

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 25

HDRC CASE NO: 2016-450
ADDRESS: 630 E CARSON
LEGAL DESCRIPTION: NCB 1264 BLK 3 LOT E 13.8 OF N 118.5 OF 7 & N 118.5 OF 8 OR 7A & 8A
ZONING: R-6 H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Michael Heller
OWNER: Michael Heller
TYPE OF WORK: Exterior modifications and demolition
REQUEST:

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

1. Replace the existing asphalt shingle roof.
2. Install architectural moldings beneath the second story window bays on the north facade as well as install windows with divided lights to match the original.
3. Install windows in the east façade to the north of the existing bay on the first floor.
4. Un-enclose the existing porch on the east façade and perform exterior modifications including window installation, the installation of ornamentation and door replacement.
5. Demolish a second story enclosed porch and a first story enclosed porch.
6. Modify the existing roof line from a hip to gable on the south façade.
7. Remove the enclosed porches on the west façade.
8. Demolish the rear accessory structure.
9. Construct a two-story addition to the south side of the primary historic structure.
10. Construct a two-story garage to the south of the proposed two-story addition.
11. Install a concrete driveway from the street to the proposed garage.

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.

3. Materials: Roofs

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 facade of the original structure in terms of their scale and mass.

ii. **Roof 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.

FINDINGS:

- a. The structure at 630 E Carson was constructed circa 1900 and features many historic architectural elements with some Folk Victorian influence including spindle work and projecting window bays. Originally constructed as a single family home, the structure has been multiplied many times to incorporate multiple separate dwelling units. At this time, the applicant has proposed various exterior modifications to remove inappropriate additions, to demolish a rear accessory structure and to construct two rear additions.
- b. Various administrative approvals have been issued for this structure for the repair of existing siding, the installation of fencing and foundation repair.
- c. ROOFING – The applicant has proposed to replace the existing asphalt shingle roof. Historically, this structure would have featured a standing seam metal roof; however, staff finds the replacement of the existing roof in kind appropriate.
- d. ARCHITECTUAL MOLDINGS – Beneath the second story window bays on the north façade, the applicant has proposed to install bracket molding. Folk Victorian houses historically feature brackets beneath window bays. Staff finds the proposed installation appropriate; however, the applicant should provide a detailed drawing of the proposed bracket prior to installation.
- e. EAST FAÇADE WINDOW – The applicant has proposed to install a window on the east façade near the front of the house beneath a second story window. Currently no window opening exists; however, architecturally staff finds that the installation of this window is appropriate. Staff recommends the applicant install a wood window that matches the existing windows in profile and material.
- f. PORCH RESTORATION – The east façade currently features a side porch that has been enclosed. The applicant has proposed to reopen the porch under its current configuration. The original porch wrapped from the east side of the structure to the rear. Staff finds the applicant's proposal appropriate; however, staff finds that a full porch restoration would be more appropriate. The applicant should provide detailed architectural documents for the porch restoration that includes information regarding materials and architectural ornamentation.
- g. PORCH RESTORATION – In addition to the proposed porch restoration, the applicant has proposed to install windows beneath the porch into the original façade, to replace the existing porch door and to install spindle work on the porch. As noted in finding e, staff finds the proposed work appropriate; however, the applicant should provide staff with detailed architectural documents that note the specific location and detailing for each.
- h. PORCH RESTORATION – On the west façade of the primary historic structure, the applicant has proposed to remove existing enclosed porches. Per the 1904 Sanborn map, a porch does not appear on the west façade; staff finds the applicant's proposal appropriate.
- i. ROOFING MODIFICATION – At the rear of the primary historic structure, the applicant has proposed to modify an existing shed roof and to install a rear facing gabled roof. Per the Guidelines for Exterior Maintenance and Alterations, 3.B.ii., original roof forms should be preserved. The roof in questions is not an original roof and staff finds the proposed modification appropriate.
- j. ACCESSORY STRUCTURE DEMOLITION – The applicant has proposed to demolish the rear accessory structure located to the immediate south of the primary historic structure. Office of Historic Preservation staff has found this structure to be contributing. This structure is found on the 1904 Sanborn map and persists in its original

location through the present day. Expanded over time, it was likely used as a residence as early as the 1920's. Staff does not recommend approval of the proposed demolition and recommends the applicant restore the rear accessory structure. The applicant should adhere to the Guidelines for Exterior Maintenance and Alterations for any repair work.

- k. The applicant has proposed various scopes of work that are contingent on the rear accessory structure's demolition. These proposals are listed as items #8 through #10 and include the removal of the rear accessory structure and the construction of two, two story additions. Given that staff finds the demolition of the rear accessory structure inappropriate; the construction of the proposed rear additions can no longer be constructed as proposed.
- l. DRIVEWAY – The applicant has proposed to construct a rear driveway to facilitate vehicular access to the rear accessory structure. Per the site plan, the applicant has based the driveway width and configuration on the proposed width of the rear addition that would be located in the location of the existing accessory structure. Staff finds the installation of a driveway at this location appropriate; however, the applicant should adhere to the Guidelines for Site Elements when considering its design. Typically, driveways in historic districts feature a width that does not exceed ten feet.

RECOMMENDATION:

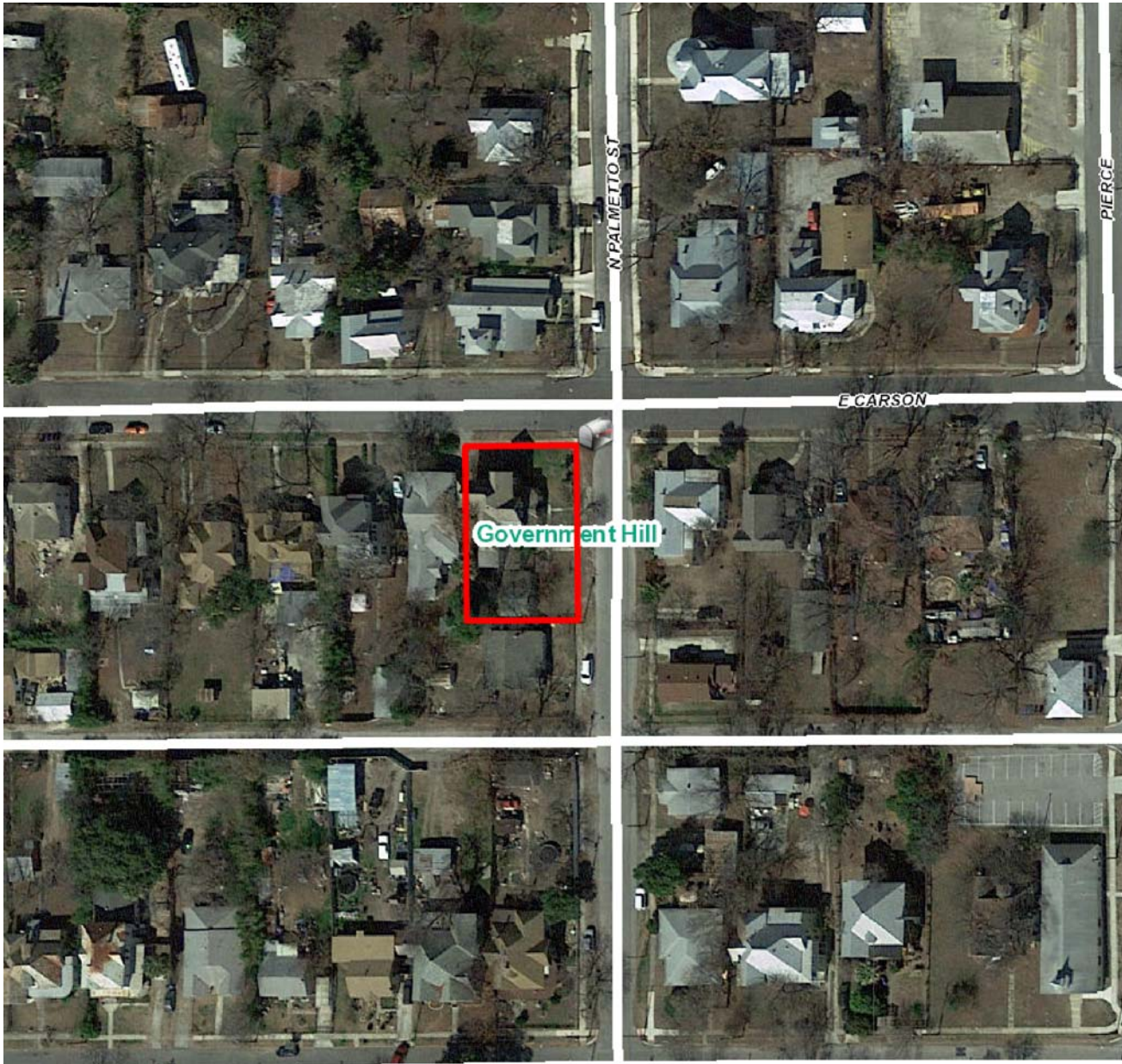
Staff recommends approval of items #1 through #7 based on findings a through i with the following stipulations:

- i. That the applicant provide staff with details of the proposed window bay brackets prior to installation.
- ii. That the applicant install a wood windows that matches the existing windows in profile and material.
- iii. That the applicant provide detailed architectural documents for the porch restoration that includes information regarding materials and architectural ornamentation.

Staff does not recommend approval of items #8 through #11 based on findings j through l.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 09, 2016

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CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS:	630 ALAMO
REQUEST:	REPAIR WORK (REPAIRS TO EXTERIOR)
HEARING DATE:	NOVEMBER 5, 2024
TIME:	2:00 PM

FOR MORE INFORMATION CONTACT
OUR STAFF
ALL HDRS MEETINGS TAKE PLACE AT 1901 S. ALAMO

170315
F150

TEXAS
129-1094

GRAYSON 0

MACROIMIZED

178

992

QUITMAN 993

NOT PAVED

N. WILLOW



WEST TEXAS MILITARY ACADEMY
CLASS ROOMS 1ST - DORMITORIES 2ND
LIGHTS ELECTRIC AND GAS - HEAT STOVES -
O STOMPLE - EXTERIOR

CARSON

MACROIMIZED

AV.

179

N. PALMETTO

630

1263

DOVER

NOT PAVED

1264

MUNCEY

MASON

MACROIMIZED

1278

1277

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175

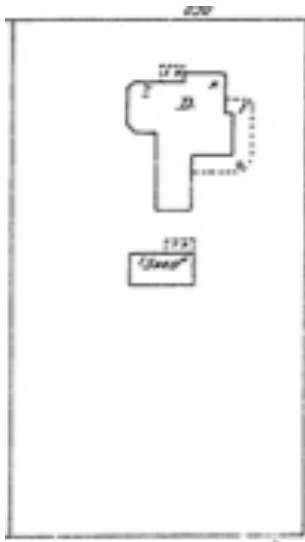
Scale of Feet



N.E. 1/4

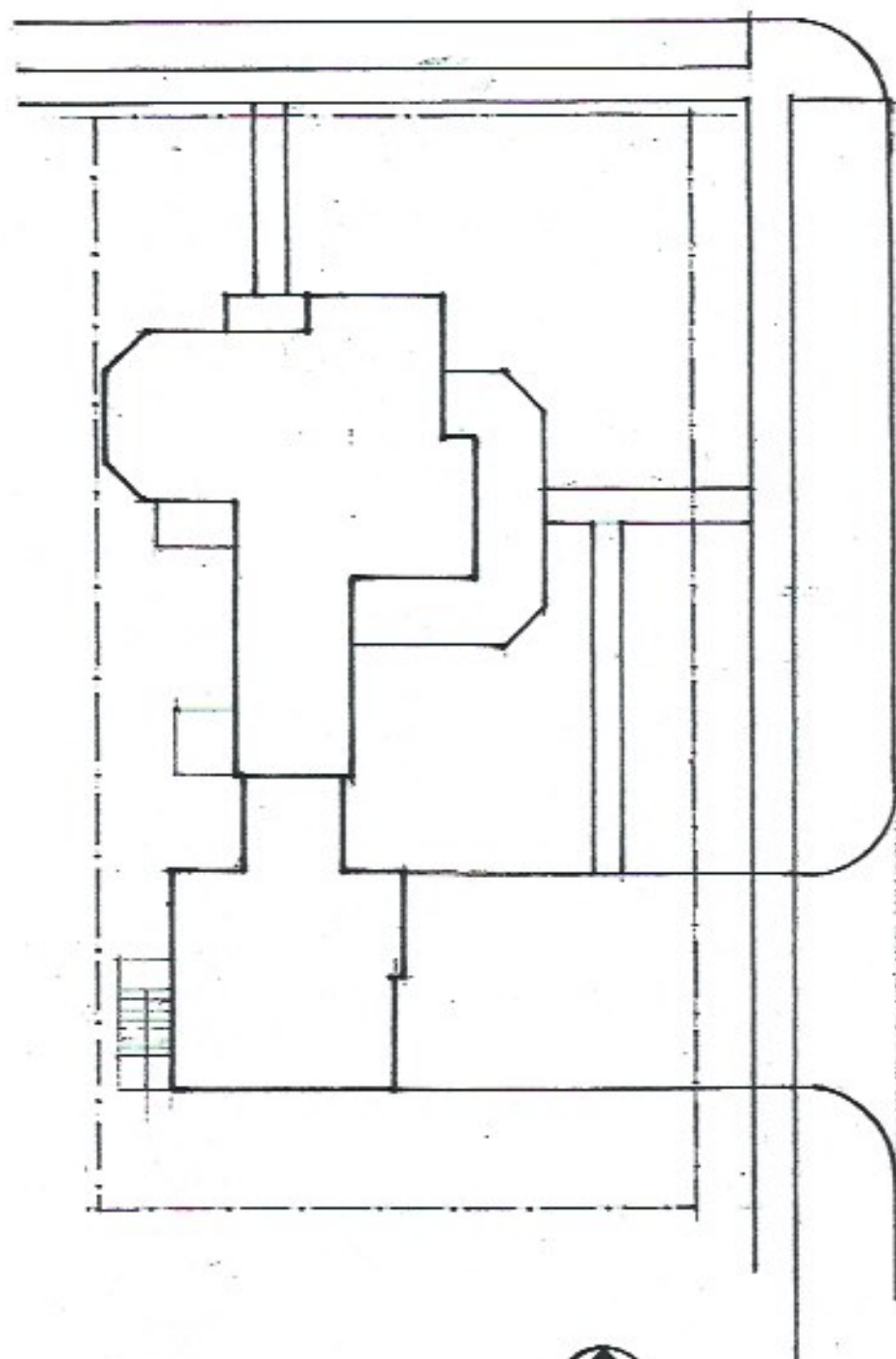
Written Narrative of Work – 630 E Carson

- Replace shingles
- Re-install supports under 2nd story bay window on north side
- Re-install original windows in lattice on north and east side dormers
- Install window on east side first floor, just to the north of east side dormer, below 2nd story bedroom window
- Un-enclose original porch around east side dormer, exposing original spindles
- Install small spindles to line top of porch around east side dormer
- Restore east side porch entry way by re-installing windows on the south side of the door (to make it symmetrical)
- Replace east side porch entry way door
- Install door on south side of east side dormer
- Remove 2nd story enclosed porch on south side of east side dormer
- Remove 1st story enclosed porch which sits on the far south end of the east side and extends past the southern-most end of the main structure
- Extend roofline on far south side of original structure, converting from hip to gable
- Demo 2nd structure on south side of property
- Remove enclosed porch on south side of original structure
- Add two-story addition with gable roof to south side of original structure
- Add two-story garage to south side of said two-story addition
- Add concrete driveway from street to garage
- Remove enclosed porches on west side of house



1904 Sanborn Map – 630 Carson

E. CARSON



N. PALMETTO

SITE PLAN

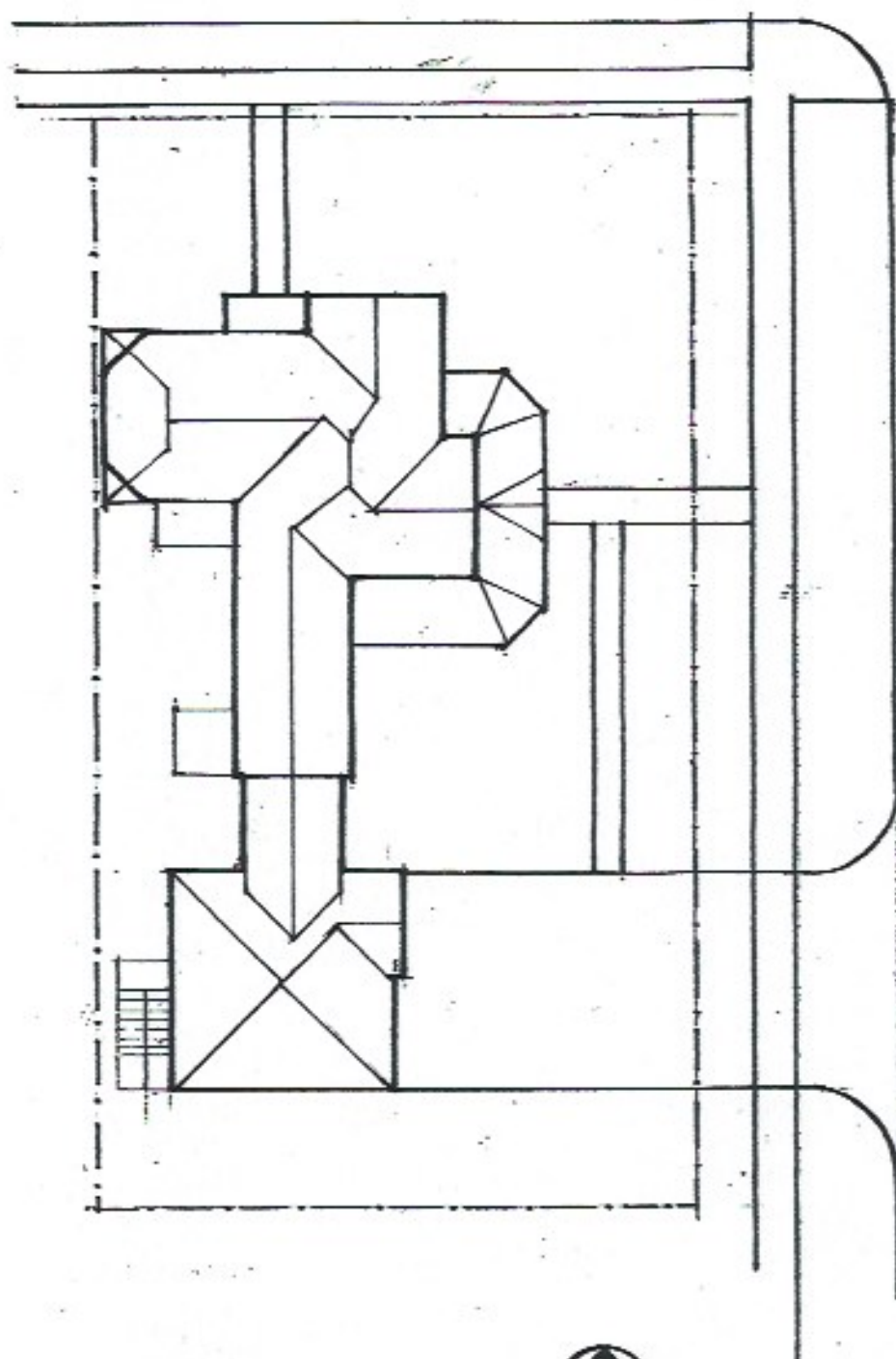
SCALE 1:20



630 E. Carson

DATE: October 28, 2016

E. CARSON



N. PALMETTO

SITE PLAN

SCALE 1:20

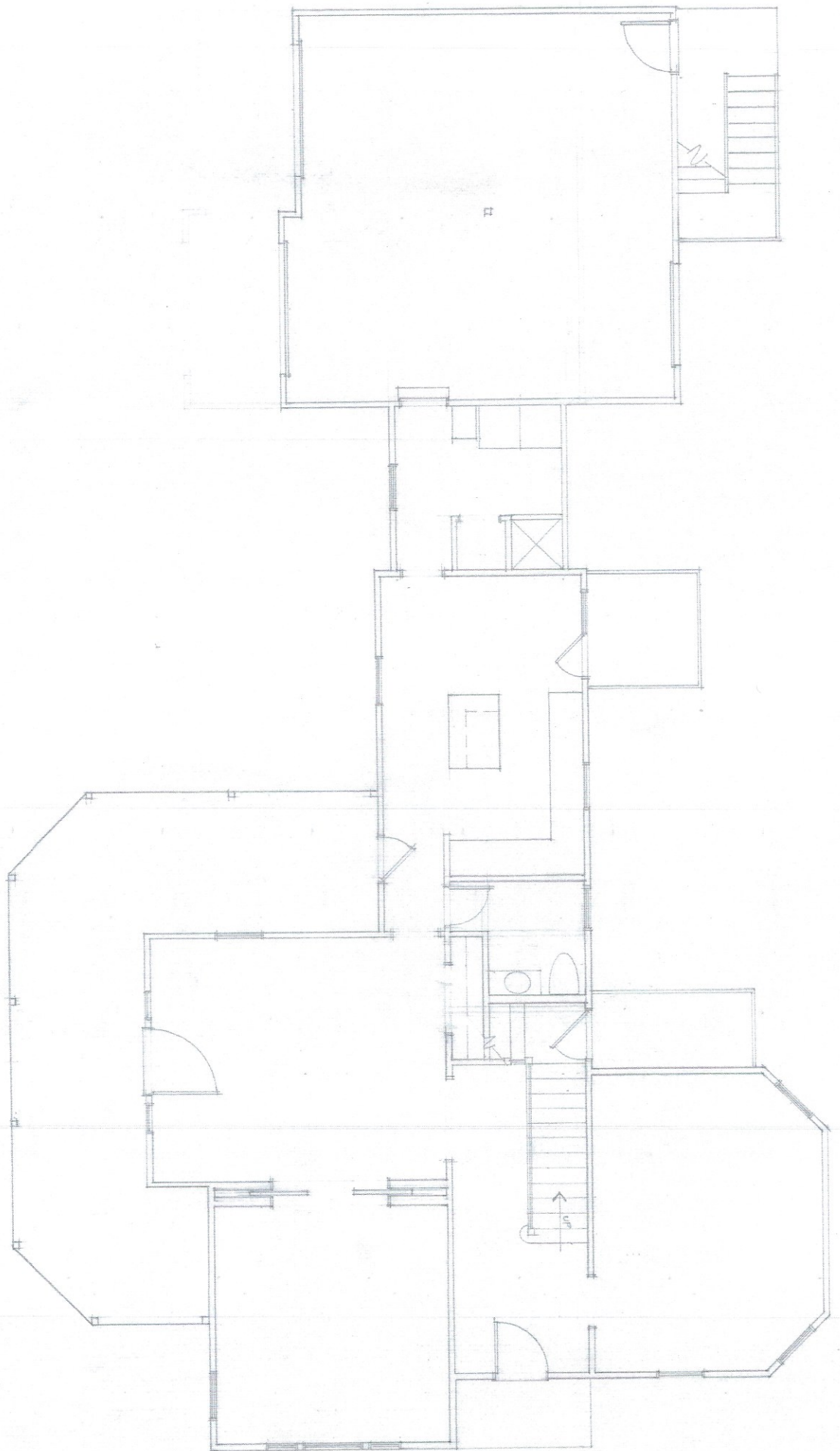


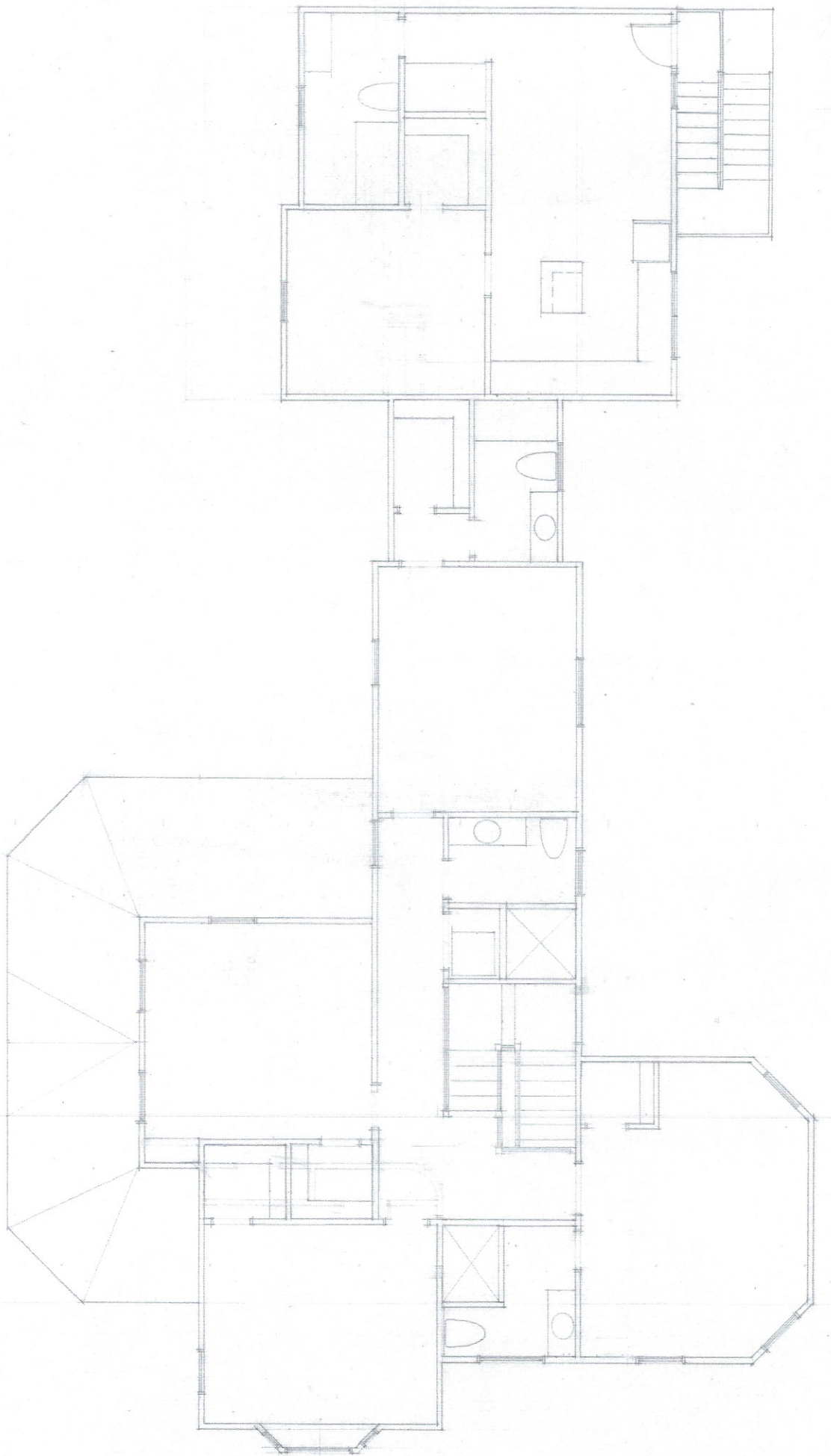
630 E. Carson

DATE: October 28, 2016

FIRST FLOOR PLAN

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





SECOND FLOOR PLAN

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

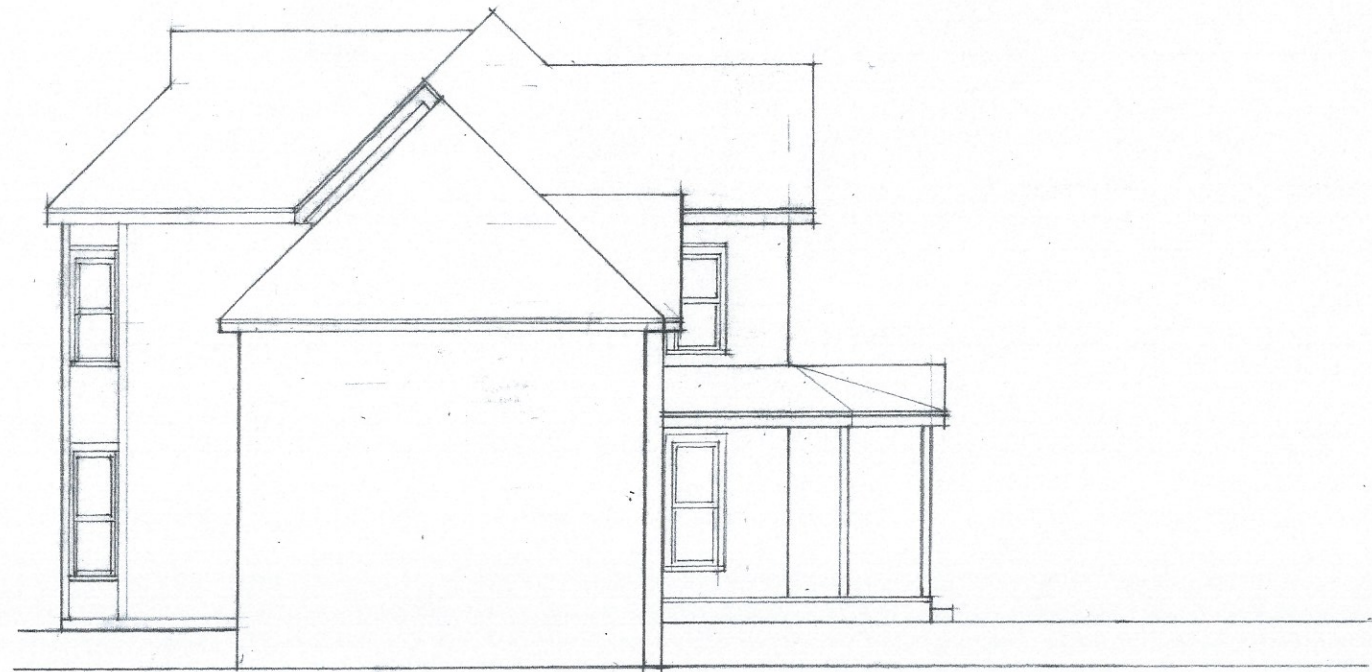


FRONT ELEVATION (NORTH) SCALE: $\frac{1}{8}'' = 1'-0''$



LEFT SIDE ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



REAR ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION (WEST)

SCALE: $1/8" = 1'-0"$

Specification and Example of Materials – 630 E Carson

-Shingles

Owens Corning Supreme AR Driftwood 3-Tab Shingles

Model # PM30

Internet #205655937

Store SKU #1001187943

Home Depot



-Siding (for garage addition)

1 in. x 6 in. x 96 in. Gorman Pine Tongue and Groove Siding

Model # 168PTG6PK

Internet #207045637

Home Depot



-Stucco (for transition addition)

Quikrete 80 lb. Base Coat Stucco

Model # 113980

Internet #100318473

Store SKU #216968

Home Depot



-Spindles

Design/Wood : 1-3/8" x 7-1/2" Accent - REDWOOD (A107j300) (+\$2.90)

www.vintagewoodworks.com



1-3/8" x 7-1/2"
Accent

Large spindles to be exposed:



-Windows

Windows for addition will be salvaged from porches

8'x3' window on the addition and added to the north of the dormer porch TBD. Searching for antique salvage windows matching the one below:



Attic (dormer) Windows:



West side bedroom window (above double-doors):

TAFCO WINDOWS

47.5 in. x 23.5 in. Left-Hand Sliding Vinyl Window - White

Model # VPS4824I

Internet #202207821



-Exterior doors

7'x4' and 7'x3' custom door (door only)

EU102 Solid Wood Entrance Unit

www.vintagedoors.com



Or salvage door similar to the one below:



West side double doors:

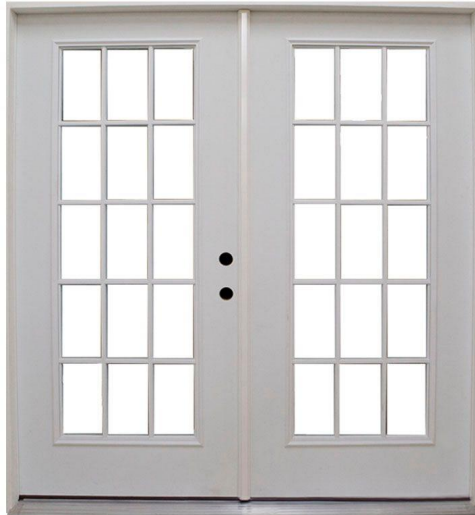
Steves & Sons

60 in. x 80 in. Retrofit Prehung Left-Hand Inswing Primed White Steel Patio Door

Model # STPFL_PR_60_4ILH

Internet #205451439

Home Depot



Garage walk-throughs:

30 in. x 80 in. 6-Panel Primed Premium Steel Front Door Slab (or similar)

Model # THDJW166100313

Internet #202461067

Home Depot



-Garage Doors

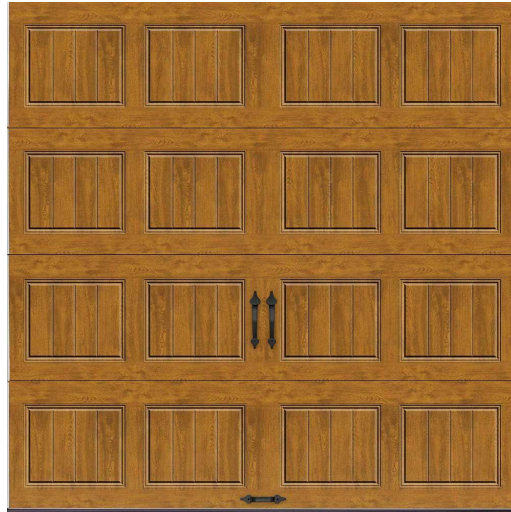
Garage doors east:

Clopay Gallery Collection 8 ft. x 8 ft. 18.4 R-Value Intellicore Insulated Solid Ultra-Grain Medium Garage Door

Model # GR2SU_MO_SOL

Internet #204598424

Home Depot



-Garage door west:

Clopay Premium Series 8 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Solid White Garage Door

Model # HDPL20_SW_SOL

Internet #204598333

Home Depot



NORTH



EAST FACADE



NORTHEAST



REAR



REAR



WEST



EAST



REAR ACCESSORY

