

# HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2018

**HDRC CASE NO:** 2018-026  
**ADDRESS:** 1830 N PINE ST  
**LEGAL DESCRIPTION:** NCB 992 BLK 1 LOT 21  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Christopher Gill/CGRE LTD CO  
**OWNER:** Christopher Gill/CGRE LTD CO  
**TYPE OF WORK:** Installation of windows, amendments to previously approved rear addition, door installation  
**APPLICATION RECEIVED:** January 04, 2018  
**60-DAY REVIEW:** March 05, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Amend the previously approved rear addition's fenestration pattern and massing to include roof form and the construction of a hot water heater closer.
2. Install two, architecturally inappropriate windows.
3. Install a front door and address numbers.

## APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

## B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

## 3. Materials and Textures

### A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

### C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

## 4. Architectural Details

### A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider characterdefining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

## FINDINGS:

- a. The structure at 1830 N Pine was constructed circa 1925 and features traditional architectural elements with Craftsman influence. The applicant received a Historic and Design Review Commission Certificate of Appropriateness at the December 21, 2016, HDRC hearing for the rehabilitation of the historic structure and the

construction of a rear addition with the following stipulations:

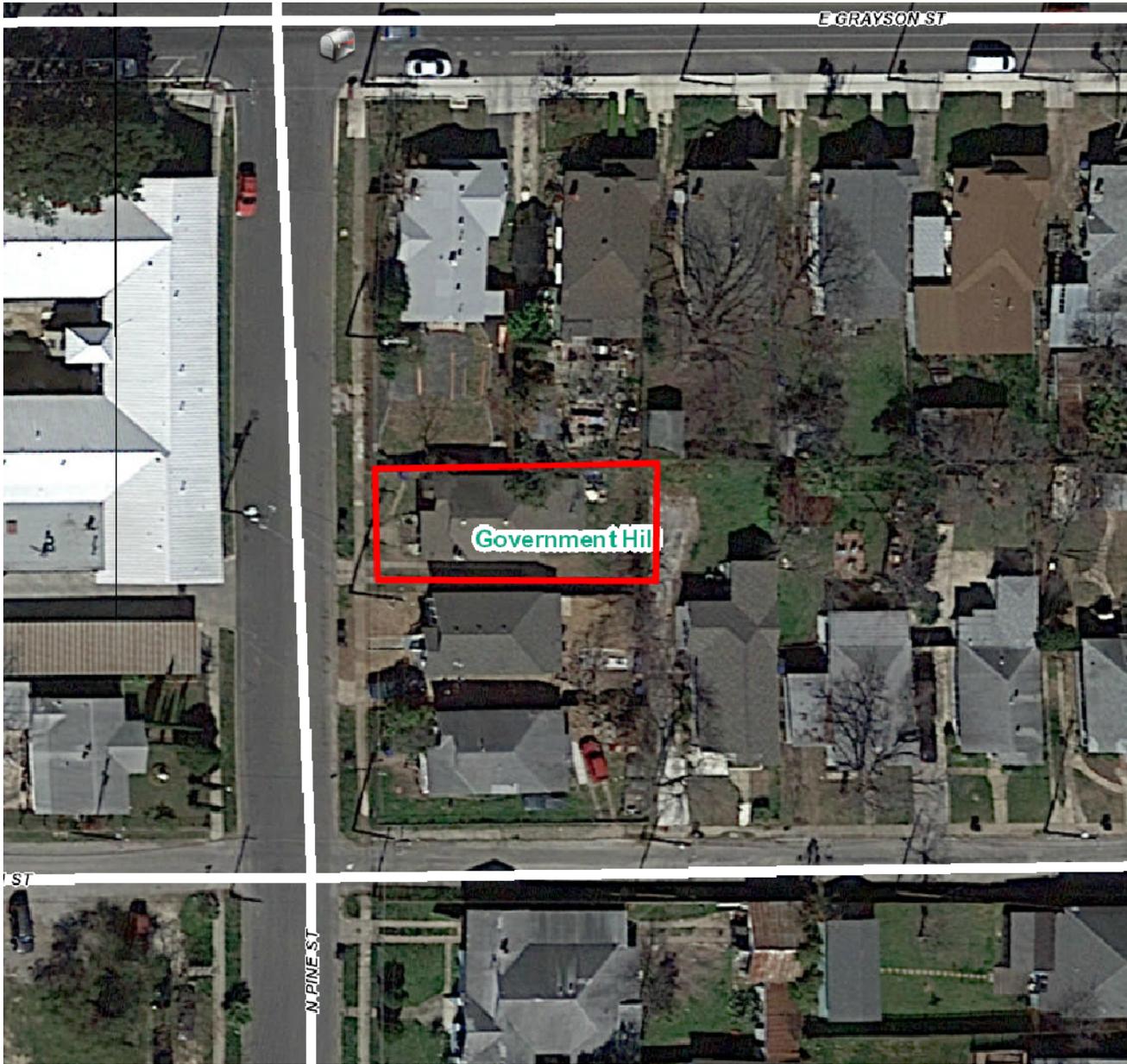
- i. That the applicant provide additional information regarding the proposed windows for the addition.
  - ii. That the applicant provide additional information regarding the proposed new doors.
  - iii. That the applicant retain the original architectural elements including both front porch doors, the existing front porch columns, the flared foundation skirting, the original windows and that the existing wood siding be repaired.
- b. At this time, the applicant is requesting a Certificate of Appropriateness to amend the design of the previously constructed addition as well as retain the inappropriate windows.
- c. **WINDOWS** – The applicant has installed two windows into the historic structure that do not feature appropriate sashes, meeting rails, frames or profiles. The windows are composed of 2x4 dimensional lumber, wood trim and glass. The applicant has proposed to retain these two elements. Staff finds the installed elements to be inappropriate and inconsistent with the Guidelines. Staff finds that salvaged wood windows that feature an appropriate profile and operable sashes should be installed.
- d. **REAR ADDITION** – The rear addition was constructed inconsistently with the previously approved design. Window and door openings, roof form and a hot water heater closet have been identified as being inconsistent with the previously approved design. While inconsistent with the previously approved design, staff finds these elements to be generally appropriate.
- e. **FRONT DOOR & ADDRESS NUMBERS** – The applicant has installed a front door and address numbers without approval. While the address numbers are atypical with those found historically in the district, staff finds the installation of both element to be appropriate.

**RECOMMENDATION:**

1. Staff recommends approval of the rear addition as constructed based on finding d.
2. Staff does not recommend approval of the installed inappropriate windows based on finding c. Staff recommends that salvaged wood windows that feature an appropriate profile and operable sashes should be installed.
3. Staff recommends approval of the installed door and address numbers based on finding e.

**CASE MANAGER:**

Edward Hall



 **Flex Viewer**

Powered by ArcGIS Server

Printed: Dec 16, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





N Pine St

E Grayson St

E Grayson St

1830 North Pine Street

N Pine St

E Grayson St

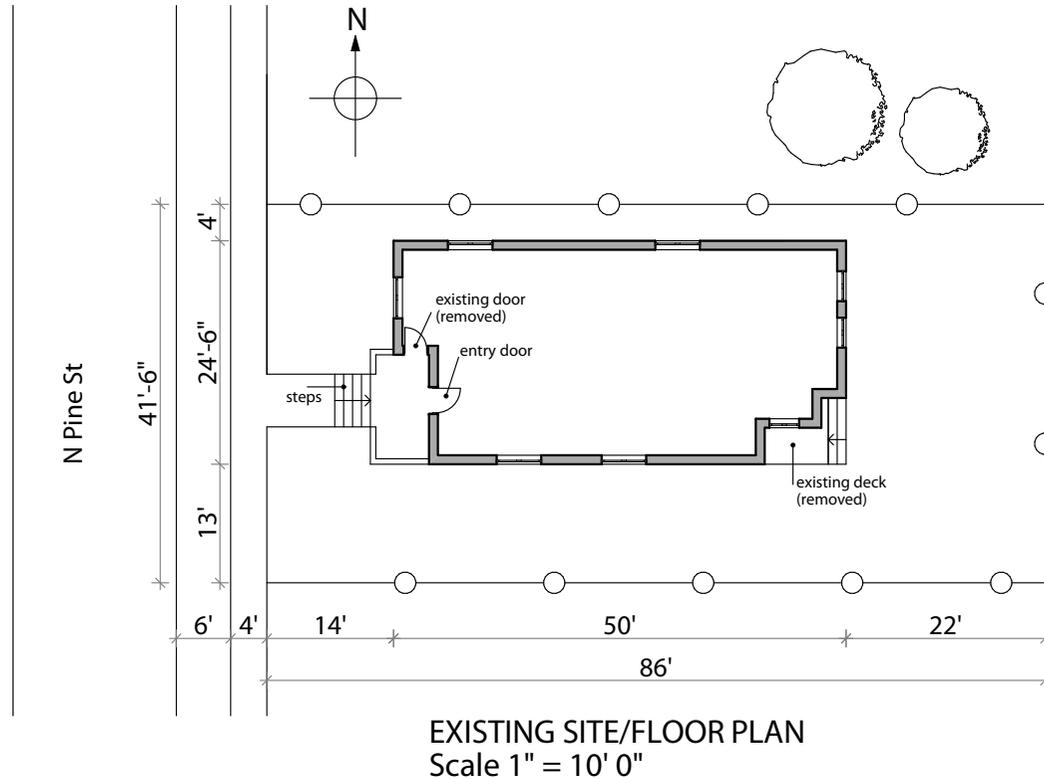
Quitman St

N Pine St

Antonio Foundation

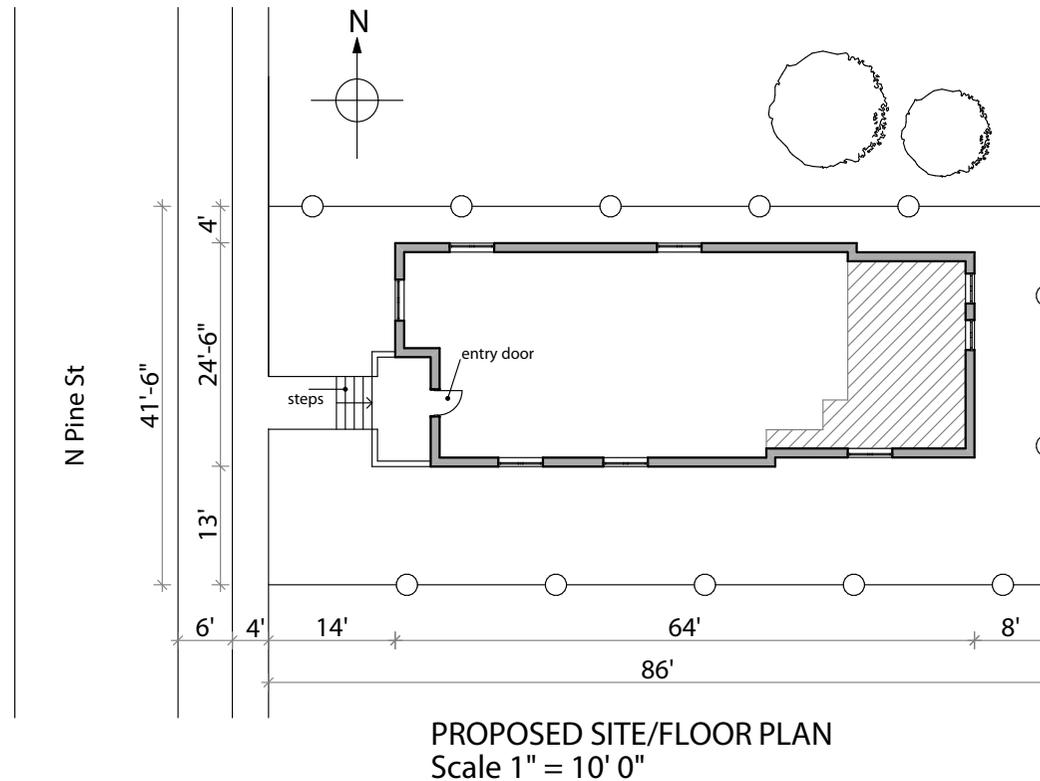
Page's Pr

THE APPLICANT HAS PROPOSED TO REPAIR THE EXISTING PORCH COLUMNS, RETAIN BOTH FRONT DOORS, RETIAN THE FLARED SKIRTING, REPAIR THE ORIGINAL WOOD WINDOWS AND REPAIR ORIGINAL WOOD SIDING.



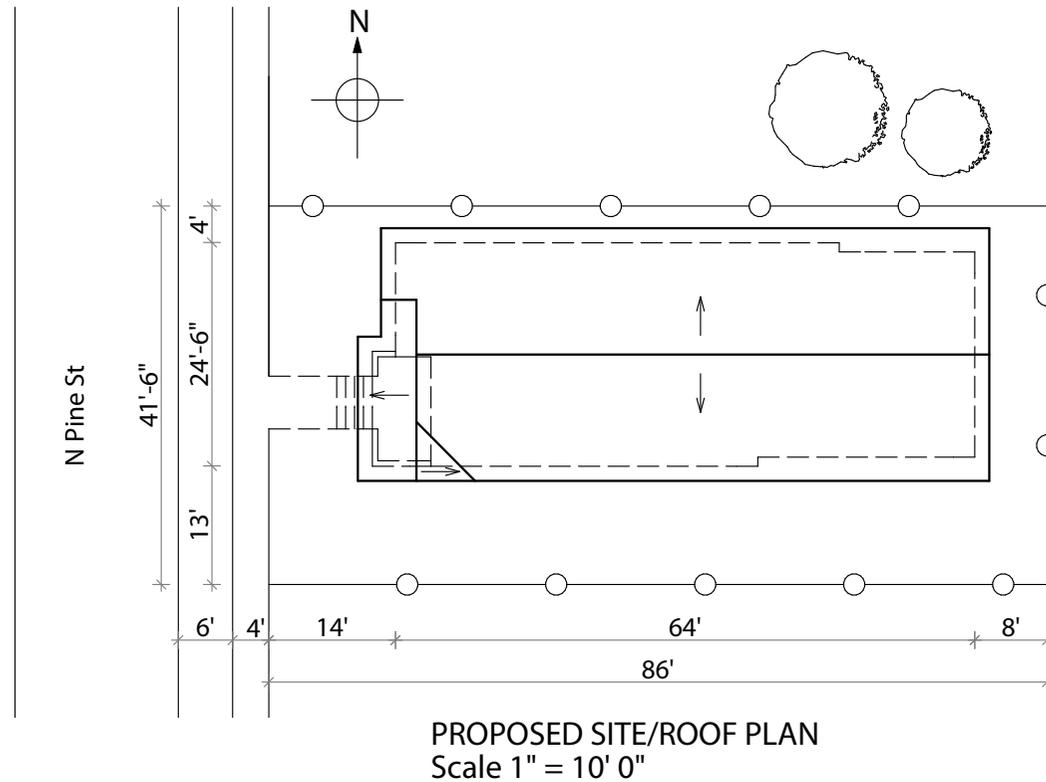
APPROVED AT THE DECEMBER 21, 2016, HDRC HEARING

THE APPLICANT HAS PROPOSED TO REPAIR THE EXISTING PORCH COLUMNS, RETAIN BOTH FRONT DOORS, RETIAN THE FLARED SKIRTING, REPAIR THE ORIGINAL WOOD WINDOWS AND REPAIR ORIGINAL WOOD SIDING.



**APPROVED AT THE DECEMBER 21, 2016, HDRC HEARING**

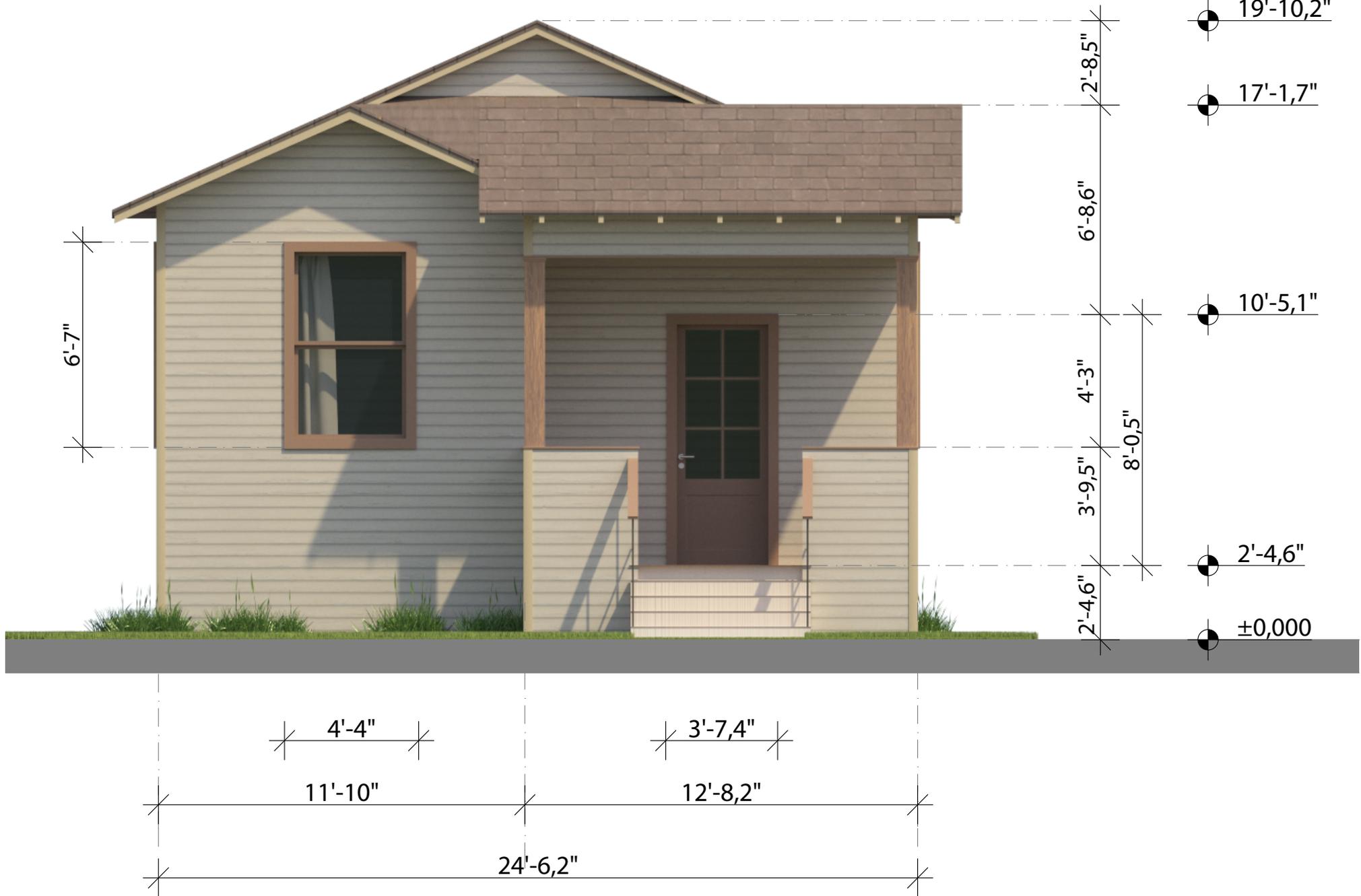
THE APPLICANT HAS PROPOSED TO REPAIR THE EXISTING PORCH COLUMNS, RETAIN BOTH FRONT DOORS, RETIAN THE FLARED SKIRTING, REPAIR THE ORIGINAL WOOD WINDOWS AND REPAIR ORIGINAL WOOD SIDING.



**APPROVED AT THE DECEMBER 21, 2016, HDRC HEARING**

THE APPLICANT HAS PROPOSED TO REPAIR THE EXISTING PORCH COLUMNS, RETAIN BOTH FRONT DOORS, RETIAN THE FLARED SKIRTING, REPAIR THE ORIGINAL WOOD WINDOWS AND REPAIR ORIGINAL WOOD SIDING.

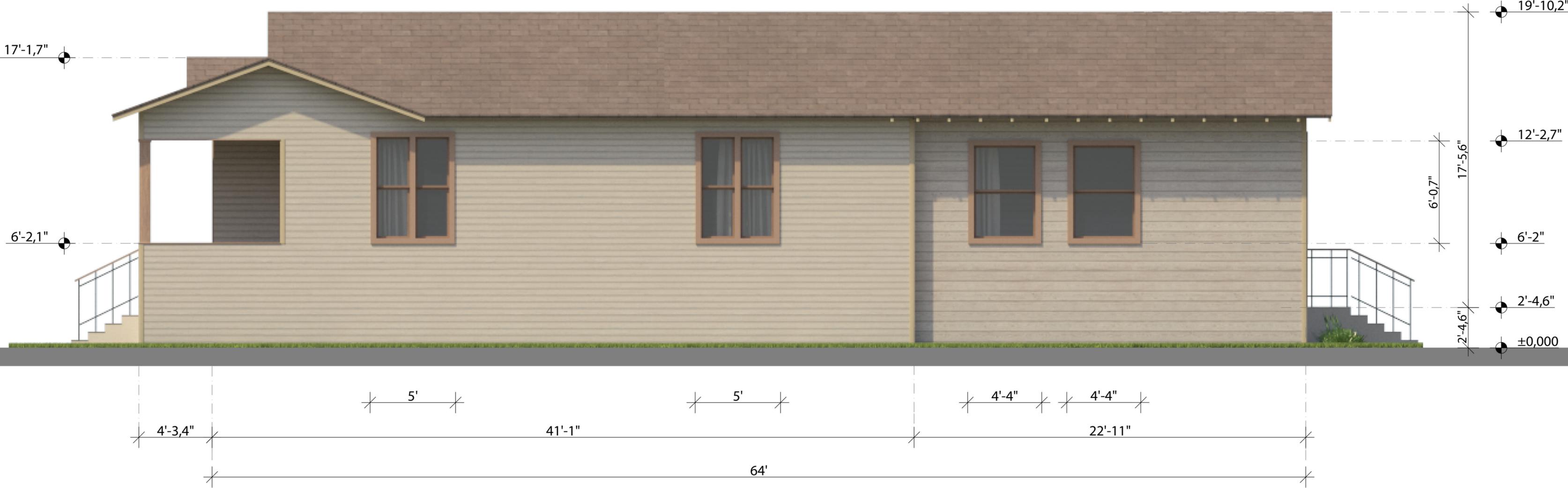
West Elevation (Front)



**APPROVED AT THE DECEMBER 21, 2016, HDRC HEARING**

THE APPLICANT HAS PROPOSED TO REPAIR THE EXISTING PORCH COLUMNS, RETAIN BOTH FRONT DOORS, RETIAN THE FLARED SKIRTING, REPAIR THE ORIGINAL WOOD WINDOWS AND REPAIR ORIGINAL WOOD SIDING.

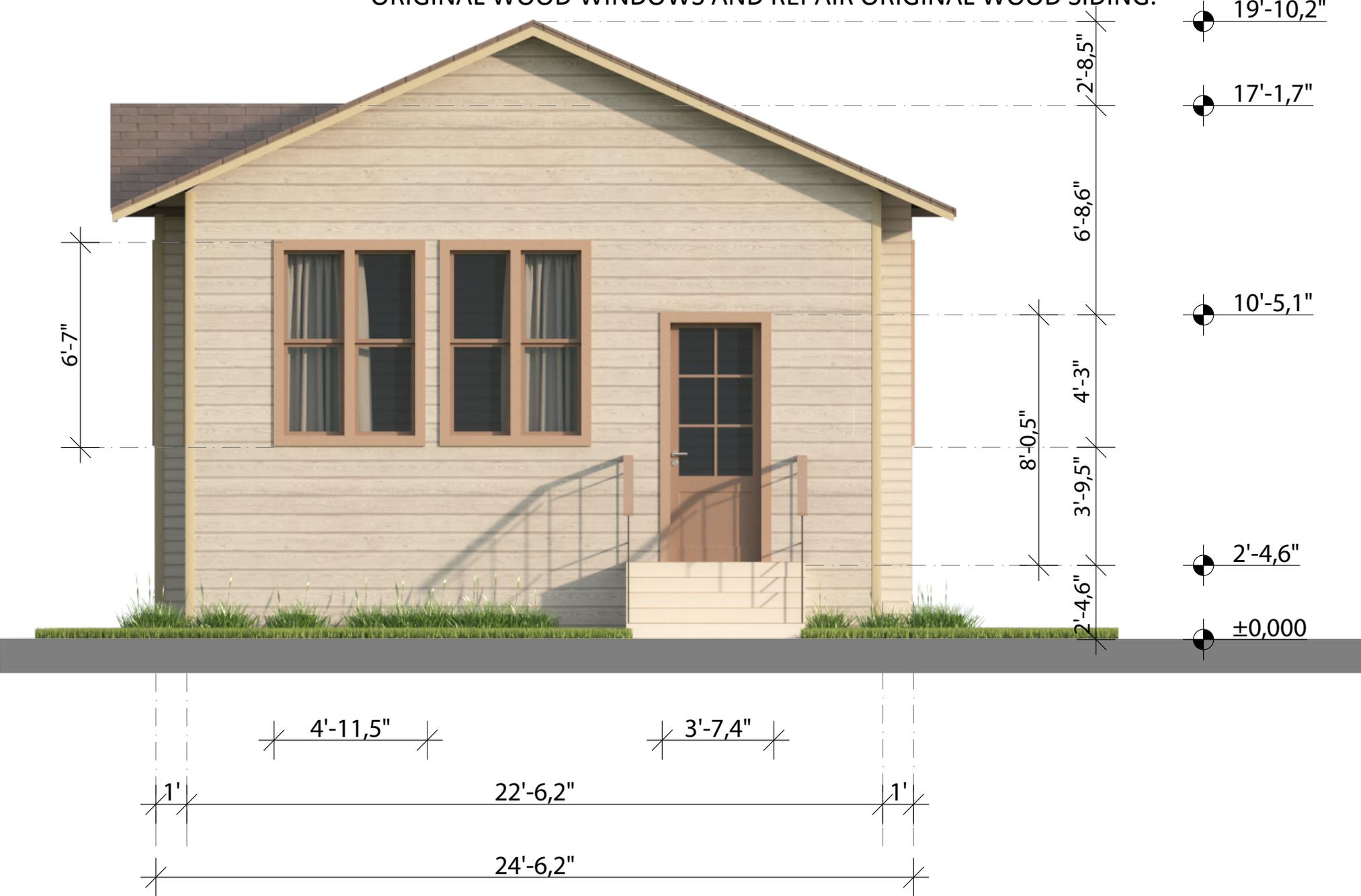
South Elevation (Right)



**APPROVED AT THE DECEMBER 21, 2016, HDRC HEARING**

THE APPLICANT HAS PROPOSED TO REPAIR THE EXISTING PORCH COLUMNS,  
 RETAIN BOTH FRONT DOORS, RETIAN THE FLARED SKIRTING, REPAIR THE  
 ORIGINAL WOOD WINDOWS AND REPAIR ORIGINAL WOOD SIDING.

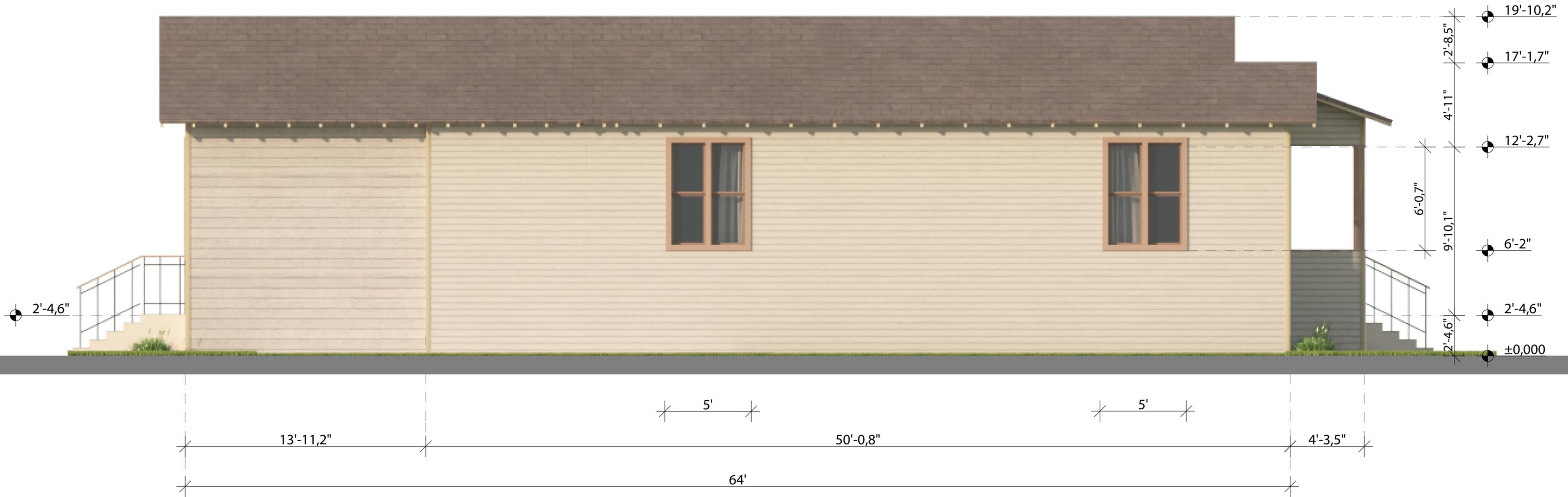
East Elevation (Back)



**APPROVED AT THE DECEMBER 21, 2016, HDRC HEARING**

THE APPLICANT HAS PROPOSED TO REPAIR THE EXISTING PORCH COLUMNS, RETAIN BOTH FRONT DOORS, RETIAN THE FLARED SKIRTING, REPAIR THE ORIGINAL WOOD WINDOWS AND REPAIR ORIGINAL WOOD SIDING.

North Elevation (Left)



**APPROVED AT THE DECEMBER 21, 2016, HDRC HEARING**

Nov 2, 2017, 4:09:56 PM

1822 N Pine St

San Antonio TX 78208

United States



Nov 2, 2017, 4:10:03 PM  
1822 N Pine St  
San Antonio TX 78208  
United States



Nov 2, 2017, 4:02:42 PM  
1830 N Pine St  
San Antonio TX 78208  
United States



Nov 2, 2017, 4:02:57 PM  
1826 N Pine St  
San Antonio TX 78208  
United States



Nov 2, 2017, 4:05:09 PM  
409 Quitman St  
San Antonio TX 78208  
United States



Nov 2, 2017, 4:07:06 PM

1826 N Pine St

San Antonio TX 78208

United States



Nov 2, 2017, 4:07:38 PM  
1826 N Pine St  
San Antonio TX 78208  
United States







1830  
NORTH  
PINE



