

HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 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: October 26, 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. Since the original HDRC review of this case, the applicant has reduced the overall size of the 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. PREVIOUS REVIEW/DESIGN REVIEW COMMITTEE – This request was reviewed by the Historic and Design Review Commission at the October 20, 2021, HDRC hearing. At that hearing, the request was referred to the Design Review Committee. The DRC reviewed this request on October 26, 2021. At that meeting, DRC members gave general feedback on the design and offered recommendations as to improvements on the submitted design.
- c. 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.
- d. 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. Since the original application, the applicant has reduced the overall scale of the proposed carport and deck. Staff finds this reduction to be appropriate.
- e. 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 construction consistent with the previous approval, metal mesh railing and wood decking. Generally, staff finds the proposed design and materials to be appropriate.
- f. 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.
- g. 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:

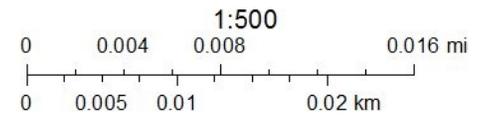
Staff recommends approval as submitted based on findings c through g.

City of San Antonio One Stop



October 14, 2021

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: October 26, 2021

HDRC Case #: 2021-509

Address: 911 N Pine

Meeting Location: Webex

APPLICANT: Llyas Salahud-din

DRC Members present: Jeff Fetzer, Monica Savino

Staff Present: Edward Hall, Hannah Leighner

Others present:

REQUEST: Construction of a side carport/balcony, ground level deck and spiral staircase

COMMENTS/CONCERNS:

MS: Primary concern was regarding the ground level deck.

MS: Consider moving the staircase closer to the rear corner of the house.

MS: Study how to relocate the stair without constructing the second level deck.

JF: Return to the Commission on the 17th.

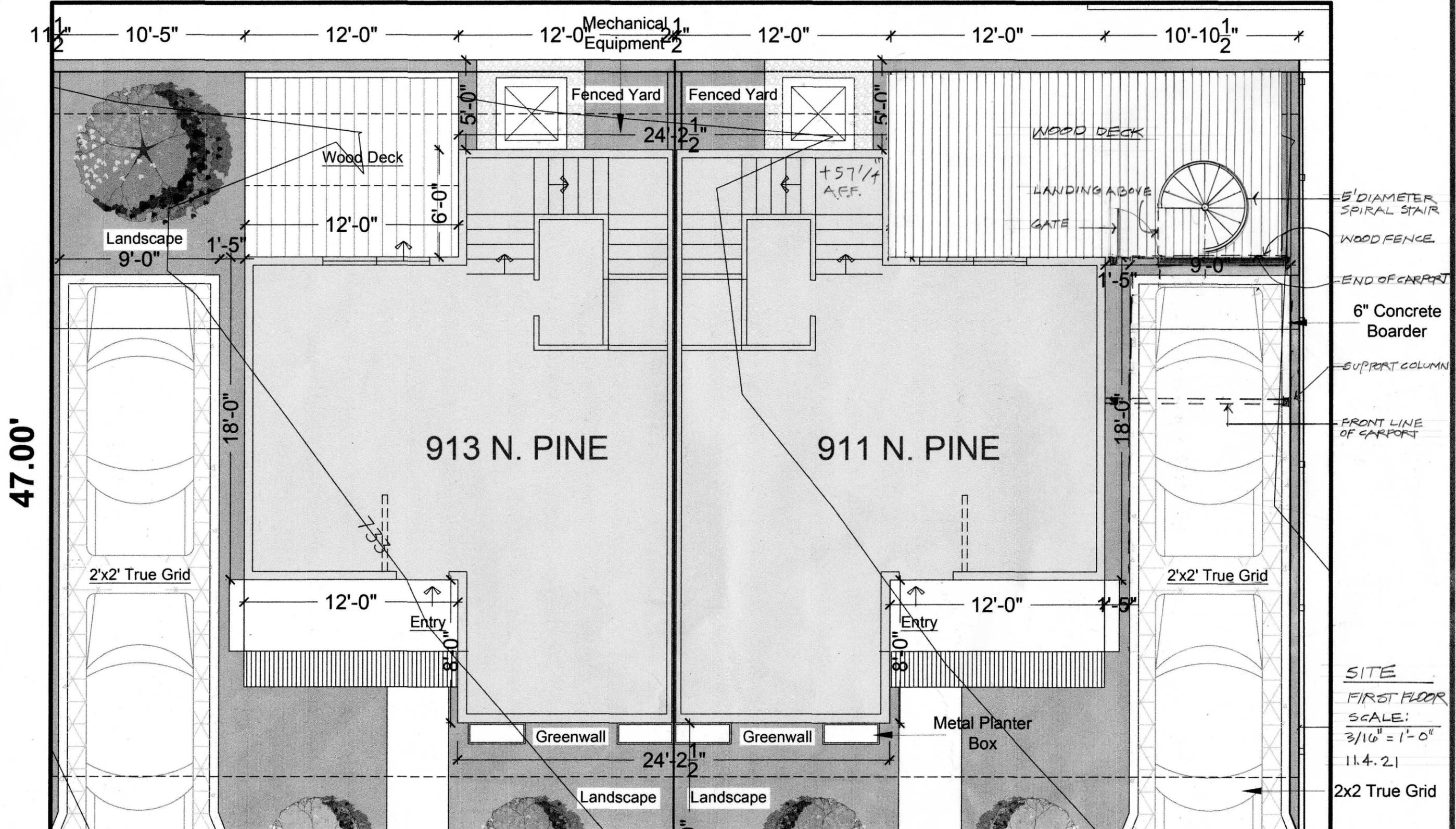
JF: Generally okay with location of stair and deck where located.

OVERALL COMMENTS:

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

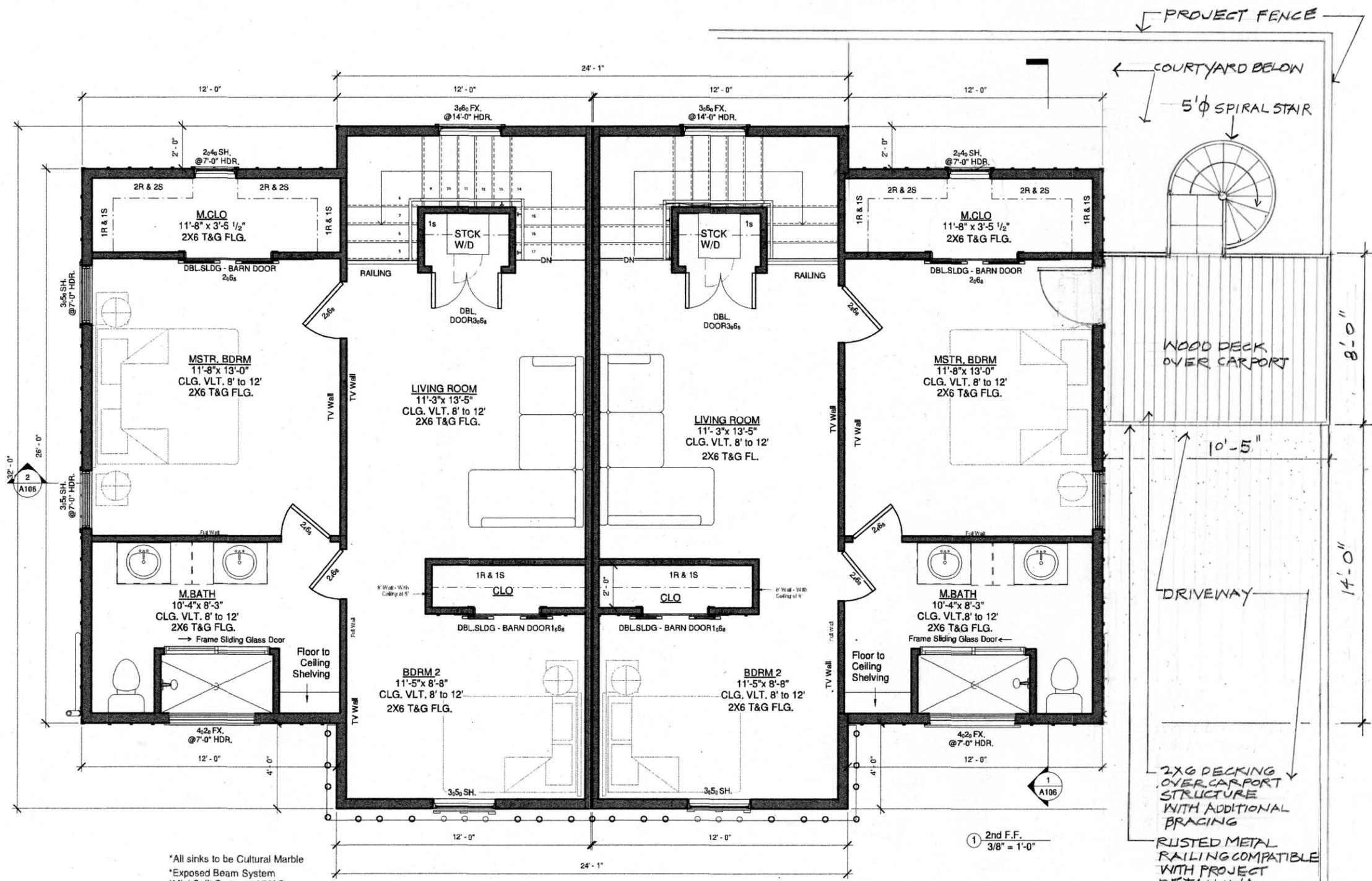
35.00'

35.00'



- 5' DIAMETER SPIRAL STAIR
- WOOD FENCE
- END OF CARPORT
- 6" Concrete Boarder
- SUPPORT COLUMN
- FRONT LINE OF CARPORT

SITE
FIRST FLOOR
SCALE:
 3/16" = 1'-0"
 11.4.21
 2x2 True Grid



*All sinks to be Cultural Marble
 *Exposed Beam System
 *Mini Split System - HVAC
 *All dimensions are framing dimensions not including ext. material
 *All Interior Walls to be 8' High except for bathrooms and washer/dryer room

① 2nd F.F.
 3/8" = 1'-0"

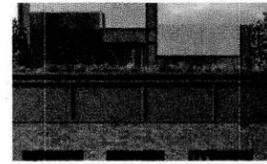
SECOND FLOOR
 SCALE: 3/16"

11.4.21

2X6 DECKING OVER CARPORT STRUCTURE WITH ADDITIONAL BRACING
 RUSTED METAL RAILING COMPATIBLE WITH PROJECT DETAILING



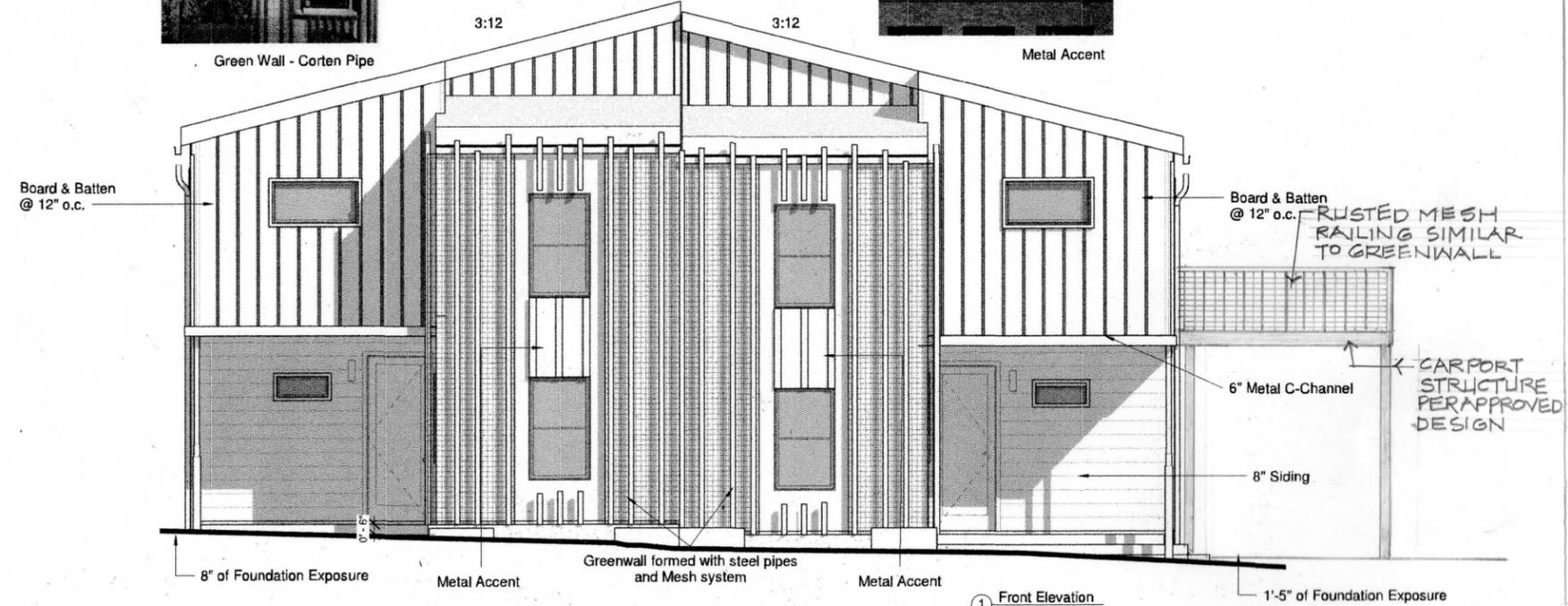
Green Wall - Corten Pipe



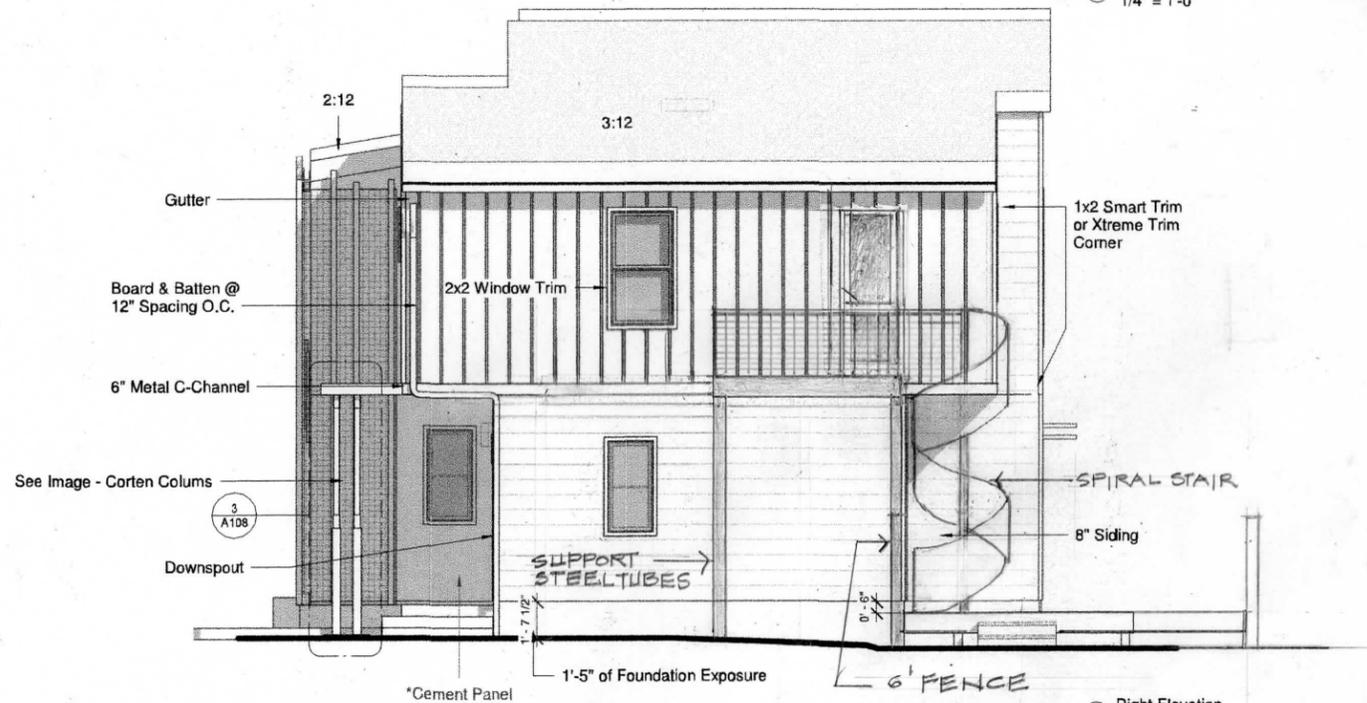
Metal Accent

*Material behind greenwall to be Cement Panel

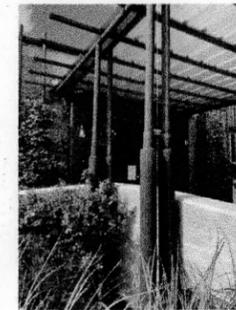
*All WINDOW AND DOOR TRIM TO BE 2"x2"



① Front Elevation
1/4" = 1'-0"



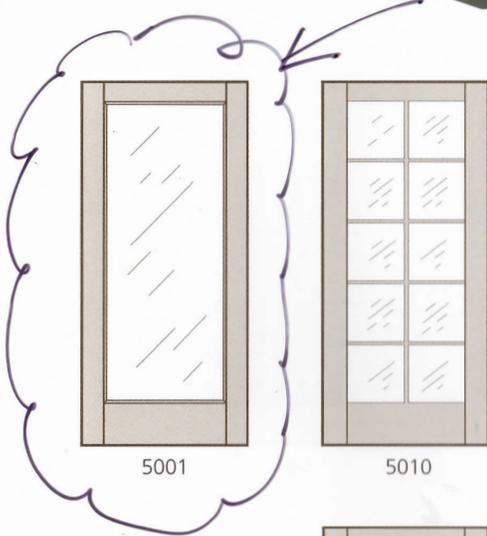
② Right Elevation
1/4" = 1'-0"
1/8" = 1'-0"



Column Detail to be Used for Entry

11.4.21

HEMLOCK PREMIUM FRENCH DOORS

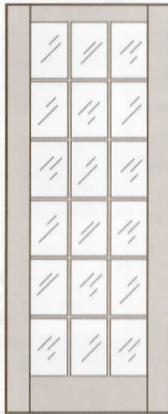


5001

5010



5015



8'0" 5018

SIDELIGHTS



5001SL
(clear or
Low-E
insulated
glass)



5005SL

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.

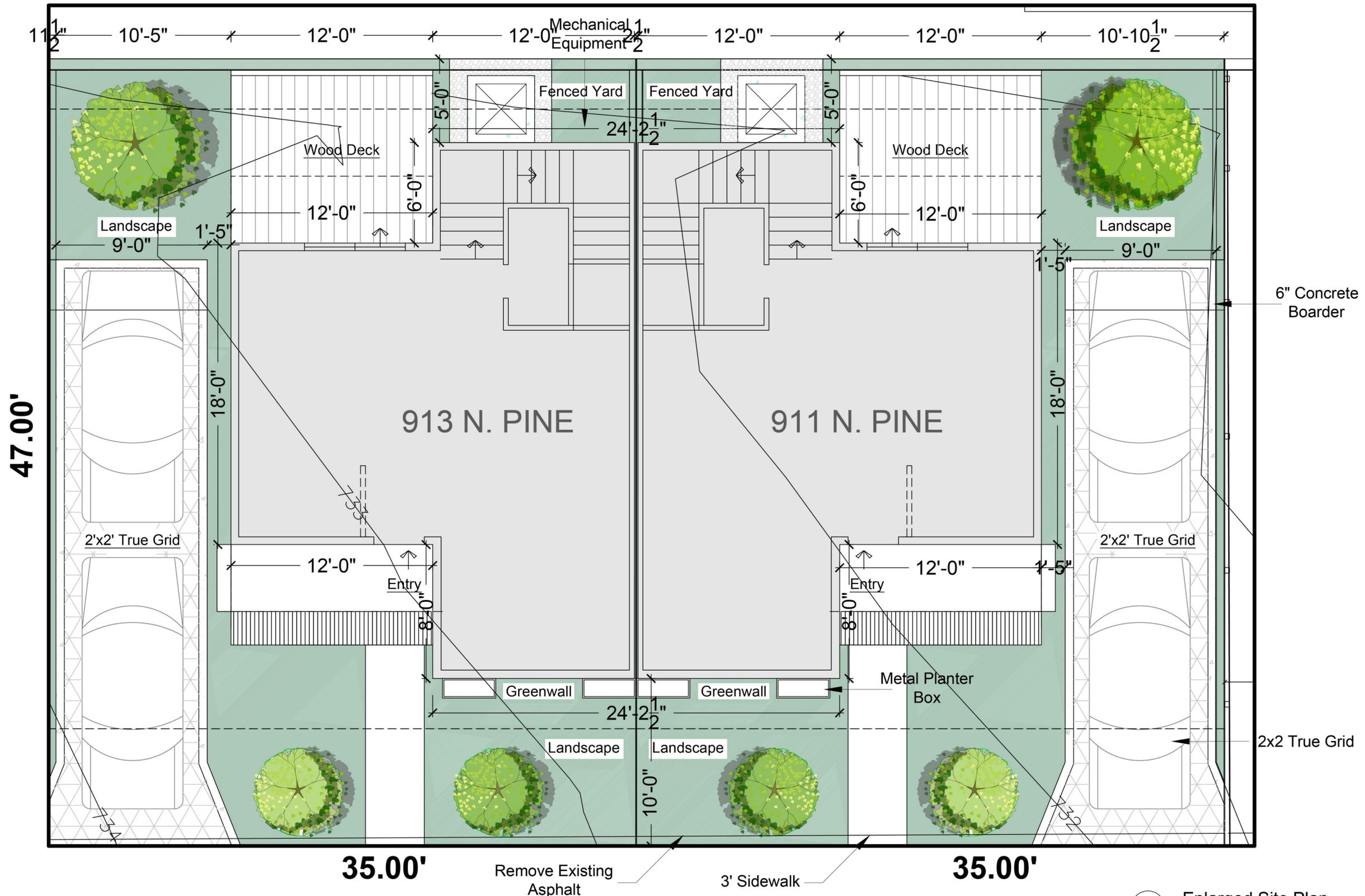
Hemlock



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

35.00'

35.00'



20' Common Drive & UE Existing

PS Enlarged Site Plan
1/4" = 1'-0"

PINE ST. STUDIOS

911-917 N. PINE STREET

09/25/20 D.D.2 SET

This plan may not be reproduced or reused without the written consent of Terramark Urban Homes. Documents created by Terramark show design intent only, and all aspects shall be verified by the builder or user before any construction begins. 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.D.2 SET	09/25/20

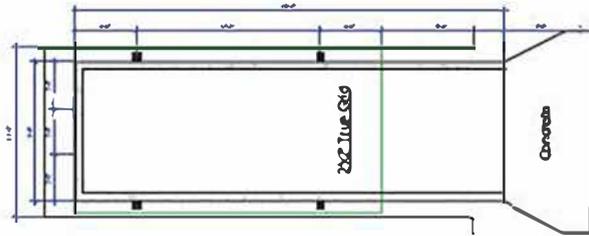
DATE	09/25/20
DRAWN BY	KR

DRAWING TITLE

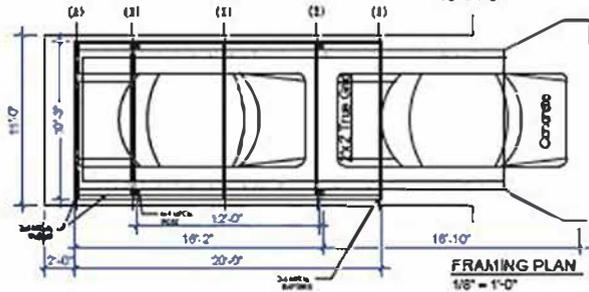
**SITE PLAN
BUILDING 1**

SHEET NO.

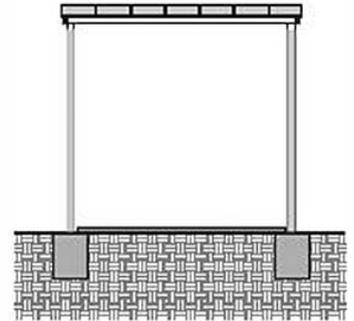
S-2



FLATWORK PLAN
1/8" = 7'-0"

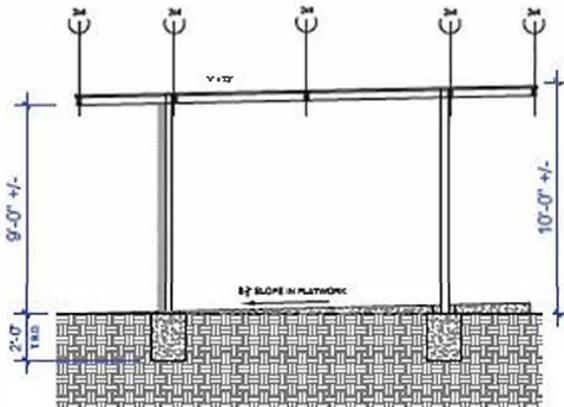


FRAMING PLAN
1/8" = 1'-0"

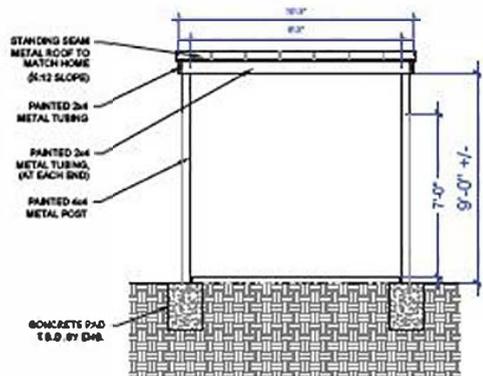


MKT ELEVATION

PREVIOUSLY APPROVED DOCUMENTS



SIDE ELEVATION



FRONT ELEVATION

7:28

LTE 

< 207



Nick >



Nick, this is Llyas

Hi Nick...I ran into Kemi as I was about to leave. She is ok with it

That's great! So go ahead and tell them you have approval from us let me know if you need me to submit anything

Sounds good. Can you send me an email and copy the city. My email: LLyas@txea.org other email: Edward.Hall@sanantoniogov

Yesterday 5:12 PM



iMessage





Nick >



Hi Nick, I was curious if you had a chance to read my email, and view my attachment? I have a follow up meeting with the Historical Board on Tuesday and wanted to submit your approval sometime tomorrow. Thanks, and I am 100% free to answer more questions.

Today 8:10 AM

Hey Llyas no problem! I did review everything and I'm okay with the current design as long as the porch remains on the east side of 911



iMessage



3

free to answer more questions.

Today 8:10 AM

Hey Llyas no problem! I did review everything and I'm okay with the current design as long as the porch remains on the east side of 911

Thanks, Nick! Sounds good. Would you mind replying all to the email and just say that you approve? Thanks!

Delivered

Yes I'm on it!

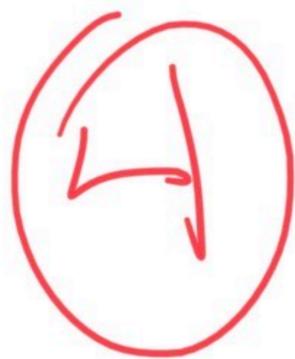


iMessage





2 People >



correspondence with you to the City before next Tuesday. Would it be possible to share with me your emails? Thank you in advance!

Nick Spiket (Neighbor)



Nespyker@gmail.com

Thanks, Nick.

Kemi (neighbor)



Hello, my email address is Akinsanya.kemi@gmail.com

Thank you, Kemi!

Saturday 12:25 PM



iMessage



5



911 Pine Street Drawings (Request for approval) Inbox



me Oct 23

Hello Nick and Kemi, It was so nice to meet both of you last week. As promised, I wanted to share t...



Nick 8:34 AM

to me, akinsanya.kemi



I approve Approve as long as deck faces pine street!

> On Oct 23, 2021, at 10:51 AM, Llyas Salahud-din <Llyas@txea.org> wrote:

>

> Hello Nick and Kemi,

...

> <HDRC SUBMITTAL INFO. 10.11.21.pdf>

Yes, I approve.

I approve!

I disagree.

Reply

Reply all

Forward



911 Pine Street Drawings (Request for approval)



me Oct 23

Hello Nick and Kemi, It was so nice to meet both of you last week. As promised, I wanted to share t...



Nick 8:34 AM

I approve Approve as long as deck faces pine street! > On Oct 23, 2021, at 10:51 AM, Llyas Salahud...



Adekemi Akinsanya 7:40 PM
to me ▾



Hello Llyas,

I am ok with it as long as you have the privacy contingent as discussed, thank you

Kemi A

Sent from my iPhone

> On Oct 23, 2021, at 10:51 AM, Llyas Salahud-din <Llyas@txea.org> wrote:

>
> Hello Nick and Kemi,

...

> <HDRC SUBMITTAL INFO. 10.11.21.pdf>

Yes, I approve.

Thank you!

I don't agree.

← Reply

→ Forward

