

## HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

**HDRC CASE NO:** 2021-018  
**ADDRESS:** 223 E CAROLINA ST  
**LEGAL DESCRIPTION:** NCB 3010 BLK 8 LOT 15  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Alan Yoshida/YOSHIDA ALAN TATSUO & SARAH JO  
**OWNER:** Alan Yoshida/YOSHIDA ALAN TATSUO & SARAH JO  
**TYPE OF WORK:** Front yard fence and landscaping  
**APPLICATION RECEIVED:** January 11, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

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

1. Install front yard xeriscaping
2. Install a front yard metal garden fence.

### APPLICABLE CITATIONS:

5. *Guidelines for Site Elements*

7. *Landscape Design*

#### A. PLANTINGS

- Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- 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%.
- 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.
- 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.
- 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

- Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- 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.
- 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.

### FINDINGS:

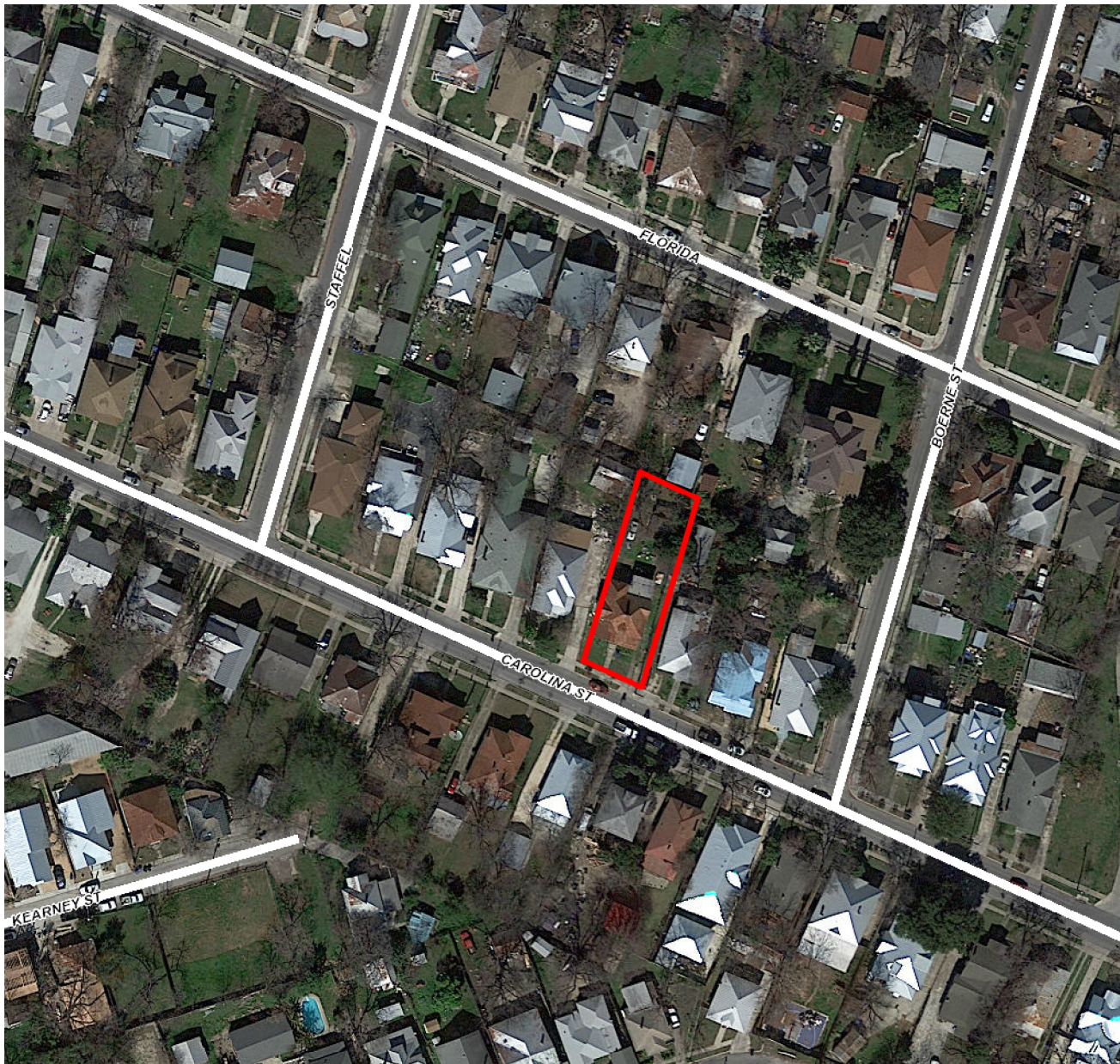
- The primary structure located at 223 E Carolina is a 1-story single family structure constructed circa 1925 in the Folk Victorian style. The structure features woodlap siding, an asymmetrical front porch, a metal roofing, and wood windows. The structure is contributing to the Lavaca Historic District.
- XERISCAPING** – The applicant has proposed to modify the existing grass lawn with xeriscaping including an organic-shaped granite path over river rock beds with boulders, aloe vera, agave, desert spoon, and an oak tree. Per the Guidelines for Site Elements 7.A.ii., applicants should 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%. In addition to the proposed individual xeric plants, staff recommends reintroducing areas of natural lawn or low-growing plant cover to meet the majority plant cover requirement. Per the Guidelines 7.A.iii., staff also recommends the applicant refer to UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods.

- c. GARDEN FENCE – The applicant has proposed to install a low metal garden fence around the perimeter of the front yard excluding the driveway. Staff finds that fences are found in the Lavaca district on similar style structures and is appropriate.

**RECOMMENDATION:**

Staff recommends approval of item 1 and 2 based on the findings with the stipulation reintroducing areas of natural lawn or low-growing plant cover to meet the majority plant cover requirement by referring to the UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods. A revised plan including the final fence design must be submitted to staff prior to issuance of a Certificate of Appropriateness.



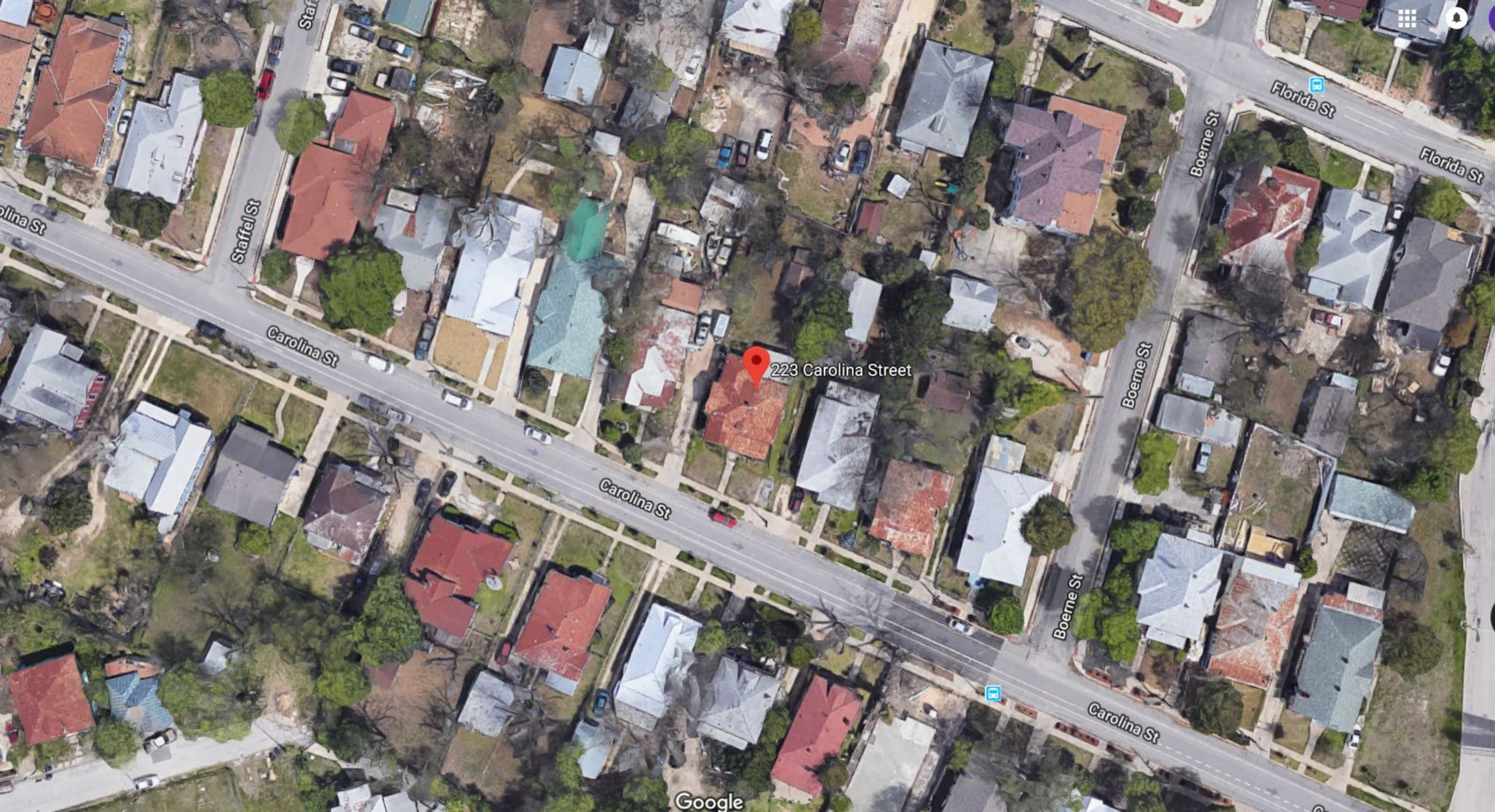
223 Carolina

Powered by ArcGIS Server

Printed: Feb 12, 2019

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223 Carolina Street



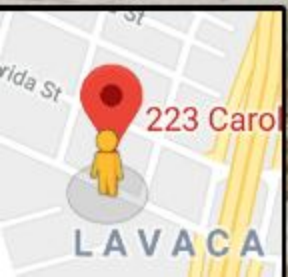


223 Carolina Street

Carolina St

Google











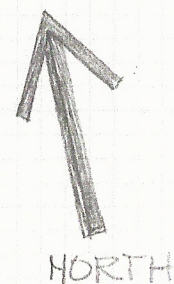












NORTH

Yoshida Residence

DRIVEWAY

PORCH

1 OAK

1 DESERT SPOON

GRANITE

BOULDER

10 ALOE VERA

3 AGAVE

RIVER ROCK

SIDEWALK

Carolina Street

### PLANT LIST

QTY	PLANT	SIZE
1	Monterrey Oak	45 gal
1	Desert Spoon	15 gal
3	Agave 'Peryi'	15 gal
10	Aloe 'Blue Elf'	1 gal

### MATERIAL LIST

Boulders

River Rock

Decomposed Granite

Fabric



**IMAGE**  
LANDSCAPE

*Our image grows  
with your satisfaction.*

**Kristen Young**  
Design Team

kristen@imageld.net  
210.213.6903

ImageLandscapeDevelopment.com

Yoshida Residence

223 Carolina Street

San Antonio, Texas 78210

Scale: 1/8" = 1'-0"





NORTH

Yoshida Residence

DRIVEWAY

PORCH

— Proposed  
Fence  
[ I = gate

1 OAK



IMAGE  
LANDSCAPE

