

HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

HDRC CASE NO: 2021-359
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: John Cooley/Terramark
OWNER: 901 PINE LLC
TYPE OF WORK: Construction of a park space on private property
APPLICATION RECEIVED: July 15, 2021
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 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.

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 a Certificate of Appropriateness for 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. **CONCEPTUAL APPROVAL** – This request received conceptual approval at the May 5, 2021, Historic and Design Review Commission hearing 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 pedestrians.
- c. **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.
- d. **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.
- e. **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 traffic.
- iii. That the applicant submit updated documentation with dimensions and specifications.

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

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

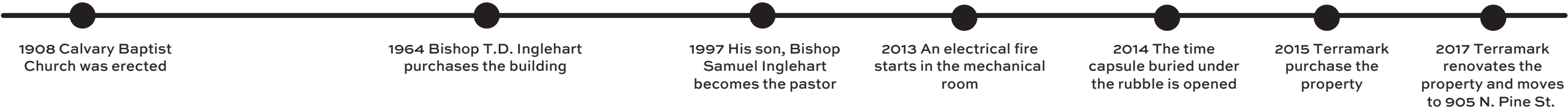
CALVARY MEMORIAL

905 N. Pine Street

HDRC Presentation
Conceptual Approval

04.16.21

CALVARY MEMORIAL



SITE HISTORY

CALVARY MEMORIAL



PROPOSED
LOCATION

SITE LOCATION

CALVARY MEMORIAL



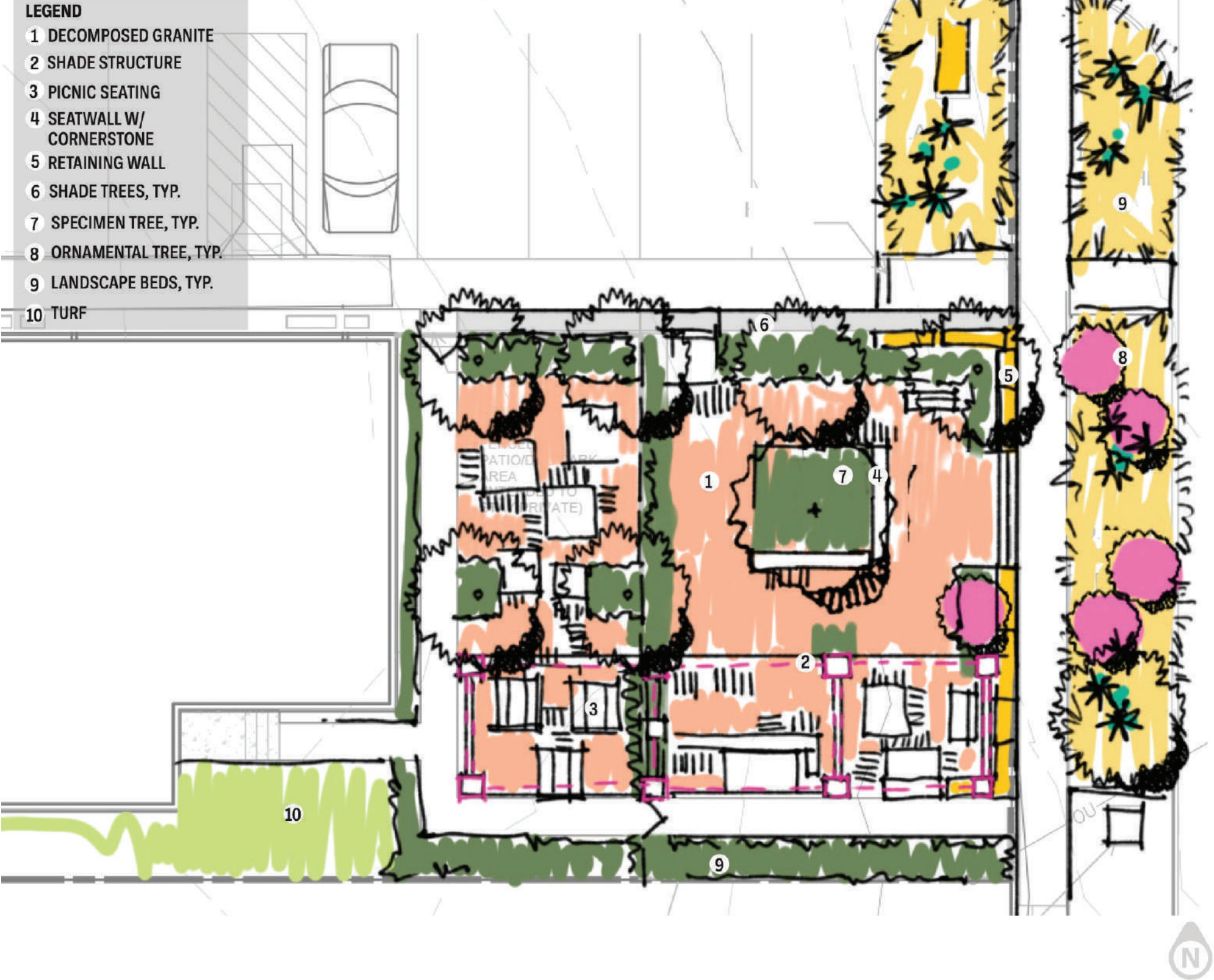
EXISTING VIEW
WEST ON N. PINE ST.

CALVARY MEMORIAL

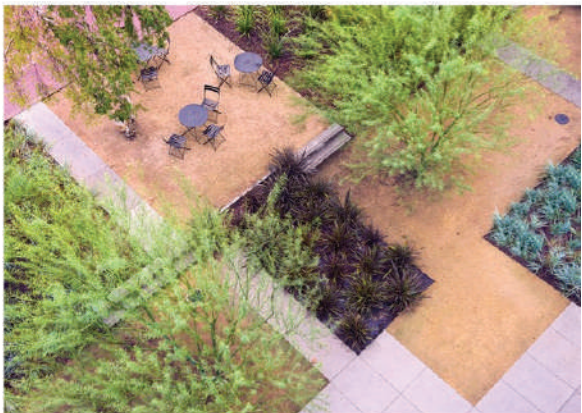


EXISTING VIEW
WEST ON N. PINE ST.

CALVARY MEMORIAL



SITE PLAN



CALVARY MEMORIAL



VIEW 2
WEST FROM N. PINE ST.

CALVARY MEMORIAL



VIEW 1
SOUTH FROM N. PINE ST.

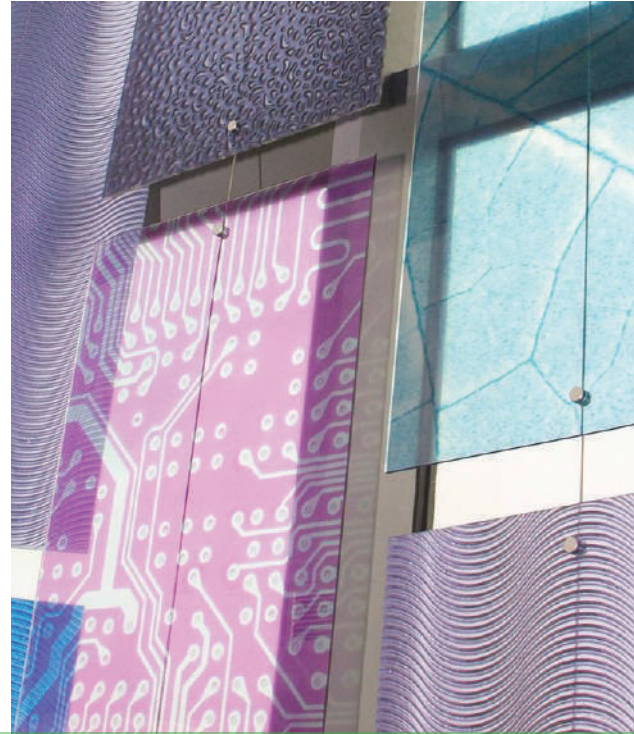
CALVARY MEMORIAL



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

TO: Cory Edwards and Edward Hall, OHP



CC: DHNA Board

DHNA Historic Preservation and Architectural Review Committee

District 2 Commissioner Gibbs

FROM: Eduardo Martinez, President, DHNA

DATE: May 05, 2021

SUBJECT: 05/05/2021 HDRC Case Reviews

The DHNA Board concurs with the following recommendations made by our Historic Preservation and Architectural Review Committee.

HDRC Case No. 2021-200 for 233 N. Mesquite St.

The Dignowity Hill Neighborhood Association (DHNA) Historic Preservation/Architectural Review Committee (HPARC) has reviewed the proposal submitted by Cotton Estes for exterior modifications, rehabilitation, site work, driveway installation. Upon review, the HPARC supports the applicant's proposal with staff stipulations.

HDRC Case No. 2021-189 for 903 & 907 Dawson St.

The Dignowity Hill Neighborhood Association (DHNA) Historic Preservation/Architectural Review Committee (HPARC) has reviewed the proposal submitted by Shahar Ganache for a front and rear yard fence. Upon review, the HPARC supports the applicant's proposal with staff's stipulations.

HDRC Case No. 2021-201 for 905 N. Pine St.

The Dignowity Hill Neighborhood Association (DHNA) Historic Preservation/Architectural Review Committee (HPARC) has reviewed the proposal submitted by Ricardo Turrubiates for the construction of a park. Upon review, the HPARC supports the applicant's proposal with staff's stipulations.

HDRC Case No. 2021-192 for 510 N. Pine St.

The Dignowity Hill Neighborhood Association (DHNA) Historic Preservation/Architectural Review Committee (HPARC) has reviewed the proposal submitted by David Torres/KM Builders for window replacement. Upon review, the HPARC does not support the applicant's proposal and sides with staff's recommendations.

Sincerely,

Eduardo Martinez

President, Dignowity Hill Neighborhood Association