

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-509
ADDRESS: 911 N PINE ST
LEGAL DESCRIPTION: NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 25
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Llyas Salahud-din
OWNER: SA URBAN HOMES LLC
TYPE OF WORK: Addition of staircase, amendment to previously approved carport, extension of previously approved deck
APPLICATION RECEIVED: September 28, 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 modify the previously approved deck and carport design at 911 N Pine, new construction located within the Dignowity Hill Historic District. Within this request, the applicant has proposed the following items:

1. Extend the previously approved ground level deck by approximately eleven (11) feet to the east.
2. Construct a second level deck onto the east (side elevation) to feature a spiral staircase and covered parking. This structure will double as a carport.
3. Install a door in a previously approved window openings on the right elevation.

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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to modify the previously approved deck and carport design at 911 N Pine, new construction located within the Dignowity Hill Historic District. The new construction at 911 – 917 N Pine was approved by the Historic and Design Review Commission on August 19, 2020. The previously approved carports were approved as a separate request on April 21, 2021.
- b. **REAR DECK** – The applicant has proposed to extend the previously approved ground level deck by approximately eleven (11) feet to the east. Generally, staff finds this request to be appropriate.

- c. **SECOND LEVEL DECK/CARPORT (Massing)** – The applicant has proposed to construct a second level deck onto the east (side elevation) to feature a spiral staircase and covered parking. This structure will double as a carport. 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 applicant has proposed both a footprint and an overall height that is subordinate to that of the primary structure and is consistent with the Guidelines. As noted in finding a, the Historic and Design Review Commission approved the construction of a detached carport. The previously approved carport featured a similar footprint with a shorter height. The previously approved carport was completed detached from the new construction, but featured a consistent setback to the side and rear property lines. Staff finds that the proposed carport should be detached from the primary structure.
- 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 structure to feature metal tubing, a standing seam metal roof and a rear wall constructed of 2x4 members. The applicant has proposed for the structure to feature a shed roof. 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 carport structures to be sited consistently with the Guidelines.
- f. **WINDOW MODIFICATION** – The applicant has proposed to install a wood door where a window was previously approved. Generally, staff finds the proposed modification to be appropriate.

RECOMMENDATION:

- 1. Staff recommends approval of item #1, the extension of the existing deck as submitted, based on finding b.
- 2. Staff recommends approval of item #2, the construction of a second level deck and carport, based on findings c and d with the following stipulations:
 - i. That proposed standing seam metal roof should feature smooth 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.
- 3. Staff recommends approval of item #3, the replacement of a window with a wood door, based on finding f.

City of San Antonio One Stop



October 14, 2021

CoSA Addresses

● Community Service Centers

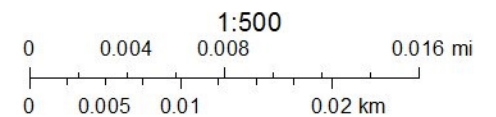


Pre-K Sites



CoSA Parcels

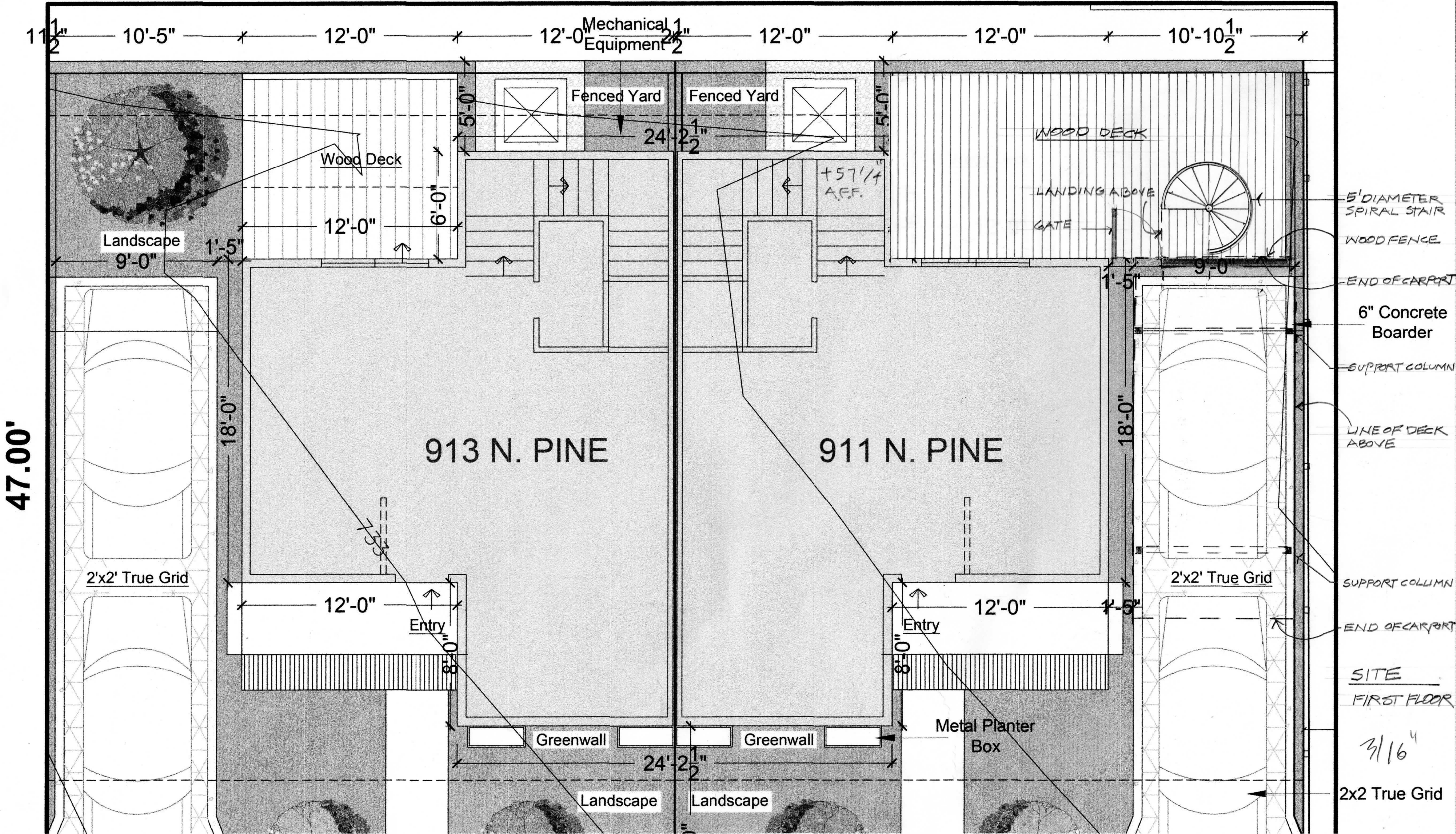
BCAD Parcels

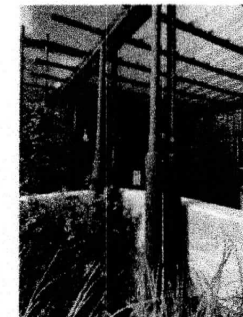
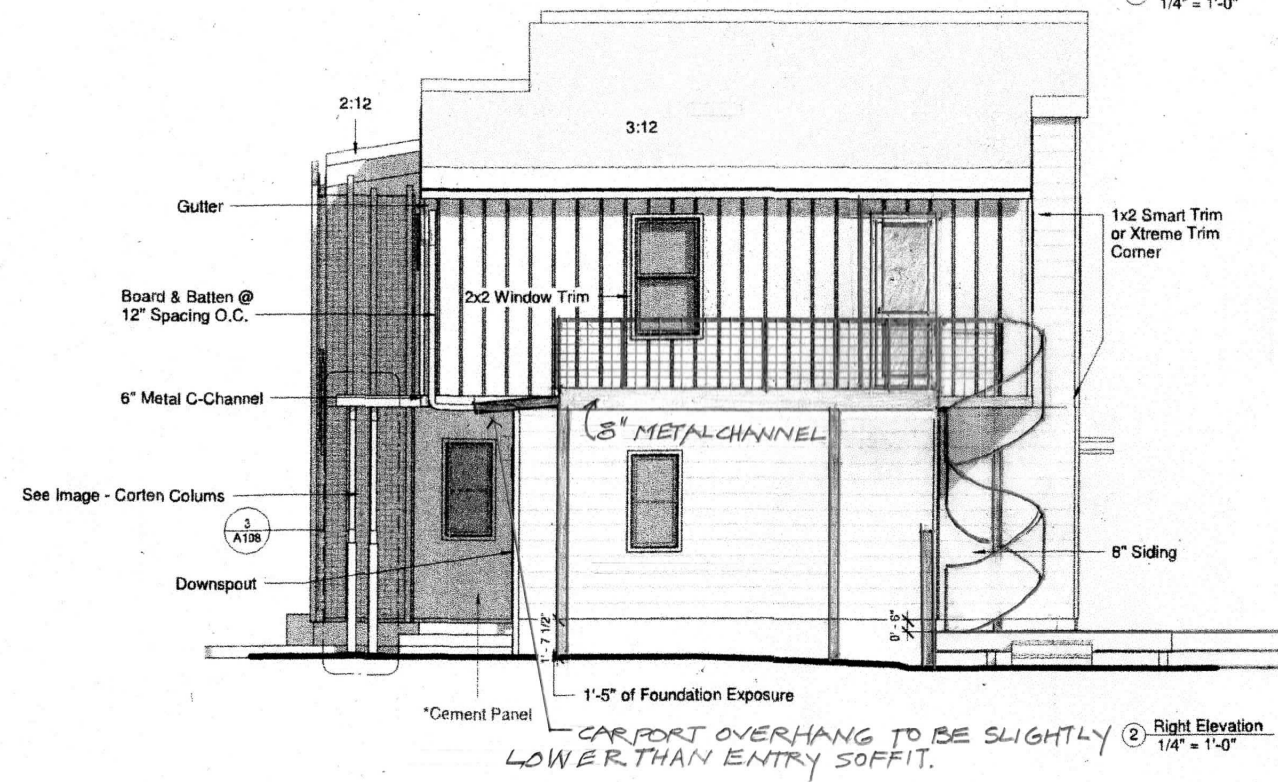
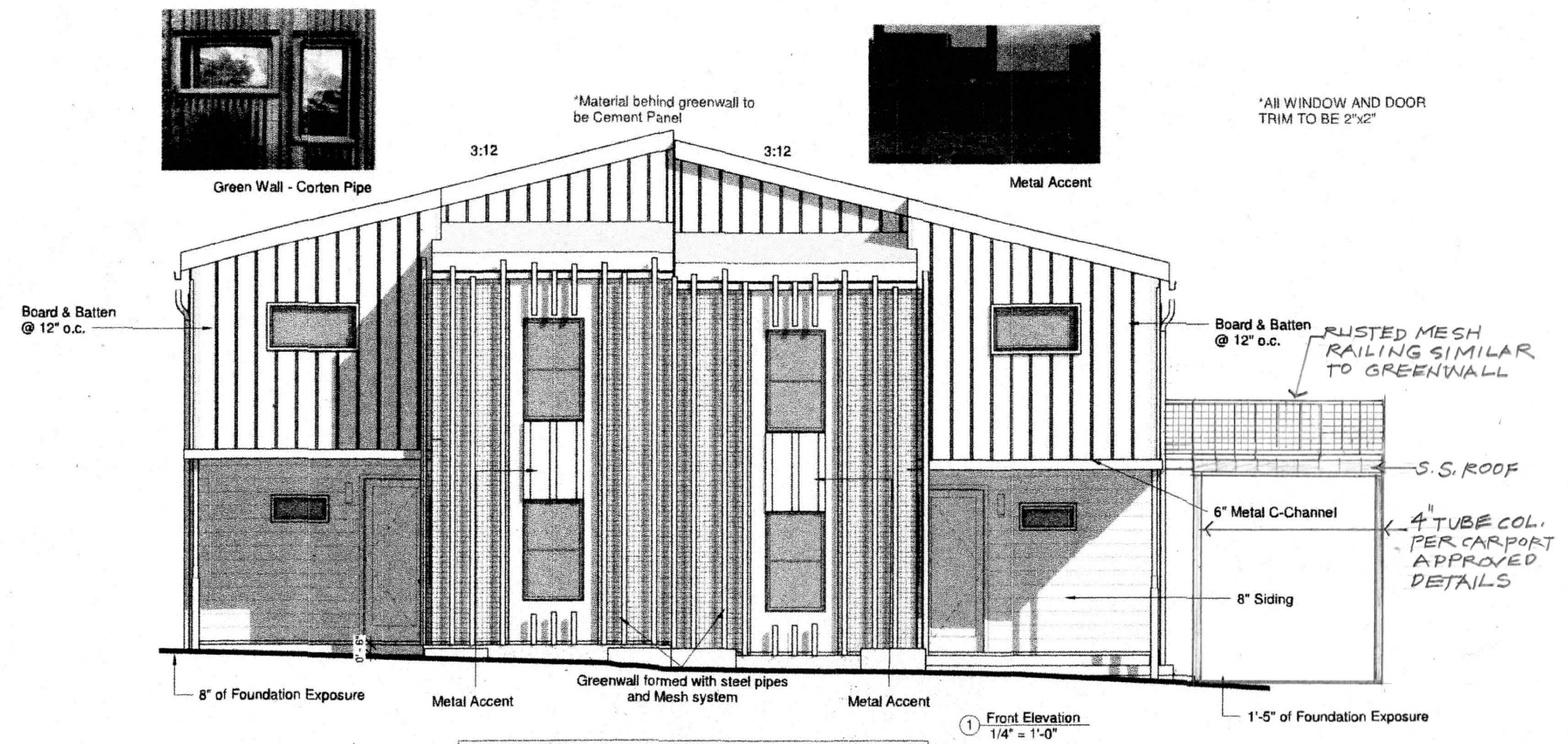


Building Information
Studios: 4 (Office/Studio/Living)
Stories: 2
Studio/Living Sq. Ft. 1,228/Unit

35.00'

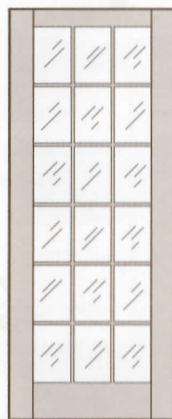
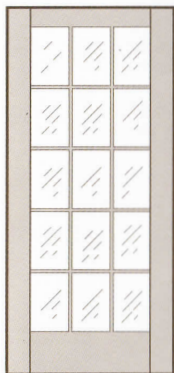
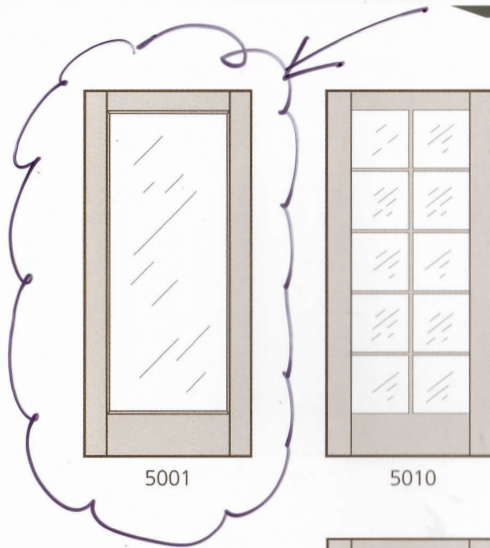
35.00'





Column Detail to be Used for Entry

HEMLOCK PREMIUM FRENCH DOORS



SIDELIGHTS



Premium doors and sidelights are available with clear insulated glass only, unless otherwise noted.

HEMLOCK is a type of wood that features a fine-textured, straight-grained appearance. Hemlock's light, even color takes stain beautifully and will not darken over time. The wood is also free of pitch and is not likely to splinter.

Hemlock





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In case of discrepancies or omissions in the drawings, specifications, or if in doubt as to their meaning, the owner should be notified before any work is started.

This drawing makes no assertion to suitability or engineering.

REVISIONS
CHANGE
D.2 SET 09/25/20

DATE 09/25/20
DRAWN BY KR

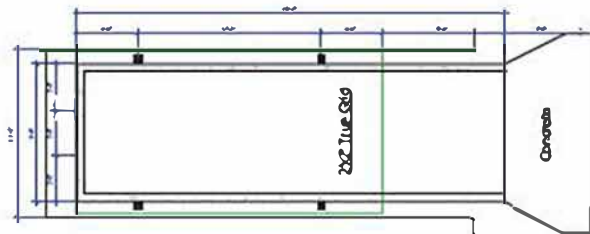
DRAWING TITLE

SITE PLAN BUILDING 1

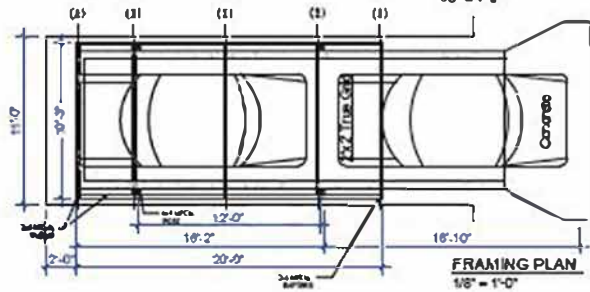
SHEET NO. _____

S-2

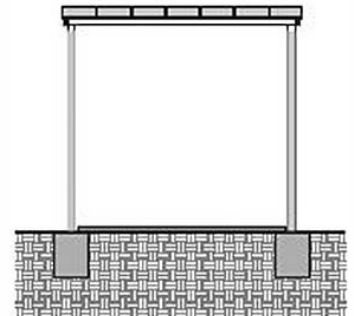
20' Common Drive & UE Existing



FLATWORK PLAN
1/8" = 1'-0"

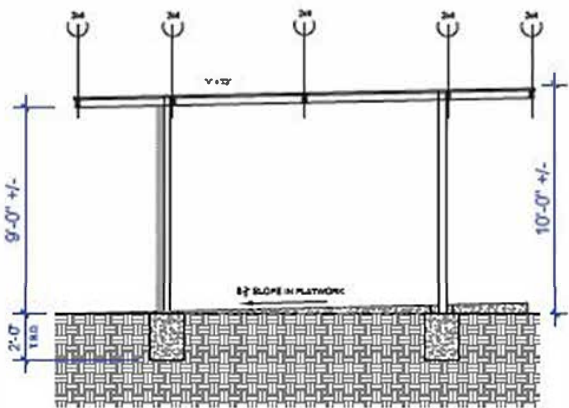


FRAMING PLAN
1/8" = 1'-0"

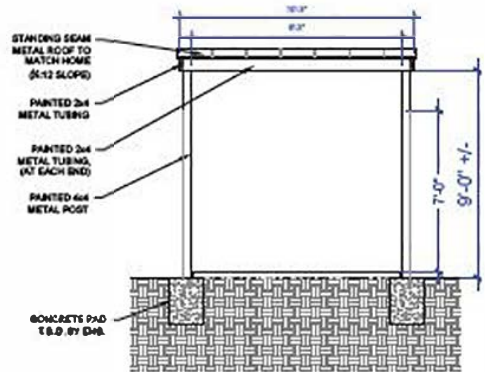


MKT ELEVATION

PREVIOUSLY APPROVED DOCUMENTS



SIDE ELEVATION



FRONT ELEVATION