

HISTORIC AND DESIGN REVIEW COMMISSION

June 1, 2022

HDRC CASE NO: 2022-289
ADDRESS: 732 N PINE ST
LEGAL DESCRIPTION: NCB 1659 BLK G LOT 1 AT 732 PINE N
ZONING: R-4 CD, H
CITY COUNCIL DIST.: 2
HIST. DIST. NAME: Dignowity Hill
APPLICANT: Adeel Riaz, MAJESTIC INVEST LLC
OWNER: Adeel Riaz, MAJESTIC INVEST LLC
TYPE OF WORK: Landscaping, site work, walkway replacement
APPLICATION RECEIVED: May 15, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Remove front yard turf and reseed with Bermuda grass mix.
2. Replace the front concrete walkway with white rock and limestone pavers.
3. Replace side yards and backyard with decomposed granite and white rock.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- 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%.
- 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.
- 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.
- 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

- Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- 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.
- 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

- 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.
- 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.

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.
Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- iv. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

FINDINGS:

- a. The applicant requests a Certificate of Appropriateness for approval to:
 1. Remove front yard turf and reseed with Bermuda grass mix.
 2. Replace the front concrete walkway with white rock and limestone pavers.
 3. Replace side yards and backyard with decomposed granite and white rock.
- b. The structure at 732 N Pine is a two-story Craftsman residence constructed circa 1910 and first appears on the 1912 Sanborn Map. It has a cross-gable standing seam metal roof with clipped gables, and windows are predominately one-over-one wood sash except for a decorative upper sash on the first floor of the primary elevation. The property contributes to the Dignowity Hill historic district.
- c. VIOLATION: OHP staff performed a site visit on April 1, 2022, and observed removal of the concrete walkway, xeriscaping, and removal of natural lawn turf. OHP staff issued a stop work order at that time.
4. ADMINISTRATIVE APPROVAL: The applicant proposes to remove the front yard and reseed it with a Bermuda grass mix. This scope of work is eligible for administrative approval and does not need to be reviewed by the HDRC.
5. FRONT WALKWAY: The applicant requests approval to replace a concrete walkway connecting the front porch to the sidewalk with a combination of white gravel and limestone pavers. Guidelines for Site Elements 5.A.i states that historic sidewalk and walkway materials should be retained and repaired in place and that replacement materials should match the existing sidewalk in color and material. Additionally, Guidelines for Site Elements 3.B.1 states that large pavers, asphalt, or other impervious surfaces should not be installed where they were not historically located. Staff finds the proposed sidewalk does not conform to guidelines and that the applicant should return the walkway to previous conditions.
6. ROCKS OR HARDSCAPE: The applicant requests approval to remove grass on the sides and in the rear of the house and replace it with decomposed granite and white gravel. Staff finds the gravel generally conforms to historic design guidelines, but small plantings should be incorporated into the design per Guidelines 3.B.ii-iii.

RECOMMENDATION:

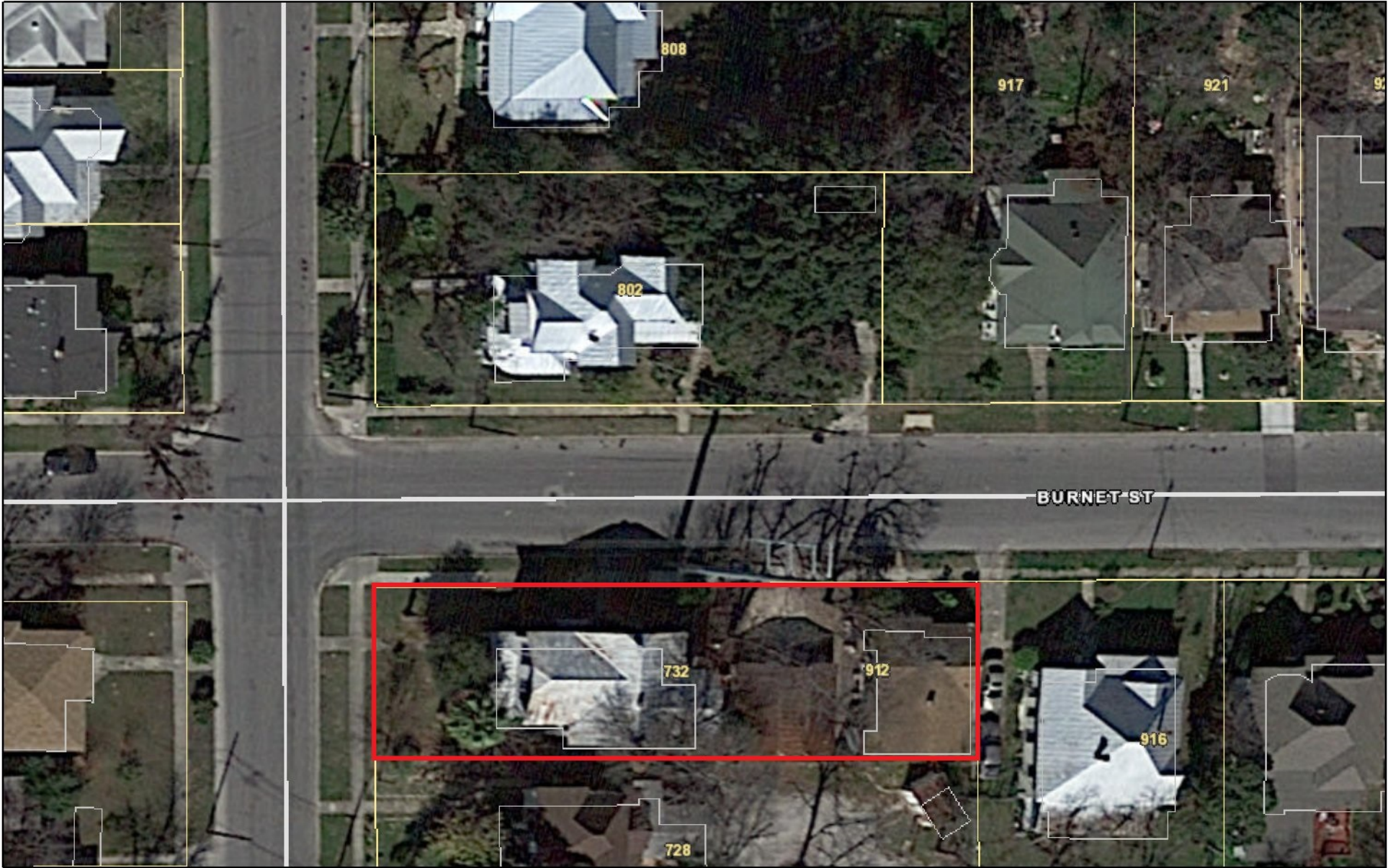
Staff recommends approval of item 1, removal of front yard turf and reseed with Bermuda grass mix.

Staff does not recommend approval of item 2, replacing the front concrete walkway with white rock and limestone pavers. Staff recommends returning the walkway to its previous condition of full-width concrete.

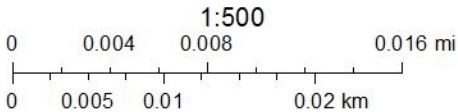
Staff recommends approval of item 3, replacing side yards and backyard with decomposed granite and white rock, with the following stipulations:

- i. That the applicant submit a full landscaping plan to incorporate small plantings in the areas covered by decomposed granite and white gravel.

City of San Antonio One Stop



May 26, 2022



732 North Pine Street
San Antonio Texas 78202
Dignowity Hill Historical District

Landscape work

April 7th, 2022

Legal description: NCB 1659 BLK G LOT 1 AT 732 PINE N

Prepared by: Adeel Riaz

Objective / Scope

- Protect house foundation from water infiltration which was causing damage to the foundation
- Remove tripping hazard for the residents caused by tree roots damaging the concrete pathway.
- Help facilitate rainwater absorption at the property
- Fix muddy pathway toward house main entrance causing no clean and safe entrance to the property
- Re-grade the front yard to keep the natural flow of water away from property foundation. And to fill in the 1-2 feet deep dips in the front yard causing tripping hazard for the residents / children
- Protect the house foundation and landscape from the rain water falling down from multiple roof valley. Causing big water fall holes close to the foundation causing damage and destroying the turf and plants

Constraints

Pathway

Existing pathway was a serious tripping hazard for the residents. Trips, and falls may cause severe bodily harm and result in chronic pain, lost wages, and costly medical treatment. Owner is responsible to fix tripping hazards under the Texas liability law.

Re-concrete the existing pathway was not possible because of the big roots from the nearby tree and an old dead tree trunk and their roots.

Front lawn

There were 1 to 2 feet deep dips in the front yard causing tripping hazards to the residents of the house. And the rain water was flowing toward the house foundation.

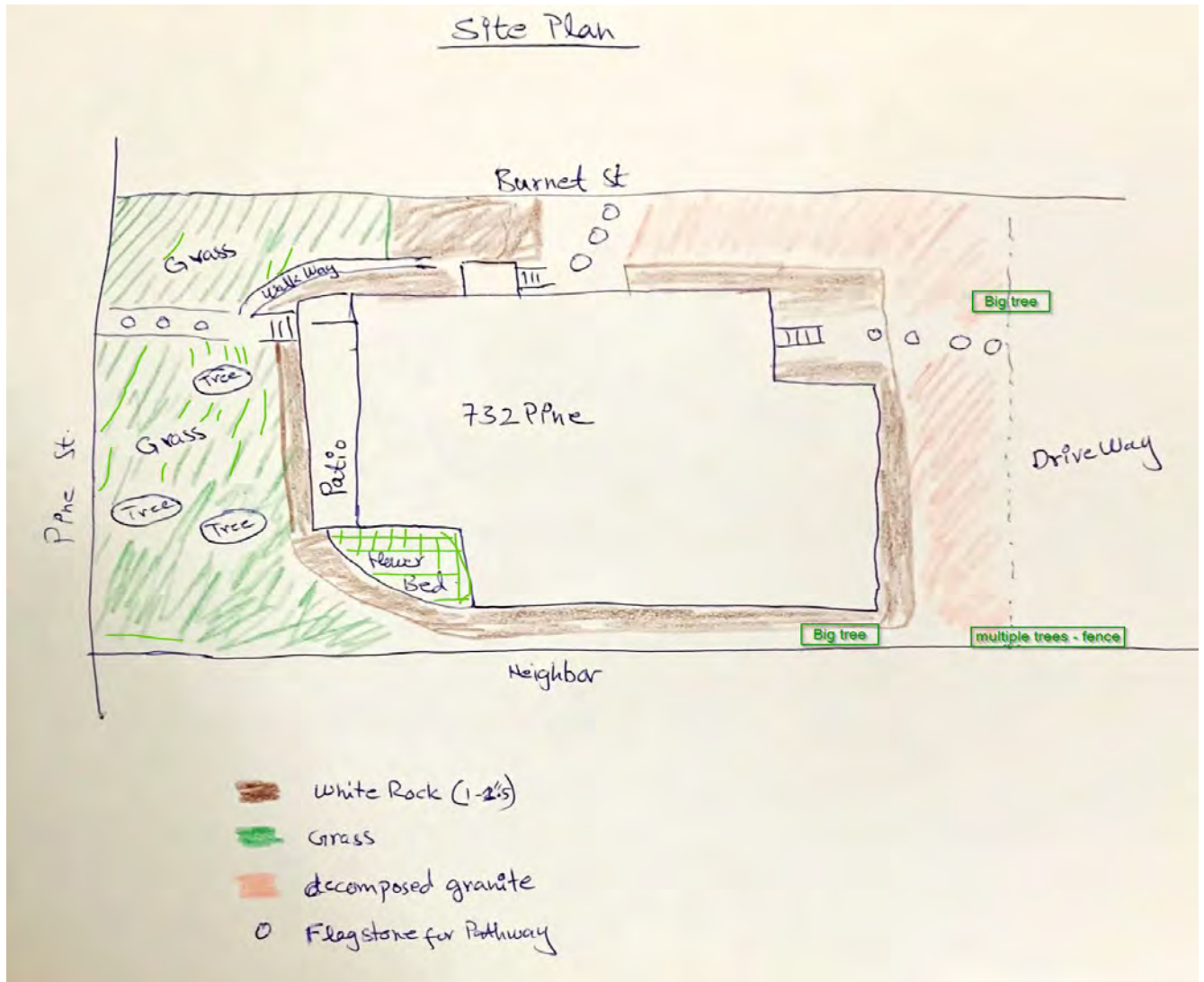
The front yard was re-graded and re-seeded local Bermuda grass seed.

Material

Below is the material for landscaping.

1. Cedar mulch blend (Natural color)
2. Seed (Bermuda Mix)
3. decomposed granite
4. Weed Control Landscape Fabric
5. Flagstone –native
6. Medina river rock – White mix (1-2” diameter)
7. Plants (native perennials)
 - a. Bulbine desert candles - 3
 - b. Needle grass Mexican - 3
 - c. Sotol Texan - 3

Site Plan



Conclusion

Seeking administrative approval for the landscaping work mentioned above.



Investigation Report

Property

Address	732 N Pine
District/Overlay	Dignowity Hill
Owner Information	MAJESTIC INVEST LLC

Site Visit

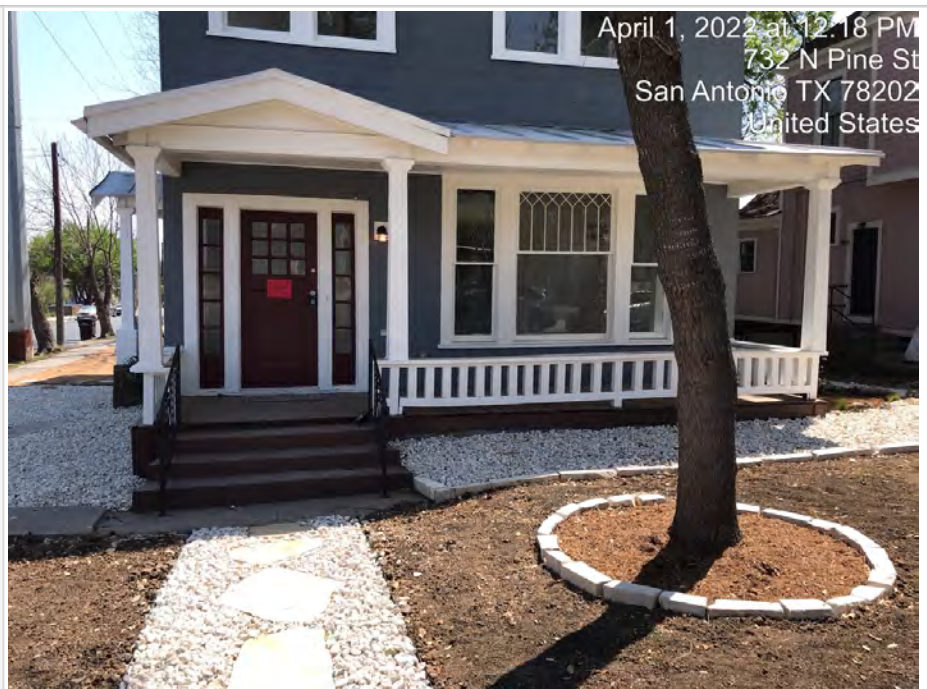
Date	04/01/2022
Time	12:30 PM (-5 GMT)
Context	drive-by
Present Staff	Edward Hall
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	Completed
Description of work	Removal of concrete walkway, xeriscaping, removal of natural lawn turf.
Description of interaction	OHP issued a Stop Work Order on site.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation

Photographs





Investigation Report

April 1, 2022 at 12:17 PM
732 N Pine St
San Antonio TX 78202
United States

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
1901 S. Alamo St. San Antonio, Texas 78204
7:45am - 4:30pm Monday - Friday
(210) 207 - 0035

NOTICE OF INVESTIGATION

ADDRESS: **732 N PINE** [BCAD] OWNER: **MAJESTIC INVESTMENTS LLC**

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒ Code 25-45.1(a): Work without Certificate of Appropriateness (COA) **XERISCAPING, WALKWAY REPLACEMENT, LANDSCAPING MODIFICATIONS**

☐ Code 25-45.1(h): Work beyond Scope of Approval:

☐ Code 38-615: Demolition by Neglect:

STOP WORK: ☒ Not Applicable

Please contact the Office of Historic Preservation within 48 hours of the inspection date: **4/1/2022**

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Enforcement of the City of San Antonio and the State of Texas will require you to remove and erect preservation, to the full extent permitted by law. Violations of City ordinances are considered Class C violations and will be enforced accordingly. Violations of State law are also subject to civil penalties to that extent allowed by the City of San Antonio. Penalties for continued violations of the law may be levied against you or your property. If you are found to be in violation of the law, you may be subject to civil penalties in the range of \$1,000 to \$5,000. If you are found to be in violation of the law, you may be subject to civil penalties in the range of \$1,000 to \$5,000. If you are found to be in violation of the law, you may be subject to civil penalties in the range of \$1,000 to \$5,000. If you are found to be in violation of the law, you may be subject to civil penalties in the range of \$1,000 to \$5,000.






Investigation Report





Investigation Report

	 <p>April 1, 2022 at 12:11 PM 728 N Pine St San Antonio, TX 78202 United States</p>
	04/01/2022 02:53 PM
Additional photos were taken on another device.	No

