

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2015

Agenda Item No: 13

HDRC CASE NO: 2015-283
ADDRESS: 524 N PINE ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT 3
ZONING: RM4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ceaser Gonzalez
OWNER: Ceaser Gonzalez
TYPE OF WORK: New construction of single family house
REQUEST:

The applicant is requesting conceptual approval to construct a one story single family house on a vacant lot. The proposed house will be clad in wood siding with hardi shingles at the gables, and will have a shingle roof. A wooden trellis carport will be constructed behind the main house. Windows will be a combination of one over one and fixed vinyl.

APPLICABLE CITATIONS:

Sec. 35-608. - Certificate of Appropriateness and Conceptual Approval - Generally.

(b) Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a certificate of appropriateness for final approval.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

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.

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.

FINDINGS:

- a. The project was reviewed by the Design Review Committee on July 7, 2015, at that time the Committee recommended the applicant submit additional information on the context, revise the detail for the return at the front gable overhang, and revise side and rear fenestration and window sizes to make it more consistent.
- b. Consistent with the Guidelines for New Construction, new buildings should align with front facades of adjacent buildings when a consistent setback is established. The proposed house follows the front setback along the street and is consistent with the guidelines.
- c. According to the Guidelines for New Construction, foundations should align within one foot of floor-to-floor heights on adjacent historic structures. The proposed design has a raised foundation and is consistent with the guidelines.
- d. As recommended by the Guidelines for New Construction, new roof forms should be consistent with those predominantly found on the block in pitch, overhangs, and orientation. The proposed roof is consistent with other historic roofs in pitch, overhangs and orientation. However, the composition of the roof should be revised to have a continuous ridge along the top to match the historic configuration of cross-gable roofs.
- e. Consistent with the Guidelines for New Construction, window and door openings should have a similar proportion of wall to window space as typical nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The proposed fenestration pattern along the front of the house is consistent with the guidelines, however the fenestration pattern along the sides and rear should be revised to have a rhythm and pattern more consistent with nearby historic facades.
- f. According to the Guidelines for New Construction, materials that complement the type, color, and texture of materials traditionally found in the district should be used. The proposed wood plank, shingle siding and asphalt shingle roof is consistent with the guidelines. In addition, the proposed vinyl windows may be consistent with the guidelines if properly detailed and proportioned.
- g. As recommended by the Guidelines for New Construction, new outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form; no larger in plan than 40 percent of the

principal historic structure footprint; and relate to the period of construction of the principal building through the use of complementary materials and simplified architectural details. The proposed trellis carport is consistent with the guidelines in height, massing, form, size and design.

- h. Consistent with the Guidelines for New Construction, the historic setback pattern of similar outbuildings along the streetscape or district should be followed. Garages and outbuildings along Wheeler Alley sit close to the street behind the main structure. Although the proposed carport will be located behind the main house, it should align as close as possible to other garages along the street.

RECOMMENDATION:

Staff recommends approval based on findings a-h with the following stipulations:

- a. The roof is revised to have a continuous ridge along the top
- b. Fenestration pattern along the sides and back is revised to be consistent with adjacent historic facades
- c. The carport aligns as close as possible with adjacent garages
- d. Information on placement of mechanical units, landscaping and fencing is submitted for review

CASE MANAGER:

Adriana Ziga



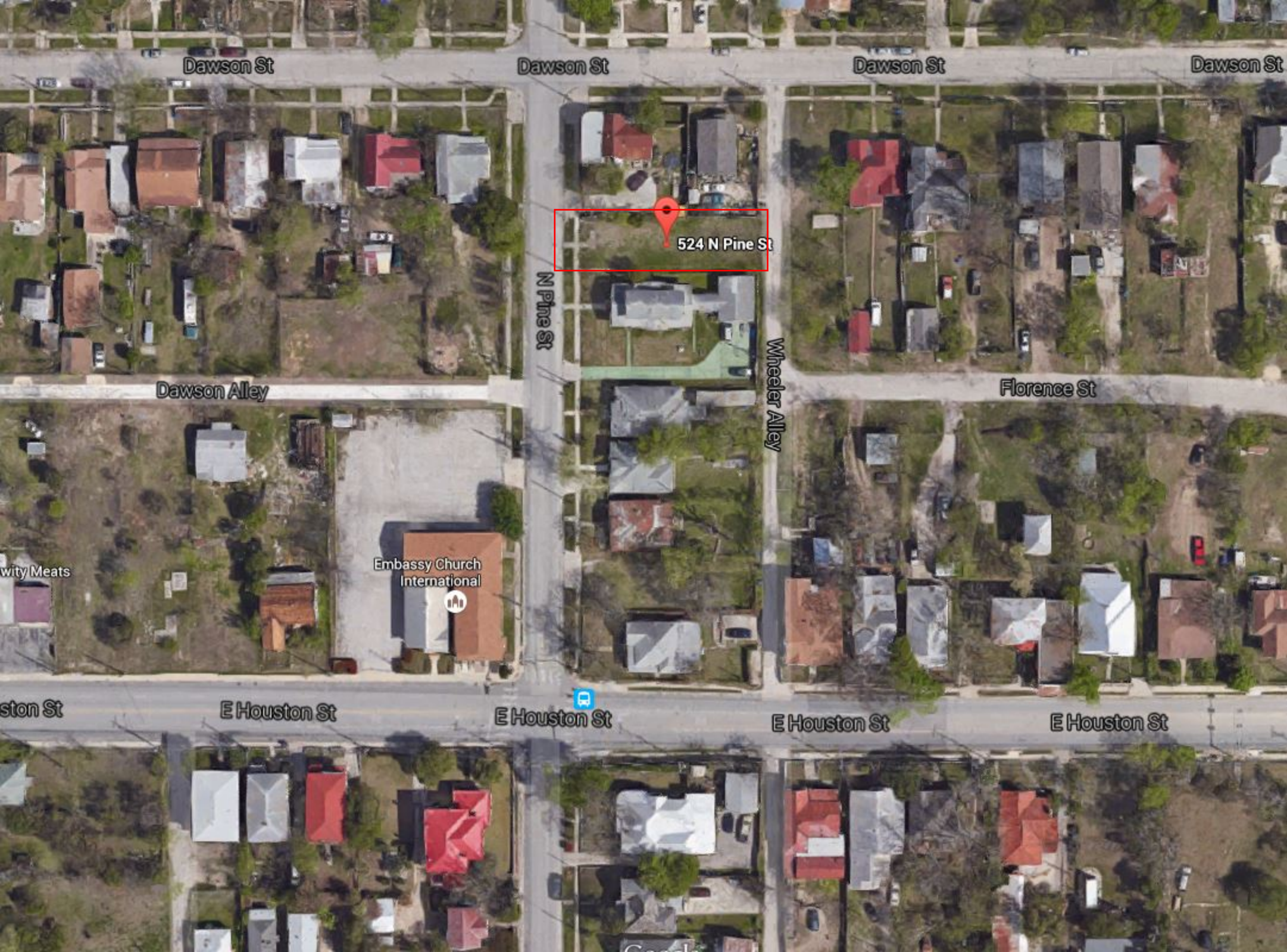
524 N Pine

Powered by ArcGIS Server

Printed: Jul 08, 2015

524 N Pine Infill Project Narrative

This project contemplates construction of a new 1300 square foot single-family houses on the RM4H lot at 524 N Pine. The one story house will be clad with painted #105 wood siding and hardi plank shingle panel and have a composition shingle roof. The front of the house with its large front porch is set back from the street in alignment with the house immediately adjacent and consistent with the homes on the 500 block of N. Pine. This plan submission is the result of a review between the developer and the Dignowity Hill Neighborhood Association Architectural Review Committee wherein the committee expressed did not express concern with the overall design proposed.



Dawson St

Dawson St

Dawson St

Dawson St

524 N Pine St

N Pine St

Wheeler Alley

Dawson Alley

Florence St

wity Meats

Embassy Church
International

ston St

E Houston St

E Houston St

E Houston St

E Houston St







524 N Pine site photos

Front of site



View of adjacent property to right of site



View of adjacent properties facing Dawson St back yards the left of site



Google Map

902 Dawson at N. Pine



518 N Pine

Proposed site



514-508 N Pine

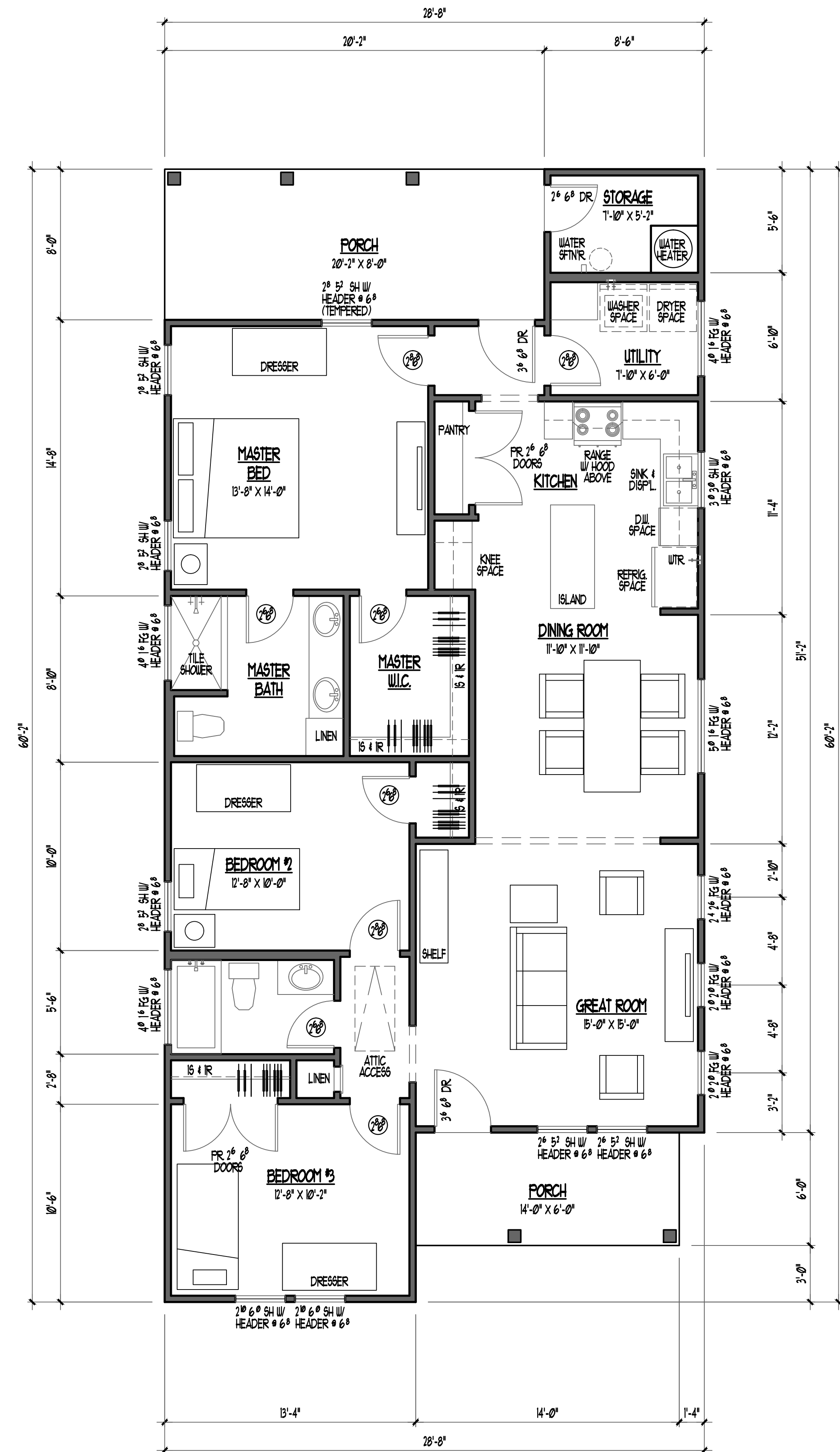
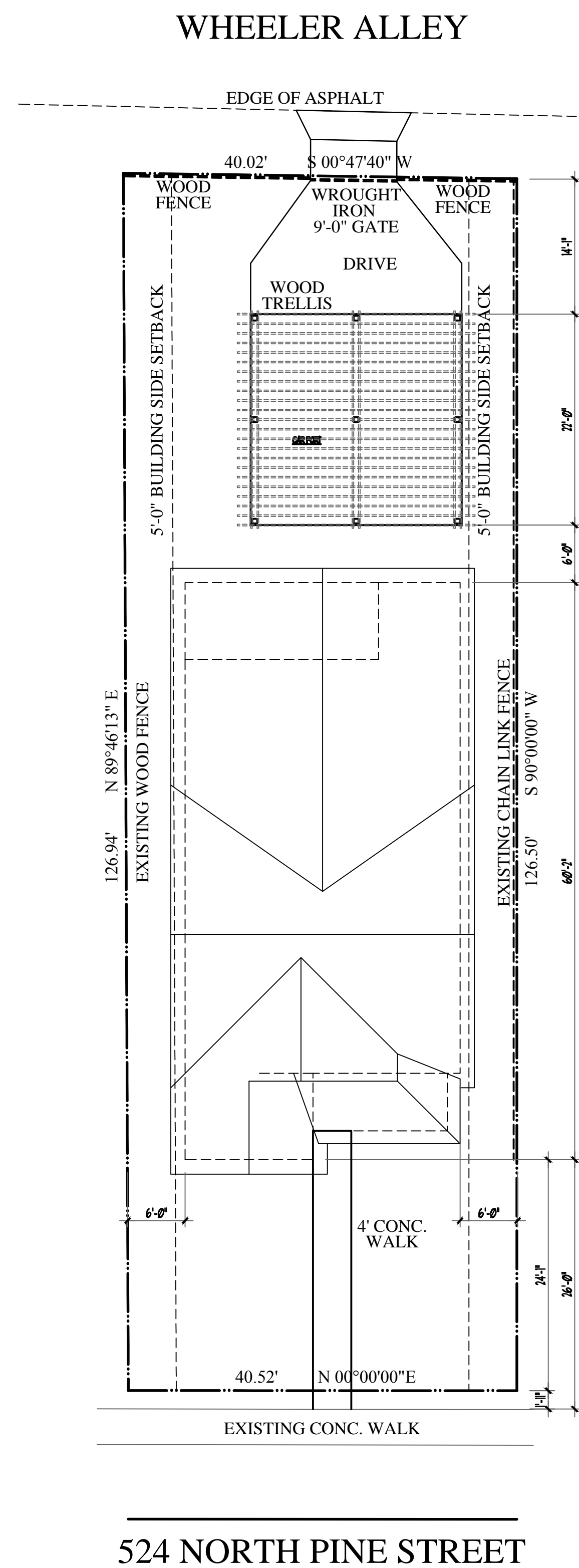


508 N Pine



502 N Pine





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| REVIEW DATE | SHEET NO. — OF 3 | DATE 6-3-15 | BERT ARCE - HOME DESIGN 10000 W. ALHAMBRA BLVD. #115 SAN ANTONIO, TX 78247 PH: 1-210-577-1304 EMAIL: bertarce@gmail.com | A RESIDENCE FOR: <u>GONZALEZ, CERVANTES</u> | NOT FOR CONSTRUCTION | | NOT FOR PERMIT | | REVISIONS | |
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A RESIDENCE FOR:
GONZALEZ, CERVANTES

BERT ARCE - HOME DESIGN
O'CONNOR ROAD SUITE 115
SAN ANTONIO TX 78247

DATE
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REVIEW ONLY - NOT FOR CONSTRUCTION - NOT TO SCALE DRAWING

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| DATE |
| 6-3-15 |

SHEET NO.
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Windows and Doors

Front Door

JELD-WEN Architectural Fiberglass ¾ glass 1 panel exterior door



Rear door

Jeldwen 3' x 6'8" full view steel door



Storage room door

Jeldwen 3' x 6'8" 4 panel steel door



Front Elevation

Jeld-Wen Builders Vinyl Single Hung to be installed with a $\frac{3}{4}$ " recessed installation to include wood sill horns and 6" wood exterior trim

BLVST3262

Rough Opening: 32 X 62

Viewed from Exterior. Scale: $\frac{1}{4}$ " = 1'

Frame Size: 31 $\frac{1}{2}$ x 61 $\frac{1}{2}$

Actual Size: 31 $\frac{1}{2}$ -in X 61 $\frac{1}{2}$ -in

Builders Vinyl Single Hung Window Tilt Nail Fin (1 $\frac{1}{4}$ " setback),

White Ext/White Int , Vent Height = 31 ,

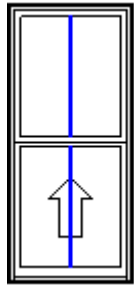
EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet

White Int Hardware, Style Cam Lock(s), 2 Locks, *Meets 5.0 sqft

Egress (1st Floor)*,

TDI# WIN-1153 TDI-AAMA, PG35, DP+35/-35,

PEV 2015.2.0.1279/PDV 6.342 (04/21/15) IA

**Side Elevations:**

Bedrooms- Jeld-Wen 32 X 62 Builders Vinyl Single Hung at bedrooms to meet egress requirements to be installed with a $\frac{3}{4}$ " recessed installation to include wood sill horns and 6" wood exterior trim same as front elevation

Kitchen- Jeld-Wen 36 X 36 Builders Vinyl Single Hung Tilt , Nail fin, White Ext/White Int Vent Height 18, to be installed with a $\frac{3}{4}$ " recessed installation to include wood sill horns and 6" wood exterior trim

Dining Room - Jeld-Wen 5' x 1'6" Builders Vinyl Fixed windows to be installed with a $\frac{3}{4}$ " recessed installation to include wood sill horns and 6" wood exterior trim

Great Room- Jeld-Wen 2'4" x 2'6" Builders Vinyl Fixed window to be installed with a $\frac{3}{4}$ " recessed installation to include wood sill horns and 6" wood exterior trim

Bathrooms and Laundry -Jeld-Wen 4' x 1'6" Builders Vinyl Fixed windows to be installed with a $\frac{3}{4}$ " recessed installation to include wood sill horns and 6" wood exterior trim

Exterior siding will be # 105 **Dutch Lap Siding** 3/8" overlap with a 1 1/4" curved recessed edge and **Hardie Shingle Straight-Edge Panel** on front and side gables



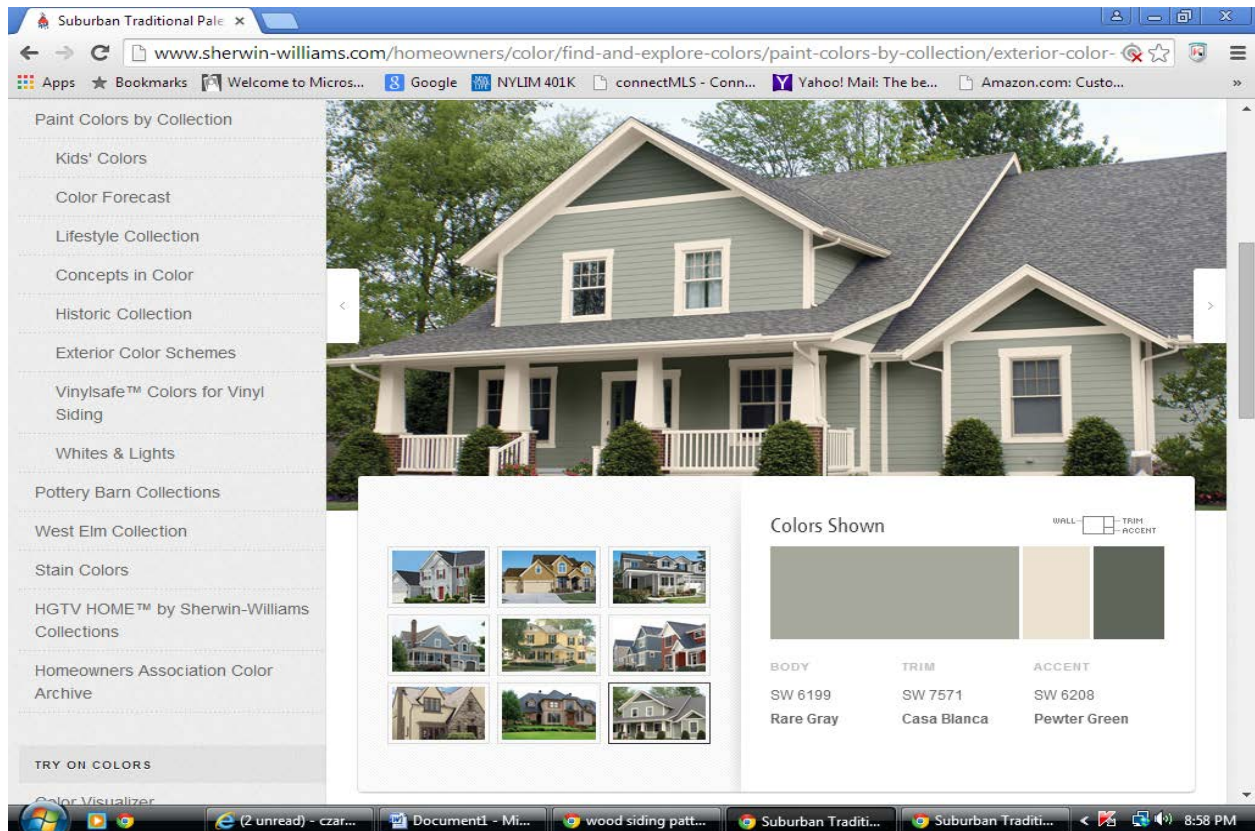
Roofing material



Owens Corning laminated Architectural roof shingle in Driftwood color

Exterior color

Sherwin Williams SW 6199 Rare Gray on body, SW6208 Pewter Green on Gable and SW Casa Blanca on Trim



Trellis Material

Columns – 6" X 6" decay resistant wood painted same as trim color

Beams - 2" X 6" decay resistant wood painted same as trim color

Trellis – 2" X 2" decay resistant wood painted same as trim color

Example of Trellis Design



Example of window installation





CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 7/7/15

HDRC Case# _____

ADDRESS: 524 N. Pine

Meeting Location: 1901 S. Alamo

APPLICANT: Caesar Gonzalez

DRC Members present: Michael Guasino, Betty Feldman

Staff present: Adriana Zign

Others present: _____

REQUEST: New construction single family house.

COMMENTS/CONCERNS: CB - intended to do two windows vs. one w/ shutter. MB - If you're doing wood, you should look at doing all wood. BF - having an aerial might help. Show context. MB - Street elevation is appropriate. Detail for return at gable. Bulk of house has lower ridge line. Visibility of side elevation? CB - sides aren't very exposed. MB - Multiplicity of window types, play w/ sizes to make it more consistent. Look at return. Rear elevation isn't an issue. Not visible. Nicely done, good infill design.

COMMITTEE RECOMMENDATION: APPROVE ☒ DISAPPROVE ☐
APPROVE WITH COMMENTS/STIPULATIONS:

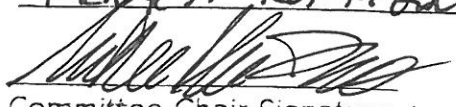
Show context.

REVISE

WINDOWS -

SIDE

FEELSTATION


Committee Chair Signature (or representative)

7/7/15
Date