

HISTORIC AND DESIGN REVIEW COMMISSION

May 19, 2021

HDRC CASE NO: 2021-170
ADDRESS: 210 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK 0 LOT 9 & E 4X78FT OF 8
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Frances Romero/La Patrona Remodeling & Construction
OWNER: Ran Cheng/VARGAS IRMA C
TYPE OF WORK: Demolition of the rear accessory structure and new construction of a 1-story rear accessory structure, exterior modifications
APPLICATION RECEIVED: April 14, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

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

1. Demolish the rear accessory structure.
2. Construct a new 1-story rear accessory structure.
3. Replace wrought iron columns with wood columns.
4. Install a gravel parking pad in the front yard.
5. Install a gravel driveway along the west property line.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-614. - Demolition.

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided is subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is subsection (c) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be

persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e., the current economic climate). When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and

design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(c) Loss of Significance.

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.

v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade 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

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

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)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

A. MAINTENANCE (PRESERVATION)

- i. *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.
- ii. *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.
- iii. *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)

- i. *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.

- ii. *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.
- iii. *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.
- iv. *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.
- v. *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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

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.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.

- DEPTH: There should be a minimum of 2” 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.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located 210 E Carolina is a 1- and 2-story single-family structure constructed in the Craftsman style circa 1925. The property first appears on the 1931 Sanborn Map and later on the 1951 Sanborn Map as a 1-story structure with a metal roof. The structure features a cross gable metal roof, vinyl cladding over wood siding, a deep-set asymmetrical front porch with wrought iron supports, and one-over-one windows. The property is contributing to the Lavaca Historic District.
- b. DEMOLITION OF REAR ACCESSORY STRUCTURE – The applicant is requesting approval for the demolition of the rear accessory structure only. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- c. CONTRIBUTING STATUS – The rear accessory structure is a 1-story structure constructed in approximately the same period as the primary structure. The structure appears on the 1931 Sanborn Map in the approximate location, footprint, and configuration. The rear accessory structure features a side gable metal roof, exposed rafter tails, wood frame construction and wood cladding, 2 garage bay openings, 1 rear pedestrian door opening, and 1 rear window opening. While most of the original materials exist and the original footprint is intact, the structure shows signs of severe deterioration. The structure has sunken into the soil due to the lack of foundation and currently sits at an angle with approximately only half of the structure currently above grade. The cladding elements have experienced significant deterioration, the roof is severely rusted, and the structure does not currently feature any windows, pedestrian doors, or garage doors in the openings. While staff finds that the structure has significantly deteriorated, the structure is contributing to the district.
- d. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-616, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the Historic and Design Review Commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. In the submitted application, the applicant has indicated that the structure no longer serves a purpose and poses a safety and health hazard due to compromised structural integrity. The applicant has provided cost estimates for repair and rehabilitation and for demolition. The submitted cost estimates show that the cost for rehabilitation is more than double that of the proposed demolition. Staff finds that evidence for UDC Section 35-614(b) has been met based on the documentation provided.
- e. LOSS OF SIGNIFICANCE – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff finds that a loss of significance may have occurred due to the substantial deterioration of original materials.
- f. REPLACEMENT PLANS – The applicant is requesting approval to construct a 1-story, 325-sqaure-foot replacement rear accessory structure at the same location as existing. While the existing rear accessory structure

is contributing to the district and is representative of historical development patterns within the historic district, due to the condition of the existing structure, staff finds the proposal appropriate.

- g. **NEW REAR ACCESSORY STRUCTURE: SETBACKS & ORIENTATION** – The applicant has proposed to construct a new 1-story rear accessory structure in the location of the existing rear accessory structure. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the structure on the lot to generally reflect that of the historic structure currently on the site. The applicant has not provided exact numbers in regard to setbacks and the proposed documentation is conceptual. Any final plans must represent accurate setback conditions and demonstrate compliance with the Unified Development Code prior to any request for a Certificate of Appropriateness.
- h. **NEW REAR ACCESSORY STRUCTURE: SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The existing historic structure is 1-story in height. The applicant has proposed a 1-story structure with a concrete pad. The overall configuration of the building in terms of its footprint, roof form, and architectural details is consistent with the development pattern of the district.
- i. **NEW REAR ACCESSORY STRUCTURE: FOOTPRINT** – The applicant has proposed a footprint of approximately 325 square feet. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The existing structure is approximately 314 square feet. The proposal is consistent with the historic development pattern of the district. Staff finds that the proposed footprint is appropriate for the property and the district.
- j. **NEW REAR ACCESSORY STRUCTURE: ROOF FORM** – The applicant has proposed a side gable roof form. The roof form on the existing rear accessory structure is side gable.
- k. **NEW REAR ACCESSORY STRUCTURE: WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The proposed window openings are similar to historic windows in terms of their proportion, configuration, or overall pattern on the building. The applicant has proposed to install divided lite French doors and a pair of ganged windows on the front façade of the rear accessory structure and two smaller windows on the east elevation. The applicant has not submitted plans for each elevation of the structure or material specifications for the proposed windows and doors at this time. Staff finds that the applicant should submit material specifications to staff for review and approval. Wood windows and doors would be most appropriate.
- l. **NEW REAR ACCESSORY STRUCTURE: MATERIALS** – The applicant has not submitted material specifications to staff as this time. The rendering appears to feature a standing seam metal roof and wood cladding. Staff finds that the applicant should submit final material specifications to staff for review and approval.
- m. **NEW REAR ACCESSORY STRUCTURE: ARCHITECTURAL DETAILS** – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The proposed architectural details are appropriate for the Lavaca Historic District.
- n. **PORCH COLUMN REPLACEMENT** – The applicant has proposed to replace the existing wrought iron porch supports with wood columns. Guideline 7.B.v for Exterior Maintenance and Alterations states that porches should be reconstructed based on accurate evidence of the original, such as photographs. If no evidence exists, the design should be based on the architectural style of the building and historic patterns. For example, the property at 209 E Carolina was constructed in a similar style to 210 E Carolina and features tapered wood porch columns on brick bases. Staff finds that while porch column replacement is appropriate, the applicant should explore porch column options that are in keeping with the Craftsman style of the structure.
- o. **PARKING PAD INSTALLATION** – The applicant has proposed to install a gravel parking pad in the front yard. The proposed site plan shows that the proposed gravel parking pad will extend from the west property line to the front walkway. Guideline 3.A.ii for Site Elements states that historic lawns should not be removed where they would be historically found. According to Guideline 7.A.ii for Site Elements, do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape. Staff finds the proposal inconsistent with the Guidelines.
- p. **DRIVEWAY INSTALLATION** – The applicant has proposed to install a gravel driveway along the west property line. The property currently features a broken driveway that may have originally featured a ribbon footprint. The applicant has not provided dimensions for the proposed driveway width. Guideline 5.B.i for Site Elements states that historic driveway configurations should be retained and repaired. 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 storm water infiltration. Staff finds that the applicant should install a gravel ribbon driveway no wider than 10 feet.

RECOMMENDATION:

Item 1, staff recommends approval of the demolition based on findings a through f with the following stipulation:

- i. That any salvageable materials from the historic rear accessory structure be salvaged and stored on site for use in future construction.

Item 2, staff recommends approval of the construction of a new 1-story rear accessory structure based on findings g through m with the following stipulations:

- i. That the applicant complies with all development and setback requirements as required by the Development Services Department and obtains a variance from the Board of Adjustment if applicable.
- ii. That the applicant installs fully wood windows and doors that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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 submits final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of the porch column replacement based on finding n with the following stipulation:

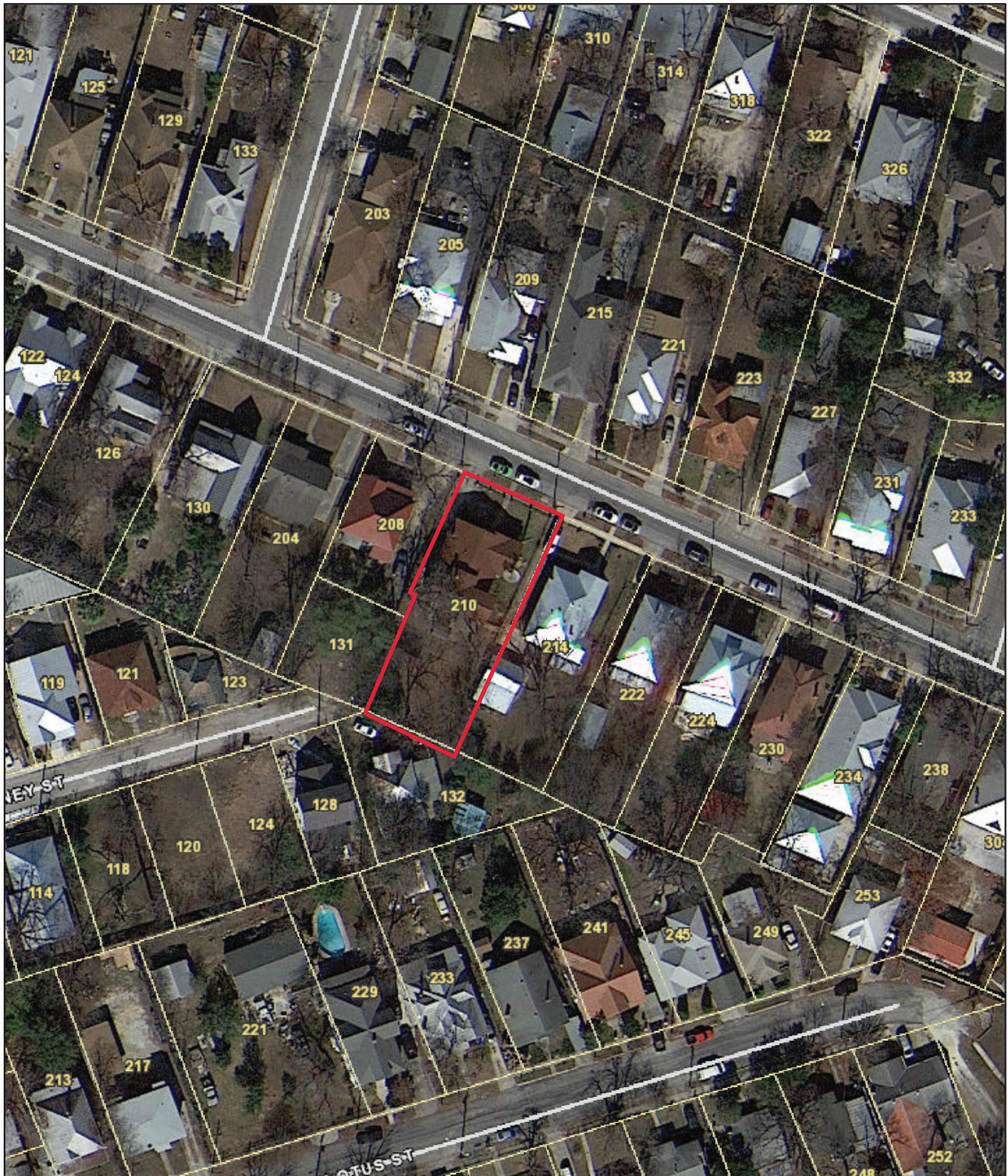
- i. That the applicant installs front porch columns that are in keeping with the architectural style of the structure. The applicant is required to submit updated porch column specifications to staff for review and approval.

Item 4, staff does not recommend approval of the gravel parking pad installation based on finding o.

Item 5, staff recommends installation of the gravel driveway based on finding p with the following stipulations:

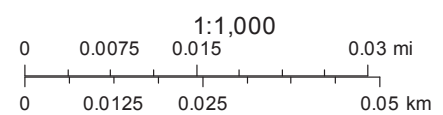
- i. That the applicant installs a gravel ribbon driveway no wider than 10 feet. The applicant is required to submit an updated site plan to staff for review and approval.
- ii. That the applicant submits material specifications for the gravel to staff for review and approval. The gravel should feature a natural color, shadow stone is not permitted.

City of San Antonio One Stop

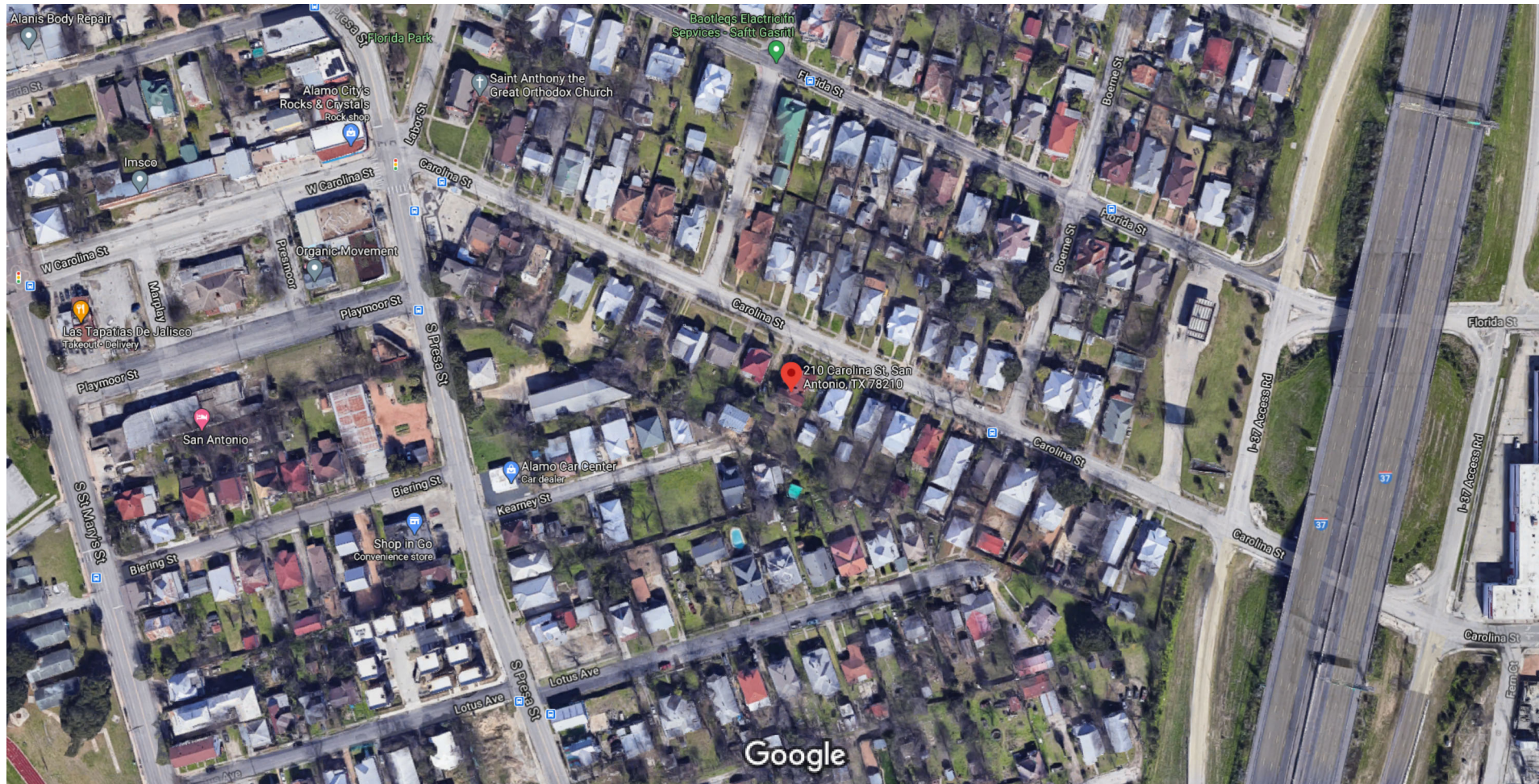


May 14, 2021

— User drawn lines

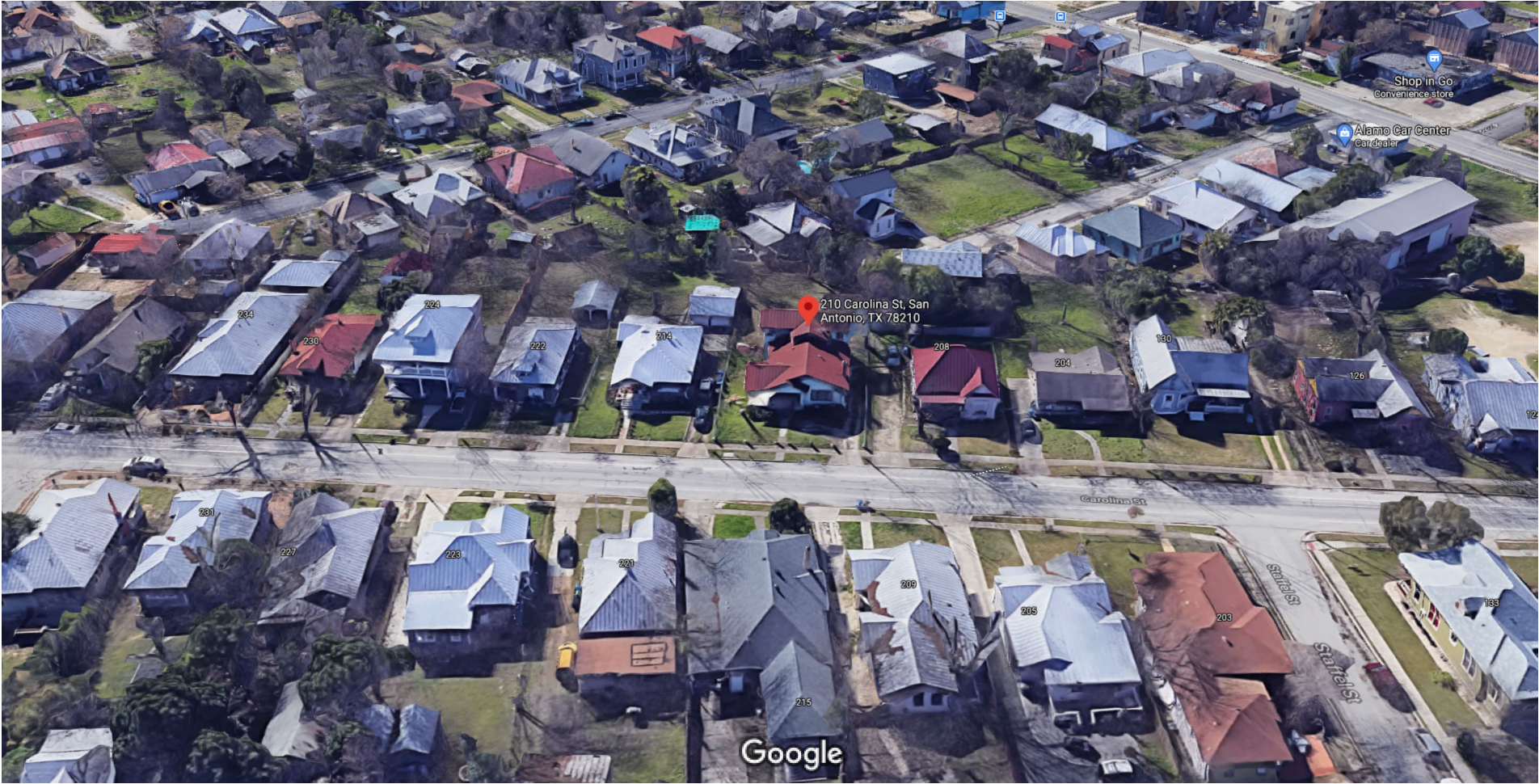


Google Maps 210 Carolina St



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 100 ft

Google Maps 210 Carolina St



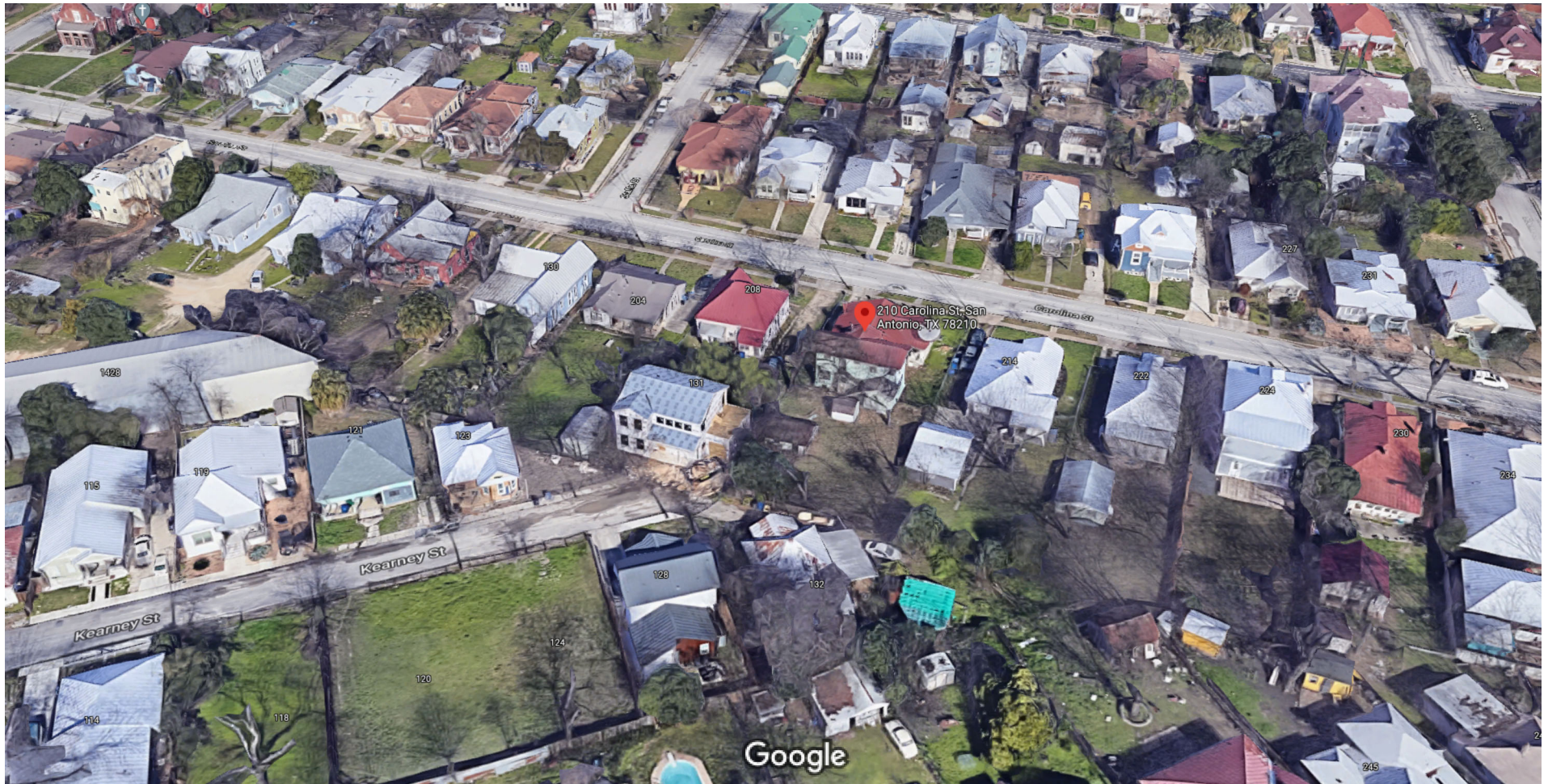
Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Google Maps 210 Carolina St



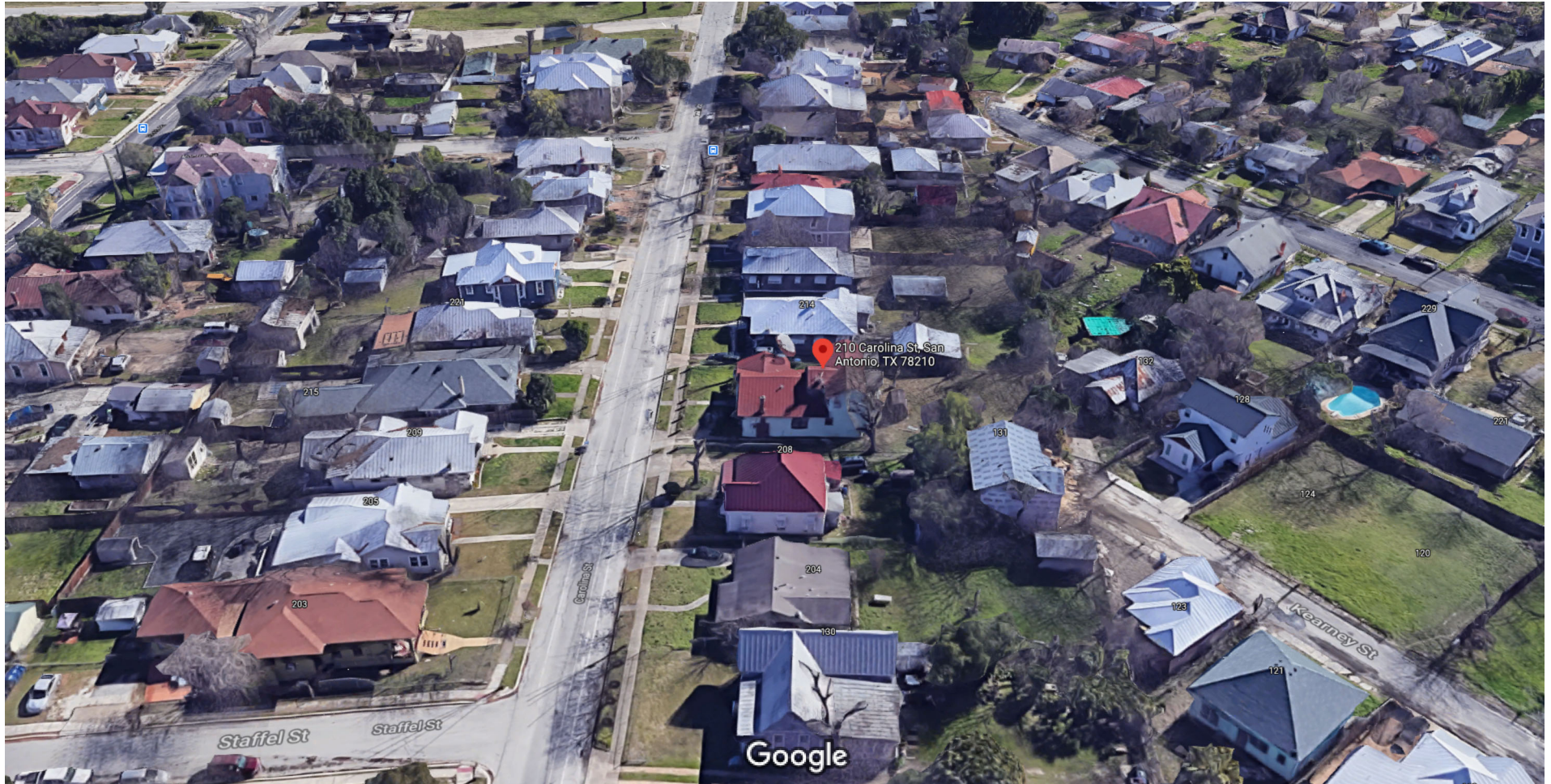
Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Google Maps 210 Carolina St



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 20 ft

Google Maps 210 Carolina St



Imagery ©2021 Google, Map data ©2021, Map data ©2021 20 ft



FLORIDA 258

259

257

256

LABOR

STAFFEL

BOERNE

CAROLINA

2956

990

3035

3035

3036 (3035)

327

BIERING AV.

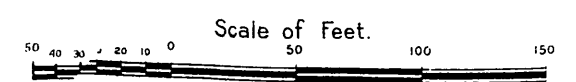
S. PRESA

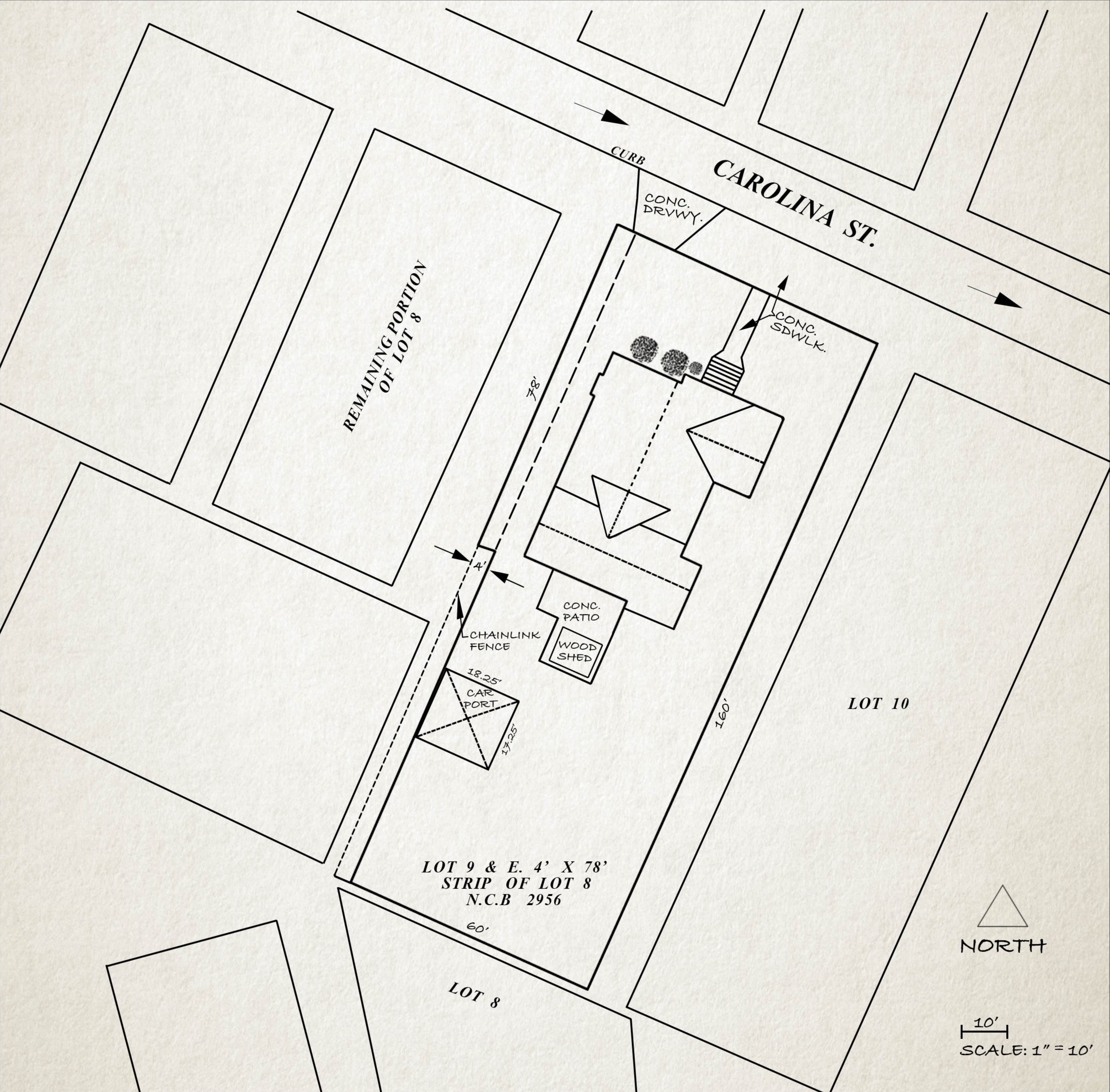
LOTUS AV.

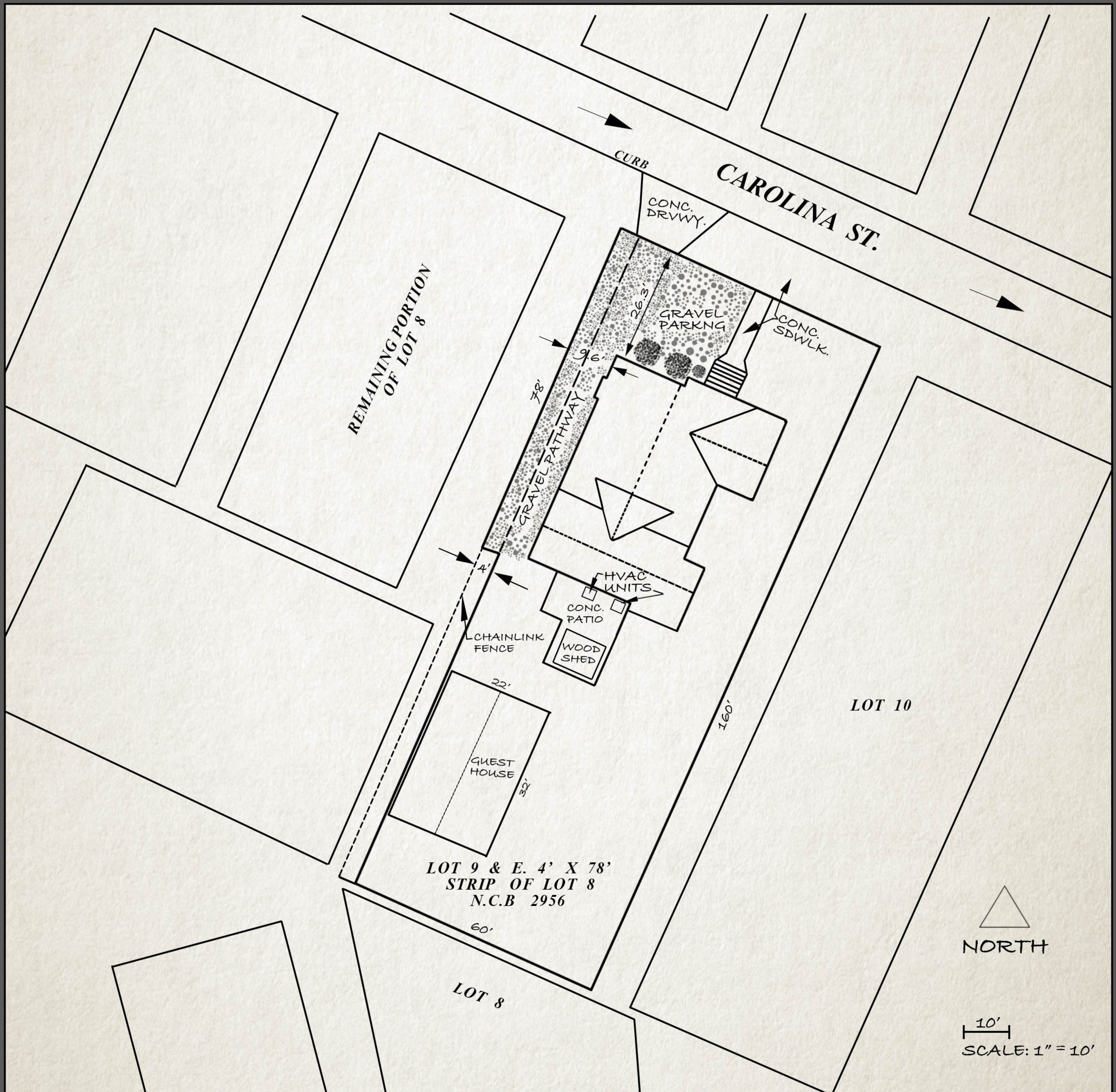
LOTUS

AV. (JOY)

NOT PAVED









Viewing Angle: South



Viewing Angle: NW

La Patrona Remodeling & Construction

210-400-8826

San Antonio, Texas
78250
United States



Description	Rate	Qty	Line Total
Labor Two contractors	\$200.00	2	\$400.00
Disposal Texas Disposal Systems - 6 cu. yards	\$240.00	3	\$720.00
Subtotal			1,120.00
Tax			0.00
Estimate Total (USD)			\$1,120.00

Prepared For
Kaitlin Cheng
210 Carolina St
San Antonio, Texas
78210
United States

Estimate Number
00000044

Estimate Date
2021-03-27

Notes

Strip siding and deconstruct into 1 cu. ft. sections

Tip structure to one side until failure.

Deconstruct metal roof with wood planks.

Deconstruct rafters and beam.

Time to complete: 1 day

Terms

This estimate is an approximation and is not guaranteed. The estimate is based on initial discussions with the client regarding project requirements. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost,

La Patrona Remodeling & Construction

210-400-8826

San Antonio, Texas
78250
United States



Description	Rate	Qty	Line Total
Labor Two contractors	\$200.00	2	\$400.00
Shoring posts Raise structure to 7' height	\$50.00	6	\$300.00
4"x6"x8' Posts Replace rotten posts with pressure treated 4x6	\$33.98	6	\$203.88
Post anchors Simpson Strong-Tie	\$16.96	6	\$101.76
8"x48" Concrete Form Sonotube form for post piers	\$10.30	3	\$30.90
Concrete Quickset	\$5.25	12	\$63.00
Lead encapsulation Per square foot	\$4.00	435	\$1,740.00
Subtotal			2,839.54
Tax			0.00
Estimate Total (USD)			\$2,839.54

Prepared For
Kaitlin Cheng
210 Carolina St
San Antonio, Texas
78210
United States

Estimate Number
00000045

Estimate Date
2021-03-27

Notes

Time to complete: 1 day

Shore up structure at six points to raise off the ground.

Dig two foot pier holes for post support per post. Install and tubing and level across six points.

Pour concrete and install post anchors.

Replace failed posts with new 4x6 pressure treated posts at six points.

Lower structure onto post anchors and secure.

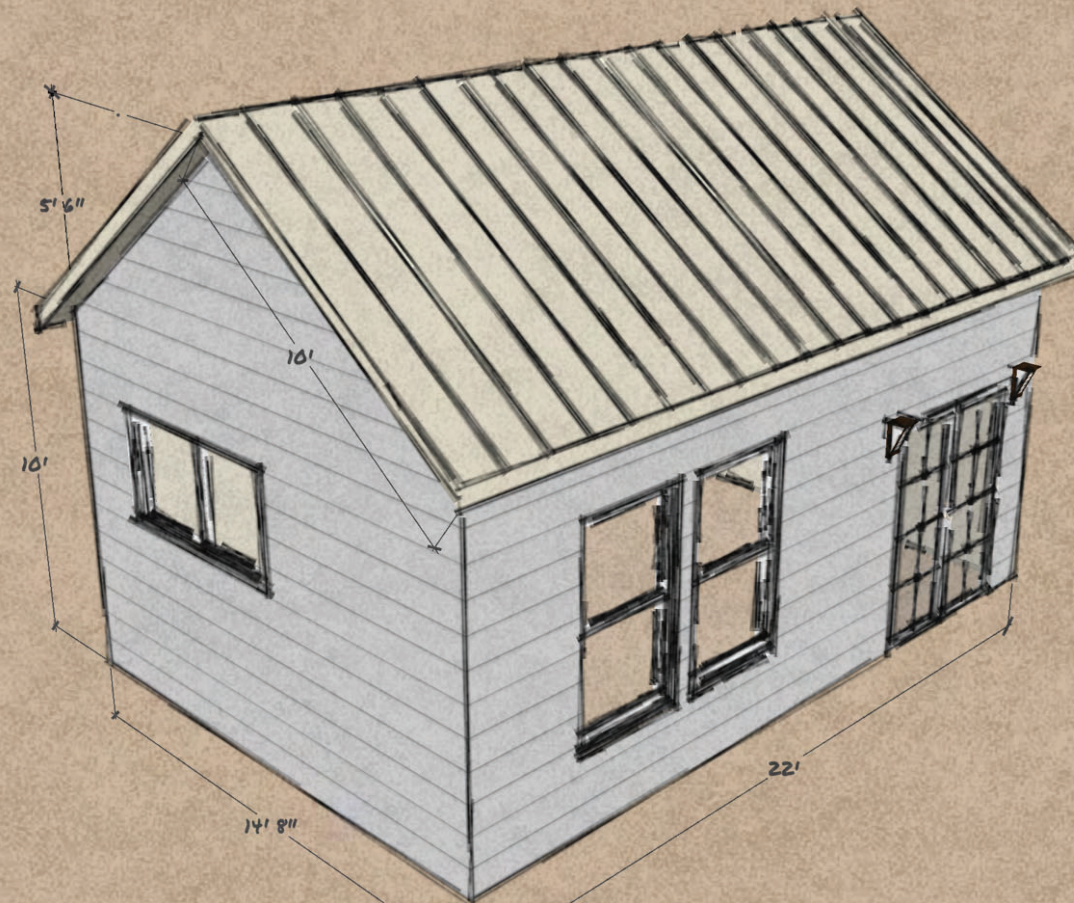
Paint interior and exterior of structure with lead encapsulating sealant.

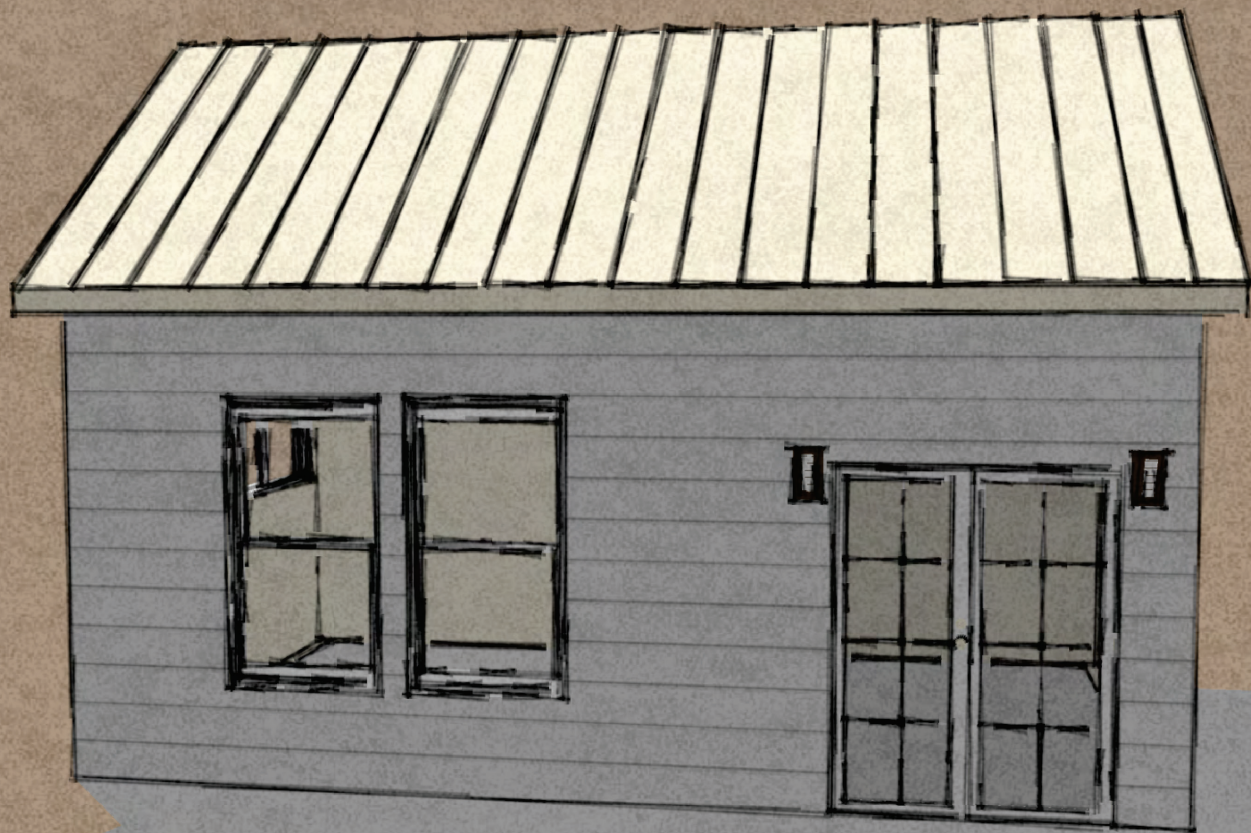
Terms

This estimate is an approximation and is not guaranteed. The estimate is based on initial discussions with the client regarding project requirements. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.

Estimate valid for 30 days.

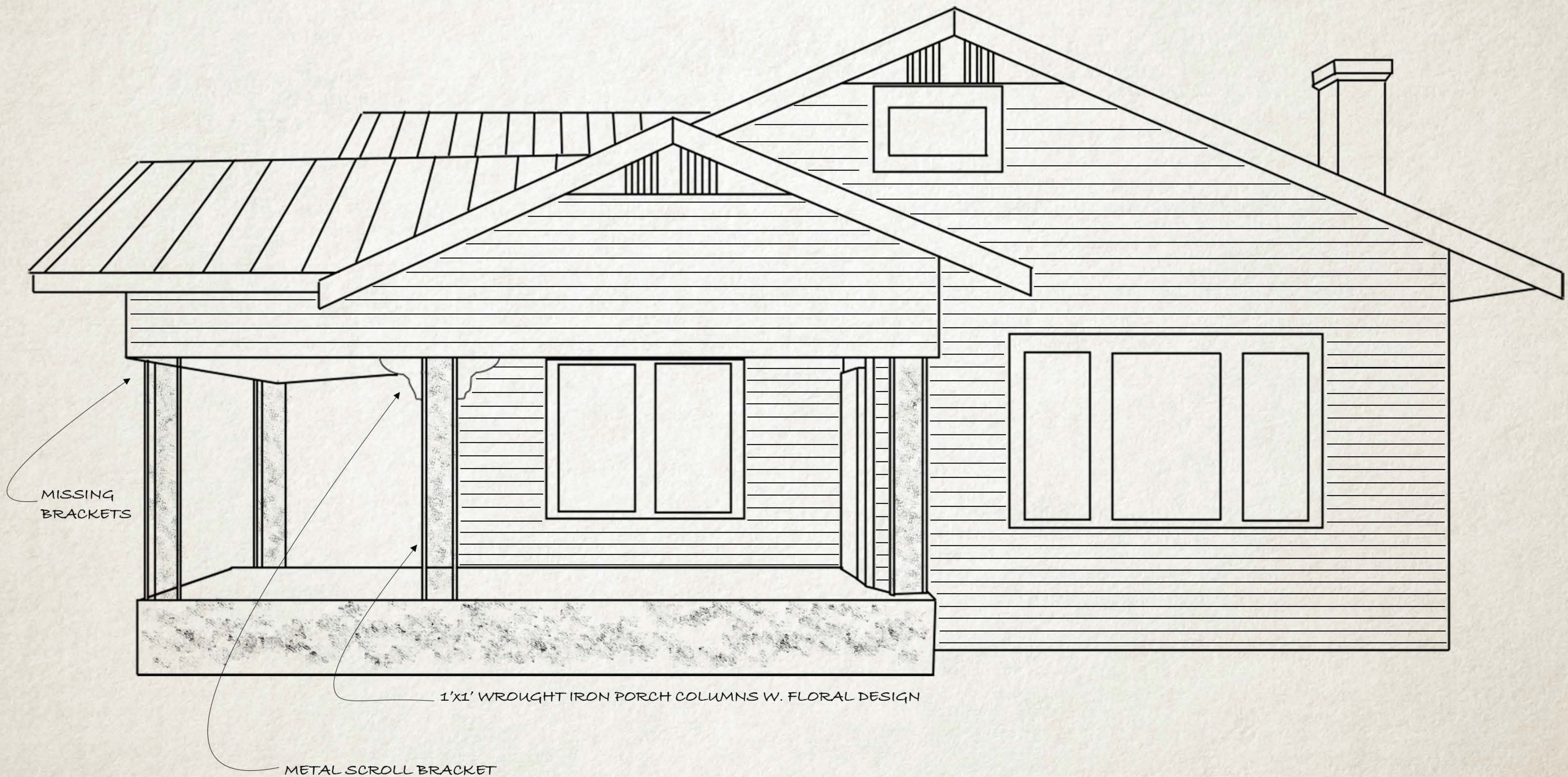
Guest House





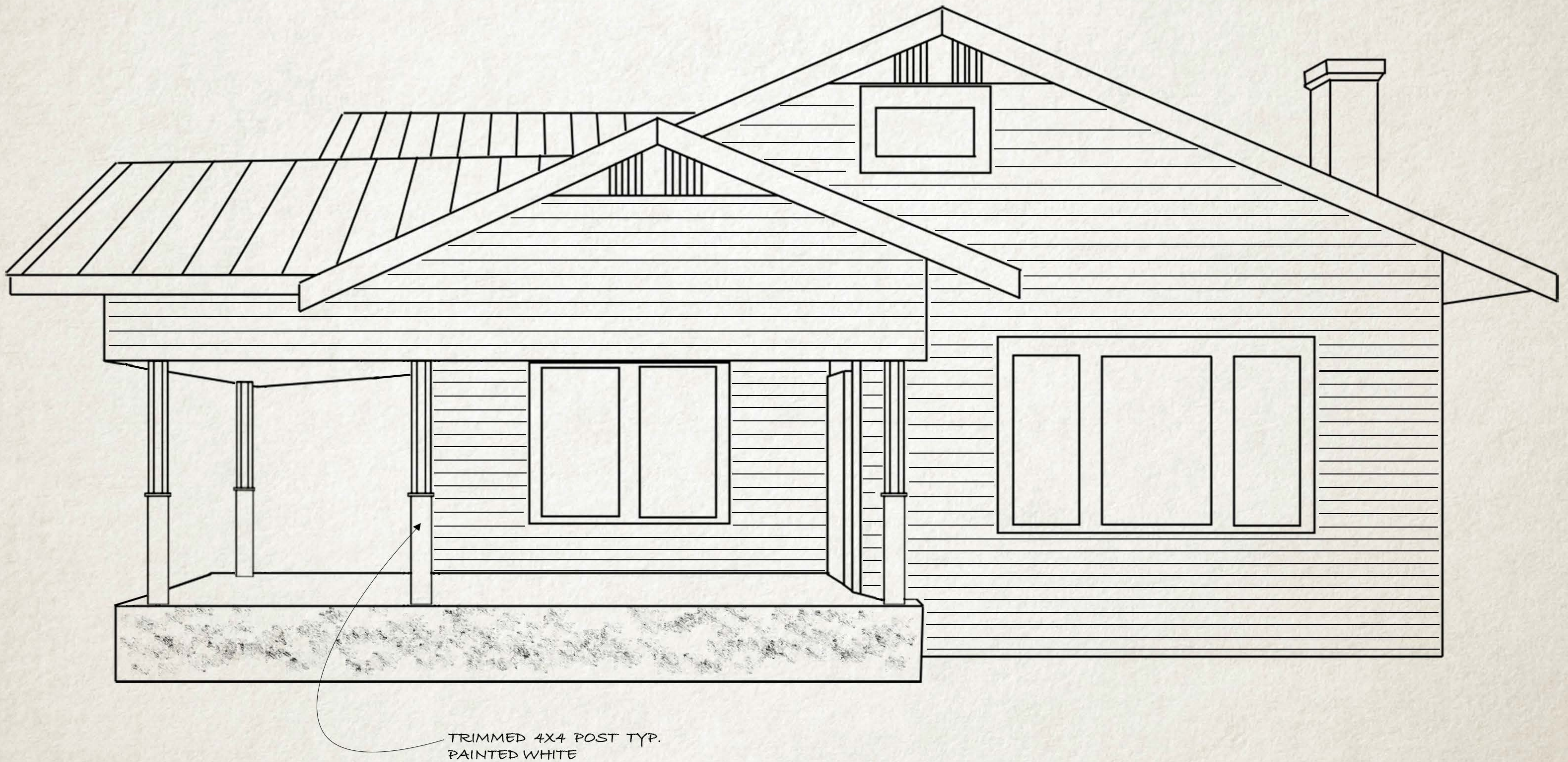






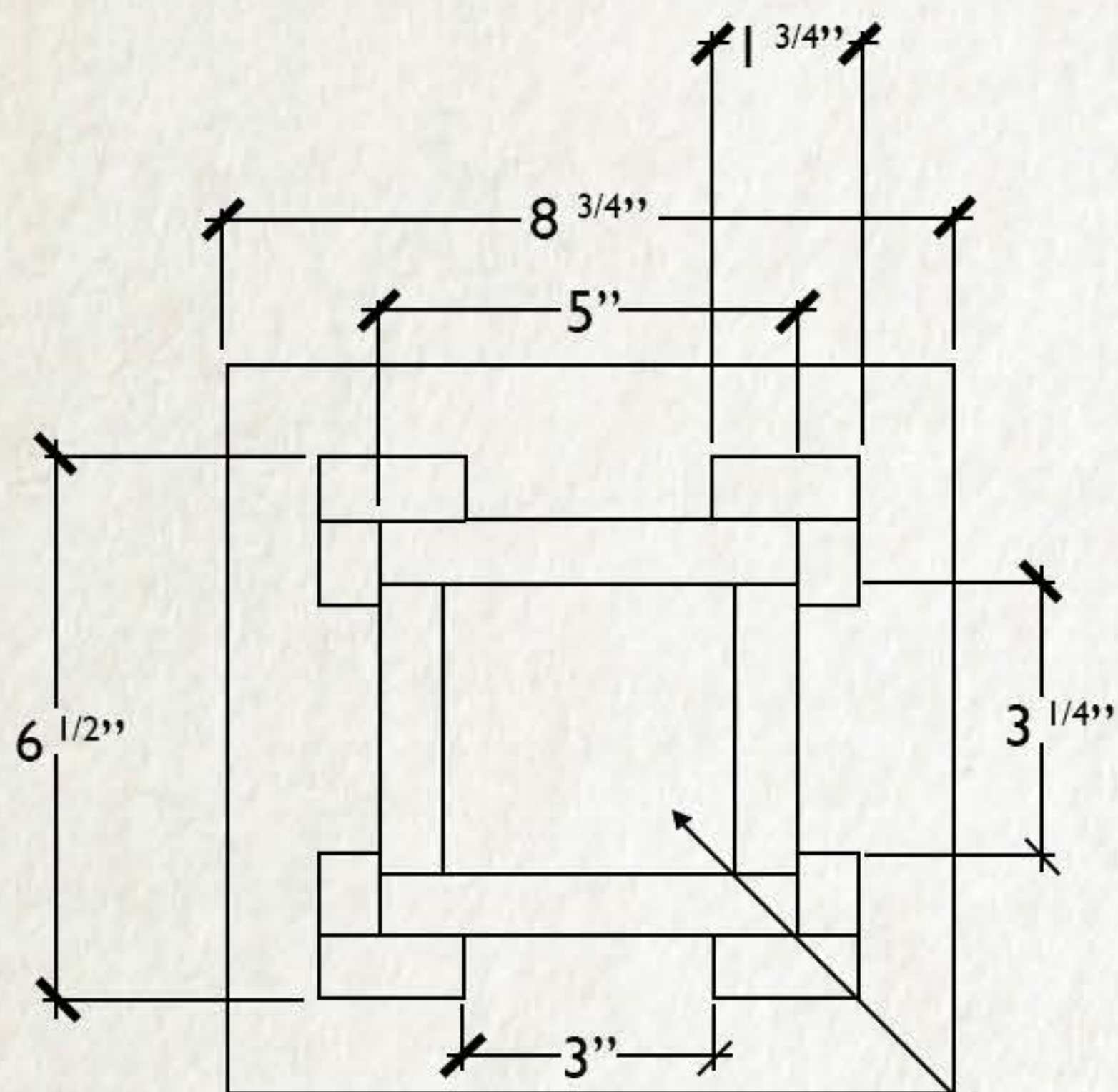
210 CAROLINA - EXISTING FRONT (SOUTH) ELEV.

SCALE: 7/16"=1'



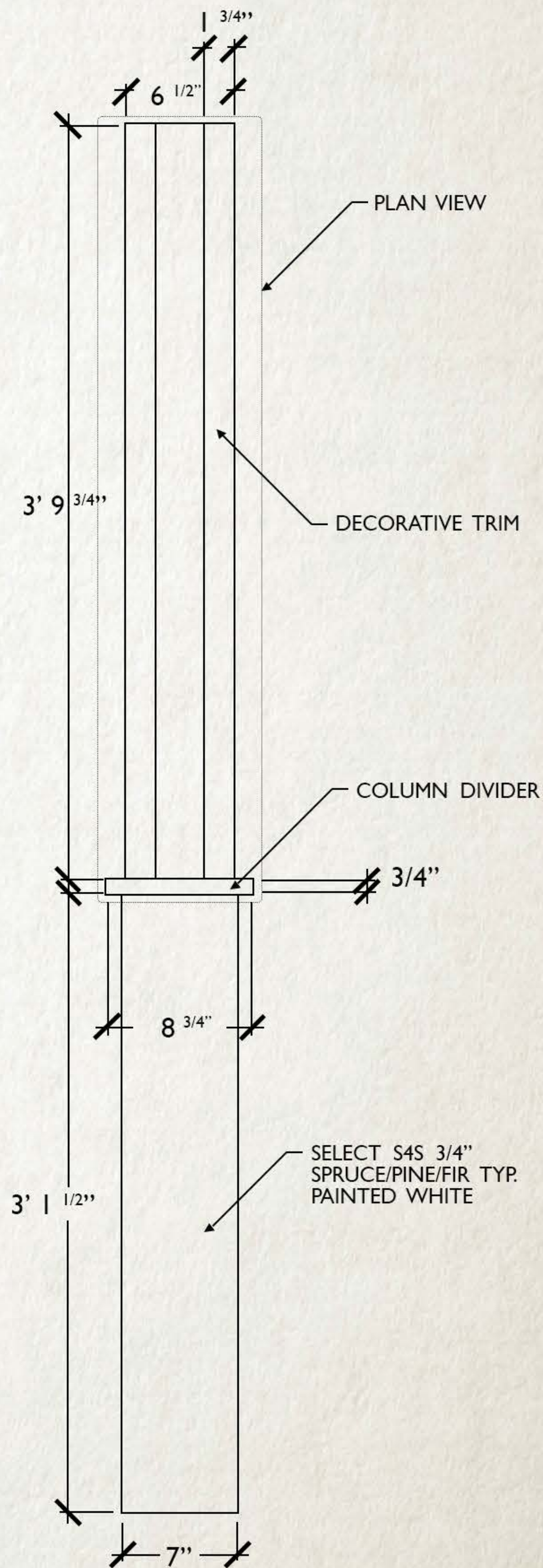
210 CAROLINA - PROPOSED FRONT (SOUTH) ELEV.

SCALE: 7/16"=1'



PLAN VIEW
SCALE: 1" = 3"

PT. 4X4 NOMINAL POST
PAINTED WHITE



FRONT VIEW
SCALE: 1" = 7"

PORCH COLUMN ELEV.

SCALE: AS NOTED



Orientation: Left



Orientation: Front



Orientation: Right



Orientation: Rear



Car Porch to
Guest House



Viewing Angle: East

Scope of Work

La Patrona Remodeling & Construction
San Antonio, TX 78250
(210) 400-8826

PROJECT ADDRESS: 210 E Carolina Street, San Antonio, TX 78210
CONTRACTOR: Frances Romero

JOB SUMMARY: Multi-Family -- Renovate to preserve state and be fit for occupancy

We are performing an interior remodeling job to create an occupiable and open space with tall ceilings and new amenities such as heating and cooling. The project will start inside and come to a resolution with work on the outside. In parallel to interior work, a carport structure in the south east end of the property is to be removed and replaced with a guest apartment.

DEMOLITION:

1. Carport structure in the south east corner of the property
2. Satellite dish on east side of the property

ACCESSORY BUILDING:

REAR

1. Construction of 350 sq. ft. guest house in the south east corner of the property complete with water and utility

ROOF:

1. Sheathing inspection and replacement as needed
2. Replace roof with in kind galvanized metal roofing.
Material: Galvalume, with seams 18-21 inches apart

REAR

3. Remove gutters and downspout pipes

SIDING AND TRIM:

1. Replace rotten fascia boards, soffits
2. Scrape, remove and dispose of lead layer of paint from fascia and soffits
3. Add missing siding panels
4. Add missing trim in corners
5. Re-paint impacted areas as needed

CHIMNEY:

1. Eliminate unused, secondary, chimney for flue gases from old heating appliance

LANDSCAPING:

WEST OF WALKWAY

1. Hardscape with gravel in front used as parking
2. Hardscape with gravel along corridor leading to the rear of the property

WINDOWS:

1. Add two new openings on East and West side of the house
2. Install two new period appropriate wooden sash windows in new openings
3. Remove burglar bars

MECHANICAL, ELECTRICAL and VENTS:

REAR

1. Install two new HVAC units

WEST:

1. New power meters and breaker boxes for two residential units
2. New range exhaust vent covering

INTERIOR:

1. Complete renovation of interior



Viewing Angle: East