

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2023

HDRC CASE NO: 2023-433
ADDRESS: 210 WICKES
LEGAL DESCRIPTION: NCB 942 BLK 1 LOT W IRR 62.3 FT OF 3
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Hope Cortes/CORTES CARLOS & HOPE G
OWNER: Hope Cortes/CORTES CARLOS & HOPE G
TYPE OF WORK: Retaining wall modifications, driveway modifications
APPLICATION RECEIVED: September 28, 2023
60-DAY REVIEW: November 27, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to expand the width of the existing driveway apron and install a new concrete ribbon driveway featuring gravel on either side of the strips, measuring 12'-6" in total width

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.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

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.

FINDINGS:

a. The primary structure located at 210 Wickes is a single-family structure constructed circa 1910 in the Folk Victorian style. It first appears in the 1910 City Directory and on the 1912 Sanborn Map. The home features wood lap siding, two-over-two wood windows, an asymmetrical front porch, a standing seam metal roof, and a concrete retaining wall that separates the public sidewalk and the property. This particular section of Wickes features retaining walls through the block. The home is contributing to the King William Historic District.

b. **DRIVEWAY MODIFICATION** – The applicant has proposed to widen the existing concrete driveway apron to 12’-6” and install a new driveway that is that includes 7 feet of width to accommodate a ribbon driveway and 5’-6” of gravel on either side of the requested ribbons. According to Guideline 5.B.ii for Site Elements, the replacement driveways should maintain the width and configuration of original curb cuts and historic driveway and applicants should avoid introducing new curb cuts where not historically found. This request to modify the existing driveway to 12’-6” is inconsistent with the Guidelines. Based on topography of the property, modifications to the existing retaining walls or curbing will also be required to retain the soil on either side of the driveway. Staff finds the driveway apron expansion

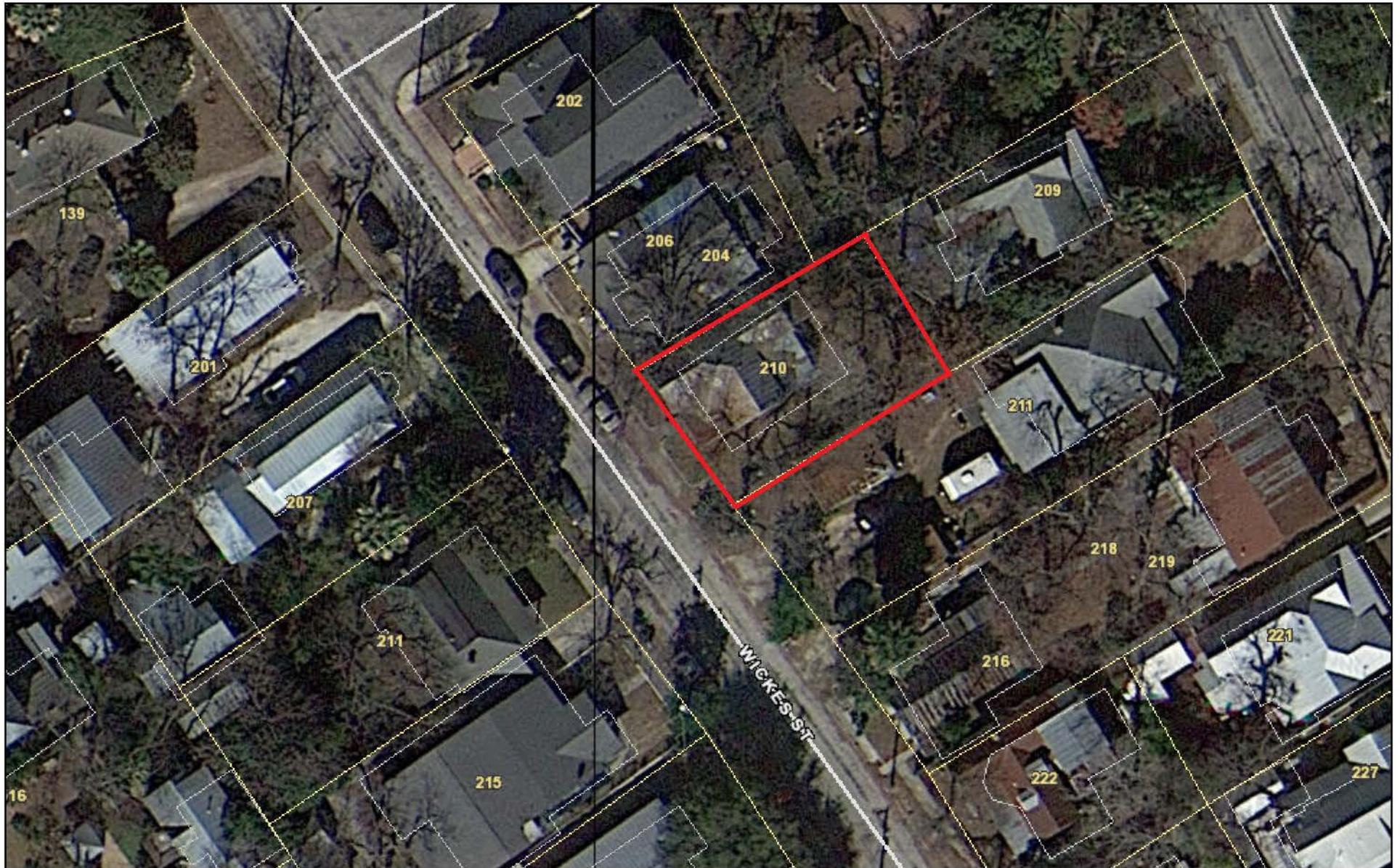
and the installation of the new driveway appropriate but finds that the applicant should reduce the width of the driveway apron from 12 feet and the total width of the driveway footprint to 10 feet to comply with the Guidelines.

RECOMMENDATION:

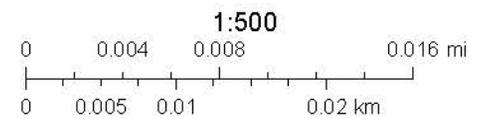
Staff recommends approval based on finding b with the following stipulation:

- i. That the driveway apron does not exceed 12 feet in width and that the driveway does not exceed 10 feet in width based on finding b. The applicant is required to submit an updated site plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant maintains the overall height of the retaining wall and that it does not exceed the neighboring retaining wall to the left and right of the property. Additionally, the overall design of the retaining wall should be retained to reflect what has historically been present. The applicant should submit material specifications, profile details, and the proposed dimensions, including the height and width, of the proposed retaining wall and curbing modifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



November 6, 2023





Quiet Valley
Ranch
S&C COMPANY
1 MILE AHEAD

TEXAS
FWZ 3916
The Lone Star State









210



TEXAS
PBY-0089





204

206

223.21 ft

200.00 ft

210

50.00 ft

150.00 ft

100.00 ft

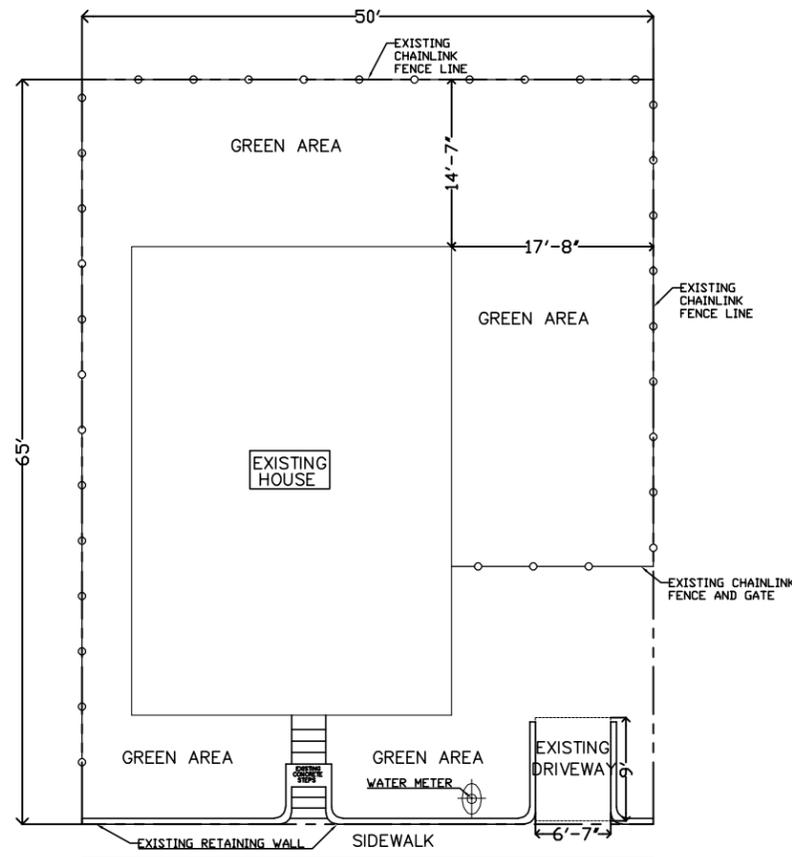
Measure distance

Click on the map to add to your path

Total area: 2,995.38 ft² (278.28 m²)

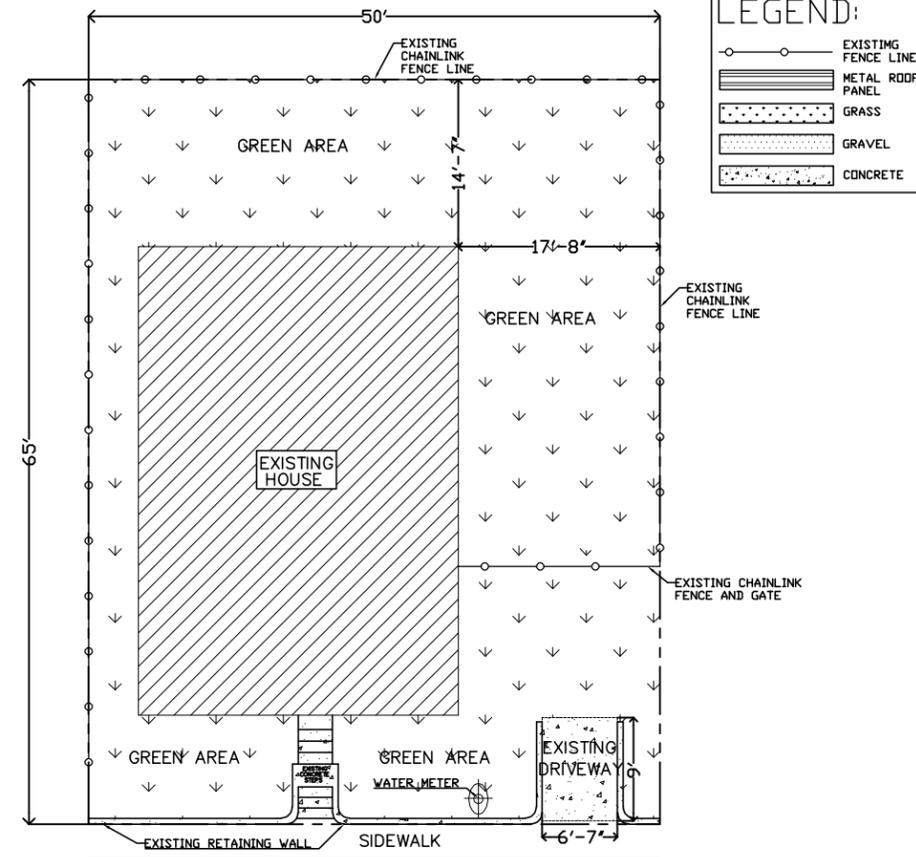
Total distance: 223.21 ft (68.03 m)

EXISTING DRIVEWAY DIMENSIONS



WICKES STREET
R.O.W.

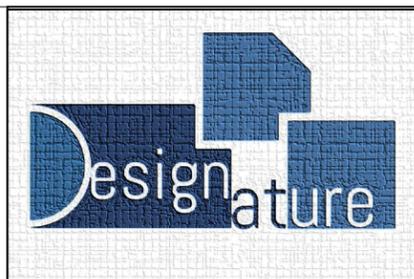
EXISTING DRIVEWAY LAYOUT



WICKES STREET
R.O.W.

EXISTING DRIVEWAY PLAN

1/16" = 1'-0"



DESIGNATURE
1108 E SANTA ROSA AVE
EDDOUCH, TX 78538

(956) 410-2550

WWW.DESIGNATURE.DESIGNS.COM

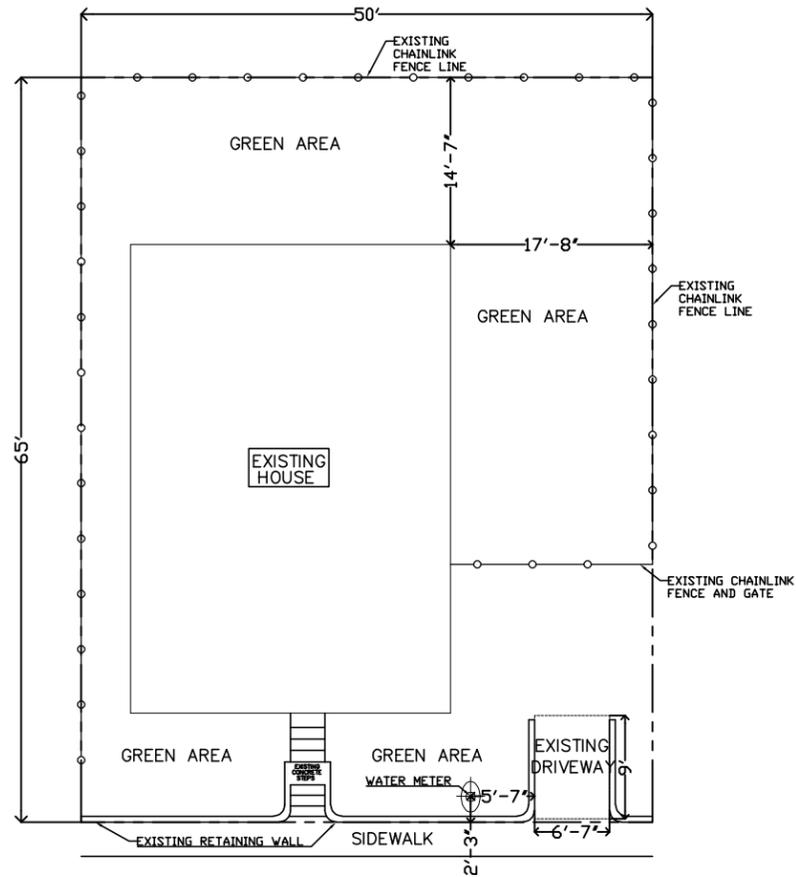
PROJECT: CORTES DRIVEWAY
& CARPORT

ADDRESS:
210 WICKES STREET
SAN ANTONIO, TX 78210

REVISION:	
REVISION:	
REVISION:	
REVISION:	

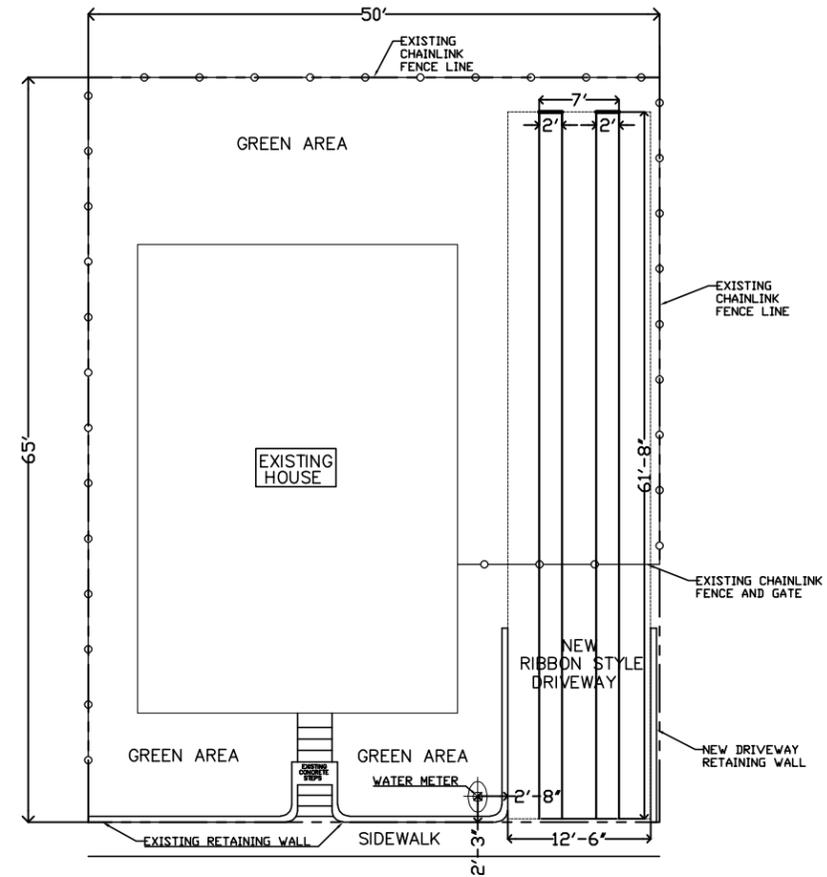
OWNER: CORTES, CARLOS	
DRAWN BY: K.FERGUSON	SHEET: SP-1
CHECKED BY: H.DIAZ	
DATE: 10-18-2023	
SIGNED: ----	SCALE: 1/16" = 1'-0"

EXISTING DRIVEWAY WITH
EXISTING WATER METER
PLACEMENT



WICKES STREET
R.O.W.

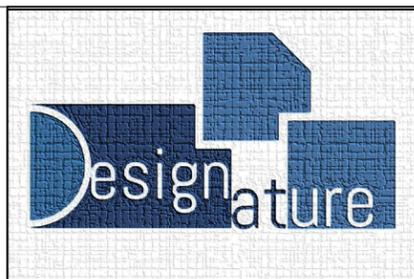
NEW DRIVEWAY WITH EXISTING
WATER METER PLACEMENT



WICKES STREET
R.O.W.

EXISTING AND NEW DRIVEWAY PLANS WITH WATER METER DIMENSIONS

1/16"=1'-0"



DESIGNATURE
1108 E SANTA ROSA AVE
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PROJECT: CORTES DRIVEWAY
& CARPORT

ADDRESS:
210 WICKES STREET
SAN ANTONIO, TX 78210

REVISION:	
REVISION:	
REVISION:	
REVISION:	

OWNER: CORTES, CARLOS	
DRAWN BY: K.FERGUSON	SHEET: SP-4
CHECKED BY: H.DIAZ	
DATE: 10-18-2023	
SIGNED: ----	SCALE: 1/16" = 1'-0"