

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2019

HDRC CASE NO: 2019-256
ADDRESS: 204 GORMAN ST
LEGAL DESCRIPTION: NCB 2871 BLK M LOT E 14 FT OF 8 & W 36 FT OF 9
ZONING: R-6
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Armando Montelongo
OWNER: Reti Properties LLC, Armando Montelongo/Reti Properties, LLC
TYPE OF WORK: Porch column replacement, installation of porch railings, porch repair
APPLICATION RECEIVED: April 22, 2019
60-DAY REVIEW: June 21, 2019
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Repair the existing porch columns.
2. Install new porch railings to replace the existing, non-original porch railings.
3. Repair the porch ceiling and install beadboard to the replace the existing plywood ceiling.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 7, Guidelines for Exterior Maintenance and Alterations

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

A. MAINTENANCE (PRESERVATION)

- 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.
- 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.
- 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)

- 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.
- 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.
- 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.
- 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.
- 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.

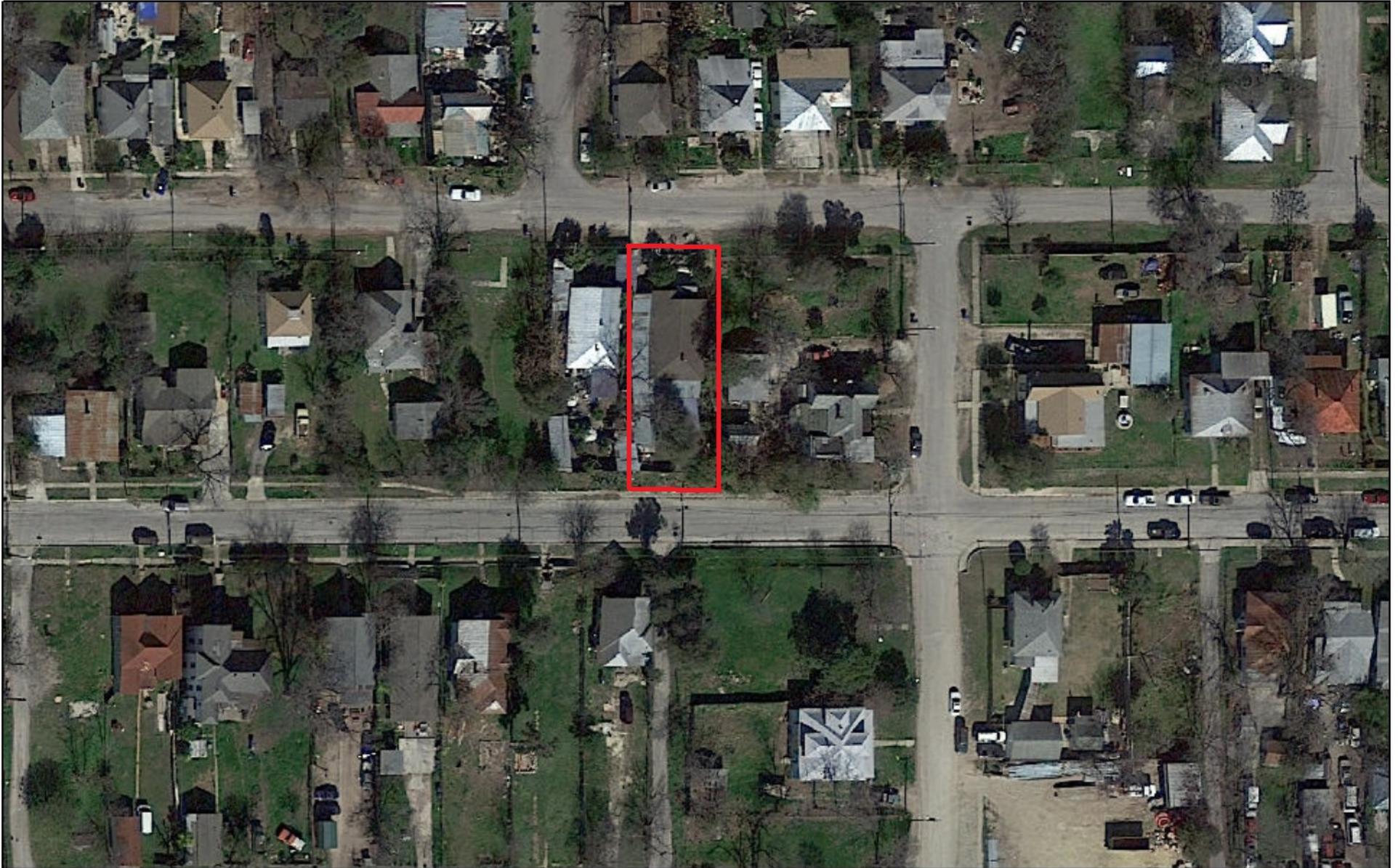
FINDINGS:

- a. The historic structure at 204 Gorman was constructed circa 1930 and is first found on the 1951 Sanborn Map. The structure was constructed in the Craftsman style and features a front facing gabled roof and a modified front porch with non-original elements including columns, porch decking and ceiling materials and railings.
- b. **PORCH COLUMNS** – The applicant has proposed to repair the existing, non-original porch columns. Currently, there is one porch column that is original to the house. The existing columns consist of 4” x 4” posts. Staff finds that the if the removal of the existing, non-original columns is required, that the applicant install porch columns that match the original in profile and design.
- c. **PORCH RAILINGS** – The applicant has proposed to install porch railings that are to feature four (4) feet in height and feature spacing of four (4) inches between pickets. Staff finds the installation of porch railings to be appropriate; however, staff finds that the porch railings should be simple in design as to not appear original. The proposed railings should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2”x4” members. The proposed railing should not feature an overall height of more than three (3) feet.
- d. **PORCH CEILING** – The applicant has proposed to install a porch ceiling of beadboard to replace the existing, non-original ceiling. Staff finds this to be appropriate and consistent with the Guidelines.

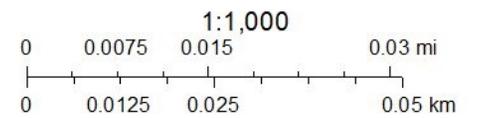
RECOMMENDATION:

1. Staff recommends approval of item #1, porch columns repair with the stipulation that if the existing columns are replaced that they be replaced with columns that match the original in profile and material.
2. Staff recommends approval of item #2, porch railing installation with the following stipulations:
 - i. That the porch railings should be simple in design as to not appear original. The proposed railings should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2”x4” members. The proposed railing should not feature an overall height of more than three (3) feet.
3. Staff recommends approval of item #3, porch ceiling replacement as submitted.

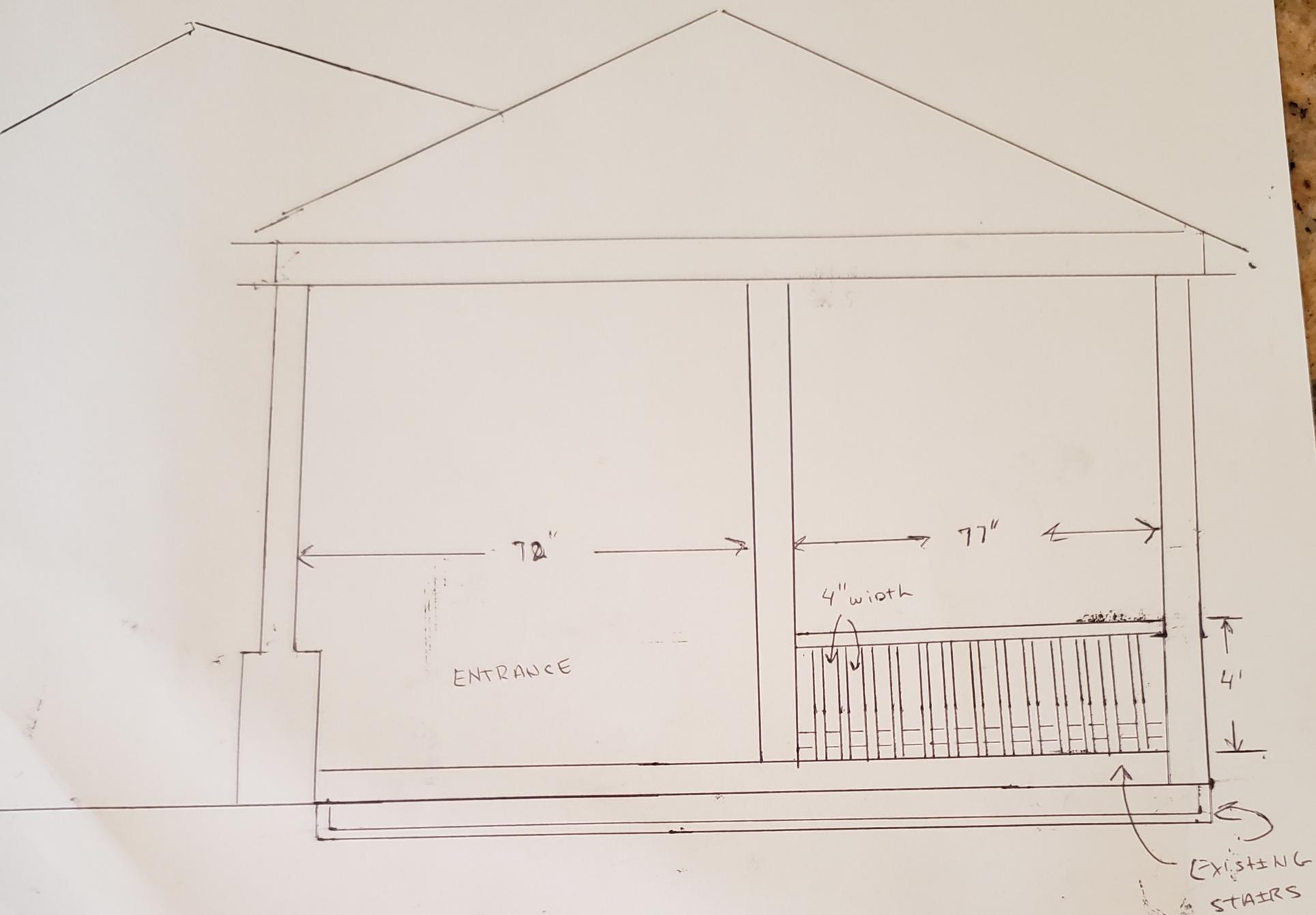
City of San Antonio One Stop



May 8, 2019



FRONT

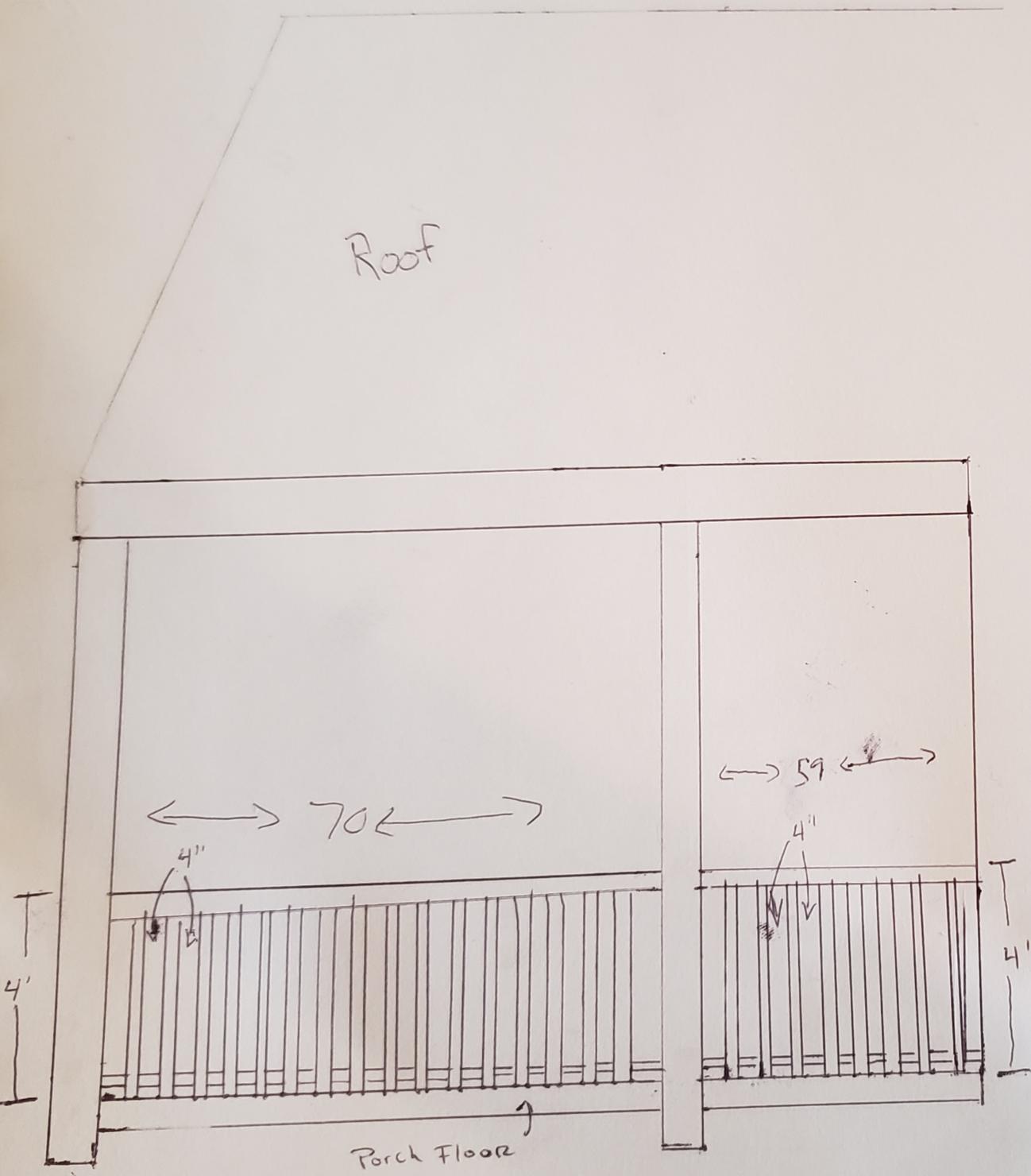




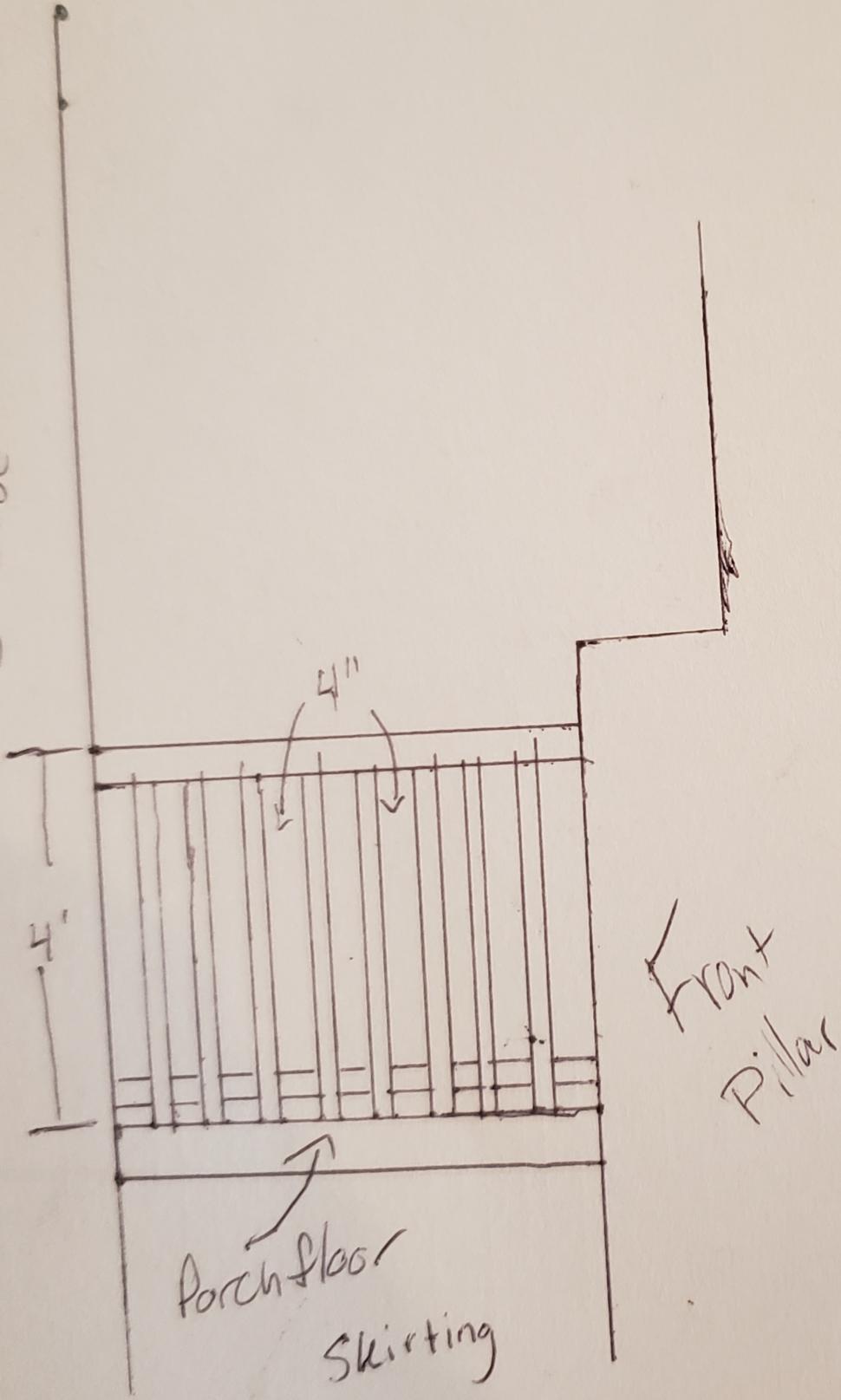
Roof

RIGHT SIDE

SIDE OF EXISTING HOUSE



Side of existing house



LEFT SIDE

OHP RECOMMENDED DETAIL

