

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-043
ADDRESS: 224 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT B
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Peter Matthew Price
OWNER: Peter Matthew Price
TYPE OF WORK: Amend previous approval for porch and addition; Tax Certification
APPLICATION RECEIVED: January 10, 2019
60-DAY REVIEW: March 09, 2019
REQUEST:

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

- 1) Amend previous approval for porch reconstruction to feature Craftsman columns with stone bases instead of matching the existing classical column.
- 2) Replace an original rear portion with a new addition, including the removal of four wood windows.
- 3) Receive Historic Tax Certification

APPLICABLE CITATIONS:

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres 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 building and historic patterns.

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.

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.

Sec. 35-618. - Tax Exemption Qualifications.

(d) Certification.

- (1) **Historic and Design Review Commission Certification.** Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.
 - (2) **Tax Assessor-Collector Approval.** Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.
- (e) **Verification of Completion.** Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

- a. The primary historic structure at 224 E Carolina was constructed circa 1900 in and first appears on the 1911 Sanborn map. The two-story single-family structure features a hipped standing seam metal roof with a centered front facing dormer, a symmetrical front façade configuration with the front door on the bottom right corner, and a brick chimney on the east elevation. The structure originally featured classical columns spanning both the first floor porch and second floor balcony; the front porch was removed leaving one freestanding column by 2007. The structure also featured an rear portion that first appeared on the 1911 Sanborn map.
- b. VIOLATION – The applicant original submitted a review for Historic Tax Certification and Verification to be heard at the HDRC hearing on January 16, 2019. Upon further review, staff found that a number of modifications were performed prior to receiving a Certificate of Appropriateness or were performed outside of the scope of approval issued in 2016.
- c. PORCH – The applicant is requesting to amend the previous approval for porch reconstruction issued in 2016 to square columns with stone bases and exposed bolts. Per the Guidelines for Exterior Modifications and Alterations 7.B.v. the reconstruction of porches should be based on accurate evidence of the original or based on the architectural style of the building and historic patterns. Staff finds that the proposed columns as it is currently installed is a departure from the architectural style of the house and based on the evidence of the last remaining column that was also removed prior to approval. Staff finds that the applicant comply with the original reconstruction plan issued in 2016.
- d. ADDITION – The applicant is requesting to replace the existing rear portion of the house which featured an inset side elevation and 5 wood sashed windows and a rear door with a larger rear addition that is flush to the side elevations of the primary structure and includes a rear door, a set of double-doors, 1 sashed window, and 1 square picture window. Staff finds that the rear portion was constructed during the period of significance of the property as depicted in the 1911 Sanborn map and should be preserved in-place including its windows. Staff finds that the proposed modification inconsistent with the following Guidelines:
 - 6.A.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.
 - 6.A.iii) Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
 - 3.1.A.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.
 - 3.4.A.i) 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.

HISTORIC TAX CERTIFICATION

- f. The applicant is requesting Historic Tax Certification at 224 E Carolina. The structure is contributing to the Lavaca Historic District.
- g. A number of rehabilitative scopes of work have been approved including: reroofing from shingle to metal, installation of a rear deck and fence, window and siding repair, and front porch reconstruction. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing. The project began in January 2016 and was planned to be completed by 2019. At this time, staff finds that a number of items were performed prior to approval or beyond the scope of approval; the property is neither eligible for Historic Tax Certification nor Verification until these items are resolved with approval, reversal, or correction.
- h. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.

RECOMMENDATION:

Staff does not recommend approval of items 1 through 3 based on findings b through j. Staff recommends the applicant:

- i. Complies with reconstruction design from the 2016 HDRC approval to feature full-height classical columns.
- ii. Restore the rear portion to its original configuration after submitting plans to staff – or resubmit a plan for a rear addition that includes appropriate fenestration and inset side wall planes.

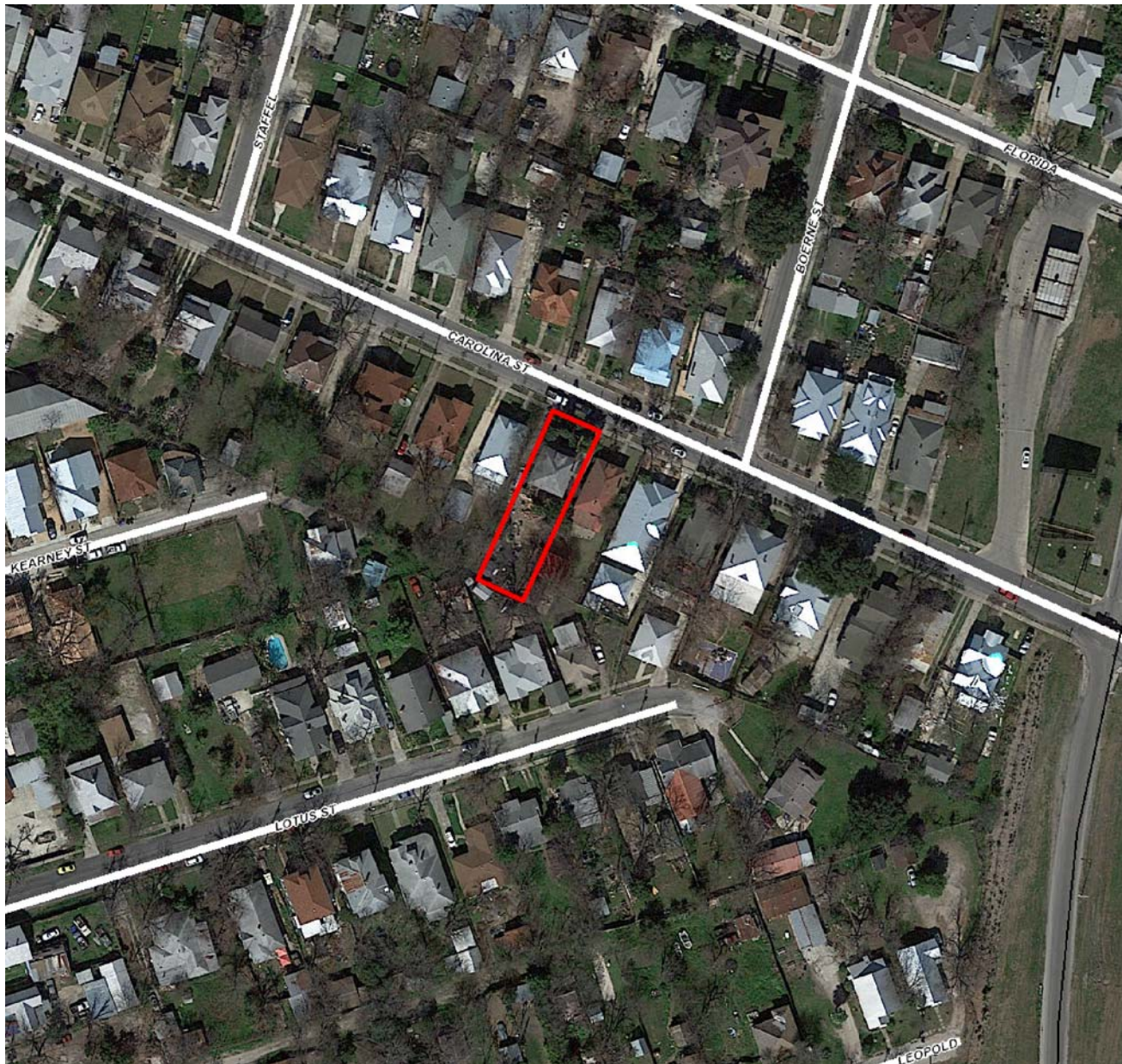
If the commission is compelled to approve the front porch and rear addition as installed, then the property is eligible for Historic Tax Certification and may return for Verification.

CASE COMMENT:

VIOLATION – The applicant original submitted a review for Historic Tax Certification and Verification to be heard at the HDRC hearing on January 16, 2019. Upon further review, staff found that a number of modifications were performed prior to receiving a Certificate of Appropriateness or outside the scope of approval issued in 2016. The applicant submitted for review of those items on January 10, 2019 to be heard at the next HDRC hearing.

CASE MANAGER:

Huy Pham

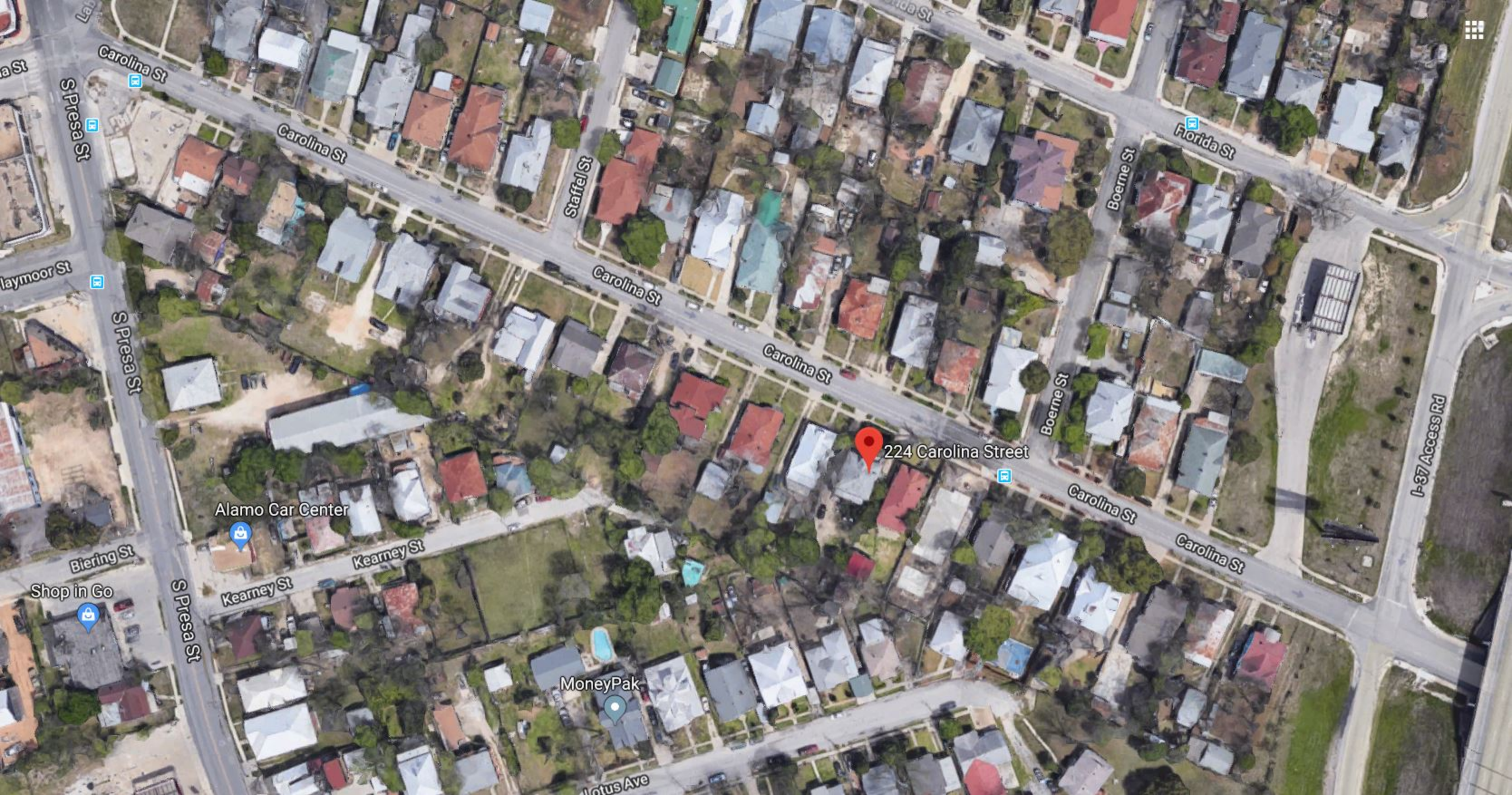


Flex Viewer

Powered by ArcGIS Server

Printed: Jan 07, 2019

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



224 Carolina Street

Alamo Car Center

Shop in Go

MoneyPak

I-37 Access Rd



Google Street View, May 2013





Google Street View, December 2017



January 8, 2019 at 1:25 PM
230 Carolina St
San Antonio TX 78210
United States



January 8, 2019 at 1:21 PM
224 Carolina St
San Antonio TX 78210
United States



January 8, 2019 at 1:25 PM
224 Carolina St
San Antonio TX 78210
United States



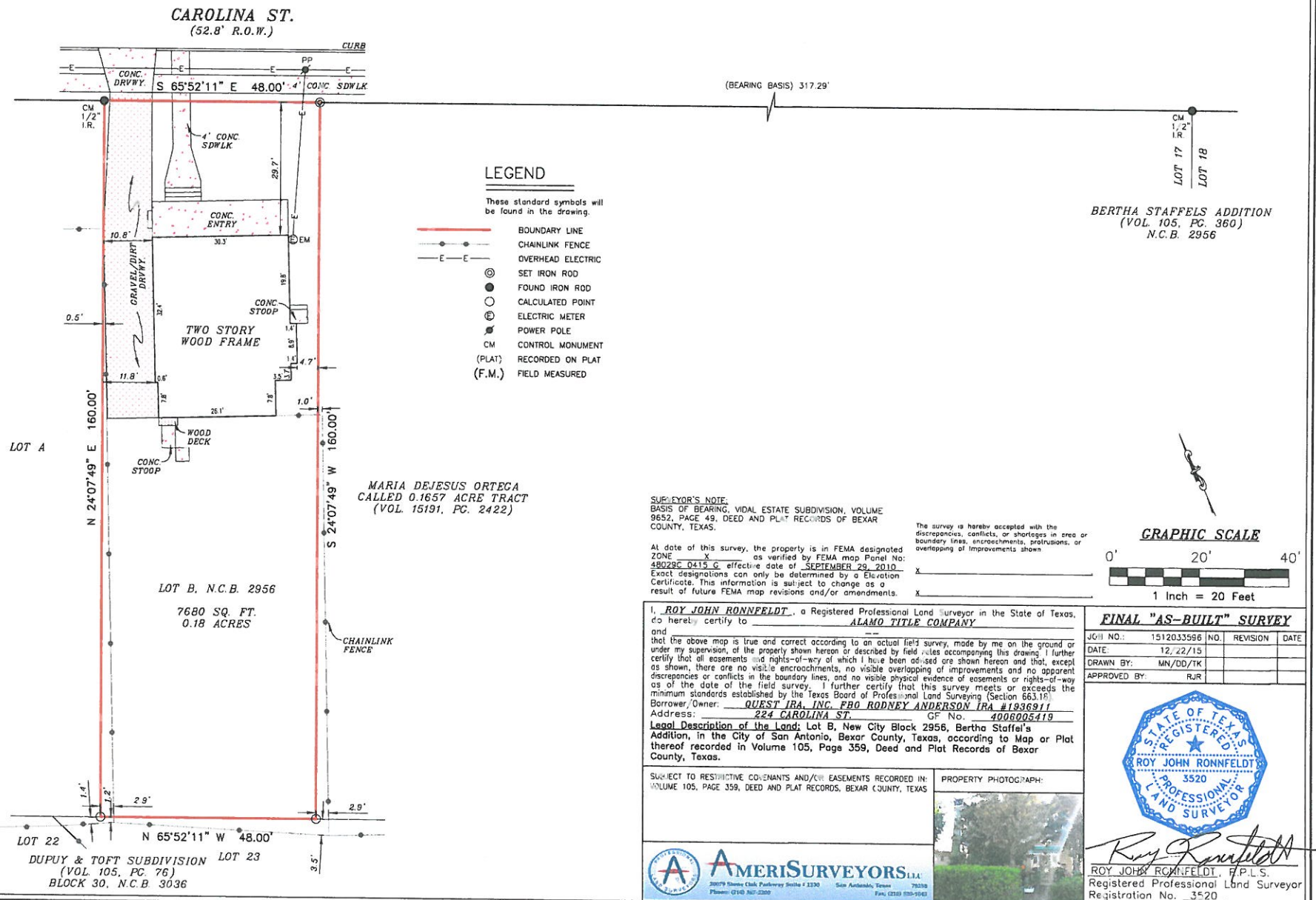
January 8, 2019 at 1:23 PM
227 Carolina St
San Antonio, TX 78210
United States



January 8, 2019 at 1:23 PM
224 Carolina St
San Antonio TX 78210
United States



Copyright © AmenSurveyors LLC. FIRM REGISTRATION NUMBER 10146400. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a title report issued by the title Company listed above issued under Commitment No./CF No shown on this survey. email questions to info@amenurveyors.com



0 2 4 8
SCALE (FEET)

[illegible]

EXISTING ELEVATIONS
224 CAROLINA ST
SAN ANTONIO, TX 78210

SQUARE FOOTAGES

SCALE : $\frac{1}{4}" = 1'$

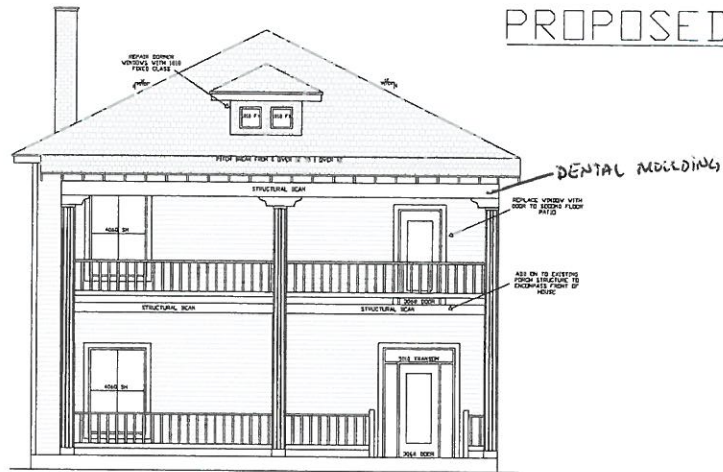
DATE DRAWN
12-31-2015

S H E E T

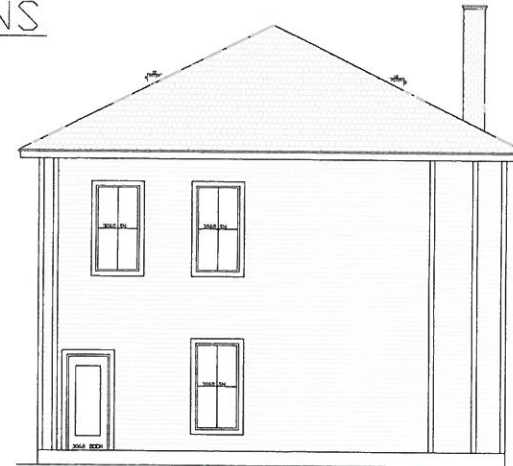
1
OF 2

PROPOSED ELEVATIONS

0 2' 4' 8'
SCALE (FEET)



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



PROPOSED ELEVATIONS

PROPOSED ELEVATIONS
224 CAROLINA ST
SAN ANTONIO, TX 78210

SQUARE FOOTAGES

SCALE: 1/2" = 1'

DATE DRAWN
12-31-2015

SHEET

2

OF 2







REMOVED REAR PORTION, FIRST APPEARS ON 1911 SANBORN MAP



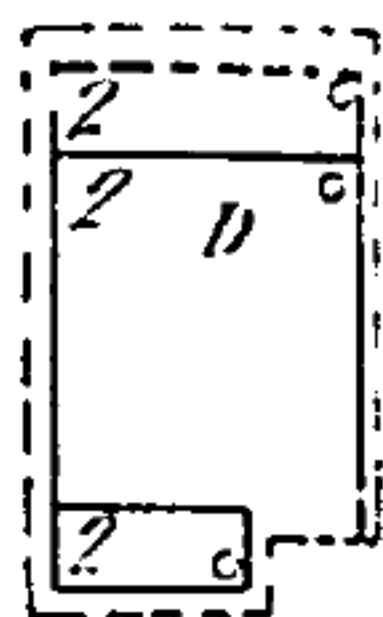
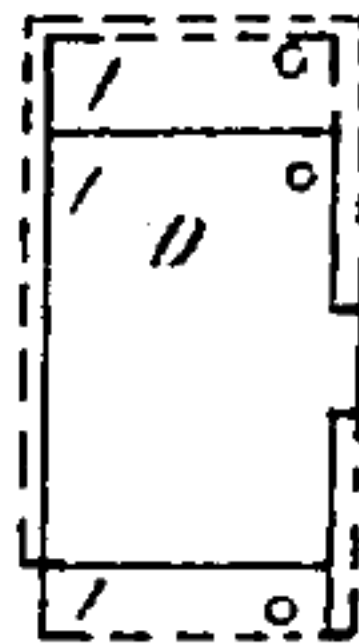
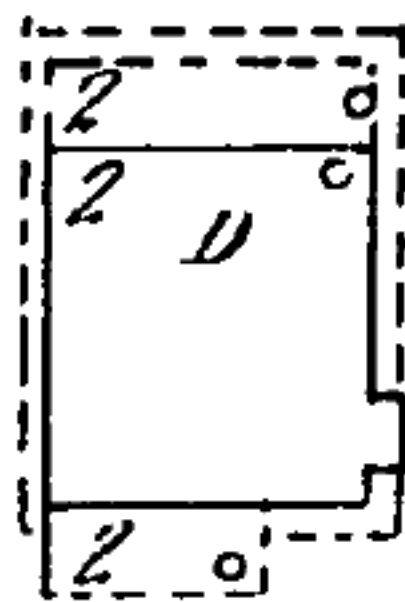
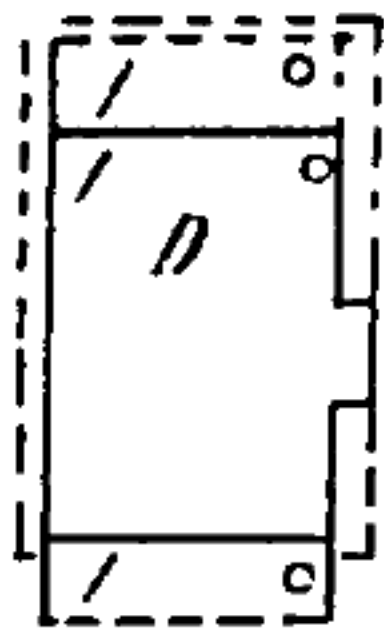


228

229

220

218



11

12

13

14

15

