

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 16

HDRC CASE NO: 2016-301
ADDRESS: 227 W LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6536 BLK 16 LOT 7, 8, E 12.5 FT OF 6 & W 12.5 FT OF 9
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Debi Hazlett
OWNER: Douglas Hair
TYPE OF WORK: Landscaping
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install artificial turf in the right-of-way planting strip in front of 227 W Lullwood.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

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.

4. Residential Streetscapes

A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

FINDINGS:

- a. The home at 227 W Lullwood is located in the Monte Vista Historic District. The home is Spanish eclectic, with a cross-gabled roof, clay tile shingles, and a front stoop. The front landscaping includes a front lawn, a large tree, and gravel beds with native plants along the base of the house.
- b. The proposed turf has been installed without prior approvals. The applicant has submitted the documentation

required.

- c. The applicant submitted a request to alter the landscaping in the right-of-way planting strip that was heard by the HDRC on May 21, 2014. The request was to remove the existing grass and install flagstone pavers and central planters containing knockout roses. The HDRC denied the request.
- d. The applicant has proposed to install artificial turf in the right of way on either side of the sidewalk. As noted in finding b, grass was removed and the artificial turf has been installed. The proposal affects less than 50% of the existing lawn area. Staff made a site visit on July 22, 2016 and observed that the turf in place is similar to grass in color and texture. In addition to this, the artificial material will require less water to maintain. According to the Guidelines for Site Elements 4.A., the removal of traditional lawn areas and the installation of impervious materials should be limited. The guidelines also support measures to conserve water. Staff finds the request to be consistent with the guidelines.

e.

RECOMMENDATION:

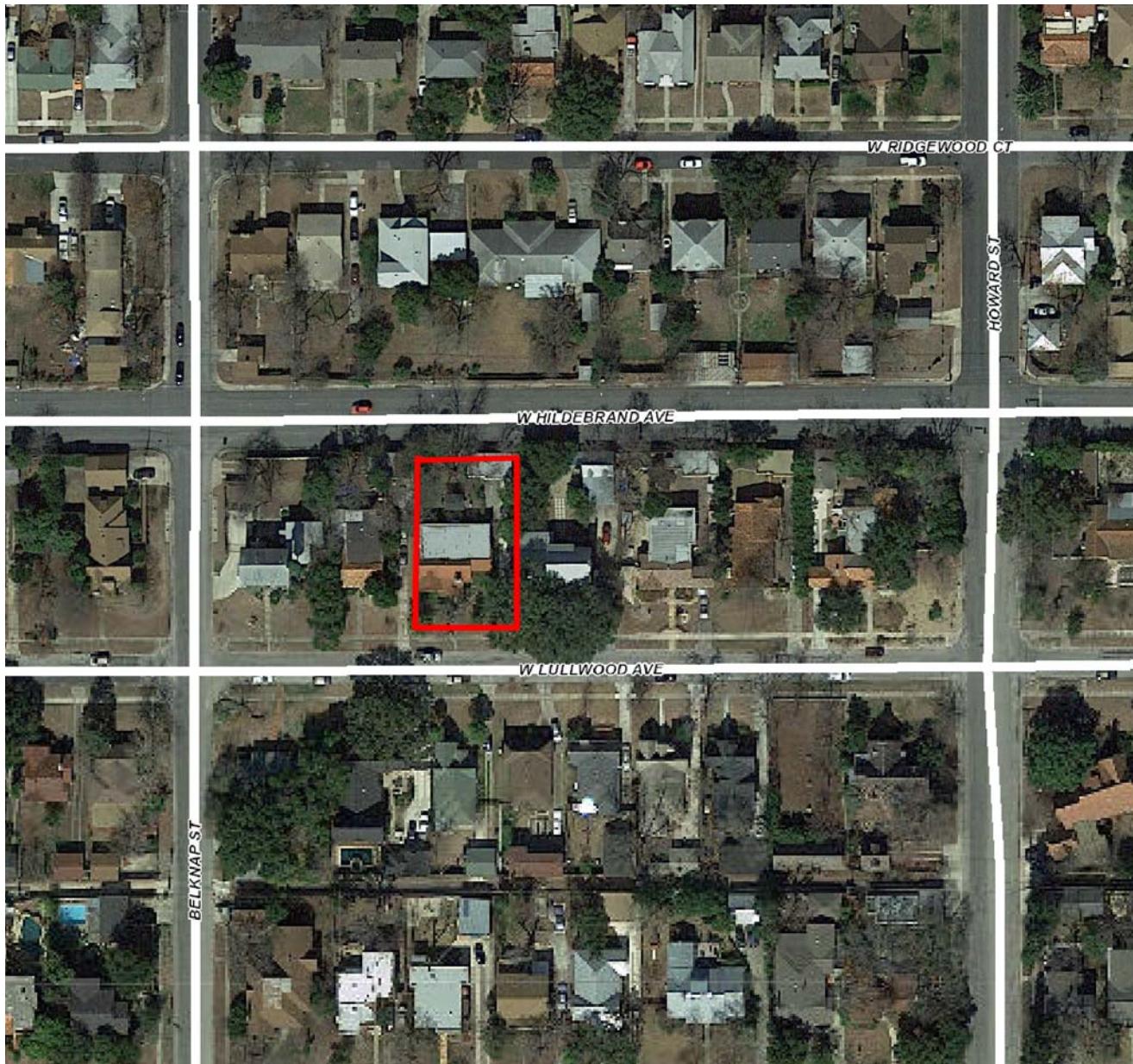
Staff recommends approval as submitted based on findings a through d.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

Work was done without approval and the applicant has submitted all required items.



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 20, 2016

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**Douglas Hair
227 W. Lullwood
San Antonio, TX 78212
210-735-6484**

Historic & Design Review Commission
City of San Antonio
Office of Historic Preservation Committee
1901 S. Alamo
San Antonio, TX 78204

Dear Sir or Madam,

My name is Debi Hazlett and I am the niece of Doug Hair who is 78 years young. He has given me authorization to represent him in this important matter. I will be the future beneficiary of the estate.

Doug has lived on W. Lullwood for 22 years and he loves the neighborhood and all the beautiful and historical features that Monte Vista has to offer. Two years ago, he went before the board and wanted to put flagstone in the area between the curb and the sidewalk. He submitted pictures of 15 neighborhood houses that had rocks, bricks, or flagstone in this respective area. Unfortunately, his art renderings were poor and it was rejected by the committee, which cited that the area needed to be green to match the neighbors. Following these recommendations, he then decided to install an artificial turf that he felt met the goals of the committee and would also conserve the water supply. He paid \$6,000 to install it. During the installation, a code compliance officer came by three times in three different weeks and never indicated any issues. He has had nothing but compliments from his neighbors for the aesthetics and color. It actually matches his well-kept St. Augustine grass in regard to color. It has retained its original color since installation and still looks great. Recent photos were taken in July to show the current condition of the grass.

Doug hires a lawn crew to cut his natural grass as his heart condition no longer allows him to do so. In fact, he has had a defibrillator/pacemaker for 12 years. Three years ago, he fell and broke his back and still has lingering effects for which he is under medical care. He knows the importance of the upkeep of his home and takes this responsibility very seriously.

There are some outstanding benefits of artificial turf. These include:

- no mowing
- no fertilizing

- no watering
- drought tolerant
- handles high traffic
- environmentally sustainable
- stays perpetually green
- safe and aesthetic play area for children and pets
- no irrigation pipes
- as realistic as real grass
- allows water to permeate into the ground while preventing weed growth
- supports water conservation

We would like to apologize to the committee for not following the rules and regulations necessary. It was an honest mistake with no intention of circumvention. He immediately installed something that he felt maintained the wishes and spirit of the committee and did not realize steps were omitted.

We hope that the committee accepts our apology and allows him to keep this beautiful and functional grass. Thank you for your time and assistance.

Have a Blessed Day,

Debi Hazlett
debi@satx.rr.com

PLOT PLAN
FOR BUILDING PERMITS

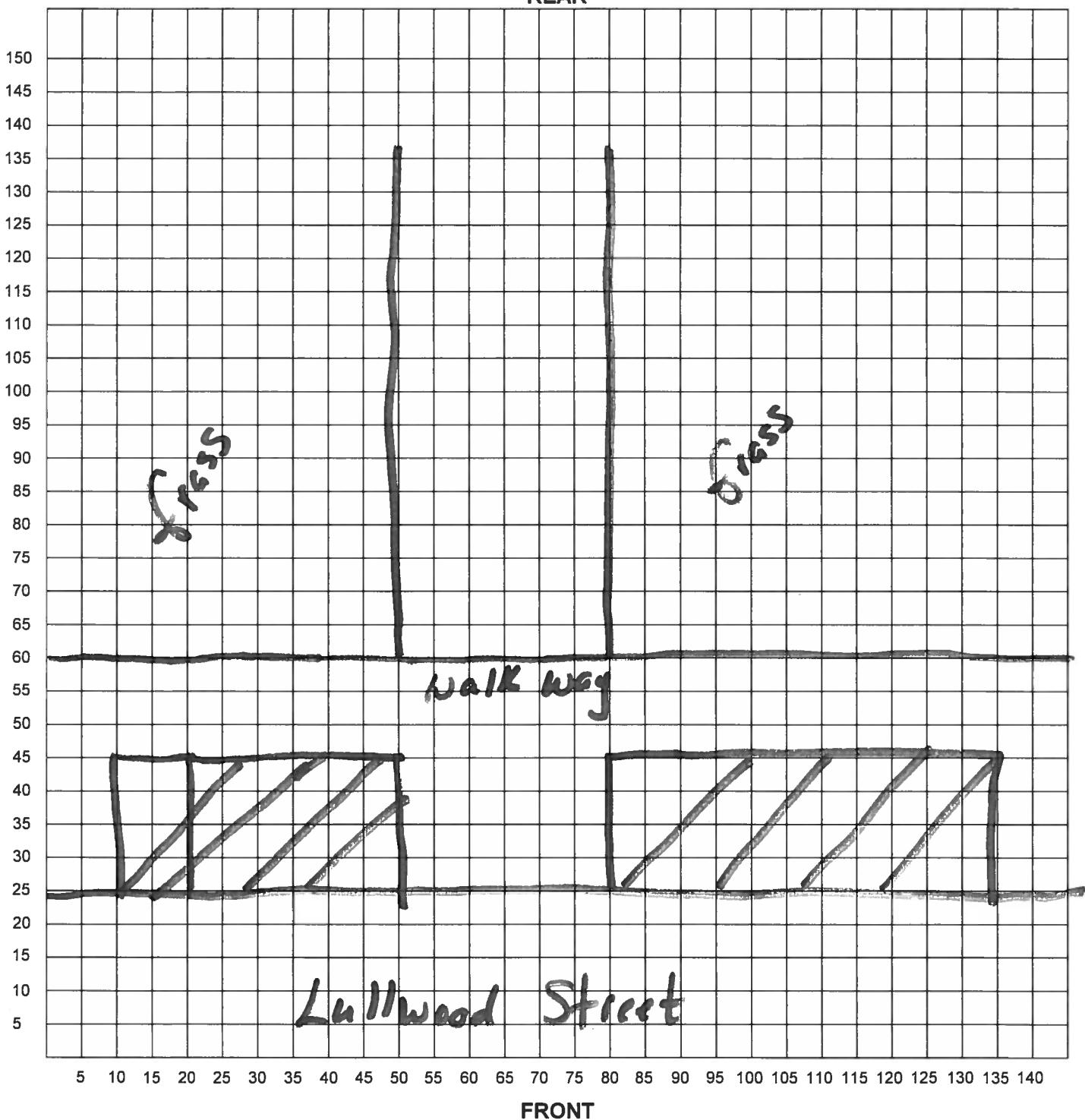
Address: 227 W. Lullwood St. TC 78222

Lot: _____

Block: _____

NCB: _____

REAR



FRONT

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 7-14-16

Signature of Applicant: Deb Hallet





July 1st 2016

Ind part of the Artificial Turf

37 1/2 ft x 6 1/2 ft w/water system

Picture from 2016

Artificial Turf on the left hand side

32 1/2 ft x 6 1/2 ft