

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2023

HDRC CASE NO: 2022-583
ADDRESS: 2130 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6829 BLK LOT W 37.5 FT OF 9 & E 22.5 FT OF 10
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Jaclyn LIECK/LIECK JACLYN AUBREE
OWNER: LIECK JACLYN AUBREE
TYPE OF WORK: Front yard landscaping, hardscaping, modify the sidewalk
APPLICATION RECEIVED: January 10, 2023
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:

1. Replace front lawn with rock mulch. Planter beds are proposed along the modified walkway.
2. Modify the sidewalk from the existing curving sidewalk to a straight sidewalk.

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.

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 structure located at 2130 W Magnolia is a single-story residential structure. The property makes its first appearance in the 1940-1941 City Directory and on the 1950 Sanborn Maps. The primary structure is a stone-clad, single-story residence with a shingled roof, traditional one-over-one windows, and a stone-clad chimney. The property is a contributing structure to the Monticello Park Historic District.

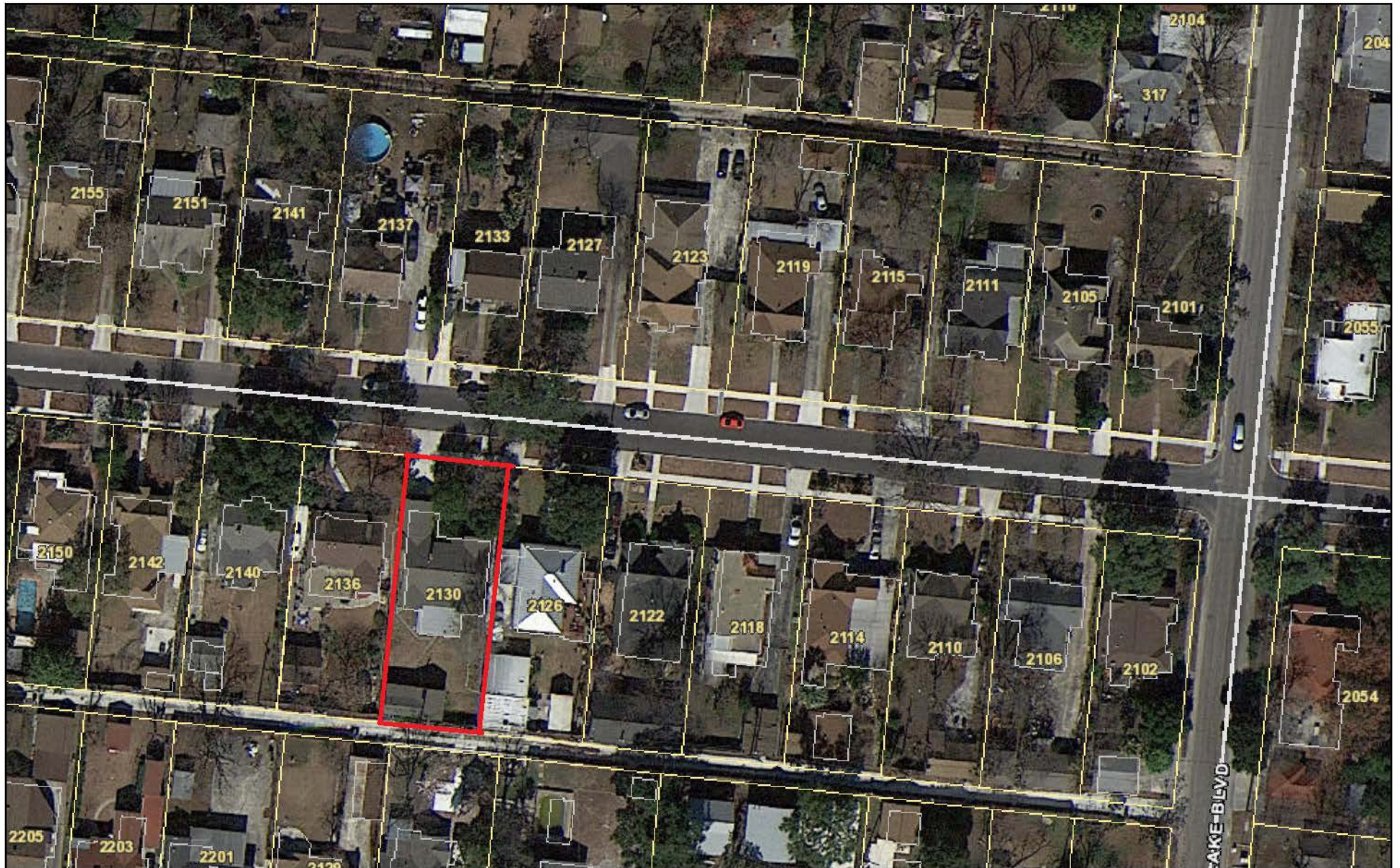
b. **HARDSCAPING** – The applicant has proposed to add washed limestone, gray accent rocks to the front yard. Per the Guidelines, do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design. Furthermore, the proposed rocks are of a larger diameter and size than is historically found in front yards. The proposal to include native plantings in the design is appropriate provided that plantings make up at least 50% of the overall plan.

c. SIDEWALK INSTALLATION – The applicant has proposed to modify the historic curved walkway in the front yard to a straight walkway. The walkway will be 4 feet wide. The Guidelines for Site Elements 5.A.I. notes that historic front yard walkways should be repaired, in place. In-kind replacement, matching the width, material and profile is recommended when repair is not an option. The proposed replacement is not consistent with the Guidelines.

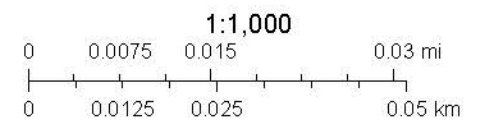
RECOMMENDATION:

1. Staff does not recommend approval of item 1 as submitted. The proposed rock mulch should feature a material that is consistent with the Guidelines and should be limited to small areas. Staff recommends that additional plantings be incorporated into the overall landscape design.
2. Staff does not recommend approval of item 2, the modification to the existing sidewalk based on finding e. Staff recommends the original profile be reinstalled on site.

City of San Antonio One Stop



January 25, 2023





Current Condition













GROUND COVERS

- SILVER PONYFOOT
- WOOLLY STEMODIA
- MULCH PLANTING BEDS
- WASHED LIMESTONE
- GRAY ACCENT ROCK

PLANTS

- 1 BLUE AGAVE
- 2 NATIVE GRASSES
- 3 MEXICAN BIRD OF PARADISE
- 4 LORIOPE
- 5 FOXTAIL FERN
- 6 INDIGO SPIRAL SALVIA



PROJECT 2130 W. Magnolia Ave. Landscaping

DRAWING SITE PLAN

| | |
|---------------------|-------------------|
| DRAWN BY: Author | PROJECT NO: ##### |
| CHKD BY: Checker | DWG. NO. L-001 |
| SCALE: 1/8" = 1'-0" | |
| DATE: 01/09/23 | |

Previous Condition ca February 2021



Google