

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-502
ADDRESS: 218 DELAWARE
LEGAL DESCRIPTION: NCB 3007 BLK 5 LOT 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Ana Garza/GARZA ANA VICTORIA
OWNER: Ana Garza/GARZA ANA VICTORIA
TYPE OF WORK: Front walkway replacement, landscaping
APPLICATION RECEIVED: September 28, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Remove the existing, natural turf lawn and install mulch within both the front yard and the right of way strip.
2. Replace the existing, concrete walkway with a stone paver and gravel walkway.

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.

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.

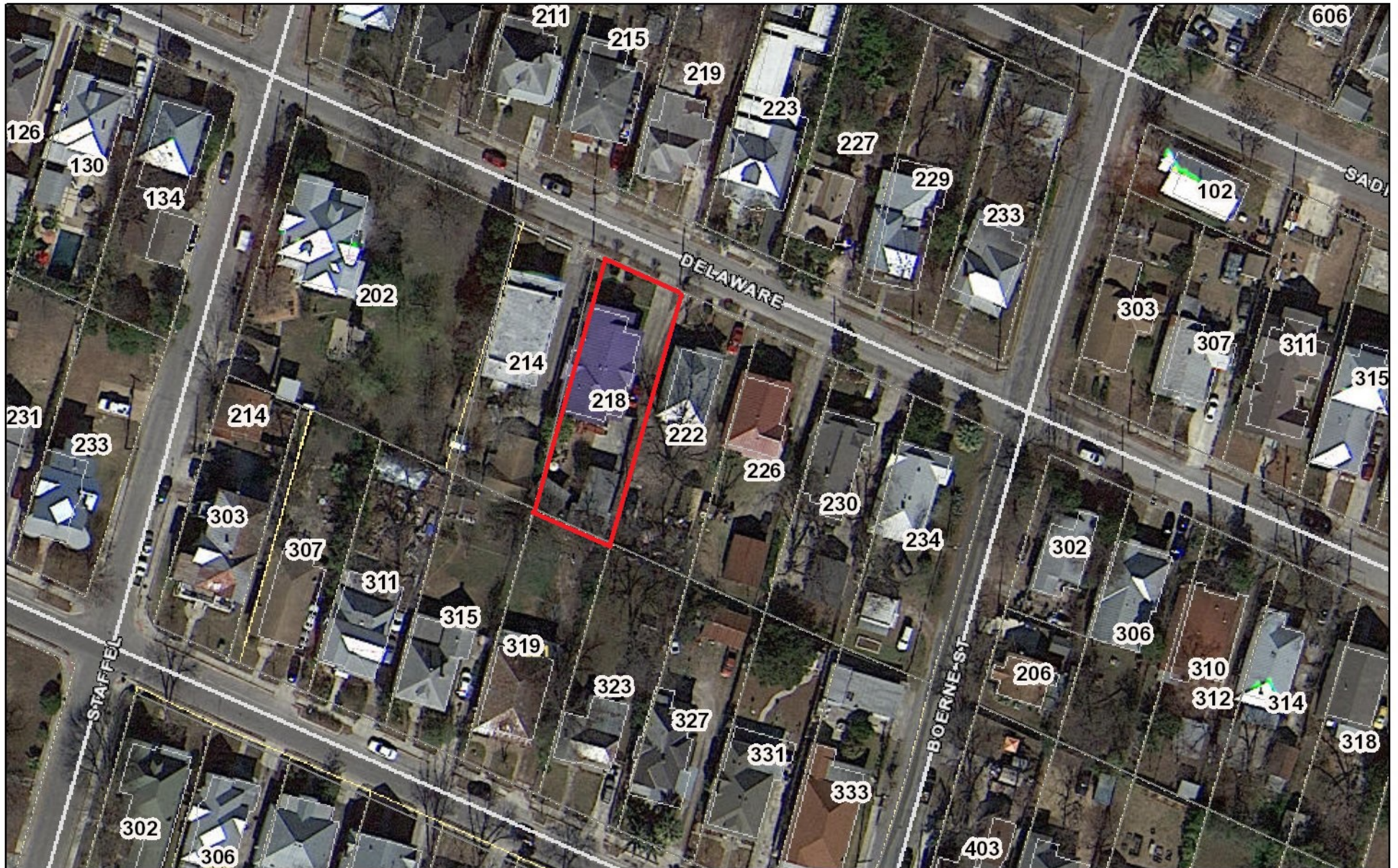
FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform landscaping and site modifications at 218 Delaware, located within the Lavaca Historic District.
- b. VIOLATION – Office of Historic Preservation staff performed a site visit on September 14, 2021, and issued a Stop Work Order for unapproved landscaping and site work.
- c. NATURAL TURF REMOVAL – The applicant has proposed to remove the existing, natural turf lawn from both the front yard and the right of way strip between the sidewalk and the curb and to replace it with mulch, landscaping rocks, and plantings. Staff finds that at least fifty (50) percent of the front yard and right of way strip area should be green space through the integration of native, drought-tolerant or low-maintenance plantings.
- d. WALKWAY REPLACEMENT – The applicant has proposed to replace the existing, concrete walkway with a concrete paver and gravel walkway. The Guidelines for Site Elements 5.A.ii. notes that historic sidewalk and walkway materials should be preserved. Staff finds the removal of the existing concrete walkway to be inconsistent with the Guidelines. In-kind replacement of the existing sidewalk is appropriate and consistent with the Guidelines.

RECOMMENDATION:

1. Staff recommends approval of item #1 the removal of the existing, natural lawn turf with the stipulation that at least fifty (50) percent of the front yard and right of way strip area be green space through the integration of native, drought-tolerant or low-maintenance plantings.
2. Staff does not recommend approval of item #2, the replacement of the concrete walkway with a paver and gravel walkway. Staff recommends that a concrete walkway be installed that matches the profile of the original.

City of San Antonio One Stop



October 14, 2021

CoSA Addresses



Pre-K Sites

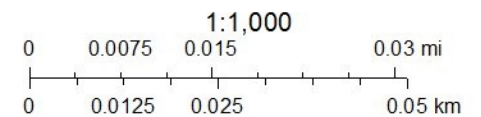
BCAD Parcels



Community Service Centers



CoSA Parcels





Investigation Report

Property

Address	218 Delaware
District/Overlay	Lavaca
Owner Information	GARZA ANA VICTORIA


Site Visit

Date	09/14/2021
Time	11:14 AM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	Completed
Description of work	Removal of grass from front yard and right of way strip. Installation of much and rocks through front yard and right of way strip. Removal and replacement of front yard walkway.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation

Photographs	
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Investigation Report





Investigation Report

September 14, 2021 at 11:13 AM
218 Delaware St
San Antonio TX 78210
United States

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
1901 S. Alamo St. San Antonio, Texas 78204
7:45am - 4:30pm Monday - Friday
(210) 207 - 0035

NOTICE OF INVESTIGATION

ADDRESS: 218 DELAWARE [BCAD] OWNER: ANA VICTORIA GARZA

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒ Code 35-451(a): Work without Certificate of Appropriateness (COA): REMOVAL OF FRONT LAWN AND REPLACEMENT WITH MULCH, RIGHT OF WAY STRIP

☐ Code 35-451(b): Work beyond Scope of Approval: _____

☐ Code 35-615: Demolition by Neglect: _____

STOP WORK: Yes | Not Applicable

Please contact the Office of Historic Preservation within 48 hours of the inspection date: SEPT. 14, 2021

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Continued failure to comply with the laws of the City of San Antonio and the State of Texas will subject you to criminal and civil penalties, to the full extent permitted by law. Violations of City ordinances are criminal class C violations and will be prosecuted accordingly. Violations of State law are also subject to civil penalties to state district court by the City of San Antonio. Penalties for criminal violations of the law include but are not limited to: (a) a criminal conviction on your record; (b) criminal fines (b) court costs; (c) civil penalties in the range of \$1,000 to per day; (d) attorney's fees; (e) reputation to the City of the court to prosecute you; (f) liens on your property and that with the county deed records; (g) a judicial finding that you have committed a misdemeanor and are responsible to the community for the same; (h) destruction of your property; (i) If you are found to be a scofflaw, the City may deny your further and future permits for new projects and others too.



Investigation Report





Investigation Report






Investigation Report

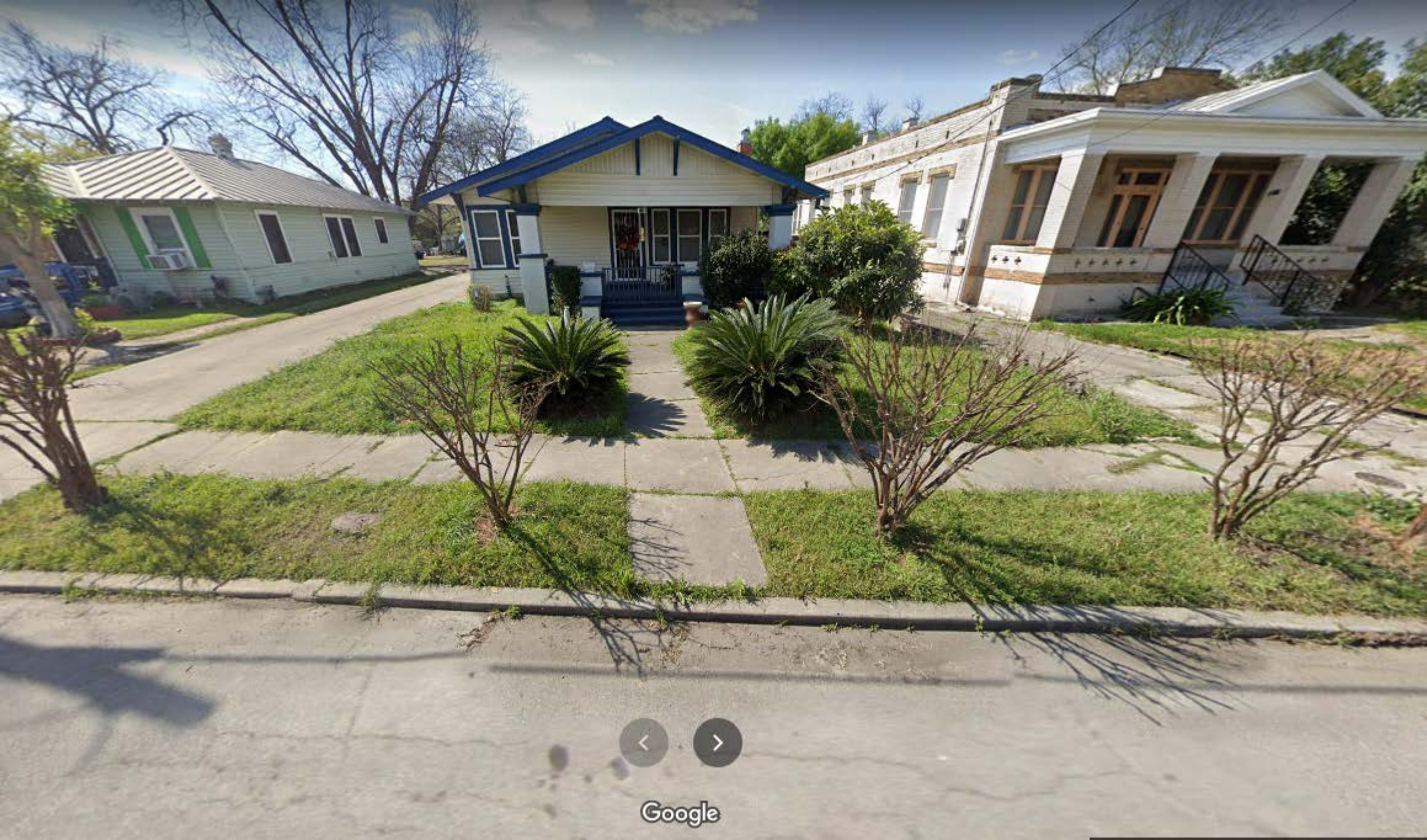




Investigation Report

	 A photograph of a single-story house with a light-colored exterior and a dark roof. The house has a covered front porch with white railings. In the foreground, there is a concrete sidewalk, a landscaped area with dark mulch and some plants, and a small black sign that says "FOR SALE". The background shows a clear blue sky and some trees. <p>September 14, 2021 at 11:11 AM 218 Delaware St San Antonio TX 78210 United States</p>
	09/14/2021 11:16 AM
Additional photos were taken on another device.	No





Google