

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-557
ADDRESS: 1107 N PINE ST
LEGAL DESCRIPTION: NCB 515 BLK 17 LOT 2
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Monica Cardenas/Business World Contractors
OWNER: Ronald Sanchez
TYPE OF WORK: Construction of a rear addition
APPLICATION RECEIVED: October 29, 2018
60-DAY REVIEW: December 28, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition to feature 156 square feet in size.

APPLICABLE CITATIONS:

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. Rooftop 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.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining 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 historic structure located at 1107 N Pine was constructed circa 1955 in the minimal traditional style. The structure features a small, recessed porch and a front facing gabled roof. This structure is not found on the 1951 Sanborn Map.
- b. CONSTRUCTION DOCUMENTS – Only the construction of a rear addition is proposed at this time. Inaccuracies are present in the construction documents that do not represent a proposed change to the existing, historic structure.
- c. REAR ADDITION – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Per the submitted site plan, the applicant has proposed for the rear addition to feature a subordinate roof form and an inset on one façade from the wall plane of the historic structure. This is consistent with the Guidelines.
- d. ROOF FORM – As noted in finding c, the applicant has proposed for the addition to feature a rear facing gabled roof, comparable to that of the primary structure. This is consistent with the Guidelines.
- e. MATERIALS – The historic structure features a composite siding that currently covers the original siding. The applicant has proposed for the addition to feature smooth faced composite siding. Staff finds that composite siding that features a profile that matches or is less than that which currently exists should be used.
- a. WINDOW MATERIALS – The applicant has noted that wood or aluminum clad wood windows will be installed. The following specifications should be followed: That the windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to

match the window trim or concealed by a wood window screen set within the opening.

- f. ARCHITECTURAL DETAILS – Generally, staff finds the proposed massing and form of the proposed addition to be appropriate.

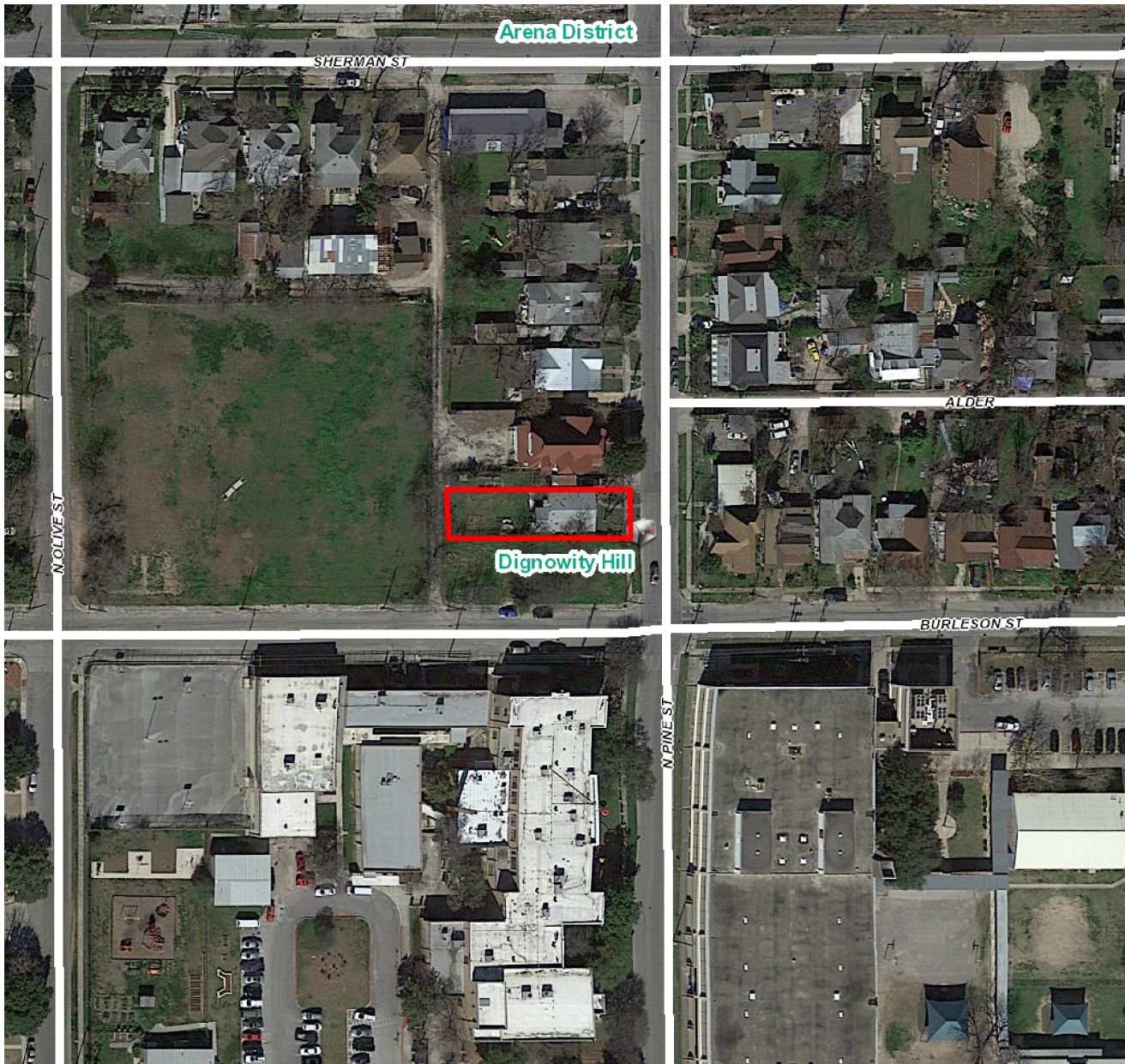
RECOMMENDATION:

Staff recommends approval based on findings a through f with the following stipulations:

- i. That the addition's roofing material match that of the primary historic structure.
- ii. That the addition's siding feature a profile that either matches or is less than the profile of the primary structure's composite siding.
- iii. That the wood or aluminum clad wood windows feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

CASE MANAGER:

Edward Hall





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Flex Viewer

Powered by ArcGIS Server

Printed: Nov 26, 2018

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1107 N Pine St

1951 SANBORN MAP

Sanborn No. 2 TEX... 038

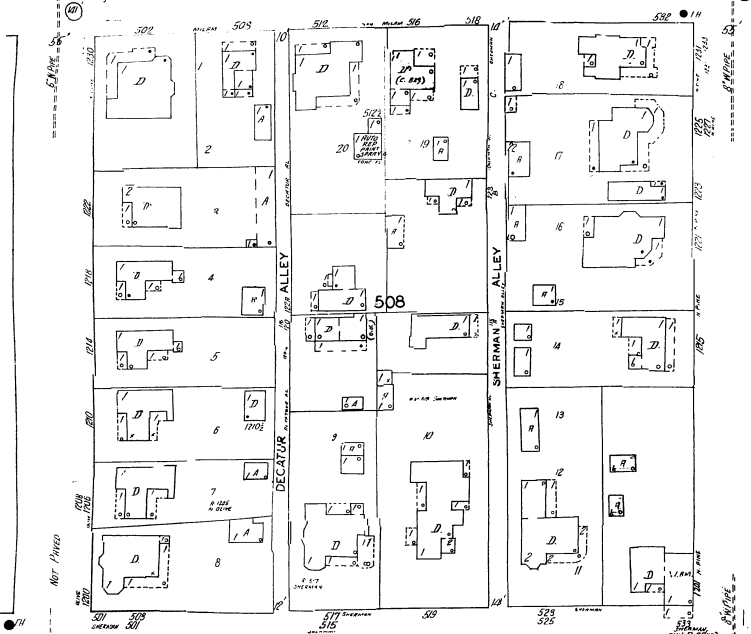
161

170

MILAM

Not Paved

6" W.P.I.P.E.



160

SHERMAN

N. OLIVE

515

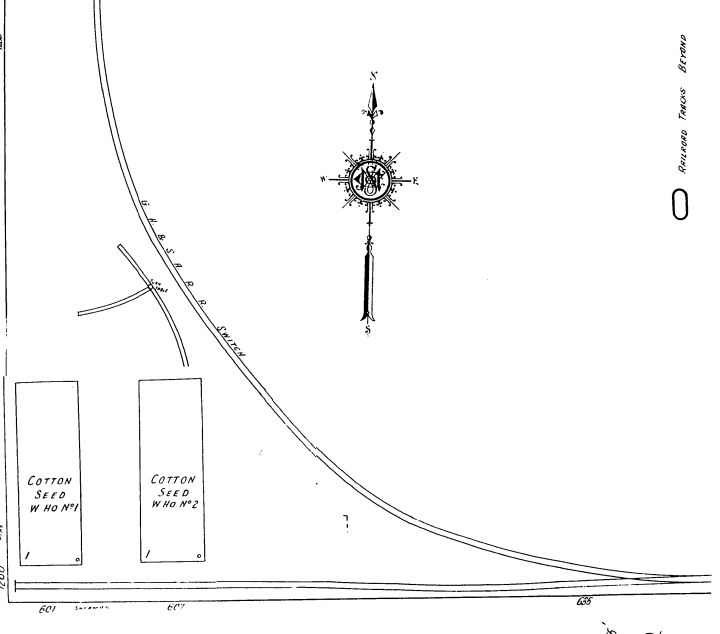
BURLESON

157

RAILROAD TRACKS BEYOND



RAILROAD TRACKS BEYOND



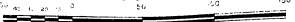
N. PINE

162

WILLOW

158

Scale of Feet.



← **1107 N. Pine**



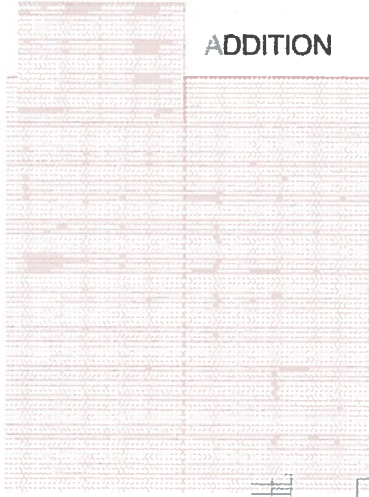
1107 N. Pine
San Antonio, TX 78202

Proposed Work: (Addition to 1107 N. Pine)

The addition will be a 16' x 9'9" room on a pier and beam foundation in the north elevation of the house. It will have the previously approved aluminum or aluminum clad wood windows that are a color other than white and feature a one over one configuration (similar to the design of the existing windows), and the siding will match the previously approved smooth textured hardi-board siding.







ADDITION

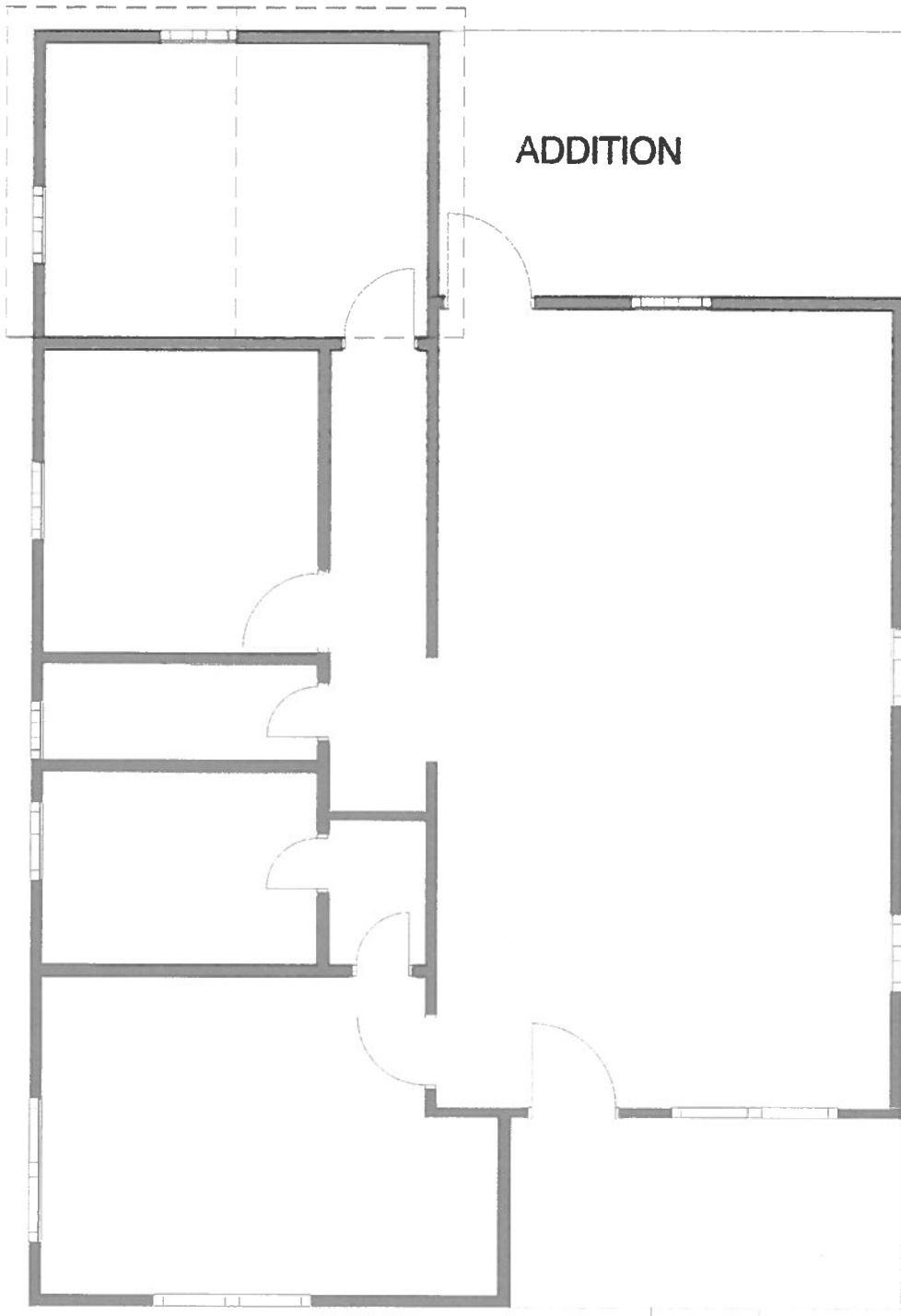


GRASS
SIDEWALK
GRASS

Site 1/8" = 1'-0"

STREET





ADDITION

0.

Ground Floor

3/8" = 1'-0"



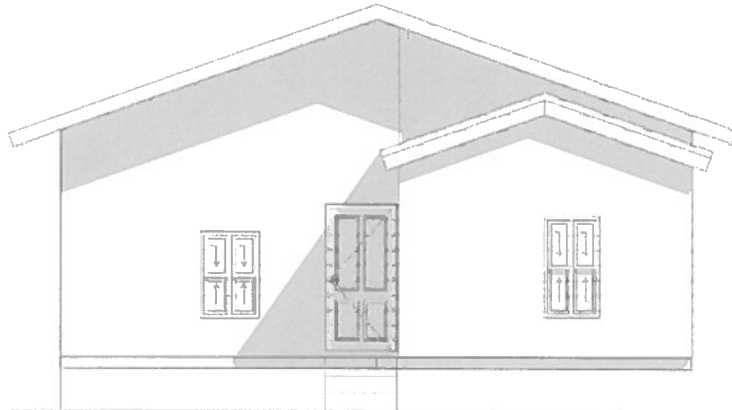
South Elevation

1/4" = 1'-0"



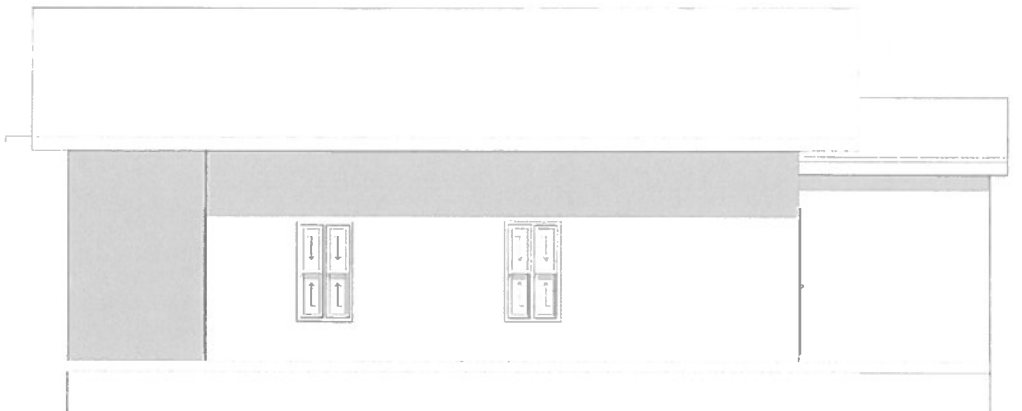
West Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"