

## HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2020

**HDRC CASE NO:** 2019-699  
**ADDRESS:** 911 N PINE ST  
913 N PINE ST  
915 N PINE ST  
917 N PINE ST  
**LEGAL DESCRIPTION:** NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 25  
NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 26  
NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 27  
NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 28  
**ZONING:** IDZ, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Ricardo Turrubiates/Terramark  
**OWNER:** K/T TX Holdings & T/A Apartments Inc  
**TYPE OF WORK:** Construction of two, 2-story mixed-use structures  
**APPLICATION RECEIVED:** November 18, 2019 (Postponed by applicant)  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting conceptual approval to construct two, 2-story, mixed-use structures on the vacant lots addressed as 911, 913, 915, and 917 N Pine. The lots do not front a public street, but front a private drive that features access to N Pine to the immediate south of the new construction located at 909 N Pine.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

##### B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

#### 2. Building Massing and Form

##### A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within

one foot of floor-to-floor heights on adjacent historic structures.

## B. ROOF FORM

*i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

*ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street.

No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

## D. LOT COVERAGE

*i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to

lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent

historic buildings establish a precedent with a greater building to lot ratio.

## 3. Materials and Textures

### A. NEW MATERIALS

*i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found

in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

*ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

*iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

*iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

*v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar

to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

## 4. Architectural Details

### A. GENERAL

*i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

*ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but

not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

*iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for

new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual

interest

while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

*v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

*i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly

visible from the public right-of-way.

*ii. Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

*i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

*ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

*iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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

### 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. Screening incompatible uses—Review alternative fence heights and materials for

appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

## 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.

## 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.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to



address ADA requirements.

## B. DRIVEWAYS

*i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate

a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways

are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

*ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

## 7. Off-Street Parking

### A. LOCATION

*i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

*ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

*iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

### B. DESIGN

*i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or

a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

*ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j)

for specific standards.

*iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

## FINDINGS:

- a. The applicant is requesting conceptual approval to construct two, 2-story, mixed-use structures on the vacant lots addressed as 911, 913, 915, and 917 N Pine. The lots do not front a public street, but front a private drive that features access to N Pine to the immediate south of the new construction located at 909 N Pine.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on December 10, 2019. At that meeting, committee members asked questions regarding drainage, massing, roof form and parking.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed a second time by the Design Review Committee on December January 15, 2020. At that meeting, committee members commented on the updated massing (only two structures) and visited the site.
- e. DESIGN REVIEW COMMITTEE – This request was reviewed a third time by the Design Review Committee on January 28, 2020. At that meeting, committee members discussed drainage, impervious cover on site, parking and parking locations, the proposed scale and massing and noted that the proposed parking, massing and site plan appeared to be appropriate.
- f. DESIGN REVIEW COMMITTEE – This request was reviewed a fourth time by the Design Review Committee on February 11, 2020. At that meeting the committee reviewed the application package again and commented that

the design had progressed in an appropriate manner.

- g. **CURRENT SITE** – The current sites are void of any existing structures. The lots do not front a public street, but front a private drive that features access to N Pine to the immediate south of the new construction located at 909 N Pine.
- h. **CONTEXT & DEVELOPMENT PATTERN** – The primary, historic development pattern of this block of N Pine and the Dignowity Hill Historic District features a primary structure fronting the right of way at the street with a rear accessory structure.
- i. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Per the submitted application documents, each structure's footprint is consistent with the Guidelines, as approximately thirty-five (35) percent of each lot is occupied by proposed building space.
- j. **SETBACKS & ORIENTATION** – The Guidelines for New Construction 1.A.ii. note that the front facades of new buildings should be orientated to be consistent with the predominant orientation of historic buildings along the street frontage. The proposed orientation is inconsistent with the Guidelines; however, the lot layout is atypical for historic development pattern of the Dignowity Hill Historic District.
- k. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street, in this case, N Pine. Per the application documents, the applicant has oriented the primary entrance of each structure to the private drive. The proposed development pattern is atypical to that which is found historically within the district. Generally, staff finds that entrances that are oriented toward the private drive could be appropriate provided they feature traditional entrance massing and detailing.
- l. **SCALE & MASSING** – The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed an overall height of 21' – 0". This block of N Pine features eleven, single family residential structures. Each of these structures features one story in height; however, many of these structures feature heights that are approach twenty (20) feet in height. Given the location of the proposed new construction, at the rear of an existing structure, and approximately seventy (70) feet from the right of way, staff finds an overall height of 21' – 0" to be appropriate.
- m. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The submitting application documents don't provide information regarding foundation heights. The applicant is responsible for complying with this requirement.
- n. **ROOF FORMS** – The Guidelines for New Construction 2.B.i. notes that roof forms of new construction should feature pitches, overhangs and orientations that are consistent with those found historically on the block. Per the submitted application documents, the applicant has proposed roof forms with very low slopes. Generally, this is inconsistent with roof forms found historically throughout the district.
- o. **WINDOW & DOOR OPENINGS** – The Guidelines for New Construction 2.B.i. notes that windows and door openings featuring similar proportions to those of historic structures in the vicinity should be used. Per the application documents, the applicant has proposed that some of the window openings feature profiles that are consistent with those found historically within the district. Staff finds that the applicant work to ensure that all window openings are consistent with those found historically within the district.
- p. **MATERIALS** – The applicant has not provided specific information regarding building materials at this time, but has noted that contemporary elements will be included. Staff finds that materials that complement the type, color, and texture of those found traditionally within the district should be used, per the Guidelines for New Construction 3.A.1.
- q. **WINDOW MATERIALS** – At this time the applicant has not provided specific information regarding window materials. Staff finds that a double-hung, one-over-one wood windows or aluminum-clad wood windows should be used. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- r. **ARCHITECTURAL DETAILS** – At this time the applicant has not provided information regarding specific architectural details; however, the applicant has submitted information regarding building form and materials that are generally inconsistent with the Guidelines and the materials found historically throughout the district.

Staff finds that the proposed roof form, metal siding, entrance profiles and parking configuration should be revised to be consistent with the Guidelines and district.

- s. **DRIVEWAYS/PARKING** – The applicant has proposed parking for each structure to be located in front of each structure, within the typical location of the front yard. The Guidelines for Site Elements 7.A.ii. notes that off street parking should not be added within the front yard setbacks of houses. Additionally, the Guidelines for Site Elements 7.B.i. notes that parking areas should be screened with a landscape buffer, wall, or ornamental fence of two to four feet in height, or a combination of these elements. Staff finds that the proposed parking is inconsistent with the Guidelines.
- t. **LANDSCAPING** – The applicant has noted the installation of both natural grass and ornamental trees both o the north and south of the proposed new construction. Staff finds the proposed landscaping elements to be appropriate. Staff finds that the applicant should continue to develop the proposed landscaping plan.
- u. **DRAINAGE** – The applicant has provided documents to address drainage on site, including a drainage plan noting that water will not drain to neighboring historic structures, but to the existing parking lot and N Pine.

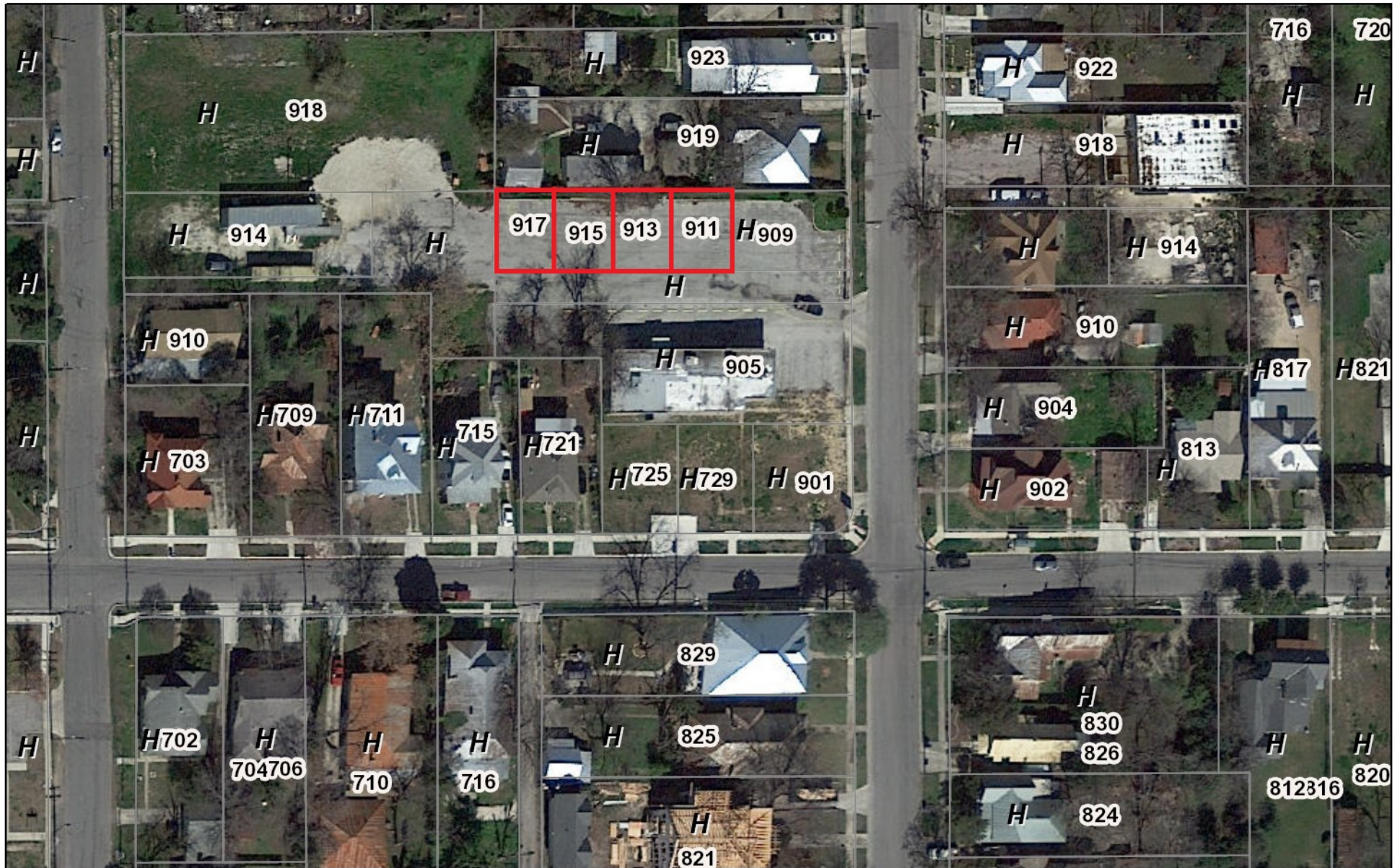
## **RECOMMENDATION:**

Staff does not recommend approval at this time. While the applicant has modified various elements of the proposed, staff finds that there are elements that are not consistent with the Guidelines. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval:

- i. That the applicant continue to develop entrances that feature elements that reference those found traditionally within the district, as noted in finding k.
- ii. That the applicant comply with the Guidelines in regards to an appropriate foundation height as noted in finding m.
- iii. That the applicant propose roof forms that are consistent with the Guidelines and that are consistent with those found historically within the District as noted in finding n.
- iv. That the applicant implement window and door openings that are consistent with the Guidelines those found historically within the district as the design progresses as noted in finding o.
- v. That the applicant propose materials that are consistent with the Guidelines and those found historically within the district as noted in finding p.
- vi. That the applicant install wood or aluminum clad wood windows. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vii. That the applicant propose parking that is consistent with the Guidelines and does not result in a front yard parking condition as noted in finding s.



# City of San Antonio One Stop



December 5, 2019

CoSA Addresses



Pre-K Sites

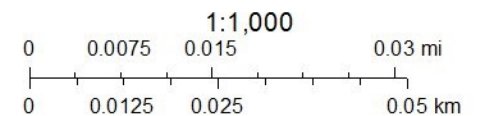
BCAD Parcels



Community Service Centers

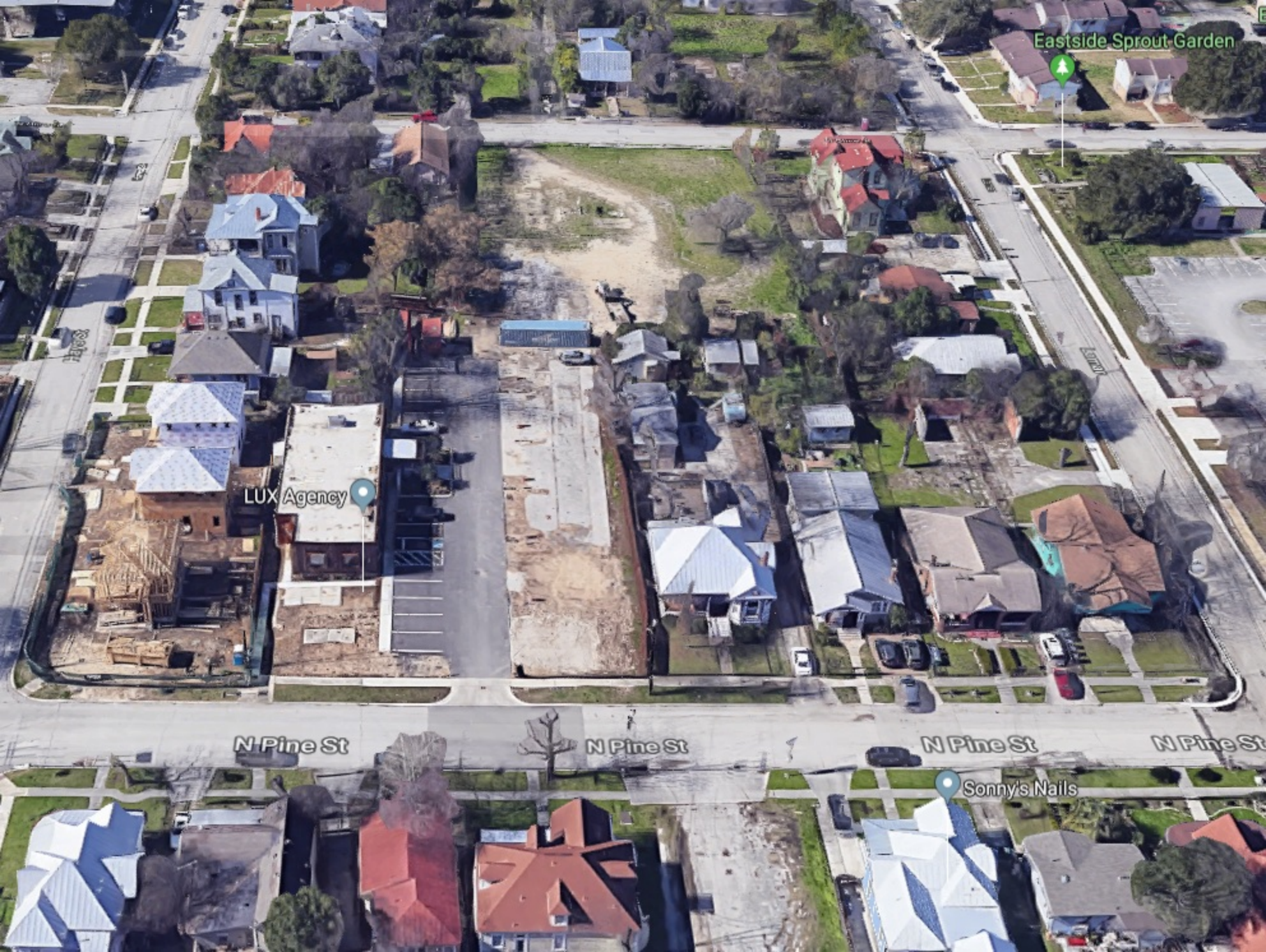


CoSA Parcels



CoSA





Eastside Sprout Garden

LUX Agency

N Pine St

N Pine St

N Pine St

N Pine St

Sonny's Nails

















CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: DECEMBER 10, 2019

HDRC Case# 2019-699

ADDRESS: 911-917 N PINE

Meeting Location: 1901 S ALAMO

APPLICANT: DICARLO TURBUBIATES/TERRAMARK

DRC Members present: CURTIS FISH, JAY GIBBS, ANNE-MARIE GRUBE

Staff present: EDWARD HALL

Others present: CHARLEY TURNER/TERRAMARK, NICK SPYKER (NEIGHBOR)

**REQUEST:** CONSTRUCTION OF FOUR, 2-STORY SINGLE-FAMILY RESIDENTIAL  
STRUCTURES.

**COMMENTS/CONCERNS:** CT: OVERVIEW OF THE PROPERTY AND CONTEXT  
IN THE IMMEDIATE VICINITY. UNITS TOTAL 1,000 SQ FT - FOOTPRINTS  
OF EACH IS 570 SQ FT. JG: QUESTIONS REGARDING STEPS TOWARD  
DRAINAGE - WHAT WILL BE DONE PROACTIVELY? CT: OVERVIEW OF  
PREVIOUS PAVEMENT/GREEN SPACE ON SITE, CT: APPROXIMATELY 8.5'  
BETWEEN 909 N PINE AND PROPOSED NEW CONSTRUCTION, 3.5' BETWEEN  
PROPOSED STRUCTURES. AMG: CONCERNS ABOUT DISTANCE BETWEEN  
PROPOSED STRUCTURES/LACK OF SEPARATION, CF: QUESTIONS REGARDING  
CHANGE IN GRADE ON SITE.

**COMMITTEE RECOMMENDATION:** ☐ APPROVE ☐ DISAPPROVE ☐  
**APPROVE WITH COMMENTS/STIPULATIONS:**

[Signature]  
Committee Chair Signature (or representative)

12-10-19  
Date

AMG: QUESTIONS REGARDING OVERALL HEIGHT OF NEW CONSTRUCTION (33.5').

CF: NOT CONCERNED ABOUT ORIENTATION OR PARKING AS PROPOSED; CONCERNED ABOUT MASSING IN PROXIMITY TO NEIGHBORING HISTORIC STRUCTURES. HOW ARE ELEVATIONS DESIGNED THAT WILL BE VISIBLE FROM DOWN?

JG: CONCERNED ABOUT VISIBILITY FROM HAYS,

CF: WHY FLAT ROOFS? CT: WANTED TO REDUCE HEIGHT AND INTRODUCE A COMMERCIAL/LIVE-WORK DEVELOPMENT, CT: NOT AN ISSUE TO USE SHED ROOFS,

ALL: DISCUSSION REGARDING GRADE CHANGE AND DRAINAGE

-APPROXIMATELY 11 TO 12 FEET FROM NORTH WALL TO NEIGHBOR'S STRUCTURES,

ALL: DISCUSSION REGARDING STAFF'S GENERAL COMMENTS,

CF: DOES NOT AGREE THAT "PORCHES" SHOULD BE ADDED,

BT: WILL PROVIDE A SITE SECTION.

CF: IN THIS CONFIGURATION - PARKING APPROPRIATE - AMG AGREES.



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: JANUARY 28, 2020

HDRC Case# 2019-699

ADDRESS: 911 - 917 N PINE

Meeting Location: 1901 SALADO

APPLICANT: CHARLES TURNER / TERRAMARK

DRC Members present: JEFF FETZER, CURTIS FISH


Staff present: EDWARD HALL

Others present: KH DANCONE

REQUEST: CONSTRUCTION OF A MIXED-USE DEVELOPMENT TO FEATURE  
FOUR UNITS.

COMMENTS/CONCERNS: LI: OVERVIEW OF CURRENT ZONING AND  
CONTEXT - PREVIOUS/EXISTING CONDITIONS, LI: ADDRESSING PREVIOUS  
CONCERNS REGARDING DRAINAGE - WILL DRAIN TO INTERIOR OF  
SITE, THEN TO STREET, LE: QUESTIONS REGARDING IMPERVIOUS  
COVER ON SITE, ALL: DISCUSSION REGARDING PARKING AND  
PARKING LOCATIONS, LE: UPDATED PROPOSAL IS CONSISTENT WITH  
SITE PLAN APPROVED BY ZONING, JF: TANDEM PARKING IS MOST  
APPROPRIATE (AS SHOWN AT APL), JF: UPDATED SCALE IS REDUCED,  
WHICH IS APPROPRIATE.

COMMITTEE RECOMMENDATION: APPROVE [ ] DISAPPROVE [ ]  
APPROVE WITH COMMENTS/STIPULATIONS:

  
Committee Chair Signature (or representative)

1/29/20  
Date

JF! DEVELOP MATERIALS TO ADDRESS SURROUNDINGS - HISTORIC STRUCTURES.

CF! DISCUSSION OF HOW PROPOSED NEW CONSTRUCTION MEETS GUIDELINES.

JF! MASSING AND SITE PLAN ARE APPROPRIATE.

CF! QUESTIONS REGARDING MATERIALS / DETAILING.

- BOARD + BATTEN (POTENTIALLY)

- METAL SIDING (NO)

JF! BOARD + BATTEN OR STUCCO MAY RESULT IN MOST SUPPORT FROM THE COMMISSION.



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: FEBRUARY 11, 2020 HDRC Case# \_\_\_\_\_

ADDRESS: 911-917 N PINE Meeting Location: 1901 S ALAMO

APPLICANT: PICARDO TURBUBIANES / TERRAMARU

DRC Members present: JEFF FETZER

Staff present: EDWARD HALL

Others present: KHI RANSOME

REQUEST: CONSTRUCTION OF A MIXED-USE DEVELOPMENT AT 911-917  
N PINE.

COMMENTS/CONCERNS: KR: OVERALL UPDATE OF DESIGN TO THIS  
POINT. JF: ADD HEIGHTS TO DIAGRAM (MASSING DIAGRAM). JF: HAVING  
SOUTH ELEVATION ADDRESS COMMERCIAL STRUCTURE.

**OVERALL COMMENTS:**



Committee Chair Signature (or representative)

2/11/20  
Date



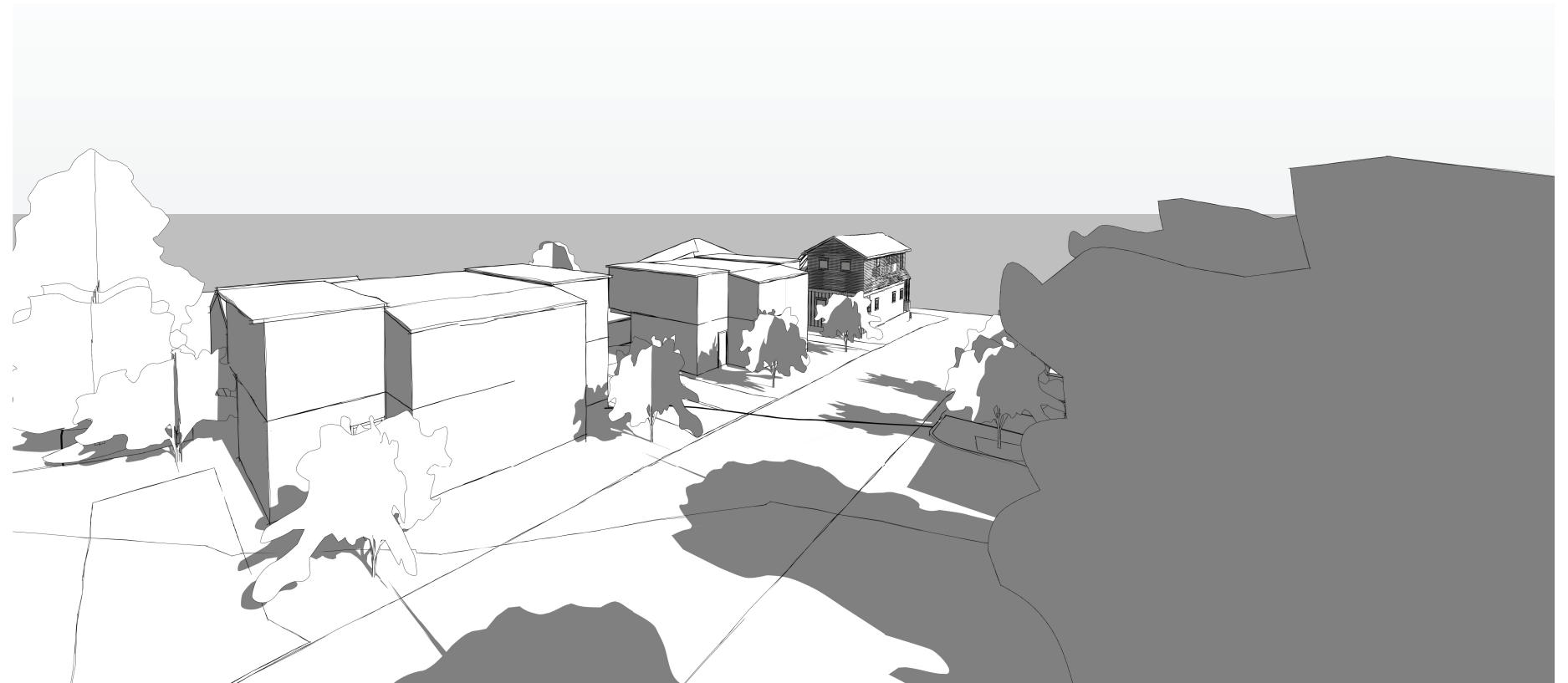
# CONCEPT

Requesting **Conceptual Design Approval** of two commercial buildings each with Live/Work studio spaces that will finalize the Pine at Hays development located at N Pine & Hays. Units will function as Office/Studio spaces the will provide 1st floor spaces for businesses and 2nd floor resident space. Industrial architecture forms and materials respond to precedents located within the **Historic Dignowity Hill. District.**

The proposed project will be constructed on an existing asphalt parking lot located behind a new residential home fronting N. Pine and across the private drive from the Terramark Office Building

Zoned:

IDZ with uses permitted for single family homes, Live/Work units, and uses permitted in “NC” **Neighborhood Commercial District.**  
(#201608040565)





CONTEXT

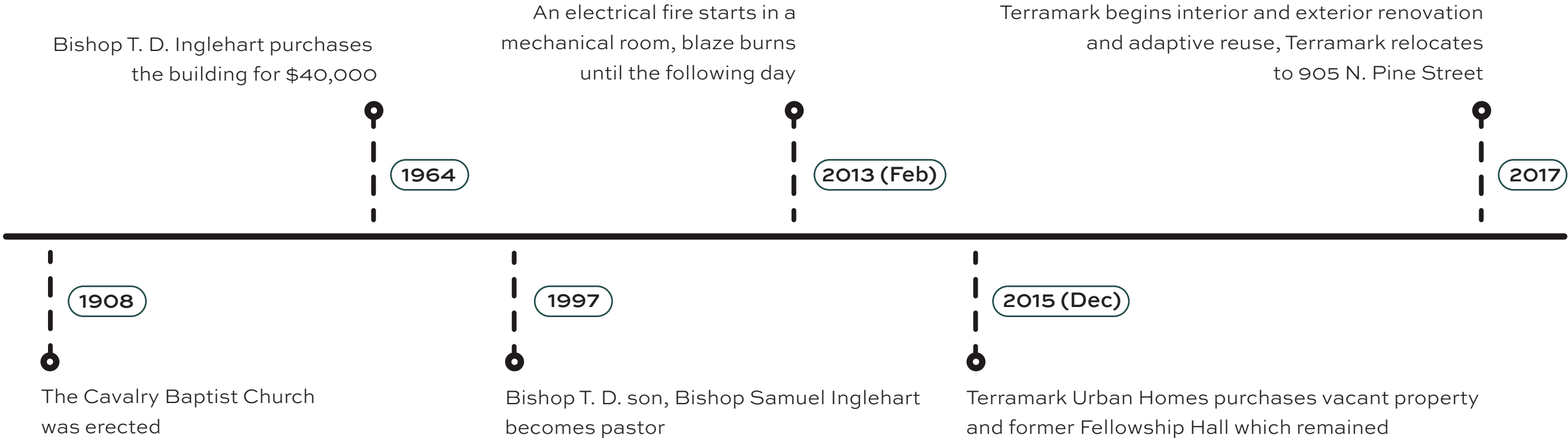
NEIGHBORHOOD AERIAL





CONTEXT

SITE TIMELINE



CONTEXT  
SITE TIMELINE



Former Childress Memorial Church of God In Christ



Former Childress Memorial Church of God In Christ after Feb. 1, 2013 fire.



Former Childress Memorial Church of God In Christ Fellowship Hall, 2015

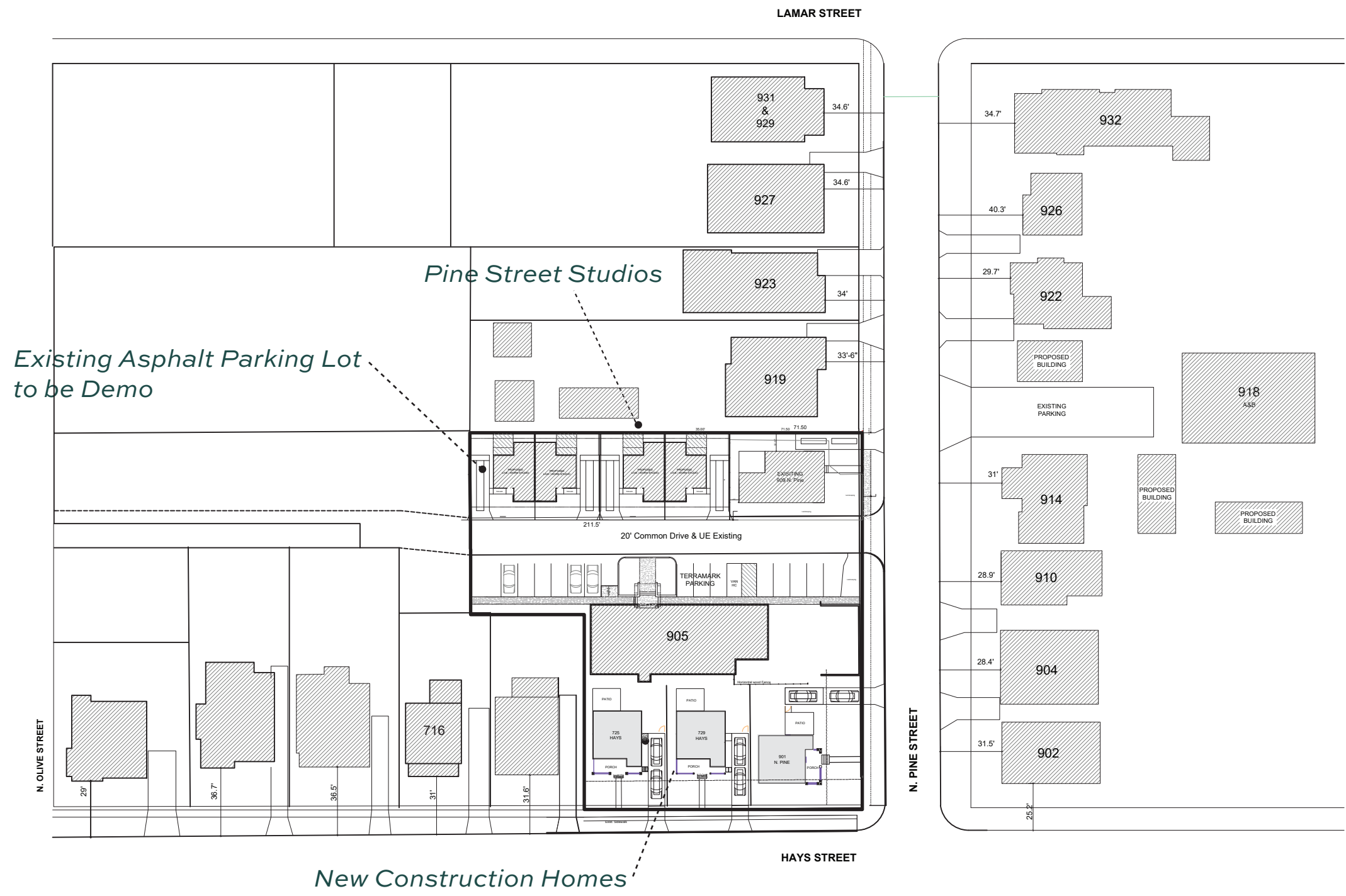


Current Terramark Urban Homes Office (Adaptive Reuse), 2019



PINE STREET STUDIOS | (911, 913, 915, 917 N PINE)  
CONCEPT DESIGN

NEIGHBORHOOD SITE PLAN

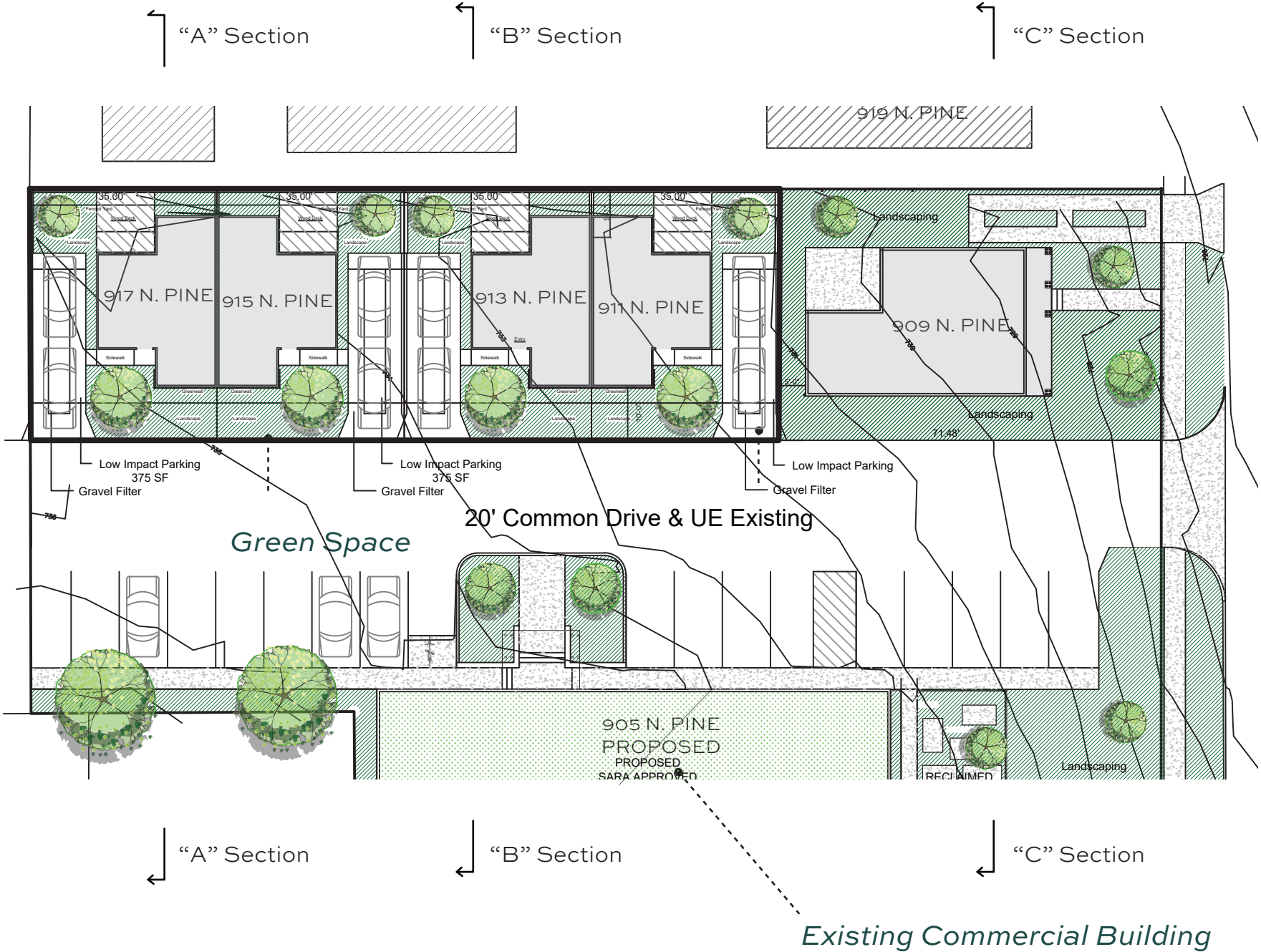


PROJECT MASTER PLAN

Lot to Building Ratio

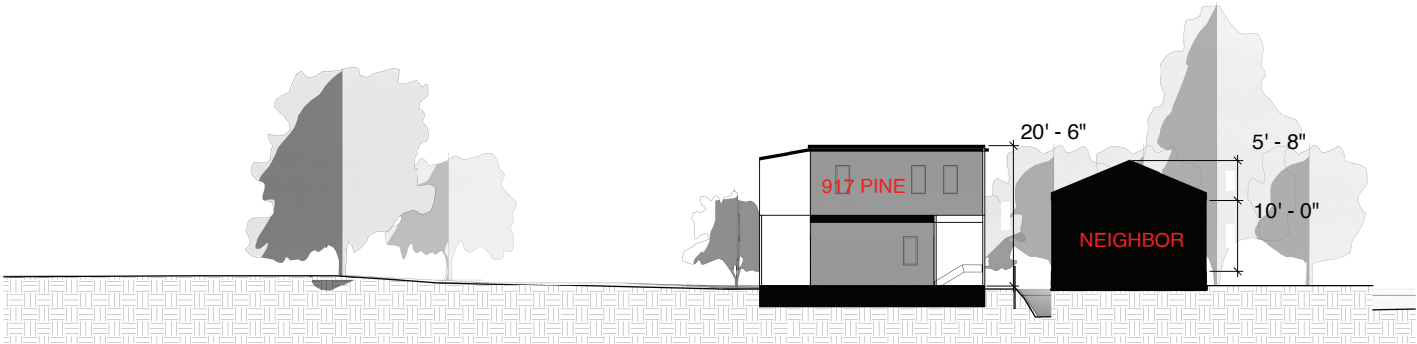
Lot Area: 1,595 SQ FT.  
Bldg Area: 563 SQ FT.  
Building to Lot Ratio : 35.2%

- Buildings: 2
- Studios: 4 (Office/Studio/Living)
- Stories: 2
- Studio/Living Sq. Ft.: 1,100

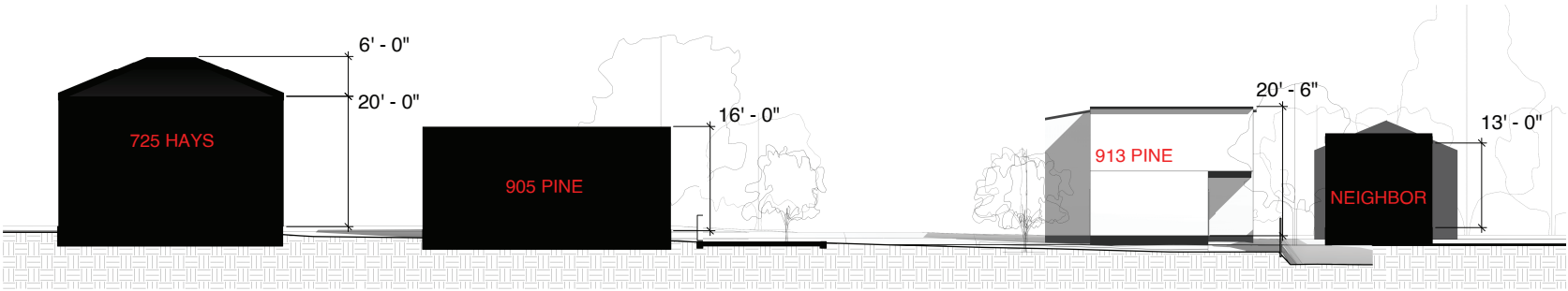


PROJECT MASTER PLAN CROSS SECTIONS (N to S)

“A” Section



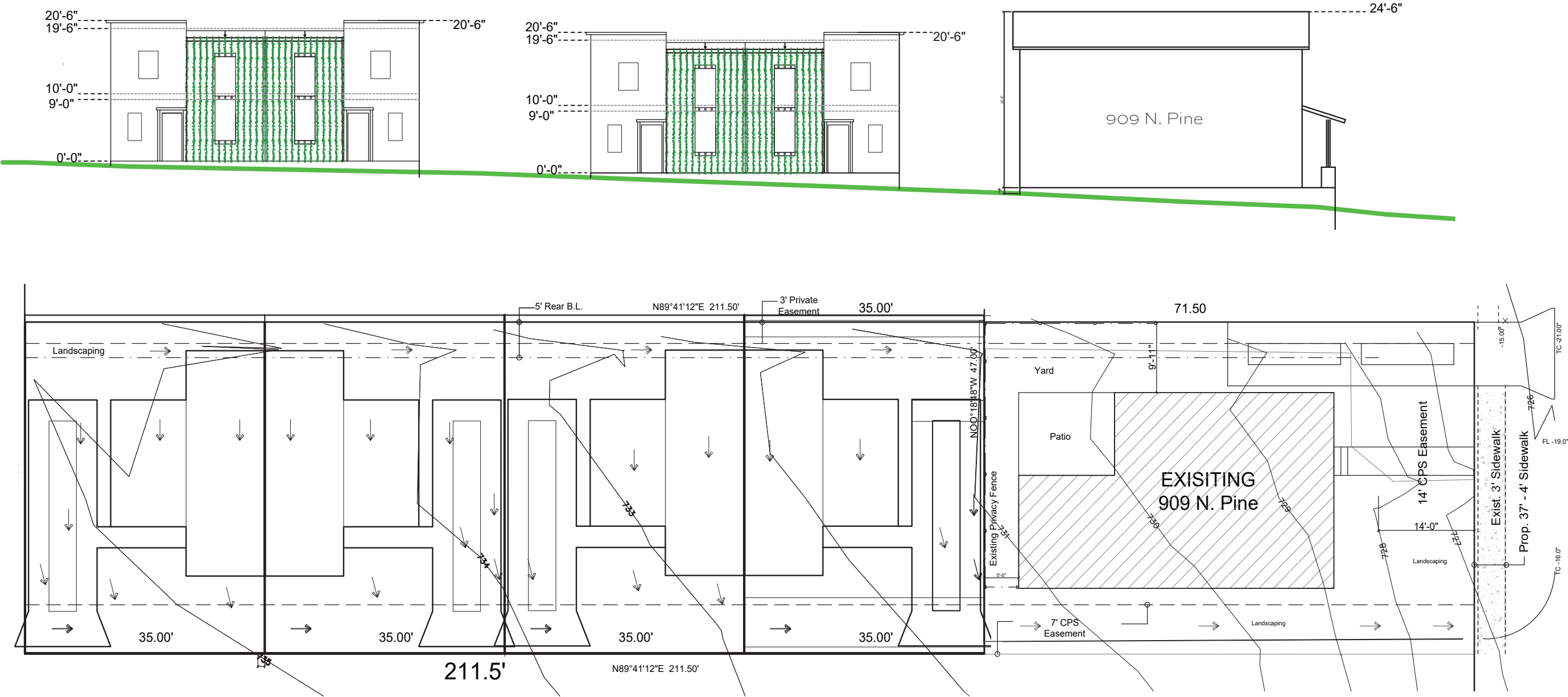
“B” Section



“C” Section

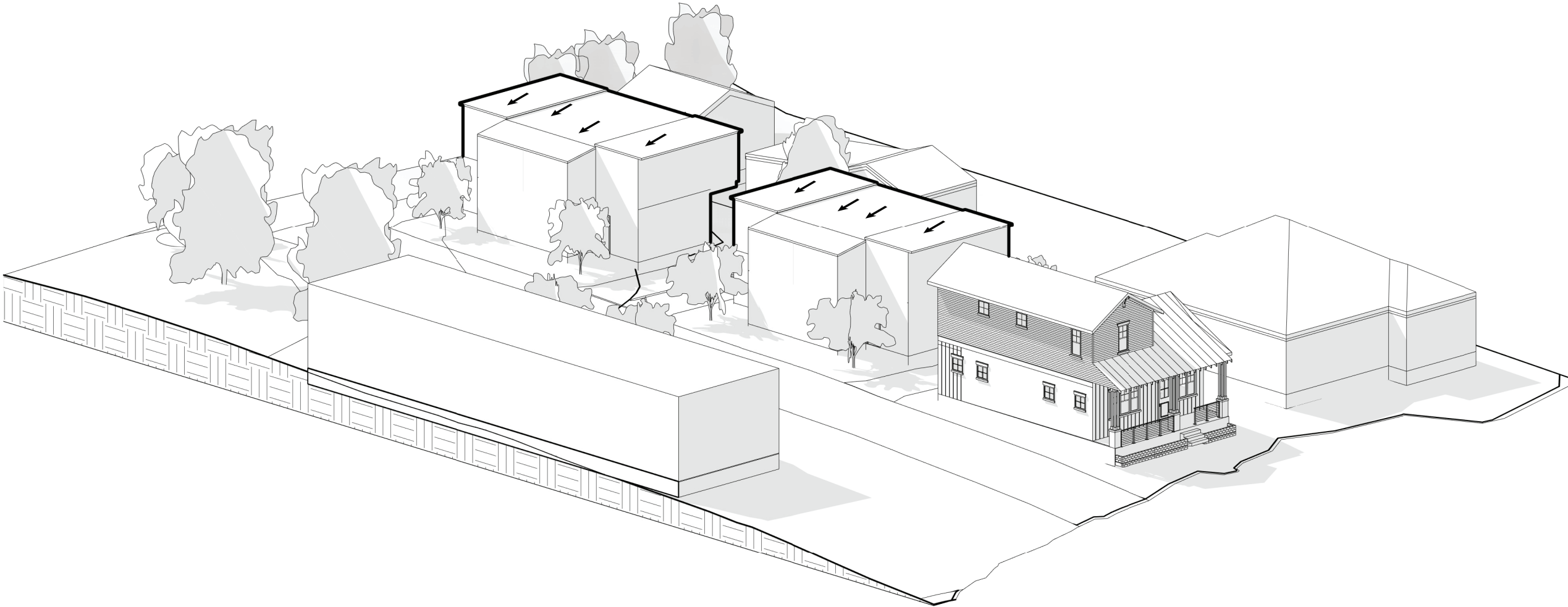


CONCEPT ELEVATIONS & DRAINAGE



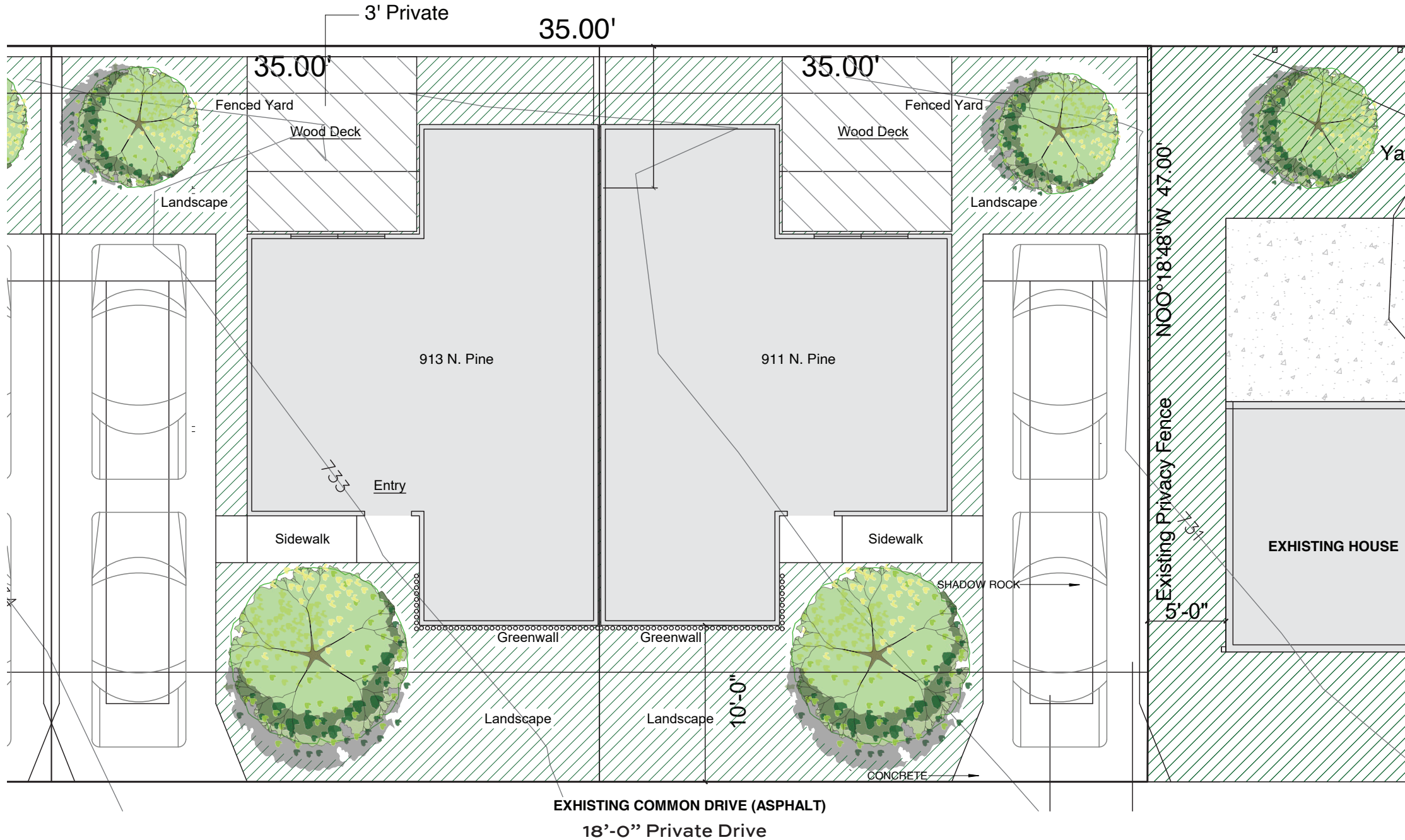


AXONOMETRIC (OVERALL VIEW WATER RUNOFF)

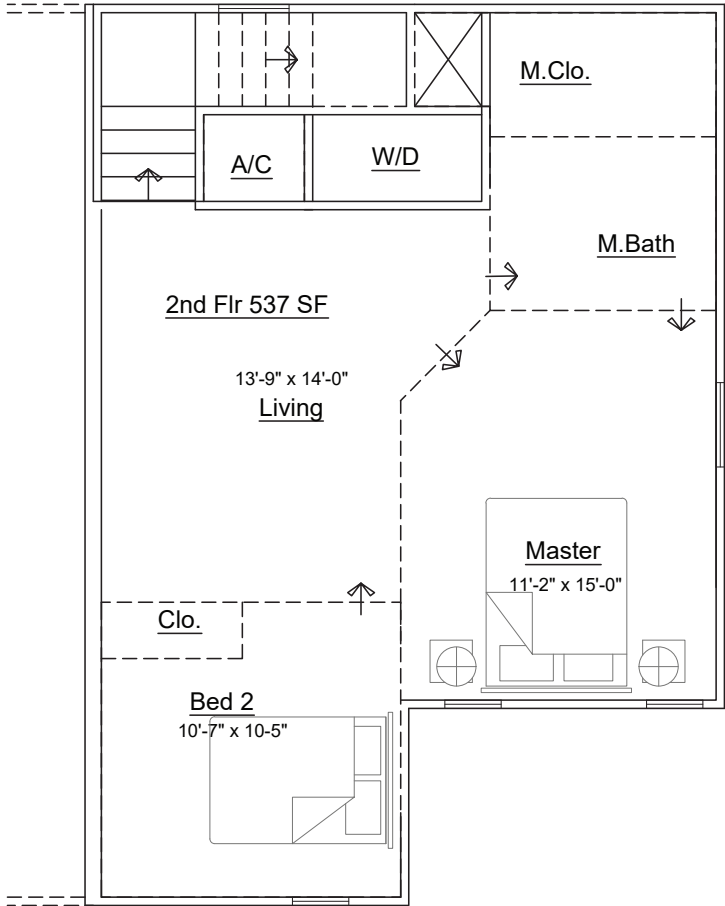




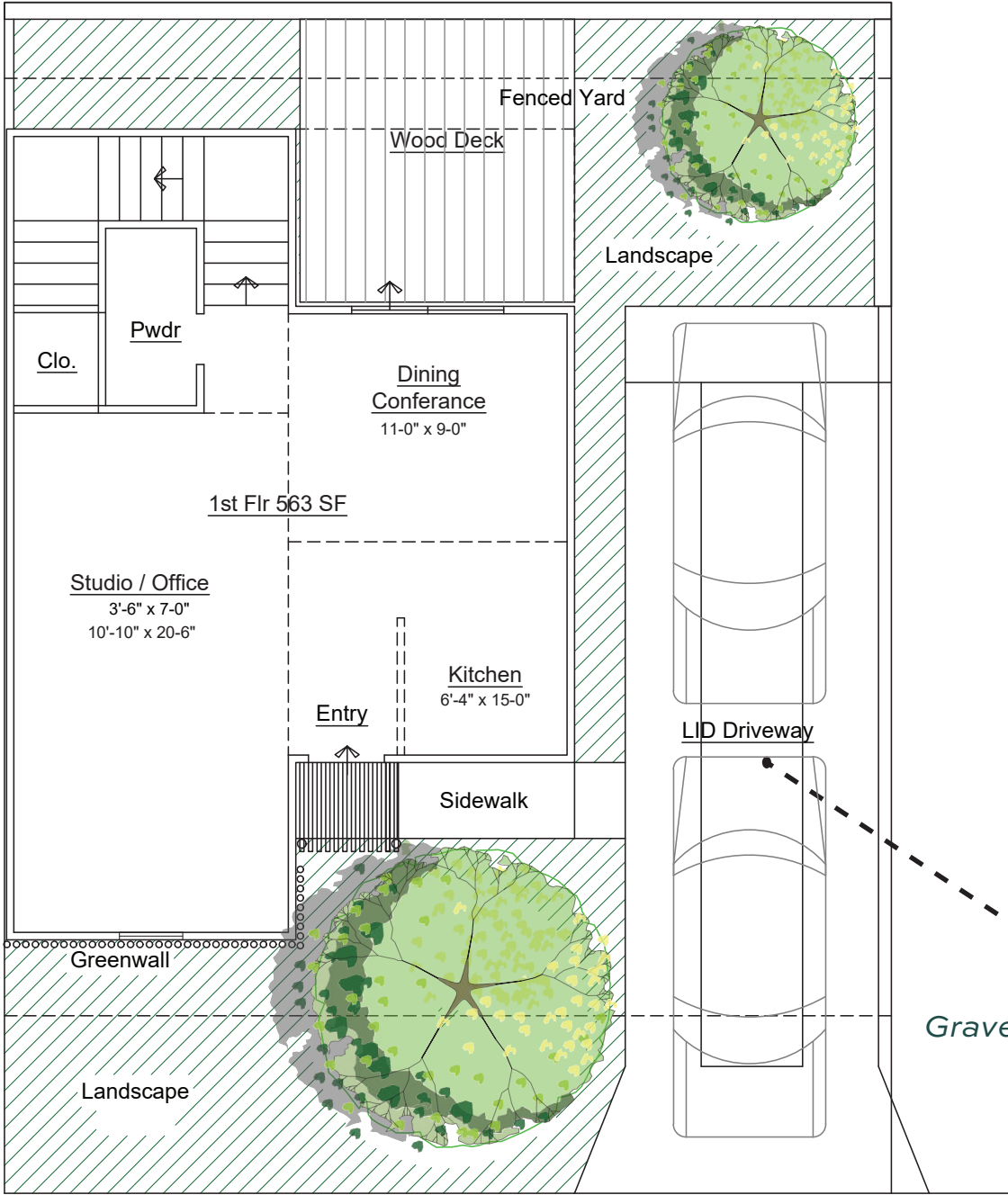
LOT SITE PLAN | SETBACKS



FLOOR PLAN



SECOND FLOOR



CONTEXT

ELEMENTS TO INCORPORATE FROM IMMEDIATE CONTEXT



Proposing to design entry way that has landscaping like Terramark Office Building

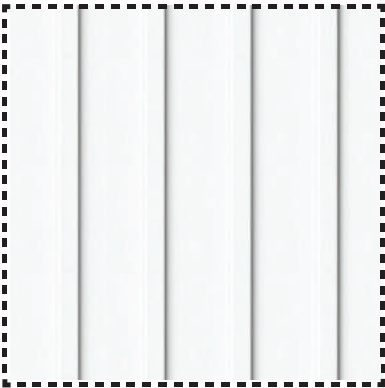
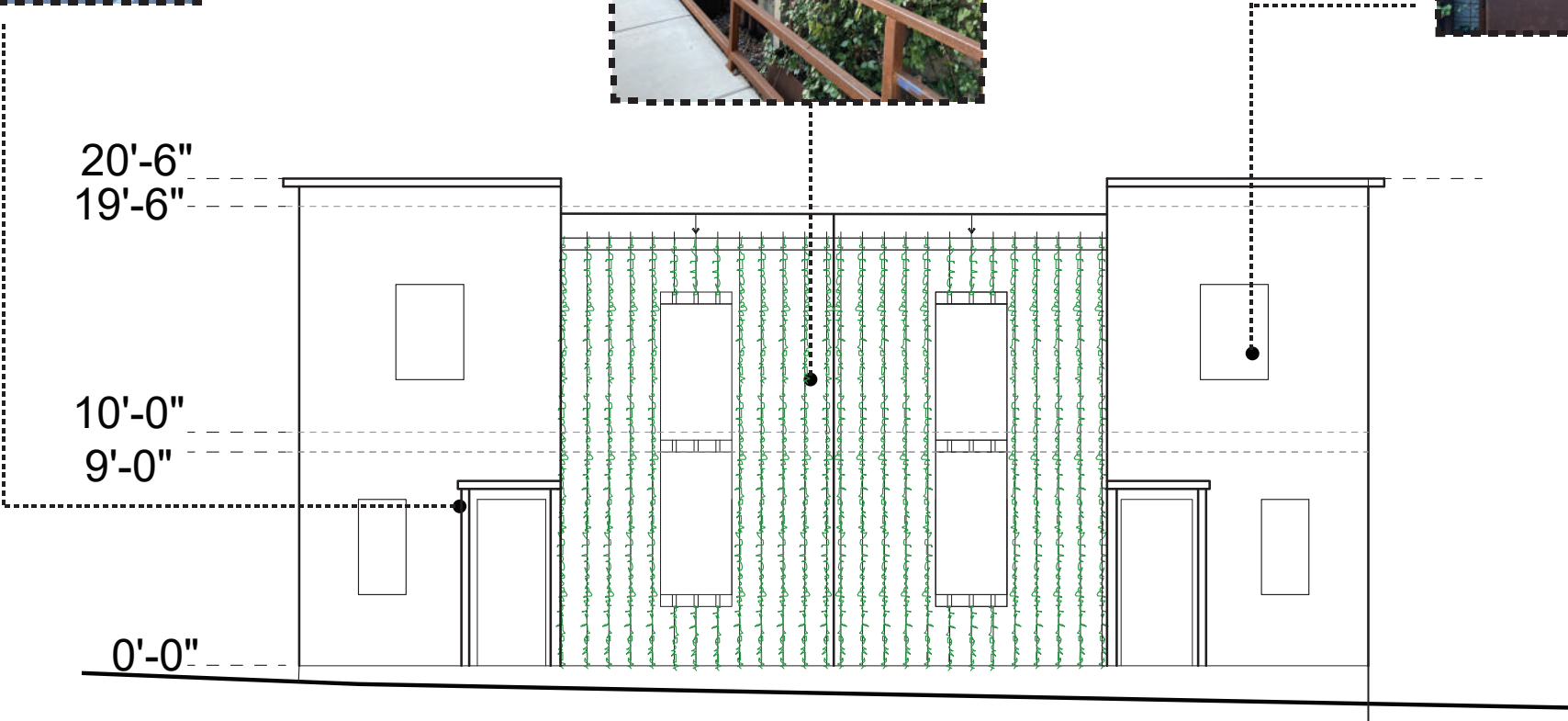


Proposing to design a greenwall in relation to our office building.



Proposing to design fenestration that relates to our office building. Also willing to incorporated other design options per request.

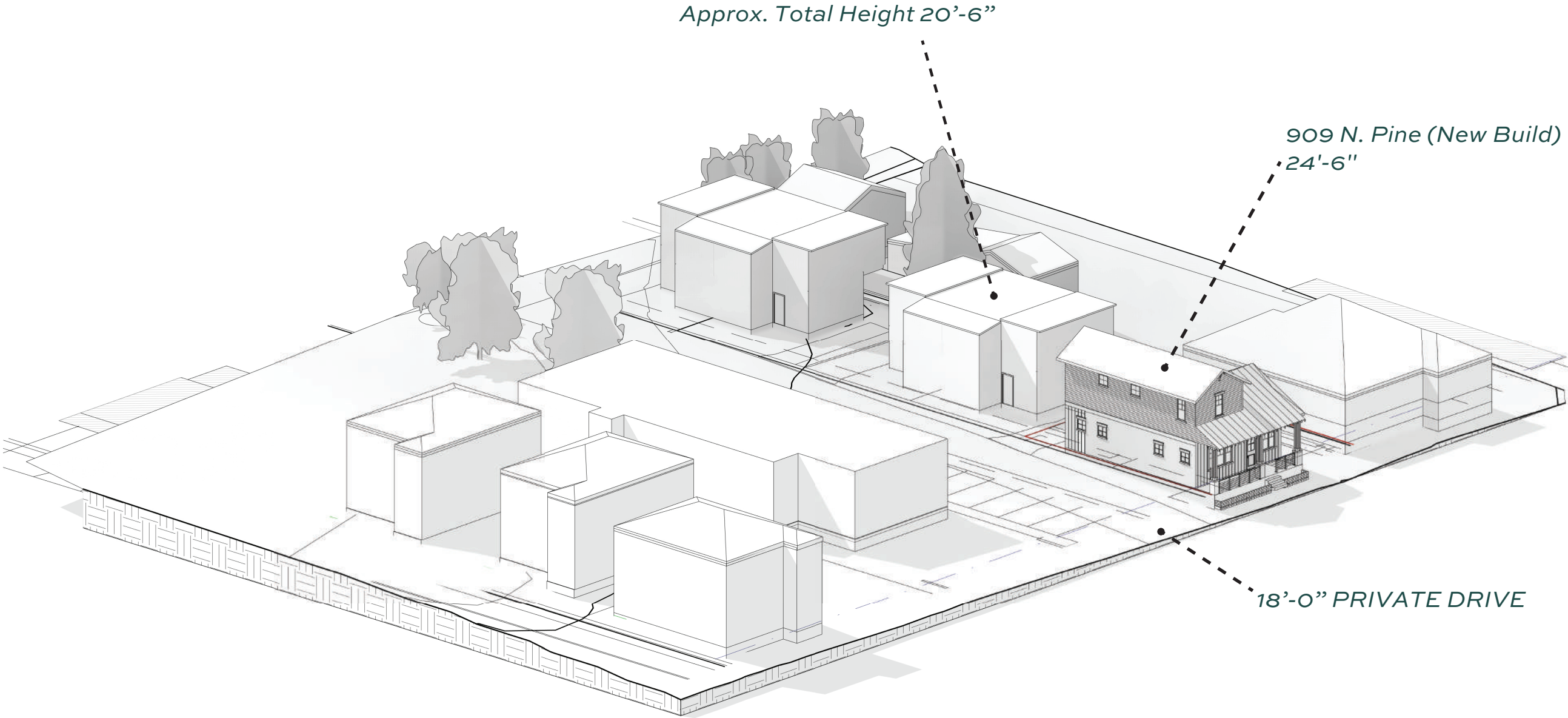
New conceptual Idea address comments made by OHP and DRC in regards to roof lines, controlled water flow in relation to neighboring property. As well as architectural elements shared with the immediate context surrounding the property.



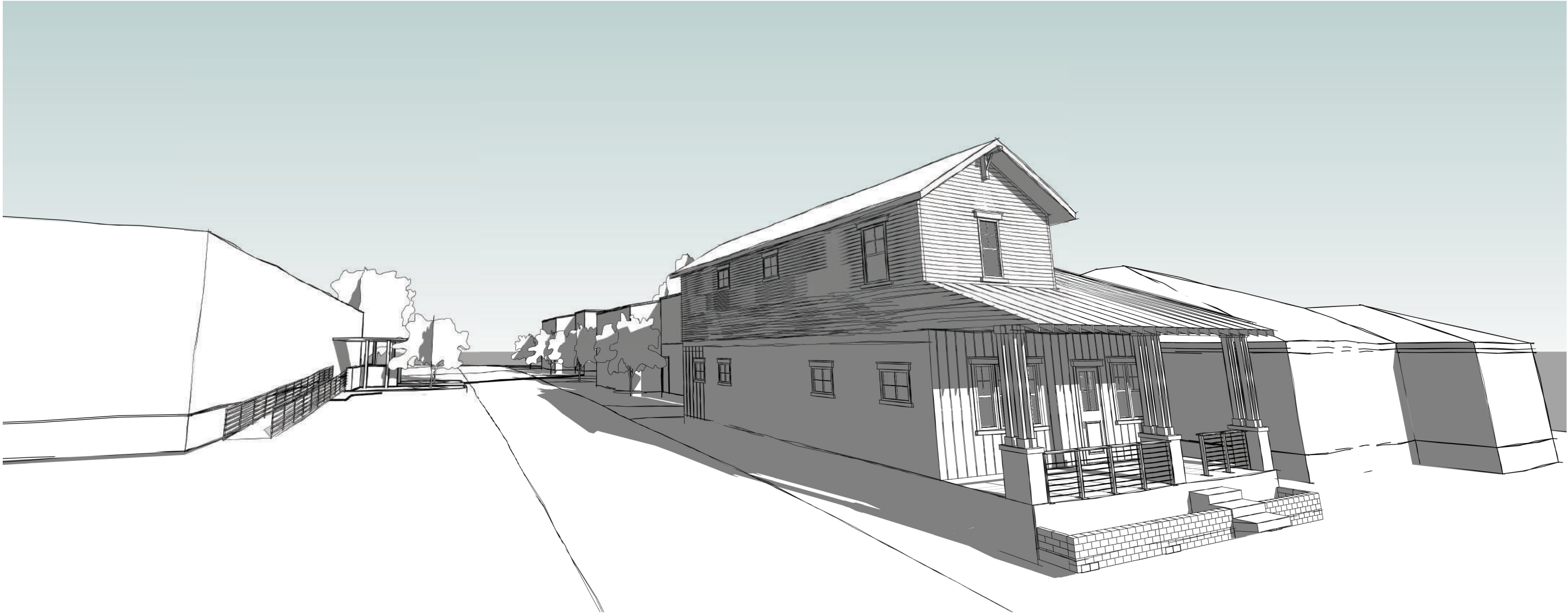
Proposing to design with Board and Batten on sides that face the neighboring property.



AXONOMETRIC (OVERALL SITE)



PERSPECTIVE (STREET VIEW FROM N. PINE)



PERSPECTIVE (VIEW FROM OFFICE ENTRY)

