

# HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2017

**HDRC CASE NO:** 2017-107  
**ADDRESS:** 128 W MISTLETOE  
**LEGAL DESCRIPTION:** NCB 1837 BLK 15 LOT E 35.62 FT OF 2 & W 31.05 FT OF 3  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** James Griffin/Brown & Ortiz, P.C.  
**OWNER:** Bradley and Michelle Carson  
**TYPE OF WORK:** Replacement of front porch decking

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace existing rotted wood front porch decking with Aeratis brand composite decking.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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.
- 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.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

## FINDINGS:

- a. The structure at 128 W Mistletoe was constructed in 1915 in the Prairie Foursquare style and features a wraparound covered porch on the first floor.
- b. The applicant is proposing to replace existing rotted wood decking on the porch with Aeratis brand composite decking. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, porch floors should be replaced in-kind when deteriorated beyond repair or, if not feasible, replaced with a material that is compatible in color, texture, dimensions, and finish. Aeratis brand composite decking is a historically compatible replacement and staff finds its use acceptable.

## RECOMMENDATION:

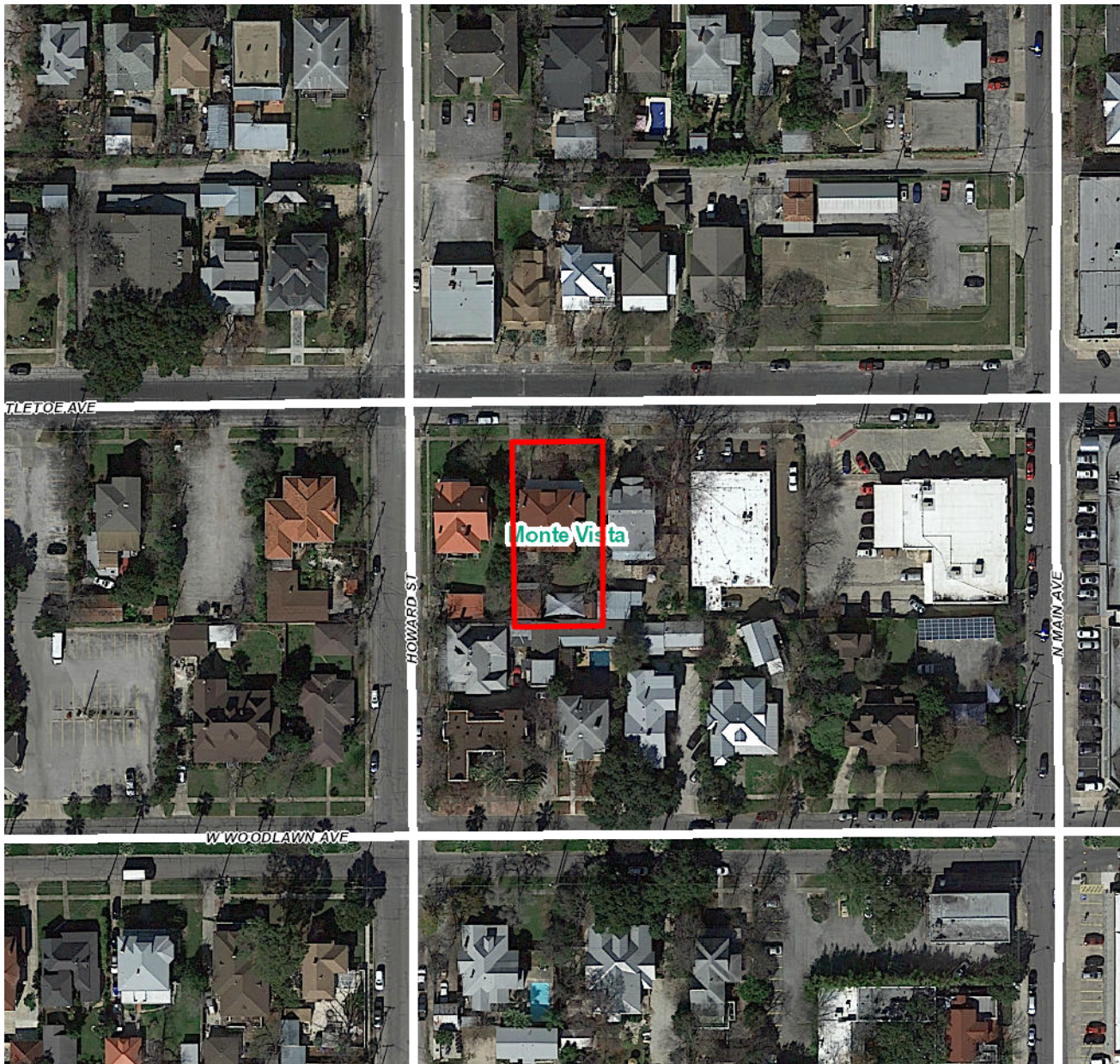
Staff recommends approval based on findings a and b.

## CASE MANAGER:

Stephanie Phillips

## CASE COMMENTS:

- The applicant included the following requests in the same application: 1) install an irrigation system in the front yard; 2) install landscaping described in approved Certificate of Appropriateness dated 9/22/2016; 3) re-gravel existing driveway with shadowstone; 4) replace existing rain gutters and install new gutters to match existing in color, style, and size; and 5) repair and replace rotted wood on front and rear of house to match existing conditions. These items were approved administratively per UDC Sec. 35-611 on March 2, 2017.



## Flex Viewer

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Printed: Mar 08, 2017

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CELEBRATING 100 YEARS  
OF SERVICE TO THE  
CITY OF BALTIMORE  
AND THE STATE OF MARYLAND  
FOR YOUR CONSIDERATION  
ADDRESS: 128 N. WILSON ST.  
REQUEST: 128 N. WILSON ST. (128 N. WILSON ST.)  
DEADLINE DATE: 12/31/2020  
TYPE: VARIATION  
FOR MORE INFORMATION CONTACT  
OUR OFFICE  
ALL OTHERS MUST FOLLOW THE PLAN OF THE CITY OF BALTIMORE



KENNETH W. BROWN, AICP  
DANIEL ORTIZ  
JAMES B. GRIFFIN  
JAMES MCKNIGHT  
NINA PRADO  
CAROLINE E. BROWN

BROWN & ORTIZ, P.C.  
ATTORNEYS AT LAW

PAUL M. JUAREZ  
OF COUNSEL

112 E. PECAN STREET  
SUITE 1360  
SAN ANTONIO, TEXAS 78205  
TELEPHONE: 210.299.3704  
FAX: 210.299.4731

February 24, 2017

Mrs. Shanon Shea Miller  
Director, Office of Historic Preservation  
City of San Antonio  
1901 S. Alamo  
San Antonio, Texas 78204

**Hand-Delivered**

Re: Minor Alterations, Additions and Repairs (Administrative Certificate of Appropriateness) for a Single-Family Residence Located at 128 West Mistletoe Avenue, in the Monte Vista Historic District, City of San Antonio, Bexar County, Texas (the "Subject Property;" *see Exhibit 1*);

Dear Mrs. Miller:

Attached please find an application for an Administrative Certificate of Appropriateness for the Subject Property. The purpose for this request is to seek approval for minor alterations, additions, and repairs on the Subject Property, which is located within the Monte Vista Historic District. The Subject Property contains a two-story wood frame home constructed in 1916. The proposed activities are minor in nature and fall within the scope of Section 35-611 of the Unified Development Code; therefore, we respectfully request Administrative Approval of the attached Certificate of Appropriateness. Please note that the City of San Antonio recently issued an Administrative Certificate of Appropriateness for the Subject Property on September 22, 2016 (*see Exhibit "2"*). This request seeks to expand on the recently-issued COA (e.g. including irrigation plans for previously-approved landscape) as well as including additional alteration items (e.g. replacement of rotted front porch).

As illustrated on the attached site plan (*see Exhibit "3"*) and irrigation plan (*see Exhibit "4"*), the scope of work includes the following proposed alterations, additions and repairs on the Subject Property:

1. Installation of irrigation system in front yard, consisting of rain sensor, timer, and 100% subsurface drip irrigation system (no sprinkler heads to be used). Details of irrigation system are included in the aforementioned irrigation plan attached hereto as Exhibit 4.
2. Installation of landscaping as described and approved in September 22, 2016 Certificate of Appropriateness. Landscaping is further described in the site plan attached hereto as Exhibit 3 and included in previous COA. Also attached for reference are a picture of the existing front yard landscaping and the landscape architect's digital rendering of the proposed front yard landscaping (*see Exhibit "5"*).



3. Re-graveling of existing driveway with "shadowstone" as detailed in the attached site plan.
4. Replacement of existing rain gutters on front of house (existing gutters were damaged in recent hailstorm). Proposed new gutter installation in the upper area of the front façade where there is not currently a gutter. All replacement and new gutters will match existing gutters once painted (in color, style, size, and location (with the exception of the one new gutter as to the latter)).
5. Replacement of existing rotted front porch decking with Aeratis brand historically-appropriate composite tongue and groove boards with paint to match existing conditions. Porch replacement will be performed by Daniel Sexton with Buffalo Contracting. Proposed materials have previously been approved by the City of San Antonio and Office of Historic Preservation for use within historic districts (homes located at 332 Adams, 225 Madison, and 521 Madison). Product sample and information is included with this request as **Exhibit "6."**
6. Repair and replacement of rotted wood on front and rear of house (*see Exhibit "7"*). Replacement wood and paint will match existing conditions.

Please do not hesitate to contact our office should you have any questions or need additional information.

Thank you,

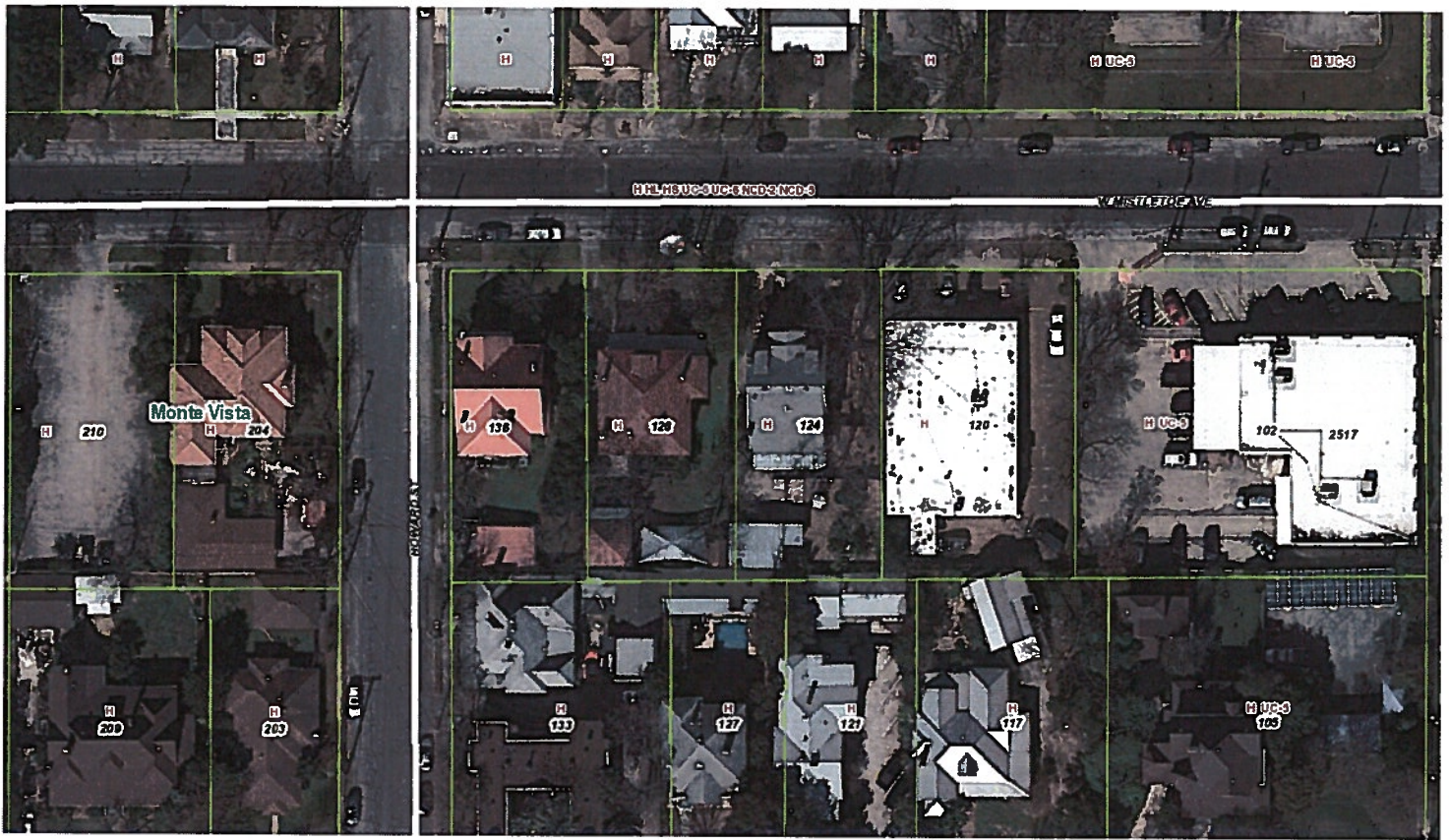
**BROWN & ORTIZ, P.C.**

BY: 

James B. Griffin

Enclosures: As stated





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Printed: Feb 26, 2017

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## Bexar CAD

### Property Search Results > 121323 CARSON BRADLEY S & MICHELLE T for Year 2017

#### Property

##### Account

Property ID:	121323	Legal Description:	NCB 1837 BLK 15 LOT E 35.62 FT OF 2 & W 31.05 FT OF 3
Geographic ID:	01837-015-0020	Agent Code:	60001
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

##### Location

Address:	128 W MISTLETOE AVE SAN ANTONIO, TX 78212	Mapsco:	616E1
Neighborhood:	MONTE VISTA	Map ID:	
Neighborhood CD:	57025		

##### Owner

Name:	CARSON BRADLEY S & MICHELLE T	Owner ID:	2934710
Mailing Address:	128 W MISTLETOE AVE SAN ANTONIO, TX 78212-3409	% Ownership:	100.0000000000%
		Exemptions:	HS

#### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

#### Taxing Jurisdiction

Owner: CARSON BRADLEY S & MICHELLE T  
 % Ownership: 100.0000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A



09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:				N/A	
Taxes w/o Exemptions:				N/A	

### Improvement / Building

**Improvement #1:** Residential **State Code:** A1 **Living Area:** 3607.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	V - WS		1916	1564.0
OP	Attached Open Porch	V - NO		1916	480.0
LA2	Living Area 2nd Level	V - WS		1916	1652.0
DCK	Attached Wood Deck	V - NO		1985	230.0
UTL	Attached Utility	V - WS		1916	195.0
LA3	Living Area 3rd Level	V - WS		1916	391.0

**Improvement #2:** Residential **State Code:** A1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DUTL1	Detached Utility Area 1	A - NO		1916	400.0
DLA2	Detached Living Area 2	A - NO		1916	400.0

**Improvement #3:** Residential **State Code:** A1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		1916	60.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.2067	9006.00	0.00	0.00	N/A	N/A

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$439,130	\$71,870	0	511,000	\$0	\$511,000
2015	\$393,730	\$71,870	0	465,600	\$0	\$465,600
2014	\$372,130	\$71,870	0	444,000	\$0	\$444,000
2013	\$367,900	\$71,870	0	439,770	\$0	\$439,770
2012	\$363,530	\$71,870	0	435,400	\$0	\$435,400

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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1	12/10/2014	WD	Warranty Deed	HERRING RUSSELL M &	CARSON BRADLEY S & MICHELLE T	16999	232	20140212750
2	6/1/2000	Deed	Deed		HERRING, RUSSELL M &	8449	0545	0

**2017 data current as of Feb 20 2017 12:34AM.**

**2016 and prior year data current as of Feb 17 2017 9:46AM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**

**This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.11

Database last updated on: 2/20/2017 12:34 AM

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

September 22, 2016

**ADDRESS:** 128 W MISTLETOE

**LEGAL DESCRIPTION:** NCB 1837 BLK 15 LOT E 35.62 FT OF 2 & W 31.05 FT OF 3

**HISTORIC DISTRICT:** Monte Vista

**PUBLIC PROPERTY:** No

**RIVER IMPROVEMENT OVERLAY:** No

**APPLICANT:** Brown & Ortiz, P.C. - 112 E Pecan

**OWNER:** Bradley and Michelle Carson - 128 W Mistletoe

**TYPE OF WORK:** Landscaping/hardscaping/irrigation, Porch/Patio

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. construct a wooden rear tree house to be approximately 36-sq feet. 2. landscape in the front yard, consisting of replacing paved areas with sod and other landscaping as well as new plantings keeping in character with the neighborhood. 3. landscaping in the back yard. 4. replace the existing rear wood deck with a new, comparable deck. 5. remove non-historic structures, including an existing shed, parking cover, gate and arbor.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 9/22/2016 1:14:15 PM

**ADMINISTRATIVE APPROVAL TO:** 1. construct a wooden tree house to be approximately 36-sq feet and located in the rear yard. The tree house should be located away from the historic structures.

2. landscape in the front yard, consisting of replacing some paved areas with sod and other landscaping as well as new plantings keeping in character with the neighborhood. Per the submitted site plan, existing flagstone along the front elevation will be replaced with 24"x 24" onto a sand bed. This will also take place on the west elevation. The existing front walkway will be maintained.

3. landscaping in the rear yard; including new sod and new plantings.

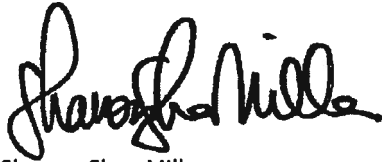
4. replace the existing rear wood deck with a new, comparable deck that will be placed at the rear of the main structure (original location).

5. remove non-historic structures, including an existing shed, parking cover, side gate and arbor.

This certificate is valid for 6-months from the issue date and must be posted while the work is being performed.

**APPROVED BY:** Katie Totman



A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" and last name "Miller" clearly distinguishable.

Shanon Shea Miller  
Historic Preservation Officer












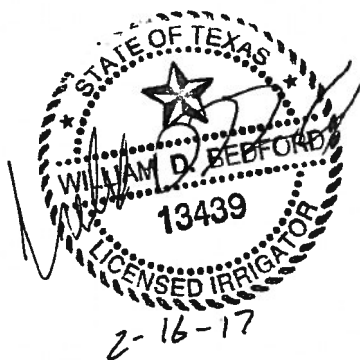
Carson Residence  
128 W. Mistletoe

# Front yard Lawn sprinkler Plan

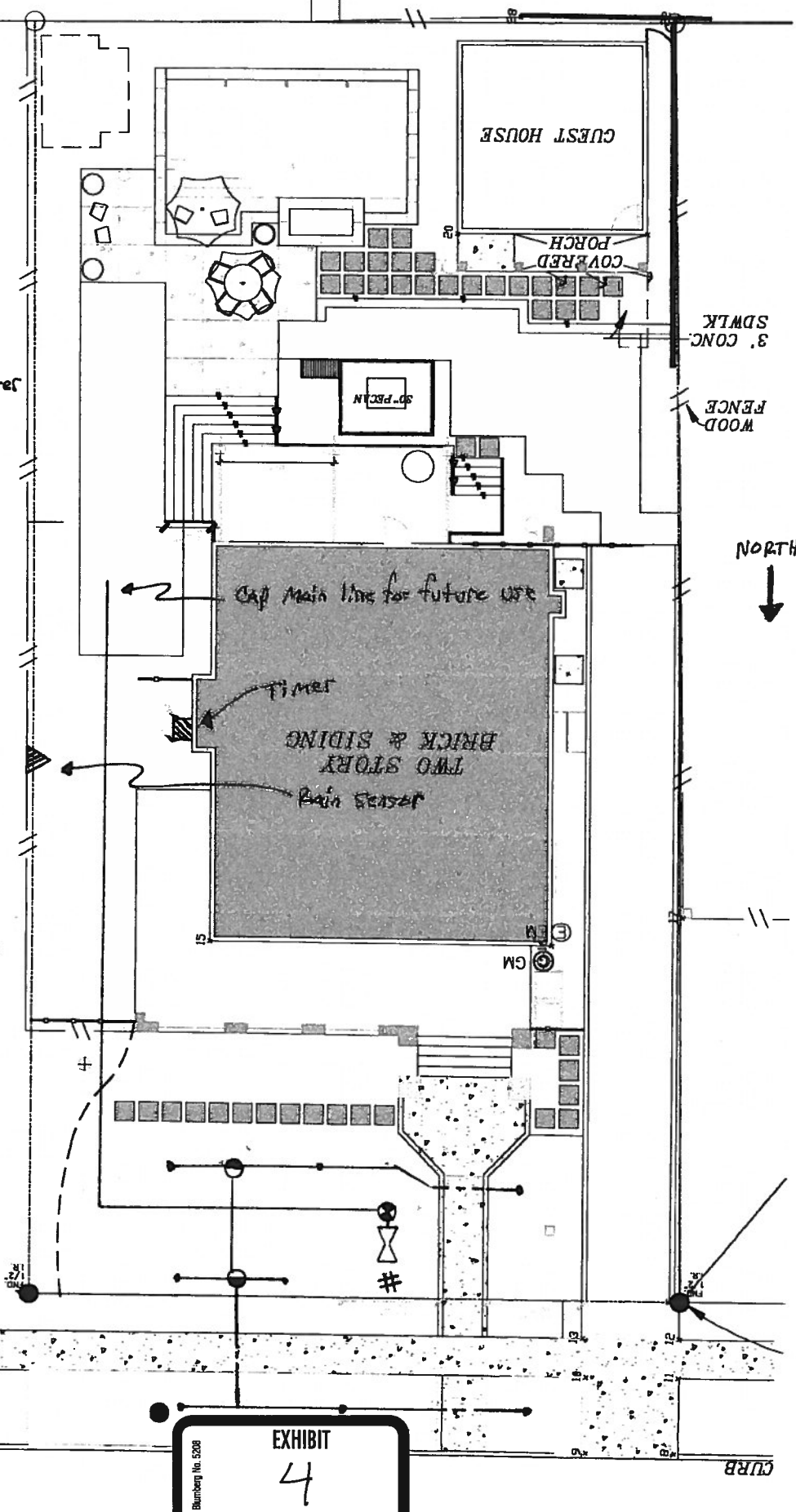
## LEGEND

-  Timer
-  Backflow Preventer
-  Master valve
-  Existing water meter
-  Drip valve
-  Drip stub out
-  Rain sensor

Note: Sprinkler heads will NOT be used on this project. The entire system will consist of sub-surface irrigation.



**S A Rainmaker, LLC**  
12739 O'Connor Rd., #101  
San Antonio, Texas 78233



EXHIBIT

4

Blumberg No. 5208





EXHIBIT

5

Bulldog No. 5208





"New" gutter location

to match existing gutters here

to match existing gutters here

128









EXHIBIT

7

Burberry No. 5208



























