

HISTORIC AND DESIGN REVIEW COMMISSION

August 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 residential structures
APPLICATION RECEIVED: July 17, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for 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

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for 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 – This request received conceptual approval at the February 19, 2020, Historic and Design Review Commission hearing with the following stipulations:
- i. That the applicant continue to develop entrances that feature elements that reference those found traditionally within the district. **This stipulation has not been met.**
 - ii. That the applicant comply with the Guidelines in regards to an appropriate foundation height. **This stipulation has been met and is noted in the construction documents.**
 - iii. That the applicant propose roof forms that are consistent with the Guidelines and that are consistent with those found historically within the District. **This stipulation has not been met.**
 - 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. **The applicant has incorporated window and door openings that are sized consistently with those found historically within the district; however, there are still window openings that feature contemporarily sized openings.**
 - v. That the applicant propose materials that are consistent with the Guidelines and those found historically within the district. **This stipulation has not been met.**
 - 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. **The applicant has proposed aluminum windows.**
 - vii. That the applicant propose parking that is consistent with the Guidelines and does not result in a front yard parking condition. **Generally, staff finds that this stipulation has been met.**
 - viii. That the rear wall plane of each structure be separated as to not appear as a solid mass. **Generally, staff finds that this stipulation has been met.**
 - ix. That the applicant return to the Design Review Committee as the design progresses.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on July 7, 2020. At that meeting, committee members comments on how the design should feature historic elements found within the district, and that window openings, materials and architectural forms should be adjusted to reference those found historically within the district.
- d. PREVIOUS REVIEW – This request was reviewed by the Historic and Design Review Commission at the July 17, 2020, HDRC hearing, where it was denied.
- e. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on August 11, 2020. At that meeting committee members provided comments on the updated design.
- f. 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. These lots are zoned IDZ (Infill Development Zone), which allows for zero lot line construction.
- g. 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.
- h. 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 37.6% of each lot is occupied by the proposed building space.
- i. 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 not consistent with the Guidelines; however, the lot layout is atypical for the historic development pattern of the Dignowity Hill Historic District.
- j. 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.

- k. **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 approximately twenty-two (22) feet. 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 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 twenty-two (22) feet to be appropriate.
- l. **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 submitted application documents provide foundation heights that staff finds to generally be appropriate and consistent with the Guidelines.
- m. **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 a slope that is comparable to those found historically within the district; however, the proposed roof massing is atypical for gabled roofs found historically in the district in regards to overall width.
- n. **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 submitted application documents, the applicant has mostly proposed window and door openings that are consistent with those found historically within the district; however, on the primary façade, the applicant has proposed contemporarily sized window openings, which staff finds to be inconsistent with the Guidelines.
- o. **MATERIALS** – The applicant has proposed materials that include composite board and batten siding, exposed steel C-channel members, a metal façade application consisting of steel pipes and painted cement panel walls. Staff finds the proposed materials to be inconsistent with the historic examples found throughout the district, and inconsistent with the Guidelines. Staff finds that materials that are consistent with the Guidelines should be used.
- p. **WINDOW MATERIALS** – The applicant has proposed to install aluminum windows. Staff finds that the proposed window should be consistent with staff's specifications for windows in new construction, which are noted in the applicable citations. The applicant has submitted a detailed wall section noting appropriate installation depths and profiles; however, the built example that the applicant has provided does not feature appropriate sill details.
- q. **ARCHITECTURAL DETAILS** – The applicant has provided architectural details for the proposed new construction that are inconsistent with the Guidelines, specifically in regards to materials and roof massing. The applicant has incorporated entrance elements at each porch that reference elements found historically within the district, specifically in regards to porch roofs. As proposed, the new construction features flat porch roofs. As previously noted, staff finds that traditional porch massing would be most appropriate.
- r. **SITE ELEMENTS (Driveways)** – The applicant has incorporated driveways for each structure that terminate to the side of the proposed new construction. The Guidelines for Site Elements 7.A. notes that front yard parking should not be added into the front yard setbacks. Generally, the proposed driveway locations are appropriate and consistent with the Guidelines.
- s. **LANDSCAPING** – The applicant has noted landscaping materials on the proposed site plan. Generally, staff finds the proposed landscaping elements to be appropriate.
- t. **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.
- u. **MECHANICAL EQUIPMENT** – The applicant has noted that mechanical equipment will be located to the north of each structure within areas that will be fenced and screened from view.

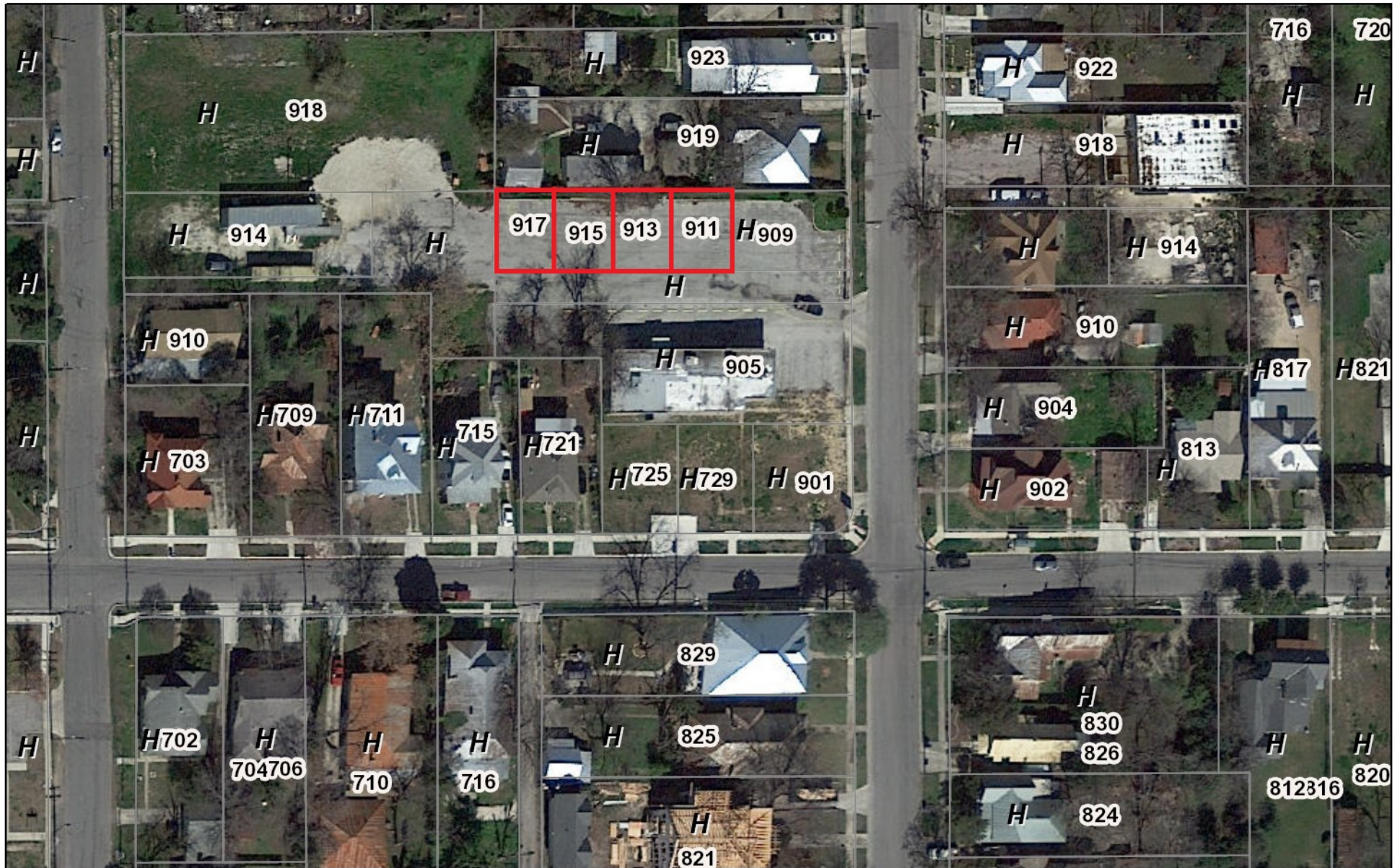
RECOMMENDATION:

Staff does not recommend approval at this time, based on findings a through s. Staff recommends that the applicant address the following items prior to receiving a recommendation for approval. Many of these items were stipulations of conceptual approval.

- i. That the applicant incorporate traditional entrance elements into the design of each unit, as noted in finding h.
- ii. 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 k.

- iii. That the applicant eliminate the contemporarily sized window openings on the front facades of both structures, as noted in finding n.
- iv. That the applicant propose materials that are consistent with the Guidelines and those found historically within the district as noted in finding o.
- v. That the applicant install windows that are consistent with staff's standard specifications for windows in new construction, as noted in finding p.

City of San Antonio One Stop



December 5, 2019

CoSA Addresses



Pre-K Sites

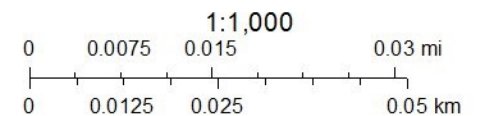
BCAD Parcels



Community Service Centers



CoSA Parcels



CoSA



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

Historic and Design Review Commission
Design Review Committee Report

DATE: July 7, 2020

HDRC Case #:

ADDRESS: 911-917 N Pine

Meeting Location: WebEx

APPLICANT: Ricardo Turrubiates/Terramark

DRC Members present: Jeff Fetzer, Anne-Marie Grube, Daniel Lazarine

Staff Present: Edward Hall

Others present: Khi Ransome/Terramark

REQUEST:

Construction of four, mixed use units (two standalone structures)

COMMENTS/CONCERNS:

JF: Question about conceptual approval (stipulations)

RT: Overview of the project, proposed new construction and updates since conceptual approval.

AMG: Why was the office structure referenced in the design rather than the historic homes within the district? The new construction will be visible from Pine and Hays, and should incorporate design elements from historic structures within the district.

AMG: Concerned about the mix and incorporation of contemporary elements.

AMG: Questions regarding overall percentage of lot coverage.

JF: Some design elements do respond to the neighborhood.

JF: There are blank walls and the north elevation that should be separated with design elements; they do not read as residential. One over one windows should be used. Horizontal windows do not speak as being residential and are not found within the neighborhood historically.

JF: The north façade should be softened with more traditional elements (windows). East and West facades should align with each other vertically (as found historically within the district).

DL: The immediate/most recent context has been incorporated into the design. The historic context of the district should be applied to the design. Fenestration patterns and materials do not match the district.

DL: Roof forms appear to clash with each other; massing concerns. The entry is also challenged - there's no real porch element found.

AMG: Lots of details from conceptual approval have not been addressed.

JF: Has this been presented to the neighborhood? RT: No.

OVERALL COMMENTS:



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

Historic and Design Review Commission
Design Review Committee Report

DATE: August 11, 2020

HDRC Case #: 2020-699

ADDRESS: 911 – 917 N Pine

Meeting Location: WebEx

APPLICANT: Ricardo Turrubiates/Terramark

DRC Members present: Jeff Fetzer, Matt Bowman

Staff Present: Edward Hall, Cory Edward, Shanon Miller

Others present:

REQUEST:

Construction of two, 2-story, mixed use structures.

COMMENTS/CONCERNS:

RT: Overview of updates the previous design (roof form, porch massing, entrance design, foundation heights, fenestration, etc.)

JF: The project has improved.

JF: Questions about roofing materials (shingles) and whether or not overhangs would be incorporated.

JF: The design has come a long way; roof overhangs would provide a reference to more traditional structures in the district.

JF: Questions regarding total width of duplex (48')

JF: Columns and roof to front porch is appropriate, can porch roof be sloped (RT: Maybe)

MB: Questions about design, understands updates and changes to the design.

OVERALL COMMENTS:

CONCEPT

Requesting **Final 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 of the Terramark Corporate Office located across the common drive serving both properties and homes 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 which do not front any public street.

Zoned:

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

Pine Street Studios

911,913,915,917 N. Pine

HDRC Presentation - Final Approval

Terramark Urban Homes

07.31.20

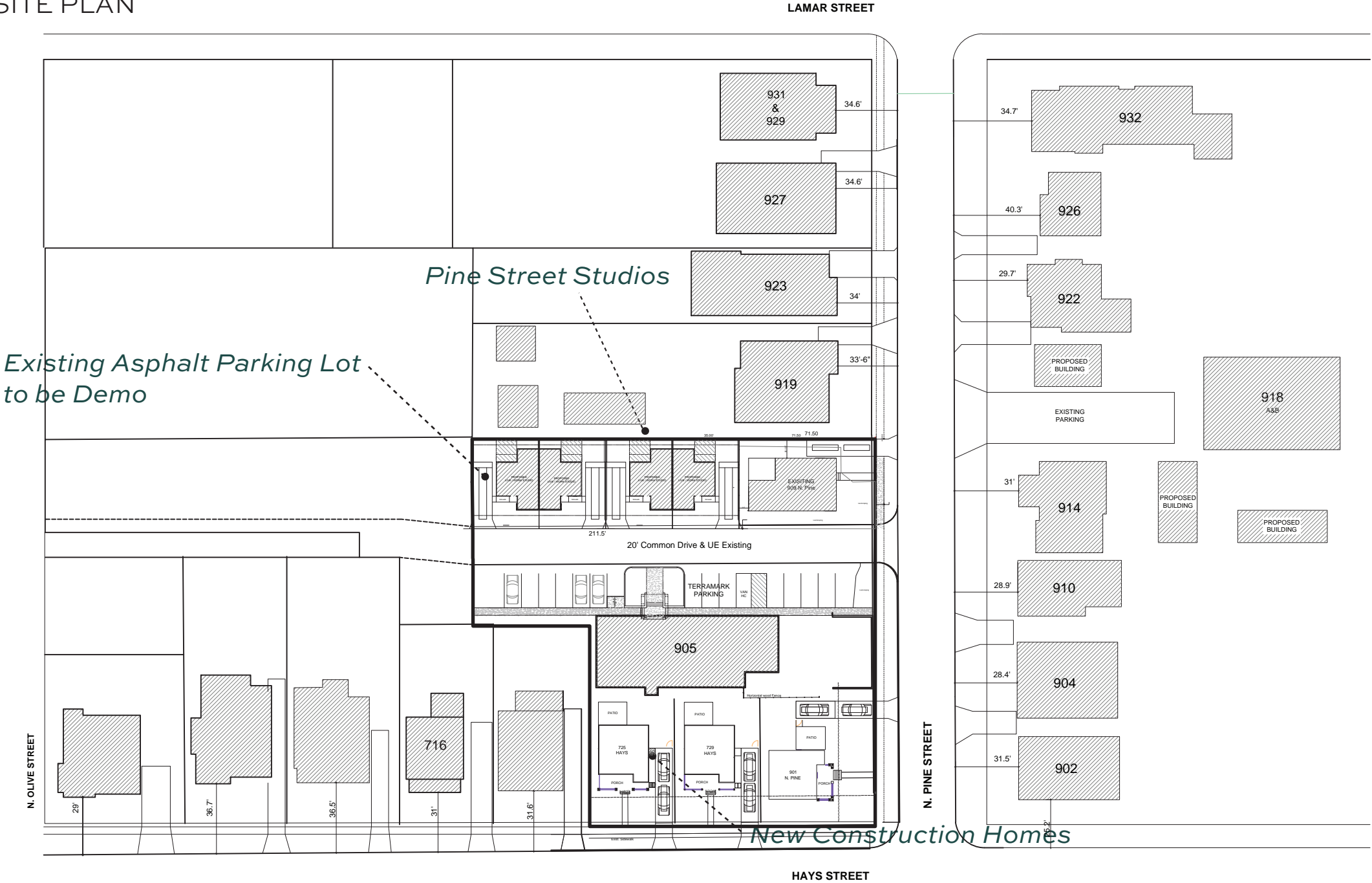
CONTEXT

NEIGHBORHOOD AERIAL



CONTEXT

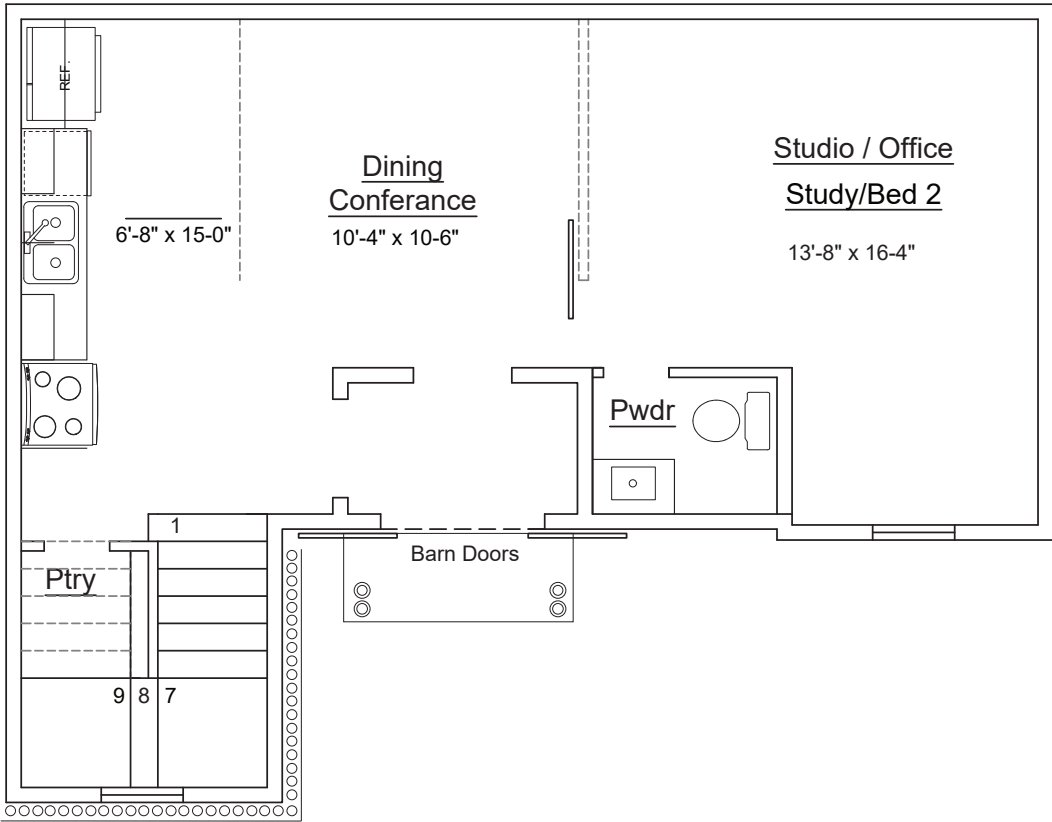
NEIGHBORHOOD SITE PLAN



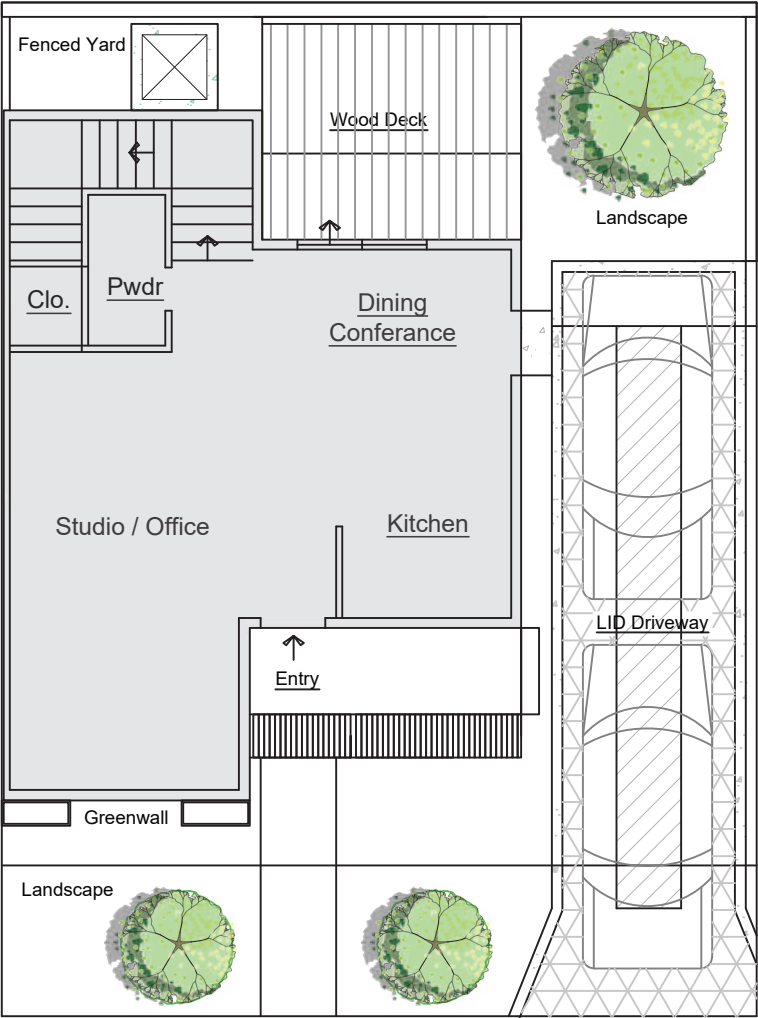
CONTEXT
STIPULATIONS

- i. That the applicant incorporate traditional entrance elements into the design of each unit. By traditional entrance elements, staff is referring to both the massing and profile of a porch, as found on historic structures throughout the district.
- Entry Door incorporated was changed from a barn door to a Commercial 1 Lite Full glass door which can be found on neighboring properties.
- Additions were Entry Canopy & Metal columns that resemble the entry to the Terramark office building.
- Also the new design has a expanded porch with a sidewalk which now comes off the common drive.

BEFORE



AFTER



CONTEXT
STIPULATIONS

- ii. That the applicant comply with the Guidelines in regards to an appropriate foundation height. Foundation heights sounds be annotated on each elevation. This is the only way that staff can confirm that they are consistent with the Guidelines.
- The foundation height was designed to be 8” above grade however this may vary due to the site slope condition.
 - In addition to this the foundation steps down at the dividing wall between each unit by 6”.
- iii. That the applicant propose roof forms that are consistent with the Guidelines and that are consistent with those found historically within the District. The proposed roof forms feature an overall massing that is atypical for those found historically in the district given their total span (width).
- The roof forms follow that of a shed per unit however as a building the roof forms resemble those of a GABLE
 - The roof pitch has been increased to a 3:12 consistent to existing forms found in the District and are in keeping with conceptual plans approved by HDRC.

BEFORE



AFTER



CONTEXT

STIPULATIONS

- iii. That the applicant propose roof forms that are consistent with the Guidelines and that are consistent with those found historically within the District. The proposed roof forms feature an overall massing that is atypical for those found historically in the district given their total span (width).
- The roof forms follow that of a shed per unit however as a building the roof forms resemble those of a GABLE
 - The roof pitch has been increased to a 3:12 consistent to existing forms found in the District and are in keeping with conceptual plans approved by HDRC.
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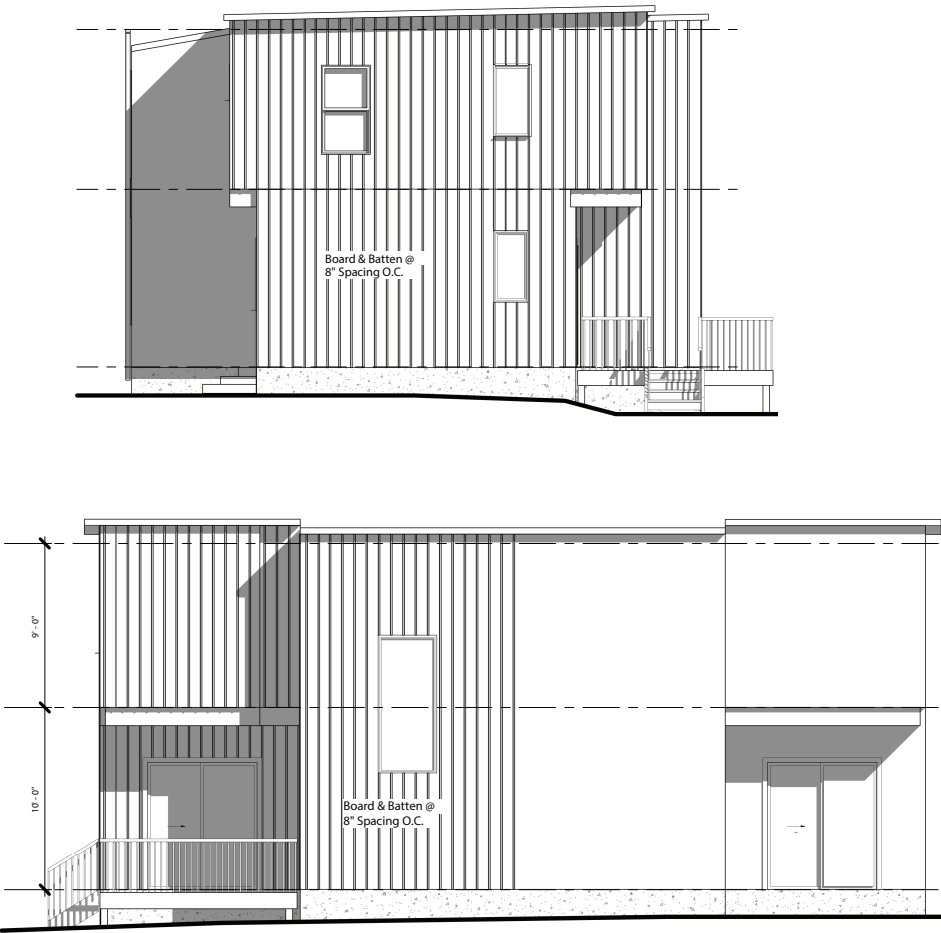


PRECEDENTS

CONTEXT
STIPULATIONS

- iv. That the applicant implement window and door openings that are consistent with the Guidelines those found historically within the district. Contemporary windows should be avoided. This includes those that feature sizes and profiles that are not found historically within the district. Additionally, all windows should feature a one over one profile.
- Windows that face toward the residential sides follow the 1 over 1 standard that can be found with in the historical context.
 - All windows will be recessed as requested by OHP.

BEFORE



AFTER



CONTEXT
STIPULATIONS

- v. That the applicant propose materials that are consistent with the Guidelines and those found historically within the district. The Guidelines note that historic examples should be followed. The proposed materials (those that are found on the adjacent, non-historic structure) are not found historically within the district, and are not consistent with the Guidelines.
- Proposed materials for the design are Board & Batten and Horizontal Siding which face the residential sides of the site
 - Metal accents that face the commercial side of the site, will be of same material as the Terramark Office Building.
 - The materials are the same as those of the conceptual approval plan approved by the HDRC.



PRECEDENTS

WOOD SIDING
BOARD & BATTEN
METAL ACCENTS

MATERIALS CHOSEN



RESULT



CONTEXT

STIPULATIONS

vi. That the applicant install windows that are consistent with staff's standard specifications for windows in new construction. While the Commission has approved this window before, you should submit the window cut sheets and specification. Additionally, you've mentioned a mock up. Photos of that would be helpful to include in your application documents.

- Plan to use aluminum windows in the color of Bronze that follow the recess guidelines.
- The Proposed windows meet the Historical Guidelines and are the same windows approved and constructed on the homes on Pine Street.



*Refer to page 7 of CD SET for Window Detail

CONTEXT
STIPULATIONS

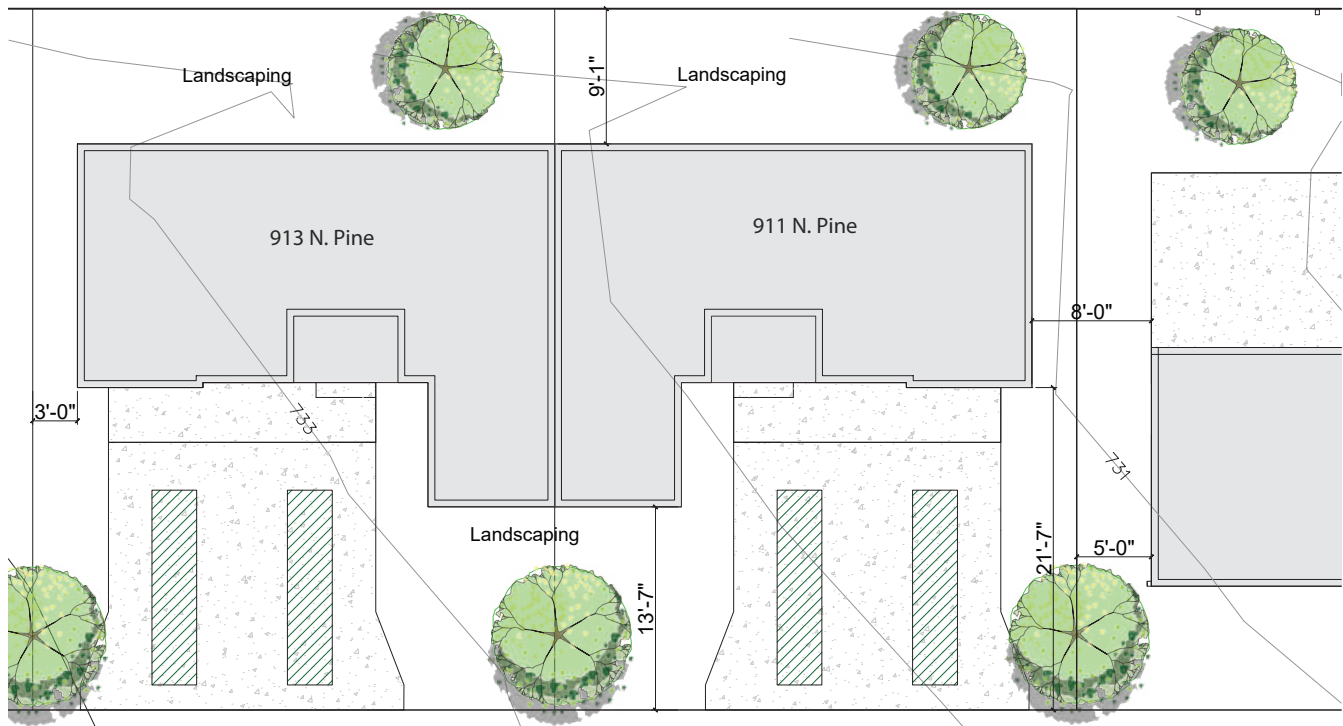
vii. That the applicant propose parking that is consistent with the Guidelines and does not result in a front yard parking condition as noted in finding s. Also that the proposed driveways be separated at lot lines. Continuous curb cuts that exceed the width typical for the district should be avoided.

-The proposed parking follows a tandum design which is located on the sides of each building, as requested and approved in the Conceptual Approval received from the HDRC.

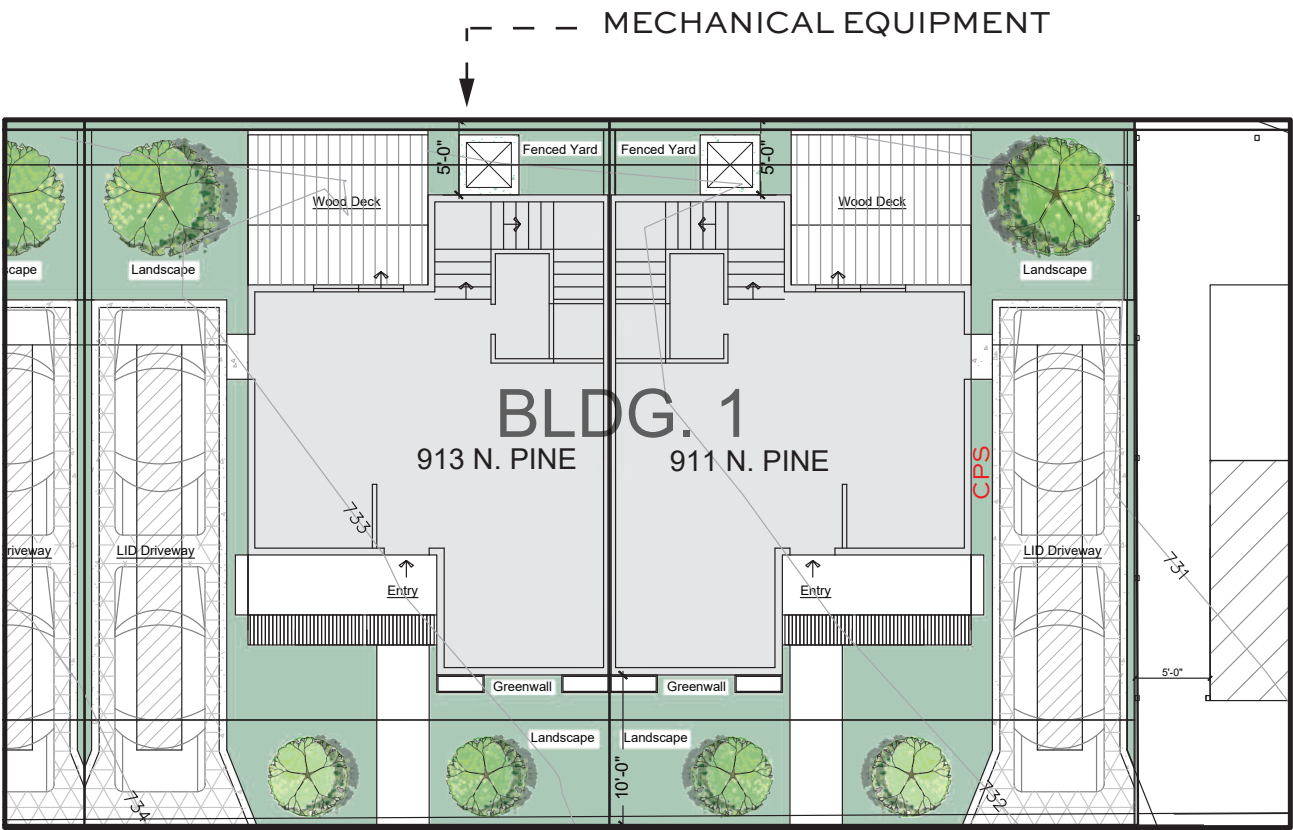
viii. That the applicant identify the location of mechanical equipment, and screen it from view from the public right away.

-The locations have be identified on the floor plans (i.e. mechanical equipment at the rear and CPS meters on the east and west)

BEFORE



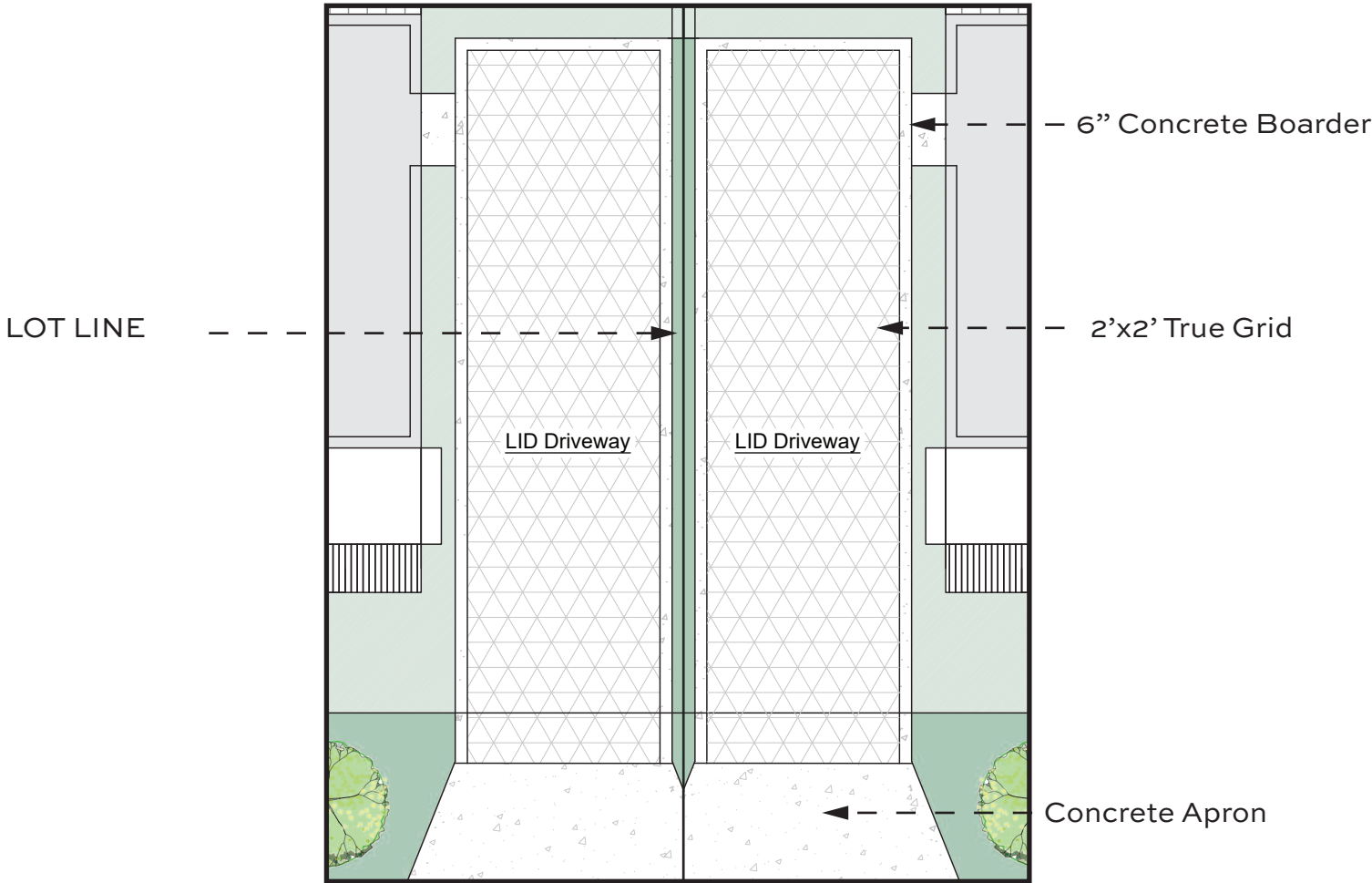
AFTER



CONTEXT
STIPULATIONS

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. Also that the proposed driveways be separated at lot lines. Continuous curb cuts that exceed the width typical for the district should be avoided.

-The proposed parking follows a tandum design which is located on the sides of each building, as requested and approved in the Conceptual Approval received from the HDRC.



CONTEXT
PRECEDENTS



Homes within the Historical District that are located withing 2 blocks of our site that have Low Pitched Roofs, Square & Rectangle Windows as well as Exterior Materials that we are proposing to use.



Same Proportions seen in Neighborhood



Current Terramark Urban Homes Office (Adaptive Reuse), 2019



Entry Elements to be Referenced



New constructed homes within the Historic District that have the same Materials, and Fenestration that we are proposing to use.

*The last image is to show that our buildings will not be overbearing the small adjacent structures due to the fact you cannot see them now.

PINE ST. STUDIOS

JULY 31, 2020 - HDRC FINAL APPROVAL SET



905 N. Pine
San Antonio, Texas 78202 - 210.588.9212

Building Communities Not Just Homes



TABLE OF CONTENTS	
SHEET #	DESCRIPTION
0	COVER PAGE
S1	MASTER SITE PLAN
1-2	FLOOR PLAN
3	ROOF PLAN
4-5	ELEVATIONS
6	SECTIONS
7	DETAILS

SQUARE FOOTAGE		
AREA	PER UNIT	PER BUILDING
1ST FLOOR LIVING	600	1200
2ND FLOOR LIVING	628	1256
TOTAL LIVING	1228	2456
COVERED PORCH	30	60
COVERED PATIO	120	240
SLAB	630	1260
TOTAL STRUCTURE	1258	2516

IMAGE IS CONCEPTUAL ONLY

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REVISIONS	
CHANGE	
C.D. SET	07/31/20

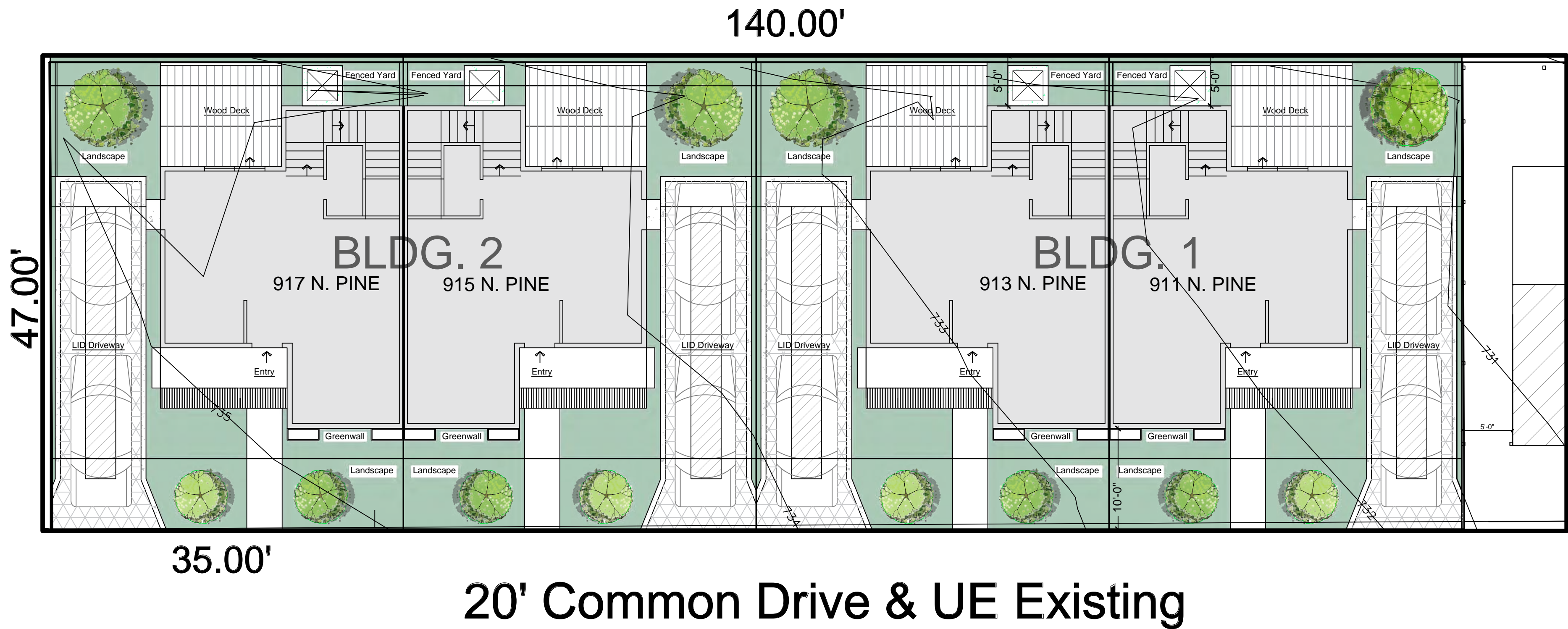
DATE	07/31/20
DRAWN BY	KR

DRAWING TITLE

MASTER SITE PLAN

SHEET NO.

S-1



PS Master Site Plan
1" = 5' = 0"

PER- LOT TO BUILDING RATIO	Building Information
Lot Area: 1,595 SQ. FT. Bldg. Area: 600 SQ. FT. Building to Lot Ratio: 37.6%	Studios: 4 (Office/Studio/Living) Stories: 2 Studio/Living Sq. Ft: 1,228/Unit

Pervious vs. Impervious Calculation (Per Lot)	
Existing Impervious Area	1,595 S.F.
Proposed Impervious Area	
Building	600 S.F.
Driveways & Walks	312 S.F.
Total Impervious Area	912 S.F.
New Pervious Area	583 S.F.

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REVISIONS	
CHANGE	
C.D. SET	07/31/20

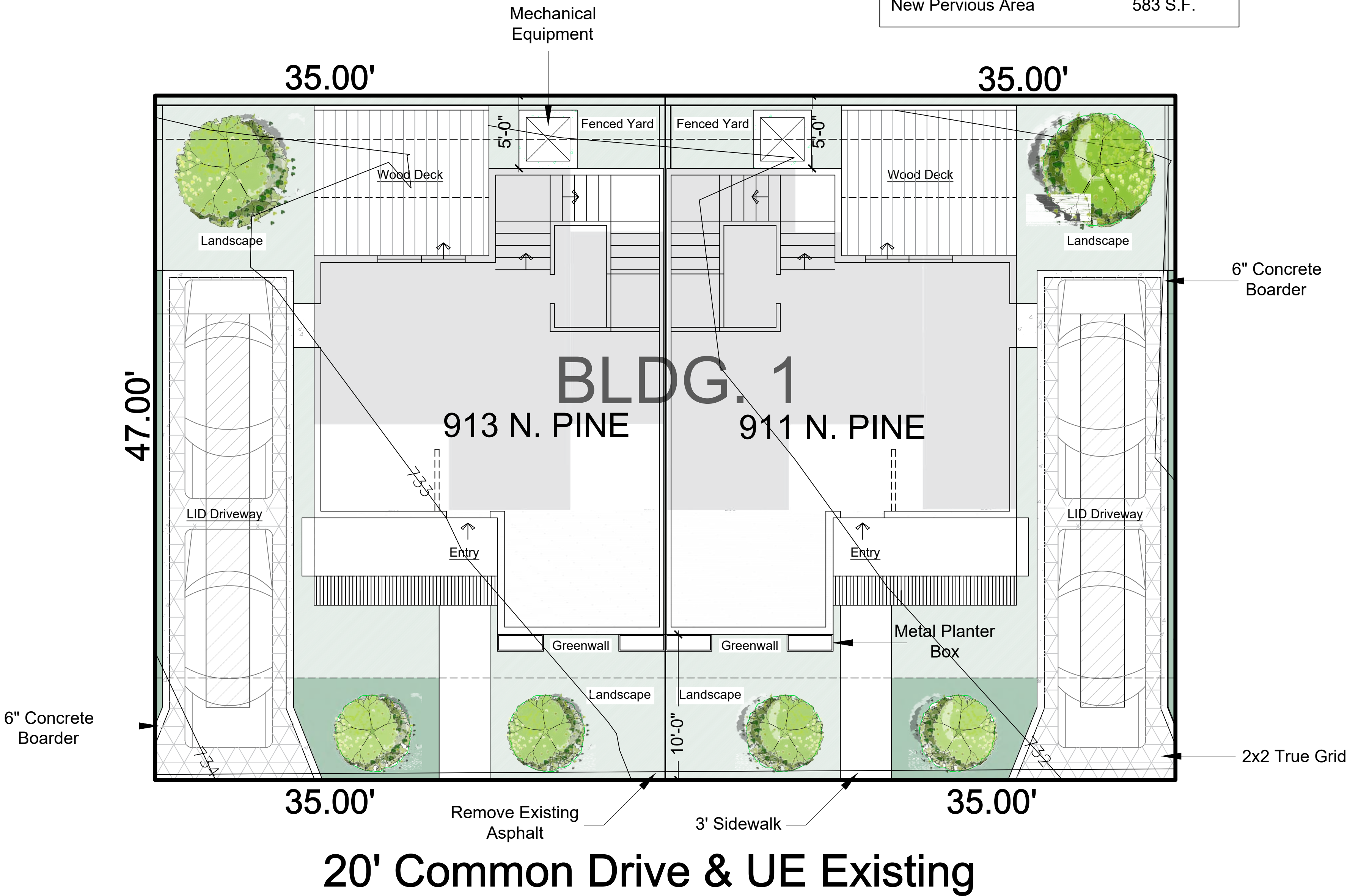
DATE	07/31/20
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DRAWING TITLE

SITE PLAN
BUILDING 1

SHEET NO.

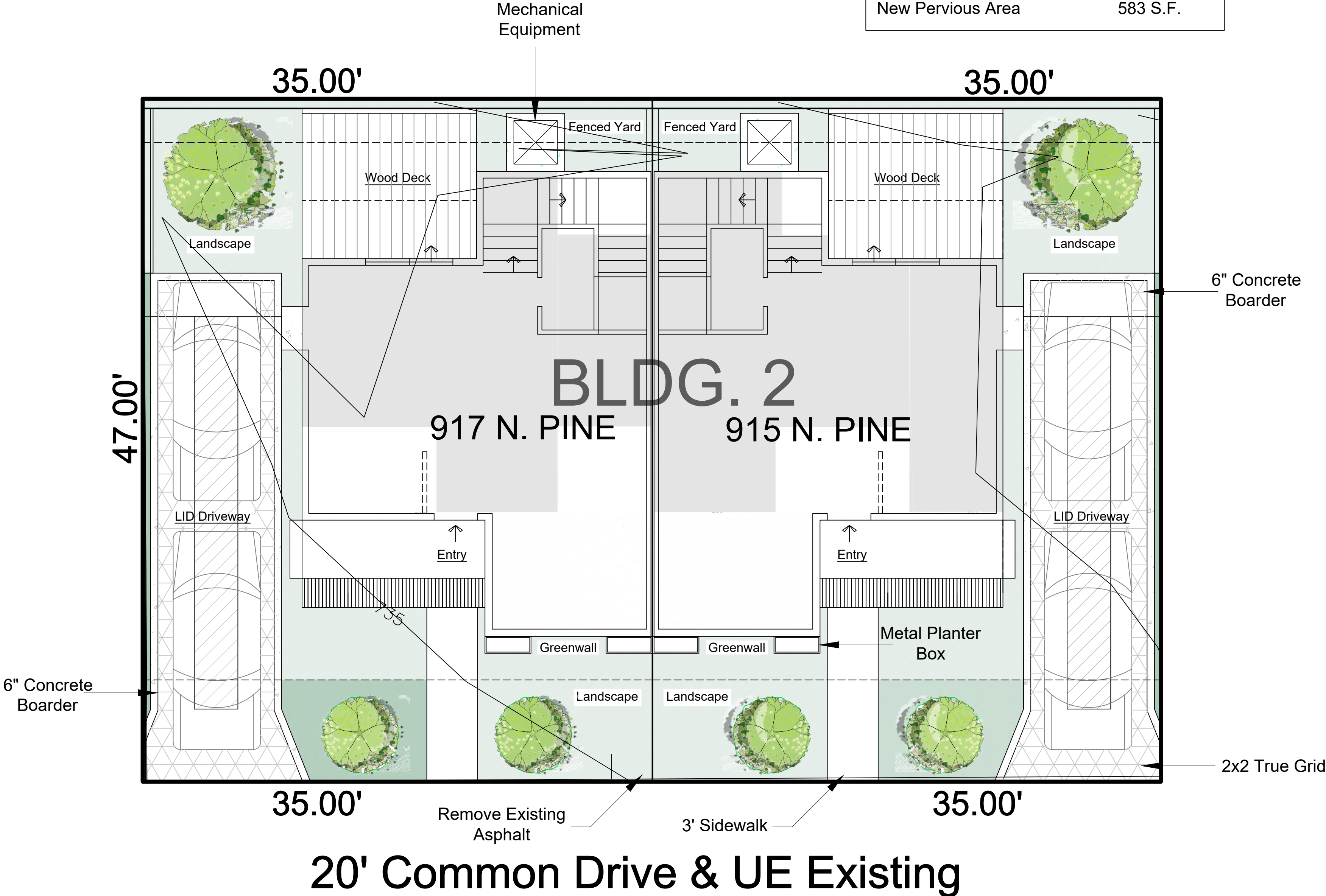
S-2



PS Enlarged Site Plan
1" = 5'-0"

PER- LOT TO BUILDING RATIO	Building Information
Lot Area: 1,595 SQ. FT. Bldg. Area: 600 SQ. FT. Building to Lot Ratio: 37.6%	Studios: 4 (Office/Studio/Living) Stories: 2 Studio/Living Sq. Ft: 1,228/Unit

Pervious vs. Impervious Calculation (Per Lot)	
Existing Impervious Area	1,595 S.F.
Proposed Impervious Area	
Building	600 S.F.
Driveways & Walks	312 S.F.
Total Impervious Area	912 S.F.
New Pervious Area	583 S.F.



PINE ST. STUDIOS

911-917 N. PINE STREET

07/31/20 HDRC APPROVAL SET

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REVISIONS	
CHANGE	
C.D. SET	07/31/20

DATE	07/31/20
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DRAWING TITLE

SITE PLAN
BUILDING 2

SHEET NO.

S-3

PS Enlarged Site Plan
1" = 5'-0"



TERRAMARK
URBAN HOMES
905 N. PINE ST.
SAN ANTONIO, TX
78202

07/31/20 HDRC FINAL APPROVAL SET

PINE ST. STUDIOS
911-917 N. PINE STREET

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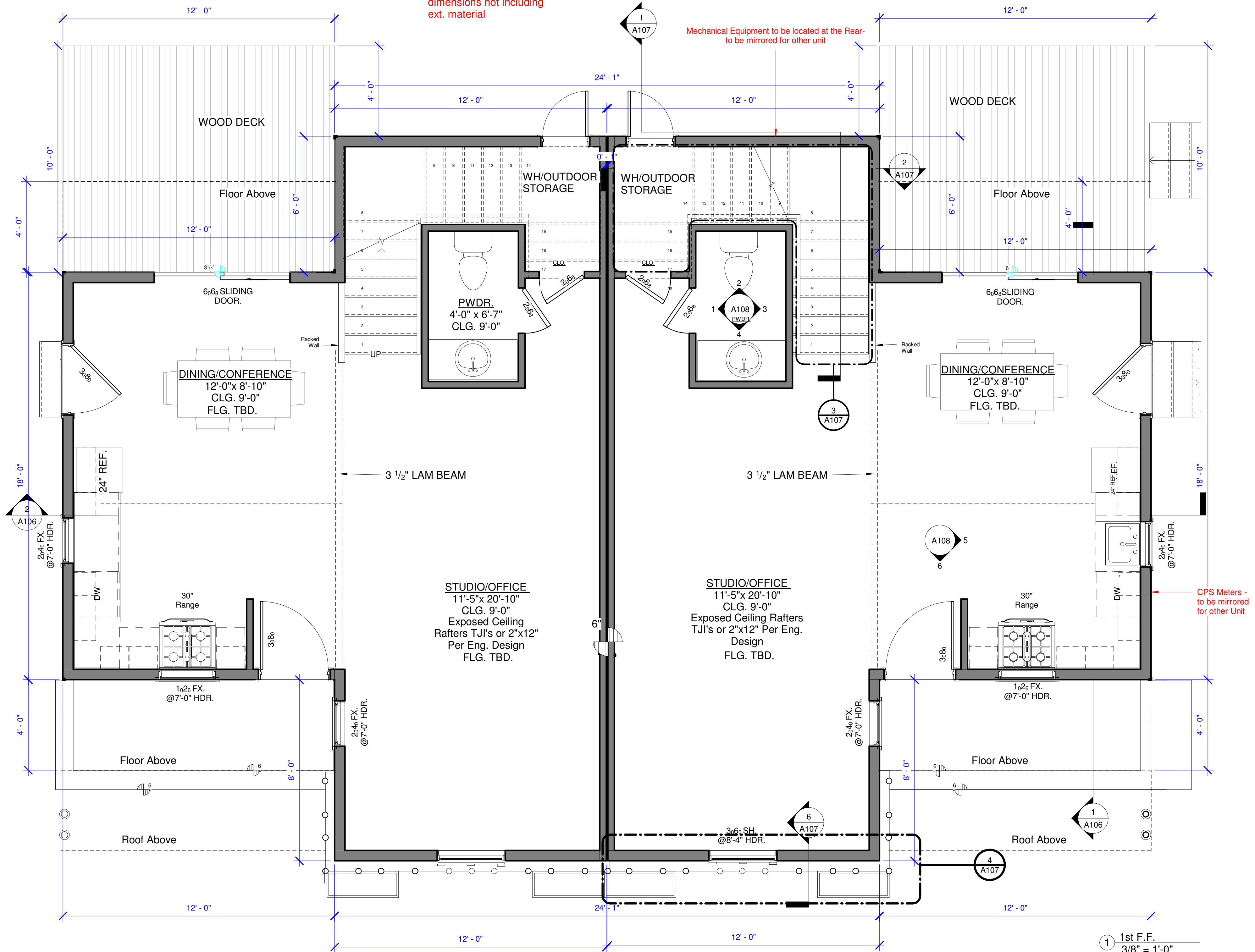
DRAWING TITLE

**1ST
FLOOR**

SHEET NO.

1

*Exposed Beam System
*Mini Split System - HVAC
*All dimensions are framing
dimensions not including
ext. material



① 1st F.F.
3/8" = 1'-0"



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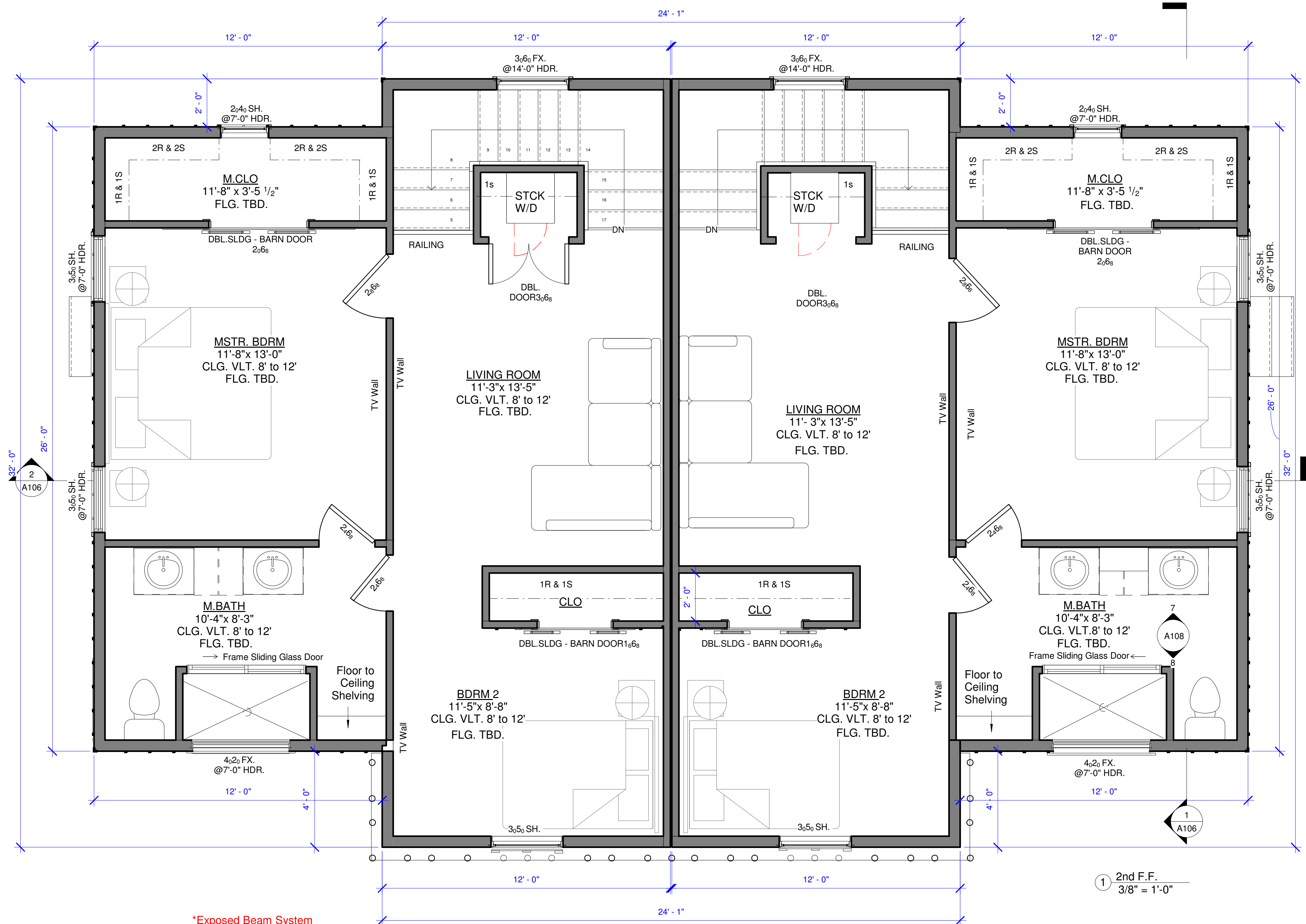
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HDRC	07/31/20

DATE 07/31/20
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DRAWING TITLE
2ND FLOOR

SHEET NO.
2



*Exposed Beam System
*Mini Split System - HVAC

*All dimensions are framing
dimensions not including
ext. material
*All Interior Walls to be 8'
High

① 2nd F.F.
3/8" = 1'-0"



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PINE ST. STUDIOS
911-917 N. PINE STREET

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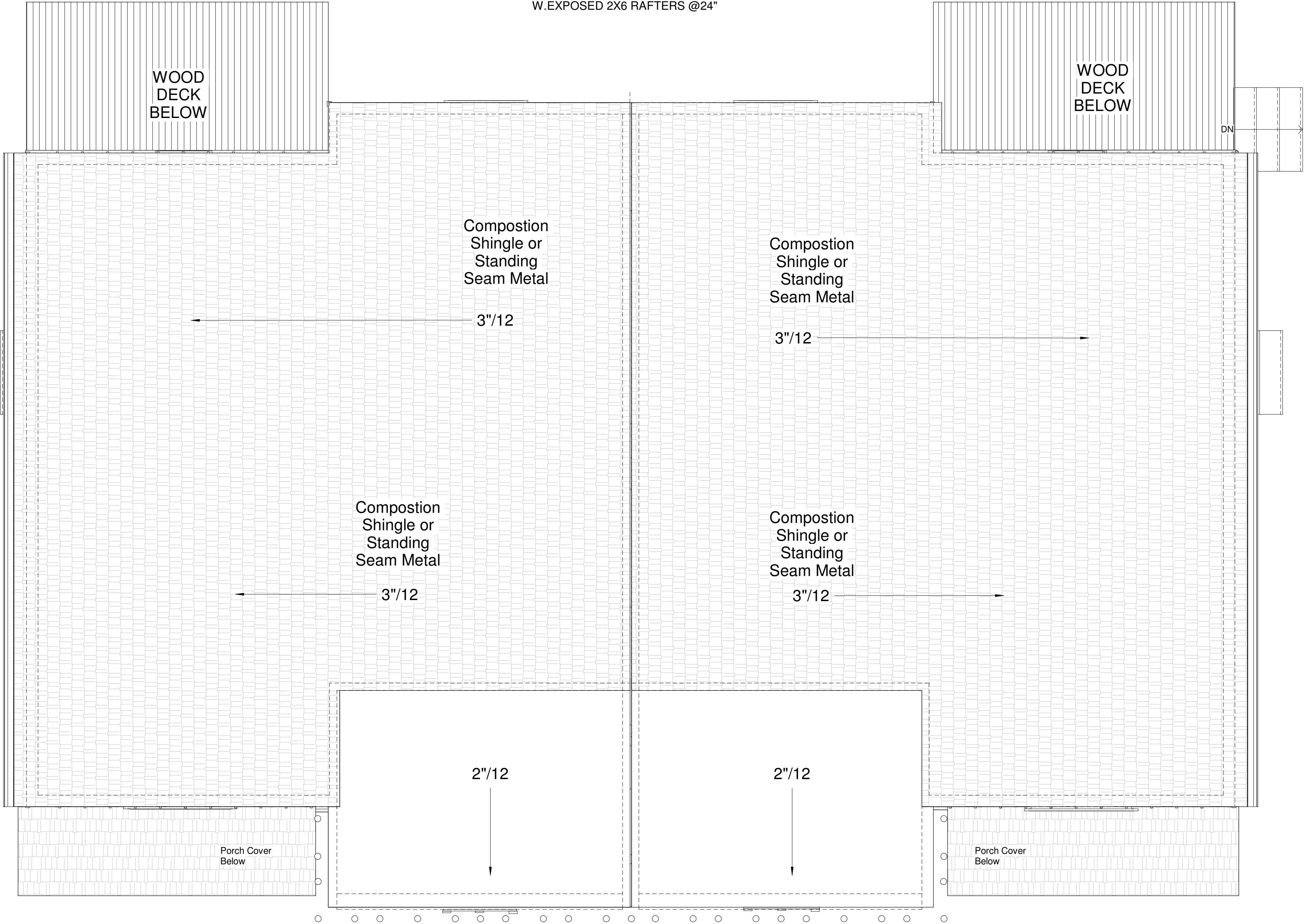
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**ROOF
PLAN**

SHEET NO.

3

General Note: 6" Overhang
W.EXPOSED 2X6 RAFTERS @24"



1 Roof Plan
3/8" = 1'-0"



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PINE ST. STUDIOS
911-917 N. PINE STREET

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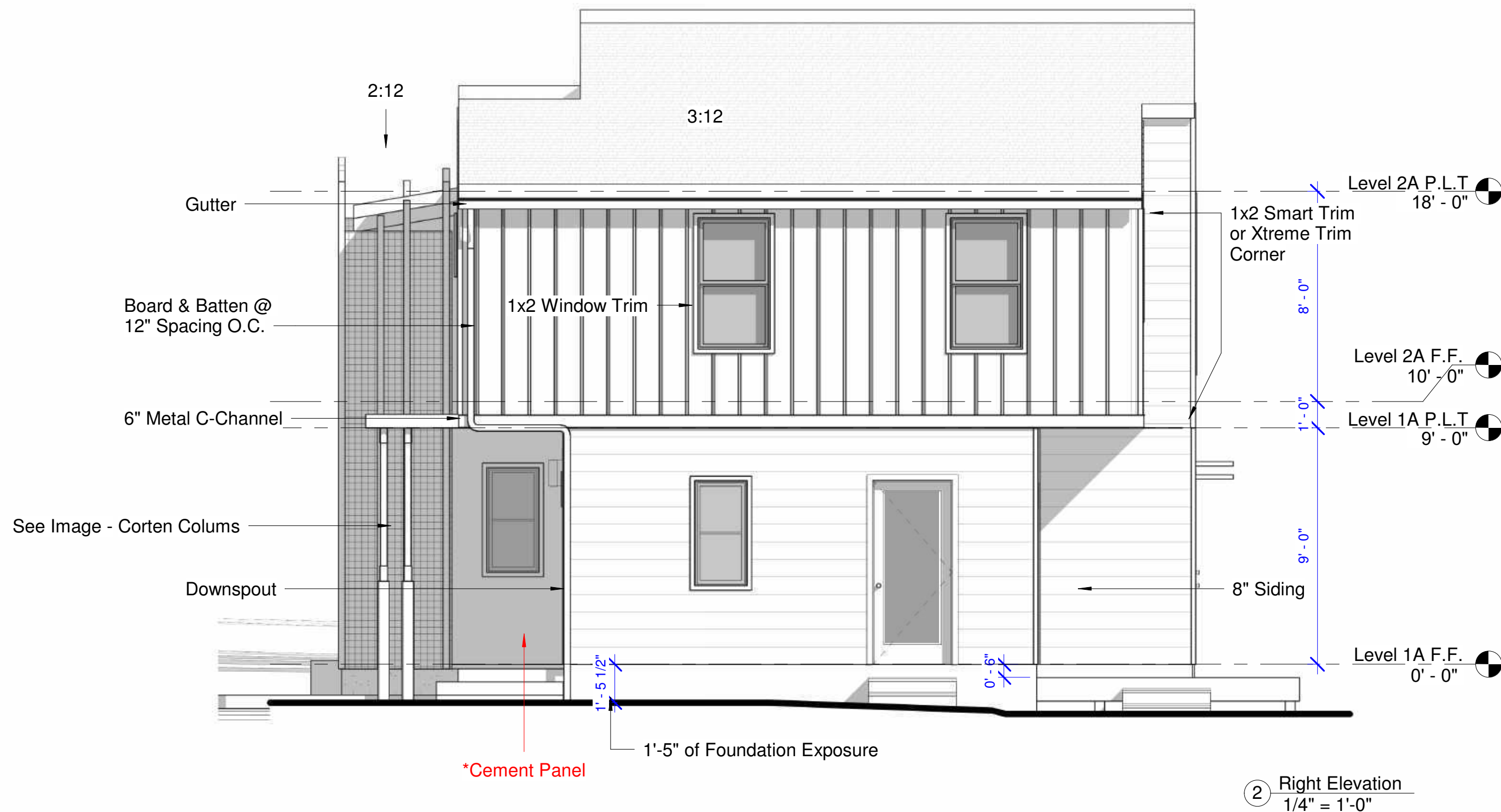
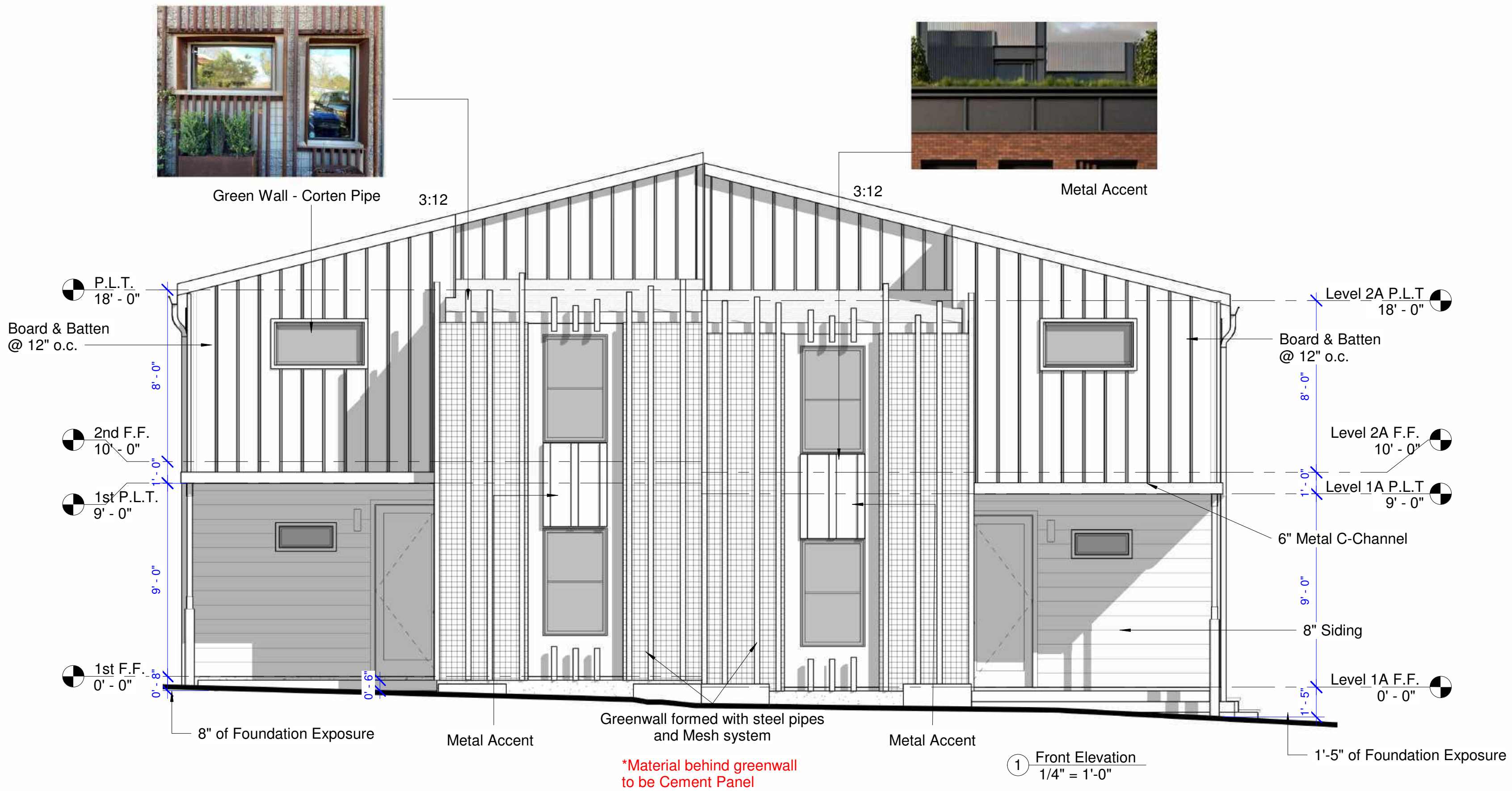
DATE 07/31/20
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DRAWING TITLE

**FRONT &
RIGHT ELEV.**

SHEET NO.

4



Column Detail to be Used for Entry



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PINE ST. STUDIOS
911-917 N. PINE STREET

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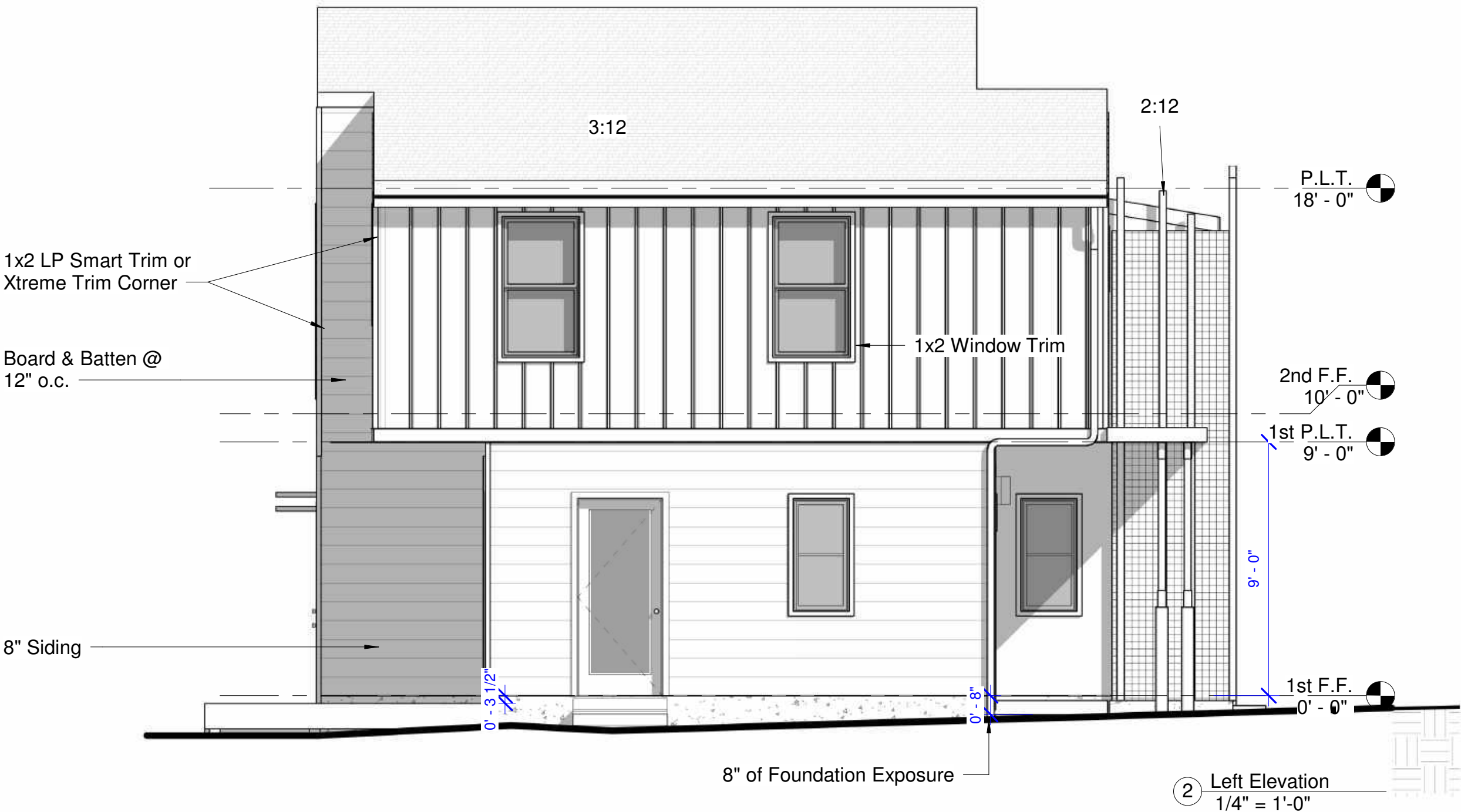
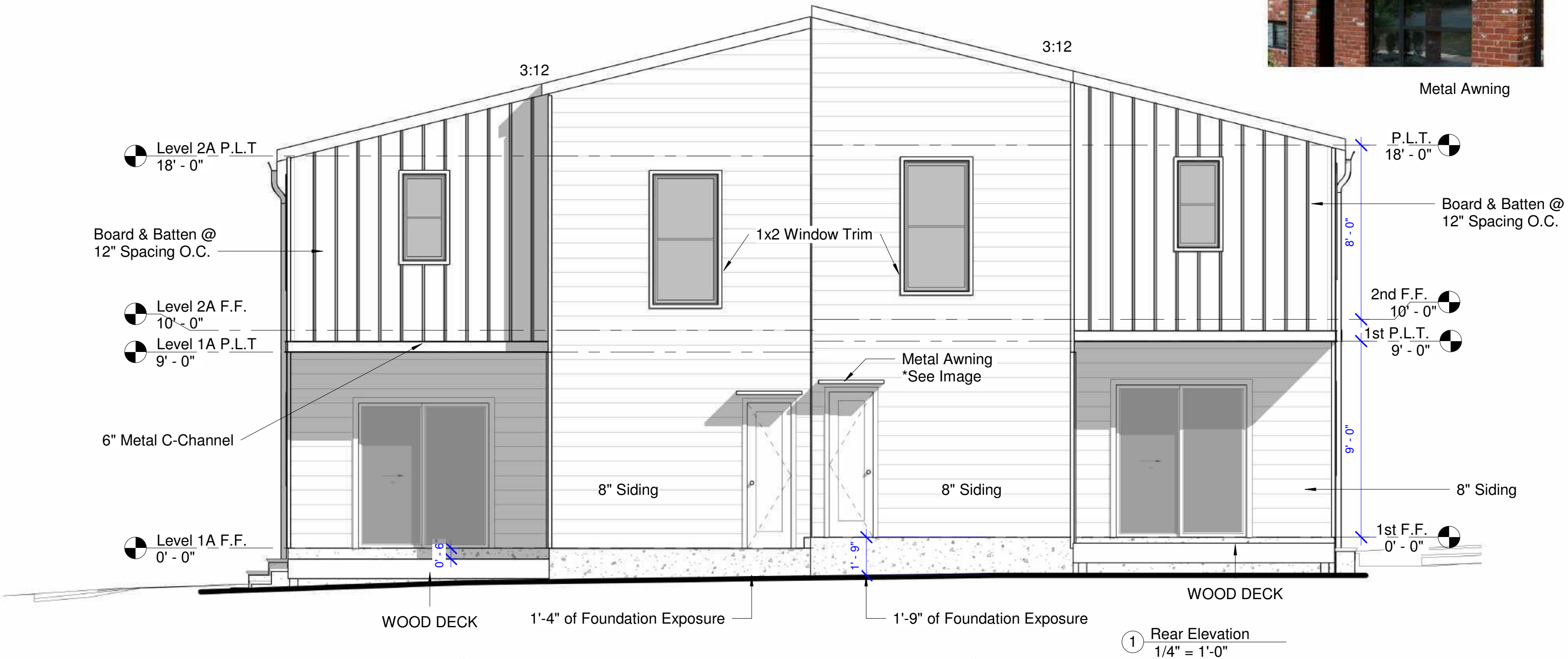
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**REAR &
LEFT ELEV.**

SHEET NO.

5



Metal Awning



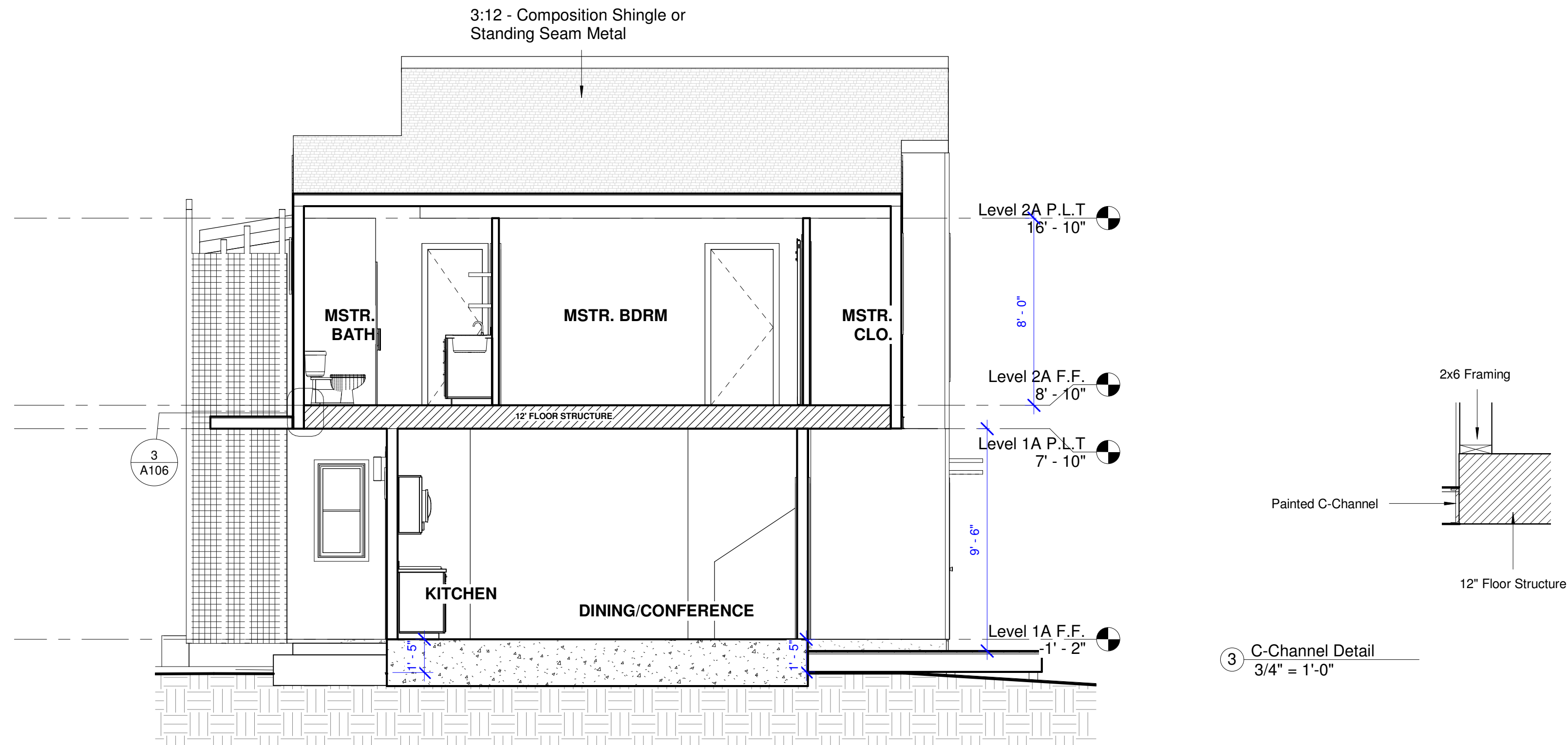


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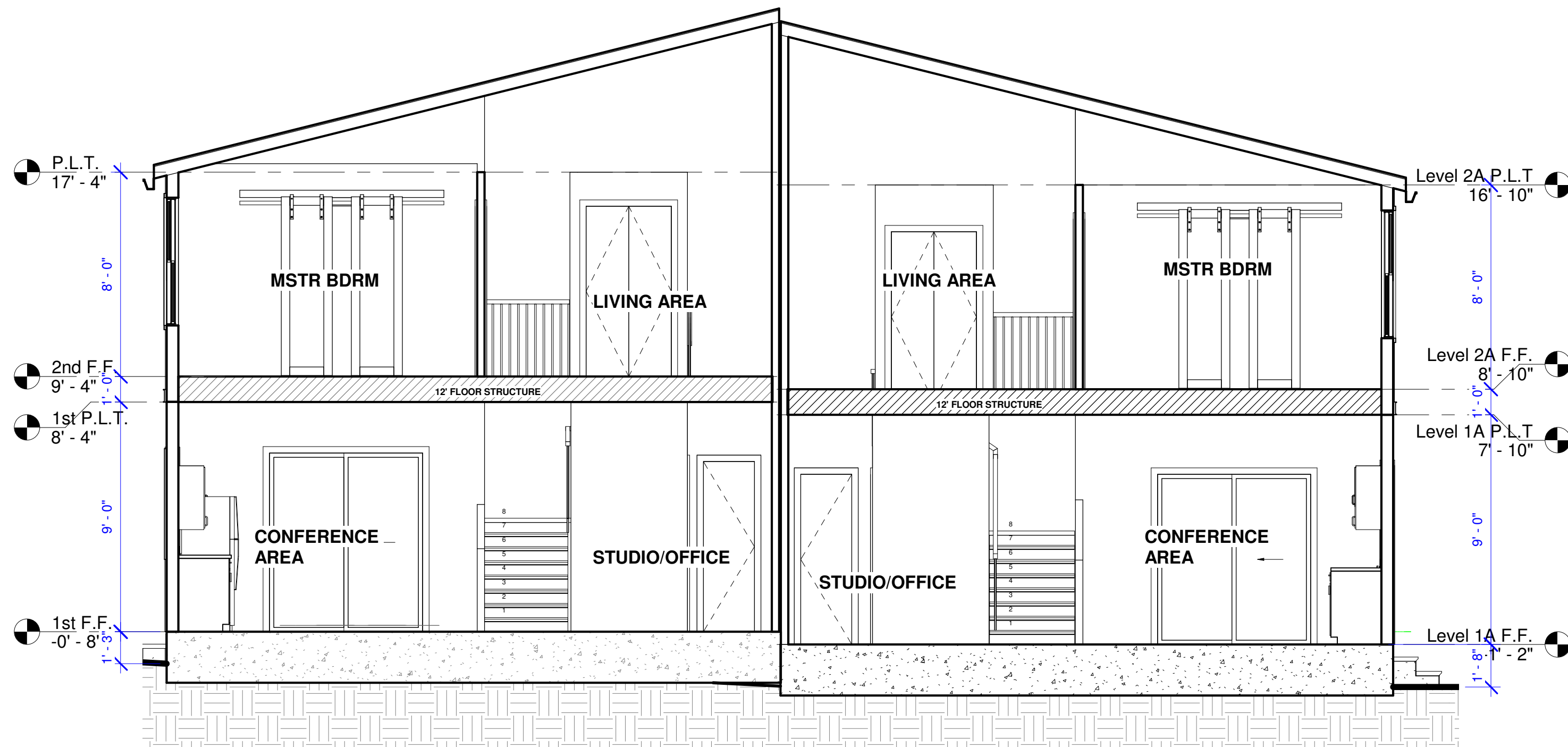
PINE ST. STUDIOS

911-917 N. PINE STREET

07/31/20 HDRC FINAL APPROVAL SET



1 Section 1
1/4" = 1'-0"



*Note: There is a 6" Drop
between the two units

2 Section 2
1/4" = 1'-0"

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CHANGE

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SECTION

SHEET NO.

6



PLYGEM WINDOWS

3710/3710N* THERMAL PERFORMANCE				
R Value	NFRC CERTIFIED			
	U Factor	SHGC	VT	
WARM EDGE				
3/4" Clear	1.92	0.66	0.65	0.61
3/4" Low-E	1.92	0.52	0.32	0.57
3/4" Low-E ²	1.92	0.52	0.25	0.45
3/4" HP Glass	2.00	0.48	0.32	0.50
3/4" HP ² Glass	2.00	0.48	0.25	0.40

3710F* THERMAL PERFORMANCE				
R Value	NFRC CERTIFIED			
	U Factor	SHGC	VT	
WARM EDGE				
3/4" Clear	1.48	0.67	0.65	0.63
3/4" Low-E	1.05	0.53	0.32	0.57
3/4" Low-E ²	1.08	0.53	0.25	0.45
3/4" HP Glass	2.00	0.50	0.32	0.50
3/4" HP ² Glass	2.04	0.49	0.25	0.40

- 1. Available Low-E option.
- 2. Opt. HP Glass combines Low-E with argon gas fill for high performance.
- 3. 3710 and 3710N units feature a 2" frame depth.
- 4. 3710F units feature a 2 1/4" frame depth.

STANDARD FEATURES

- Versatile maintenance-free anodized aluminum construction with electrolytically applied finish.
- Sloped sill allows for proper water drainage to the exterior.
- Slack profile provides larger viewing area.
- Interior glazing allows for cooler glass replacement.
- Safe loading removable bottom sash.
- Block and balance for smooth operation.
- Energy efficient warm edge insulating glass for enhanced performance.
- 2" or 2 1/4" frame depth (see chart below).
- Structural meeting rail provides rigid stacking and allows for a tighter weather-resistant unit.
- Dual lift rails on bottom sash for easy operation.
- Integral nailing fin for simple installation.

OPTIONS

GLASS OPTIONS:
Low-E, Low-E², HP, HP², obscure and tempered

GRILLE OPTIONS:
Color-coordinated grilles between the glass (CGG) in 1/4" and 1/2" flat

PRODUCT CONFIGURATION:
Twins, triples, combinations, fixed and a wide selection of architectural shapes

HARDWARE OPTION:
Safety vent latch to meet ASTM F2090-2009 requirements

COLOR OPTIONS:
WHITE, ALDRE GREY, BRONZE

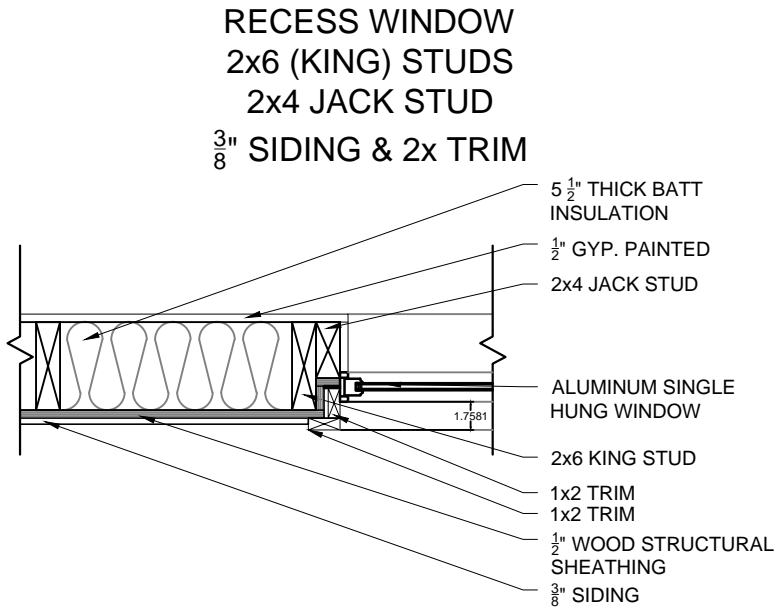
Color to be used for window

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

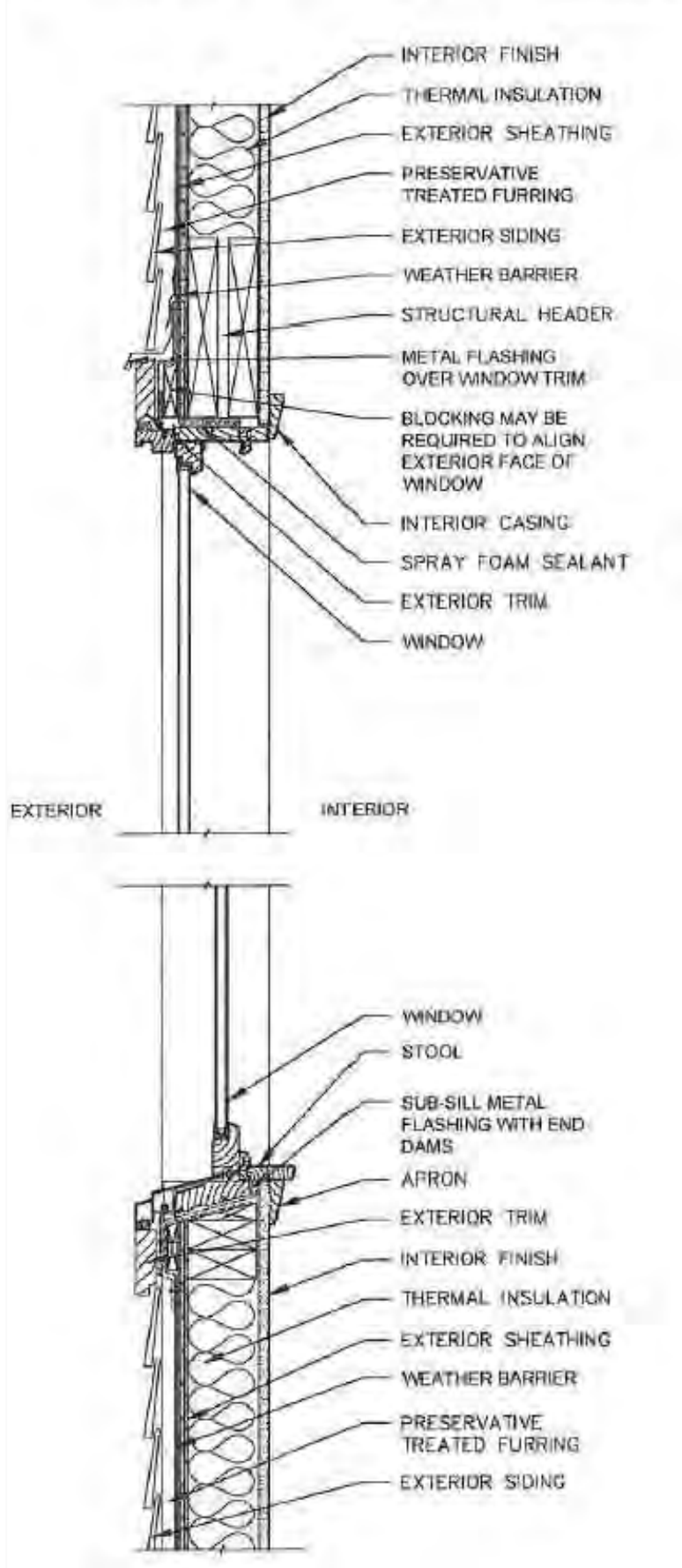
HDRC APPROVED WINDOW
USED FOR PINE AT HAYS



Window Detail (Alum.)

SCALE: 1" = 1'-0"

Examples in New Construction:



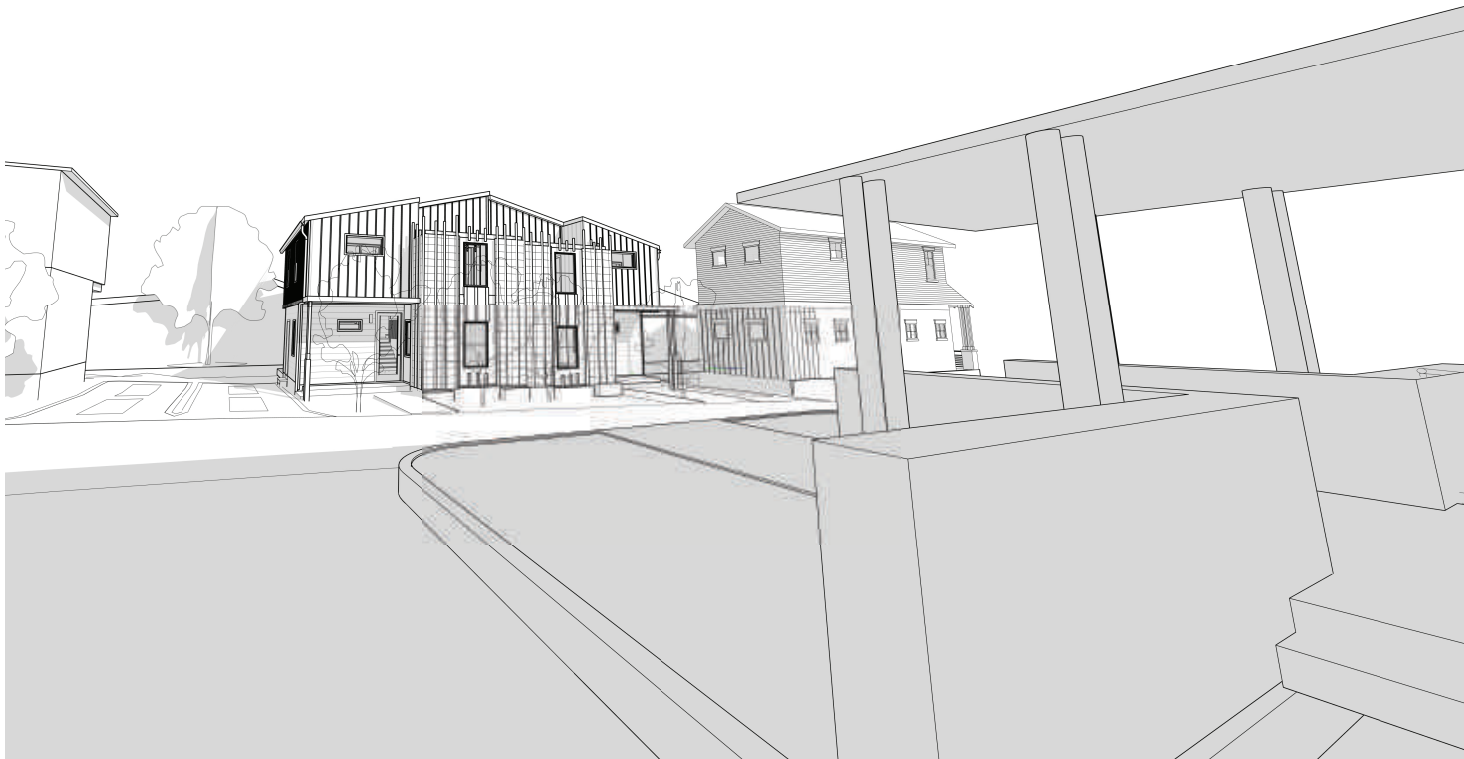
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CHANGE	
HDRC FINAL DESIGN	06/26/20

DATE	06/26/20
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WINDOW
DETAILS

CONTEXT
PERSPECTIVES



Thank You



TERRAMARK
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