

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-089
ADDRESS: 125 E CAROLINA ST
LEGAL DESCRIPTION: NCB 3009 BLK 7 LOT W 48 FT OF 16
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Eleanor Cordova
OWNER: Eleanor Cordova
TYPE OF WORK: Front porch modifications
APPLICATION RECEIVED: February 20, 2019
60-DAY REVIEW: April 21, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing front porch by:

1. Adding wood over the concrete slab.
2. Installing a wood railing.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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

A. MAINTENANCE (PRESERVATION)

- 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.
- 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.
- 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)

- 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.
- 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.
- 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.
- 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.
- 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 primary structure located at 125 E. Carolina is a 1-story single-family structure constructed circa 1904 in the Folk Victorian style. The home features an asymmetrical façade composition, hipped and gabled roof, and

inset front porch covered by a shed roof. The home is contributing to the Lavaca Historic District.

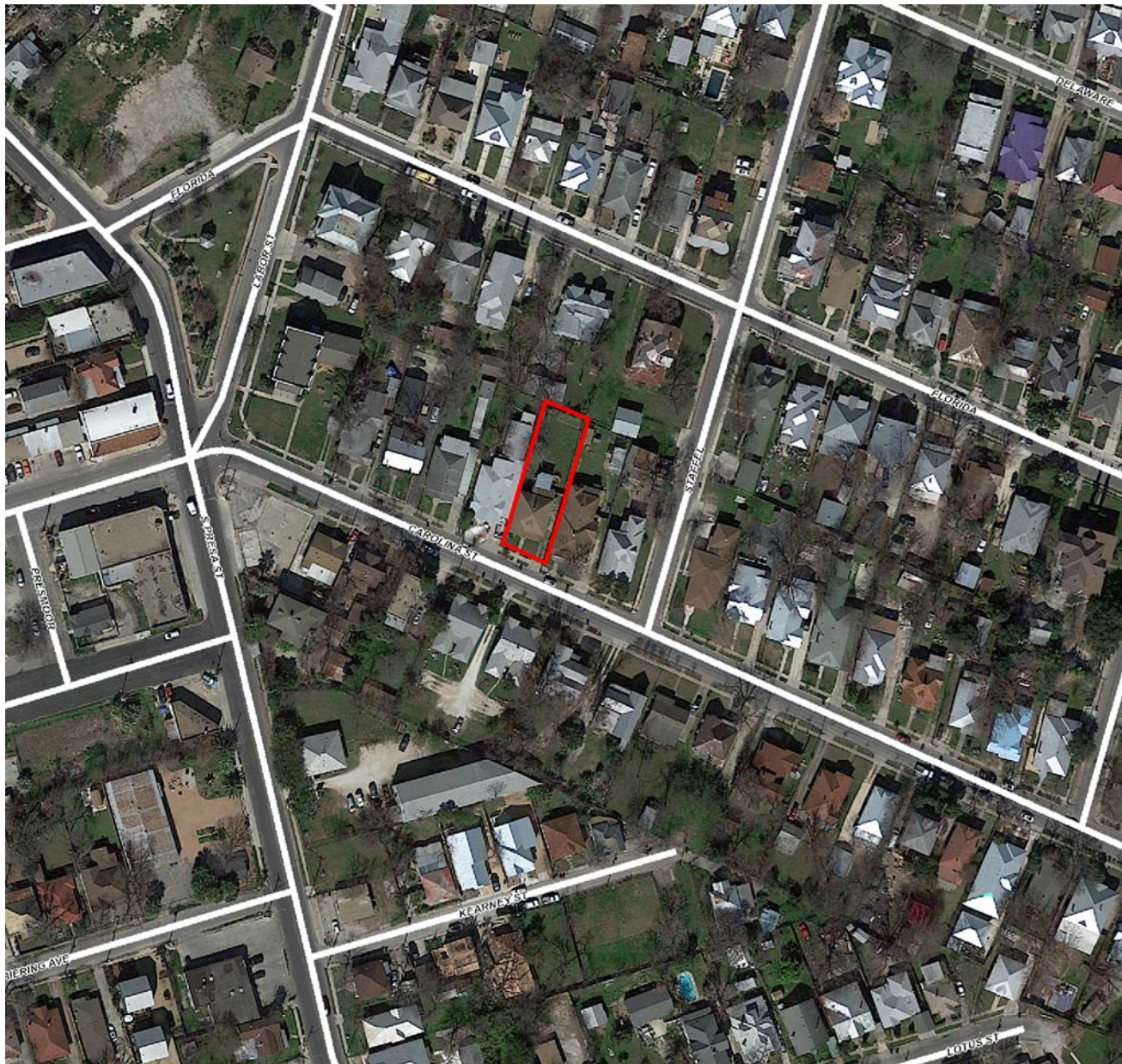
- b. **FRONT PORCH SLAB MODIFICATION** – The applicant has proposed to modify the existing concrete front porch slab by installing a new wooden deck on top of it. According to the Historic Design Guidelines, original concrete porch floors should be preserved. The existing concrete front porch slab will remain intact, and the proposed modification to it is reversible. Therefore, staff finds the installation of the wood decking acceptable.
- c. **INSTALLATION OF HANDRAIL** – The applicant has proposed to enclose the front porch, for safety reasons, with a new wood handrail. No modifications will be made to the front façade as part of this work. Staff finds that the proposed handrail will not detract from the significance of the structure.

RECOMMENDATION:

Staff recommends approval of the porch modifications based on finding a through c.

CASE MANAGER:

Adam Rajper



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 27, 2019

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Florida Park

Saint Anthony The Great
Orthodox Church-Oca

125 Carolina Street

Carolina St

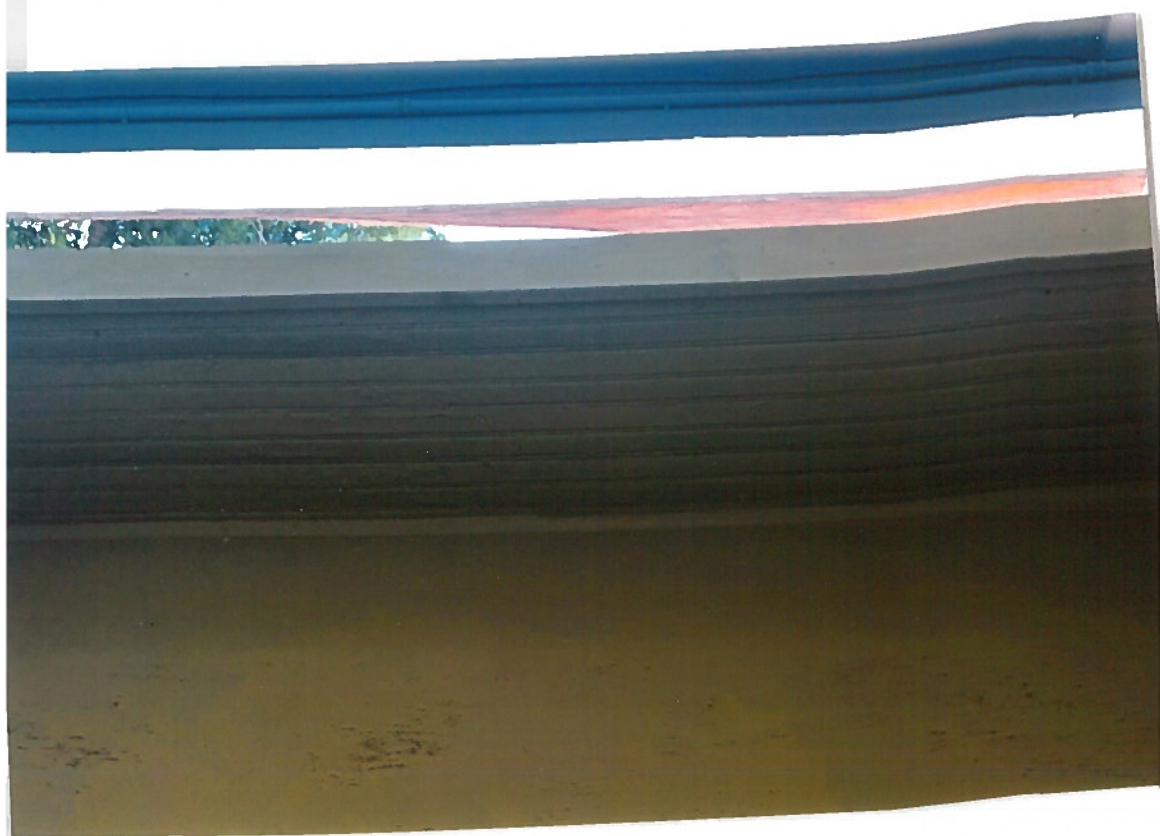
Carolina St

Carolina St

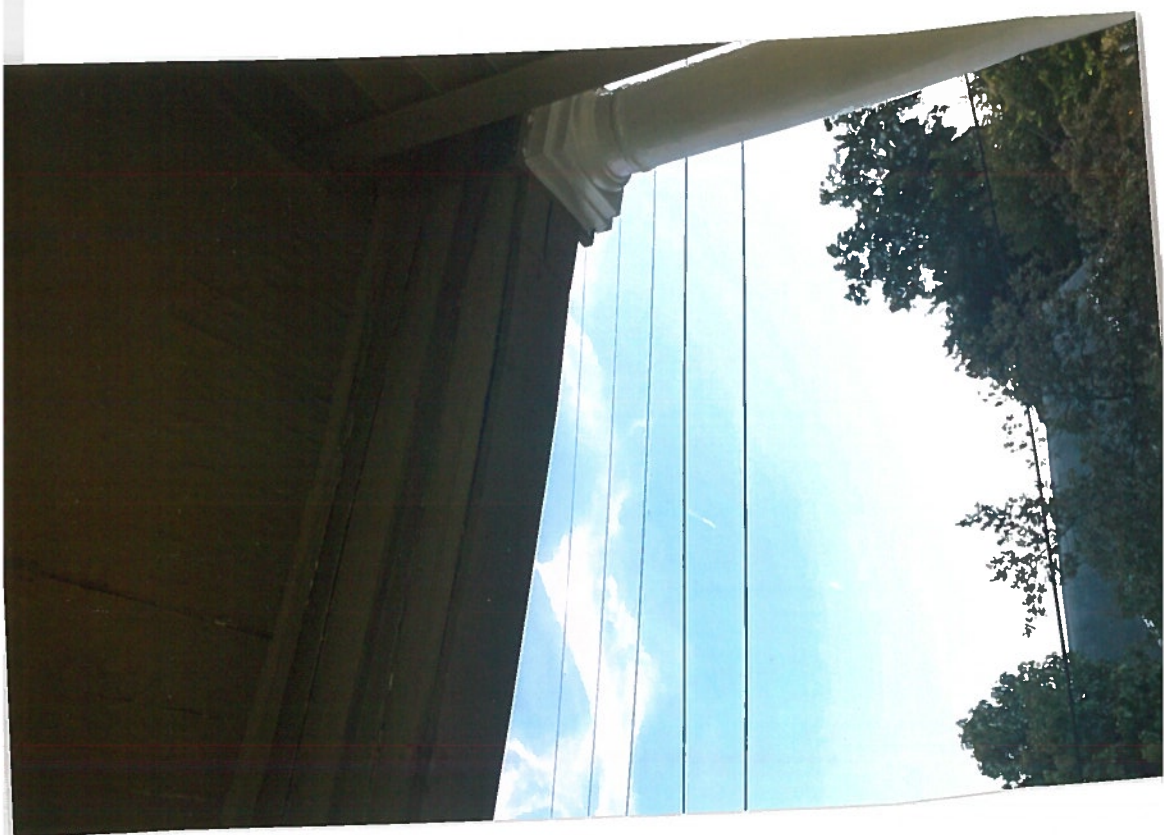
S Presa St

Staffe St





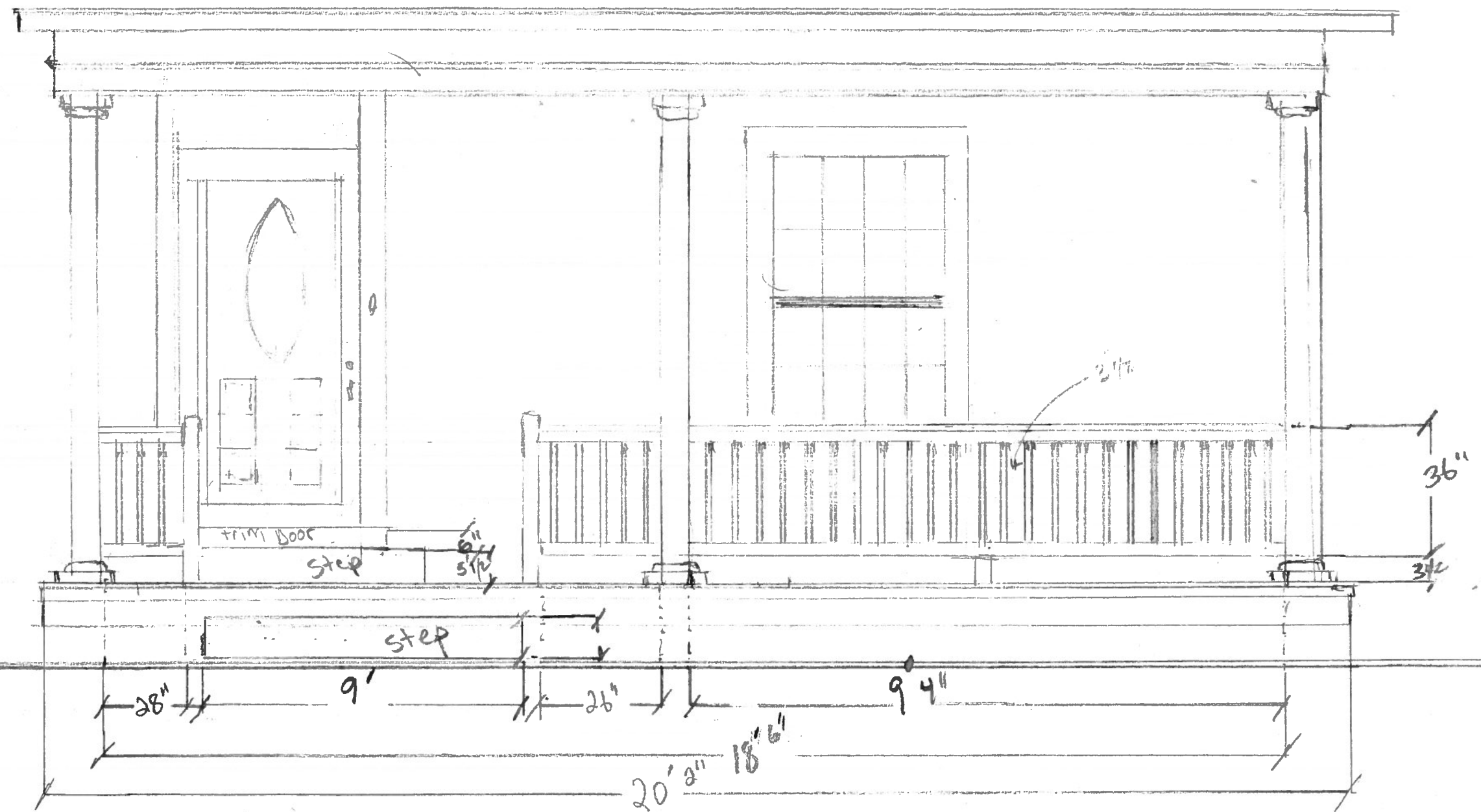


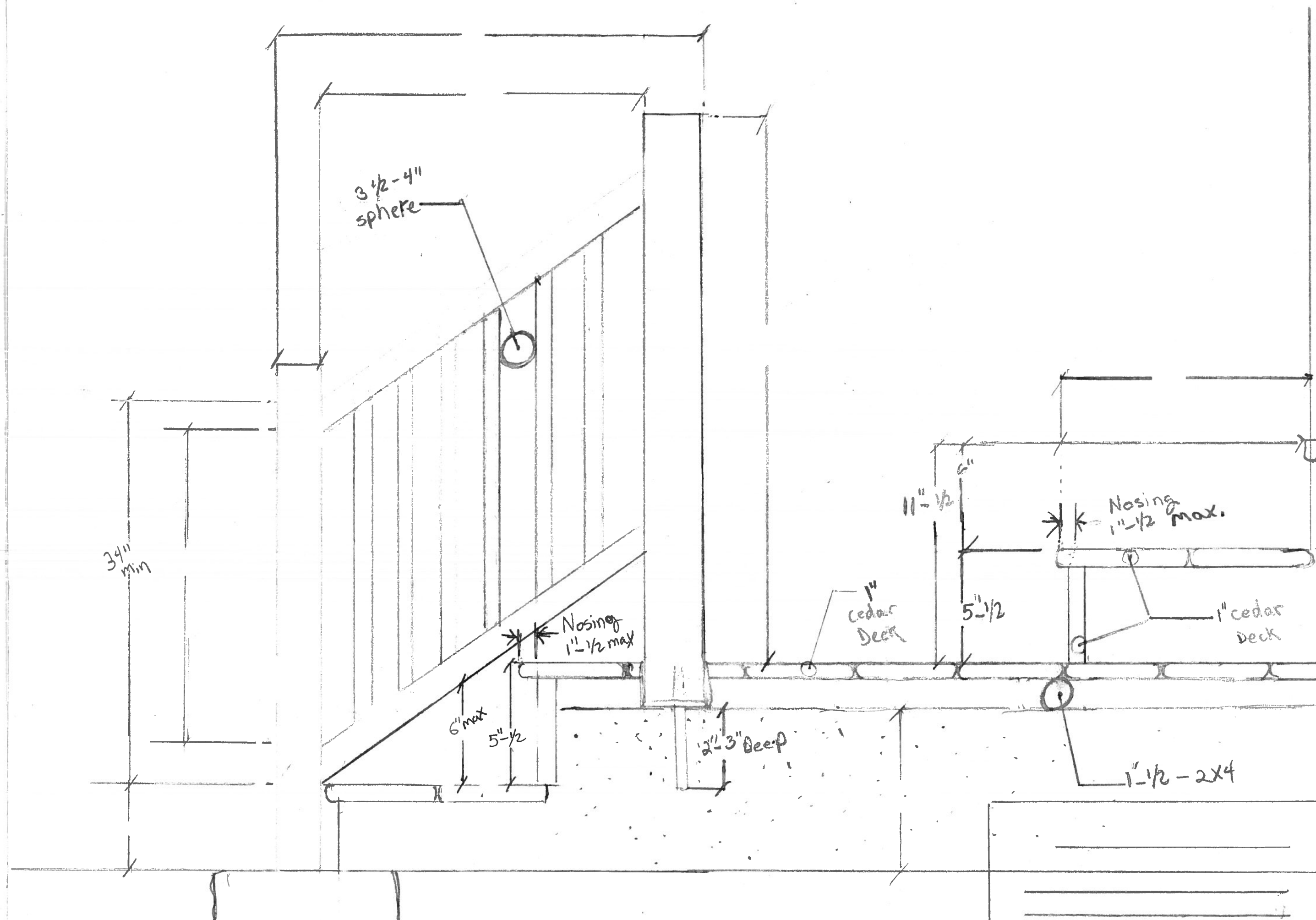












3 1/2-4"
sphere

34"
min

Nosing
1 1/2" max

6" max

5 1/2"

1"
cedar
Deck

2"-3" Deep

11 1/2"

5 1/2"

Nosing
1 1/2" max.

1" cedar
Deck

1 1/2-2x4