

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2023

HDRC CASE NO: 2023-032
ADDRESS: 1931 N IH 35
LEGAL DESCRIPTION: NCB 1277 BLK 6 LOT S 111.22 FT OF 20
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: John Williams/Graceland Group
OWNER: John Williams/Graceland Group
TYPE OF WORK: Exterior modifications, fencing, landscaping, artificial turf
APPLICATION RECEIVED: January 04, 2023
60-DAY REVIEW: Not Applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace the chain link fence with a cattle panel fence with wood posts and rails.
2. Replace sod with artificial turf.
3. Limewash the brick on the front and side elevations.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.
 - vi. *Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.
- C. PRIVACY FENCES AND WALLS
- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
 - ii. *Location*—Do not use privacy fences in front yards.
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 1931 N IH 35 is one-story contemporary residence with Colonial Revival influence built c 1984. The front and side elevations are clad in brick, with wood siding on the rear. The hipped roof is clad in

composition shingle, and windows have metal frames. The front inset porch features three round columns. The property contributes to the Government Hill Historic District.

- b. FENCING: The applicant requests approval to replace a chain link fence with a cattle panel fence with wood posts and rails in the same location. Historic Design Guidelines for Site Elements 2.B.v states that new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Staff finds the proposed fence appropriate.
- c. ARTIFICIAL TURF: The applicant requests approval to install artificial turf. Historic Design Guidelines for Site Elements 3.B.ii says 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. Staff finds removal of sod in its entirety and replacement with artificial turf does not conform to guidelines and that the applicant should explore other xeriscaping options that include at least 50% greenery, per the policy guide for xeriscaping.
- d. PAINTING (MASONRY) – The applicant requests approval to limewash the brick cladding on the front and side elevations. The existing brick cladding is unpainted and was not originally painted. Guideline 2.A.i for Exterior Maintenance and Alterations stipulates that applicants avoid painting historically unpainted surfaces. The Guidelines state that exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. The brick cladding is a character-defining feature of the structure, and staff does not find the brick in a condition where limewashing in lieu of a consolidation or stabilization method is necessary or appropriate. Staff does not find limewashing the brick cladding appropriate.

RECOMMENDATION:

Staff recommends approval of item 1, replacing the chain link fence with a cattle panel fence with wood posts and rails, based on finding b, with the following stipulation:

- i. That the fence not exceed 4' at any portion of the fence.

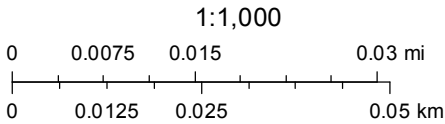
Staff recommends denial of item 2, replacing sod with artificial turf, based on finding c.

Staff recommends denial of item 3, limewashing the brick on the front and side elevations, based on finding d.

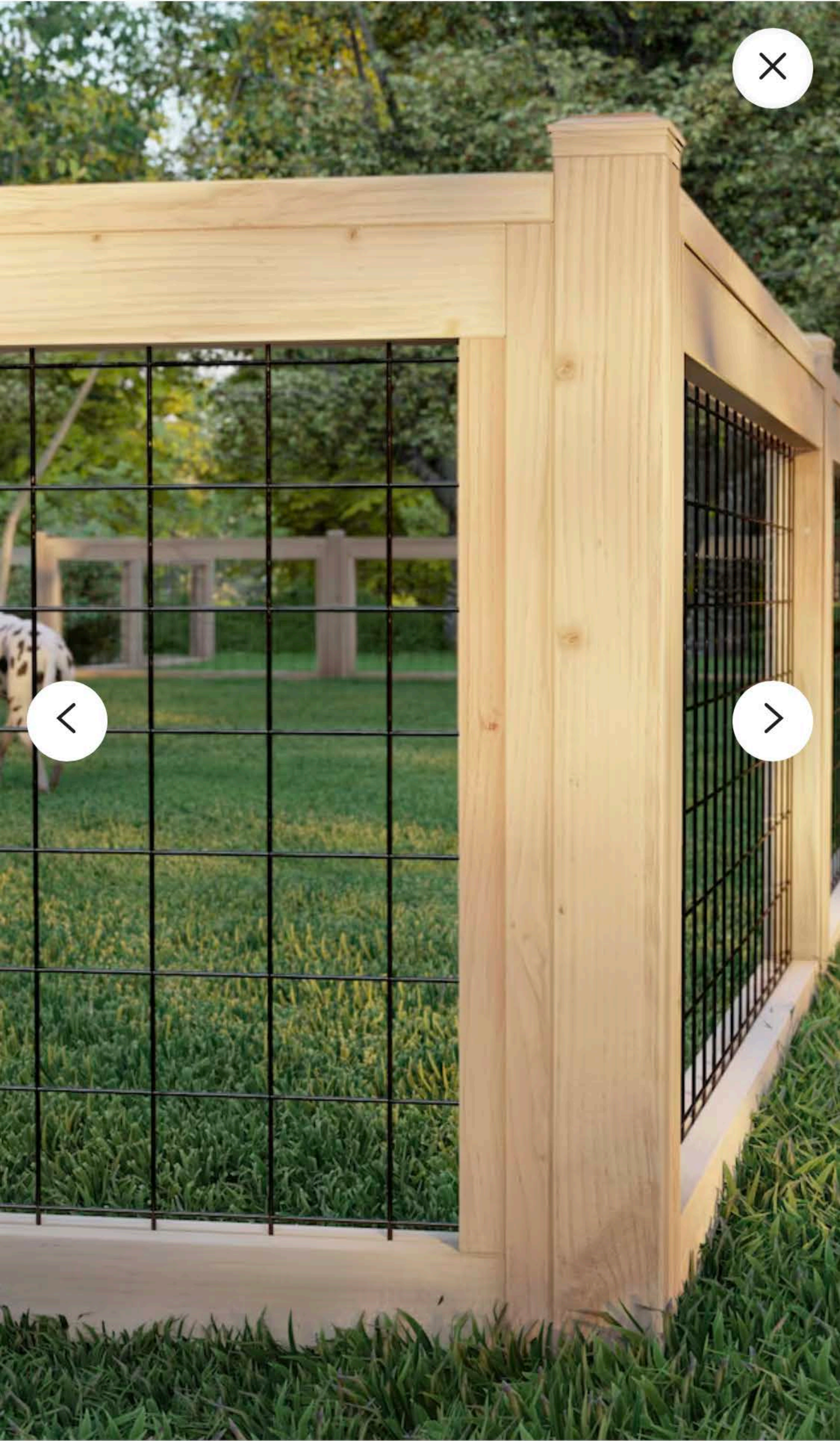
City of San Antonio One Stop



January 27, 2023







AA

🔒 etsy.com





Jessica L. Anderson (OHP)

From: John Williams <[REDACTED]>
Sent: Monday, January 23, 2023 11:41 AM
To: Jessica L. Anderson (OHP)
Subject: Re: [EXTERNAL] Re: Office of Historic Preservation Online Application – STATUS UPDATED

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Jessica.

Sorry, had to send pictures in different emails because it showed the file as too large. I've included the benefits to lime washing as well in this email. Let me know if you need anything. Thank you!

- 1
Natural appearance: Lime washing brick gives a natural, muted color that enhances the natural beauty of the brick.
- 2
Low VOC: Lime is a natural product that is non-toxic and has low Volatile Organic Compounds (VOC) emissions, making it a safe and eco-friendly option.
- 3
Breathable: Lime is a breathable material which allows moisture to pass through the brick, preventing damage caused by trapped moisture.
- 4
Durability: Lime washing brick is a durable finish that can last for many years, making it a cost-effective option in the long term.
- 5
Easy to apply: Lime washing is a relatively simple process that can be applied by a professional or a DIY enthusiast.
- 6
Low maintenance: Lime washing brick requires very little maintenance, and the occasional wash with water is all that is needed to keep it looking fresh.
- 7
Versatility: Lime washing can be applied to a variety of brick types and surfaces, and it can also be used in combination with other finishes and textures.
- 8
Thermal insulation: Lime wash can help to insulate the surface and can help to keep the building cool in summer and warm in winter.

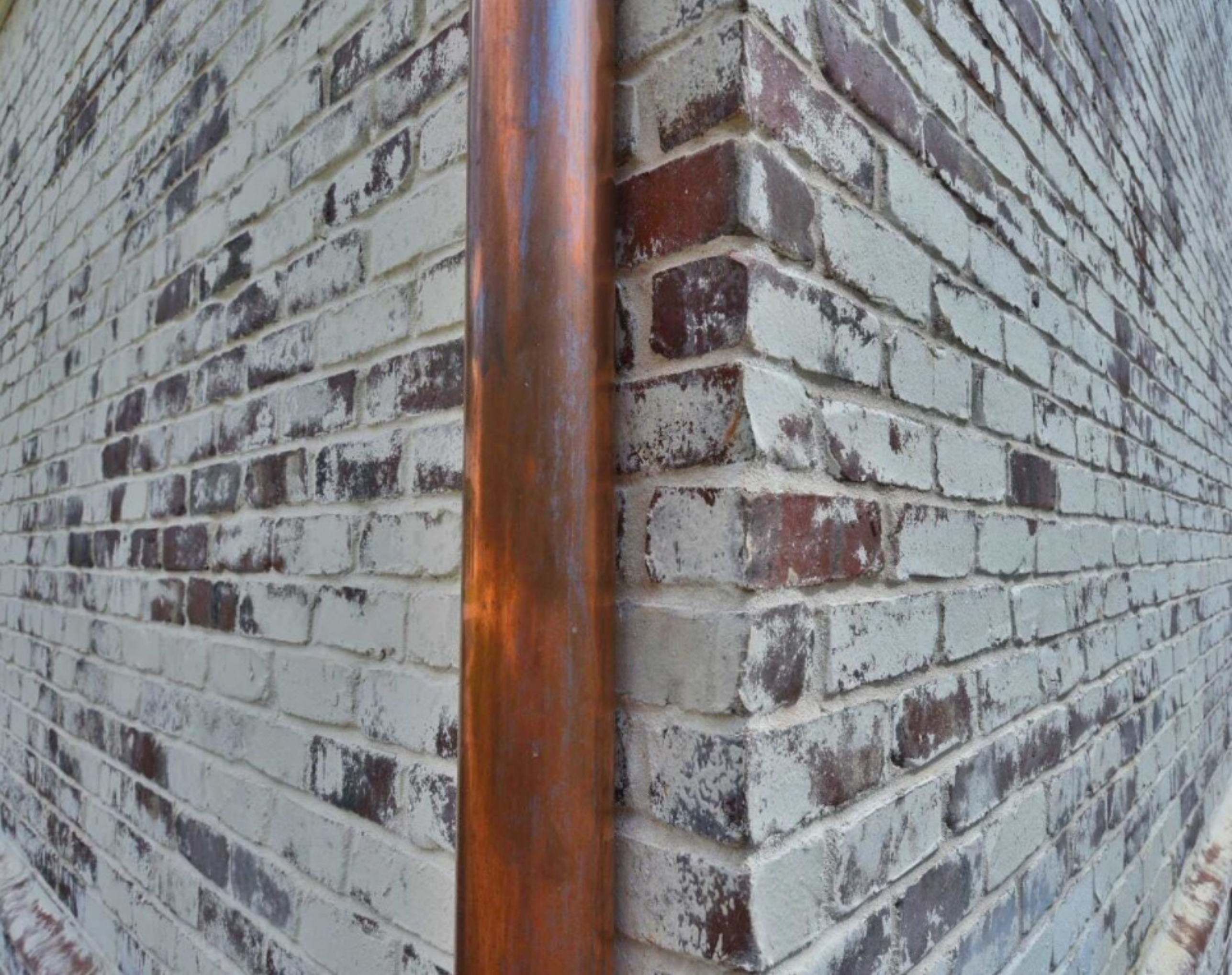
Sent from my iPhone

On Jan 20, 2023, at 5:39 PM, Jessica L. Anderson (OHP) <Jessica.Anderson@sanantonio.gov> wrote:

John,

Yes, please resend. And you can send additional information, too.

Thanks,
Jessica





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