

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 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, H
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. DESIGN REVIEW COMMITTEE: On June 7, 2023, the Historic and Design Review Commission referred the request to add a turret at the southeast corner of the house to committee. The applicant met with the Design Review Committee on June 14, 2023. Notes are included in this case file.
- c. 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.
- d. 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:

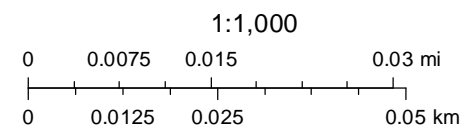
Staff recommends approval based on findings a through c, with the following stipulations:

- 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





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

June 7, 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
HISTORIC DISTRICT: Government Hill
APPLICANT: Eugene Walker Jr./EVENT HOLDINGS LLC - 6301 SCOTTSBORO LN
OWNER: Eugene Walker Jr./EVENT HOLDINGS LLC - 6301 SCOTTSBORO LN
TYPE OF WORK: Exterior alterations

REQUEST:

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

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.

COMMISSION ACTION:

Referred to a committee.

Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 14 June 2023 4 PM

HDRC Case #:

Address: 719 E Carson

Meeting Location: Webex

APPLICANT: Elsa and Eugene Walker

DRC Members present: Monica Savino, Roland Mazuca

Staff Present: Jessica Anderson

Others present:

REQUEST: Addition (turret)

COMMENTS/CONCERNS:

Savino: Where will chimney be reinstalled on east side of turret?

Applicants provided photos of the interior of the chimney, discussed dimensions of chimney before it collapsed.

Savino: Chimney came up because it's a character defining—elegant, exuberant brickwork. To see that going away is upsetting. It would help the house tremendously.

Eugene Walker: We don't have the bricks, and we don't have evidence that it was there. Allow us to put it back like when we purchased it.

Savino: Other concern I had from the beginning is the way the turret intersects the eyebrow vent.

Eugene Walker: It's a window, not a vent.

Savino: That even makes it more important that it's visible. Concerned about that. I would venture to say that turret was not a tall turret.

Elsa Walker: This house has things that cross each other, very peculiar—not symmetrical. If you take a look at the way the balcony intersects window.

Savino: It's intentionally going into that corner.

Elsa Walker: Hoping to duplicate the trim on the second story windows on the new turret.

Savino: Duplicating because there's an assumption you're returning a missing element.

Elsa Walker: Roof there is not the original roof. Someone cut that area. There was a fire—may have damaged.

Savino: Do you know when the fire was?

Elsa Walker: We've had this 15 years, and it's been this way.

Savino: If you're reinstating an original element, I'd want to see what that original element looked like. Have you gone to the conservation society?

Eugene: We have, and Edward did research, too. Found something similar.

Elsa Walker: UTSA did some research for us through the STAR program. No photos. We've been through the archives. We can't find any photos. We could find the structural members had been there.

Eugene Walker: Ed did a site visit. We showed him this area. He said he would do some research to see if he could find photos to show what it may have looked like. No one has been able to find anything.

Savino: If it's not a reconstruction and it's an addition, it should be clear that it's an addition. In which case you wouldn't replicate millwork on second eave. One would want to distinguish new construction from the old.

Anderson: Staff is treating this as an addition.

Eugene Walker: Someone put that octagon there. We want to work with you guys. This is our home, not flipping it.

Mazuca: You mentioned that the structure above the turret looked like it was prepared for something. It might have been prepared for an octagonal roof shape only. The chimneys and fireplaces—are the back two chimneys for fireplaces or fire-burning stoves?

Elsa Walker: Stoves

Mazuca: They are very elegant—if you're going to rebuild that one chimney, build it with something that intimates the elegances of a full chimney, looking exactly like the ones in the back. If anything, even more elaborate than the ones in the back. The chimney work on the first and second floors is so beautiful, strip the paint or paint it something different so it stands out. It's a defining feature. The columns that are holding up the porch—are they already built?

Eugene: They're existing.

Mazuca: My comments are regarding the chimney, and that the octagon may have just been a roof form.

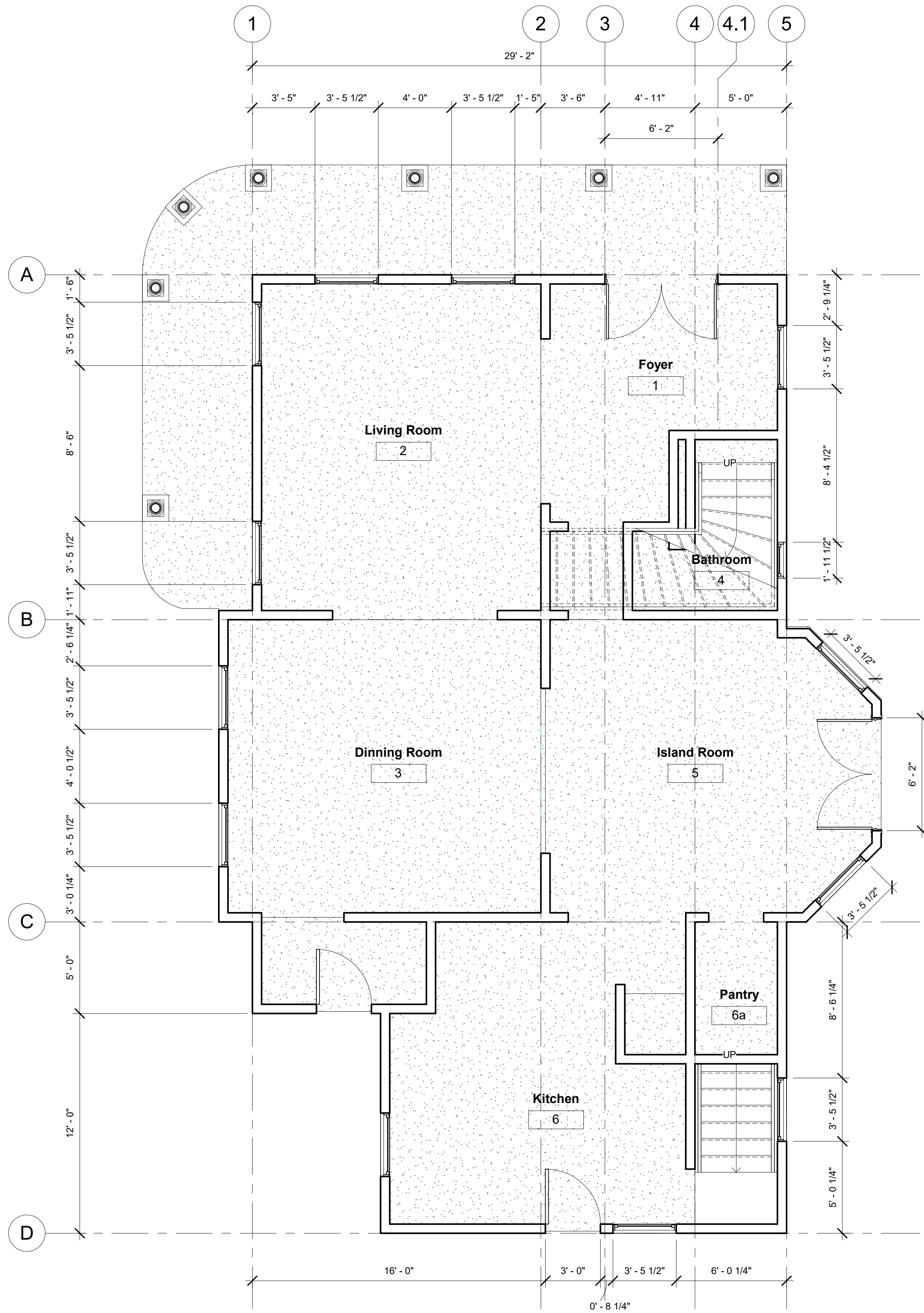
Savino: I agree. The turret is awkward in size relative to the rest of the house. I think what Roland is observing is correct.

Eugene: If it were just a roof, it would come within 8" of the eyebrow.

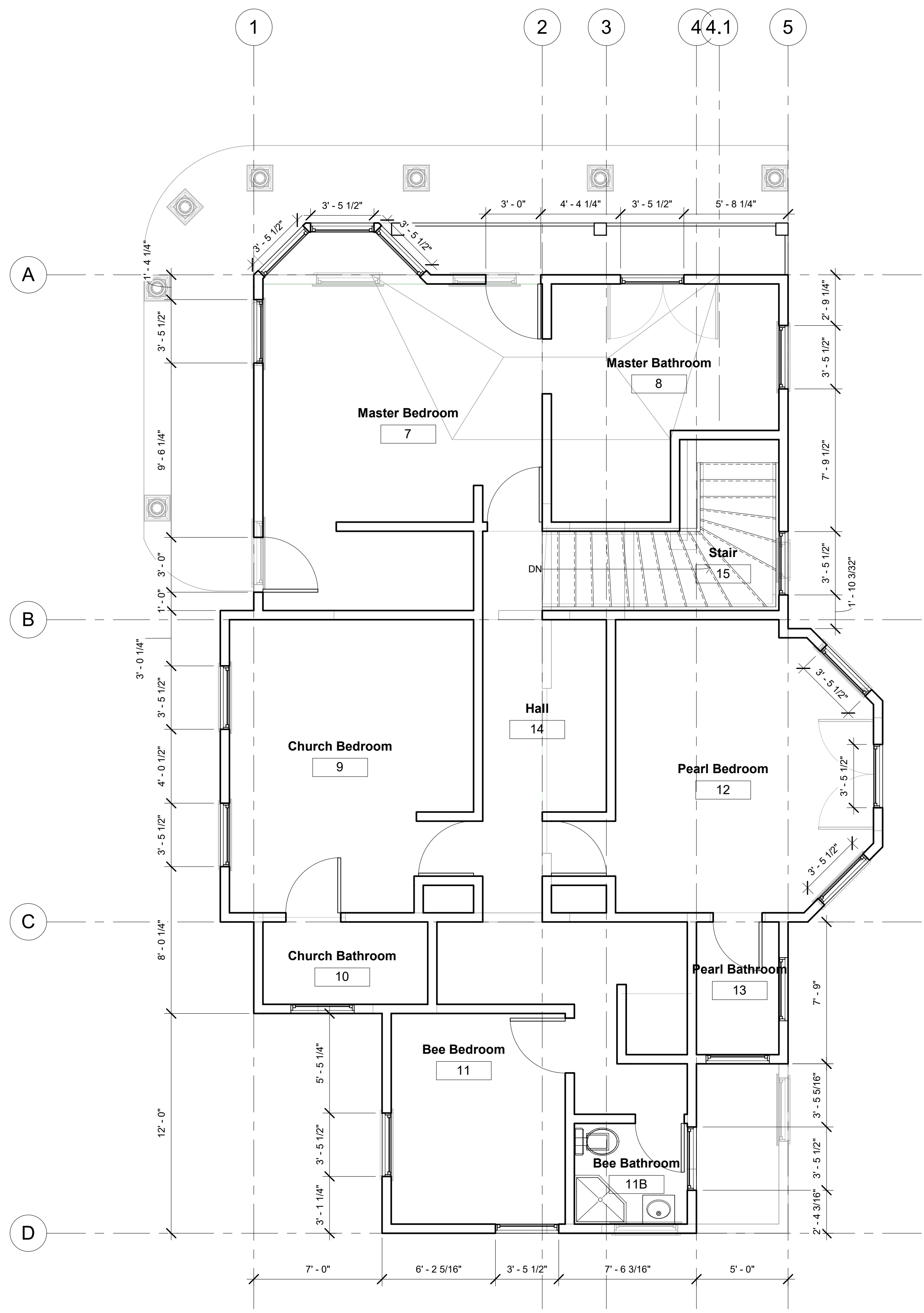
Savino: Truncating the roof was not uncommon.

OVERALL COMMENTS:

Commissioners are concerned about treatment of the eyebrow dormer. Commissioners believe evidence on site points to the form being an octagonal roof only. Existing turret is awkward in size. When front chimney is rebuilt, should be built to reflect its prominent location and incorporate details found on other two existing chimneys.

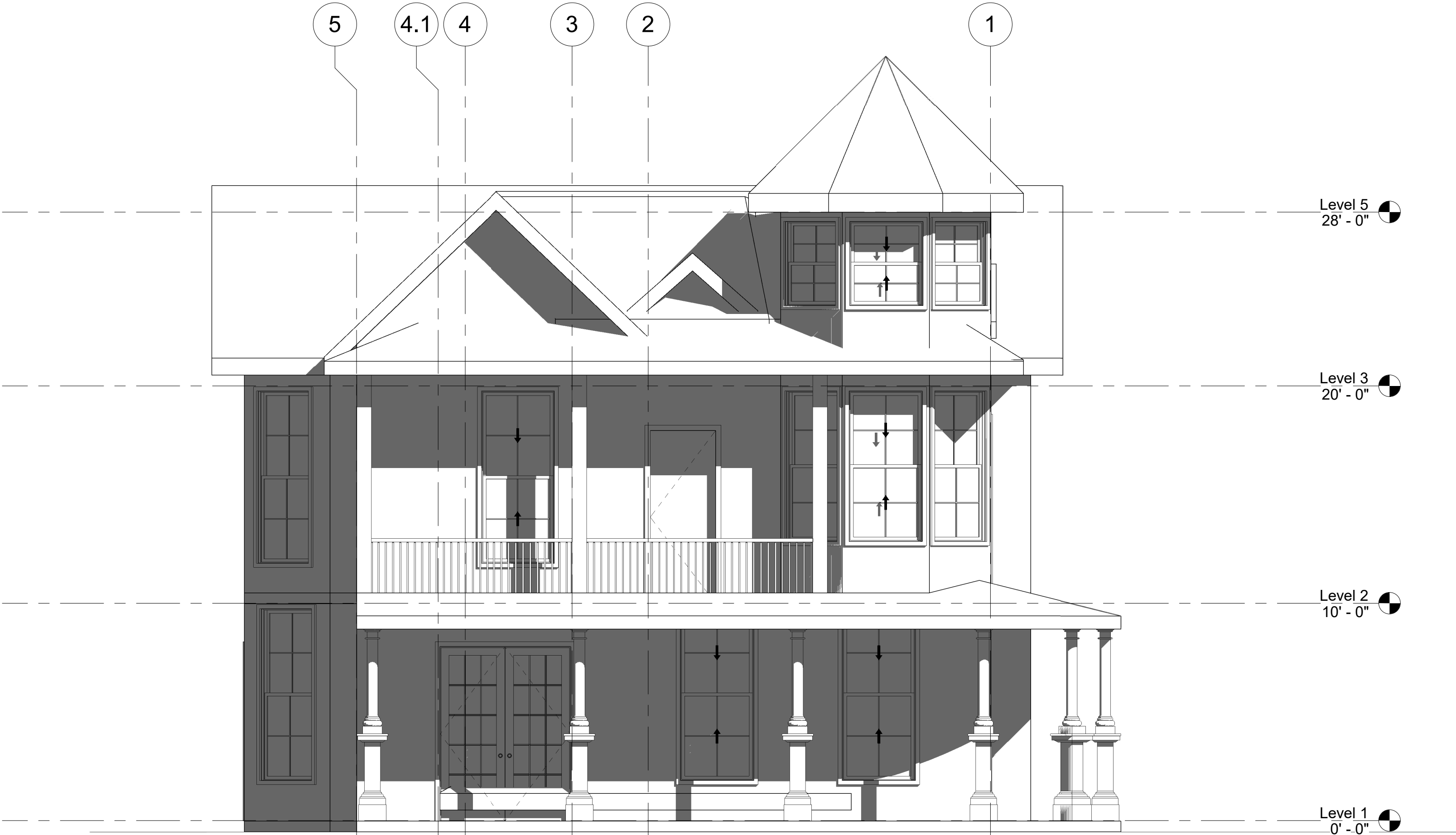


① Level 1
1/4" = 1'-0"

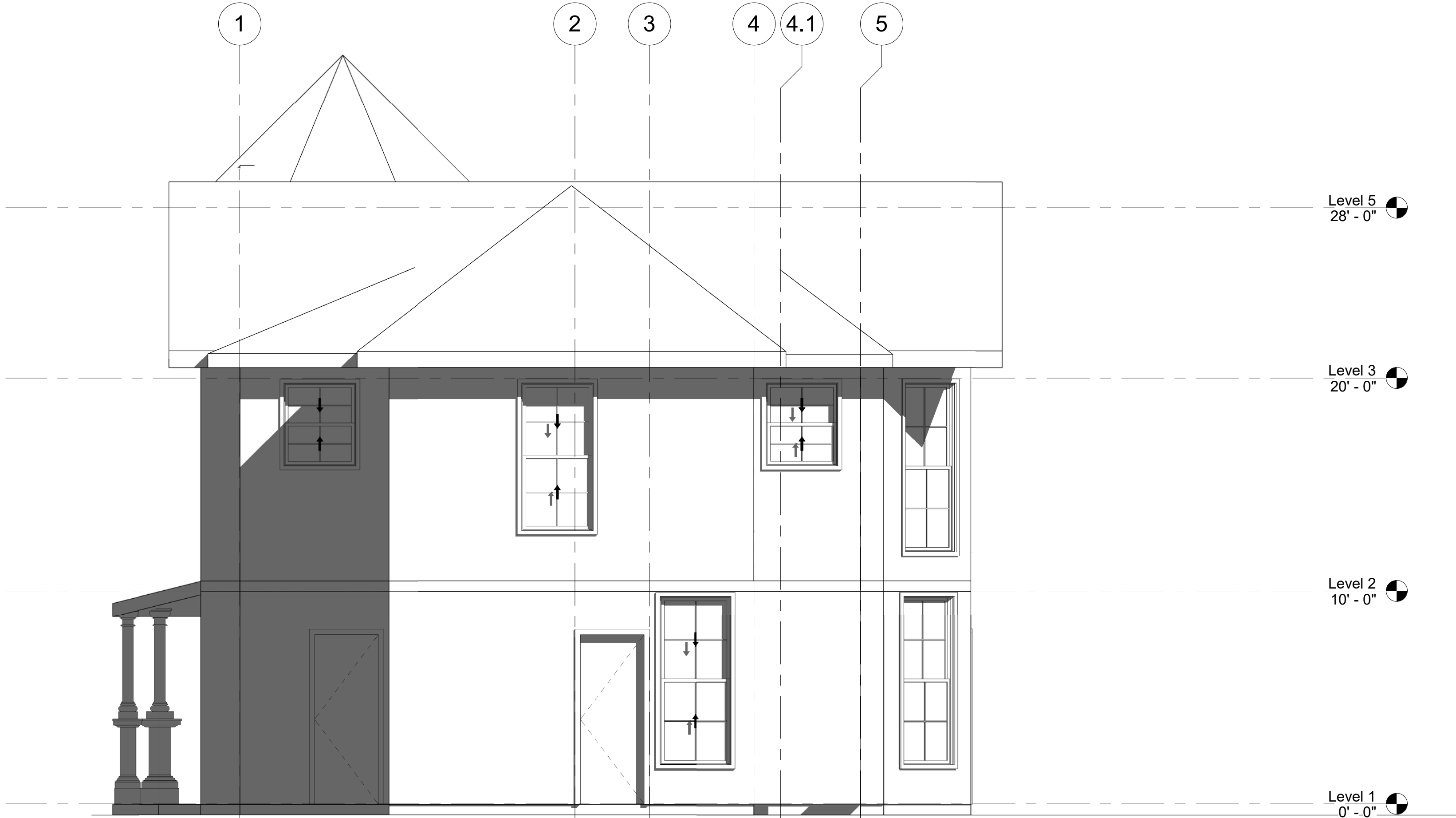


② Level 2
1/4" = 1'-0"

<div>Project Name: Queen Anne House Remodelation</div> <div>Project Address: 719 E Carson St San Antonio, TX 78208</div>	<div>No.</div> <div>Revision</div> <div>Date</div>			<div>Stamp:</div>	<div>Sheet Name: Plan View Level 1 & Level 2</div>	
					<div>Project Number: 2023001</div>	
					<div>Date: 06/12/2023</div>	
					<div>Drawn by: JF</div>	
					<div>Checked by: MG</div>	
					<div>Page Number: A101</div>	
					<div>Scale: 1/4" = 1'-0"</div>	



② North
1/4" = 1'-0"



① South
1/4" = 1'-0"

Project Name:
Queen Anne House Remodelation

Project Address:
719 E Carson St
San Antonio, TX 78208

No.	Revision	Date

Stamp:

Sheet Name:
North & South Elevation View

Project Number: 2023001

Date: 06/12/2023

Drawn by: JF

Checked by: MG

Page Number:

A102

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



	Project Name: Queen Anne House Remodelation	<table><thead><tr><th>No.</th><th>Revision</th><th>Date</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	No.	Revision	Date																												Stamp:	Sheet Name: East Elevation View	
	No.		Revision	Date																															
Project Address: 719 E Carson St San Antonio, TX 78208	Project Number: 2023001	Page Number:																																	
Date: 06/12/2023	A103																																		
Drawn by: JF																																			
Checked by: MG																																			
		Scale: 1/4" = 1'-0"																																	



① West
1/4" = 1'-0"

Project Name:

Queen Anne House Remodelation

Project Address:

719 E Carson St
San Antonio, TX 78208

No.	Revision	Date

Stamp:

Sheet Name:

West Elevation View

Project Number: 2023001

Date: 06/12/2023

Drawn by: JF

Checked by: MG

Page Number:

A104

Scale:

1/4" = 1'-0"

Window Schedule					
Count	Width	Height	Description	Mark	Comments
1	1' - 11 1/2"	2' - 11 1/2"		Bathroom	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
1	3' - 5 1/2"	7' - 0"		Bee Bathroom	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
1	3' - 5 1/2"	7' - 0"		Bee Bedroom	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
1	3' - 5 1/2"	8' - 0"		Bee Room	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
1	3' - 5 1/2"	3' - 11 1/2"		Church Bathroom	
2	3' - 5 1/2"	8' - 0"		Church Bedroom	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
2	3' - 5 1/2"	8' - 0"		Dinning Room	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
2	3' - 5 1/2"	8' - 0"		Island Room	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
3	3' - 5 1/2"	8' - 0"		Kitchen	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
4	3' - 5 1/2"	8' - 0"		Living Room	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
2	3' - 5 1/2"	8' - 0"		Master Bathroom	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
4	3' - 5 1/2"	7' - 0"		Master Bedroom	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
2	3' - 5 1/2"	3' - 11 1/2"		Pearl Bathroom	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
3	3' - 5 1/2"	8' - 0"		Pearl Bedroom	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
1	3' - 5 1/2"	8' - 0"		Stair	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence
1	3' - 5 1/2"	8' - 0"		Stair 2nd Level	General Information: Standard, Luxury, Clad, Pine 5" 3/16". Exterior Color/Finish Painted: Standard Enduraclad, White. Interior Color/Finish: Prefinished White Paint. Sash/ Panel: Ogee, Ogge Standard, No Sash Lugs. Glass: Insulated Dual Low-E SunDefence

Door Schedule				
Count	Mark	Height	Width	Comments
1	Foyer	8' - 0"	6' - 0"	Try to Salvage Double Door
1	Master Bedroom	7' - 11 1/2"	3' - 0"	Single Door
1	Church Bathroom	7' - 11 1/2"	3' - 0"	Single Door
1	Pearl Bedroom	7' - 11 1/2"	3' - 0"	Single Door
1	Church Bedroom	7' - 11 1/2"	3' - 0"	Single Door
1	Master Bedroom	7' - 11 1/2"	3' - 0"	New Single Door
1	Single Door	7' - 11 1/2"	3' - 0"	Kitchen
1	Dinning Room	7' - 11 1/2"	3' - 0"	New Single Door
1	Island Room	8' - 0"	6' - 0"	New Island Room Double Door
1	Bee Bedroom	7' - 11 1/2"	3' - 0"	Single Door
1	Bee Bathroom	7' - 0"	2' - 8"	Single Door
1	Master Bedroom	7' - 11 1/2"	3' - 0"	New Single Door
1	Pearl Bathroom	7' - 0"	2' - 8"	Single Door

Project Name:

Queen Anne House Remodelation

Project Address:

719 E Carson St
San Antonio, TX 78208

No.	Revision	Date

Stamp:

Sheet Name:

Window & Door Schedule

Project Number: 2023001

Date: 06/12/2023

Drawn by: JF

Checked by: Checker

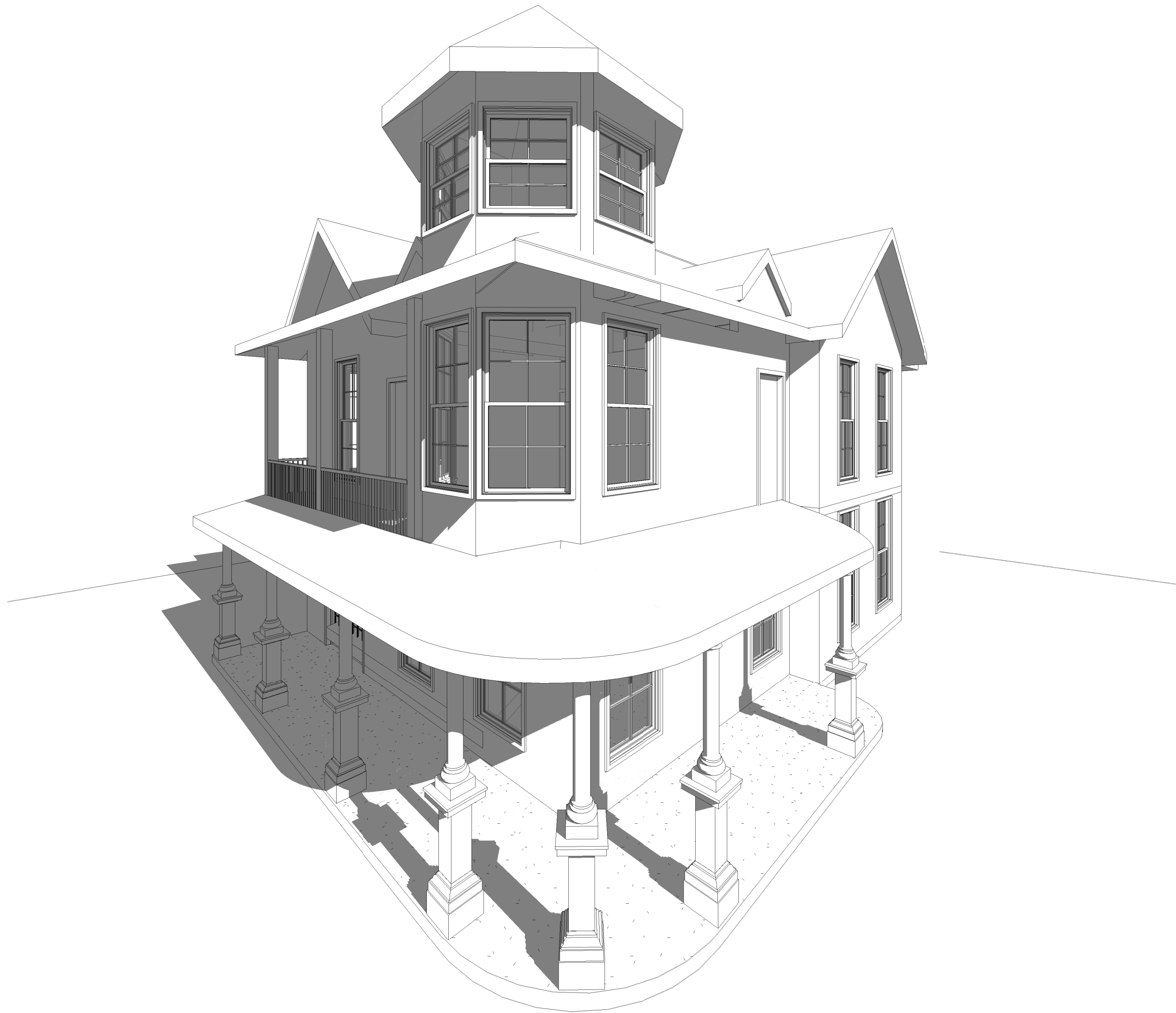
Page Number:

A105

Scale:



1 3D View 1



2 3D View 2

Project Name:
Queen Anne House Remodelation

Project Address:
719 E Carson St
San Antonio, TX 78208

No.	Revision	Date

Stamp:

Sheet Name:
Perspective View

Project Number: 2023001

Date: 06/12/2023

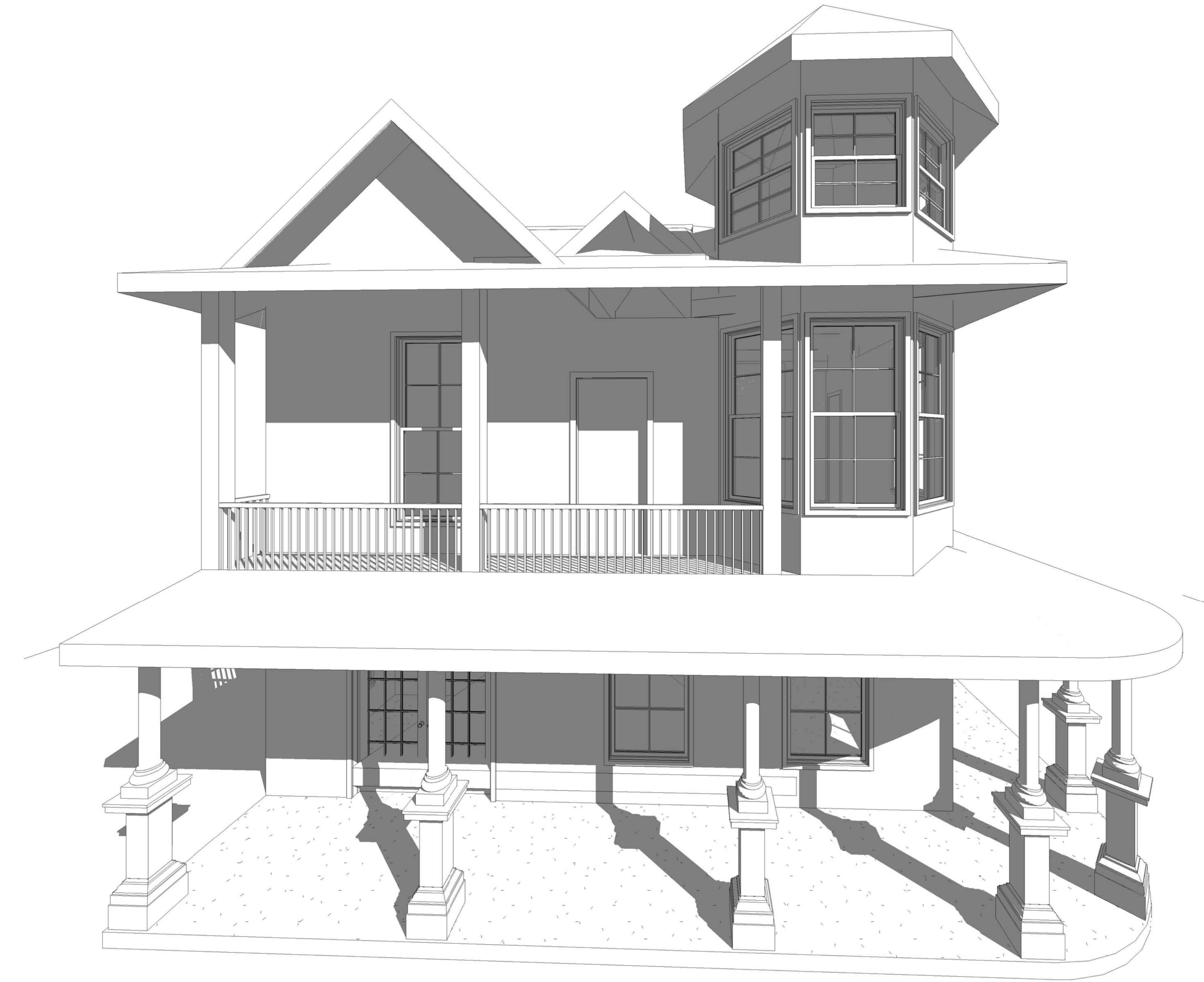
Drawn by: Author

Checked by: Checker

Page Number:

A106

Scale:



① 3D View 3



② {3D}

Project Name:
Queen Anne House Remodelation

Project Address:
**719 E Carson St
San Antonio, TX 78208**

No.	Revision	Date

Stamp:

Sheet Name:
Perspective View

Project Number: 2023001

Date: 06/12/2023

Drawn by: Author

Checked by: Checker

Page Number:
A107

Scale:























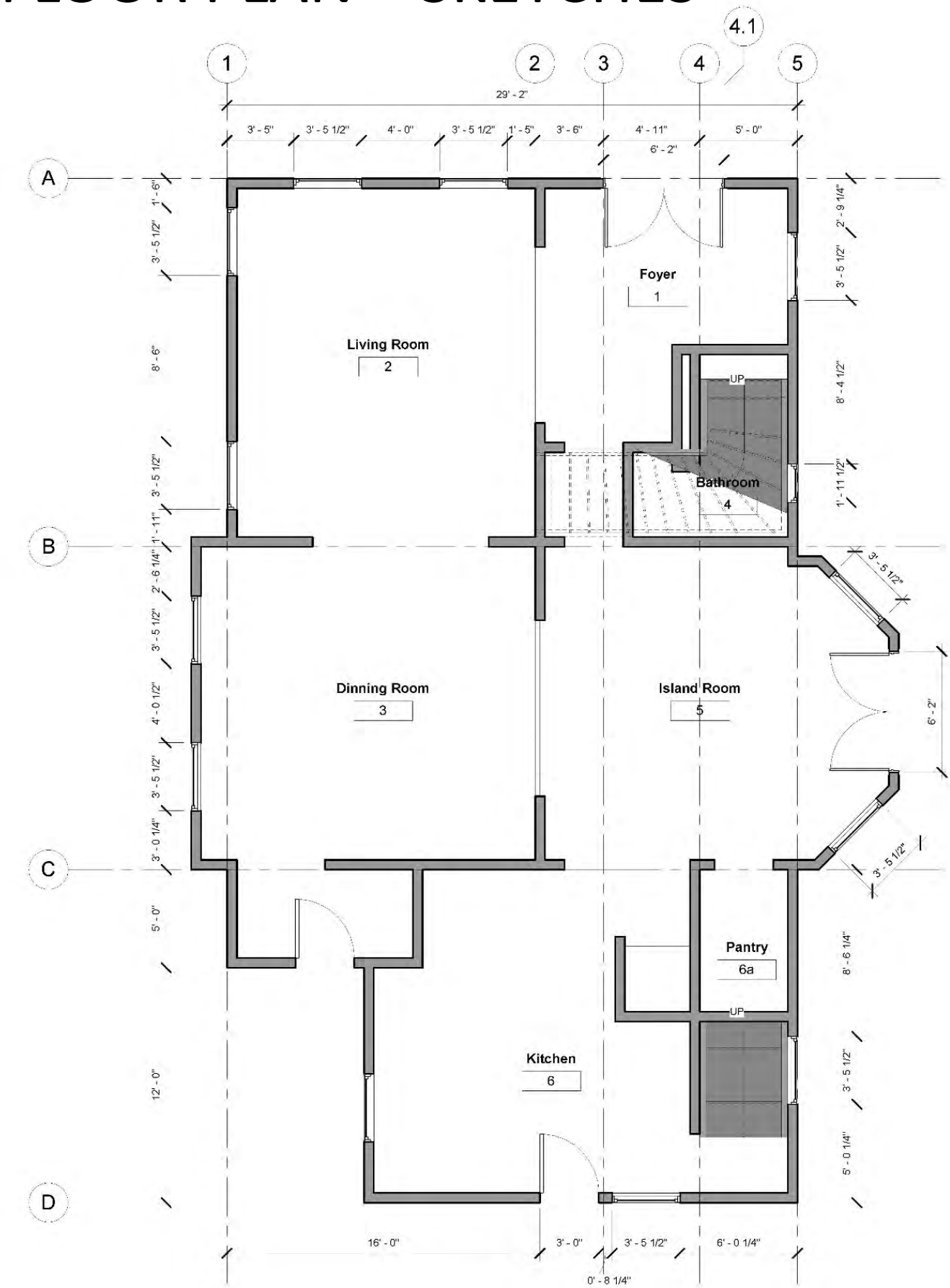




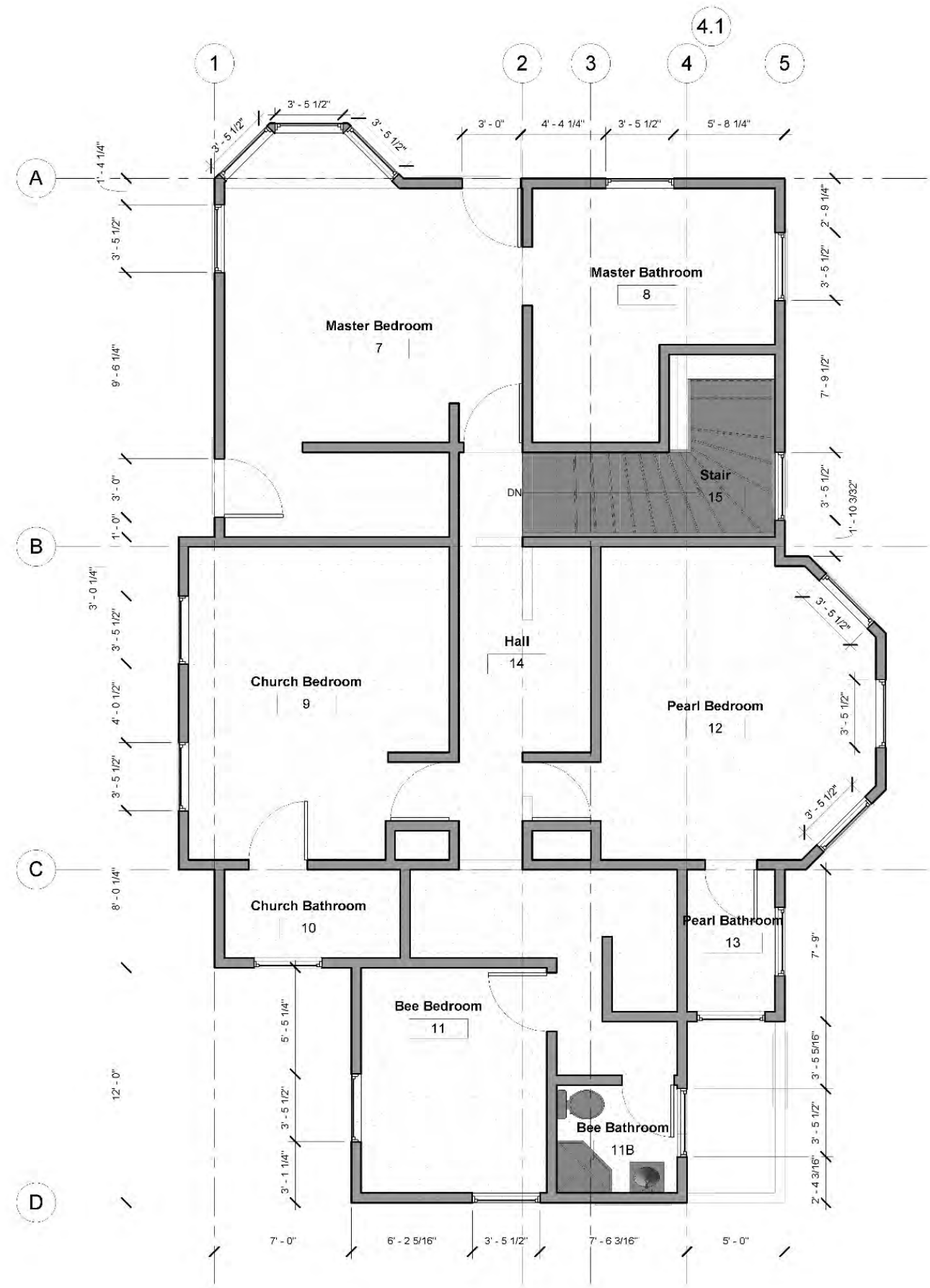




FLOOR PLAN + SKETCHES

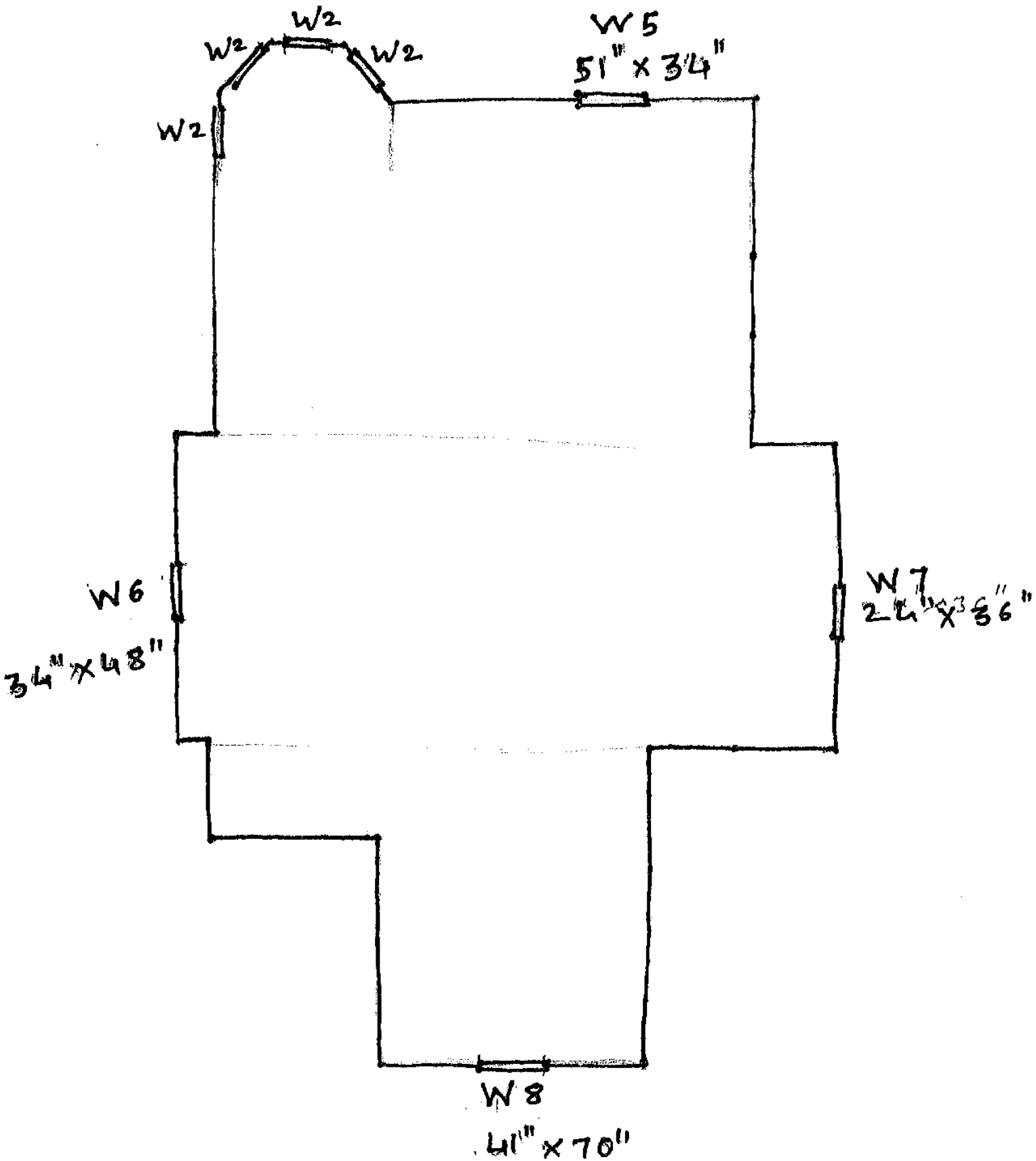


① Level 1
1/4" = 1'-0"

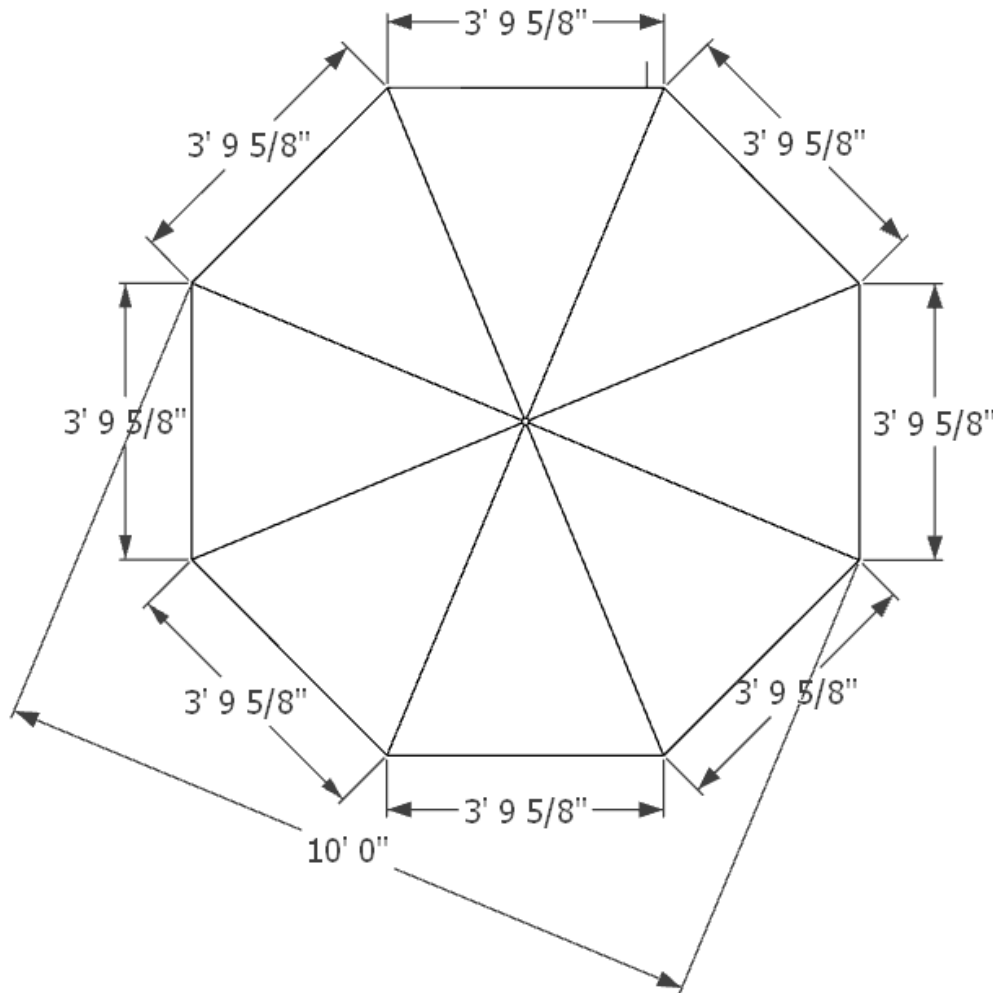


② Level 2
1/4" = 1'-0"

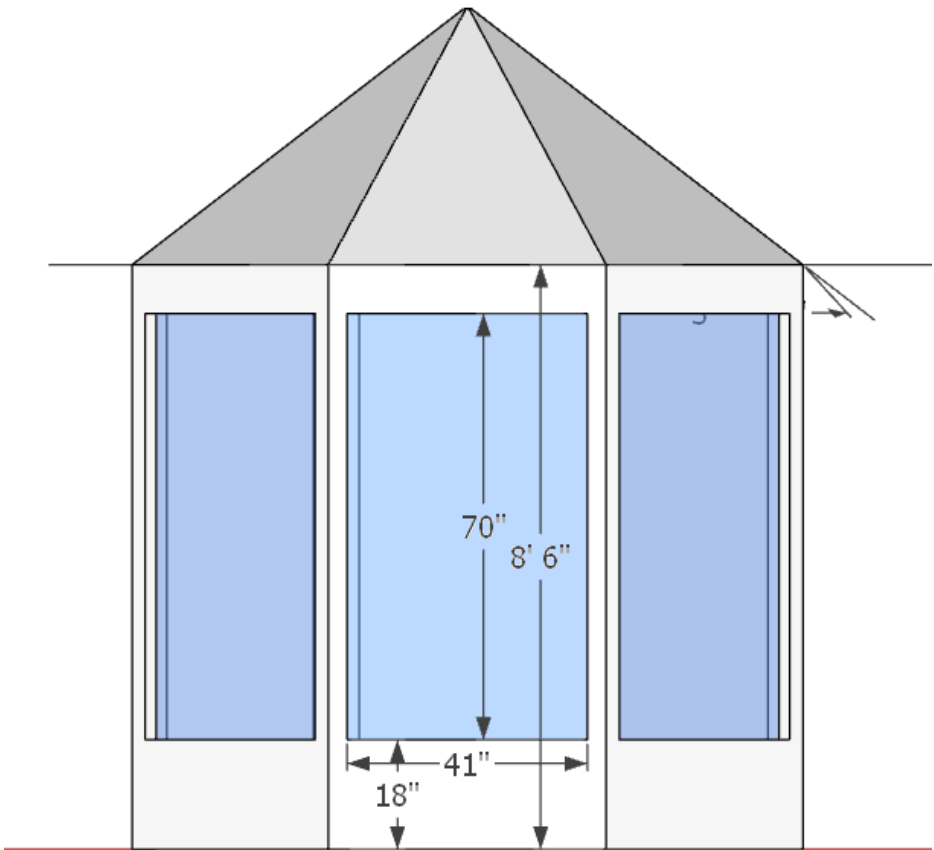
FLOOR PLAN + SKETCHES



ATTIC WITH WINDOWS



TURRET PLAN- NTS



TURRET ELEVATION- NTS

NOTE: PLEASE REFER TO THE PICTURES

WINDOW SCHEDULE

[illegible]

WINDOW SPECIFICATION



(/en-us)

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

SCREEN & TRIM OPTIONS

2 Exterior Trim Options

GLASS

Energy efficient, tinted, textured and protective.

HARDWARE

1 Lock Option in 9 finishes

MATERIALS

1 Wood Option

MAINTENANCE LEVEL

Moderate

COLORS & FINISHES

27 Exterior Colors
9 Interior Colors
7 Interior Finish Options

FRAME OPTIONS

Pocket Replacement Window

DIVIDED LITES

Grilles between the glass.

CONSTRUCTION

Tilt Sash

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









FRONT ELEVATION



REAR 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.



SIDE ELEVATION

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





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.

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.

