

# HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2022

**HDRC CASE NO:** 2022-230  
**ADDRESS:** 910 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1653 BLK A LOT 6  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Michael Long/Long House Builders  
**OWNER:** David Ericsson/ERICSSON DAVID LEE  
**TYPE OF WORK:** Exterior modifications, fenestration modifications, construction of an addition  
**APPLICATION RECEIVED:** April 11, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

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

1. Perform fenestration modifications to include the relocation of a street facing window within the porch on the front façade.
2. Perform fenestration modifications to the south façade including the installation of a group of three windows in place of two windows within the side bay, the removal of three existing window openings to the rear of the side bay, and the installation of a group of three windows and a large, picture window.
3. Perform fenestration modifications to the north façade including the removal of two grouped windows and the installation of a smaller, singular window, and the installation of two grouped windows in place of a singular window. *(The as built and demolition floor plans do not accurately represent the house as it exists.)*
4. Construct a rear addition to feature a shed roof.
5. Construct a side and rear porch within the existing recessed space behind the existing side bay.

## APPLICABLE CITATIONS:

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

### 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.

#### 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.

#### *Standard Specifications for Replacement Windows*

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASHES:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

#### *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.

#### *Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.

- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## FINDINGS:

- a. The historic structure at 910 N Pine was constructed circa 1925 in the Craftsman style and is contributing to the Dignowity Hill Historic District.
- b. FENESTRATION MODIFICATION (Front Façade) – The applicant has proposed to perform fenestration modifications to include the relocation of a street facing window within the porch on the front façade. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. existing window and door openings should be preserved. Additionally, the Guidelines note that new window openings should not be created on the primary façade or where visible from the public right of way. Staff finds the proposed modification to be inappropriate.
- c. FENESTRATION MODIFICATION (South Façade) – The applicant has proposed to perform fenestration modifications to the south façade including the installation of a group of three windows in place of two windows within the side bay, the removal of three existing window openings to the rear of the side bay, and the installation of a group of three windows and a large, picture window. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. existing window and door openings should be preserved. Additionally, the Guidelines note that new window openings should not be created on the primary façade or where visible from the public right of way. While in a location visible from the right of way, staff finds that the proposal to install a group of three windows in the side bay is generally consistent with the architectural style. Staff finds that removed wood windows from other locations at the rear of this location should be used, that all windows be separated by mullions, and that the head and sill heights and details match the original. Staff finds the other proposed fenestration modifications to be appropriate as they are not visible from the right of way or are locations impacted proposed rear addition and rear deck construction; however, staff finds that the large picture window should be modified to feature a profile consistent with those found historically within the historic structure.
- d. FENESTRATION MODIFICATIONS (North Façade) – The applicant has proposed to perform fenestration modifications to the north façade including the removal of two grouped windows and the installation of a smaller, singular window, and the installation of two grouped windows in place of a singular window. The as built and demolition floor plans do not accurately represent the house as it exists. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. existing window and door openings should be preserved. Additionally, the Guidelines note that new window openings should not be created on the primary façade or where visible from the public right of way. Staff finds the modification to a double width window to be appropriate towards the rear of the side façade; however, staff finds that all existing window openings should remain as they exist, including the shorter, grouped windows.
- e. REAR ADDITION – The applicant has proposed to construct an addition to feature approximately five and one half feet in depth at the rear of the historic structure.
- f. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, should not double the existing building footprint, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines for Additions.
- g. MATERIALS – The applicant has noted the installation of vertical wood siding. Generally, staff finds the installation of wood siding to be appropriate; however, siding should feature a profile that either matches that of the historic structure, or a traditional profile. Staff finds that the applicant should provide additional information regarding the proposed wood siding. Additionally, staff finds that roofing materials should be installed that are consistent with that of the historic structure (standing seam metal).

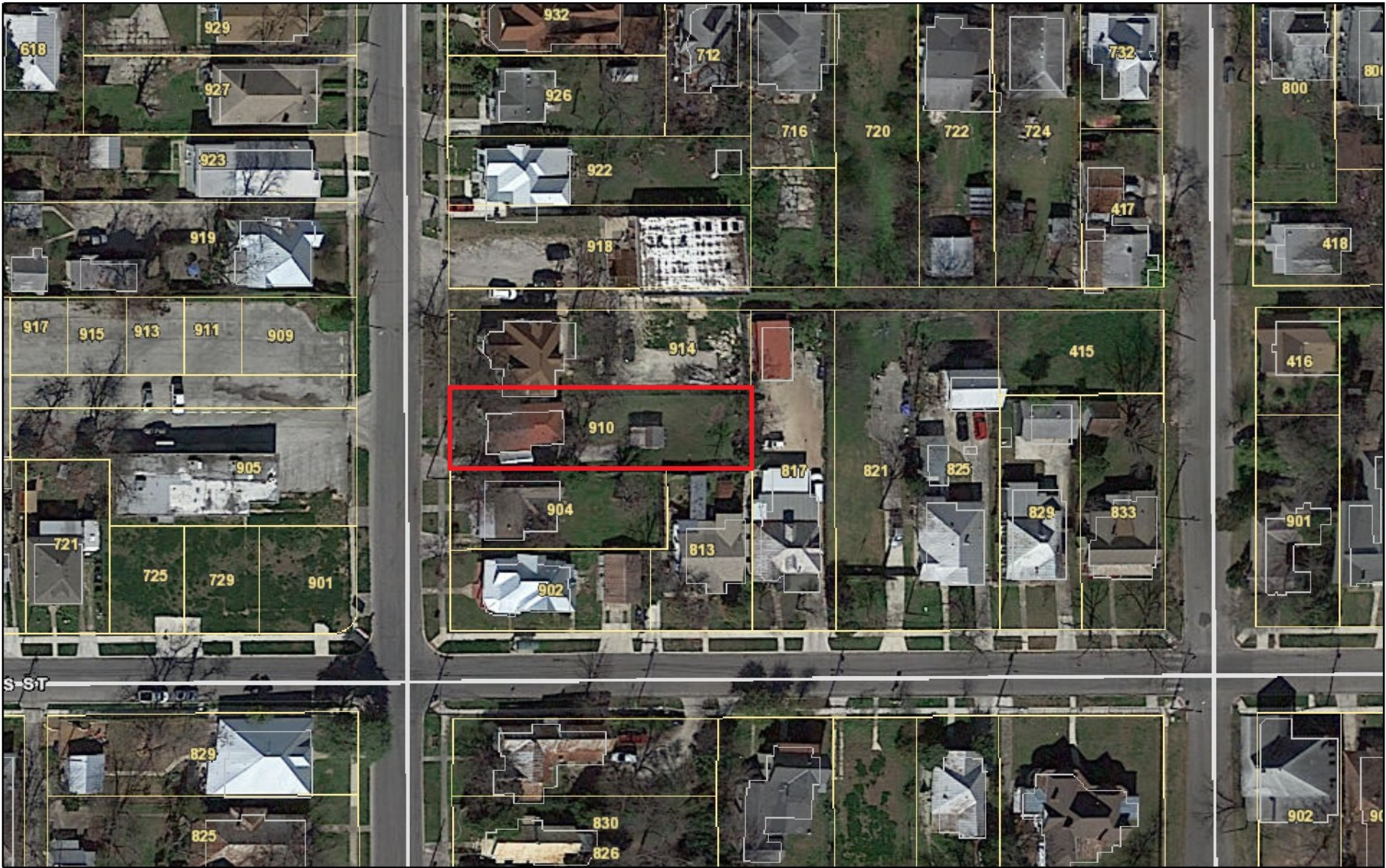
- h. WINDOW MATERIALS – At this time the applicant has not specified window materials. Staff finds that the proposed rear addition should feature wood or aluminum clad wood windows. Additionally, staff finds that the proposed windows should feature traditional profiles and should be in a one over one configuration.
- i. ROOF FORM – The applicant has proposed for the addition to feature a low profile shed roof that transitions into a hip profile at the southeast corner. As noted in finding g, staff finds that the proposed roofing materials should be standing seam metal to match the material of the primary structure.
- j. ARCHITECTURAL DETAILS – As noted in the above findings, staff finds that new windows should feature profiles that are consistent with those found on the historic structure; one over one. Additionally, staff finds that materials should be consistent with those found on the historic structure.
- k. SIDE/REAR SCREENED PORCH – The applicant has proposed to construct a side and rear porch within the existing recessed space behind the existing side bay. Generally, regarding location, profile and design, staff finds the proposed appropriate; however, staff finds that the applicant should provide additional information regarding materials and column profiles.

## **RECOMMENDATION:**

- 1. Staff does not recommend approval of item #1, fenestration modifications on the front façade based on finding b.
- 2. Staff recommends approval of item #2, fenestration modifications on the south façade based on finding c with the following stipulations:
  - i. That the large picture window be modified to feature a profile consistent with those found historically within the historic structure.
  - ii. That removed wood windows from other locations at the rear of this location be used in the side bay, and that all windows be separated by mullions, and that the head and sill heights and details match the original.
- 3. Staff recommends approval of item #3 only regarding the installation of an additional window towards the rear of the north façade. Staff recommends that all other window openings remain as they exist. A removed window from another location (from the south façade) should be installed. The windows should be separated by a mullion and the head and sill height should match the original.
- 4. Staff recommends approval of item #4, the construction of a rear addition based on findings e through j with the following stipulations:
  - i. That siding feature a profile that either matches that of the historic structure, or a traditional profile.
  - ii. That roofing materials be installed that are consistent with that of the historic structure (standing seam metal). Panels should be smooth and 18 to 21 inches in width, seams should be 1 to 2 inches in height, and a standard galvalume finish should be used. Ridges should feature crimped or munched details.
  - iii. That the proposed rear addition feature wood or aluminum clad wood windows. Additionally, staff recommends that the proposed windows feature traditional profiles and should be in a one over one configuration.
- 5. Staff recommends approval of item #5, the construction of a rear screened porch/deck with the following stipulations:
  - i. The applicant provide additional information regarding materials and column profiles. Columns should feature a profile of at least six (6) inches square.

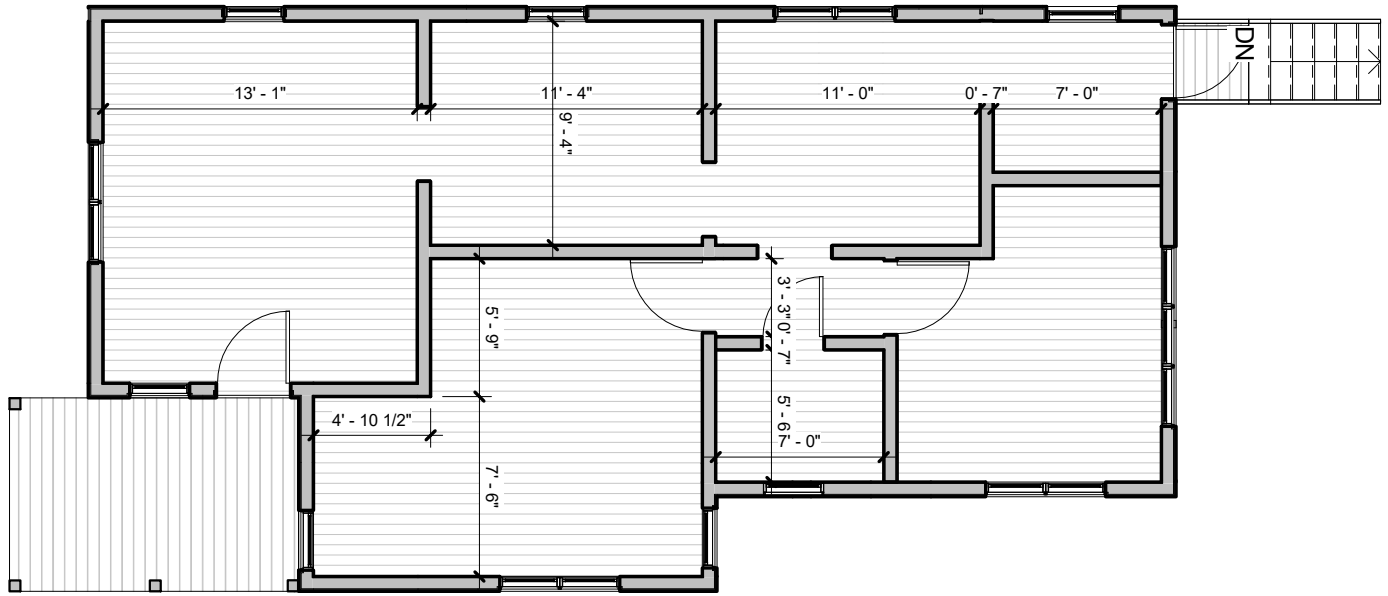


# City of San Antonio One Stop



April 29, 2022





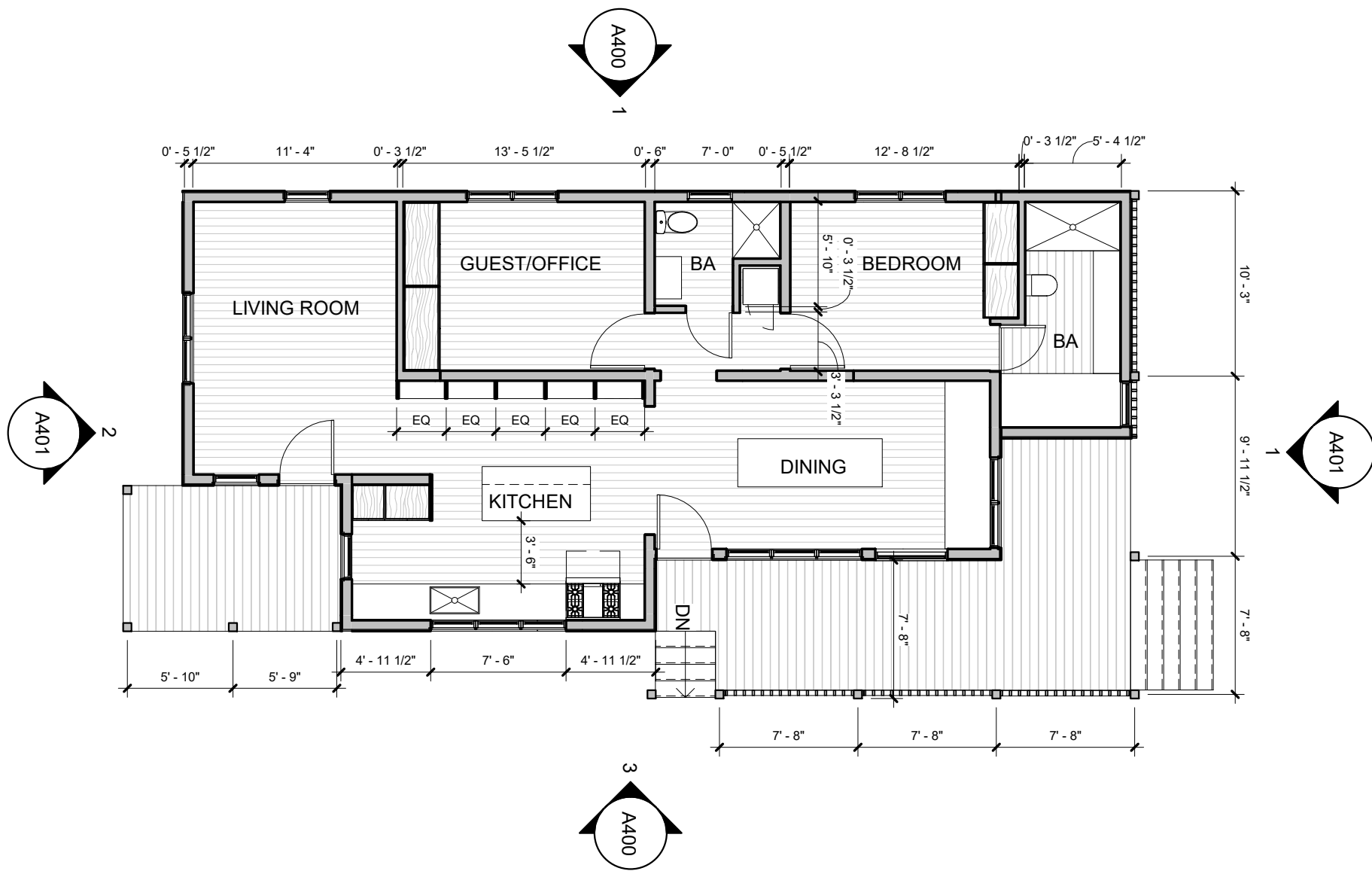
FLOOR PLAN - BEFORE 1/8"

914 N PINE ST SAN ANTONIO, TX 78202

DAVID ERICSSON

03/19/2022

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FLOOR PLAN - AFTER -  
DAVID ERICSSON

03/19/2022

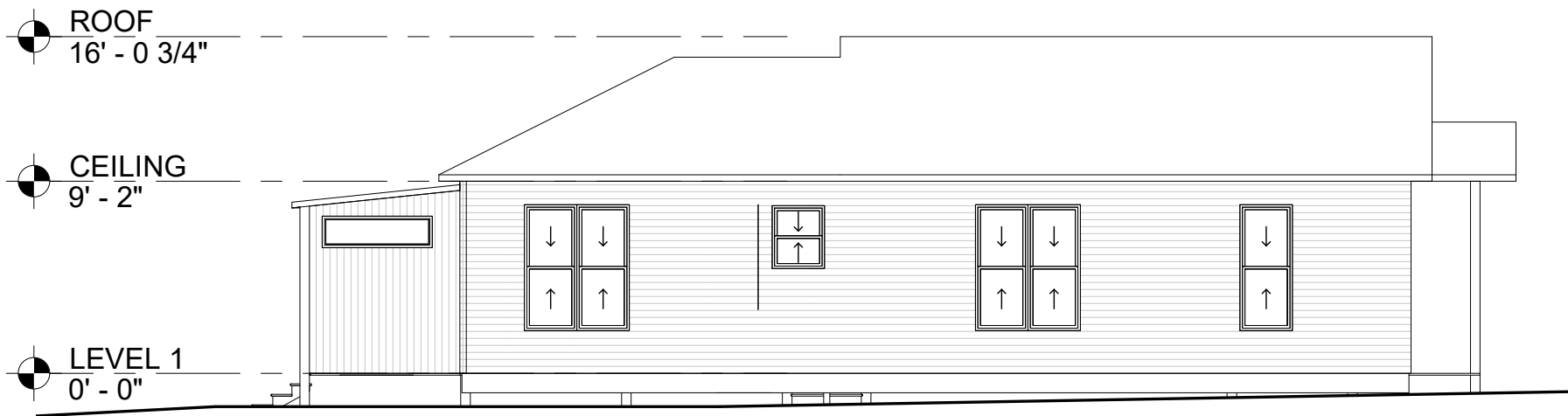
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## 3 SOUTH ELEVATION

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



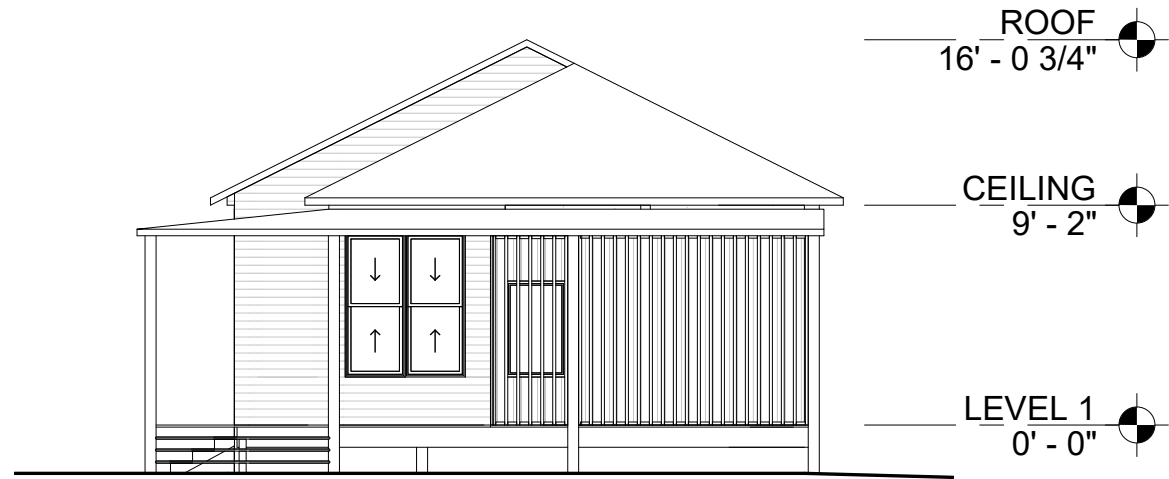
## 1 NORTH ELEVATION

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

EXTERIOR ELEVATIONS  
914 N PINE ST SAN ANTONIO, TX 78202  
DAVID ERICSSON

03/19/2022

A400



## 1 EAST ELEVATION

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



## 2 WEST ELEVATION

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

EXTERIOR ELEVATIONS  
914 N PINE ST SAN ANTONIO, TX 78202  
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