

HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

HDRC CASE NO: 2021-179
ADDRESS: 506 E PARK AVE
LEGAL DESCRIPTION: NCB 397 BLK 28 LOT 3 & E 1-2 OF 2
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Erin Camp/CAMP ERIN & COPPOLA KEVIN
OWNER: Erin Camp/CAMP ERIN & COPPOLA KEVIN
TYPE OF WORK: Driveway and front walkway modifications
APPLICATION RECEIVED: April 05, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Modify the existing driveway to remove the front parking pad.
2. Replace the existing brick front walkway with concrete pavers.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- 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%.
- 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.
- 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.
- 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

- Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- 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.
- 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.

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 primary structure located at 506 E Park is a 2-story, single-family residence constructed circa 1930 in the Craftsman style. The structure first appears on the 1951 Sanborn map as a multi-family dwelling. The structure features a side gable and hip standing seam metal roof with widely overhanging eaves, wood cladding, a deep-set front porch and second story front porch, wood box columns, divided lite windows, and a front brick walkway. The property is contributing to the Tobin Hill Historic District.
- b. CASE HISTORY – The applicant presented the request to the HDRC on May 5, 2021, and received approval to remove the existing parking pad and replace the existing brick walkway with a brick or fully concrete walkway to match the existing footprint. Following the HDRC decision, staff observed that the applicant had replaced the existing brick walkway with the proposed rectangular concrete pavers without approval. The applicant has returned to the HDRC to request approval for the installed concrete pavers.
- c. DRIVEWAY MODIFICATIONS – The applicant has proposed to modify the existing fully concrete driveway to remove a front parking pad. According to Guideline 5.B.i for Site Elements, applicants should incorporate a similar driveway configuration to that historically found on the site. Guideline 7.A.ii for Site Elements states that off-street parking areas should not be added within the front yard setback as to not disrupt the continuity of the streetscape. The existing parking pad is a nonconforming condition. Staff finds the removal of the parking pad consistent with the Guidelines.

- d. **FRONT WALKWAY REPLACEMENT** – The applicant has proposed to replace the existing brick front walkway with rectangular concrete pavers. Guideline 5.A.i for Site Elements states that historic sidewalk and walkway paving materials—often brick or concrete—should be retained and repaired in place. According to Guideline 5.A.ii for Site Elements, when replacing those portions of sidewalks or walkways that are deteriorated beyond repair, every effort should be made to match existing sidewalk color and material. Guideline 5.A.iii states that replacement of walkways should follow the historic alignment, configuration, and width of walkways. Alter historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree. While properties immediately adjacent to 506 E Park also feature brick front walkways, the property may have originally featured a fully concrete front walkway. Staff finds the proposal inconsistent with the Guidelines. In-kind front walkway replacement or replacement with a fully concrete front walkway in the same footprint as existing is appropriate.

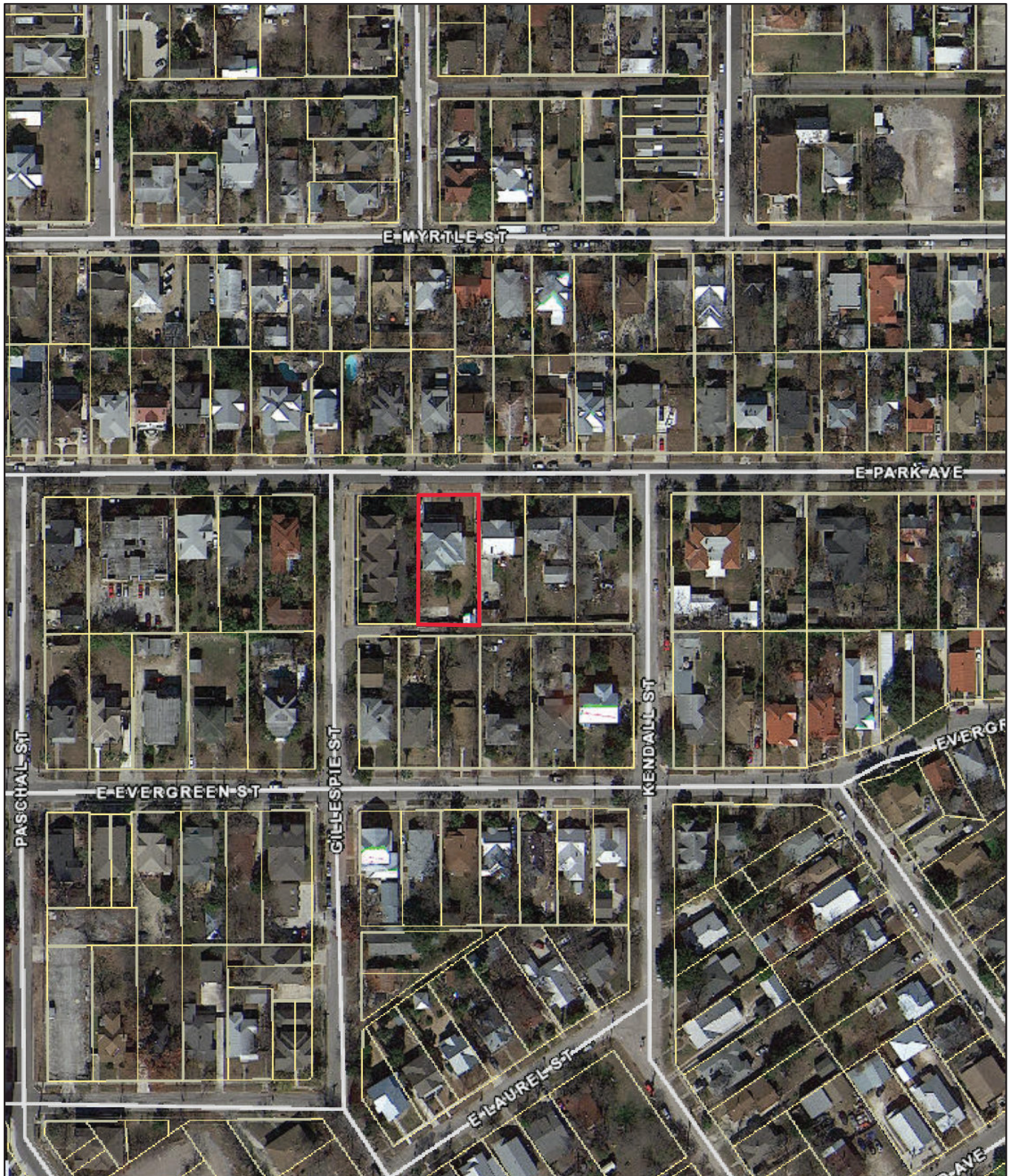
RECOMMENDATION:

Item 1, staff recommends approval of the parking pad removal based on finding b with the following stipulation:

- i. That the applicant submits an updated measured site plan showing the proposed driveway configuration to staff for review and approval.

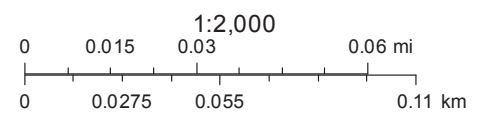
Item 2, staff does not recommend approval of the concrete paver installation based on finding c. Staff recommends that the applicant replaces the concrete pavers installed without approval with a brick or fully concrete walkway to match the previously existing footprint.

City of San Antonio One Stop

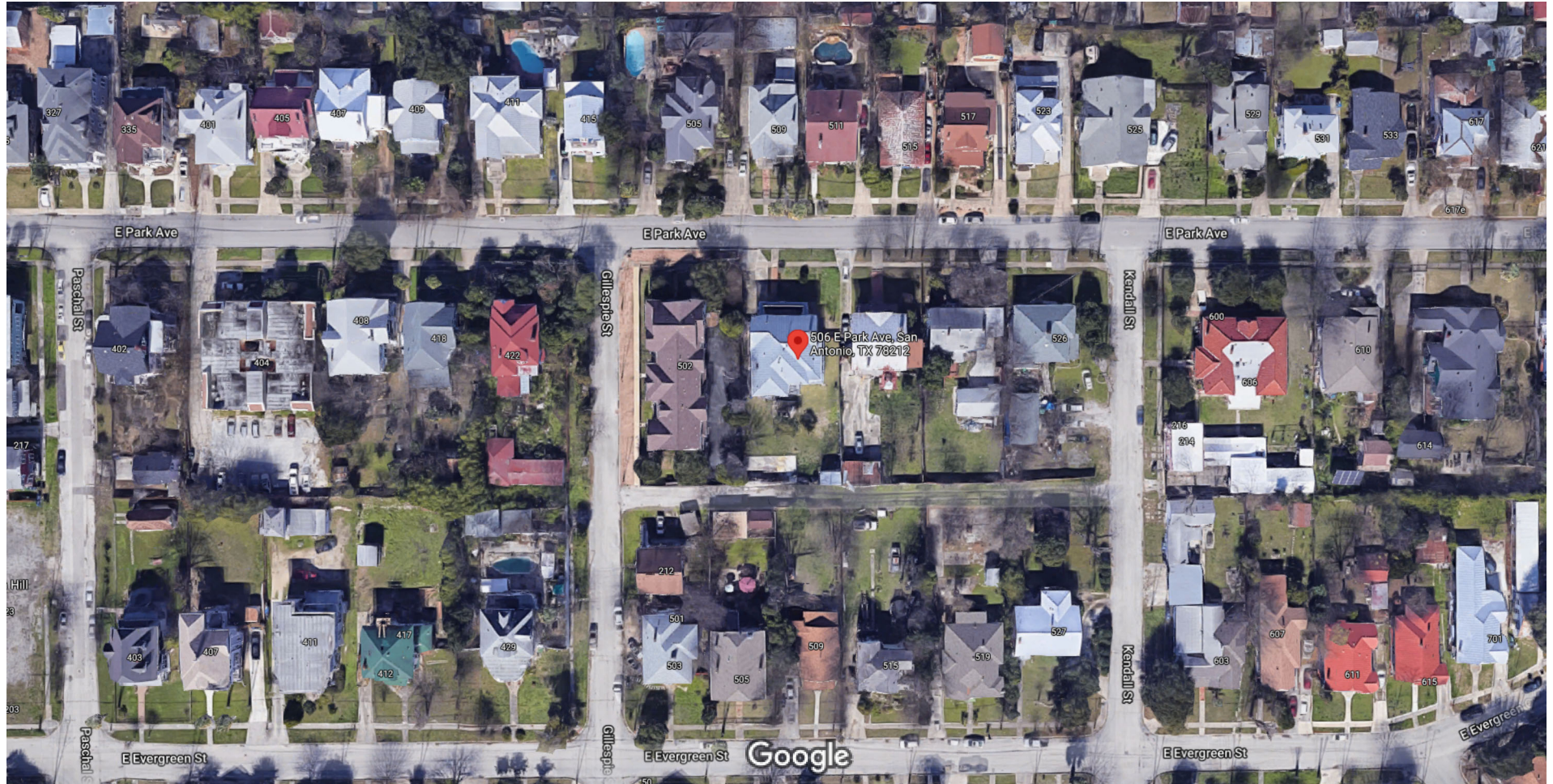


April 21, 2021

— User drawn lines

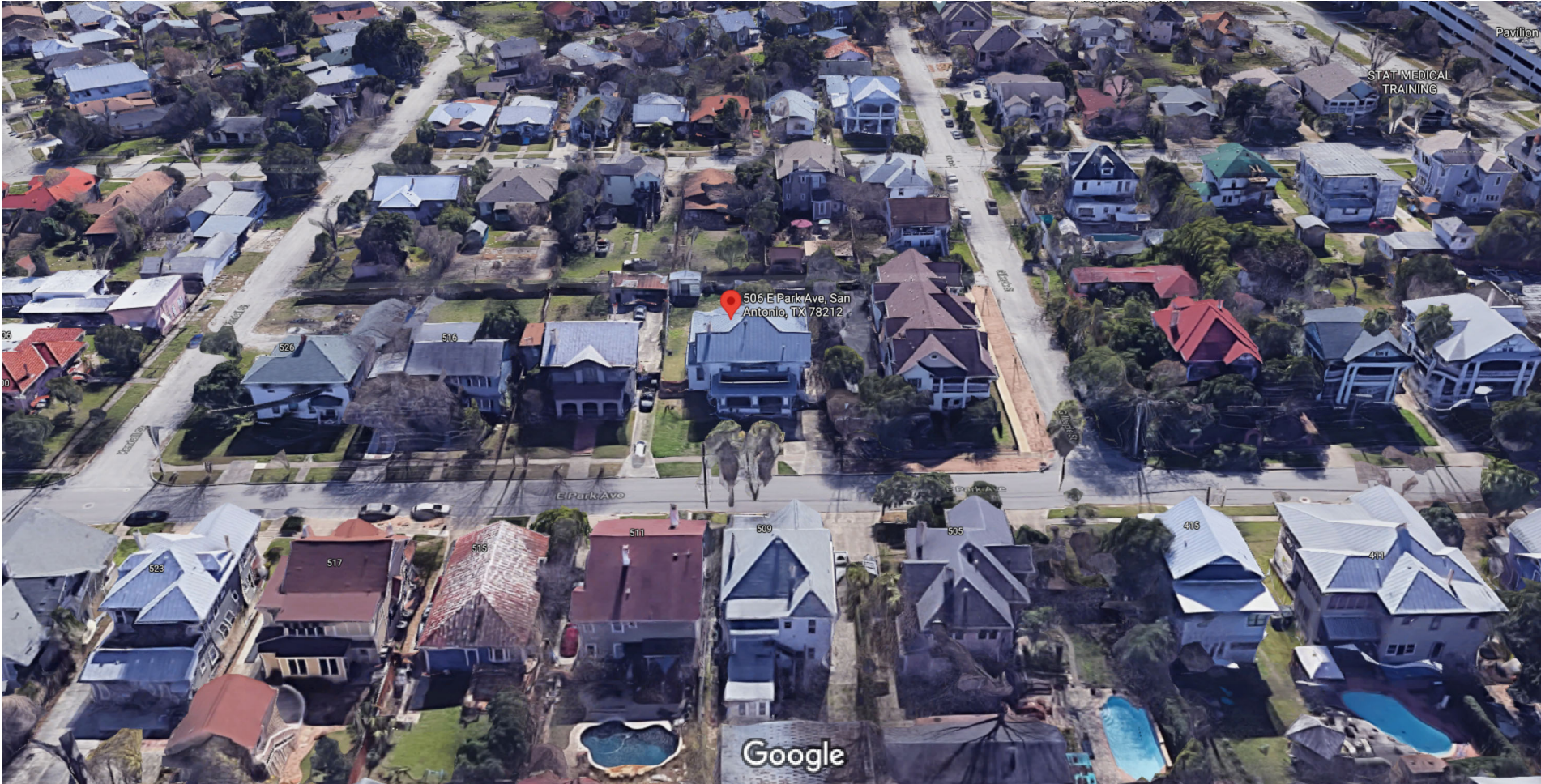


Google Maps 506 E Park Ave



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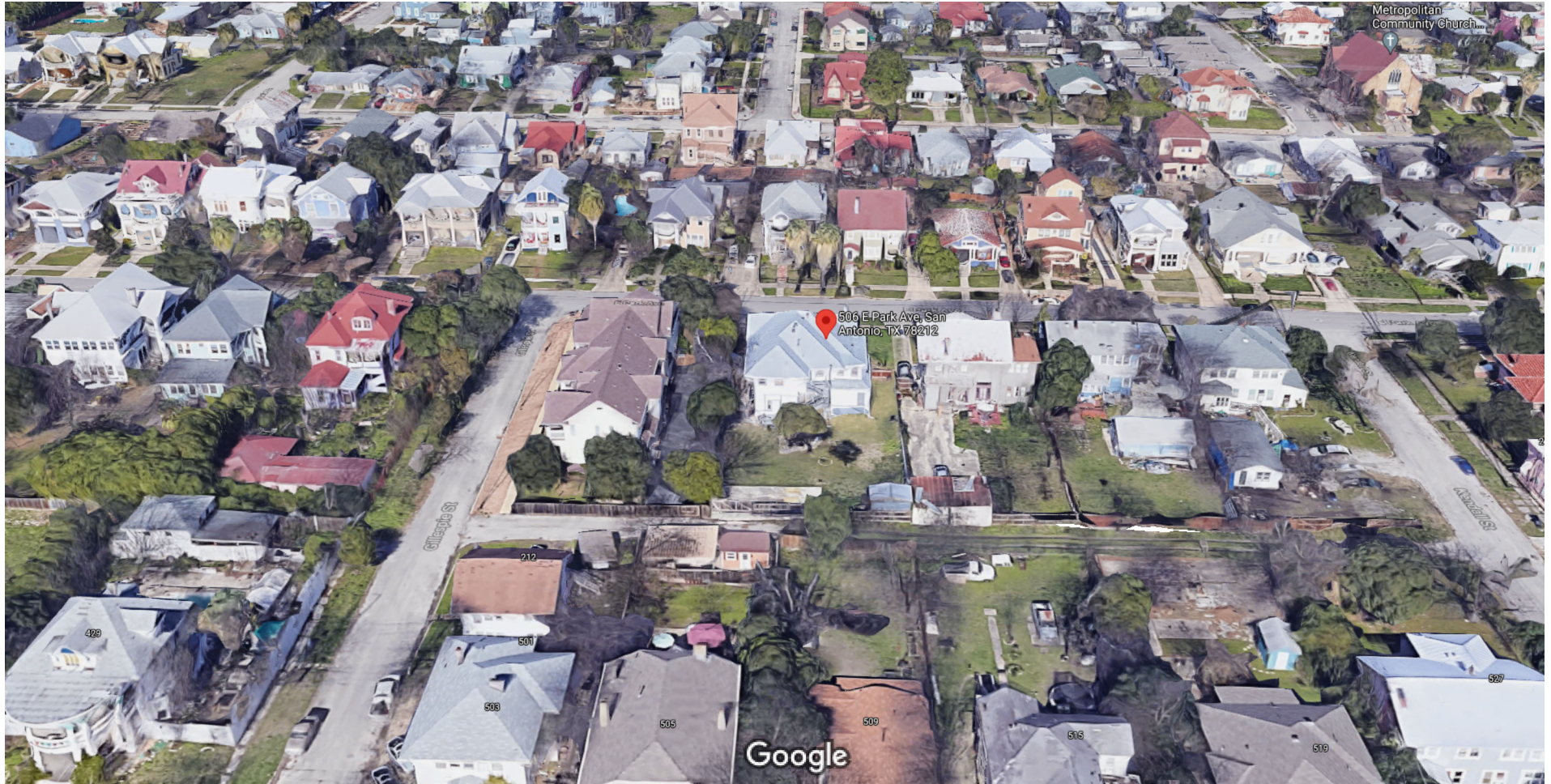
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May 6, 2021 at 11:00 AM
506 E Park Ave
San Antonio TX 78212
United States



May 13, 2021 at 12:17 PM
509 E Park Ave
San Antonio TX 78212
United States

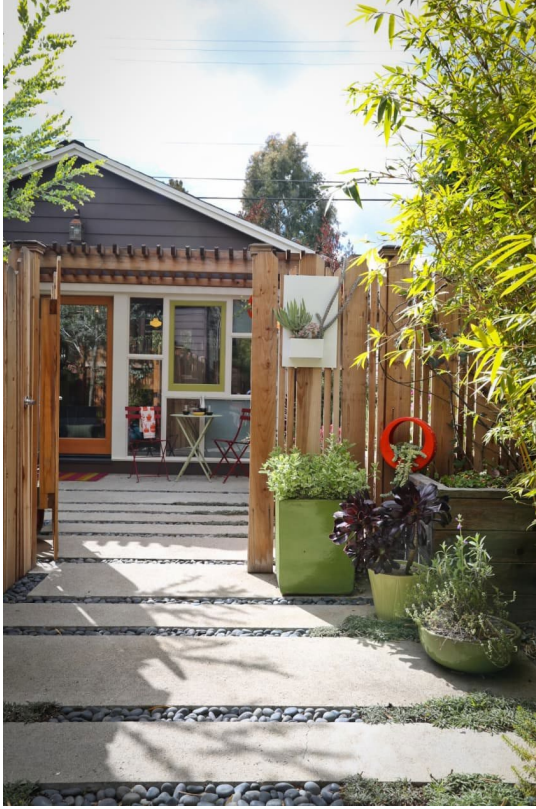


When re-landscaping, we had to pull out the already deteriorating brick walkway which we understand was installed around 2009. We would like to re do the walkway so that it is rectangular concrete pavers that showcase the wide front stair case on the front of the house. Currently, the walkway is much more narrow than the stairs and the rosebushes that were there were dangerous and partially obstructed the front stairs, hiding the architecture of the house from view.¹

We would like to install concrete pavers in place of the brick walkway in the general style of the following examples:



¹ See uploaded photo 1 for a picture of where the landscaping was and the remainder of the photos to see dimensions of walkway.



Each paver would be the same width of the front stairs and would be evenly spaced from the other pavers. We would then either put gravel that matches our neighbor's or would attempt to plant grass in between each paver as demonstrated in the first two examples.

Additionally, we would need to demo a portion of the driveway, making it more narrow, so that the pavers can be the appropriate width and match the stairs off the front porch.

Currently, the historic architecture of our house is blocked by poorly planned bushes and a walkway that is too narrow. We think that a wider walk way that runs the width of the front stairs will better enhance the house's historic architecture and continue our efforts to restore our house to its original historic, craftsman look.

House

Front Stairs

House

← 165" →

New flower
bed

Grass

Gravel or Grass

Gravel or grass

Grass

Driveway

Sidewalk











Materials to be used:

- Appropriately colored granite gravel OR grass
- Cement for pavers