

HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2019

HDRC CASE NO: 2019-522
ADDRESS: 238 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT N 94 FT OF E
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Gloria Reyes
OWNER: Gloria Reyes
TYPE OF WORK: Construction of a rear addition
APPLICATION RECEIVED: August 28, 2019
60-DAY REVIEW: October 27, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant requests a Certificate of Appropriateness to build a rear addition measuring approximately 280 square feet and a rear deck measuring approximately 180 square feet. The addition will feature teardrop siding and wood windows to match existing structure.

APPLICABLE CITATIONS:

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. *Rooftop 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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact

on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

FINDINGS:

- a. The primary structure located at 238 E Carolina is a 1-story single family structure constructed circa 1925 in the Craftsman style. The home features woodlap siding, a front gable configuration with deep overhanging eaves and exposed rafter tails, and an asymmetrical front porch with prominent front gable. The structure is contributing to the Lavaca Historic District.
- b. EXISTING STRUCTURE – Per the applicant’s narrative and submission, no modifications to the primary structure are included as part of this request aside from the removal of a portion of the rear façade to accommodate the proposed rear addition and deck. Existing architectural details, windows, window screens, siding, roofing, and other elements will be retained. The submitted elevations are simplified in nature.
- c. REAR ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a rear addition to the primary structure to measure approximately 280 square feet. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. Staff finds the proposal consistent with the Guidelines.
- d. REAR ADDITION: ROOF – The proposed addition is 1-story in height and matches the existing roofline of the primary structure. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. Staff finds the proposed roof form consistent with the Guidelines.
- e. REAR ADDITION: ROOF MATERIAL – The existing roofing material on the primary structure is composition

shingle. The applicant has proposed to install composition shingle on the addition to match. Staff finds the proposal consistent with the Guidelines.

- f. REAR ADDITION: NEW WINDOWS AND DOORS – Guideline 7.A.ii stipulates that architectural details should be simple in design and compliment the character of the original structure. The Guidelines also state that similar window and door proportions, sizes, and configurations should be used on additions. Staff finds the proposal generally consistent with these Guidelines, but finds that all vertical window should feature a one over one configuration and that all windows should be fully wood.
- g. REAR ADDITION: FAÇADE MATERIALS – The applicant has proposed to woodlap siding on the addition that matches the existing siding on the historic structure as closely as possible. According to Guideline 2.A.v for additions, rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. Staff finds the proposed use of woodlap siding to be appropriate for the structure, but does not find the proposal as submitted consistent with the Guidelines due to a lack of differentiation of a material delineation between the existing and new structures. Staff finds that a vertical trim piece should be installed at the intersection of the original structure and the rear addition.
- h. REAR ADDITION: ARCHITECTURAL DETAILS – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the Craftsman style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.
- i. REAR DECK – The applicant has proposed to construct a rear deck totaling approximately 180 square feet. The deck will feature simple square columns. Staff finds the request eligible for administrative approval.

RECOMMENDATION:

Staff recommends approval of the rear addition based on findings a through h with the following stipulations:

- i. That the applicant submits accurate dimensioned elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The existing wood shake siding must be retained.
- ii. That the applicant installs fully wood windows on the addition with a one over one configuration. A product specification must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iii. That the applicant installs a vertical trim piece at the intersection of the original structure and the addition as noted in finding g.
- iv. That the applicant submits final product specifications to staff for the roof, siding, skirting, and deck rail prior to the issuance of a Certificate of Appropriateness.

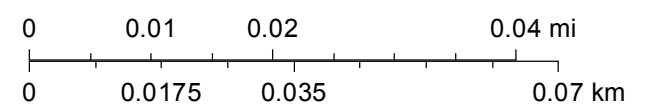
City of San Antonio One Stop



September 12, 2019

— User drawn lines

1:1,000



CoSA











SCALE: 1"=20'

PROPERTY
CORNER BEARS
N 00°03'25" E 1.30'
FROM CENTER OF
FENCE POST

PROPERTY
CORNER BEARS
S 44°48'10" W 1.66'
FROM CENTER OF
FENCE POST

CAROLINA STREET
(50' R.O.W.)
S 60°00'00" E 48.00'

S 60°00'00" E
60.00' (60.06')
(ASSUMED BEARING)

CASA VERDE REAL ESTATE LLC

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS
ACKNOWLEDGED AND
ACCEPTED

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415 G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address:
238 CAROLINA STREET

Property Description:
THE NORTH 94 FEET OF LOT E, NEW CITY BLOCK 2956,
BERTHA STAFFEL'S ADDITION TO THE CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 105, PAGE 359, OF THE
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
GLORIA A. REYES AND LUIS E. AYALA

FIRM REGISTRATION NO.
10111700

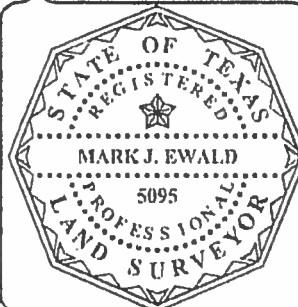
Westar
Alamo

LAND SURVEYORS, L.L.C.
P.O. BOX 1845 BOERNE, TEXAS 78008
PHONE (210) 372-8500 FAX (210) 372-8888

LEGEND

- △ = CALCULATED POINT
- = FND 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = POWER POLE
- E- = OVERHEAD ELECTRIC
- = WOOD FENCE
- ⊙ = WATER METER
- ⊕ = WIRE FENCE
- ⊗ = FIRE HYDRANT
- ⊗ = "X" ON CONCRETE

DRAWN BY: JW

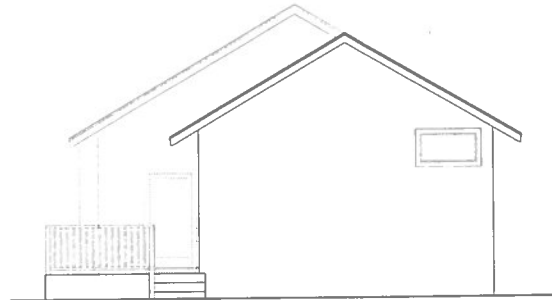


I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 1902392-TP JOB NO. 92062 TITLE COMPANY: MY TITLE COMPANY DATE: 08-16-19



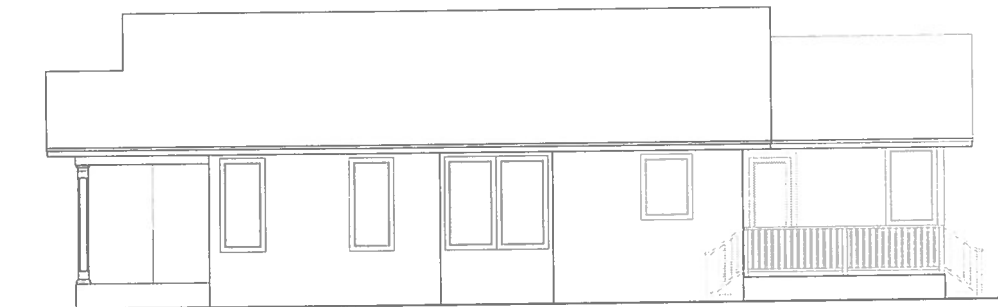
REAR ELEVATION

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



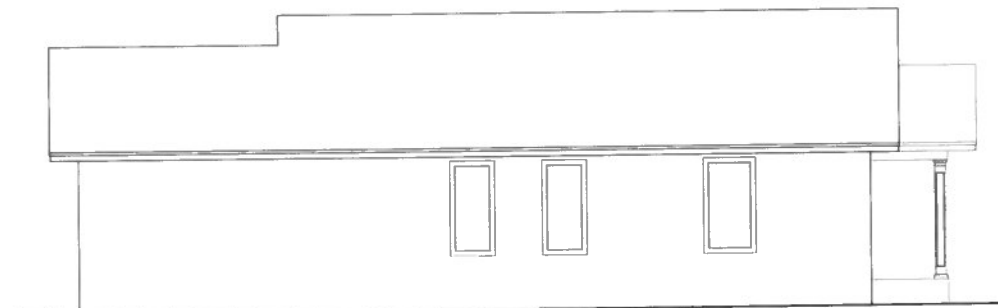
FRONT ELEVATION

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



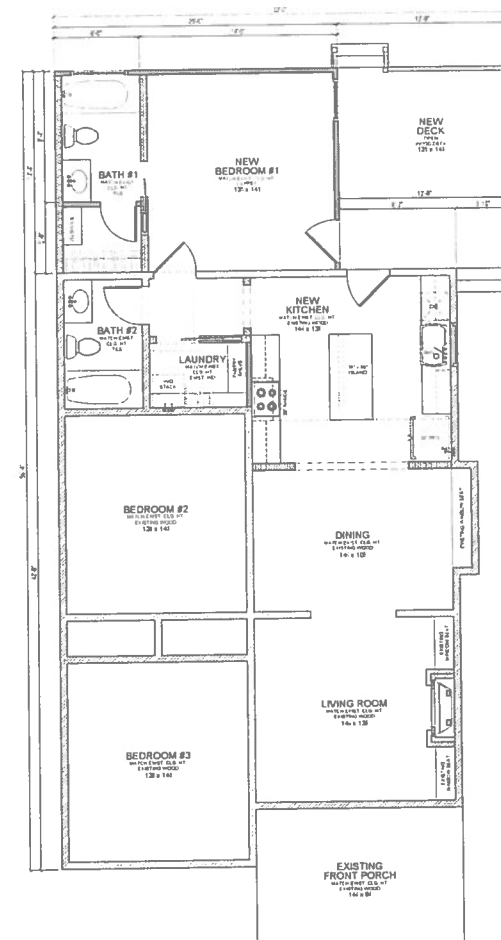
RIGHT ELEVATION

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



LEFT ELEVATION

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



FLOOR PLAN

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

LEGEND	
	GAS OUTLET
	ELECTRIC OUTLET
	2 x 4 WALL
	2 x 6 WALL
	EXISTING WALL

238 CAROLINA
SAY ANTONIO, TX 78144
REAR UNIT

CHAMBER

7 - 14 - 2012

SHEET 101

SHEET 102