

HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2018

HDRC CASE NO: 2018-402
ADDRESS: 209 MADISON ST
LEGAL DESCRIPTION: NCB 740 BLK 3 LOT 13 & SW 25.075FT OF 12
ZONING: RM-4,HE
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Greabner-Giles House
APPLICANT: Elisa Madrid
OWNER: Elisa Madrid
TYPE OF WORK: Enclose second-floor balcony
APPLICATION RECEIVED: July 23, 2018
60-DAY REVIEW: September 22, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to enclose a second-floor balcony.

APPLICABLE CITATIONS:

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

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The primary structure located at 209 Madison is a 2-story, single family home constructed circa 1870 in the Folk Victorian style. The home features a symmetrical 1-story front porch with gingerbread detailing on the square wood posts, floor to ceiling six-over-six wood windows, several cream brick chimneys, and a second story near the rear of the structure, which is uncommon for the style. The home is contributing to the King William Historic District.
- b. **PORCH ENCLOSURE** – The applicant has proposed to enclose the existing inset balcony on the second-floor side elevation. The proposed enclosure features matching lap siding to the rest of the structure and vertical trim pieces signifying the modification. The removed balcony featured wood columns and railing that matched the front porch and unarticulated wood brackets. Per the Guidelines for Exterior Maintenance and Alterations 7.B.i., side and rear porches should be refrained from enclosure, particularly when connected to the main porch or

balcony. While the inset balcony is not noted on the 1896 or 1904 Sanborn map, staff finds that the condition is a character-defining feature based on the matching architectural details to the first floor front porch and the symmetrical configuration of the two one-over-one windows on the immediate wall plane of the balcony. Based on limited information regarding a potentially historic condition, staff finds that the removal of the balcony and the modification to a walled corner is an inappropriate treatment to an architectural feature that would be visible from the public right-of-way.

RECOMMENDATION:

Staff does not recommend approval of enclosing the second-floor balcony based on finding b. Staff recommends that the balcony be restored to its previous condition.

CASE COMMENT:

Staff conducted a site visit on July 23, 2018, and found that the porch had been enclosed prior to approval. An application was submitted by the owner on the same day.

CASE MANAGER:

Huy Pham



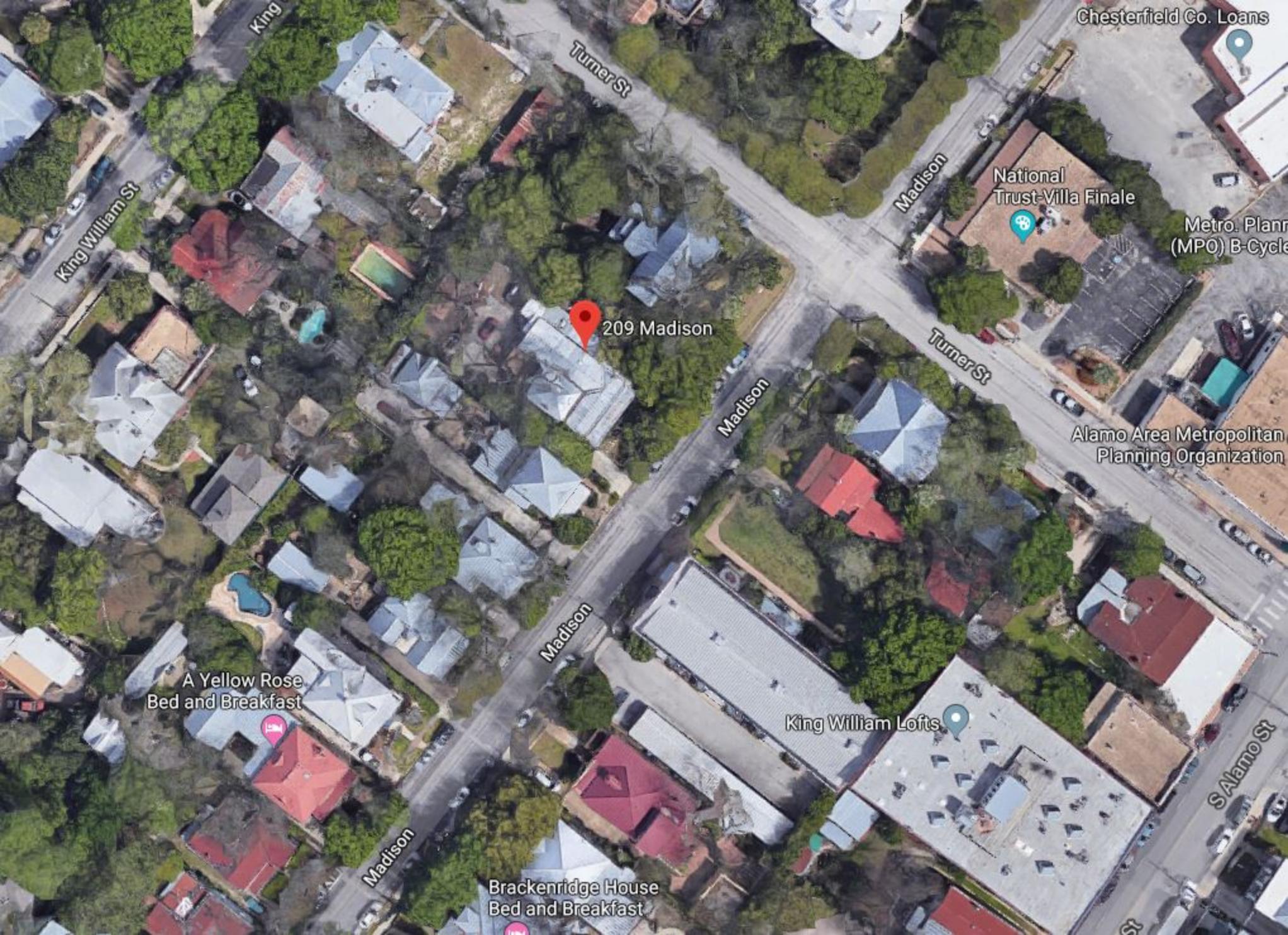
209 Madison

Powered by ArcGIS Server

Printed: Aug 07, 2018

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King

Chesterfield Co. Loans

Turner St

King William St

Madison

National Trust-Villa Finale

Metro. Plann (MPO) B-Cycle

209 Madison

Turner St

Madison

Alamo Area Metropolitan Planning Organization

A Yellow Rose Bed and Breakfast

Madison

King William Lofts

S Alamo St

Madison

Brackenridge House Bed and Breakfast

St



09

1012

1012



Maximillian Graebner House ≈ 209 Madison is a wood frame Folk Victorian-style house with a side gable and full façade front porch. The front porch spindlework balusters and lacy porch brackets bring it an element of High Style.

The Maximillian Graebner House

209 MADISON

Maximillian Graebner and his wife, Alvina, purchased this lot in July 1877 for \$600 from Ernst Wehrhahne. They contracted with the San Antonio Real Estate Building and Loan Association to build the house in January 1878; the agreed-to price was \$1200. The city directory shows the Graebners living here in 1879. Alfred Giles bought this house from the Graebners, in November, 1881, for \$2500. In 1885 Mr. Giles moved to the cottage he had built at 308 King William Street. Though no documentation establishes that Mr. Giles added the porch during his residency, it is very similar

to others he designed in the area. The next owner was John Zadich (Charles F. Guenther and John Zadich, wholesale grocers and commission merchants, 224-226 East Houston Street), who occupied the place until 1904. There followed a number of renters and owners. Like so many others the house was converted into a large number of apartments. In 1967 Mr. Raford Dobie purchased the house, and, in 1976, Terence McDonald and Yolanda Gonzales bought it and returned it to a single-family residence. Megan and Walter Lapinskas bought the house in 2012 and Samuel Madrid in 2016.

June 25, 2018 at 9:20 AM
233 Madison
San Antonio TX 78204
United States

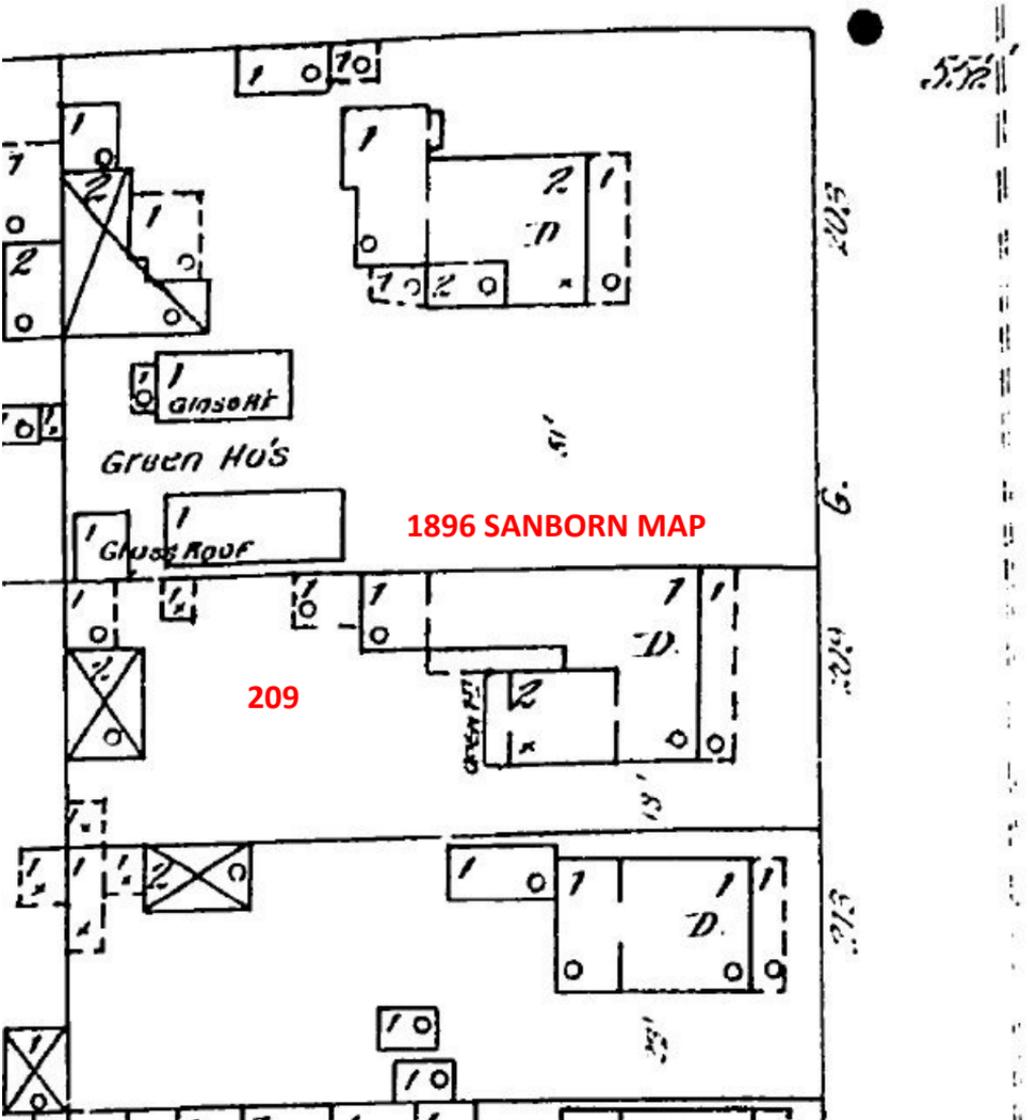


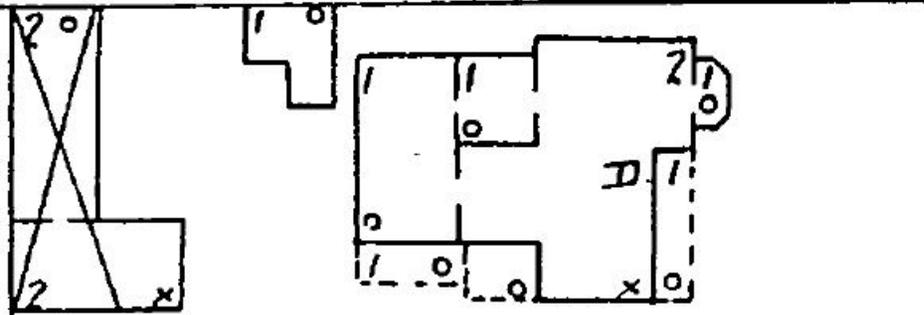




July 23, 2018 at 9:21 AM
203 Madison
San Antonio TX 78204
United States







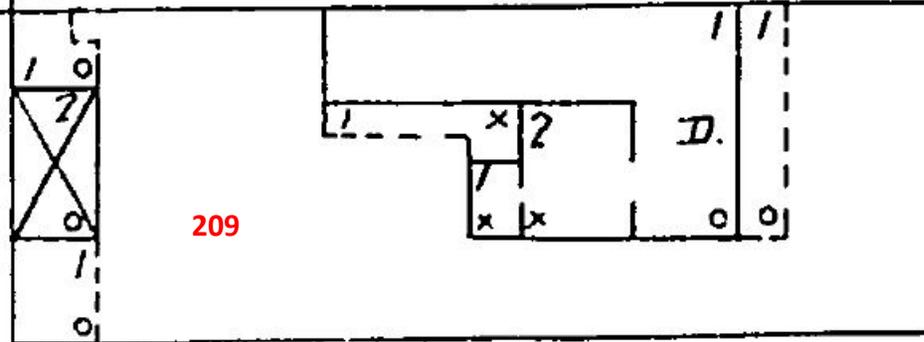
203

8" W. PIPE
55'

GLASS RP.
GREEN NO.

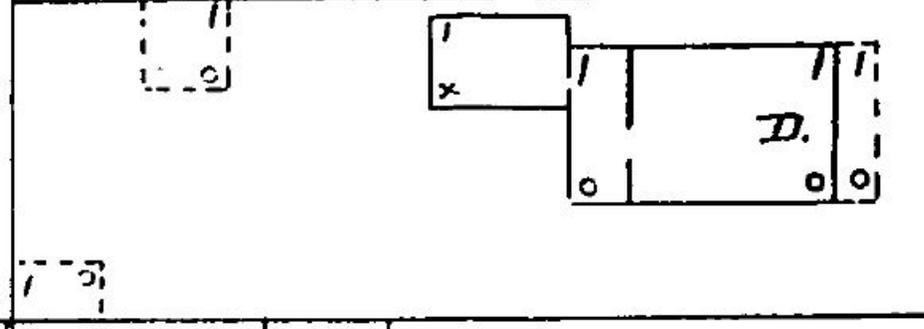
GLASS RP.
GREEN NO.

1904 SANBORN MAP

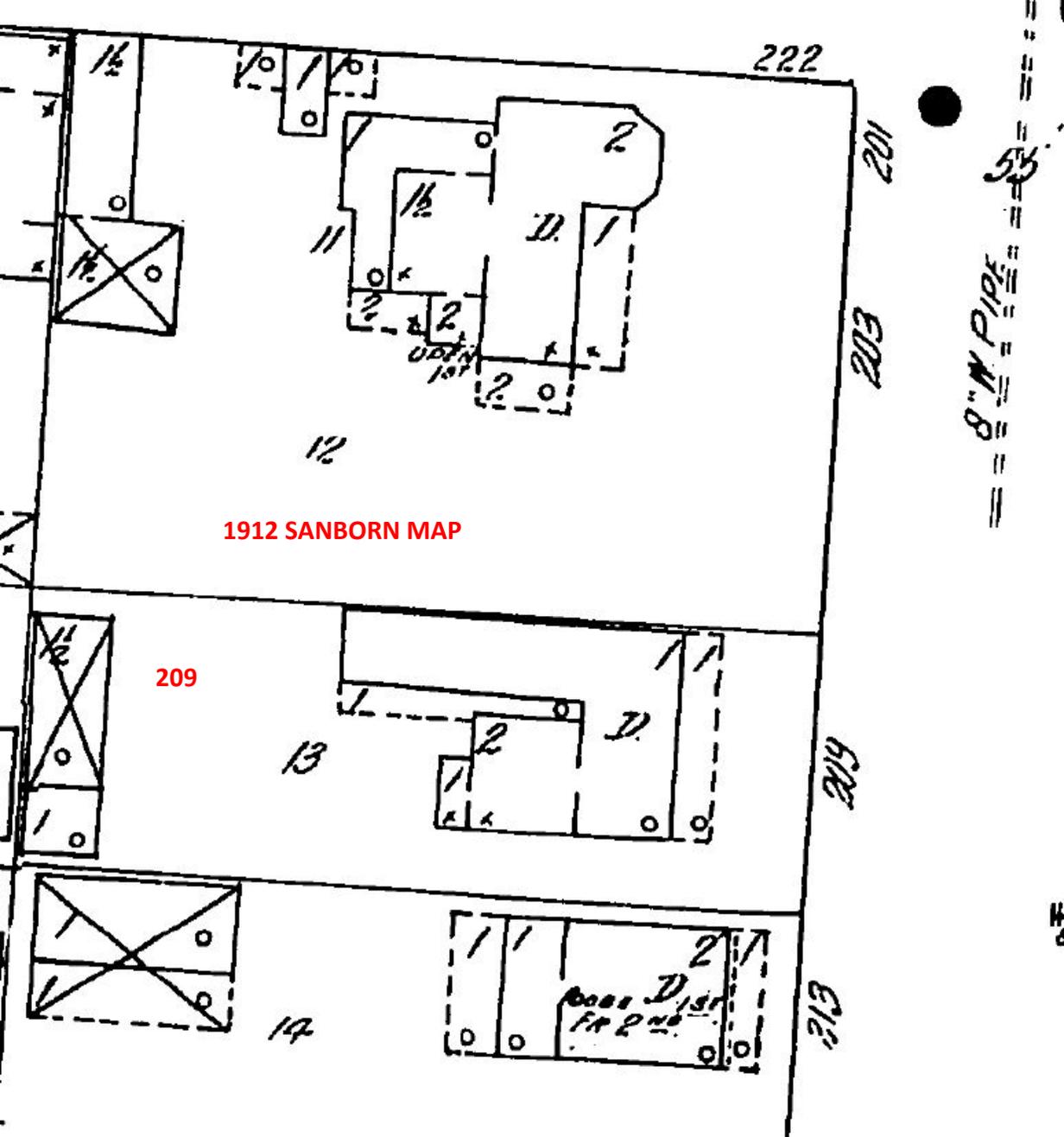


207

209



213



1912 SANBORN MAP

209

14

222

201

203

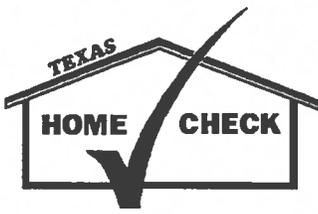
209

212

53
8" W PIPE

Base Dist.
FR 2nd

ODT
1st



TEXAS HOME CHECK
Professional Real Estate Inspection Services
Texas Registered Firm #1829
Loren H. Drum, P.E.

August 5, 2018

City of San Antonio
Historic and Design Review Commission
1901 South Alamo
San Antonio, TX 78204

Elisa Madrid
11103 Auldine Drive
San Antonio, TX 78230
Building Owner

RE: HDRC Case No. 2018-320 or other number as may have been assigned
Certificate of Appropriateness for:
Enclosure of Small Second Level Porch:
209 Madison Street
San Antonio, TX 78204

ENGINEER INSPECTION REPORT

INSPECTION:

I have personally inspected the subject property known as 209 Madison Street, San Antonio, TX 78204, on Wednesday, July 18, 2018, at 3:00 P.M. This home is currently being renovated. The home is located in the King William Historic District. The home owner has applied for a Certificate of Appropriateness for the enclosure of a small second level porch that has been leaking during past rainfalls. The home is undergoing the installation of a new metal standing seam roof. The porch perimeter waterproofing has been leaking, apparently due to exposed flooring leakage from areas of deteriorated waterproofing. Additionally, the corner bedroom is notched with the small 3'x8' indented corner of the room. There is no closet in the bedroom, as required under current 2015 International Residential Code. I was engaged to verify the metal roofing installation and waterproofing requirements to solve the leakage situation at the existing porch location. The following is my Professional Engineer Opinion on the need for enclosing this small corner of the second level of this home.

FINDINGS:

I was furnished a copy of the file materials developed by the Office of Historic Preservation Staff. I have reviewed that file and the photos that were included for the first presentation, regarding the demolition of the rear wood structure.

I have over 50 years of experience in design, remodeling and preserving both residential and commercial buildings in historical areas of San Antonio. I have inspected the area of the porch in question and offer the following professional comments:

1. I reviewed the city furnished copy of the 1896 Sanborn Map. The map appears to show the lot in 1896 having the original home located on Lot 13. At some time after 1896, the home was expanded toward the right and one half of Lot 12 was conveyed. The current structure has been expanded into Lot 12. Attached is the Sanborn 1896 Map noted as **Exhibit A**.

2. We have also attached the Survey of the current configuration, noted as **Exhibit B**. This survey has marked the location of the small porch near the center of the current existing structure.

3. The original wood structure was built with the small observation porch located at the right front corner of the second level. That room was a bedroom but lacked a closet, as did bedrooms in most homes of this vintage. The exterior front elevation is shown in **Photos #1 and 2**.

4. At the time of my inspection, I reviewed the roofing work in progress and show the new waterproofing at the exterior perimeter of the front right 2nd level corner of the home. That condition is shown in attached **Photo #3**. Note that the existing siding is a lap siding and the enclosure was in place for the waterproofing of this corner of the home structure.

5. Several photos of the existing new roofing taken from the front right corner of the 2nd level show that the original small observation porch no longer is a useful vantage point except to allow dangerous access to the roof. The roof slopes downward toward the sides of the second level and the porch waterproofing was compromised during several recent high rainfall periods. See attached **Photos #4, 5, and 6**.

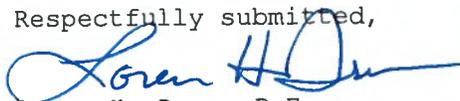
6. The existing porch open area was enclosed, waterproofed and siding was installed to complete the waterproofing of this area of the structure. The siding was lap siding to match the existing home exterior siding. See attached **Photos #7 and 8**.

PROFESSIONAL ENGINEER OPINION:

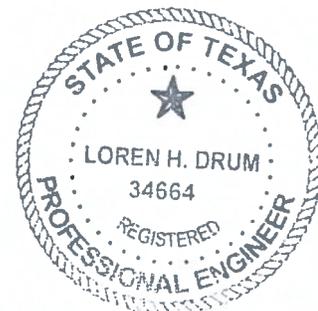
It is my opinion that the proper solution to the waterproofing problem was achieved by removing the damaged waterproofing around the perimeter of the small second level porch. The enclosure was properly waterproofed and the siding installed was matched to the existing siding in place on the front and side walls of the second level of the home. The area of the porch was made into a closet for the bedroom and meets the requirements of the 2015 International Residential Code. We recommend approval of the enclosure and waterproofing of this small porch.

If further questions need answers, please feel free to contact me on my cell phone at 210-912-0728.

Respectfully submitted,


Loren H. Drum, P.E.

Texas Professional Structural Engineer #34664



SANBORN MAP 1896

INDENT:
2nd Level Closed Porch in
original construction of 2nd
level addition

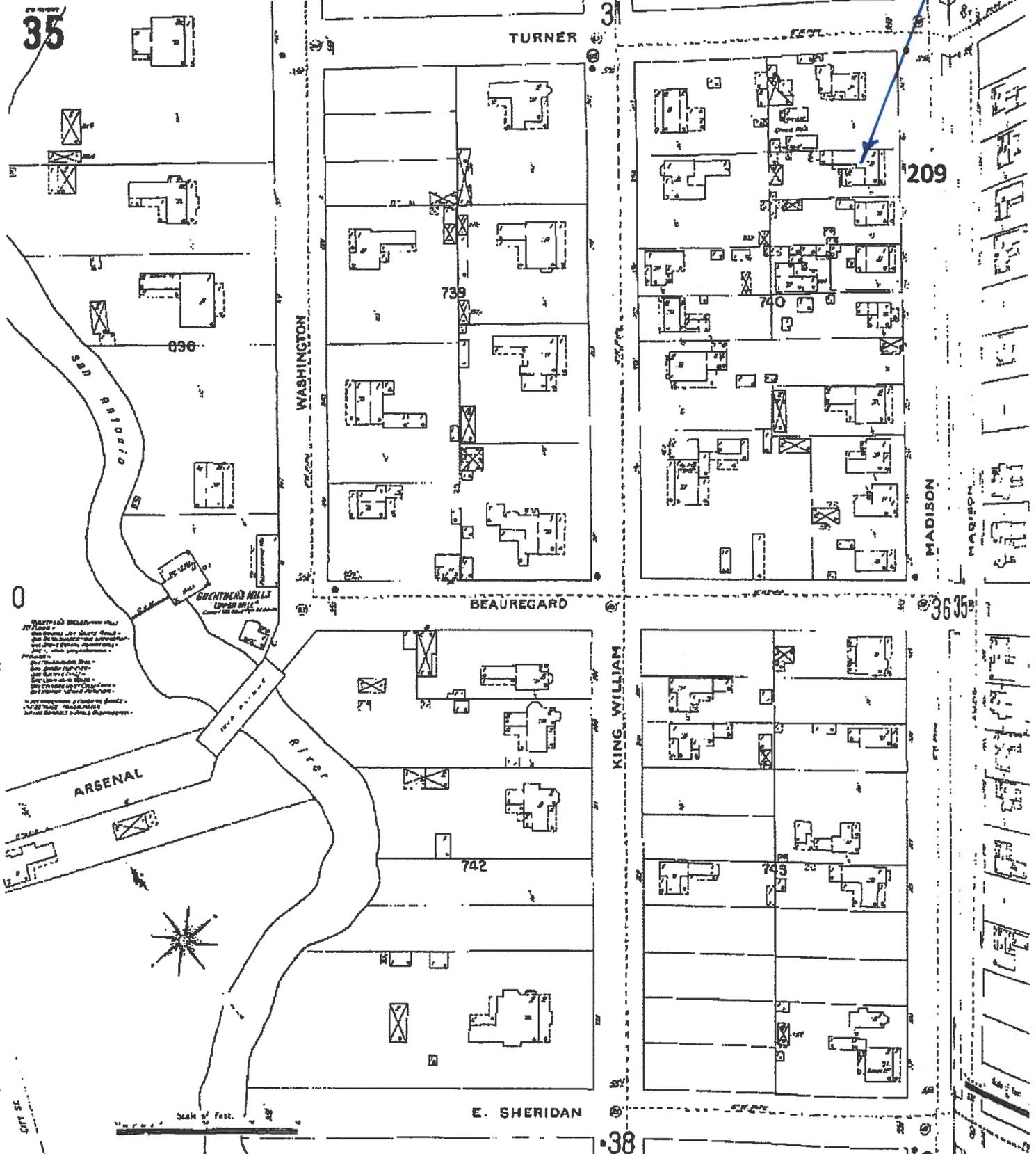


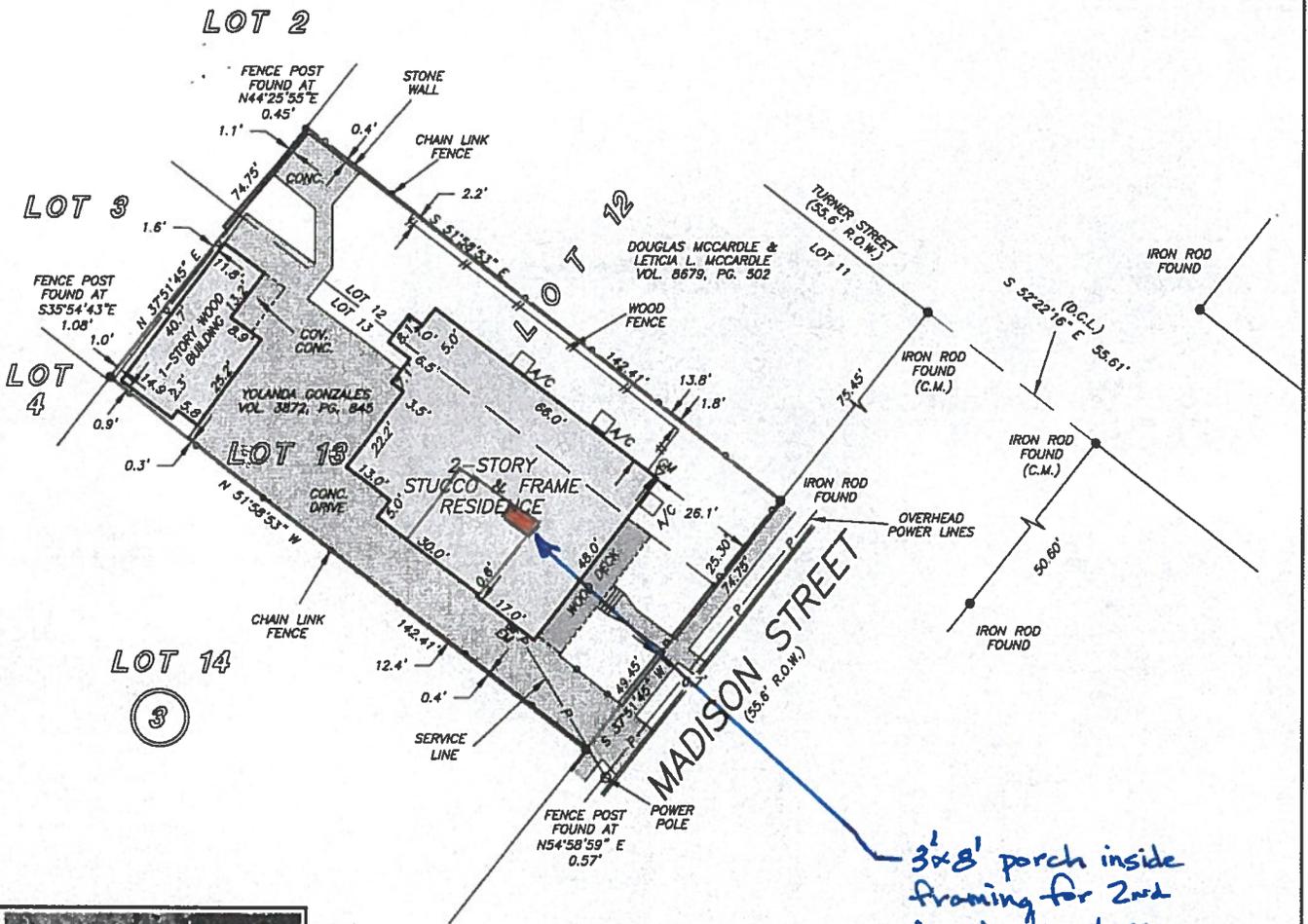
EXHIBIT A

GF NO. 4043000807 ALAMO TITLE
 ADDRESS: 209 MADISON STREET
 SAN ANTONIO, TEXAS 78204
 BORROWER: WALTER G. LAPINSKAS AND
 MEGAN E. LAPINSKAS

THE SOUTH 1/2 OF LOT 12 AND ALL OF
 LOT 13, BLOCK 3
 NEW CITY BLOCK 740

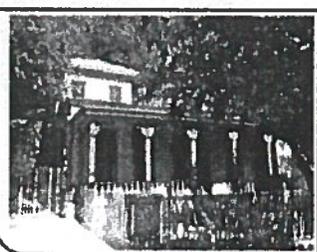
IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

SCALE: 1" = 40'



3'x8' porch inside framing for 2nd level structure. Convert to waterproof and enclose with siding to match historical siding existing.

EXHIBIT B



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48029C 0415 G MAP REVISION: 09-29-2010 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

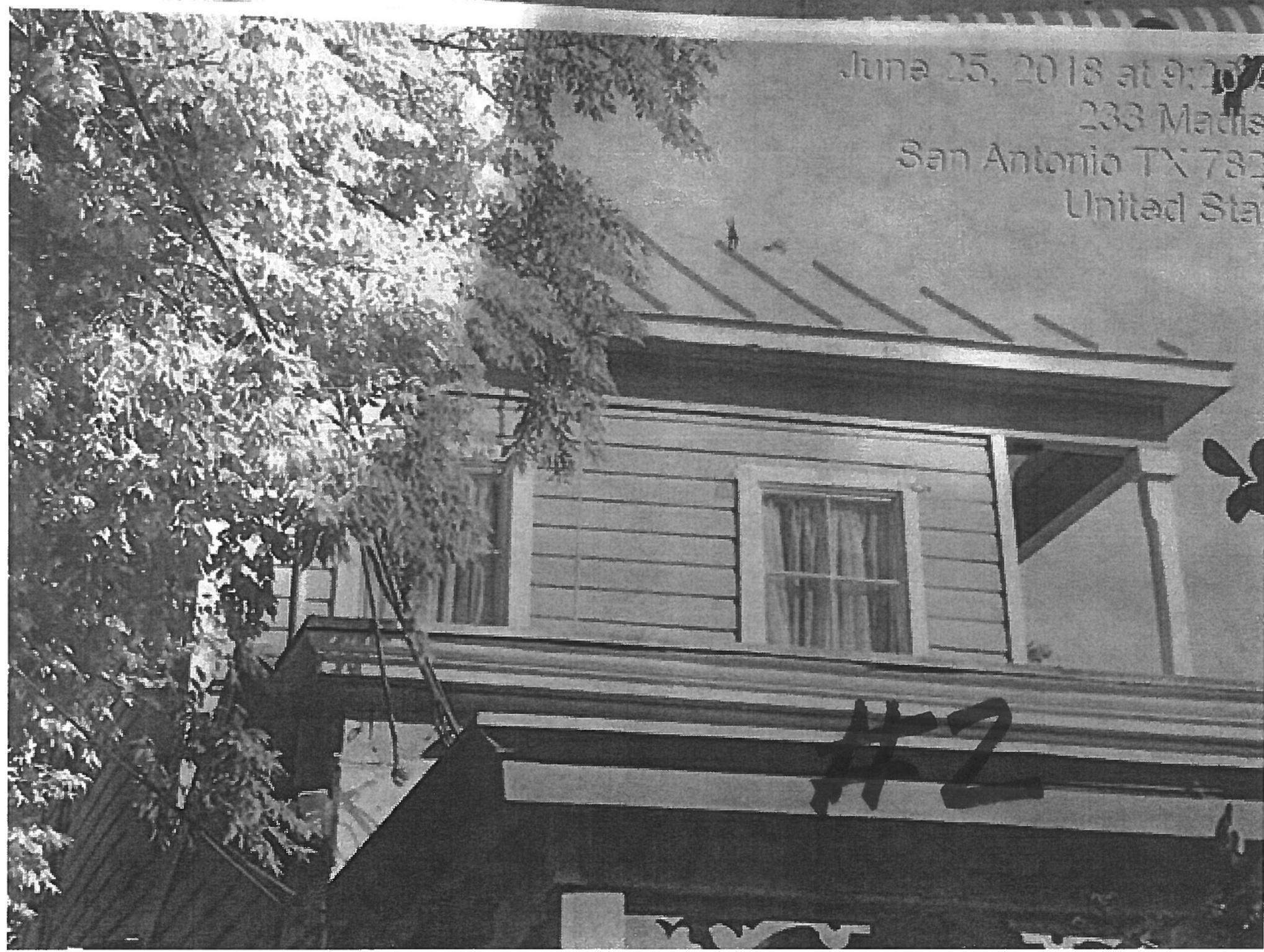
JAMES P. WALKOVAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971



#1



June 25, 2018 at 9:27 AM
233 Madis
San Antonio TX 782
United Sta





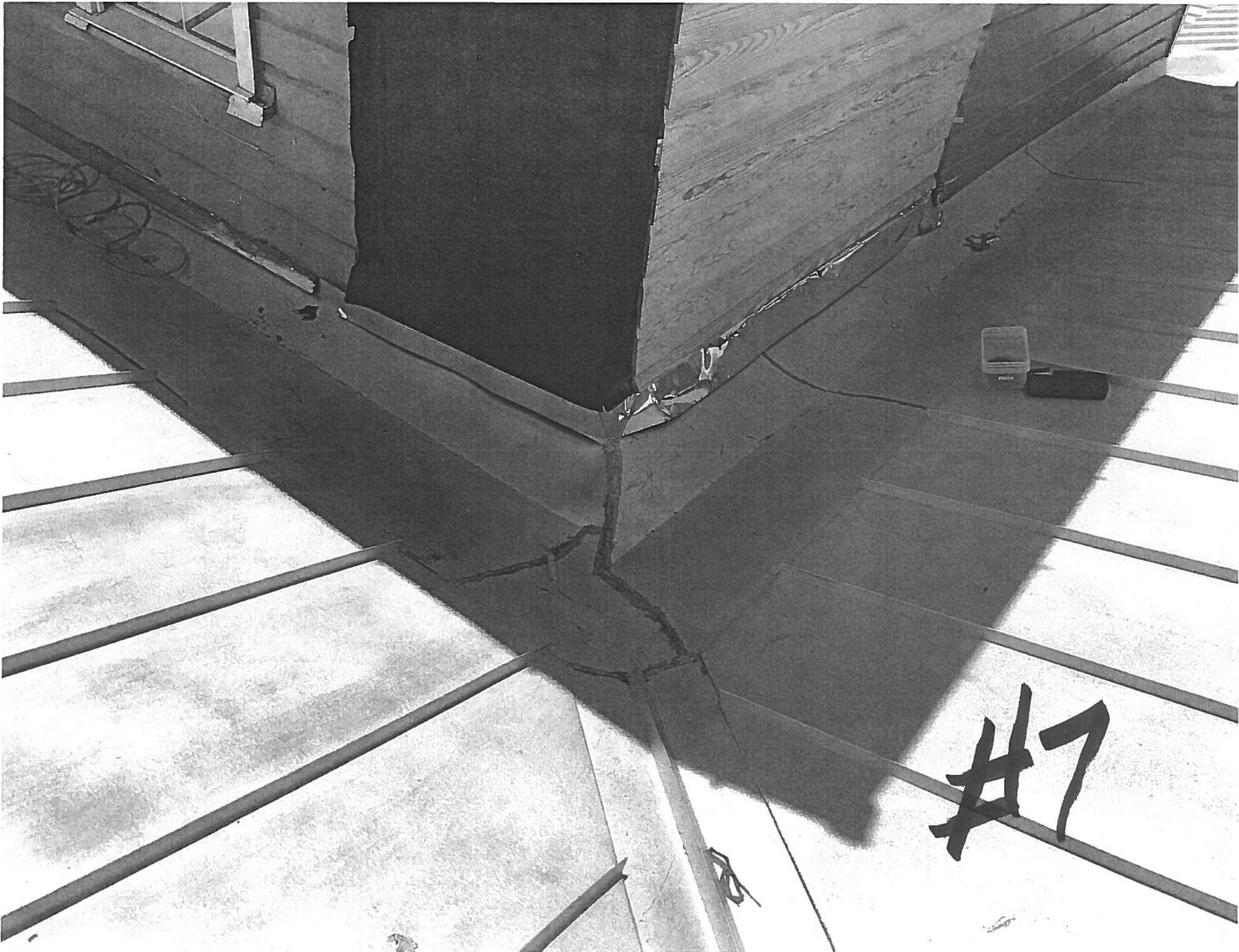
#3







#16



#7

