

# HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

**HDRC CASE NO:** 2022-411  
**ADDRESS:** 706 E QUINCY  
**LEGAL DESCRIPTION:** NCB 847 BLK 10 E 46.33 FT OF N 124.8 FT OF 11  
**ZONING:** FBZ T4-1, H  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Guy Chipman III/Guy Chipman Construction LP  
**OWNER:** CARTWRIGHT LONCITO  
**TYPE OF WORK:** Parking pad installation in rear yard  
**APPLICATION RECEIVED:** July 20, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Claudia Espinosa  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing asphalt paving from the backyard and replace with a concrete parking pad measuring 221 square feet.

## 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.

### 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.

## 4. Residential Streetscapes



## A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

## B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

## C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

## 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.

## 6. Non-Residential and Mixed Use Streetscapes

### A. STREET FURNITURE

- i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

### B. STREET TREES

- i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.



## C. PAVING

i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

## D. LIGHTING

i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).

ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.

v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

## 7. Off-Street Parking

### A. LOCATION

i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

### B. DESIGN

i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

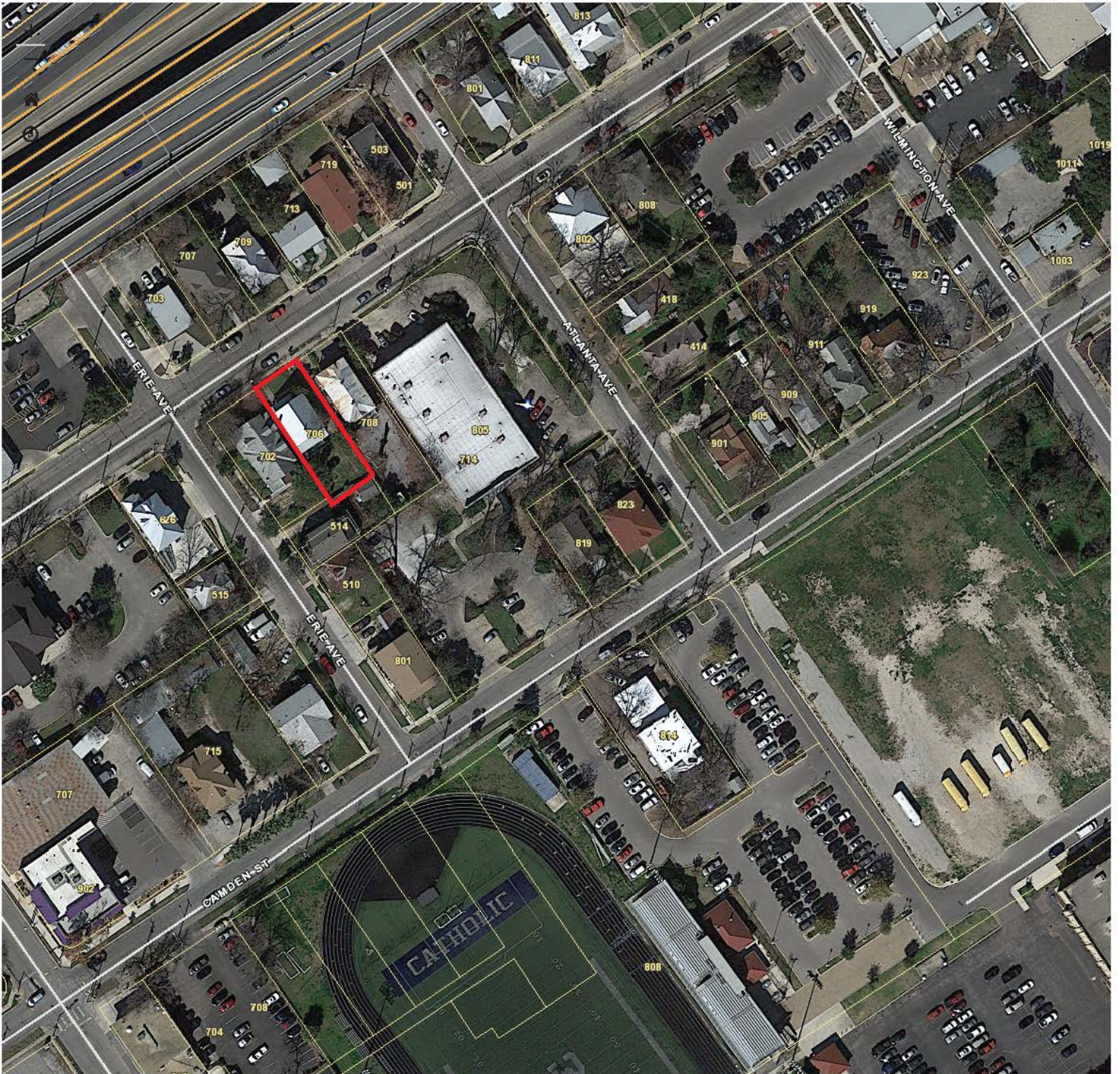
## FINDINGS:

- a. The primary historic structure at 706 E Quincy is a two-story Craftsman-style structure constructed circa 1920 and is an individually designated local historic landmark.
- b. ADMINISTRATIVE APPROVAL – OHP Staff has issued an Administrative Certificate of Appropriateness for the following scopes of work: the replacement of a ten (10) foot wide concrete driveway with a one (1) foot allowance of permeable cover on either side, the installation of a 12' x 12' wooden deck in the southwest corner of the house with 1" x 6" composite decking, landscaping and xeriscaping, the installation of handrails to the stairs of the front façade, the addition of tread to the stairs, and the construction of a brick walkway with salvaged bricks.
- c. SCOPE OF WORK – The applicant is requesting a Certificate of Appropriateness for approval to remove the existing asphalt paving from the backyard and replace with a concrete parking pad measuring 221 square feet. The Guidelines for Site Elements notes that parking should be located at the rear of properties. Staff finds the proposed parking pad and parking pad location to be appropriate. Staff encourages the applicant to explore the use of permeable paving.

## RECOMMENDATION:

Staff recommends approval as submitted based on finding c. The applicant is encouraged to explore the use of permeable paving.









706































ADT

**CITY OF SAN ANTONIO**  
**NOTICE OF HEARING**  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS: 706 E. QUINCY  
REQUEST: Front landscaping modifications

HEARING DATE: September 18, 2019  
At 4:00pm after 4:30pm

ALL PUBLIC MEETINGS TAKE PLACE AT 1001 S. ALAMO

**DESIGN BUILD**

**PRESERVATION**

Guy Chipman  
Construction  
210.822.2447



























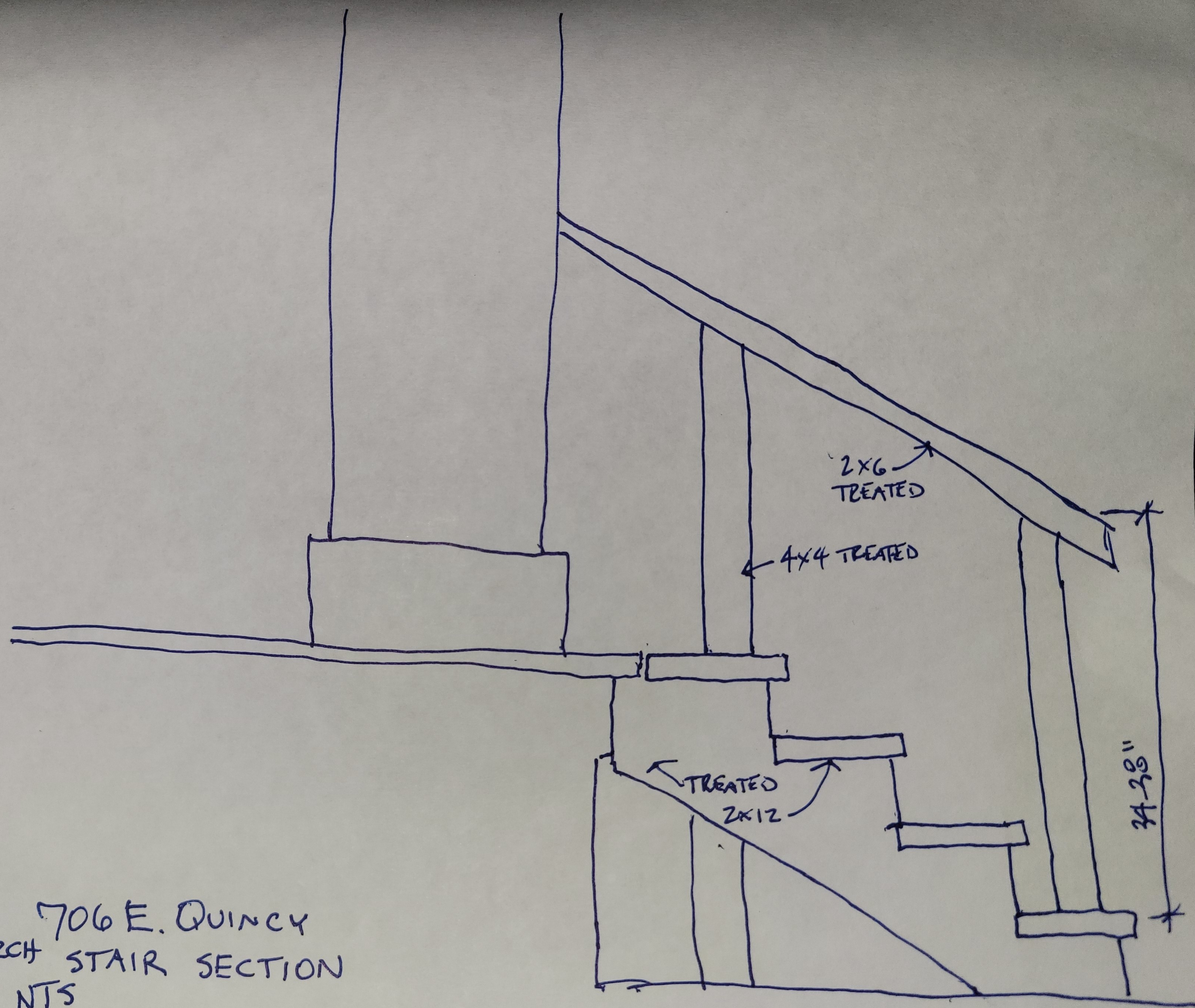






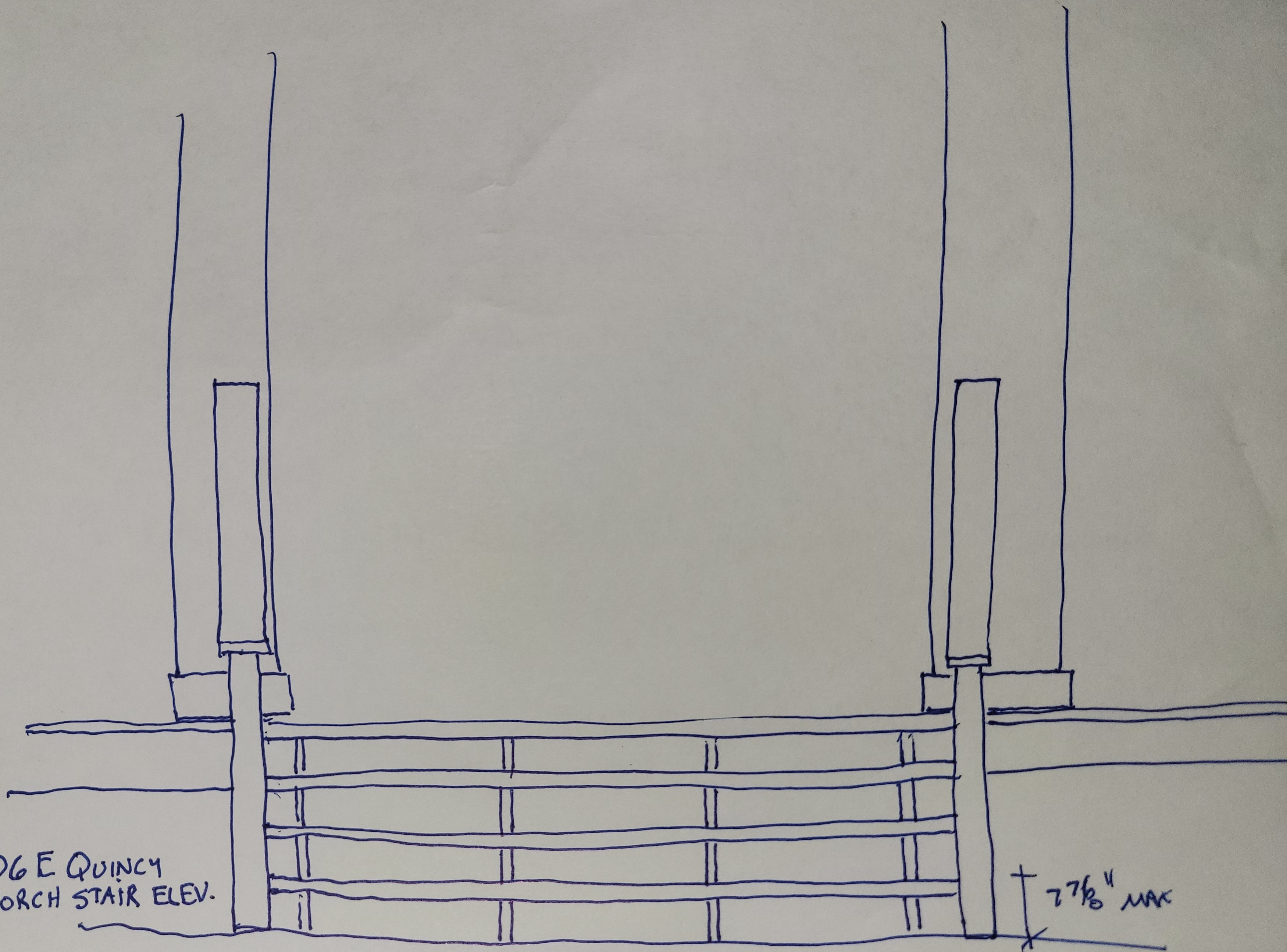


706 E. QUINCY  
FRONT PORCH STAIR SECTION  
NTS





706 E QUINCY  
FRONT PORCH STAIR ELEV.  
NTS



27 1/2" MAX



NOTE:  
Bearings shown hereon are based on actual GPS  
Observations, Texas State Plane Coordinates, South  
Central Zone, Grid.

**LEGEND CONT.**

- GUY WIRE
- FIBER OPTIC MARKER
- GAS LINE

SCALE: 1"=20'

CREATING SYNERGY, LLC  
0.183 ACRES  
VOLUME 18028, PAGE 784

RENDIE REMNANTS  
OF OLD ASPHALT  
PAVING THROUGH  
OUT BACK YARD

SUBJECT TRACT  
5,770 SQ. FT.  
0.132 ACRES

ESTELLA S. ELIZONDO  
TRACT  
VOLUME 7023, PAGE 598

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT  
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,  
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD  
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT  
SHOWN ON THE FACE OF THIS SURVEY.

NOTE:  
VERTICAL INFO. SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS  
STATE PLANE COORDINATES SOUTH CENTRAL ZONE, GRID. T.B.M. #1 = "MAG NAIL IN  
ASPHALT" APPROXIMATELY 11.18 FEET NORTHEAST OF THE NORTHEAST CORNER OF THIS  
0.132 ACRES. = 658.48'  
T.B.M. #1

BENCHMARK USED = U.S.G.S. MONUMENT AY0262

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE  
AND LOCAL OFFICIALS. AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey  
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0405 G, which is Dated 09/29/2010. By scaling from that FIRM, it  
appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any action to determine the Flood Zone status of the  
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD  
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special  
Flood Hazard Areas and Zones may be found at <http://msc.fema.gov/portals>.

**Property Address:**

706 E. QUINCY STREET

**Property Description:**

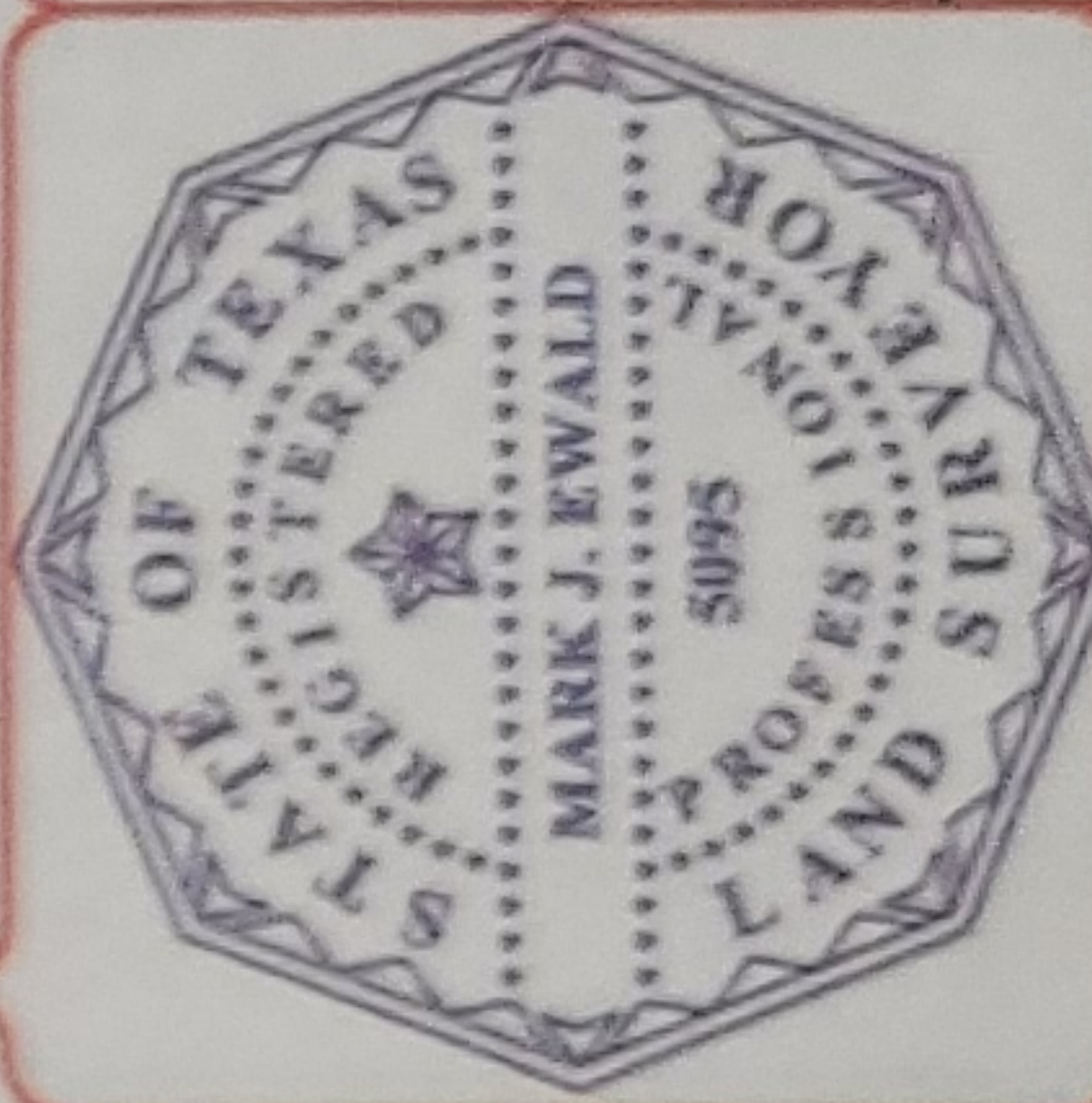
Being 0.132 acres of land, more or less, being a portion out of Lot 2,  
Block 10, New City Block 847, situated in the City of San Antonio,  
Bexar County, Texas, being that same property described in a Warranty  
Deed recorded in Volume 18347, Page 2338, Official Public Records,  
Bexar County, Texas, said 0.132 acres being more particularly described  
by metes and bounds attached hereto.

**Owner:**

T.B.D.

I, MARK J. EWALD, Registered Professional  
Land Surveyor, State of Texas, do hereby  
certify that the above plat represents an  
actual survey made on the ground under my  
supervision, and there are no discrepancies,  
conflicts, shortages in area or boundary  
lines, or any encroachment or overlapping of  
improvements, to the best of my knowledge  
and belief, except as shown herein.

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095



- LEGEND**
- SET "X" ON CONCRETE
  - FIND 1/2" IRON ROD
  - RECORD INFORMATION
  - BUILDING SETBACK
  - RECORD DENSITY MONUMENT
  - POWER POLE
  - ELECTRIC METER BANK
  - GAS METER BANK
  - WATER METER
  - CHAIN LINK FENCE
  - WOOD FENCE
  - OVERHEAD ELECTRIC
- DRAWN BY: BLE

FIRM REGISTRATION NO.  
10111700

**Westar  
Alamo**

LAND SURVEYORS, LLC.  
P.O. BOX 1845 BOERNE, TEXAS 78008  
PHONE (210) 372-8550 FAX (210) 372-8698

G.F. NO. N/A

JOB NO. 93856

TITLE COMPANY: N/A

DATE: 11/17/2019