

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 15

HDRC CASE NO: 2017-028
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, construction of rear additions, demolish rear accessory structure

REQUEST:

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

1. Reinstall the original windows in the north and east side dormers.
 2. Demolish the existing rear accessory structure.
 3. Construct a two story garage at the rear of the primary historic structure.
 4. Extend the roofline from the south side of the primary structure to the proposed rear garage.
 5. Construct a driveway from the side street to the rear garage.
 6. Install French doors on the west side of the structure.
 7. Install a 7'x7' deck on the west side of the structure below the proposed French doors.
 8. Install a vinyl window in the top, center window opening on the west façade.
 9. Install a Hardi board skirting.
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10. If the demolition of the rear accessory structure is not approved, the applicant has proposed to extend the hipped roof over the southern end of the primary historic structure.
 11. If the demolition of the rear accessory structure is not approved, the applicant has proposed to remove the three windows on the second story of the south elevation of the primary historic structure.

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 Alterations 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

5. Sidewalks, Walkways, Driveways and Curbing

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

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. A similar request was heard at the November 16, 2016, HDRC hearing. At that hearing, the applicant received a Certificate of Appropriateness for a number of items including the removal of non-original items, the reopening of enclosed porches, the reinstallation of original window and door openings and roof replacement.
- d. **DORMER WINDOWS** – The applicant has proposed to install windows into the north and east façade’s dormers. Windows would have originally been located within each dormer. Staff finds this installation appropriate. The applicant should provide a final window design to staff prior to installation.
- e. **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. A rear accessory structure is located on the property beginning in 1904 and has existing throughout the present. The current accessory structure’s footprint is first noted on a Sanborn map in 1932. While this accessory structure is not the original structure, it is from a time period of historic significance and should be preserved.
- f. **DRIVEWAY** – The applicant has proposed to construct a driveway on the east side of the property leading to the existing accessory structure. There is currently no sidewalk or curb cut at this location on N Palmetto. Staff recommends the applicant install a driveway that does not exceed ten (10) feet in width as noted in the Guidelines for Site Elements 5.B.iii. If the applicant needs a double width driveway, staff suggests the installation of two ribbon strip driveways.
- g. **FRENCH DOORS** – The applicant has proposed to install French doors on the west elevation of the primary

historic structure. The Guidelines for Exterior Maintenance and Alterations 6.B.ii. states that new entrances should be compatible in size, scale, shape, proportion, material and massing with historic entrances. While the applicant has proposed French doors which are not located on the historic structure, staff finds the applicant's proposed location is one where the proposed opening will not be seen from the public right of way. Additionally, the applicant has proposed for the doors to feature an overall height that is consistent with existing bay window openings. Staff finds the proposed openings appropriate.

- h. DECK – Below the proposed new entrance mentioned in finding g, the applicant has proposed to construct a wood deck to be 7'x7'. Staff finds this proposal minimal in scope and impact to the site and finds its installation appropriate.
- i. VINYL WINDOW INSTALLATION – The applicant has proposed to install a vinyl window in an existing window opening on the west façade. Staff finds that a vinyl window is not consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.vii. Staff recommends the applicant install a wood window.
- j. SKIRTING – The applicant has proposed to install a hardi board skirting. This skirting installation is appropriate.
- k. REAR MODIFICATIONS – The applicant noted in the application documents that if the proposed demolition of the rear accessory structure was not approved, the proposal would be to extend the existing hipped roof over the existing rear addition as well as to remove the tree windows from the second story of the rear, existing addition. Staff finds the extension of the existing roof appropriate as well as the removal of three windows in the existing addition.

RECOMMENDATION:

Staff recommends approval of items #1 and #5 through #11 with the following stipulations:

- 1. That the proposed driveway not exceed ten (10) feet in height.
- 2. That the applicant install a wood window in regards to item #8.

Staff does not recommend approval of items #2 through 4.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 09, 2016

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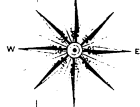
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WEST TEXAS MILITARY ACADEMY
CLASS ROOMS 1ST - DORMITORIES 2ND
LIGHTS ELECTRIC AND GAS - HEAT STOVES -
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CARSON

MACRODRIZED

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N. PALMETTO

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DOVER

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MUNCEY

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Scale of Feet



N.E. 1/4











Written Narrative of Work – 630 E Carson

Items not Previously Approved:

1. Re-install original windows in lattice on north and east side dormers
2. Demo 2nd structure on south end of property
3. Add two-story garage on south end of property
4. Extend roofline from south side of original structure to garage
5. Add concrete driveway from street to garage
6. Add French doors on west side of structure
7. Add 7'x7' deck on west side of structure below French doors
8. Convert top center window on west side of structure to 47.5"x23.5" vinyl window
9. Use Hardie Board to enclose open area/exposed piers along bottom of structure

10. If demo of 2nd structure not approved, extend hip roof over southern end of main structure
11. If demo of 2nd structure not approved, remove three windows on the 2nd story of the south side of the main structure

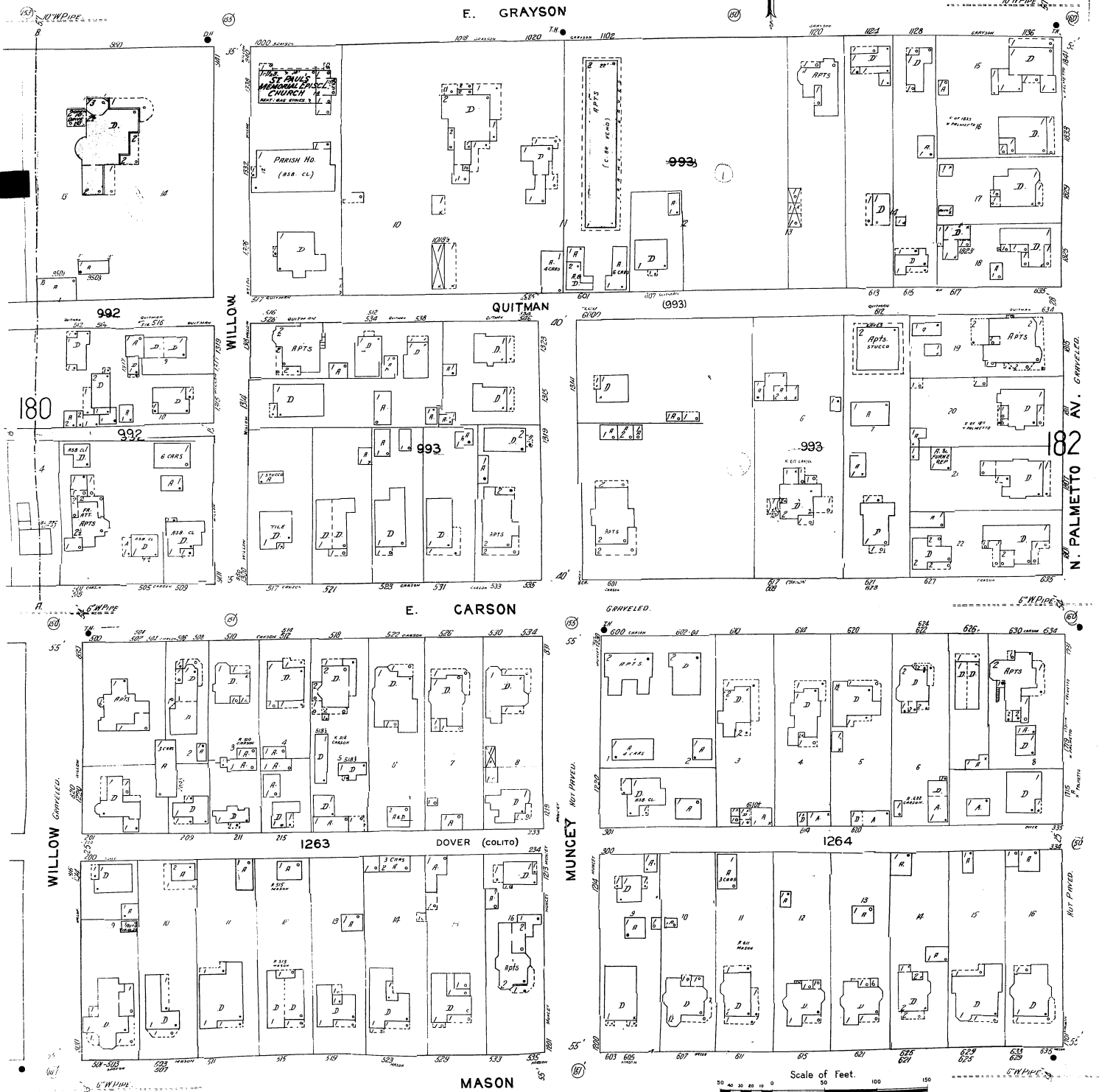
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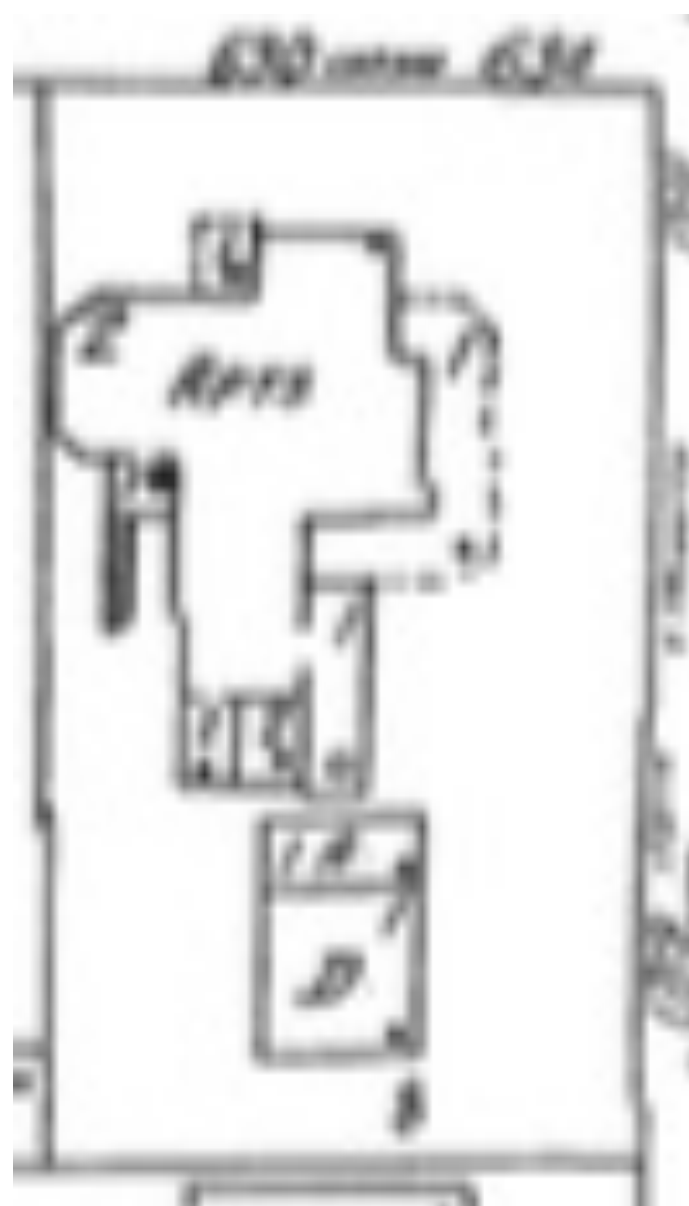
- Replace shingles
- Re-install supports under 2nd story bay window on north side
- Install window on east side first floor, just to the north of east side dormer, below 2nd story bedroom window
- Un-enclose original porch around east side dormer, exposing original spindles
- Install small spindles to 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
- Remove enclosed porches on west side of house

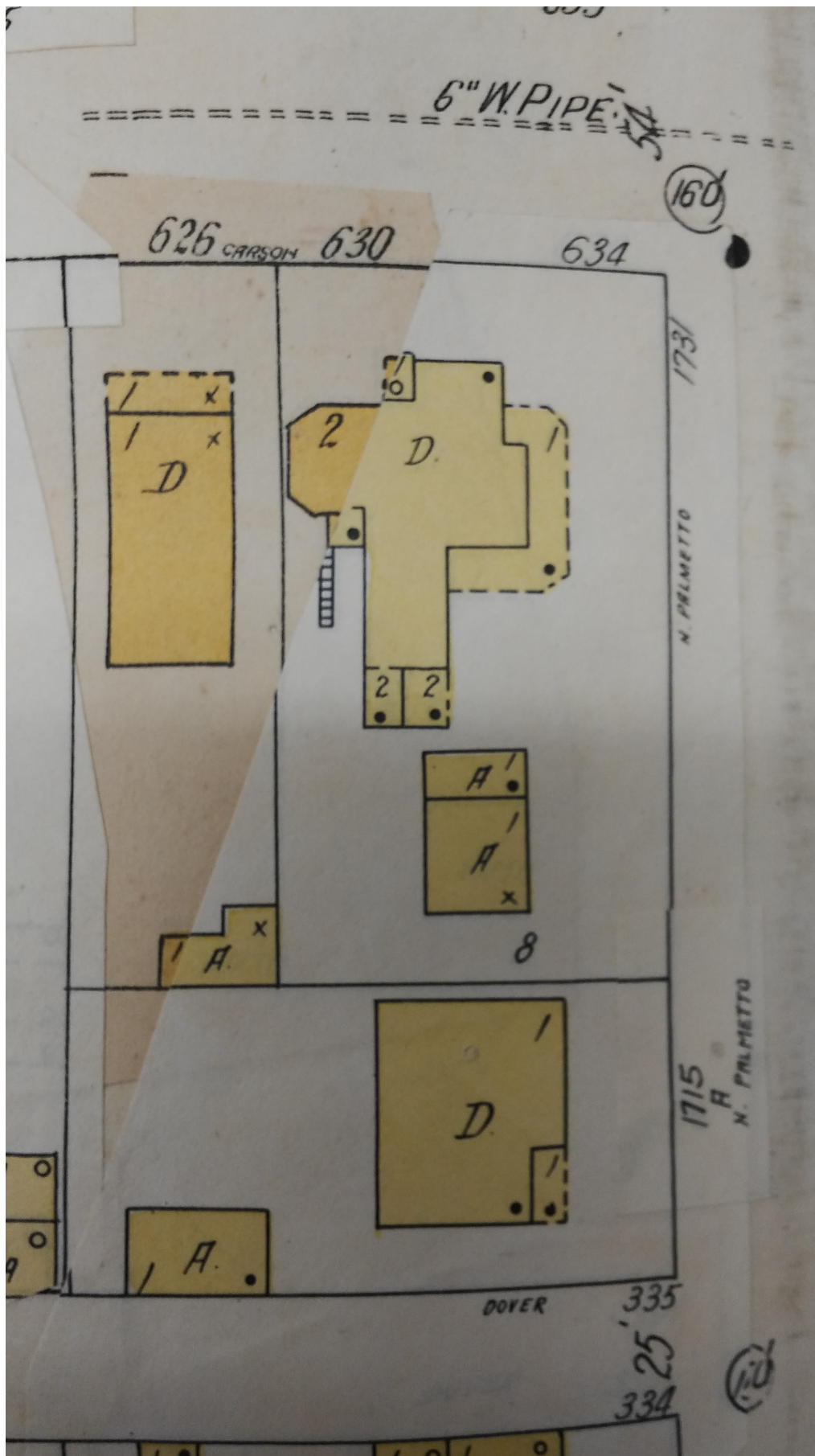
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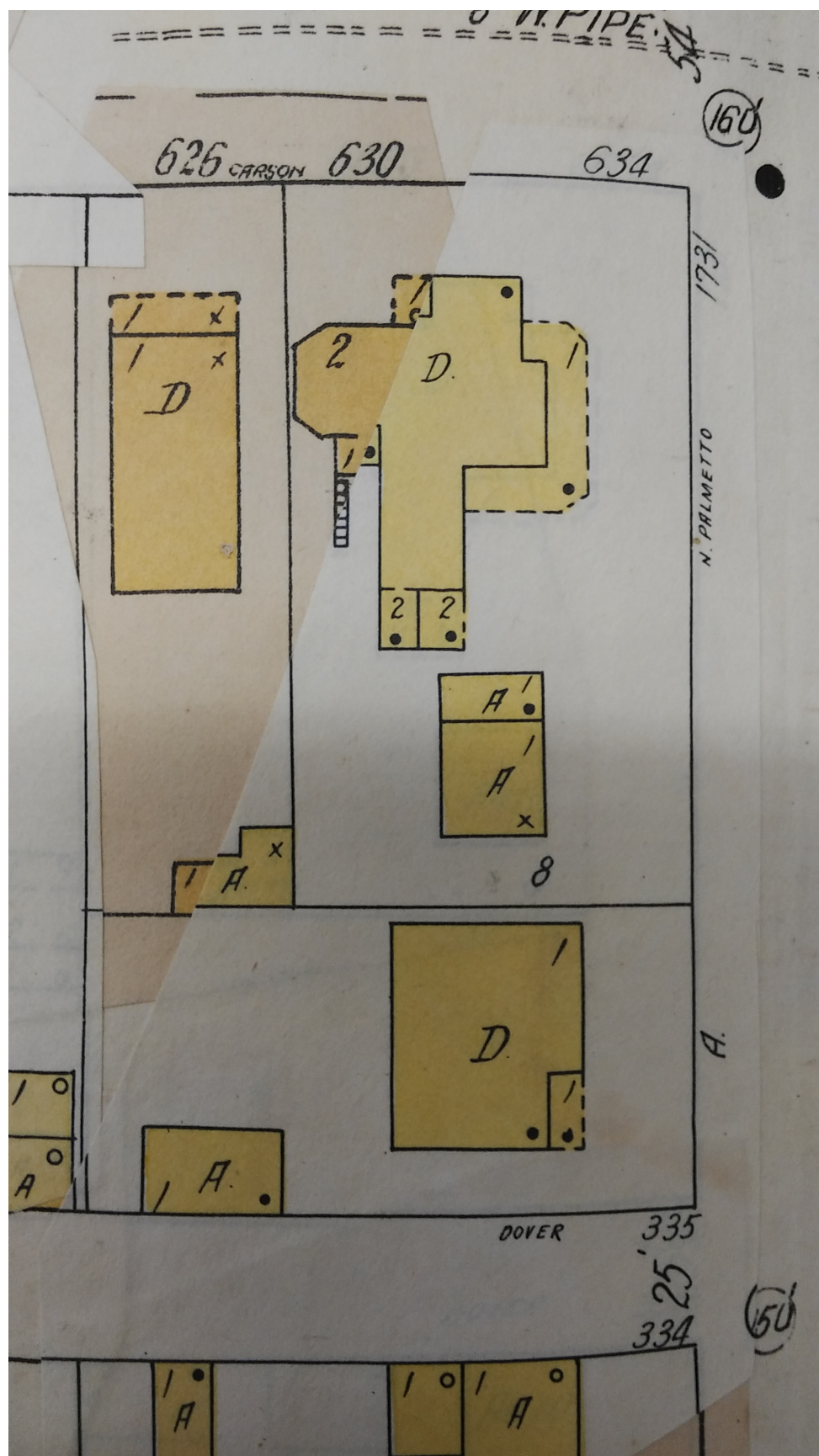
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F O R T S A M H O U S T O N





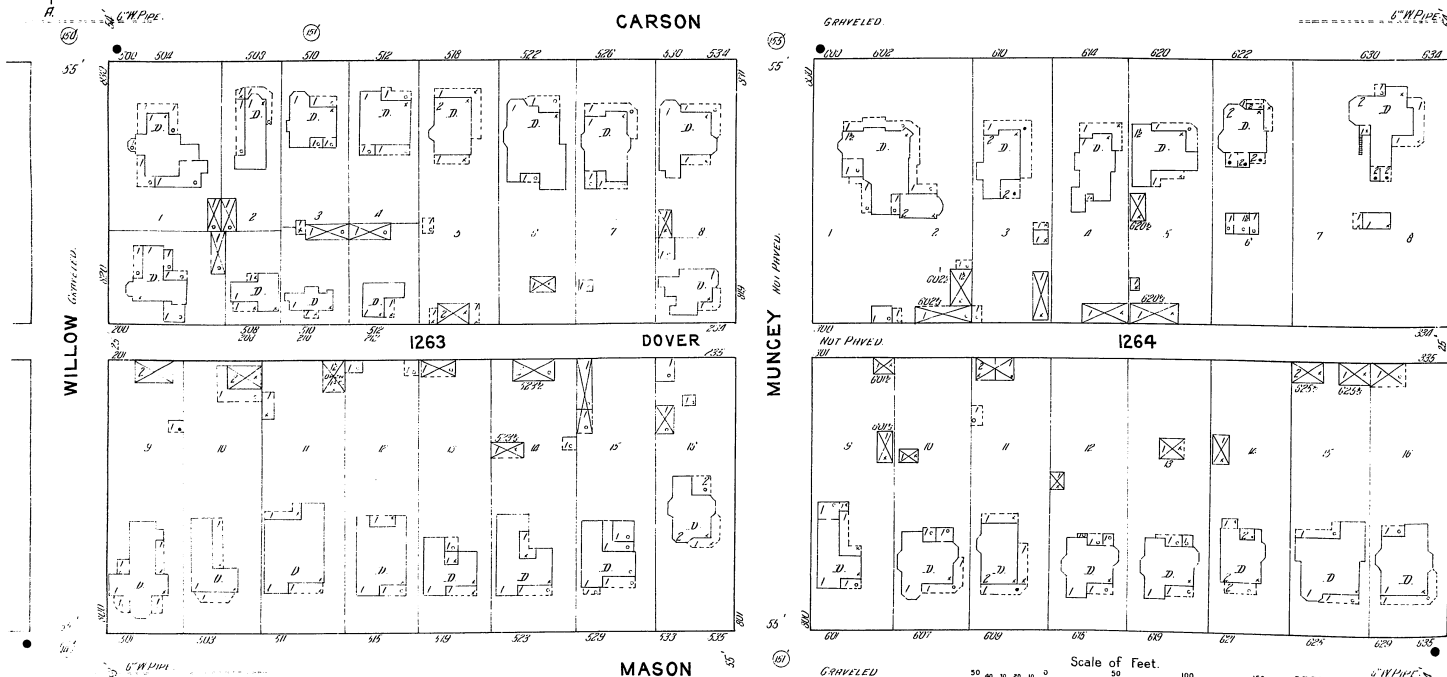
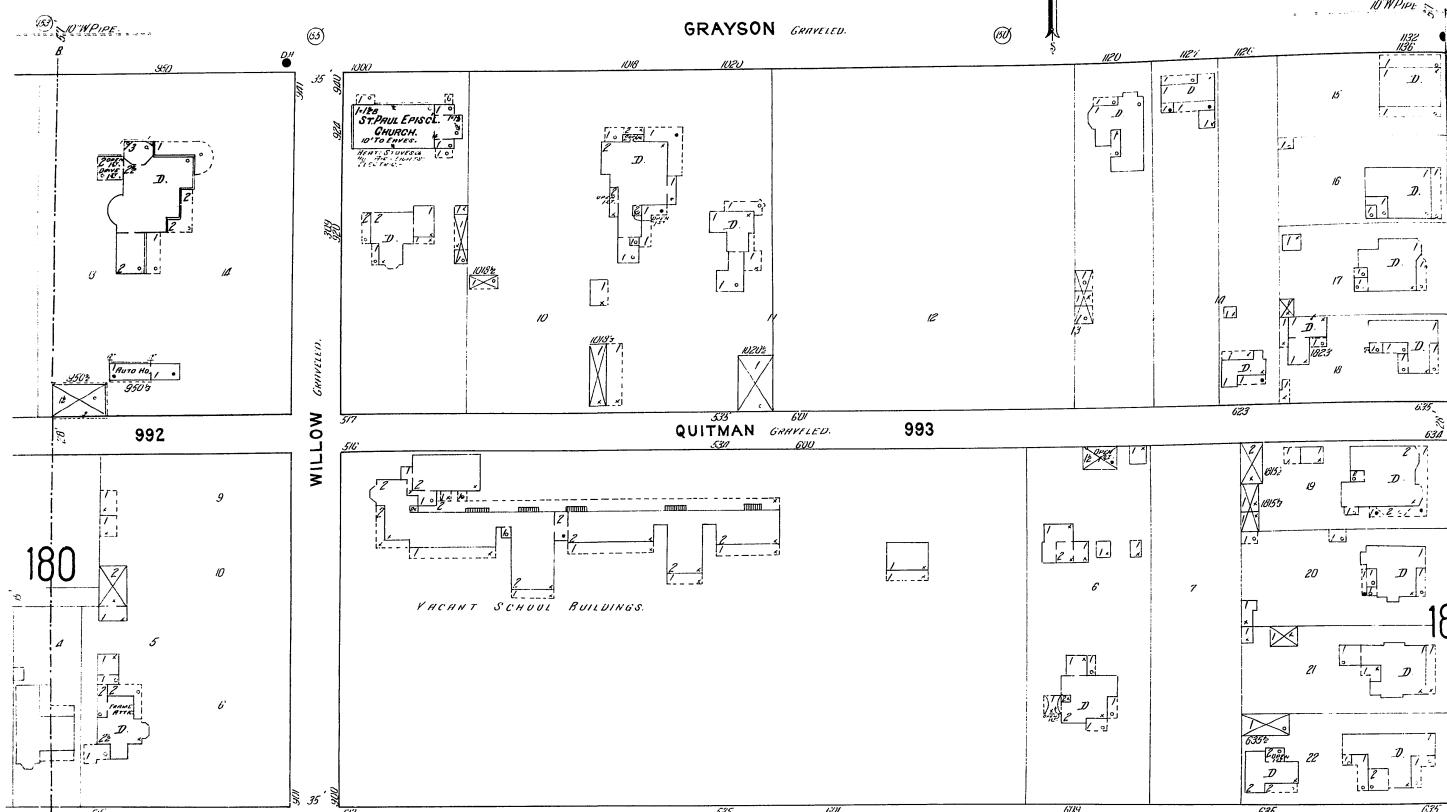




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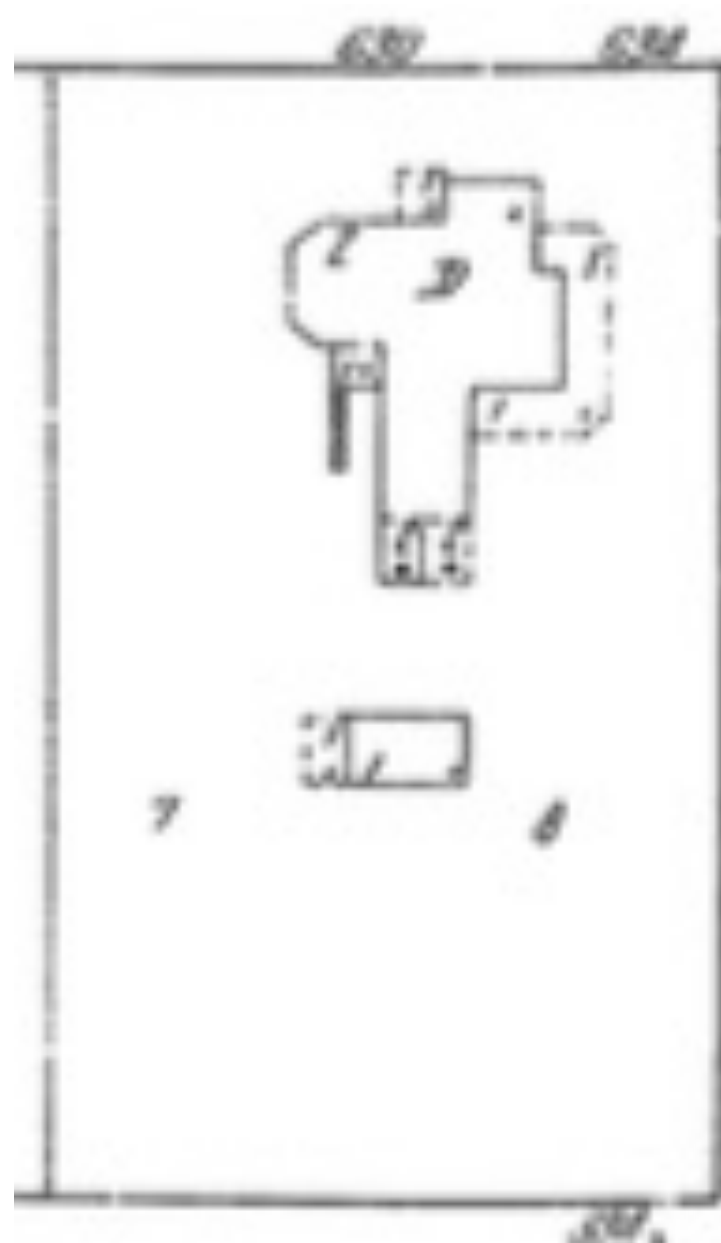
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Scale of Feet.

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N. WILLOW



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

MACROIMIZED

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N. PALMETTO

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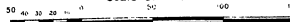
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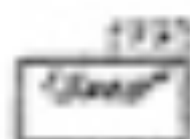
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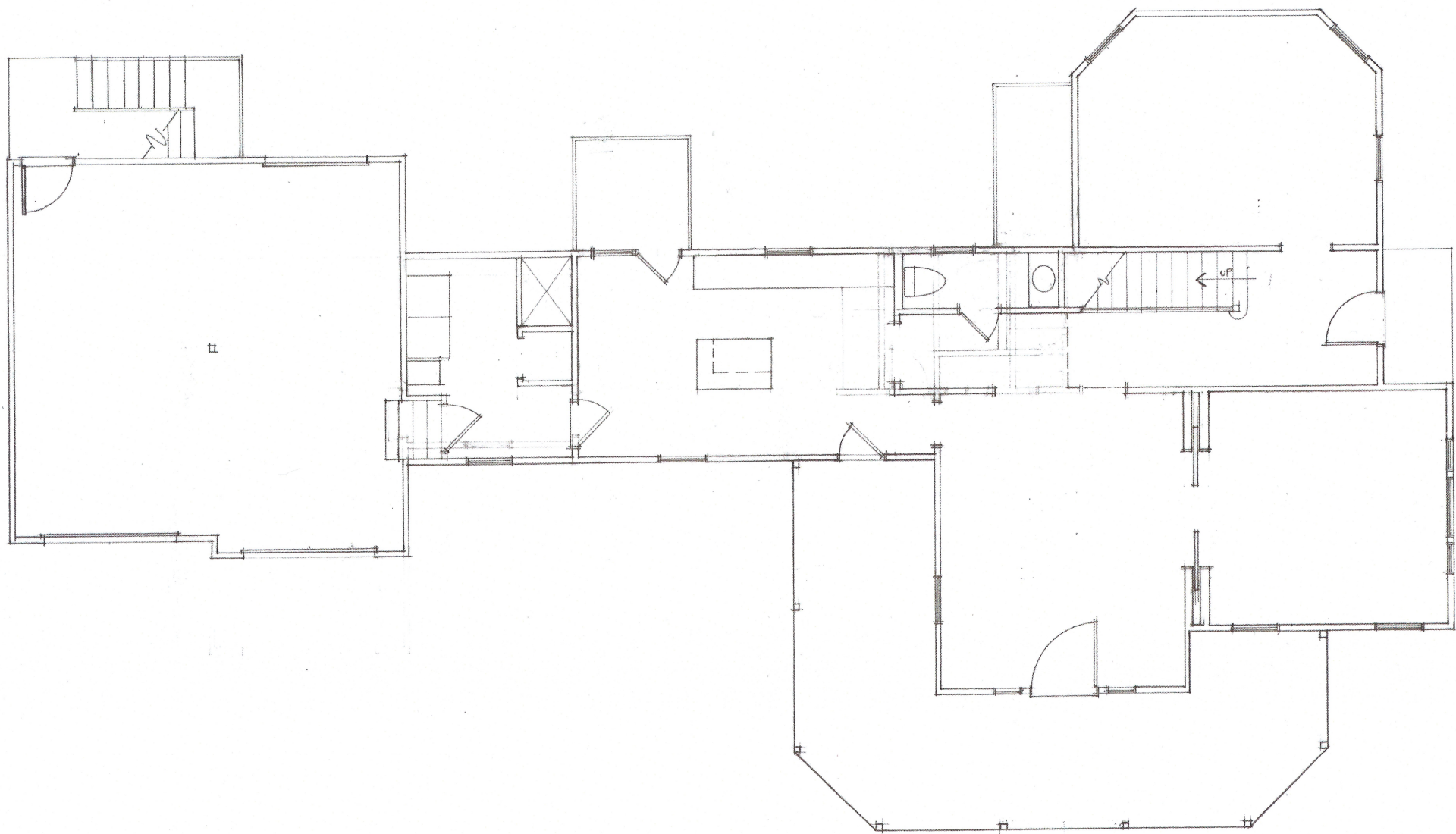
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FIRST FLOOR PLAN

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

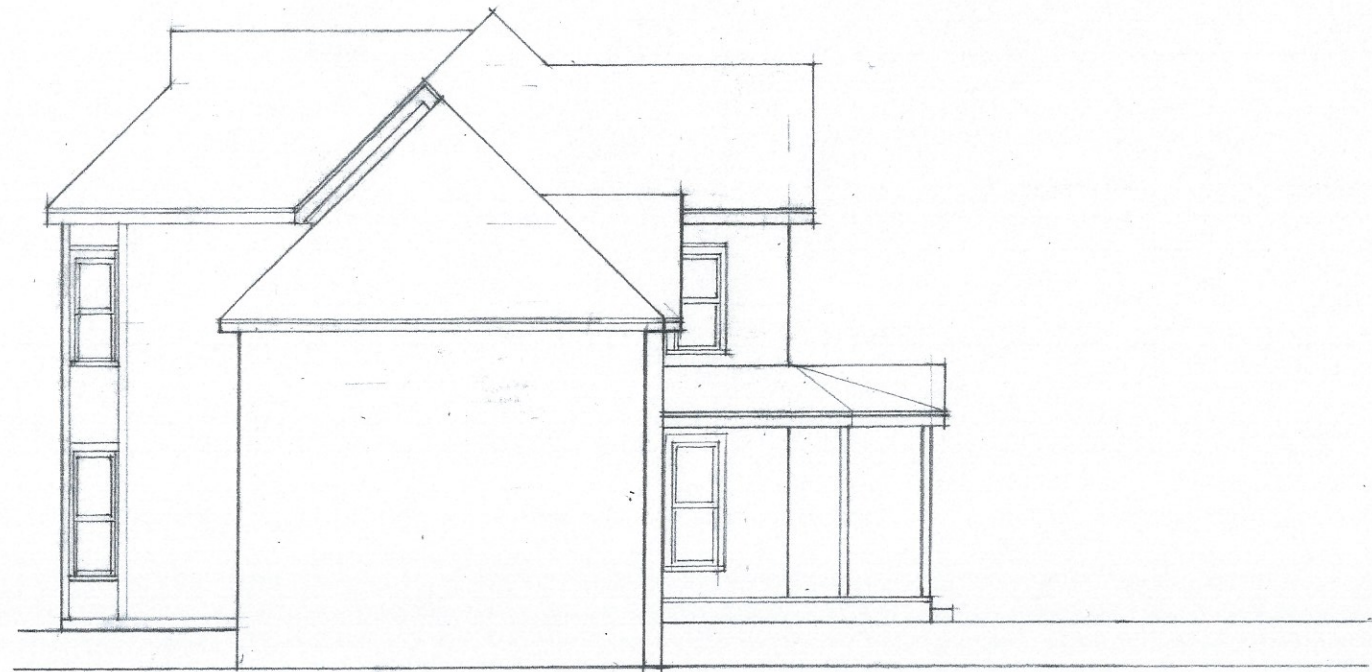


FRONT ELEVATION (NORTH) SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION (EAST)

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



REAR ELEVATION (SOUTH)

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



RIGHT SIDE ELEVATION (WEST)

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



LEFT SIDE ELEVATION

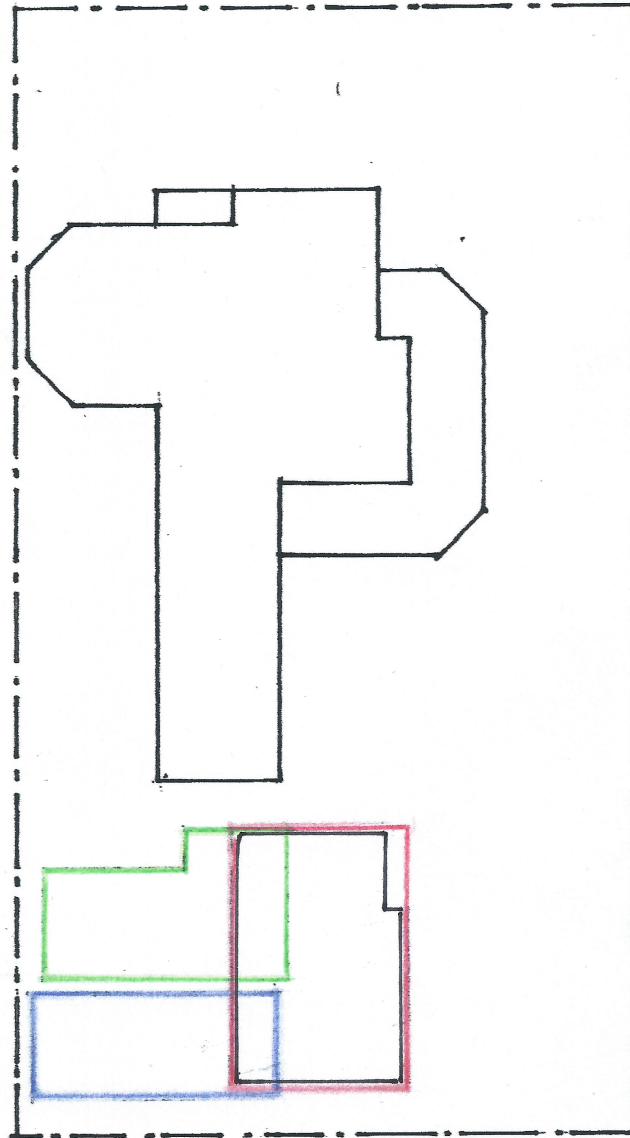
SCALE: 1/8" = 1'-0"

E. CARSON

N. PALMETTO

OUTBUILDING
LOCATIONS

- 1904
- 1912
- 1932
- PRESENT



SITE PLAN

SCALE 1:20



630 E. Carson

Specification and Example of Materials – 630 E Carson

-Shingles

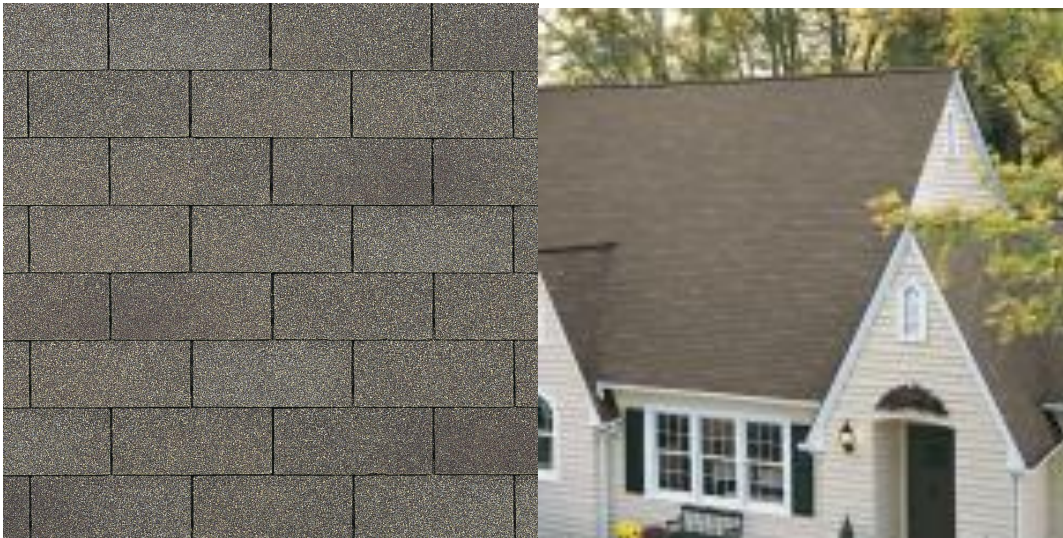
Owens Corning Supreme AR Driftwood 3-Tab Shingles

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



-Hardie Board

HardieSoffit HZ10 1/4 in. x 48 in. x 96 in. Fiber Cement Non-Vented Cedarmill Soffit Panel

Model # 217504

Internet #100020928

Store SKU #553824

Home Depot



-Spindles

Design/Wood : 1-3/8" x 11-3/4" Accent - REDWOOD (PS112j300)

www.vintagewoodworks.com



Existing 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:

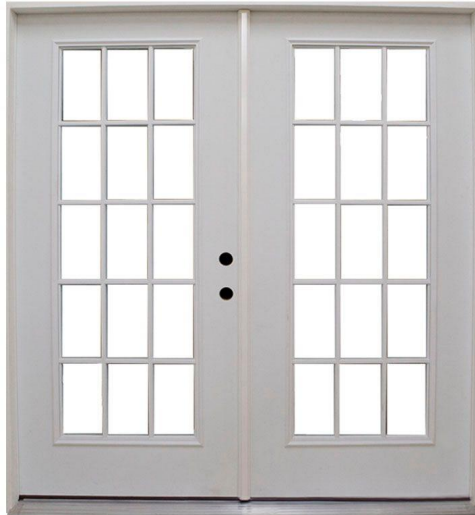
Steves & Sons

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

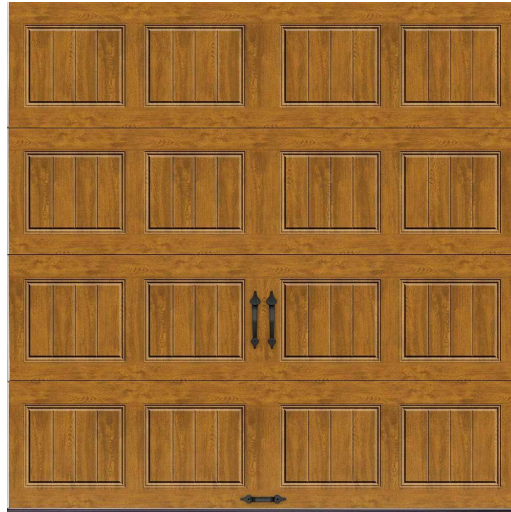
Garage doors east:

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

