

HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

HDRC CASE NO: 2022-055
COMMON NAME: 1014 N CHERRY
ADDRESS: 1012 N CHERRY
1014 N CHERRY
LEGAL DESCRIPTION: NCB 512 BLK 25 LOT 6 HS
NCB 512 BLK 25 LOT 5 & W 57 FT OF N 52.9 FT OF 10
ZONING: RM-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo Turrubiates/Mint Development LLC
OWNER: Delafield Investments, LLC
TYPE OF WORK: Construction of eight, 2-story residential structures
APPLICATION RECEIVED: January 14, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to construct eight, 2-story residential structures on the vacant lots at 1012 and 1014 N Cherry Street, located within the Dignowity Hill Historic District.

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 conceptual approval to construct eight, 2-story residential structures on the vacant lots at 1012 and 1014 N Cherry Street, located within the Dignowity Hill Historic District. Two of the proposed eight structures will feature street frontage and an orientation towards N Cherry, while the other six structures will feature in interior orientation towards the interior driveway.
- 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. **CONTEXT & DEVELOPMENT PATTERN** – This block of N Cherry features twelve (12) historic structures that feature an orientation towards N Cherry, all of which feature 10-story in height. The historic development pattern of this block is one primary residential structure per lot with an occasional accessory structure.
- d. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on January 25, 2022. At that meeting Committee members discussed the proposed design, massing, and site development. This request was reviewed a second time by the DRC on February 8, 2022, where committee members discussed massing, setbacks and materials. This request was reviewed a third time by the DRC on February 22, 2022. At that meeting, committee members discussed massing, materials and the proposed internal driveway.
- e. **SETBACKS** – As noted in finding a, the applicant has proposed for two of the eight structures to feature street frontage and an orientation towards N Cherry. The Guidelines recommend that, in instances where front yard setbacks of historic houses are varied on a block face, new construction should feature a front yard setback that is the median of houses on the block face. The applicant has submitted a setback diagram providing the front setbacks of 1010, 1018, 1024, and 1026 N Cherry. The median setback of the four structures oriented towards N

Cherry is approximately thirty-two (32) feet. The applicant has proposed setbacks for the new construction on N Cherry of 30' – 0" and 31' – 5" when measured from the curb. Staff finds that the setback portrayed in the setback diagram is appropriate.

- f. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. As noted in finding c, all of the existing, historic structures on this block feature one (1) story in height. Generally, staff finds the two story structures fronting N Cherry to be consistent with the Guidelines, as they feature one additional story in height over the existing, historic structures found on the block. However, within historic districts, the historic development pattern features rear structures with massing that is subordinate to that of the primary structure at the street. Staff finds the overall massing to be inconsistent with the Guidelines in regards to height and building footprint, as the historic development pattern throughout the district typically consists of rear structures featuring reduced massing and footprints in comparison to primary, street fronting structures. Additionally, staff finds that the applicant should submit a street elevation noting the proposed heights of new construction in relationship to existing, historic structures.
- g. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the new construction toward N Cherry. This is consistent with the Guidelines.
- h. **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 applicant has proposed a foundation height for each structure of eighteen (18) inches. Staff finds the proposed foundation heights to be appropriate and consistent with the Guidelines.
- i. **ROOF FORMS** – The applicant has proposed roof forms to include front facing gabled roofs, hipped roofs and both hipped with a front gable. Staff finds the proposed roof forms to be appropriate; however, as noted in finding f, staff finds that a reduction in massing for each of the six structures should be incorporated into the design. Modified roof forms or roof forms that reduce the overall massing of the proposed new construction should be used.
- j. **MATERIALS (Facades)** – The applicant has proposed materials that include terracotta brick, stucco and composite siding. The applicant has proposed for front facades to feature a combination of terracotta brick and stucco, while the side and rear facades are to feature composite siding. The Guidelines for New Construction 3.A. note that materials that complement the type, color, and texture of materials traditionally found in the district should be used. Additionally, the Guidelines state that materials should not be so dissimilar as to distract from the historic interpretation of the district. Generally, staff finds the use of terracotta brick and stucco to be inconsistent with the traditionally used materials throughout the Dignowity Hill Historic District in residential construction. Additionally, the use of multiple materials on one façade and the use of an alternative material on side and rear facades is not found historically within the district. Staff finds that lap siding that features a smooth finish and four inch exposure, or board and batten siding that features boards that are twelve inches in width with seams that are 1.5 inches in width to be most appropriate and consistent with the Guidelines.
- k. **MATERIALS (Roofs and Secondary Materials)** – The applicant has proposed standing seam metal roofs and steel columns with wood elements. Generally, staff finds both of these to be appropriate. Staff finds that the proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. If a ridge cap is proposed, it must be submitted for review and approval.
- l. **MATERIALS (Windows)** – The applicant has proposed to install aluminum windows in a bronze finish. Window product specifications have not been submitted at this time. Staff finds that wood or aluminum clad wood windows that are consistent with staff standard specifications are to be installed. A window featuring alternative materials may be appropriate, provided it meets staff's standards, as noted in the applicable citations.
- m. **WINDOW & DOOR OPENINGS** – The Guidelines for New Construction note that window and door openings should be comparable to those found historically within the district. Generally, staff finds the proposed window and door openings to be appropriate and consistent with the Guidelines; however, staff finds that rectangular, fixed windows on the front facades should be modified to feature traditional sizes and feature a one over one profile. Generally, staff finds the contemporary side lites adjacent to the proposed front doors to be appropriate.

- n. ARCHITECTURAL DETAILS – As noted in the findings above, staff finds that materials, massing and roof forms, and window openings should be adjusted to be consistent with the Guidelines.
- o. LOT COVERAGE – The applicant has provided a lot coverage diagram noting consistency with the Guidelines for each of the six proposed lots.
- p. PARKING – The applicant has proposed for parking to be located to the interior of the lot, with each structure featuring individual parking to be located to either the east or west of the primary facades. For the front two structures, parking would be located at the rear of each structure. Per the submitted site plan, parking for each structure will be located on a permeable surface. Generally, staff finds the proposed parking to be appropriate.
- q. DRIVEWAY – The applicant has proposed for automobile traffic to enter the side from N Cherry via a driveway that features twenty (20) feet in width. The proposed driveway will feature permeable paving. Mid-block alleys are often found throughout the Dignowity Hill Historic District; however, none existed historically on this block of N Cherry. Staff finds a driveway of twenty (20) feet in width to be inconsistent with the Guidelines, as the Guidelines recommend driveway widths of no more than ten (10) feet. Additional driveway widths may be appropriate internally to the site if the traditional driveway location within the front and side yards of the structures that front N Cherry is maintained at ten (10) feet.
- r. FRONT WALKWAYS – Houses on this block of N Cherry feature front walkways that lead from the front porch to the sidewalk at the public right of way. Per the site plan, the applicant has not proposed to incorporate walkways. Staff finds that both structures that front N Cherry should feature front walkways that are consistent with the Guidelines regarding profile and materials.
- s. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the right of way.
- t. FENCING – The applicant has noted the installation of a front yard fence of four (4) feet in height to replace the existing fence and privacy fencing of six (6) feet in height to be located in the side and rear yards. Staff finds that the proposed privacy fencing should be located behind the furthest side window on the proposed new construction and behind the front facades of the adjacent, historic structures.
- u. LANDSCAPING – At this time the applicant has not submitted a landscaping plan. Staff finds that a detailed landscaping plan should be developed and submitted for review and approval by the Commission.
- v. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff does not recommend conceptual approval based on findings a through v. The overall project is inconsistent with the historic development pattern of the Dignowity Hill Historic District. Staff finds that the proposed massing, number of structures, driveway, and materials to be inconsistent with the Guidelines. Staff recommends the following prior to the applicant receiving a recommendation for conceptual approval.

- i. That the site plan be developed to better document conformance with the Guidelines regarding setbacks.
- ii. That the applicant decrease massing on site as noted in finding f. A reduction in building footprint, elimination of proposed buildings, or lowering of height to single story for some structures would be more appropriate.
- iii. That traditional materials be used in place of the proposed terracotta brick and stucco, as noted in finding j, and that façade materials be consistent on each façade with those found historically in residential construction within the district. Siding should be consistent with staff's standards specifications, as noted in finding j.
- iv. That the proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. If a ridge cap is proposed, it must be submitted for review and approval.
- v. That wood or aluminum clad wood windows be installed as noted in finding l and in the applicable citations. An aluminum window may be appropriate provided that it is consistent with staff's standards for windows in new construction.
- vi. That the rectangular, fixed windows on the front façade be eliminated for traditionally sized windows in a one over one profile, as noted in finding m.
- vii. That both structures that front N Cherry feature a front walkway to connect the front porches to the sidewalk at the right of way, as noted in finding r.
- viii. That the proposed driveway be reduced to no more than ten (10) feet in width, as noted in finding q.
- ix. That all mechanical equipment is screened from view from the right of way and that a detailed landscaping plan be developed and submitted to the Commission for review and approval, as noted in findings s and u.

- x. That the proposed privacy fencing be located behind the furthest side window on the proposed new construction and behind the front facades of the adjacent, historic structures, as noted in finding t.
- xi. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

An aerial photograph of a residential neighborhood with yellow lines delineating individual parcels. Two parcels, 1012 and 1014, are highlighted with red borders. The map shows various houses, some with visible roofs and others obscured by trees. The parcels are numbered in yellow text. The red highlights are placed on the central-left portion of the map, specifically on parcels 1012 and 1014.

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km



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

Historic and Design Review Commission
Design Review Committee Report

DATE: January 25, 2022

HDRC Case #: 2022-055

Address: 1012 – 1014 N Cherry

Meeting Location: Webex

APPLICANT: Ricardo Turrubiates/Terramark, Felix Ziga

DRC Members present: Jeff Fetzer, Monica Savino, Roland Mazuca, Jimmy Cervantes, Gabriel Velasquez,

Staff Present: Edward Hall

Others present:

REQUEST: Construction of eight, 2-story residential structures

COMMENTS/CONCERNS:

RT: Overview of proposed new construction

GV: Comments on presentation documents. Questions about how the center of the property is accessed.

JC: Well designed project.

JF: Include more information in the presentation, including windows in renderings, etc.

Consider fencing and how it impacts the overall design.

MS: Questions about neighborhood feedback and support

MS: Concerns about overall proposal, consistency with the historic district, etc.

JC: The neighbors should be consulted. The historic district should be taken into consideration when designing.

OVERALL COMMENTS:



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

Historic and Design Review Commission
Design Review Committee Report

DATE: February 8, 2022

HDRC Case #: 2022-055

Address: 1012 – 1014 N Cherry

Meeting Location: Webex

APPLICANT: Ricardo Turrubiates/Mint Development

DRC Members present: Jeff Fetzer, Roland Mazuca, Jimmy Cervantes, Lisa Garza
(Conservation Society)

Staff Present: Edward Hall, Claudia Espinosa

Others present: Felix Ziga

REQUEST: Construction of eight, 2-story residential structures

COMMENTS/CONCERNS:

RT: Overview of proposed development, site context, existing conditions in the immediate vicinity.

RT: Overview of proposed setbacks

ALL: Overall discussion regarding setbacks

RT: Discussion regarding lot coverage

FZ: Overview of new construction specific to materials, design elements, etc.

JF: Comments regarding porch/door relationship. The door appears as a side or accessory door. The porch element should be increased to read as more of an entry to the house.

JF: Thoughts on reducing the scale of each structure. The introduction of two story structures may overwhelm the existing, historic one story structures.

LG: The overall look is nice, generally appropriate scale and proportion. Primary concern is that the development pattern of the lot doesn't match the neighborhood's development pattern. Houses developed one behind the other is not consistent with the development pattern. The development pattern should feature primary structures with secondary structures.

JC: The challenge is to bridge the gap between the Guidelines/Historic District elements with elements of new construction/outside influences. No concern with the layout of the lot.

LG: Comments regarding the creation of an interior street.

RT: Minimum 20' for fire access.

JF: Consider the rear structures featuring reduced heights, hipped roofs, etc.

JF: Consider the application of materials and how they meet at corners.

OVERALL COMMENTS:



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

Historic and Design Review Commission
Design Review Committee Report

DATE: February 22, 2022

HDRC Case #: 2022-055

Address: 1012 – 1014 N Cherry

Meeting Location: Webex

APPLICANT: Ricardo Turrubiates/Mint Development

DRC Members present: Jeff Fetzer, Gabriel Velasquez, Monica Savino, Jimmy Cervantes, Lisa Garza (CSSA)

Staff Present: Edward Hall, Claudia Espinosa

Others present: Felix Ziga/Ziga Architecture Studio

REQUEST: Construction of eight, 2-story residential structures

COMMENTS/CONCERNS:

RT: Overview of updates to the design, overview of proposed setbacks, alley precedents, etc.

FX: Discussion regarding proposed building heights and massing.

LG: Finds the proposed design to be appropriate regarding ridge lines generally matching with floor to ceiling plates being modified.

GV: Does not find it to be appropriate to have the rear structure subordinate in massing.

JF: Proposed massing seems to overwhelm the proposed massing of the adjacent one story historic structures (height and footprints).

JF: Modifications to roof forms may be appropriate – gable or clipped gable may work with the scale. Ceiling heights of buildings in relationship to historic one story structures feels overwhelming.

FZ: Proportionately 10 and 10 works for the first and looks best. 10 and 9 also works.

JF: Questions regarding materials on sides of houses.

MS: Questions about alley precedents.

LG: An interior street as proposed is not anywhere else within the district as precedent as proposed. As proposed this is a dead end.

GV: Presentation needs to be worked on regarding the interior drive, architectural details, find examples of internal drives/streets.

Cherry Court.





cherrycourt.

CherryCourt.

HDRC Presentation

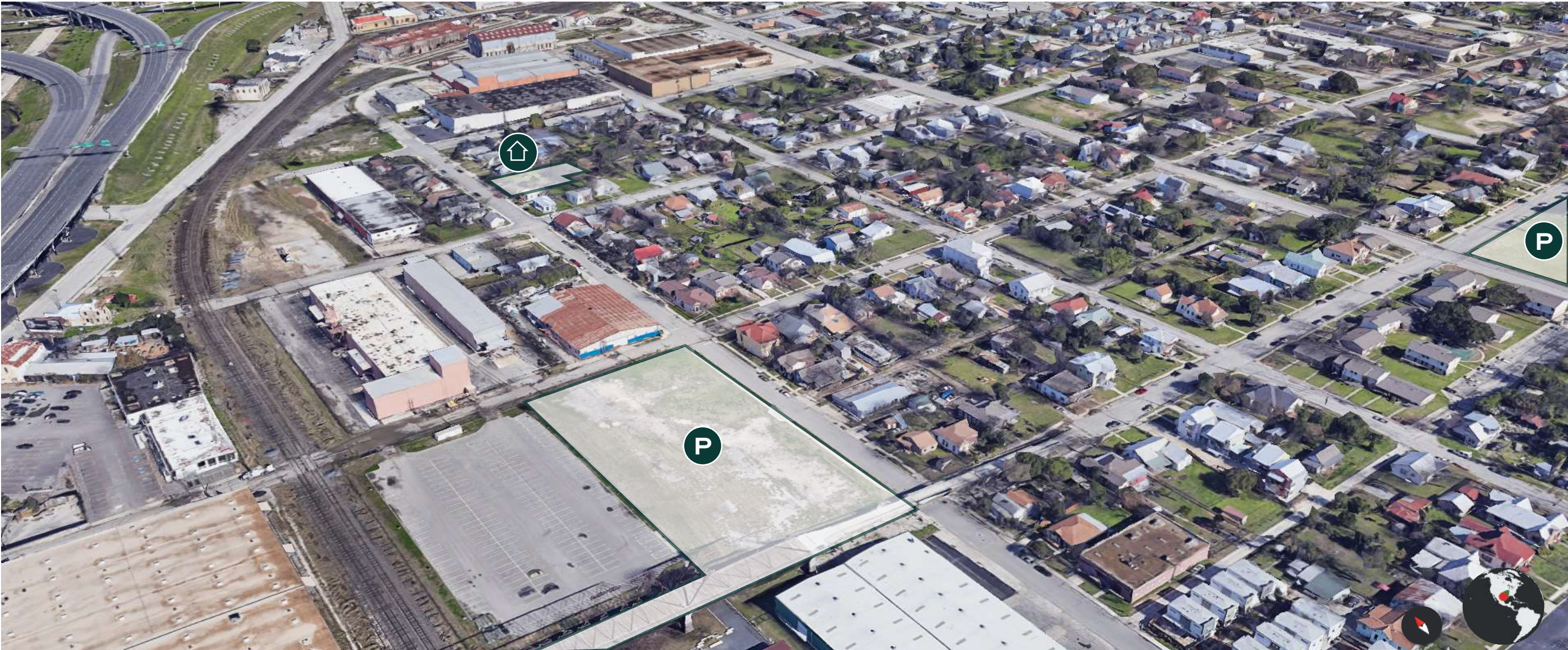
Requesting Conceptual Design Approval of eight residential homes located within the Historic Dignowity Hill District.

The proposed project will be constructed on an existing lot located at 1012 & 1014 N. Cherry Street.

Zoned:
RM-6

Community View

Requesting Conceptual Design Approval of eight residential homes located within the Historic Dignowity Hill District.



P Hays Bridge & Future Park

🏠 Cherry Court.

P Dignowity Park

PARKS & AMENITIES



The Berkley V. and Vincent M. Dawson Park
(Hays Street Bridge Park)

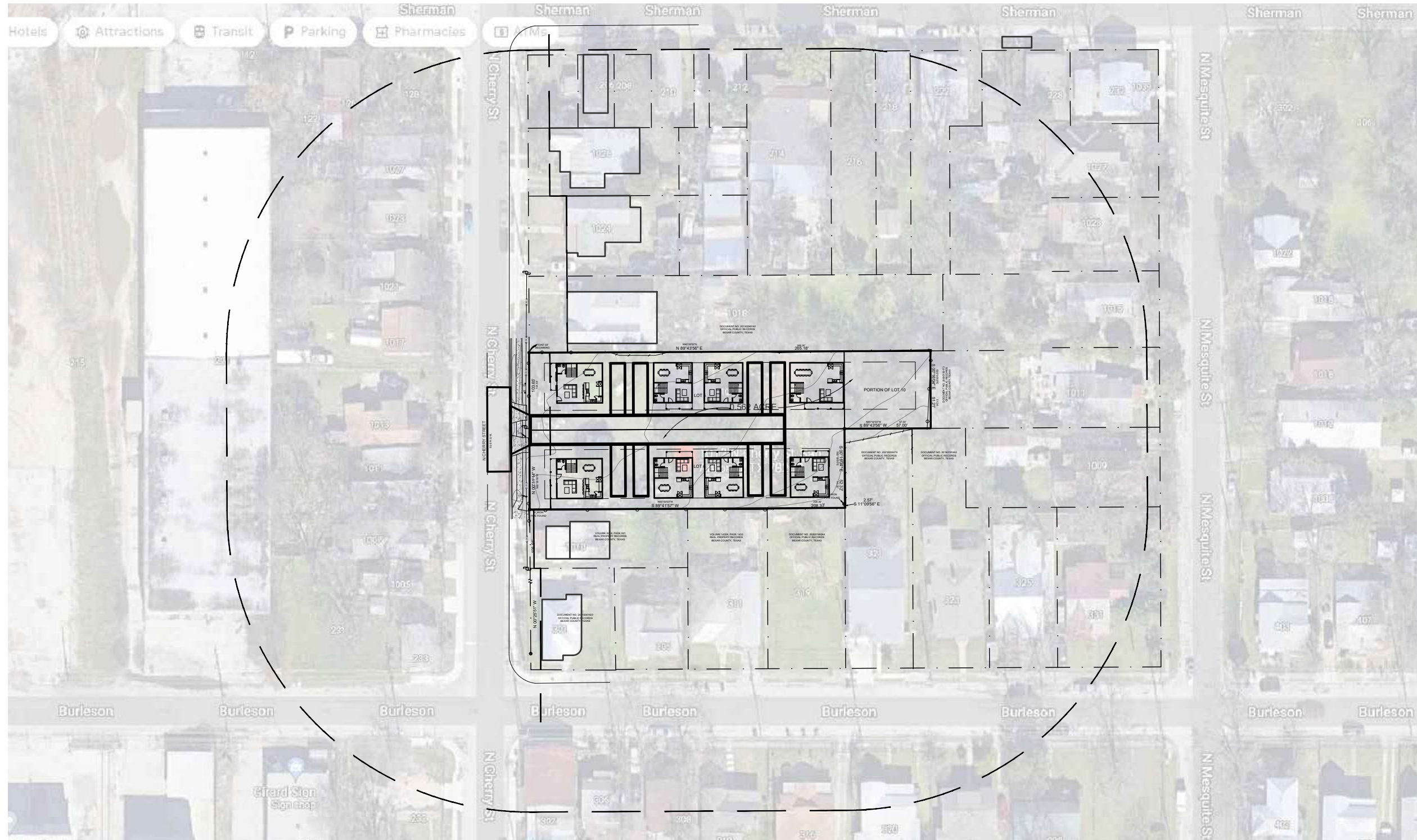


Lockwood & Dignowity Hill Park

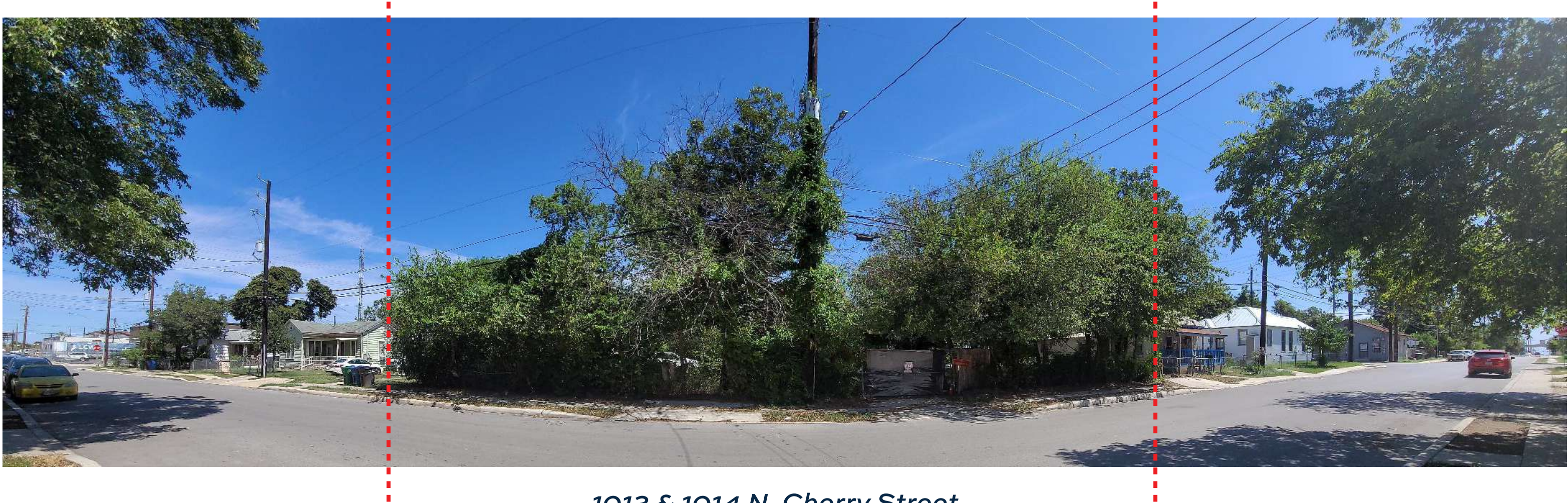
CherryCourt.

AERIAL

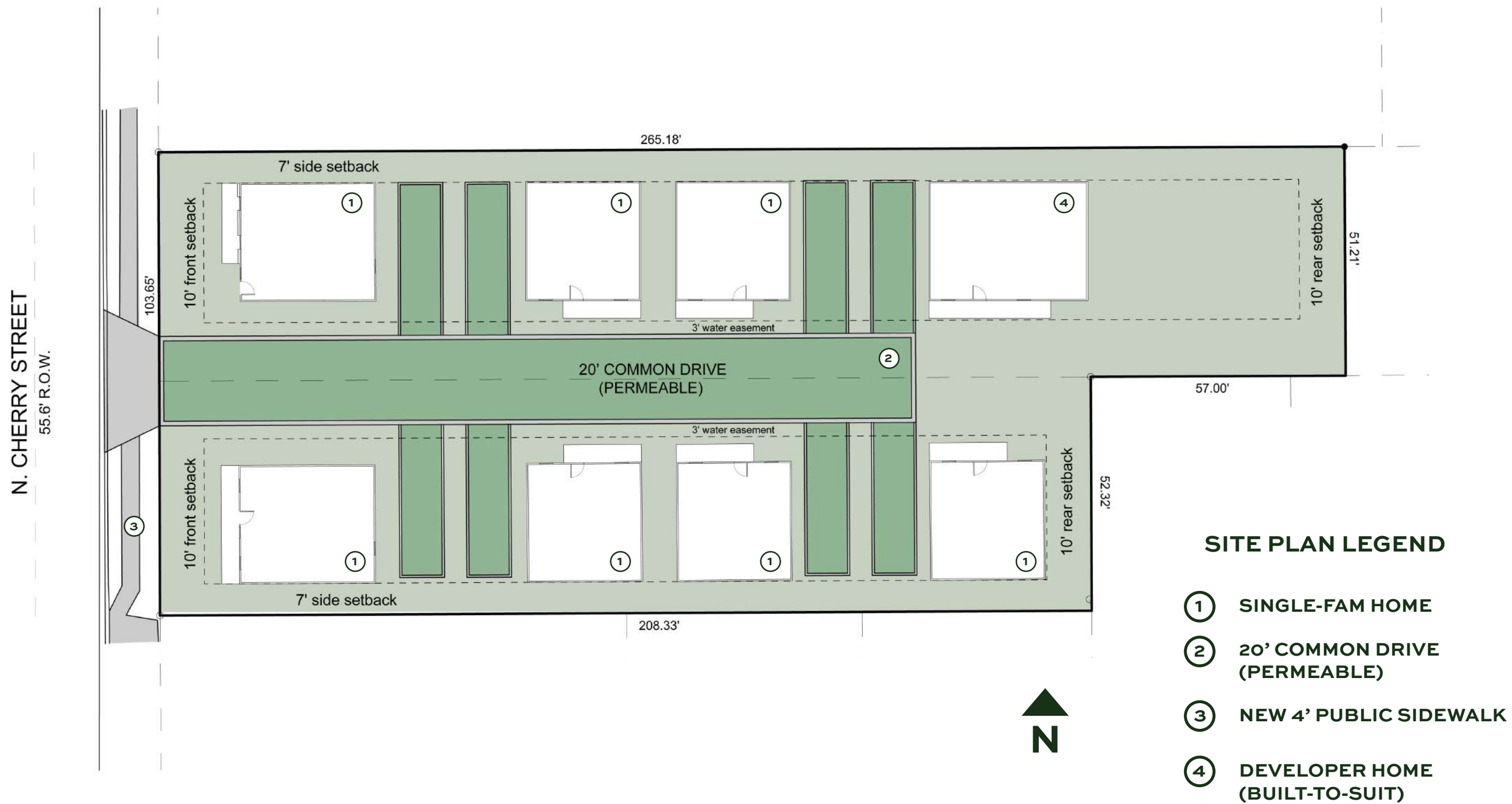
200' RADIUS DIAGRAM

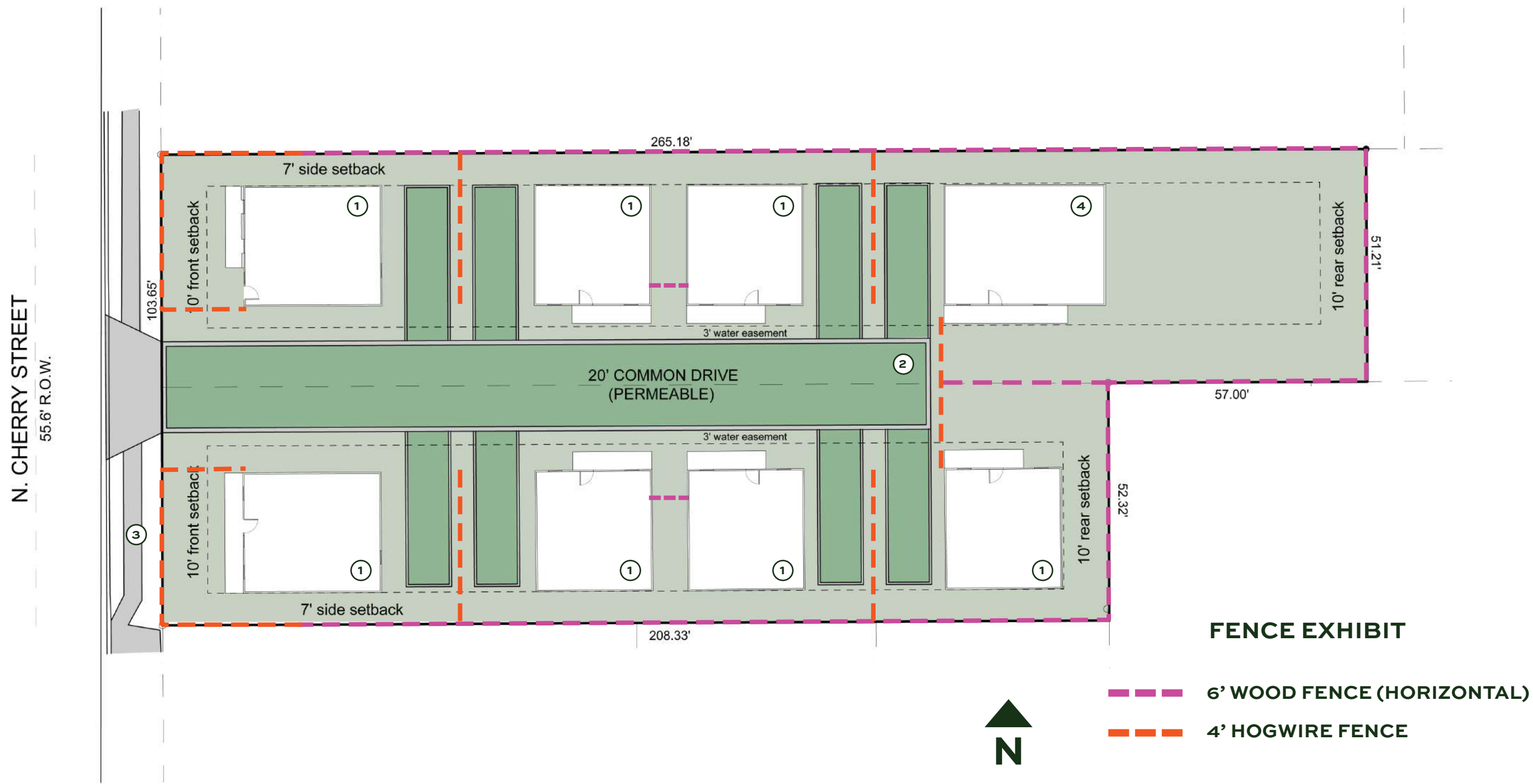


STREET VIEW
VIEW EAST



1012 & 1014 N. Cherry Street





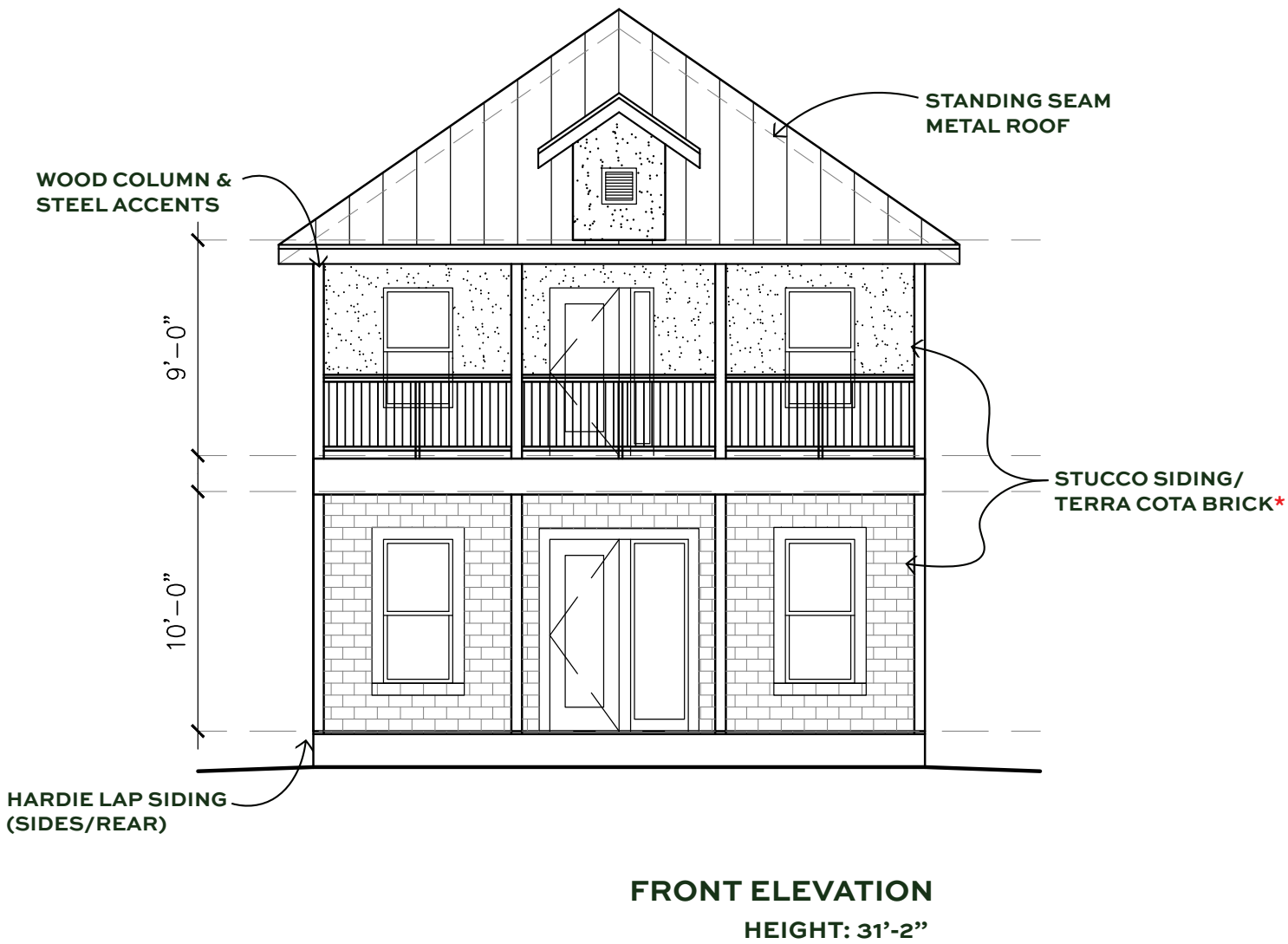




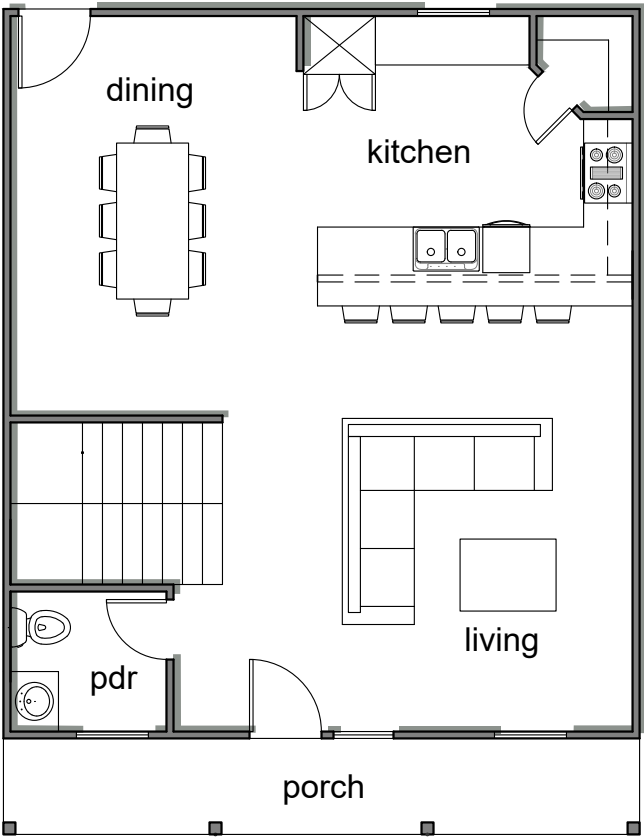


Floor Plan

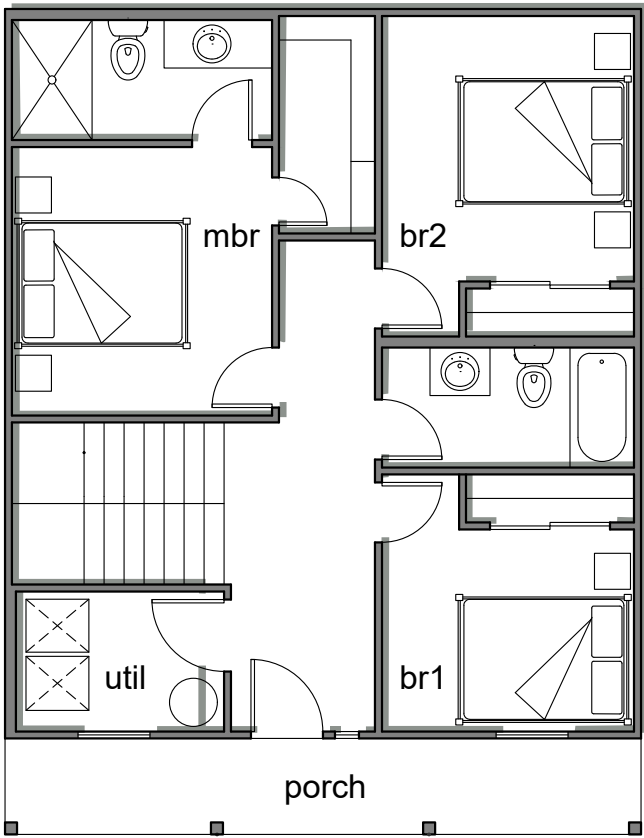
1,610 SF



*TERRA COTA BRICK + SIDING DETAIL TO BE FINALIZED AT FINAL APPROVAL



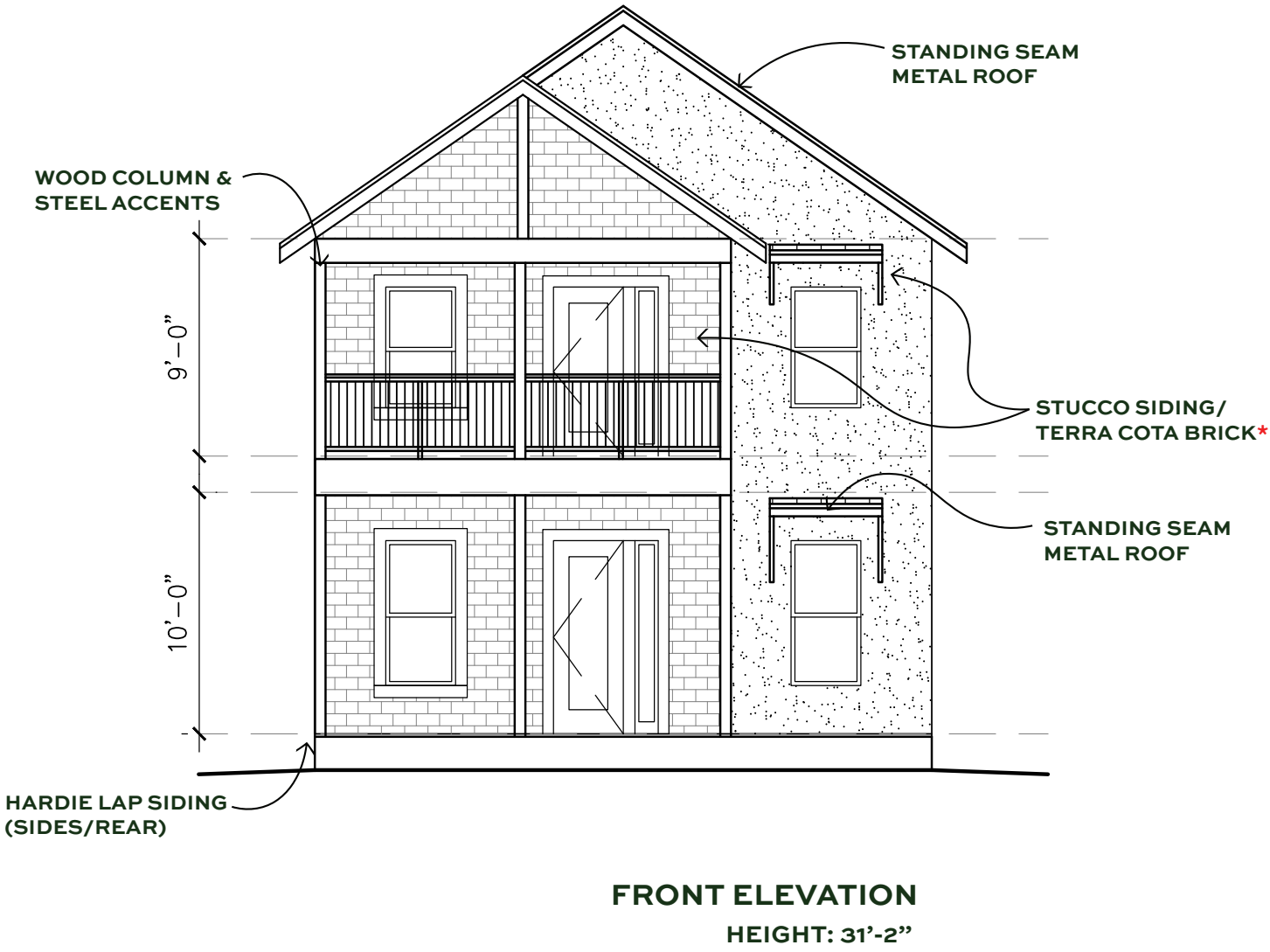
FLOOR 1
805 SF LIVING
106 SF PORCH



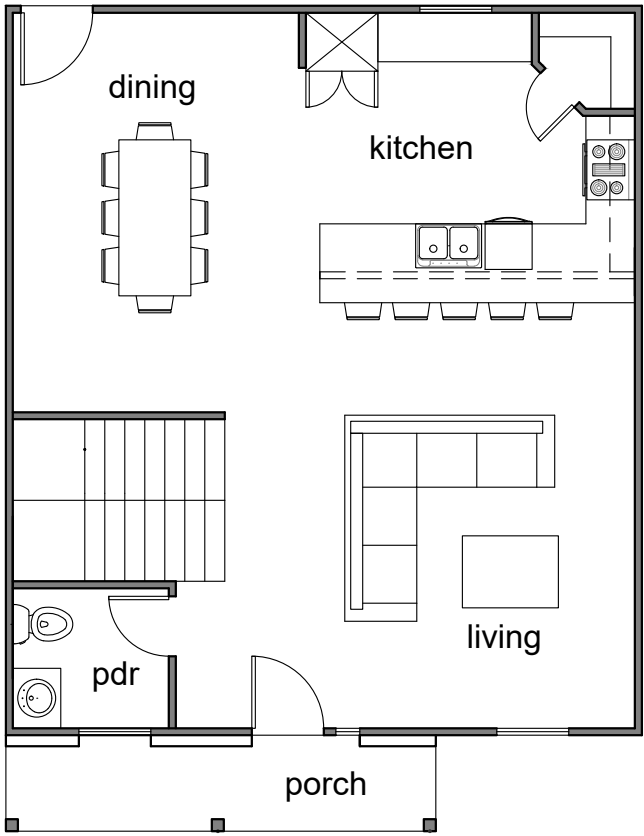
FLOOR 2
805 SF LIVING
106 SF PORCH

Floor Plan

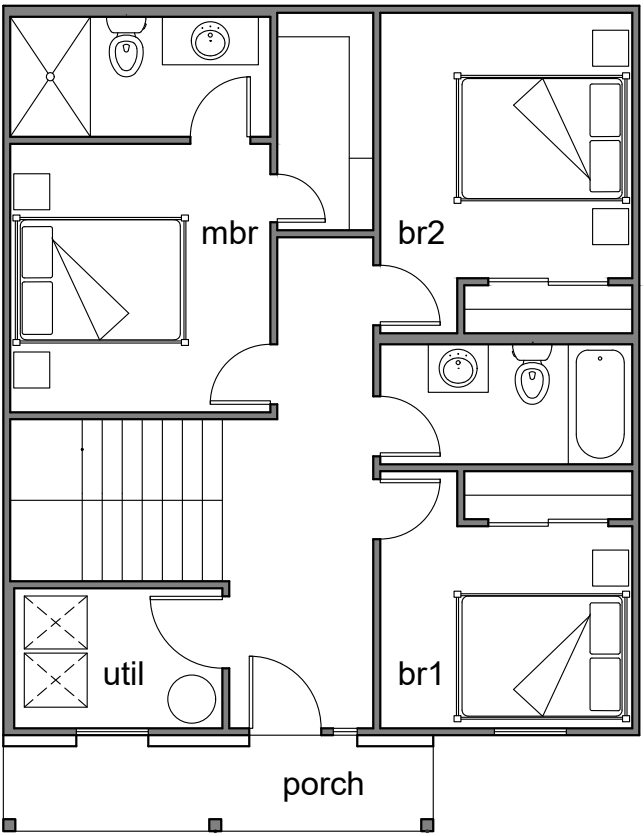
1,610 SF



*TERRA COTA BRICK + SIDING DETAIL TO BE FINALIZED AT FINAL APPROVAL



FLOOR 1
805 SF LIVING
106 SF PORCH



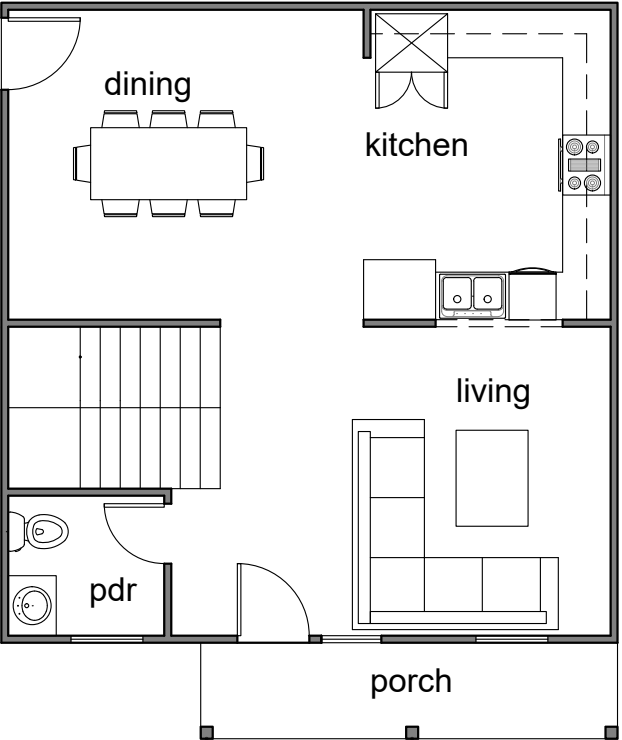
FLOOR 2
805 SF LIVING
106 SF PORCH

Floor Plan

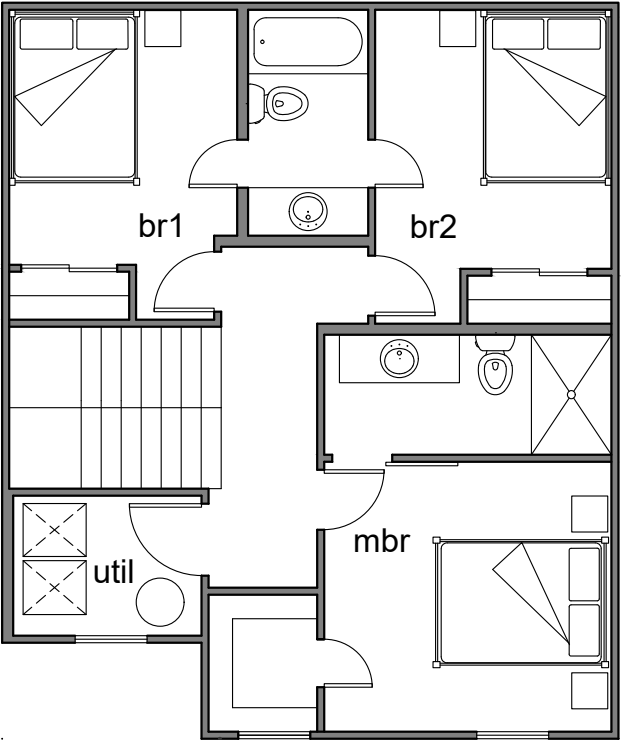
1,439 SF



*TERRA COTA BRICK + SIDING DETAIL TO BE FINALIZED AT FINAL APPROVAL

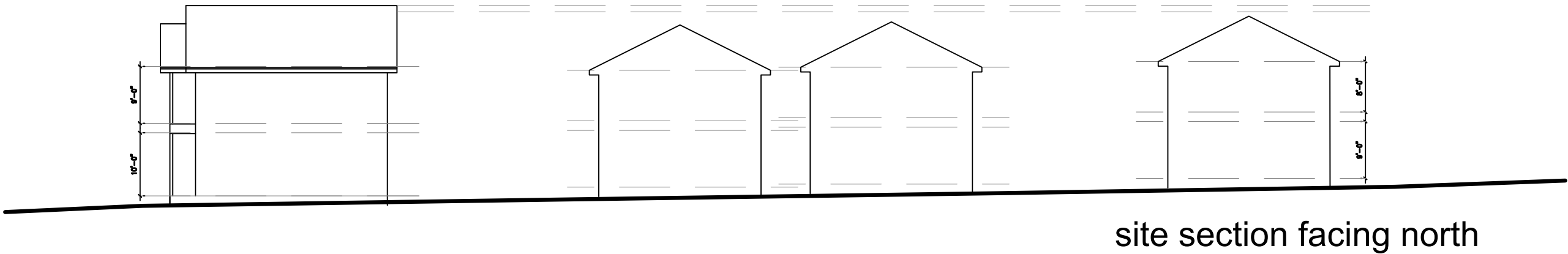


FLOOR 1
685 SF LIVING
69 SF PORCH



FLOOR 2
754 SF LIVING

Massing Section



Setback Exhibit

A. FAÇADE ORIENTATION

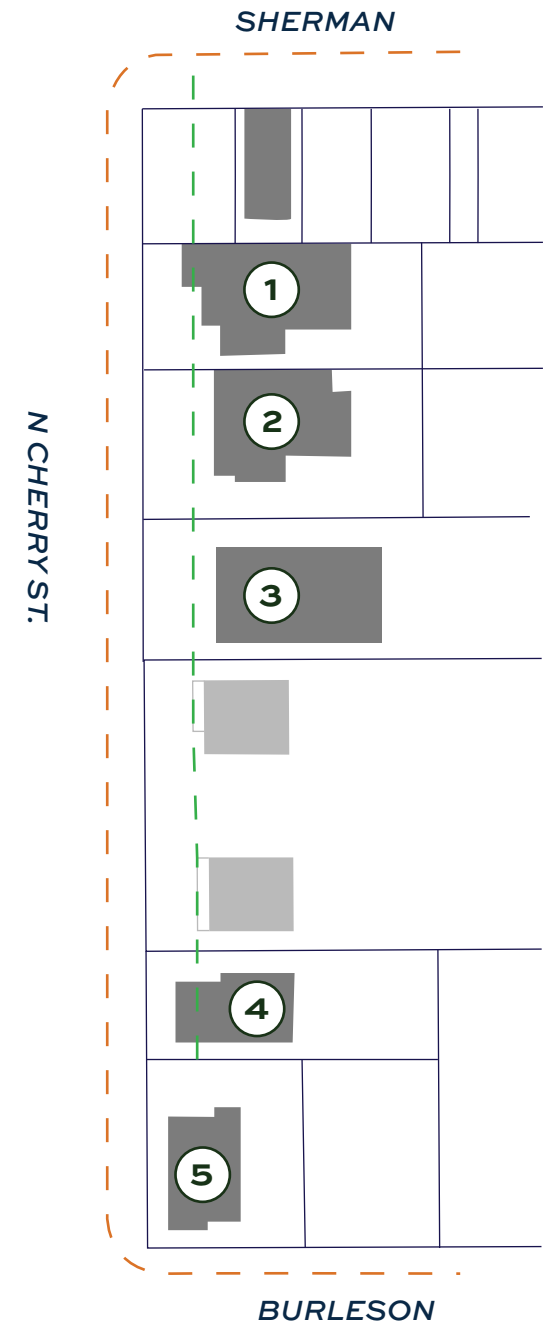
i. **Setbacks**—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2.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

Office of Historice Preservation Handbook
New Construction
City of San Antonio Historic Design Guidelines - pg. 2

	ADDRESS	SETBACK FROM CURB
1.	1026 N Cherry St	26.50'
2.	1024 N Cherry St	37.83'
3.	1018 N Cherry St	38.25'
4.	1010 N Cherry St	17.00'

BLOCK MEDIAN SETBACK: 29.89'

REQUESTING NEW SETBACK
30.00'' (1012 N. Cherry)
31.50' (1014 N. Cherry)
FROM CURB



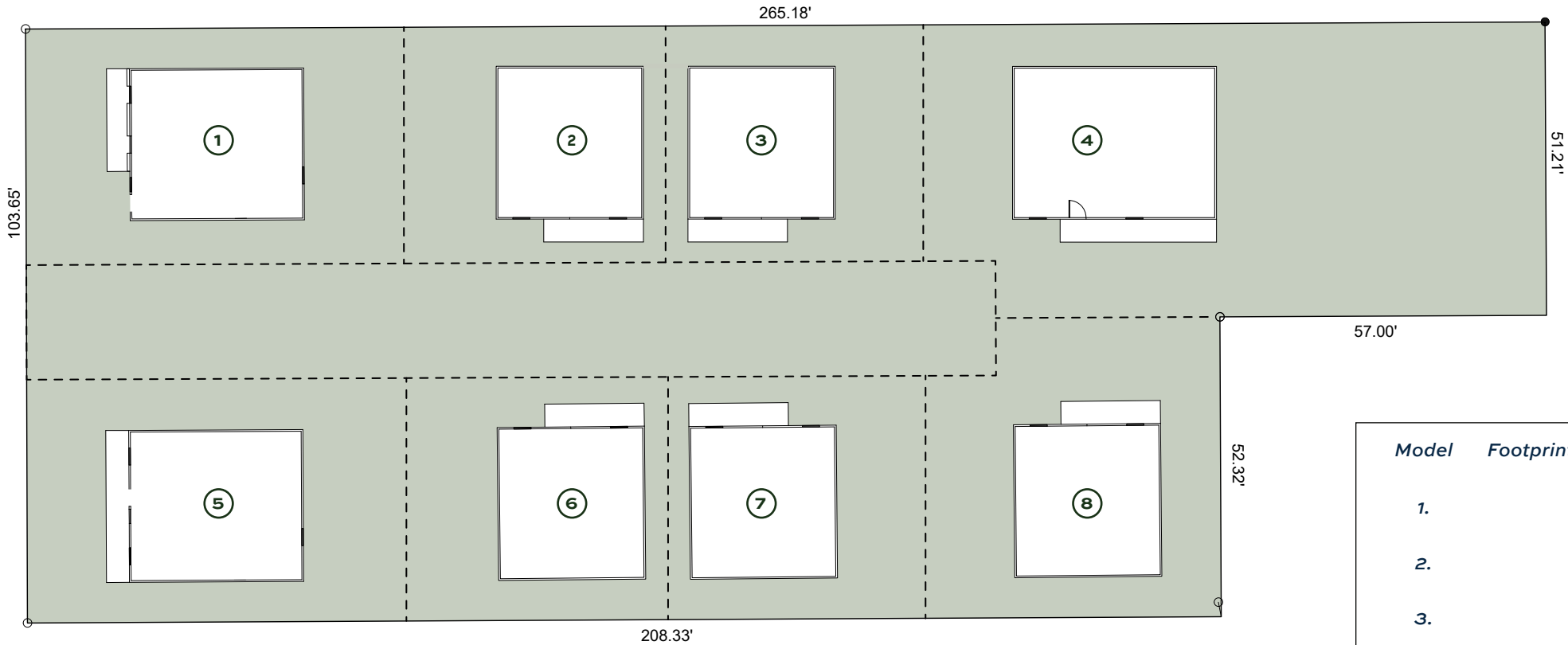
--- EXISTING CURB
--- PROPOSED SETBACK

Lot / Building Coverage Exhibit

Floor Area Ratios
Lots 1 & 5 (Front Units): 0.5
Lots 2,3,6,7,8 (Back Units): 0.7

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.

Office of Historice Preservation Handbook
New Construction
City of San Antonio Historic Design Guidelines - pg. 5



Model	Footprint Square Footage	Lot Square Footage	Lot Coverage
1.	877 SF	2,718 SF	32.2 %
2.	764 SF	1,883 SF	40.5 %
3.	764 SF	1,853 SF	41.2 %
4.	5,437 SF	1,060 SF	19.4 %
5.	911 SF	2,806 SF	32.4 %
6.	764 SF	1,935 SF	39.4 %
7.	764 SF	1,894 SF	40.3 %
8.	764 SF	2,569 SF	29.7 %

Per Guidelines Lot Coverage cannot exceed 50%

Total Lot Coverage Calculation
Total Lot: 25,122 SF / Total Footprints: 6,668 SF

Lot Coverage = 26.5%

Lot Coverage - Cherry Street

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.

Office of Historice Preservation Handbook
New Construction
City of San Antonio Historic Design Guidelines - pg. 5

	EXISTING HOMES	LOT COVERAGE
1.	1026 N Cherry St	50.7%
2.	1024 N Cherry St	49.7%
3.	1018 N Cherry St	17%
4.	1010 N Cherry St	35.9%
5.	1027 N Cherry St	83.2%
6.	1023 N Cherry St	32.9%
7.	1021 N Cherry St	41.9%
8.	1017 N Cherry St	25.4%
9.	1013 N Cherry St	25.7%
10.	1011 N Cherry St	39.1%
11.	1007 N Cherry St	54%
12.	1005 N Cherry St	51.5%

AVERAGE BLOCK LOT COVERAGE
42.2%

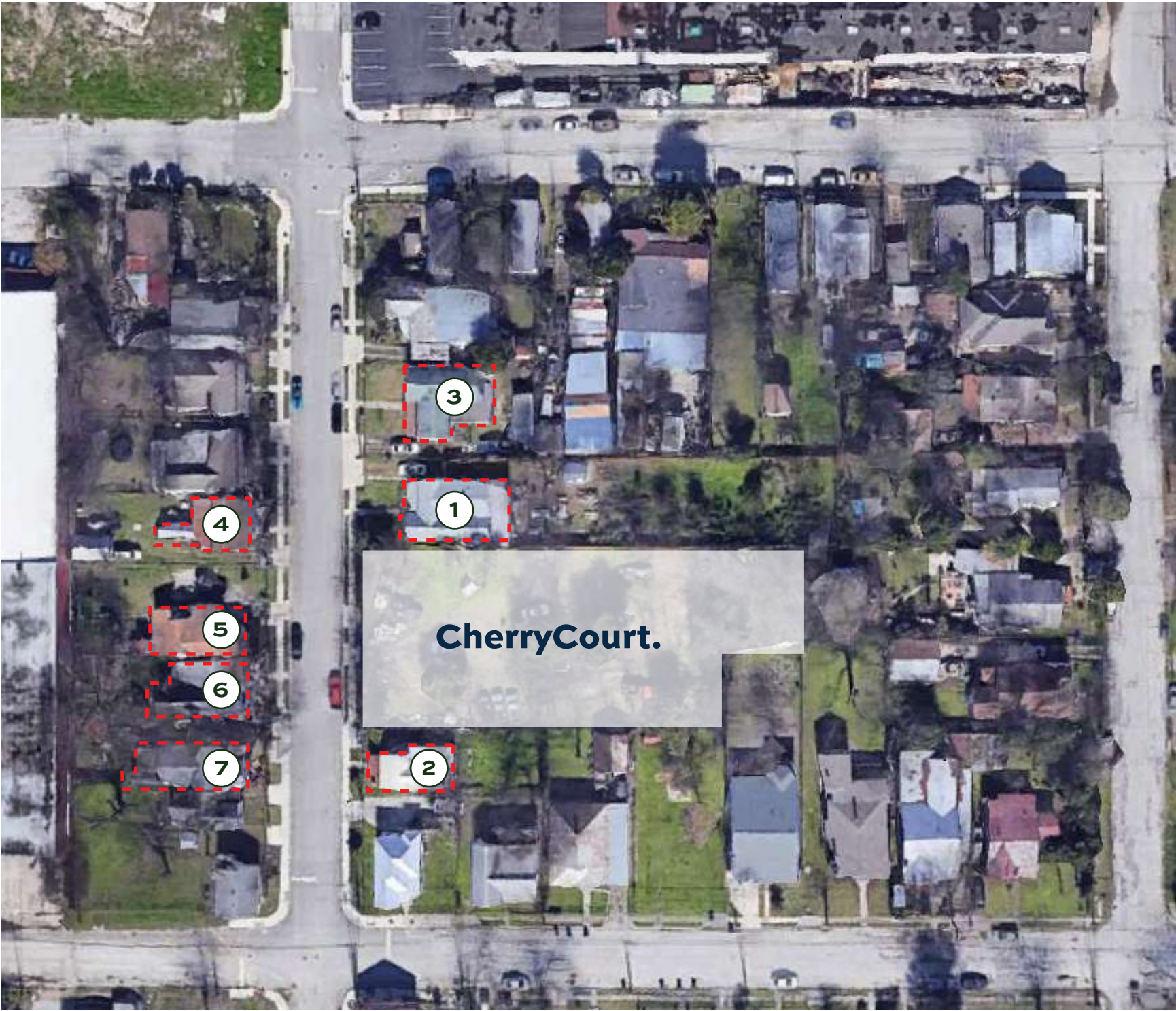


Height Exhibit

Guidelines
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%.

Office of Historice Preservation Handbook
New Construction
City of San Antonio Historic Design Guidelines - pg. 4

EXISTING HOMES		HEIGHT
1.	1018 N Cherry St	19'-6"
2.	1010 N Cherry St	16'-0"
3.	1024 N Cherry St	20'-6"
4.	1017 N Cherry St	17'-0"
5.	1013 N Cherry St	16'-0"
6.	1011 N Cherry St	19'-6"
7.	1007 N Cherry St	17'-6"
NEW HOMES		HEIGHT
1.	Plan 1,822	31'-2"
2.	Plan 1,788	31'-2"
3.	Plan 1,508	29'-0"
4.	Developer Home	29'-0"



Alley Precedents



Boston St. - 16’ Wide



May St. - 20’ Wide



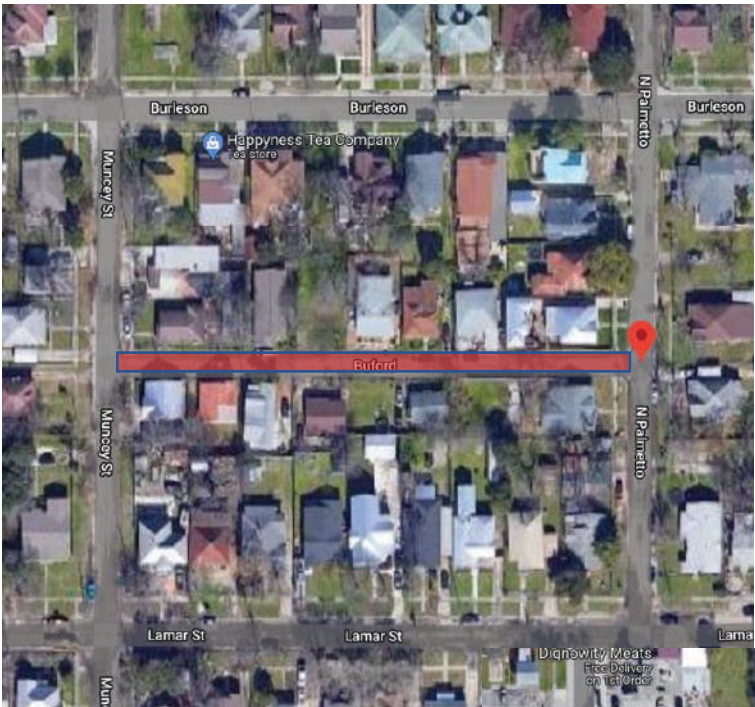
Buford St. - 16’ Wide



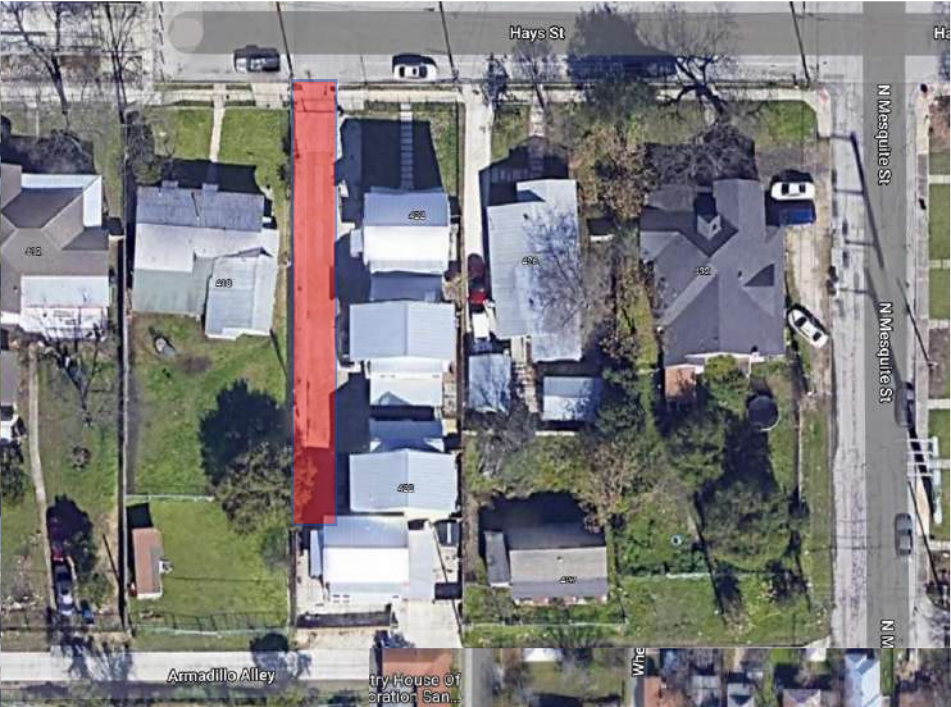
422 Hays St - 14’ Wide

This exhibit shows existing alley's that are located within the Dignowity Hill Historic District. Homes face right-of-way.

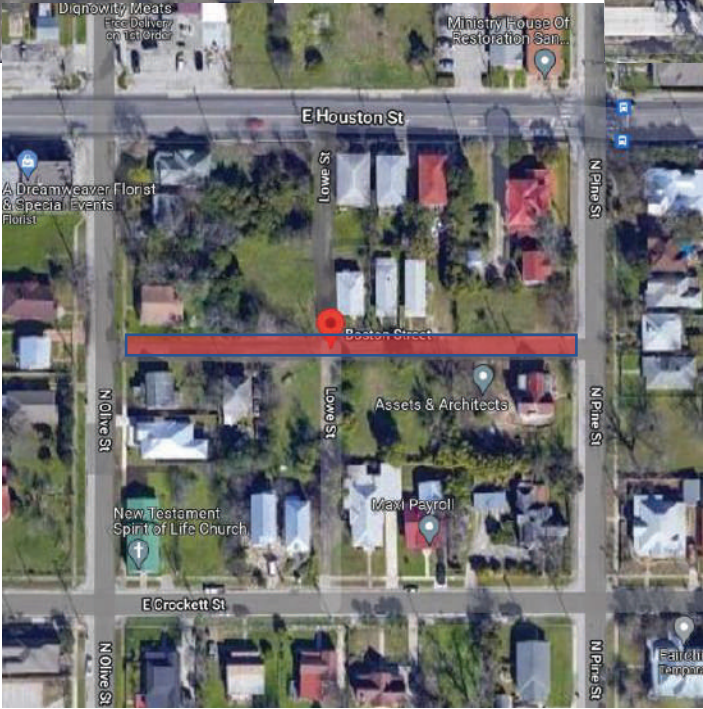
Alley Precedents



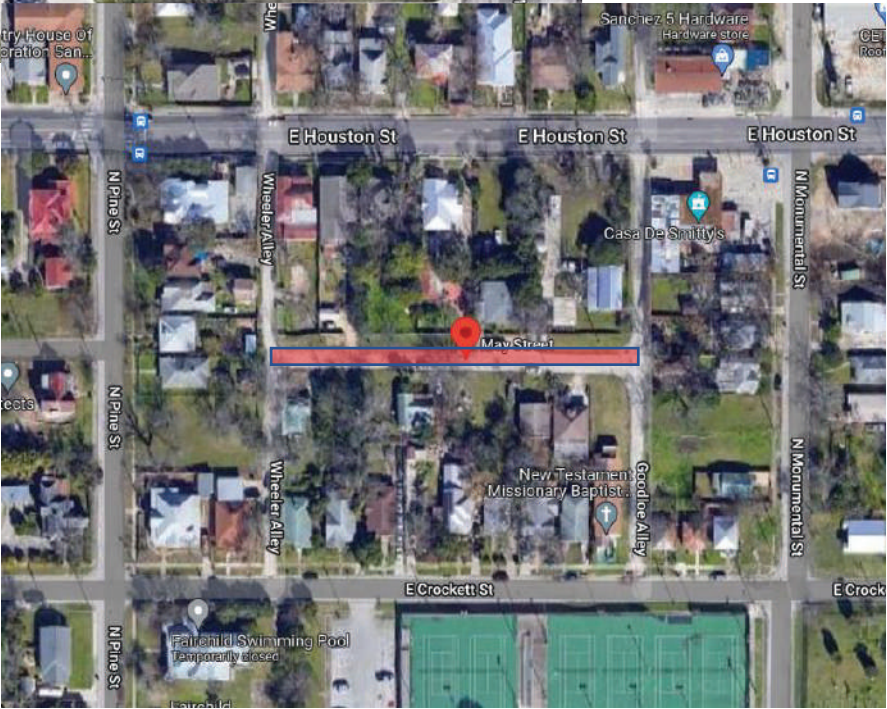
BUFORD ST.



422 HAYS



BOSTON ST.



MAY ST.

This exhibit shows existing alley's that are located within the Dignowity Hill Historic District. Homes face right-of-way.

Alley Precedents



Terramark Urban Homes



Terramark Urban Homes



City Center - Cherry St. & Center St.

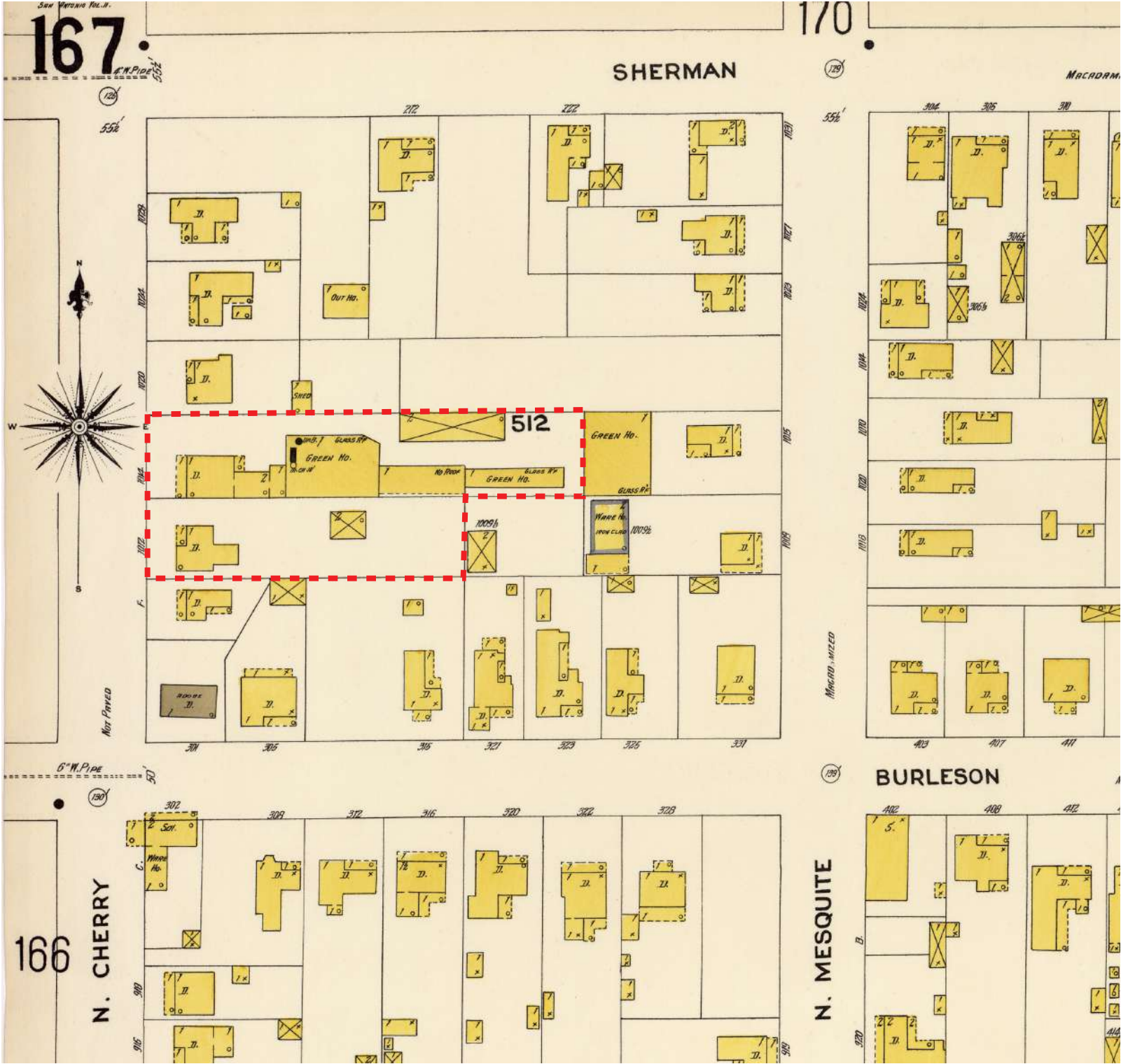


East Village - N. Olive Dr.

This exhibit shows existing alley's that are located within the Dignowity Hill Historic District. Homes face right-of-way.

SANBORN MAP

San Antonio 1904 (vol 2-167)





1012 & 1014 N. CHERRY ST. – NARRATIVE

Requesting conceptual approval to construct 8 2-story houses on 2 vacant lots. The property is located at the north-western boundary of the historic district which is adjacent to the Union Pacific East Railroad Yard and the D Downtown Zoning District.

The project will include a common drive, a walkway connecting the 2 front houses to the street, and a front and rear yard fence. The proposed front yard fence will be 4'tall wood and hog wire and the rear fence will be 6'tall wood privacy.

Adjacent houses are mostly one story. The house immediately to the left has a higher pitched roof and the proposed design does not overwhelm its adjacent neighbors. The house immediately to the right is smaller in scale, and we placed our hipped roof design adjacent to this home as to soften the difference in height. The proposed design will not be more than one story taller than its historic neighbors and will not overwhelm the historic houses.

Additionally, traditional forms and massing have been utilized for the 2 homes facing N. Cherry St., while the smaller and more modern homes have been tucked to the rear of the development.

The existing houses on Cherry St. are located approximately 17 to 38ft-3in from the edge of street/curb. The proposed house setbacks will be 30' and 31'-5", behind the median block setback of 27'-9", to maintain alignment with the historic street setbacks, while distinguishing the new construction from the historic construction.

The proposed design will have a slab on grade foundation and will be elevated from the ground to match the foundation heights of other historic houses on the block. Existing foundation heights range from approximately 6in to 18in. The proposed design will have an 18in foundation height and will be within a foot of the tallest foundation height on the block.

The proposed houses will have a small front porches with 6x6 cedar wood columns, a galvalume standing seam metal roof, a mix of terracotta brick, stucco siding, and Hardie lap siding.

The proposed design maintains appropriate size, massing and proportions while incorporating modern interpretations of historic materials and architectural details. From the adjacent Victorian home, we borrowed the high-pitched roof and the shallow overhangs. We sought material inspiration from the terracotta brick warehouses and stucco used on a couple of homes within 200' along with use of stucco at industrial warehouses.

The design also incorporates modern window types with historic window proportions and recess distances. This allows for the design to be clearly identified as modern, but at the same time, compatible with its historic context in material, size, scale, and proportion.



The proposed design also incorporates some industrial elements to tie into its industrial/railroad context. The use of terracotta brick veneer allows for a modern use of this historic material that maintains historic siding proportions. The proposed design also incorporates modern interpretations of historic details, specifically at the column base, capital, porch beam, awnings, and guardrail. The design proposes an I-beam flitch beam in order to span the 16 ft width at the porch, unencumbered with intermediary column(s). Embedded steel plates are provided in lieu of 1x6 prescribed trim at base and capital, again a modern interpretation and reflection of the current time and workmanship. The awnings at the front elevation are thin 2x4 framing with 2" steel angle supports. Lastly, the guardrail detail is reminiscent of a wood guardrail traditionally found throughout the historic district, but a modern interpretation of such detail with the intent that it does not distract or detract from the historic district. It is a subtle and elegant composition of architectural details.

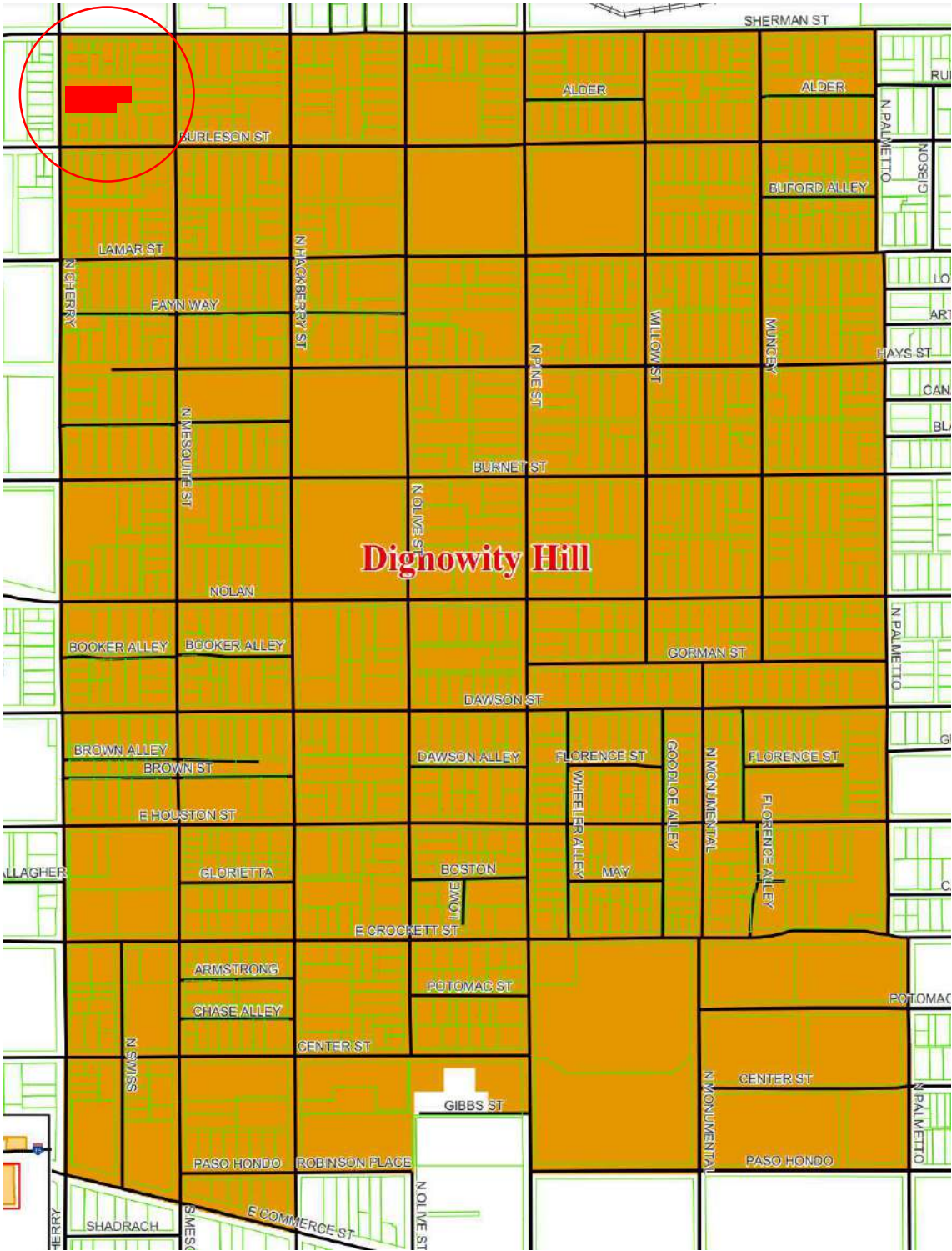
Site Photo: 1012 & 1014 N. Cherry



Site Photo: 1012 & 1014 N. Cherry



Project Location



Context Photos



1101 Austin St.



1106 N. Cherry



1026 N. Cherry



1024 N. Cherry



Context Photos



1018 N. Cherry



1010 N. Cherry



301 Burleson

Foundation heights along N. Cherry



18IN



18IN



18IN



18IN



18IN

The historic houses on this block have foundation heights of approximately 18in. The proposed 18in foundation height is consistent with adjacent foundation heights as recommended by the guidelines.



National Park Service Secretary of the Interior Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Standards for Rehabilitation vii



Architectural Materials Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details

General Principles

Each of San Antonio's Historic Districts features a distinct set of site characteristics and architectural styles. As such, each new construction project will be reviewed within the context of its individual block and the surrounding historic district, as applicable. The following General Principles for New Construction will be considered during the review of new construction projects, in conjunction with the guidelines contained in this section:

Principle #1: Ensure that Historic Buildings Remain the Central Focus of the District

Carefully consider the historic context of the block and surrounding district when designing a new structure. New construction should be distinguishable from historic structures in the district without detracting from them.

Principle #2: False Historicism/Conjectural History is Discouraged

Attempting to create an exact replica of historic styles for new construction blurs the distinction between old and new buildings and makes the architectural evolution of the historic district more difficult to interpret. While new construction within historic districts 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.

Principle #3: Contemporary Interpretations of Traditional Designs and Details May be Considered

When applied to a compatible building form contemporary materials and architectural details can increase energy efficiency and provide visual interest while helping to convey the fact that the building is new.

This



Although much larger overall, the new construction (left) has similar roof form and "steps-down" in height to provide a more gradual transition to existing historic structures.



The scale, massing, and form of the new structures above (top) and (bottom right) are generally consistent with nearby historic homes, helping to maintain a consistent rhythm along the street frontage.

3. Materials and Textures

Why is this Important?

Materials that are dramatically different in scale, texture, and proportion as those historically used in the district can result in new construction that appears out of place and detracts from the character of the historic district.



The materials and textures used on these new structures complement those traditionally found in the surrounding historic district.

- 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.



Architectural Materials Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details



Architectural Materials Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details



Architectural Materials Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details



1115 N. Pine St.



Architectural Details Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details



SHALLOW OVERHANGS



CONTEMPORARY FENESTRATION PATTERN AND WINDOW TYPES



USE OF INDUSTRIAL MATERIALS – HEART OF NEIGHBORHOOD, NOT FRINGE CONDITIONS



Architectural Details Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details



SHALLOW HISTORIC
OVERHANGS

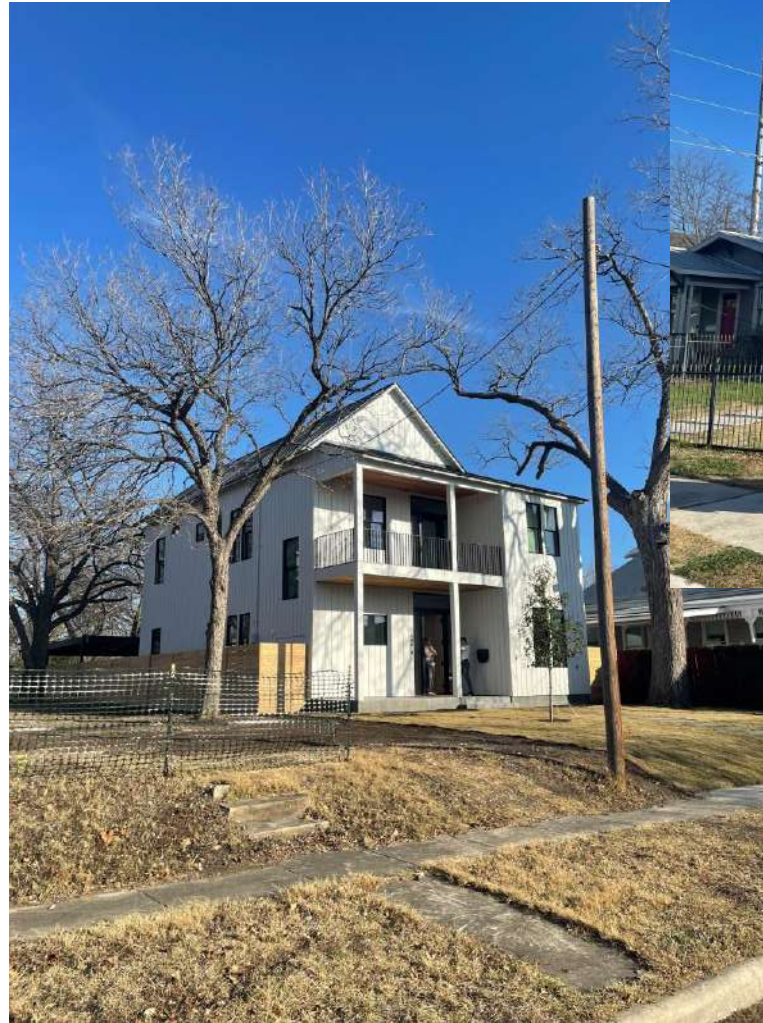


CONTEMPORARY USE OF STUCCO WITHIN HISTORIC DISTRICT



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

Architectural Details Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details



USE OF INDUSTRIAL MATERIALS – HEART OF NEIGHBORHOOD, NOT FRINGE CONDITIONS



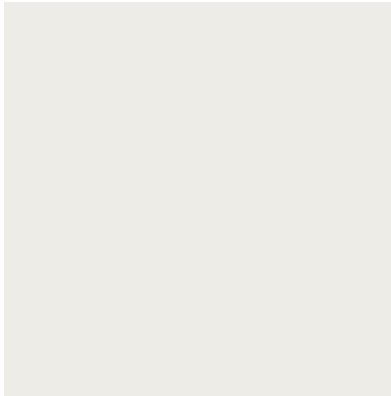
ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

Exterior Material Palette



COLUMN/BEAM DETAIL

BODY AND TRIM
SW7005 PURE WHITE



COLUMN CAP



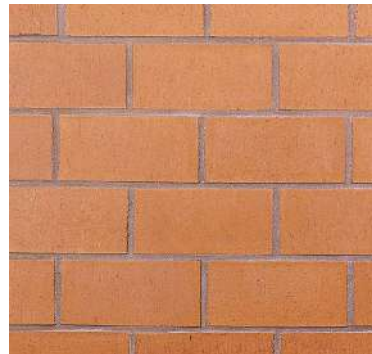
COLUMN BASE



STANDING SEAM METAL ROOF



HARDIE LAP SIDING



TERRACOTTA BRICK

PLYGEM 4810 SERIES
ALUMINUM IN BRONZE



STUCCO



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation



PROPOSED 6'-0" WOOD PRIVACY FENCE AT REAR & SIDE YARDS



PROPOSED 4'-0" WOOD AND WIRE FRONT YARD FENCE TO REPLACE EXISTING FENCE



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

City of San Antonio Development Services

Office of Historic Preservation

1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at 718 Dawson St 78202

Thank you,

A handwritten signature in blue ink, appearing to be "H. J. [unclear]", is written over a horizontal line.

City of San Antonio Development Services

Office of Historic Preservation

1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

1011 N. Cherry

Thank you,

Arnulfo M. Maza
01.21.22



Christopher McCoslin
1039 N Mesquite St
San Antonio, TX 78202

February 2, 2022

**City of San Antonio Development Services
Office of Historic Preservation
1901 S Alamo St
San Antonio, TX 78204**

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To Whom It Concerns:

As the property owner living around the block, I am writing to show my support of the project located at 1012 & 1014 North Cherry Street. I am confident the proposed 8-unit development will improve the currently vacant property as well as the surrounding neighborhood.

Thank you,

Christopher McCoslin
cmccos@gmail.com

1039 N Mesquite St
San Antonio, TX 78202

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at 1024 N Cherry

Thank you,

A handwritten signature in blue ink, appearing to read "G. L. Moore", is written over a horizontal line.

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

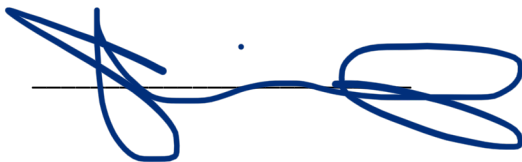
To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

1114 N Olive, 78202

Thank you,

A handwritten signature in blue ink, consisting of a series of loops and a horizontal line, positioned below the address.

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204


RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

Thank you,

DocuSigned by:

C4653892131742F...
Owner: 319 Burleson, 78202

1/25/2022

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

Thank you,

Brett Hemmell 1/25/22
owner: 126 Potomac

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

Thank you,

Mateo E. Sánchez R.
1017 N. Cherry St.

January 24, 2022

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio, TX 78204

RE: 1012 & 1014 N Cherry Street – HDRC Conceptual Approval

To Whom it May Concern:

I am writing in strong support of the proposed project on North Cherry Street. I feel this project will be a welcome addition to the neighborhood, increase the housing size and fit well within the historic context of the neighborhood.

Our office is located at 905 N Pine and we have been members of the Dignowity Hill Neighborhood Association for many years.

We look forward to welcoming more neighbors to our community!

Regards,



John T Cooley

Chief Operating Officer
Terramark Contractors, LLC
905 N Pine Street,
San Antonio, TX 78202

City of San Antonio Development Services
Office of Historic Preservation
1901 S. Alamo St., San Antonio Texas 78204

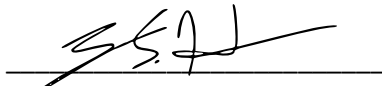
RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at **918 Hays St in the Dignowity Hill Historic Neighborhood**

Thank you,



Zachary Harris

City of San Antonio Development Services

Office of Historic Preservation

1901 S. Alamo St., San Antonio Texas 78204

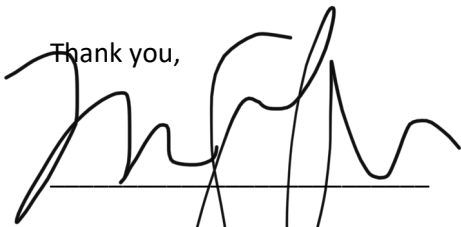
RE: 1012 & 1014 North Cherry Street – HDRC Conceptual Approval

To whom it may concern,

I am writing this letter to show my support of the project located at 1012 & 1014 North Cherry Street. I believe the proposed 8-unit development will improve the current vacant property and overall neighborhood.

I live at

Thank you,

A handwritten signature in black ink, appearing to read 'Michael Shaffer', written over a horizontal line.

Michael Shaffer
922 Hays St