

HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO: 2021-538
ADDRESS: 240 W LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6533 BLK 13 LOT 40 THRU 42
ZONING: R-5
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Arnold Flather
OWNER: Arnold Flather
TYPE OF WORK: Parking pad installation
APPLICATION RECEIVED: October 13, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace mulch with concrete or decomposed granite in an area adjacent to the existing driveway.

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

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 historic structure at 240 W Lullwood is a single-story residential building with Colonial Revival influences including a central chimney, a full front porch supported by square columns, and a symmetrical façade. The property contributes to the Monte Vista Historic District.
- b. **PARKING PAD** – The applicant is proposing to replace existing mulch and a small tree in an area in front of the existing garage with crushed gravel or concrete to create an additional parking area. The garage is located at the rear of the primary structure and faces the side street of Belknap Place. The area in question is approximately 240 square feet (15' x 16') and is adjacent to a rear alley. There is currently no raised curb in this area. The Historic Design Guidelines for Site Elements B.i., note that historic driveways are typically no wider than 10-feet. While nearby properties do have numerous, wider driveways at the rear of the property, the proposed 15-foot width combined with an existing driveway is not consistent with the guidelines.

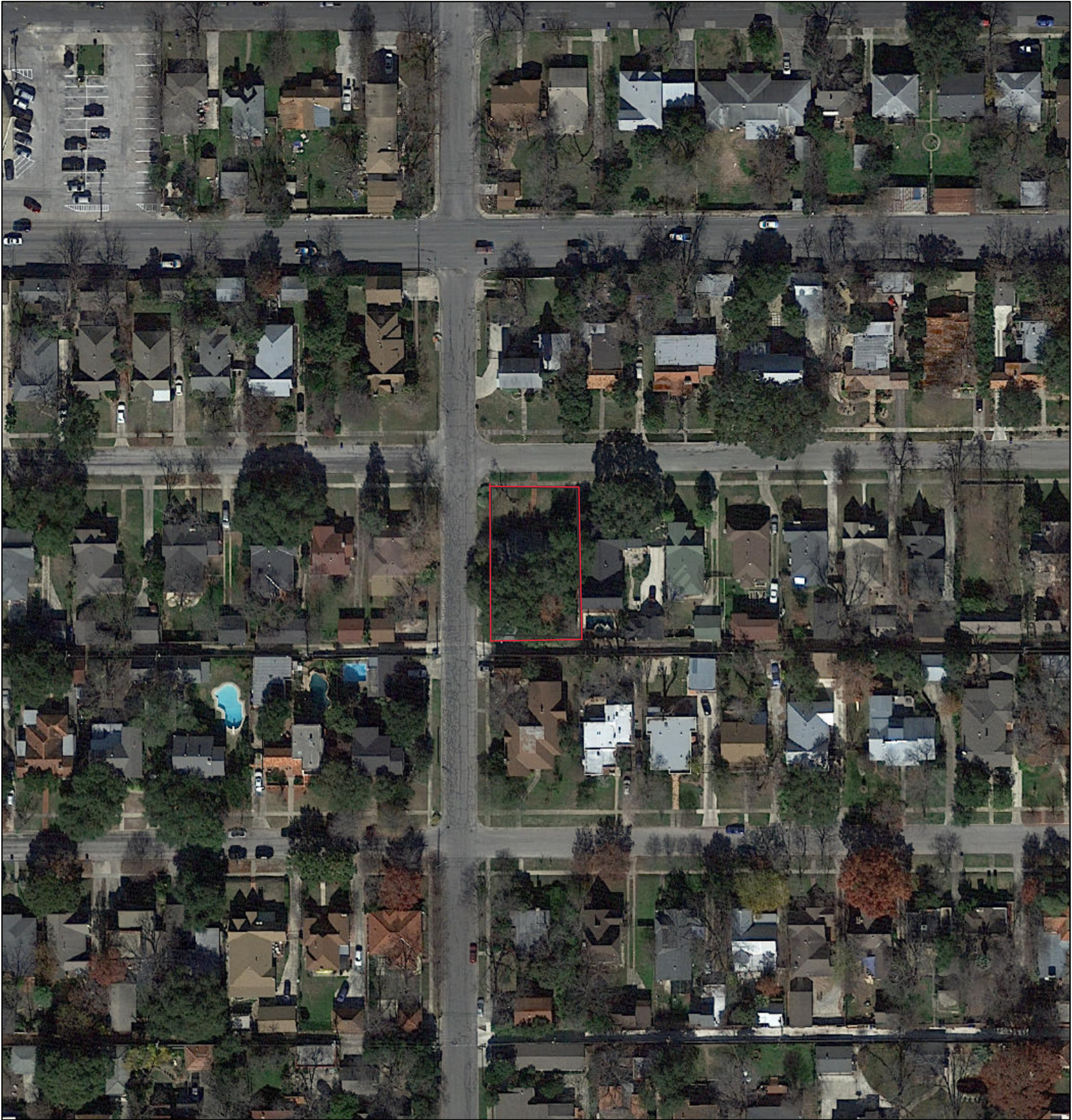
RECOMMENDATION:

Staff does not recommend approval based on finding b.

If the HDRC is compelled to approve the parking pad, staff recommends the following stipulations:

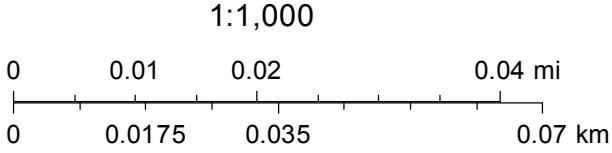
- i. That the area is no larger than 144 square feet to be consistent with the UDC and feature crushed granite to aid in water runoff.
- ii. The applicant provide a detailed parking plan to staff for review prior to the COA being issued.

City of San Antonio One Stop



October 28, 2021

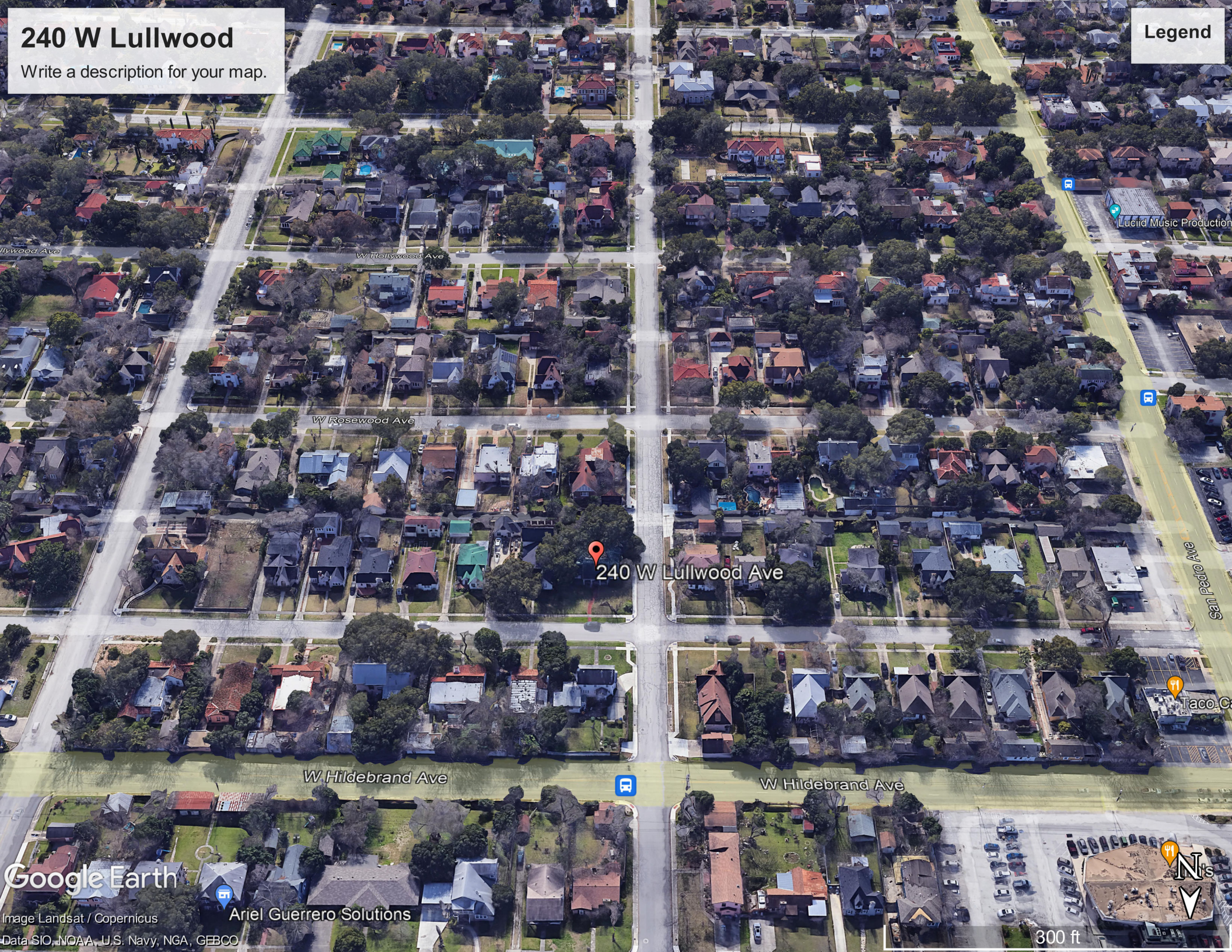
— User drawn lines



240 W Lullwood

Write a description for your map.

Legend



Google Earth

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

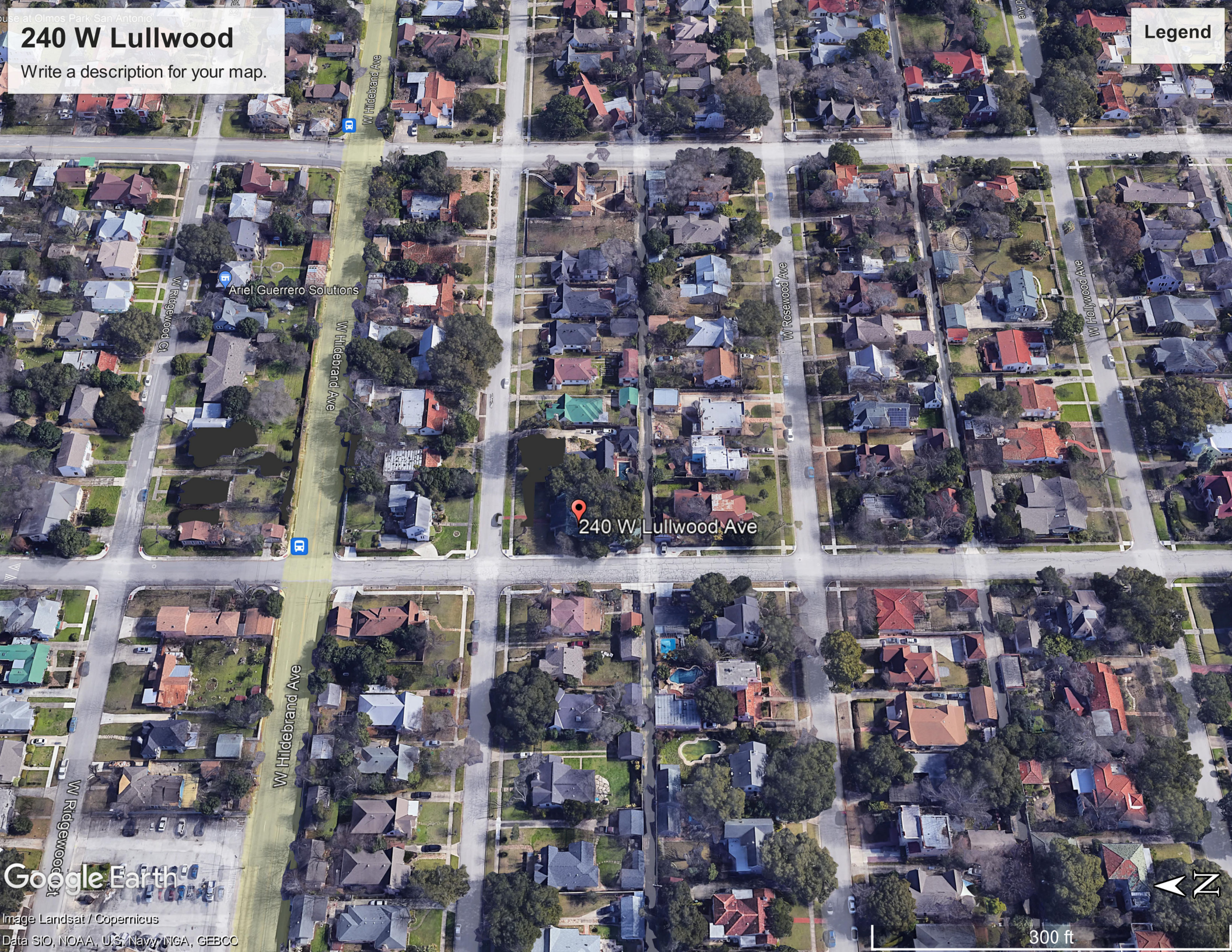
Ariel Guerrero Solutions

300 ft

240 W Lullwood

Write a description for your map.

Legend











240 W Lullwood Ave,
San Antonio, TX 78212

W Lullwood Ave

Belknap Pl

Belknap Pl



PLOT PLAN FOR BUILDING PERMITS

Katie Totman @
sanantonio.gov

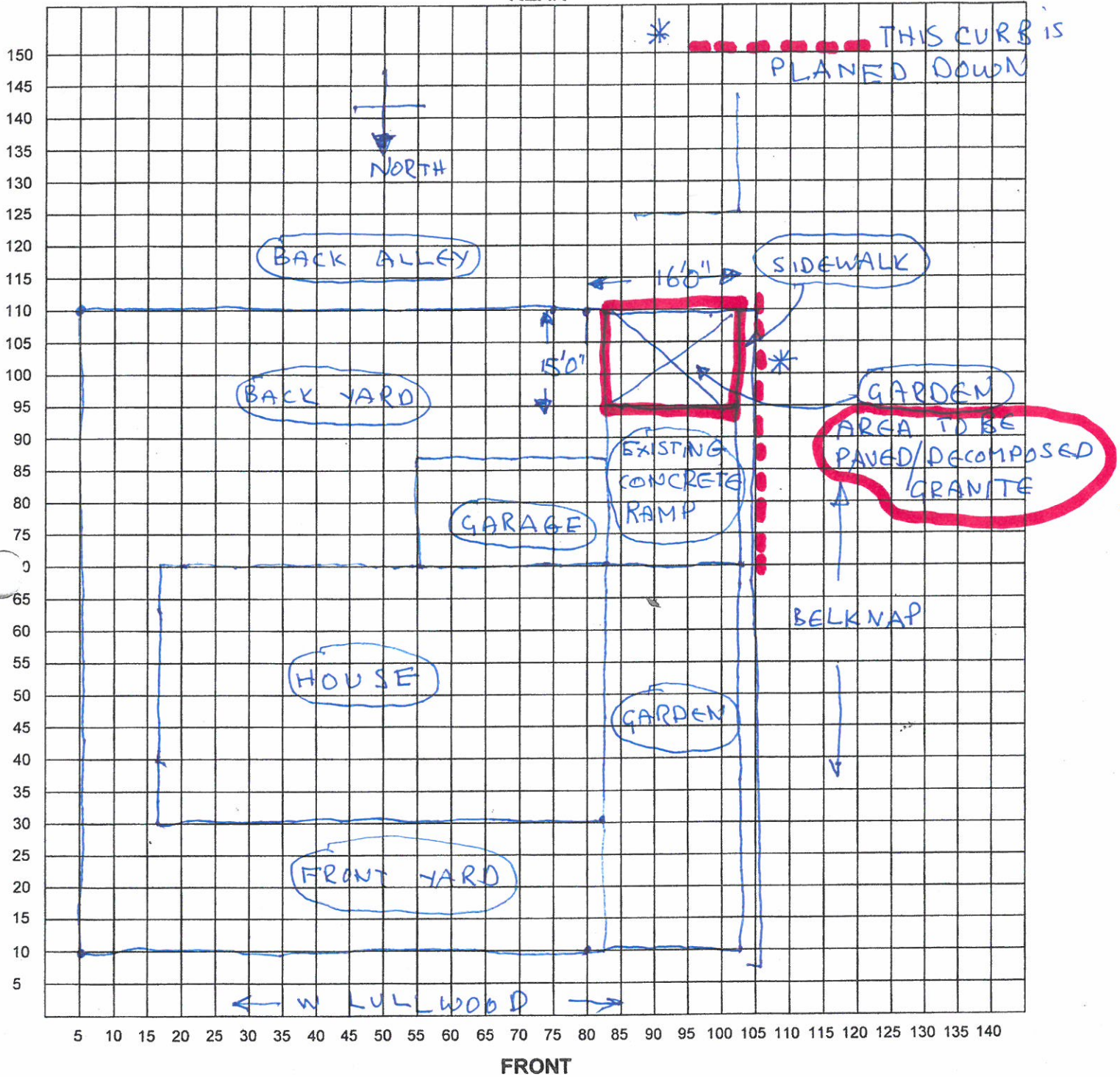
Address: 240 W. LULLWOOD AVE

Lot: _____

Block: _____

NCB: _____

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 18 OCT 2021

Signature of Applicant: [Signature]

Katie Totman
San Antonio gov

PLOT PLAN
FOR BUILDING PERMITS

AMENDED PLAN

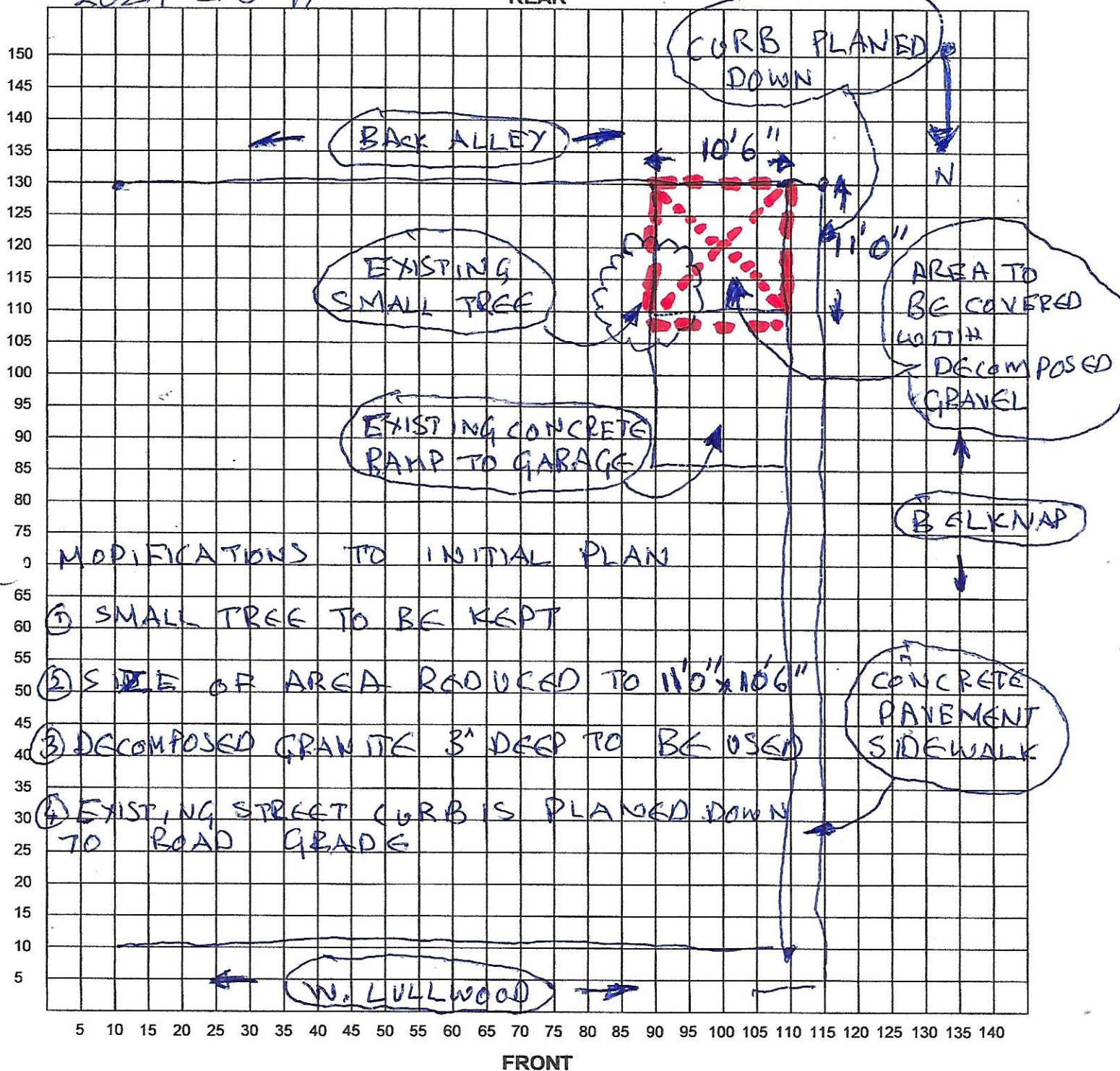
Address: 240 W. LULLWOOD AVE Lot: _____

Block: _____

NCB: _____

2021 23047

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 28/04/21

Signature of Applicant: [Signature]

STAFF COMMENT: Amended site plan was submitted after staff had finalized recommendations