

## HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

**HDRC CASE NO:** 2017-443  
**ADDRESS:** 932 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1653 BLK A LOT W 128.4 FT OF 1  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Juan Garcia  
**OWNER:** Juan Garcia  
**TYPE OF WORK:** Installation of composite porch decking  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install composite decking on the front porch of the historic structure at 932 N Pine.

### APPLICABLE CITATIONS:

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

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

##### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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

- 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.

### FINDINGS:

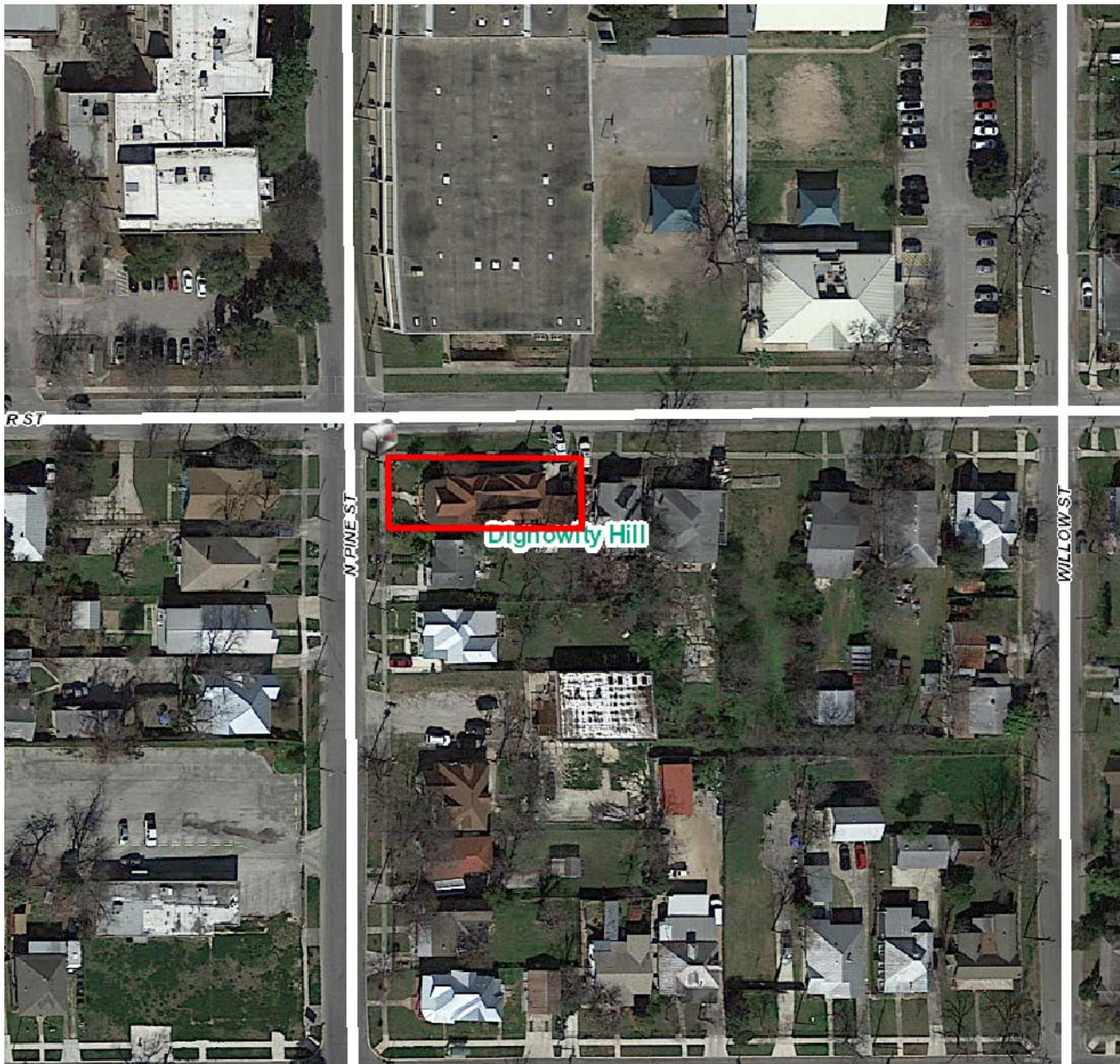
- a. The structure located at 932 N Pine Street was constructed circa 1910 and first appears on the 1912 Sanborn Map. The structure was constructed in the Queen Anne style. The structure features turned porch columns, spindle work, gabled and hipped roofs and a wraparound front porch. At this time, the applicant has proposed to replace the existing, wood porch decking with composite porch decking, the Aeratis product. The existing wood porch decking is not original and was installed during the recent reconstruction of the porch.
- b. The Guidelines for Exterior Maintenance and Alterations note that porch floors should be replaced in kind when deteriorated beyond repair. When in-kind replacement is not feasible, the new materials should match in color, texture, dimensions and finish. The applicant has proposed a composite decking product that features a profile that is consistent with that of historic porch decking. Staff finds the installation of a composite decking material appropriate.

### RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

### CASE MANAGER:

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Aug 24, 2017

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**CITY of SAN ANTONIO**  
**NOTICE of HEARING**  
HISTORIC & DESIGN  
REVIEW COMMISSION  
  
ADDRESS: 932 N PINE ST  
REQUEST: INSTALL COMPOSITE DOOR & DECKING  
HEARING DATE: SEPT 6, 2017 Time: 3:00 PM  
FOR MORE INFORMATION CONTACT  
(210) 207-0035  
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO







158

161

162

BURLESON



1367

1368

LAMAR

162

157

N. PINE

WILLOW

MUNCEY

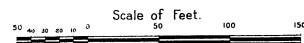
932

1653

1654

HAYS

148





PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS:

LEGEND

- = FND IRON ROD
- = SET IRON ROD
- X = "X" ON CONCRETE
- = FENCE POST
- ▲ = PK NAIL

- △ = CALCULATED POINT
- = TELEPHONE PEDESTAL
- ⊗ = CABLE TELEVISION
- ⊕ = WATER METER
- ( ) = RECORD INFORMATION

- = POWER POLE
- E- = OVERHEAD ELECTRIC
- X- = WIRE FENCE
- /// = WOOD FENCE
- 00- = CHAIN LINK FENCE

- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- M.E. = MAINTENANCE EASEMENT

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480045, Panel No. 0461 E, Panel Dated 02-16-96, this tract is in Zone(s) X and is not in a special flood hazard zone. This flood zone information is to be used for informational purposes only. This surveyor does not certify to any information provided by FEMA.



SCALE: 1"=20'

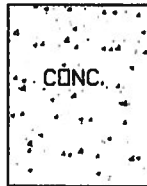
LAMAR ST.

1.74' FENCE OUT

(BEARING BASIS 128.4')  
S90°00'00"W 128.27'

2.60' FENCE OUT

LOT A2  
(47.50')  
N00°17'33"W 47.35'



A PORTION OF  
LOT 1, BLOCK A  
6,094 SQ. FT.  
0.14 ACRE



NOTE:  
THE ORIGINAL PLAT OF RECORD IS  
WITHOUT BEARINGS. THIS IS  
REPRESENTATION OF THIS SURVEYORS  
BEST INTERPRETATION OF RECORD  
INFORMATION.

LOT 2

N89°50'12"E 128.13'  
(128.40')

S00°27'16"E 47.72'

(47.50')

NORTH PINE ST.



depth of wood. It is designed to be an unpainted, finished wood floor. This historically accurate double sided profile offers greater flexibility to installers and a finished look to the underside of your porch. Heritage is ADA slip complaint and has been engineered to withstand extreme weather conditions. Visit [Aeratis.com](http://Aeratis.com) to request a quote, learn about the complete line of Aeratis products and latest installation details.

