

HISTORIC AND DESIGN REVIEW COMMISSION

December 07, 2022

HDRC CASE NO: 2022-561
ADDRESS: 224 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT B
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Melissa Stendahl/STENDAHL MELISSA & BENJAMIN
OWNER: Melissa Stendahl/STENDAHL MELISSA & BENJAMIN
TYPE OF WORK: Fenestration modifications and Historic Tax Certification
APPLICATION RECEIVED: November 11, 2022
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. Complete fenestration modifications.
2. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- 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.
- 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.
- Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.
- Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

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. *Roof top 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.

Standard Specifications for Windows in Additions and New Construction

- 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.

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

- a. The primary structure located at 224 E Carolina is a 2-story, single-family home constructed circa 1900 and it first appears on the 1911 Sanborn map. The structure features a standing seam metal hip roof with a central front-facing dormer, a symmetrical front façade configuration with a double-height front porch and full-height classical columns, and a brick chimney on the east elevation. The property is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Certification.
- b. CASE HISTORY – The previous property owner attended the Historic and Design Review Commission (HDRC) hearing on March 20, 2019, to request approval for existing violations in order to qualify for the Substantial Rehabilitation Tax Incentive. The previous property owner had originally submitted a request for Historic Tax Certification and Historic Tax Verification in January 2019, and during the review of the request, staff found that a number of modifications were performed prior to receiving a Certificate of Appropriateness or were otherwise outside of the scope of approval issued in 2016. At that time, the owner had completed the following work without approval:
 1. The installation of square columns with stone bases and exposed bolts.
 2. The removal of an existing inset rear addition.
 3. The construction of a new full-width rear addition and the removal of existing rear and side window openings.

The March 20, 2019, hearing resulted in a denial of the previous property owner's request for approval of the violations and the owner was required to bring the property into compliance by replacing the front porch columns and reversing the rear addition to match the previous footprint and fenestration pattern. The current property owner has corrected violation #1 with the installation of full-height round classical columns. The current property owner has returned to the HDRC to request approval of the existing fenestration pattern of the rear addition due to the constraints of the interior floor plan and has provided evidence that the rear elevation is not visible from the public right-of-way along Lotus Avenue. The property is not eligible for the Substantial Rehabilitation Tax Incentive until the property comes into compliance with the correction of the existing violation or with HDRC approval for the existing conditions.

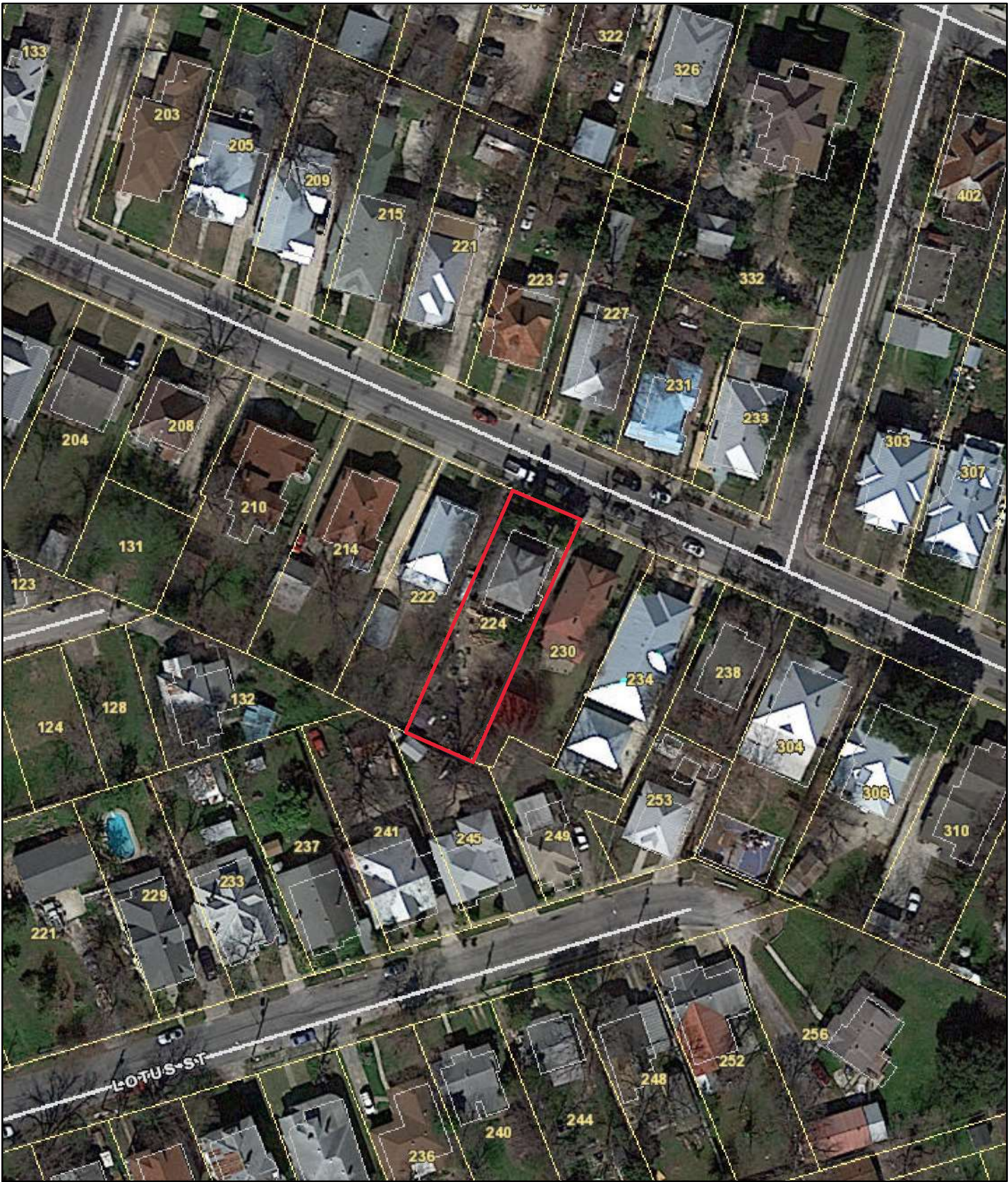
- c. REAR ADDITION – The applicant has proposed to replace the original 2-story rear addition that featured an inset on the east elevation with a full-width, 2-story addition. The original rear addition featured five (5) one-over-one windows of traditional proportions and one full-lite pedestrian door on the rear elevation. The proposed rear addition features one (1) rear door, one (1) set of French doors, two (2) one-over-one windows of traditional proportions on the rear and east elevations, and one (1) fixed square window on the rear elevation. The original rear addition was shown on the 1911 Sanborn map. Guideline 1.A.iv for Additions states that additions should 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 and visual distinction between old and new building forms. The rear addition features vertical trim pieces distinguishing the rear addition from the primary structure.
- d. FENESTRATION MODIFICATIONS – The applicant has proposed to remove three (3) window openings on the rear elevation and two (2) window openings on the west elevation of the rear addition and enclose the openings with siding. The applicant has proposed to install a fixed square window on the east corner of the second story of the rear elevation, one (1) one-over-one window on the east end of the first story of the rear elevation, one (1) one-over-one window on the first story of the east elevation, one (1) set of French doors on the rear elevation, and one (1) half-lite door on the rear elevation. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Staff finds that the proposed fenestration pattern results in a loss of four (4) one-over-one windows of traditional proportions on the rear addition. Staff finds that the previously existing window and door openings should be preserved and that the applicant should return the fenestration pattern to its previous configuration or should submit plans for the installation of appropriate fenestration on the rear addition. 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.
- e. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification for the property at 224 E Carolina. The scope of work used to qualify for the Substantial Rehabilitation Tax Incentive includes a comprehensive interior remodel, porch column restoration, rear porch cover installation, and foundation repair. The scope of work meets the cost threshold to qualify for the tax incentive; however, existing violations on the property make the property ineligible to receive the tax incentive until the property comes into compliance or the property receives HDRC approval for the existing conditions.

RECOMMENDATION:

Staff does not recommend approval of the fenestration modifications or Historic Tax Certification based on findings a through e. Staff finds that the applicant should restore the fenestration pattern on the rear addition to its previous condition or should submit plans for the installation of appropriate fenestration on the rear addition.

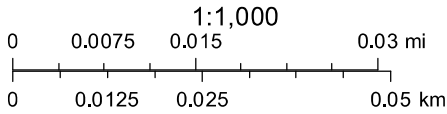
If the HDRC is compelled to approve the fenestration modifications in the existing configuration, the property is eligible for Historic Tax Certification and the application may return to the HDRC for Historic Tax Verification.

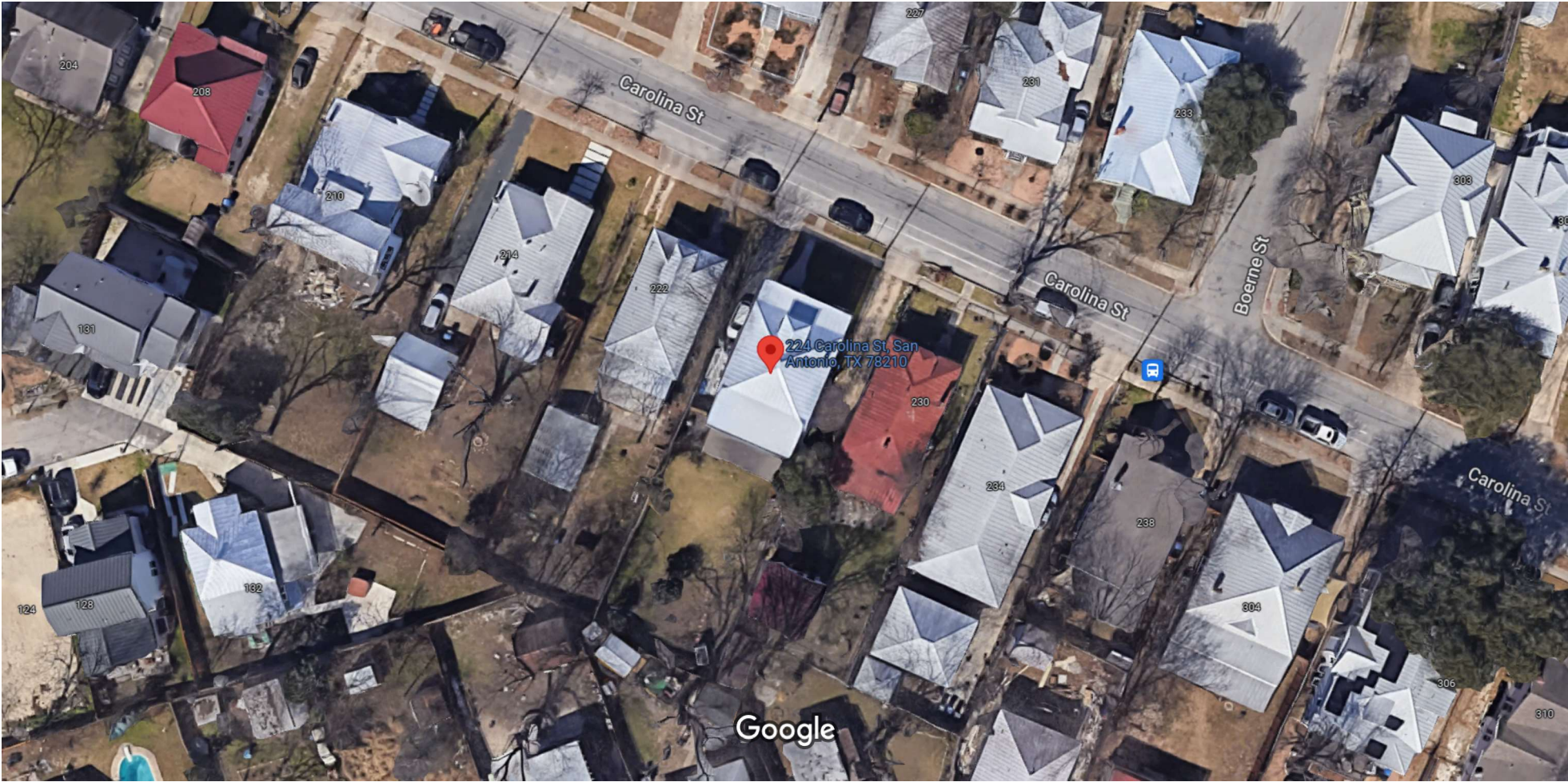
City of San Antonio One Stop

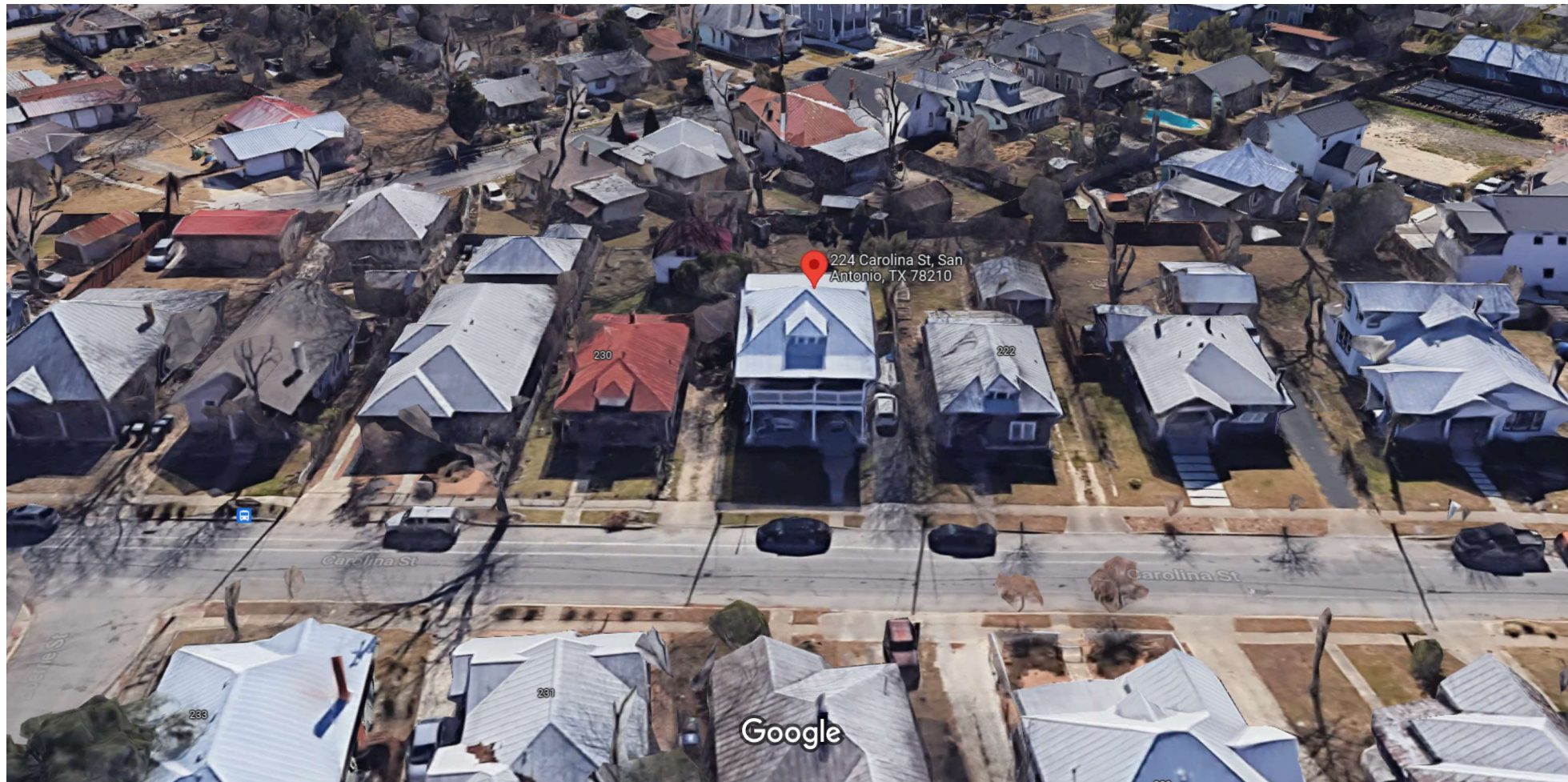


December 1, 2022

— User drawn lines

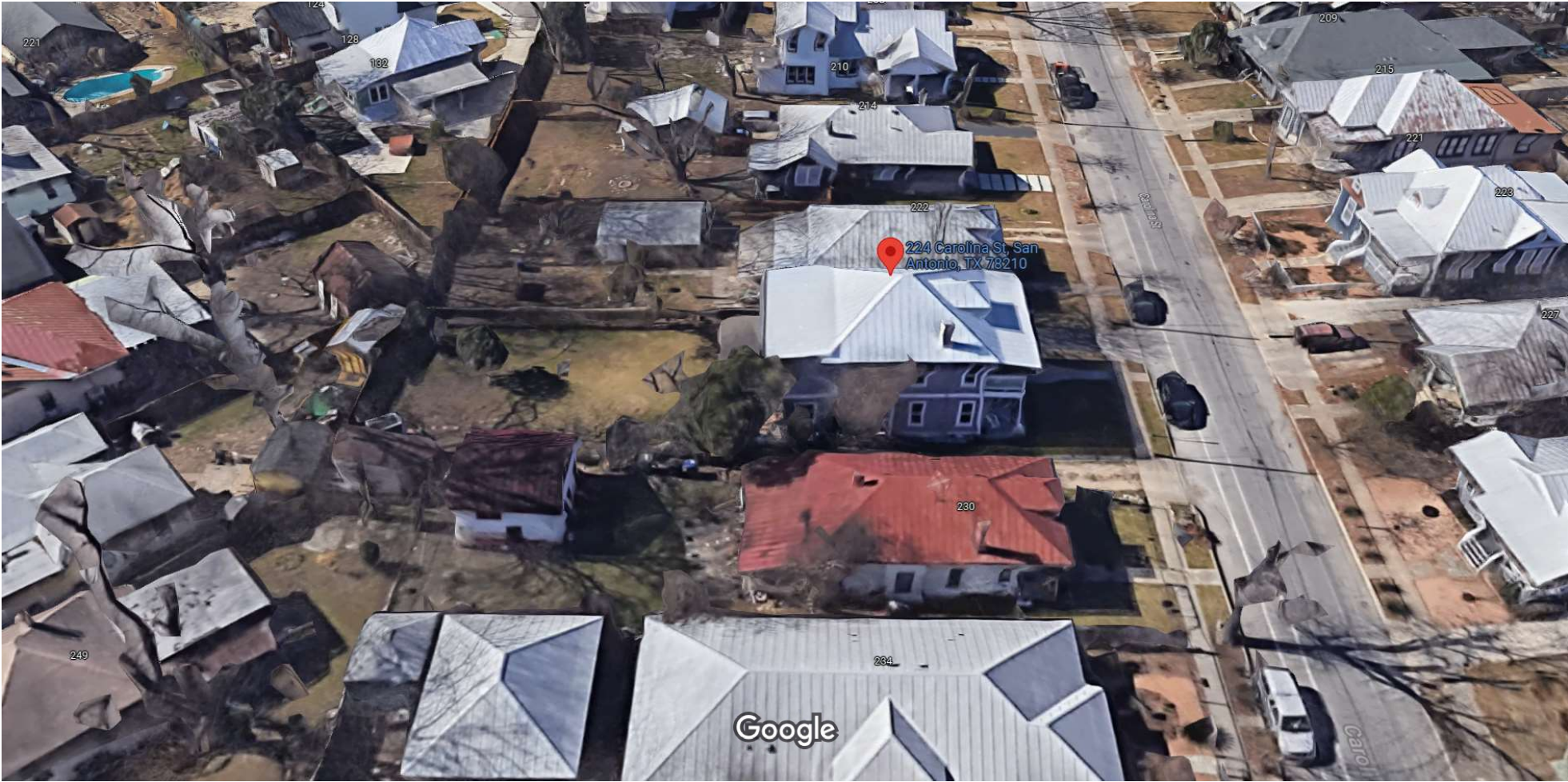










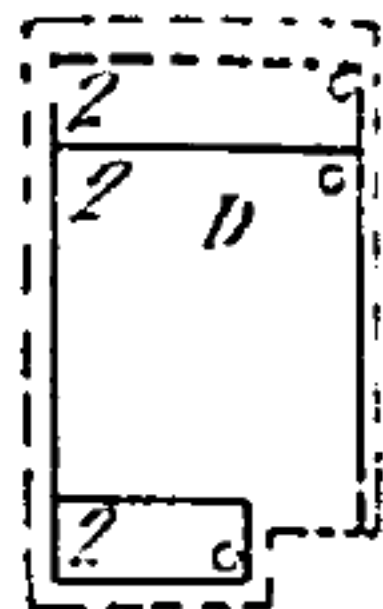
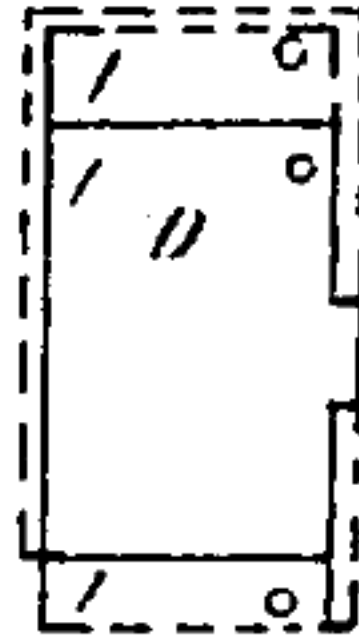
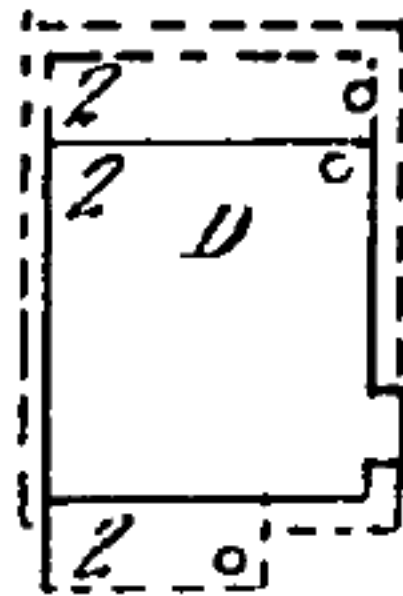
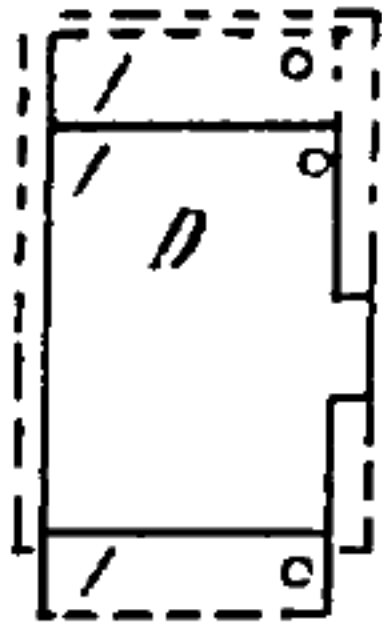


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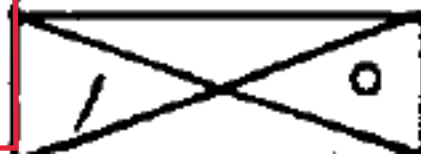
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We are requesting a COA for Historic Tax Certification for our primary residence / homestead at 224 Carolina St. We have resolved outstanding violations from prior reconstruction work that we inherited upon purchase of the home. Reference HDRC case number 2019-043, dated February 6, 2019. The applicant at the time requested a COA for several reconstruction items and Historic Tax Certification. Historic Tax Certification was denied based on modifications outside of the scope of approval for reconstruction issued in 2016. Specifically, OHP staff recommended:

1. Feature full height classical columns
2. Restore the rear portion to original configuration

We have restored the full height classical columns, and have made several other major investments to preserve the health of the home (foundation repairs and weather cover). We request an exception for restoring rear configuration, specifically windows on the second floor, because the current interior configuration does not allow for this. Additionally, the rear of the house is not visible from the street behind it. We have included support for our request for a COA for Historic Tax Certification, concluding the reconstruction work and associated violations initiated in 2016. Thank you.

(Photos included here. Receipts attached separately.)

Timeline:

2016: initiation of reconstruction of home, HDRC COA approval for full height classical columns

2019: sale of home to us (November 15, 2019)

2020: discovery of open violations, initial conversations with OHP on Historic Tax Certification

2022: completion of work on open violations from COA approvals from 2016

Included Evidence:

- Column restoration
- Foundation repairs
- Rear weather cover / deck roof
- Explanation of rear wall configuration of home

Column Restoration - completed Oct 2022

Total Cost: \$61,545.52

Correction of violation from HDRC COA approval in 2016 for full height classical columns



Rear Weather Cover (rear deck, first floor features) – completed 2020

Cost: \$11,135

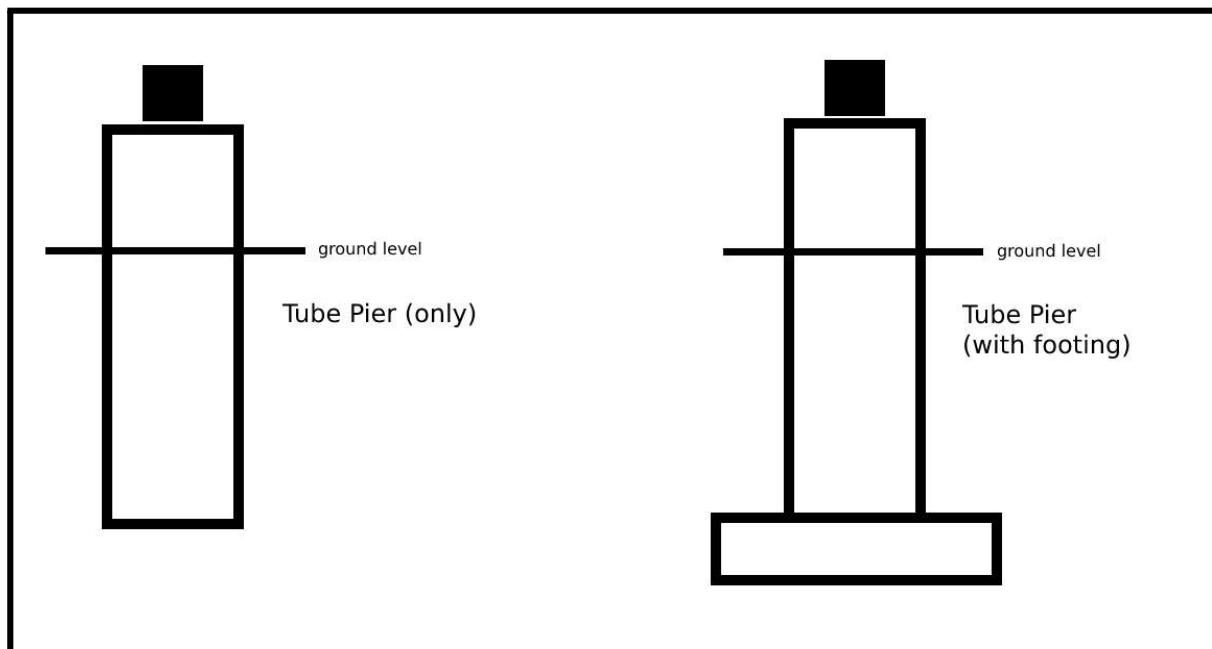
South-facing rear of house was accumulating weather damage from sun and rain water along the door and window frames and base of the siding. A rear deck cover was chosen to cover all first floor features needing coverage, to preserve the health of the south-facing exterior.



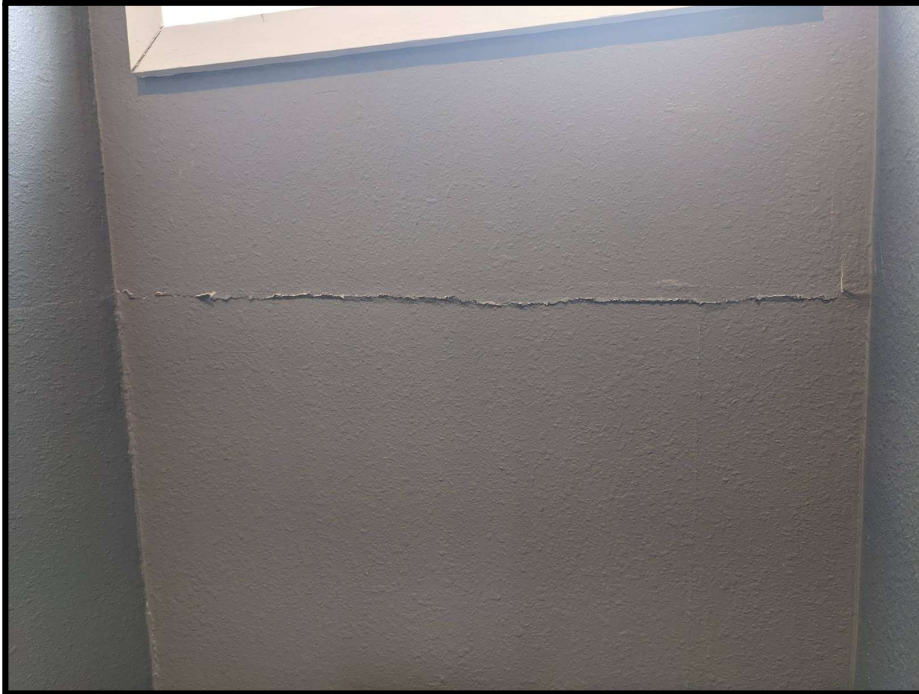
Foundation Repair - completed July 2021

Cost: \$10,500

Notable changes in floor level and peeling drywall were occurring, mainly in the center and rear of the interior of the home. Consultation determined that piers were sinking due to lack of footings, and that addition of new piers with proper footings was required to minimize disruptive shifting and structural changes. In the photos here, the black piers are the ones existing at time of sale; the covered piers are new per our repairs.







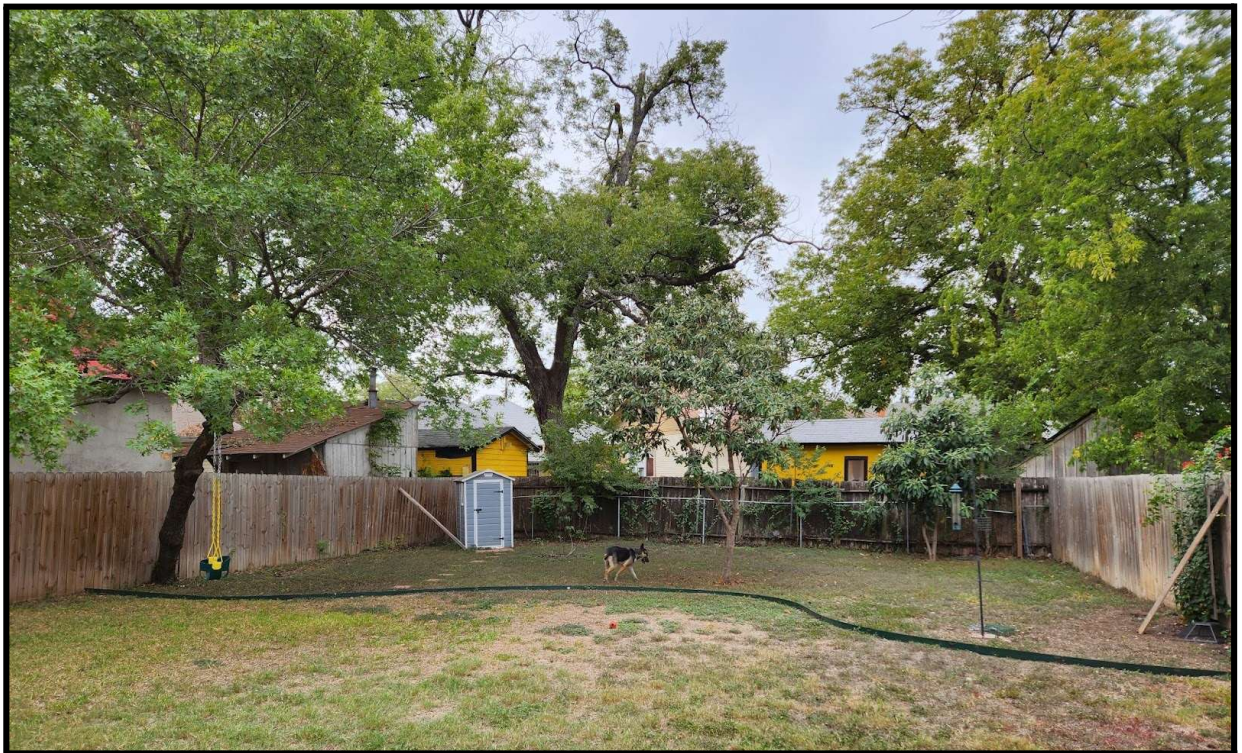
Rear Configuration - support for exemption from further changes

The interior (second floor) does not support the addition of windows. The master bathroom, master closet, and another bedroom closet fully occupy this wall. Additionally, the rear of the house is not visible from the street behind it. Photo evidence, in order, includes:

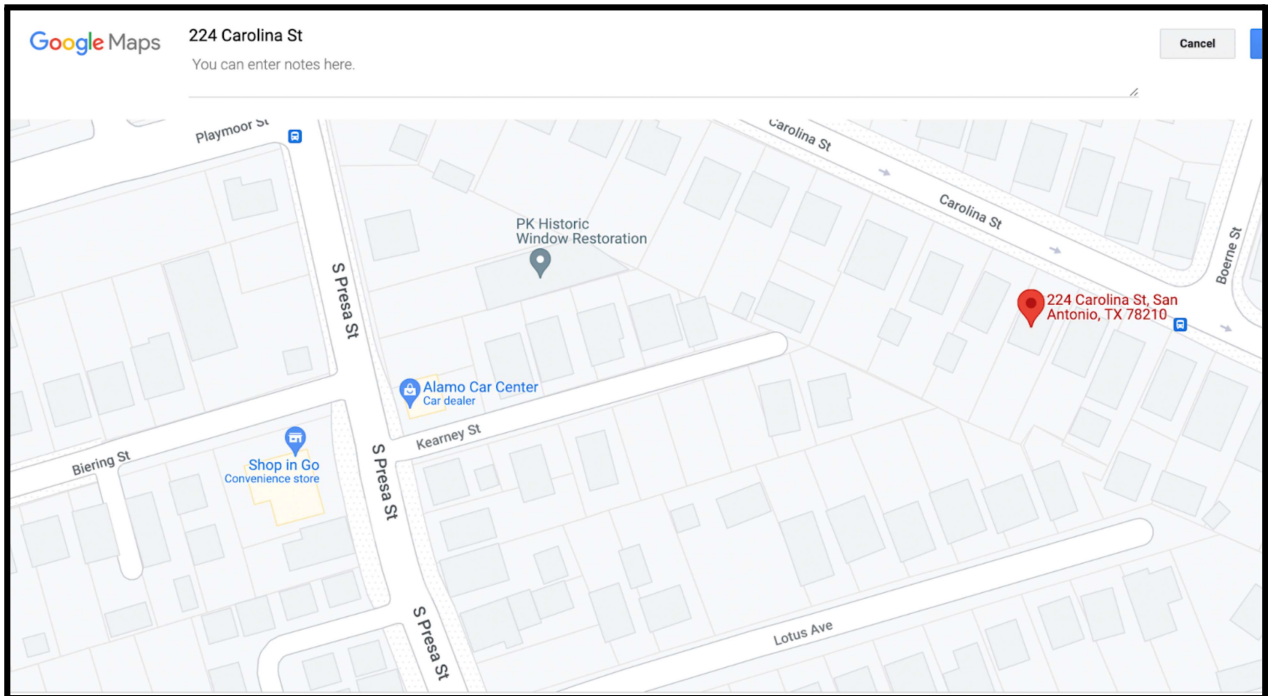
- Rear of house
- Master bath
- Master closet
- Bedroom closet
- View of backyard from rear of house
- View from directly behind our house on the street behind us
- Second view from the rear street
- Third view from the rear street
- Google map showing location of home in relation to neighboring streets and the impossibility of a sight line to the rear of the house from a neighboring street











Google Street View, May 2013





Google Street View, December 2017



January 8, 2019 at 1:25 PM
230 Carolina St
San Antonio TX 78210
United States



January 8, 2019 at 1:21 PM
224 Carolina St
San Antonio TX 78210
United States



January 8, 2019 at 1:25 PM
224 Carolina St
San Antonio TX 78210
United States

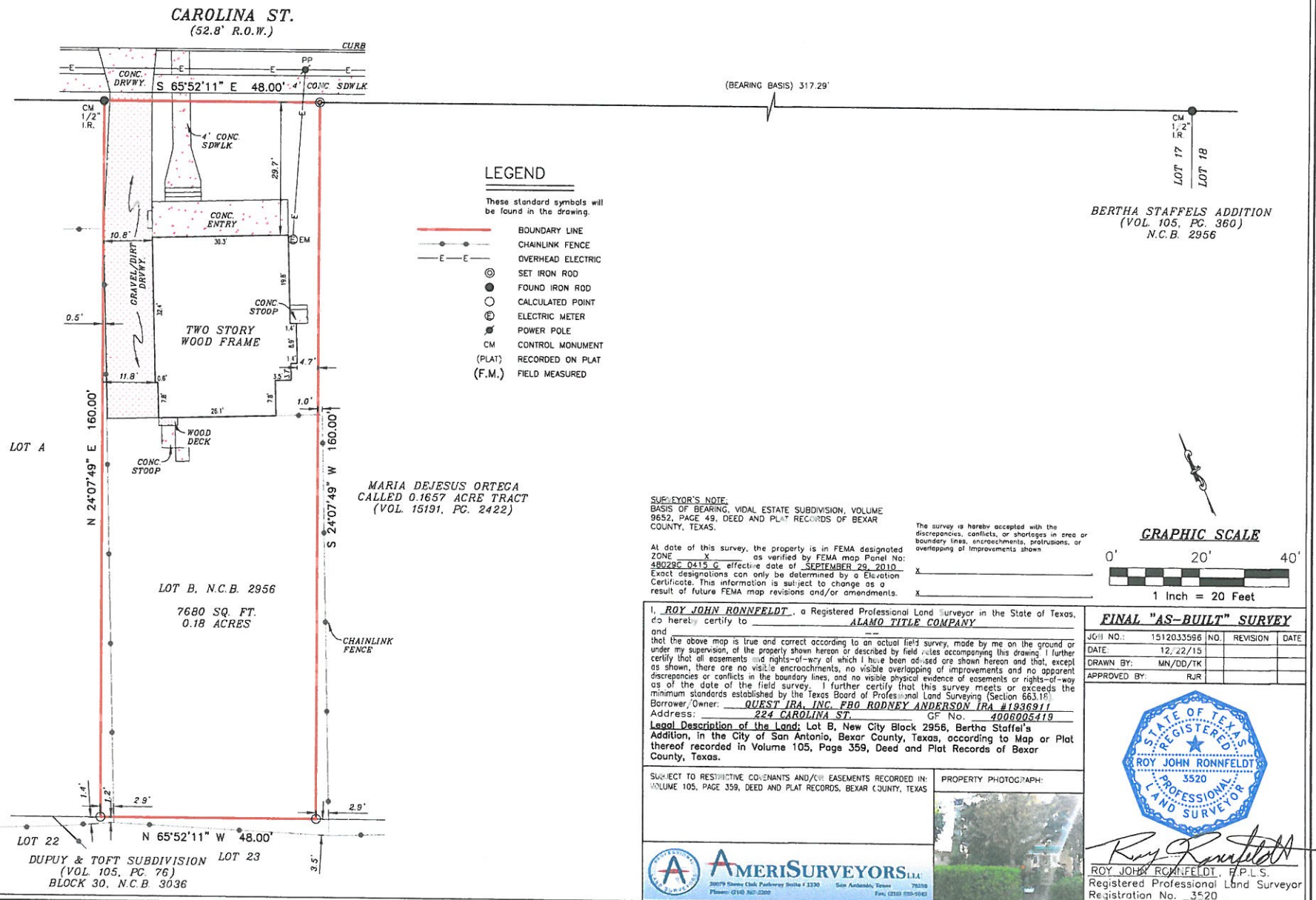


January 8, 2019 at 1:23 PM
227 Carolina St
San Antonio, TX 78210
United States



January 8, 2019 at 1:23 PM
224 Carolina St
San Antonio TX 78210
United States





0 2' 4'

SCALE (FEET)



CLAY PAVILION AND CIVIC CENTER IS A BUILDING TRUST SET UP TO TAKE FROM THE CITY OF CHICAGO AND RUN BY AN INDEPENDENT PANEL OF ONE-AND-A-HALF DOZEN LOCAL BUSINESS AND COMMUNITY LEADERS. THE TRUST IS CHARGED TO CONSIDER THE CITY'S INTERESTS AND TO CONSIDER THE CITY'S INTERESTS IN THE TRUST'S DECISIONS. THE TRUST IS CHARGED TO CONSIDER THE CITY'S INTERESTS AND TO CONSIDER THE CITY'S INTERESTS IN THE TRUST'S DECISIONS.



DRAFTED BY
CLAY PILKILN

EXISTING ELEVATIONS
224 CAROLINA ST
SAN ANTONIO, TX 78210

SQUARE FOOTAGES

DATE	DESCRIPTION	AMOUNT

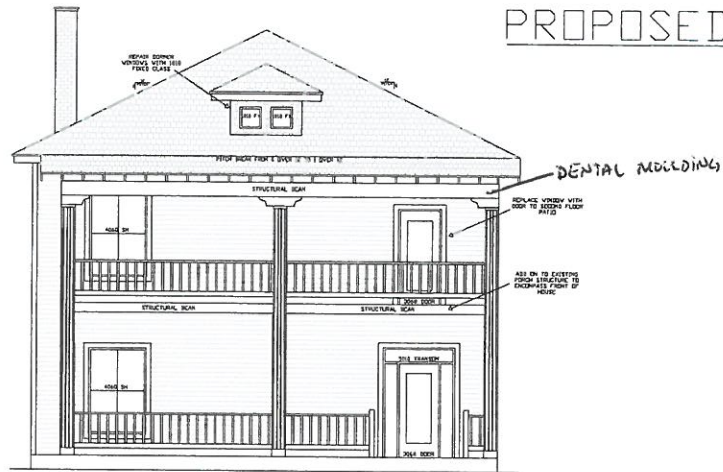
SCALE : $\frac{1}{4}" = 1'$

DATE DRAWN
12-31-2015

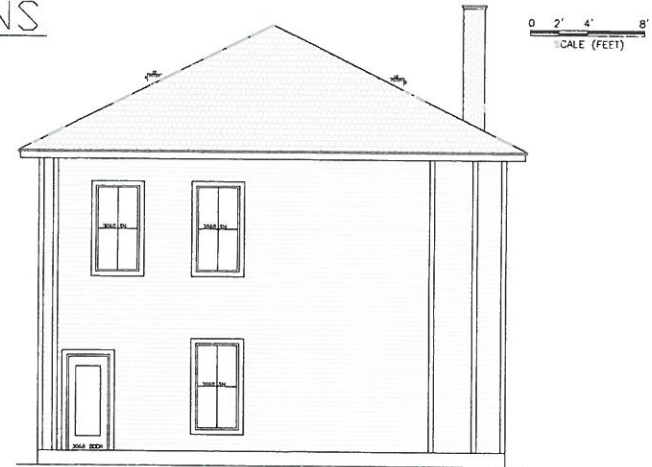
S H E E T

1
OF

PROPOSED ELEVATIONS



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



PROPOSED ELEVATIONS

PROPOSED ELEVATIONS
224 CAROLINA ST
SAN ANTONIO, TX 78210

SQUARE FOOTAGES

SCALE: 1/2" = 1'

DATE DRAWN
12-31-2015

SHEET

2

OF 2







REMOVED REAR PORTION, FIRST APPEARS ON 1911 SANBORN MAP







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

March 20, 2019

HDRC CASE NO: 2019-043
ADDRESS: 224 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT B
HISTORIC DISTRICT: Lavaca
APPLICANT: Peter Matthew Price -
OWNER: Peter Matthew Price -
TYPE OF WORK: Porch/Patio

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1) Amend previous approval for porch reconstruction to feature Craftsman columns with stone bases instead of matching the existing classical column. 2) Replace an original rear portion with a new addition, including the removal of four wood windows. 3) Receive Historic Tax Certification

FINDINGS:

a. The primary historic structure at 224 E Carolina was constructed circa 1900 in and first appears on the 1911 Sanborn map. The two-story single-family structure features a hipped standing seam metal roof with a centered front facing dormer, a symmetrical front façade configuration with the front door on the bottom right corner, and a brick chimney on the east elevation. The structure originally featured classical columns spanning both the first floor porch and second floor balcony; the front porch was removed leaving one freestanding column by 2007. The structure also featured an rear portion that first appeared on the 1911 Sanborn map. b. VIOLATION – The applicant original submitted a review for Historic Tax Certification and Verification to be heard at the HDRC hearing on January 16, 2019. Upon further review, staff found that a number of modifications were performed prior to receiving a Certificate of Appropriateness or were performed outside of the scope of approval issued in 2016. c. PORCH – The applicant is requesting to amend the previous approval for porch reconstruction issued in 2016 to square columns with stone bases and exposed bolts. Per the Guidelines for Exterior Modifications and Alterations 7.B.v. the reconstruction of porches should be based on accurate evidence of the original or based on the architectural style of the building and historic patterns. Staff finds that the proposed columns as it is currently installed is a departure from the architectural style of the house and based on the evidence of the last remaining column that was also removed prior to approval. Staff finds that the applicant comply with the original reconstruction plan issued in 2016. d. ADDITION – The applicant is requesting to replace the existing rear portion of the house which featured an inset side elevation and 5 wood sashed windows and a rear door with a larger rear addition that is flush to the side elevations of the primary structure and includes a rear door, a set of double-doors, 1 sashed window, and 1 square picture window. Staff finds that the rear portion was constructed during the period of significance of the property as depicted in the 1911 Sanborn map and should be preserved in-place including its windows. Staff finds that the proposed modification inconsistent with the following Guidelines: 6.A.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. 6.A.iii) Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

3.1.A.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. 3.4.A.i) Design additions to reflect their time while respecting the historic context. Consider characterdefining 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. HISTORIC TAX CERTIFICATION f. The applicant is requesting Historic Tax Certification at 224 E Carolina. The structure is contributing to the Lavaca Historic District. g. A number of rehabilitative scopes of work have been approved including: reroofing from shingle to metal, installation of a rear deck and fence, window and siding repair, and front porch reconstruction. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing. The project began in January 2016 and was planned to be completed by 2019. At this time, staff finds that a number of items were performed prior to approval or beyond the scope of approval; the property is neither eligible for Historic Tax Certification nor Verification until these items are resolved with approval, reversal, or correction. h. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.

RECOMMENDATION:

Staff does not recommend approval of items 1 through 3 based on findings b through j. Staff recommends the applicant: i. Complies with reconstruction design from the 2016 HDRC approval to feature full-height classical columns. ii. Restore the rear portion to its original configuration after submitting plans to staff – or resubmit a plan for a rear addition that includes appropriate fenestration and inset side wall planes. If the commission is compelled to approve the front porch and rear addition as installed, then the property is eligible for Historic Tax Certification and may return for Verification.

COMMISSION ACTION:

Denied. The applicant may request to attend a design review committee meeting.

VIOLATION – The applicant original submitted a review for Historic Tax Certification and Verification to be heard at the HDRC hearing on January 16, 2019. Upon further review, staff found that a number of modifications were performed prior to receiving a Certificate of Appropriateness or outside the scope of approval issued in 2016. The applicant submitted for review of those items on January 10, 2019 to be heard at the next HDRC hearing.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.