this area has been destroyed by the City of San Antonio so that new curbs/sidewalks and repaving of Furr Drive can be accomplished. Upon approval, pavers will be professionally laid by Summit Landscape and Design Company.



Rosada Flagstone pavers installed in a wet motor mix.