

**HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD
July 19, 2024**

HDRC CASE NO: 2024-245
ADDRESS: 725 HAYS
LEGAL DESCRIPTION: NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 20
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Bonifacio S Capuyan | Lakeshore Equity Group LLC
OWNER: Bonifacio S Capuyan | Lakeshore Equity Group LLC
TYPE OF WORK: Artificial turf installation
APPLICATION RECEIVED: June 25, 2024
60-DAY REVIEW: August 24, 2024

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing front yard landscape with artificial turf.

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.

Xeriscaping & Responsible Landscaping: City of San Antonio Historic Design Guidelines Landscaping Policy Document

THE DO NOT'S

- Do not develop proposals that remove over 50% of the total green space in the front yard.

- Do not fully remove plants from the planting strip (the space between the sidewalk and street). Retaining at least 50% plantings in this area is highly encouraged to reduce the heat island, aid in rainwater absorption on streets, and create a lively pedestrian experience.
- Do not utilize gravel, decomposed granite, or other small rock ground cover as the primary element of your landscaping plan.
- Do not incorporate black, non-native, or artificially colored rocks.
- Do not incorporate rock ground cover with an overall diameter of greater than 2 inches.
- Do not incorporate large boulders or flagstone as accent pieces. Consider integrating drought-tolerant trees or low shrubbery instead to add visual diversity and interest.
- Do not incorporate excessive use of concrete or impervious (non-permeable) hardscaping. Hardscaping is best for functional purposes only: driveways, walkways, steps, and patios.

FINDINGS:

- a. The property located at 725 Hays St is a two-story, single-family structure built in 2018 and received approval from the HDRC in 2018. The structure features lapped siding, a covered front porch, a standing seam metal roof, and contemporary windows. This property contributes to the Dignowity Hill Historic District.
- b. VIOLATION – On December 8, 2023, staff received a report of landscape modifications without a Certificate of Appropriateness (COA). Afterwards, staff communicated with the property owner the violation and notified them that this request will require review by the Compliance and Technical Advisory Board (CTAB).
- c. ARTIFICIAL TURF INSTALLATION – The applicant is requesting to replace the natural landscape in the front yard with artificial turf. The Historic Design Guidelines for Site Elements 3.A.ii. stipulates that historic lawn areas should never be reduced by more than 50%. Staff finds the wholesale installation of artificial turf does not conform to guidelines and that the applicant should install at least 50% natural greenery.

RECOMMENDATION:

Staff recommends approval of the request, based on findings a through c, with the following stipulations:

- i. That the applicant install at least 50% natural plantings and submit to staff an updated landscape site plan.

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km











Project Description

Installation of Artificial Turf

725 Hays St San Antonio, TX 78202

Project Overview: The project involves the installation of high-quality artificial turf over a designated area of 593 square feet. This installation aims to enhance the aesthetic appeal, functionality, and low-maintenance aspects of the space, providing a durable and visually pleasing green area that remains lush and vibrant throughout the year.

Scope of Work:

1. Site Preparation:

- **Clearing and Cleaning:** Remove existing grass, debris, and any other materials from the designated area.
- **Excavation:** Excavate the area to a suitable depth, typically 3-4 inches, to allow for the turf and base layers.
- **Grading:** Ensure the area is properly graded to allow for adequate drainage and a smooth surface.

2. Base Installation:

- **Base Material:** Install a compacted base layer of crushed rock or decomposed granite to provide a stable foundation. The depth of the base layer is typically around 3 inches.
- **Compaction:** Compact the base material using a plate compactor to create a solid and level surface.

3. Installation of Artificial Turf:

- **Turf Layout:** Roll out the artificial turf and position it over the prepared base. Ensure the turf pieces are laid out in the correct direction and pattern.
- **Cutting and Trimming:** Cut and trim the turf to fit the area perfectly, including around edges and any obstacles.
- **Seaming:** Use seam tape and adhesive to join multiple pieces of turf, ensuring the seams are secure and not visible.
- **Edging:** Secure the edges of the turf using landscape spikes or other suitable methods to prevent movement.

4. Infill Application:

- **Infill Material:** Apply infill material, such as silica sand or crumb rubber, evenly across the turf. This helps to weigh down the turf, support the blades, and improve durability.
- **Brushing:** Brush the turf to ensure the infill material settles properly and the blades stand upright.

5. Final Inspection and Clean-Up:

- **Inspection:** Conduct a thorough inspection to ensure the turf is installed correctly, seams are secure, and there are no visible defects.
- **Clean-Up:** Remove any excess materials, tools, and debris from the site. Ensure the area is clean and ready for use.

Materials and Equipment:

- High-quality artificial turf
- Crushed rock or decomposed granite for the base
- Seam tape and adhesive
- Landscape spikes
- Infill material (silica sand or crumb rubber)
- Plate compactor
- Turf cutter and utility knife
- Power broom or stiff bristle brush

Project Timeline: The estimated timeline for the completion of the project is approximately 3-5 days, depending on weather conditions and site-specific factors. The timeline includes site preparation, base installation, turf installation, infill application, and final inspection.

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Specification of Materials:

Description	Quantity
SYNFescue 60	720 sq feet
Silica Sand	23.72 bags
Envirofill 16/30 Infill	23.72 bags
Installation Labor	593 sq ft
Installation Materials	1
Residential Bender Board Material & Labor	1
Bender Board 4"	48 LF
Bender Board Installation	48 LF