

HISTORIC AND DESIGN REVIEW COMMISSION

June 29, 2022

HDRC CASE NO: 2022-335
ADDRESS: 724 N PINE ST
LEGAL DESCRIPTION: NCB 1659 BLK G LOT 3
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Sunnie Diaz/SOFLIN DAVID & DIAZ SUNNIE R
OWNER: Sunnie Diaz/SOFLIN DAVID & DIAZ SUNNIE R
TYPE OF WORK: New construction of a rear accessory structure
APPLICATION RECEIVED: June 10, 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 construct a rear accessory structure to feature a footprint of approximately 955 square feet at the rear of the property at 724 N Pine, located within the Dignowity Hill Historic District. The proposed rear accessory structure will feature a deck attached to the north façade and a covered carport attached to the west façade.

The Historic and Design Review Commission issued final approval for the demolition of the existing, accessory structure at the July 15, 2020, HDRC hearing.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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 located at 724 N Pine was constructed circa 1910 and first appears on the 1912 Sanborn Map. At this time, the applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure to feature a footprint of approximately 955 square feet at the rear of the property at 724 N Pine, located within the Dignowity Hill Historic District. The proposed rear accessory structure will feature a deck attached to the north façade and a covered carport attached to the west façade.
- b. **PREVIOUS REVIEW (Demolition)** – The Historic and Design Review Commission issued final approval for the demolition of the existing, accessory structure at the July 15, 2020, HDRC hearing. The Commission included a stipulation that materials that are in a salvageable state should be salvaged for reuse on site.
- c. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval of the proposed rear accessory structure at the July 15, 2022, Historic and Design Review Commission hearing with the following stipulations:
 - i. That the applicant utilize materials found historically within the district in the development of the proposed new construction.
 - ii. That materials that are not deteriorated beyond use be salvaged from the existing structure and incorporated into the proposed new construction.
- d. **MASSING & FORM** – The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. The applicant is proposing an overall footprint for the proposed new construction of approximately 955 square feet, not including the proposed covered carport. While the proposed footprint is larger than forty (40) percent of the historic structure's footprint, staff finds the proposed footprint to be appropriate given the overall size of the lot.
- e. **MASSING & FORM** – Regarding overall height, the applicant has proposed for the rear accessory structure to feature one story in height. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
- f. **ORIENTATION & SETBACKS** – The Guidelines for New Construction 5.B. notes that the predominant garage orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with both the Guidelines and existing structure's location.
- g. **MATERIALS** – The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure in regards to their materials and window and door openings. The applicant has proposed materials that include corten corrugated siding, polycarbonate roofing, corrugated roofing, standing seam metal roofing, fiberglass doors and windows, wood and steel columns, cedar siding, and wood decking. The primary historic structure on site features wood elements installed in a traditional manner. Materials such as corten corrugated siding, polycarbonate roofing and corrugated roofing are not found historically within the Dignowity Hill Historic District in residential construction (both primary and secondary/accessory structures). Staff finds that materials that are found historically within the district should be used in the new construction, such as wood siding in either a horizontal, lap profile or a board and batten profile.

- h. MATERIALS (Windows & Doors) – The applicant has proposed to install fiberglass windows and doors. Staff recommends the applicant install wood or aluminum clad wood windows that are consistent with the staff’s standards for windows in new construction. An alternative material, such as fiberglass may be appropriate provided that the proposed windows are consistent with staff’s standards.
- i. CHARACTER/ARCHITECTURAL DETAILS – The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure in regards to their materials and window and door openings. As noted in the findings above, staff finds that materials and windows and doors should be consistent with those found historically within the district and the Guidelines. Additionally, staff finds that all window openings should relate to those found historically on the primary historic structure, to be consistent with the Guidelines.

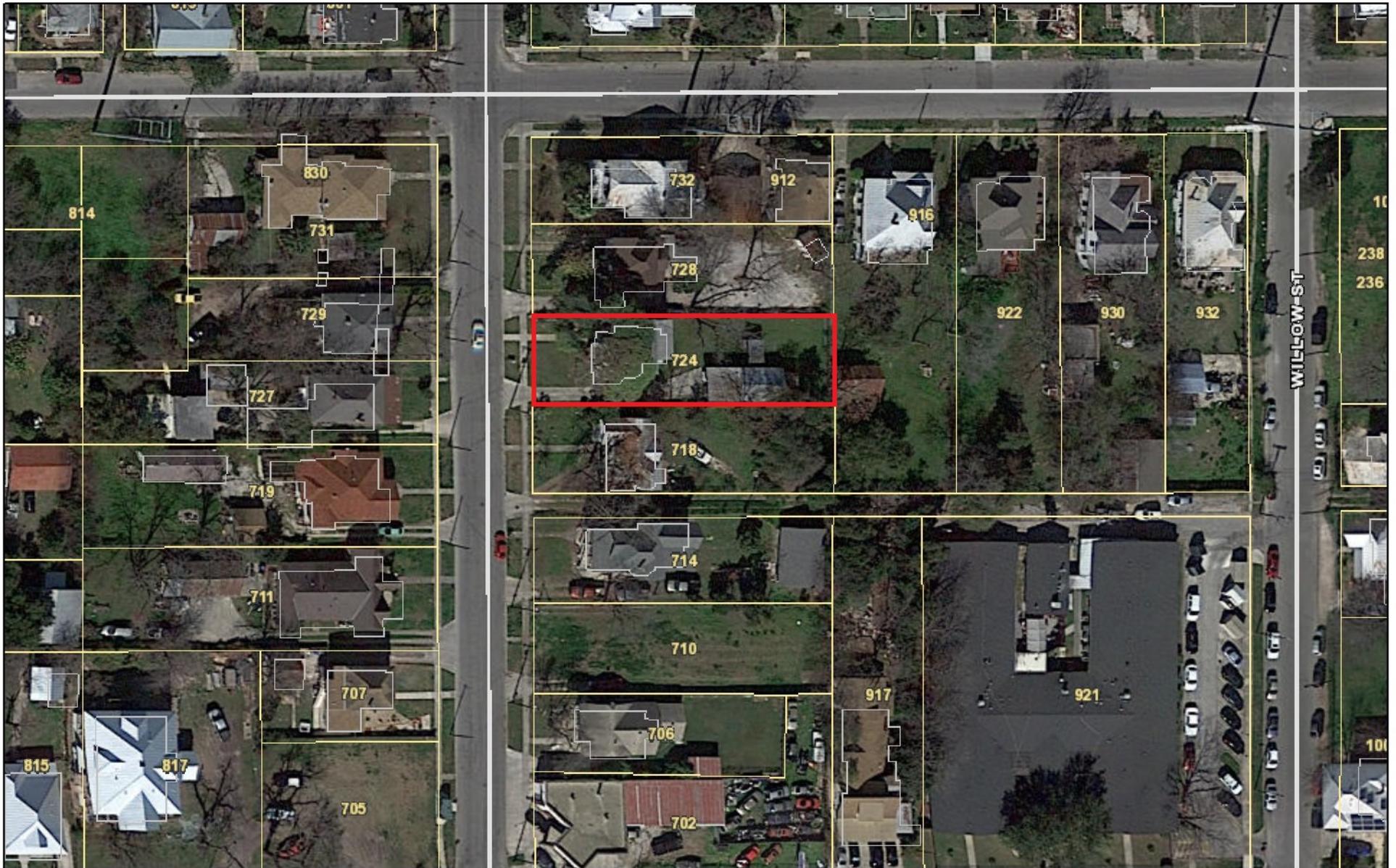
RECOMMENDATION:

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

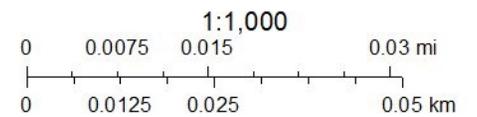
- i. That the applicant eliminate the proposed corten corrugated siding, polycarbonate roofing and corrugated roofing as these materials are not consistent with the Guidelines and are not found historically within the district in a residential context. Staff recommend the applicant install wood or composite siding and standing seam metal roofs in profiles that are consistent with the Guidelines. Siding should feature a horizontal profile that features four inches and a smooth finish, if composite. A board and batten profile would also be appropriate with boards features 12 inches in width and battens feature 1.5 inches in width. Standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. If a ridge cap is used, it must be submitted to OHP staff for review and approval and should not feature an end cap.
- ii. That the applicant install wood or aluminum clad wood windows that are consistent with staff’s standards for windows and in new construction. A fiberglass window may be appropriate provided it is consistent with staff’s standards.
- iii. That the applicant modify the proposed fixed, rectangular windows to feature a profile that is consistent with the window profiles found on the historic structure.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

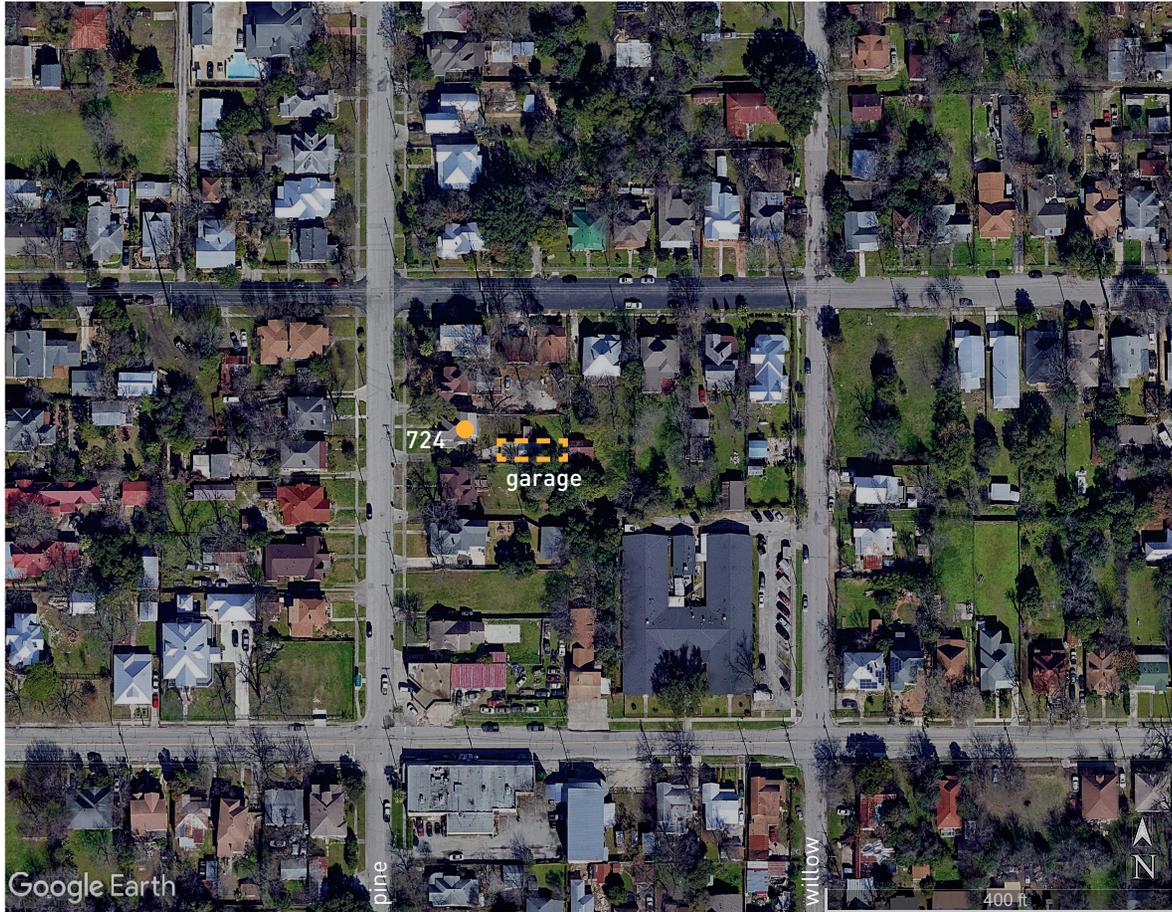
City of San Antonio One Stop



June 24, 2022



EXISTING GARAGE
materials



street view



shed roof
front



polycarbonate roof
corrugated mtl
side

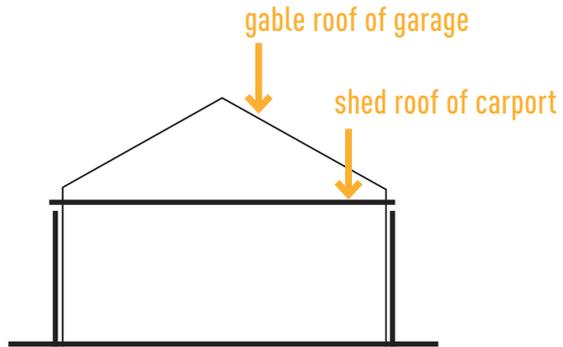


corrugated mtl
rear

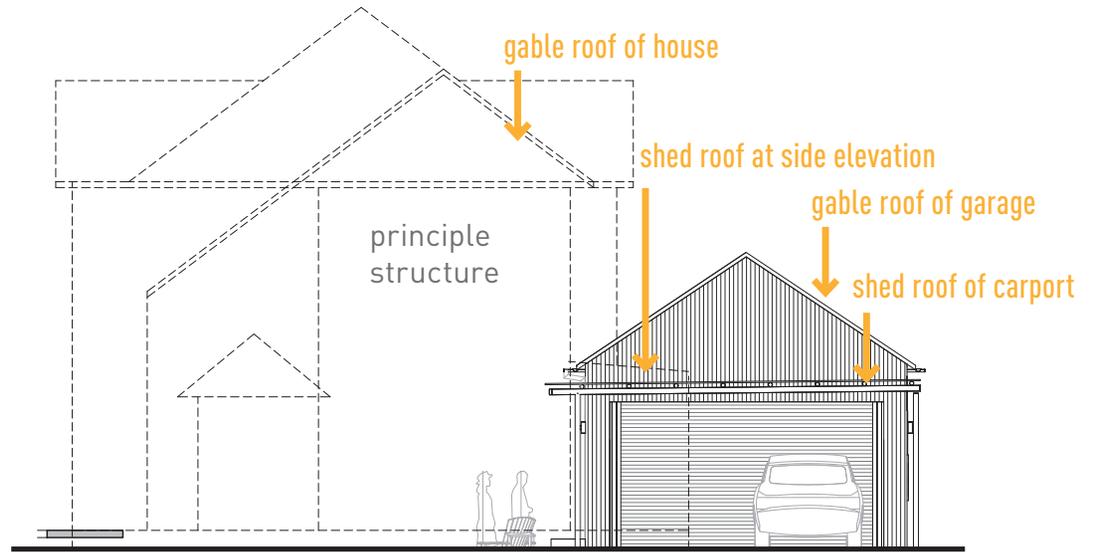
burnet

nolan

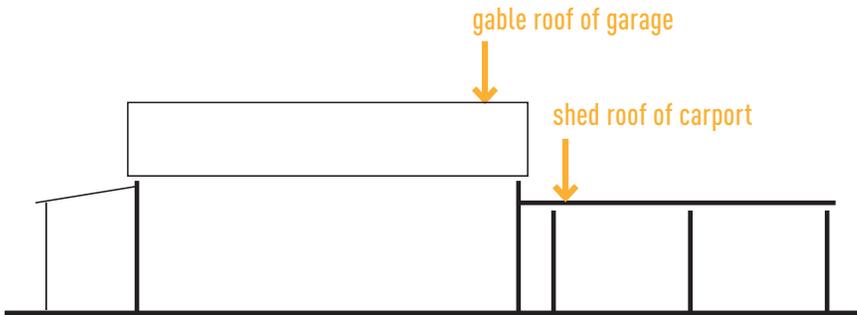
SHAPE & FORM



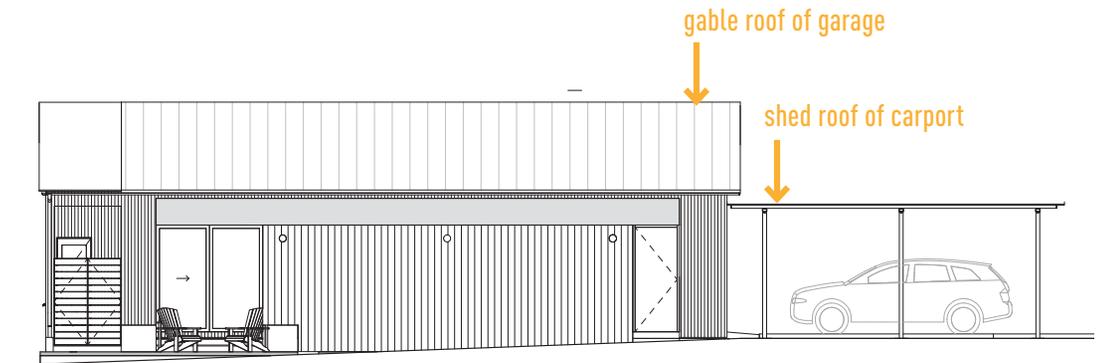
existing structure



proposed structure

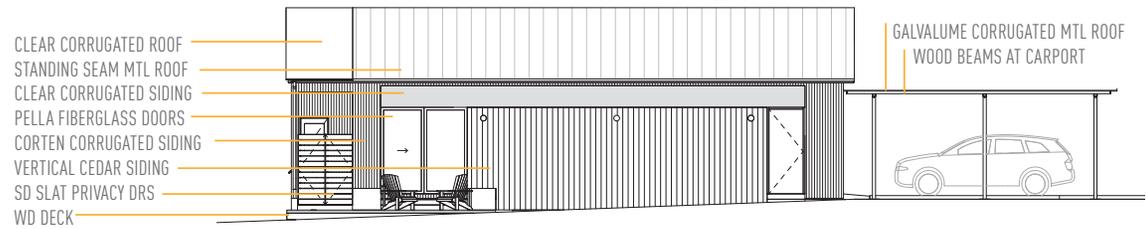
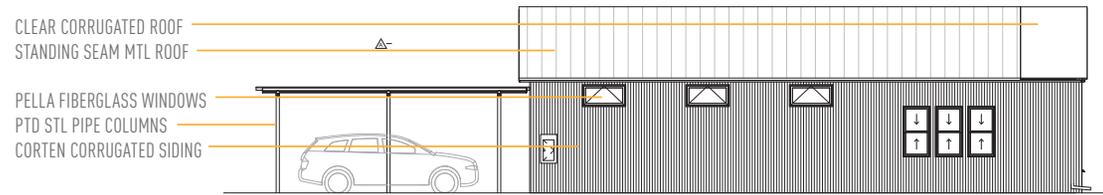
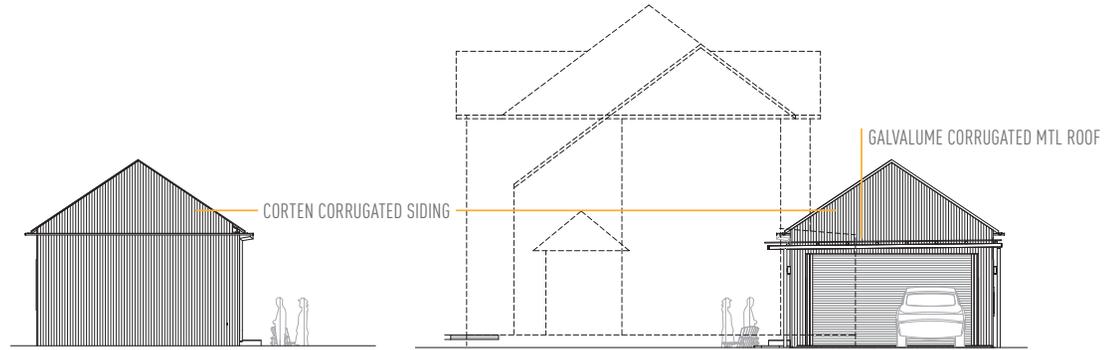
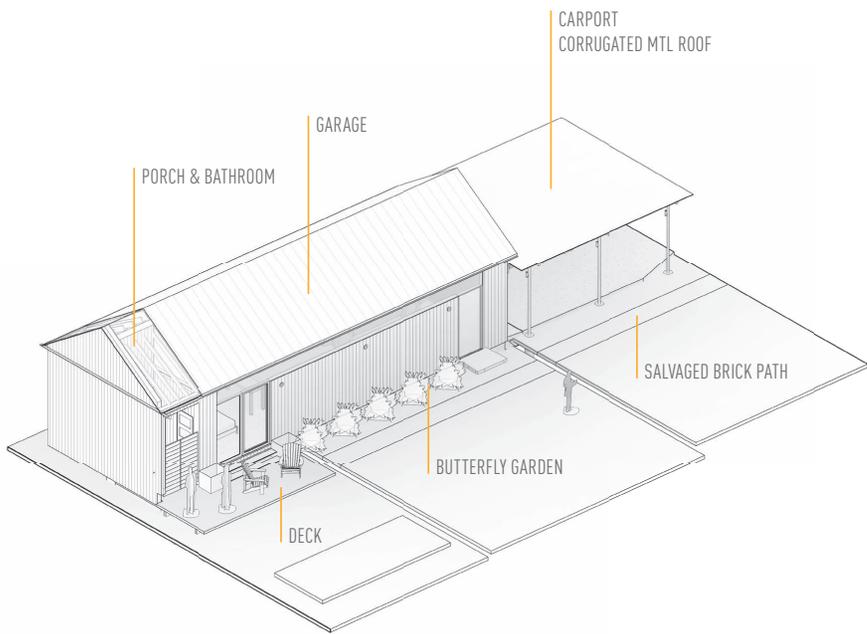


existing structure



proposed structure

GARAGE ARCHITECTURAL DESIGN



SPATIAL PRECEDENTS

WOOD SIDING AT PORCH W/ SCREEN DRS



OFFICE DESK/WORKBENCH LOOKING INTO GARDEN



CARPORT + FRAMING OPEN TO GARDEN



MATERIAL PALETTE



CORTEN CORRUGATED MTL SIDING



CLEAR CORRUGATED SIDING/
ROOFING FOR DAYLIGHT



METAL FRAMING W/ WOOD INFILL



SALVAGED MEXICAN BRICKS



WOOD DECK



CEDAR SIDING



WOOD SLAT SCREEN DOORS



BUTTERFLY GARDENS

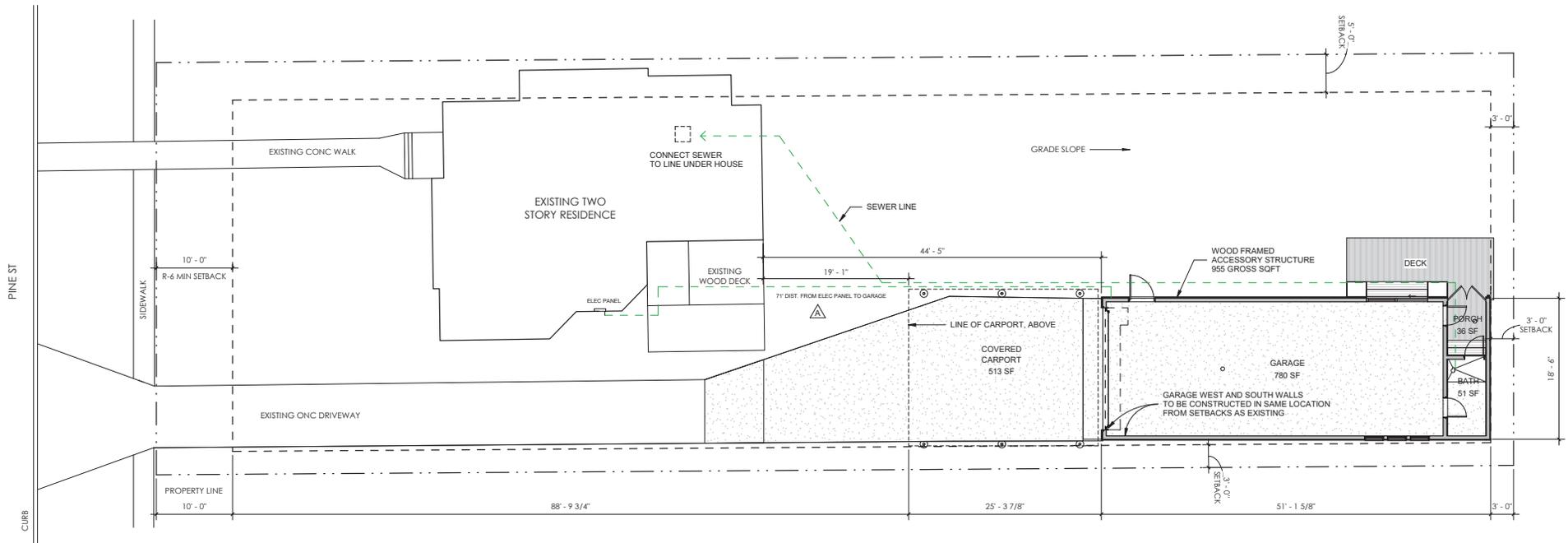


FLAT SEAM MTL ROOF

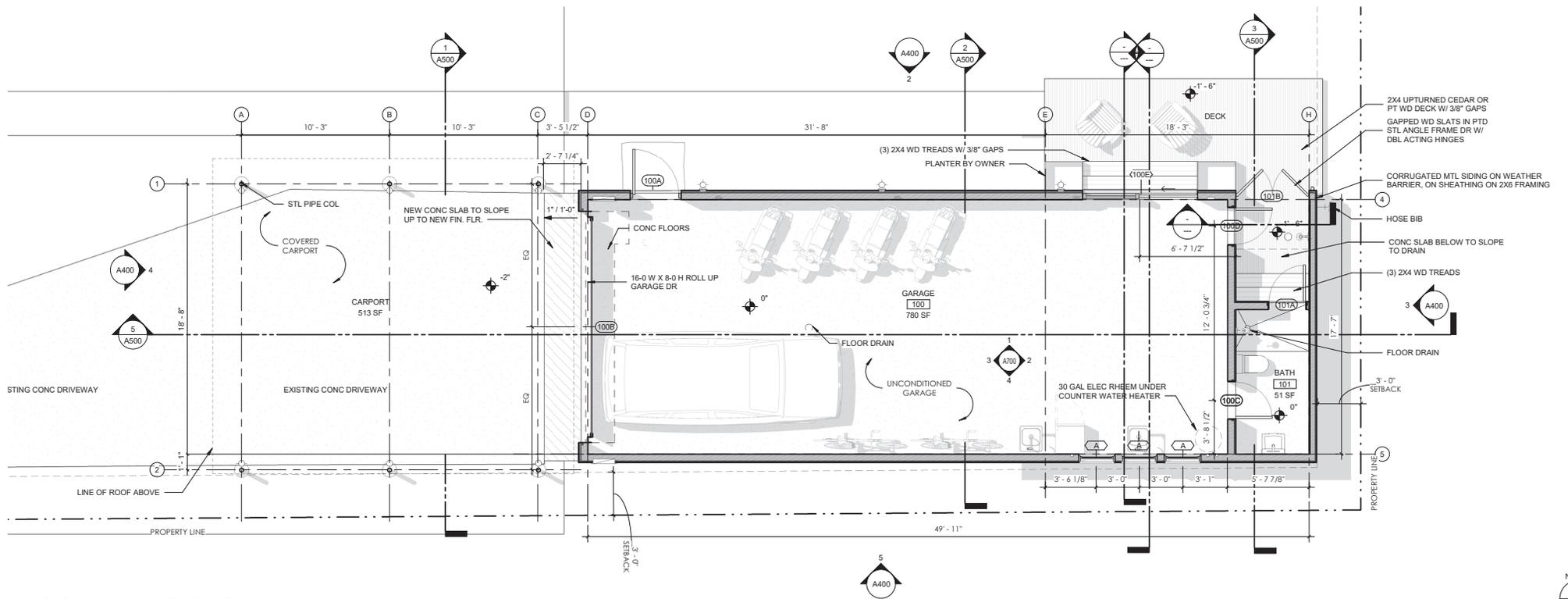


REUSE CONCRETE CARPORT SLAB

SITE PLAN



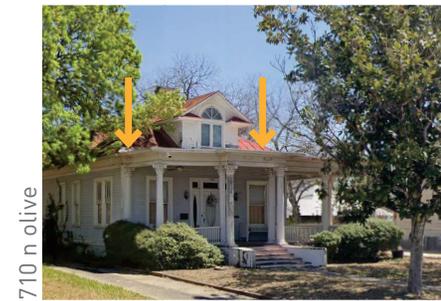
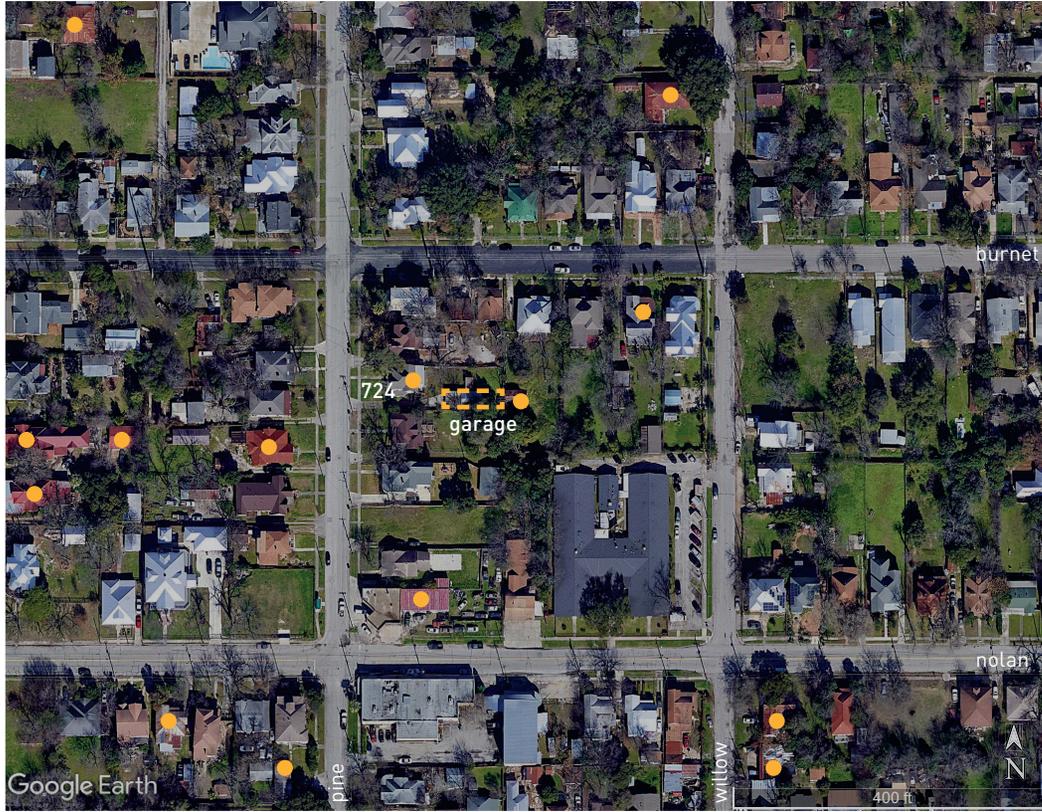
FLOOR PLAN



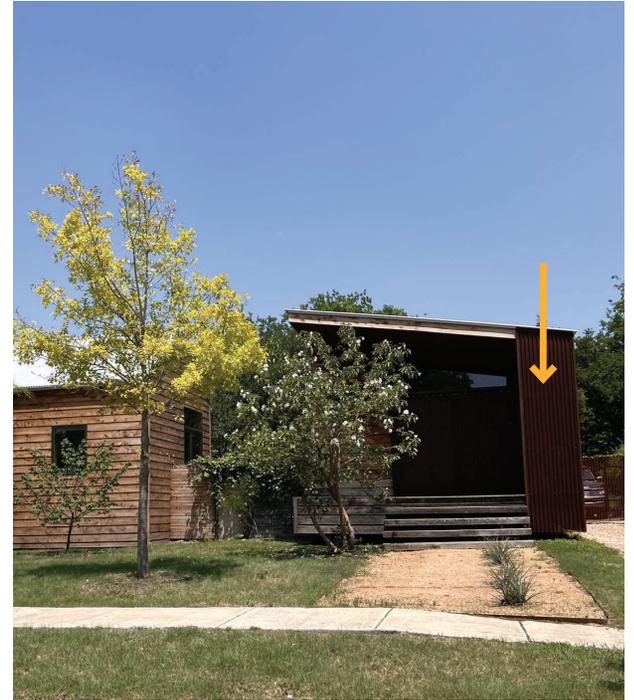
FLOOR PLAN - GARAGE
SCALE: 1/4" = 1'-0"

WEATHERED METAL

immediate context - weathered metal

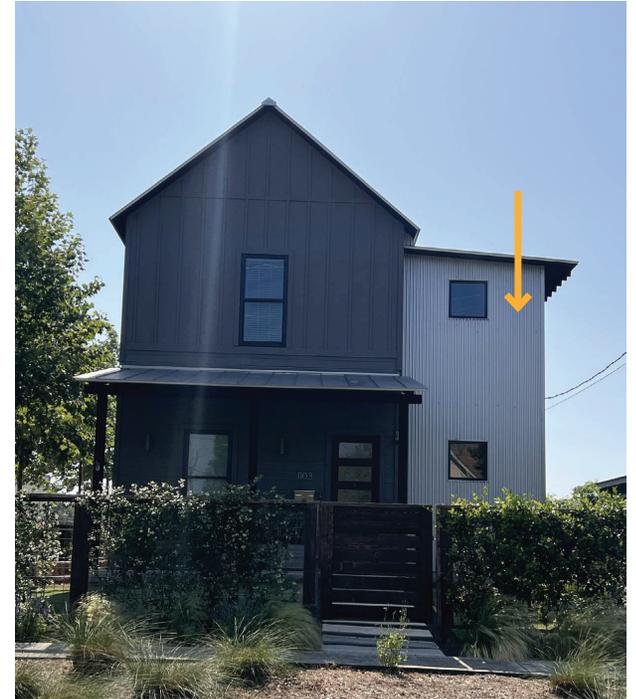


DIGNOWITY MATERIAL PRECEDENTS
new construction



916 n. mesquite st - corten corrugated metal siding

DIGNOWITY MATERIAL PRECEDENTS
new construction



1103 pine st - galvalume corrugated metal siding, dark gray painted siding

DIGNOWITY MATERIAL PRECEDENTS

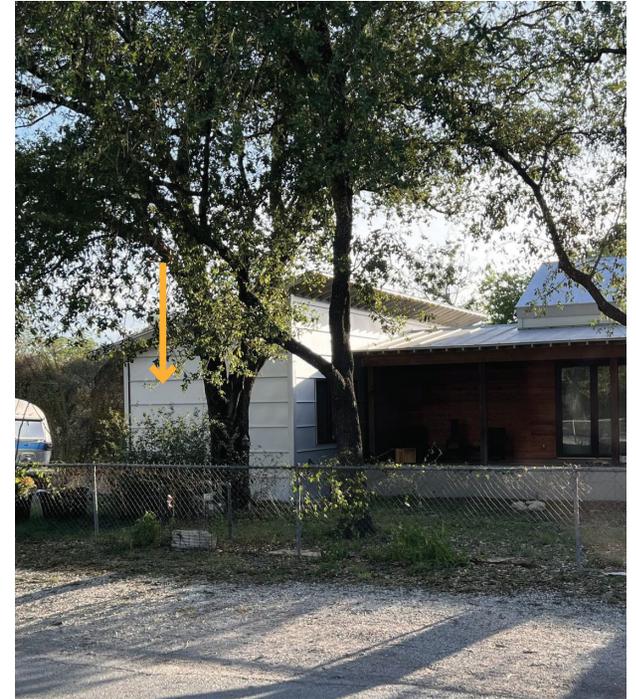
historic buildings + new interventions



712 n. mesquite



rusted metal roof, corrugated siding



528 nolan - metal siding

DIGNOWITY MATERIAL PRECEDENTS
neighborhood context



432 n. hackberry - painted metal siding



102 sherman - corrugated mtl siding



232 n. mesquite - corrugated mtl

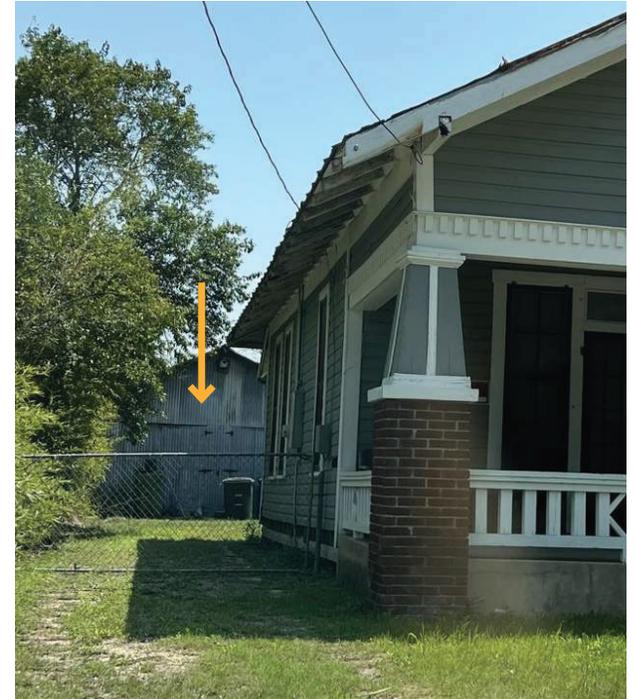
DIGNOWITY MATERIAL PRECEDENTS
neighborhood context



225 n swiss st - corrugated metal siding



502 burnet st - corrugated mtl



1122 burnet st - corrugated mtl garage

DIGNOWITY MATERIAL PRECEDENTS
neighborhood context



sherman st - weathered mtl panels



324 burleson - corrugated skirting

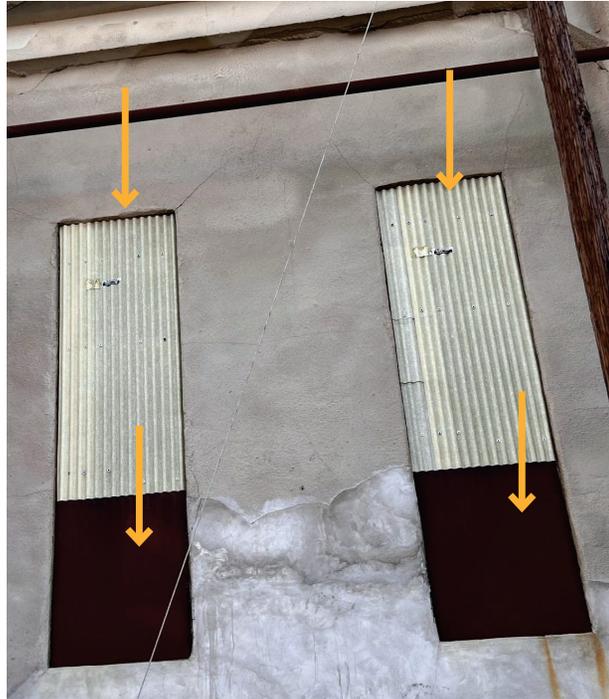


308 burleson - corrugated skirting

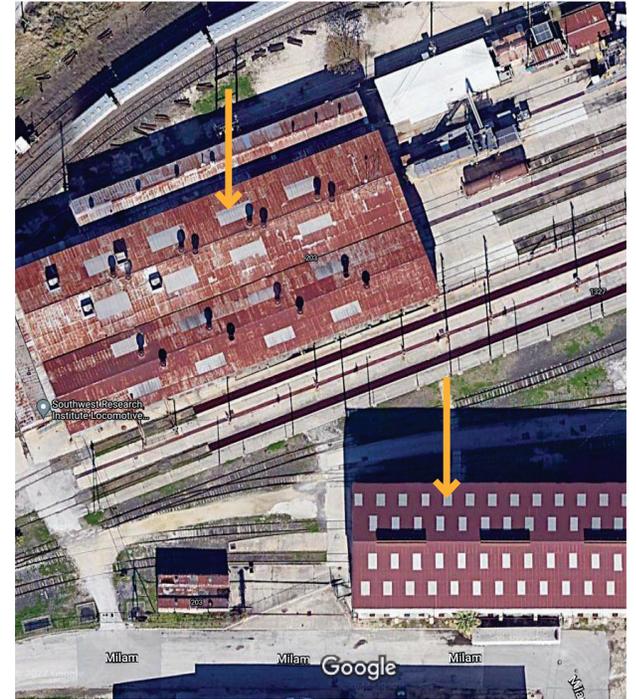
NEIGHBORHOOD EDGE MATERIAL STUDY
north edge @ railyard complex



n mesquite st - clear corr. wall panels

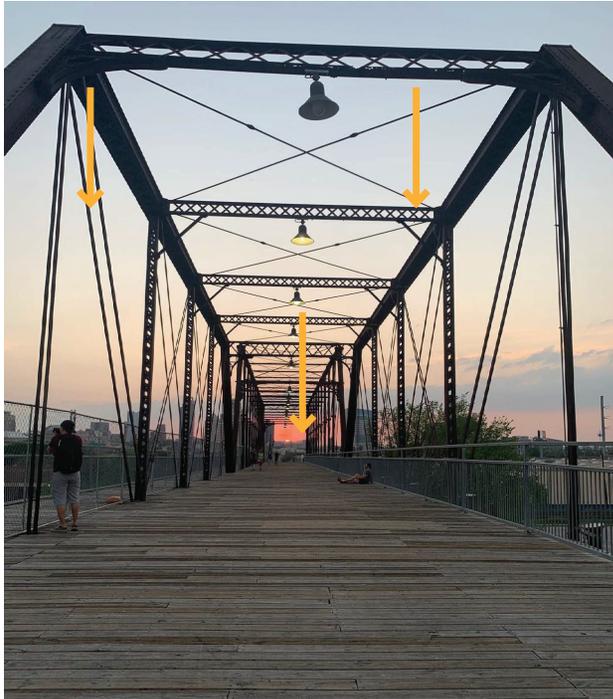


clear & rusted corrugated panels



clear corrugated roof panels

NEIGHBORHOOD EDGE MATERIAL STUDY
west edge @ alamo brewery



hays st bridge - weathered metal



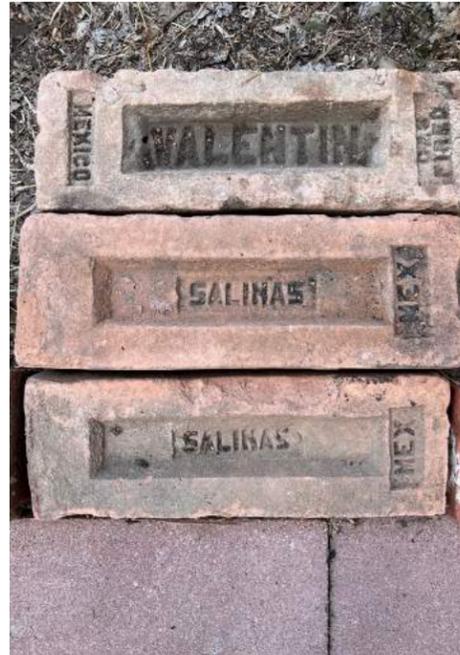
alamo brewery - cor-ten corrugated metal panels

STAFF STIPULATION (PREVIOUS REVIEW)

-materials that are not deteriorated beyond use be salvaged from existing structure and incorporated into the proposed new construction



114 SALVAGED ALAMO BRICKS



10 SALVAGED MEXICAN BRICKS



3 SALVAGED WD DRS W/ 5 PANES (SIMILAR TO THIS IMAGE)



SALVAGED WOOD FROM BARN DRS

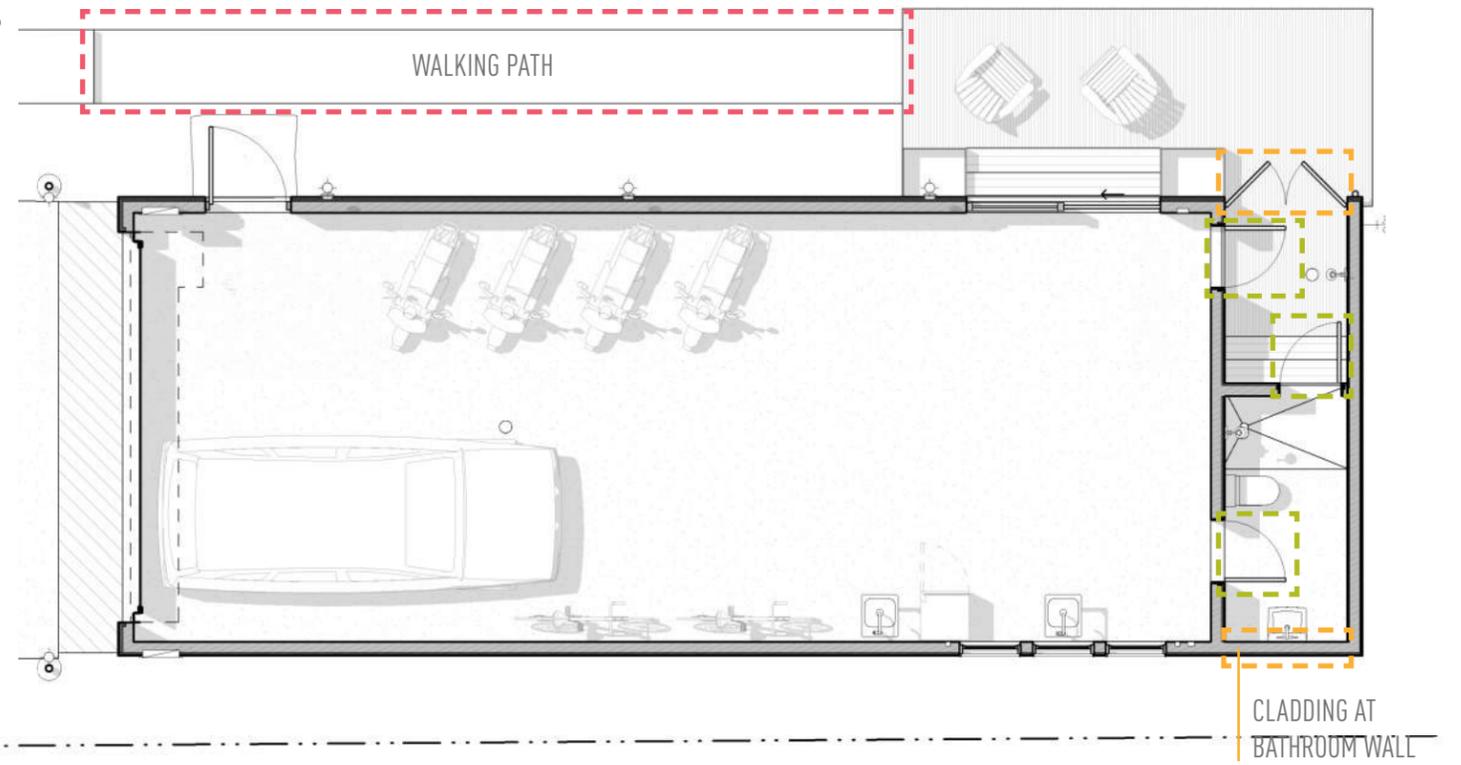


~200 LINEAR FT SALVAGEABLE BOARDS
LENGTHS VARY: 28 @ 6', 12 @ 3', 12 @ 16"

 SALVAGED BRICKS

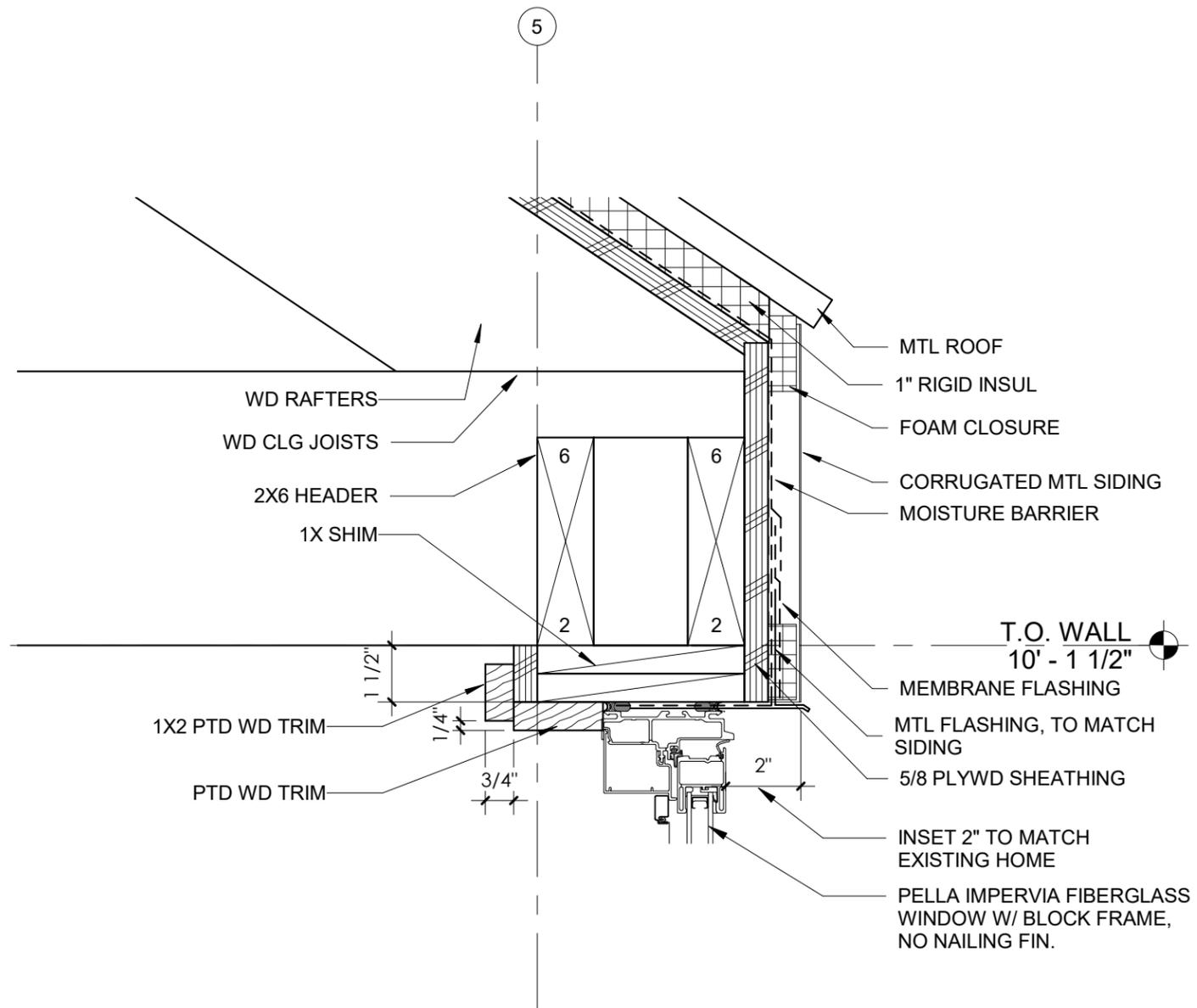
 SALVAGED WD

 SALVAGED WD DOORS



WINDOW SPECS

724 N PINE EXISTING WINDOW SET BACK 2"



Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.¹

Revolutionary hardware

Introducing a revolutionary way to operate casement and awning windows. This patent-pending, Easy-Slide Operator simply slides to open, without the effort of cranking.

- **100x more impact resistant²**

Pella's fiberglass is 100x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer misfire and other jobsite conditions.

- **Proven performance**

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.³

- **Installation solutions and expertise**

With nearly 100 years in business, we've got you covered with products and installation solutions for your exact situation.

- **Exceptional mulling capabilities**

With both interior and exterior accessory grooves on all Pella fiberglass products, you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.

Pella[®] Impervia[®]

Fiberglass windows and patio doors

Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.

- **Up-to-date color palette**

Achieve your design style with up-to-date frame color options, including Black.

- **Tested beyond requirements**

Tested beyond industry standards and to extremes from -40°F to 180°F, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.⁴ Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.

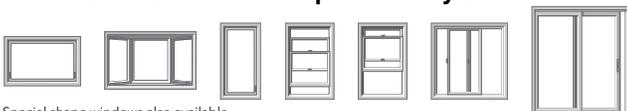
- **Durable three-way corner joints**

For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.

- **The confidence of a strong warranty⁵**

We know your reputation matters, so we have one of the strongest warranties in the business.

Available in these window and patio door styles:



Special shape windows also available.

^{1,2,3,4,5} See back cover for disclosures.



Delivering unmatched strength, engineered for lasting durability.¹

Pella's Proprietary Fiberglass vs. Andersen Fibrex^{2,6,7}
 Pella Impervia products won't dent, bend or break as much as the competition.

Won't dent.
100x
 more impact-resistant

Won't bend.
10x
 stronger

Won't break.
20x
 the tensile strength

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
Vent Awning	20"	17-1/2"	59-1/2"	59-1/2"	LC30-LC50	0.18-0.48	0.16-0.55	29-37	Block Frame, Standard Fin, Off-set Fin, Integral Fin
Fixed Awning	13-1/2"	11-1/2"	71-1/2"	79-1/2"	LC45-LC50	0.16-0.49	0.18-0.63	28-36	
Vent Casement	17-1/2"	20"	37-1/2"	79-1/2"	LC45-LC50	0.26-0.45	0.18-0.55	25-32	
Fixed Casement	13-1/2"	11-1/2"	71-1/2"	79-1/2"	LC45-LC50	0.22-0.48	0.20-0.62	27-33	
Vent Double-Hung	17-1/2"	29-1/2"	47-1/2"	77-1/2"	LC30-LC50	0.25-0.49	0.19-0.58	26-29	Block Frame, Standard Fin, Off-Set Fin, Integral Fin, Flush Frame
Vent Single-Hung	17-1/2"	23-1/2"	47-1/2"	77-1/2"	LC40-LC50	0.24-0.51	0.19-0.59	26-32	
Sliding Window (OX, XO)	23-1/2"	11-1/2"	71-1/2"	71-1/2"	LC30-LC50	0.25-0.50	0.19-0.59	26-33	
Sliding Window (XOX)	47-1/2"	17-1/2"	107-1/2"	71-1/2"	LC30-LC50	0.25-0.50	0.19-0.59	26-32	
Fixed Sash and Frame	13-1/2"	13-1/2"	71-1/2"	71-1/2"	CW35-CW50	0.22-0.50	0.20-0.62	27-33	Block Frame, Standard Fin, Off-Set Fin
Fixed Frame Direct Set	11-1/2"	11-1/2"	143-1/2"	143-1/2"	CW50	0.14-0.46	0.18-0.69	28-36	
Sliding Patio Door (One Panel)	27"	71-1/2"	50-5/8"	119-1/2"	LC30-LC50	0.17-0.48	0.19-0.59	29-33	Block Frame, Standard Fin, Off-Set Fin
Sliding Patio Door (Two Panel)	59-1/4"	71-1/2"	95-1/4"	119-1/2"	LC30-LC50	0.17-0.48	0.19-0.59	29-33	
Sliding Patio Door (Three Panel)	91-7/8"	71-1/2"	145-7/8"	119-1/2"	LC35-LC50	0.17-0.48	0.19-0.59	29-33	

Window sizes available in 1/8" increments

Maximum square footage rules apply. Maximum width and height cannot exceed the maximum square footage. Special shapes available.
 Two and three-panel sliding patio door configurations that are greater than or equal to 95.5" in height will come knock-down and require field assembly.
 Knock-down will be optional for two and three-panel configurations until 95.5" in height.

Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass⁸

Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.¹⁰



Advanced Low-E insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E insulating dual-pane glass with argon



Natural Sun Low-E insulating dual- or triple-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon

Additional Glass Options



Tempered glass



Laminated (non-impact-resistant)¹⁰, tinted¹¹ or obscure glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass¹²



Triple Pane¹³

Foam Insulation Options

Optional foam-insulated frame and sash are available to increase energy efficiency.

Color & Finishes

Frame Colors

Our long-lasting powder-coat finish resists chipping and fading and meets AAMA 624, which is a highly-rated fiberglass finish that will never need to be repainted or refinished.

Solid-Color:



White



Brown



Black

Window Hardware

Casement & Awning

The patent-pending Easy-Slide Operator is a revolutionary way to operate casement and awning windows. Simply slide to open, without the effort of cranking. With precision venting technology, the window will open to an exact location. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.



Easy-Slide Operator

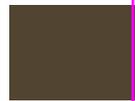


Fold-Away Crank

Color-Matched Finishes:



White



Brown



Matte Black

Additional Finish¹⁴:



Satin Nickel

Sliding, Single & Double-Hung

Pella's cam-action lock pulls the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.



Cam-Action Lock

Color-Matched Finishes:



White



Brown



Matte Black

Additional Finish:



Satin Nickel



Bright Brass



Oil-Rubbed Bronze

Patio Door Hardware

Sliding Patio Door

Elevate a home's style with sleek hardware selections.



Sliding Patio Door Handle

Color-Matched Finishes:



White



Brown



Matte Black

Additional Finish:



Satin Nickel

Secure Vent Lock

A secure vent lock comes standard on all Pella Impervia sliding doors and provides security in both the closed and venting positions. Secure vent lock is color-matched to the interior of the frame.



Secure Vent Lock

Color-Matched Finishes:



White



Brown



Matte Black

Patio Door Blinds

Blinds-Between-the-Glass¹⁵

Give your homeowners more privacy by adding blinds-between-the-glass. Located between panes of glass, blinds are protected from dust, dirt and damage.



White



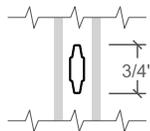
Slate Gray



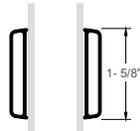
Espresso

Grilles

Grilles are color-matched to window or patio door interior and exterior frame color.



Aluminum Grilles-Between-the-Glass $\frac{3}{4}$ "¹⁶



Applied Grilles¹⁷

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

² Impact testing performance based on testing 10 samples of each material using ASTM D256, Method C.

³ Pella® Impervia® windows and patio doors have a performance class of LC or higher. For information on product ratings see www.pella.com/performance.

⁴ In testing performed in accordance with ASTM testing standards, Pella's fiberglass has displayed superior performance in strength, ability to withstand extreme heat and cold and resistance to dents and scratches. Special shape windows are made from a fiberglass resin material.

⁵ See written limited warranty for details, including exceptions and limitations, at installpella.com/warranties

⁶ Tensile testing performance based on testing 7 samples of each material using ASTM D638 test methodology.

⁷ 3-point bend testing performance based on testing 10 samples of each material using ASTM D790 test methodology.

⁸ Optional high-altitude Low-E insulating glass available with or without argon on select products.

⁹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

¹⁰ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

¹¹ Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.

¹² Sound control glass consists of dissimilar glass thickness (3mm/5mm or 5mm/3mm).

¹³ Available on direct set, awning and casement windows and sliding patio doors. Not available with Advanced Comfort Low-E glass.

¹⁴ Only available for fold-away crank.

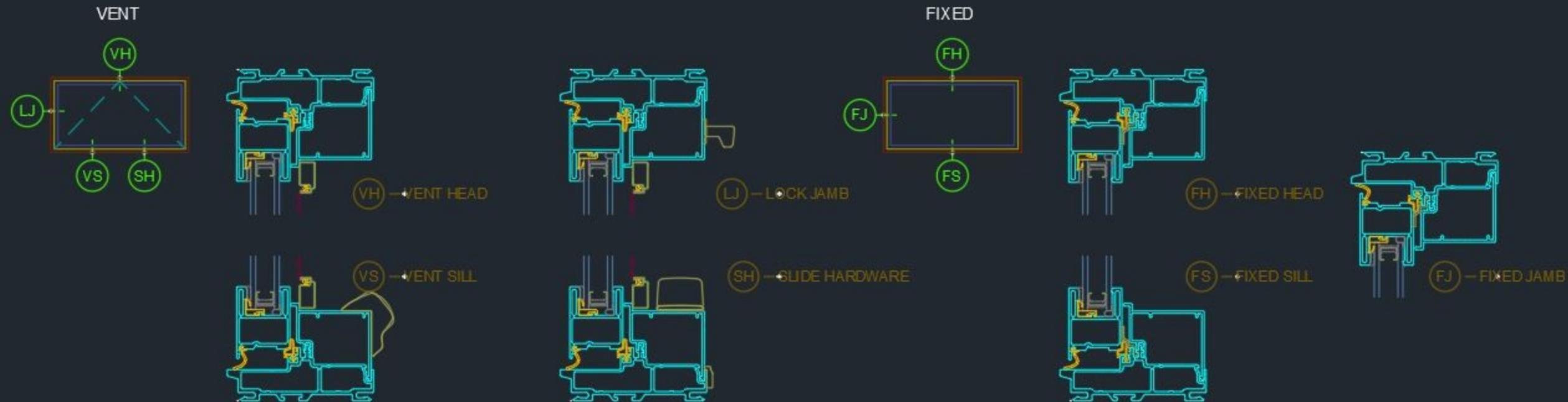
¹⁵ Not available on three- and four-panel sliding patio doors.

¹⁶ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

¹⁷ Available on direct set windows only.

Block Frame

1 1/16" Standard IG



CRANK HANDLE

EASY SLIDE