

## HISTORIC AND DESIGN REVIEW COMMISSION

November 2, 2016

Agenda Item No: 15

**HDRC CASE NO:** 2016-406  
**ADDRESS:** 2219 W MISTLETOE  
**LEGAL DESCRIPTION:** NCB 6829 BLK LOT E 40 FT OF 51 & W 10 FT OF 52  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Tracy Sloan  
**OWNER:** Tracy Sloan  
**TYPE OF WORK:** Landscaping  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove lawn and install granite, rocks, drought tolerant plants.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 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.

##### B. ROCKS OR HARDSCAPE

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.

#### 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.

### FINDINGS:

- a. The property at 2219 W Mistletoe is located in Monticello Park and was designated in 2008.
- b. Work was done to the front yard prior to receiving approval. The applicant has submitted the required documentation to staff.
- c. The existing front yard lawn area consists of grass flagstones along the left of the driveway and right bed, seating area with flagstones, dry stone retaining wall along front sidewalk, and shrubs along the front façade. The applicant is proposing to install decomposed granite in the lawn areas, create five beds with hickory creek rocks, install drought tolerant plants in those beds, place boulders around the lawn, and border the left lawn with a strip of river rocks. According to the Guidelines for Site Elements 3.A and 3.B, traditional lawn areas should not be fully removed and replaced, and new pervious hardscapes should be limited to areas that are not highly visible and should not be used as a wholesale replacement. Staff replacing the entire traditional lawn is not consistent with the Guidelines.
- d. The existing planting strip consists of grass and two crepe myrtles. The applicant is proposing to remove all of the grass and install decomposed granite and place river rocks around the crepe myrtles. According to the Guidelines for Site Elements 4.A.ii., maintain the use of traditional lawn in planting strips where a consistent pattern has been retained along the block frontage. Staff made a site visit on October 21, 2016, and found that the planting strips along this particular block solely consisted of lawn. Staff finds the proposal not consistent with the Guidelines.

**RECOMMENDATION:**

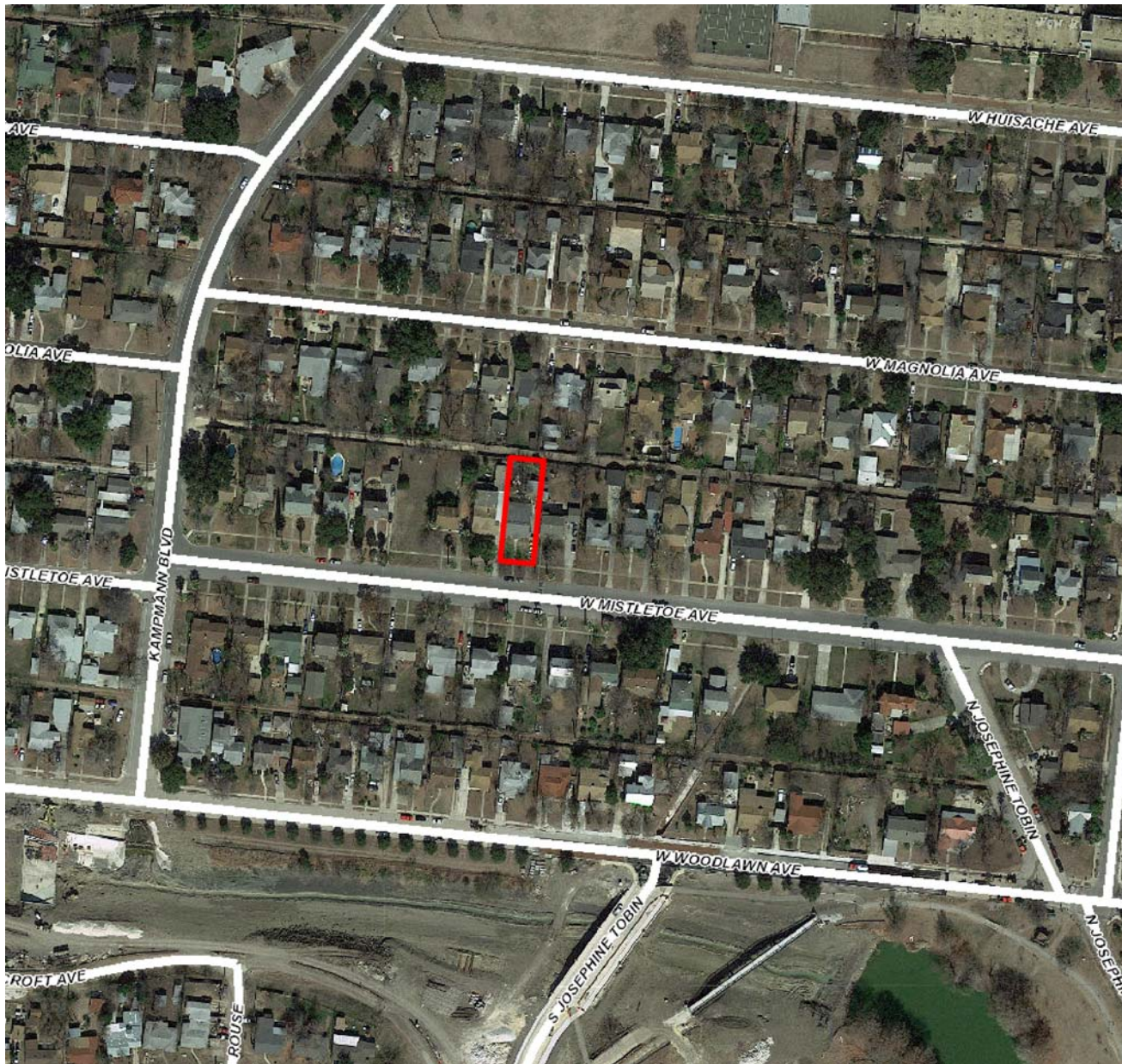
Staff recommends denial based on findings a through d. Staff recommends the applicant retain at least 50% lawn in the front yard.

**CASE MANAGER:**

Lauren Sage

**CASE COMMENTS:**

Work was done prior to receiving a Certificate of Appropriateness. The applicant has submitted the required documentation to staff.



## Flex Viewer

Powered by ArcGIS Server

Printed: Oct 26, 2016

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FRONT  
STAFF SITE VISIT PHOTOS

Staff site visit photos



FRONT LEFT





A photograph of the front yard of a house. A large tree with a thick trunk stands in the center, surrounded by a bed of gravel. The yard is covered in light-colored gravel and some sparse green weeds. In the foreground, there are three large, flat, light-colored stones lying on the gravel. A concrete curb runs along the bottom of the frame. In the background, a house with a stone foundation and a wooden door is visible. A red sign with white text is posted near the house. The text on the sign includes "CITY OF SAN ANTONIO", "BUREAU OF PLANNING", "RECORDING &amp; PERMITTING", "RECEIVED", "APPROVED FOR RECORD", "FEE: \$100.00", "DATE: 08/14/2014", and "FOR MORE INFORMATION, PLEASE VISIT: WWW.SANANTONIO.GOV". The text "FRONT AT CURB" is written in red in the top left corner of the image.



RIGHT AT CURB





FRONT RIGHT





FRONT





FRONT LEFT









Google screen shot from 2015









2219 w Mistletoe

KEY



house



river rock



hickory creek rocks



decomposed granite



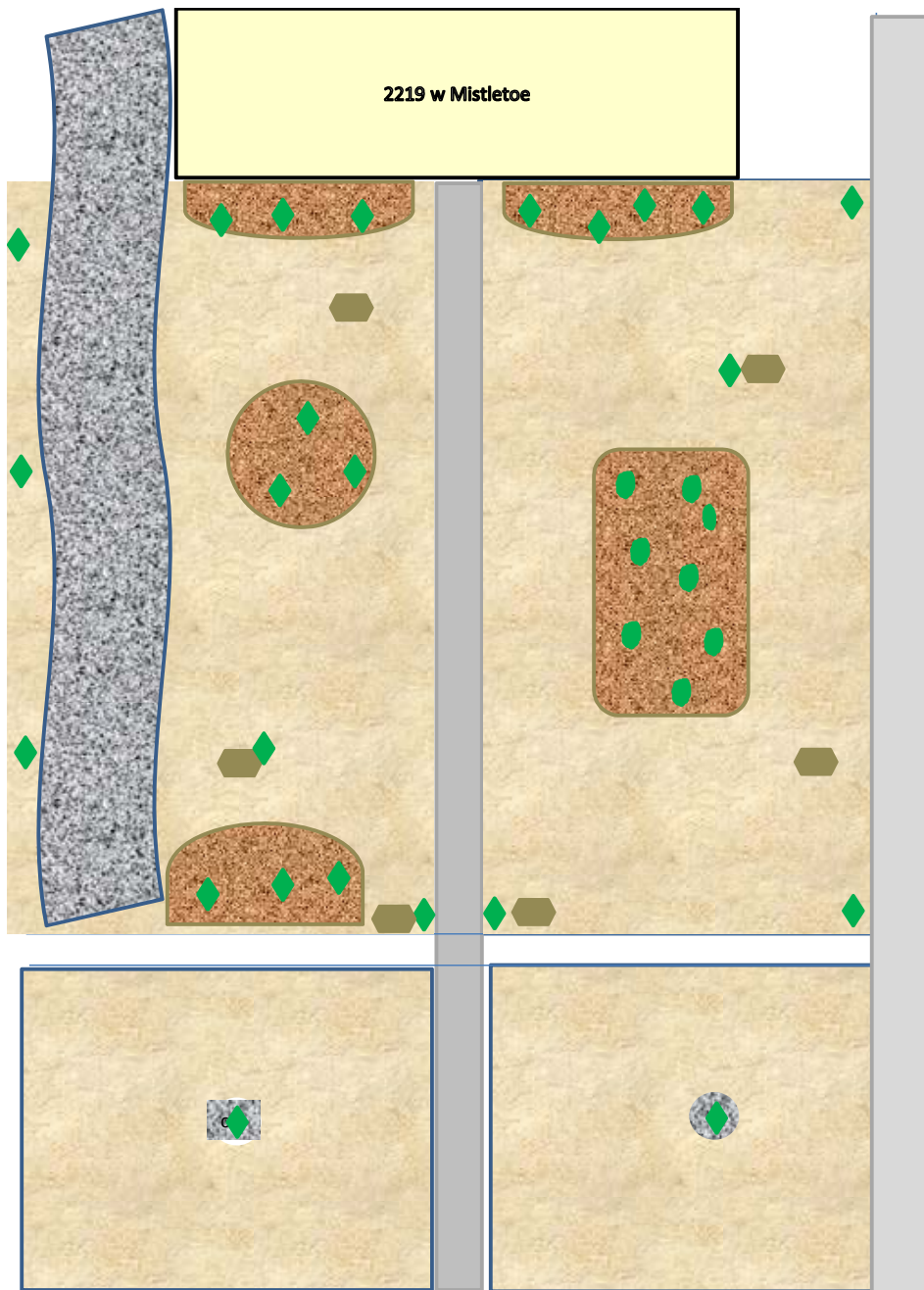
rocks



drouhgt tolerant plants



succulents





FRONT





FRONT





FRONT





EXAMPLE





EXAMPLE





EXAMPLE





EXAMPLE





EXAMPLE

