

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2023

HDRC CASE NO: 2023-103
ADDRESS: 918 N PINE ST
LEGAL DESCRIPTION: NCB 1653 BLK A LOT 4 AT 918 PINE N
ZONING: R-5 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: David Ericsson/Pine Bureau
OWNER: David Ericsson/Pine Bureau
TYPE OF WORK: Construction of a carport, construction of a site wall, landscaping
APPLICATION RECEIVED: March 17, 2023
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. Construct a steel carport structure to feature an overall length of 56' – 0", an overall depth of approximately 20' – 0" and an overall height of 8' – 7".
2. Construct a 6' – 0" wall parallel to N Pine Street to screen the proposed parking from view from the right of way.
3. Install a landscaping garden to screen and provide a buffer to both the proposed wall and steel carport.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. Preserve*—Retain historic fences and walls.
- ii. Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.
- vi. Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel*—Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

- i. Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
- ii. Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

FINDINGS:

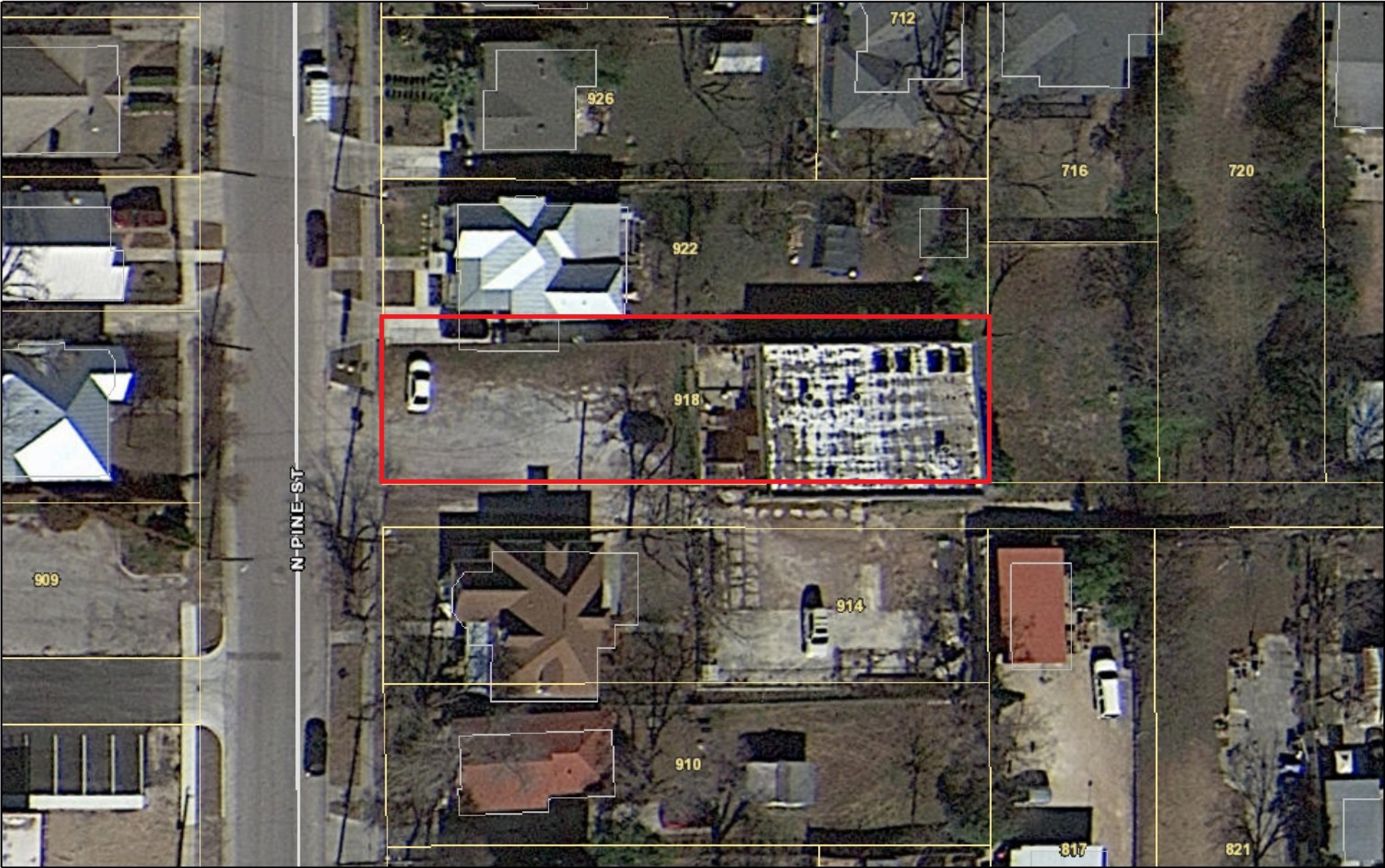
- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a steel carport and solid wall and to perform landscaping modifications on the lot at 918 N Pine, located within the Dignowity Hill Historic District.
- b. EXISTING LOT CONDITION – The lot at 918 N Pine currently features a rear industrial structure with no primary historic structure addressing N Pine. The construction of a single-family residential structure was approved at this location on November 11, 2019.
- c. CONCEPTUAL APPROVAL – The Historic and Design Review Commission conceptually approved the construction of a carport structure, solid wall and landscaping bed at the February 15, 2023, Historic and Design Review Commission hearing with the stipulation that the applicant attend a Design Review Committee meeting with an amended design. Since that time, the applicant has reduced the footprint of the proposed carport structure, has amended the carport structure's roof pitch, has clad the previously exposed CMU wall with stucco and has proposed other minor modifications to the previously approved design.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on March 21, 2023, where committee members recommended both modifications to the proposed carport structure and wall.
- e. CARPORT (Massing & Form) – The applicant has proposed to construct a steel carport structure to feature an overall length of 56' – 0", an overall depth of approximately 20' – 0" and an overall height of 8' – 7". The proposed carport will be location in a position that would occupy space former occupied by a historic structure. The Guidelines for New Construction 5. Notes that new garages and outbuildings should be designed to be visually subordinate to the primary historic structure on the lot, should be no larger in plan than 40 percent of the primary historic structure's footprint, should relate to the period of construction of the primary historic building on the lot, should be located consistently with the predominant garage and outbuilding orientation on the lot, and should follow the historic setback pattern of the block. Generally, staff finds the increased setback to be appropriate and finds the overall construction of the carport to be appropriate.
- f. WALL – The applicant has proposed to construct a solid wall that is to run parallel to N Pine Street to screen the proposed parking from view from the right of way. The applicant has proposed for the wall to feature six (6) feet in height. The Guidelines for Site Elements 2.B.i. notes that new fences and walls should appear similar to those used historically within the district regarding transparency, scale and character, should be located where historically found, should be limited to four (4) feet in height, and should feature traditional fencing materials. Generally, staff finds a solid wall, if located consistently with the neighboring privacy fence to be appropriate. A final wall detail is to be submitted to OHP staff for review and approval.
- g. LANDSCAPING – The applicant has proposed to install a landscaping garden to screen both the CMU wall and steel carport from view from the right of way. Generally, staff finds the installation of landscaping materials in this location to be appropriate; however, staff finds that a detailed landscaping plan should be submitted for review and approval.

RECOMMENDATION:

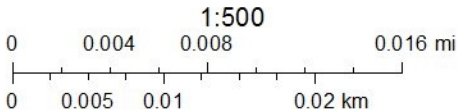
- 1. Staff recommends approval of item #1, the construction of a carport based on finding e. A setback inspection is to be completed by OHP staff to ensure placement consistent with the HDRC's approval.
- 2. Staff recommends approval of item #2, the construction of a solid wall based on finding f with the following stipulations:
 - i. That the proposed wall be aligned with the neighboring privacy fence.
 - ii. That the proposed wall not exceed six (6) feet in height.
 - iii. That detailed construction documents be submitted for review and approval that note stucco finish and wall detailing.

3. Staff recommends approval of item #3, the installation of a landscape garden to feature native grasses based on finding e with the stipulation that a detailed landscaping plan be submitted for review and approval that should be consistent with the Guidelines and adopted policy documents.

City of San Antonio One Stop



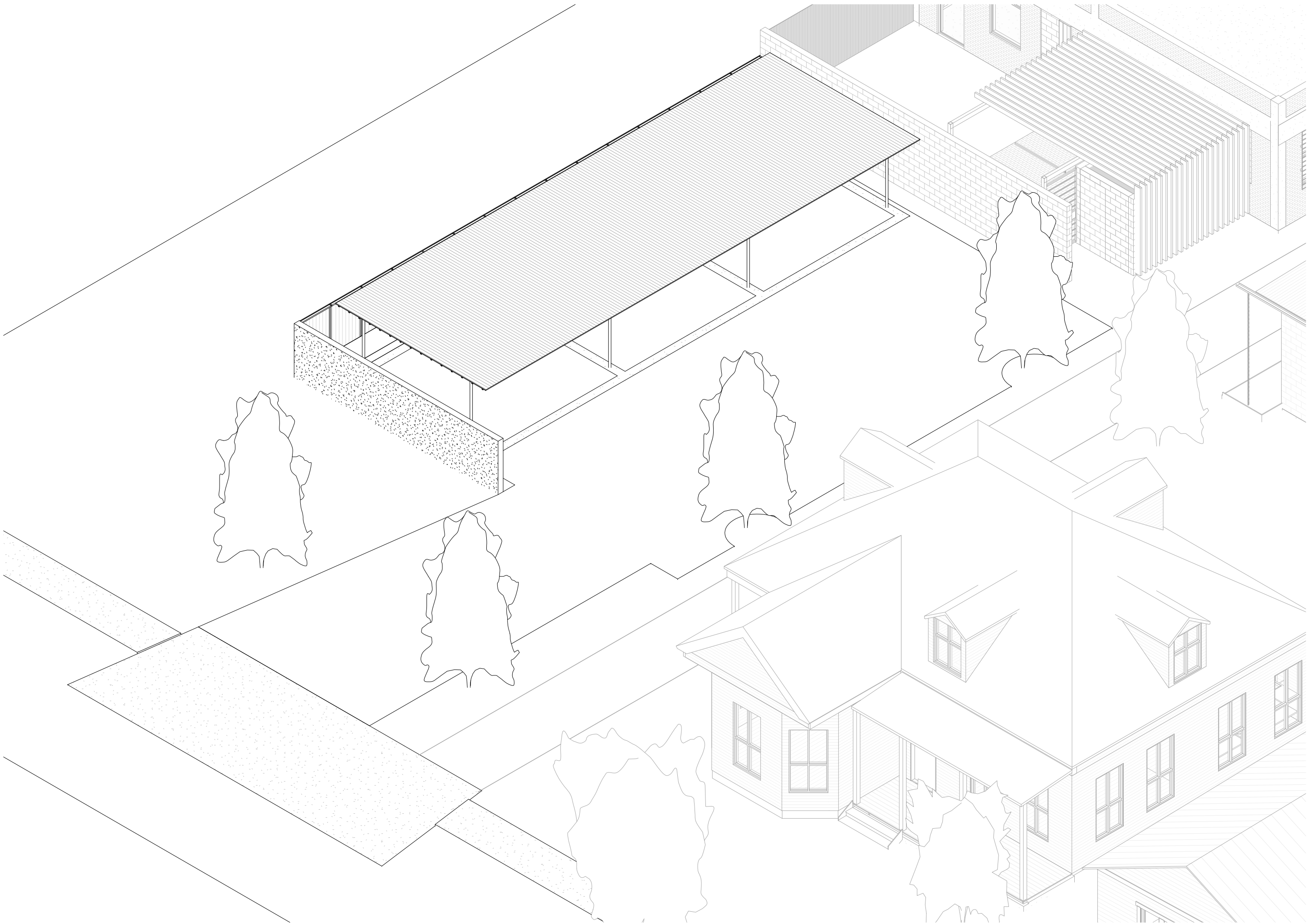
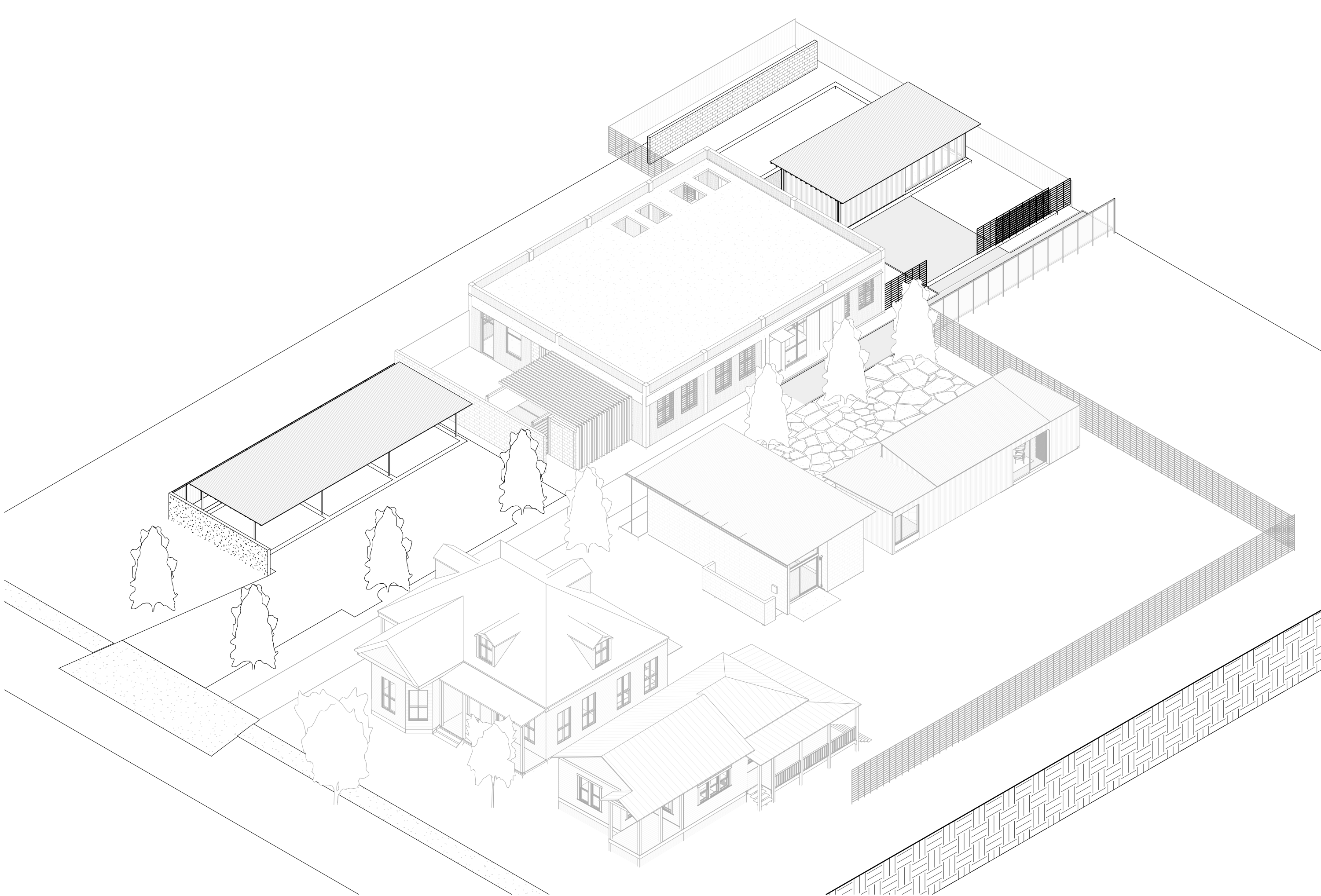
February 8, 2023





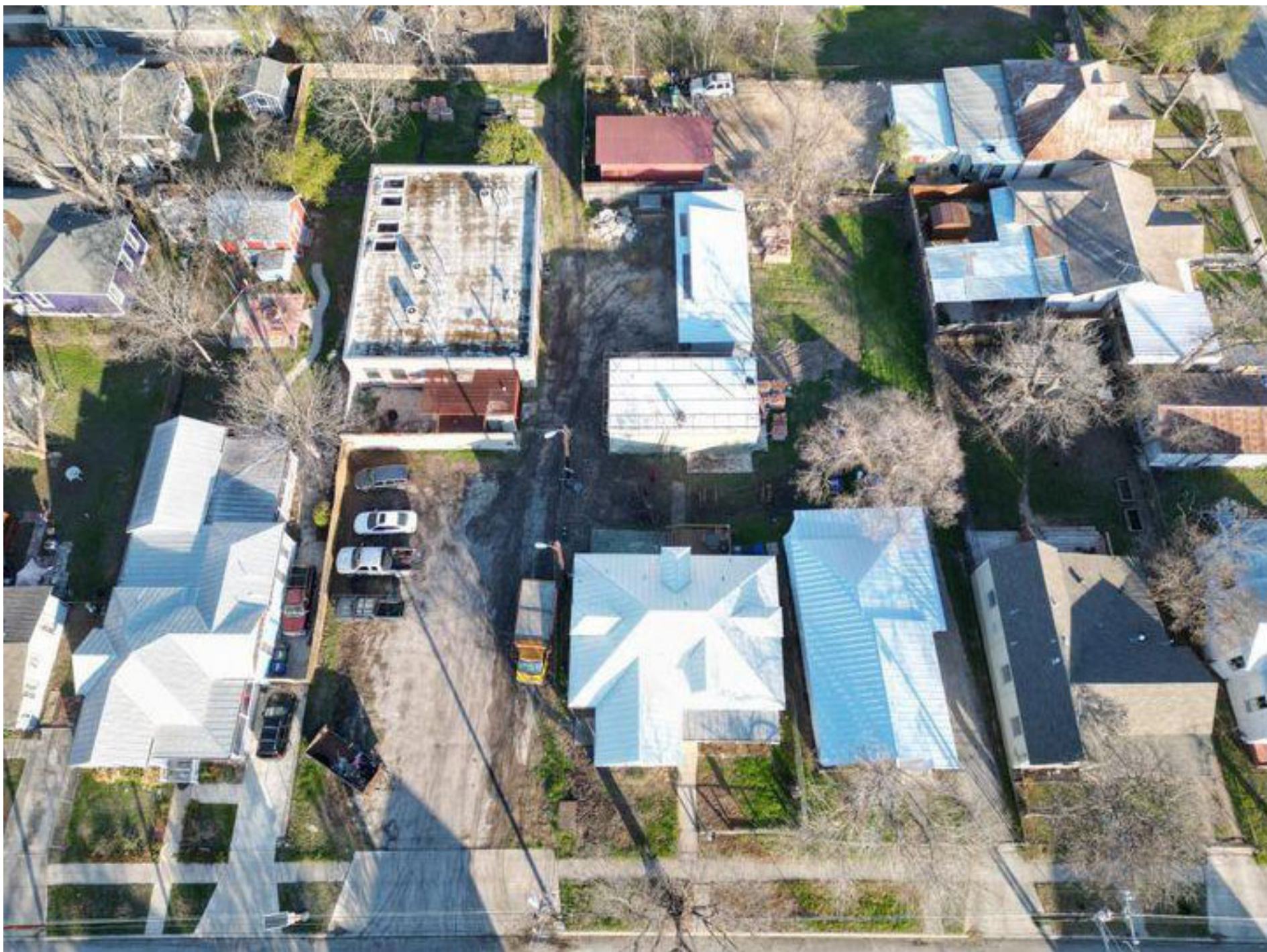






② Carport Axon _ 1/16

① Carport Axon _ 1/8



RENDER

914-918 N PINE SAN ANTONIO TX 78202

DAVID ERICSSON



1 PLAN 918 N PINE CARPORT
SCALE : 1/8" = 1'-0"

4
A1.20

DROUGHT RESISTANT GARDEN
NATIVE GRASSES

OUTLINE OF NEIGHBORING HOME

CORRUGATED METAL ROOF DECK

C-CHANEL PURLINS

1 1/2" D PIPE

2' - 0"

1' - 0"

18' - 0"

18' - 0"

18' - 0"

1' - 0"

GROUND LEVEL
0' - 0"

1 CARPORT ELEVATION_SOUTH

SCALE : 1/4" = 1'-0"

LEVEL 2
11' - 0"

LEVEL 1
0' - 0"

1/4" SLOPE TOWARDS PARKING LOT

6" STUCCO WALL

GROUND LEVEL
0' - 0"

4 CARPORT ELEVATION_WEST

SCALE : 1/4" = 1'-0"

ELEVATION + 3d views

914-918 N PINE SAN ANTONIO TX 78202

DAVID ERICSSON

03/17/23

A1.20