

HISTORIC AND DESIGN REVIEW COMMISSION

December 21, 2022

HDRC CASE NO: 2022-593
ADDRESS: 109 W MULBERRY AVE
LEGAL DESCRIPTION: NCB 1768 BLK 3 LOT W 25 FT OF 17 & E 25 FT OF 16
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Steve Graham/HOMEUP LLC
OWNER: Mary Stopper/STOPPER MARY MARGARET
TYPE OF WORK: Front-yard fence, front-yard turf, driveway and apron, construction of a 10'x24' backyard shed, hardscaping (rear patio)
APPLICATION RECEIVED: December 02, 2022
60-DAY REVIEW: Not Applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Install a front-yard fence.
2. Add artificial turf to the front yard.
3. Add an 8'-wide concrete ribbon drive with an apron flaring from 8' at the sidewalk to 10' at the street.
4. Construct a 10'x24' backyard shed.
5. Install a 15'x35' concrete paver patio next to the proposed backyard shed.

APPLICABLE CITATIONS:

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.
- vi. *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

- i. *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.
- ii. *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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. The property at 109 W Mulberry is a single-story, single-family Folk Victorian residence with Craftsman influence built c. 1903. The house has a gable-on-hip composition shingle roof with a front-facing gable and front porch inset under a separate metal shed roof. Windows are one-over-one or four-over-four with wood sashes, and the house is clad in horizontal wood lap. The front porch has brick piers with battered wood columns, with a walkway that extends from the front porch, over the sidewalk, to the street. There is a full-height exterior chimney on the west elevation. The property contributes to the Monte Vista Historic District.
- b. **ADMINISTRATIVE APPROVAL:** On December 13, 2022, the applicant received an administrative Certificate of Appropriateness for the following scopes of work: adding gravel and plantings in the easement; adding garden beds with metal edging, mulch, and plantings along the north edge of the sidewalk; adding landscaping in front of the house with a stone border; adding a gravel path with pavers along the front of the house between the existing walkway and a proposed driveway; adding paver walkways in the backyard; adding a 15'x20' area of grass in the backyard; and adding gravel to the backyard. These scopes of work do not require review by the HDRC. The applicant was advised that per the Historic Design Guidelines policy guide for xeriscaping, the applicant should incorporate at least 50% native plantings and that gravel must be natural colored (not black) with rocks that are less than 2" in diameter.

- c. FRONT-YARD FENCE: The applicant requests approval to install a wood picket front-yard fence that is 3' tall with gates at the front walkway and on the side next to the proposed driveway. Historic Design Guidelines for Site Elements 5.B.ii states that 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. The Monte Vista neighborhood was designed with natural, open lawns; staff only noted two properties on adjacent blocks with front-yard fences—one was a low stone wall topped in a metal fence, and the other was a solely a metal fence. Staff finds the request does not conform to guidelines.
- d. ARTIFICIAL TURF: The applicant requests to add artificial turf to the front yard. Historic Design Guidelines for Site Elements 3.A.ii says to 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. Staff finds the request does not conform to guidelines.
- e. DRIVEWAY: The applicant requests approval to add an 8'-wide concrete ribbon drive with an apron flaring from 8' at the sidewalk to 10' at the street. Historic Design Guidelines for Site Elements 5.B.i says to incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site, and that historic driveways are typically no wider than 10 feet. Guideline 5.B.ii says avoid introducing new curb cuts where not historically found. Though the property did not historically feature a driveway, staff finds the 8'-wide ribbon driveway with apron that tapers to 10' generally appropriate.
- f. NEW CONSTRUCTION (SHED): The applicant requests approval to construct a 10'x24' backyard shed. The proposed sheet-metal roof will slope from 9' on the west elevation to 10' on the east elevation; the metal roof will match that . It will be clad in horizontal Hardieboard sheet siding and painted to match the house. It will feature two wood doors on the west elevation, but no other fenestration. Historic Design Guidelines for New Construction 5.A.i and ii state that new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form and should be no larger in plan than 40 percent of the principal historic structure footprint. The house is 1,158 square feet according to BCAD; the proposed shed is visually subordinate to the house and is 240 square feet, or just over 20% of the square footage of the house. Staff finds the proposed shed conforms to guidelines, but that Hardi siding should be installed as lap siding with a 4" reveal.
- g. NEW CONSTRUCCION (SHED: ROOF FORM): The applicant proposes a metal-clad shed roof that slopes from 9' up to 10'. Historic Design Guidelines for New Construction 5.A.iii says to relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. While the metal material is appropriate, staff finds that the shed roof form does not conform to guidelines.
- h. PATIO: The applicant requests approval to install a 15'x35' concrete paver patio next to the proposed backyard shed. Historic Design Guidelines for Site Elements 3.B.ii says new pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. The backyard is not visible from the right of way, and the rest of the yard will include gravel with plantings, as described in finding b. Staff finds the concrete paver patio generally appropriate.

RECOMMENDATION

Staff recommends denial of item 1, installation of a front-yard fence, based on finding c.

Staff recommends denial of item 2, addition of artificial turf to the front yard, based on finding d. A request to install plantings or traditional lawn instead of artificial turf is eligible for administrative approval and would not require review by the HDRC.

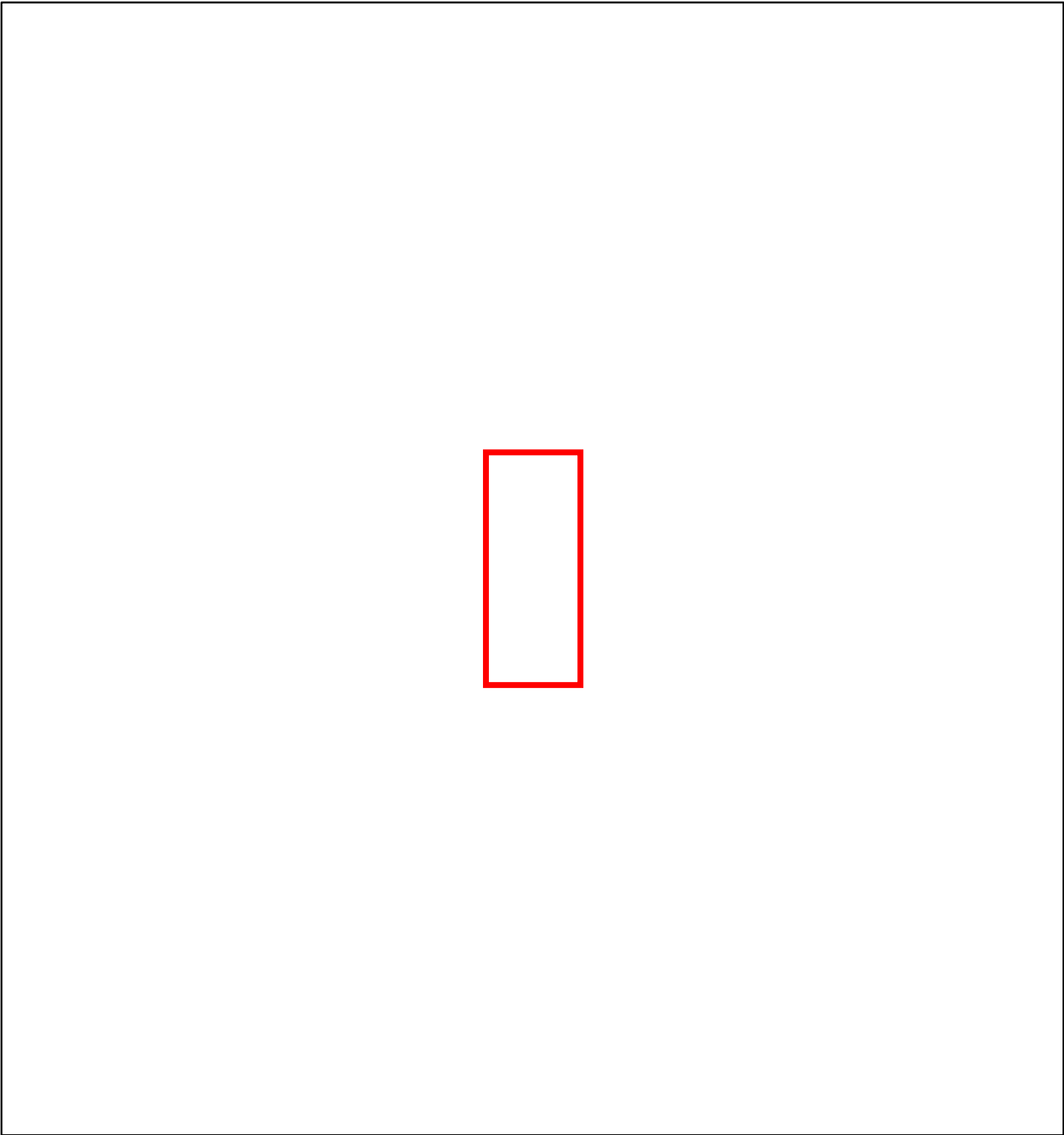
Staff recommends approval of item 3, addition of an 8'-wide concrete ribbon drive with an apron flaring from 8' at the sidewalk to 10' at the street, based on finding e.

Staff recommends approval of item 4, construction of a 10'x24' backyard shed, based on findings f and g, with the following stipulations:

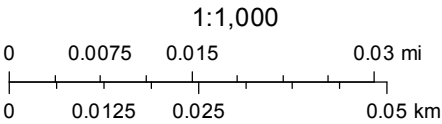
- i. That the horizontal Hardie siding be installed with a 4" reveal, smooth side out.
- ii. That the applicant proposes a hipped or gabled roof form.

Staff recommends approval of item 5, installation of a 15'x35' concrete paver patio next to the proposed backyard shed, based on finding g.

City of San Antonio One Stop



December 14, 2022



I Steve Graham, am the current resident (Mary's son), I am looking to change the landscaping, currently the entire yard is technically already Xeriscaped planter beds, as the entire front yard is currently all dirt with a few outlined planters. There is currently no Greenscape to be removed as there is none.

I will attach a detailed PDF for all of the front area items I am looking to get done for approval. (Please see attached PDF for Section Areas.)

Landscaping: (Xeriscaped planter beds, as the entire front yard is currently all dirt with a few outlined planters. There is currently no Greenscape to be removed as there is none. so this hopefully should just be approved as the entire yard is pretty bad at this point..)

Section's #1 & #2: **(*Staff Review)**

Front Empty dirt planter patches filled in with shadow rock and native drought tolerant plants and scrubs, bordered with black metal garden edging (not decided type yet will be on the list of local plants)

Sections roughly #1 (10'x16'), Section #2 (9.5'x 22')

Sections #3 & #4: **(*Staff Review)**

Small Area North side of sidewalk outlined with black metal garden edging, black mulch, Native drought tolerant shrubs.

Sections roughly #3 (4'x11'), Section #4 (4'x 22')

Sections #5: **(*Staff Review)**

Area already bordered of w/ Garden stone, area to be reshaped, filled w/ black mulch and possibly more local drought tolerant shrubs.

Sections #6: **(*Staff Review)**

Area already bordered of w/ Garden stone, filled w/ black mulch and local drought tolerant shrubs or bushes to be decided later.

Sections #7 & #8:

Area currently dirt, want to add natural looking artificial turf to avoid water waste on grass (that dies anyways) while still giving a pleasant green grass looking space, several areas of precedence in historical area, (Condos on 207 & 215 E Mulberry - have artificial turf in front currently, and home on 146 Shook) that I can tell

I would really appreciate this as it would avoid further Xeriscaping in that area and will look much nicer for the neighborhood as I will not be putting natural grass at all in the front.

Section #9

Left side of the yard, before and after the sidewalk, add the front driveway area up to the corner of the house. Shadowrock in between (2) strips of poured concrete strips or may use pavers, I would also like to cut approach into the curb, (I will pull permit and do myself I am a general contractor), Precedence for this exist on my entire street of Mulberry as we are the only house

on our side of the block to not have a front drive, and the neighbors to the left have similar design to what I propose.

(Area: before sidewalk roughly 9.5' x 10', and North of sidewalk 9.5x 34.5'

#10: Add short picket style fence around front section shown to create barrier from heavy foot traffic on our sidewalk and space for our pets in the front, (standard shorter fence, roughly 3ft no more than 4ft whatever is appropriate) (to be painted darker color to match accents on windows currently)

(Rough measurements left side 30', front side including sidewalk gate: 42', right side up to neighbor's current fence: 25') *See attached drawing and measurement drawing

(Precedence for front fence all around entire monte vista area so this should not be an issue or rejected, addresses of note with front fences:

Same Condos on 207 & 215 E Mulberry, entire front wall 136 E Mulberry, 211 W Hollywood has 3ft white picket fence, 1924 Howard St (Fence around front and corner side), these are just a few, and not to mention several more and various historical walls that border the sidewalk on front of properties creating historic precedence for front fence or barrier and will not detract from the neighborhood)

#11: Gravel Path from side drive area to existing sidewalk with pavers (***Staff Review**)

#12: (2) 18in wide ribbons x 35' long, (ribbons 8' wide from outside sections, matching apron at sidewalk)

#13 Apron after sidewalk (8' at sidewalk flaring to 10' at street)

#14, gravel about 8' out in front of porch from sidewalk to side yard (***Staff Review**)

Back Yard:

#15: Back Storage Shed: (10' x 24') (8ft from side property right line, 34ft from left property line, 21ft from rear property line slopping 9ft from right property line to left 8ft.

#16, #17, #18: Medina Gravel or natural gravel sections (area currently all dirt) (***Staff Review**)

#19: Paver Pathway from side yard to rear of yard (***Staff Review**)

#20: Paver Area in front of Shed (***Staff Review**)

#21 Paver Walkway in front of back door (***Staff Review**)

#22: New Grass Area Roughly 15' x 20' (***Staff Review**)

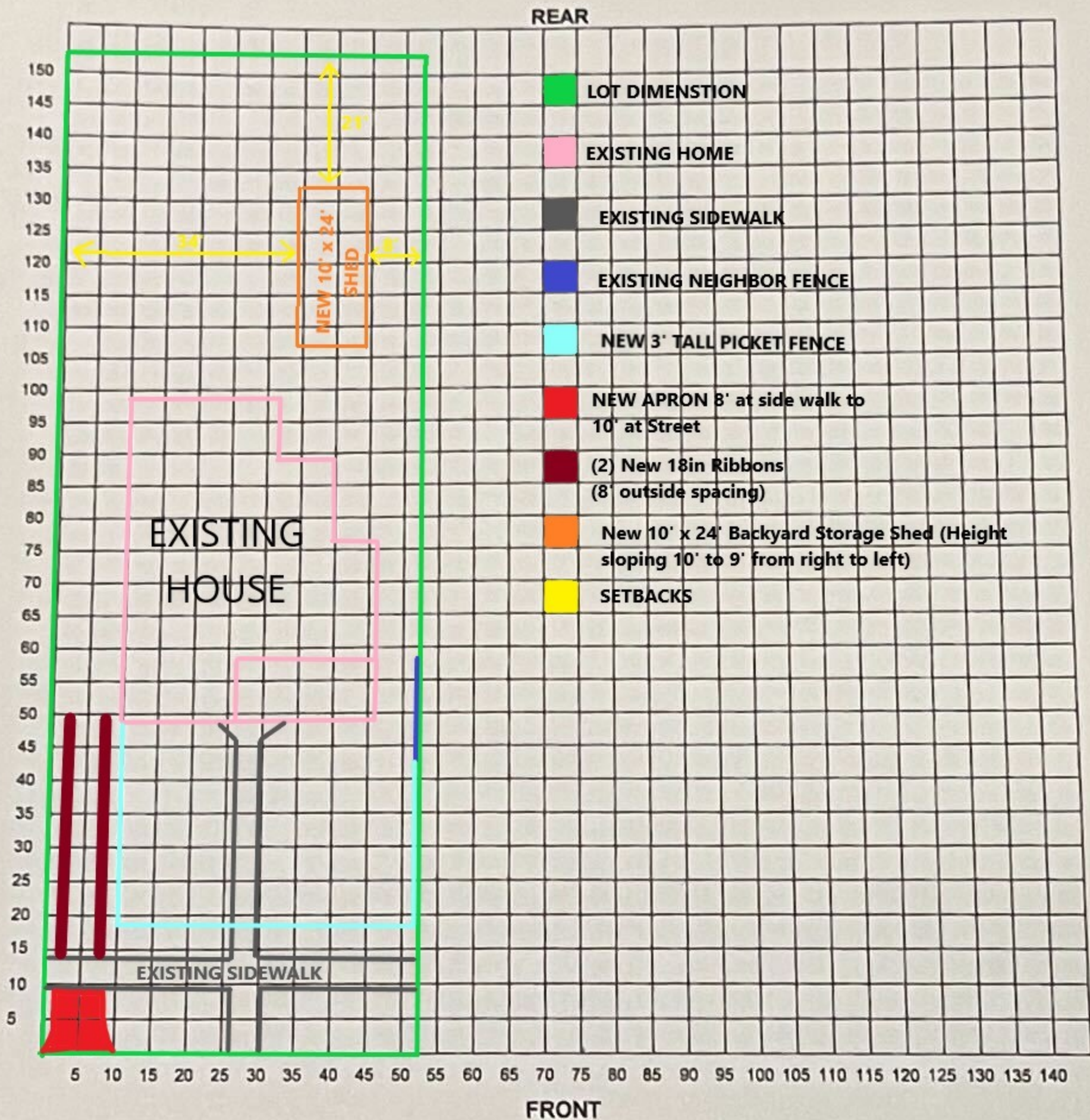
PLOT PLAN FOR BUILDING PERMITS

Address: 109 W Mulberry Ave, 78212

Lot: _____

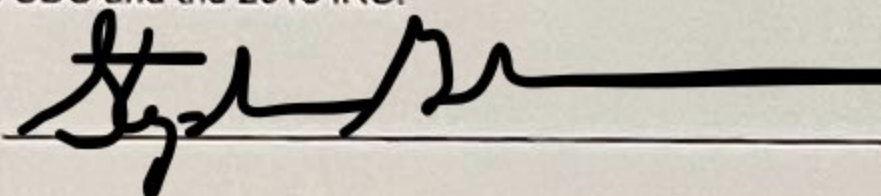
Block: _____

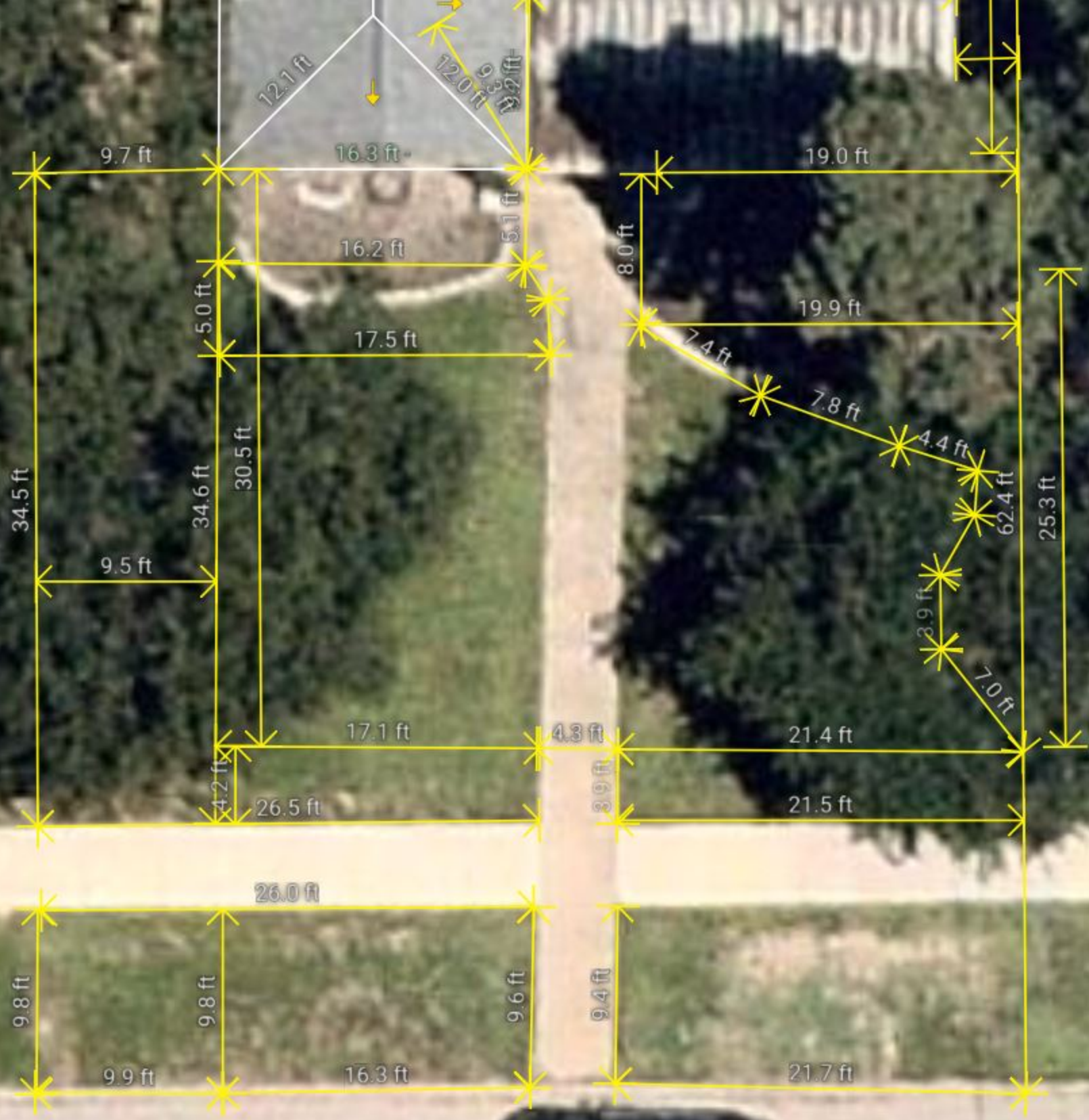
NCB: _____



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

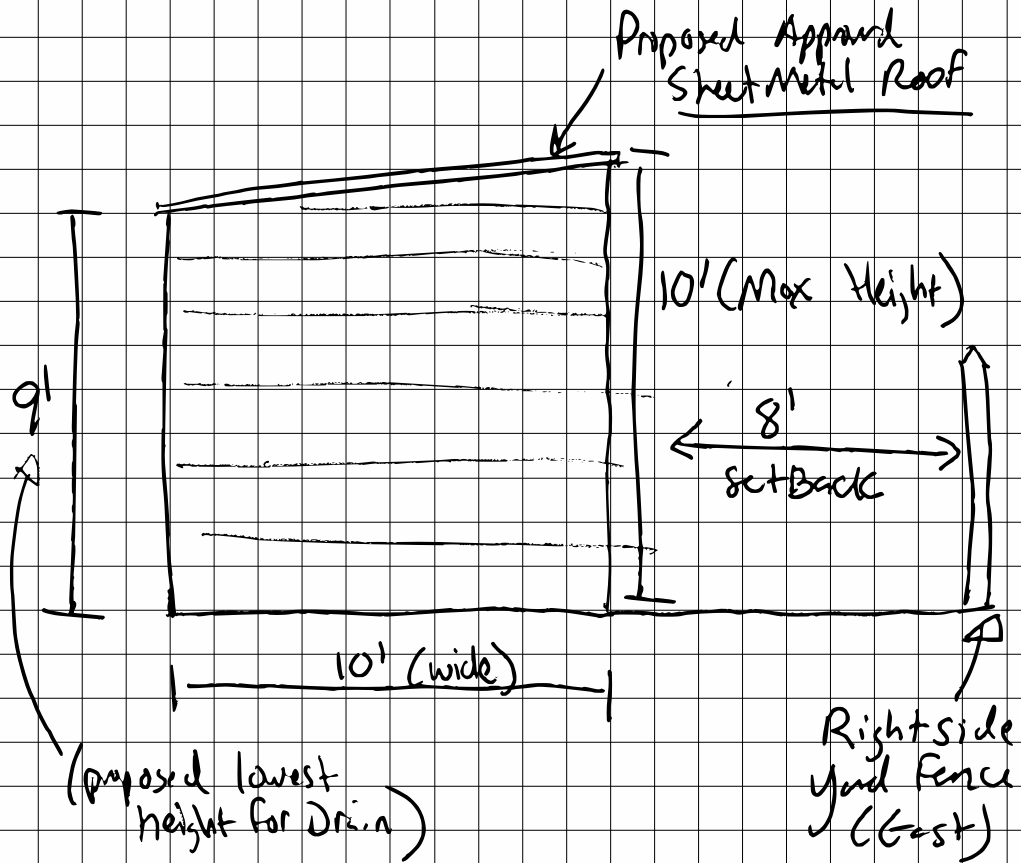
Date: 12/12/22

Signature of Applicant: 

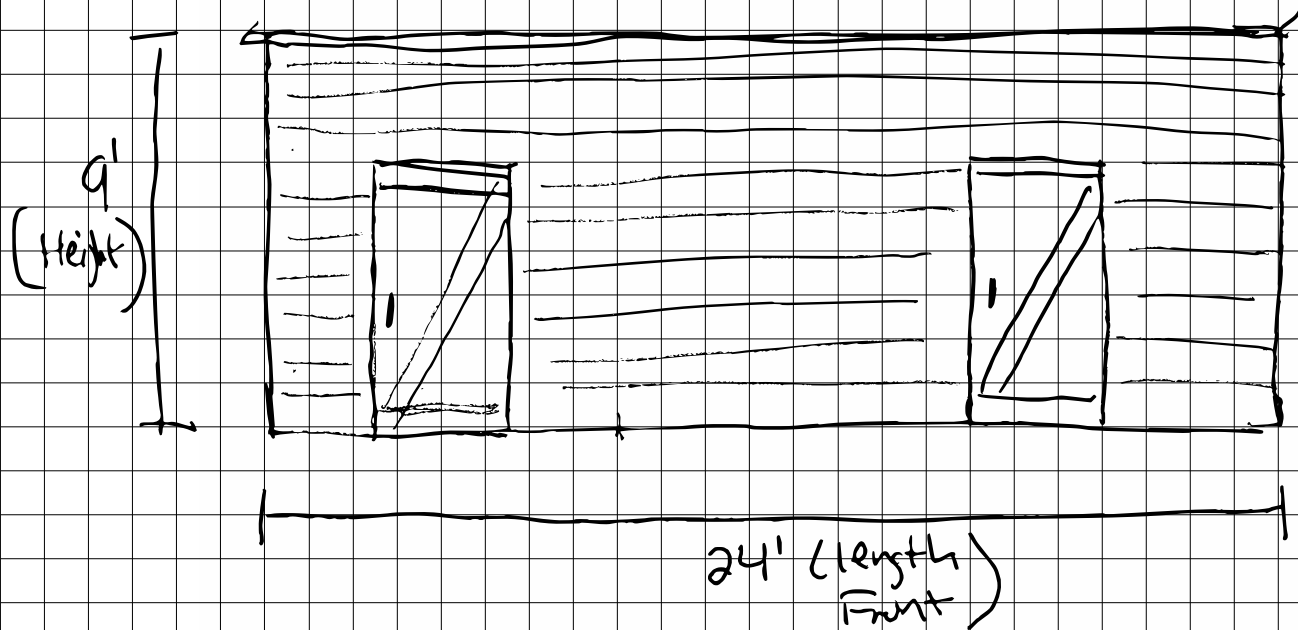


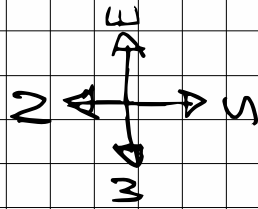
New Backyard shed $\frac{10' \times 24'}{(240 \text{ ft}^2)}$

Side View

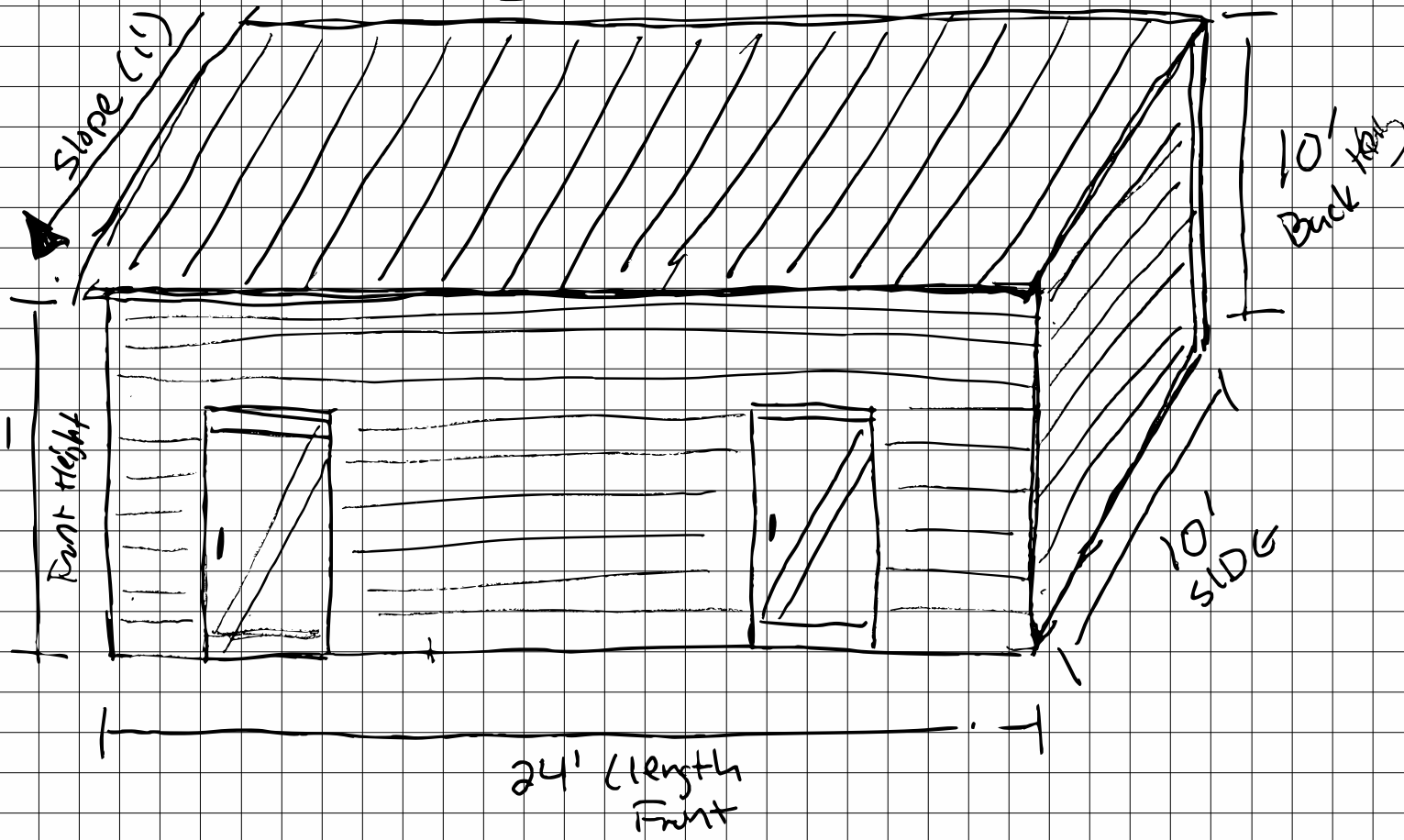


New Steel Front View 10' x 24'





New SHGD. 10' x 24'

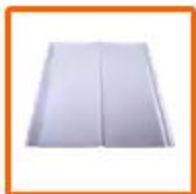






26 in. x 8 ft. Galvanized Steel 5V Crimp Roof Panel

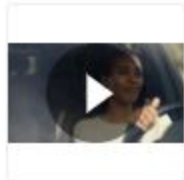
★★★★★ (78) [Questions & Answers \(19\)](#)



James Hardie

HardiePanel HZ10 5/16 in. x 48 in. x 96 in. Fiber Cement Primed Sierra 8 Vertical Panel Siding

★★★★★ (189) Questions & Answers (181)



Thickness 5/16 in.

Squares (Sq.) (1sq. = 100 sq. ft.)	Size	4ft. x 8ft.	4ft. x 9ft.	4ft. x 10ft.
	Pcs./Sq.			
1	common vinyl con- tainer	4	3	3
2		7	6	5
3		10	9	8
4		13	12	10
5		16	14	13
6		19	15	15
7		22	20	18
8		25	23	20
9		29	25	23
10		32	28	25
TRIM 4/4 2.5"X12' BATTEN	Placement	Recommended Quantity/ Panel		
	16 OC (non-Gable)	3 Batten/Panel + 1 Starter Batten		
	12 OC (non-Gable)	4 Batten/Panel + 1 Starter Batten		

Hover Image to Zoom

Best Seller

4.2k

LP SmartSide

SmartSide 38 Series Cedar Texture 8 in. OC Panel Engineered Treated Wood Siding, Application as 4 ft. x 8 ft.

★★★★★ (1038) Questions & Answers (583)



Hover Image to Zoom



















