

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

HDRC CASE NO: 2020-236
ADDRESS: 914 N PINE ST
918 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: PINE 14 LLC
OWNER: PINE 14 LLC
TYPE OF WORK: New construction
APPLICATION RECEIVED: May 15, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Amend the setback of previously approved new construction on the lot at 918 N Pine.
2. Amend the design, including materials, massing and roof form of the proposed rear accessory structure at 914 N Pine. The applicant has also proposed to reduce the footprint of this structure.

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.

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 principal 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 applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design for the construction of a primary residential structure at 918 N Pine and a rear accessory structure at 914 N Pine.
- b. PREVIOUS APPROVALS – The Historic and Design Review Commission approved the proposed new construction with stipulations on November 6, 2019. A subsequent revision was submitted to staff to reduce the overall scope of the proposed new construction which was determined to be eligible for administrative approval, and was approved by staff on February 6, 2020. A second revision was submitted to include the construction of a rear carport, an element of a previous iteration of the design, and was approved administratively on March 18, 2020.
- c. SETBACK (918 N PINE) – The applicant has proposed to amend the previously approved setback of the new construction at 918 N Pine to feature a setback that is less than that which was previously approved. 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 noted that the proposed new construction will feature a setback that is greater than those found at 914 and 922 N Pine, the adjacent historic structures. Staff finds the proposed amendment to be appropriate and consistent with the Guidelines.
- d. ACCESSORY STRUCTURE – As noted in the above findings, the applicant has proposed to amend the massing, roof form and materials of the previously approved rear accessory structure at 914 N Pine.
- e. 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 an overall footprint and height that is consistent with the Guidelines.
- f. ROOF FORM – The applicant has proposed to amend the previously approved roof from a side facing gabled roof to a contemporary shed roof. 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. Staff finds the proposed roof form to be

inconsistent with the Guidelines as a shed roof of this profile is not found historically on the primary structure on the lot. Additionally, shed roof forms such as the one proposed are not found historically within the district.

- g. MATERIALS – The applicant has proposed to amend the previously approved materials, which included composite lap siding and a standing seam metal roof. At this time, the applicant has proposed to use concrete masonry units as the primary material. Staff finds the use of CMU's to be inappropriate for a historic district and inconsistent with the Guidelines.

RECOMMENDATION:

1. Staff recommends approval of item #1 the amendment to the previously approved setback as submitted, based on finding c.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

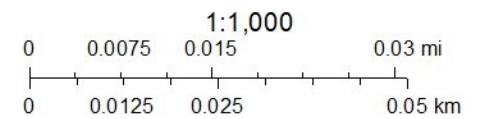
2. Staff does not recommend approval of item #2, the amendments to the proposed rear accessory structure based on findings d through g. While the proposed massing is appropriate, the proposed concrete masonry units and roof form are not consistent with the Guidelines.

City of San Antonio One Stop



June 27, 2019

— User drawn lines









PINE ALLEY DEVELOPMENT

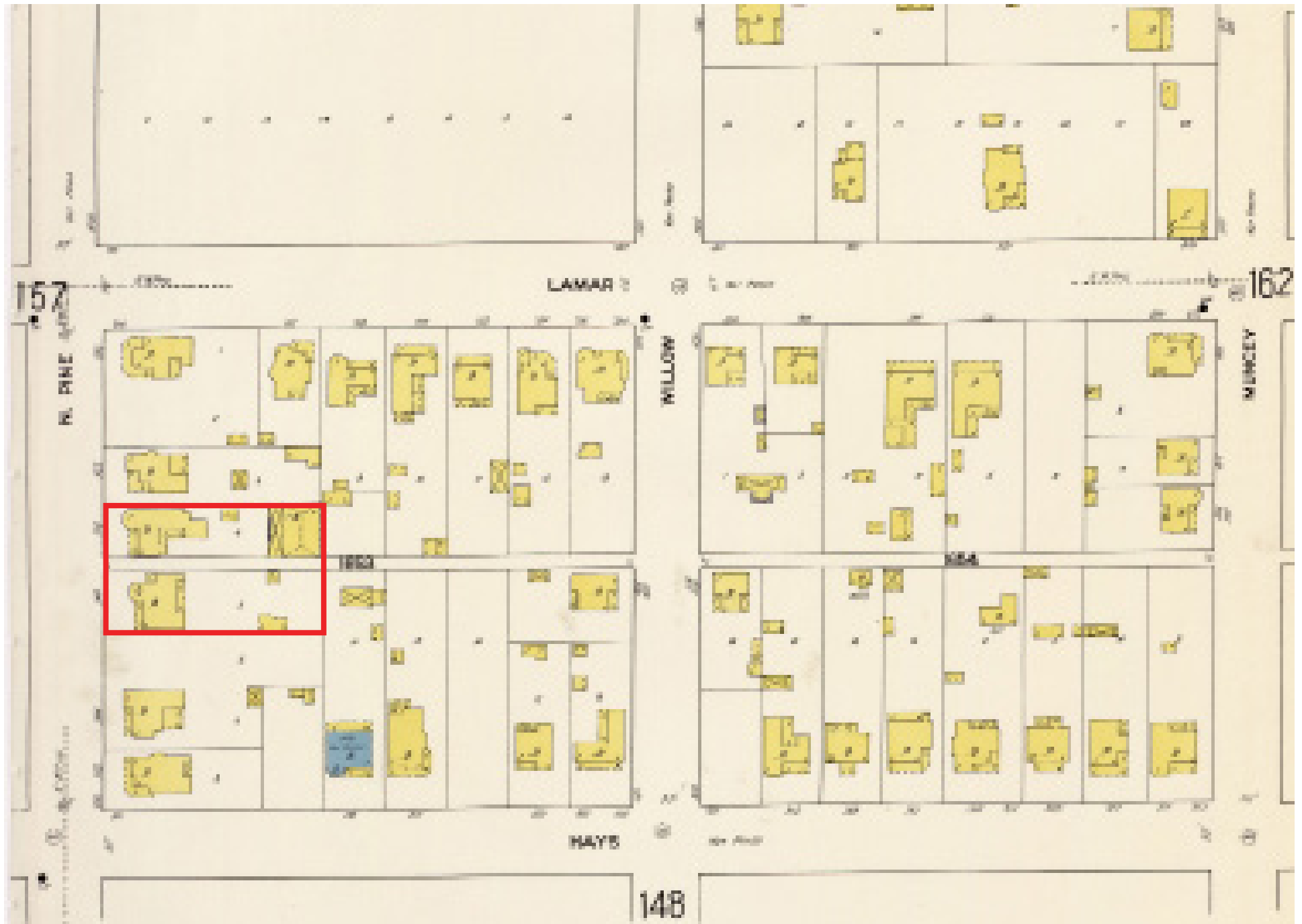
2 new duplex structures + workshop building built to fill in urban voids at 914 + 918 N Pine Street.

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

CORRUGATED METAL FRONT BUILDING @ 918 N PINE, WITH STREET ELEVATION OF WOOD SIDING/LOUVERS TO RESPOND TO NEIGHBORING WOOD HOUSES- WITH NEW REAR BUILDING OF MASONRY AND CORRUGATED METAL TO RESPOND TO EXISTING MASONRY STRUCTURE OF 918 N PINE. ROOFS OF CORRUGATED METAL VS PREV STANDING SEAM.

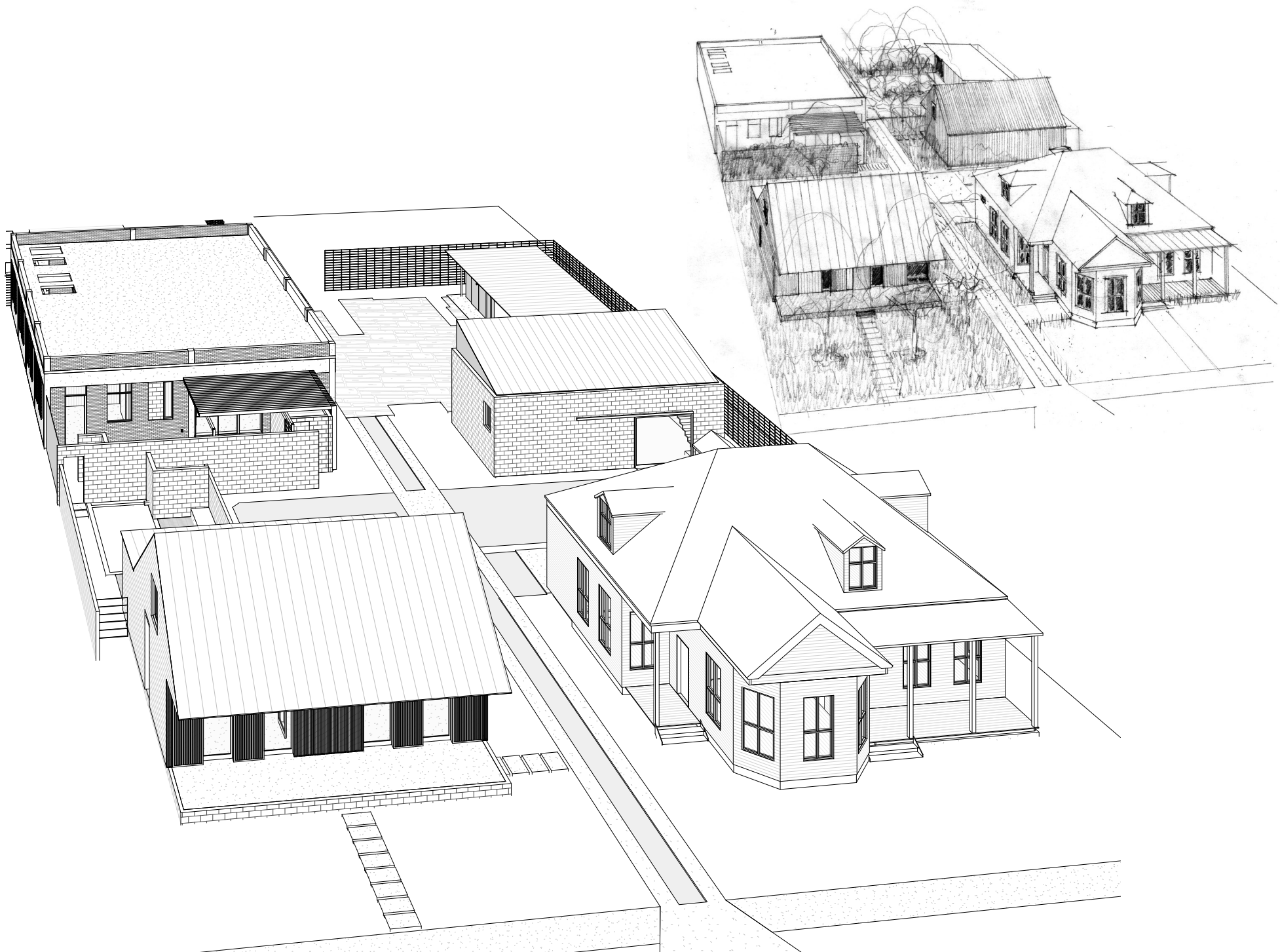
Landscape around property has a two strip concrete driveway, reclaimed concrete pavers, dg with gravel pave, and native vegetation.

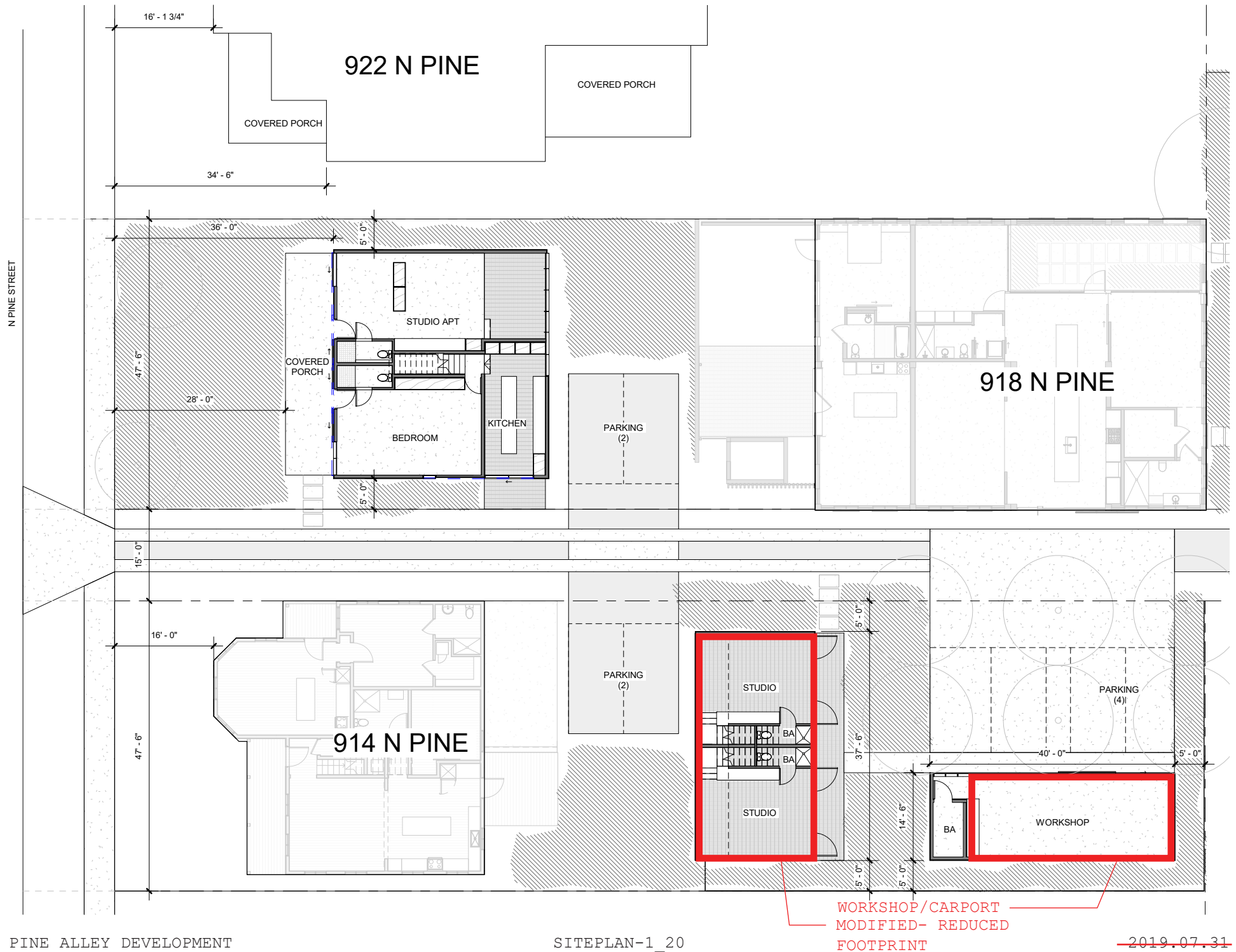
DAVID ERICSSON
914 N PINE ST, UNIT 1
SAN ANTONIO, TX, 78202





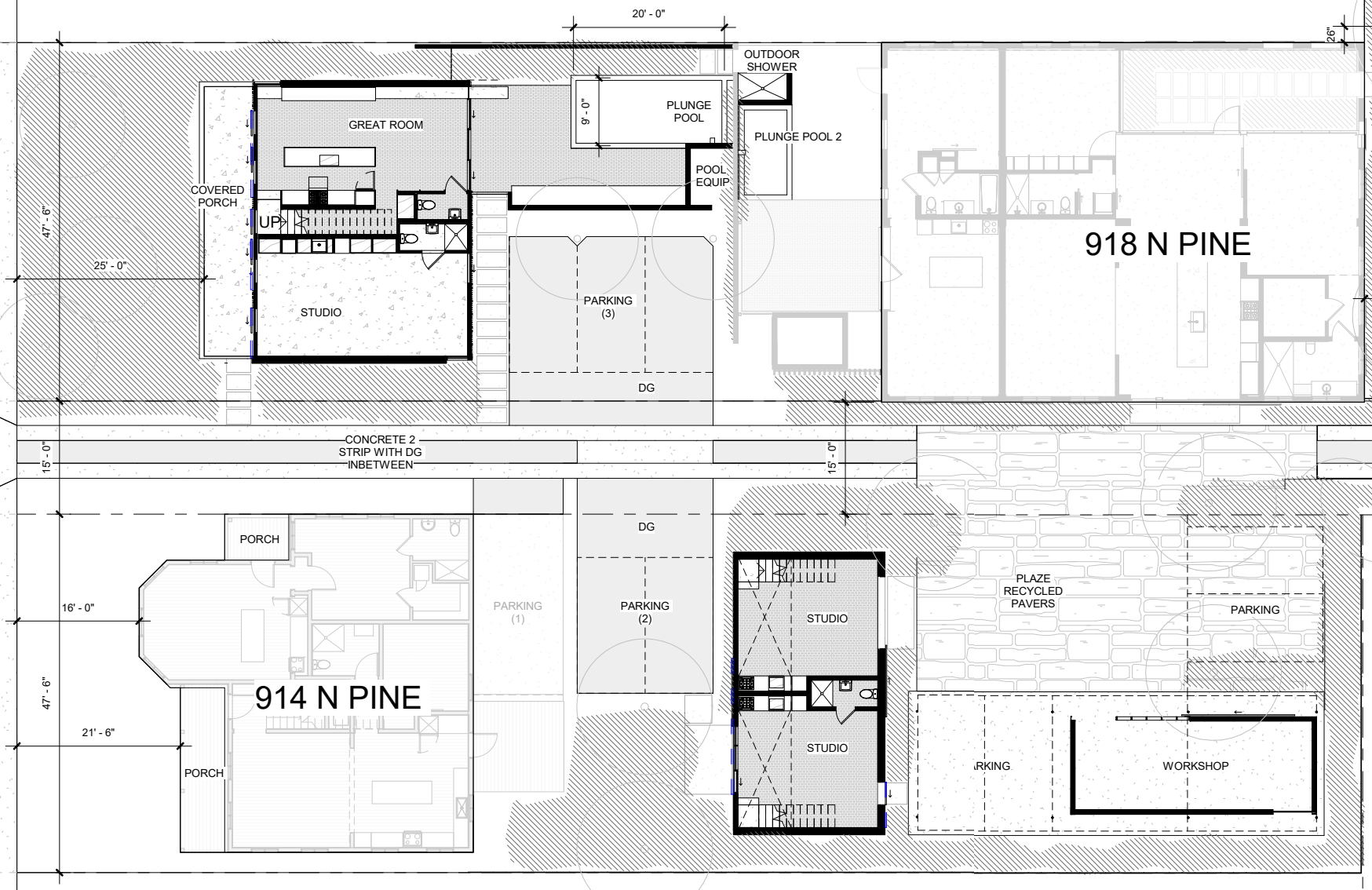


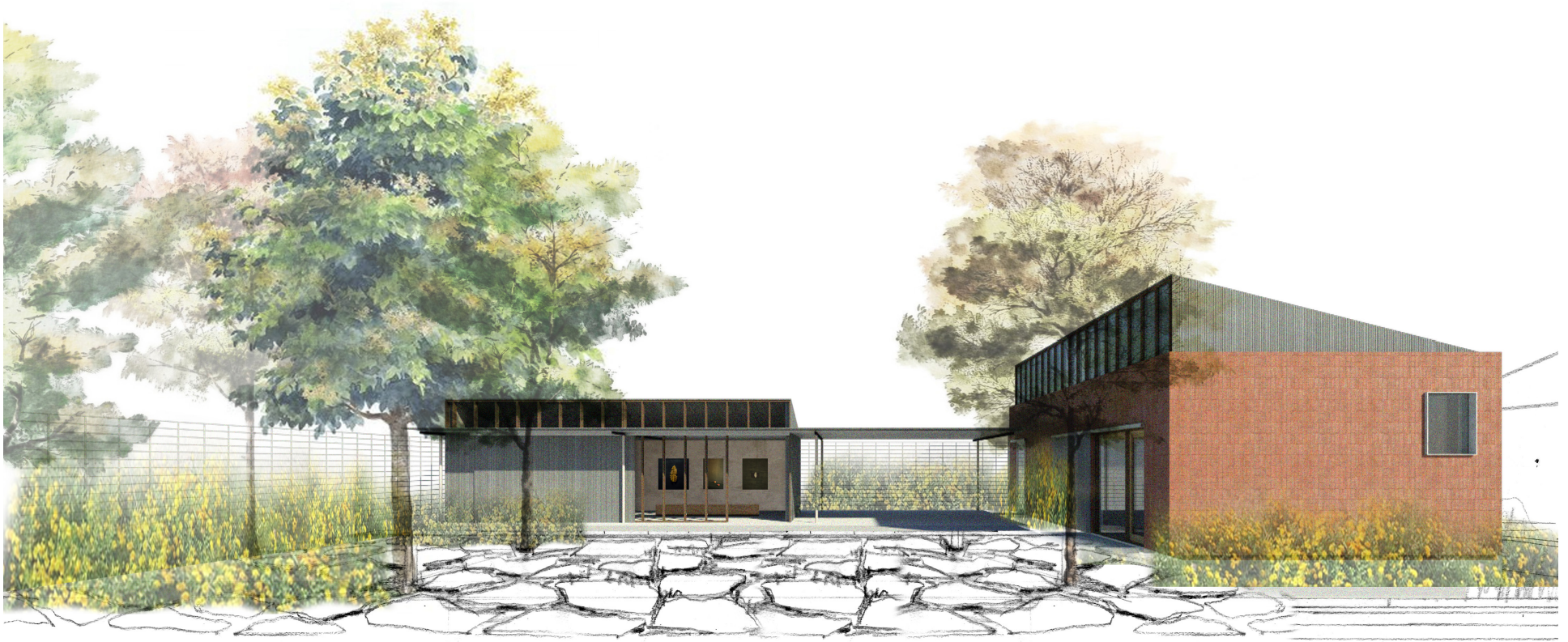




N PINE STREET

922 N PINE

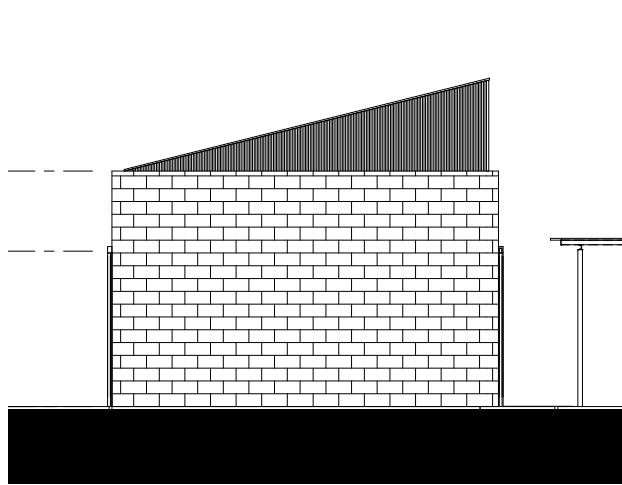
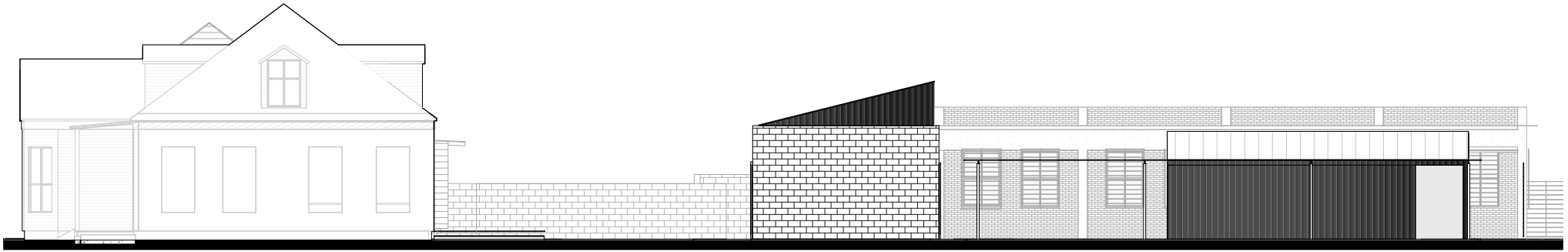




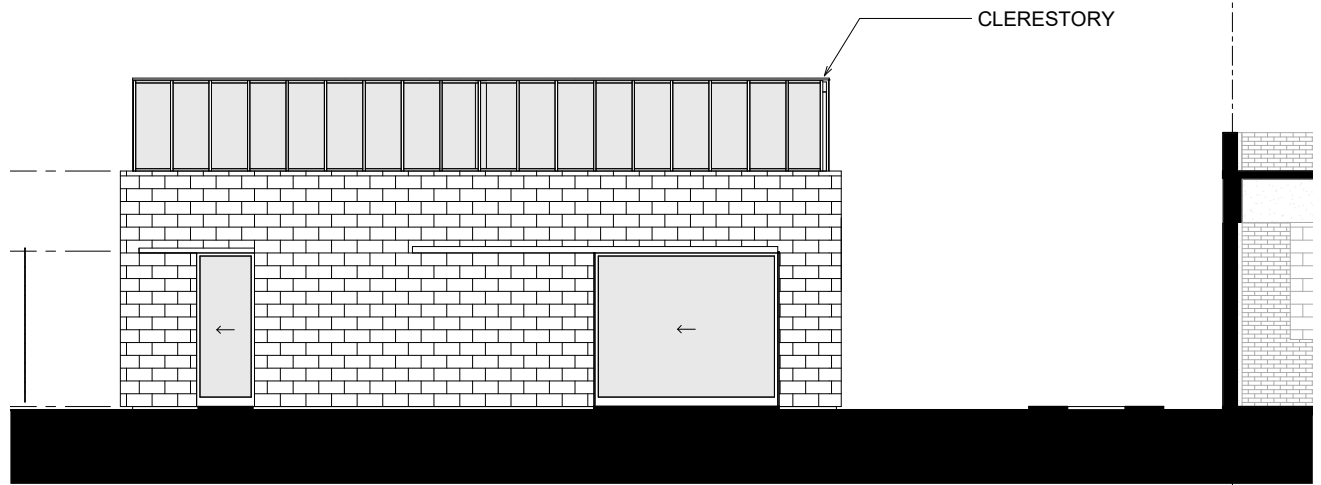
WORKSHOP/CARPORT

DUPLEX VOLUME MODIFIED

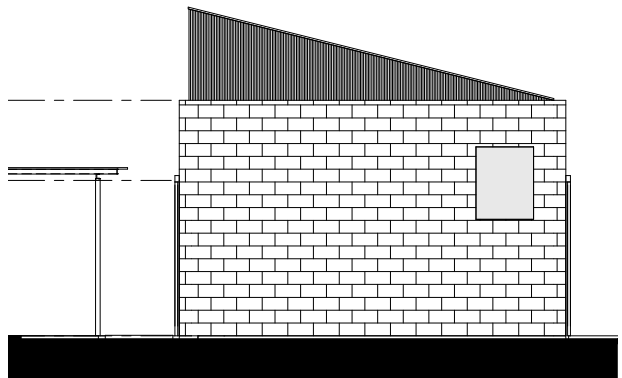




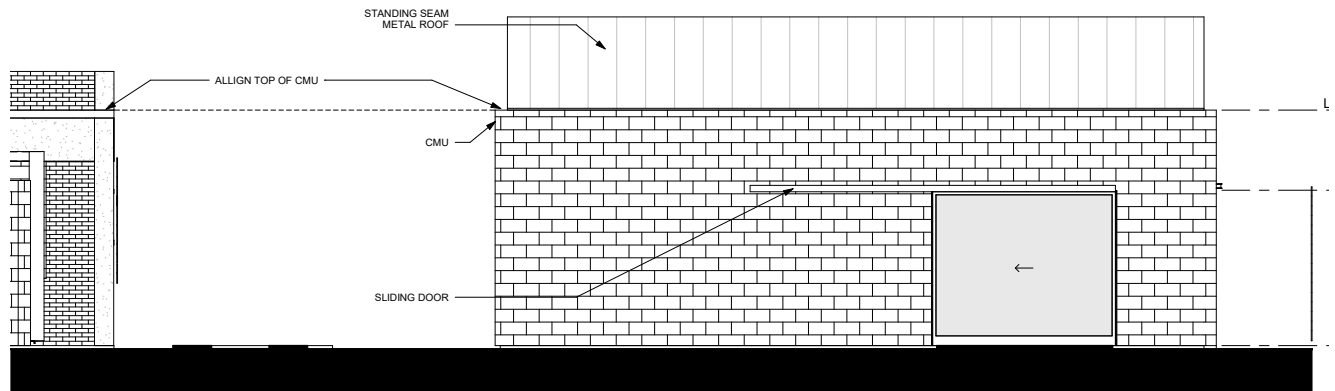
STUDIO BUILDING SOUTH ELEVATION
1/4" = 1'-0"



STUDIO BUILDING EAST ELEVATION
1/4" = 1'-0"



STUDIO BUILDING NORTH ELEVATION
1/4" = 1'-0"



STUDIO BUILDING WEST ELEVATION
1/4" = 1'-0"