

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 2

HDRC CASE NO: 2016-284
ADDRESS: 718 N PINE ST
LEGAL DESCRIPTION: NCB 1659 BLK G LOT 4
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Joshua Friske, Sr/Triple J Investors, LLC
OWNER: Joshua Friske, Sr/Triple J Investors, LLC
TYPE OF WORK: Historic Tax Certification, rehabilitation and a rear addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for:

1. Foundation, wood window, wood siding, wood door repair
2. Installation of new wood windows to replace non-original windows
3. Exterior painting
4. Construction of a rear addition of less than 200 square feet
5. Historic Tax Certification
6. Landscaping

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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)

- 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.
- ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars—Install security bars only on the interior of windows and doors.
- ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

- iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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 facade 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.

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 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.

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.

FINDINGS:

- a. The structure at 718 N Pine was constructed circa 1930, is of the Folk Victorian style and features a front gable roof, a side window bay, a concrete porch and a standing seam metal roof. Staff performed a site visit on...
- b. **EXTERIOR MAINTENANCE** – The applicant has proposed to repair the structure's foundation, repair damaged wood trim, doors and door hardware in kind, remove non historic architectural elements, repair wood windows and repair the structure to match the existing colors. Staff finds the applicant's proposed scope of rehabilitative work consistent with the Guidelines for Exterior Maintenance and Alterations. If the applicant finds that a wood window is not repairable, it's wood replacement is to be approved by OHP Staff.
- c. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing standing seam metal roof with an asphalt shingle roof. Standing seam metal roofs are typically found on houses designed in the Folk Victorian style throughout San Antonio; however, asphalt shingle roofs are not inappropriate for the Folk Victorian Style. Staff finds the applicant's proposal appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.
- d. **ADDITION** – The rear of the primary historic structure currently features a porch which the applicant has proposed to enclose. According to the Guidelines for Additions 1.A., 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. The applicant has proposed for the rear addition to feature a hipped roof and feature walls that align with those of the primary historic structure. The applicant's proposal is consistent with the Guidelines. Staff recommends a transition piece be used to separate the existing structure from the addition.

- e. **SCALE, MASSING & FORM** – Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and comparable floor to ceiling heights as the primary historic structure. This is consistent with the Guidelines for Additions 1.A. Additionally, the applicant has proposed to maintain the ridgeline of the existing rear addition.
- f. **MATERIALS** – The applicant has noted that the proposed addition will feature materials that match the existing rear addition. These materials include wood siding that will be reused from during the construction of the proposed addition.
- g. **LANDSCAPING** – The applicant has proposed landscaping to include to overall cleaning of the lot; trimming of overgrown plants and the removal of a dead tree adjacent to the primary historic structure's foundation will occur. No modifications to the driveway, sidewalks or front yard lawn area are proposed. The applicant has noted that existing, inappropriate parking locations in the front yard will be covered by sod at the end of construction.
- h. **HISOTRIC TAX CERTIFICATION** - The applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer including a cost estimate, timeline for project completion and a set of architectural documents.

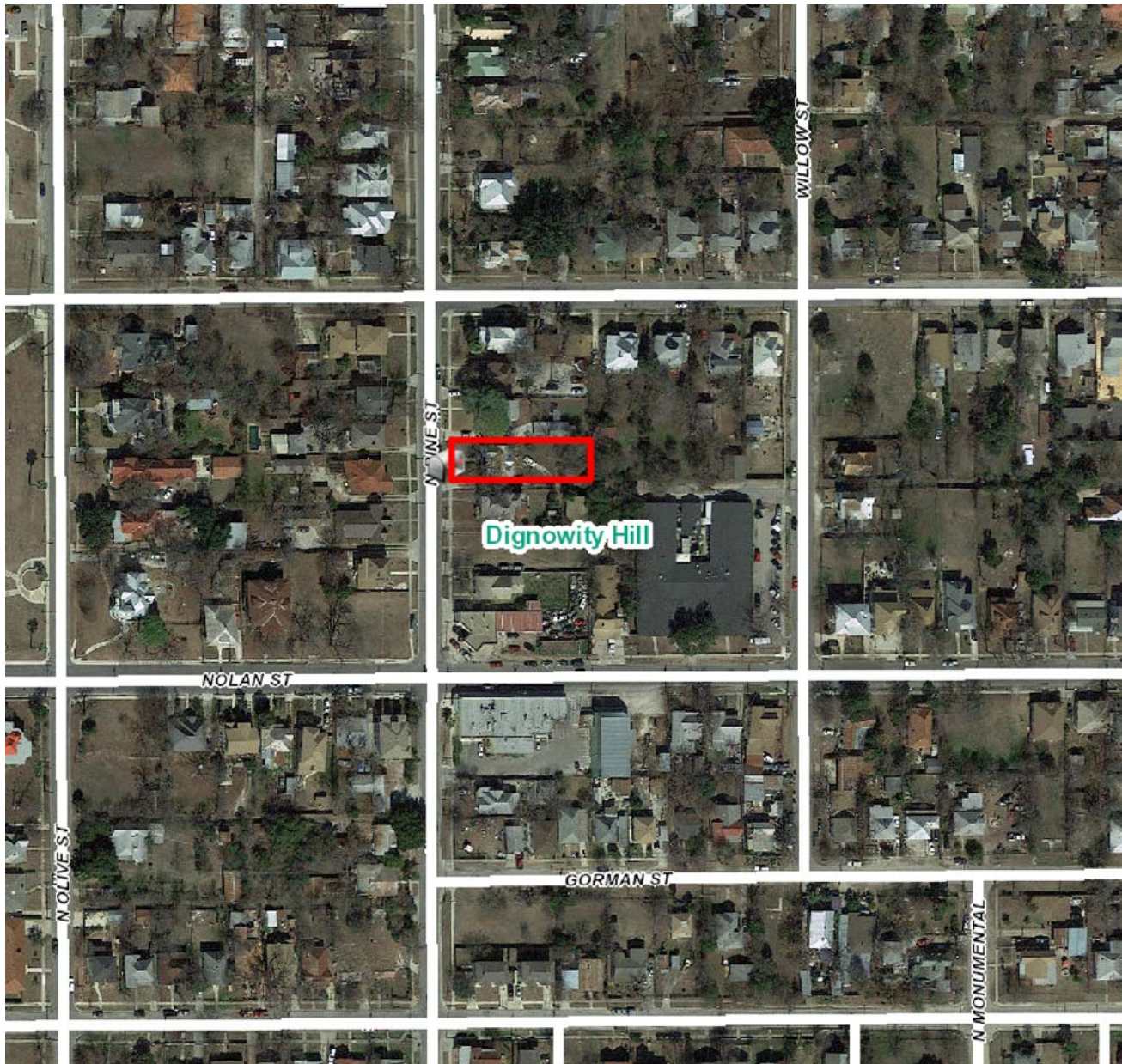
RECOMMENDATION:

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

- 1. That any wood window that is beyond repair be identified and its replacement reviewed and approved by staff.
- 2. That the applicant maintain all ornamental Folk Victorian architectural features.
- 3. That the applicant repair and retain all wood screens.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 13, 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.



SCOPE OF WORK

Name of Company: Triple J Investors, LLC

Project Name: 718 North Pine Street

Project Manager: Joshua Friske Sr

Prepared by: Joshua Friske Sr

Date: 07/01/2016

The Scope of Work is the official description of the work that is to be completed during the contract.

The Scope of Work must be consistent with the project timeline.

PROJECT BACKGROUND AND DESCRIPTION STATEMENT

General repair and replacement using the same material and design as the original and not requiring structural modifications

- Replacement of a non-historic characteristic with new that is in keeping with the character and era in which the structure was built
- Removal of non-historic windows to replace with windows that match the original windows as closely as possible in material and design
- Rear additions under 200 sq. ft. using same (non-historic) material as existing structure as well as existing roof ridge line for non-contributing structures; must include plans with specifications
- Repainting of exterior with same colors or new which are consistent with the district or landmark characteristics - Minor landscaping with 50% or less square feet of front yard replacement, back yard landscaping,

TASK LIST

Each task has been assigned a number for reference throughout the rest of this document and during the commission of the project.

Task No.	Task	Equipment & Services Needed	Equipment Delivery Date	Reporting Head
1	Approvals from City of San Antonio			Joshua Friske Sr
2	Historical Approval			Jon Sonju III
3	Get started with contractors			Joshua Friske Sr
4	Getting all Historical documents			Joshua Friske Sr

KEY CONTRACTORS AND SUBCONTRACTORS

Task No.	Name of Key Contractor	Role / Title	Responsibilities
2;3;4	Carlos	Remodel	everything to the house

PROBLEM STATEMENT

fix and level home; extend the back of the house to end of porch; remodel interior; fix and upgrade electrical; install central HVAC; fix and upgrade plumbing; fix and replace flooring; replace cabinets countertops; build laundry utility room; fix and replace roof; paint exterior and interior walls; fix windows

PROJECT GOALS

GOAL
Get Approvals
HOW GOAL WILL BE ACHIEVED
Turn in all required documents and drawings to the city for construction approval

GOAL
Fix Structure
HOW GOAL WILL BE ACHIEVED
Level the foundation by getting the contractors in as soon as possible after foundation is fixed start fixing and replacing the roof

GOAL
Addition and Electrical
HOW GOAL WILL BE ACHIEVED
Start on Addition with contractors and get started on upgrading the electrical for all required appliances including central HVAC

GOAL
Completion
HOW GOAL WILL BE ACHIEVED
Complete the total remodel after gutting the interior and start building from the ground up including painting; walls; plumbing; electrical; fixing all windows

PROJECT OBJECTIVE

General repair and replacement using the same material and design as the original and not requiring structural modifications

- Replacement of a non-historic characteristic with new that is in keeping with the character and era in which the structure was built

- Removal of non-historic windows to replace with windows that match the original windows as closely as possible in material and design
- Rear additions under 200 sq. ft. using same (non-historic) material as existing structure as well as existing roof
- ridgeline for non-contributing structures; must include plans with specifications
- Repainting of exterior with same colors or new which are consistent with the district or landmark characteristics
- Minor landscaping with 50% or less square feet of front yard replacement, back yard landscaping,

ESTIMATED MILESTONES SCHEDULE

Estimated Schedules	
Project Milestone	Target Date
Project Started	06/27/2016
Proposal Turned Into City	07/01/2016
Start Construction	07/18/2016
Get Approval from the City	07/22/2016
Project Completed	08/26/2016

Estimated Budget Cost of Project		
Type	Description	Cost
Internal Labor		\$0.00
External Labor		\$0.00
Materials		\$0.00
Services		
Miscellaneous		
Total:		\$40,000.00

APPROVAL AND AUTHORITY TO PROCEED

The persons listed below represent their respective organizations related to this project. Approval and authority to proceed must be given by all persons identified below.

Authorizations
The Scope Statement, Project Schedule, Risk Management Plan and Project Budget are approved by:

Authorizations	
Project Sponsor:	Joshua Friske Sr / Jon Sonju Jr
Project Manager:	Joshua Friske Sr
Project performance baseline changes will be approved by:	
Project Sponsor:	Jon Sonju III
Project Manager:	Joshua Friske Sr
Project deliverables will be approved/accepted by:	
Project Sponsor:	Joshua Friske Sr
Project Manager:	Joshua Friske Sr

By signing below, I verify that I am a representative of the below identified entity and that I have the authority to bind such entity.

Project Approval & Signatures			
Project Name:	718 North Pine Street		
Project Manager:	Joshua Friske Sr		
<p><i>The purpose of this document is to provide a vehicle for documenting the initial planning efforts for the project. It is used to reach a satisfactory level of mutual agreement among the Project Manager, Project Sponsors and Owners with respect to the objectives and scope of the project before significant resources are committed and expenses incurred.</i></p>			
I have reviewed the information contained in this Project Scope Statement and agree:			
Name	Title/Role	Signature	Date

Carlos

Remodel

Authorizations			
The Scope Statement, Project Schedule, Risk Management Plan and Project Budget are approved by:			

GR Renovation Services LLC

Email: carr654@hotmail.com

P: 210-723-5603

Bill To: 718 n pine

Phone:

Address:

Fax:

Email:

Invoice Date:

6/8/16

Quote #:

20160888

Quote For:

Item #	Description	Qty	Unit Price	Price
1	HOME REHAB PROJECT:			
2				
3	-correct foundation (pear and beams)			\$ 5,000.00
4	-install new shingles roof			\$ 7,000.00
5	-install new ac system (2 ton minimum)			\$ 6,500.00
6	-make a 1/2 bath by dining room			\$ 4,500.00
7	-replace floors with economic materials (tile, laminate, carpet where needed)			\$ 4,600.00
8	-repair plumbing where needed			\$ 2,500.00
9	-repair electrical where needed (new pannels will be extra charge)			\$ 3,500.00
10	-repair drywall, wood trim, doors and windows to function correctly			\$ 6,000.00
11	-clean up landscaping (no planting or major changes)			
12	-paint interior / exterior			
13	-door hardwar and electrical fixtures			
14	-toilets, vanities, counter tops.			
15	-all necessary materials			
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26			-	
27			Total	\$39,600.00
28			tax	0.00%
29				-
				-
				-
				\$ 39,600.00













City of San Antonio Office of Historical Preservation

Property Address: 718 North Pine Street

Proposed Work:

1. Fixing and Leveling the Foundation of the structure (pier and beam).
2. Rear additions (Inclosing the back porch) under 200 sq. ft. using same (non-historic) material as existing structure as well as existing roof ridgeline.
3. Upgrade and Install all new electrical system and devices to handle HVAC and newer appliances.
4. Install Central HVAC System in house (minimum 2 ton).
5. Fix and replace plumbing system.
6. Fix and Install new roof (asphalt shingles) metal on now
7. Replace flooring (wood, tile, carpet where needed)
8. New Cabinetry (Kitchen, Bathroom) with counter tops
9. New Sinks and Toilets
10. General repair and replacement (drywall, wood trim, doors and door hardware and windows to function correctly)
11. Replacement of a non-historic characteristic with new that is in keeping with the character and era in which the structure was built.
12. Repainting of exterior with same colors or new which are consistent with the district or landmark characteristics.
13. Minor landscaping with 50% or less square feet of front yard replacement,
14. Back yard landscaping (clean up)
15. Construction of rear deck

Materials Used for 718 North Pine Street 78202

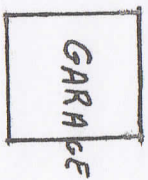
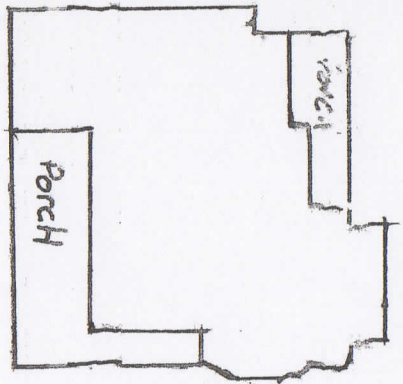
Exterior

1. Exterior Paint (Sherwin Williams)
2. Wood Siding like existing (Home Depot)
3. Asphalt Shingles (Home Depot)
4. Trim wood (Home Depot)
5. Electrical Boxes (Home Depot)
6. Framing Wood (Home Depot)
7. PVC for Plumbing (Home Depot)
8. Wood for leveling foundation (Home Depot)
9. Copper Pipe for Water Supply (Home Depot)
10. Copper Wire for Electrical System (Home Depot)

Interior

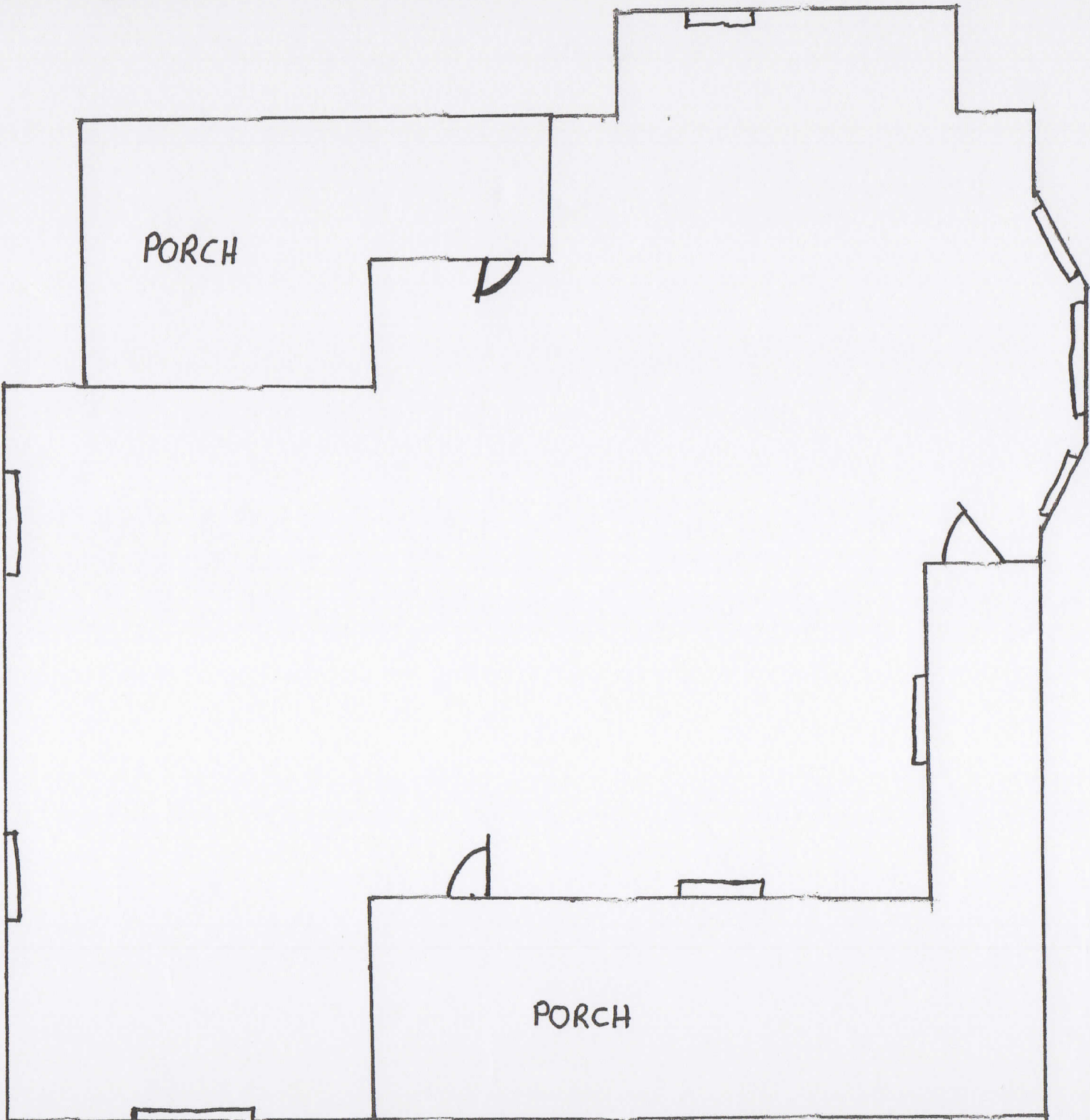
11. Interior Paint (Sherwin Williams)
12. Wood Floors (Lumber Liquidators)
13. Ceramic Tile (Home Depot)
14. Cabinets (Home Depot)
15. Doors (Home Depot)
16. Sheetrock (Home Depot)
17. Sinks, Toilets, Tubs (Home Depot)
18. HVAC Duct work and Exchanges (Home Depot)
19. PVC for Plumbing (Home Depot)
20. Electrical Devices (Home Depot)
21. Copper Pipe for Water Supply (Home Depot)
22. Insulation for walls and ceiling (Home Depot)
23. Copper Wire for electrical system (Home Depot)
24. Counter tops (Home Depot)
25. Water Heater (Home Depot)

NORTH
PINE
STREET



EASEMENT

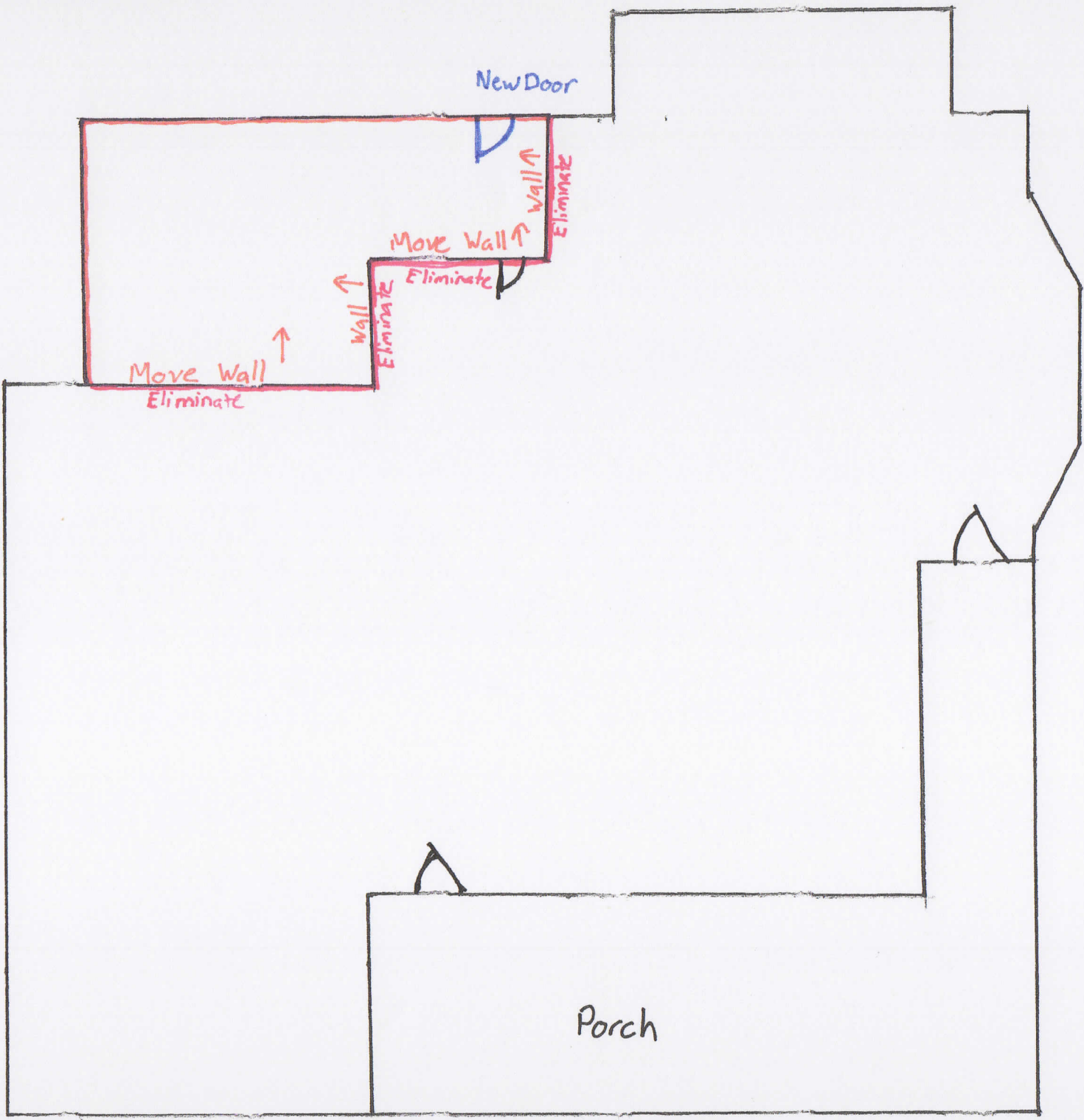
Floor plan (Original, Now)



12m3 mudm

NI 2:00 4:00

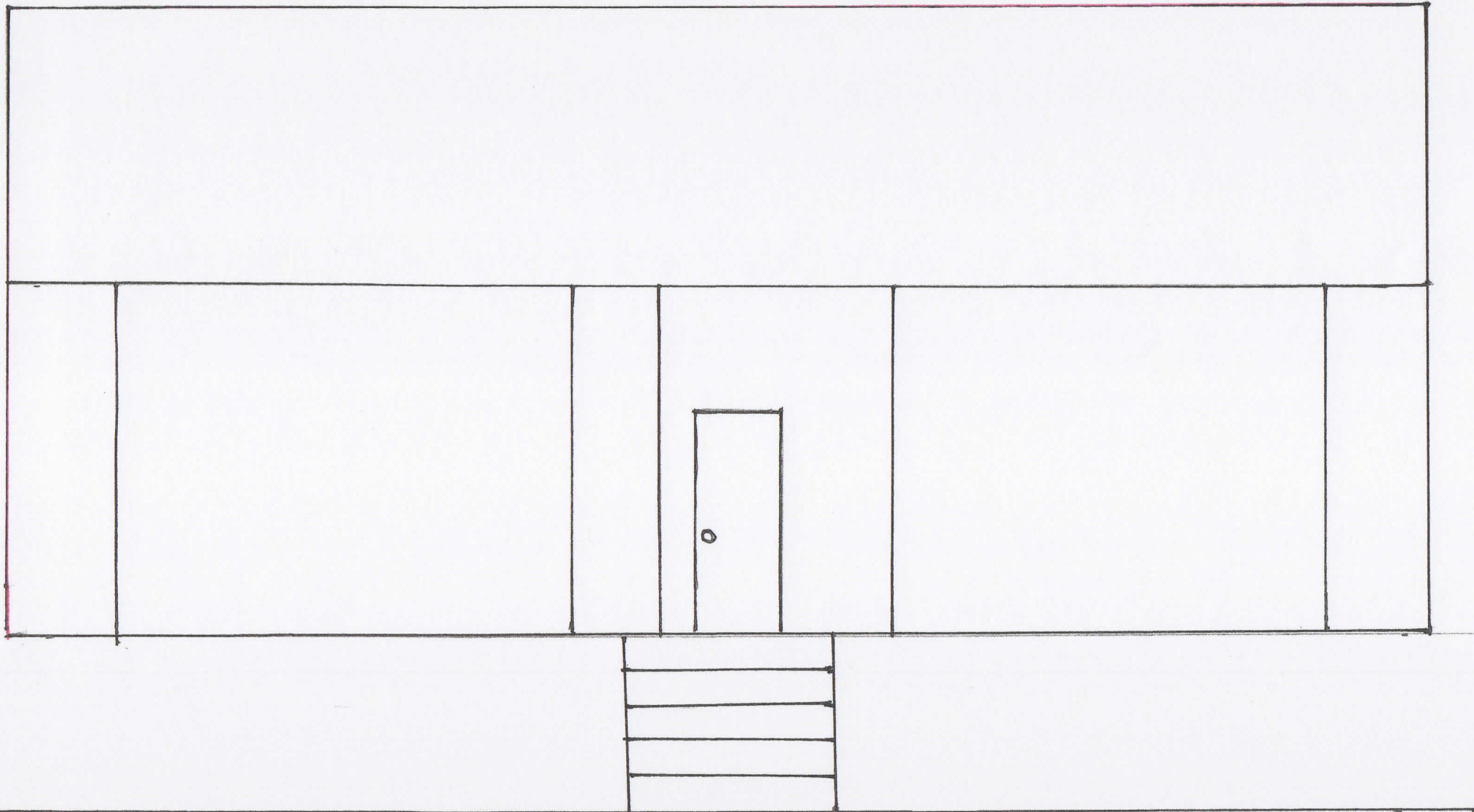
Floorplan (planned addition)



EAST

At Door Street

Elevation (Now)



Elevation (planned addition)

