

**HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD
August 23, 2024**

HDRC CASE NO: 2024-255
ADDRESS: 806 N OLIVE ST
LEGAL DESCRIPTION: NCB 540 BLK 11 LOT W 128 FT OF A-12 OR L
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Luis De La Cruz
OWNER: Luis De La Cruz
TYPE OF WORK: Front yard artificial turf installation
APPLICATION RECEIVED: July 16, 2024
60-DAY REVIEW: September 14, 2024
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install artificial turf throughout the front yard.

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'S

- Do retain at least 50% of green space in your landscaping plan through turf grass, the integration of native, drought-tolerant, low-maintenance plantings, or a combination of both. Exceeding 50% native green space is highly encouraged.
- Do incorporate natural-colored (not black) gravel, decomposed granite, river rock, mulch, and other pervious ground cover to help facilitate rainwater absorption. These elements should be used as accents or for pathways versus primary coverage.
- Do incorporate rocks with a diameter of less than 2 inches.
- Do incorporate rock ground cover or low, native plantings near the foundation of your historic home to protect from water infiltration. Planting trees or shrubbery directly adjacent to your foundation is discouraged, as roots can cause damage to the structure as they grow.
- Do incorporate rain catchment systems in the side or rear yard in a manner that does not negatively impact the visibility of the historic structure from the public right-of-way.
- Do incorporate Texas Agricultural Extension's seven basic principles that lead to saving water.

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.

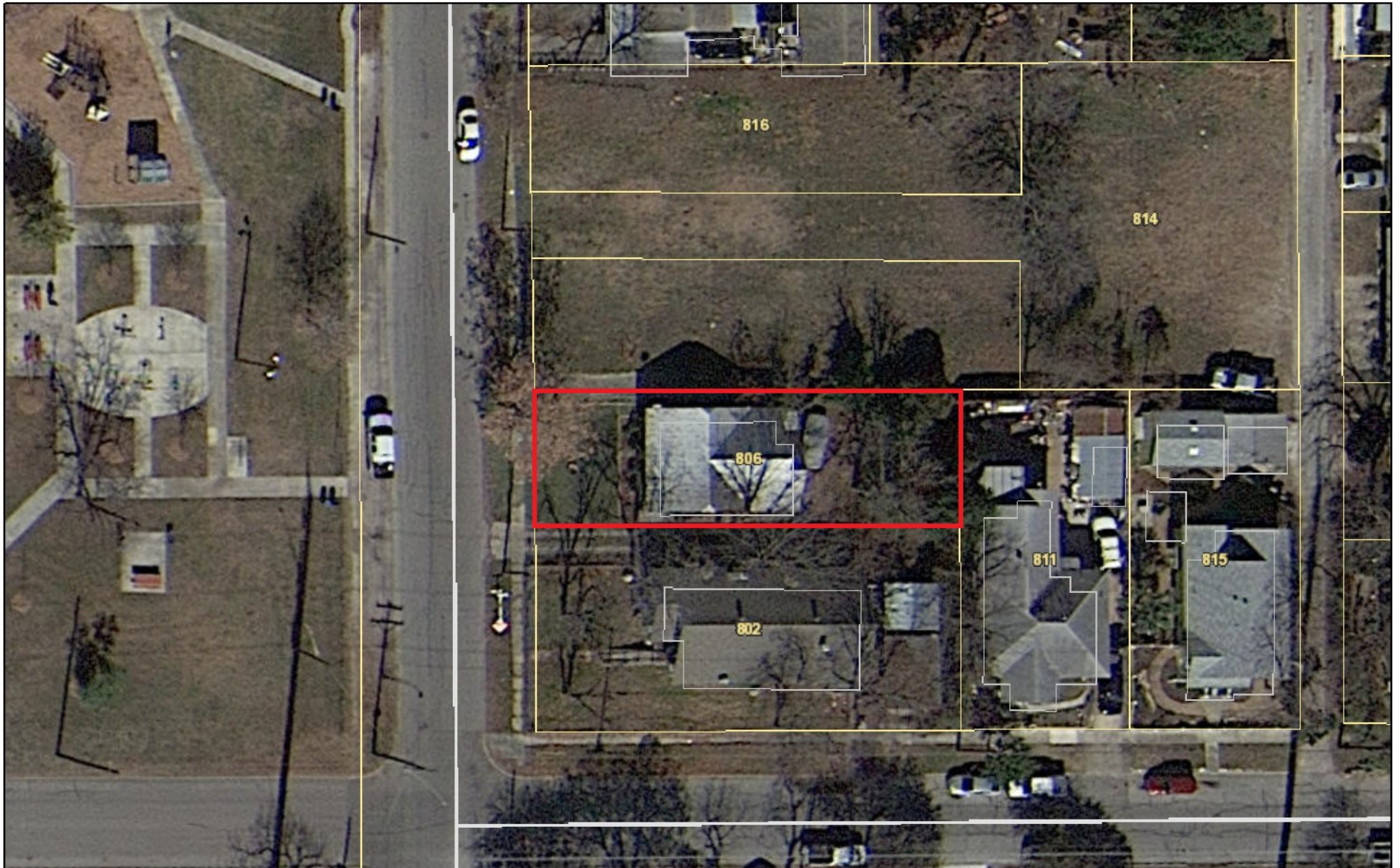
FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install artificial turf throughout the front yard.
- b. The historic structure at 806 N Olive is a 1-story, Craftsman style house with a side facing, clipped gabled roof and a corner front porch. The historic structure was constructed circa 1920 and is found on the 1951 Sanborn Map. This structure is contributing to the Dignowity Hill Historic District.
- c. VIOLATION – Office of Historic Preservation staff received a violation report regarding front landscaping at 806 N Olive and performed a site visit on June 10, 2024. During that site visit, staff observed the unapproved installation of artificial turf throughout the front yard of the property. OHP staff issued a citation at that time.
- d. ARTIFICIAL TURF INSTALLATION – The applicant has proposed to install artificial turf throughout the front yard of the property at 806 N Olive. The Guidelines for Site Elements 3.A.ii. notes that traditional lawns should not be reduced by more than fifty (50) percent. OHP staff finds that the installation of artificial turf within the front yard may be appropriate provided that the applicant follows the Xeriscaping and Responsible Landscaping policy document. Staff finds that at least fifty (50) percent of the front yard should be covered with appropriate plant coverings. No more than fifty (50) percent of the front yard should be hardscaping, inorganic material, or artificial turf.

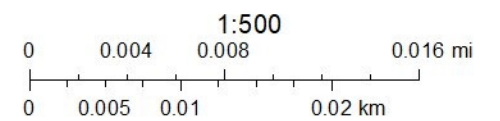
RECOMMENDATION:

Staff does not recommend approval as submitted. Staff recommends that the amount of artificial turf coverage be reduced so that at least fifty (50) percent of the front yard can retain appropriate plantings.

City of San Antonio One Stop



August 15, 2024



Jun 10, 2024 at 3:06:44 PM
806 N Olive St
San Antonio TX 78202
United States





Investigation Report

Property

Address	806 N Olive
District/Overlay	Dignowity Hill
Owner Information	Luis De La Cruz

Site Visit

Date	06/10/2024
Time	03:11 PM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	Completed
Description of work	Installation of artificial turf within the front yard.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation"
Will post-work application fee apply?	To be determined

Documentation

Photographs





Investigation Report





Investigation Report

Jun 10, 2024 at 3:08:49 PM
802 N Olive St
San Antonio TX 78202
United States

CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION
100 W Houston St, San Antonio, Texas 78205
7:45am - 4:30pm Monday - Friday
(210) 207 - 0035; report@ohp.sanantonio.com

EDWARD HALL - EDWARD HALL @ SAN ANTONIO. GOV.; (512) 207-7620

NOTICE OF INVESTIGATION

ADDRESS: **806 N OLIVE** [BCAD] OWNER: **LUIS DE LA CRUZ**

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

- ☒ Code 35-608 (a): Work without Certificate of Appropriateness (COA): **INSULATION OF ARTIFICIAL TURF WITHIN FRONT YARD.**
- ☐ Code 35-608 (i): Work beyond Scope of Approval.
- ☐ Code 35-615: Demolition by Neglect.

STOP WORK: Yes | Not Applicable

Please contact the Office of Historic Preservation within 48 hours of the inspection date: **6/10/2024**

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Consented failure to comply with the terms of the City of San Antonio and the State of Texas with subject you to criminal and civil prosecutions, as the full extent provided by law. Violations of City ordinances are criminal class C violations and will be prosecuted accordingly. Violation of State law is also subject to civil prosecution in state district court by the City of San Antonio. Penalties for intentional violations of the law include but are not limited to: (1) a criminal violation of the City of San Antonio; (2) criminal fines (2) civil costs; (3) civil penalties in the range of \$1,000.00 per day; (4) attorney's fees; and (5) imprisonment by the City of the courts so prosecute you; (6) liens on your property and filed with the county and recording; (7) judicial findings that you have maintained a nuisance and are responsible for the cleanup of the same; (8) demolition of your property; (9) if you are found to be a nuisance, the City may deny you further and future permits for this project and others; and



Investigation Report

	<p>Jun 10, 2024 at 3:07:13 PM 806 N Olive St San Antonio TX 78202 United States</p>
	06/10/2024 03:12 PM
Additional photos were taken on another device.	No