

HISTORIC AND DESIGN REVIEW COMMISSION

February 1, 2023

HDRC CASE NO: 2023-025
ADDRESS: 208 MISSION ST
LEGAL DESCRIPTION: NCB 933 BLK 5 LOT S 54.54 FT OF 14 & 15
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Richard R Pierson/SKY General Contracting LLC
OWNER: Russell Grabois/LUTZ ANGELA MICHELLE
TYPE OF WORK: Front yard fencing, driveway gate, landscaping
APPLICATION RECEIVED: January 13, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Bryan Morales

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a four (4) foot wood picket fence around the front yard between the house and the sidewalk, a swinging gate for the driveway and sidewalk, and to replace the front lawn with decomposed granite.

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.
- 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

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:

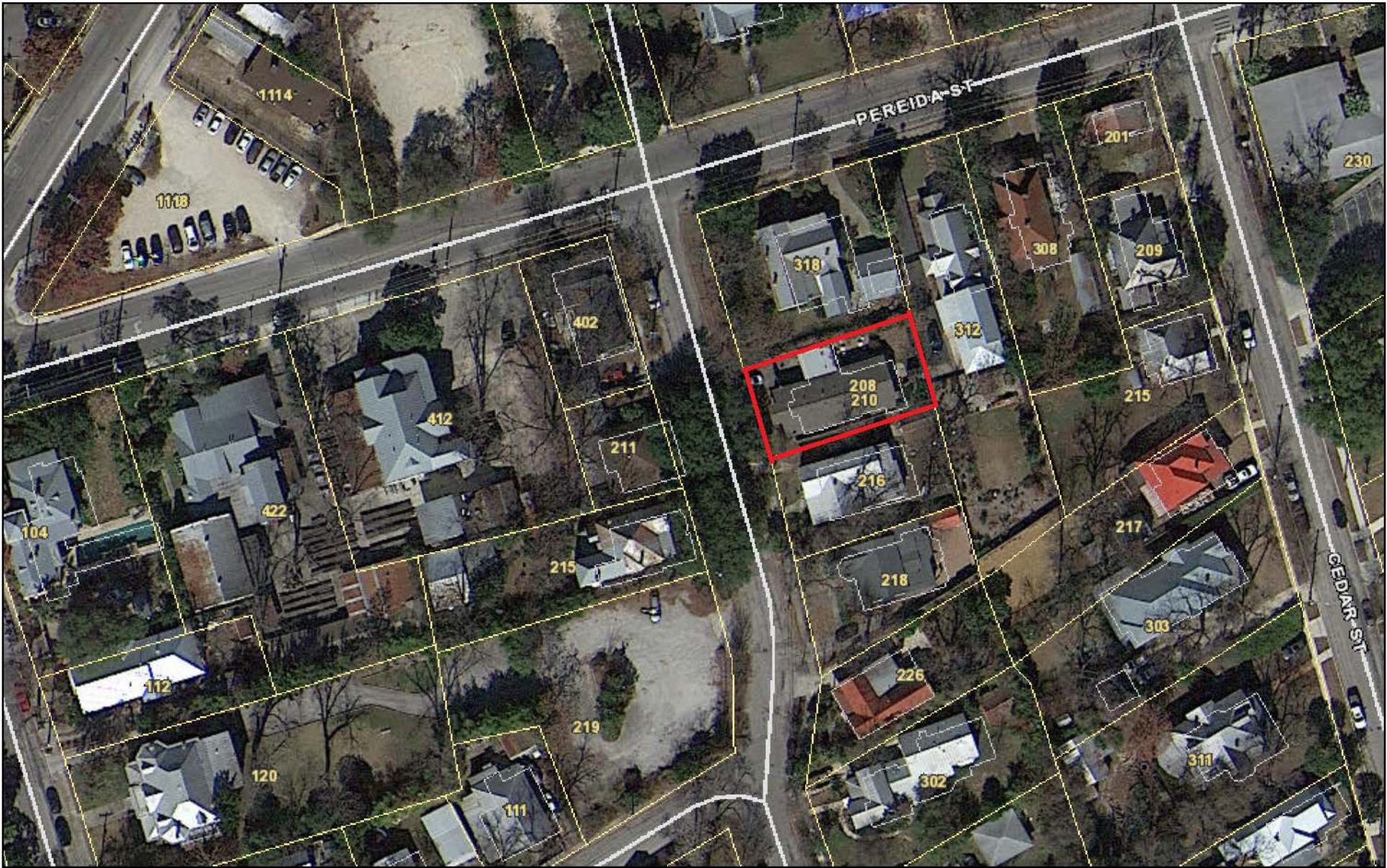
- a. The structure located at 208 Mission St is a single-story duplex Craftsman style residence built in c 1912. The property is between Pereida and Forcke street and features minimal landscaping. The house features wood waterfall siding with wood trim around the windows that are arranged in both single and ganged paired patterns. The gabled roof covers the entire house, and the front porch also features a gabled roof roughly two or three feet below the main roof. The property contributes to the King William historic district.
- b. VIOLATION: On January 5, 2023, staff received a citizen report of front yard replaced with gravel at 208 Mission. Staff conducted a site visit and posted a Stop Work Order.
- c. FENCE LOCATION: The applicant proposes to install a white wood picket fence with wood posts and rails along the north, west, and south perimeter of the front yard. Staff finds the proposed fence location generally conforms to guidelines.
- d. DRIVEWAY GATE: The applicant has proposed a swinging driveway gate of the same construction and height of the proposed front yard fencing to be located at the front of the property line. The historic design guidelines recommend that this type of gate be set back from the street, behind the front facade of the house. The proposed gate is not consistent with the guidelines.
- e. MATERIALS: The applicant proposes to install a wood picket fence with wood posts and rails. Guidelines for Site Elements 2.B.i states that new fences and walls should appear similar to those used historically within the King William Historic District and the proposed material is generally appropriate.
- f. HEIGHT: Guideline for Site Elements 2.B.iii states that the height of new fences and walls within the front yard should be limited to a maximum of four feet. The applicant has indicated that the height will not exceed this guideline.
- g. LANDSCAPING: The applicant proposes to replace the front yard with decomposed granite. Given the small size of the front yard, this condition would be appropriate. Guideline for Site Elements 3.B.iii states do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design. While the applicant prefers no plantings, he has submitted an option which shows xeric grasses planted in the parkway space between the street and the sidewalk.

RECOMMENDATION:

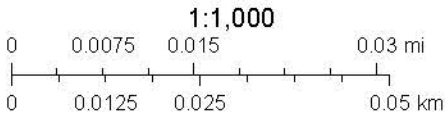
Staff recommends approval based on findings a through g with the following stipulations:

- i. That the fence not exceed four feet in height when measured at any point;
- ii. That the fence be constructed of wood based on finding e;
- iii. That the proposed driveway gate be set back behind the front façade of the house based on finding c; The existing driveway gate is at an appropriate location and can remain without any additional approvals. The proposed 4 foot fence should return to the front façade along the driveway and terminate at the front façade.
- iv. That the applicant incorporates plantings into the front yard design to provide at least 50% coverage.

City of San Antonio One Stop



January 27, 2023







Property of
City of San Antonio



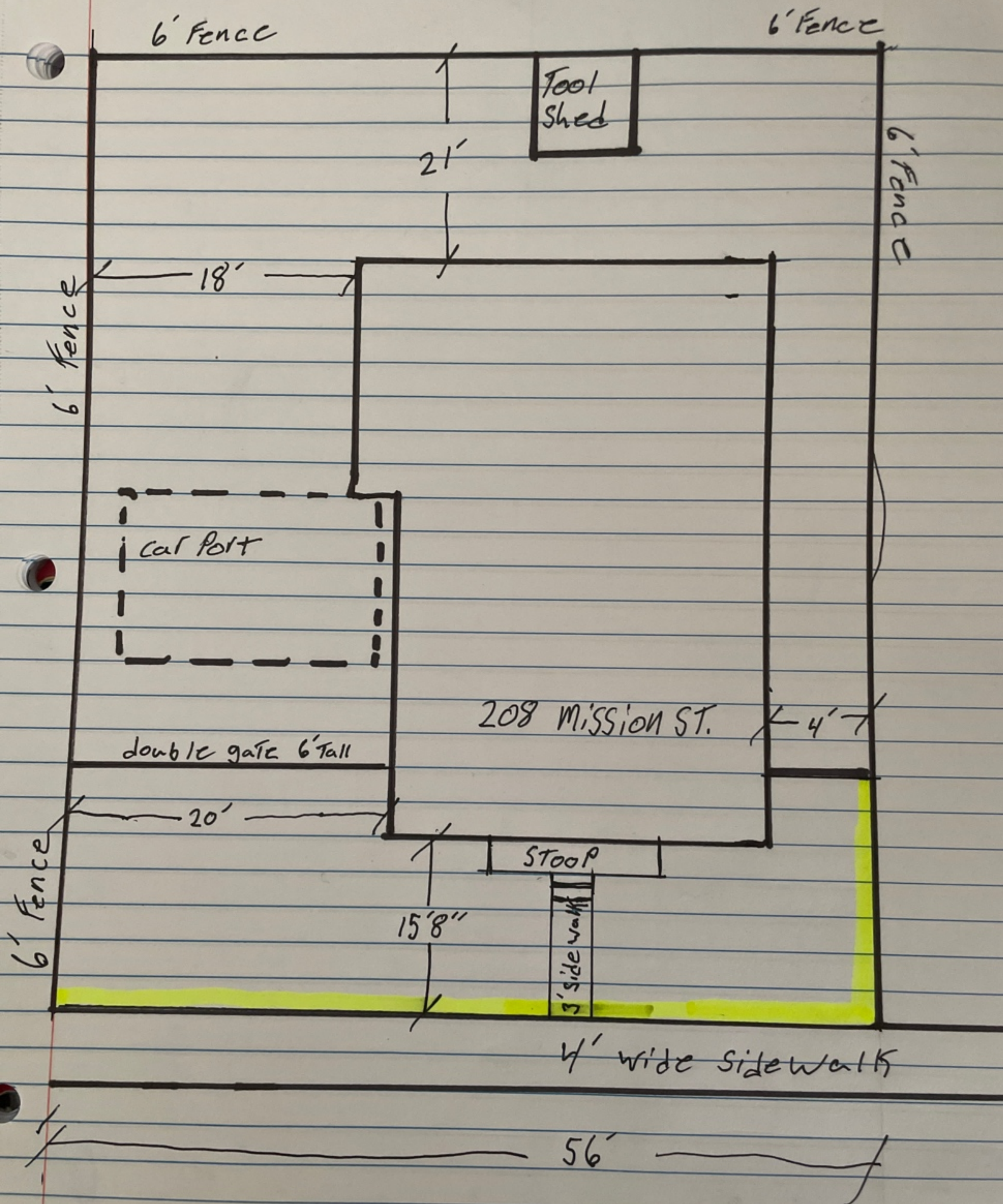














Native
Grass



269.5 sqft

Metal Raised bed
177.5 sqft

175 sqft



1 / 12

VEVOR Galvanized Raised Garden Bed, 80" x 40" x 19" Metal Planter Box, Gray Steel Plant...

★★★★★ 34 Reviews



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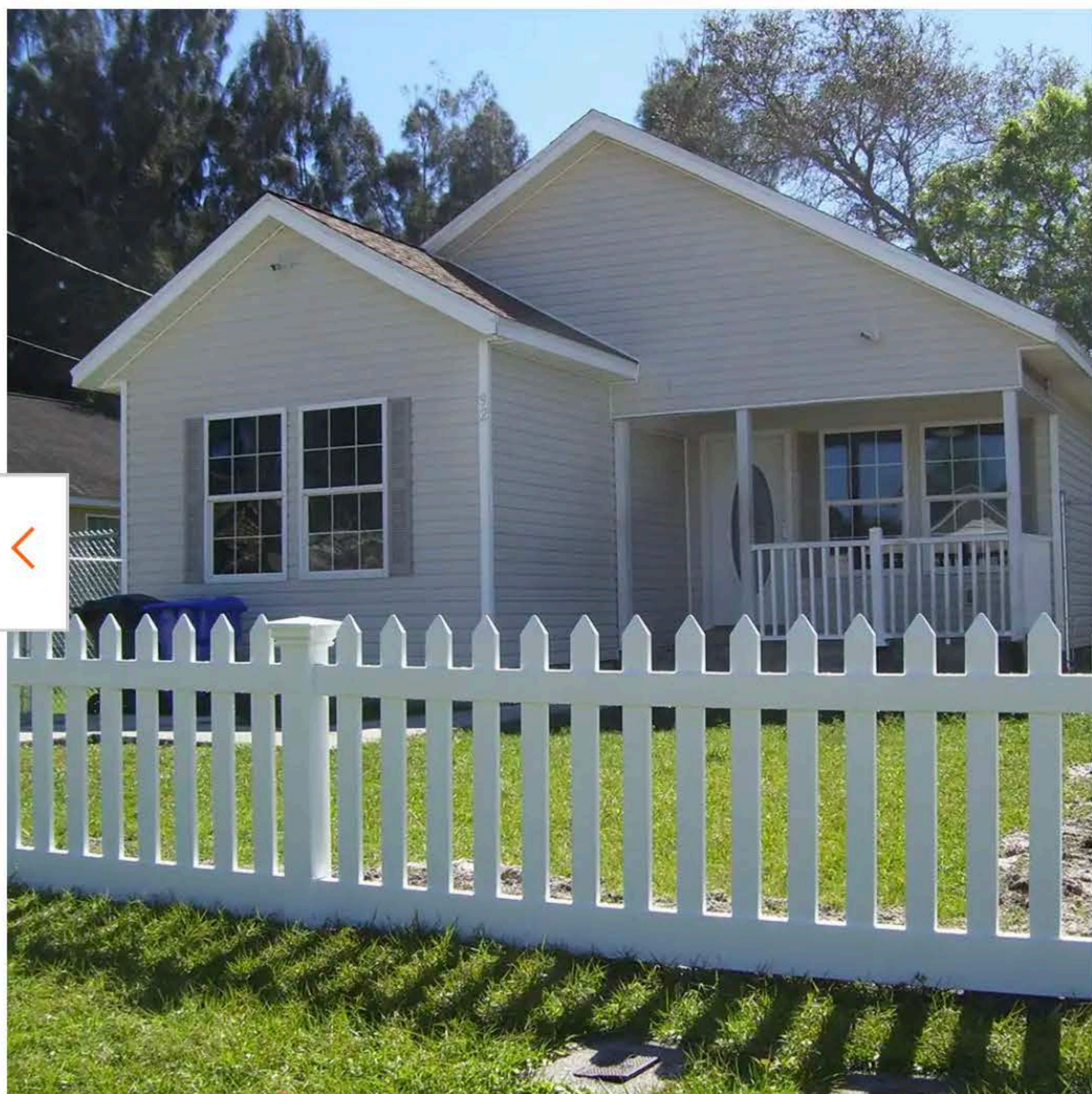


Some clumping grasses do spread by rhizomes, like my Texas bluegrass (*Poa arachnifera*), a cool season grass for part shade. A spring bloomer, it's waving its 15" silky plumes these breezy days. It handles my clay soil and very limited summer watering regimen just fine.

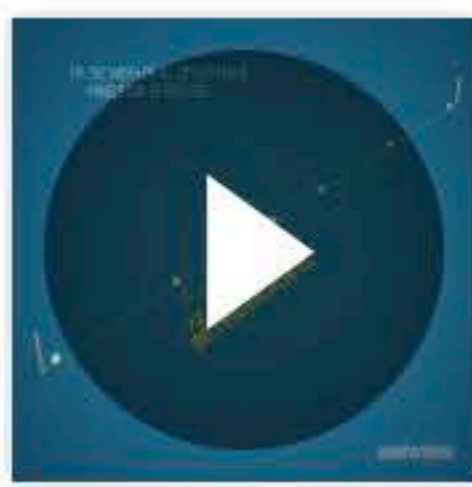
Live Oak



Back



Pinch Image to Zoom In



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Store Mode



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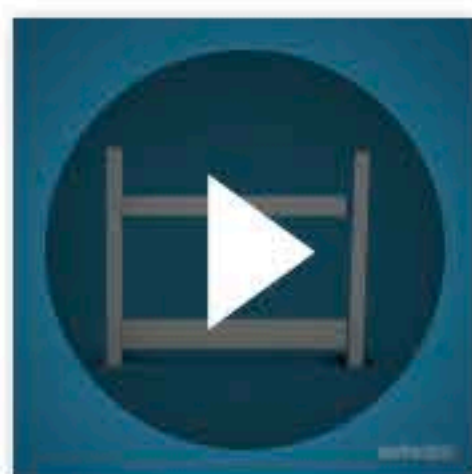
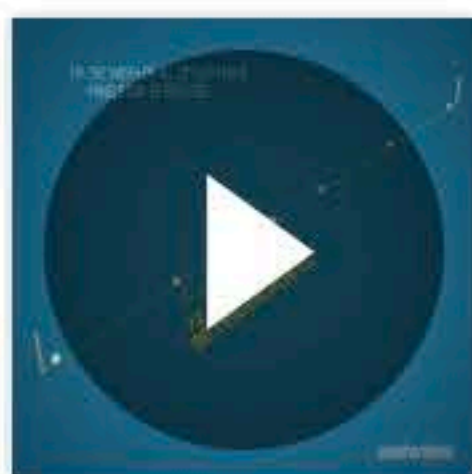
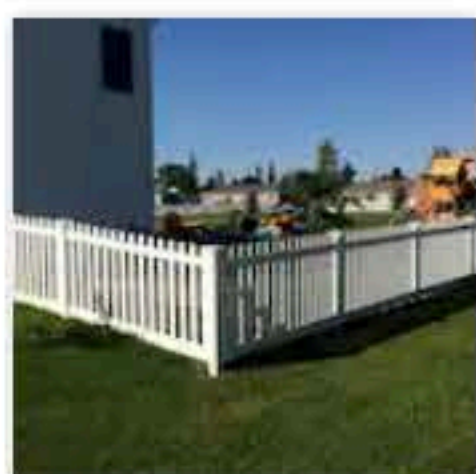
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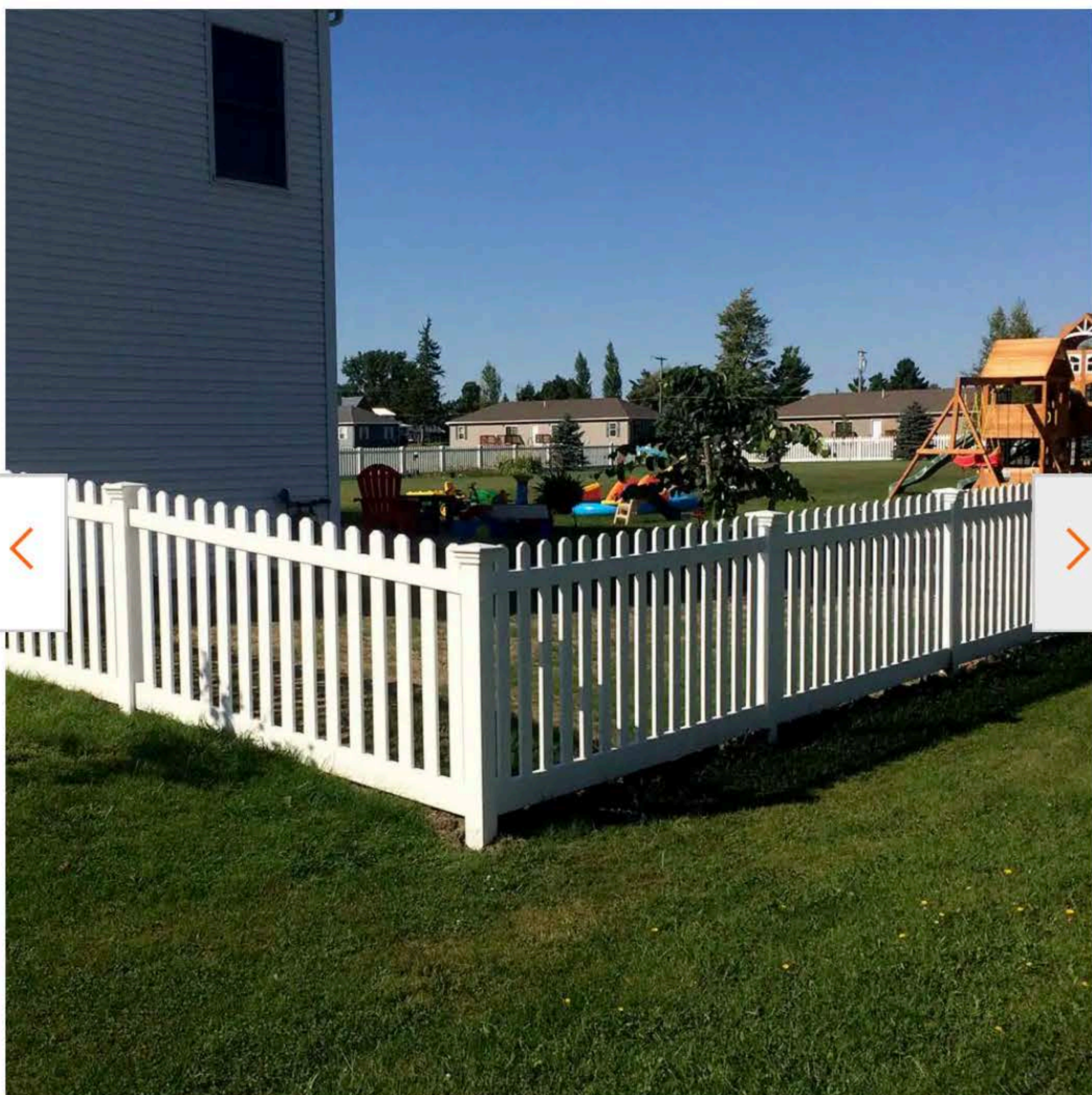


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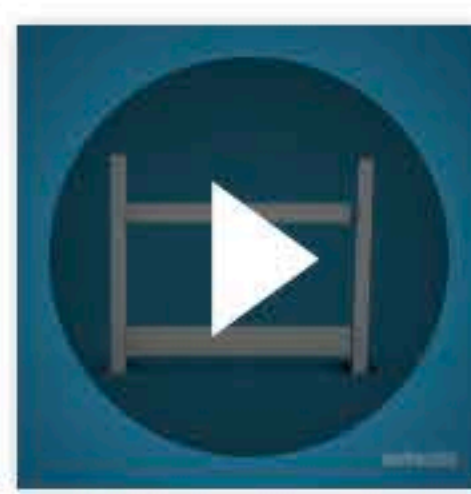
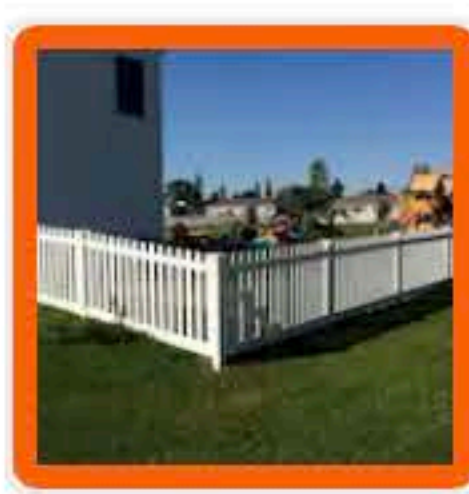
Live Oak



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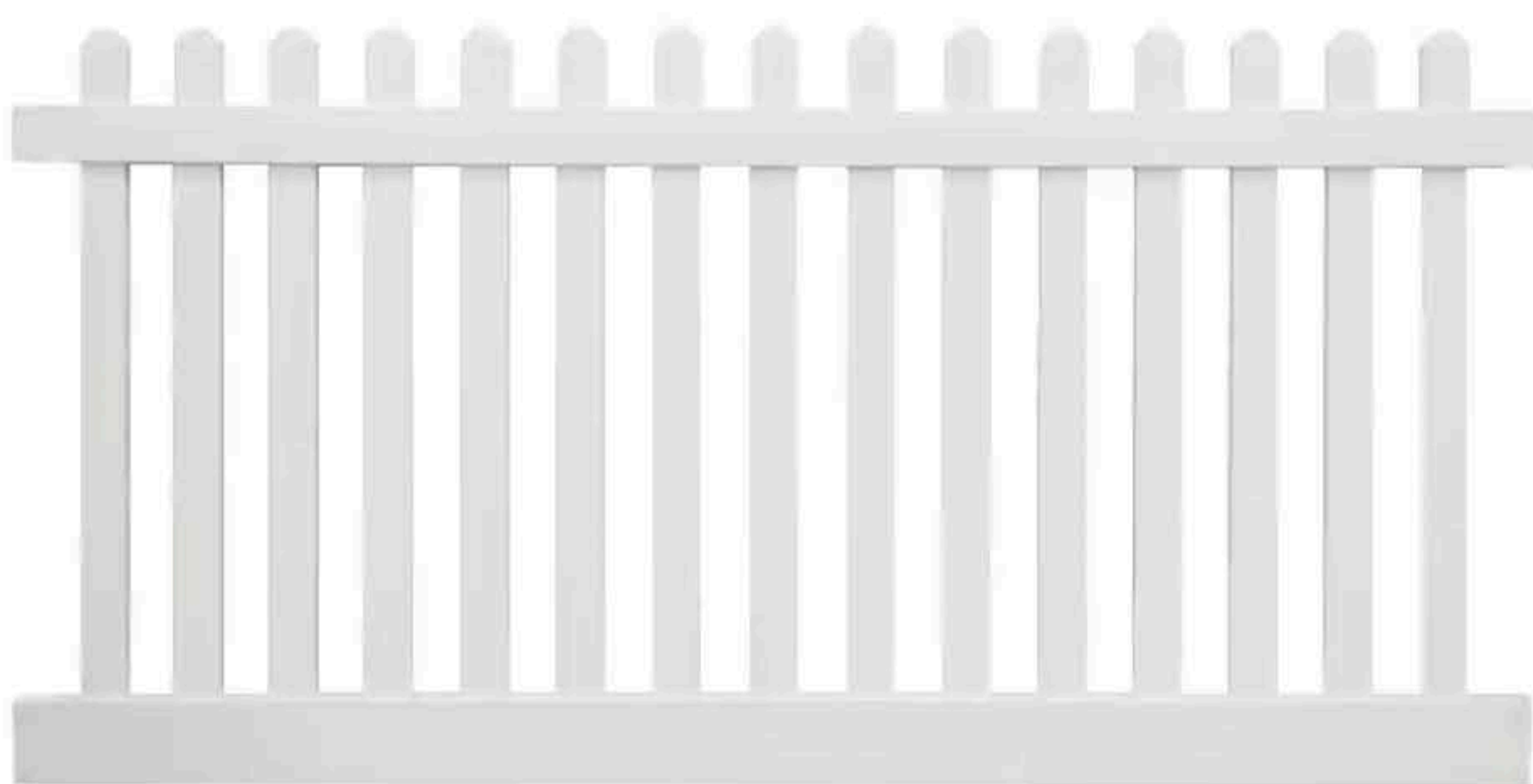


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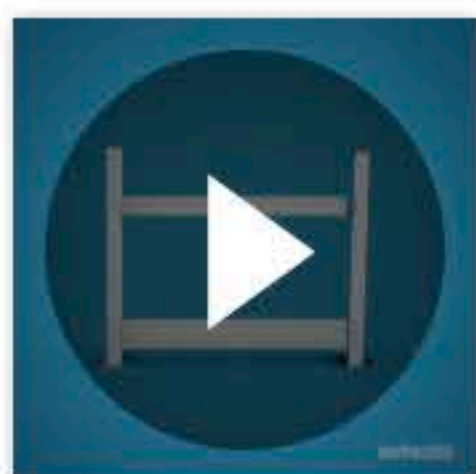
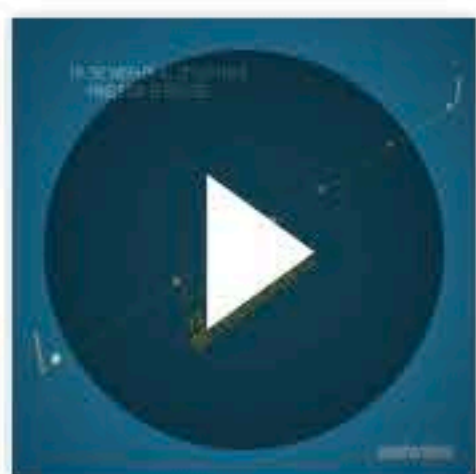
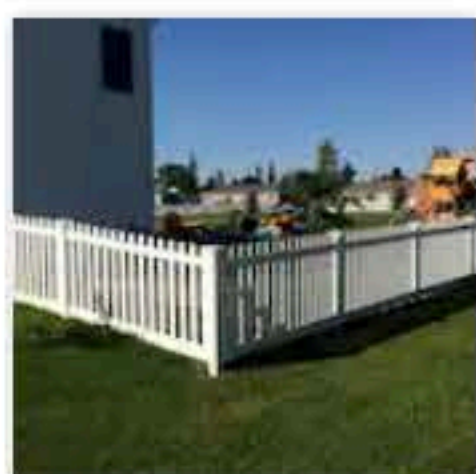
Live Oak



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Pinch Image to Zoom In



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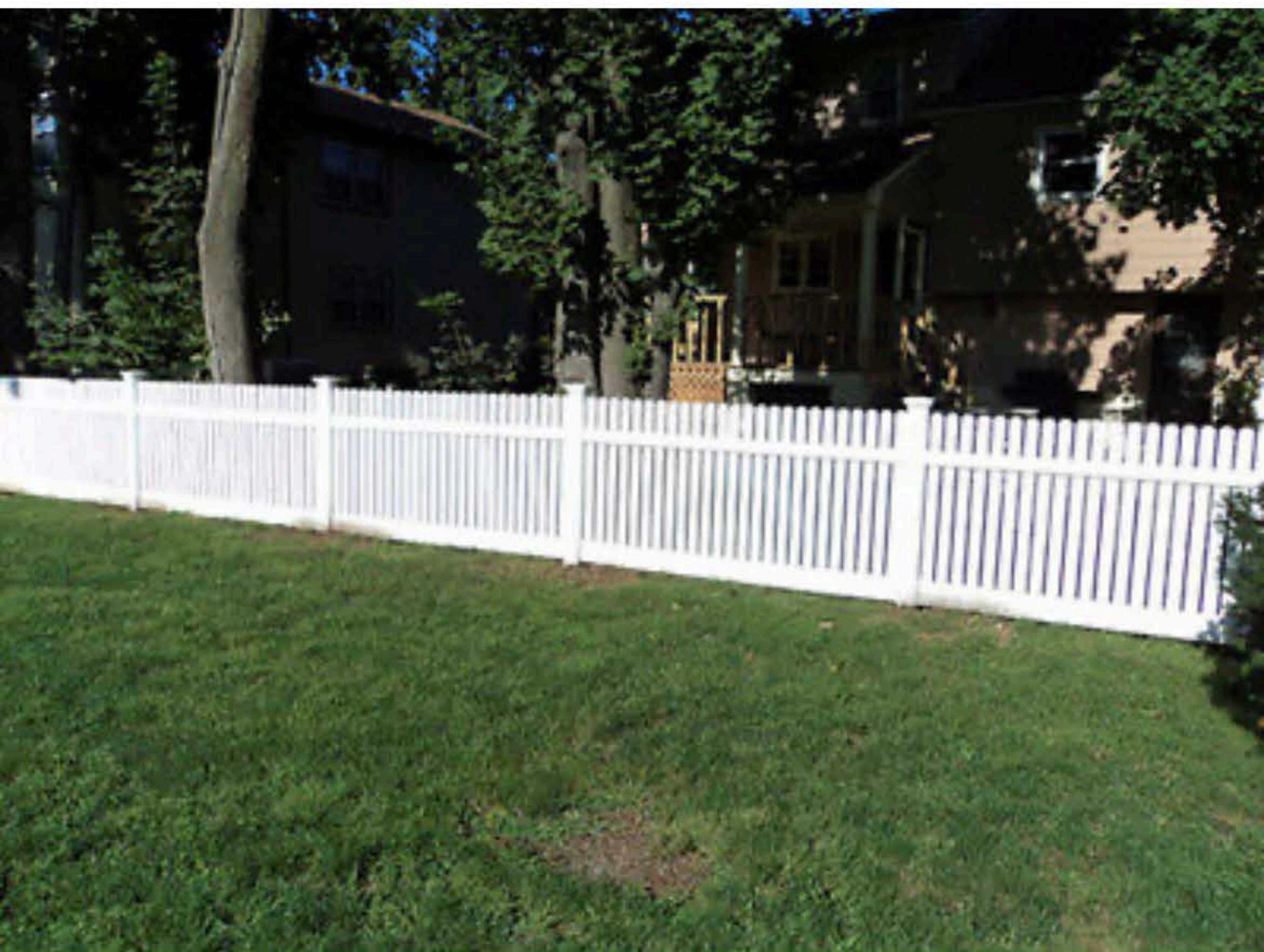


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 ebay.com





Investigation Report

Property

Address	208/210 Mission
District/Overlay	King William
Owner Information	LUTZ ANGELA MICHELLE

Site Visit

Date	01/05/2023
Time	03:23 PM (-6 GMT)
Context	citizen report
Present Staff	Edward Hall, Other
Present Individuals	Family/Tenant
Types of Work Observed	Site Elements
Amount of Work Completed	50%
Description of work	Xeriscaping with decomposed granite and fencing.
Description of interaction	OHP staff spoke with a tenant and left a stop work order on site for the property owner.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with neighbor/family/tenant, Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

Photographs

January 5, 2023 at 3:19 PM
210 Mission St
San Antonio TX 78210
United States

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
1901 S. Alamo St. San Antonio, Texas 78204
7:45am - 4:30pm Monday - Friday
(210) 207 - 0035
PHOTO@SAHISTPRESERVATION.COM

NOTICE OF INVESTIGATION

ADDRESS: 208/210 MISSION [BCAD] OWNER: LUTZ, ANGELA MICHELLE

Any investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒ Code 35-451(a): Work without Certificate of Appropriateness (COA) FRONT YARD LANDSCAPING
MODIFICATIONS, REMOV

☐ Code 35-451(b): Work beyond Scope of Approval: _____

☐ Code 35-615: Demolition by Neglect: _____

STOP WORK: ☒ Yes | Not Applicable

Please contact the Office of Historic Preservation within 48 hours of the inspection date: JAN 06, 2023

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Continued failure to comply with the laws of the City of San Antonio and the State of Texas will subject you to criminal and civil prosecutions, to the full extent permitted by law. Violations of City ordinances are estimated class C violations and (i) a criminal conviction on your record, (ii) criminal fines, (iii) court costs, (iv) civil penalties in the range of \$1,000.00 per day, (v) attorney fees, (vi) repayment to the City of the costs to include but are not limited to your property and filed with the county clerk records, (vii) a judicial finding that you have maintained a nuisance and are responsible to the community for the same, (viii) demolition of your property, (ix) if you are found to be a scofflaw, the City may deny you further and future permits for this project and others, etc.




Investigation Report





Investigation Report

	
	01/05/2023 03:27 PM
	No
Additional photos were taken on another device.	