

## HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 5

**HDRC CASE NO:** 2015-454  
**ADDRESS:** 307 W MULBERRY AVE  
**LEGAL DESCRIPTION:** NCB 3058 BLK 5 LOT W 28 OF 21 AND E 44 OF 20  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Thomas Bradley/Thomas Bradley and Associates  
**OWNER:** James Roberts  
**TYPE OF WORK:** Hardscaping and Landscaping  
**REQUEST:**

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

1. Remove and replace front concrete sidewalk
2. Remove tile on front and rear porch and replace with concrete overlay
3. Front yard planting and irrigation
4. Remove deck on side of house and add stepping stones
5. Remove existing rear stone patio and replace with concrete
6. Add seat wall and plantings around perimeter of patio.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for 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.

*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.

#### 3. Landscape Design

##### A. PLANTINGS

- 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.

## 5. Sidewalks, Walkways, Driveways and Curbing

### A. SIDEWALKS AND WALKWAYS

*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.

## FINDINGS:

- a. The structure at 307 W Mulberry was built in 2000 and is considered non-contributing to the district.
- b. The applicant is proposing to remove and replace the front concrete sidewalk so it will be perpendicular with the front of the house. It is currently at an angle in relation to the house. Per the Guidelines for Site Elements 5, A, iii, the historic alignment and configuration should be followed and only altered to preserve significant trees. Staff finds this proposed adjustment to be acceptable because it will relocate the walkway away from a 9-inch live oak tree in the front yard.
- c. In the front yard, the applicant is proposing to deconstruct and reconstruct two small stone columns that currently flank the existing walkway. The new columns will flank the new walkway. Each column will have a 5-foot setback from the curb and measure 2-foot, 10-inches square by 2-foot tall. The Guidelines for Site Elements 2, A, i., historic fences and walls should be retained. Concerning the age of this property, staff finds this alteration is appropriate and will not alter the overall character of the neighborhood.
- d. The applicant is proposing to remove the existing tile on the front porch and replace it with a concrete overlay. According to the Guidelines for Exterior Maintenance and Alterations, 7, A, iii., original porch floors should not be tiled or carpeted. The proposal to remove the existing tile and replace with a concrete overlay is consistent with the Guidelines. Staff also finds that this change is consistent with the style of the home, and is appropriate given the young age of the house.
- e. Along the front side of the house and wrapping around the west side of the house, the applicant is proposing to remove an existing deck and add 2-foot by 2-foot concrete stepping stones. A gap between each stepping stone is indicated in the site plan, but the applicant has not provided an exact measurement.
- f. Regarding the front and rear yard plantings, the applicant has not specified what will be planted. The Guidelines for Site Elements 3, A, ii. states that lawn area should never be reduced to more than 50% and invasive or large-scale species should be avoided.
- g. In the rear yard the applicant is proposing to remove the existing tile on the back porch and replace it with a concrete

overlay. Staff finds this to be an appropriate change due to the location and the age of the house.

- h. The applicant is proposing to remove the existing large stone patio and replace it with a concrete patio located in the rear yard. New pervious surfaces should be limited to areas that are not highly visible according to Chapter 5 of the Guidelines, 3, B, ii. This is consistent with the Guidelines.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through h.

**CASE MANAGER:**

Katie Totman





## 307 W Mulberry

### Monte Vista

Printed: Nov 09, 2015

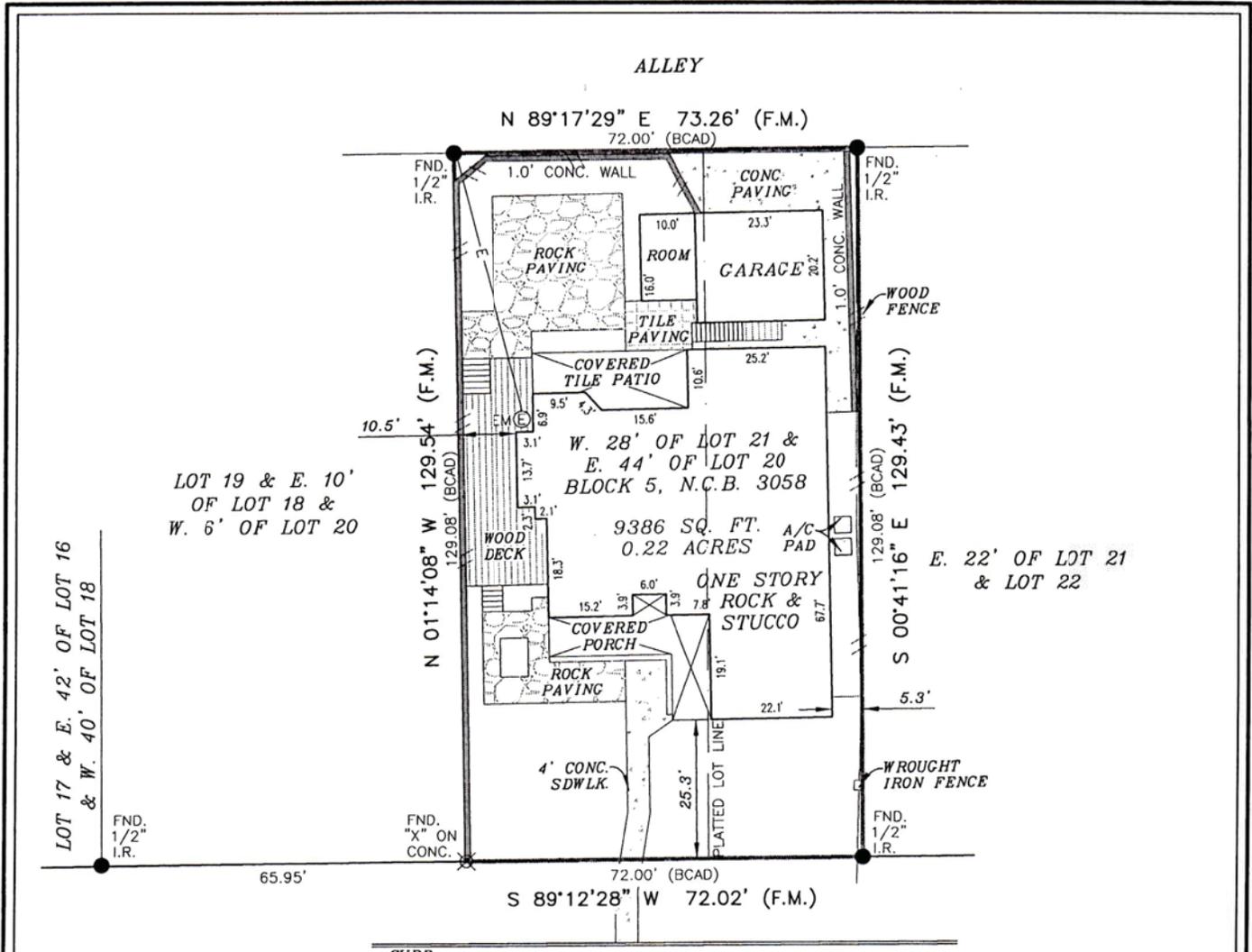
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

307 W. Mulberry Landscape plan Summary

HDRC Submittal

October 30, 2015

1. Remove and replace front concrete sidewalk.
2. Remove tile on front porch and replace with concrete overlay.
3. Front yard planting and irrigation.
4. Remove deck on side of house and add stepping stones.
5. Remove tile on back porch and replace with concrete overlay.
6. Remove existing stone patio and replace with concrete patio
7. Add seat wall and plantings around perimeter of patio.



**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- POINT OF REFERENCE
- FOUND IRON ROD
- FOUND "X" ON CONCRETE
- (BCAD) BEXAR COUNTY APPRAISAL DISTRICT
- (F.M.) FIELD MEASURED

**W. MULBERRY AVE.**  
(PUBLIC R.O.W.)

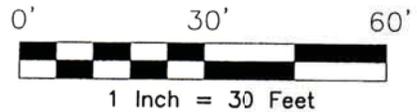
**SURVEYOR'S NOTE**  
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48029C 0385 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions or overlapping of improvements shown.

*James L. Roberts*  
2-27-14

**GRAPHIC SCALE**



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to ALAMO TITLE COMPANY

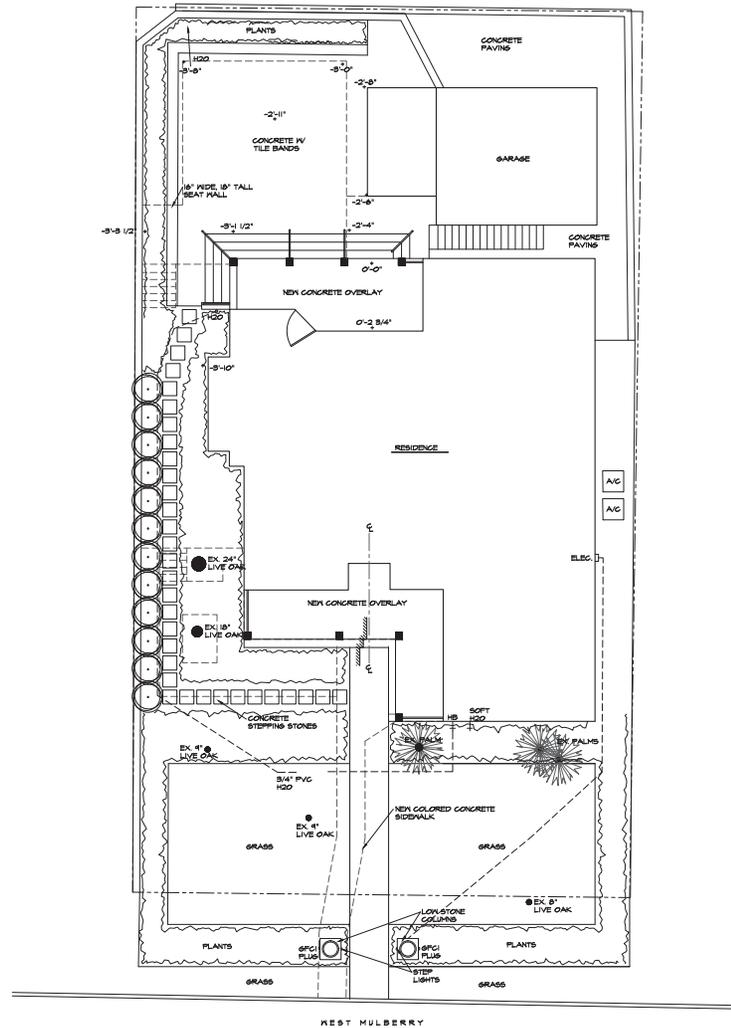
and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: JAMES L. ROBERTS  
Address: 207 W. MULBERRY AVE City: GEORGETOWN State: MO Zip: 64302

**FINAL "AS-BUILT" SURVEY**

JOB NO.:	1402018918	NO.	REVISION	DATE
DATE:	02/04/14			
DRAWN BY:	MN/HM			
APPROVED BY:	RJR			





**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

PRELIMINARY  
 LANDSCAPE  
 DESIGN  
 FOR  
 ROBERTS  
 RESIDENCE  
 307 WEST MULBERRY  
 SAN ANTONIO, TEXAS

OCTOBER 30, 2015

THOMAS BRADLEY  
 AND ASSOCIATES, INC.  
 132 JOY STREET  
 SAN ANTONIO, TEXAS 78212  
 210-821-5749













