

# HISTORIC AND DESIGN REVIEW COMMISSION

April 01, 2015

Agenda Item No: 9

**HDRC CASE NO:** 2015-117  
**ADDRESS:** 902 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1653 BLK A LOT W 115.23 FT OF 8 ARB A8  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Lewis McNeel/Candelilla, LLC  
**OWNER:** Lewis McNeel/Candelilla, LLC  
**TYPE OF WORK:** Historic Tax Certification, Exterior Repairs and Modifications  
**REQUEST:**

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

1. Replace non-historic steel door at front and rear with new wood door
2. Replace wrought iron columns with 8"x8" wood columns at front porch
3. Install new corrugated metal skirt and siding at rear addition
4. Historic Tax Certification

## APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

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

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

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

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.

8. Architectural Features: Foundations

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

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

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

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.

*UDC Section 35-618 – Tax Exemption Qualifications.*

(d) Certification.

1. Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to

the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

2. Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

### **FINDINGS:**

- a. The house at 902 North Pine was built ca. 1905 in the Folk Victorian style.
- b. Consistent with the Guidelines for Exterior Maintenance and Alterations, a non-historic door should be replaced with a new door that matches the architectural style of the building. Although replacement of the non-historic metal doors may be appropriate, the proposed door has a Craftsman style which does not match the style of the house. A replacement wood door with a simple oval or rectangular lite would be more appropriate.
- c. According to the Guidelines for Exterior Maintenance and Alterations, replacement porch elements such as columns should be simple to avoid competing with the historic character or creating a false sense of history. The proposed columns are simple in design and appropriate replacements for the non-historic wrought iron columns.
- d. Replacement skirting should consist of durable, proven materials, and should either match the siding or be applied to have minimal impact as recommended by the Guidelines for Exterior Maintenance and Alterations. The proposed corrugated metal skirting is not a commonly used skirting material in historic residential structures and its installation will significantly impact the structure. Wood siding to match existing would be a more appropriate skirting material.
- e. Consistent with the Guidelines for Additions, materials that match in type, color, and texture should be used. 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. The proposed corrugated metal is not compatible with the existing materials on the house or is a commonly found cladding material in residential structures within the Dignowity Hill Historic District. Its installation, which will be visible from the street, will cause an adverse effect to the historic structure. Wood siding with a different profile from the existing would be a more appropriate cladding material.
- f. The applicant has met all requirements of the City's tax certification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.

### **RECOMMENDATION:**

1. Staff does not recommend approval of item 1 as submitted based on finding a-b. Staff recommends that the doors are replaced with an appropriate style door.
2. Staff recommends approval of item 2 as submitted.
3. Staff does not recommend approval of item 3 as submitted based on findings d-e. Staff recommends wood siding is used.
4. Staff recommends approval of item 4 as submitted.

### **CASE MANAGER:**

Adriana Ziga



**902 N Pine**

**Powered by ArcGIS Server**

Printed: Mar 16, 2015

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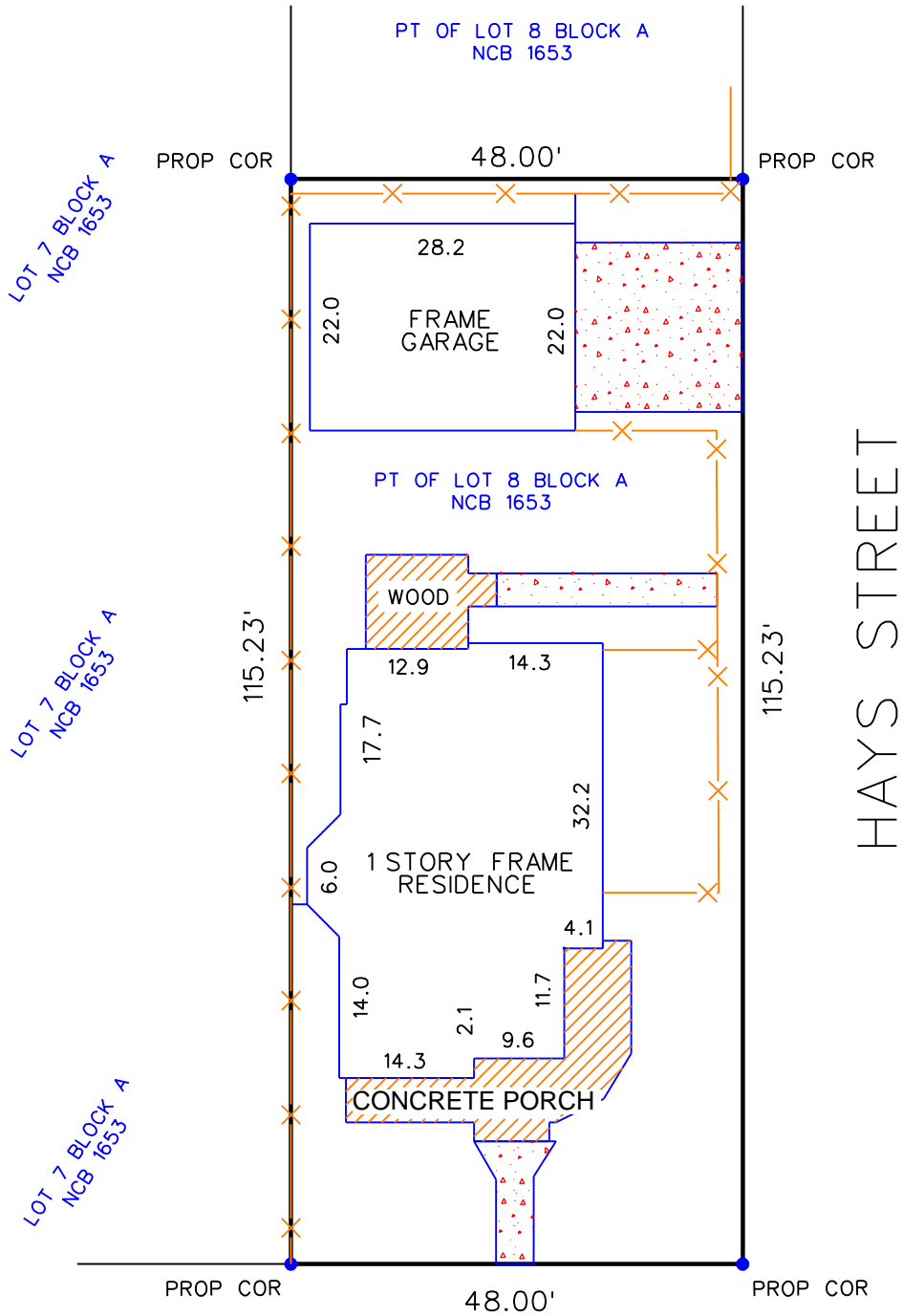












# 902 NORTH PINE STREET

60' R.O.W.

BORROWER: CANDELILLA, LLC  
GF NO: 1407167-08



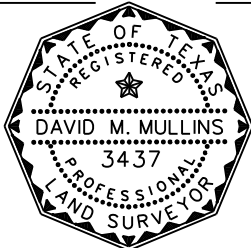
## LEGAL DESCRIPTION:

THE WEST 115.23 FEET OF LOT 8, BLOCK A, NCB 1653, BEING ALL OF LOT 8 EXCEPT THE EAST PORTION OF LOT 8 AS DESCRIBED IN DEED RECORDED IN VOLUME 2453, PAGE 168, BEXAR COUNTY, DEED RECORDS.

THE PROPERTY SHOWN APPEARS TO BE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP.

The undersigned hereby certifies to (lender) and/or (owner) and Title Company that this survey (1) was made on the ground as per the property description shown hereon, (2) correctly shows the boundary lines and dimensions and area of the land indicated hereon (3) correctly shows the location of all buildings, structures, and other improvement and visible items on the property, and (4) correctly shows the locations of all alleys, streets, roads, other right-of-way, easements, and other matters of record of which the undersigned has been advised effecting the property according to the description in such recorded instruments; and except as shown, there are no visible easements, rights-of-way, party walls or other common structures or use of the property by adjacent property owners, encroachments of improvements of adjoining premises, protrusions of improvements onto adjoining premises, or boundary conflicts.

DATE: 10-22-14 JOB NO. : \_\_\_\_\_



REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

## STD LAND SURVEYING



5740 NEWT PATTERSON RD  
Mansfield, Texas 76063  
Office 817-247-6307  
Fax 682-518-9197

E-Mail us at:  
stdlandsurveying@yahoo.com



**GENERAL NOTES:**

REPAIR AND CLEAN ALL EXISTING WINDOW SASHES, PANES, SILLS AND TRIM AS NEEDED.  
REPLACE ALL DAMAGED WINDOW PANES WITH NEW GLASS. REMOVE ALL WINDOW SCREENS.

FINISH ALL INTERIOR WALLS WITH PAINTED GYPSUM BOARD EXCEPT WHERE NOTED TO EXPOSE EXISTING WOOD SUBSTRATE BOARDS.

OWNER TO APPROVE ALL FINISH MATERIALS, COLOR SELECTIONS, HARDWARE, NEW DOORS, FIXTURES.

REFINISH ALL HARDWOOD FLOORS: REPLACE MISSING BOARDS, PLUG ALL HOLES AND CRACKS, SEAMLESSLY BLEND ALL NEW MATERIAL WITH OLD MATERIAL, SAND FLOORS DOWN TO EXPOSE A CLEAN LEVEL SURFACE, APPLY STAIN, APPLY POLYURETHANE COATING.

REPAIR, CLEAN, PRIME AND PAINT ALL EXISTING AND NEW TRIM, BASE, WINDOW SASHES, DOORS, CABINETS AND BEADBOARD. PAINT COLORS TO BE SELECTED BY OWNER.

ALL PAINT AND SEALERS TO BE "NO V.O.C."

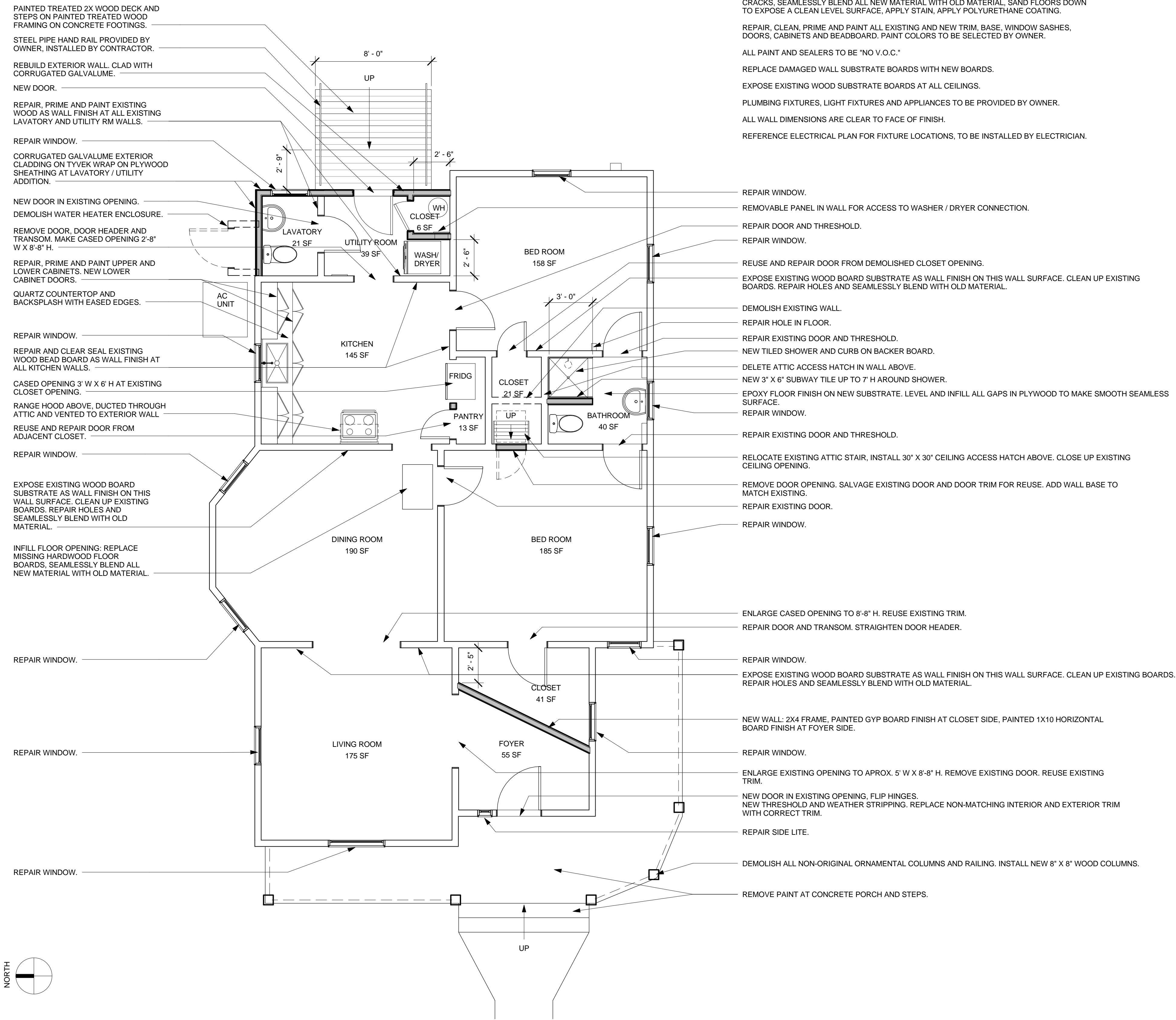
REPLACE DAMAGED WALL SUBSTRATE BOARDS WITH NEW BOARDS.

EXPOSE EXISTING WOOD SUBSTRATE BOARDS AT ALL CEILINGS.

PLUMBING FIXTURES, LIGHT FIXTURES AND APPLIANCES TO BE PROVIDED BY OWNER.

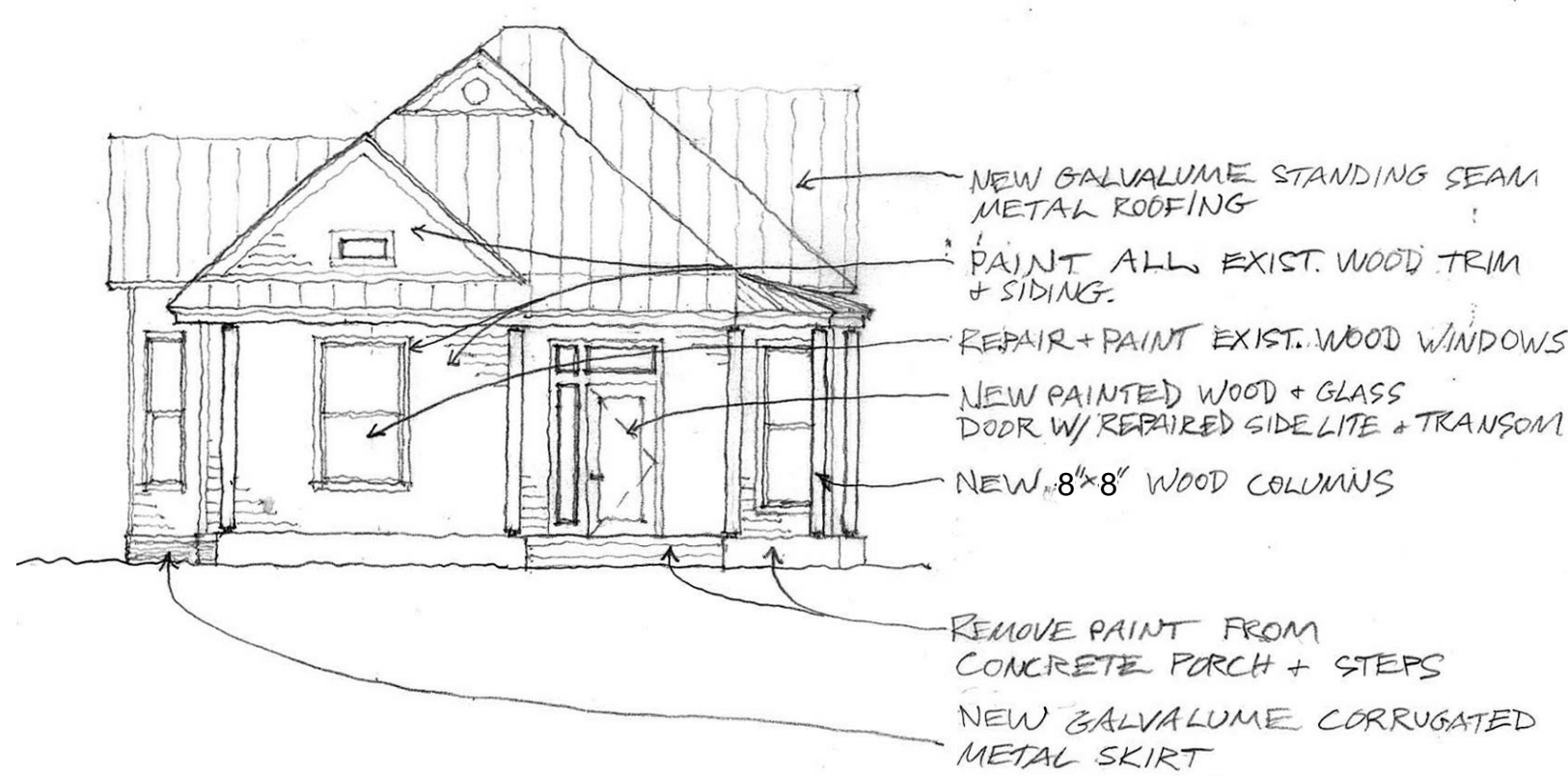
ALL WALL DIMENSIONS ARE CLEAR TO FACE OF FINISH.

REFERENCE ELECTRICAL PLAN FOR FIXTURE LOCATIONS, TO BE INSTALLED BY ELECTRICIAN.



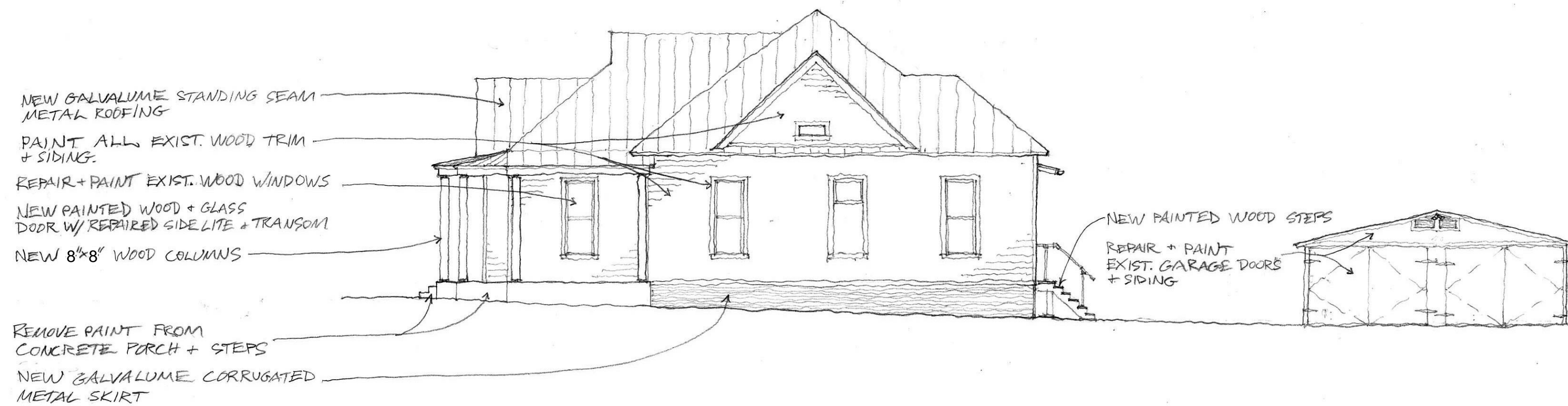
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"





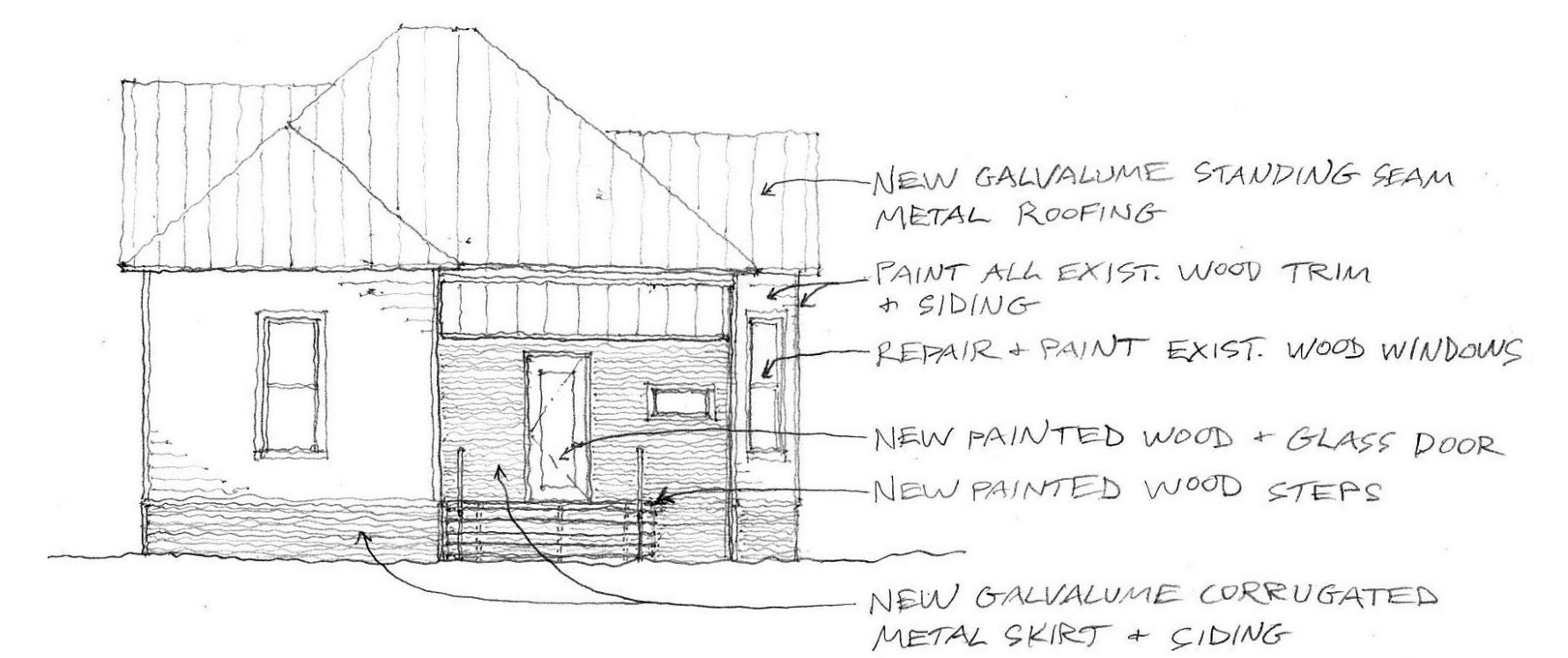
WEST ELEVATION

SCALE: 1/8" = 1'-0"



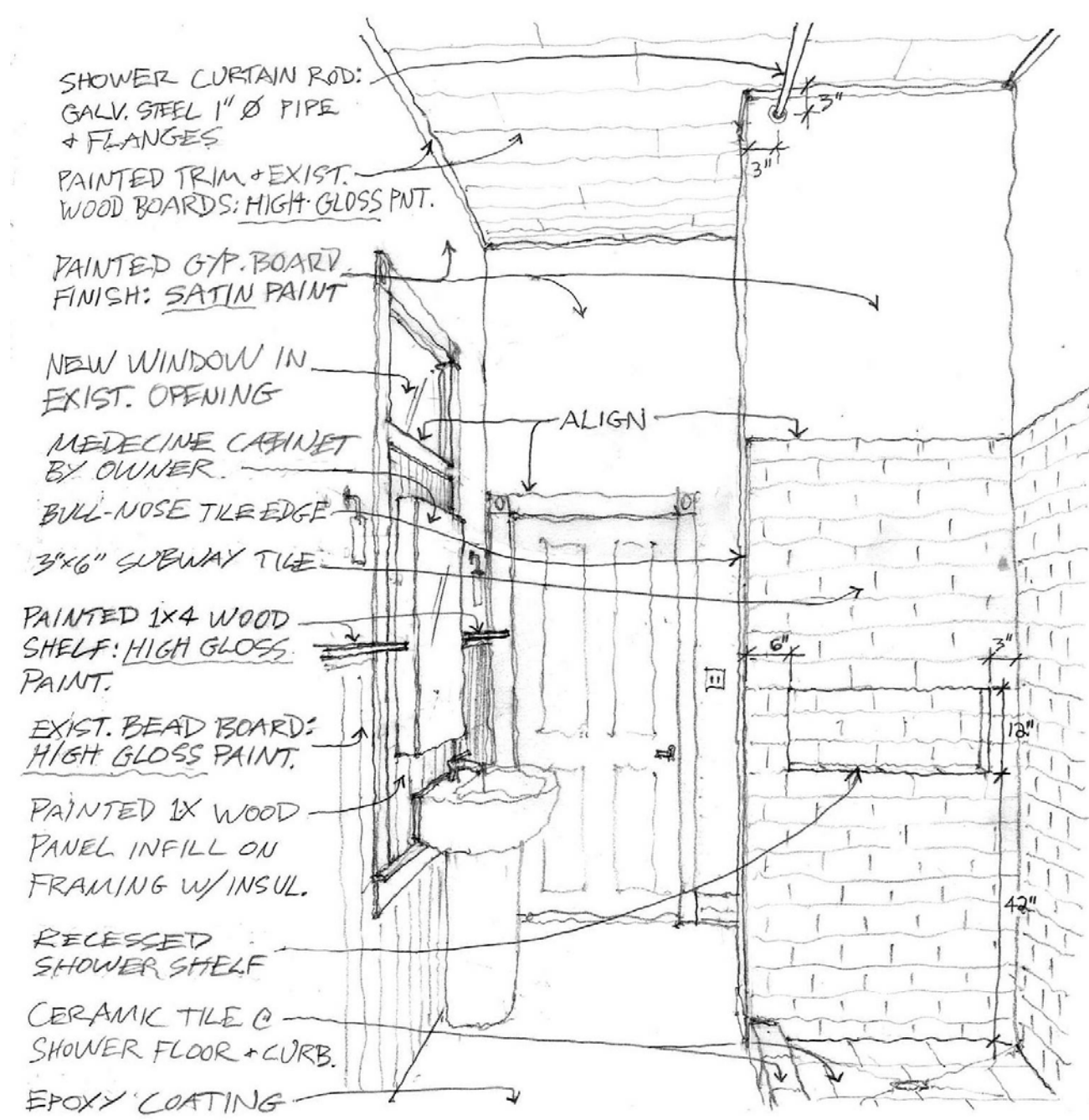
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

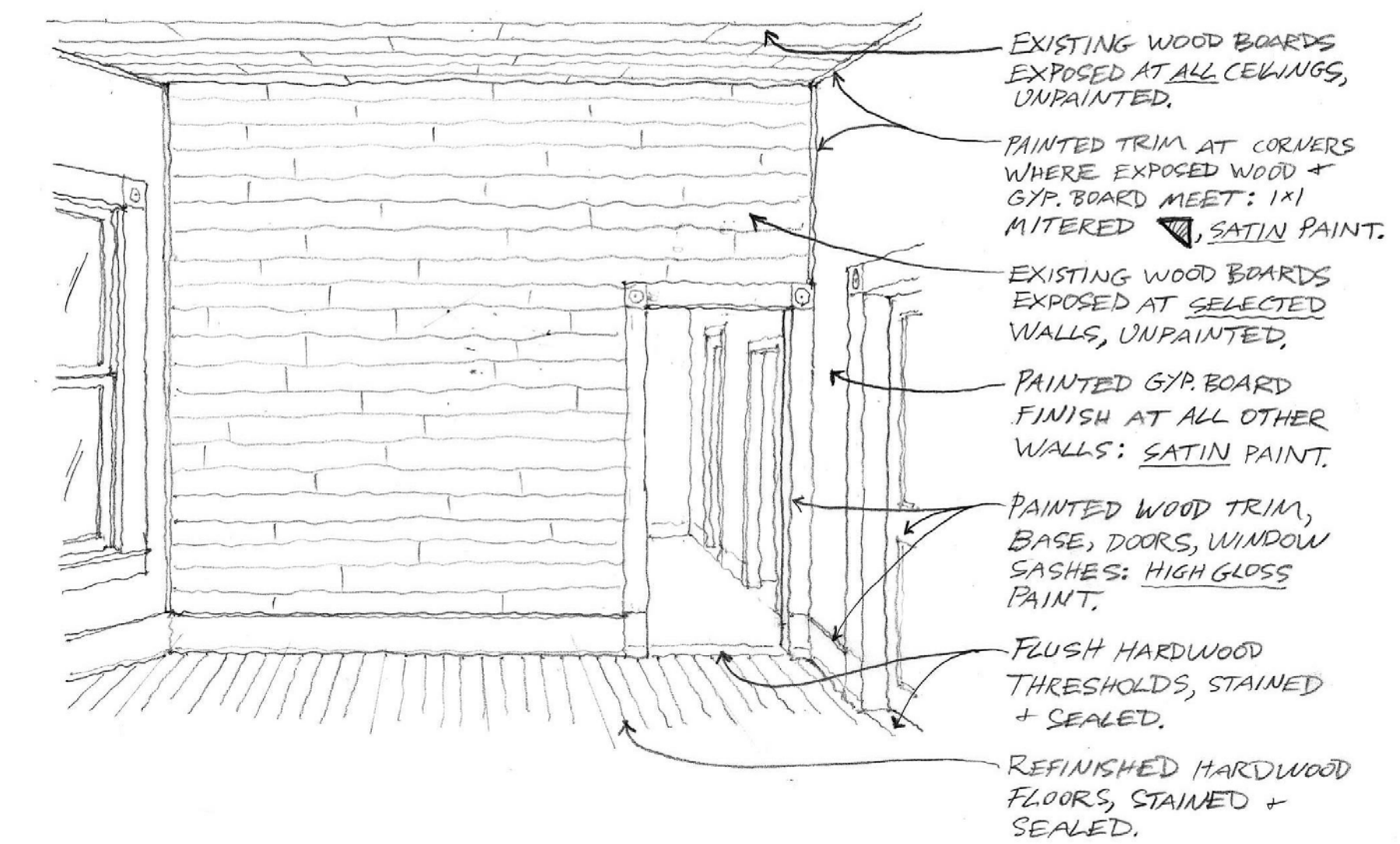
SCALE: 1/8" = 1'-0"



BATHROOM INTERIOR VIEW



KITCHEN INTERIOR VIEW



TYPICAL ROOM INTERIOR VIEW

902 PINE      RENOVATION WORK

house purchase total	\$79,540.21
renovation estimate total	\$122,036.21
<b>total investment value</b>	<b>\$201,576.42</b>

	SEQUENCE	WORK	COST
2014	nov	purchase light fixtures	\$349.81
	nov-dec	foundation + prep + dumpster	\$14,884.54
	dec	demo interior	\$2,040.00
	dec	garage door security	\$275.00
	dec	dumpster X 2	\$811.86
2015	jan	rewire house, rough in fixtures, prep for landscape lighting	\$15,000.00
	jan	plumbing, gas rough in: shower, wh, softener, washer dryer, AC system gas, range	\$10,000.00
	feb	tree trimming	\$500.00
	mar	air conditioner install	\$11,795.00
	mar	insulation and weatherproofing at walls,	\$4,000.00
	mar	metal roof	\$12,880.00
	mar-july	interior / exterior finish out	\$40,000.00
	july	purchase door hardware	\$500.00
	may	purchase appliances	\$6,000.00
	june	site grading	\$1,000.00
	july	site lighting and planting install	\$2,000.00



# NEIGHBORHOOD PRECEDENT STUDY: CORRUGATED METAL USE AND PORCH COLUMN VARIETY IN DIGNOWITY HILL

By Lewis McNeel

Summary:

The following photo series shows that Dignowity Hill original structures employ a wide and quirky variety of materials and design choices. Proportions, styles and finish treatments of things like front porch columns are widely varied. Historic use of corrugated metal is found in numerous original applications on old houses and other historic buildings throughout Dignowity Hill. Corrugated metal is a well-performing cladding material with deep roots in the industrial and railroad history of the neighborhood. The presence of corrugated metal here appears to have been heavily influenced by the adjacent culture of the railroad yard and other industrial neighbors interspersed throughout the district.



**CORRUGATED METAL CLADDING  
AND ROOFING**





CORRUGATED METAL ROOFING  
AND ROUND SLENDER WOOD  
PORCH COLUMNS





CORRUGATED METAL SKIRT AND  
SQUARE WOOD PORCH POSTS  
WITH CORNICE





878 North Mesquite Street

Exit Street View

**SLENDER SQUARE WOOD POSTS  
ON CONCRETE PEDESTALS**

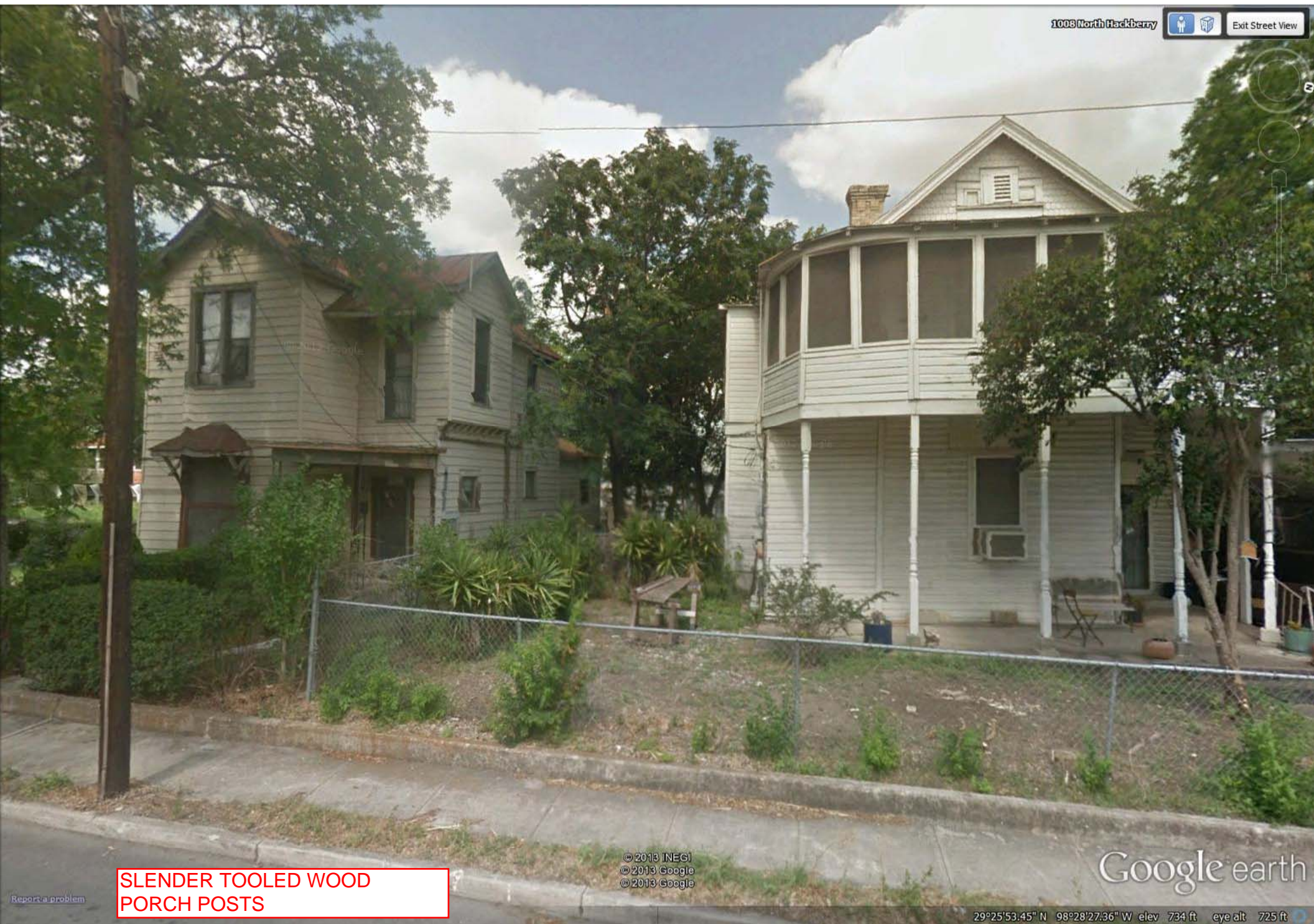
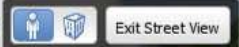
© 2013 INEGI  
© 2013 Google  
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Google earth

29°25'52.70" N 98°28'29.42" W elev 716 ft eye alt 716 ft



1008 North Hackberry



Google earth

**SLENDER TOOLED WOOD  
PORCH POSTS**

© 2013 INEGI  
© 2013 Google  
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29°25'53.45" N 98°28'27.36" W elev 734 ft eye alt 725 ft





SLENDER SQUARE WOOD  
PORCH POSTS





UNPAINTED WOOD DOUBLE-  
POSTS WITH WOOD TIE  
BRACKETS





CORRUGATED METAL CLADDING



CORRUGATED METAL CLADDING





WEATHERED CORRUGATED  
METAL CLADDING ON ALAMO  
BREWERY






CORRUGATED METAL SKIRT





NEW CORRUGATED METAL SKIRT  
REPLACED OLD DAMAGED  
CORRUGATED METAL SKIRT.





More saving.  
More doing.

Your Store: **Cambray #581**  
Use **Current Location** or [find store](#)

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Proposed front door

Steves & Sons | Model # A3109-6-AW-MJ-4IRH | Internet # 205218312

Craftsman 9 Lite Stained Knotty Alder Wood Prehung Front Door

★★★★★

[Write the First Review](#) +

[Ask a Question](#) +

\$998.00 / each



PRODUCT OVERVIEW Model # A3109-6-AW-MJ-4IRH | Internet # 205218312

Experience the warmth of wood with this stained knotty alder 9 lite wood entry door with clear beveled insulated glass. This door comes pre-hung in fully weather-stripped frame with brick mold and interior casing. Door has double 2-3/8 in. bore for easy lockset and deadbolt installation.

- Engineered stiles, rails and panels prevent warping and splitting
- High performance bronze weather stripping and adjustable black finish sill provides a tight seal against drafts
- 9-Lite craftsman design with clear bevel glass to brightens your entryway
- Tempered safety glass is insulated for energy efficiency
- Knotty alder prefinished in autumn wheat stain with matching frame adds style and elegance to your front door
- Bronze ball bearing hinges provide ease of operation
- Matching applied brickmould and pre-mitered interior casing for ease of installation
- Prehung 4-9/16 in. prefinished frame for easy installation with 4 in. wall construction
- Requires rough opening of 38-1/4 in. x 82 in. actual unit size 4-9/16 in. x 37-3/4 in. x 81-1/2 in.
- From outside door opens to inside of home with hinges on the right

SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	4.563 in	Door Thickness (in.)	1.75
Assembled Height (in.)	81.5 in	Jamb Size (in.)	4-9/16"
Assembled Width (in.)	37.75 in	Rough Opening Height	82
Door Size (WxH) in.	36 x 80	Rough Opening Width	38.25

DETAILS

Color Family	Alder	Glass Style	Clear
Color/Finish	Wheat	Glass Type	9 Lite
Commercial	No	Hinge Finish	Bronze
Door Configuration	Single Door	Included	No additional items or accessories included















