

# HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

**HDRC CASE NO:** 2021-090  
**ADDRESS:** 310 E CAROLINA ST  
**LEGAL DESCRIPTION:** NCB 2956 BLK 0 LOT 17  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Nicholas Melde/Architexas  
**OWNER:** Peter Hermosa/HERMOSA PETER JOSEPH  
**TYPE OF WORK:** Demolition of primary structure, new construction of primary structure and 2-story rear addition  
**APPLICATION RECEIVED:** September 22, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

The applicant is requesting conceptual approval to:

1. Demolish the primary structure.
2. Reconstruct the primary structure (excluding current additions) and construct a new 2-story rear addition.

## 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 4, Guidelines for New Construction*

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

##### B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

#### 2. Building Massing and Form

##### A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

##### B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

##### C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

##### D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

#### 3. Materials and Textures

##### A. NEW MATERIALS



- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

## B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

## 4. Architectural Details

### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

#### 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.

### 7. 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.

## FINDINGS:

### General findings:

- a. The primary structure at 310 E Carolina was constructed circa 1920 in the Craftsman style and first appears on the Sanborn maps in 1930 in roughly the same footprint as existing. The primary structure is a 1-story, single-family residence and features a rectangular plan, tile construction, a metal cross hipped roof, wood siding, wood windows, and a wraparound front porch. The property is contributing to the Lavaca Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant attended a Design Review Committee (DRC) meeting on March 24, 2021. The discussion focused on clarifying the scope of the demolition request, the materiality of the primary structure and current conditions, the overall square footage and design of the addition, the visibility of the rear addition from the public right-of-way, the setback of the rear addition from the neighboring property, and the fenestration pattern. The applicant attended a DRC site visit on March 30, 2021. The DRC site visit focused on determining the terminus of the tile construction and establishing the portions of the structure that are original and those that are later additions. The request previously came before the HDRC for conceptual approval on June 2, 2021, and the request was referred to a DRC site visit with the stipulation that the applicant addresses staff's stipulations prior to returning to the HDRC:
  - i. That the applicant submits accurate, as-built elevation drawings for each side of the existing structure and proposed addition to staff for review prior to returning to the HDRC for conceptual approval. ***This stipulation has been met.***
  - ii. If the existing building is to be retained, a demolition plan must be submitted to staff to fully understand the impacts of the proposed addition and how it will attach to the existing structure. ***This stipulation has not been met.***
  - iii. That the applicant provides percentage of lot coverage and total square footage for the existing structure and the proposed addition prior to returning to the HDRC for conceptual approval. ***This stipulation has not been met.***
  - iv. That the applicant submits material specifications to staff for review and approval prior to returning to the HDRC for conceptual approval. ***This stipulation has not been met.***
  - v. That the applicant submits window specifications to staff for review. Wood or aluminum-clad wood windows are recommended and 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. ***This stipulation has not been met.***
  - vi. That the applicant submits a landscaping plan to staff for review. ***This stipulation has not been met.***

The applicant attended a second DRC site visit on June 29, 2021. The DRC site visit discussed the need for as-built drawings, photos of the unique characteristics and construction method of the original structure, and the massing of the proposed new rear addition. The applicant is returning to the HDRC to request conceptual approval.

### Findings related to request item #1, demolition of 310 E Carolina:

- 1a. The applicant is requesting conceptual approval to demolish the primary structure located at 310 E Carolina and reconstruct the primary structure to match the original structure with the construction of a 2-story rear addition.
- 1b. PUBLIC NOTICE – Demolition notice postcards were mailed to properties within a 200-foot radius of the property, as well as to the registered neighborhood association on May 6, 2021, as required by the Unified Development Code.
- 1c. The loss of a landmark is an irreplaceable loss to the quality and character of San Antonio. Demolition of any landmark or contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. For full demolition of primary structures, the UDC requires clear and convincing evidence supporting an unreasonable economic hardship must be presented by the applicant in order for demolition to be considered. The applicant must prove by a preponderance of evidence that:
  - c. *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;*

[The applicant has provided a cost estimate from a qualified masonry contractor for the stabilization and repair of the existing, clay tile house. The estimate provided is \$145,820 and emphasizes repair of existing structural components. A second estimate for reconstruction with similar materials was provided at \$179,617. Total projected costs for the proposal to fully rehabilitate the historic structure and replace the foundation, install a new concrete stem wall, etc. are \$447,580.40. The applicant has not submitted cost estimates for the current proposal to demolish and fully reconstruct the house with the proposed rear addition. Without this information, a determination regarding rate of return cannot be made.]

- d. *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;*

[As proposed, the property will continue to be used as a single-family residence. Based on contractor estimates, the existing house can feasibly be repaired for residential use.]

- e. *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.*

[The property has been owned by the current owner's family and the current owner recently acquired the property. Since that time, the property has not been actively listed and the applicant has not provided substantial evidence of marketing the property to potential tenants. No evidence of repairs or improvements have been made on the property.]

- 1d. Staff finds that the applicant has not demonstrated an unreasonable economic hardship in accordance with the UDC due to the lack of marketing of the property.
- 1e. LOSS OF SIGNIFICANCE – Per the UDC, 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. As noted in findings b and 1a, there is clear and convincing evidence that the structure is original and features a rare form of tile construction. There is evidence that the structure is severely deteriorated and is need of intervention. Staff does not find that the applicant has provided clear and convincing evidence that the structure has lost significance.

Findings related to request item #2, reconstruction of the primary structure and the construction of a new 2-story rear addition:

- 2a. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.
- 2b. **RECONSTRUCTION OF PRIMARY STRUCTURE** – The applicant has proposed to reconstruct the primary structure to match existing. The reconstructed primary structure will feature wood frame construction, a single front entrance, as opposed to the existing double entry, a standing seam metal roof, stucco cladding, and one-over-one aluminum clad wood windows. Staff finds the proposal to reconstruct the primary structure to match existing in footprint, materials, and form appropriate.
- 2c. **LOT COVERAGE** – The applicant has proposed to construct a 2-story rear addition to the reconstructed primary structure. The applicant has not provided the total percentage of lot coverage for the primary structure and the addition. The applicant should submit the percentage of lot coverage for review. Total lot coverage should not exceed 50 percent.
- 2d. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a 2-story rear addition. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principle façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that 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. The proposed addition is 2-stories, which is a full story larger than the primary historic structure. The floor heights of the rear addition allow for the view from the public right-of-way is minimized. The existing structure is approximately 1,938 square feet. The proposed reconstructed structure with the new 2-story rear addition will be approximately 2,289 square feet. The footprint of the original clay tile structure is approximately 1,000 square feet. Staff finds the proposal appropriate.
- 2e. **ROOF** – The applicant has proposed to install a front gable roof form on the 2-story rear addition that will be visible from the public right-of-way. The side of the rear addition facing west will feature a shed roof and second floor balcony at the rear. Only a portion of the front gable roof on the rear addition will be visible from the public right-of-way, over the east side of the front facade. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. The historic structure features a side gable roof form with a front gable. Staff finds that the applicant should submit a line-of-sight study for review.
- 2f. **ROOF MATERIAL** – The applicant has proposed to install a standing seam metal roof on the rear addition. The existing structure features a composition shingle roof. Guideline 3.A.i for Additions stipulates that additions 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. Guidelines 3.A.ii for Additions states that new metal roofs should be constructed in a similar fashion as historic metal roofs. Staff finds the proposal inconsistent with the Guidelines, unless evidence exists that the property historically featured a metal roof.
- 2g. **NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install windows and doors with traditional proportions. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed fenestration pattern to be appropriate.
- 2h. **NEW WINDOWS AND DOORS: MATERIALS** – The applicant has proposed to install aluminum-clad wood windows and doors. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- 2i. **MATERIALS: FAÇADE** – The applicant has proposed to install stucco cladding to match the existing structure. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal consistent with the Guidelines.

- 2j. ARCHITECTURAL DETAILS – The applicant has proposed to construct a 2-story rear addition. Guideline 4.A.ii for Additions states that additions should 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. Guideline 4.A.iii for Additions states that applicants should 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. Staff finds that the addition should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.

## **RECOMMENDATION:**

Item 1, staff does not recommend approval of request item #1, the demolition of the primary structure based on findings 1a through 1e.

Item 2, if the HDRC finds that either an unreasonable economic hardship or, failing that, an irreversible loss of significance has occurred to warrant approval of item #1, staff recommends that the applicant address the following stipulations prior to returning to the HDRC for conceptual approval of item #2, the reconstruction of the primary structure and the construction of a new 2-story rear addition based on findings 2a through 2j:

- i. If the existing building is to be retained, a demolition plan must be submitted to staff to fully understand the impacts of the proposed addition and how it will attach to the existing structure.
- ii. That the applicant submits material specifications to staff for review and approval prior to returning to the HDRC for conceptual approval.
- iii. That the applicant submits window specifications to staff for review. Wood or aluminum-clad wood windows are recommended and 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.
- iv. That the applicant submits a line-of-site study for the proposed rear addition.

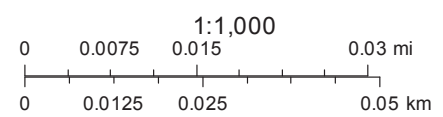


# City of San Antonio One Stop



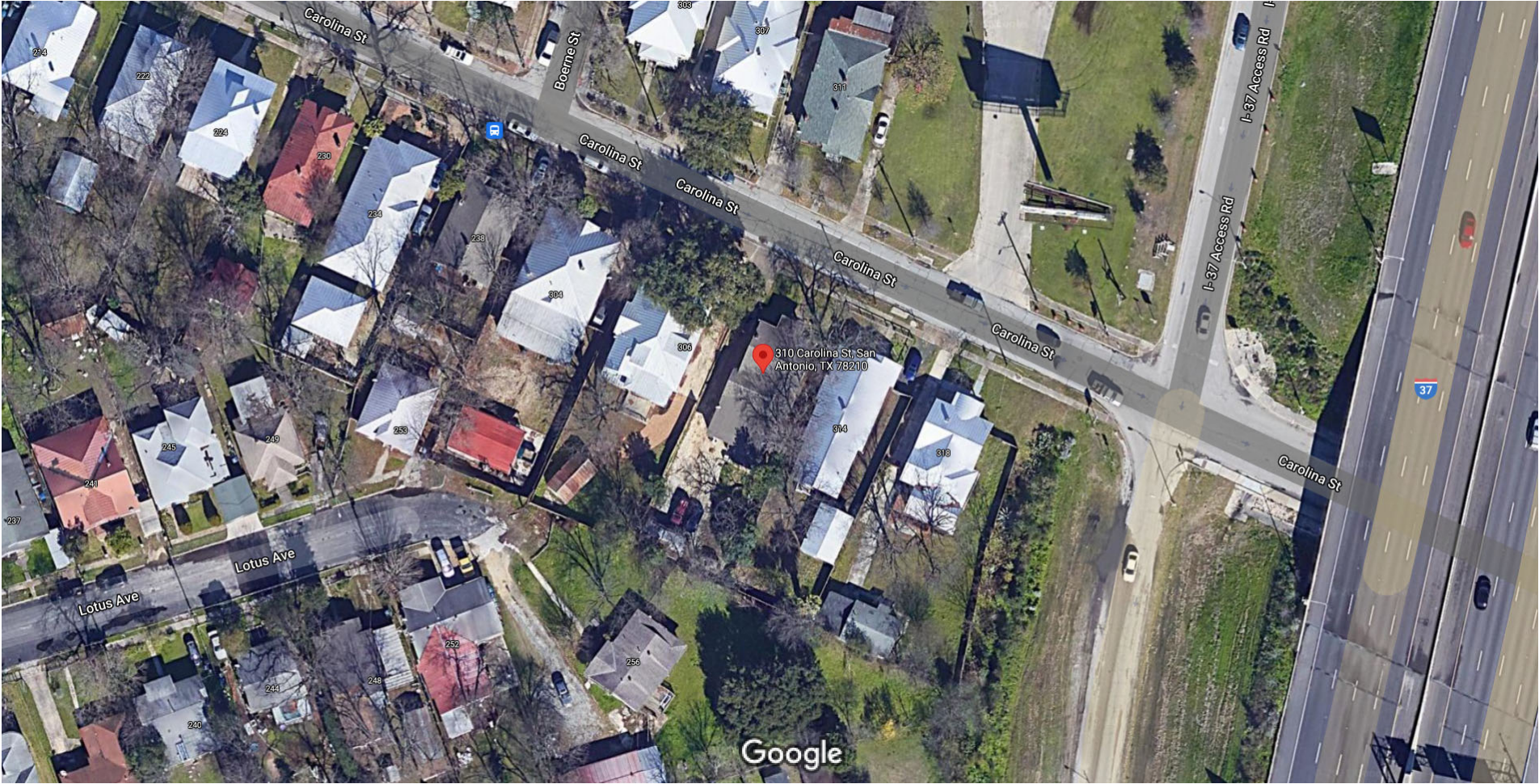
May 28, 2021

— User drawn lines





Google Maps 310 Carolina St



Map data ©2021 , Map data ©2021 20 ft



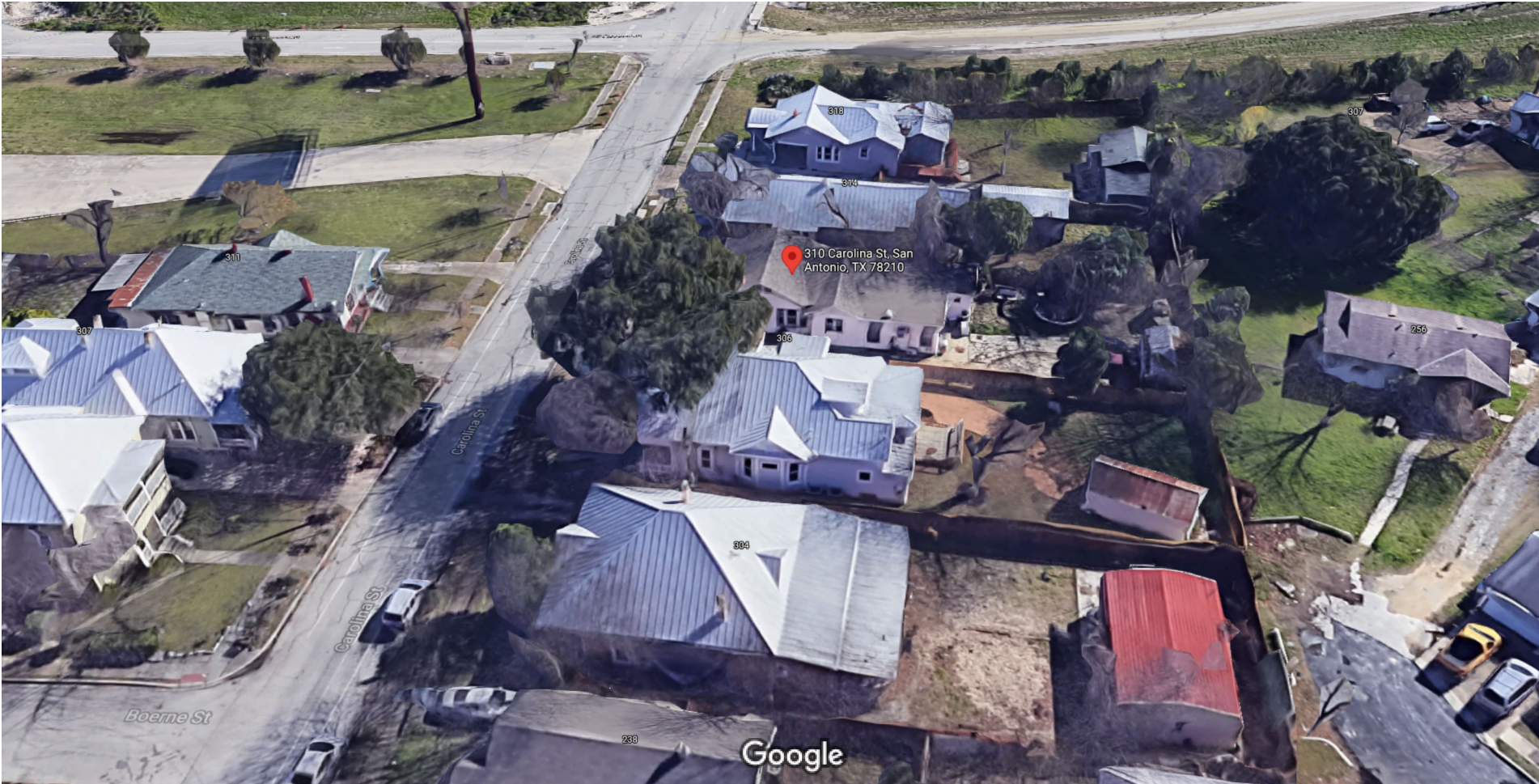
Google Maps 310 Carolina St



Imagery ©2021 Google, Map data ©2021 20 ft



Google Maps 310 Carolina St



Imagery ©2021 Google, Map data ©2021 20 ft



Google Maps 310 Carolina St



Imagery ©2021 Google, Map data ©2021 20 ft



Google Maps 310 Carolina St



Imagery ©2021 Google, Map data ©2021 20 ft



256 256

256

BOERNE ST.

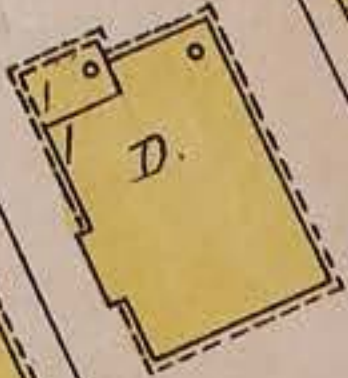
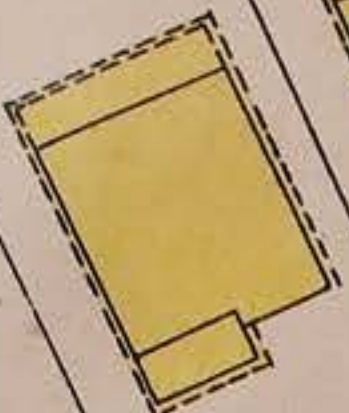
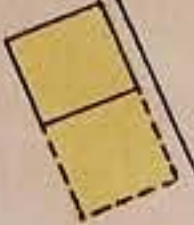
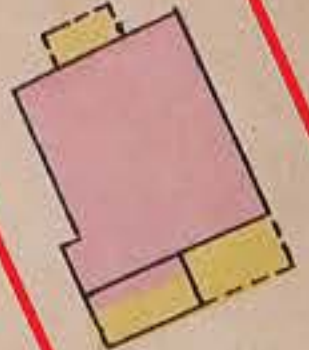
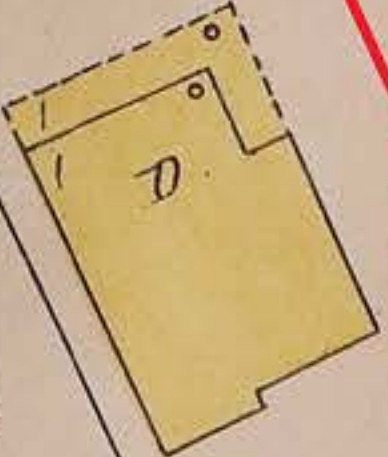
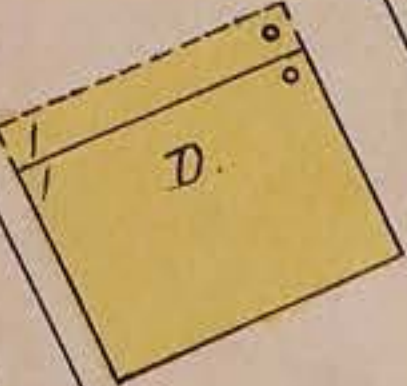
CAROLINA

8" W. PIPE

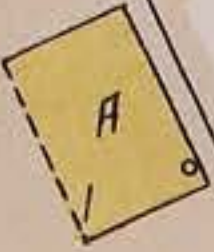
306

304

238



16

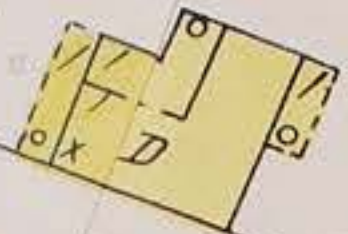


R of 306  
CAROLINA

20'

NOT PAVED.

522  
622



526  
626

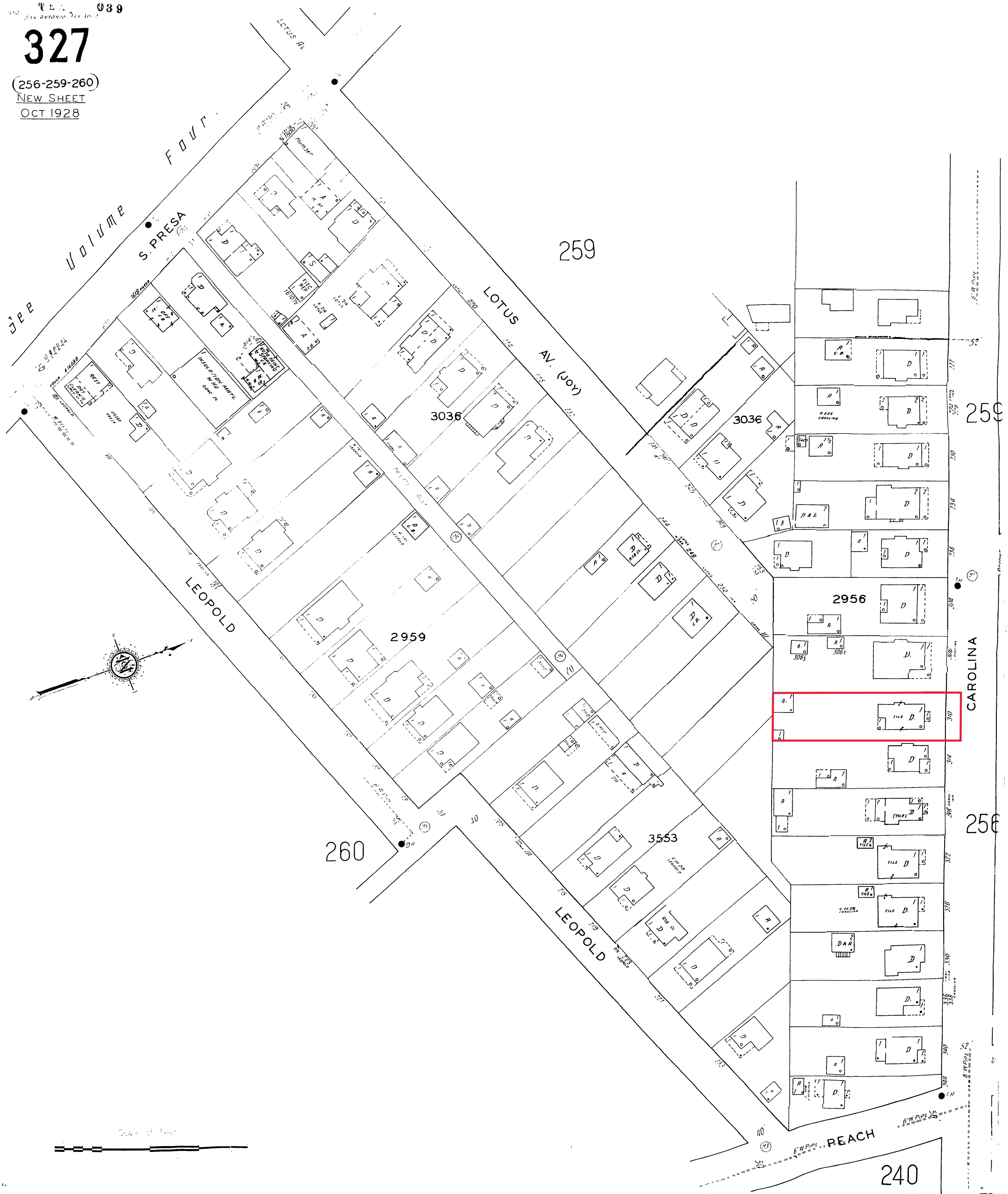


55' 103



327

(256-259-260)  
NEW SHEET  
OCT 1928



Hermosa Residence  
Reconstruction + Addition

310 Carolina Street  
San Antonio, TX 78215

COPYRIGHT

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Architexas without delay. The Copyrights to all designs and drawings are the property of Architexas. Reproduction or use for any purpose other than that authorized by Architexas is forbidden.

REVISION HISTORY

Schematic Design

This document is incomplete and may not be used for regulatory approval, permit, or construction.

Architexas No.  
2044

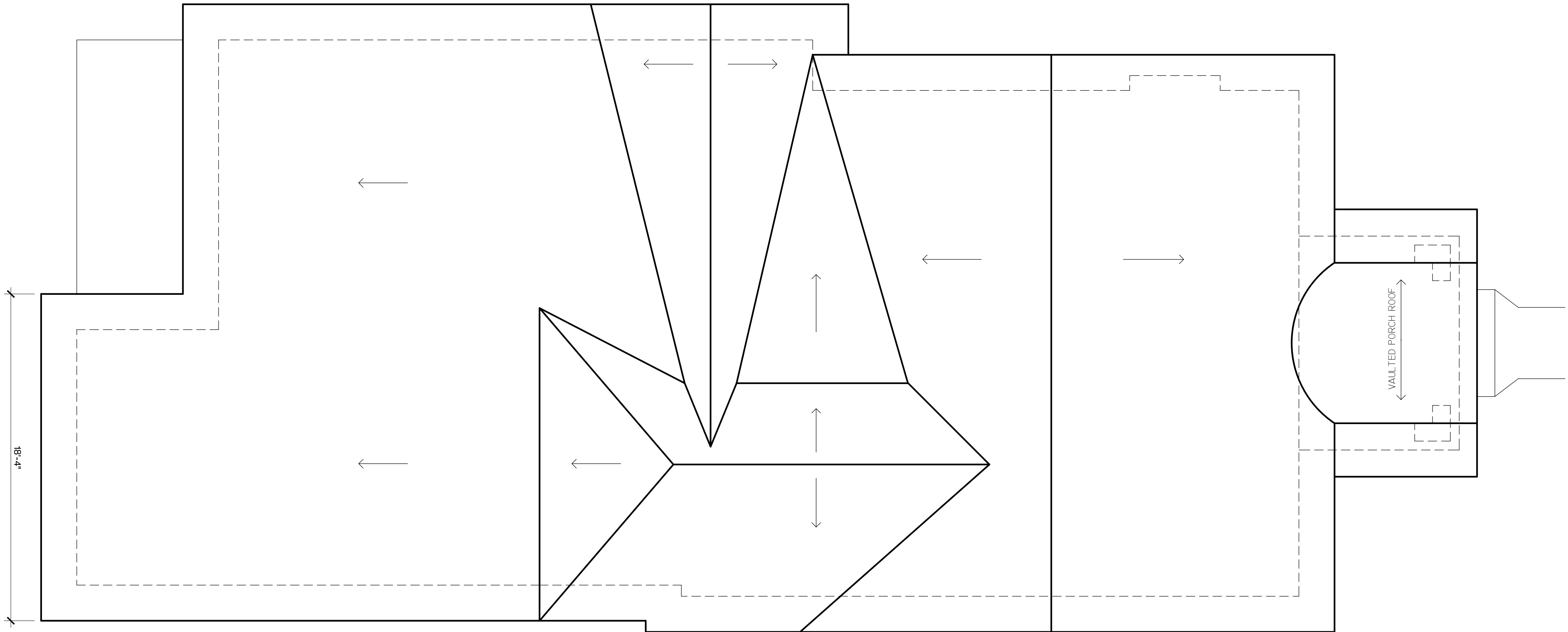
Date  
JULY 30, 2021

Sheet Name

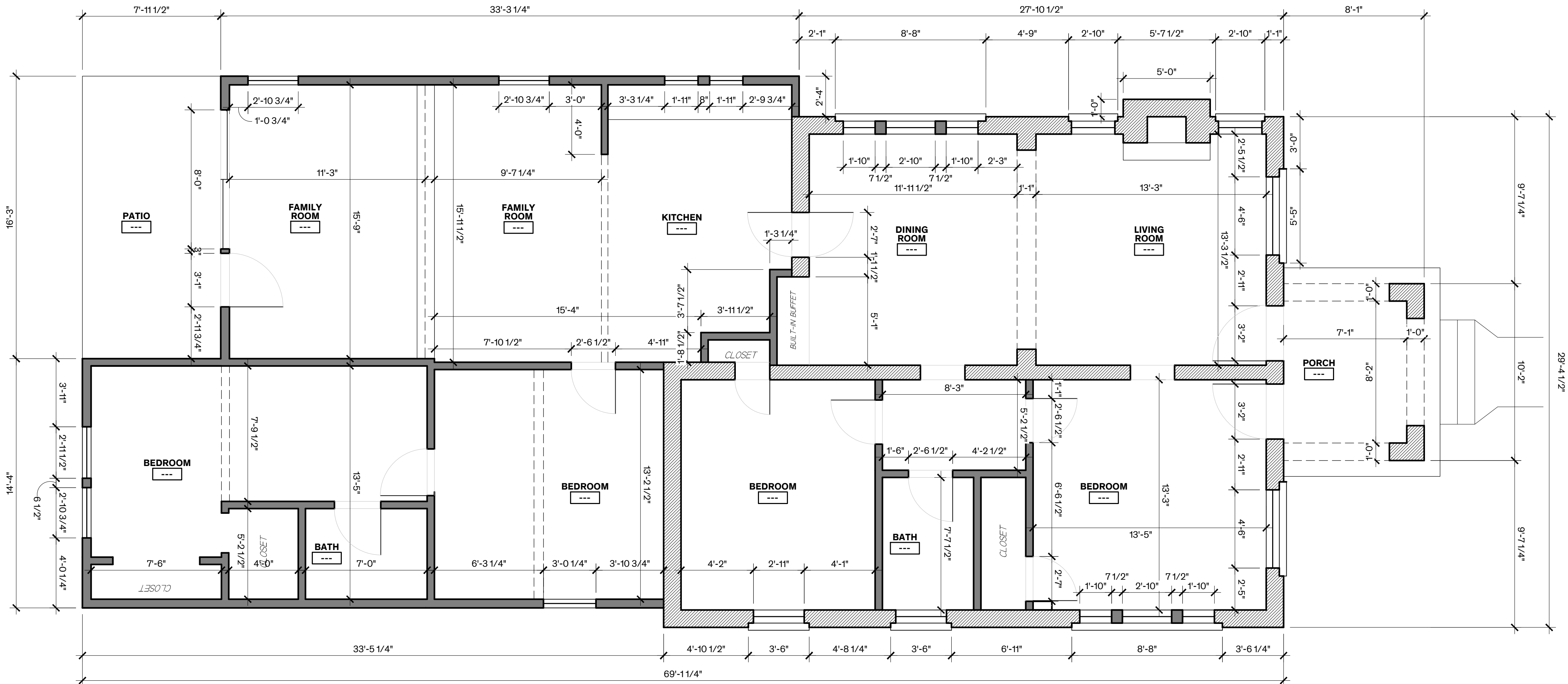
Sheet Number







1 Roof Plan - Existing  
1/4" = 1'-0"



1 Floor Plan - Existing  
1/4" = 1'-0"

Hermosa Residence  
Reconstruction + Addition

310 Carolina Street  
San Antonio, TX 78215

**COPYRIGHT**  
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Architexas without delay. The Copyrights to all designs and drawings are the property of Architexas. Reproduction or use for any purpose other than that authorized by Architexas is forbidden.

REVISION HISTORY

**Schematic Design**  
This document is incomplete and may not be used for regulatory approval, permit, or construction.

**Architexas No.**  
2044

**Date**  
JULY 30, 2021

**Sheet Name**  
Existing Elevations

**Sheet Number**





LOOKING SOUTH FROM CAROLINA STREET



LOOKING SOUTHWEST FROM THE SIDEWALK



VIEW FROM BACK YARD



FOUNDATION WALL & FLOOR FRAMING



CHIMNEY BASE



FRONT PORCH



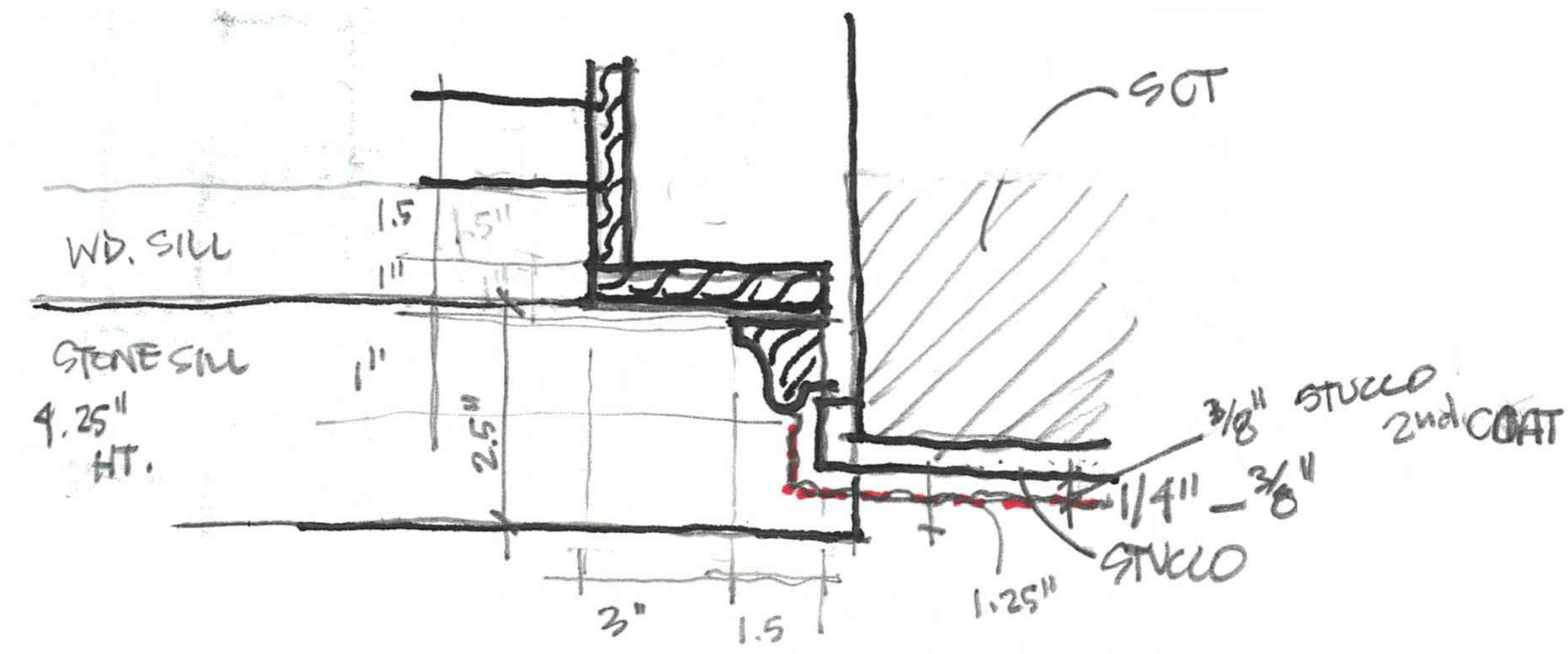
LIVING & DINING ROOM VIEW FROM FRONT DOOR



BUILDING MATERIAL INVESTIGATION



WINDOW SILL & JAMB COMPOSITION



WINDOW JAMB DETAIL SKETCH

Hermosa Residence  
Reconstruction + Addition

310 Carolina Street  
San Antonio, TX 78215

COPYRIGHT

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Architexas without delay. The Copyrights to all designs and drawings are the property of Architexas. Reproduction or use for any purpose other than that authorized by Architexas is forbidden.

REVISION HISTORY

Schematic Design

This document is incomplete and may not be used for regulatory approval, permit, or construction.

Architexas No.  
2044  
Date  
JULY 30, 2021

Sheet Name  
Existing Conditions Photos

Sheet Number



Hermosa Residence  
Reconstruction + Addition

310 Carolina Street  
San Antonio, TX 78215

COPYRIGHT

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Architexas without delay. The Copyrights to all designs and drawings are the property of Architexas. Reproduction or use for any purpose other than that authorized by Architexas is forbidden.

REVISION HISTORY

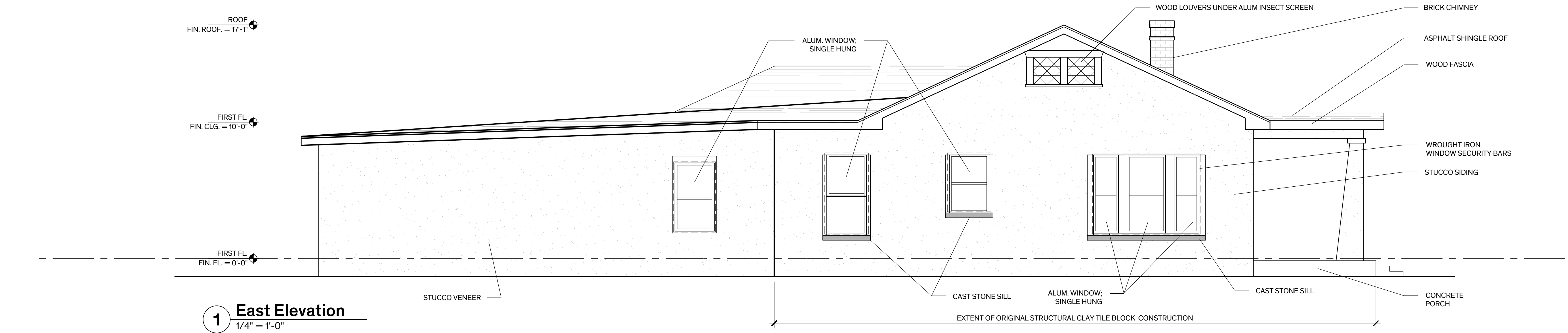
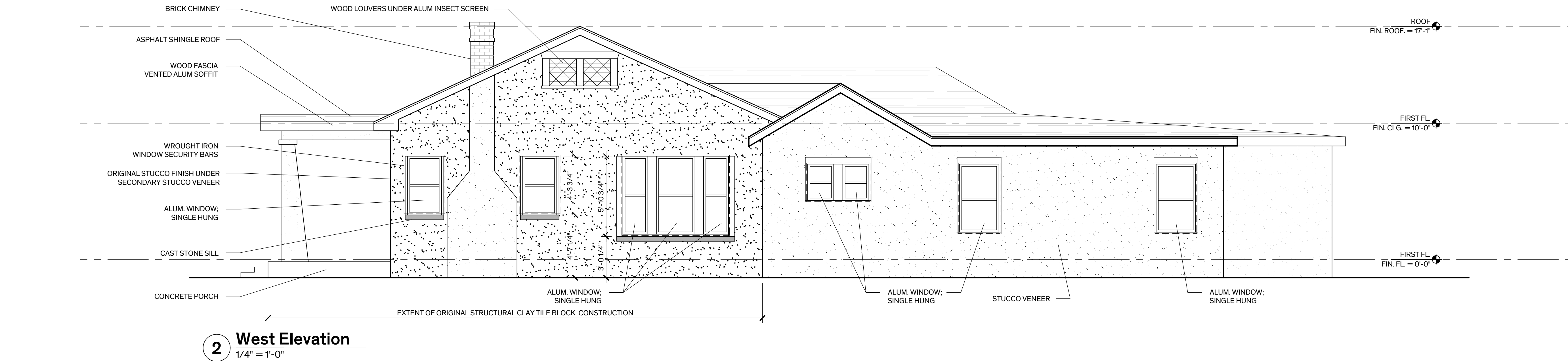
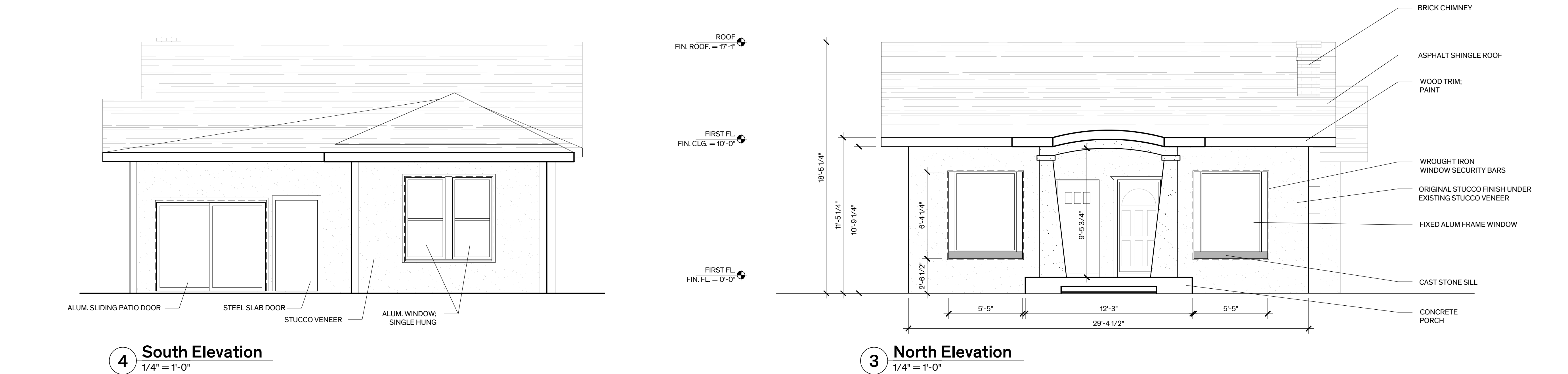
Schematic Design

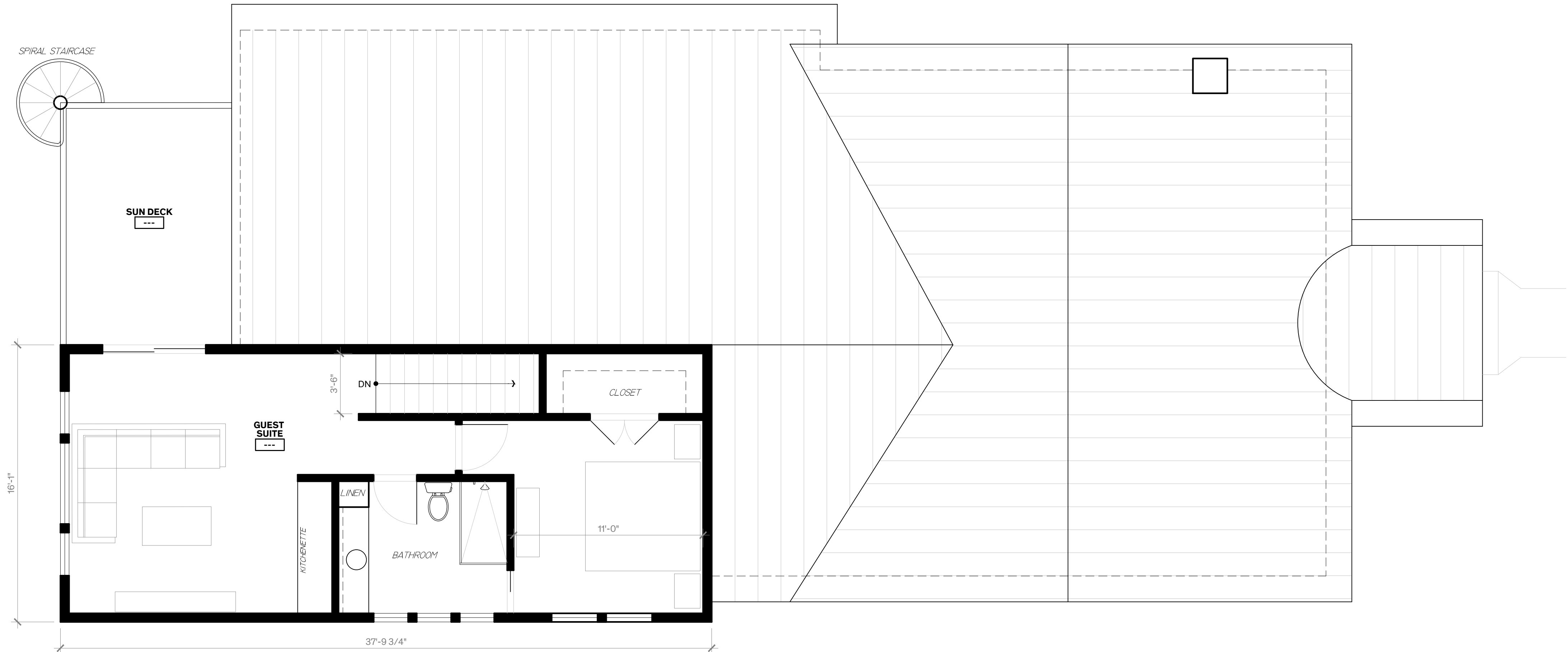
This document is incomplete and may not be used for regulatory approval, permit, or construction.

Architexas No.  
2044  
Date  
August 14, 2021

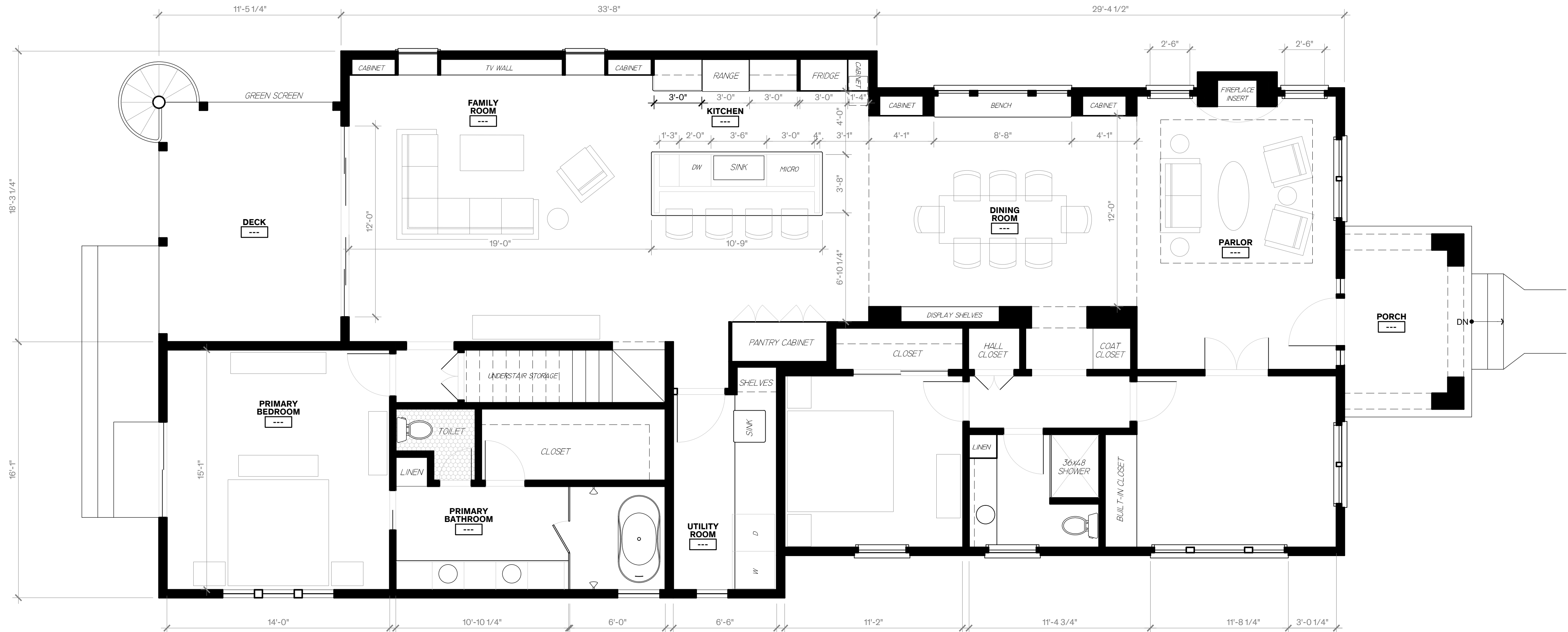
Sheet Name  
Existing Elevations

Sheet Number





2 Second Floor Plan  
1/4" = 1'-0"



1 First Floor Plan  
1/4" = 1'-0"

Hermosa Residence  
Reconstruction + Addition

310 Carolina Street  
San Antonio, TX 78215

COPYRIGHT

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Architexas without delay. The Copyrights to all designs and drawings are the property of Architexas. Reproduction or use for any purpose other than that authorized by Architexas is forbidden.

REVISION HISTORY

Schematic Design

This document is incomplete and may not be used for regulatory approval, permit, or construction.

Architexas No.  
2044

Date  
JULY 30, 2021

Sheet Name  
Floor Plan - Option 1

Sheet Number













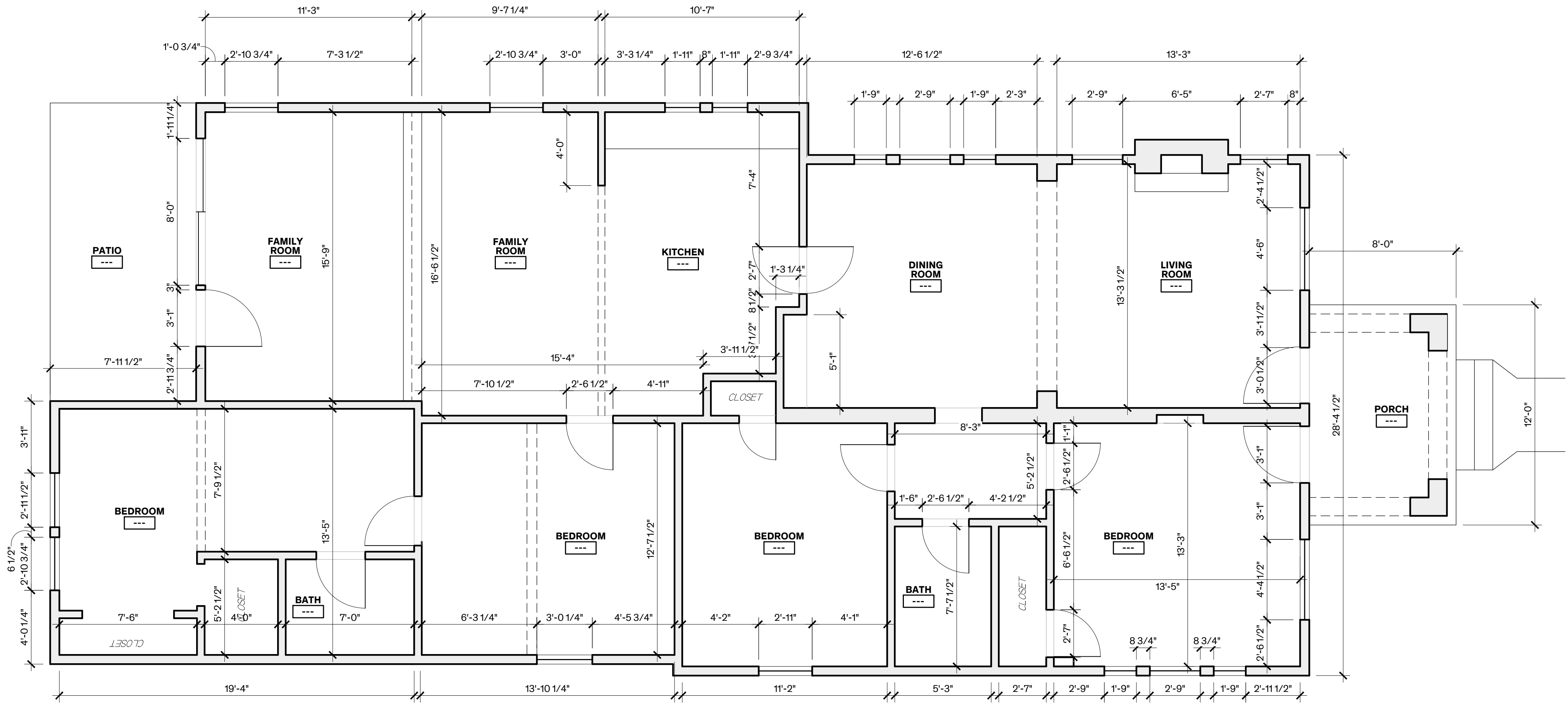
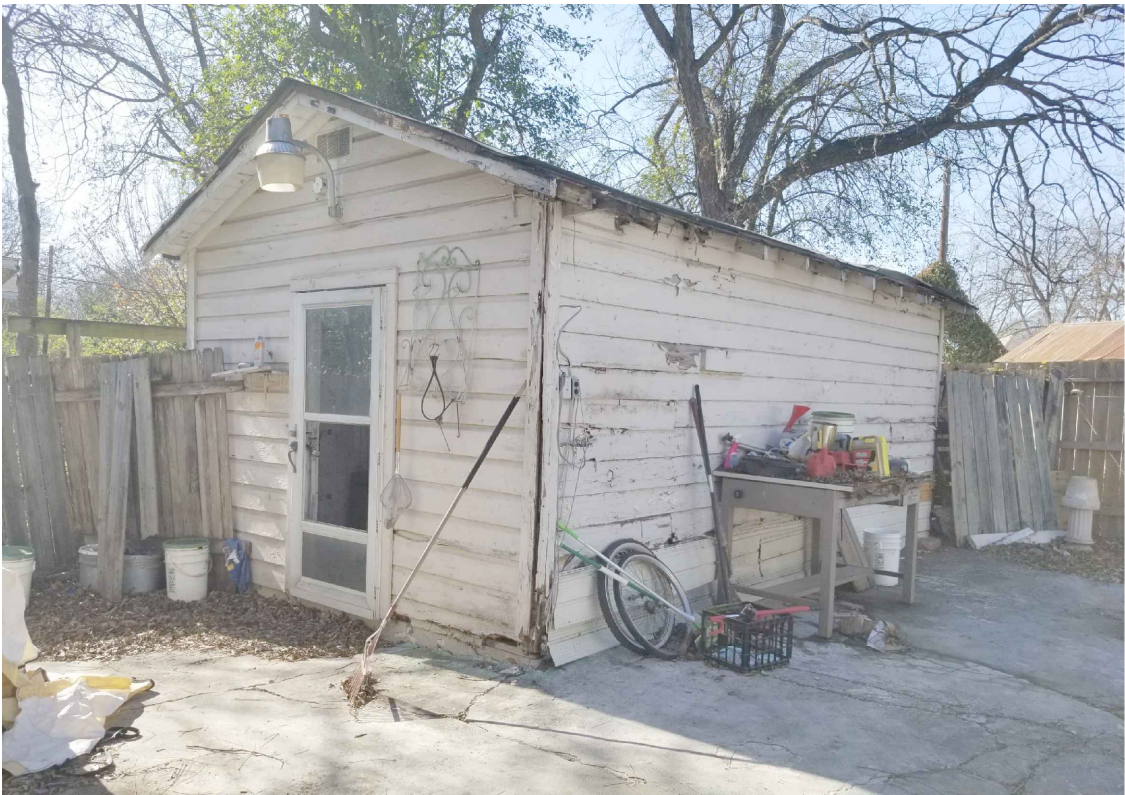
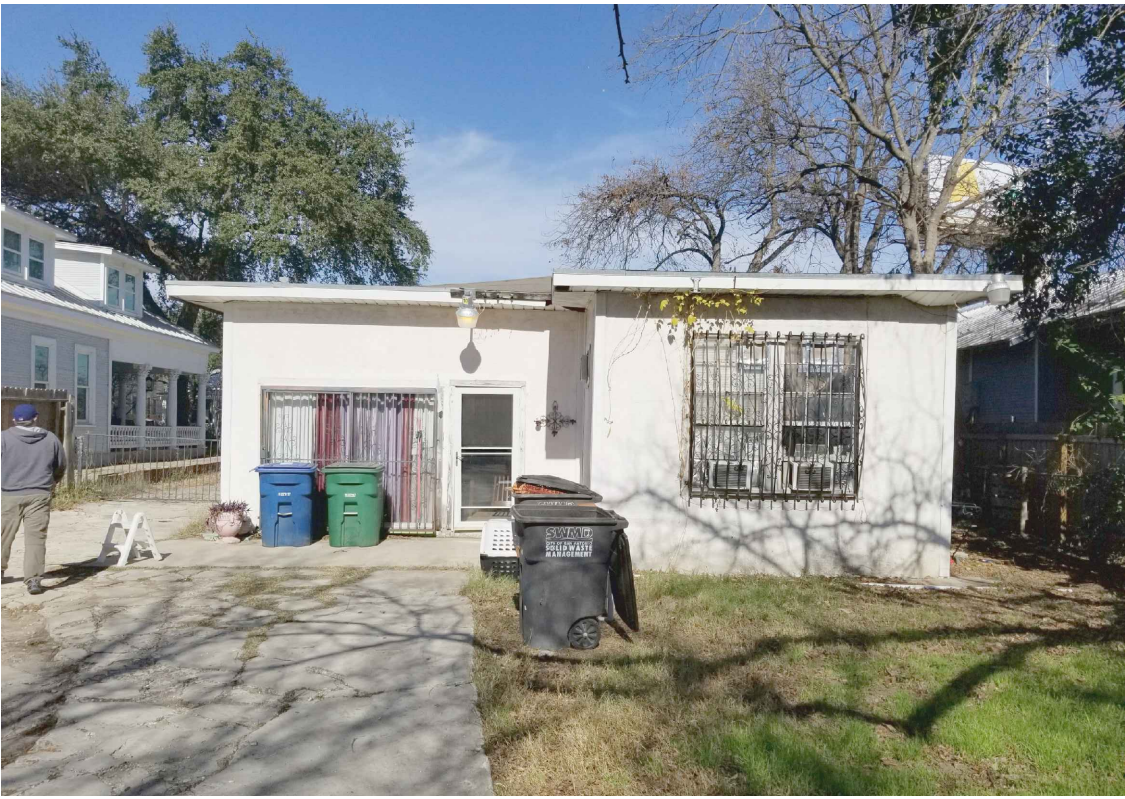












1 Floor Plan - Existing  
1/4" = 1'-0"

Hermosa Residence  
Remodel

310 Carolina Street  
San Antonio, TX 78215

**COPYRIGHT**

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Architexas without delay. The Copyrights to all designs and drawings are the property of Architexas. Reproduction or use for any purpose other than that authorized by Architexas is forbidden.

**REVISION HISTORY**

**Schematic Design**

This document is incomplete and may not be used for regulatory approval, permit, or construction.

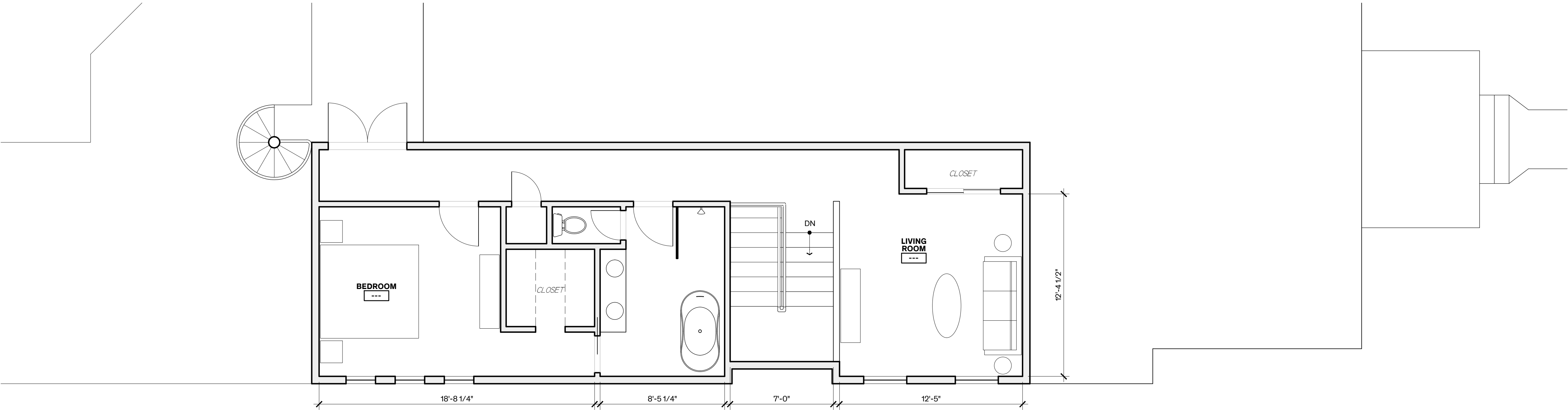
**Architexas No.**  
2044

**Date**  
January 14, 2021

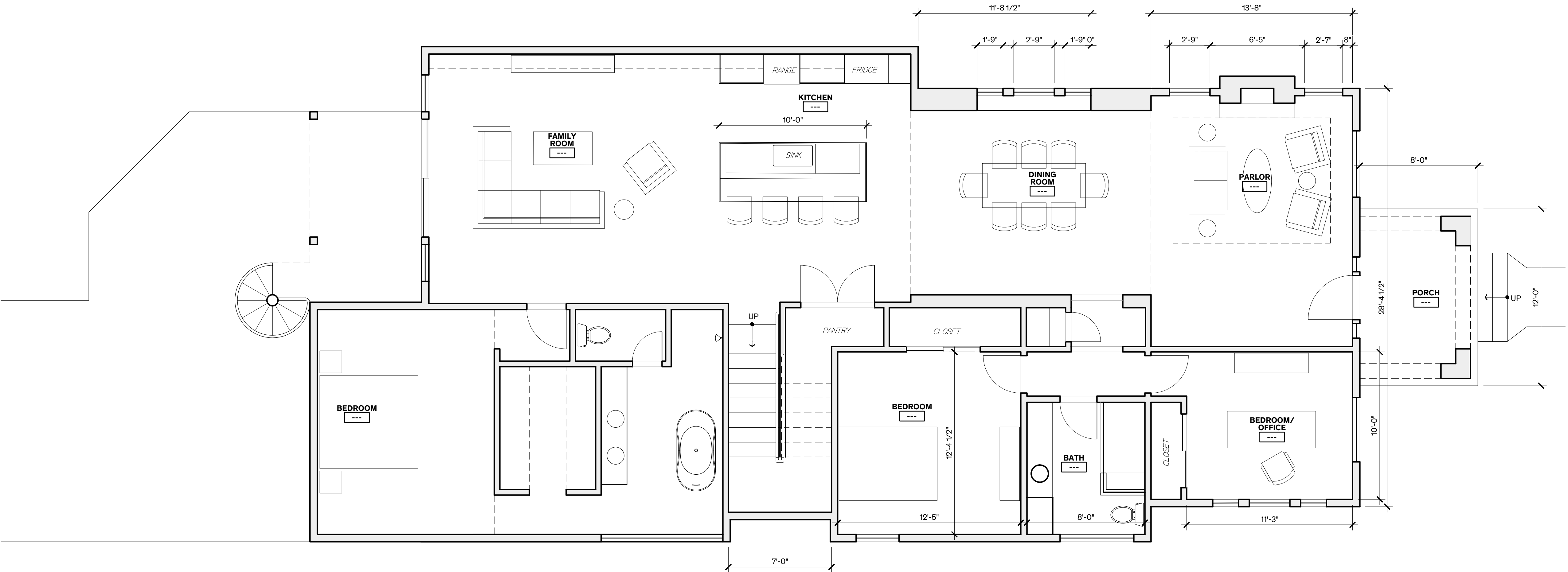
**Sheet Name**  
Existing Floor Plan + Photos

**Sheet Number**





2 Plan - 2nd Floor - Opt 2A  
1/4" = 1'-0"



1 Floor Plan - Option 2  
1/4" = 1'-0"

Hermosa Residence  
Remodel

310 Carolina Street  
San Antonio, TX 78215

COPYRIGHT

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Architexas without delay. The Copyrights to all designs and drawings are the property of Architexas. Reproduction or use for any purpose other than that authorized by Architexas is forbidden.

REVISION HISTORY

Schematic Design

This document is incomplete and may not be used for regulatory approval, permit, or construction.

Architexas No.  
2044

Date  
January 14, 2021

Sheet Name  
Floor Plan - Option 2

Sheet Number





Hermosa Residence  
Remodel

310 Carolina Street  
San Antonio, TX 78215

**COPYRIGHT**  
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Architexas without delay. The Copyrights to all designs and drawings are the property of Architexas. Reproduction or use for any purpose other than that authorized by Architexas is forbidden.

REVISION HISTORY

**Schematic Design**  
This document is incomplete and may not be used for regulatory approval, permit, or construction.



PHL FOUNDATION REPAIR  
1471 STONELEIGH RD COMFORT, TX 78013  
830-995-2076 CONTRACTOR: PETE FLORES  
LIC# H919997

---

CLIENT: Hermosa Properties  
ADDRESS: 310 Carolina St.  
CITY/ STATE/ ZIP: \_San Antonio, Tx 78210  
PHONE: \_EMAIL: [Lauren@hermosaproperties.com](mailto:Lauren@hermosaproperties.com)

A total of \_\_60\_\_ concrete piers will be needed to level and support the \_\_1\_\_ story home/ building. On all the corner and center posts where beams meet or notched the existing post or pier will be removed and replaced. The depth of the holes will be \_\_36\_\_ inches deep or until the existing footing, with a \_24\_ inch square. The footings will be reinforced with \_12\_\_ inches of concrete and rebar. The separation of posts are 6 feet, and all posts diameters are \_\_10\_\_ inches.

Note: All concrete piers are anchored using half inch bolts and washers. also, spiral cage rebar #4(four) bars vertical with #3(three) bars 12 centers. For the footings 6(six) #4 horizontal rebar per hole.

There will be a 3-5 day curing period to allow the concrete to fully dry. all concrete is mixed to a ratio of 4000 psi capable to hold extreme weight

Foundation Repair

This contract includes replacing any rotten broken beams or floor joists throughout the structure. \_\_4x6\_\_ treated lumber for beams and \_\_2x10\_\_ treated lumber for floor joists, galvanized ring shanks or decimates will be used.

This contract includes excavating underneath the new beam to allow phl to have access to the foundation work areas.

All material will be hauled off jobsite and clean-up of property will commence at the completion of the job.

The project will be completed in \_\_40\_\_ working days (weather permitting). Phl is not responsible for cracks to walls, windows, sheetrock, electrical wiring, or plumbing during the lifting process. The foundation will be leveled to the most accurate position available.

PHL FOUNDATION REPAIR  
1471 STONELEIGH RD COMFORT, TX 78013  
830-995-2076 CONTRACTOR: PETE FLORES  
LIC# H919997

---

Any additional materials or work needed will not be done until approval is given by client to the contractor. (Pete Flores)

City inspection and engineers report are included.

Phl foundation guarantees all material and workmanship for \_\_10\_\_ years.

All customer (s) need to remove anything of value from the walls during the work process by Phl.

Start date: \_\_\_\_\_

Total Cost: \$ \_\_50,520.00\_\_

1<sup>st</sup> down: \$ \_\_16,840.00\_\_

2<sup>nd</sup> down: \$ \_\_16,840.00\_\_

Balance: \$ \_\_16,840.00\_\_

Due at completion of the job

Client signature: \_\_\_\_\_ Date \_\_\_\_\_

Contractors signature \_\_\_\_\_

Thank You for Choosing Phl Foundation Repair!

CURTIS HUNT RESTORATIONS, INC.  
14915 CASSIANO RD.  
ELMENDORF, TEXAS 78112  
210-635-8872  
(FAX) 210-635-7739  
[ch4@huntrestorations.com](mailto:ch4@huntrestorations.com)

**BUDGET ESTIMATE**

Date: 4-27-2021  
Job: Hermosa Res.  
Attn: Shane Valentine

**Option #1 Estimated cost: \$145,820.00**

**Option #1: Demo and rebuild the West wall, Demo and rebuild the fireplace, Remove alternating 4' sections of wall to allow for a new footing to be poured on the North, East, South and center walls. The walls being saved will need to be shored (by others) while this process is ongoing. CHR will bridge the 4' sections with an angle Iron to hold up the sections of wall above. Once the footings are in place CHR will rebuild each section of wall. This option will not correct any variances in the walls.**

**Option #2 Estimated cost: \$179,617.00**

Option #2: Demo all the masonry walls of the original structure including the fireplace and rebuild them with similar materials.

**Excluded:**

Permits	Bonds
Shoring	Wall bracing
Concrete footings	Flashing
Sealants	Waterproofing
Dumpsters	

**THIS IS JUST A BUDGET ESTIMATE CHR WILL NOT BE HELD TO THESE NUMBERS.**

For any additional information please contact Curtis at our office.

Submitted By, Curtis Hunt Accepted by, \_\_\_\_\_

Job Title: Hermosa Residence - Historic Repairs

Location: 310 Carolina St, San Antonio, TX 78210

Architect/Engineer: ArchiTexas

Client (Agent): ArchiTexas (Nick Melde)

Scope: Provide supervision, labor, materials, and equipment to demolished damaged masonry walls, shore roof and flooring, make masonry repairs to walls. Re-plaster exiting structure. Repair pier and beam foundation, roof framing and interior walls. Remove exiting windows and replace with aluminum clad wood windows.

Date: 4/28/2021

MATERIAL DESCRIPTION		Unit	Unit Type	Price	Total
Permit Allowance	By Owner	1	Lump Sum	Excluded	\$ -
Lumber and Assundry Allowance	Home Depot	1	LS	\$ 5,000.00	\$ 5,000.00
				Total	\$ 5,000.00
LABOR DESCRIPTION		Days	Crew Size	Labor Rate	Total
Supervision	4 Month Allowance	80	1	\$ 320.00	\$ 25,600.00
Shoring of Existing Structure		10	4	\$ 300.00	\$ 12,000.00
Roof Framing Repairs		5	4	\$ 300.00	\$ 6,000.00
Remove and Replace Windows and Doors		10	4	\$ 300.00	\$ 12,000.00
				Total	\$ 43,600.00
SUB-CONTRACTS					Total
Site Toilet Allowance	Two Pees in a Pot				\$ 500.00
Dumpster Allowance	Bin There Dump That				\$ 3,200.00
Pier and Beam Foundation Repair	PHL Foundations				\$ 40,650.00
Masonry Repairs	Curtis Hunt Restorations				\$ 179,617.00
Stucco Finish at Exterior	TAL Plastering				\$ 47,250.00
Electrical Allowance	Blackmon Electric				\$ 14,850.00
Aluminum Clad Windows and Doors	Guido Lumber Company				\$ 24,000.00
Concrete Stem Wall Repair	RRD Construction				\$ 12,000.00
Irrigation and Landscaping	By Owner				Excluded
				Total	\$ 322,067.00
				Subtotal	\$ 370,667.00
				Contingency 5%	\$ 18,533.35
				Project Subtotal	\$ 389,200.35
				Contractor Fee 15%	\$ 58,380.05
				Project Total	\$ 447,580.40



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

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: 03/24/2021

HDRC Case #: 2021-090

Address: 310 E Carolina

Meeting Location: WebEx

APPLICANT: Nick Melde

DRC Members present: Anne-Marie Grube

Staff Present: Rachel Rettaliata

Others present: Monica Savino

**REQUEST:** Reconstruction of primary structure, construction of 2-story rear addition

**COMMENTS/CONCERNS:**

NM: Original house appears to be constructed around 1910s to 1920s, series of additions onto the back of the house of pretty poor construction, rooflines are all over the place. Floors are uneven inside at different levels. Rehab will be required from original construction back. Issue – existing stucco is deteriorating, applied to structural clay wall – whole house constructed of structural clay tile. Cost of rehab of masonry structure is an issue. More cost effective to demolish the whole thing and reconstruct out of wood frame on concrete piers. Addition would be more structurally intact. Goal is to use this as an in-town house and STR or MTR when out of town.

AMR: Show us which walls are masonry?

NM: All four walls and an interior wall. Reconstruction means demolition.

AMR: More work will be required in order to show that demolition should be approved.



AMR: What is your plan for keeping windows, architectural elements. For demolition, we have to consider if it's contributing to the neighborhood, and economic hardship, salvage plan.

NM: How would we treat a reconstruction?

AMR: There's a house 3 doors down that is a similar design.

NM: We can't run power in these walls, it is difficult to run floor outlets with limited crawl space. Wires are dangling off walls.

MS: Under the original house what is the crawl space clearance?

NM: We have not found an access point, from what we can tell it's is about 18 inches off of grade.

MS: I can say with experience that you need 12 inches of crawl space to rewire. Once they get down there, it's an easy and quick way to wire rooms.

MS: One place that you may want to document is the transition between the foundation of the main house and addition, how is it tied in?

AMR: Rachel can find more information on the addition. I'm not too worried about the additions.

AMR: The visibility of the 2-story addition from the right-of-way is also against the Historic Guidelines, so you will want to work to minimize that.

RR: We will treat the request as a demolition + proposal for new construction to match existing. This will require a 60-day hold on the application and public notice.

***OVERALL COMMENTS:***