# HISTORIC AND DESIGN REVIEW COMMISSION July 01, 2020

HDRC CASE NO: 2020-268
ADDRESS: 107 S PINE ST

**LEGAL DESCRIPTION:** NCB 600 BLK 4 LOT 17 & 18

**ZONING:** AE-1,HL

CITY COUNCIL DIST.: 2

LANDMARK: Individual Landmark

**APPLICANT:** Monica Savino/Savino Architecture LLC

**OWNER:** Redeemer Praise Church

**TYPE OF WORK:** Construction of a 1-story rear addition

**APPLICATION RECEIVED:** June 08, 2020

**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders

**CASE MANAGER:** Stephanie Phillips

**REQUEST:** 

The applicant is requesting conceptual approval to construct a 1-story rear addition.

#### **APPLICABLE CITATIONS:**

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 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.
- 2. Massing and Form of Non-Residential and Mixed-Use Additions
- A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

#### 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.

#### 5. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

  B. SCREENING
- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

#### 6. Designing for Energy Efficiency

### A. BUILDING DESIGN

- i. Energy efficiency—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

#### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. Solar access—Avoid or minimize the impact of new construction on solar access for adjoining properties.

#### C. SOLAR COLLECTORS

- i. Location—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. Mounting (sloped roof surfaces)—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

#### **FINDINGS:**

- a. The primary structure located at 107 S Pine St is a 1-story church and a locally designated individual landmark. The structure features a cross gable roof configuration, gothic-style arched wood windows, and woodlap and fish scale wood shingle siding. The structure was designated as in individual landmark in 2017 as part of the Eastside Churches designation initiative. The applicant is requesting conceptual approval to construct a 1-story rear addition with a connector element.
- b. CONCEPTUAL APPROVAL 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.
- c. CONTEXT & DEVELOPMENT PATTERN As noted in finding a, the site currently contains an existing 1-story historic church structure. The property fronts S Pine and is located on a corner lot at the intersection of S Pine and Omaha. The property is surrounded to the south by 1-story residential structures, to the north by the commercial thoroughfare E Commerce, to the west by a 1-story commercial and industrial structure, and to the east by a surface parking lot and 1-story commercial structures.
- d. SETBACKS & ORIENTATION The applicant has proposed to construct a 1-story rear addition to the existing church structure. The addition will be located to the west and will be connected to the church by a hallway

connector element. The side of the addition will face Omaha St and will feature a recessed secondary entry facing Omaha in the proposed connector element. According to the Guidelines, additions should be located at the rear or side of a building whenever possible. The facades of new buildings and additions are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation should be consistent with the historic examples found on the block. Staff finds the setbacks and orientation to be appropriate for the site and its surrounding context.

- e. SCALE & MASS Per the Guidelines, a height and massing similar to the primary historic structure should be used. 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. The blocks surrounding this intersection feature multiple older structures, both residential and commercial, most of which are 1-story. The proposed addition features a subordinate height to the primary historic church and features a transitional connecting element. Additionally, additions should not feature a footprint greater than 40% of the existing structure. The proposed addition is approximately 2,432 square feet, while the existing structure is 2,446 square feet. While the proposal exceeds this guideline, staff finds that massing appropriate based on the lot configuration, location, connector element that minimizes intrusions on the primary structure, and specific site context.
- f. ENTRANCES According to the Guidelines, primary building entrances should be oriented towards the primary street. As noted in finding d, the addition will be located at the rear of the structure with a connecting element. The connecting element will feature a secondary point of entry oriented towards Omaha, which is significantly recessed from the public right-of-way. Staff finds the proposal consistent.
- g. FOUNDATION & FLOOR HEIGHTS Per the Guidelines, applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. At this time the applicant has not provided specific information regarding foundation heights, but based on the submitted renderings, the foundation height appears to be similar to the primary historic structure. Staff finds that the applicant should utilize foundation heights that are consistent with the Guidelines in developing a proposal for final approval.
- h. ROOF FORM The applicant has proposed a gable configuration to echo the existing church's roof form. Staff finds that the proposed roof forms are consistent with the Guidelines and appropriate for the structure and surrounding context.
- i. WINDOW & DOOR OPENINGS Per the Guidelines for Additions, window and door openings with similar proportions of wall to window space as typical with the historic structure should be incorporated. The applicant has proposed to install one over one windows in a façade pattern that responds to the residential context across the street along Omaha. Per the elevations that the applicant has submitted, staff finds the proposed windows and façade rhythm to be consistent with the Guidelines.
- j. LOT COVERAGE According to the Guidelines for Additions, applicants should limit the overall building footprint 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. Staff finds that there are existing precedents for greater building to lot ratio in the vicinity, particularly the transitional commercial lots. Staff finds the proposed lot coverage appropriate based on the specific site and context conditions.
- k. MATERIALS At this time the applicant has not submitted specific information regarding exterior materials, but has stated that materials may include cement board siding in a board and batten pattern, 1x4 trim, metal clad wood windows, and commercial egress door systems. Staff generally finds the approach to be conceptually appropriate with the stipulations listed in the recommendation but requires specific material specifications to make a final determination.
- 1. WINDOW MATERIALS At this time, the applicant has not provided information regarding window materials. Staff finds that a wood, or aluminum clad wood window should be installed that is consistent with staff's specifications for windows, which are noted in the applicable citations and recommendation.
- m. ARCHITECTURAL DETAILS According to the Historic Design Guidelines, architectural details that are compatible with those found on the historic structure should be incorporated. Details should not be overly complex and the guidelines encourage modern interpretations on historic details. Staff finds the proposal conceptually consistent with the Guidelines.
- n. LANDSCAPING AND HARDSCAPING At this time, the applicant has not submitted a comprehensive landscaping and hardscaping plan. Based on the submitted documents, walkways and driveways, in addition to landscaping modifications and fencing, may be introduced. This information should be submitted with an

- application for final approval, to include material specifications, locations, and dimensions for hardscaping and plant locations and species for landscaping.
- o. EXISTING STRUCTURE MODIFICATIONS The applicant has stated in their application that a complete rehabilitation of the existing structure will occur after the completion of the addition. The submitted drawings and renderings indicate possible modifications to the existing structure, including windows. At this time, no exterior scopes of work to the existing structure are considered as part of this application.

#### **RECOMMENDATION:**

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

- i. That the applicant installs wood or aluminum clad wood windows that meet the following stipulations: Meeting rails must be 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 architecturally appropriate sill detail.
- ii. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- iii. That cement board siding feature a smooth finish and no faux grain with a maximum reveal of 4 to 6 inches.
- iv. That the board and batten siding features boards that are twelve (12) inches wide with battens that are  $1 \frac{1}{2}$  wide.
- v. That the applicant provides a comprehensive landscaping and hardscaping plan for final approval.
- vi. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

# Print Map



June 24, 2020

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City of San Antonio, Information Technology Services Dept, Office of Historic Preservation

0.035

0.0175

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0.07 km





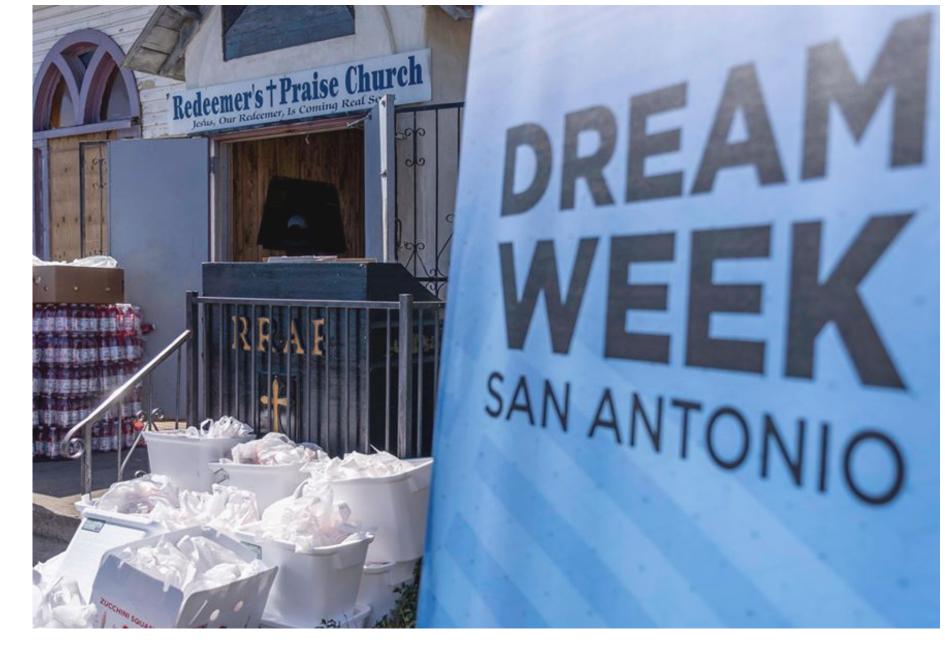
AND COMMUNITY CENTER

CONCEPTUAL REVIEW JUNE 8, 2020



















VIEW OF NORTH FACING FRONTAGE: 300 BLOCK of OMAHA STREET



VIEW OF NORTH FACING FRONTAGE: 300 BLOCK of OMAHA STREET

VIEW OF INTERSECTION OF OMAHA + S. OLIVE

VIEW OF SOUTH FACING FRONTAGE: 300 BLOCK of OMAHA STREET



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VIEW OF SOUTH FACING FRONTAGE: 300 BLOCK of OMAHA STREET



VIEW OF SOUTH FACING FRONTAGE: 300 BLOCK of OMAHA STREET

VIEW OF SOUTH FACING FRONTAGE: SIDE OF 107 S. PINE



VIEW OF INTERSECTION OF S. PINE + OMAHA STREETS

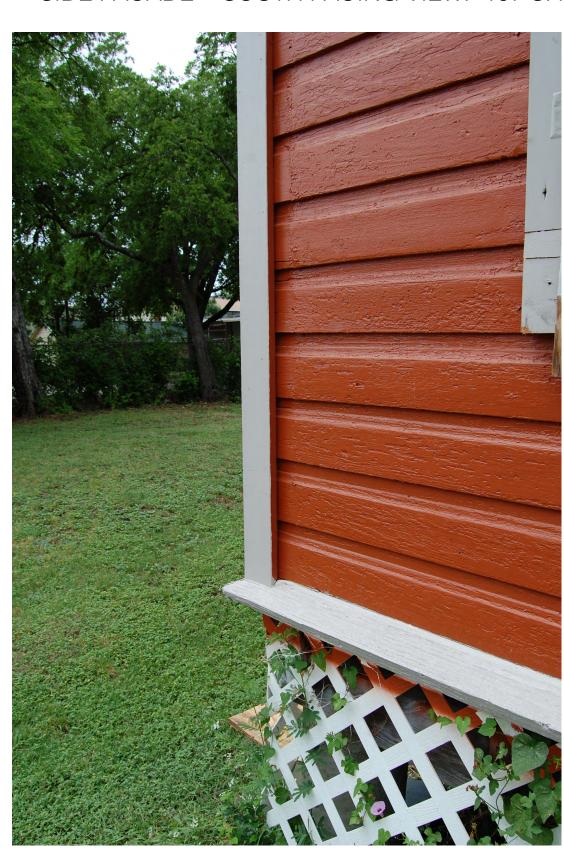


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SIDE FACADE - SOUTH FACING VIEW: 107 S. PINE STREET



DETAILS OF EXISTING HISTORIC CHURCH





MAIN FACADE - EAST FACING VIEW: 107 S. PINE STREET





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### SAVINO ARCHITECTURE

June 8, 2020

City of San Antonio Office of Historic Preservation 1901 S. Alamo San Antonio, Texas 78204

RE: NARRATIVE OF PROPOSED ADDITION

The attached files contain materials to assist your office in determining appropriateness for an addition to Redeemer's Praise Church, 107 S Pine, a locally designated Historic Landmark. The documents attached are for your use in our application for Conceptual Approval.

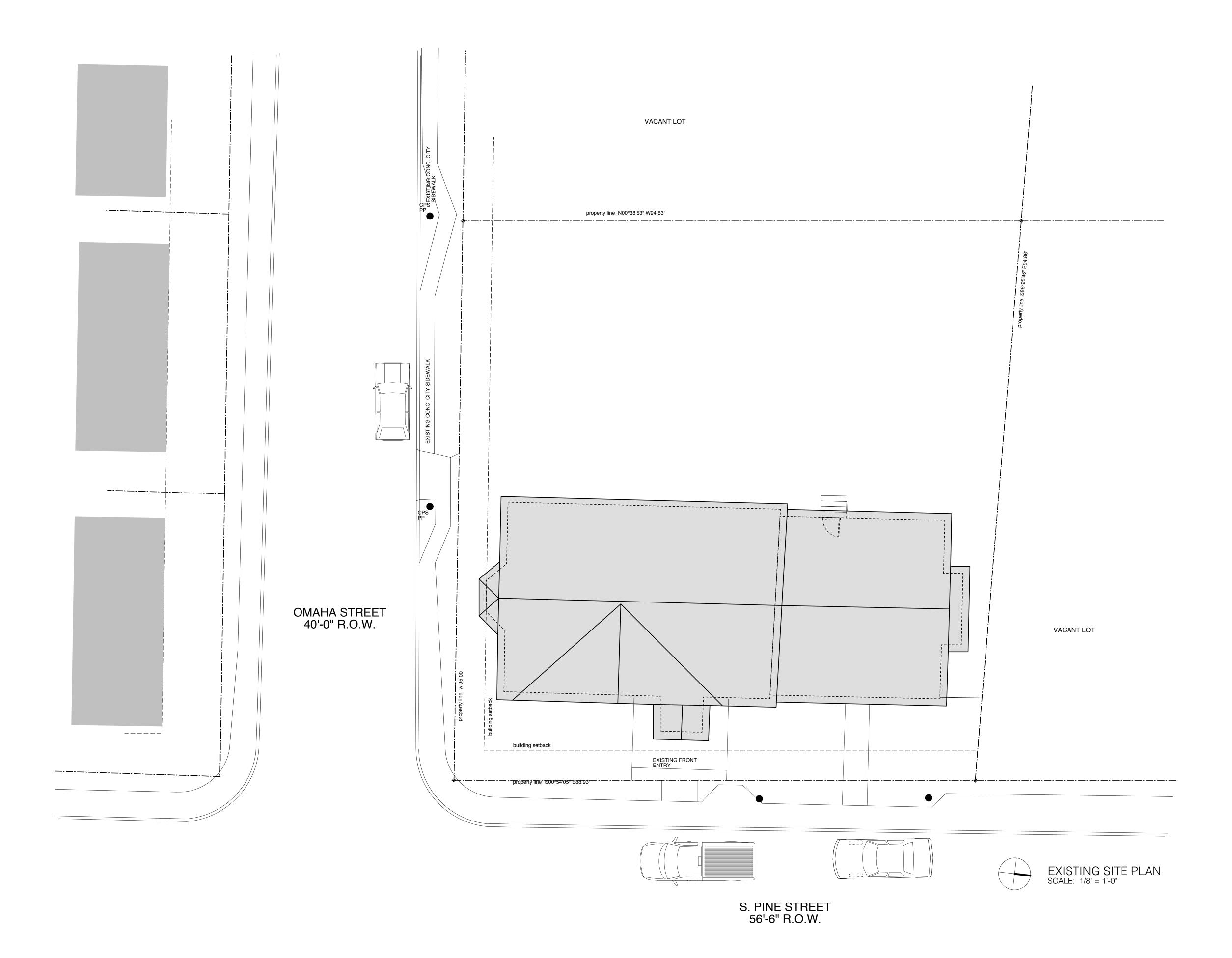
Currently, the original sanctuary provides a place for religious mission, family and individual counseling, church administrative operations, and a staging area for feeding and clothing the poor, marginalized, and homeless. The Pastor and her congregants prepare meals for off-site distribution and facilitate outdoor Food Bank distributions weekly. The proposed addition will be a community center to the existing church and will house all activities with the exception of religious worship services.

Documentation of the original structure in this location is unknown at this time and contemporaneous sources document at least one major rebuilding campaign by the members of the Pine Street Presbyterian Church occurred in 1907 after a major fire event. 107 S Pine is a 2446 square foot, wood frame church with high pitched gable roof forms, ornate profile lap siding, wood shingle gable infill, and standing seam metal roofs with exposed eaves and cut rafter tails. The framing rough-out for the doorways, gothic windows, and oculi are original but the trims are not. The east-facing main entry location is historic but may not be original, the baldachin-like wood structure may be historic but the enclosure is not. The front projecting bay containing the altar is original. The complete rehabilitation of this structure will occur after the completion of the addition.

The 2432 square foot addition is single-story building. The addition connected by a circulation / egress space is intended to serve as the "companion" piece to the larger church and is offset from the rear of the church by approximately 10' to 12' to the west. Exterior materials may include: cement board siding in a board and batten pattern, 1x trims, metal clad wood windows and commercial egress door systems to match. The roof will be standing seam metal to match the historic church.

Site work will include a new drive cut at the rear of the lot on Omaha Street, new fencing, and general landscaping.

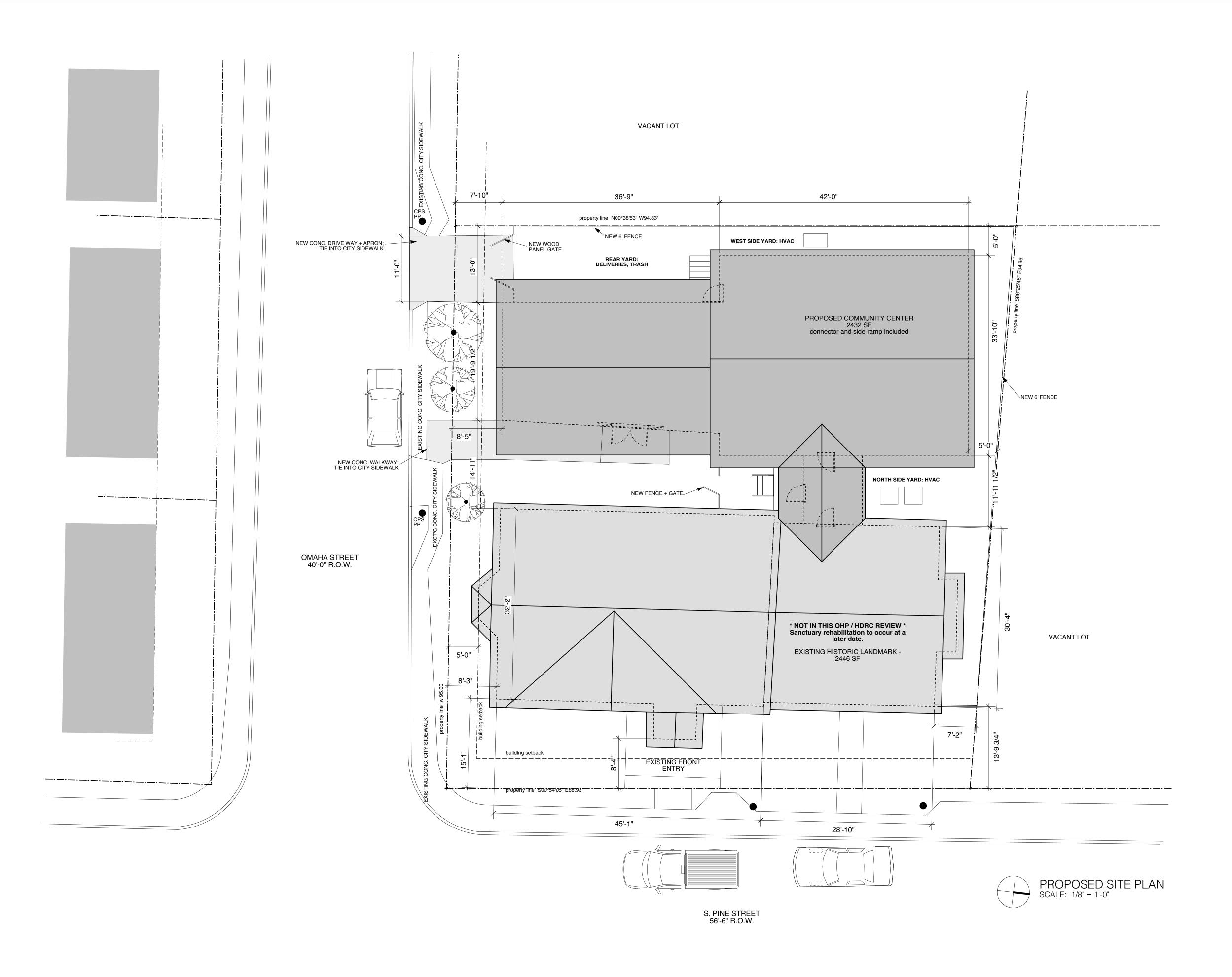
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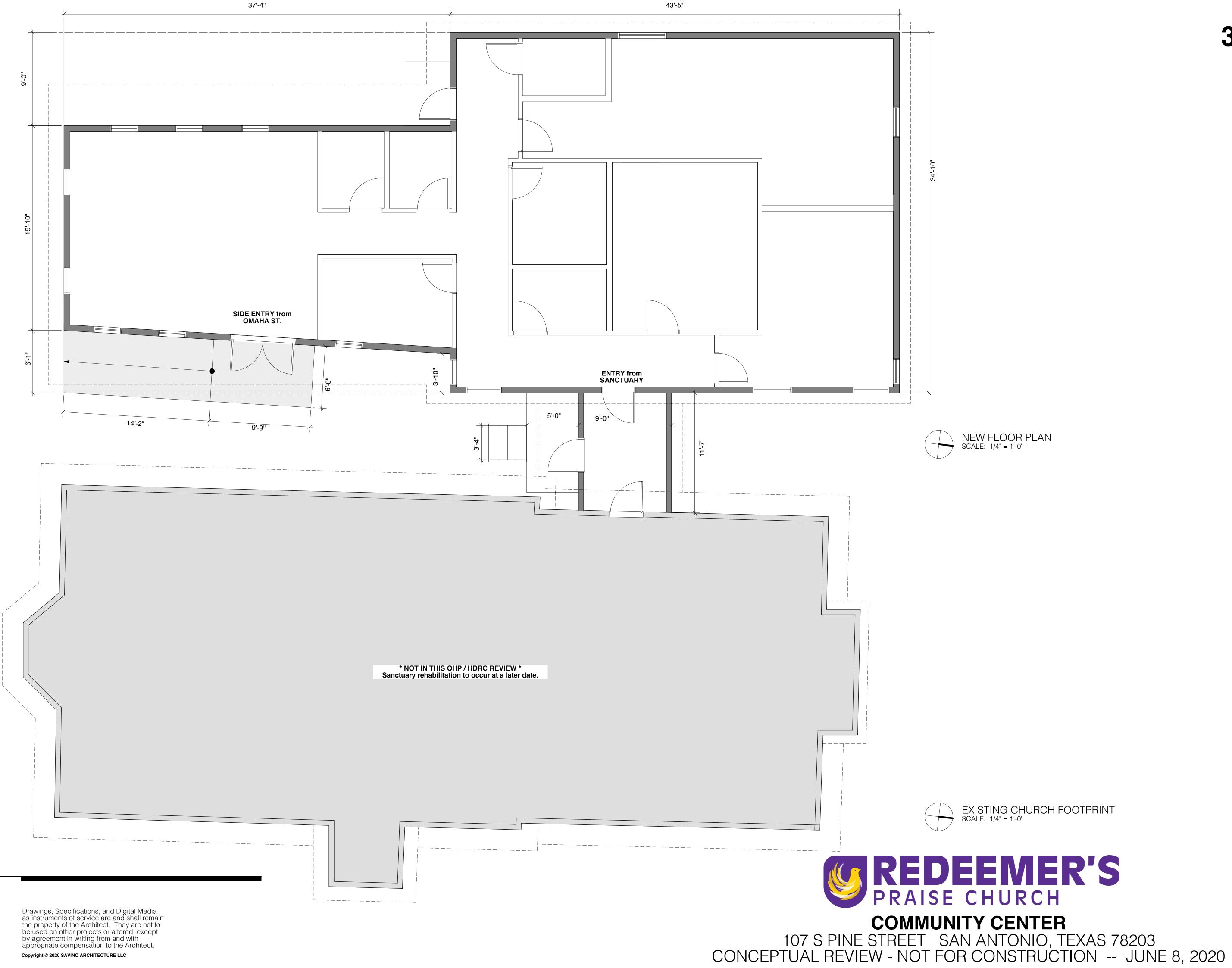
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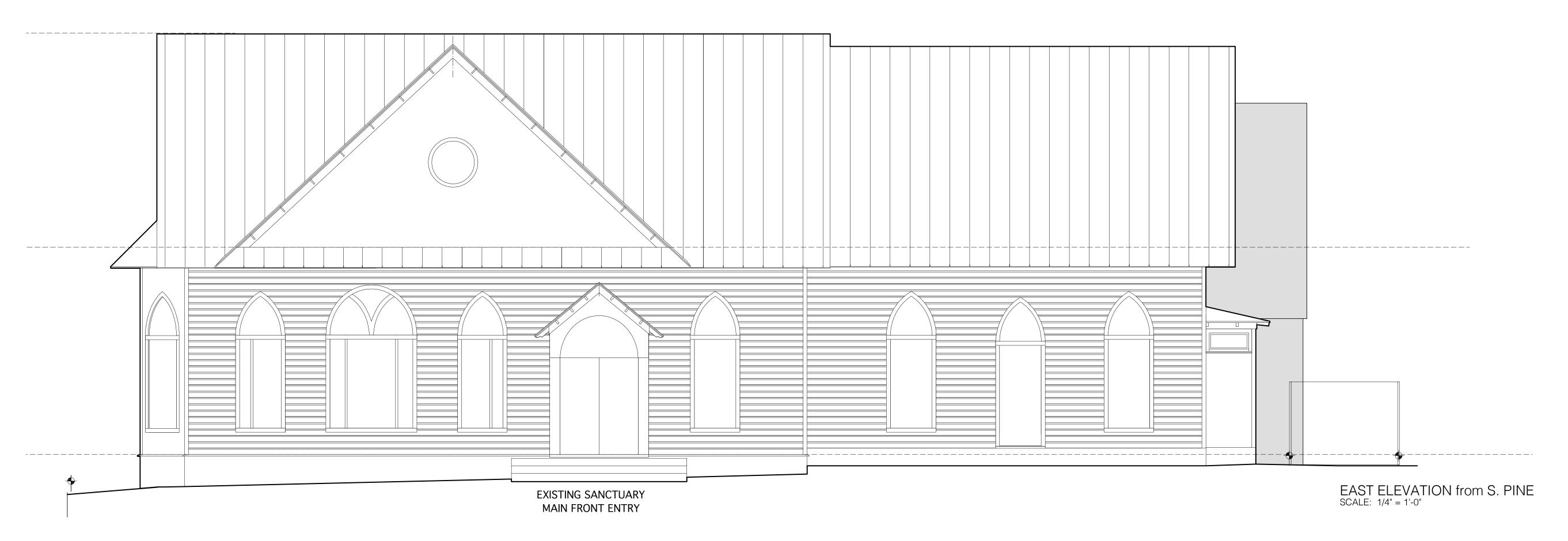
COMMUNITY CENTER

107 S PINE STREET SAN ANTONIO, TEXAS 78203 CONCEPTUAL REVIEW - NOT FOR CONSTRUCTION -- JUNE 8, 2020



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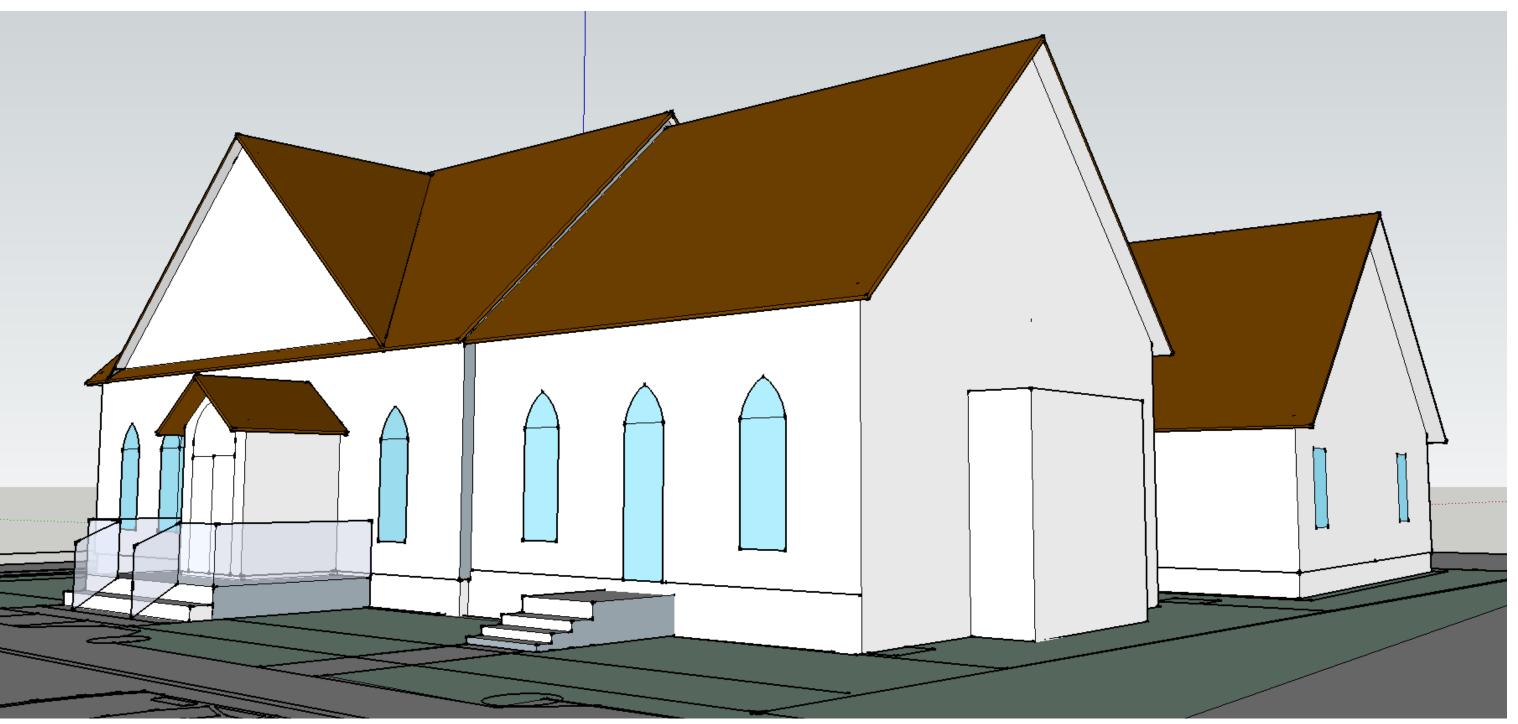




AERIAL



VIEW FROM OMAHA STREET



VIEW FROM S PINE

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