HISTORIC AND DESIGN REVIEW COMMISSION
December 07, 2022

HDRC CASE NO:	**2022-566**
ADDRESS:	126 BARRERA
LEGAL DESCRIPTION:	NCB 716 BLK 13 LOT 6 EXC W 4.65 FT
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Alyssa Danna/French and Michigan
OWNER:	Belinda Molina/MOLINA BELINDA V
TYPE OF WORK:	Landscaping modifications
APPLICATION RECEIVED:	November 08, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:
1. Install a brick front walkway.
2. Complete landscaping modifications.

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.

FINDINGS:

a. The primary structure at 126 Barrera was constructed circa 1895 and first appears on the 1904 Sanborn map. The structure is rectangular in plan and features a side gable standing seam metal roof, a full-width front porch with square columns, wood cladding, and one-over-one windows. The primary structure features a 2-story rear addition. The property is contributing to the Lavaca Historic District.
b. FRONT WALKWAY MODIFICATIONS – The applicant has proposed to install a 5-foot-wide brick front walkway to align with the front porch steps. The property most recently did not feature a front walkway. Guideline 5.A.ii for Site Elements states that walkways that are deteriorated beyond repair should be replaced to match the existing walkway color and material. Additionally, the historic alignment, configuration, and width of walkways should be followed. The adjacent properties on Barrera, Matagorda, and Camargo feature fully

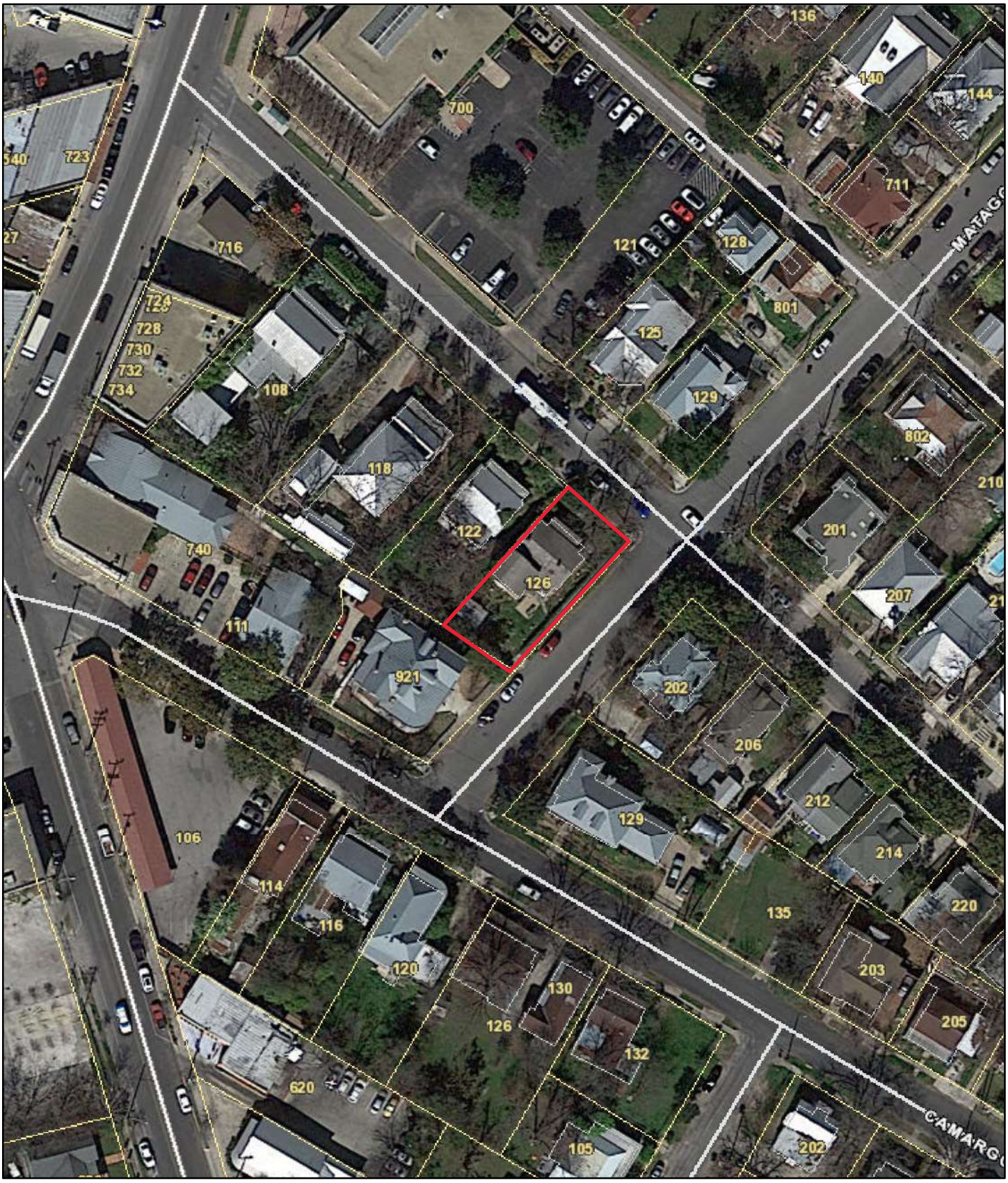
concrete front walkways and walkways constructed of concrete pavers. Front walkways in the Lavaca Historic District have been added over time and treated in different ways, with some yards still lacking them completely. Staff finds the proposal appropriate as there is not a clear historic development pattern for concrete walkways that dates to the period of construction.

c. LANDSCAPING MODIFICATIONS – The applicant has proposed comprehensive landscaping modifications, including the installation of a 3-foot-wide brick and crushed limestone path from the front walkway to a 6-foot-in-diameter circular brick pad and a 4-foot-wide path and dripline with 1-inch crushed limestone fill and limestone block stepping stones. Guideline 3.A.ii for Site Elements states that traditional lawn areas should not be fully removed and replaced with impervious hardscape. Guideline 3.A.iii for Site Elements states that native and xeric plants should be selected that thrive in local conditions and reduce water usage. Additionally, Guideline 3.B.ii for Site Elements states that pervious landscapes should be limited to areas that are not highly visible and should not be used as a wholesale replacement for plantings. The applicant has proposed a landscaping plan that exceeds 50% of green space and the proposed pervious surfaces are within heavily planted areas of the front and side yards. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of items 1 and 2 based on findings a through c.

City of San Antonio One Stop



December 1, 2022

User drawn lines

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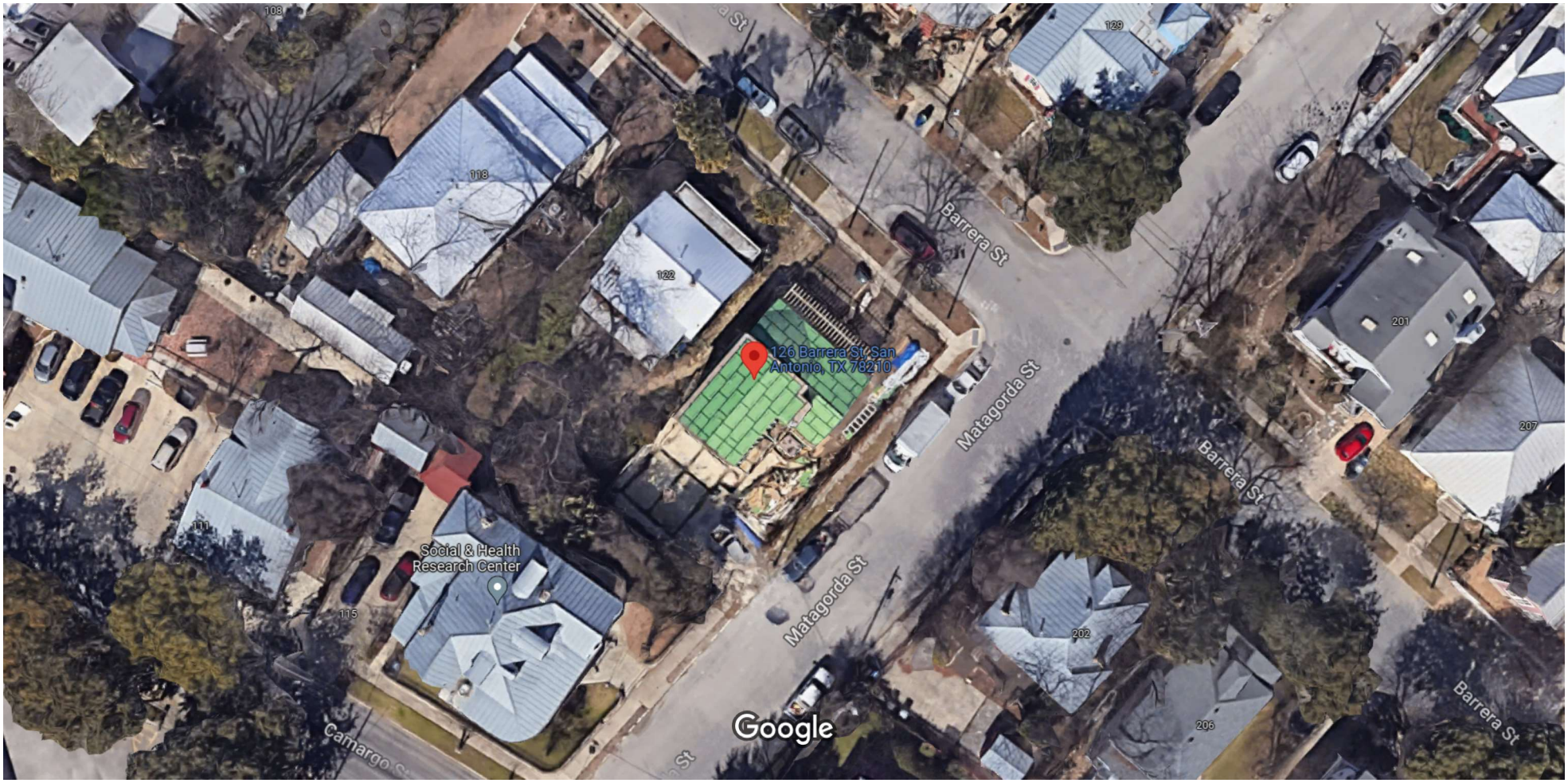
Google Maps 126 Barrera St



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Google Maps 126 Barrera St

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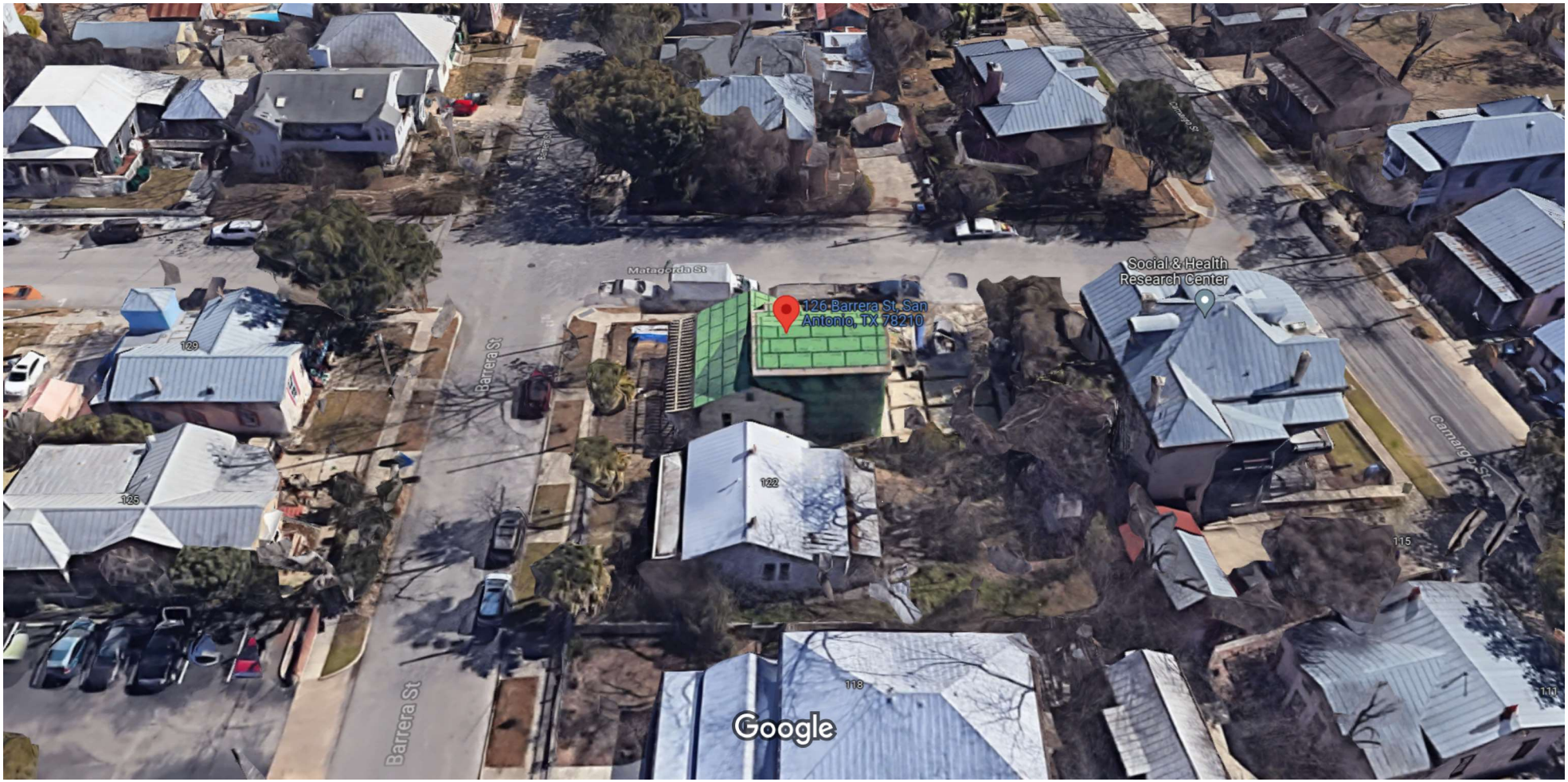
Google Maps 126 Barrera St



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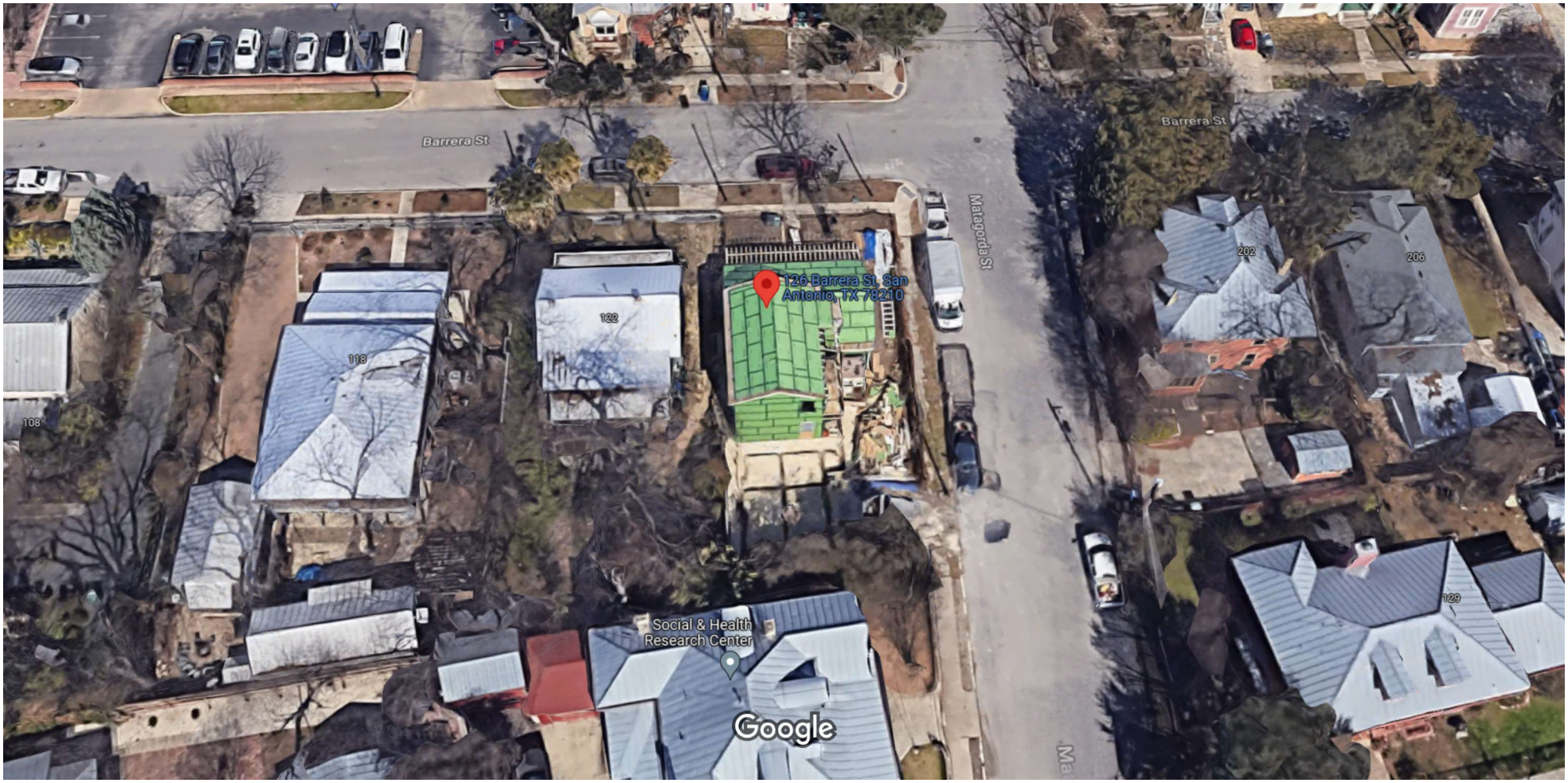

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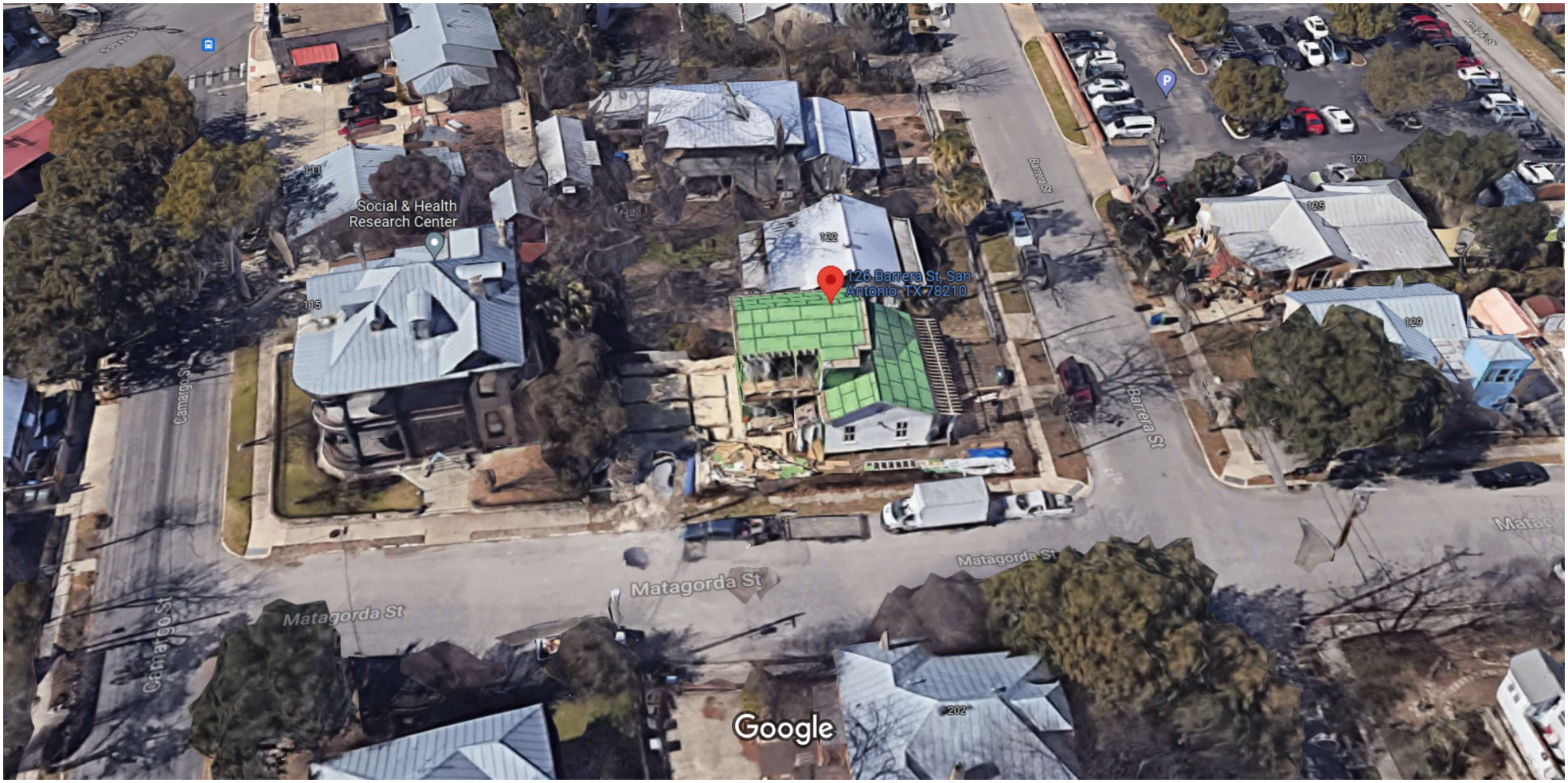

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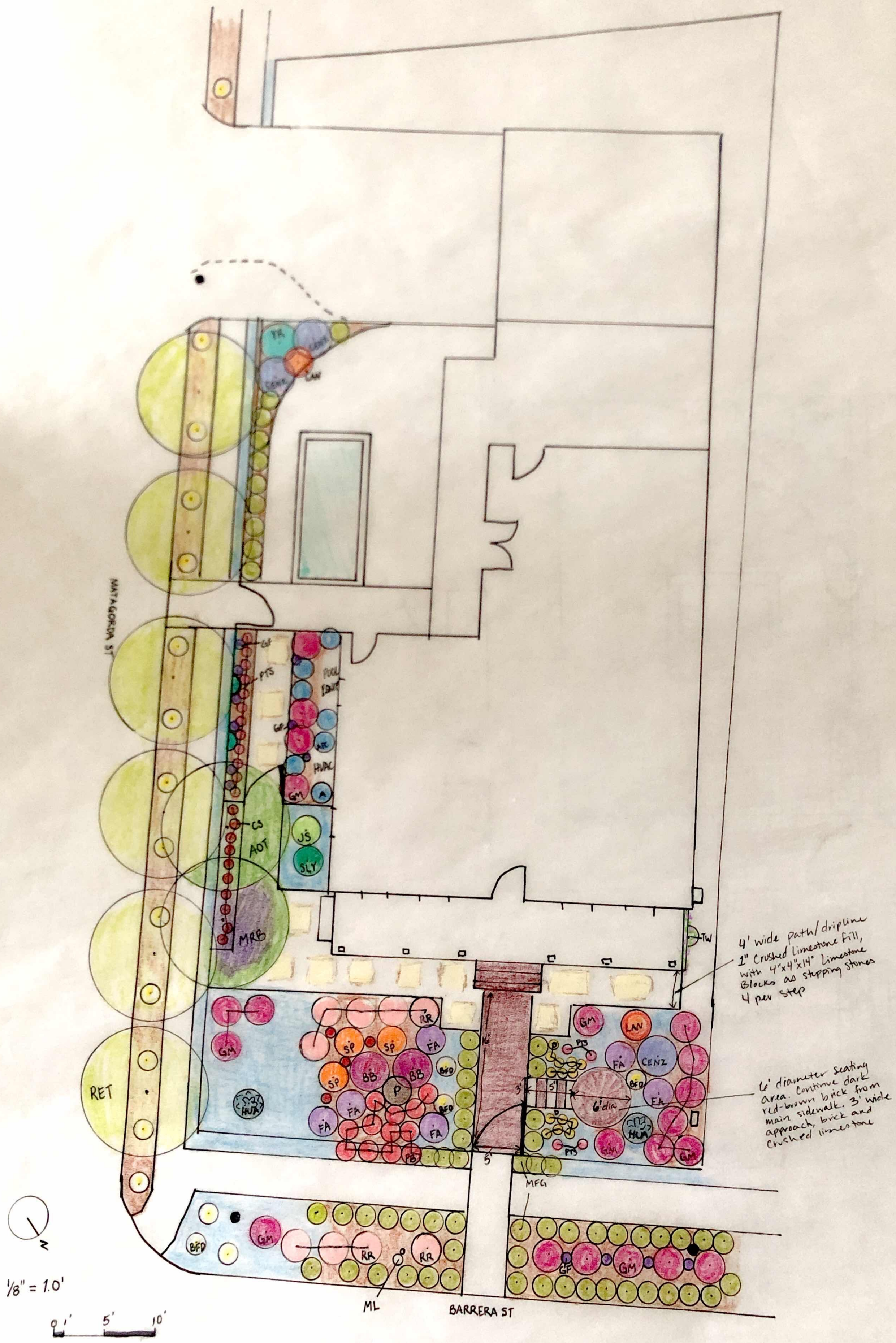
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ML
4' wide path/dripline 1" Crushed limestone fill, with 4"x4"x14" Limestone Blocks as stepping stones 4 per step
6' diameter seating area. Continue dark red-brown brick from main sidewalk. 3' wide approach, brick and crushed limestone
6' dia
3'
5'
6'
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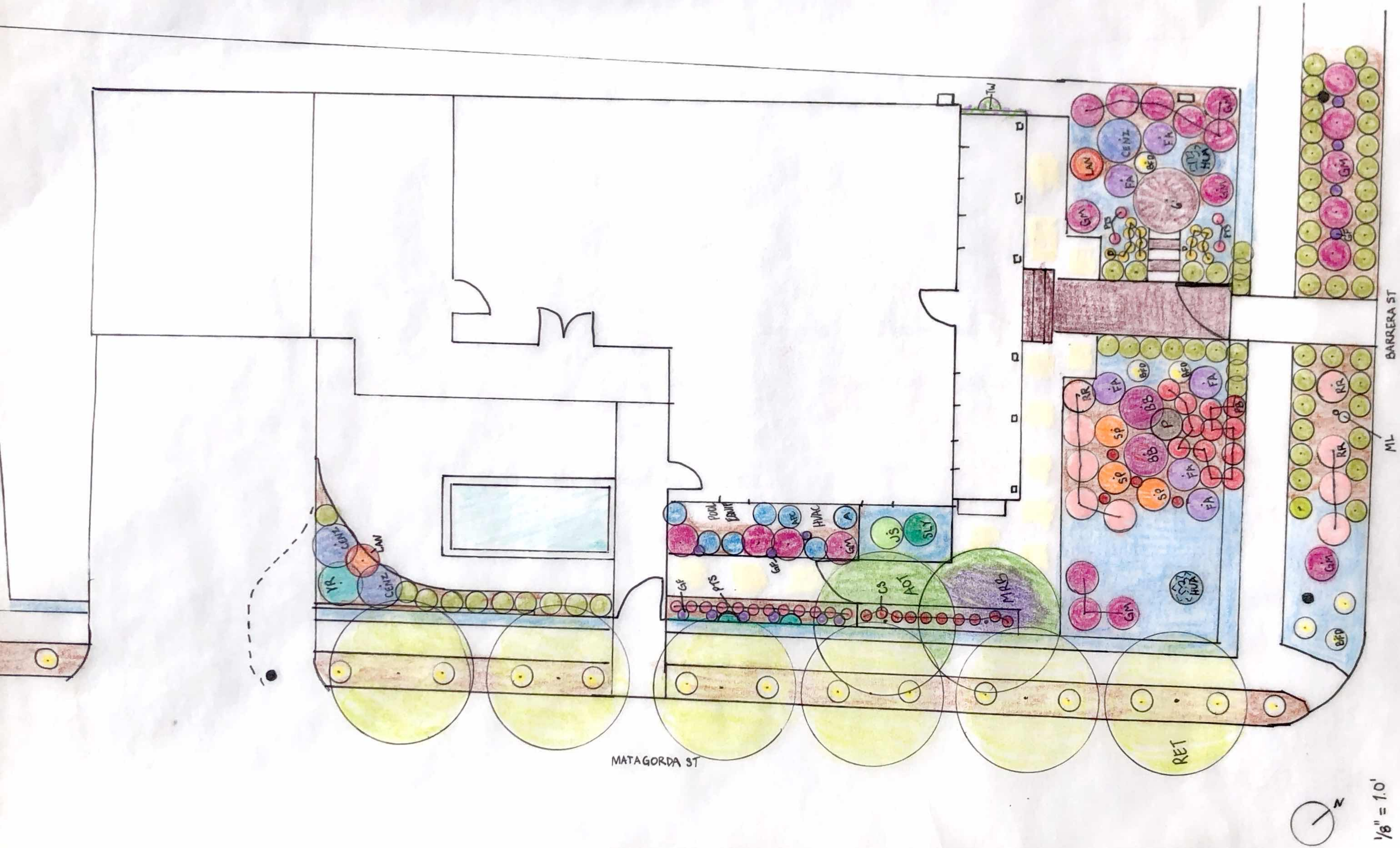
0 1' 5' 10'


BARRERA ST
MATAGORDA ST
1/8" = 1.0'
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Mike O'Leary
SWMD
CITY OF SAN ANTONIO
SOLID WASTE
MANAGEMENT

alyssa danna
for: 126 barrera
san antonio, texas 78210

project title: 126 barrera
project description: landscape
client: steve yndo and belinda molina

landscaping

image	location	botanical names and description	bloom color + time	code	qt.	install pot size	Planting Phase	retail price	plant time
TREES									
	full sun	**Pecan** *Juglandaceae Carya illinoinensis* deciduous self pruning, long lived, edible nuts minimum temp -20 F 100' ht 60' w, 10' dia trunk native	yellow catkins april-june nuts nov-dec	PEC	1	Existing	Existing		
	full sun	**Texas Mountain Laurel** *Sophora segundiflora* evergreen small multi stemmed minimum temp 0 F 20' ht 10' spacing native	purple, fragrant red seeds in a fuzzy pod feb-march	ML	1	Existing	Existing		
	full sun, part shade	**Merlot Redbud** *Cercis canadensis 'merlot'* deciduous tidy, heart shaped purple leaves minimum temp 0 F 12-15' ht 15' spacing native, hybrid	pink march-april	MRB	1	15gal	Phase 2 Fall		Sept-Dec
	full sun	**Anacacho Orchid Tree** *Bauhinia luniarioides* deciduous multi-stemmed, hoof-shaped leaves minimum temp 10 F 12' ht 10' spacing native	white March-May	AOT	1	15gal	Phase 2 Fall		Sept-Dec

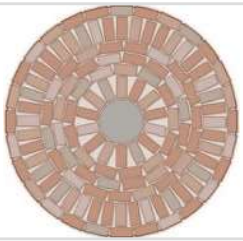
	full sun, part shade	**Retama/Palo Verde** *Parkinsonia acculeata* deciduous green, spiny, graceful stems minimum temp 10 F 12-20' ht 12-20' spacing native	yellow april-oct bean pods june-sept	RET	6	30gal	Phase 2 Fall		Sept-Dec
SHRUBS									
	full sun	**Cenzio, Texas Sage** *Leucophyllum langmaniae 'Lynn's'* evergreen soft silvery foliage, shape, drought minimum temp -5 F 6-8' ht 6-8' spacing native	purple may-august	CENZ	3	5gal	Phase 1 Spring		Sept-Nov
	part sun, shade	**American Beautyberry** *Callicarpa americana* deciduous fast growth, drought tolerant, woody minimum temp -20 F 4-6' ht 6' spacing native	pink, white june-august purple berry clusters sept-nov	AB	2	1gal	Phase 2 Fall		Mar-April Sept-Nov
	part sun, shade	**Shrimp Plant** *Justicia brandegeeana* semi evergreen trim winter, drought tolerant minimum temp 0 F 3-5' ht 4' spacing native	yellow, red april-nov	SP	3	1gal	Phase 1 Spring		Mar-April Sept-Nov
XEROPHYTES									
	full sun	**Huachuca Agave** *Agave parryi var. huachuaensis* evergreen recurved spines on margins, terminal minimum temp 0 F 2' ht 3' spacing native	yellow-green 15' tall spike monocarpic 10yrs+ to bloom july-august	HUA	2	3gal	Phase 2 Fall		Mar-April Sept-Nov

	full sun, part shade	**Soft Leaf Yucca** *Yucca recurvifolia* evergreen blue green flat leaves minimum temp -5 F 6' ht 6' spacing native	white, tall spires March-May	SLY	1	5gal	Phase 1 Spring		Mar-April Sept-Nov
	full sun	**Big Bend Yucca** *Yucca rostrata* evergreen bluish, pointed tips, skirted trunk minimum temp -10 F 5-15' ht 4-6' spacing native	white 5' tall spike may-june	YR	1	2' tree	Phase 2 Fall		Mar-April Sept-Nov
GRASSES + PERENNIALS									
	sun, part sun	**Mexican Feather Grass** *Nassella tenuissima* evergreen clumping soft grass, golden in winter minimum temp 0 F 1-2' ht 2' spacing native	yellow sept-oct	MFG	62	1gal	Phase 1 Spring		Mar-April Sept-Nov
	full sun-light shade	**Gulf Muhly Grass** *Muhlenbergia capillaris* deciduous clumping, feathery, winter dormant minimum temp -10 F 3-4" ht 3-4' spacing native	purple plumes oct-dec	GM	21	1gal	Phase 1 Spring		Mar-April Sept-Nov
	sun	**Artemisia 'Powis Castle'** *Artemisia 'Powis Castle'* evergreen feathery soft, fragrant, trim midspring minimum temp 0 F 2-3' ht 6' spacing native		APC	7	1gal	Phase 1 Spring		Mar-April Sept-Nov

	full sun, light shade	**Texas Lantana** *Lantana urticoides* deciduous only native lantana, trim back winter minimum temp 0 F 2-6’ ht 5’ spacing native	yellow, red april-oct	LAN	2	1gal	Phase 1 Spring		Mar-April Sept-Nov
	full sun	**Jerusalem Sage** *Phlomis fruticosa* evergreen multi tiered, soft grey leaves minimum temp 0 F 2-3’ ht 3-4’ spacing native	yellow april-oct	JS	1	1gal	Phase 1 Spring		Mar-April Sept-Nov
	full sun, light shade	**Gayfeather** *Liatris mucronata* deciduous butterflies, low water, corms minimum temp 0 F, returns spring 3’ ht 2’ spacing native	purple august-dec	GF	20	corm	Phase 1 Spring	1pkt $3.29	Mar-April
	full sun- light shade	**Rock Rose** *Pavonia lasiopetala* semi evergreen only native lantana, fragrant leaves minimum temp 10 F 2-4’ ht 4’ spacing native	pink april-oct	RR	9	1gal	Phase 1 Spring		Mar-April
	full sun, light shade	**Cedar Sage** *Salvia roemeriana* deciduous reseeds, adapted to juniper mulch minimum temp 32 F 1-2’ ht 2’ spacing native	red april-oct	CS	14	1gal or seed	Phase 1 Spring		Mar-April

	part sun, shade	**Pigeonberry** *Rivina humilis* deciduous spreading colonies, low water minimum temp 0 F 1.5' ht 2' spacing native	pink with red berries, march-nov	PB	12	1gal or seed	Phase 1 Spring		Mar-April Sept-Nov
	sun, part sun	**Fall Aster** *Symphyotrichum oblongifolium* evergreen perennial, spreading, prune in june minimum temp 0 F 1' ht 3' spacing native	purple sept-nov	FA	6	1gal	Phase 1 Spring		Mar-April Sept-Nov
	full sun	**Blackfoot Daisy** *Melampodium leucanthum* evergreen pollinators, re-seeds, drought loving minimum temp -20F 6-12" ht 1.5' spacing native	white may-nov	BFD	19	1gal	Phase 1 Spring OR Phase 2 Fall with Retama		Mar-April Sept-Nov
	full sun	**Damianita** *Chrysactina mexicana* evergreen aromatic, mounding, drought tolerant minimum temp 10 F 1' ht 1.5-2' spacing native	yellow, april-august	D	13	1gal	Phase 1 Spring		Mar-April Sept-Nov
	full sun	**Pink Texas Skullcap** *Scutellaria suffrutescens* evergreen compact, drought tolerant minimum temp 0 F 8" ht 2' spacing mexico native	pink may-july	PTS	16	1gal	Phase 1 Spring		Mar-April Sept-Nov

	full sun	**Silver Pony Foot** *Dichondra argentea* semi-evergreen ground cover, soft, walkable minimum temp 5F 2” ht 5’ spacing native		SPF		4” pot	Phase 1 Spring		Mar-April Sept-Nov
VINES									
	full sun- part shade	**Texas Wisteria** *Wisteria frutescens “macrostachya”* deciduous woody vine, fragrant, heat tolerant minimum temp -10 30’ ht 3-6’ spacing native	light purple may-june	TW	1	1gal	Phase 1 Spring		Mar-April Sept-Nov
	full sun, part shade	**Coral Honeysuckle** *Lonicera sempervirens* semi evergreen twining vine, blue green leaves minimum temp -15 F 6-12’ ht 6-12’ spacing native	red orange tubes, march-may	CH	2	1gal	Phase 2 Fall		Mar-April Sept-Nov
PAVERS + ROCK									
	Path/drain	**Crushed Limestone**	front drip line, leading to side gate, to pool			1”	Existing		
	Step stones in path/drain	**White Chopped Limestone Blocks**	set 1” into crushed limestone, use 4 pieces together to create step			4”x4”x14	Lowe’s, Home Depot, or Texas Stone and Soil Outfitters (Bulverde)		

	Fill + planting areas + outside fence	**Decomposed Granite**				Regular 1/4” to dust	SiteOne-1604 stone & soil depot	$52/ cubic yard or 100sqft	
	Fill + planting areas + outside fence	**Larger Decomposed Granite**	less tracking, less washout			3/8” to dust	SiteOne-1604 stone & soil depot	$57/ cubic yard or 100sqft	
	6’ pad	**Continue same bricks as existing front side walk, laid in a circle pattern with sand fill**							
	6’ pad	**Circular kit with wedge shaped bricks for a tighter circle**							
	3’ wide path	**Pattern Option for brick and rock path to circular pad using same bricks and rock**							

		**Lueders Slabs - a type of Limestone quarried in Lueders TX**	Pool coping and walkways				JJ Stone Inc, Champion Stone, Cobra Stone		
	planting areas + outside fence	**Natural or Cedar Mulch**					SiteOne-1604 stone & soil depot or Bitter's Recycling center		
TOTAL									