

## HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

Agenda Item No: 8

**HDRC CASE NO:** 2016-094  
**ADDRESS:** 314 E CAROLINA ST  
**LEGAL DESCRIPTION:** NCB 2956 BLK 0 LOT 18  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Felix Ziga/Ziga Architecture Studio  
**OWNER:** Eric Moore/Moore Home Builders, LLC  
**TYPE OF WORK:** Demolition of a rear addition, new construction of a rear addition, roof replacement, exterior maintenance, fencing and Historic Tax Certification

### REQUEST:

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

1. Demolish a non-contributing rear addition.
2. Replace the existing standing seam metal roof with a roof to match the existing.
3. Repair damaged siding, trim, craftsman detailing and windows with in kind materials.
4. Construct a new addition at the rear of the primary structure.
5. Replace the existing chain link fence with a new wood privacy fence to the six feet in height.
6. Install a new front yard cattle panel fence to be four feet in height.
7. Receive Historic Tax Certification

### APPLICABLE CITATIONS:

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

#### 1. Materials: Woodwork

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 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.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and

materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

### *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. *Roof top 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.

##### B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

##### C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

## 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.

### C. PRIVACY FENCES AND WALLS

- i. Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. Location*—Do not use privacy fences in front yards.

### UDC Section 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.



## **FINDINGS:**

- a. The applicant has proposed to demolish a non-contributing rear addition constructed circa 1960 as well as perform a number of rehabilitative scopes of work to the property at 314 Carolina. These rehabilitative efforts include the repair of various original wood elements including siding, trim, Craftsman elements and wood windows. Additionally, the applicant has proposed to replace the current, existing standing seam metal roof with a new roof to match the existing. Staff finds the demolition of the non-contributing addition appropriate as well as the proposed rehabilitative efforts appropriate and consistent with the Guidelines.
- b. Toward the rear of the primary historic structure, the applicant has proposed to construct a rear addition of approximately 675 square feet. 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. The applicant has proposed for the addition to include a gabled roof, has proposed for the addition to feature a setback from the wall plane of the historic structure and has proposed for the addition's façade materials to differ in profile than those of the primary structure. This is consistent with the Guidelines.
- c. Regarding scale, massing and form, the applicant has proposed for the addition to feature a matching roof height as that of the primary structure, has proposed for the addition to feature a width that is less than that of the primary historic structure and has proposed a footprint that is appropriate for the lot. The applicant's proposal is consistent with the Guidelines for Additions 1.B.
- d. The applicant has proposed materials to include Dutch lap siding that is to be stained and sealed, fiber cement board skirting, a standing seam metal roof and wood windows. These materials are appropriate and consistent with the Guidelines for Additions 3.A.
- e. The property currently features a chain link fence that is located on the east, south and west sides of the property. The applicant has proposed to remove this fence and install a wood privacy fence to be six feet in height. The applicant has noted that the proposed fence will not extend past the front of the house at any height greater than four feet in height. This is consistent with the Guidelines.
- f. Currently, there is no front yard fence at the property. The applicant has proposed to install a cattle wire and cedar fence in the front yard at a height of four feet. Per the Guidelines for Site Elements, new fences should be designed similar to those found historically throughout the district in regards to location, height, scale, transparency and materials. Front yard fences of various designs and materials are commonly located not only on Carolina, but throughout Lavaca. The applicant's proposal is consistent with the Guidelines.
- g. The applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer including a cost estimate, timeline for project completion and a set of architectural documents.

## **RECOMMENDATION:**

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

## **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



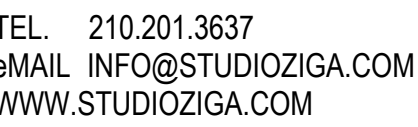
## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 09, 2016

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#	DATE	DESCRIPTION
1	02/25/16	CLIENT REVIEW
2	02/26/16	HDRC ISSUE

PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
TEXAS LICENSE NO. 24683

LOT COVERAGE CALCULATION

1,947 S.F. BUILDING FOOTPRINT
439 S.F. APPROX. GARAGE FOOTPRINT
<u>8,229 S.F. LOT</u>
2386 / 8229 = 29% LOT COVERAGE

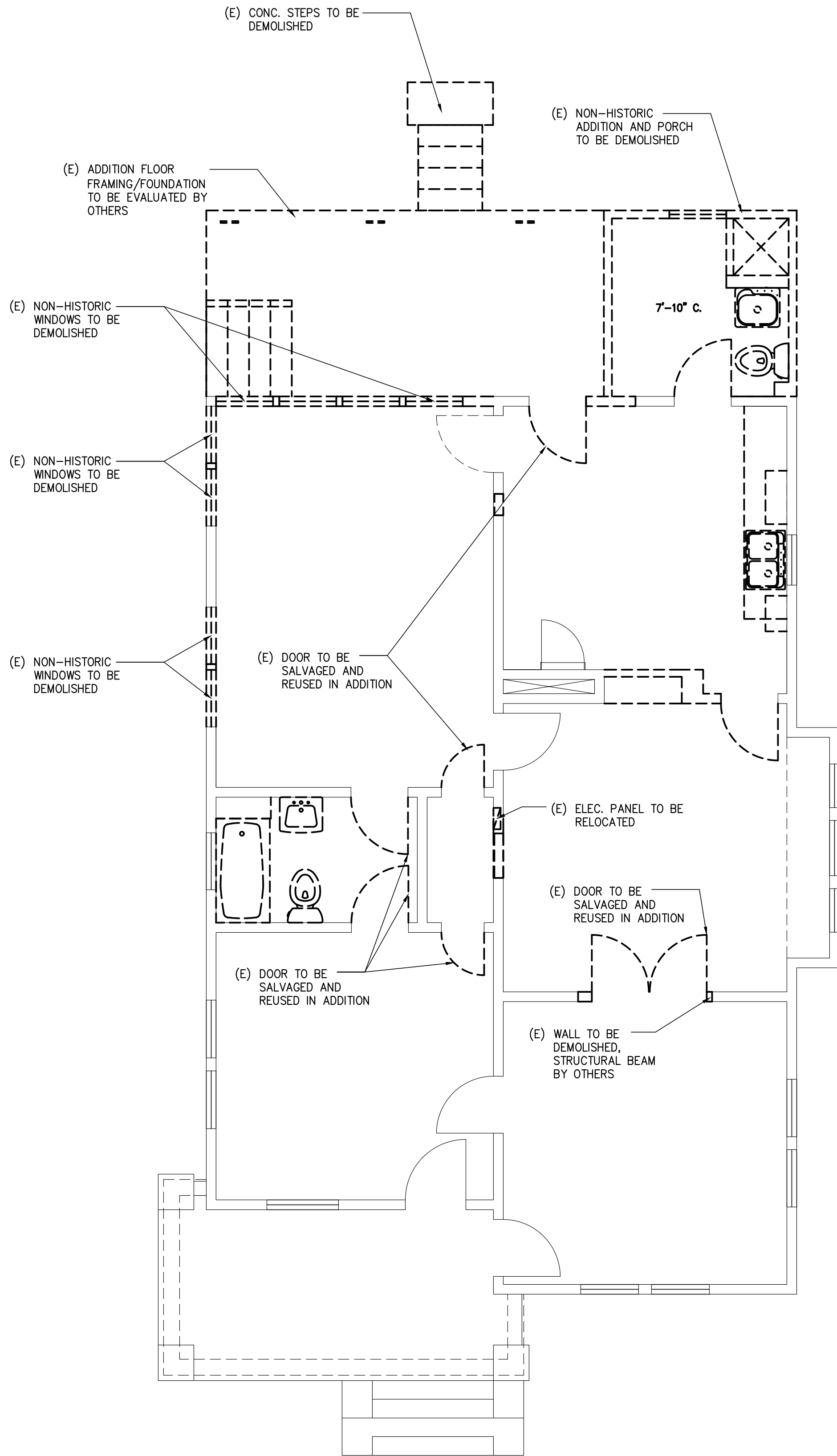
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EXISTING WALL

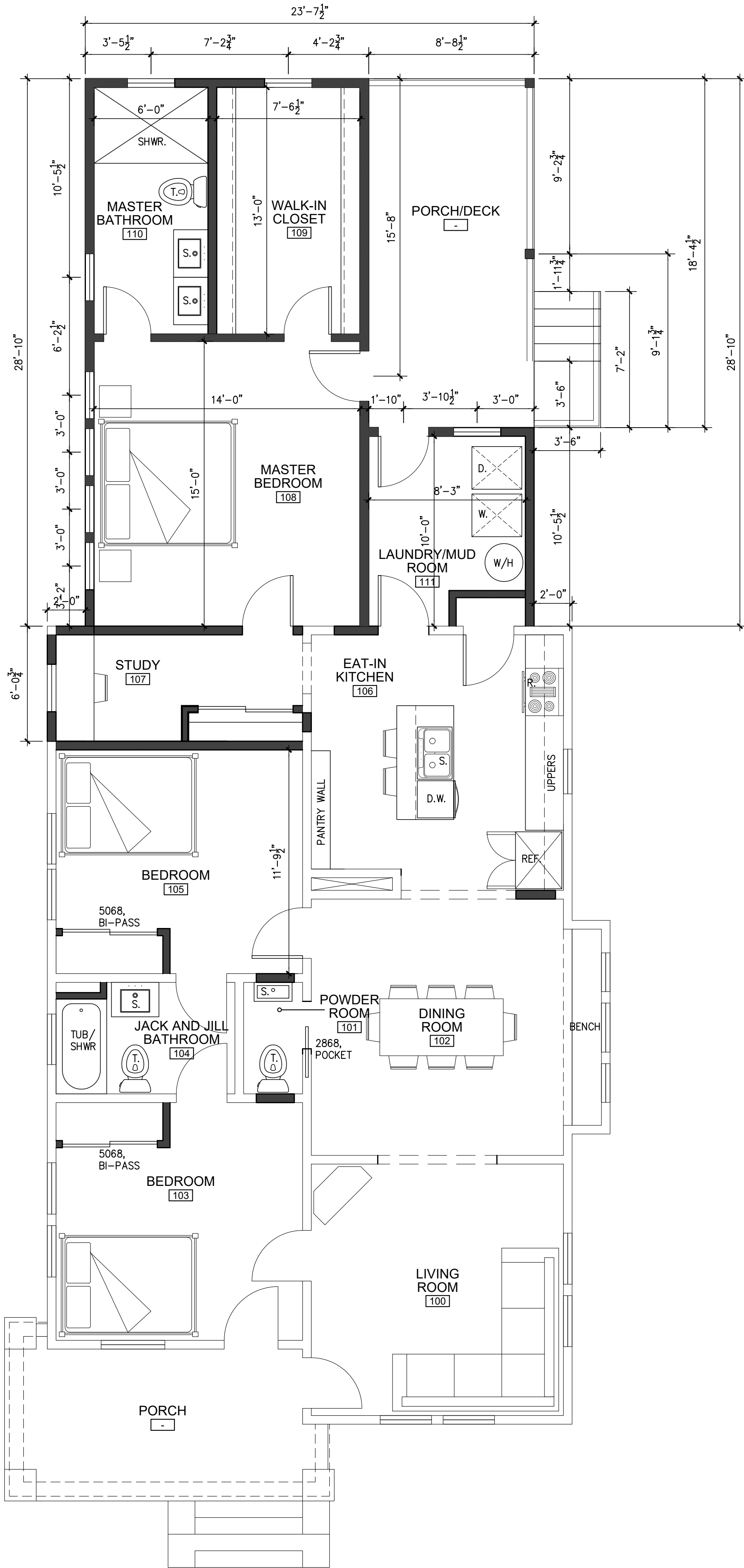
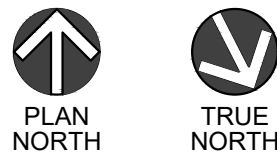
EXISTING WALL TO BE DEMOLISHED

NEW WALL



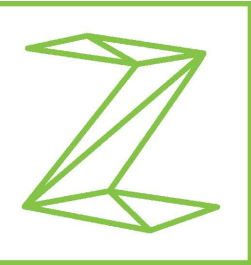
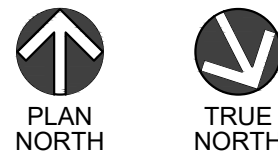
1 EXISTING / DEMO PLAN

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



2 PROPOSED FLOOR PLAN

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



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HISTORIC REHABILITATION &  
ADDITION

314 CAROLINA ST.  
SAN ANTONIO, TX 78210

MOORE HOME BUYERS, LLC

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ISSUE		
#	DATE	DESCRIPTION
1	02/25/16	CLIENT REVIEW
2	02/26/16	HDRC ISSUE

EXISTING &  
PROPOSED FLOOR  
PLAN

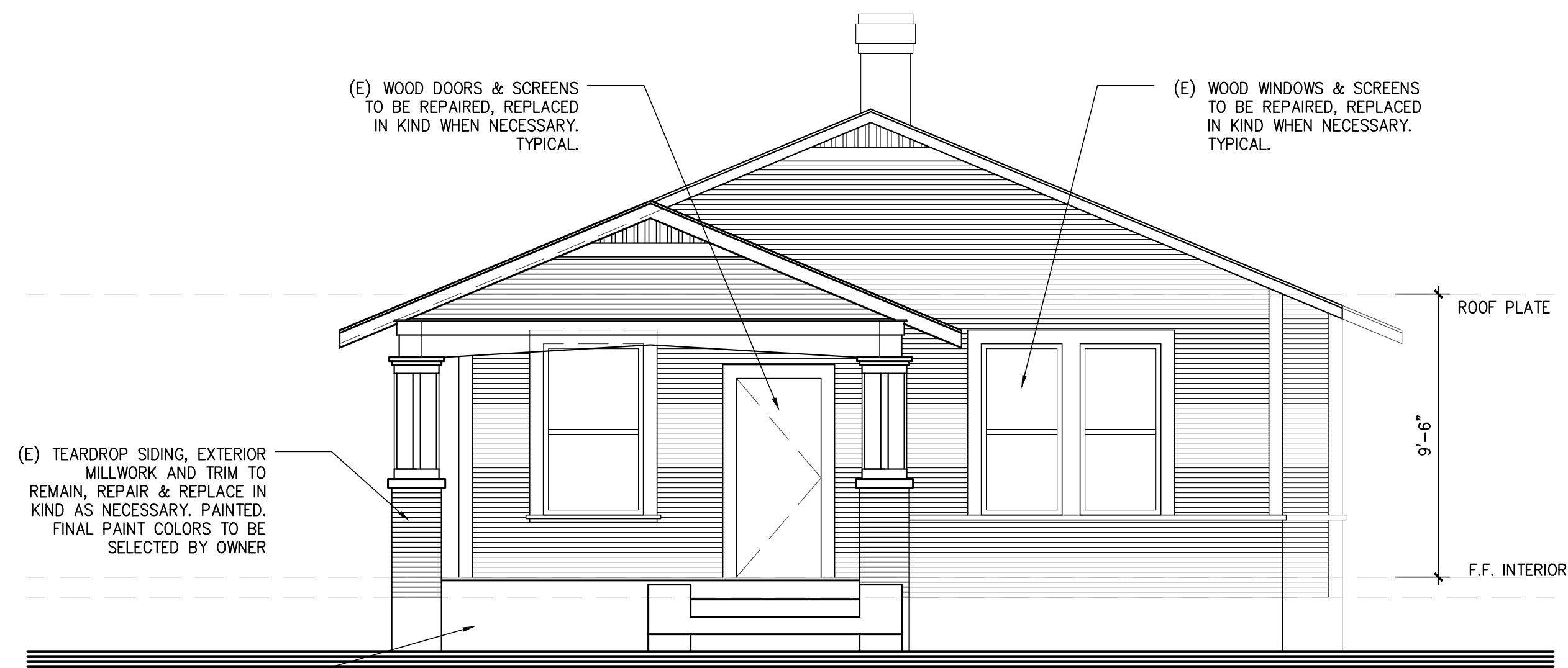
PROJECT NO.	16-110
DATE:	02.26.2016
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT: FELIX J. ZIGA JR., AIA TEXAS LICENSE NO. 24683	

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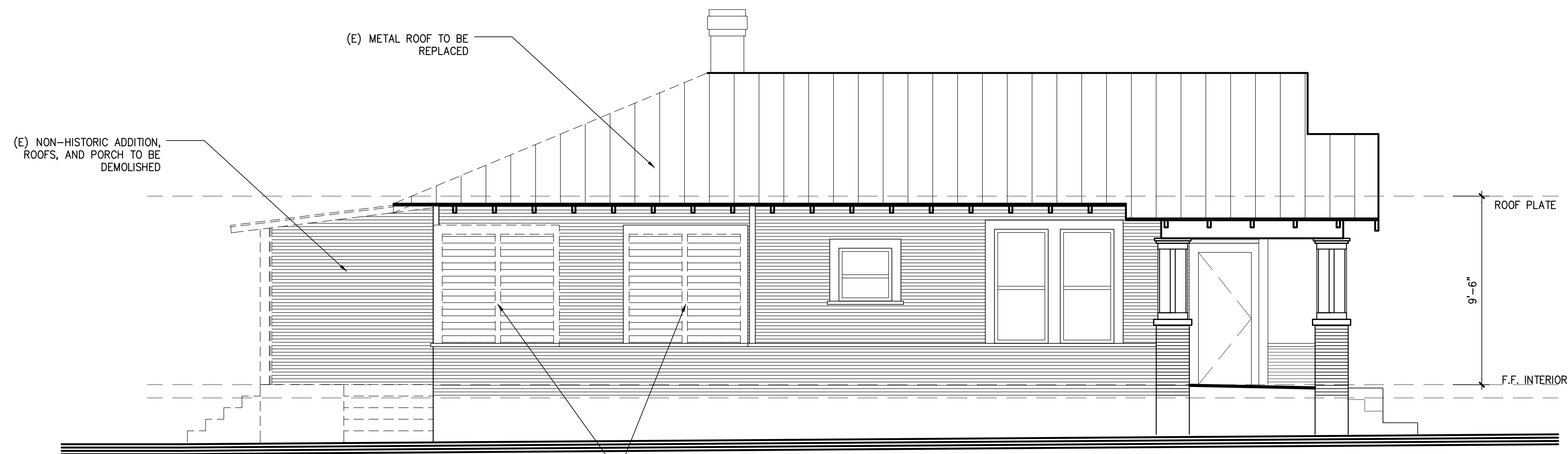




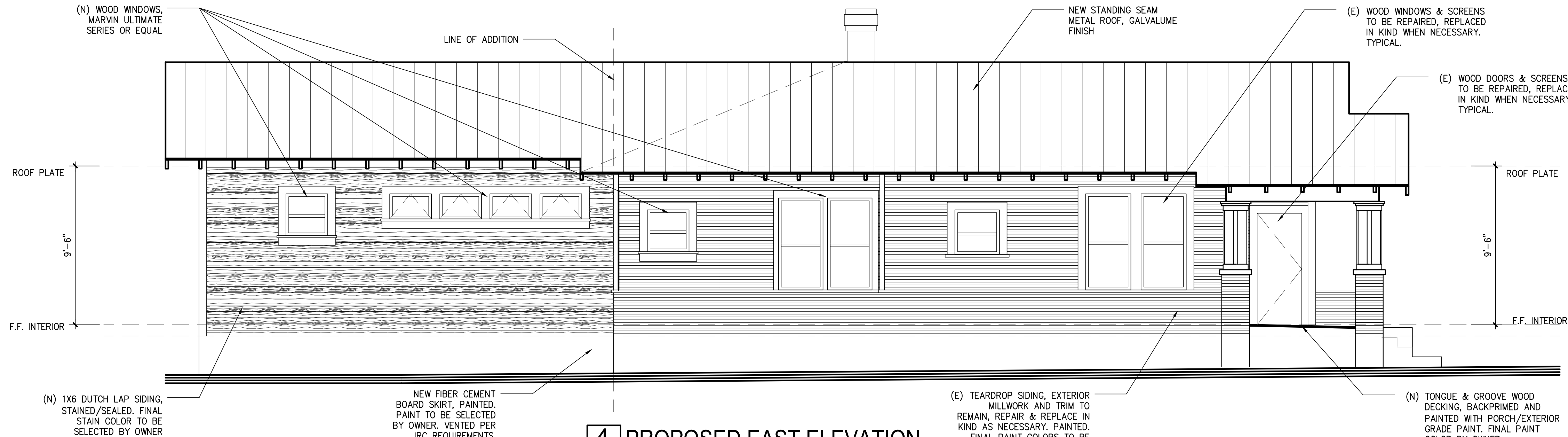
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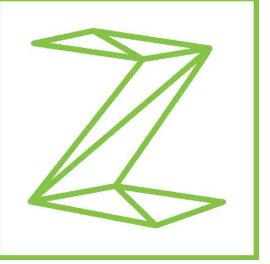
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3 EXISTING EAST ELEVATION  
SCALE: 1/4"=1'-0"



4 PROPOSED EAST ELEVATION  
SCALE: 1/4"=1'-0"



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HISTORIC REHABILITATION &  
ADDITION

314 CAROLINA ST.  
SAN ANTONIO, TX 78210

MOORE HOME BUYERS, LLC

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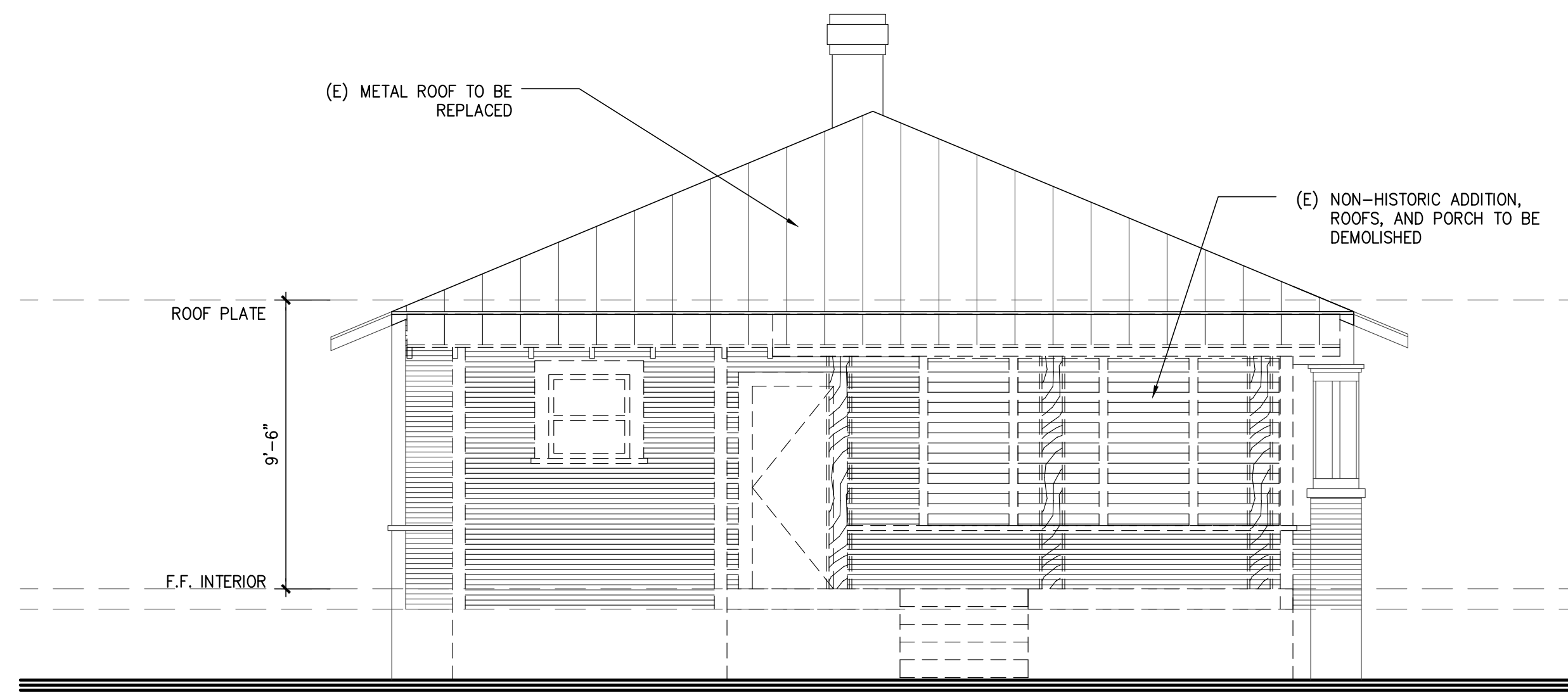
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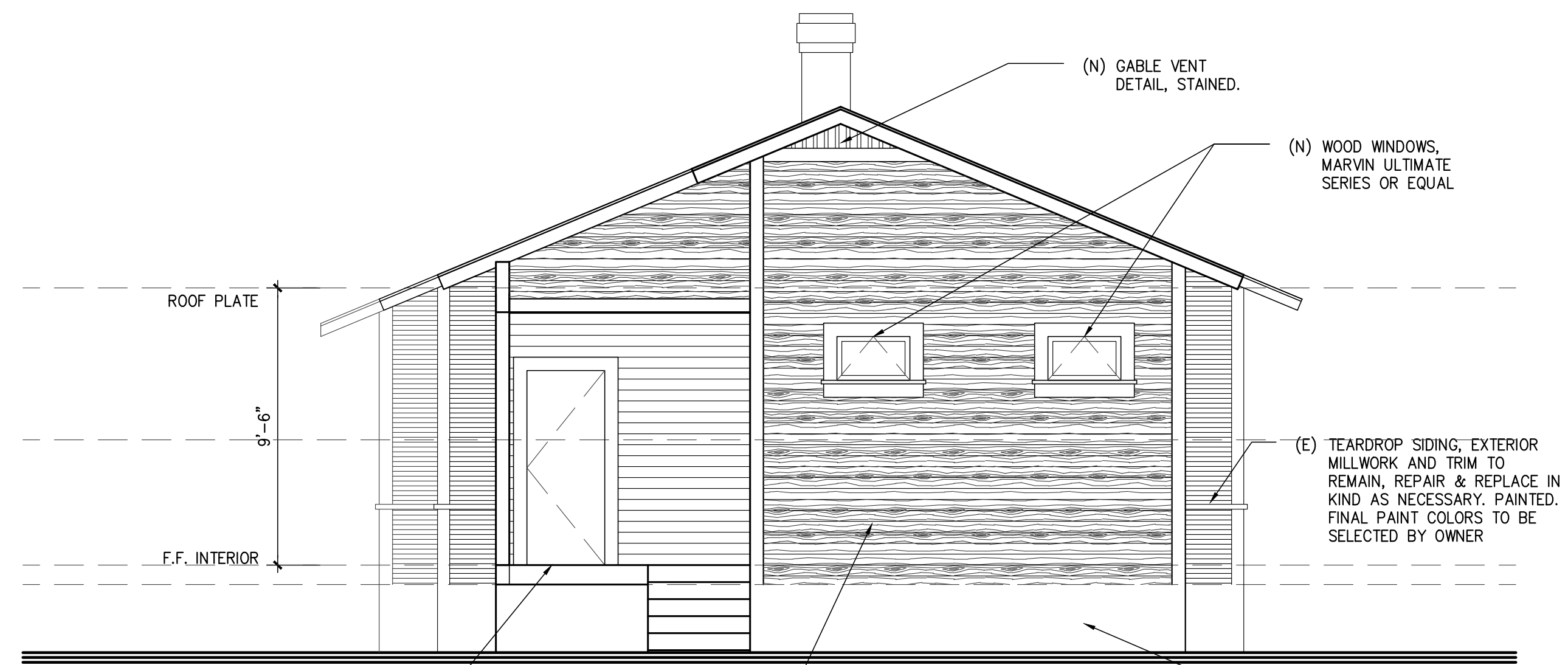
EXISTING & PROPOSED  
EXTERIOR ELEVATIONS

PROJECT NO. 16-110  
DATE: 02.26.2016  
DRAWN BY: FJZ  
REVIEWED BY: FJZ  
PROJECT ARCHITECT:  
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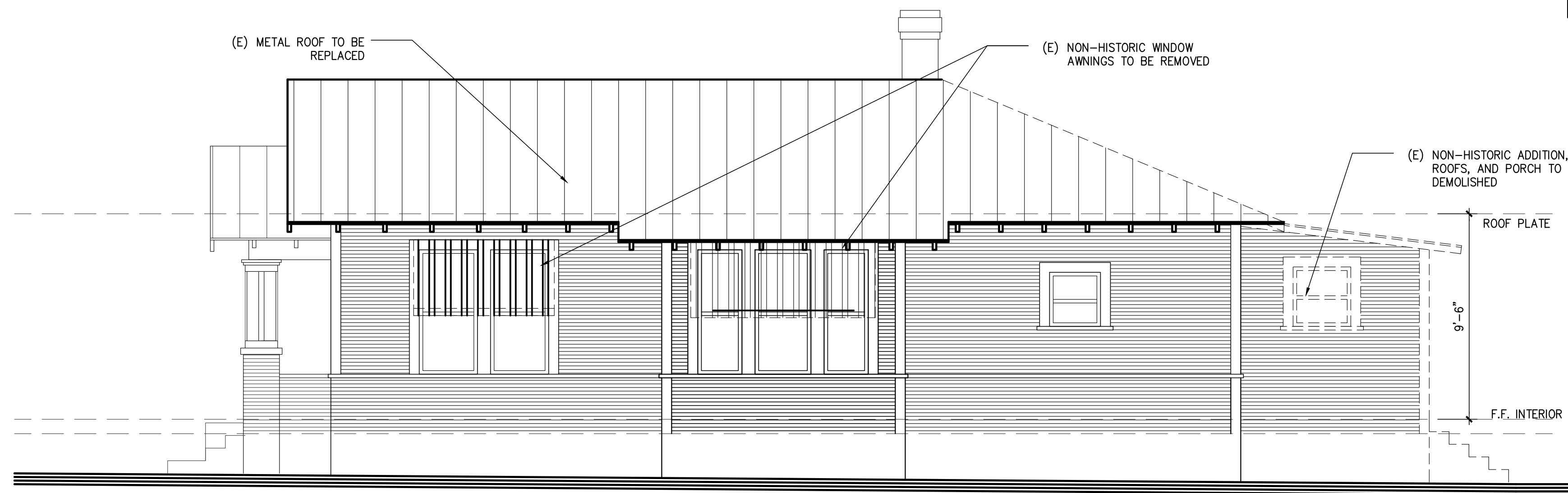
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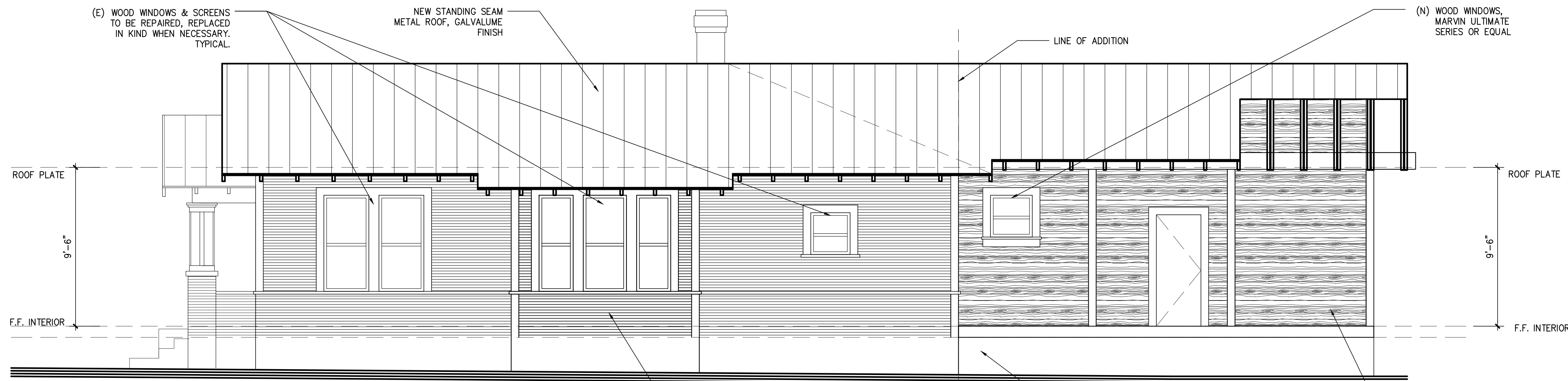
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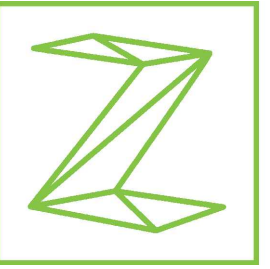
**2 PROPOSED SOUTH ELEVATION**  
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**3 EXISTING WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**4 PROPOSED WEST ELEVATION**  
SCALE: 1/4"=1'-0"



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EXISTING & PROPOSED  
EXTERIOR ELEVATIONS

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REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

A201





314













nix  
HEALTH

Watching over River Walk  
visitors since 1930

1-844-GoToNix

KITCHEN

PREMIUM BANANAS












229 Lavaca St, San Antonio x Posts of Style: Do You Liv x aeec35c8-60f9-4079-80 x

www.homedepot.com/catalog/productImages/400/ae/aeec35c8-60f9-4079-80

homedepot.com

ACCENT COLOR  
(SCREENS, DOORS,  
CRAFTSMAN  
DETAILING)




BEHR PREMIUM PLUS ULTRA

STAIN-BLOCKING  
PAINT & PRIMER IN ONE

homedepot.com/cats

BODY COLOR  
(EXISTING)

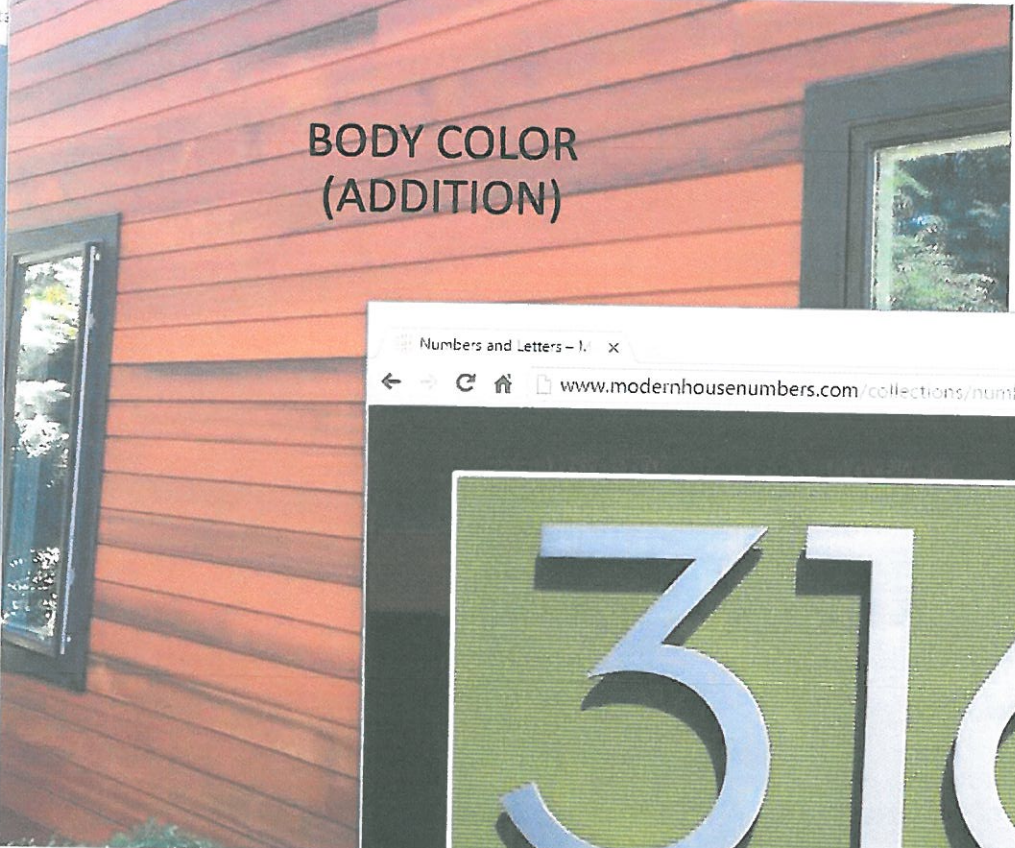


BEHR

grade-clear-750-1-co.jpg x

www.buffalo-lumber.com/images/grade-clear-750-1-co.jpg


BODY COLOR  
(ADDITION)



WHITE TRIM  
(EXISTING)

Numbers and Letters - 1. x

www.modernhousenumbers.com/collections/numbers-and-letters



Palm Springs brushed aluminum







PROPOSED 6'-0" CEDAR PRIVACY FENCE AT  
REAR & SIDE YARDS



PROPOSED 4'-0" CATTLE WIRE & CEDAR  
FENCE AT FRONT YARD

# 314 Carolina St

San Antonio 78210

Neighborhood: Lavaca

## Anticipated Timeline: 8 months

### Repairs

Foundation	\$11,200.00
Permits/Inspections	\$1,500.00
Architecture	\$5,000.00
Exterior Painting	\$2,500.00
Interior Painting	\$2,800.00
Plumbing	\$8,900.00
Siding	\$3,000.00
A/C	\$7,500.00
Electrical	\$6,000.00
Flooring	\$4,000.00
Kitchen Cabinets	\$3,500.00
Backsplash in Kitchen	\$400.00
Countertops	\$2,000.00
Appliances	\$2,500.00
Roof	\$8,066.00
Master Bathrrom	\$3,000.00
Framing	\$5,000.00
Windows	\$6,000.00
Interior Doors	\$500.00
Decking	\$4,000.00
Insulation in Walls	\$1,500.00
Attic Insulation	\$700.00
Lighting	\$1,000.00
Privacy Fence	\$3,800.00
Garage Door/Opener	\$700.00
Sheetrock	\$5,000.00
Demo	\$1,500.00
Landscaping	\$1,500.00
Spare Bathroom	\$2,000.00
Spare Bathroom	\$1,500.00
Cleaning	\$150.00
<b>Total</b>	<b>\$106,716.00</b>