

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-356
COMMON NAME: 918 N PINE
ADDRESS: 914 N PINE ST
918 N PINE ST
LEGAL DESCRIPTION: NCB 1653 BLK A LOT 5
NCB 1653 BLK A LOT 4 AT 918 PINE N
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: David Ericsson/Pine 14 & Pine 18 LLC
OWNER: David Ericsson/Pine 14 & Pine 18 LLC
TYPE OF WORK: Construction of a 1-story, residential structure at 918 N Pine and two, 1-story, rear accessory structures at 914 N Pine
APPLICATION RECEIVED: October 18, 2019
60-DAY REVIEW: December 17, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a one story residential structure to feature occupied attic space at 918 N Pine to front N Pine.
2. Construct two, rear accessory structures to be located at the rear of the lot at 914 N Pine. One structure is to feature a side gabled roof and one structure is to feature a flat roof.

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.

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:

General Findings:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a one story residential structure to feature occupied attic space at 918 N Pine to front N Pine, as well as a one story residential structure to be located at the rear of the lot at 914 N Pine.
- b. **EXISTING CONDITIONS** – The lot at 914 N Pine currently features a primary historic structure with no rear accessory structure. The lot at 918 N Pine currently features a rear industrial structure with no primary historic structure addressing N Pine.
- c. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval of both the front and rear structures noted in request items 1 and 2 at the August 7, 2019, Historic and Design Review Commission hearing with the following stipulations:

Request item #1:

- i. That the applicant incorporate a traditional entrance to include appropriate front door design and massing.
- ii. That the applicant confirm that the proposed front setback will not exceed that of the primary historic structure to the north at 922 N Pine. **The applicant has modified the front façade to include more traditionally sized and located entrance elements.**
- iii. That the applicant incorporate traditional roof elements, such as eaves into the proposed side gabled roof, as well as install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used for new construction; however, this ridge cap must be submitted for review and approval by the Commission.ARC
- iv. That the applicant incorporate traditional materials that are used historically for residential construction

throughout the Dignowity Hill Historic District. **The applicant has noted the incorporation of composite lap siding and wood windows.**

- v. That a double-hung, one-over-one wood or aluminum-clad wood window be used. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vi. That the applicant address various architectural elements that are neither consistent with the Guidelines nor in keeping with the historic character of the district. **The applicant has addressed many design elements including entrance design and materials.**

Request item #2:

- i. That the applicant incorporate traditional materials that are used historically for residential construction throughout the Dignowity Hill Historic District.
 - ii. That a double-hung, one-over-one wood or aluminum-clad wood window be used. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - iii. That the applicant incorporate traditional roof elements, such as eaves into the proposed front gabled roof, as well as install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used for new construction; however, this ridge cap must be submitted for review and approval by the Commission.
- d. VEHICULAR ACCESS – The applicant has proposed for both lots to utilize one curb cut and ribbon strip driveway. While the applicant has not specified the width of the proposed driveway, staff finds the proposed vehicular access to be appropriate. Staff finds that the applicant should adhere to the Guidelines for Site Elements, which notes that driveways within historic districts should be no wider than ten (10) feet in width.
- e. VEHICULAR ACCESS – The applicant has proposed parking at both the rear of the proposed new construction at 918 N Pine and at the rear of the historic structure at 914 N Pine. The proposed parking locations are appropriate and consistent with the Guidelines.

Findings related to request item #1:

- 1a. ENTRANCES – According to the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant has proposed for two primary entrance doors to front N Pine. Generally, staff finds the proposed entrance profile to be appropriate.
- 1b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has submitted a setback diagram noting that the proposed new construction's setback will be greater than those of the adjacent historic structures at 914 and 922 N Pine. Staff finds the proposed setback to be appropriate and consistent with the UDC.
- 1c. 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. This block of N Pine features historic structures of only one story in height. The applicant's proposed height is appropriate and consistent with the Guidelines.
- 1d. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation

and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has proposed for the front porch slab to feature an exposure of over one (1) foot in height; however, at other locations the proposed foundation height varies. Staff finds that the applicant should propose a foundation height that is uniform throughout as found on historic structures within the district.

- 1e. **ROOF FORM** – The applicant has proposed a primary roof form that consists of a side gabled roof; however, the proposed roof form doesn't consist of eaves, which are found traditionally on historic roofs throughout the district. Staff finds that the applicant should incorporate eaves featuring at least one (1) foot in depth into the proposed roof form.
- 1f. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that on the primary (east) façade that are generally consistent with those found historically within the district; however, the window and door openings proposed on the north, west and south facades are contemporary in nature. Staff finds that window and door openings that feature traditional profiles and locations would be most appropriate and consistent with the Guidelines, which note that architectural details that are in keeping with the predominant architectural style of the block should be used.
- 1g. **MATERIALS** – The applicant has proposed materials that include Hardie siding, a standing seam metal roof, wood windows and wood louvers. Staff finds that the proposed siding should feature an exposed profile of four inches and a thickness of approximately $\frac{3}{4}$ ". A composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding. Additionally, staff finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam, and a standard galvalume finish. A ridge cap may be used if it is not industrial in nature and is approved by Commission.
- 1h. **MATERIALS** – While the applicant has provided information for many of the proposed materials, the applicant has not provided information regarding doors. Staff finds that wood doors should be used to be consistent with the Guidelines.
- 1i. **WINDOW MATERIALS** – The applicant has proposed to install wood windows. The applicant has proposed profiles that are contemporary in nature and do not feature profiles that are consistent with those found historically within the district. Staff finds that double-hung, one-over-one wood windows or aluminum-clad wood windows be used in locations where windows feature a traditional head and sill height. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 1j. **ARCHITECTURAL DETAILS** – The Guidelines for New Construction 4.A. notes that new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district, should visually complement the character of adjacent historic structures and should feature architectural forms, details and materials that do not distract from historic structures. Generally, staff finds that the applicant has modified the design to incorporate staff's comments from conceptual approval, and the further relate the design to historic elements found within the district; however, staff finds that many architectural details are not consistent with the Guidelines. Staff finds that window and door openings, and details such as roof eaves should be based on historic examples found within the immediate vicinity.

Findings related to request item #2:

- 2a. **SETBACKS & ORIENTATION** – The Guidelines for New Construction 5.B. state that the predominant accessory structure orientation found along the block should be matched. Additionally, historic setback patterns of similar structures should be followed. The applicant has proposed to construct the rear accessory structures at the rear of the lot along the southern property line. Historic accessory structures throughout the Dignowity Hill Historic District are typically found in similar locations. Staff finds the proposed accessory structures' locations, orientation and setbacks to be appropriate and consistent with the Guidelines.
- 2b. **MASSING** – The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing and form. The applicant has proposed two, one story accessory structures which feature massing that is subordinate to that of the primary historic structure. This is appropriate and consistent with the Guidelines.
- 2c. **BUILDING SIZE** – The Guidelines for New Construction 5.A.ii. notes that new accessory structures should be no

larger in plan than forty (40) percent of the principal historic structure's footprint. The proposed size of the rear accessory structures exceed that which is recommended by the Guidelines. Given the size of the lot at 914 N Pine, staff finds that additional square footage may be appropriate.

- 2d. **CHARACTER AND MATERIALS** – The Guidelines for New Construction 5.A.iii. notes that new garages and outbuildings should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed materials that include wood and glass sliding doors, wood transom systems, clay block walls, steel trim, composite siding and a standing seam metal roof. Generally, staff finds the character and materials of the proposed accessory structure to be atypical for rear accessory structures found historically within the Dignowity Hill Historic District; however, there are examples of similar materials found on site, including D'Hanis brick. Staff finds the use of this material to be appropriate given its previous use on site.
- 2e. **WINDOW MATERIALS** – As noted in finding 2d, the applicant has proposed to install wood windows. Staff finds that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 2f. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that are sized and located inconsistently with those found historically on historic accessory structures throughout the Dignowity Hill Historic District. Staff finds that appropriately sized and positioned window and door openings should be installed.
- 2g. **ARCHITECTURAL DETAILS** – The applicant has proposed a number of architectural details that are inconsistent with the Guidelines and the historic examples found within the district, including the proposed flat roof, window proportions and locations and materials; however, given the context of the site, the example of style and materials on the adjacent lot, and the limited visibility of this structure from the right of way at N Pine, staff finds the proposed details to be generally appropriate.
- 2h. **ROOF FORMS** – The applicant has proposed a flat roof and a side facing gabled roof. As noted in finding 2f, the applicant should incorporate traditional roof forms and elements, such as eaves into the proposed roof forms. Additionally, the applicant has noted the use of a standing seam metal roof. Staff finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam, and a standard galvalume finish. A ridge cap may be used if it is not industrial in nature and is approved by Commission.

RECOMMENDATION:

- 1. Staff recommends approval based on findings 1a through 1j with the following stipulations:
 - i. That the applicant incorporate traditional roof elements, such as eaves into the proposed side gabled roof as noted in finding 1e, as well as install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used for new construction; however, this ridge cap must be submitted for review and approval by the Commission.
 - ii. That a double-hung, one-over-one wood or aluminum-clad wood window be used where windows are proposed with traditional head and sill heights. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - iii. That the proposed siding feature an exposed profile of four inches and a thickness of approximately ¾". All composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding.

2. Staff recommends approval based on findings 2a through 2h with the following stipulations:
- i. That the applicant consider an overall reduction in footprint to comply with the Guidelines as noted in finding 2c.
 - ii. That the proposed siding feature an exposed profile of four inches and a thickness of approximately $\frac{3}{4}$ ". All composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding.
 - iii. That a double-hung, one-over-one wood or aluminum-clad wood window be used where windows are proposed with traditional head and sill heights. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - iv. That the applicant incorporate traditional roof elements, such as eaves into the proposed front gabled roof, and install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used for new construction; however, this ridge cap must be submitted for review and approval by the Commission.
 - v. That the applicant submit an elevation drawing of the east and west elevations of the flat roofed accessory structure (workshop).

A foundation inspection must be scheduled with OHP staff to ensure that appropriate setbacks are being installed. The foundation inspection shall be scheduled prior to the pouring of the foundation.

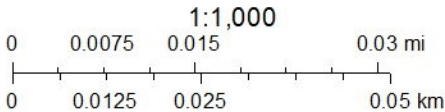
A roofing inspection must be scheduled with OHP staff to ensure that an industrial or large ridge cap is not installed. The roofing inspection shall be scheduling prior to the installation of roofing materials.

City of San Antonio One Stop



June 27, 2019

— User drawn lines









PINE ALLEY DEVELOPMENT

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

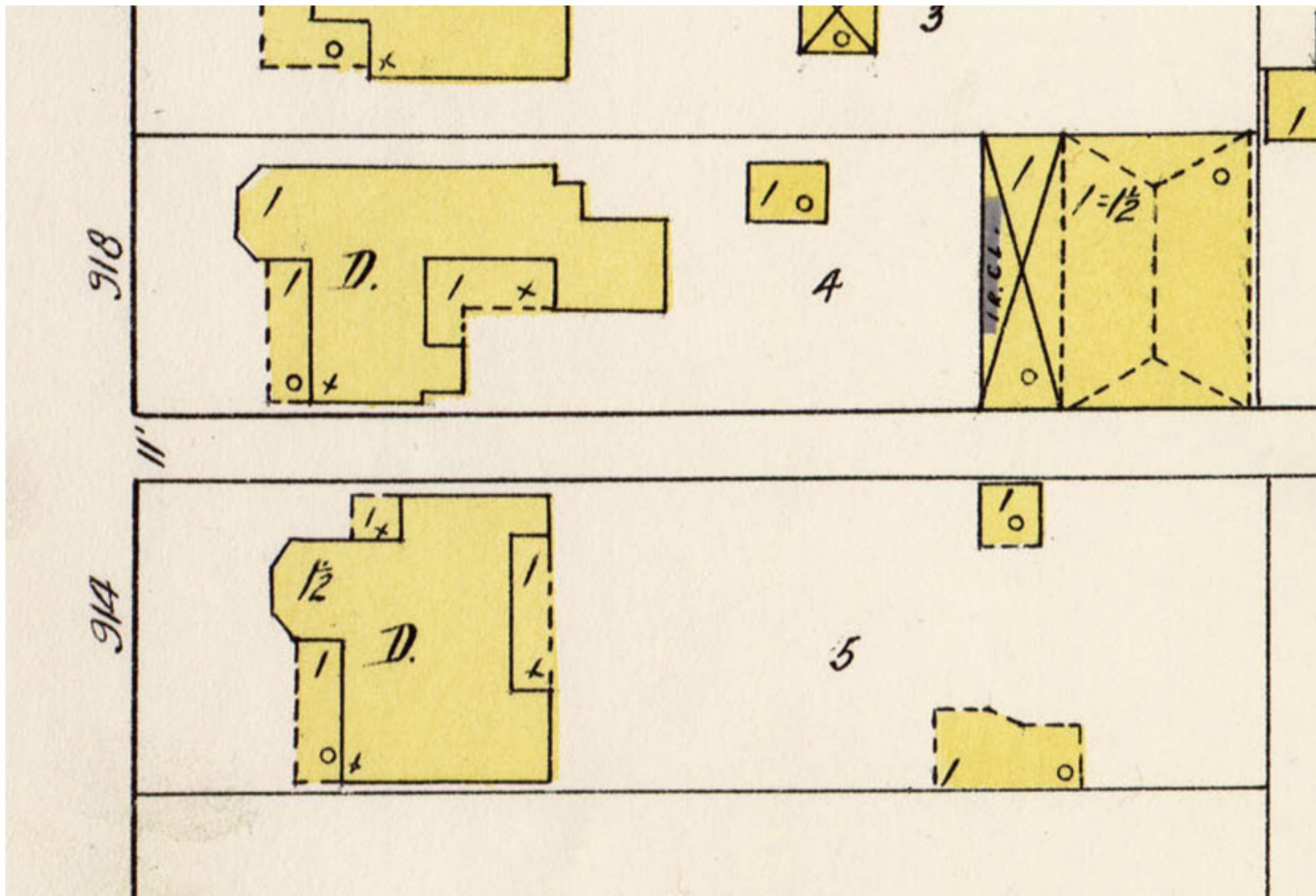
Architectural forms derived from early pioneer texas houses found throughout neighborhood- utilizing the "porch cut out of mass" typology found through out Dignowity Hill.

Material and architectural details of the duplex structures respond to neighboring wood buildings, clad in white painted hardiboard with clear sealed wood windows and painted louvers, and galvanized standing seam metal roofs. Workshop structure in the rear responds more to industrial nature of 918 existing- built of clay block with wood infill.

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







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



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VERNACULAR CONTEXT



INDUSTRIAL CONTEXT





918 N PINE STREET LAUNDROMAT PROJECT

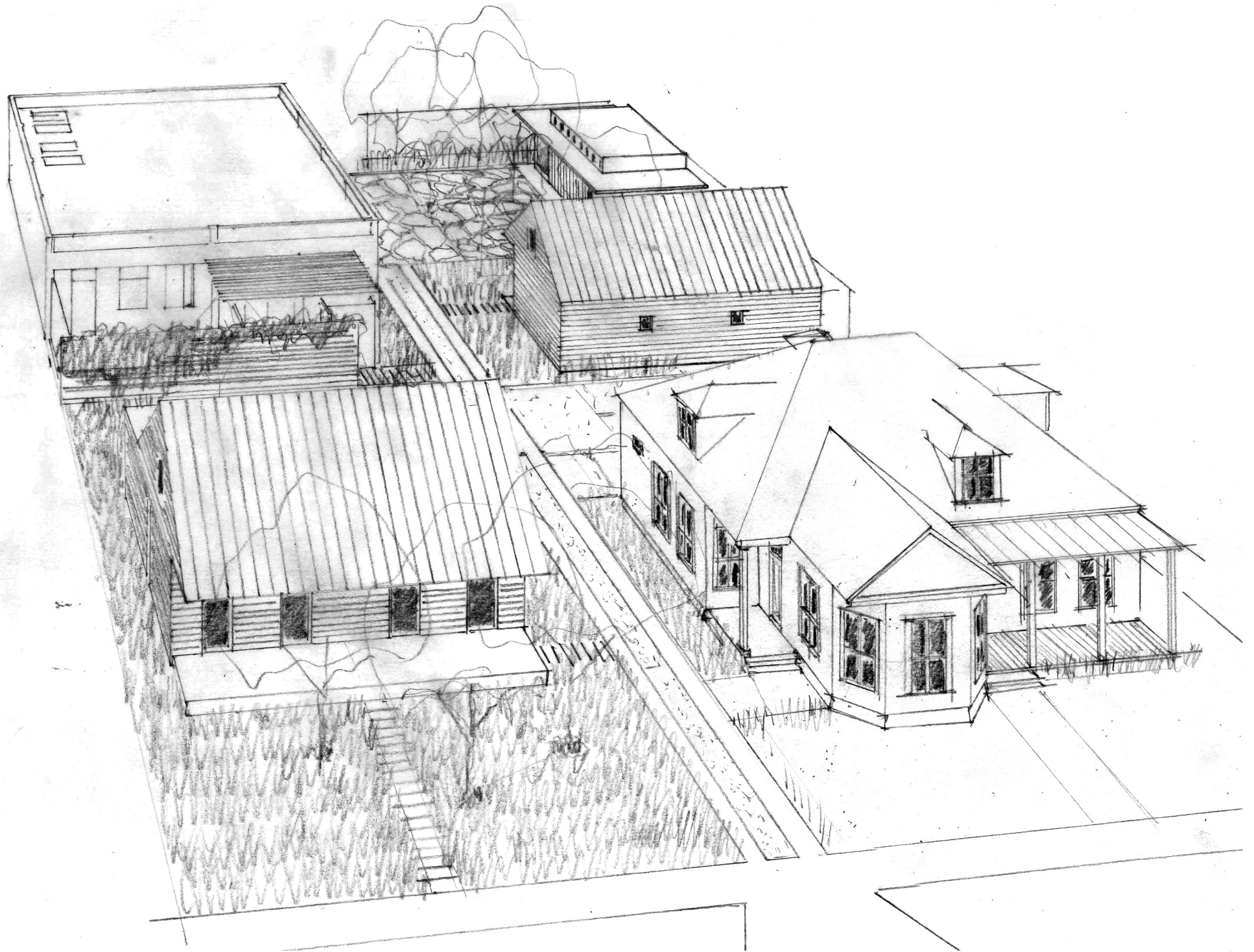


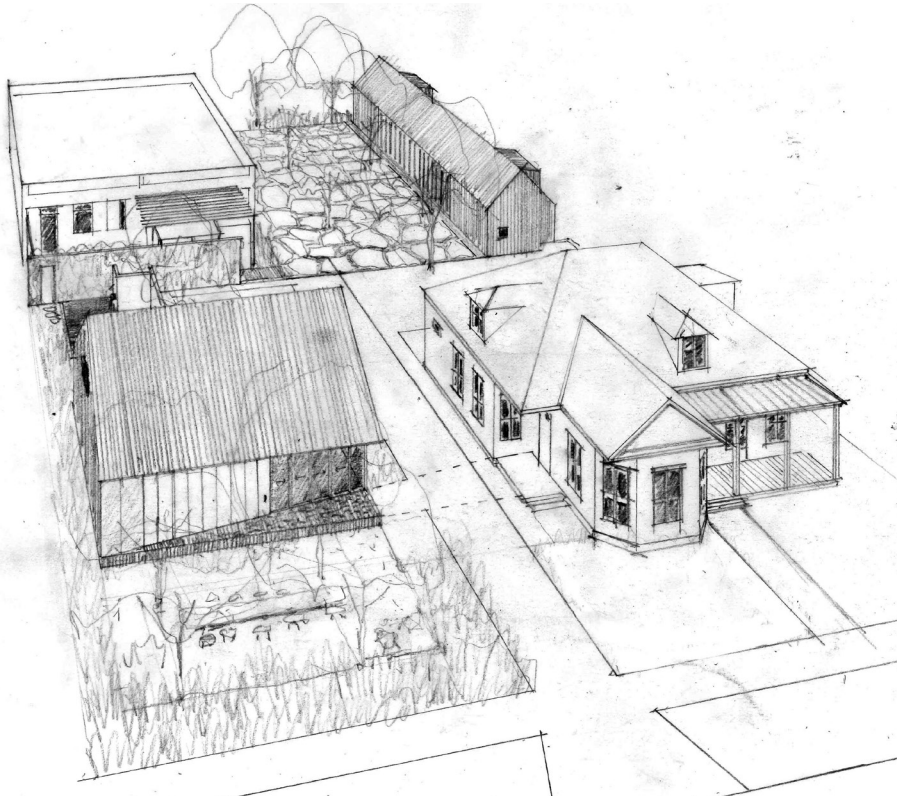
PINE ALLEY DEVELOPMENT



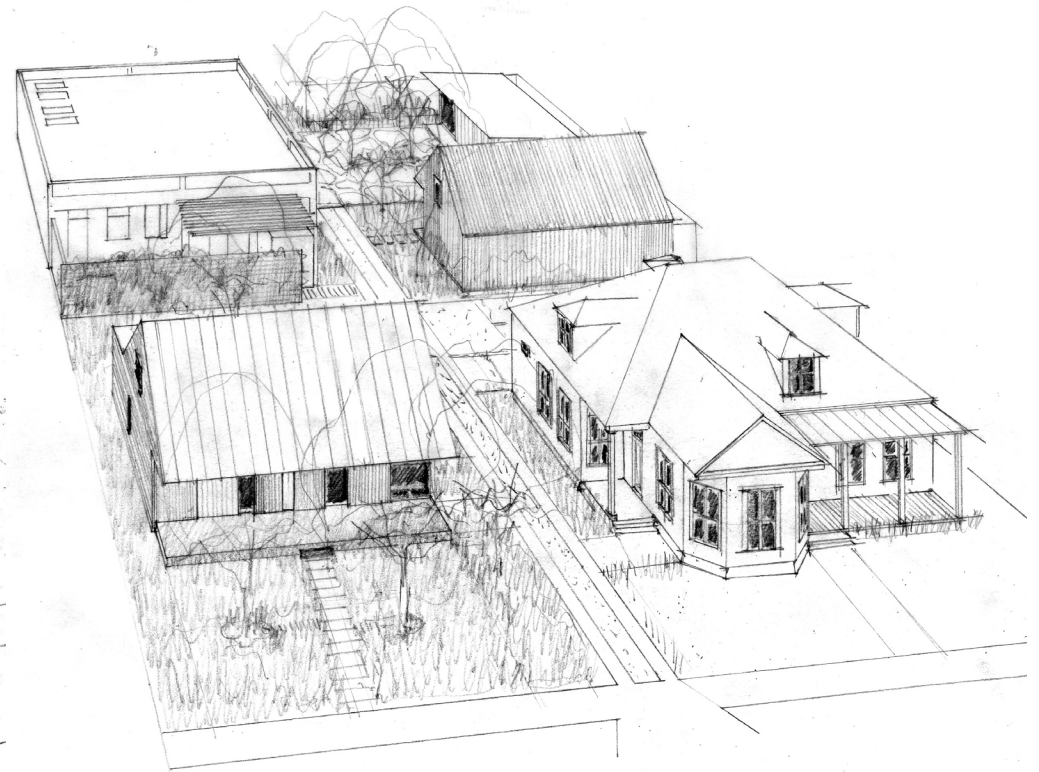
IMMEDIATE CONTEXT- INDUSTRIAL/RESIDENTIAL

2019.11.06

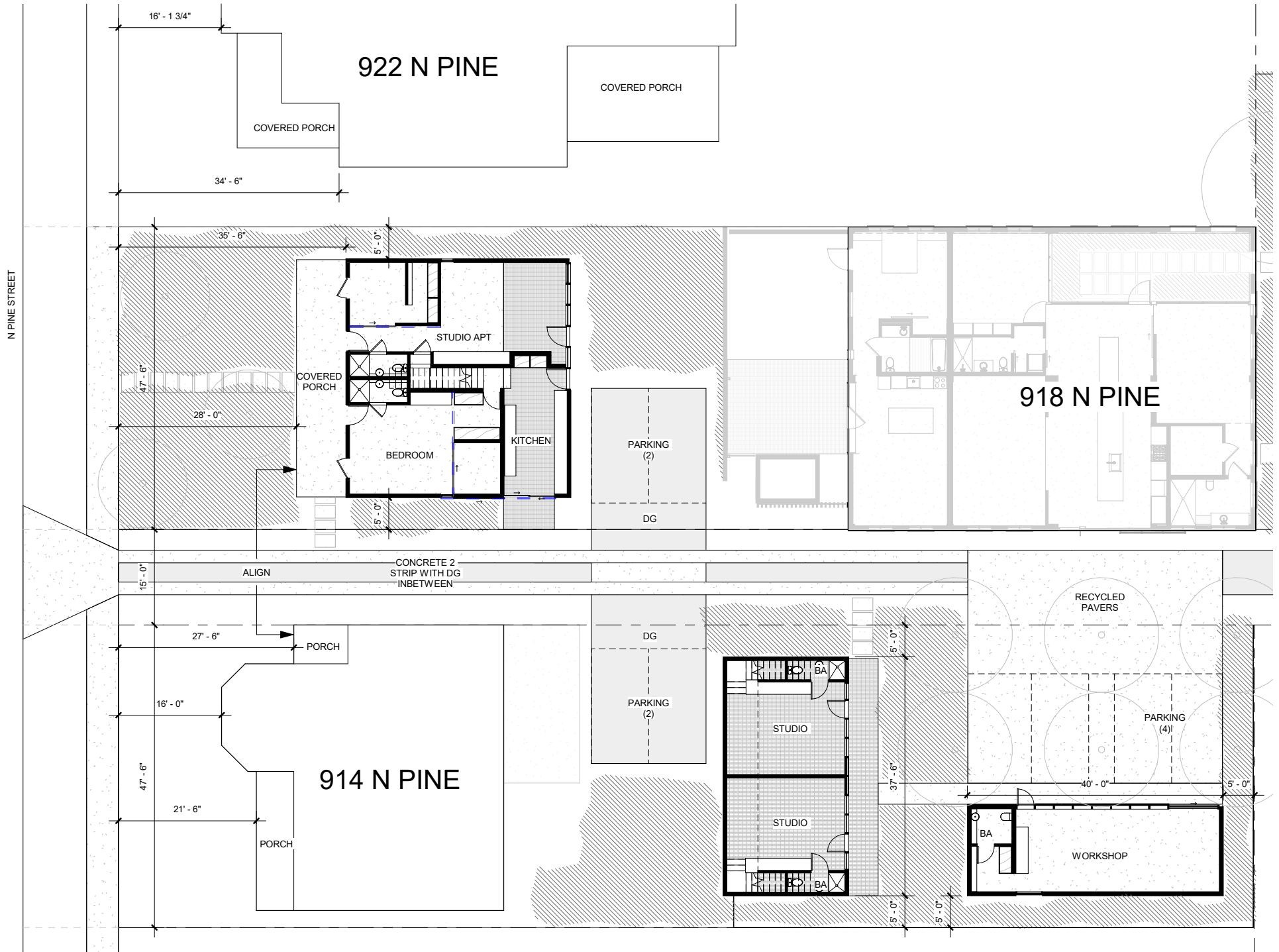




previous iteration- 2019.06.21



previous iteration- 2019.08.07







previous iteration- 2019.08.07

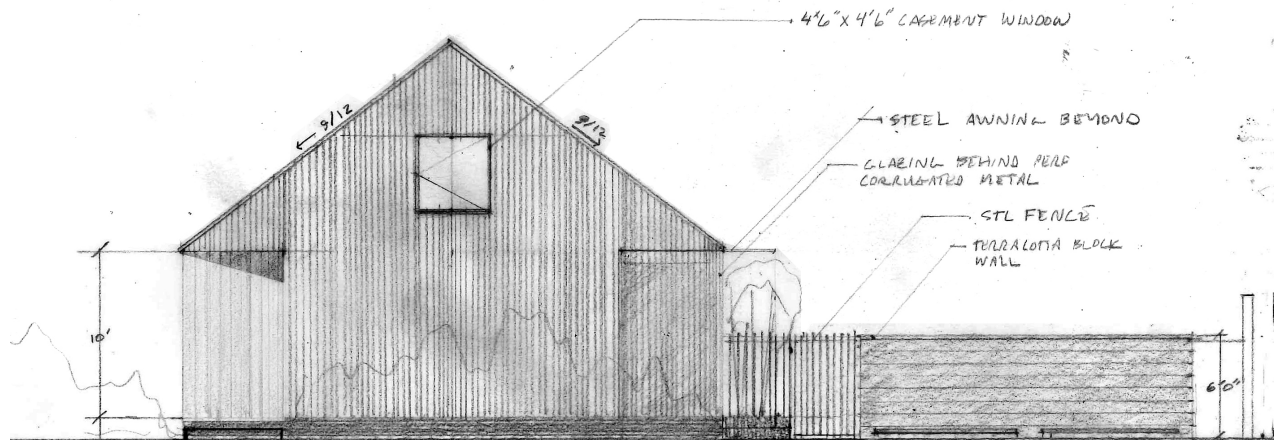


previous iteration- 2019.06.21





previous iteration- 2019.08.07

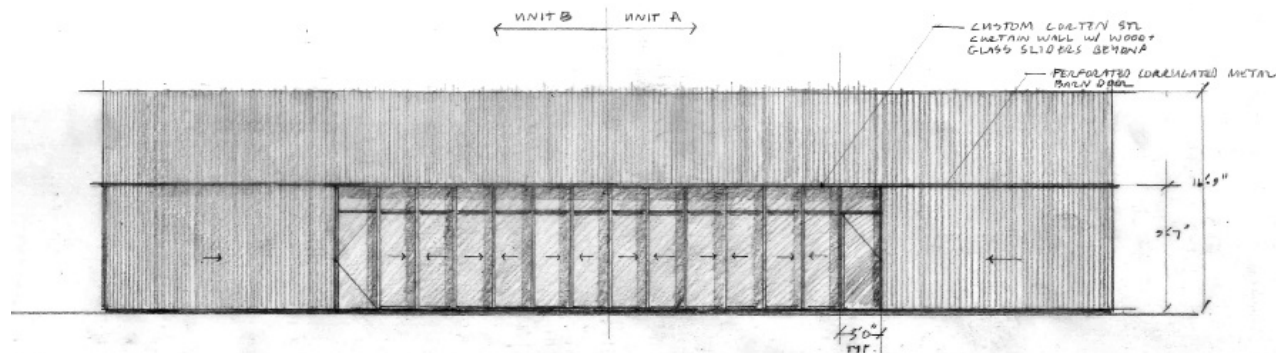


previous iteration- 2019.06.21





previous iteration- 2019.08.07



previous iteration- 2019.6.21

