

HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

HDRC CASE NO: 2021-295
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/PINE 14 LLC
OWNER: David Ericsson/PINE 14 LLC
TYPE OF WORK: Amendment to a previous approval for new construction of two rear accessory structures
APPLICATION RECEIVED: June 18, 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 amend a previously approved design for the construction of two, rear accessory structures at 914 N Pine, located within the Dignowity Hill Historic District.

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 applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design for the construction of two, rear accessory structures at 914 N Pine, located within the Dignowity Hill Historic District.
- b. **PREVIOUS APPROVAL** – The applicant received final approval to construct two, rear accessory structures at 914 N Pine on November 6, 2019. The applicant subsequently received a Certificate of Appropriateness on June 17, 2020, to amend the design regarding materials, massing, roof form, and footprint.
- c. **ACCESSORY STRUCTURES** – The applicant has proposed to amend the rear accessory structures by reducing the proposed footprint of studio 2, by modifying the fenestration profiles for both structures, and to reduce the slope of the proposed shed roofs for both structures. Generally, the previously approved massing and materials will remain the same, with the exception of a corrugated metal roof in place of a previously approved standing

seam metal roof. Staff finds that the applicant should use an alternative roofing material in place of the corrugated metal roofing such as v-crimp metal or standing seam.

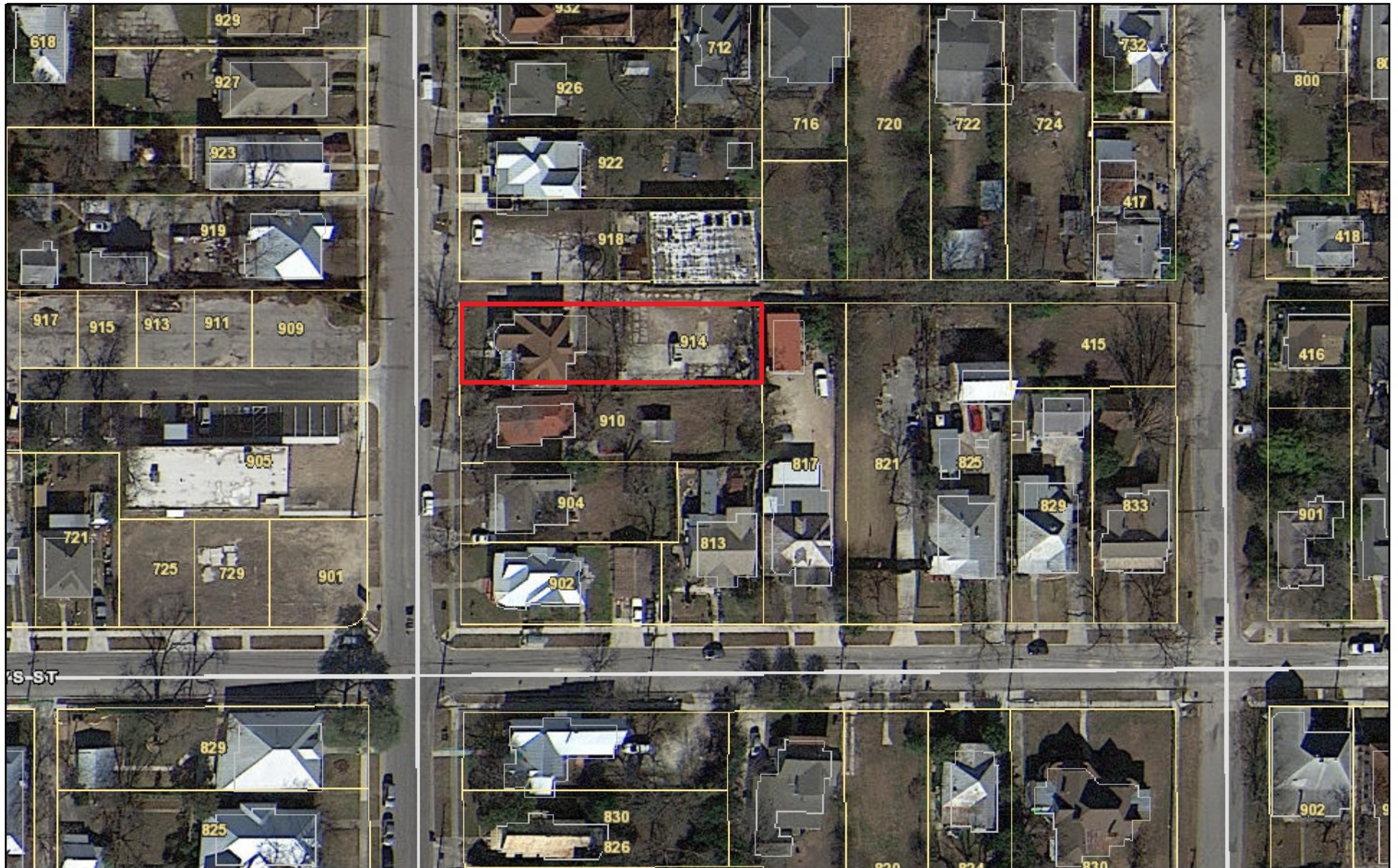
- d. TRASH ENCLOSURE – The applicant has proposed to construct a small trash enclosure to feature materials that are consistent with those proposed throughout the new construction. Staff finds the proposed enclosure to be appropriate.

RECOMMENDATION:

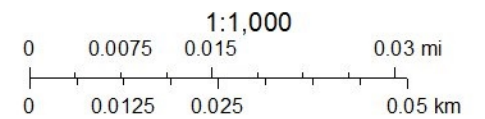
Staff recommends approval as submitted based on findings a through d.

- i. That the applicant use an alternative roofing material in place of the corrugated metal roofing.

City of San Antonio One Stop



July 2, 2021



914 N PINE STREET DESIGN REVISION

DAVID ERICSSON | 2021.06.16

CHANGED ITEMS:

STUDIO 1

FOOTPRINT THE SAME

MATERIALITY THE SAME

ROOF PITCH LOWERED/LOSS OF CLERESTORY

NORTH WINDOW ENLARGED

WEST WINDOW MOVED TO SOUTH FACADE, AND RECESSED

ADDITION OF SMALL GARBAGE CORRALE ON WEST FACADE BEHIND MASONRY

SECONDARY ENTRANCE ON EAST REMOVED

STUDIO 2/WORKSHOP STRUCTURE

OVERALL FOOTPRINT REDUCED

MATERIALITY THE SAME

A NORTH WINDOW WAS ADDED

SOUTH WINDOWS ADDED

MATERIALITY THE SAME

The original plan called for masonry duplex structure with adjacent workshop/carport structure in plaza of recycled pavers, with access via two strip drive in alley easement.

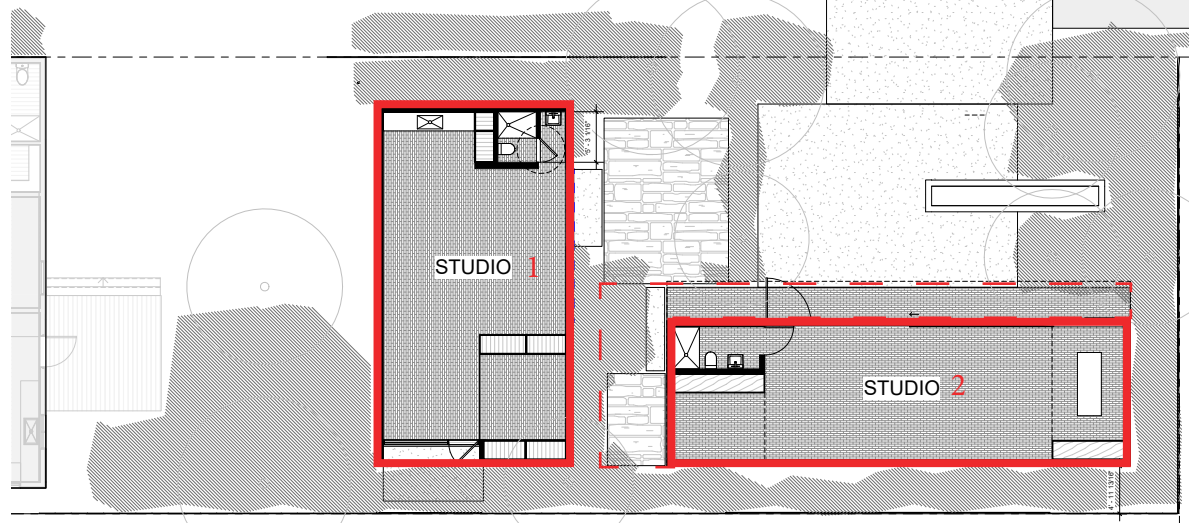
Since the existing structures at 914 N Pine blocks street access to rear parking areas without using un-improved alley, the city has requested I provide off-street parking in existing parking lot at 918 N Pine street in order to permit rear structures at 914 N Pine Street. In order to use the alley to access rear parking in future (once 918 n pine street front building is permitted), I must either purchase the alley from city (gaining approval from all neighbors), or move through commercial site plan process which may run into issues with fire access since existing structures at 918 N Pine and 914 N Pine are built up to existing property line.

In order to move forward with structures at 914, parking will be provided in existing parking lot at 918. The previously approved duplex masonry structure was value engineered into a single unit structure, with roof-line lowered, losing mezzanine level. To gain back lost unit, previously approved carport and workshop structure was shortened by 6', and workshop volume was modified to house additional studio.

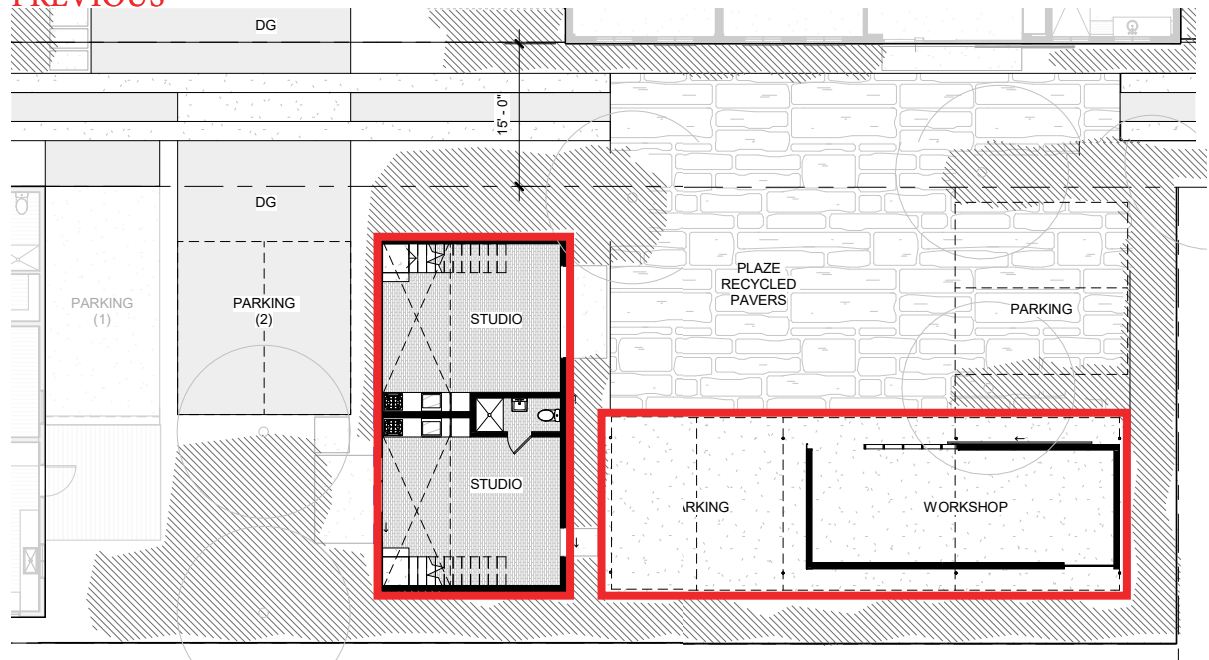
Plaza of recycle pavers modified slightly to incorporate existing concrete slabs, and has more leave-outs for vegetation.

PROPOSED

FOOTPRINT 1: UNCHANGED
FOOTPRINT 2: REDUCED



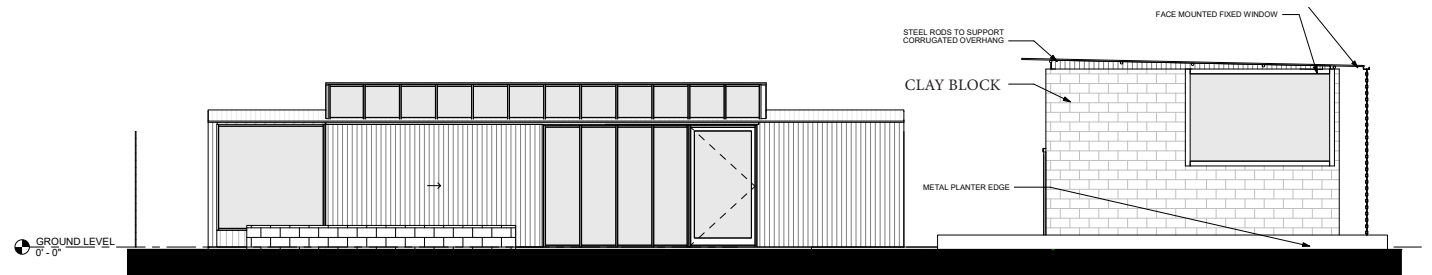
PREVIOUS



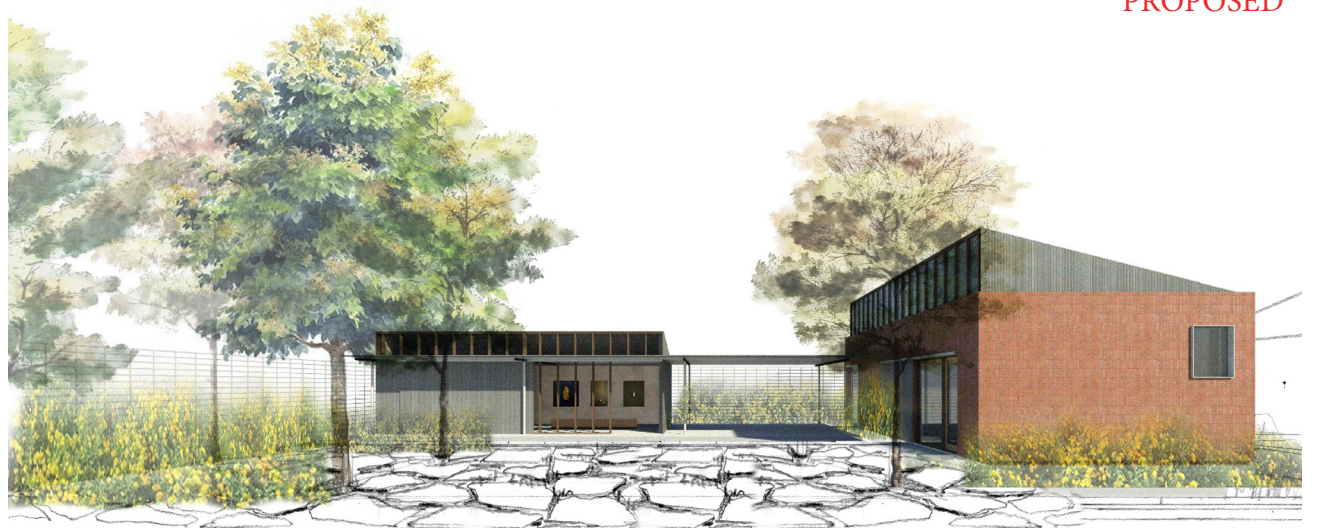


STUDIO ELEVATIONS NORTH

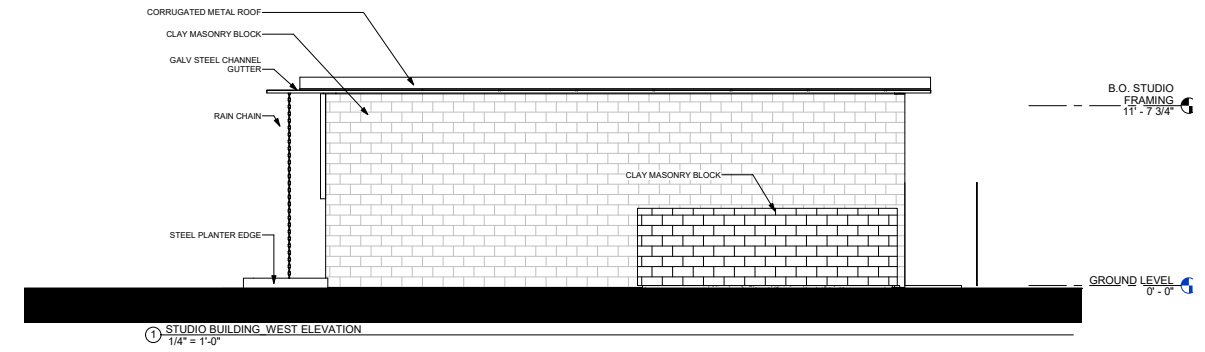
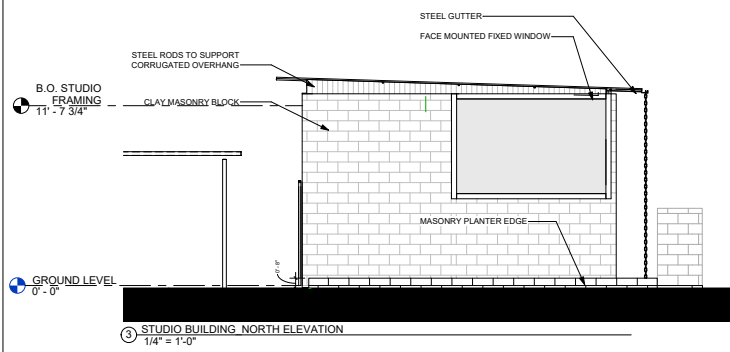
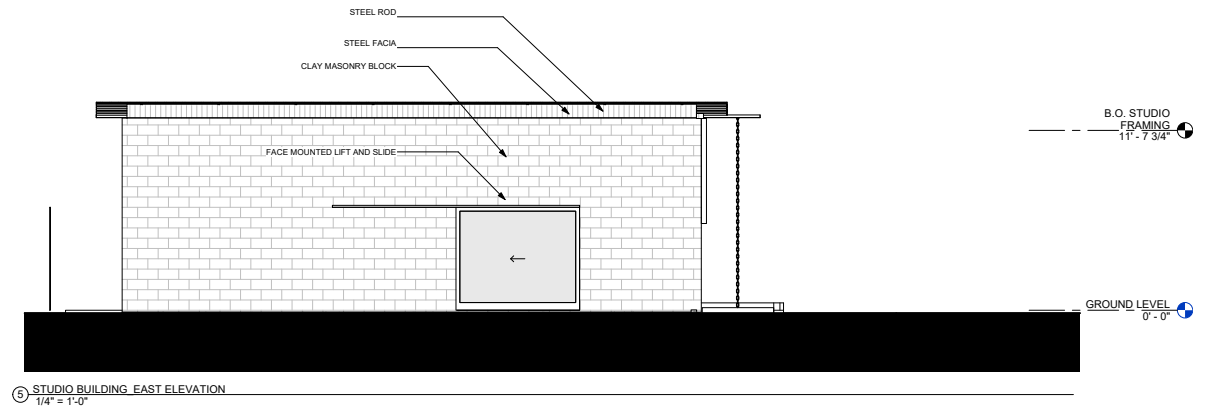
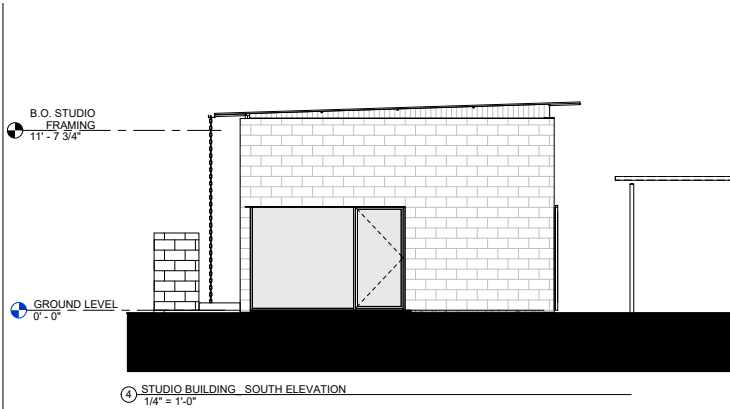
Approved duplex masonry structure roof-line lowered, losing mezzanine level, going to a one unit studio structure. Carport and workshop structure shortened by 6', housing additional studio that was lost in the revised masonry structure.



PROPOSED



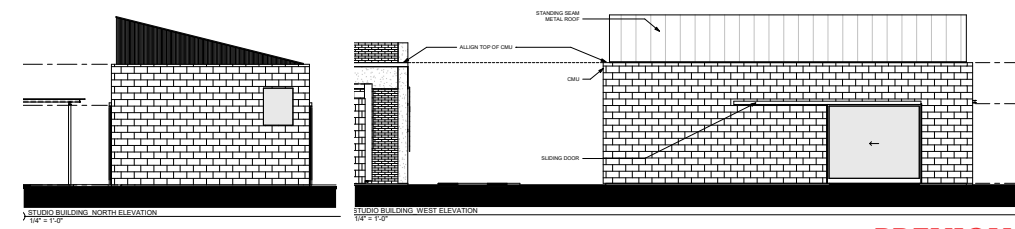
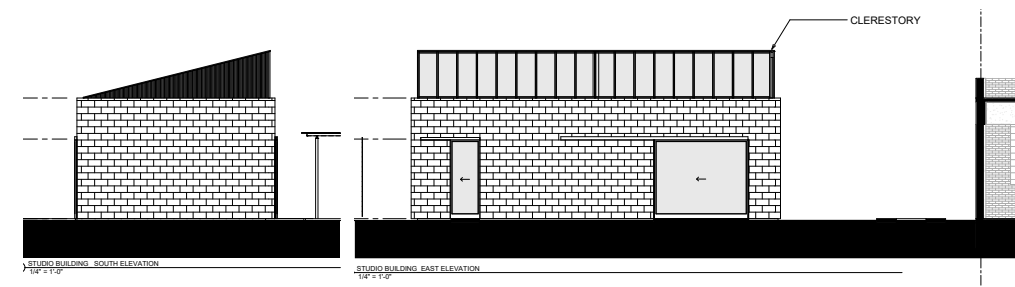
PREVIOUS



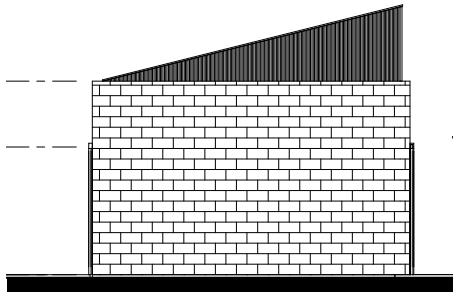
PROPOSED

STUDIO 1 ELEVATIONS

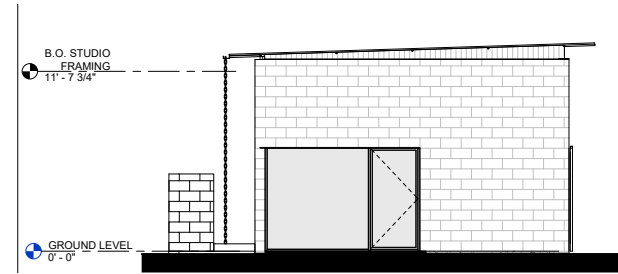
Approved duplex masonry structure roof-line lowered, losing mezzanine level, going to a one unit studio structure. North window made larger, with west window being moved to south elevation for better daylighting.



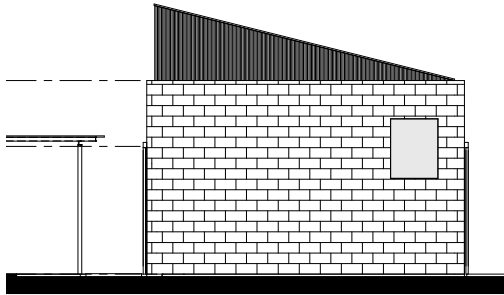
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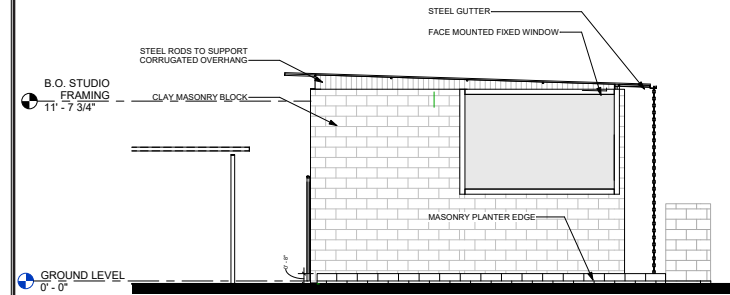
PREVIOUS: SOUTH



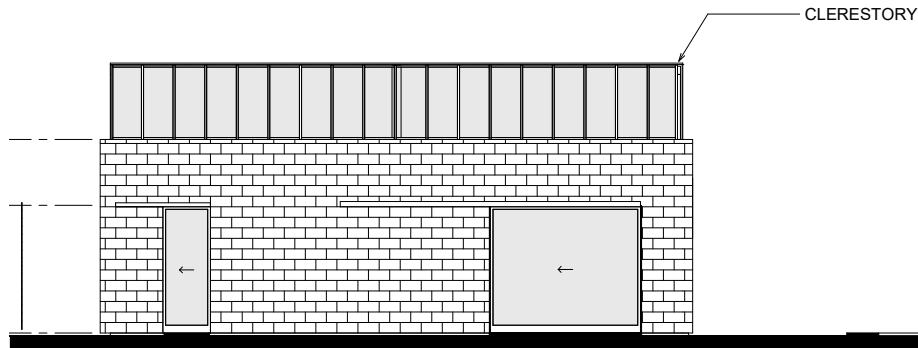
PROPOSED: SOUTH



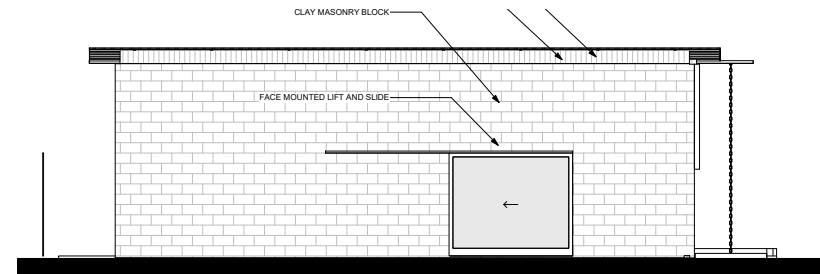
PREVIOUS: NORTH



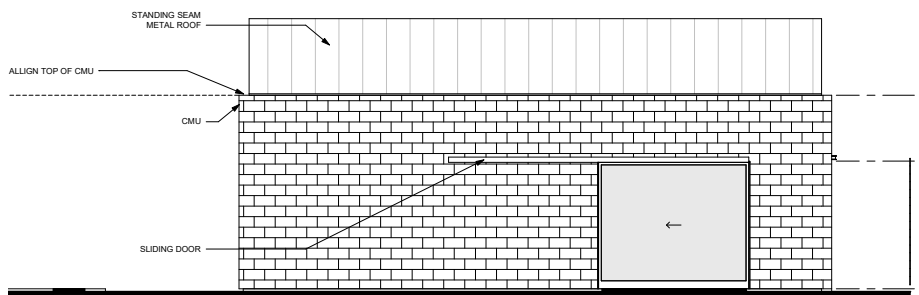
PROPOSED: NORTH



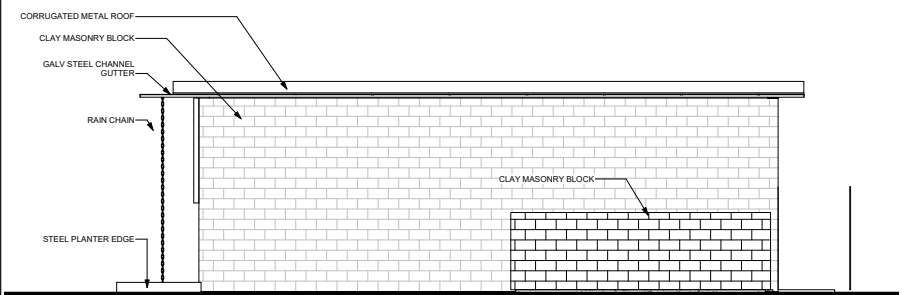
PREVIOUS: EAST



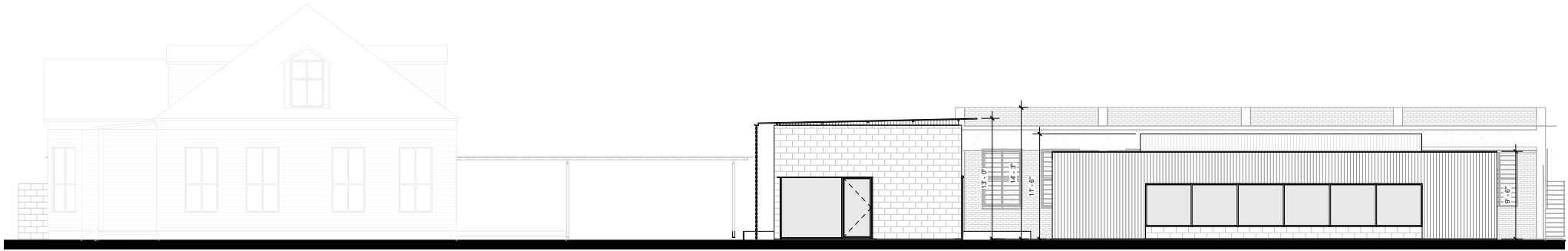
PROPOSED: EAST



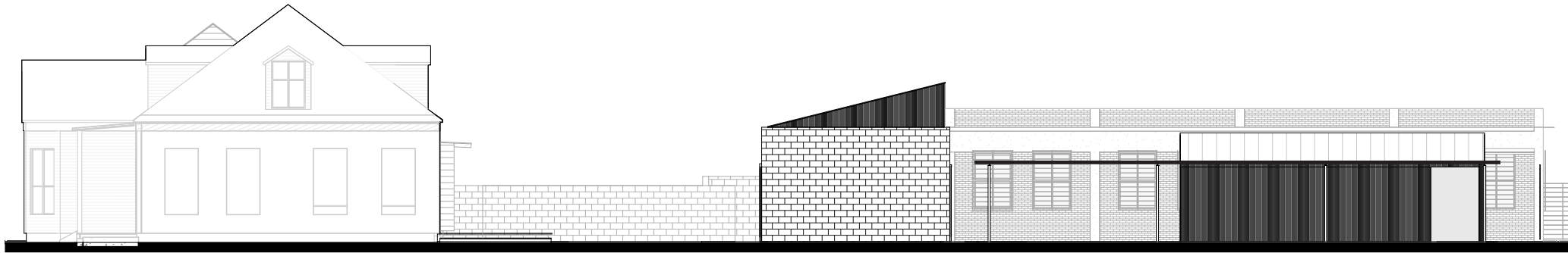
PREVIOUS: WEST



PROPOSED: WEST



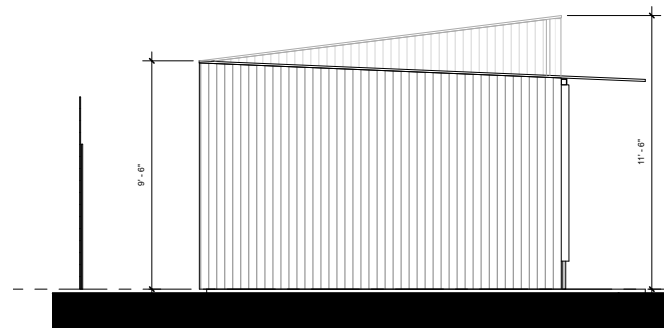
PROPOSED



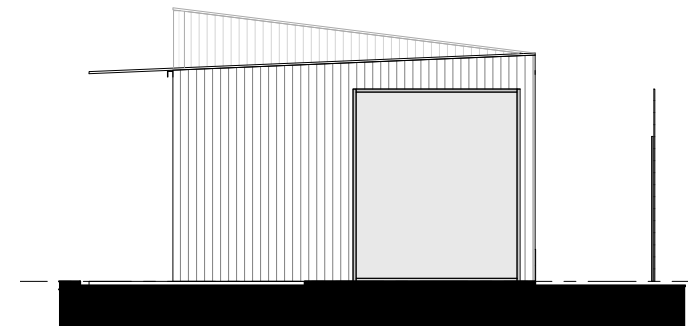
PREVIOUS

STUDIO 2 ELEVATIONS SOUTH/EAST/WEST

Previously approved workshop structure now studio 2, simple east/west elevations were not previously elevated in approved scheme, but clerestory was maintained, along with roof overhangs of previously approved structure.



⑥ STUDIO 2 EAST ELEVATION
1/4" = 1'-0"



⑦ STUDIO 2 WEST ELEVATION
1/4" = 1'-0"

PROPOSED

PREVIOUS

