

HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2024

HDRC CASE NO: 2024-085
ADDRESS: 323 CEDAR ST
LEGAL DESCRIPTION: NCB 2963 BLK 11 LOT 7
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Rosemary Dan/DANA ROSEMARY AGUILAR
OWNER: Rosemary Dan/DANA ROSEMARY AGUILAR
TYPE OF WORK: Site work modifications
APPLICATION RECEIVED: February 14, 2024
60-DAY REVIEW: April 15, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a 1200-square-foot impervious surface.

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.

FINDINGS:

- a. The primary historic structure located at 323 Cedar is a single-family structure constructed circa 1910 in the Folk Victorian style. The structure first appears on the 1912 Sanborn Map. The historic structure features a wing and side gables with slate tiles, asbestos siding, a full-length front porch with squared porch supports, and wood window screens. The property is contributing to the King William Historic District.
- b. IMPERVIOUS SURFACE - At this time, the property owner is requesting to install a 1200-square-foot impervious surface to the rear yard. Per the Guidelines for Site Elements 3.A.ii, 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%. Per BCAD, approximately 4,000 sf feet of pervious green space exists on the site. While the size of the pad is larger than what is normally recommended, the additional impervious coverage is limited to the rear yard and does not fully diminish impervious coverage on the lot. Staff finds this request is generally consistent with the guidelines.

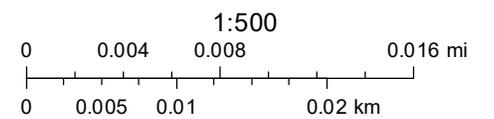
RECOMMENDATION:

Staff recommends approval of the installation of impervious surface based on finding b.

City of San Antonio One Stop



March 14, 2024





323

SECURED BY
ALAMO
SMART HOME
WWW.ALAMOSMARTHOME.COM
210-625-6575



Property of
City of San Antonio
70207

















existing cement pad



**left side of shed extend
out 7 ft cement pad
from shed. this will
meet up to cement drive
way**



existing cement pad

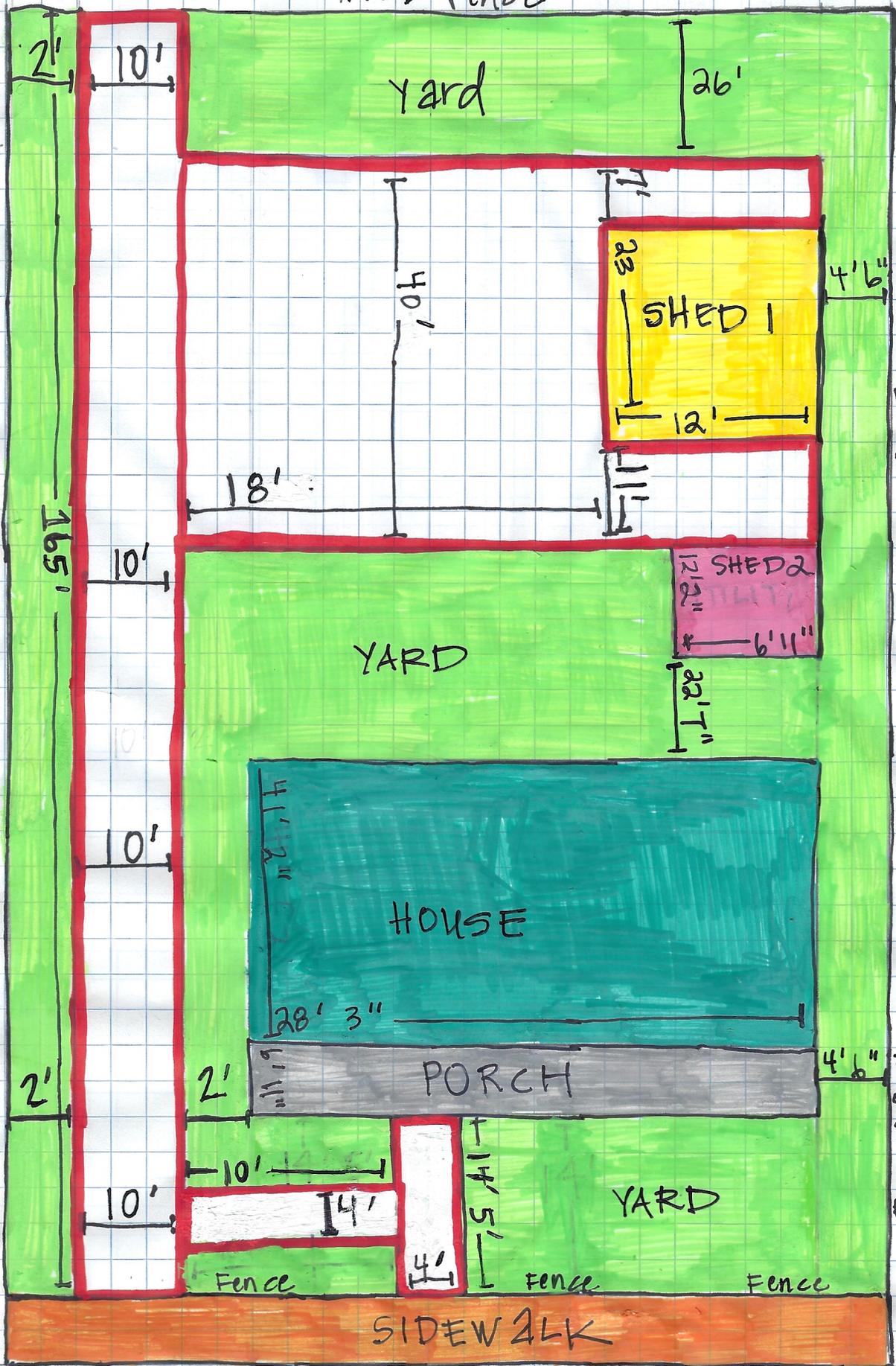


right side of shed.
cement pad will extend
out 11 ft and will meet
with the cement
driveway.



existing cement pad

WOOD FENCE



- SIDEWALK
- YARD
- SHED
- HOUSE
- PORCH
- SHED 2
- PROJECT

WOOD FENCE

FENCE

FENCE

323 Cedar St

