

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

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 22, 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. Add an 8'-wide concrete ribbon drive with an apron flaring from 8' at the sidewalk to 10' at the street.
2. Install a 15'x35' concrete paver patio next to the proposed backyard shed.

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

- 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.

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.

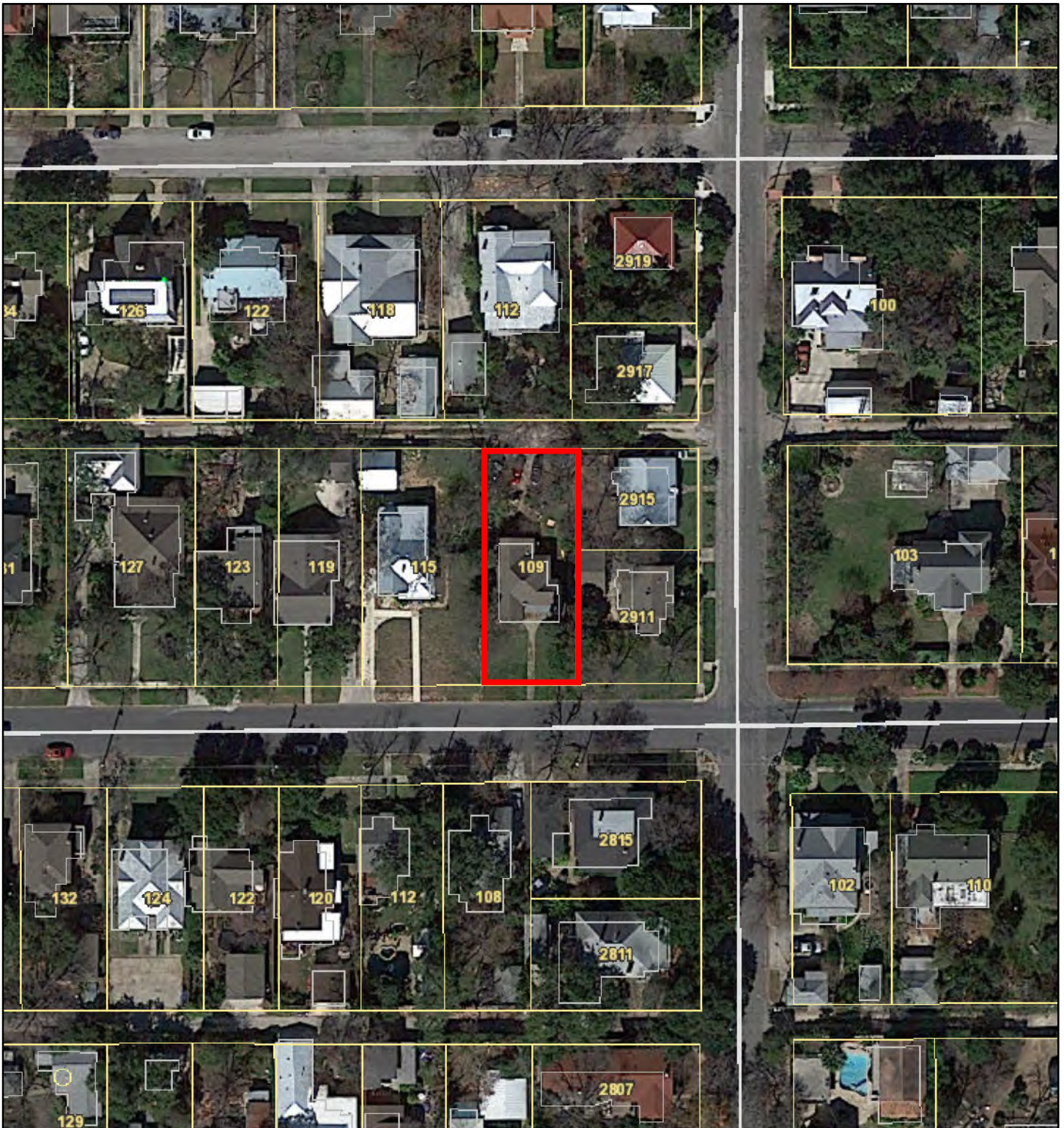
- a. DESIGN REVIEW COMMITTEE: On December 21, 2022, the HDRC referred this request to the Design Review Committee (DRC) for an on-site meeting. On January 4, 2023, the applicant met on site with the DRC. Notes are included in this case file.
- b. REVISED REQUEST: On December 21, 2022, the applicant submitted a request that included installation of a front-yard fence, installation of artificial turf in the front yard, and construction of a 10'x24' backyard shed, in addition to the scopes of work requested here. He has since withdrawn these requests.
- c. 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.
- d. 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

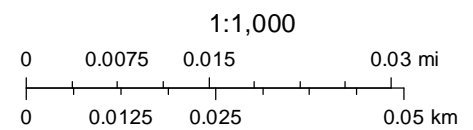
Staff recommends approval of item 1, addition of an 8'-wide concrete ribbon drive with an apron flaring from 8' at the sidewalk to 10' at the street, based on finding c.

Staff recommends approval of item 2, installation of a 15'x35' concrete paver patio next to the proposed backyard shed, based on finding d.

City of San Antonio One Stop



December 14, 2022





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 3 Jan 2023, 3 PM

HDRC Case #: 2022-593

Address: 109 W Mulberry

Meeting Location: Webex

APPLICANT: Steve Graham

DRC Members present: John Baker, Jimmy Cervantes, Roland Mazuca, Jeff Fetzer

Staff Present: Jessica Anderson

Others present: n/a

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

COMMENTS/CONCERNS:

Applicant Graham shared that he would reduce the size of the shed to 8'x20', bringing it under 200 sf and eligible for staff approval. Also shared that he would install a pitched roof.

Graham: There are two structures at 500 E Mulberry that have front yard picket fences.

Staff explained that Monte Vista was designed with front yards sans fences and is one of the few HDs that staff does not recommend front-yard fences.

Graham: Will front-yard turf ever be approved? If the front yard dies?

Staff explained xeriscaping policy document and that grass is not the only option.

Graham: I'll go with standard grass.

Fetzer: Are the backyard pavers going to be on concrete slab or sand?

Graham: Sand.

Fetzer: Staff recommends approval of the pavers. Commissioners were concerned about impervious cover, but no concern since there's no slab.

Fetzer: Suggest board and batten rather than lapped Hardie siding.

OVERALL COMMENTS:

Work with applicant toward administrative approval of front-yard grass and shed with a smaller footprint that otherwise adheres to Historic Design Guidelines.

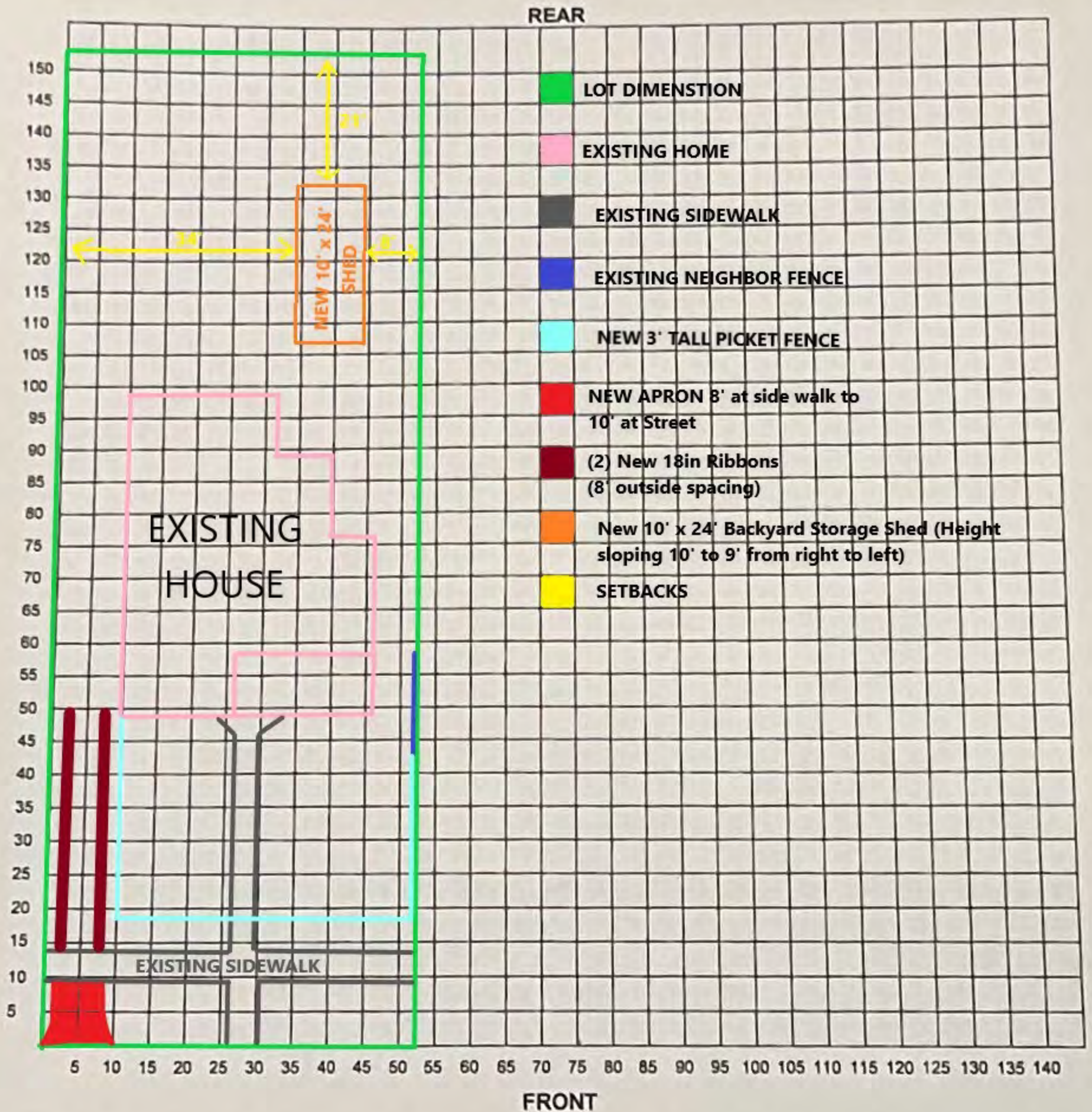
PLOT PLAN FOR BUILDING PERMITS

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: 