

# HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2023

**HDRC CASE NO:** 2023-496  
**ADDRESS:** 832 E GUENTHER ST  
**LEGAL DESCRIPTION:** NCB 2916 BLK 5 LOT 8  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Ian Caine/CAINE IAN & TODIC JELENA  
**OWNER:** Ian Caine/CAINE IAN & TODIC JELENA  
**TYPE OF WORK:** Landscaping  
**APPLICATION RECEIVED:** November 28, 2023  
**60-DAY REVIEW:** January 27, 2024  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace the existing front and side lawns with gravel, plantings, and steel planters.

## APPLICABLE CITATIONS:

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

### 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

- i. *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.
- ii. *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 property at 832 E Guenther is one-story Craftsman-style residence built c. 1919. The gable-on-hip roof is clad in a standing seam metal roof. The house has wood 117 siding with a continuous sill line and one-over-one wood windows. The front door is located on a recessed porch with square piers and columns. The property contributes to the King William Historic District.
- b. VIOLATION: On November 17, 2023, staff received a 311 report with photo of “lawn replacement with crushed granite.” Staff notified the property owner by email on November 22, 2023, and informed him the work was completed without a Certificate of Appropriateness. On November 28, 2023, the owner submitted an application to xeriscape the yard.
- c. XERISCAPING: The applicant requests to remove all grass and xeriscape the front and side yards using shadow stone and more than 50% greenery comprised of water-wise plantings. The lawn will also feature steel edging. Three existing crepe myrtles and one rose of Sharon bush will remain and be incorporated into the landscape. Historic Design Guidelines for Site Elements 3.A.ii says historic lawn areas should never be reduced by more than 50%. Staff finds the request generally appropriate.
- d. PLANTERS: The applicant proposes to install three square raised steel planters in the front yard and four rectangular raised steel planters in the side yard. Historic Design Guidelines for Site Elements 3.A.v says do not introduce landscape elements that will obscure the historic structure. Staff finds the request generally appropriate.

#### **RECOMMENDATION:**

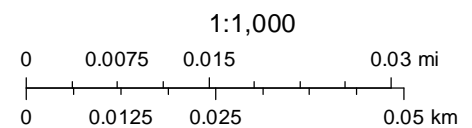
Staff recommends approval to replace the existing front and side lawns with gravel, plantings, and steel planters, based on findings a through d.

# City of San Antonio One Stop

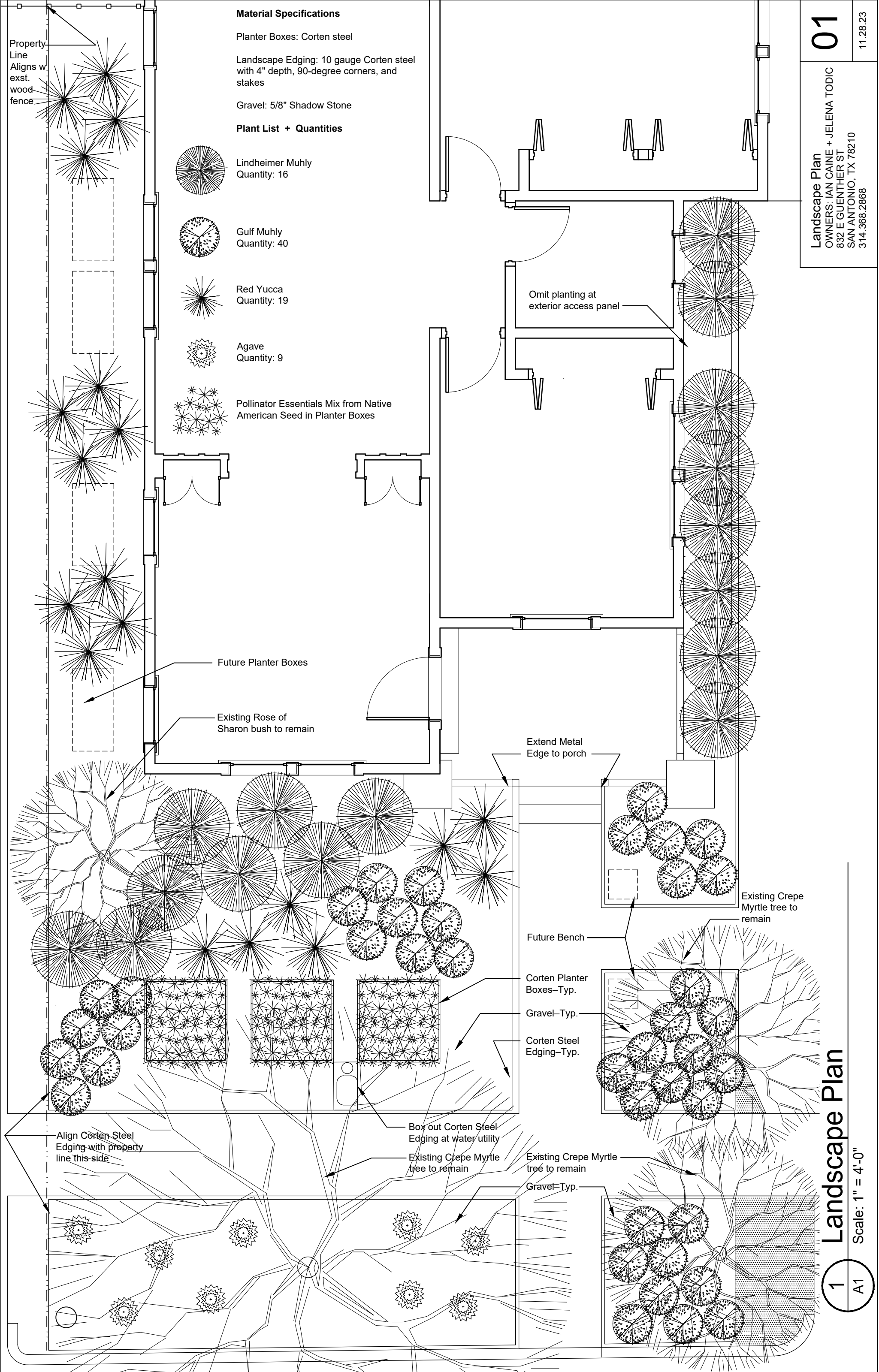


December 14, 2023

- |                           |                          |
|---------------------------|--------------------------|
| CoSA Addresses            | Recorded Plats           |
| Community Service Centers | Preliminary Plats        |
| Pre-K Sites               | COSA City Limit Boundary |
| CoSA Parcels              |                          |
| BCAD Parcels              |                          |







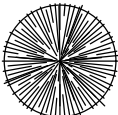




**Material Specifications**

Planter Boxes: Corten steel

Landscape Edging: 10 gauge Corten steel with 4" depth, 90-degree corners, and stakes

Gravel: 5/8" Shadow Stone

**Plant List + Quantities**

-  Lindheimer Muhly  
Quantity: 16
-  Gulf Muhly  
Quantity: 40
-  Red Yucca  
Quantity: 19
-  Agave  
Quantity: 9
-  Pollinator Essentials Mix from Native American Seed in Planter Boxes

Future Planter Boxes

Existing Rose of Sharon bush to remain

Omit planting at exterior access panel

Extend Metal Edge to porch

Existing Crepe Myrtle tree to remain

Future Bench

Corten Planter Boxes-Typ.

Gravel-Typ.

Corten Steel Edging-Typ.

Align Corten Steel Edging with property line this side

Box out Corten Steel Edging at water utility

Existing Crepe Myrtle tree to remain

Existing Crepe Myrtle tree to remain

Gravel-Typ.

Landscape Plan  
OWNERS: IAN CAINE + JELENA TODIC  
832 E GUENTHER ST  
SAN ANTONIO, TX 78210  
314.368.2868

01

11.28.23

Landscape Plan

Scale: 1" = 4'-0"

1

A1

November 27, 2023

Subject: Request for Certificate of Appropriateness/832 E Guenther St

Historic and Design Review Commission:

We kindly request that you review the attached landscape plan and issue a Certificate of Appropriateness for the property at 832 E Guenther St. The plan involves replacing a grass lawn and non-native plants (Lilyturf, Purple Heart, Bougainvillea) with a xeriscape featuring 5/8" gravel and native, drought-resistant plants, all in compliance with the UDC Appendix E San Antonio Recommended Plant List. The plan also concentrates Pollinators Essential Mix from Native American Seed in three large planter boxes.

The entirety of the new vegetation will exceed 50% coverage in the front yard, mitigating any potential heat island effect. The attached landscape plan estimates mature plant sizes as follows:

- Lindheimer Muhly: minimum 3'-8" diameter (typical mature width is 3'-0" to 6'-0").
- Gulf Muhly: minimum 2'-0" diameter (typical mature width is 2'-0" to 3'-0").
- Red Yucca: minimum 3'-0" diameter (typical width is 3'-0" to 4'-0").
- Agave: 1'-6" diameter (this is the typical mature width).
- The size of the existing Rose of Sharon bush and Crepe Myrtle trees remain unchanged.

Thank you for your consideration.

Sincerely,

Ian Caine and Jelena Todić  
832 E Guenther St  
San Antonio, TX 78210















