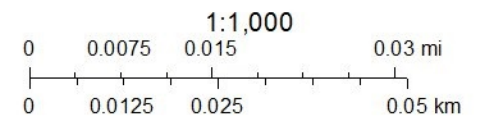


City of San Antonio One Stop



June 27, 2019

— User drawn lines









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

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: JULY 23, 2019

HDRC Case# 2019-356

ADDRESS: 914 / 918 N PINE

Meeting Location: 1901 S ALAMO

APPLICANT: DAVID EDICLSON

DRC Members present: CURTIS FISH, DANIEL LAZARINE

Staff present: EDWARD HALL

Others present: _____

REQUEST: CONSTRUCTION OF TWO, 1-STORY RESIDENTIAL STRUCTURES
AT 914 / 918 N PINE

COMMENTS/CONCERNS: AE: OVERVIEW OF PROPOSED NEW CONSTRUCTION,
AL: QUESTIONS REGARDING ROOF FORM AND PROFILE, AL:
QUESTIONS ON OVERALL PROGRAM AND DESIGN, CURRENT ABSENCE
OF FENESTRATION SHOULD BE ^{MODIFIED} ~~REMOVED~~; ADD FENESTRATION TO
STREET ELEVATION, FENESTRATION ON FRONT FACADE SHOULD BE
ADDRESSED, CF: CONTEXT OF THE BLOCK SHOULD BE ADDRESSED;
CONSIDER REQUESTING CONCEPTUAL RATHER THAN FINAL, FRONT
HOUSE IS INCONSISTENT W/ NEIGHBORHOOD + GUIDELINES,

COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
Committee Chair Signature (or representative)

7-23-19
Date

CF: CONSIDER MORE TRADITIONAL DESIGN; OVERVIEW OF STAFF'S PREVIOUS COMMENTS AND SUGGESTIONS ON EACH.



PINE ALLEY DEVELOPMENT

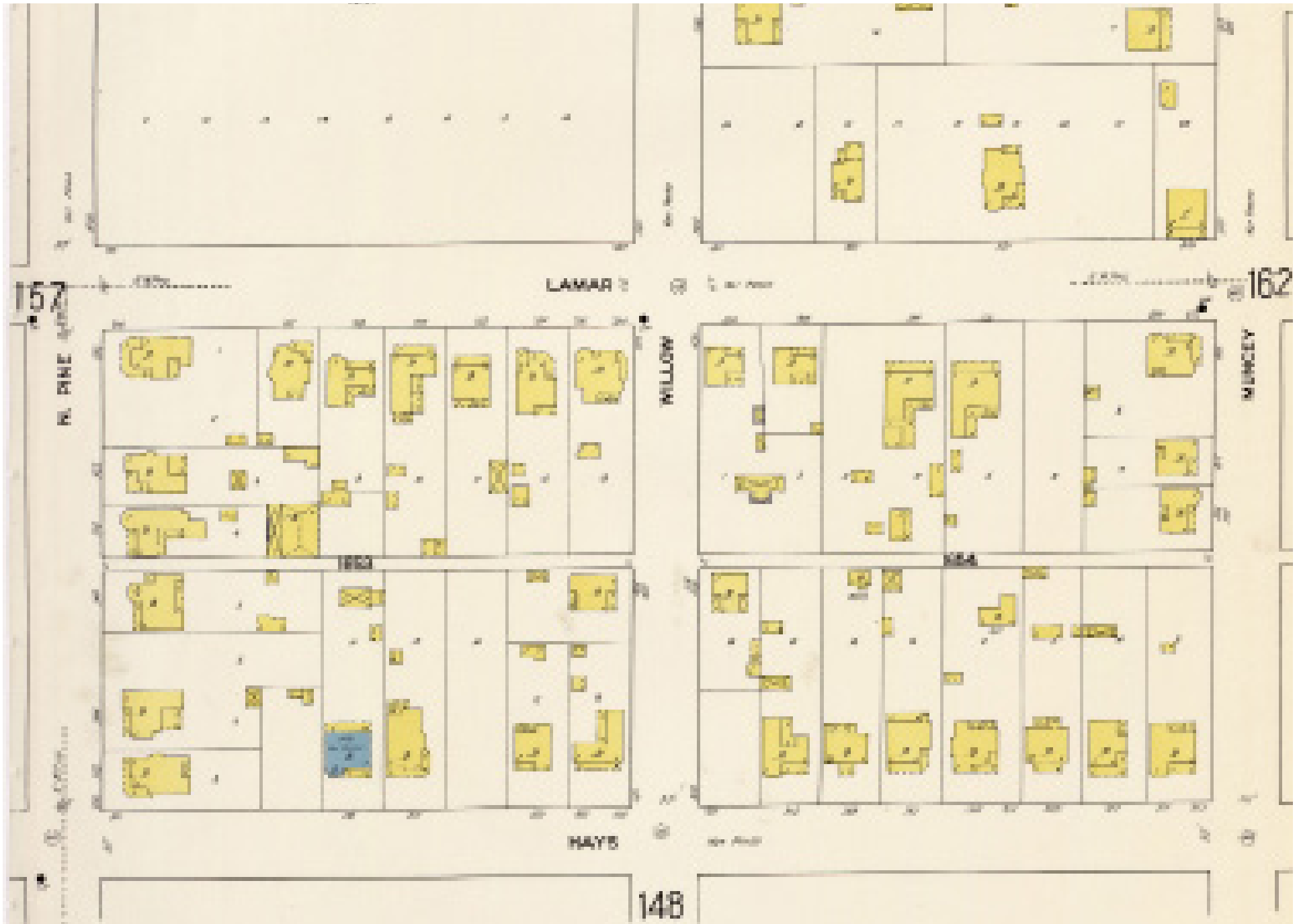
2 new duplex structures + workshop building built to fill in urban voids at 914 + 918 N Pine Street.

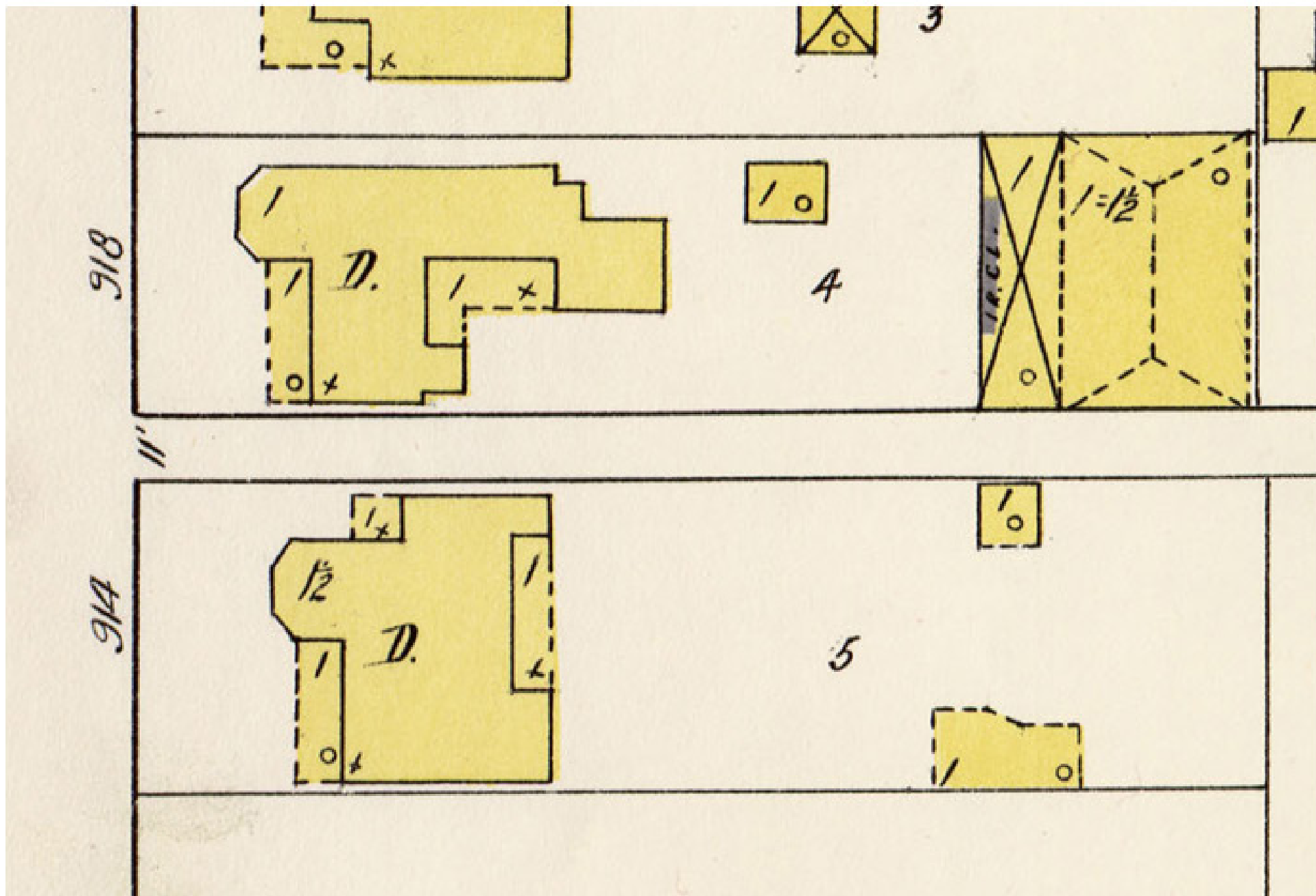
Architectural forms derived from early pioneer texas houses found throughout neighborhood- utilizing the "porch cut out of mass" typology found through out Dignowity Hill.

Material and architectural details of front building at 918 N pine respond to neighboring wood buildings, clad in white painted hardiboard with white louvers. Structures in the rear respond more to industrial nature of property- with structures clad in corrugated galvalume and translucent kalwall.

Landscape around property has a two strip concrete driveway, reclaimed concrete pavers, dg with gravel pave, and native vegetation.

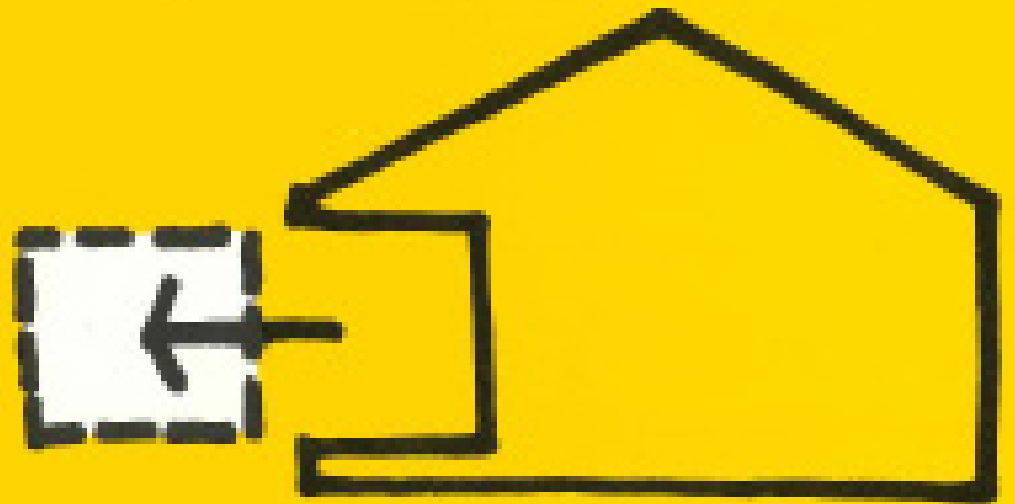
DAVID ERICSSON
914 N PINE ST, UNIT 1
SAN ANTONIO, TX, 78202







Voids are also three-dimensional (holes in the cubic volume of the building).



VERNACULAR CONTEXT



INDUSTRIAL CONTEXT



PINE ALLEY DEVELOPMENT

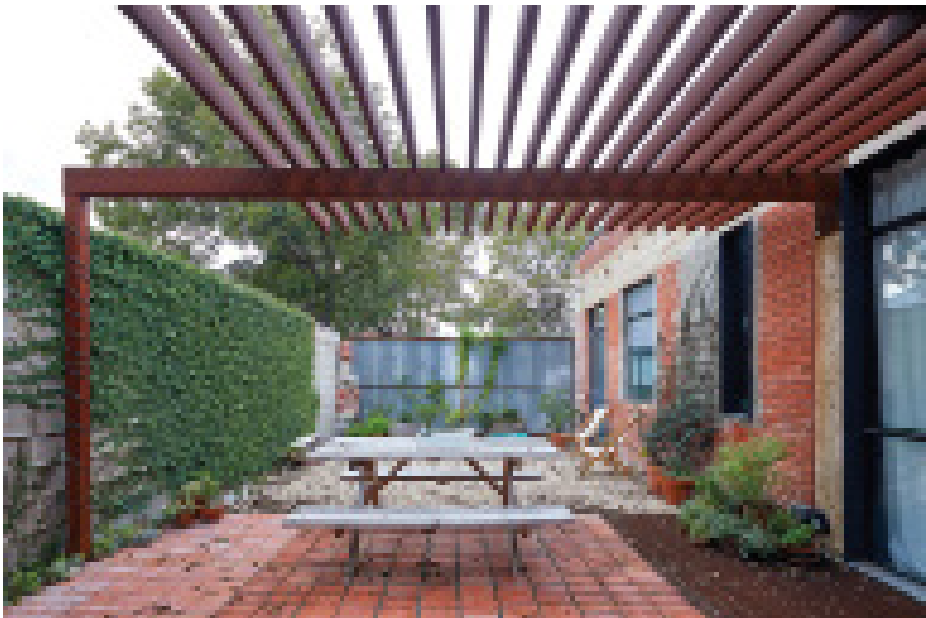
LOCAL PRECEDENTS



918 N PINE STREET LAUNDROMAT PROJECT

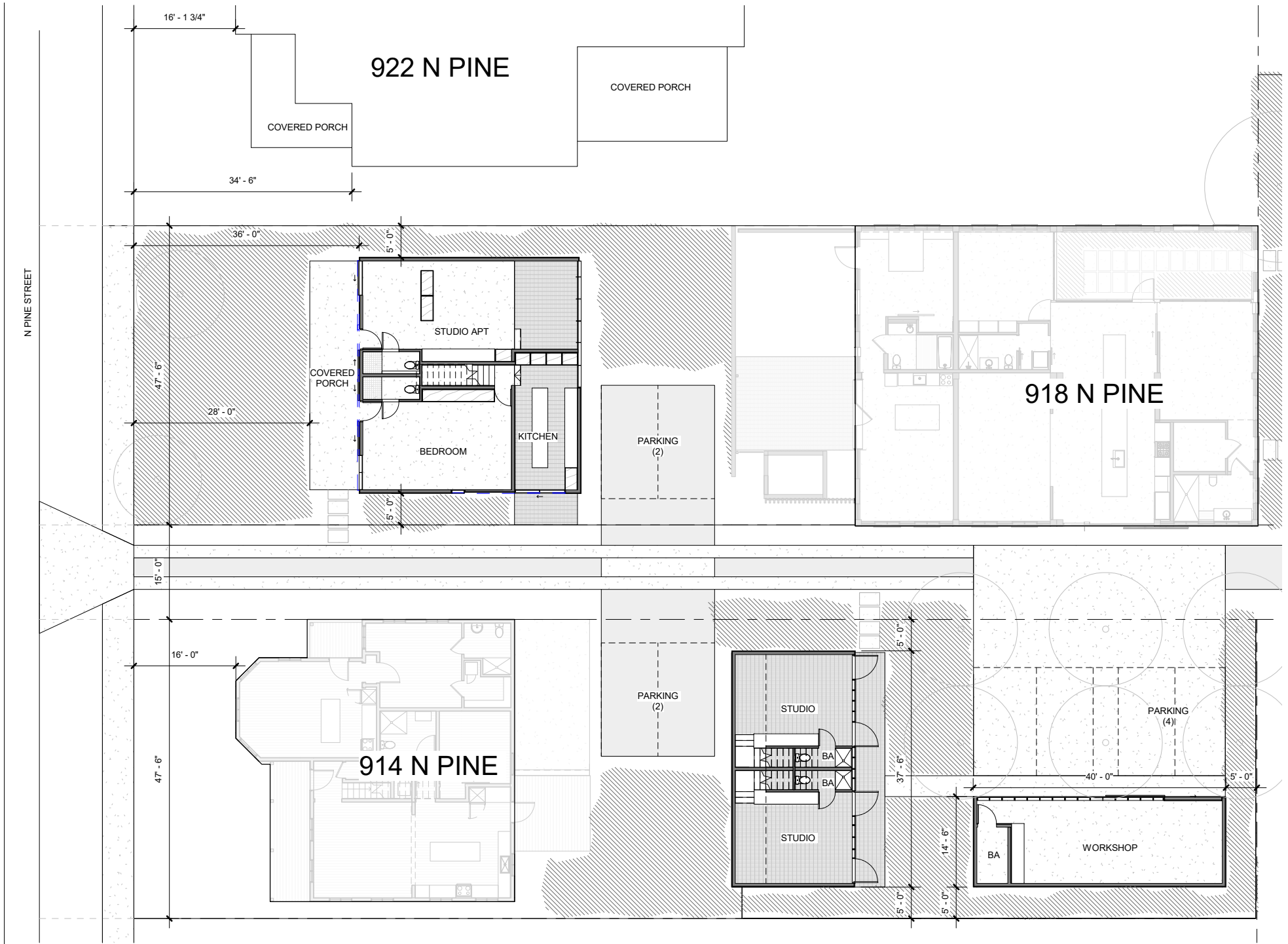


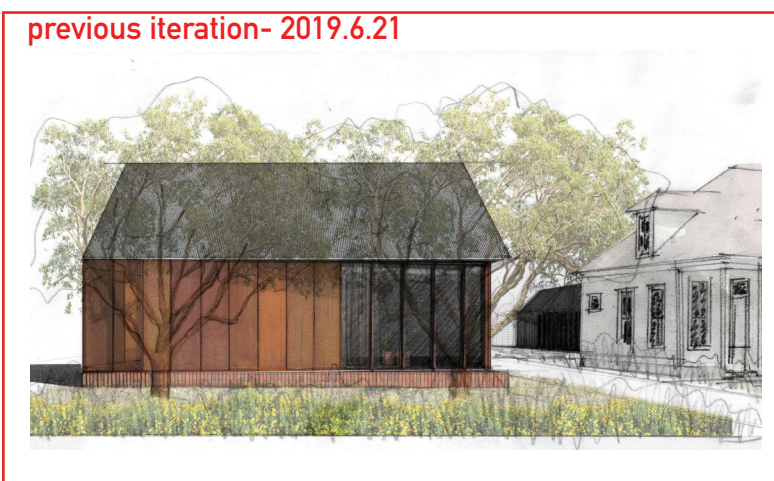
PINE ALLEY DEVELOPMENT

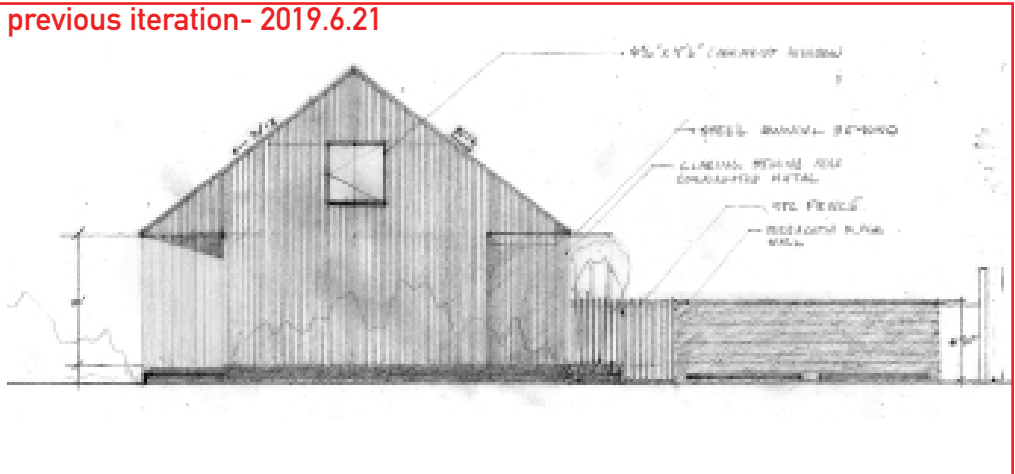


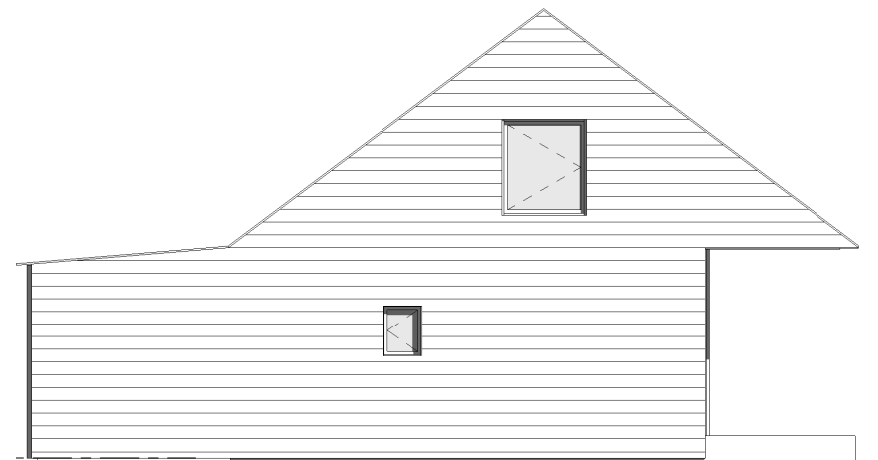
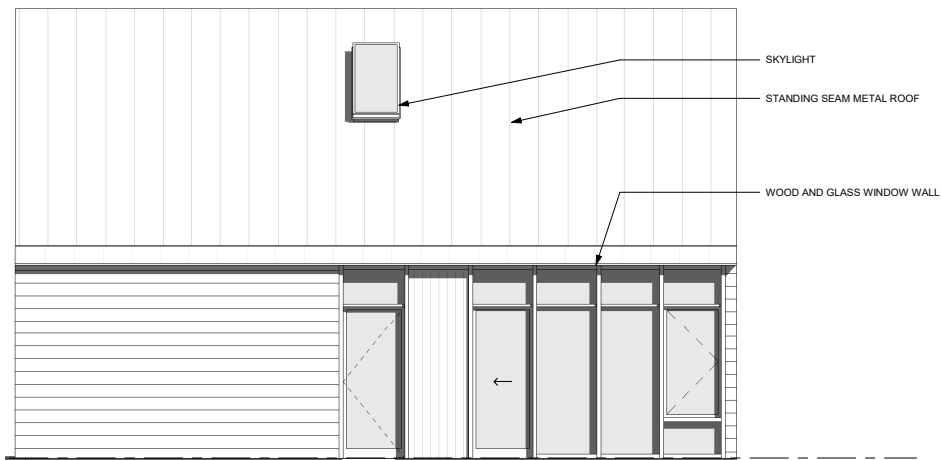
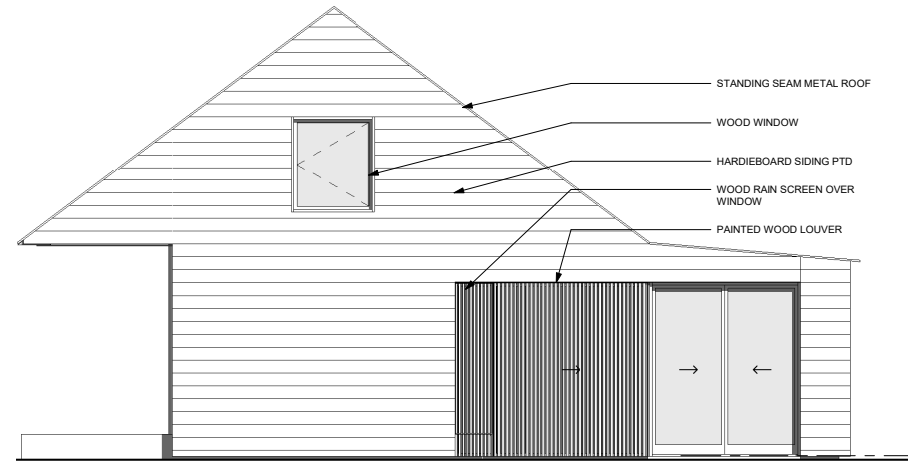
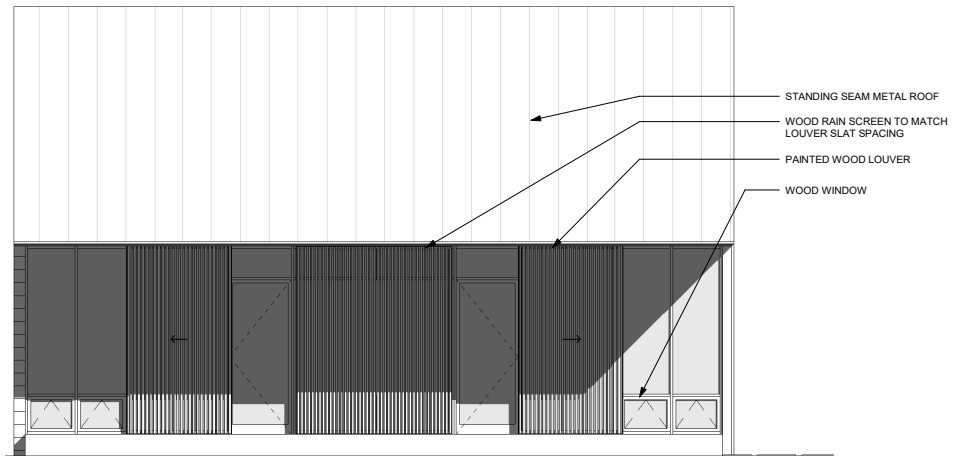
IMMEDIATE CONTEXT- INDUSTRIAL/RESIDENTIAL











[illegible]



previous iteration- 2019.6.21

