

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

HDRC CASE NO: 2019-179
ADDRESS: 630 E CARSON
LEGAL DESCRIPTION: NCB 1264 BLK 3 LOT E 13.8 OF N 118.5 OF 7 & N 118.5 OF 8 OR 7A & 8A
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Michael Heller
OWNER: Michael Heller
TYPE OF WORK: Construction of a rear addition, installation of concrete steps and Historic Tax Certification
APPLICATION RECEIVED: March 29, 2019
60-DAY REVIEW: May 28, 2019
CASE MANAGER: Edward Hall

REQUEST:

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

1. Construct a two story, rear addition to feature a footprint of sixty-four (64) square feet.
2. Install a set of concrete stairs at the rear of the historic structure.
3. Receive Historic Tax Certification.

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.

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.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The structure at 630 E Carson was constructed circa 1900 and features many historic architectural elements with some Folk Victorian influence including spindle work and projecting window bays. The applicant has received Certificates of Appropriateness for various scopes of work including additions, exterior alterations and rehabilitation.
- b. **ADDITION** – The applicant has proposed to construct a two story, rear addition to feature a footprint of sixty-four (64) square feet. The proposed addition will be located in a southwest corner of the historic structure where it will be visible from neither E Carson nor N Palmetto, will feature a shed roof and both a subordinate height and footprint. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Staff finds the proposed addition to be consistent with the Guidelines for Additions 1.A.
- c. **MATERIALS** – The applicant has proposed materials to include wood siding to match that found on the historic structure. Additionally, the applicant has proposed options for the addition’s rear door, including a single, steel door and two period appropriate doors with side lites. Generally, staff finds each door option to be appropriate.
- d. **REAR STAIRS** – The applicant has proposed for the rear addition to feature a rear facing door. At this door, the applicant has proposed to install concrete steps. The proposed steps will feature a width of four (4) feet, a length of eight (8) feet and a height of three (3) feet. Staff finds the proposed steps to be appropriate given their location.
- e. **HISTORIC TAX CERTIFICATION** – The applicant has requested Historic Tax Certification. The applicant has submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion. All scopes of work must be completed as approved through issued Certificates of Appropriateness to be eligible for Historic Tax Verification.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on finding a through e with the following stipulations:

- i. That all materials and details for the proposed addition match those of the historic structure.
- ii. That all work be completed as approved and stipulated in regards to Historic Tax Certification.



Flex Viewer

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Colita St

Colita St

Colita St

N Palmetto

N Palmetto

630 E Carson

E Carson

E Carson



Detailed Description

for proposed work on 630 E Carson St

HDRC Hearing 20190417

1. Add an 8'x8' two-story addition to the SW "nook" of the home. The addition would be subordinate to the existing roofline and would not be visible from any right-of-way
2. Add a 4' wide x 8' long x 3' high set of concrete stairs leading to a walk-in door on the south side of the home. The stairs would match generally match what is currently on the front of the home.



650



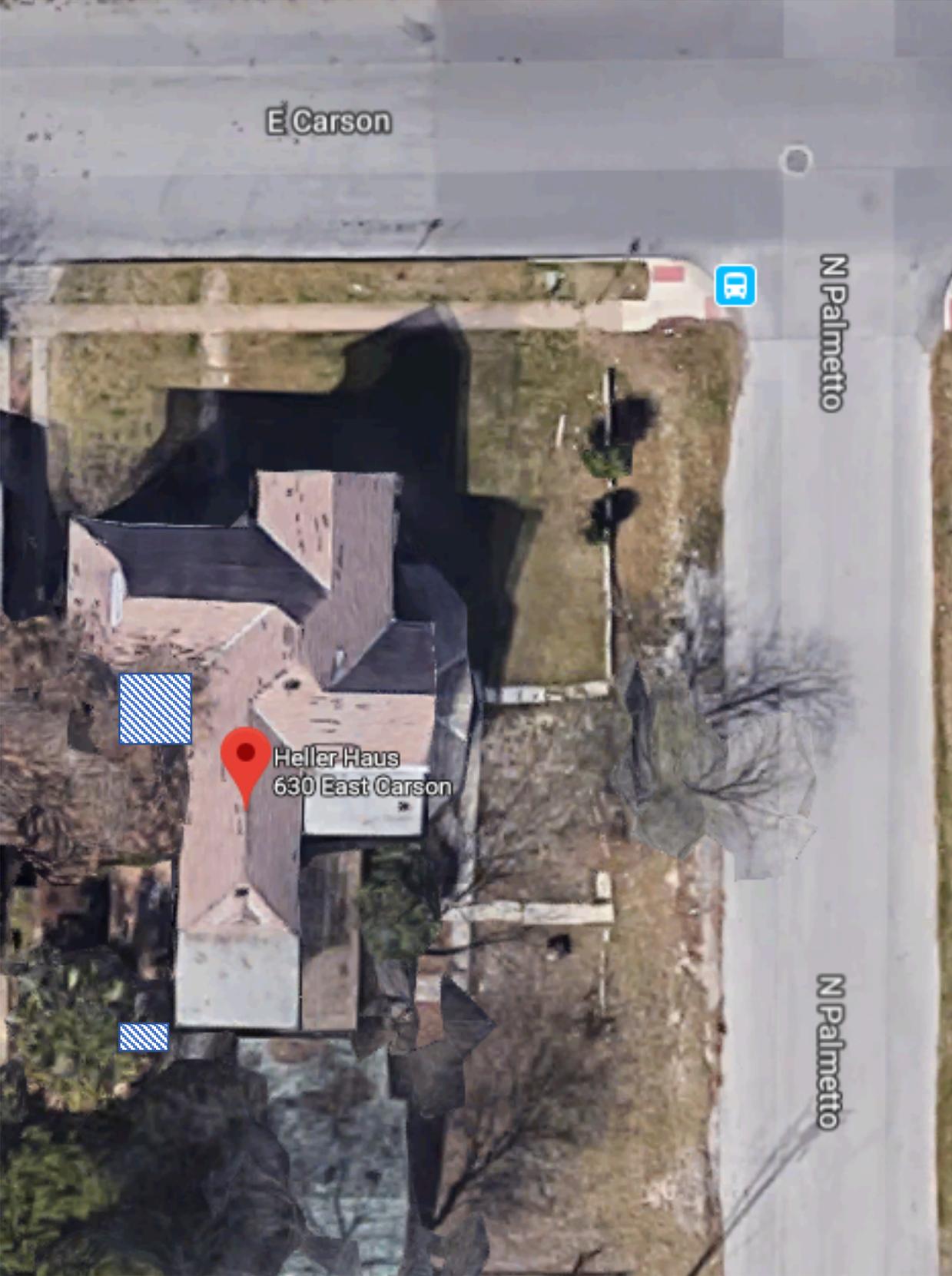


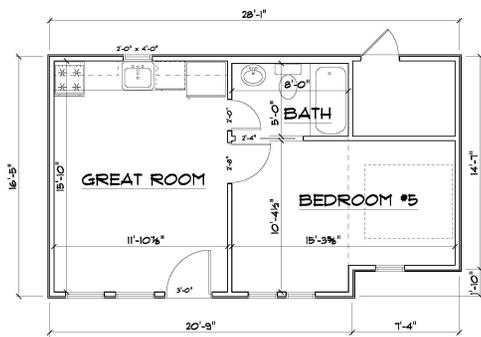








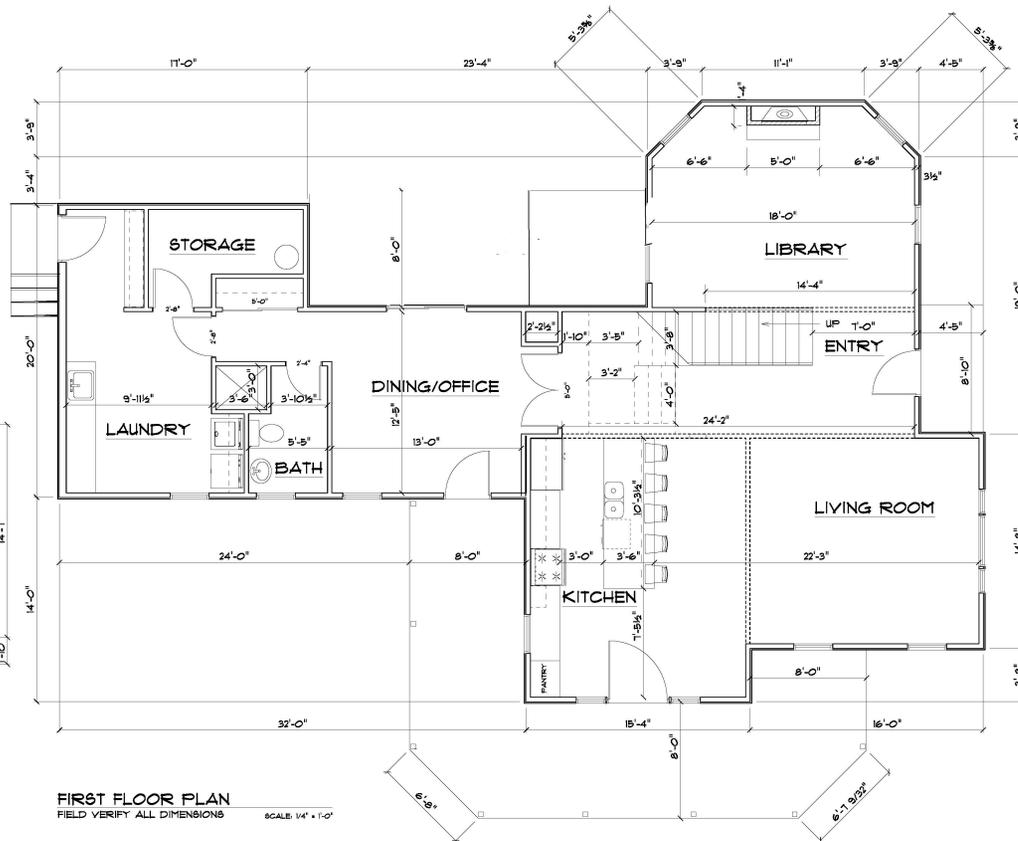




CASITA FLOOR PLAN
FIELD VERIFY ALL DIMENSIONS SCALE: 1/4" = 1'-0"



CASITA ELEVATION
FIELD VERIFY ALL DIMENSIONS SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
FIELD VERIFY ALL DIMENSIONS SCALE: 1/4" = 1'-0"

DESIGNER: LINDA RONALD
210.325.4895
BUILDER:

REMODEL FOR HELLER RESIDENCE
630 EAST CARSON
SAN ANTONIO, TX

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

REVISED:

- _____
- _____
- _____



FRONT ELEVATION

FIELD VERIFY ALL DIMENSIONS

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



LEFT ELEVATION

FIELD VERIFY ALL DIMENSIONS

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



REAR ELEVATION

FIELD VERIFY ALL DIMENSIONS

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



RIGHT ELEVATION

FIELD VERIFY ALL DIMENSIONS

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

Specification and Documentation of Materials to be Used

630 E Carson St

HDRC 20190417

1. McCoy's 1"x6"x12' D Grade Wood Siding. SKU# 011821



2. TAMKO Heritage Laminated Asphalt Shingles



3. 7'x4' and 7'x3' custom door (door only); EU102 Solid Wood Entrance Unit;
www.vintagedoors.com



Or salvage door similar to the one below:



Or 30 in. x 80 in. 6-Panel Primed Premium Steel Front Door Slab (or similar)

Model # THDJW166100313

Internet #202461067

Home Depot



Expected Costs of Improvements

1. \$326,000

Projected Time Schedule

1. Roof/Siding/Windows/Doors/Skirting – 20190417 to 20190617
2. Electrical/Plumbing/HVAC – 20190617 to 20190717
3. Floors/Drywall/Finishes/Paint – 20190701 to 20190831