

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2022

HDRC CASE NO: 2022-439
ADDRESS: 233 DELAWARE
LEGAL DESCRIPTION: NCB 3004 BLK 2 LOT 9
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Murphy Basore
OWNER: Murphy Basore
TYPE OF WORK: Front and back yard fence installation, front porch modifications, landscaping modifications
APPLICATION RECEIVED: August 11, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a new front yard fence to feature four (4) feet in height.
2. Replace the existing, metal fence in the rear yard with a cedar privacy fence.
3. Install new front porch columns.
4. Perform front yard landscaping modifications to include the installation of a gravel bed.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

FINDINGS:

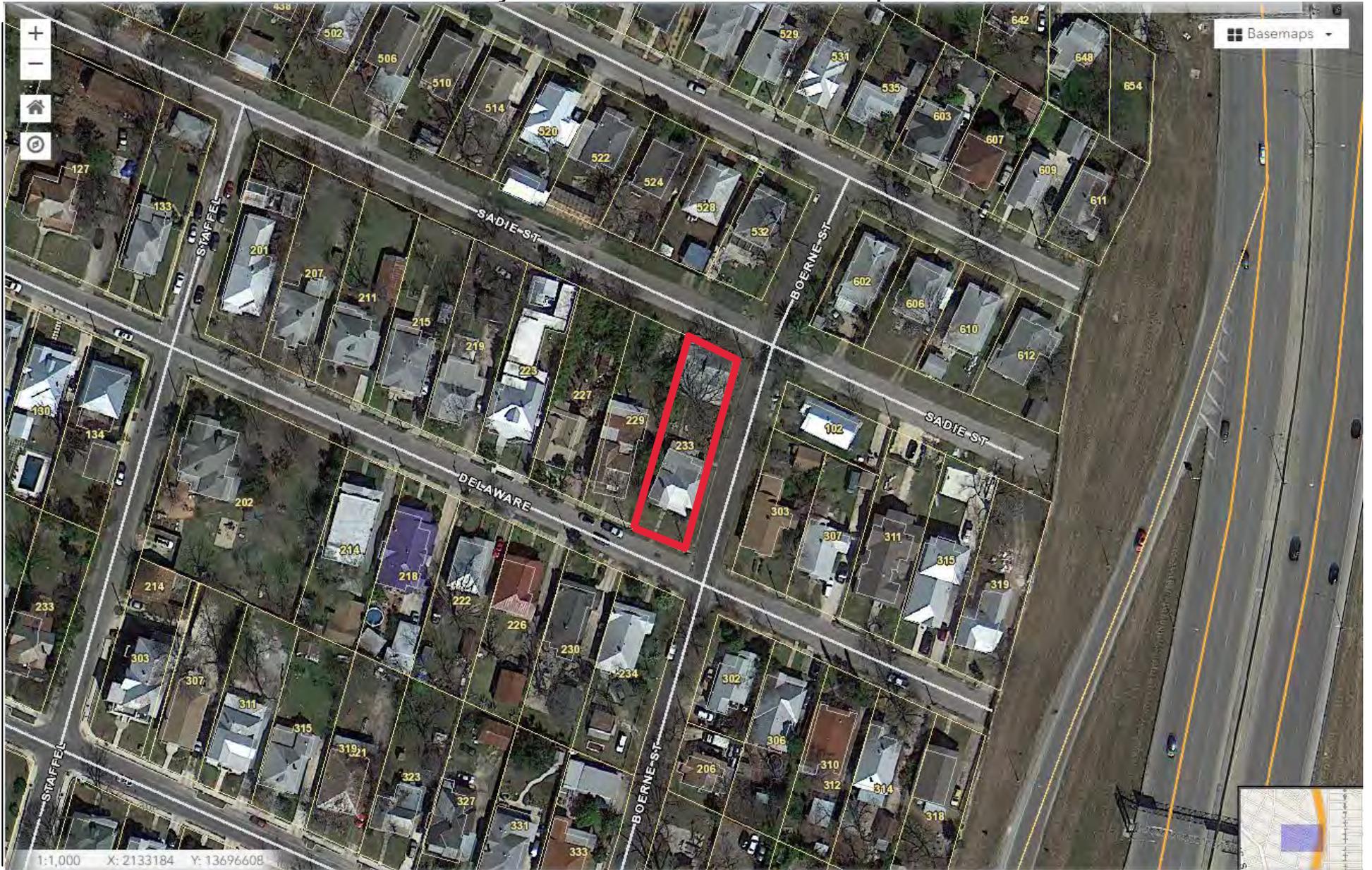
- a. The primary structure at 233 Delaware is a single-story, single-family residence constructed in the Folk-Victorian style. The structure features a standing seam metal roof with a front-facing, fish-scale shingled gable, wood siding, a concrete front porch with iron columns and railings, and one-over-one windows. The property currently contains no front-yard fencing; metal fencing encompasses the rear yard. The house fronts Delaware Street.
- b. VIOLATION – The applicant performed the requested front porch and landscaping modifications, and began construction of the front yard fencing without receiving the required city permits or approval from the Office of Historic Preservation. OHP staff issued a Stop Work Order on August 11, 2022.
- c. FENCING: FRONT YARD – The applicant has proposed to install a new 4'-0", cedar-framed wire fence in the front yard. The front yard faces Delaware St. Neighboring properties feature four-foot front yard fences with pedestrian and vehicle gates at the front property line. Per the Historic Design Guidelines for Site Elements, the appropriateness of a fence is dependent on conditions within a specific historic district. This block of Delaware features front yard fencing at two other houses on this block face. Staff finds that the proposed front yard fencing material, height, and location is appropriate.
- d. FENCING: REAR YARD – The applicant is requesting to install a 6-foot, wood privacy in the rear yard. The privacy fence will be setback to meet the new fencing in the front yard at the side of the house on the west elevation, and will meet the rear of the house on the east elevation. The Historic Design Guidelines for Site Elements, 2.C.i recommend to 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. Staff finds that the proposed rear yard fencing height, material, and location to be appropriate.
- e. COLUMN REPLACEMENT – The historic structure currently features non-original, wrought iron porch columns. The applicant has proposed to replace these with wood porch columns. Additionally, the applicant has proposed to paint the existing porch step railings. Guideline 7.2.v for Exterior Maintenance and Alterations recommends to reconstruct porches based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds the proposed replacement to be consistent with the guidelines, however recommends that the new porch columns meet staff's standards for wood columns, to feature a traditional cap and base and chamfered corners.
- f. LANDSCAPING MODIFICATIONS – The applicant requests to install approximately 150 square feet of dark gray gravel, pervious hardscape to the right-hand side of the walkway and wrapping around the front porch. Generally, staff finds the proposed gravel landscaping bed to be appropriately sized and located.

RECOMMENDATION:

1. Staff recommends approval of item 1, installation of a front yard fence, based on finding c with the following stipulations:
 - i. That the final construction height of the approved front yard fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence.
 - ii. That the fencing be permitted and meet the development standards outlined in UDC Section 35-514.

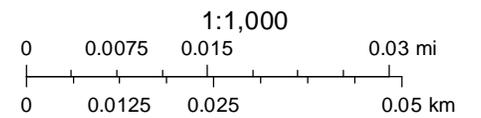
2. Staff recommends approval of item 2, installation of a privacy fence in the east side yard, based on finding c with the following stipulations:
 - i. That the final construction height of the approved fencing may not exceed the maximum height of 6 feet as approved by the HDRC at any portion of the fence.
 - ii. That the fencing be permitted and meet the development standards outlined in UDC Section 35-514.
3. Staff recommends approval of item 3, column replacement, based on finding e, with the following stipulations:
 - i. That the proposed columns be six (6) inches square, feature capital and base trim, and be painted.
4. Staff recommends approval of item #4, landscaping modifications as submitted.

City of San Antonio One Stop



September 2, 2022

 User drawn lines





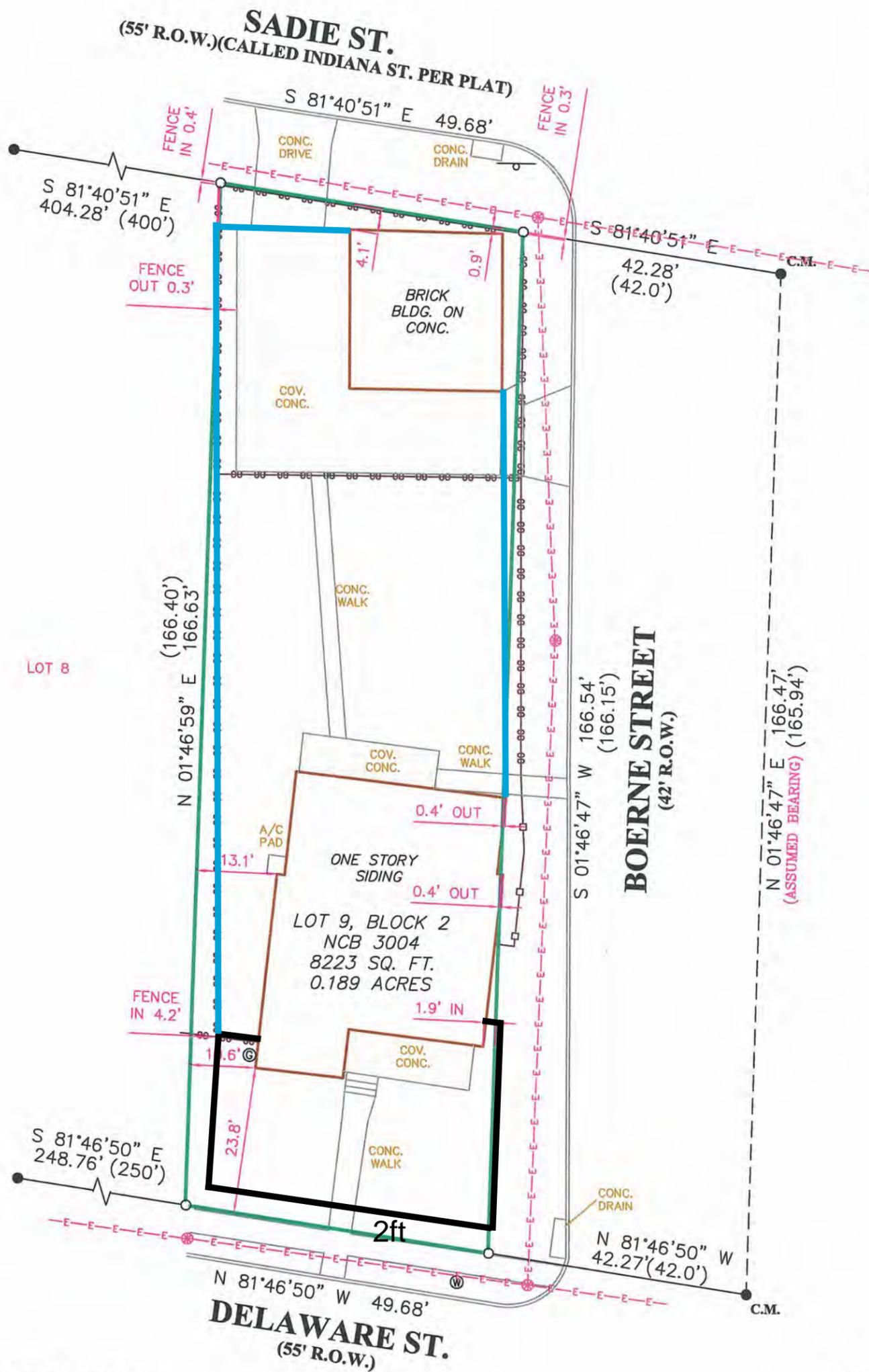
733







SCALE: 1"=20'



NOTE: AMENDED ON 04/20/2021 TO UPDATE OWNER INFORMATION.
 NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
 NOTE: BEARINGS SHOWN HEREON ARE ASSUMED AS RECORD PLAT HAD NONE.

THIS SURVEY IS
 ACKNOWLEDGED AND
 IS ACCEPTED:



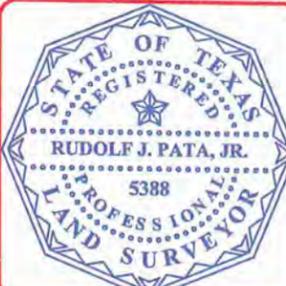
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property 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. 0415 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. Because this is a boundary survey, the surveyor did not take any actions 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 <https://www.fema.gov/portal>

Property Address:
 233 DELAWARE ST.
Property Description:
 LOT 9, BLOCK 2, NEW CITY BLOCK 3004, STAFFEL ADDITION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 105, PAGE 95, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Owner:
 DIANA GARCIA-GARCIA, RACHEL R. ROHRER, LORETTA O. GALLEGOS AND M. ANNETTE YENDES, EQUALLY

I, RUDOLF J. PATA, JR., 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.

RUDOLF J. PATA, JR.
 Registered Professional Land Surveyor
 Texas Registration No. 5388



FIRM REGISTRATION NO. 10111700

Westar Alamo
 LAND SURVEYORS, LLC.
 P.O. BOX 1645 BOERNE, TEXAS 78006
 PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
 - = FND 1/2" IRON ROD
 - = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - R.D. = RECORD DIGNITY MONUMENT
 - ⊙ = ELECTRIC METER
 - ⊙ = GAS METER
 - ⊙ = WATER METER
 - ⊙ = CHAIN LINK FENCE
 - ⊙ = OVERHEAD ELECTRIC
 - ⊙ = POWER POLE
 - ⊙ = METAL FENCE
 - ⊙ = SIGN
 - ⊙ = SET 1/2" IRON ROD CAPPED "WALS"

DWN BY: JW RVB: RJP

G.F. NO. SAT-03-4000032100178C

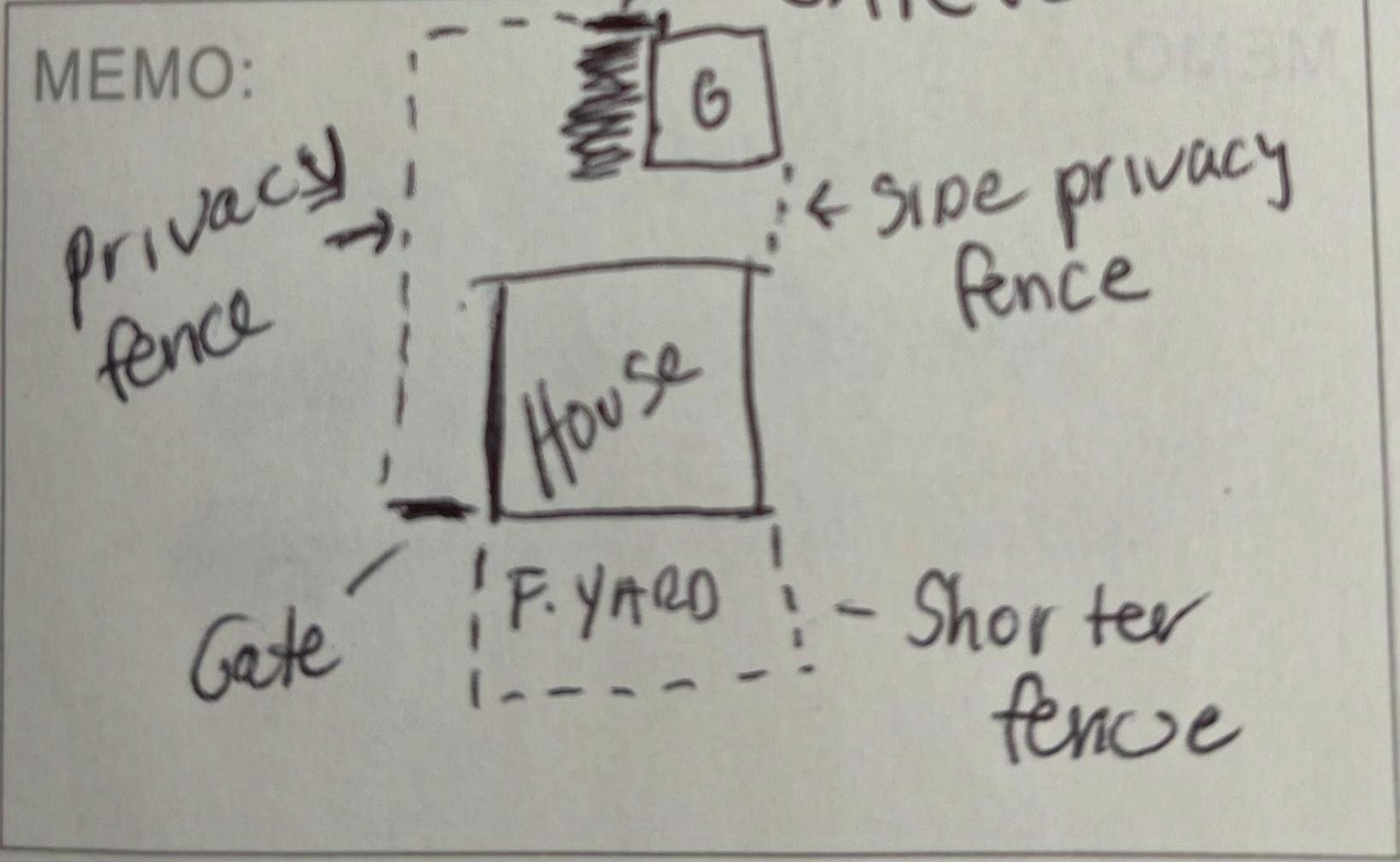
JOB NO. 105713

TITLE COMPANY: ALAMO TITLE CO.

DATE: 04-08-2021

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GATE FOR CARS

















August 29, 2022 at 3:41 PM

233 Delaware St

San Antonio TX 78210

United States



August 29, 2022 at 3:41 PM
100-198 Boerne St
San Antonio TX 78210
United States



August 29, 2022 at 3:40 PM
101-199 Boerne St
San Antonio TX 78210
United States



August 29, 2022 at 3:40 PM
303 Delaware St
San Antonio TX 78210
United States



August 29, 2022 at 3:40 PM
307 Delaware St
San Antonio TX 78210
United States



August 29, 2022 at 3:40 PM
233 Delaware St
San Antonio TX 78210
United States

