HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

HDRC CASE NO:	**2021-076**
ADDRESS:	406 N PINE ST
LEGAL DESCRIPTION:	NCB 1373 BLK 1 LOT 8
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Micah Deary/DEARY MICAH & KELLY A
OWNER:	Micah Deary/DEARY MICAH & KELLY A
TYPE OF WORK:	Construction of a rear accessory structure
APPLICATION RECEIVED:	February 04, 2021
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 construct a rear accessory structure at 406 N Pine. The proposed structure received conceptual approval on December 16, 2020, with the stipulation that complete construction documents be submitted for the Commission's review. The proposed primary structure received final approval at that hearing.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

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:

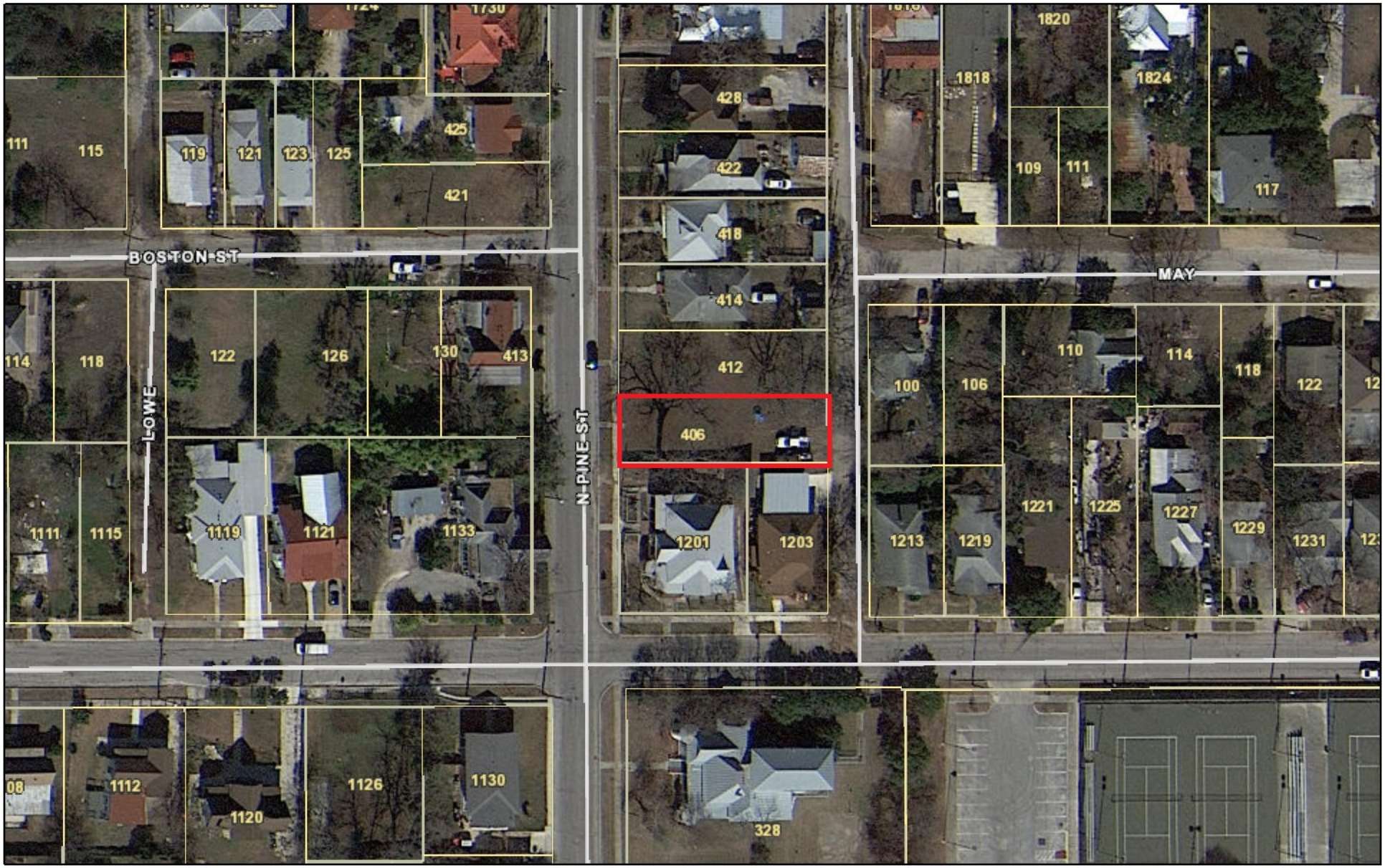
a. The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 406 N Pine. The proposed structure received conceptual approval on December 16, 2020, with the stipulation that complete construction documents be submitted for the Commission's review. The proposed primary structure received final approval at that hearing.
b. ACCESSORY STRUCTURE – At the rear of the previously approved new construction, the applicant has proposed to construct an accessory structure to feature covered parking and a footprint of approximately 600 square feet. The applicant has proposed for the structure to feature an overall height of 9' – 6".
c. ACCESSORY STRUCTURE (Massing)– The Guidelines for New Construction 5.A. note that new accessory structures should be designed to be visually subordinate to the primary historic structure on the lot in terms of their height, massing and form; and should be no larger than forty (40) percent of the primary historic structure's footprint. The primary structure on this lot (new construction) features a footprint of approximately 1,200 square feet. As proposed, the rear accessory structure features a footprint that is approximately fifty (50) percent of the primary structure's footprint. This is not consistent with the Guidelines; however, given that the primary structure on the lot is new construction and not a historic structure, staff finds the proposed accessory structure's footprint to be appropriate. Staff finds the proposed height of 9' – 6" to be appropriate.
d. ACCESSORY STRUCTURE (Architectural details, materials) – The Guidelines for New Construction 5.A. note that accessory structures 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 for the accessory structure to feature horizontal wood siding, steel structural beams, painted black, a cedar garage door, and a flat roof with standing seam metal as its material. Generally, staff finds the proposed design and materials to be appropriate. 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 and a standard galvalume finish. A crimped ridge seam is to be used and if a ridge cap is requested, it must feature a low profile and be approved by staff prior to installation.
e. SETBACKS & ORIENTATION – The Guidelines for New Construction 5.B. note that the predominant garage orientation found along the block should be matches. Additionally, the Guidelines note that setbacks of new accessory structures should be similar to the setbacks of those found historically in the district. Staff finds the proposed accessory structure to be sited consistently with the Guidelines.
f. DRIVEWAY – At the rear of the lot, adjacent to Wheeler Alley, the applicant has proposed to install a driveway to feature approximately twenty (20) feet in width. Wheeler alley features many formal and informal driveways with varying widths, profiles and materials. Generally, staff finds the propose driveway to be appropriate given existing, driveway profiles, widths and materials on Wheeler Alley; however, the applicant shall confirm to all development standards regarding aprons and driveway approaches.
g. FENCING – The applicant has proposed privacy fencing at the rear of the lot in coordination with the proposed accessory structure. Staff finds the proposed fence to be appropriate and finds that it should feature a height no taller than six (6) feet.

RECOMMENDATION:

Staff recommends approval based on findings a through g with the following stipulations:

i. That proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a standard galvalume finish. A crimped ridge seam is to be used and if a ridge cap is requested, it must feature a low profile and be approved by staff prior to installation. A dark gray color may be used on the rear accessory structure's roof to match that approved on the primary structure.
ii. That the proposed fencing not exceed six (6) feet in height, as noted in finding g.
iii. That the applicant adhere to all development standards for the proposed driveway, including apron profiles.

City of San Antonio One Stop

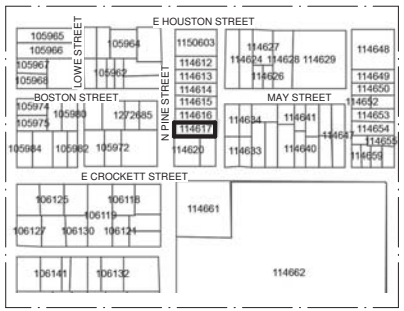


December 9, 2020

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km



N

LOCATION MAP
NO SCALE

N

LOCATION MAP
NO SCALE

STREET ELEVATION DIAGRAM
NO SCALE

N SETBACK DIAGRAM
NO SCALE

SHEET LIST

A000	COVER
A001	RENDER
A100	SITE PLAN
A101	FLOOR PLAN - GROUND FLOOR
A102	FLOOR PLAN - GROUND FLOOR LAYOUT
A103	FLOOR PLAN - SECOND FLOOR
A104	FLOOR PLAN - SECOND FLOOR LAYOUT
A105	ROOF PLAN
A106	ELECTRICAL PLAN
A108	CARPORT
A201	ELEVATION
A202	ELEVATION
A301	SECTION 1
A302	SECTION 2 & 3
A303	SECTION 4 & 5
A402	ENLARGED PLANS
A501	DETAILS
A601	SCHEDULES

PROJECT INFORMATION

SITE ADDRRESS:
406 N PINE ST, SAN ANTONIO, TX 78202

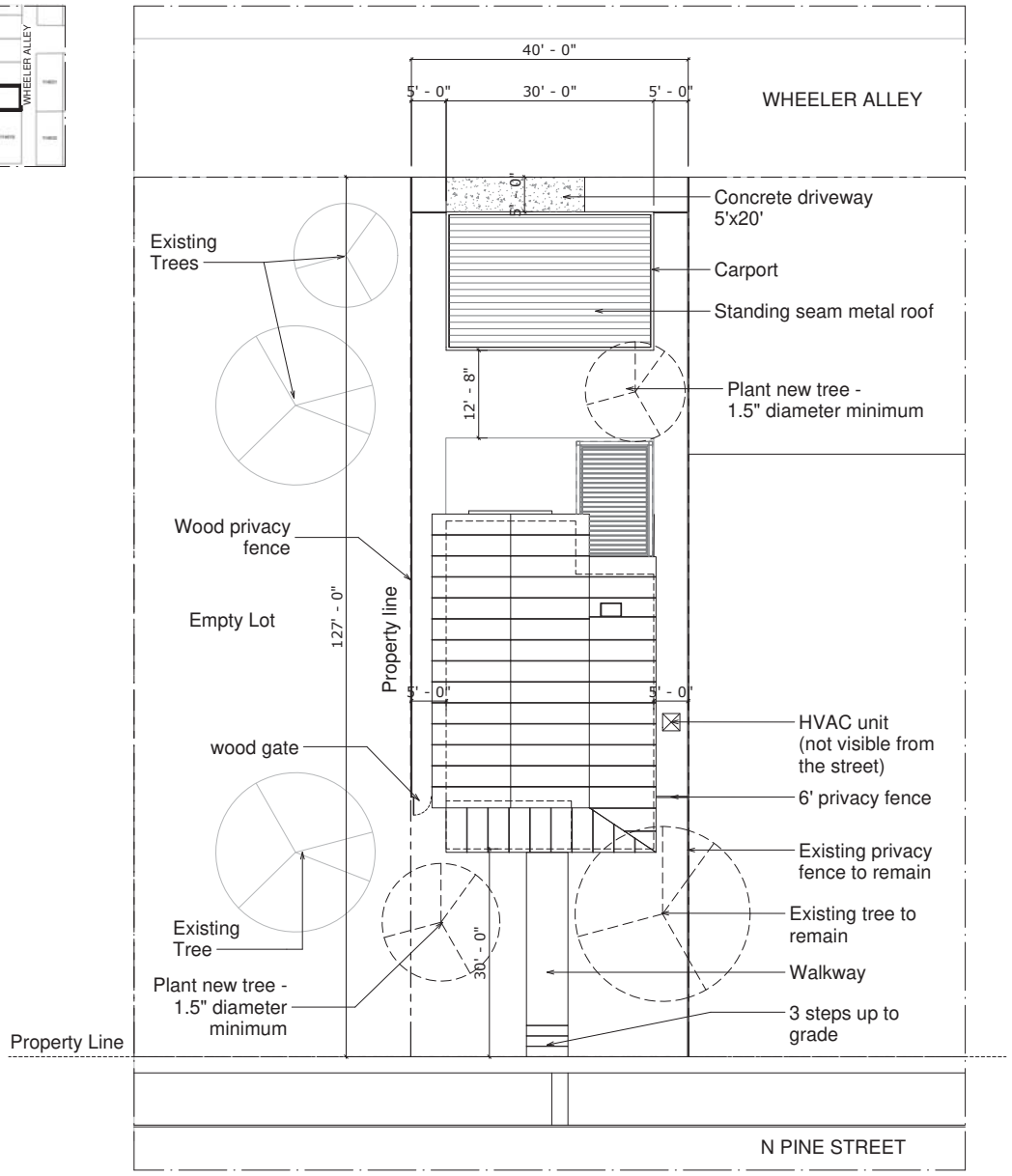
LEGAL DESCRIPTION:
NCB 1373, BLOCK 1, LOT 8

LOT SIZE: 40' x 127'

AREA SUMMARY

GROSS AREA
LEVEL 1 - 1776.29 sq.ft
LEVEL 2 - 1370.32 sq.ft
TOTAL - 3146.61 sq.ft

NET AREA
LEVEL 1 - 1120.15 sq.ft
LEVEL 2 - 1008.64 sq.ft
TOTAL - 2128.79 sq.ft



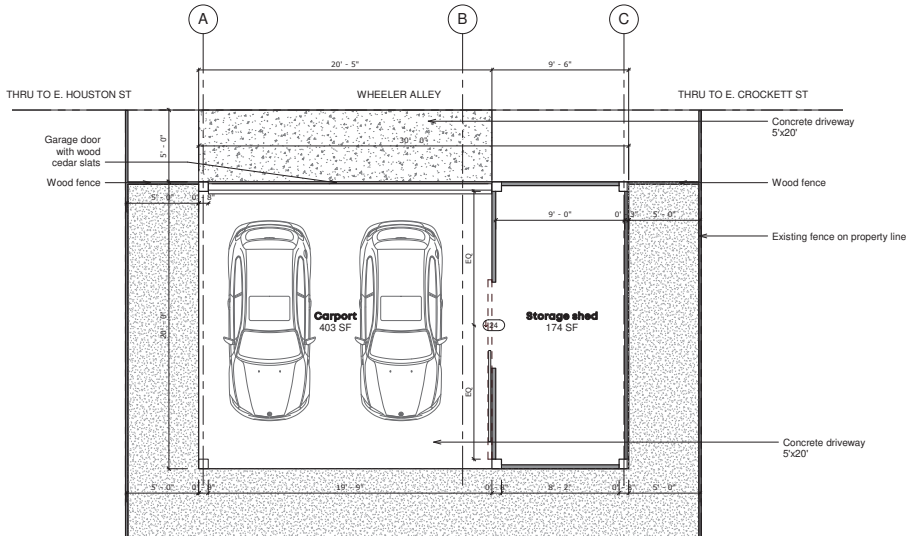
1 Site Plan
1/8" = 1'-0"

406 N Pine Street
San Antonio, TX
78202

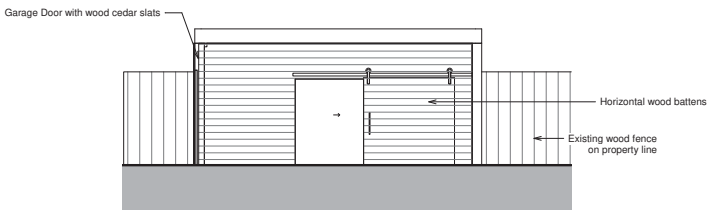
N

SITE PLAN
A100

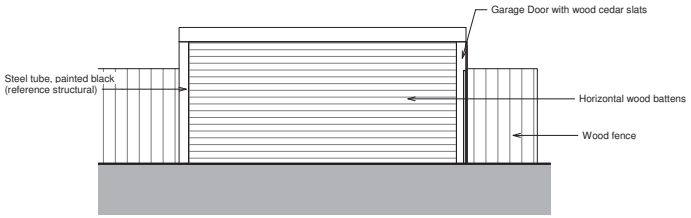
1/8" = 1'-0"



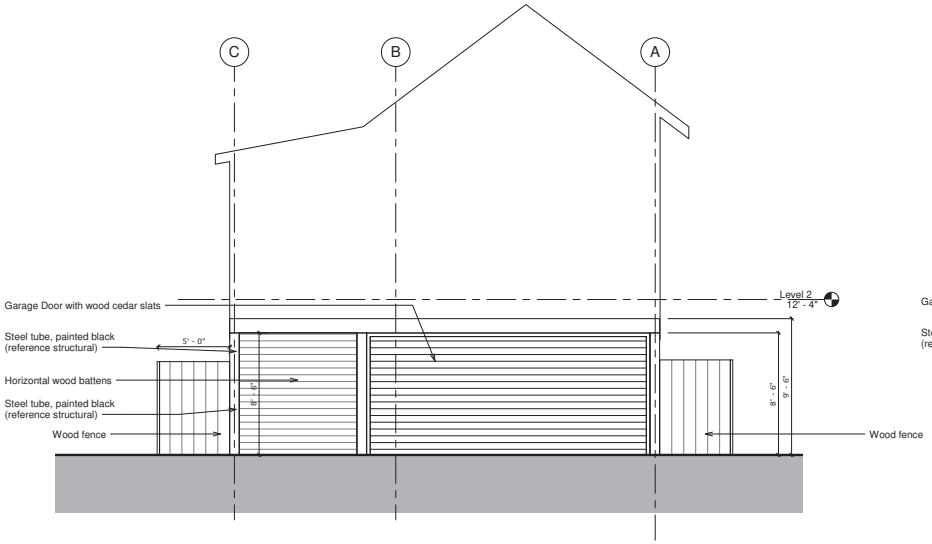
1 Floor Plan - Carport
1/4" = 1'-0"



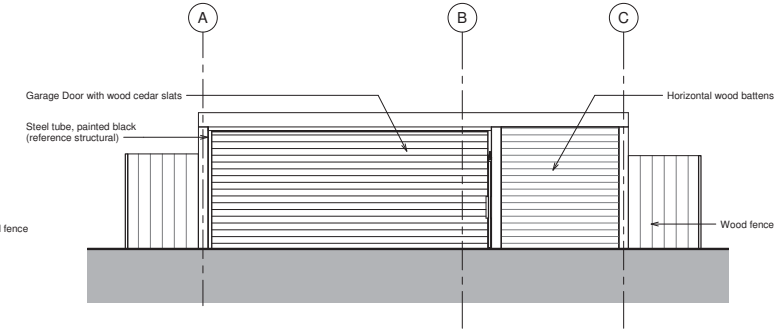
4 North Elevation - Carport
1/4" = 1'-0"



5 South Elevation - Carport
1/4" = 1'-0"



2 East Elevation - Carport
1/4" = 1'-0"

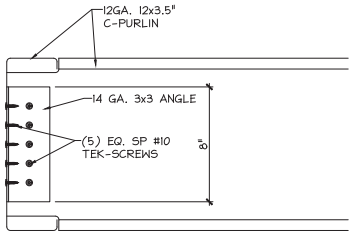


3 West Elevation - Carport
1/4" = 1'-0"

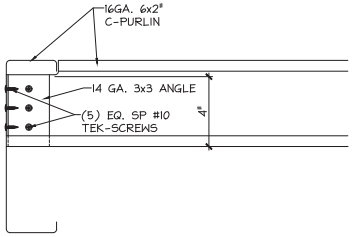
406 N Pine Street
San Antonio, TX
78202

CARPORT
A108

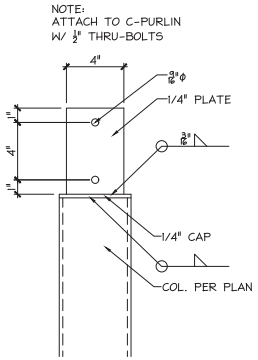
1/4" = 1'-0"



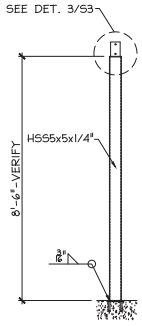
DETAIL 1
C12 TO C12



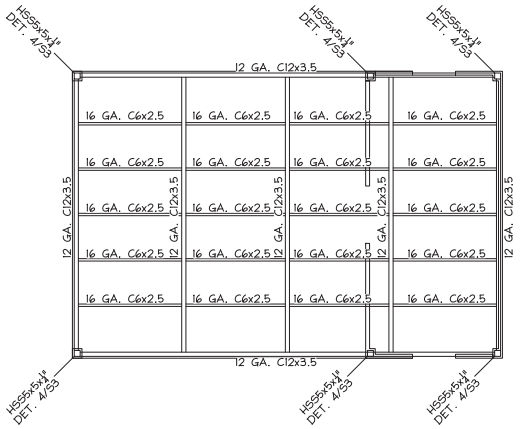
DETAIL 2
C6 TO C12



DETAIL 3



DETAIL 4



CARPORT FRAMING
PLAN
1/4" = 1'-0"

CHESTER L. SPAULDING III
100716
Spaulding Structural Engineering
12227 Huebner, Ste. 106 San Antonio, Texas
Phone 210-451-7756 REG. # F-10775

DEARY RESIDENCE
406 N. PINE STREET
SAN ANTONIO, TEXAS 78202

FRAMING PLAN

DRAWN BY: CP
DATE: 1/11/2020
SCALE: 1/4"= 1'


100 Wheeler Alley
San Antonio, Texas
Google
Street View
E Houston St
N Pine St
E Crockett St
Center St
Gibbs
Google


153 Wheeler Alley
San Antonio, Texas
Google
Street View
Wheeler Alley
912 Daw
E Houston St
E Crockett St
N Pine St
Center St
Google


101 May St
San Antonio, Texas
Google
Street View
912 Daw
E Houston St
N Pine St
E Crockett St
Center St
Google