

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2015

Agenda Item No: 17

HDRC CASE NO: 2015-396
ADDRESS: 231 E CAROLINA ST
LEGAL DESCRIPTION: NCB 3010 BLK 8 LOT S 108.84 FT OF 17
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Robert & Alma Harrell
OWNER: Robert & Alma Harrell
TYPE OF WORK: Final approval of exterior modifications and an addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an addition of approximately 160 square feet at the rear of the existing historic structure. With the construction of this addition, the applicant has proposed to relocate two existing windows on the east facade. The existing three windows on the north facade will be reinstalled in the addition's north facade. In addition to these alterations, the applicant has proposed to relocate an existing closet window currently installed in the north facade to the south facing window opening of the east facade's bump out.

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 facade 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.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars*—Install security bars only on the interior of windows and doors.

- ix. Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

FINDINGS:

- a. The applicant has indicated that a complete rehabilitation is planned for the property at 231 Carolina. The applicant has also indicated that Historic Tax Certification will soon be applied for. Staff commends the applicant for their rehabilitative efforts.
- b. Currently, the structure features a southern facing window opening located on a bump out on the east façade. The applicant has proposed to relocate an existing rear wood window of smaller proportion to this opening to accommodate a planned bathroom. While a window here is not a common feature, another structure on this block of Carolina features a door opening in this location, leading staff to believe that this opening is part of an existing addition that has been modified to accommodate a window. Staff finds the applicant's request appropriate given the non historic nature of the opening and the applicant's proposal to install an existing wood window.
- c. At the northeast corner of the historic structure, the applicant has proposed to construct an addition featuring approximately 160 square feet. According to the Guidelines for Additions 1.A., additions should be sited to be minimally visible from the public right of way, should be in keeping with the historic context of the block, should feature a roof form similar to that of the primary historic structure and should utilize a transition from the new to the old. The applicant's proposal is consistent with the Guidelines.
- d. The addition's proposed roof line, footprint and massing are all subordinate to that of the historic structure. This is consistent with the Guidelines for Additions 3.B.
- e. The applicant has proposed for the addition's materials to be consistent with those of the original structure. In addition to this, the applicant has proposed to relocate two existing windows from the east façade into the addition's east façade and three rear windows into the addition's rear. This is consistent with the Guidelines for Additions 3.A.

and 3.C.

- f. The applicant has proposed to incorporate numerous architectural details into the addition that are in keeping with those of the historic structure. This is consistent with the Guidelines for Additions 4.A.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through f.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 30, 2015

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**231 CAROLINA LIST OF ALL DOCUMENTS INCLUDED
For Proposed addition in the Lavaca Historic District**

1	Completed HDRC Application
2	Photos of all sides of the structure and site (included on the disk provided)
3	Written Narrative explaining the proposed work
4	Site Plan
5	Elevation Drawings and floor plans of planned addition
6	Specifications of materials to be used (included in the written narrative)

PROPOSED ADDITION FOR 231 CAROLINA

We propose to build an addition to the northeast side of the house in the rear. The addition will be 11' x 15'1/2". The two windows on the east side of the back bedroom will be moved back along the same wall on the new addition. The three windows on the north wall will be moved back to the new north wall.

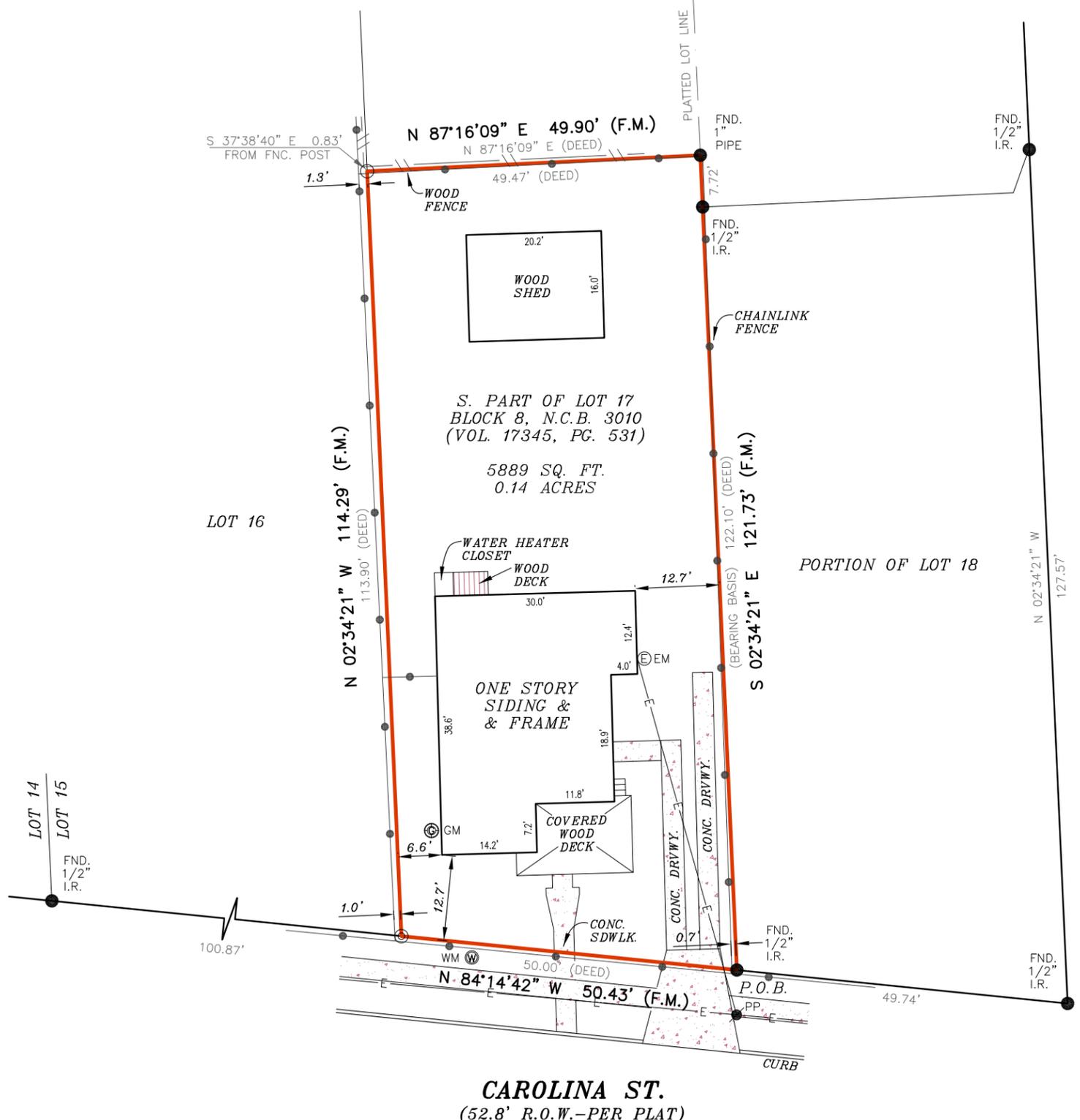
We plan to put a hip roof on the new addition that will tie into the existing hip roof.

We are asking if we can replace the large south facing window on the existing back bedroom, with the smaller window on the south wall in the existing closet. We feel that the smaller window will complement the shower/bathroom better. I would also like to note that it is a possibility that the back bedroom may have been an addition, and not a part of the original structure.

We will be using materials consistent with the existing exterior on the new addition.



ROLAND QUINTANILLA & MARIA CRISTINA BESOSA
 CALLED 0.432 ACRE TRACT
 (VOL. 13315, PG. 610)



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- WATER METER
- ELECTRIC METER
- GAS METER
- POWER POLE
- (DEED) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

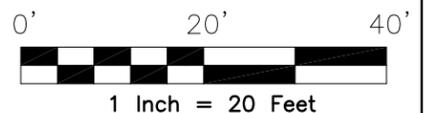
SURVEYOR'S NOTE:
 THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

BASIS OF BEARING, VOLUME 13315, PAGE 610
 DEED RECORDS OF BEXAR COUNTY, TEXAS.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

GRAPHIC SCALE



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: ALMA VILLARREAL & ROBERT HARRELL
 Address: 231 CAROLINA ST. GF No. ---

Legal Description of the Land:
 The South part of Lot 17, Block 8, New City Block 3010, B.E. WITTE SUBDIVISION, in the City of San Antonio Bexar County, Texas, according to Plat Record in Volume 105, Page 95, Deed and Plat Records of Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 105, PAGE 95, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	1509031562	NO.	REVISION	DATE
DATE:	09/16/15			
DRAWN BY:	MN/AF			
APPROVED BY:	RJR			



Roy Ronnfeldt
 ROY JOHN RONNFELDT, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 3520

AMERISURVEYORS, LLC
 20079 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78258
 Phone: (210) 367-2200 Fax: (210) 320-1043



DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

DATE: EXP. DATE:
MARTINEZ ARCHITECTURE
1100 BROADWAY ST. SUITE 300R
SAN ANTONIO, TEXAS 78215
VOICE: (210) 287-8166
MARCELLO@MARTINEZIA.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF MARTINEZ ARCHITECTURE AND MARCELLO MARTINEZ AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT WRITTEN CONSENT FROM MARCELLO DIEGO MARTINEZ.
MARTINEZ ARCHITECTURE IS A DESIGN FIRM, NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE 'ENGINEER OF RECORD' SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGN FOR THIS PROJECT. MARTINEZ ARCHITECTURE AND MARCELLO MARTINEZ ARE NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT

Carolina House

231 Carolina St
San Antonio, Texas
78210

OWNER

Alma Villarreal

231 Carolina St
San Antonio, Texas
78210

PROJECT NUMBER

15055

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Demo Plan

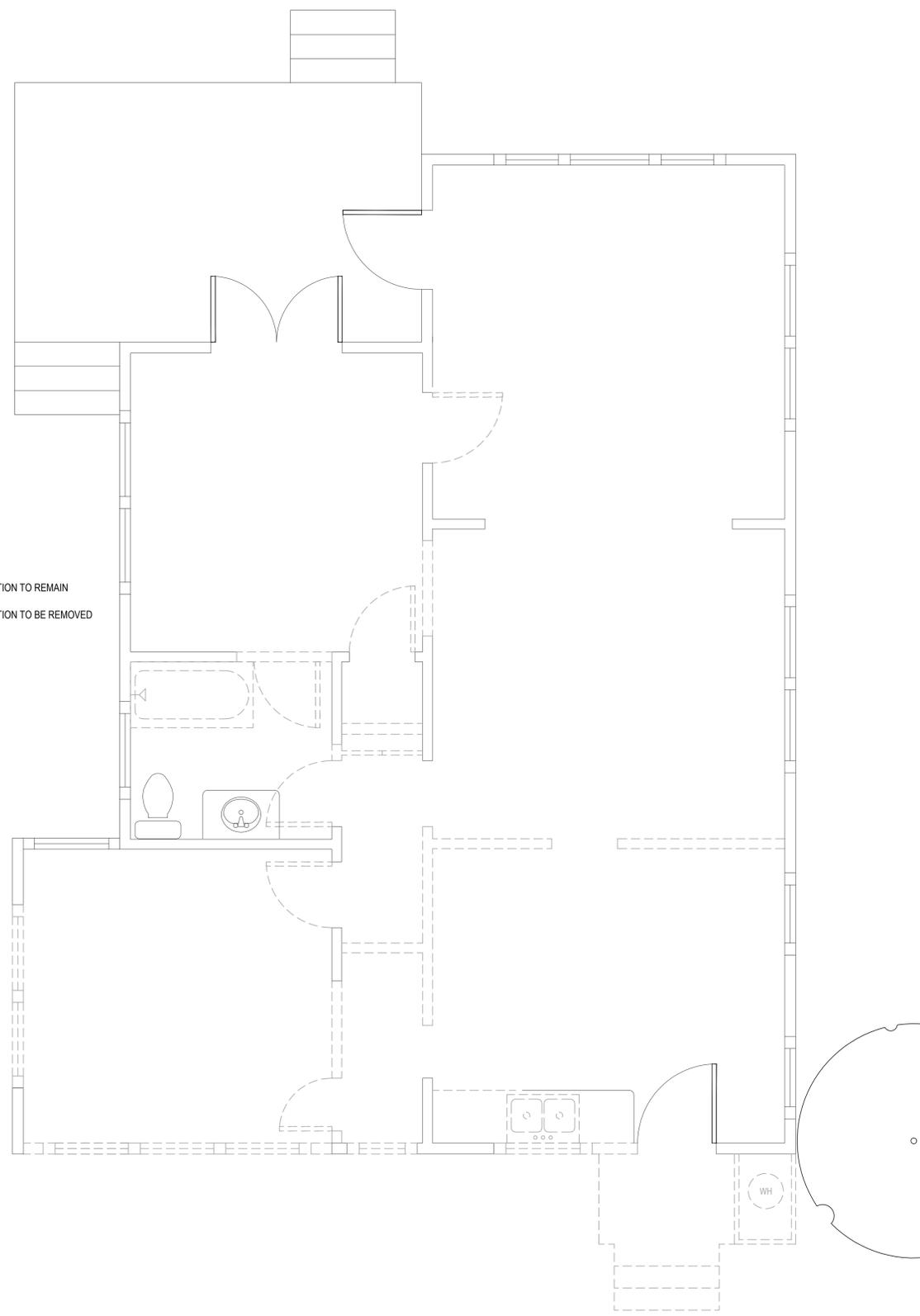
DATE

4 September 2015

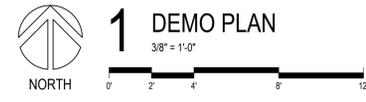
BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

A2.01



WALL LEGEND
EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE REMOVED



METES & BOUNDS DESCRIPTION

OF A 0.14 ACRE TRACT BEING THE SOUTH PART OF LOT 17, BLOCK 8, NEW CITY BLOCK 3010, B.E. WHITE SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN VOLUME 1734, PAGE 531, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found ½” iron rod in the northerly R.O.W. line of Carolina St. (a 52.8’ R.O.W., per plat) for the southeast corner of the herein described tract, the southwest corner of a tract known as portion of Lot 18, Block 8, said Subdivision;

THENCE along said R.O.W., same being the south line of the herein described tract, North 84°14’42” West, a distance of 50.43 feet (called a distance of 50.00 feet) to a set ½” iron rod for the southwest corner of the herein described tract, the southeast corner of Lot 16, said Subdivision;

THENCE along the east line of said Lot 16, same being the west line of the herein described tract, North 02°34’21” West, a distance of 114.29 feet (called a distance of 113.90 feet) to a point of reference located South 37°38’40” East, a distance of 0.83 feet from a found fence corner post for the northwest corner of the herein described tract, the southwest corner of a called 0.432 acre tract as deeded to Roland Quintanilla and Maria Cristina Besosa in Vol. 1335, Pg. 610, Real Property Records of Bexar County, Texas;

THENCE along the south line of said Quintanilla/Besosa Tract, North 87°16’09” East, a distance of 49.90 feet (called North 87°16’09” East, a distance of 49.47 feet) to a found 1” pipe for the northeast corner of the herein described tract, an angle point of said Quintanilla/Besosa Tract;

THENCE along the common boundary of the herein described tract and said Quintanilla/Besosa Tract, South 02°34’21” East, at a distance of 7.72 feet passing a found ½” iron rod marking the northwest corner of said portion of Lot 18, a total distance of 121.73 feet (called South 02°34’21” East, a distance of 122.10 feet) to the **POINT OF BEGINNING** and containing 0.14 acres, more or less.

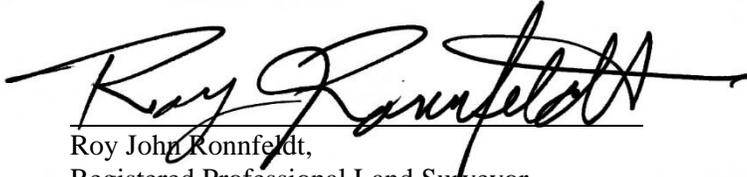
Basis of Bearing: Texas South Central NAD 83

STATE OF TEXAS §

September 18, 2015

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520















