

HISTORIC AND DESIGN REVIEW COMMISSION

May 05, 2021

HDRC CASE NO: 2021-201
ADDRESS: 905 N PINE ST
LEGAL DESCRIPTION: NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 23
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo Turrubiates /901 PINE LLC
OWNER: 901 PINE LLC
TYPE OF WORK: Construction of a park
APPLICATION RECEIVED: April 16, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct a park to be located between the existing structure at 905 N Pine and the right of way.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

- i. Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

ii. Inorganic mulch – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. Maintenance – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a park to be located between the existing structure at 905 N Pine and the right of way. The site currently features front lawn space with landscaping elements.
- b. **PROPOSED PARK** – The applicant has proposed park space to be open to the public between the existing structure at 905 N Pine and the right of way at N Pine. The proposed park would feature landscaping and seating elements, as well as a steel shade structure. The applicant has noted that a retaining wall of limestone blocks will be installed to create a border at the public right of way as well as to retain landscaping elements due to a change in grade from the park site to the sidewalk at the right of way. Generally, staff finds the proposed landscaping work and park installation to be appropriate as the existing lot does not feature a traditional house to front yard configuration as found historically within the district.
- c. **SIGNAGE**– Staff finds that a master signage plan should be submitted for review and approval by the HDRC if signage should be proposed. Per the UDC Section 35-612, off-premise signage is prohibited.
- d. **RIGHT OF WAY** – Staff finds that at no time should park elements, including landscaping materials, fencing or gates interfere with the pedestrian path at the public right of way.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulations:

- i. That if signage is proposed, a master signage plan be submitted to the Commission for review and approval.
- ii. That no landscaping or site elements interfere with pedestrian

Requesting Conceptual Design Approval of Calvary/
Childress Church Memorial located within the
Historic Dignowity Hill District.

The proposed project will be constructed on an existing lot
located in front of Terramark Office Building fronting N.
Pine Street.

In remembrance of the contributions by the church to the
community, Terramark and partners are creating a
memorial where the church once stood and served many.

The site will be a space to commune, tell stories, relax, and
enjoy nature.

Zoned:

IDZ - Neighborhood Commercial

CALVARY MEMORIAL

905 N. Pine Street

HDRC Presentation
Conceptual Approval

04.16.21

CALVARY MEMORIAL



1908 Calvary Baptist Church was erected

1964 Bishop T.D. Inglehart purchases the building

1997 His son, Bishop Samuel Inglehart becomes the pastor

2013 An electrical fire starts in the mechanical room

2014 The time capsule buried under the rubble is opened

2015 Terramark purchase the property

2017 Terramark renovates the property and moves to 905 N. Pine St.

SITE HISTORY

CALVARY MEMORIAL



SITE LOCATION

CALVARY MEMORIAL



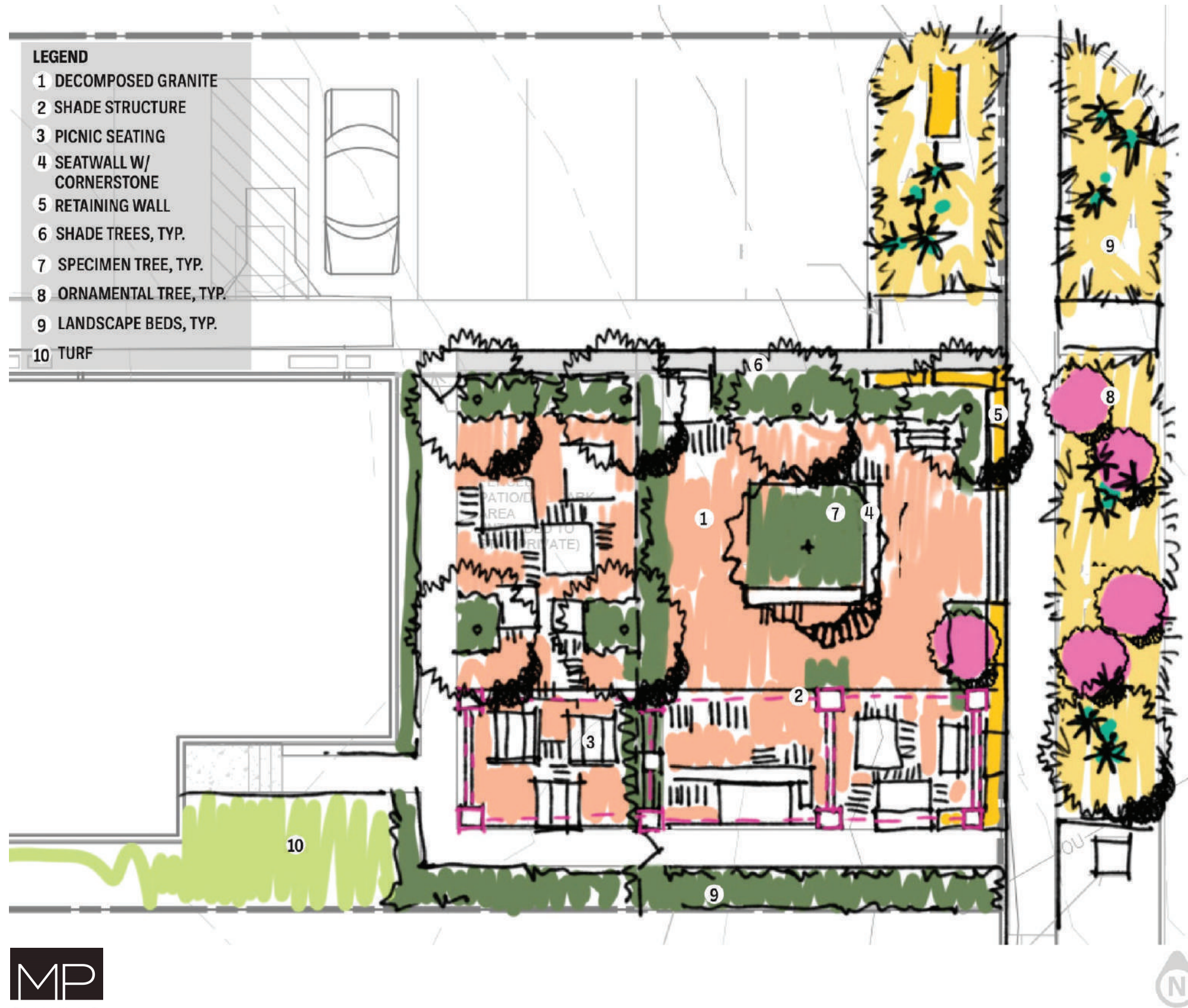
**EXISTING VIEW
WEST ON N. PINE ST.**

CALVARY MEMORIAL



**EXISTING VIEW
WEST ON N. PINE ST.**

CALVARY MEMORIAL



SITE PLAN



CALVARY MEMORIAL



VIEW 2
WEST FROM N. PINE ST.



CALVARY MEMORIAL



VIEW 1
SOUTH FROM N. PINE ST.



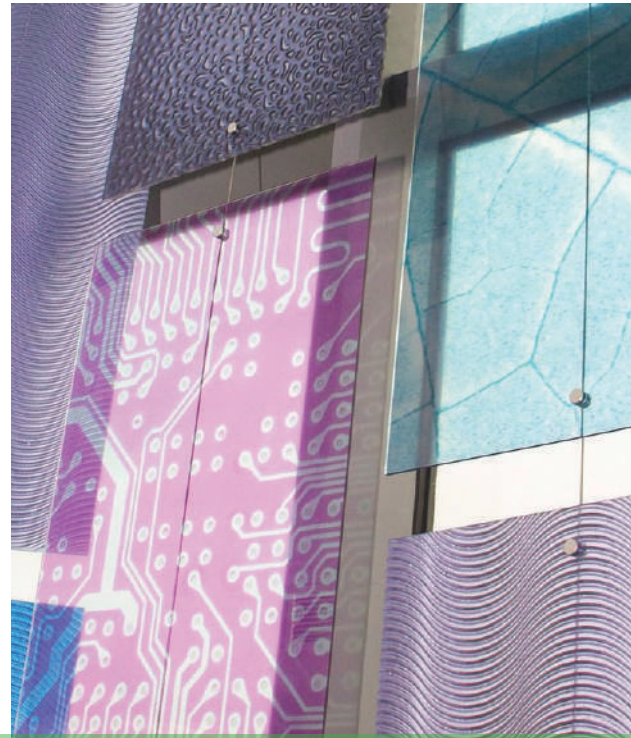
CALVARY MEMORIAL



OPPORTUNITIES TO CUSTOMIZE HARDSCAPE AND SEATWALLS WITH HISTORIC INFORMATION, COMMUNITY LEADERS, ETC.



LAYER METAL TEXTURES TO HIGHLIGHT AND SIGNIFY IMPORTANT DESIGN FEATURES



CUSTOMIZE SHADE STRUCTURE WITH HISTORIC PROJECT BACKGROUND AND PHOTOGRAPHS



HISTORIC & CULTURAL DESIGN ELEMENTS



THANK YOU



TERRAMARK
URBAN HOMES