

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 7

HDRC CASE NO: 2015-260
ADDRESS: 318 E CAROLINA ST
LEGAL DESCRIPTION: NCB: 2956 LOT: 19 & W IRR 35.44 FT OF 20
ZONING: R6 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Ruben Camillo
OWNER: Edward Elias
TYPE OF WORK: Exterior modifications
REQUEST:

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

1. Restore all existing wood windows.
2. Remove the existing metal awnings from the windows.
3. Replace the existing wrought iron columns with new, wood columns at the front porch.
4. Paint the exterior.
5. Replace the existing chain link fence with a new, wood fence.
6. Restore the small accessory structure at the rear of the property.
7. Construct a 400 square foot addition at the rear of the existing structure to include the enlarging of the existing rear wood deck.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

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.
- 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.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

FINDINGS:

- a. The applicant has proposed to repaint the existing structure, which primary consists of a stucco façade. The applicant's proposal is consistent with the Guidelines for Exterior Maintenance and Alterations 1.A.iv. and 2.A.i
- b. According to the Guidelines for Exterior Maintenance and Alterations, 6.A.iii., historic windows should be preserved. This applicant has proposed to restore all existing wood windows and is consistent with the Guidelines.
- c. Occasionally, non original architectural elements have been added to contributing properties. In the case of 318 Carolina, non original awnings have been added at the side porch and many of the side windows. The applicant has proposed to remove these non original elements. Staff finds this request appropriate and consistent with the effort to rehabilitate the house.

- d. In addition to remove the non original awnings, the applicant has proposed to remove the three, existing wrought iron columns and replace them with three wood columns. The applicant's proposal to return to an original column material is appropriate, however, to become fully consistent with the Guidelines for Exterior Maintenance and Alterations, staff recommends that the applicant provide more detail on the exact dimensions and detail of the proposed columns.
- e. The applicant has proposed to replace the existing chain link fence on the property with a wood fence. This request is consistent with the Guidelines for Site Elements 2.B. The new, wood fence should not exceed more than 4 feet in height in the side and front yard and should not exceed more than 6 feet in height in the rear yard.
- f. According to the Guidelines for Exterior Maintenance and Alterations 9.A., existing outbuildings should be preserved where they remain and should be repaired with in kind materials. The applicant has proposed to restore the existing outbuilding with materials to match the existing. This is consistent with the Guidelines.
- g. At the rear of the existing structure, the applicant has proposed to construct a 400 square foot addition as well as enlarge the existing rear wood deck. The applicant's proposed location, massing and transition from the existing, historic structure to the addition is consistent with the Guidelines for Additions 1.A.
- h. With a footprint of 400 square feet and a height that is subordinate to that of the existing, historic structure, the addition is consistent with the Guidelines for Additions 1.B.i. and v.
- i. The applicant has proposed for the addition to include materials that are consistent with those found on the existing, historic structure. These materials include a standing seam metal roof and stucco facades. This is consistent with the Guidelines for Additions 3.A.i. and ii.

RECOMMENDATION:

Staff recommends approval of items #1 through #7 based on findings a through I with the following stipulations:

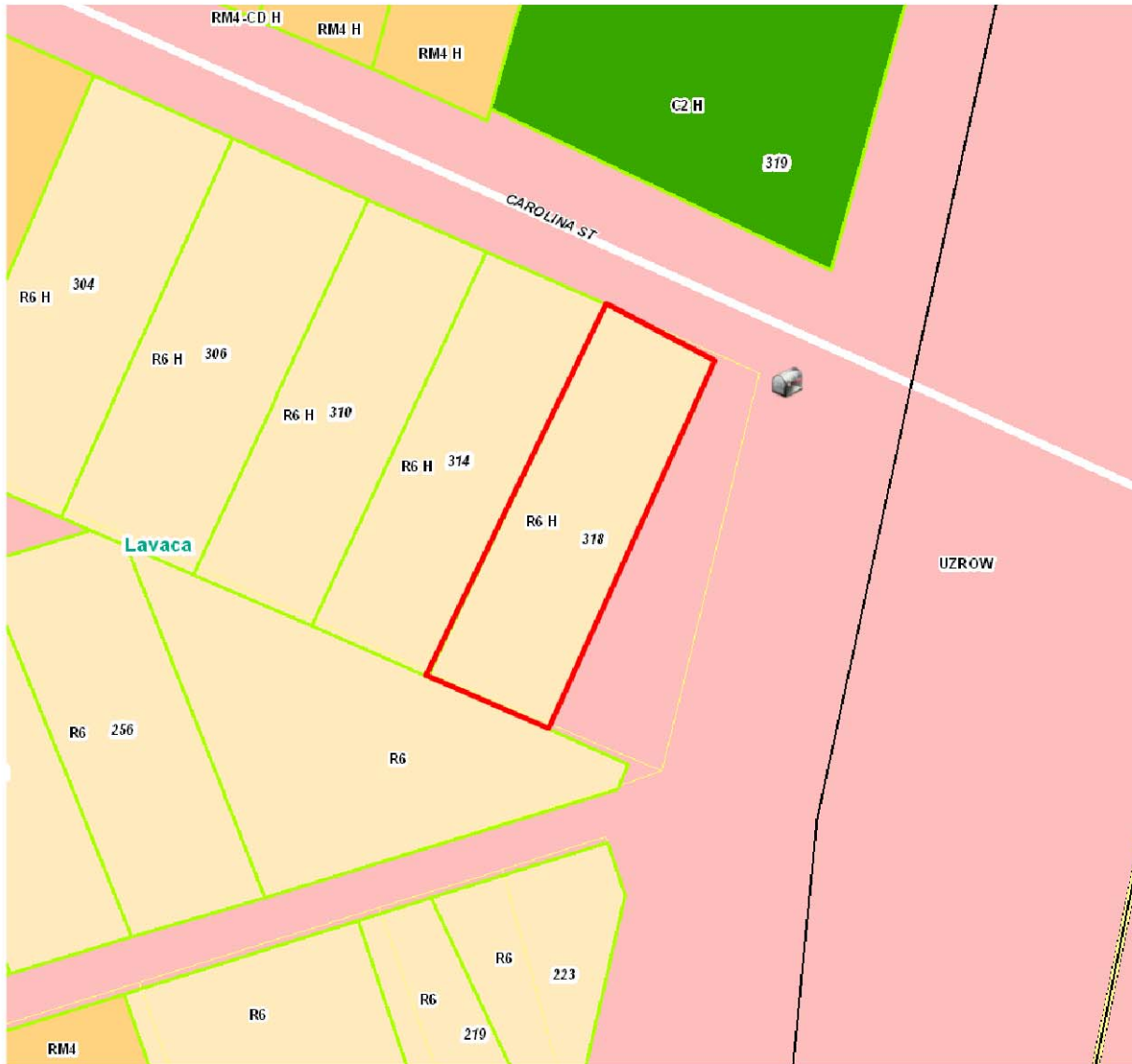
- i. That the applicant coordinate with staff regarding appropriate column detailing and proportions.

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Jun 23, 2015

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318 Carolina St San Antonio TX. 78210

Legal Description:
NCB 2956 _ LOT 19 & W IRR 35.44 FT of 20
Lavaca Historic District

June 12, 2015

Scope of Work includes:

1. Restore all existing wood windows.
2. Remove metal awnings from windows.
3. Replace existing iron columns with new wood columns at porches.
4. Add 400sq.ft. to the back of the house. Addition to be smooth finish stucco.
5. Paint exterior.
6. Replace chain link gate and fence with wood fence.
7. Enlarged wooden deck on the backside of the house.
8. Restore and Repair small building at rear of the property.
9. Renovation of interior spaces of main house and rear structure. (As shown in drawings.)



Existing Conditions - North Facing



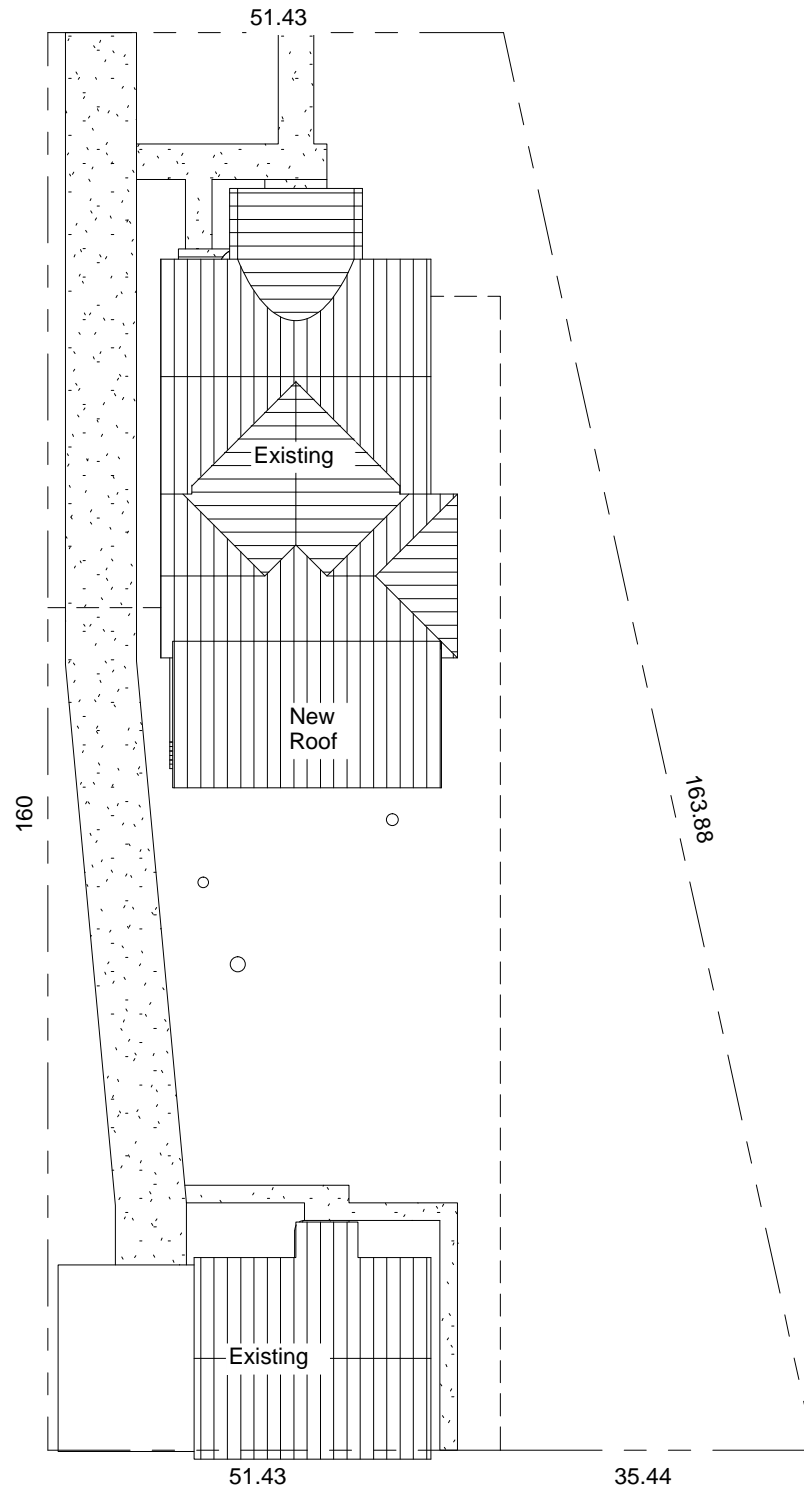
Existing Conditions - North West - Facing



Existing Conditions - South Facing



Existing Conditions - East Facing



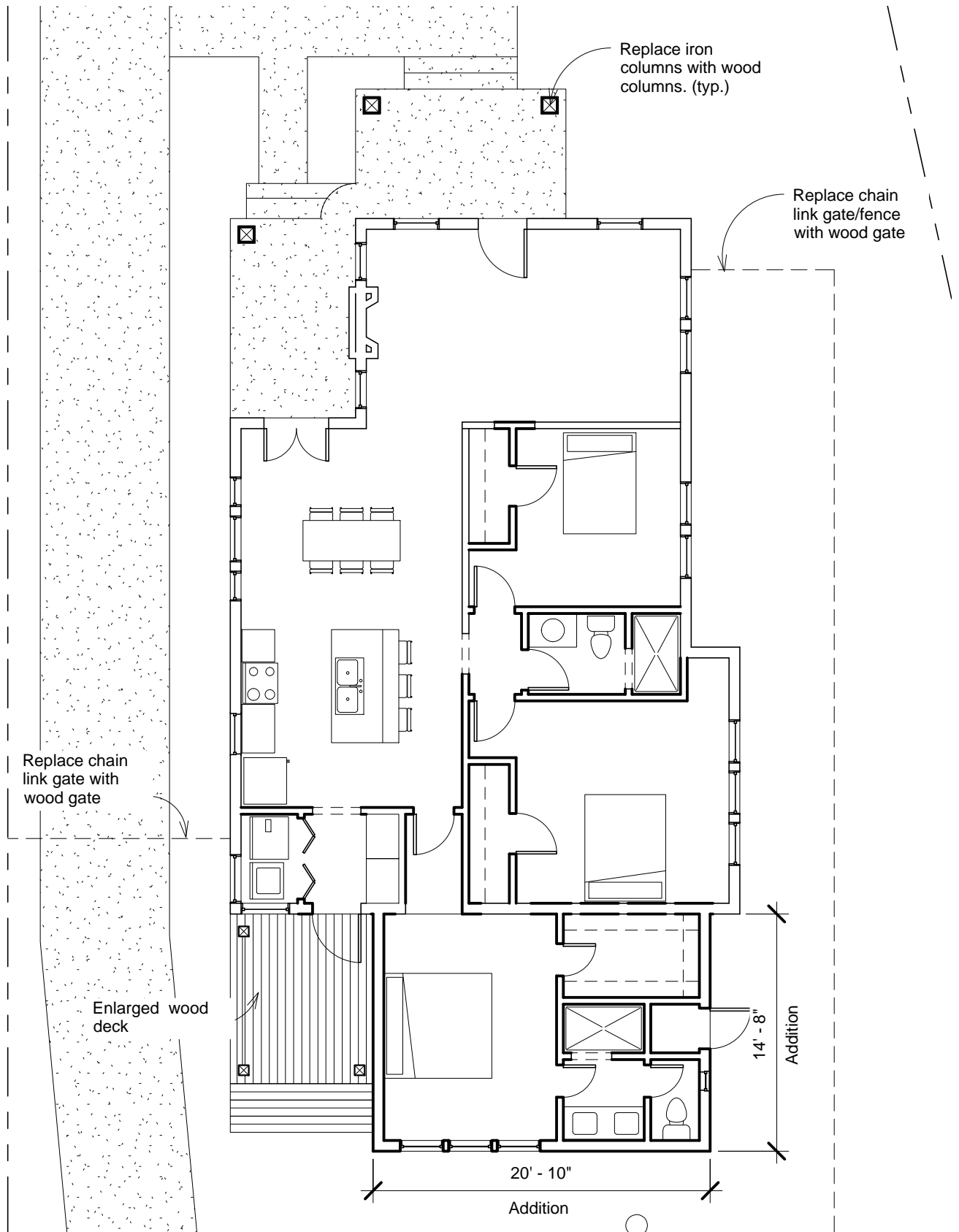
1 Site Plan
1" = 20'-0"

Focal Desing Builders
318 Carolina St.

Site Plan

00

Date _____ Issue Date _____ Scale 1" = 20'-0"



Focal Desing Builders
318 Carolina St.

Floor Plan

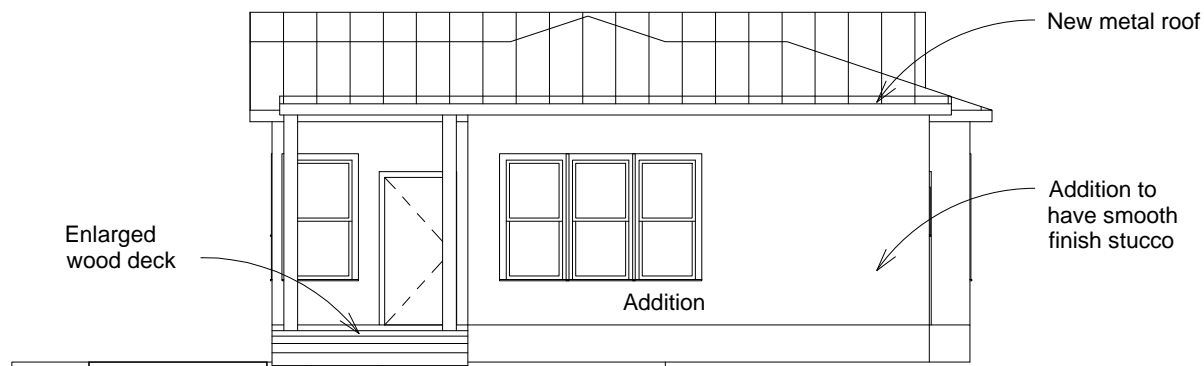
01

Date _____ Issue Date _____ Scale 1/8" = 1'-0"



Replace iron columns with
wood columns. (typ.)

① North
1/8" = 1'-0"



② South
1/8" = 1'-0"

Focal Desing Builders
318 Carolina St.

Ext Elevations

02

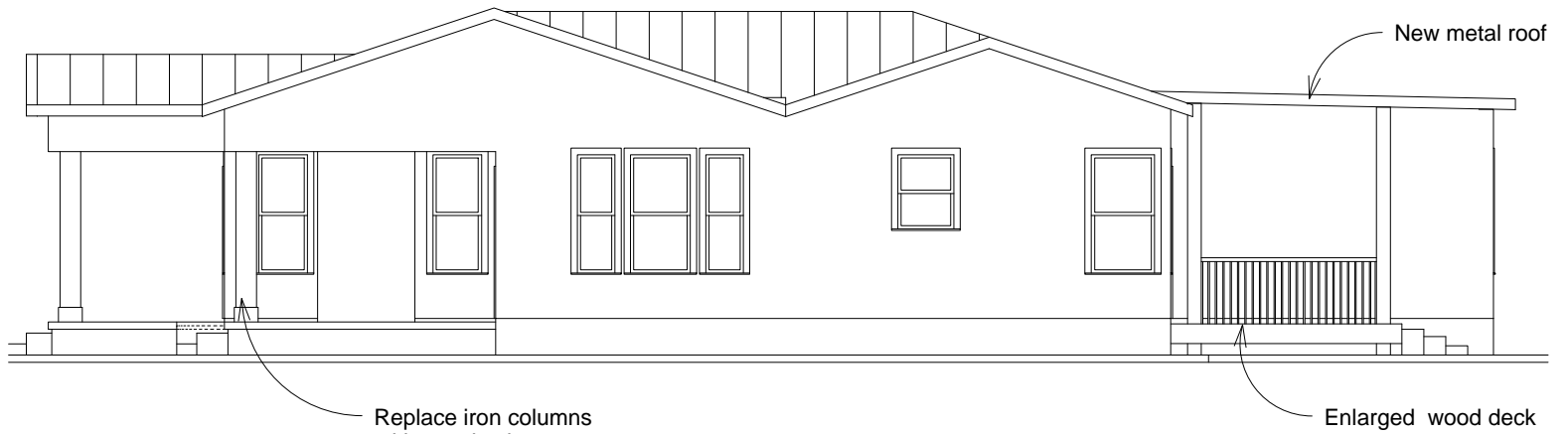
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Focal Desing Builders
318 Carolina St.

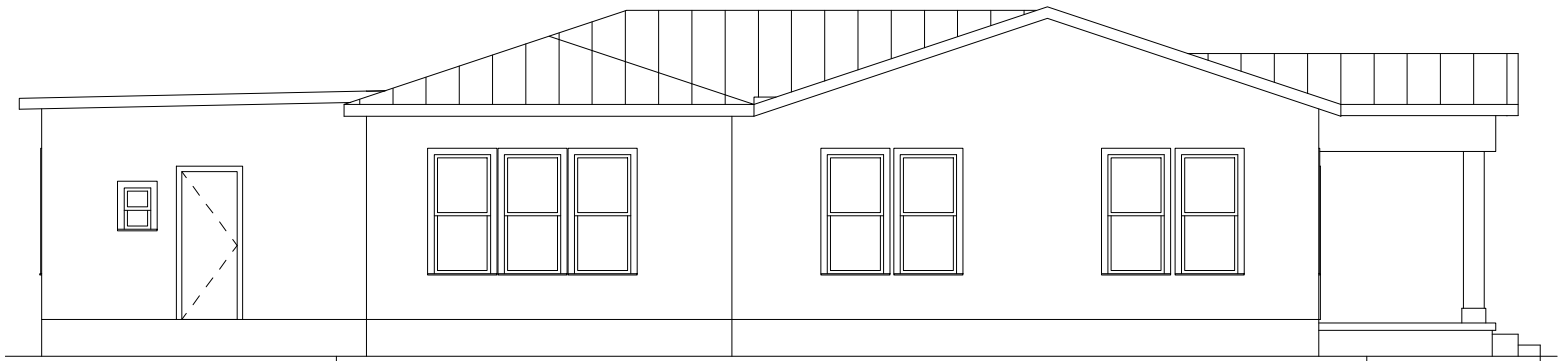
Ext Elevations

03

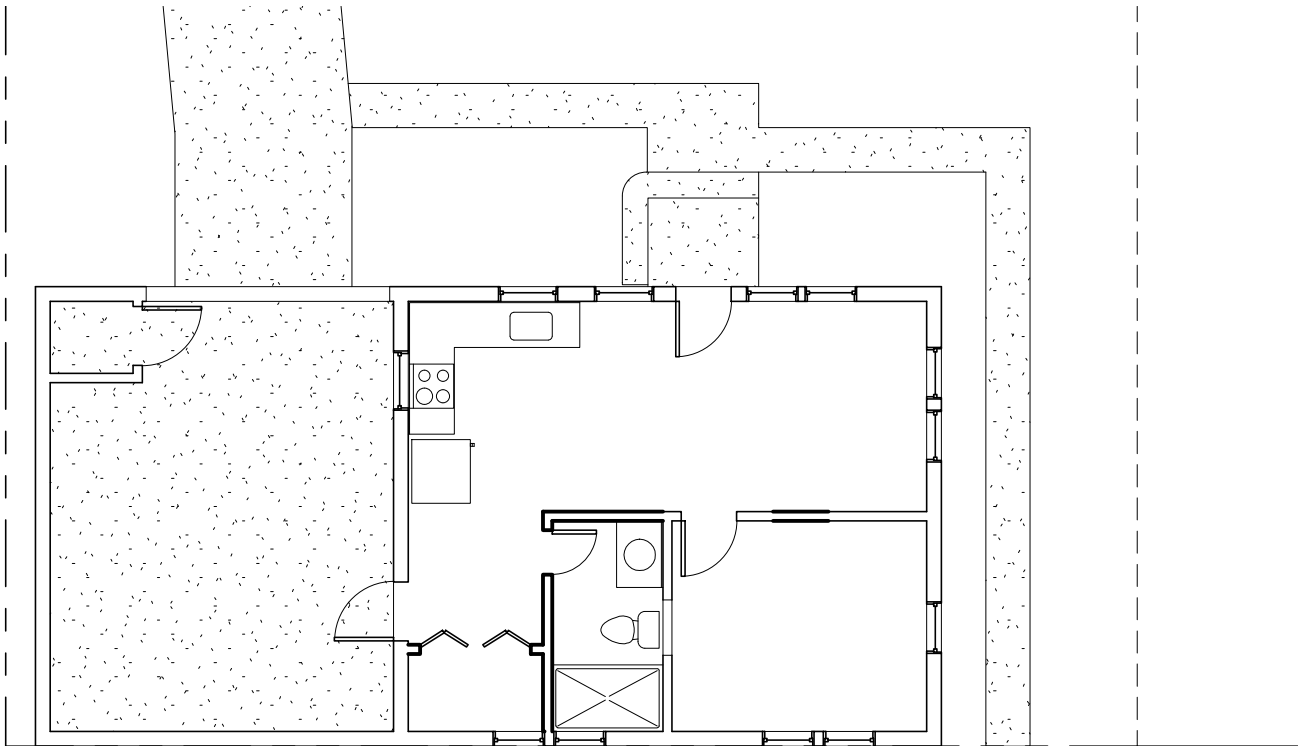
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① West
 $1/8" = 1'-0"$



② East
 $1/8" = 1'-0"$



① First Floor Copy 1
1/8" = 1'-0"

Focal Desing Builders
318 Carolina St.

Rear Structure

04

Date _____ Issue Date _____ Scale 1/8" = 1'-0"

Materials

Smooth Finish Stucco



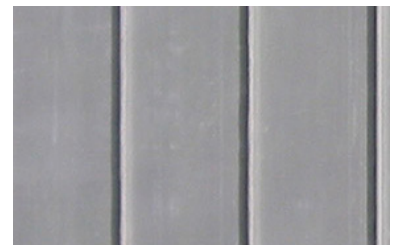
Exterior Paint :

Stucco(existing and addition): **Behr Teton Blue N490-4**



Details including (window trim and Fascia): **Behr White**

Roofing : **Metal Roof (similar to photo)**



New fence/ Gate: **Wood (similar to photo)**

