

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-095
ADDRESS: 1122 N PINE ST
LEGAL DESCRIPTION: NCB 1300 BLK 1 LOT 3
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Martin Da La Garza/Arki Design Homes
OWNER: Tarun Gajera/ADITYA GAJERA LLC
TYPE OF WORK: Front and Rear Additions
APPLICATION RECEIVED: February 18, 2019
60-DAY REVIEW: April 17, 2019
REQUEST:

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

1. Construct a 200 square foot front addition.
2. Construct a 700 square foot rear addition.

APPLICABLE CITATIONS:

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 primary historic structure at 1122 N Pine was constructed circa 1910 in the Folk Victorian style and first appears on the 1912 Sanborn map. The structure originally featured an L-plan with a front porch perpendicular to the front right-of-way, a front-facing gable with a bay window featuring a steep hipped roof with Mansard proportions, a standing-seam metal roof, two-over-two wood windows, and wood lap siding. The porch had been enclosed by 1994 and the front bay window was modified into front door thereafter. The property appears to be vacant by 2007. The structure is contributing to the Dignowity Hill Historic District.
- b. FRONT ADDITION – The applicant has proposed to install a front addition featuring approximately 200 square feet by modifying the existing plan front porch enclosure into a rectangular room with a shed roof. Per the Guidelines for Additions 3.1.A., an addition to the front of a building would be inappropriate. Furthermore, staff finds that this structure's original L-plan was uncommon to the Folk Victorian configurations found in the historic district and is a character-defining feature that should be preserved. Staff finds that the enclosure non-conforming front porch should be repaired in-place or restored to its original open porch configuration.
- c. REAR ADDITION – The applicant has proposed to install a rear addition featuring approximately 700 square feet. The proposed addition will feature matching roof material and pitch, wood siding, and sashed wood window with two square sliding windows.
- d. FOOTPRINT – The proposed rear addition features 700 square ft. The existing structure features approximately 1332 square ft. Per the Guidelines for Additions 3.1.B.iv., residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposed footprint, excluding the front addition, is consistent with the Guidelines.
- e. TRANSITION BETWEEN NEW & OLD – The proposed rear addition features matching siding and roofing with a vertical trim piece to distinguish between new and old forms. Per the Guidelines for Additions, a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition should be used to provide a clear visual distinction between old and new building. Staff finds that the proposed vertical trim piece as opposed to the setback condition would suffice in distinguishing between forms while preserving the linear configuration of the original front-facing gable.
- f. MATERIALS – The applicant has proposed to use matching roofing material and wood siding to the original structure. Per the Guidelines for Additions 3.3.A.i, materials should 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. Portions of new standing seam-metal roof should feature the standard stipulations: *18 to 21 inch wide panels, seams 1 to 2 inches tall, a crimped or double munched seam with no vented ridge caps, and a standard galvalume finish or painted to match the historic roof.* Portions of new siding may be constructed with wood or

Hardie in the same profile, configuration, and lap exposure as the existing siding; faux wood grain texture should not be used. Staff finds that the shake shingle on the rear gable should be preserved and relocated in a matching configuration to the addition's rear gable.

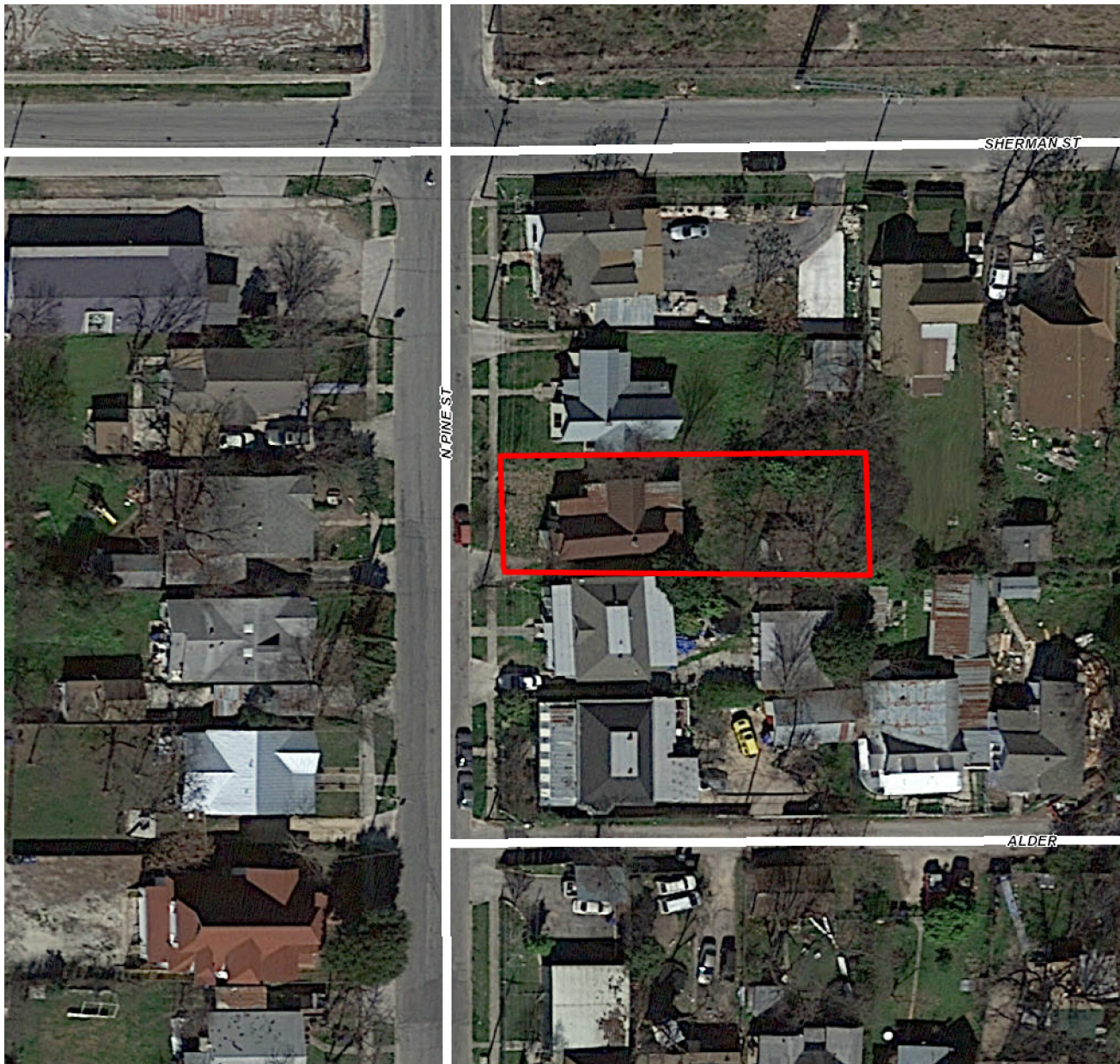
- g. **WINDOWS AND DOORS** – The applicant has proposed to install wood windows and doors that generally match the that of the historic structure. New windows may be constructed with wood or aluminum-clad wood and feature the standard stipulations: *Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.* New doors should feature a Folk Victorian style or a simply 6-panel configuration.

RECOMMENDATION:

1. Staff does not recommend approval of the front addition based on finding b. Staff recommends the applicant repair the non-original enclosed front porch in-place or restore the porch to its original open configuration with additional staff review.
2. Staff recommends conceptual approval of the rear addition based on findings c through g with the following stipulations to be addressed prior to submitting for final approval:
 - i. **ROOF FORM** - The addition's roof should feature an extension of the primary front-facing gable with a shed roof extending from the turned gable. No portions of gabled roofing should be demolished. The shake shingles on the existing rear gable should be relocated to the addition's rear gable in the same configuration. A site plan including the proposed roof form should be submitted to staff.
 - ii. **ROOFING MATERIAL** - The addition's roof should feature the standard specifications for new standing seam metal roofs: *18 to 21 inch wide panels, seams 1 to 2 inches tall, a crimped or double munch seam with no vented ridge caps, and a standard galvalume finish or painted to match the historic roof.* An inspection should be schedule with staff prior to installation.
 - iii. **NEW WINDOWS** - The addition's windows should feature the standard specifications for new windows: *Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.*
 - iv. **FENESTRATION** - Final window and door specifications should be submitted to staff. The door should feature a Folk Victorian style or a simple 6-panel design. No window or door opening on the existing historic structure should be removed without consultation with staff followed by an approval.
 - v. **SIDING** - The addition's siding should feature Hardie or wood siding that matches the existing in profile, configuration, and lap exposure. Faux wood grain texture should not be used.

CASE MANAGER:

Huy Pham

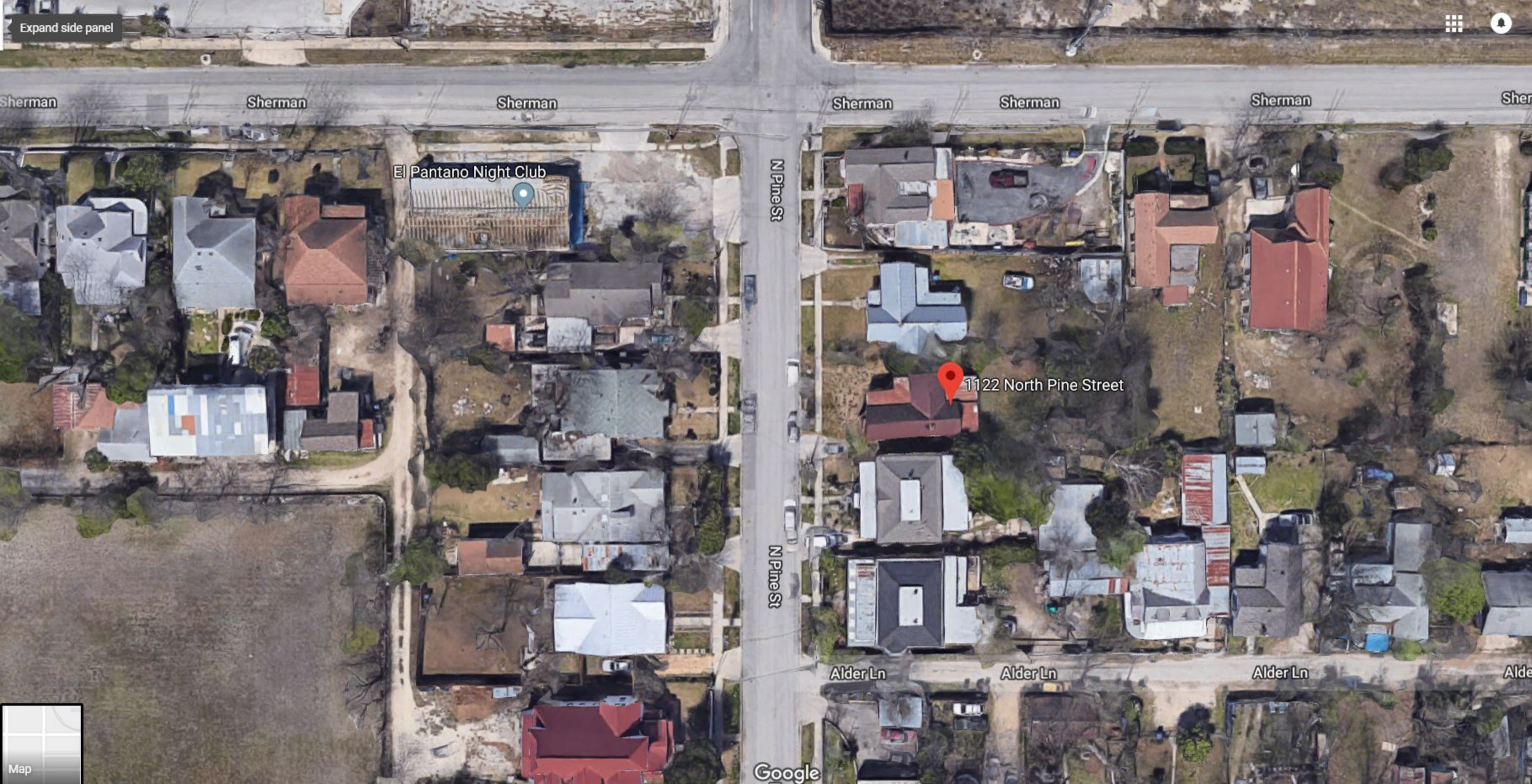


1122 N Pine

Powered by ArcGIS Server

Printed: Feb 26, 2019

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Expand side panel



Sherman Sherman Sherman Sherman Sherman

El Pantano Night Club

N Pine St

N Pine St

1122 North Pine Street

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Google



Map



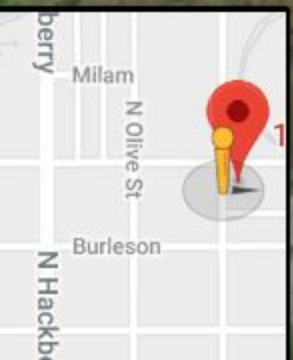
1122 North Pine Street

NPineSt

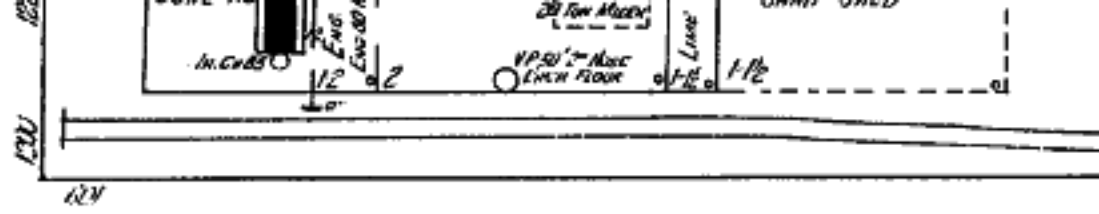
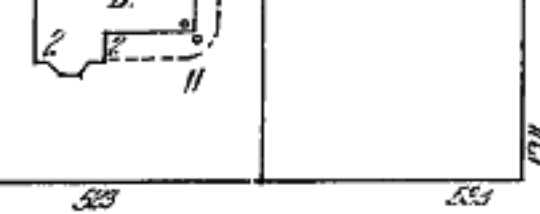
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Map





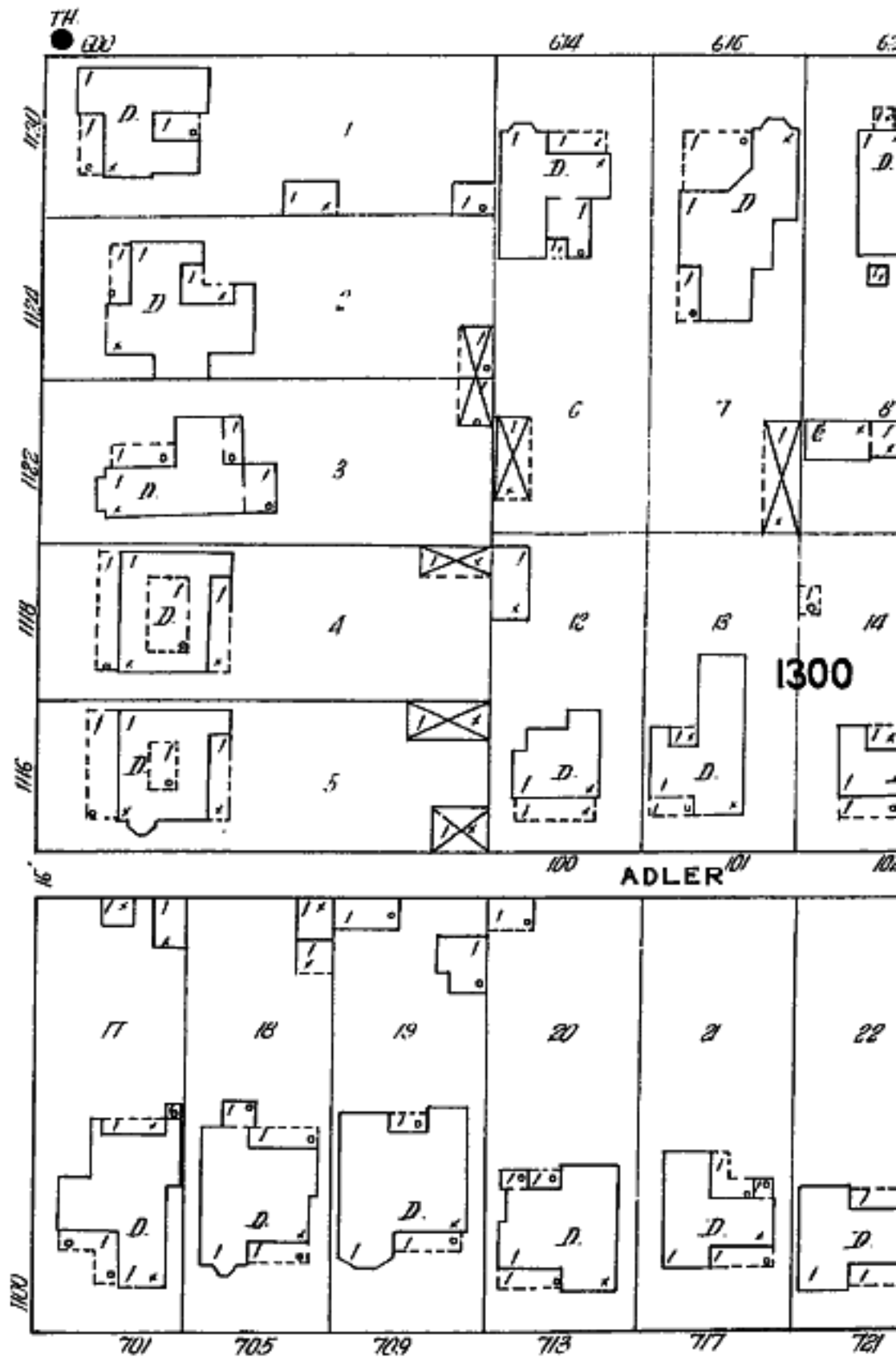
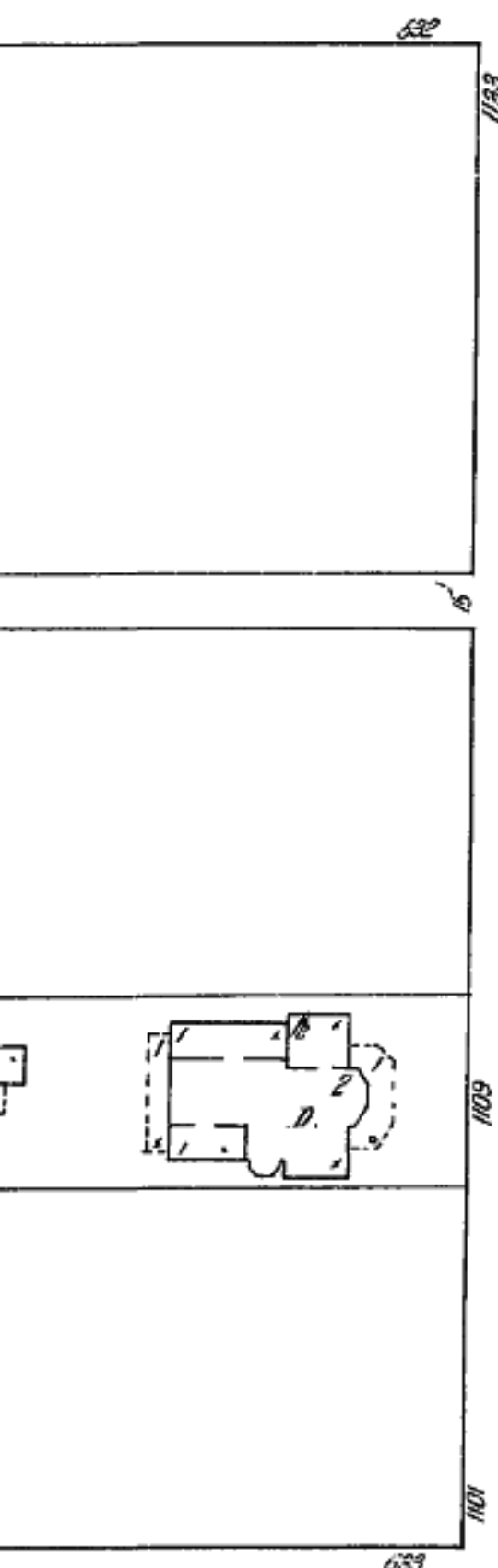


SHERMAN

6" W PIPE

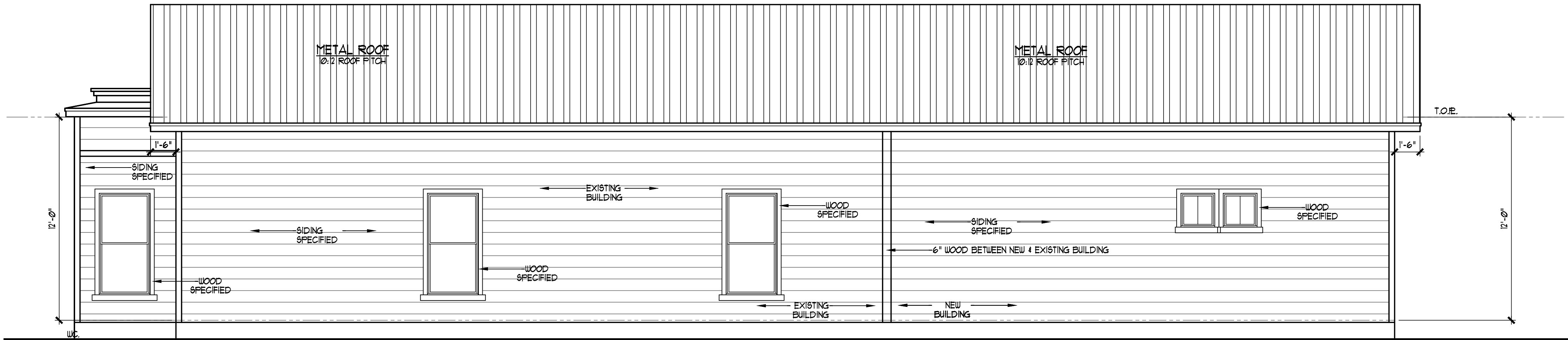
N. PINE

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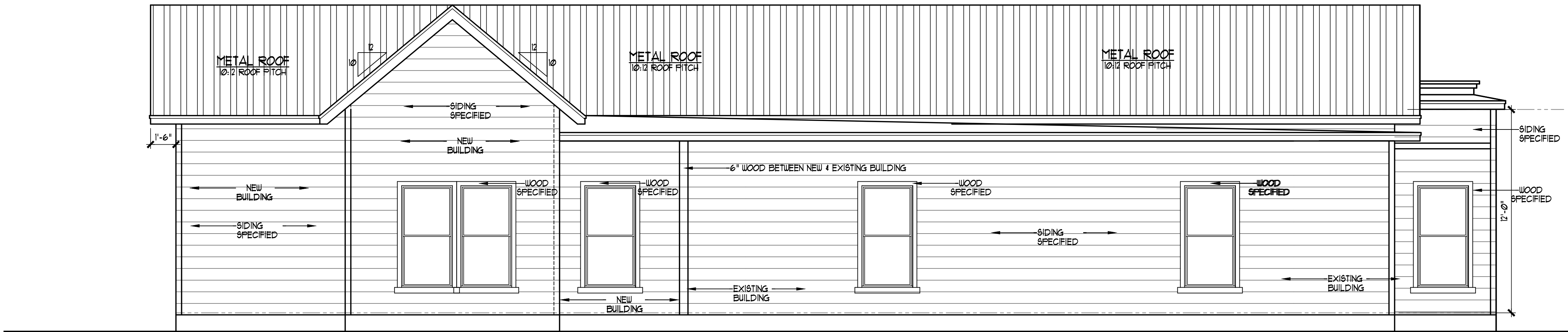
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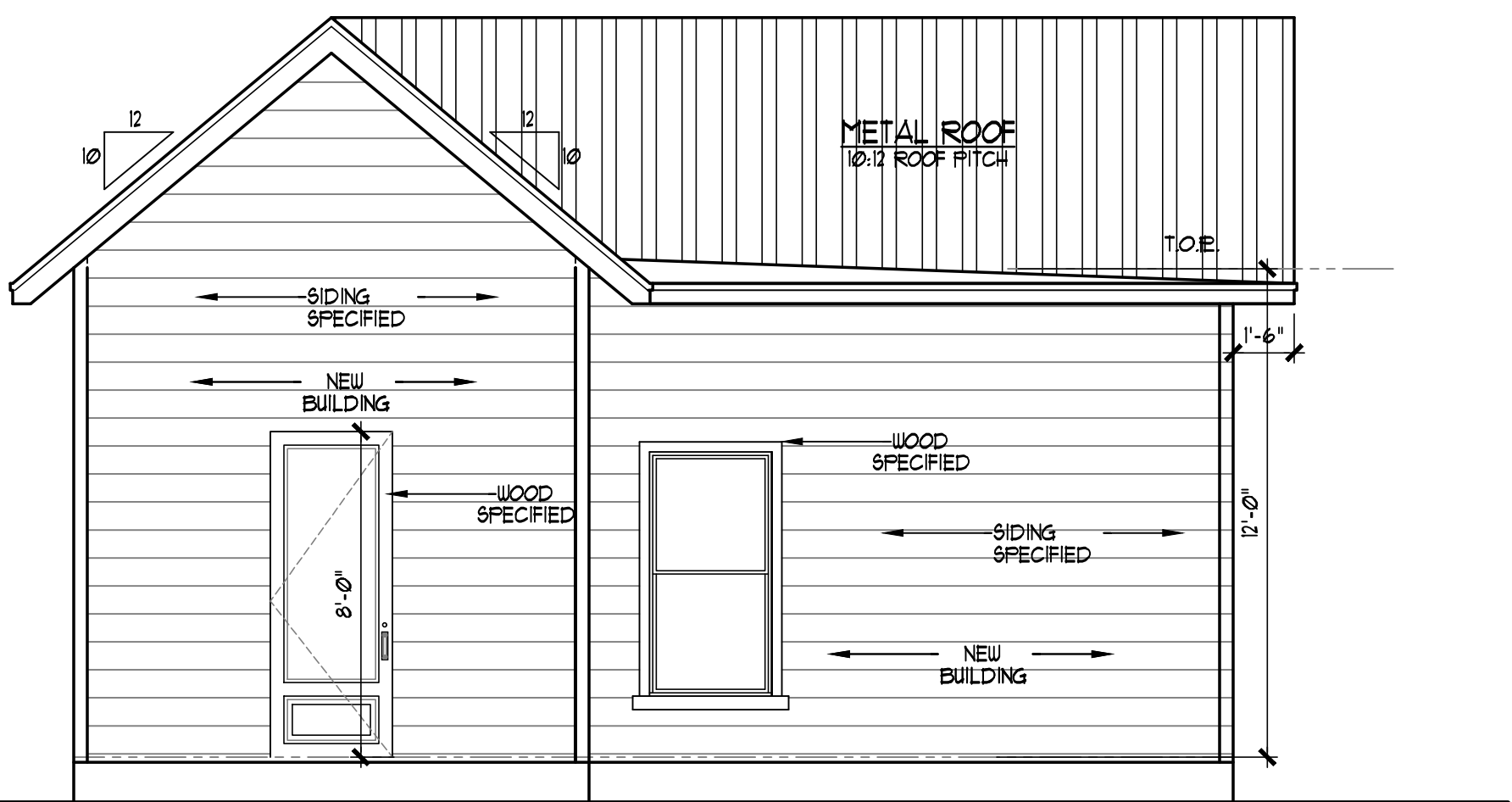
EXISTING BUILDING RIGHT ELEVATION

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



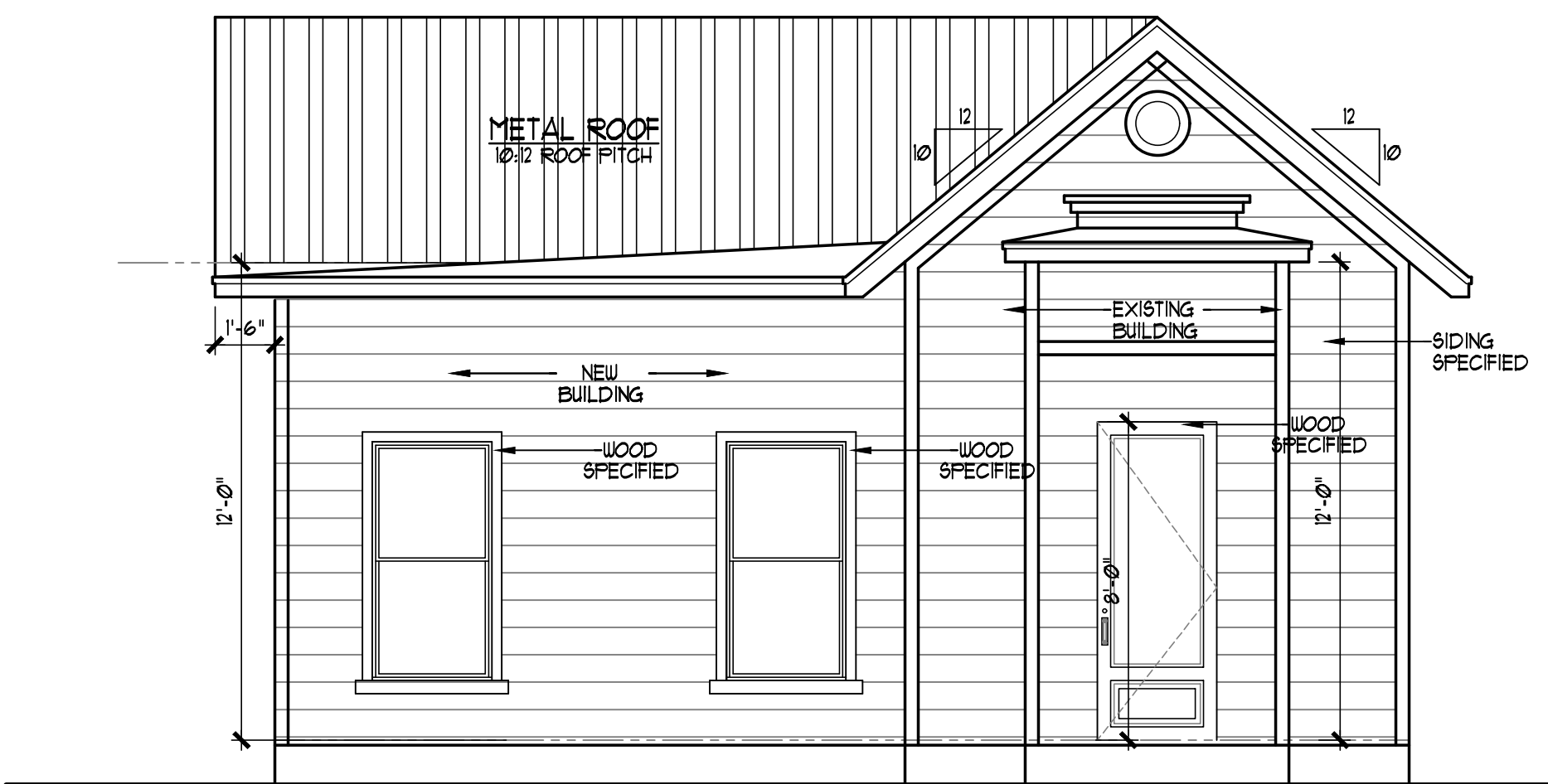
EXISTING BUILDING LEFT ELEVATION

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



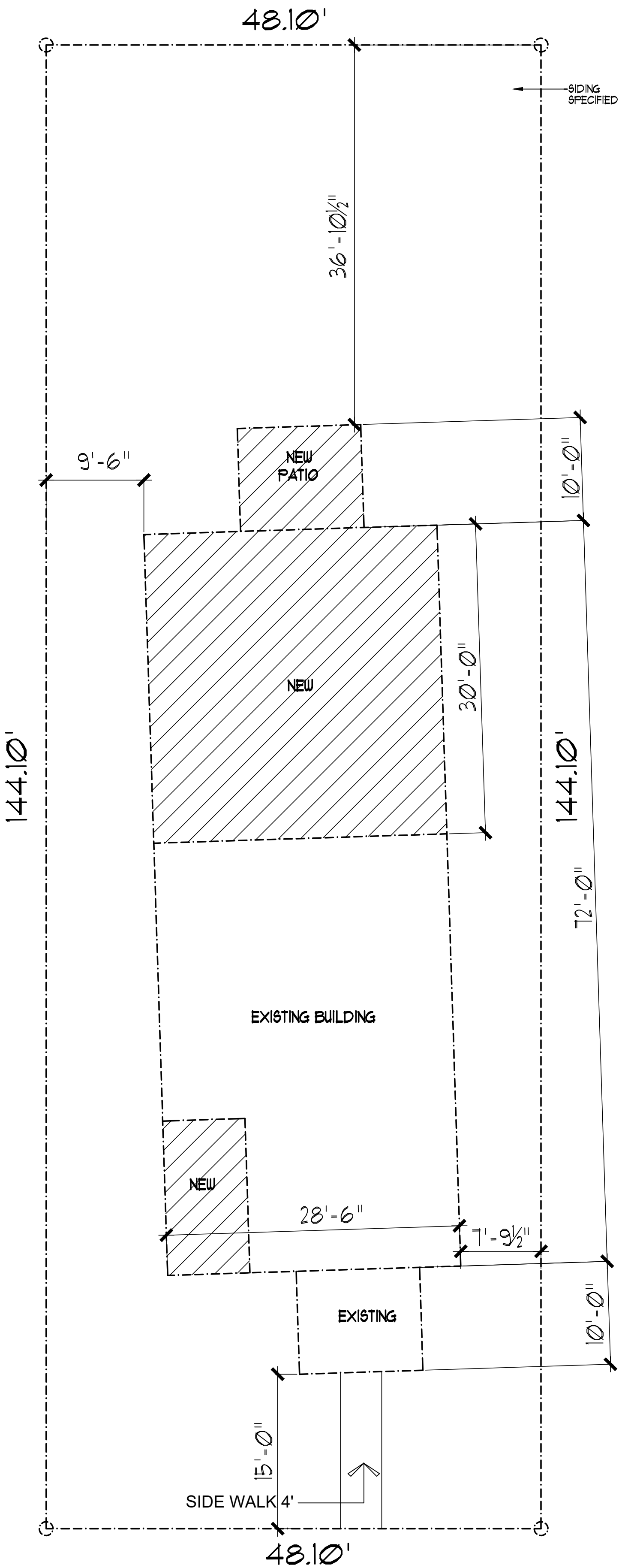
EXISTING BUILDING REAR ELEVATION

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



EXISTING BUILDING FRONT ELEVATION

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



NOTE:

- HOUSE TO BE LOCATED WITHIN BUILDING SETBACK LINES.
- EXACT LOCATION OF HOUSE TO BE DETERMINED AT JOBSITE BY BUILDER & HOME OWNER.
- ALL FLATWORK & LANDSCAPING TO BE DESIGNED BY LANDSCAPE ARCHITECT & TO BE APPROVED BY HOME OWNER.

SITE PLAN

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

PROJECT:

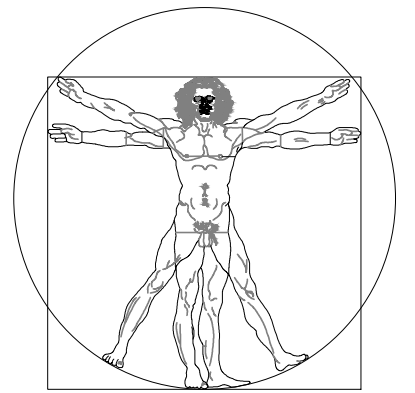
RESIDENTIAL
HOME

OWNER:

TARUN GAJERA
RESIDENCE

LOCATION:

1122 N. PINE ST.
BEXAR COUNTY, TEXAS.
SAN ANTONIO TX. 78202



ArkiDesign
By Master de la fuerza

(210) 591-5048
SAN ANTONIO, TEXAS 78258
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ENGINEERING GENERAL NOTES

ARKIDESIGN, WE ARE NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE. NOT ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING, AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE 'ENGINEER OF RECORD' SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. THE DESIGNER IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, MATTER, OR FORM IF ANY PROBLEMS MAY ARISE.

NOTE:
GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGN BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TEST REQUIREMENTS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES:
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
3. PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

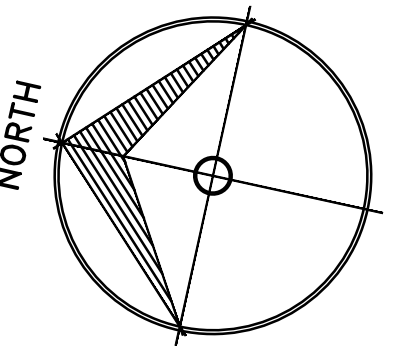
CONTRACTOR NOTES

THIS PLAN INCLUDING ALL DESIGN CONCEPTS, DRAWINGS, AND DETAILS CONTAINED HEREIN SHALL REMAIN THE SOLE PROPERTY OF ARKIDESIGN, AND CAN NOT BE DUPLICATED IN PART OR IN WHOLE, WITHOUT THE PRIOR WRITTEN PERMISSION OF ARKIDESIGN. WORKING DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING OF MATERIALS, THE BUILDER AND/OR SUB-CONTRACTORS SHALL VERIFY ALL NOTES AND MEASUREMENTS. ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER AND DESIGNER.

GENERAL NOTES FOR 2015 IRC AND ICC

- * ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 90 M.P.H. WIND CRITERIA AS PER SEC. R301.2.1 AND FIGURE R301.2.1 (4A).
- * PRESURE TREATED WOOD, OR OTHER APPROVED DECAY RESISTANT WOOD, SILL, SILL AND SLEEPERS, OR BOTTOM PLATES THAT REST ON CONCRETE OR MASONRY WALLS OR SLABS ON GRADE TO MEET SEC. R301.1.1 (2015 IRC).
- * PRESURE TREATED WOOD FASTENERS SHALL BE HOT DIPPED ZINC-COATED GALV. STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER ONLY AS PER SEC. R301.7.1 (2015 IRC).
- * HANDRAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF FOUR (4) RISERS AS PER SEC. R301.7.8 (MIN STAIR TREAD 10"; MAX. RISE 7 3/4") SEC. R301.7.5.1.2 (IRC 2015).
- * MASONRY VENEER TO BE ANCHORED AT 32" HORIZONTALLY AND 56" VERTICALLY AS PER SEC. R703.7.4.1 (IRC 2015) AND WEEP HOLES TO BE AT A MAXIMUM SPACING OF 33" O.C. AS PER SEC. R703.7.6. (IRC 2015).
- * ATTIC A/C UNIT - PROVIDE OVERFLOW PAN AS PER M1411.3.1 (IRC 2015).
- * R602.10.2.2 INTERIOR WALLS AND ALL EXTERIOR WALLS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) AS SHOWN, FIGURE R602.10.1.1.
- * R602.10.1.4 ANGLED WALLS. ANY PORTION OF A WALL ALONG A BRACED WALL LINE SHALL BE PERMITTED TO ANGLE OUT OF PLANE FOR A MAX. DIAGONAL LENGTH OF 8 FEET (2438 MM), WHERE AN ANGLE WALL OCCURS AT A CORNER. THE LENGTH OF THE BRACED WALL LINE SHALL BE MEASURED FROM THE PROJECTED CORNER AS SHOWN IN FIGURE R602.10.1.4. WHERE THE DIAGONAL LENGTH IS GREATER THAN 8 FEET (2438 MM), IT SHALL BE CONSIDERED A SEPARATE BRACE WALL LINE AND SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.1 (AMENDED AS PER CITY OF SAN ANTONIO 2015 IRC).

DIRECTION:



REVISION: 1/15/2019

EXPIRATION DATE:

PLAN:

ELEVATION &
SITE PLAN

DATE:

2/14/2019

DRAWN BY:

M.G.

SHEET 1 OF 1



February 19, 2019 at 2:05 PM
1122 N Pine St
San Antonio TX 78202
United States



February 19, 2019 at 2:04 PM
1122 N Pine St
San Antonio TX 78202
United States









February 19, 2019 at 2:06 PM
1422 W Elm St
San Antonio TX 78202
United States





February 19, 2019 at 2:05 PM
1718 N Pine St
San Antonio TX 78202
United States



February 19, 2019 at 2:05 PM
1122 N Pine St
San Antonio TX 78202
United States



February 19, 2019 at 2:05 PM

1122 N Pine St

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February 19, 2019 at 2:06 PM

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February 19, 2019 at 2:06 PM
1122 N Pine St
San Antonio TX 78202
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