

HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

HDRC CASE NO: 2019-084
ADDRESS: 914 N PINE ST
LEGAL DESCRIPTION: NCB 1653 BLK A LOT 5
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: David Ericsson
OWNER: Pine 14, LLC
TYPE OF WORK: Construction of carport
APPLICATION RECEIVED: February 15, 2019
60-DAY REVIEW: April 16, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a steel carport structure at the rear of the property located at 914 N Pine, located within the Dignowity Hill Historic District. The proposed carport structure will be located on an existing concrete pad.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. The historic structure located at 914 N Pine was constructed circa 1910 and appears on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style, and features a protruding, front window bay and hipped and gabled roofs. At this time, the applicant is requesting a Certificate of Appropriateness for approval to install a steel carport structure at the rear of the property located at 914 N Pine, located within the Dignowity Hill Historic District. The proposed carport structure will be located on an existing concrete pad.
- b. CARPORTS – The Guidelines for New Construction 5.A. notes that new garages and outbuildings are to be visually subordinate to the primary structure in regards to form, massing and height; should relate to the period of construction of the primary structure through complementary materials and simplified architectural details. As noted in finding a, the applicant has proposed a steel carport structure. The proposed carport structure will feature

steel columns and beams and steel metal roof decking. Regarding size, the proposed carport will feature an overall depth of 18' – 11" and an overall length of approximately 52'. Materials used on the new construction of the primary residential structures as well as both primary and accessory found historically throughout the district feature non-metal materials. Staff finds that framing materials consisting of wood would be consistent with the Guidelines.

- c. SETBACKS & ORIENTATION – The Guidelines for New Construction 5.B. notes that new accessory structures should match the orientations of those found along the block and should follow the historic setback pattern of similar structures found along the streetscape or district for new accessory structures. Generally, staff finds the proposed location to be appropriate.

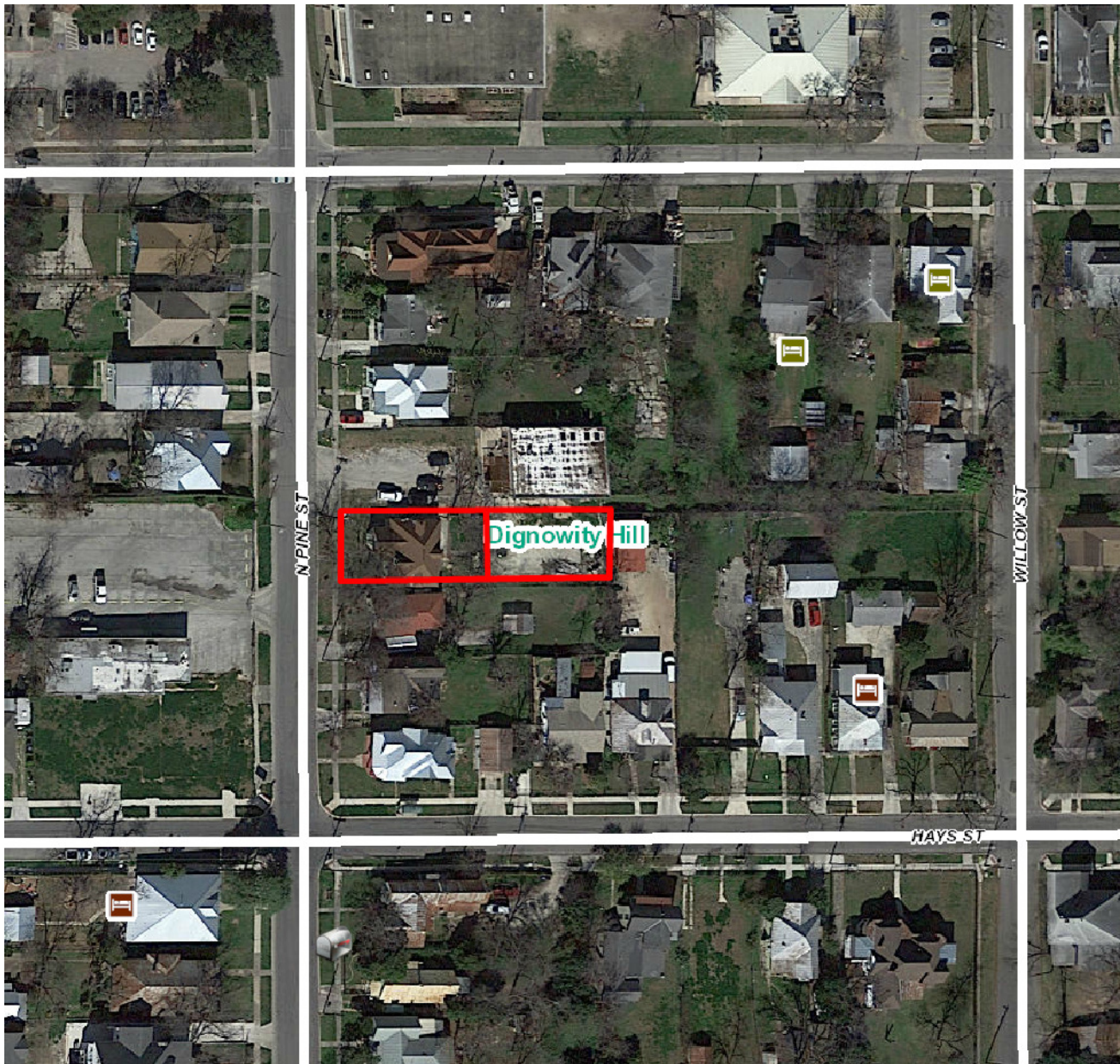
RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulation:

- i. That the proposed carport be constructed of wood materials rather than the proposed steel.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 27, 2019

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



914 N Pine St







existing slab (location
of new carport)

914 North Pine Street

N Pine St

N Pine St

N Pine St

N Pine St

Hays St

Hays St

Hays St

Hays St

Willow St

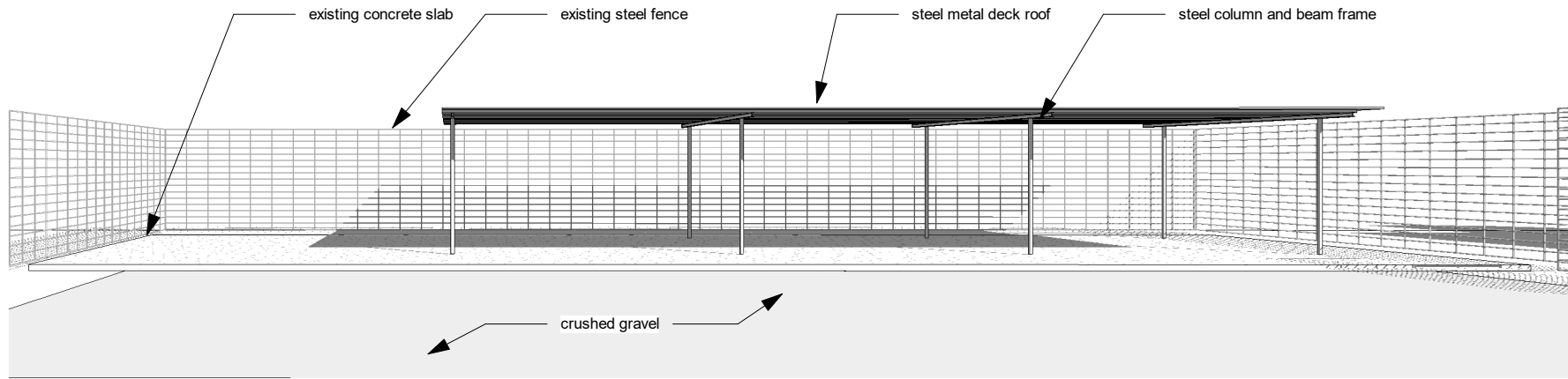
Willow St

Willow St

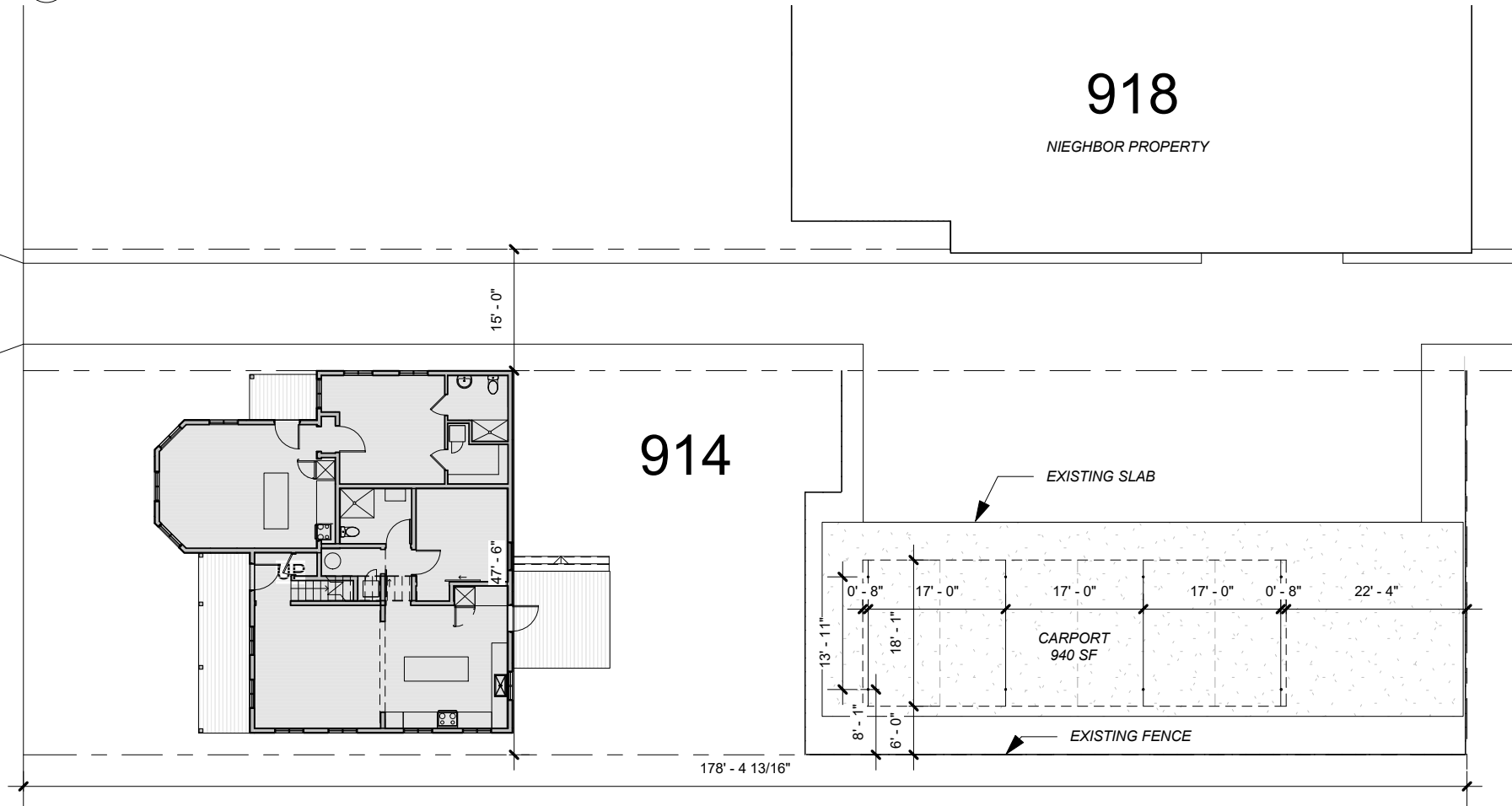
Willow St

Willow St

Google



1 CARPORT



2 SITEPLAN 914 CARPORT

1" = 20'-0"



918 N PINE SUPPORT IMAGES
 CARPORT BEHIND 914 N PINE
 FRONTS INDUSTRIAL BRICK
 WAREHOUSE WITH STEEL
 DETAILING- STEEL CARPORT
 MAKES A SYMPATHETIC GES-
 TURE TO THIS BUILDING.