

HISTORIC AND DESIGN REVIEW COMMISSION

June 1, 2022

HDRC CASE NO: 2022-304
ADDRESS: 802 N PINE ST
LEGAL DESCRIPTION: NCB 1656 BLK D LOT W 152.4 FT OF S 23.87 OF 7 & W 152.4 FT OF 8
ZONING: R-5, H
CITY COUNCIL DIST.: 2
HIST. DIST. NAME: Dignowity Hill
APPLICANT: Eva M. Saunders/MAE REAL ESTATE HOLDINGS LLC
OWNER: Eva M. Saunders/MAE REAL ESTATE HOLDINGS LLC
TYPE OF WORK: Modifications to a rear accessory structure, addition to a rear accessory structure
APPLICATION RECEIVED: May 12, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to complete the following scopes of work on the rear detached accessory structure:

1. Repair the foundation.
2. Replace the composition shingle roof in kind.
3. Construct an approximately 10'x10' deck at the west end of the addition.
4. Replace waterfall siding with Hardi siding, faux grain side out.
5. Infill the south door with a one-over-one vinyl window.
6. Install a new one-over-one vinyl window on the south elevation and a new sliding window on the north elevation.
7. Construct an 80-square-foot addition.
8. Construct a staircase and handrails.

APPLICABLE CITATIONS:

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

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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. *Roof top 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

- ii. *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

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **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.
 - o This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** 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:** 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:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood 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.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The applicant requests a Certificate of Appropriateness for approval to complete the following scopes of work on the rear detached accessory structure:
 1. Repair the foundation.
 2. Replace the composition shingle roof in kind.
 3. Construct an approximately 10'x10' deck at the west end of the addition.
 4. Replace T117 waterfall siding with Hardi siding, faux grain side out.
 5. Infill the south door with a one-over-one vinyl window.
 6. Install a new one-over-one vinyl window on the south elevation and a new sliding window on the north elevation.
 7. Construct an 80-square-foot addition.
 8. Construct a staircase and handrails.
- b. The structure at 802 N Pine is a two-story Queen Anne residence built c. 1905. It first appears in city directories in 1905; it first appears on Sanborn Fire Insurance maps in 1912 along with two detached rear accessories, one mid-yard and the other in the same footprint as the subject structure. The subject structure is a side-gabled structure that sits near the northeast corner of the parcel. The primary residence and accessory structure contribute to the Dignowity Hill historic district.
- c. **VIOLATION:** The applicant requests post-work work approval of items 1 through 6 in finding 1. Items 7 through 9 are new requests that do not yet appear on site.
- d. **ADMINISTRATIVE APPROVAL:** The applicant requests approval to repair the foundation, replace the composition shingle roof in kind, and construct a 10'x10' platform deck on the west end of the accessory structure. These scopes of work are eligible for administrative approval and do not require review by the HDRC.
- e. **SIDING REPLACEMENT:** The applicant requests approval to replace historic T117 waterfall siding with Hardi siding with the faux grain side out. Guidelines for Exterior Maintenance and Alterations 9.A.ii states that the distinctive features of outbuildings should be repaired in kind and when new materials are needed, they should match existing materials in color, durability, and texture. Staff finds that the Hardi siding does not conform to guidelines.

- f. FENESTRATION CHANGES: The applicant requests approval to infill a door with a one-over-one vinyl window, add a one-over-one vinyl window to the south elevation, and add a sliding vinyl window on the north elevation, all located on the historic footprint of the accessory structure. Staff finds the fenestration changes generally appropriate, however Standard Specifications for Windows in Additions and New Construction stipulate that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. The primary structure features one-over-one windows. Additionally, the applicant provided photos of the structure before work began and there is a window behind a piece of corrugated steel that appears to be the same dimensions as the primary structure. Staff finds the vinyl windows do not conform to standard window specifications.
- g. ADDITION (Accessory): The applicant proposes to construct an 80-square-foot addition to the accessory structure, increasing the size from 180 square feet to 260 square feet. The addition includes a door on the south elevation, installed just west of its historic location. The applicant proposes adding a 12"x48" window to the west end of the addition. Staff finds the addition, including the proposed fenestration to the west end, generally appropriate.
- h. ADDITION (Handrails and staircase): The applicant requests approval to construct handrails and a staircase at the south-facing door to the accessory structure, but did not provide measured drawings of the proposed construction. Staff finds the handrails and staircase generally appropriate, but requires drawings for review.

RECOMMENDATION:

Staff recommends approval of items 1 through 3—repairing the foundation, replacing the composition shingle roof in kind, and constructing a 10'x10' platform deck on the west end of the accessory structure—based on finding d.

Staff does not recommend approval of item 4, replacing T117 waterfall siding with Hardi siding with the faux grain side out, based on finding e. Staff recommends returning the structure to its previous condition by installing 117 waterfall siding on the entire structure.

Staff recommends approval of items 5 and 6, infilling the south door with a one-over-one vinyl window, installing a new one-over-one vinyl window on the south elevation, and installing a new sliding window on the north elevation, based on finding f, with the following stipulation:

- i. That the applicant propose windows that conform to the Standard Specifications for Windows in Additions and New Construction, specifically a style that relates to the windows on the primary structure in style and dimensions and is wood sash or aluminum-clad wood sash.

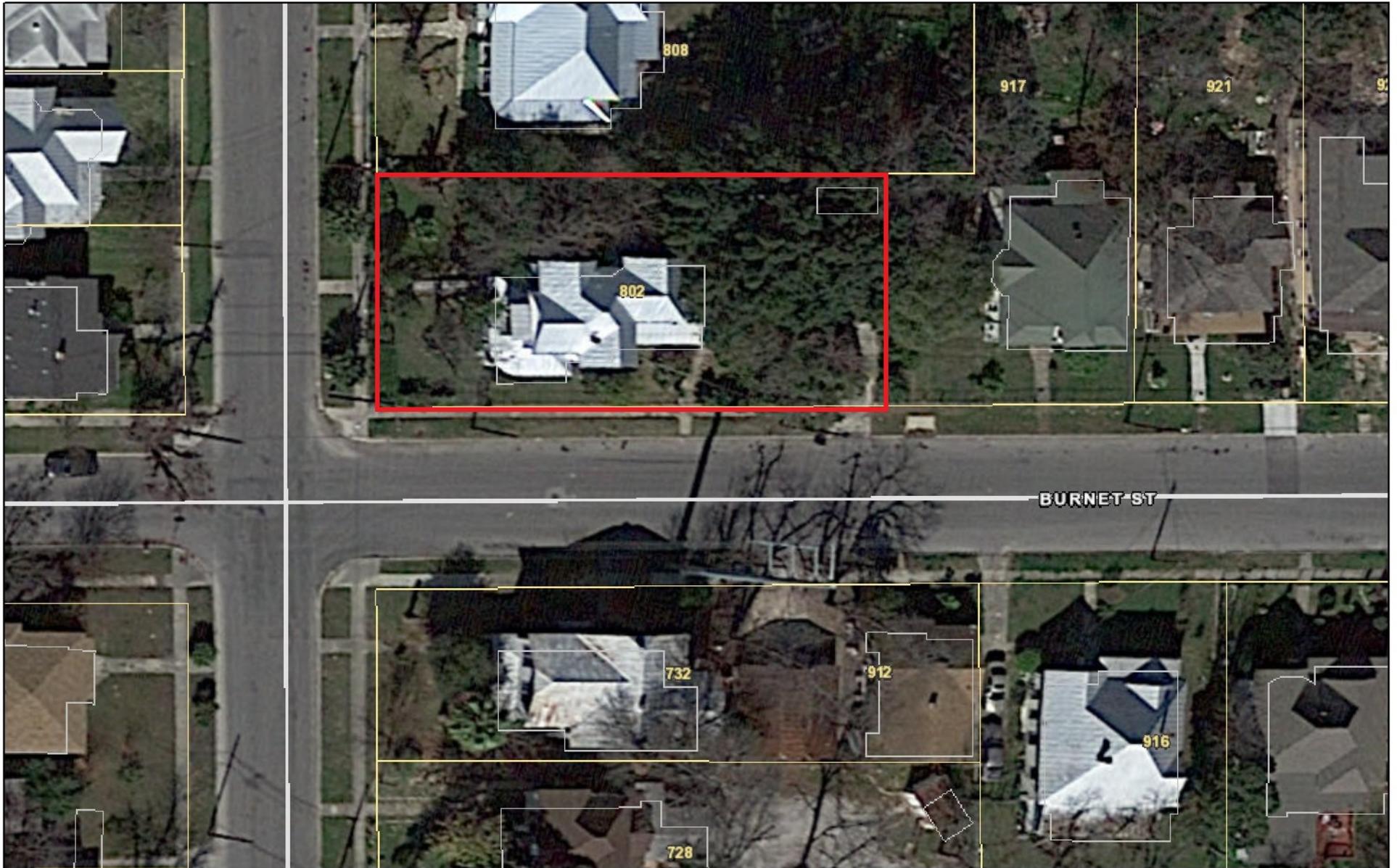
Staff recommends approval of item 7, construction of an 80-square-foot addition, based on finding g, with the following stipulation:

- i. That the window proposed for the west elevation conform to the Standard Specifications for Windows in Additions and New Construction, specifically that it relates to the windows on the primary structure in style and dimensions and is wood sash or aluminum-clad wood sash.

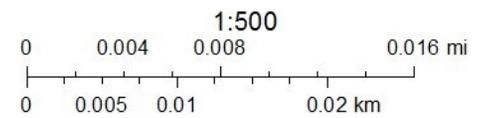
Staff recommends approval of item 8, construction of handrails and a staircase, based on finding h, with the following stipulation:

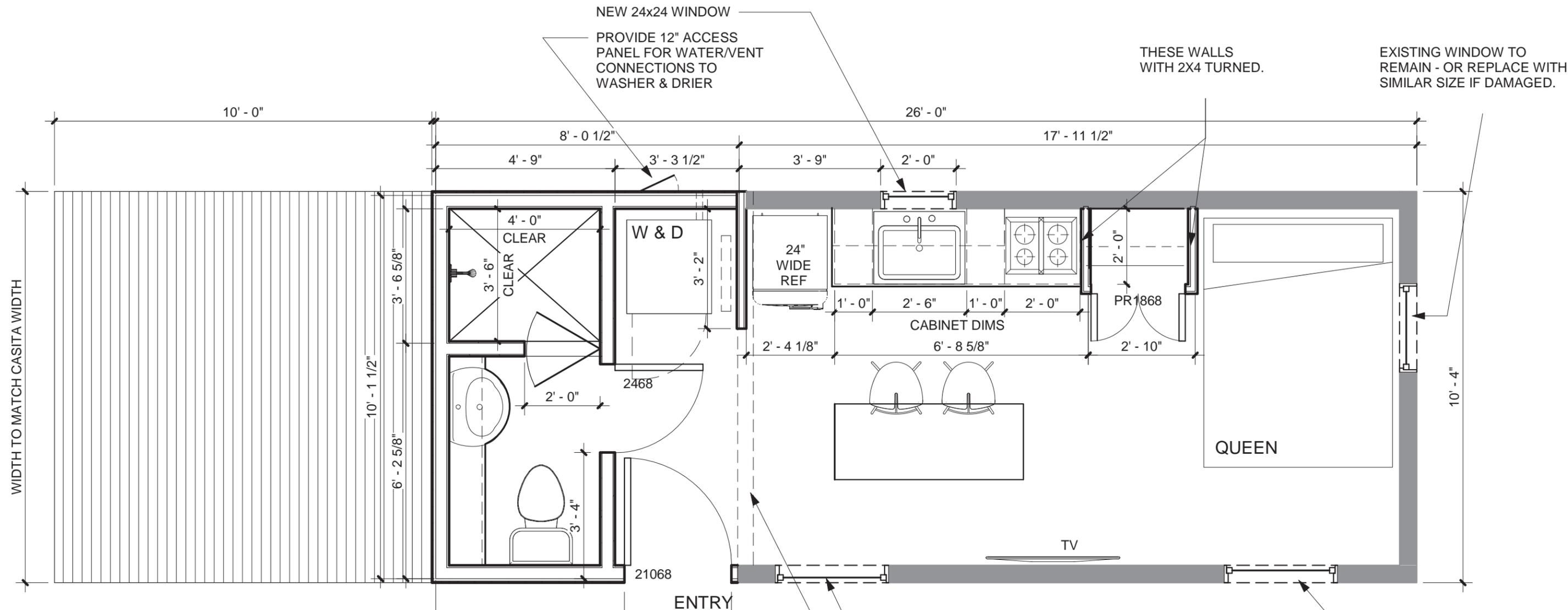
- i. That the applicant submit measured drawings of the proposed handrails and staircase for staff review and approval.

City of San Antonio One Stop



May 26, 2022





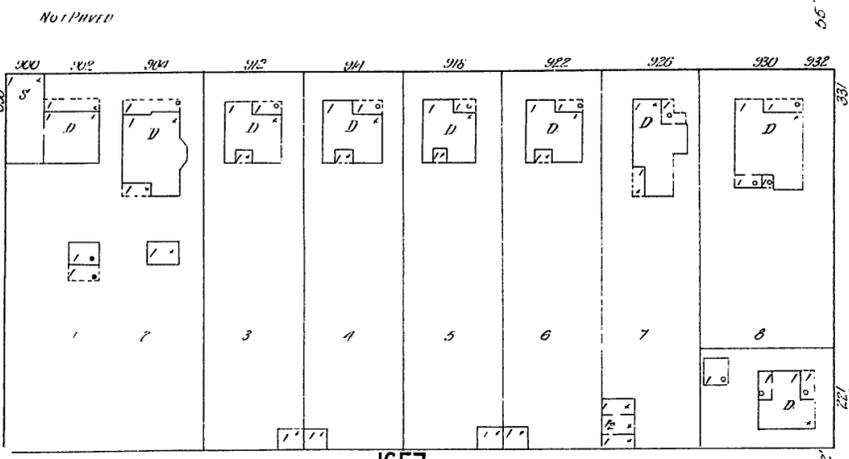
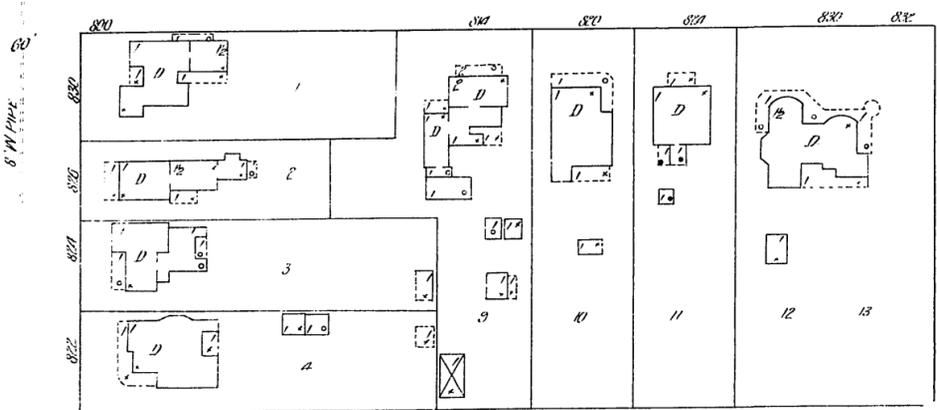
1 FLOOR PLAN
3/8" = 1'-0"

ALL DIMENSION ARE TO THE EXTERIOR FACE OF THE NEW WALLS AND TO THE INTERIOR FACE ON EXISTING WALLS - WALL ALIGNMENT AND ANY REQUIRED CLEARANCES TO TAKE PRECEDENCE OVER SHOWN DIMENSIONS.

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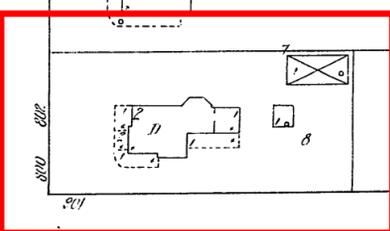
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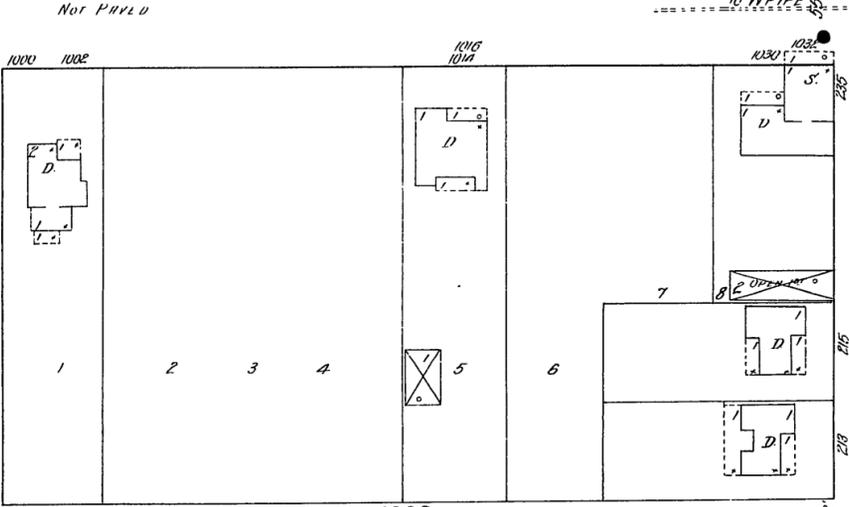
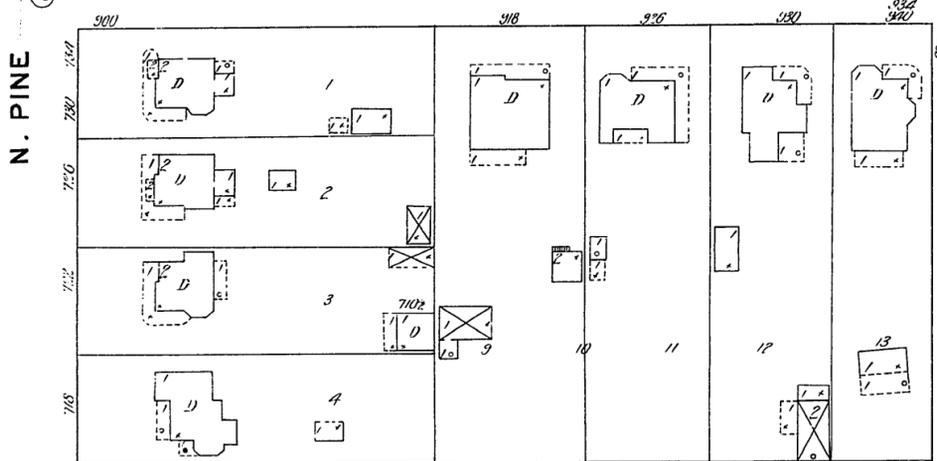


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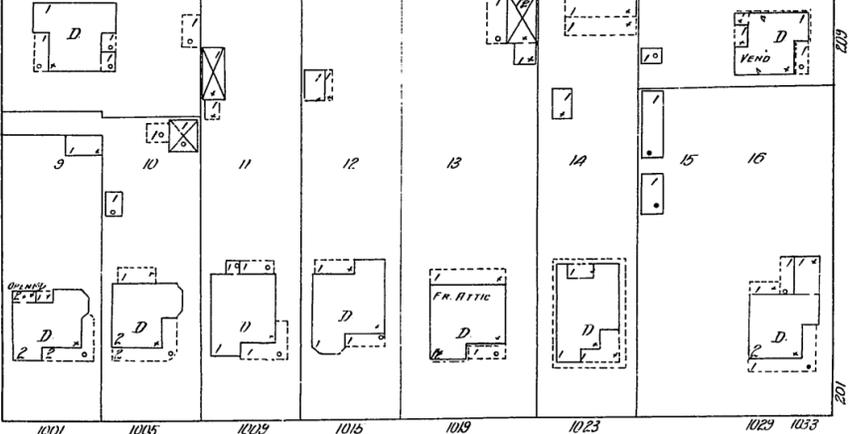
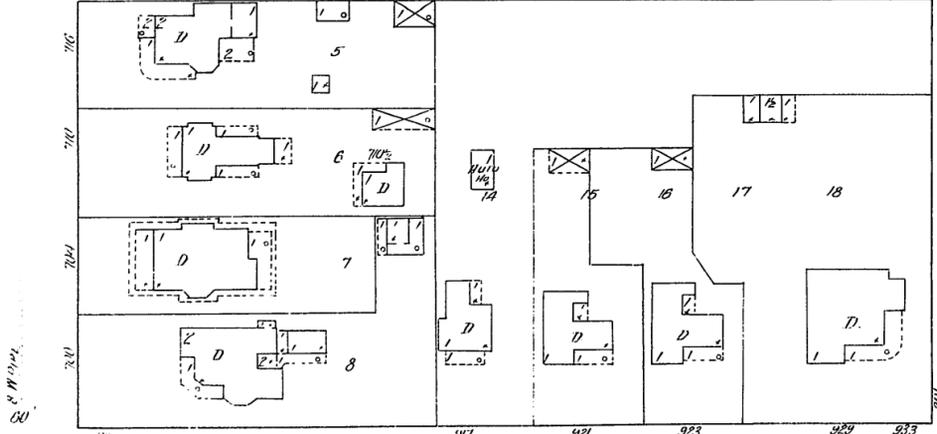


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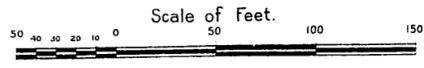
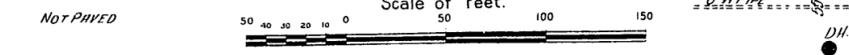


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