**HISTORIC AND DESIGN REVIEW COMMISSION**
**April 05, 2023**

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| **HDRC CASE NO:** | **2023-111** |
| **ADDRESS:** | 471 FURR DRIVE |
| **LEGAL DESCRIPTION:** | NCB 6697 BLK 6 LOT 18 |
| **ZONING:** | R-6, H |
| **CITY COUNCIL DIST.:** | 7 |
| **DISTRICT:** | Monticello Park |
| **APPLICANT:** | Kathy Hernandez |
| **OWNER:** | Kathy Hernandez |
| **TYPE OF WORK:** | Landscape installation |
| **APPLICATION RECEIVED:** | March 11, 2023 |
| **60-DAY REVIEW:** | Not applicable due to City Council Emergency Orders |
| **CASE MANAGER:** | Bryan Morales |

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install rows of river rocks that are 3" to 6" wide in the front yard.

**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.

*Xeriscaping & Responsible Landscaping: City of San Antonio Historic Design Guidelines Landscaping Policy Document*

THE DO NOT'S

- Do not develop proposals that remove over 50% of the total green space in the front yard.
- Do not fully remove plants from the planting strip (the space between the sidewalk and street). Retaining at least 50% plantings in this area is highly encouraged to reduce the heat island, aid in rainwater absorption on streets, and create a lively pedestrian experience.
- Do not utilize gravel, decomposed granite, or other small rock ground cover as the primary element of your landscaping plan.
- Do not incorporate black, non-native, or artificially colored rocks.
- Do not incorporate rock ground cover with an overall diameter of greater than 2 inches.
- Do not incorporate large boulders or flagstone as accent pieces. Consider integrating drought-tolerant trees or low shrubbery instead to add visual diversity and interest.
- Do not incorporate excessive use of concrete or impervious (non-permeable) hardscaping. Hardscaping is best for functional purposes only: driveways, walkways, steps, and patios.

**FINDINGS:**

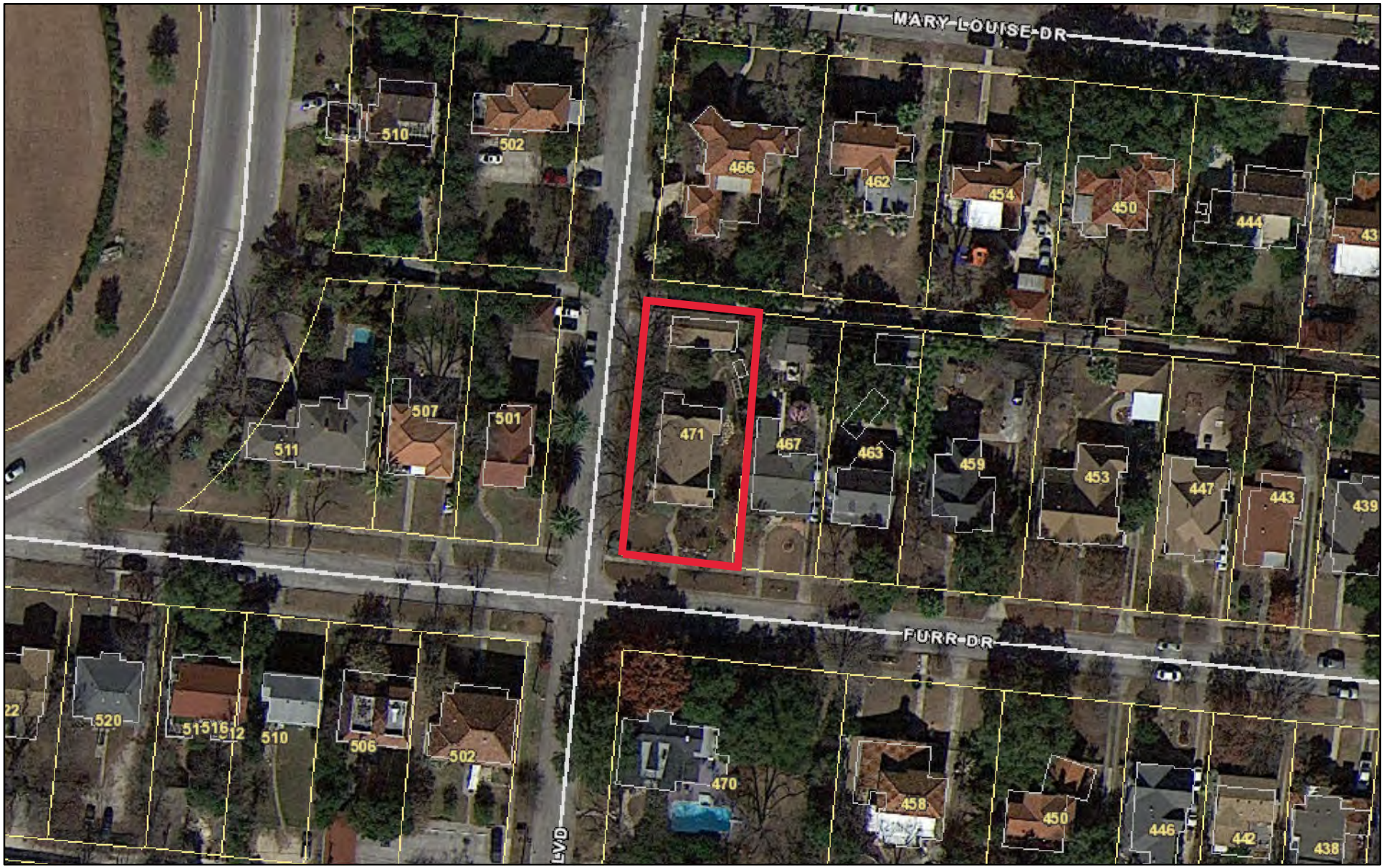
a. The structure located at 471 Furr Drive is a single-story Tudor Revival style residence. Built c. 1936, the property features a covered front porch with decorative wood columns, exterior stone construction, and six-over-six wood windows throughout the house. The house has a cross gable roof form with composition shingles and a decorative landscape with existing hardscape. This property contributes to the Monticello Park historic district.
b. ADMINISTRATIVE APPROVAL – The applicant has requested approval to use sand for leveling the walking paths and the installation of Arizona flagstone in the walking path areas. Staff has found that these requests are consistent with the Guidelines.
c. LANDSCAPING– The applicant is requesting approval to install river rock in the front yard. The Xeriscaping and Responsible Landscaping policy document states that applicants must not incorporate rock ground cover with an overall diameter greater than two inches. Staff finds that the request to install river stones greater than two inches does not conform to Guidelines.

**RECOMMENDATION:**

Staff recommends approval of the installation of border river stones, based on findings a through c, with the following stipulation:

i. That the applicant install border river stones that do not exceed two inches in size.

# City of San Antonio One Stop




March 22, 2023

1:1,000

0 0.0075 0.015 0.03 mi

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City of San Antonio GIS
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Waterwise Landscape Design School

↑ Street

Mulch not to scale

Herb

Herbs

Thyme

Thyme

Thyme

Lime stone

Flagstone

Flagstone

Sidewalk

AOA

Side Walk

2022

2023 (proposed)

Sidewalk

Sage

purple

Limestone

Crape myrtle

Butterfly Bush

Bush

Fence

Crape myrtle

Accent Tree

Flagstone

Sidewalk

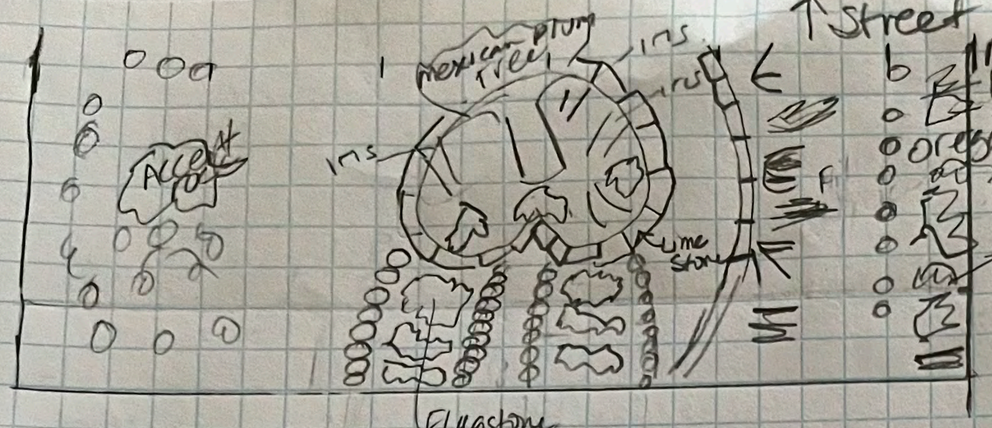
Lime stone

Grass

Boulder

Bench

2022

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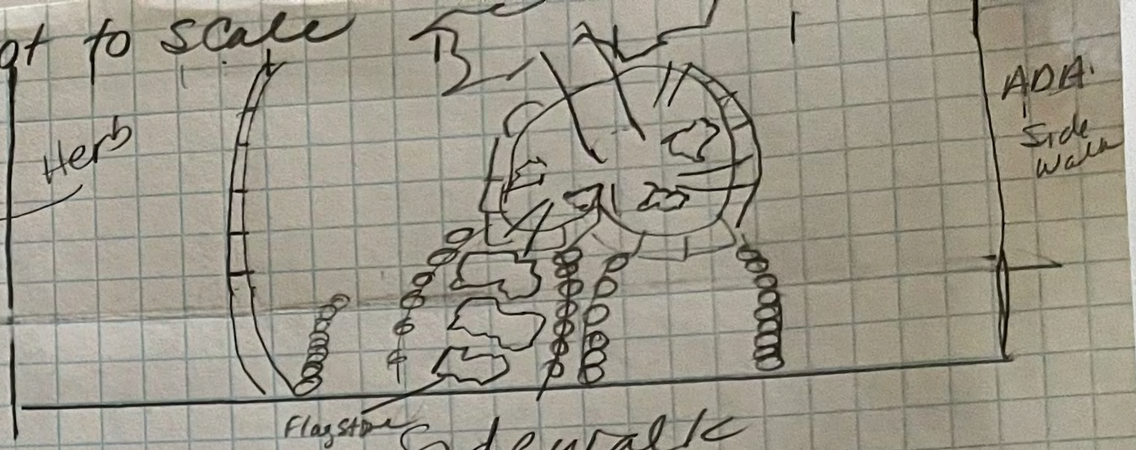
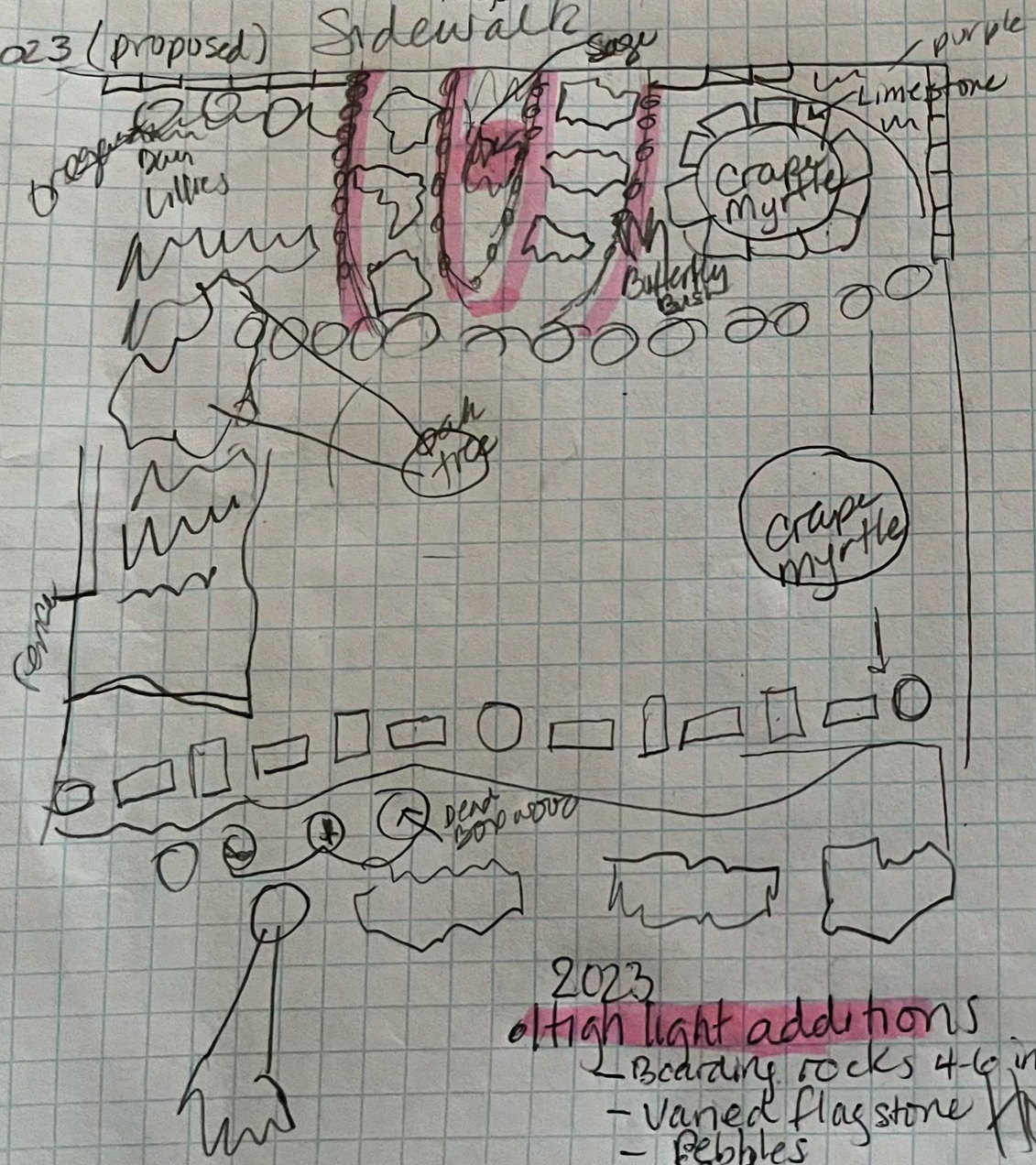
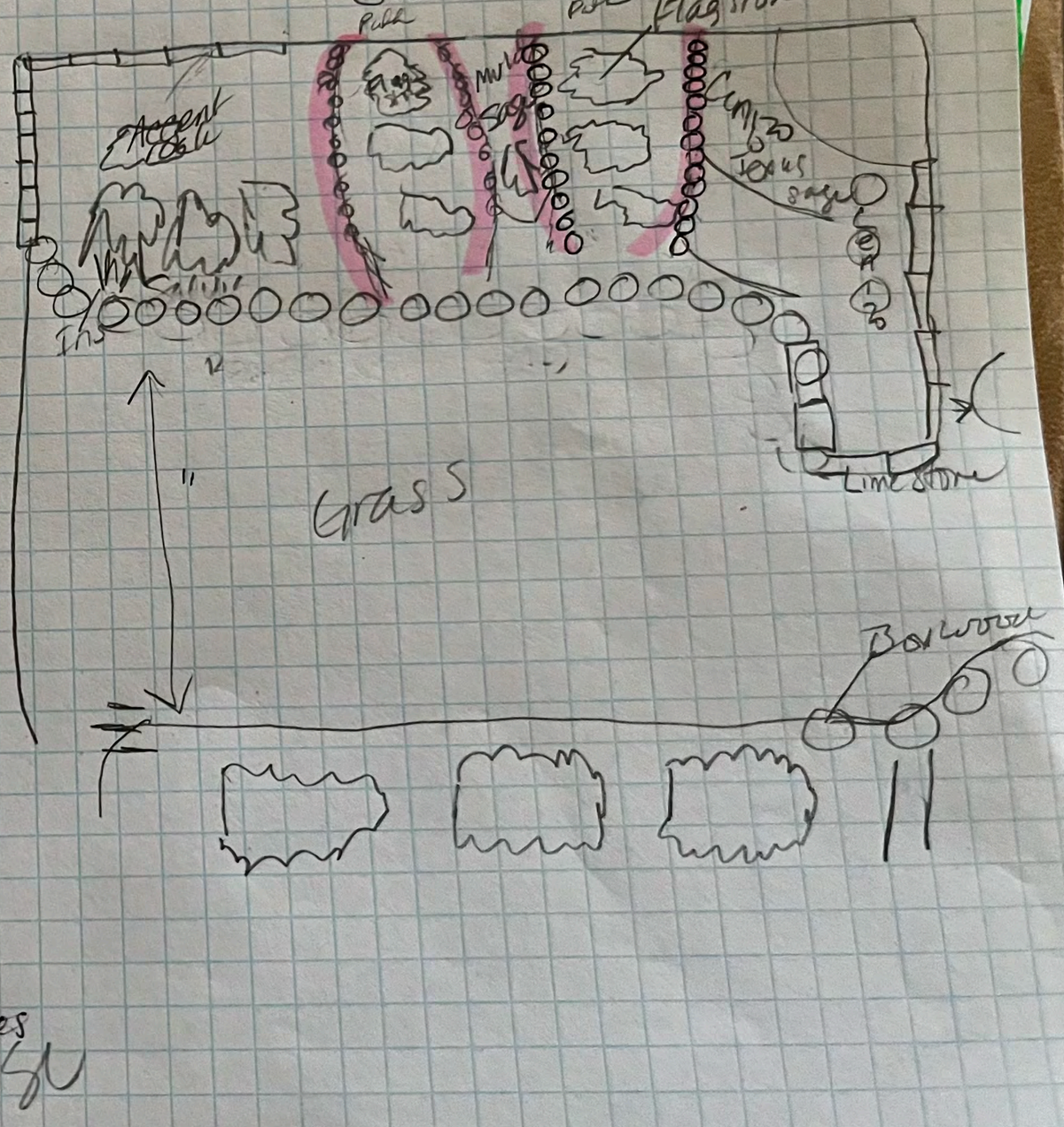



2023 (proposed)




2023

- High light additions
  - Boarding rocks 4-6 inches
  - Varied flagstone
  - Pebbles
  - Sand
  - Landscape fabric

HOUSE

Street

Parkway

Sidewalk

SIDEWALK ~30.6

grass

Crape myrtle

mulch

Flagstone

~25%

NOT TO SCALE

- Adding Hardscape to current landscape
- Adding Natural color riverrock 2"-5" size rock
  - Boarder w/ 4-6" riverrock (varing size)
  - Varied sized flagstone (Arizona Sunrise)
  - Set pea sized pebbles
  - Sand as a base
  - on top of landscape fabric
- Adding limestone rock surrounding crape myrtle
- Strategic use of mulch (MAY / September)

grass

Porch

House

3/21/23 Revised to include only Hardscape being added to current landscape

Parkway

COA 2023-27381

30'6"

Slope

Mulch

Ground cover oregano

Flagstone

Sidewalk

Side walk entrance to house

grass

Hesperum

Boxwood

Holly

House

Street

Parkway

Sidewalk ~ 30.6

gravel mulch

Crape myrtle

mulch

~25°

NOT TO SCALE

grass

Sidewalk

Entrance to house

Parkway

COA 2023-27381

~30'6"

mulch

Ground cover Oregano

Flagstone

mulch

~25%

- Adding Hardscape to current landscape
- Adding Natural color river rock 2"-5" size rock
  - border w/ 4-6" river rock (varing size)
  - Varied sized flagstone (Arizona sunrise)
  - Set pea sized pebbles
  - Sand as a base
  - on top of landscape fabric
- Adding limestone rock surrounding crape myrtle
- Strategic use of mulch (MAY / September)

grass

Hesperum

Boxwood

Holly

Porch

House

House

run catch

3/21/23 Revised to include only Hardscape being added to current landscape

FXB-6594

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