

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 10

HDRC CASE NO: 2016-025
ADDRESS: 224 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK 0 LOT A
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Ramon Torres/Turn Key Pros
OWNER: Rodney Anderson
TYPE OF WORK: Construction of a rear porch
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to reconstruct the front porch at 224 E Carolina and restore all existing wood windows. At this time, the entire porch foundation, one column and small portion of the roof structure exist.

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 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

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.

FINDINGS:

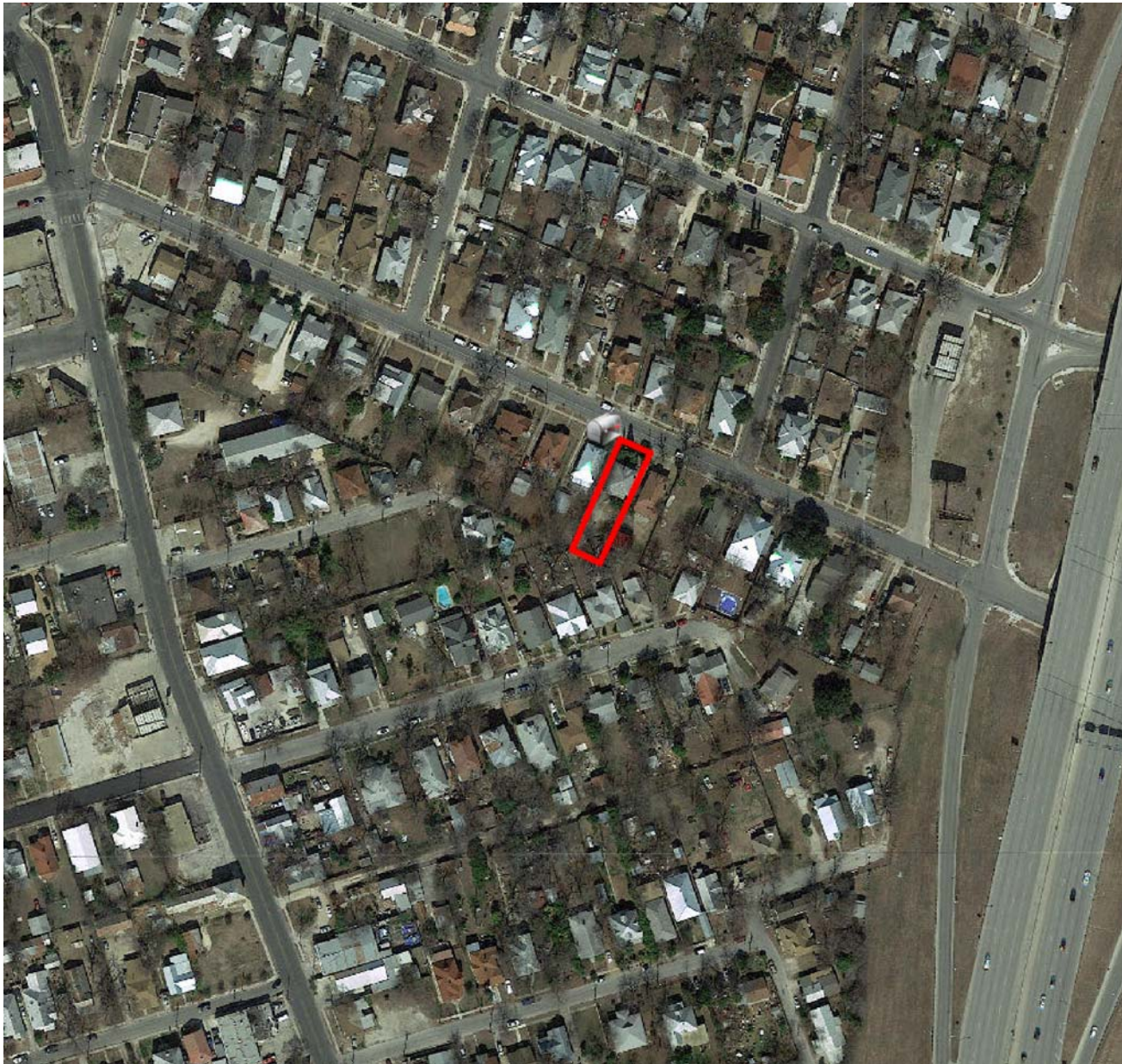
- a. The structure at 224 E Carolina was constructed circa 1900 and is a foursquare with Italianate architectural features. On the street facing façade, the applicant has proposed to reconstruct a partially demolished double height front porch of which one double height column, the existing foundation and partial roof structure remain.
- b. According to the Guidelines for Exterior Maintenance and Alterations 2.B.v., porches and balconies should be reconstructed based on architectural evidence of the original, such as photographs or remaining architectural details. The applicant has proposed to construct three columns to match the existing one to be evenly spaced on the front façade, restore the dental molding and middle fascia. This is consistent with the Guidelines.
- c. On the lower and upper levels of the proposed reconstructed porch, the applicant has proposed to install porch railing. While there is no evidence that this specific structure featured railing on the bottom level, staff finds this proposal architecturally and historically appropriate.
- d. The applicant has noted that all existing wood sash windows will be restored. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii., which recommends the preservation of all historic windows.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall



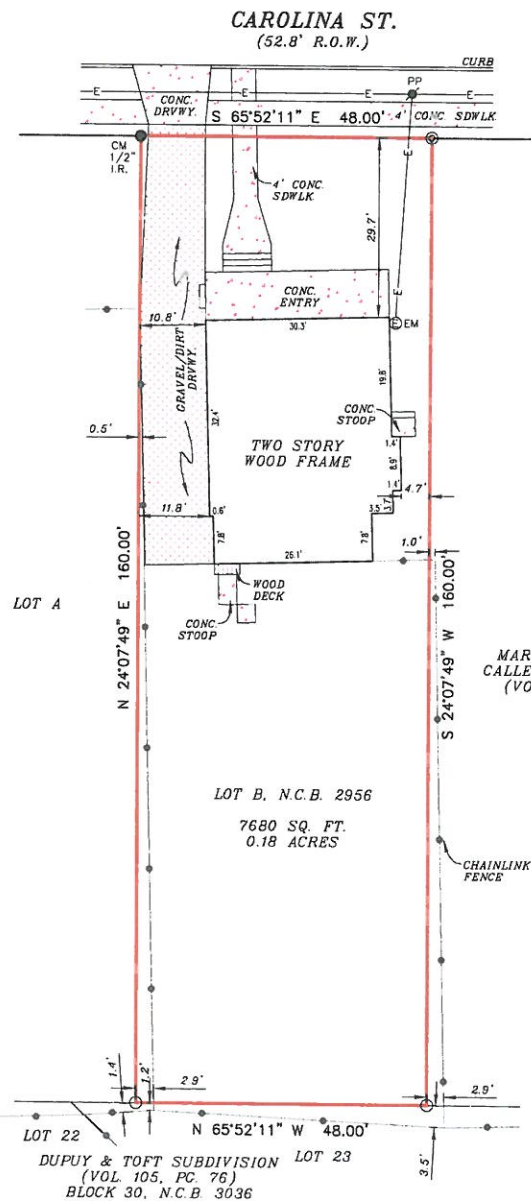
Flex Viewer

Powered by ArcGIS Server

Printed: Jan 12, 2016

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.





LEGEND

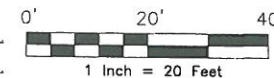
These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- FOUND IRON ROD
- CALCULATED POINT
- ELECTRIC METER
- POWER POLE
- CM CONTROL MONUMENT
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

(BEARING BASIS) 317.29'

BERTHA STAFFELS ADDITION
(VOL. 105, PG. 360)
N.C.B. 2956

GRAPHIC SCALE



SURVEYOR'S NOTE.
BASIS OF BEARING, VIDAL ESTATE SUBDIVISION, VOLUME 9652, PAGE 49, DEED AND PLAT 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.

I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ALAMO TITLE COMPANY** 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: **QUEST IRA, INC. PRO RODNEY ANDERSON IRA #1936911**
Address: **224 CAROLINA ST.** GF No. **4006005419**
Legal Description of the Land: Lot B, New City Block 2956, Bertha Staffels Addition, in the City of San Antonio, Bexar County, Texas, according to Map or Plat thereof recorded in Volume 105, Page 359, Deed and Plat Records of Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 105, PAGE 359, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JG# NO.	1512033596	NO.	REVISION	DATE
DATE:	12/22/15			
DRAWN BY:	MN/OD/TK			
APPROVED BY:	RJR			



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



0 2 4
SCALE (FEET)



CLAY PAVILION AND CIVIC CENTER IS A BUILDING TRUST SET UP TO OWN THE NEW THEATRE AND MUSIC HALL. AN ENVIRONMENTAL FUND, AN EDUCATIONAL FUND, AN ECONOMIC DEVELOPMENT FUND, AN ARTS FUND AND A COMMUNITY DEVELOPMENT FUND ARE TO BE SET UP.



DRAFTED BY
CLAY PILKILN

EXISTING ELEVATIONS
224 CAROLINA ST
SAN ANTONIO, TX 78210

SQUARE FOOTAGES

DATE	DESCRIPTION	AMOUNT

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

DATE DRAWN
12-31-2015

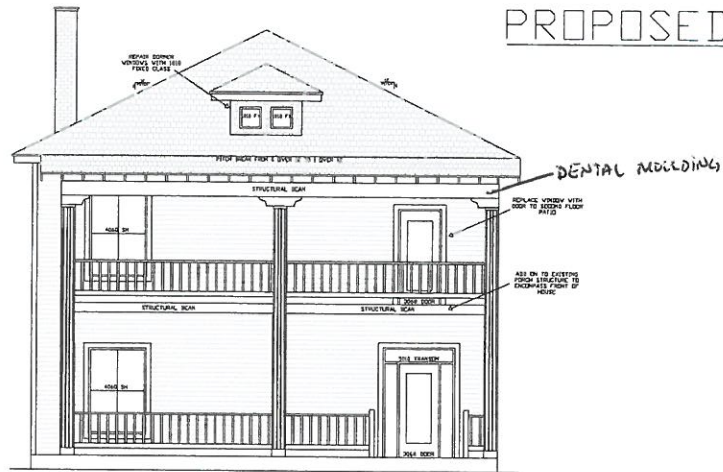
S H E E T

1

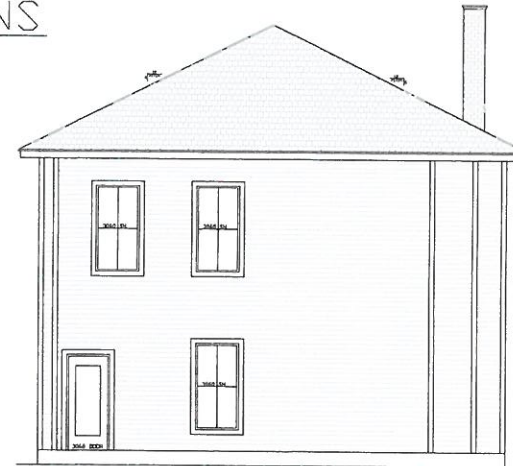
OF 2

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





