

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2017

HDRC CASE NO: 2017-338
ADDRESS: 914 N PINE ST
LEGAL DESCRIPTION: NCB 1653 BLK A LOT E 1/2 OF 5
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: David Ericsson
OWNER: David Ericsson/Pine 14 LLC
TYPE OF WORK: Porch reconstruction, exterior modifications and modifications to building entrances

REQUEST:

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

1. Reconstruct the front porch.
2. Reinstall a front facing transom window.
3. Install a column on the side porch.
4. Infill a side porch door opening.
5. Install a door opening in an existing window opening.
6. Install a window opening in an existing door opening.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 7, 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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The historic structure at 914 N Pine was constructed circa 1910 and appears on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features a protruding, front window bay and hipped and gabled roofs. The structure has been modified from its original design through the removal of the front porch. At this time, the applicant has proposed to reconstruct the previously removed front porch and modify window and door openings.
- b. FRONT PORCH – As noted in finding a, the applicant has proposed to reconstruct the front porch. The applicant has proposed for the reconstructed front porch to feature corrugated metal roofing, 2x6 rafters, a 2x8 double header and 4x4 wood columns. Per the Guidelines for Exterior Maintenance and Alterations 7.B.v. porches should be reconstructed based on accurate evidence of the original. Additionally, the design should be based on the architectural style of the building and historic patterns. The applicant has designed the footprint of the porch to closely match that which is shown on the 1912 Sanborn Map.
- c. FRONT PORCH – Regarding details, the applicant has proposed to install 4x4 wood columns, a 2x8 double headers, a corrugated metal porch roof and exposed rafter tails. Typically, Folk Victorian structures features columns of greater mass, unless the columns are spindled. Staff finds that a 6x6 column with base and capital trim would be appropriate. In regards to the porch roof, corrugated metal is not a material consistent with porch roofs in the Dignowity Hill Historic District. The porch roof should feature asphalt shingles to match that of the house or a standing seam metal roof. In regards to the exposed rafter tails, this is an architectural element that is not common to Folk Victorian structures and should be eliminated.
- d. TRANSOM WINDOW – The applicant has proposed to reinstall a previously enclosed transom window about the street facing front door. This is appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations. The new window should be wood and feature a profile consistent with that of the structure and architecture style.
- e. SIDE DOOR AT FRONT PORCH– The applicant has proposed to enclose to side facing front porch door. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window and door openings should be preserved. Additionally, two front porch doors is vernacular architectural element to San Antonio. The proposed enclosure of the side facing front door is not consistent with the Guidelines.
- f. SIDE PORCH COLUMN – The north facade of the primary historic structure features a small porch with a street facing porch door and one column. The applicant has proposed to replace the existing, temporary column. Staff finds that the new column should match those proposed for the front porch and should be 6x6 with capital and base trim.
- g. SIDE PORCH DOOR REMOVAL – The applicant has proposed to replace the existing, side porch door with a window. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window and door openings should be preserved. Given the location of this door and its relationship to the front façade of the structure, staff finds its removal to be inconsistent with the Guidelines and inappropriate. Staff recommends the applicant maintain the existing porch door.
- h. SIDE PORCH WINDOW REMOVAL – The applicant has proposed to replace one of the existing, north facing side porch windows with a door opening. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door opening should be preserved. While the existing window will be removed, staff finds the opening will remain. The proposed new door should match those found historically on the structure.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings b through d and f with the following stipulations:

- i. That the applicant install front and side porch columns that are 4x4 square and feature base and capital trim as noted in finding c as well as be chamfered. The applicant is to submit a detail of the porch columns to staff for approval.
- ii. That the applicant install a porch roof that matches that of the primary historic structure as noted in finding c.
- iii. That the applicant eliminate the exposed rafter tails as noted in finding c.
- iv. That the applicant install a transom window that is wood and matches the profile of the existing transom windows.

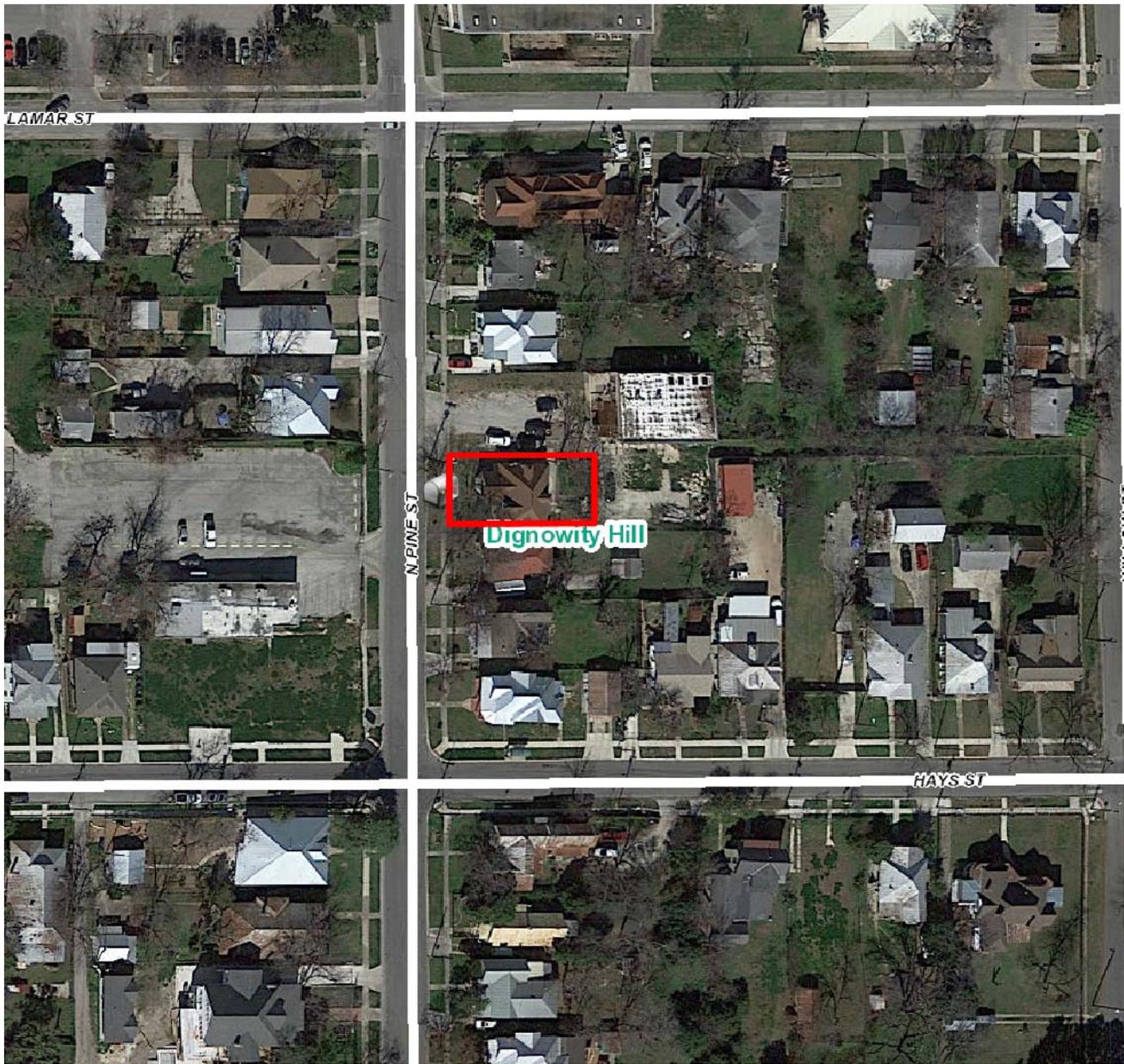
Staff recommends approval of item #5, the installation of a door opening in an existing window opening based on finding

h with the stipulation that the proposed new door match those found historically on the structure.

Staff does not recommend approval of items #4 and #6 based on findings e, g and h. Staff recommends the applicant maintain these original door and window openings as originally constructed.

CASE MANAGER:

Edward Hall



	<h2>Flex Viewer</h2>	Printed: Jul 10, 2017
	Powered by ArcGIS Server	

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.



RENTAL PROPERTY
FOR INFORMATION
CALL 713-462-1234
OR VISIT US AT
WWW.HOUSES4RENT.COM



914 North Pine Street

Childress Memorial Co

N Pine SN Pine St

N Pine St

Lamar

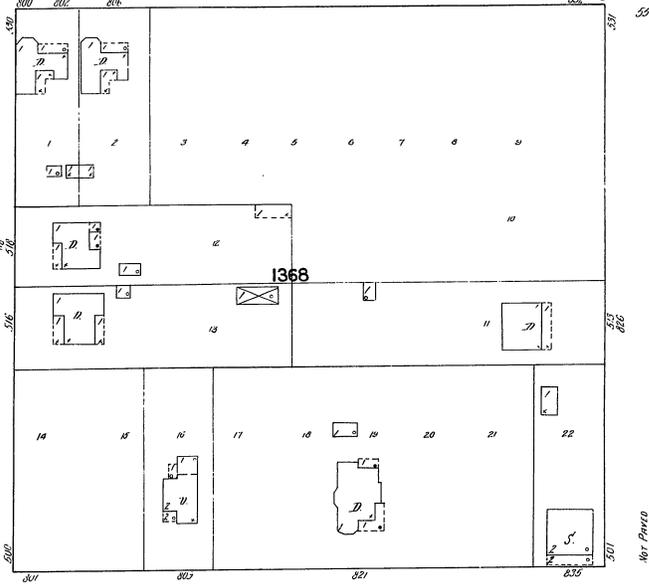
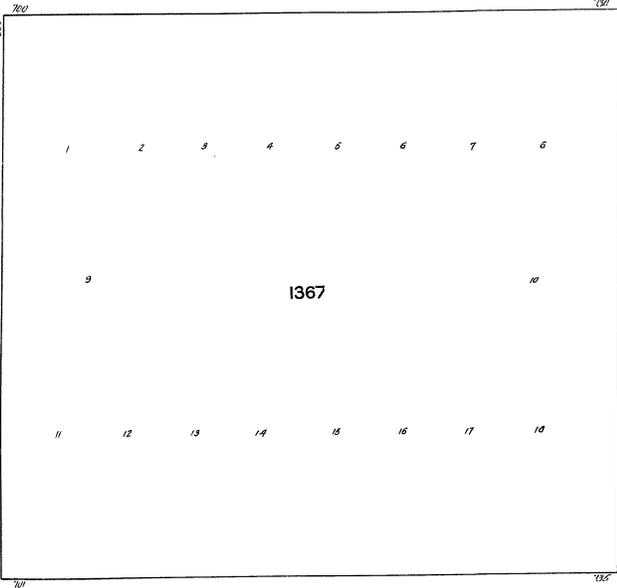
Lamar



161

162

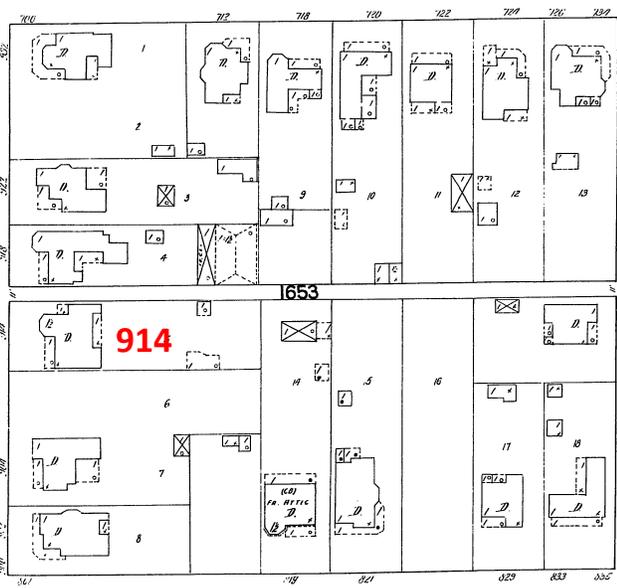
BURLESON



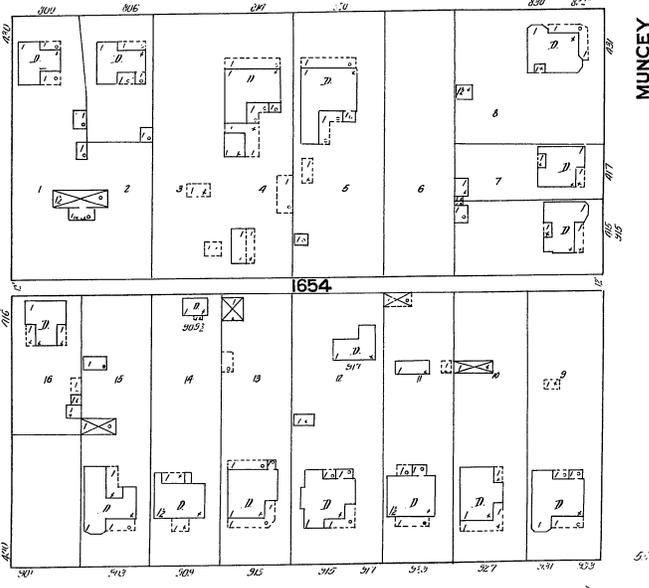
157

LAMAR

N. PINE



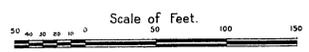
WILLOW

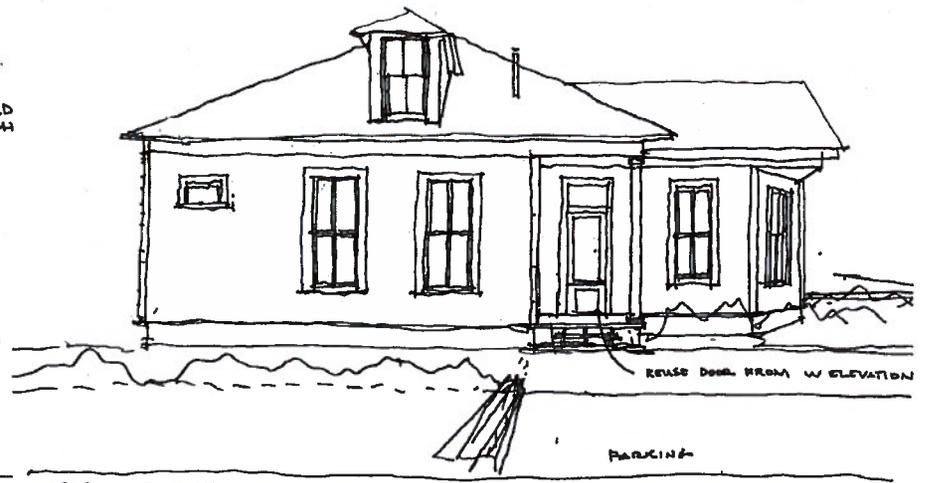


MUNCEY

HAYS

148





914 N PINE ST

WEST ELEVATION

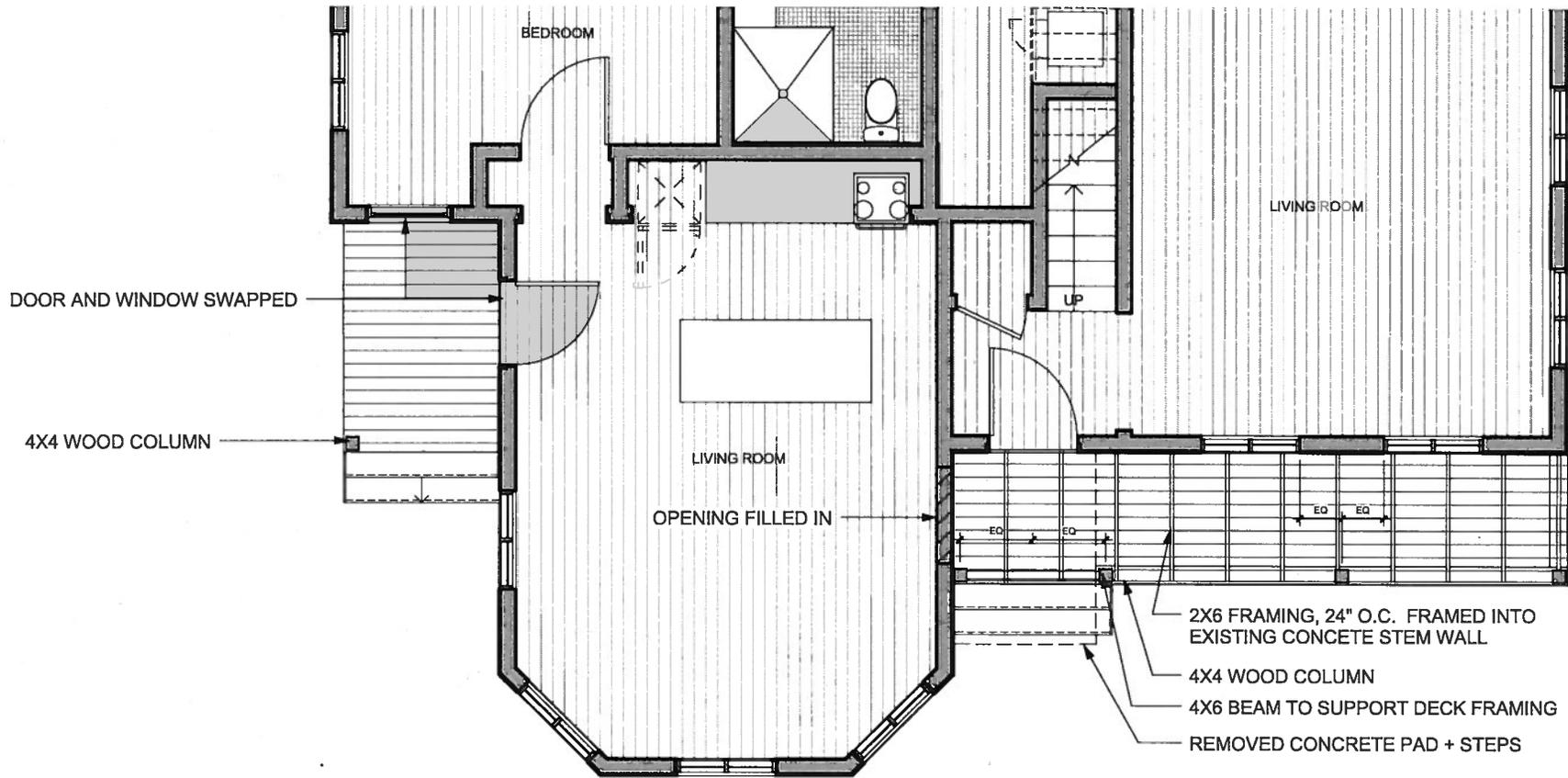
914 N PINE ST

NORTH ELEVATION

APRIL 20, 2017

SCHEMATIC DRAWINGS

914 N PINE STREET PORCH



DOOR AND WINDOW SWAPPED

4X4 WOOD COLUMN

BEDROOM

LIVING ROOM

OPENING FILLED IN

LIVING ROOM

UP

EQ

EQ

EQ

EQ

2X6 FRAMING, 24" O.C. FRAMED INTO EXISTING CONCRETE STEM WALL

4X4 WOOD COLUMN

4X6 BEAM TO SUPPORT DECK FRAMING

REMOVED CONCRETE PAD + STEPS

1

LEVEL 1_AFTER - PORCH DETAIL

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

PORCH
914 N PINE ST SAN ANTONIO, TX 78202
DAVID ERICSSON

04/19/17

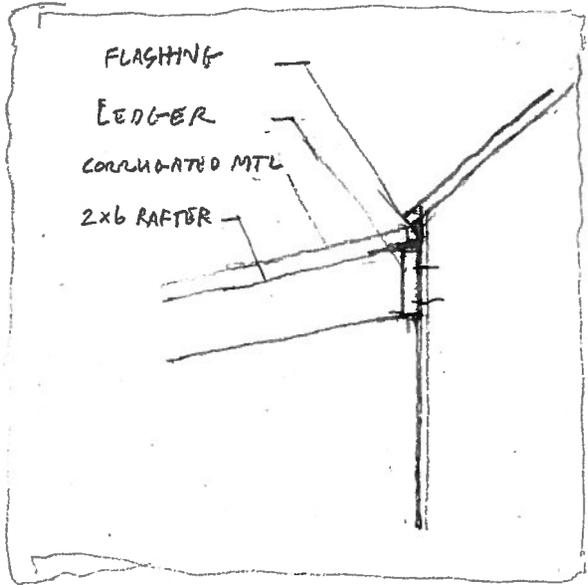
A203



APRIL 20, 2017

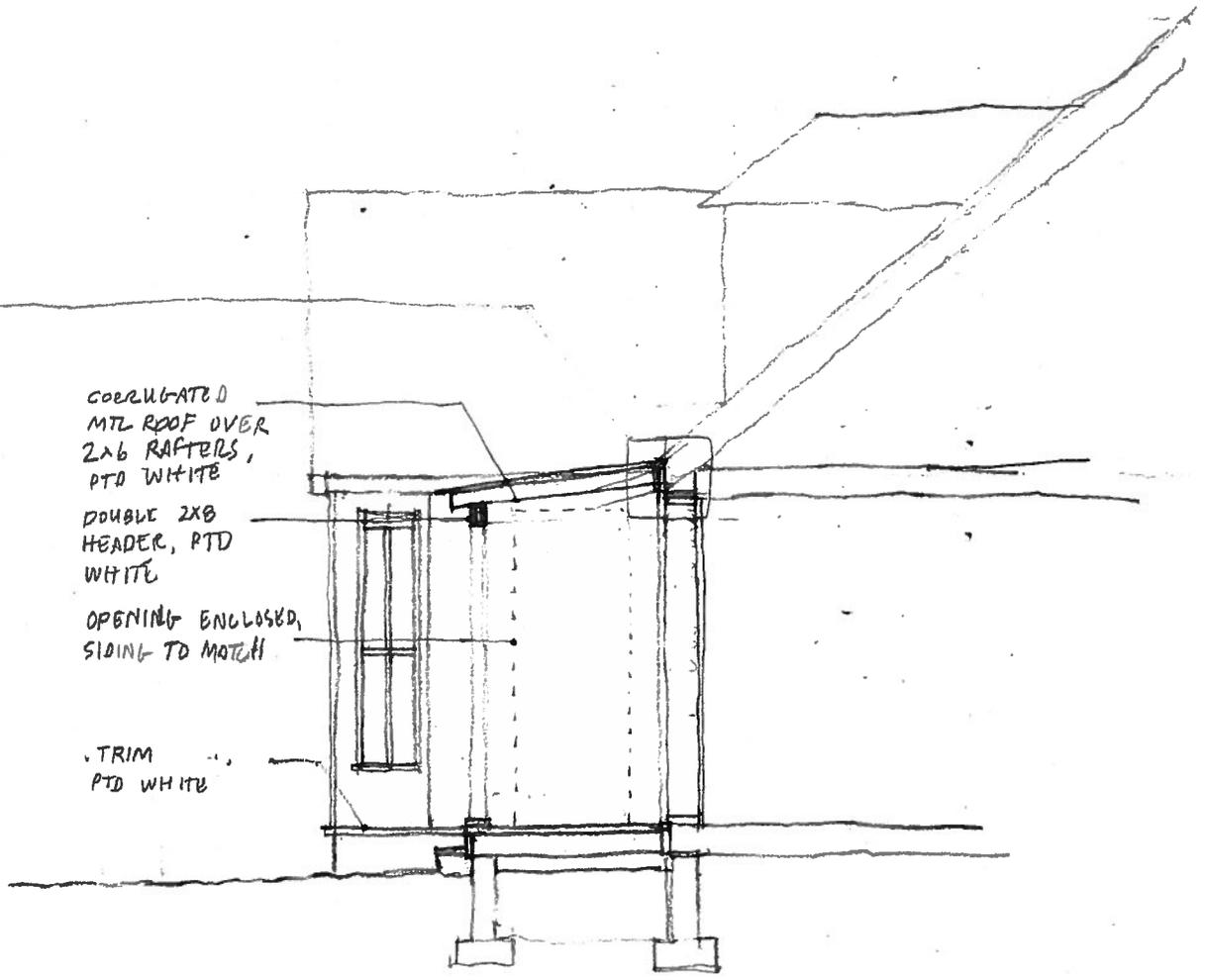
WEST ELEVATION

914 N PINE STREET PORCH

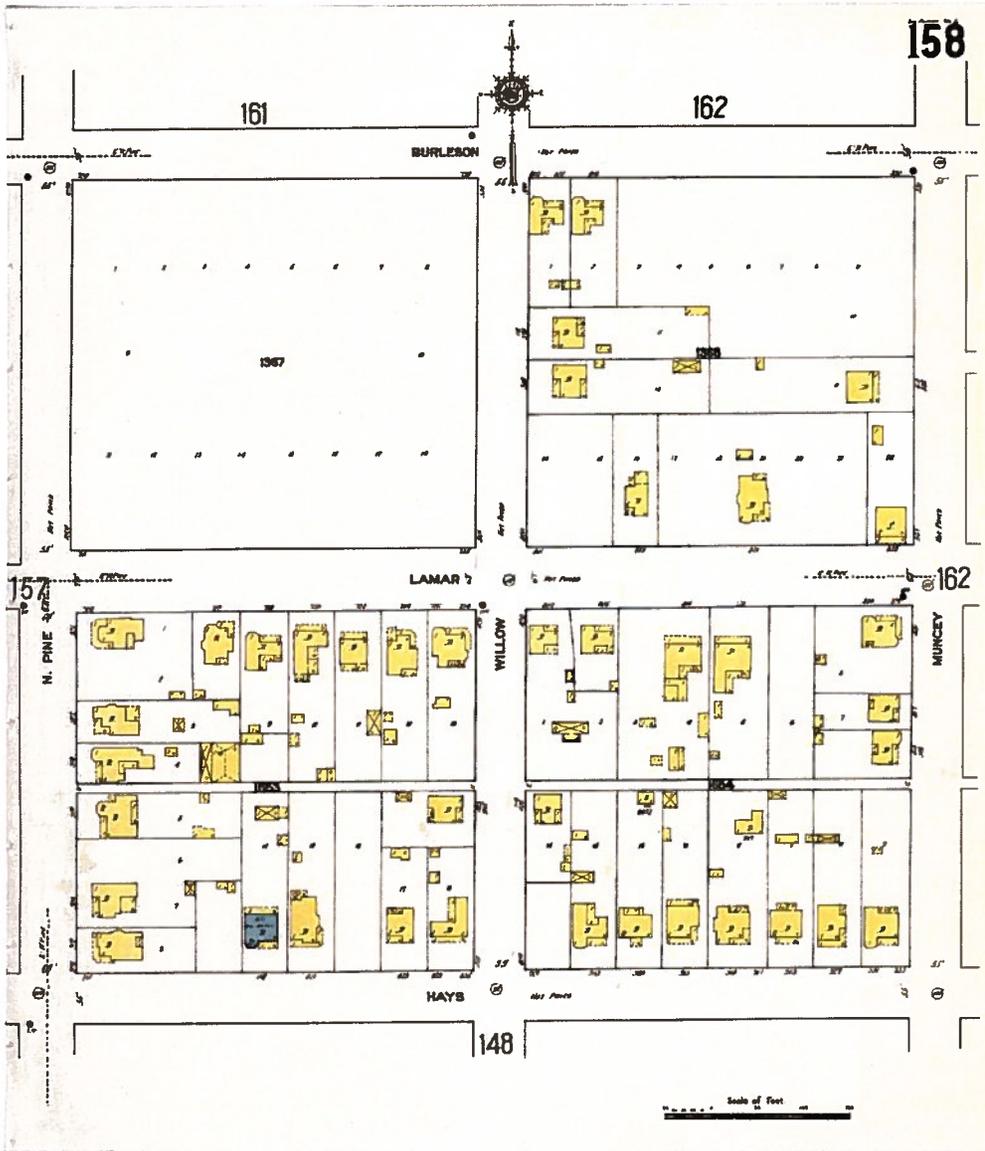


FLASHING
 LEDGER
 CORRUGATED MTL
 2x6 RAFTER

DETAIL AT LEDGER

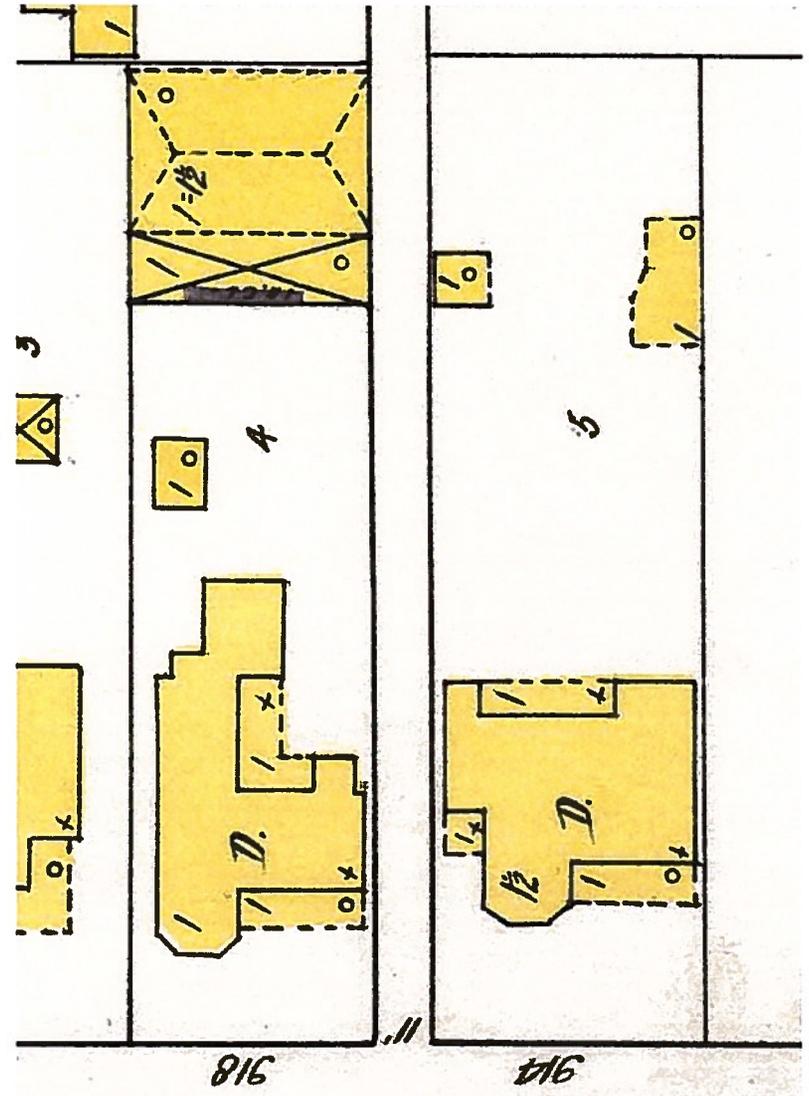


CORRUGATED
 MTL ROOF OVER
 2x6 RAFTERS,
 PTD WHITE
 DOUBLE 2x8
 HEADER, PTD
 WHITE
 OPENING ENCLOSED,
 SIDING TO MATCH
 TRIM
 PTD WHITE



APRIL 20, 2017

SANBORN MAPS



914 N PINE STREET PORCH