

## HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

**HDRC CASE NO:** 2018-053  
**ADDRESS:** 922 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1653 BLK A LOT 3  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Allison Hu  
**OWNER:** Sonny & Scott Albert  
**TYPE OF WORK:** Construction of a rear addition, rear porch and exterior modifications  
**APPLICATION RECEIVED:** January 18, 2018  
**60-DAY REVIEW:** March 19, 2018

### REQUEST:

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

1. Construct a rear addition to feature a total of 400 square feet.
2. Construct a new rear porch.
3. Install a new metal roof over an existing addition.

### APPLICABLE CITATIONS:

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

#### 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.

#### 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.

#### FINDINGS:

- a. The historic structure located at 922 N Pine was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features both front and side gabled roofs and turned columns.
- b. 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. The applicant has proposed for the rear addition to feature a rear gabled roof that is to feature a ridge that per the construction documents is taller than the historic structure's primary ridge line by 1' – 1"; there are historic roof forms that are taller than the proposed addition's roof form. Staff finds that given the separation of the proposed new addition by an existing addition from the primary historic structure, the minimal height difference will not be noticeable.
- c. REAR ADDITION – For a rear transition, the applicant has proposed a transition on the north facade from the existing rear addition in the form on a vertical trim piece. On the southern façade, the applicant has proposed inset from the rear of the primary historic structure. Staff finds this to be appropriate.
- d. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the addition to feature an overall footprint and massing that is subordinate to that of the historic structure. This is consistent with the Guidelines.
- e. MATERIALS – The applicant has proposed materials that include salvaged or new wood windows to replace existing, non-original windows, wood doors, five (5) inch Dutch lap siding to match the profile and finish/color of the original, a standing seam metal roof to feature a crimped ridge seam and panels and seams to match those of the historic roof and paint to match that of the historic structure. Staff finds the proposed materials to be

appropriate.

- f. ARCHITECTURAL DETAILS – Generally, the applicant’s proposed addition is consistent with the Guidelines in regards to massing, design and materials.
- g. REAR PORCH – The applicant has proposed to construct a rear porch to feature to feature an overall footprint of approximately 345 square feet. The proposed rear porch will feature a porch roof that is an integral part of the addition noted in request item 1. The porch roof features a subordinate profile to the roof of both the proposed addition and the primary historic structure. The proposed porch decking will feature square columns, square railing and will be painted to match the historic structure. Staff finds this to be appropriate and consistent with the Guidelines.
- h. ROOFING INSTALLATION – The applicant has proposed a new roof to be installed on the existing addition that separates the historic structure from the proposed addition. The applicant has noted that this standing seam metal roof will feature a crimped ridge seam and feature panels and seams to match those found on the primary historic structure. Staff finds this to be appropriate and consistent with the Guidelines.

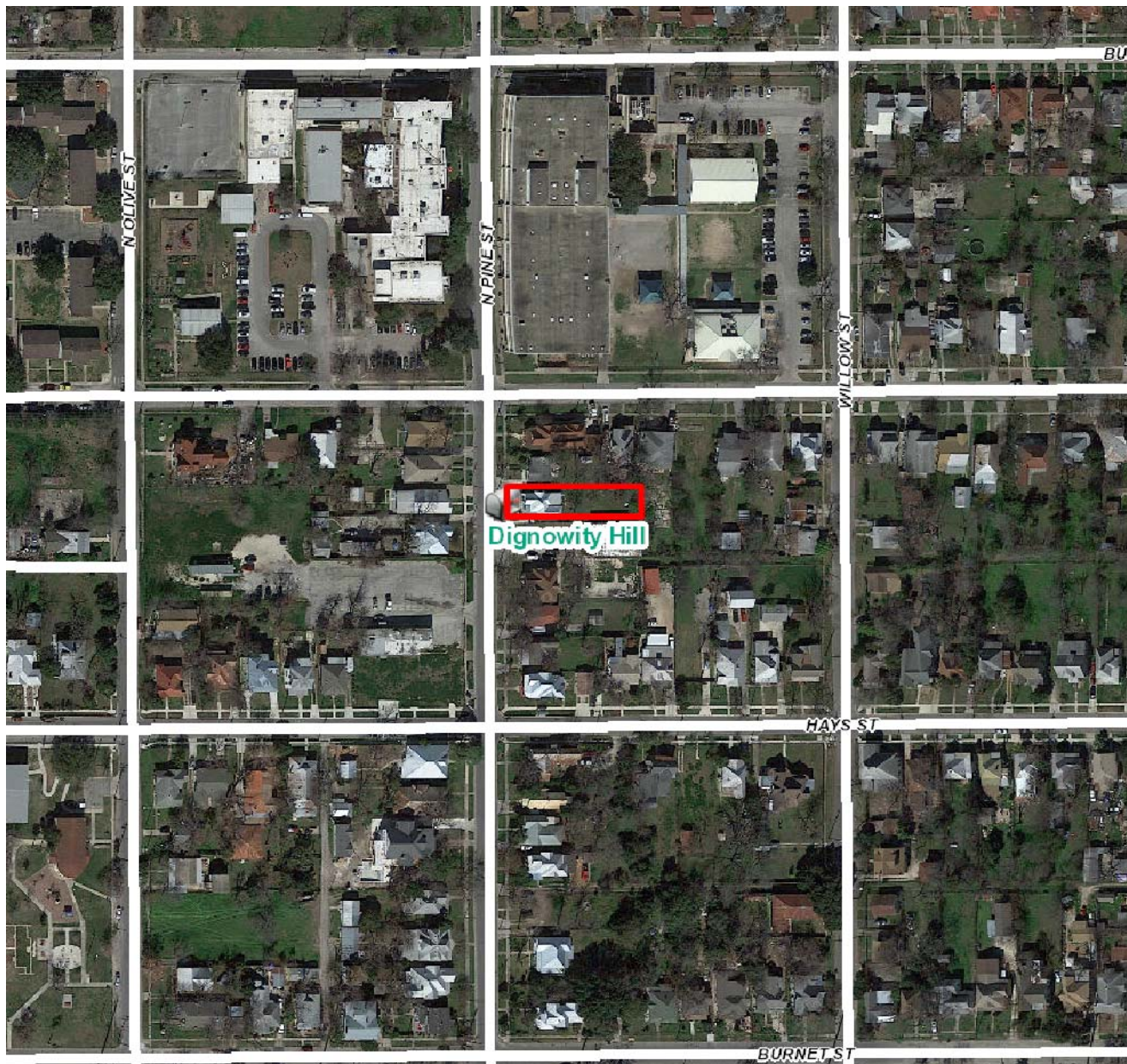
**RECOMMENDATION:**

Staff recommends approval of items #1 through #3 as submitted based on findings a through h.

**CASE MANAGER:**

Edward Hall

**CASE COMMENT:**



## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 25, 2018

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Bowden  
Elementary School

N Pine St

Lamar

N Pine St

Lamar

N Pine St

922 North Pine Street

158

161

162

BURLESON



1367

1368

LAMAR

162

157

922

N. PINE

WILLOW

MUNCEY

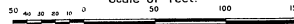
1653

1654

HAYS

148

Scale of Feet.

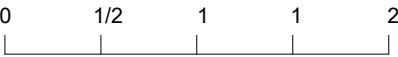




CLIENT:

Scott & Sonny Albert

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609 Hays Street  
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ear@allisonhu.com



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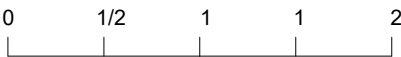
Photos - North Facade

SCALE:  
DRAWN: Author

JOB / DRAWING No. REVISION  
001-00-A101.1



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Photos - West Facade

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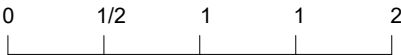
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Photos - South Facade

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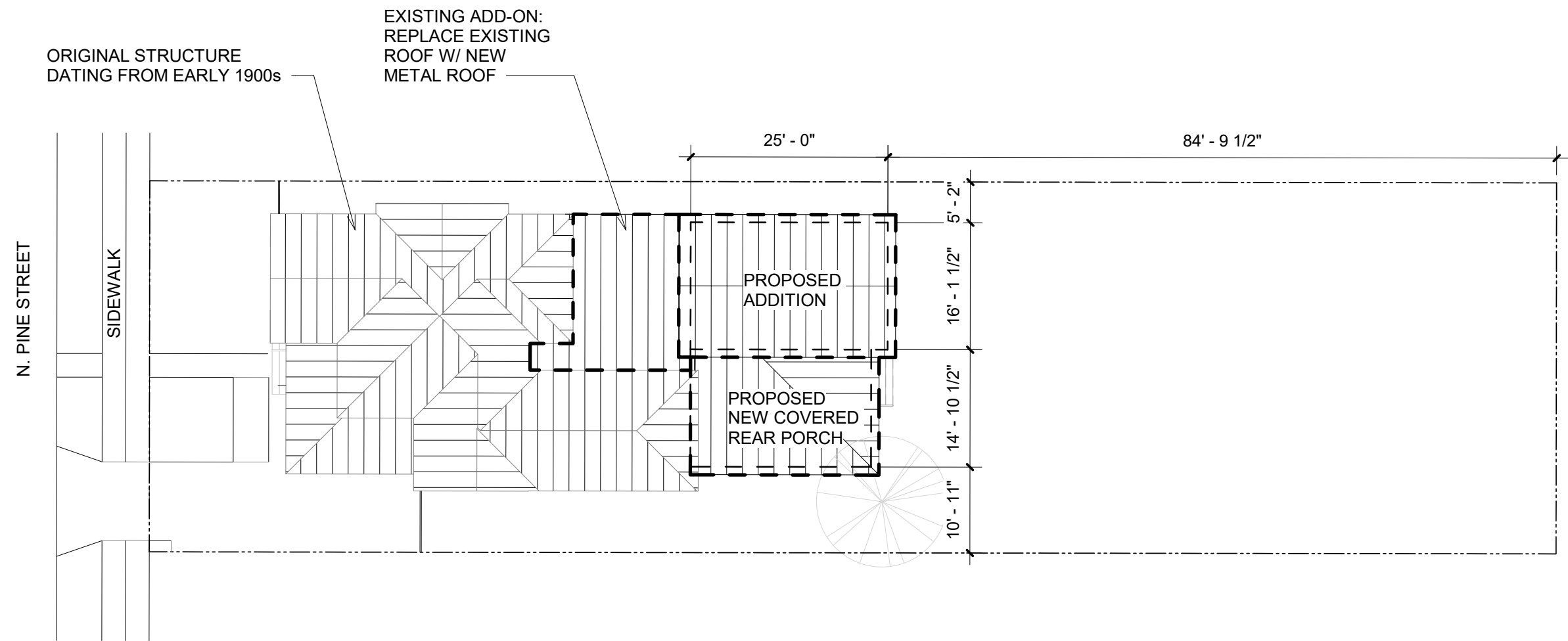
Photos - East Facade

SCALE:

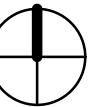
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JOB / DRAWING No.

001-00-A10



1 Site Plan  
1/16" = 1'-0"



CLIENT:  
**Scott & Sonny Albert**

01/2112

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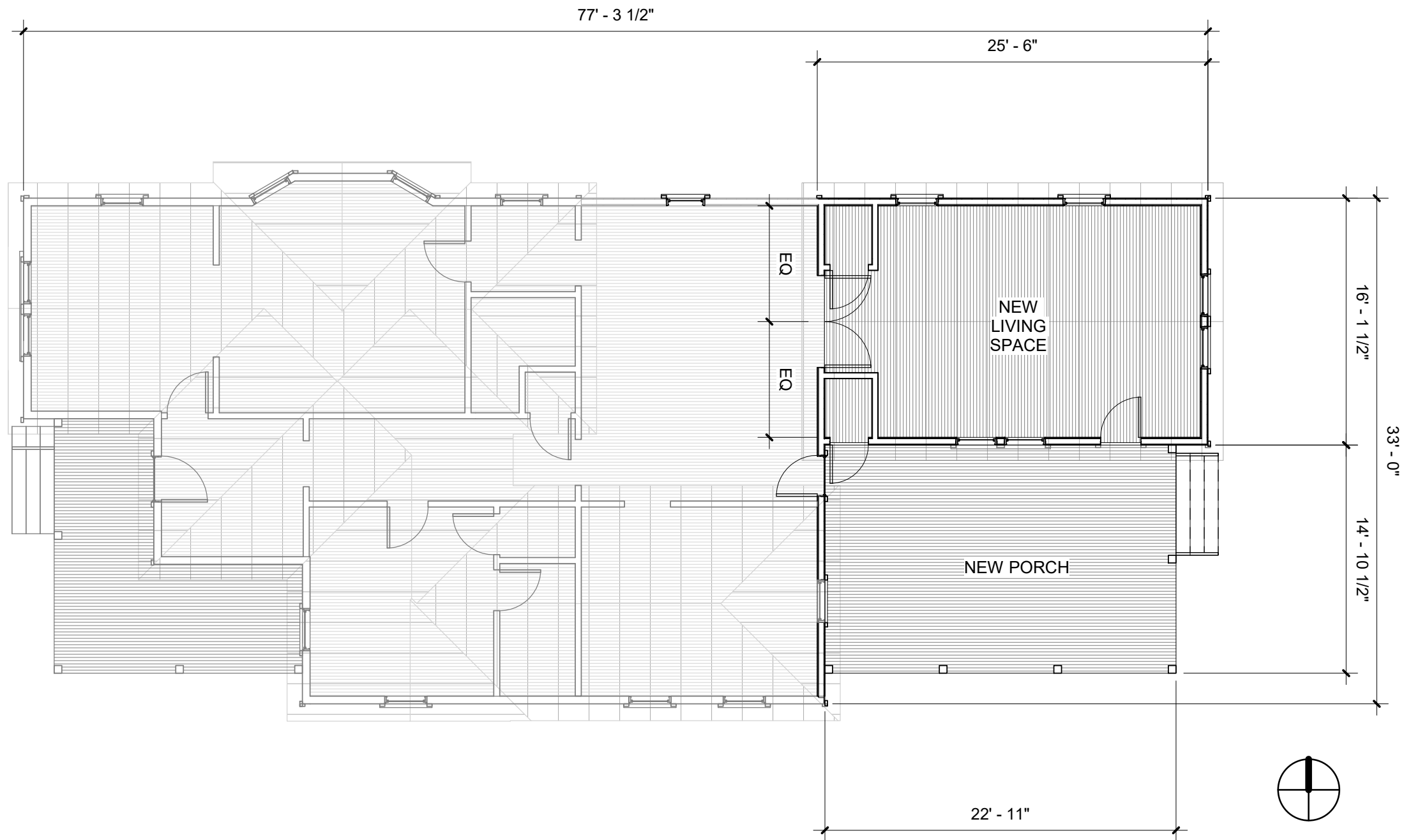
**SITE PLAN**

SCALE: 1/16" = 1'-0"

DRAWN: Author

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**001-00-A102**

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FLOOR PLAN

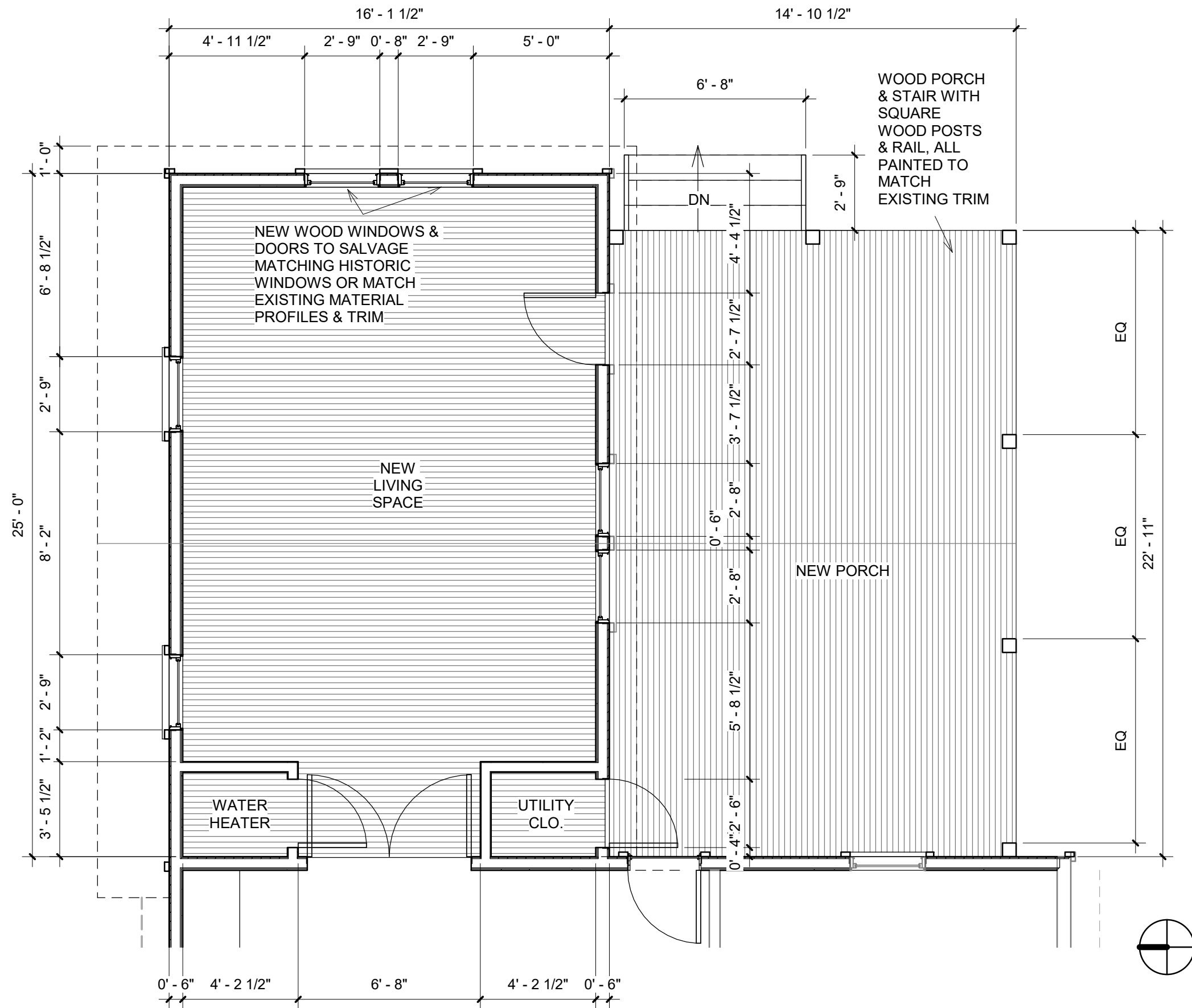
SCALE:1/8" = 1'-0"

DRAWN:Author

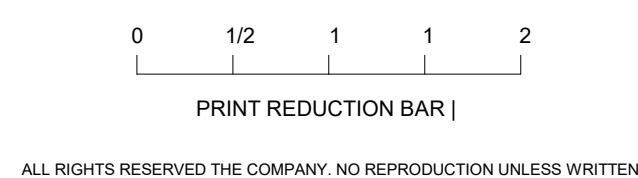
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**ADDITION ENLARGED PLAN**

SCALE: 1/4" = 1'-0"

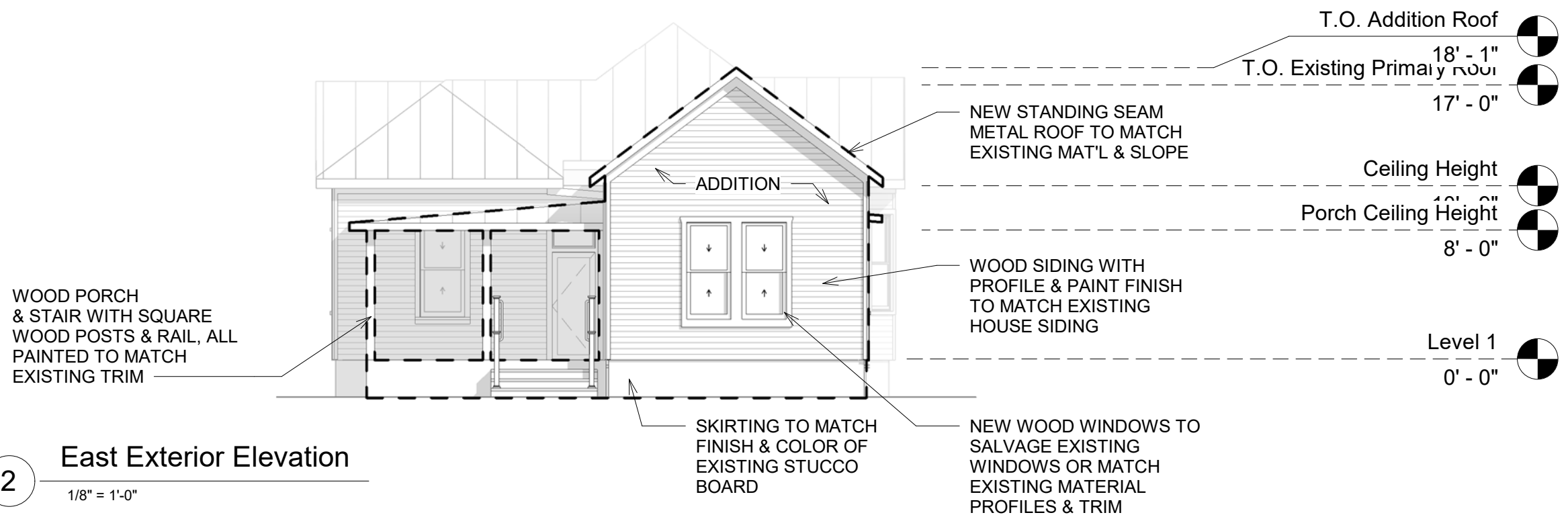
DRAWN: Author

JOB / DRAWING No. **001-00-A102.5**

REVISION



1 West Exterior Elevation  
1/8" = 1'-0"



2 East Exterior Elevation  
1/8" = 1'-0"

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0 1/2 1 1 2

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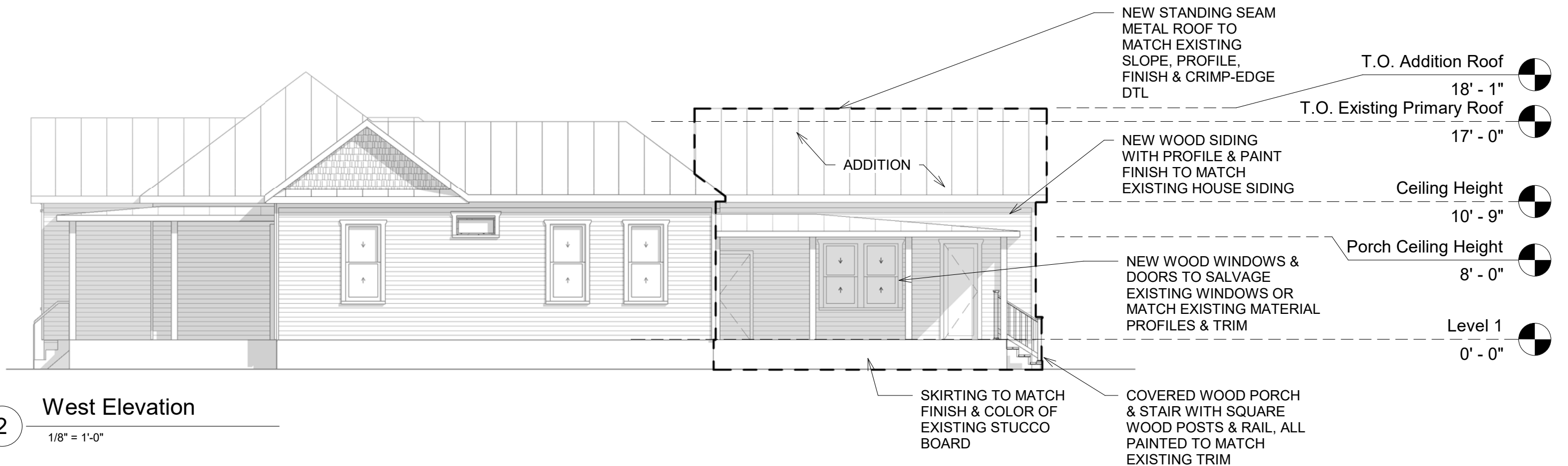
EAST & WEST BUILDING ELEVATIONS

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

DRAWN: Author

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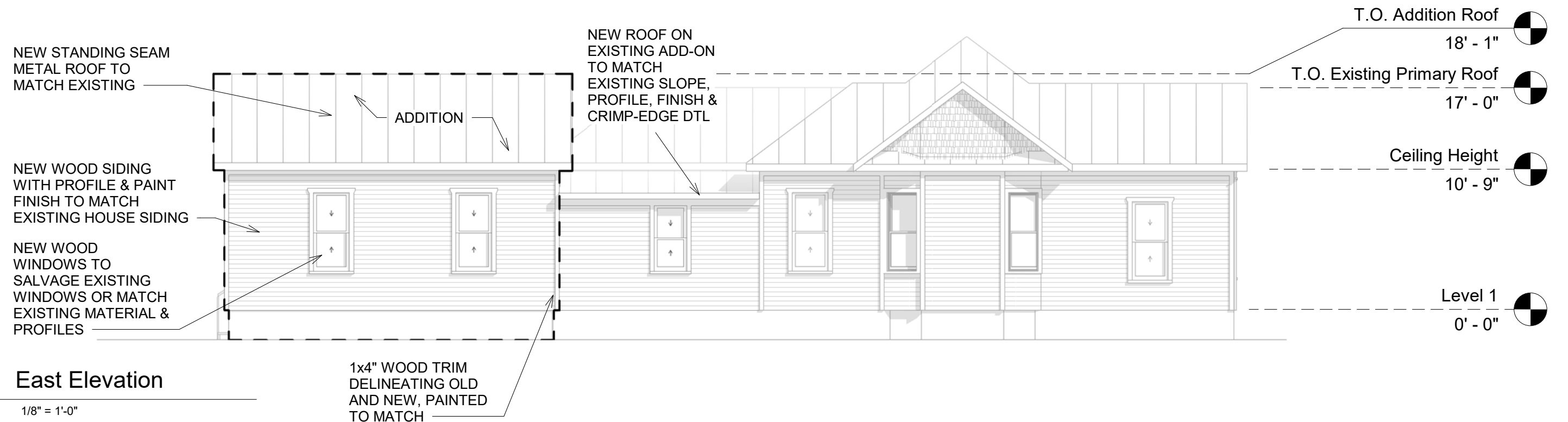
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**West Elevation**

2

1/8" = 1'-0"



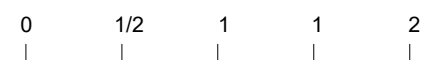
**East Elevation**

1

1/8" = 1'-0"

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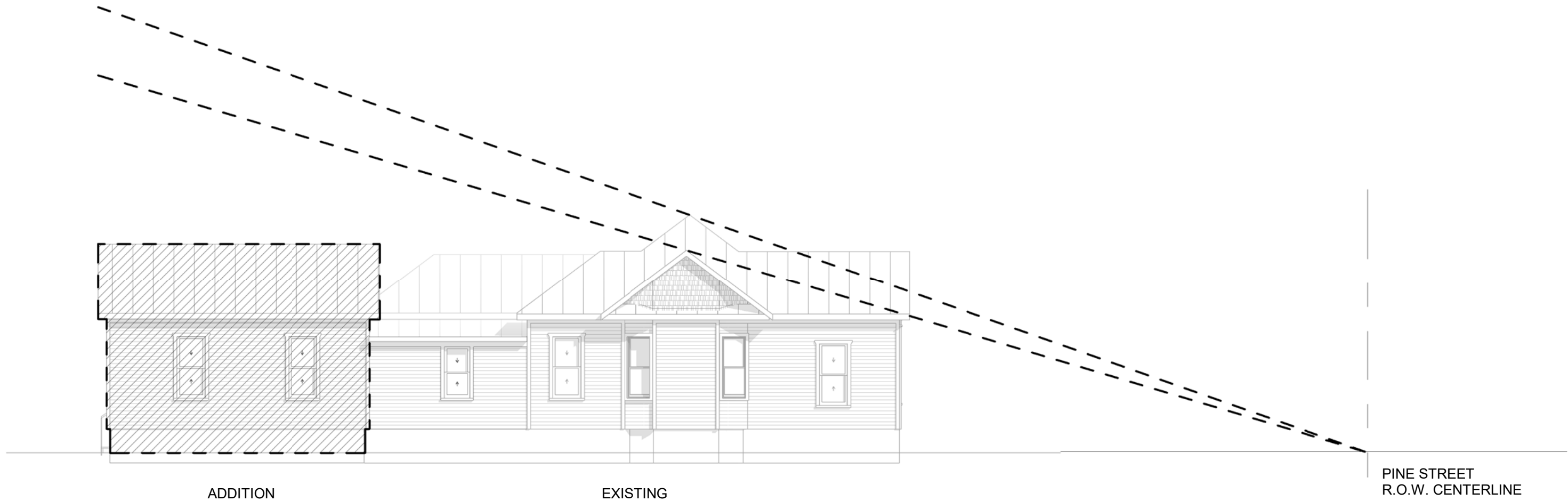
**NORTH & SOUTH BUILDING ELEVATIONS**

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

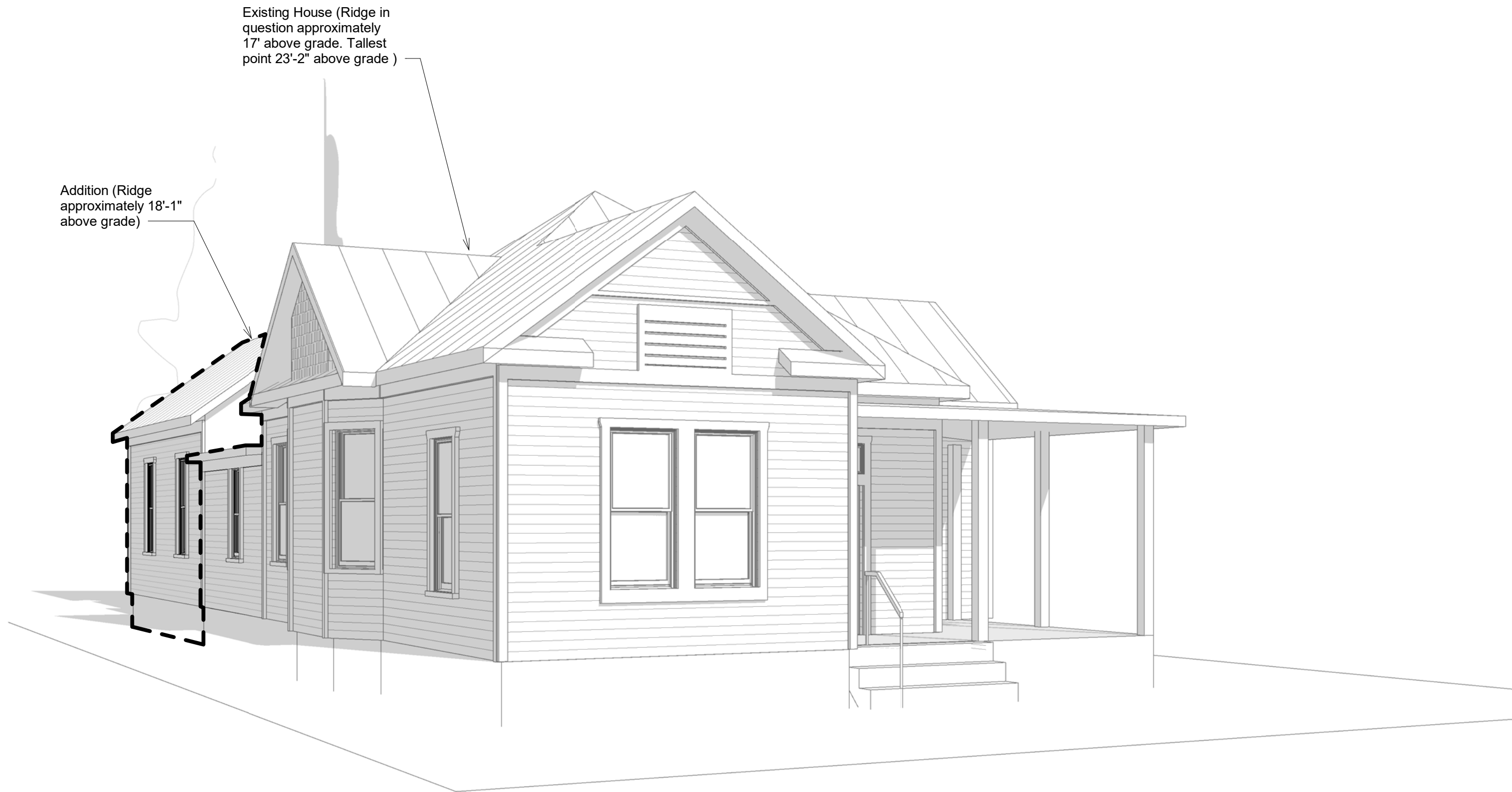
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001-00-A103.1



1 North Elevation - Sight Diagram  
1" = 10'-0"

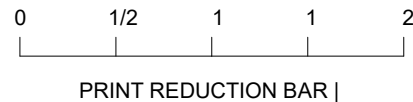


1

Perspective from Northwest

EYE LEVEL @ 5'-0" | FROM PINE STREET R.O.W. CENTERLINE

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EYE-LEVEL VISIBILITY - NW

SCALE:

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1702-A100.2

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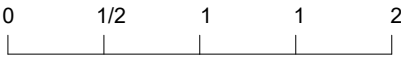


1

Perspective from West

EYE LEVEL @ 5'-0" | FROM PINE STREET R.O.W. CENTERLINE

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EYE-LEVEL VISIBILITY - W

SCALE:  
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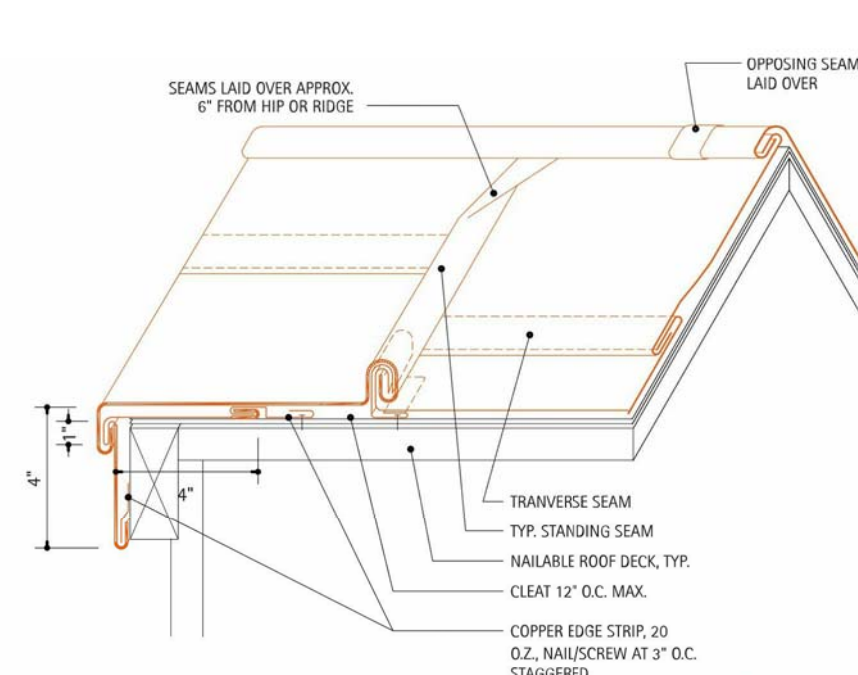
Existing House (Ridge in question approximately 17' above grade. Tallest point 23'-2" above grade )

New Covered Porch (Addition not visible: Ridge approximately 18'-1" above grade)

1 Perspective from Southwest  
EYE LEVEL @ 5'-0" | FROM PINE STREET R.O.W. CENTERLINE

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<div>0 1/2 1 1 2</div> <div>PRINT REDUCTION BAR  </div> <div>ALL RIGHTS RESERVED THE COMPANY. NO REPRODUCTION UNLESS WRITTEN</div>		EYE-LEVEL VISIBILITY - SW		JOB / DRAWING No. <b>1702-A100.4</b>	REVISION <div> </div>																					
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SEAMS LAID OVER APPROX. 6" FROM HIP OR RIDGE

OPPOSING SEAM LAID OVER

TRANVERSE SEAM


TYP. STANDING SEAM

NAILED ROOF DECK, TYP.


CLEAT 12" O.C. MAX.

COPPER EDGE STRIP, 20 O.Z., NAIL/SCREW AT 3" O.C. STAGGERED

CRIMPED EDGE METAL ROOFING DETAIL  
(from Copper Development Association Inc.)




GALVANIZED STEEL STANDING SEAM ROOF TO MATCH EXISTING PROFILE & DETAILS




4x4 WOOD POST, WOOD DECKING, WOOD STAIR & WOOD STAIR RAIL PAINTED TO MATCH

5" WOOD "DUTCH" LAP SIDING TO MATCH EXISTING PROFILE & FINISH / COLOR



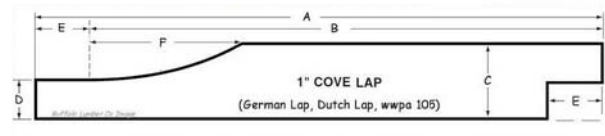
SALVAGED WOOD WINDOW W/ PROFILE MATCHING EXISTING, PAINTED WHITE TO MATCH (ALT: MARVIN ULTIMATE INSERT DOUBLE HUNG OR SIMILAR)



SW 6477  
**Tidewater**  
Interior / Exterior  
Locator Number: 170-C1

SW 6482  
**Cape Verde**  
Interior / Exterior  
Locator Number: 170-C7

SHERMAN WILLIAMS EXTERIOR-GRADE PAINT OR SIM.  
SW 6477 TIDEWATER / SW 6482 CAPE VERDE



1" COVE LAP  
(German Lap, Dutch Lap, wwpa 105)

