

# HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

**HDRC CASE NO:** 2023-218  
**ADDRESS:** 719 E CARSON  
**LEGAL DESCRIPTION:** NCB 1261 BLK 29 LOT 19, 20 & S 9.8 FT OF 18  
**ZONING:** R-6  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Eugene Walker Jr./EVENT HOLDINGS LLC  
**OWNER:** Eugene Walker Jr./EVENT HOLDINGS LLC  
**TYPE OF WORK:** Addition (turret)  
**APPLICATION RECEIVED:** May 18, 2023  
**60-DAY REVIEW:** July 17, 2023  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval to add a turret at the southeast corner of the house.

## 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.

*Standard Specifications for Windows in Additions and New Construction*

- o **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in



appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.

- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- 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: 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: 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: Wood 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: Wood 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 property at 719 E Carson is a 2.5-story Queen Anne-style residence built c 1892. The property is located on the northwest corner of E Carson and Pierce streets and has a low stone wall along the Carson edge of the property with a low concrete wall along the Pierce side. The gable-on-mansard roof is clad in composition shingle and features eyebrow dormers on the south and east sides. There are two intact chimneys in the rear of the house with evidence of two others at the front mass. The house is clad in wood siding with decorative shingles and woodwork in the gables. The front porch wraps around the southeast corner; there is a second-story porch on the south elevation. Both porches have decorative spindlework friezes and braces. Windows on the first floor have been replaced with modern six-over-six windows and decorative shingle spandrels, while the second floor retains its historic one-over-one wood windows. The property contributes to the Government Hill Historic District.
- b. VIOLATION: On April 19, 2023, staff received a report of a turret being built at 719 E Carson. OHP staff emailed the property owner the same day with a stop work order and instructions to submit an application for a Certificate of Appropriateness to begin bringing the work into compliance. The applicant replied April 26, 2023, and submitted an application for Certificate of Appropriateness on May 18, 2023.
- c. TURRET: The applicant requests approval to add a turret at the southeast corner of the house. Historic Design Guidelines for Additions 1.B.ii says to ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. While staff finds the turret generally appropriate, the new Jeld-Wen clad wood windows proposed for the addition should match the second-story windows directly below the addition in width.

## **RECOMMENDATION:**

Staff recommends approval based on findings a through c, with the following stipulations:

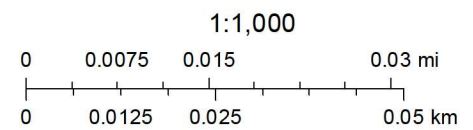
- i. That the windows proposed for the addition match the second-story windows directly below the addition in width.
- ii. That the proposed windows feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25".
- iii. That the turret roof be clad in the same material as the primary roof form.



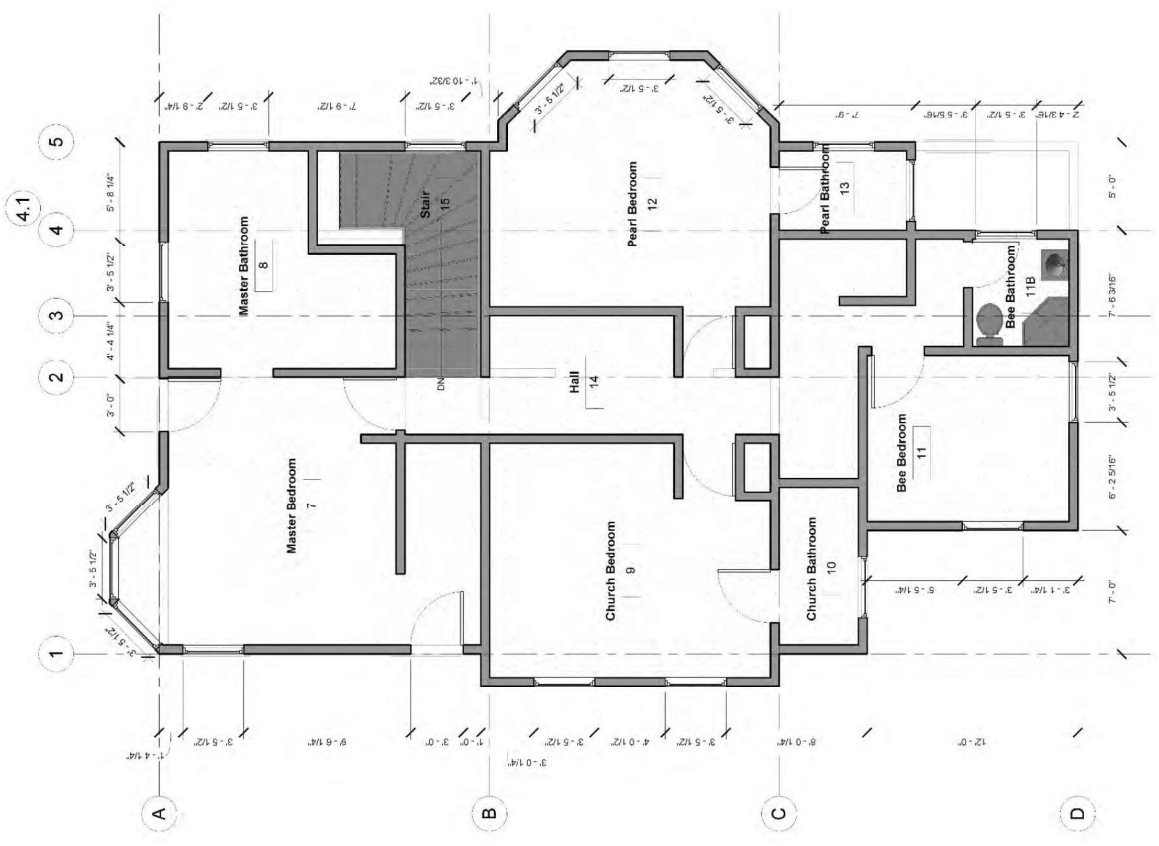
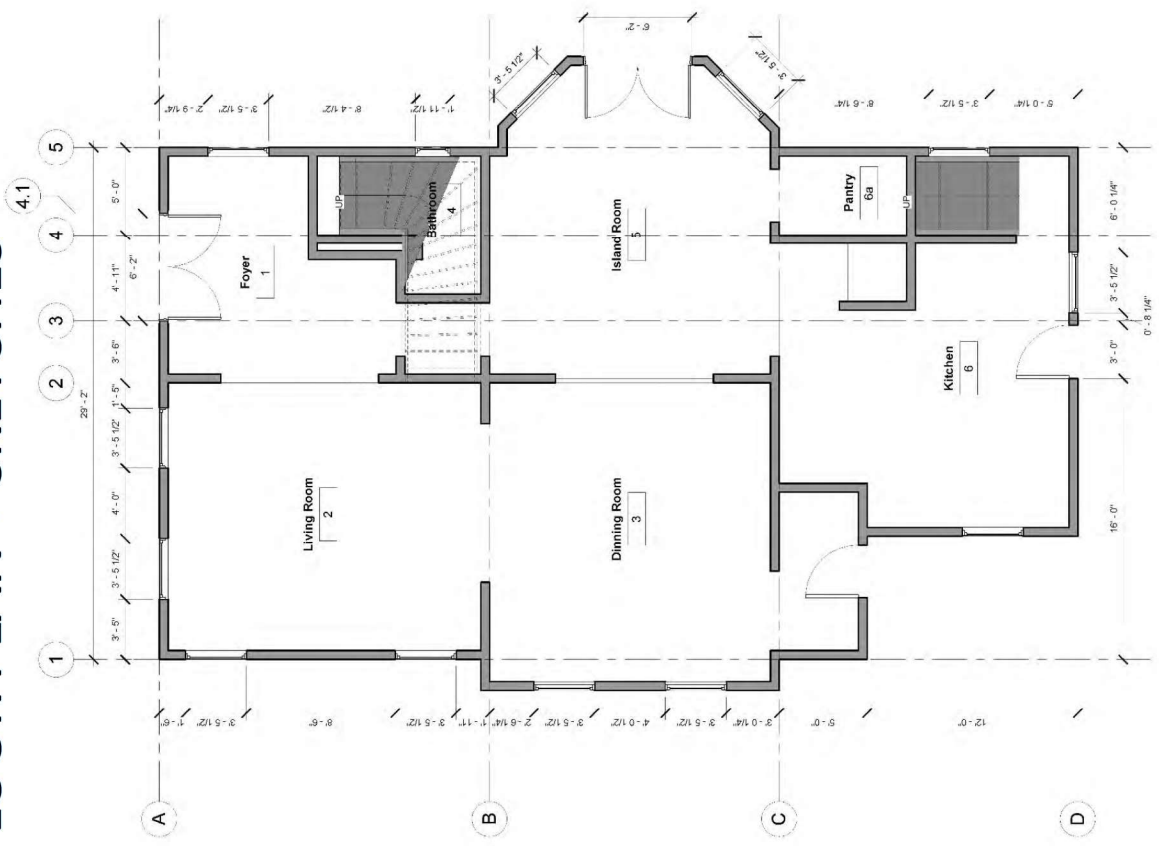
# City of San Antonio One Stop



May 31, 2023

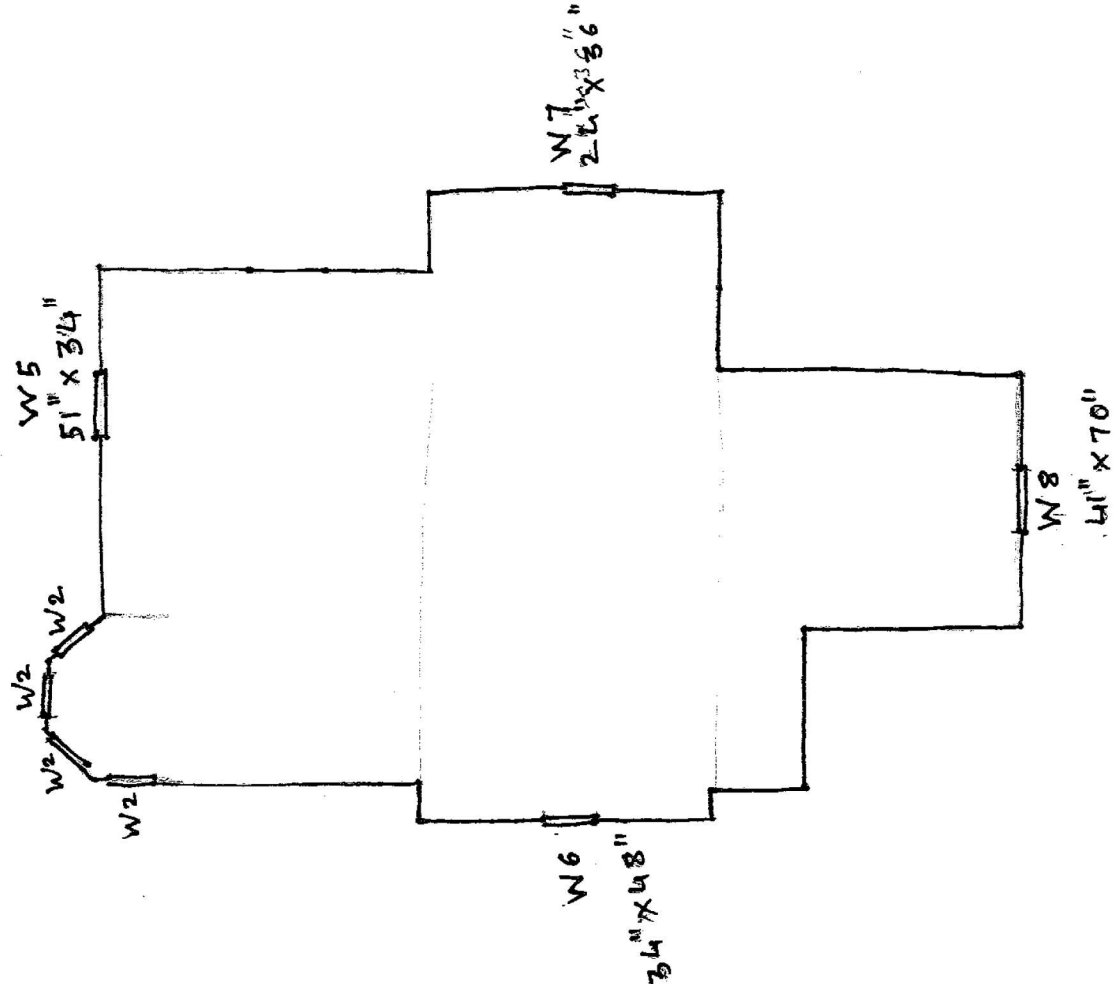


# FLOOR PLAN + SKETCHES

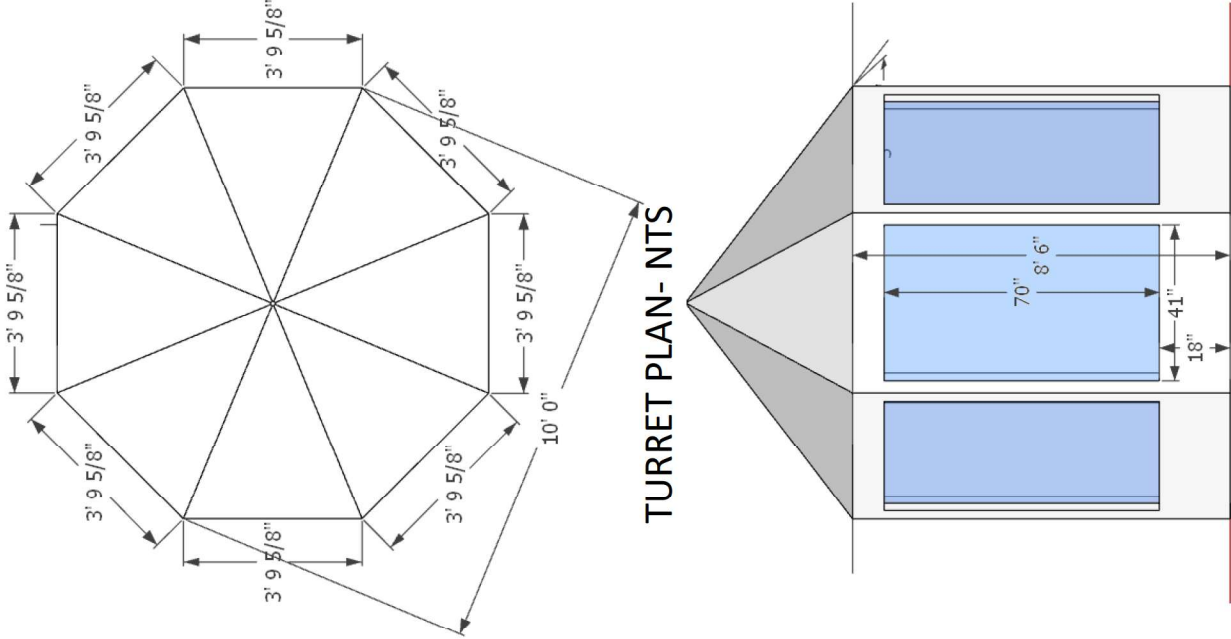




FLOOR PLAN + SKETCHES



ATTIC WITH WINDOWS



TURRET ELEVATION-NTS

NOTE: PLEASE REFER TO THE PICTURES



## WINDOW SCHEDULE

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# WINDOW SPECIFICATION

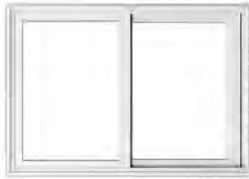


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Siteline® Clad-Wood Window: Double-Hung Pocket

4/26/23, 3:24 PM

Siteline® Clad-Wood Windows: Double-Hung Pocket | Reliable and Energy Efficient Doors and Windows | JELD-WEN Windows & Doors



## PROJECT TYPE

New construction and replacement

## WARRANTY

20 Year Warranty

## MAINTENANCE LEVEL

Moderate

## COLORS & FINISHES

27 Exterior Colors

9 Interior Colors

7 Interior Finish Options

## COLOR SCHEME FOR THE HOUSE:

Main Color for the House: Blue

Trim/ Metals: White base color with Accent Dark Blue

Windows: White

Accent Color: To be Determined, along the shades of Dark Blue

## SCREEN & TRIM OPTIONS

2 Exterior Trim Options

## FRAME OPTIONS

Pocket Replacement Window

## GLASS

Energy efficient, tinted, textured and protective.

## DIVIDED LITES

Grilles between the glass.

## HARDWARE

1 Lock Option in 9 finishes

## CONSTRUCTION

Tilt Sash

## MATERIALS

1 Wood Option















FRONT ELEVATION



REAR ELEVATION





## SIDE ELEVATION

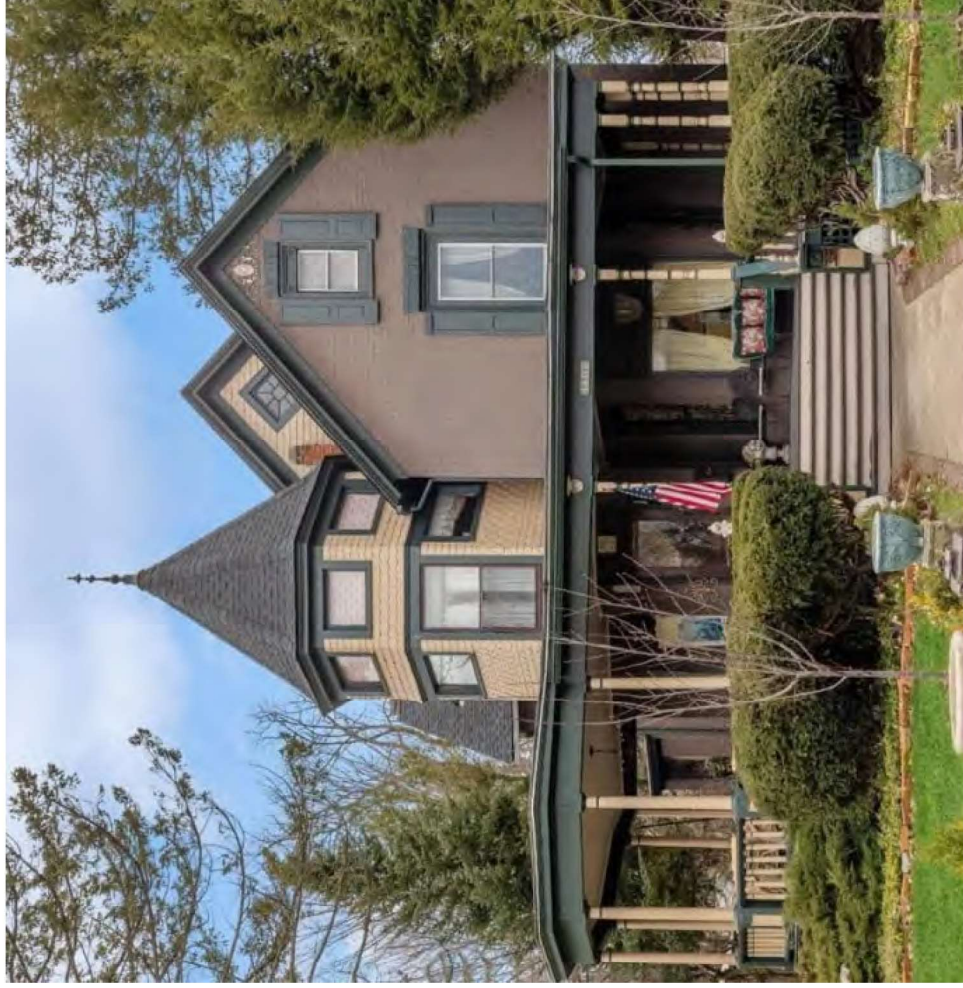


## SIDE ELEVATION

A polygonal front corner tower with a conical roof, called “Turret” is a distinctive Queen Anne feature on many buildings of this style. This house had an evidence of a cutout in the attic that would suggest that historically there was a structural element standing up but was later removed. The proposal of a Turret in the front elevation of the house makes this a distinctive Queen Anne Style House. We are preserving the existing windows and adding 4 windows to the Turret proposed in this design.

Note: We can provide a report from the structural engineer to further give assurance about the stability of the house.





## KEY ELEMENTS OF QUEEN ANNE STYLE HOUSE

- ASSYMETRICAL FAÇADE
- OVERHANGING EAVES
- ROUND, SQUARE OR POLYGONAL TOWERS
- PEDIMENTED PORCHES
- SECOND STORY PORCH/ BALCONIES
- PROJECTING BAY WINDOWS







THIS STYLE IS PRESENT IN COMMUNITIES ACROSS THE COUNTRY IN NUMEROUS VARIATIONS OF FORM AND DETAIL. IT WAS THE MOST POPULAR STYLE FOR HOUSES IN THE PERIOD FROM 1880 TO 1900. THE USE OF THREE-DIMENSIONAL WOOD TRIM CALLED SPINDLEWORK WAS AN AMERICAN INNOVATION MADE POSSIBLE BY THE TECHNOLOGICAL ADVANCES IN THE MASS PRODUCTION OF WOOD TRIM AND THE EASE OF IMPROVED RAILROAD TRANSPORT.

## HISTORY OF QUEEN ANNE STYLE

WITH ITS DISTINCTIVE FORM, ABUNDANCE OF DECORATIVE DETAIL, CORNER TOWER, EXPANSIVE PORCHES AND RICHLY PATTERNED WALL SURFACES, THE QUEEN ANNE STYLE IS EASY TO IDENTIFY.

