

## HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

**HDRC CASE NO:** 2017-074  
**ADDRESS:** 415 FLORIDA ST  
**LEGAL DESCRIPTION:** NCB 3008 BLK 6 LOT 12  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Hayden Phillips  
**OWNER:** Haybevp, LLC  
**TYPE OF WORK:** Porch column replacement and front yard landscaping  
**REQUEST:**

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

1. Install new front porch columns.
2. Perform front yard landscaping including the installation of xeric materials, native plantings and a new concrete paver sidewalk.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 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 structure at 415 Florida was constructed circa 1910 and features Craftsman style elements, two brick chimneys, large roof overhangs and first appears on the 1912 Sanborn maps. The applicant has proposed to install architecturally appropriate front porch columns and perform landscaping to the front yard.
- b. COLUMN REPLACEMENT – The front porch currently features wrought iron columns that the applicant has

proposed to remove and replace with new wood columns that are to feature proportions and detailing with the Craftsman architecture style. The applicant has proposed to maintain the brick column plinths as they are. Per the Guidelines for Exterior Maintenance and Alterations 7.B.iii., replacement porch columns should be compatible in scale, massing and detail while materials should match in color, texture, dimensions and finish. The applicant's proposed columns are appropriate and are consistent with the Guidelines.

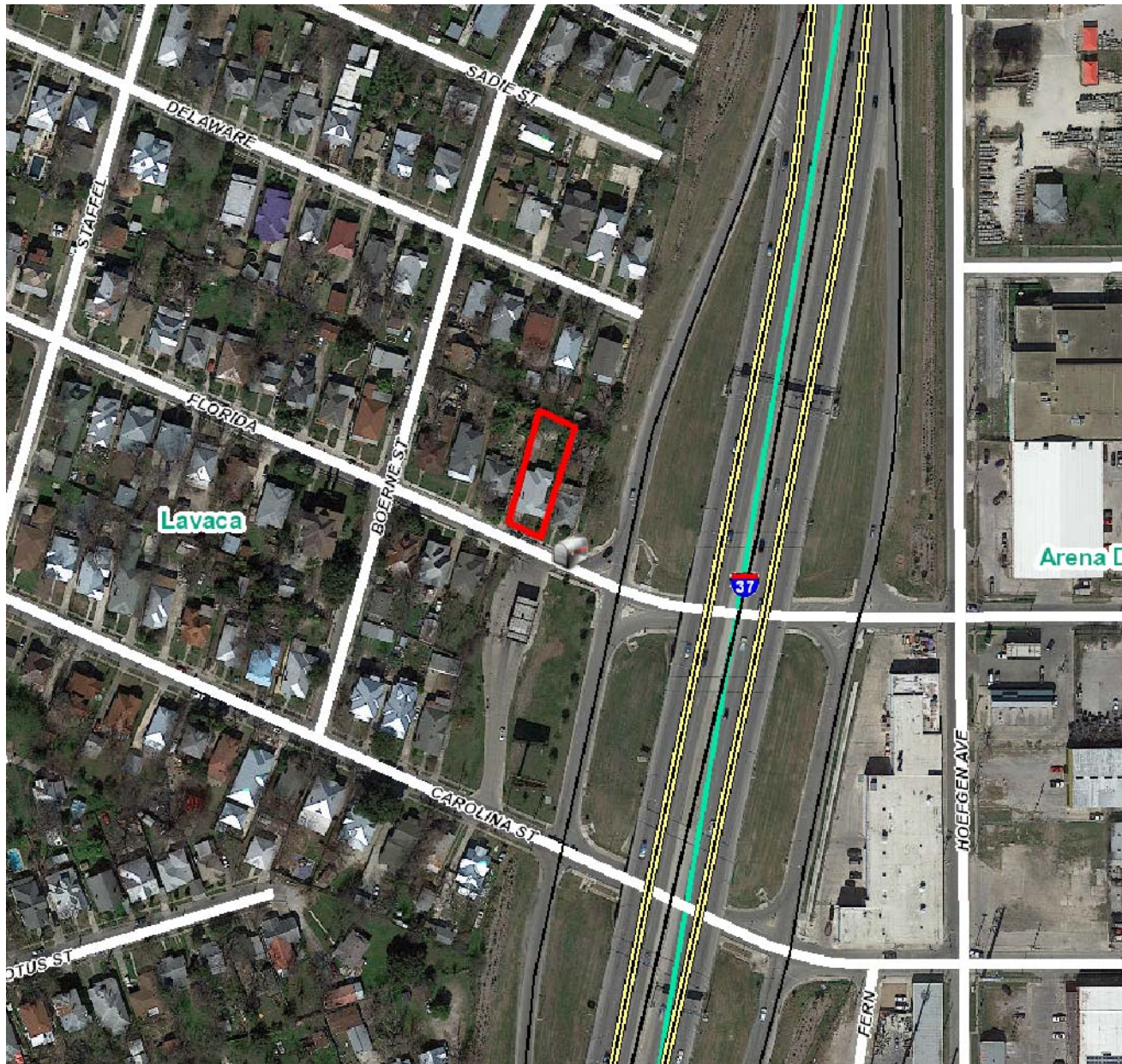
- c. **HARDSCAPING** – The front yard currently features a non-original front sidewalk and front yard paving which includes an atypical curb cut, a partial concrete driveway and a side yard concrete area that extends to the front of the historic structure. The applicant has proposed to remove the non-original concrete paving in the front yard to the front of the primary historic structure and install decomposed granite. The applicant has proposed to maintain the existing curb cut as well as the existing side yard concrete area. Staff finds this installation appropriate; however.
- d. **FRONT WALK** – The existing front walk has been modified and partially removed from its original configuration. The applicant has proposed to remove the existing front walk area and install concrete pavers that maintain the location and general width of the existing sidewalk as well as those sidewalks located on Florida. This is consistent with the Guidelines for Site Elements 5.A.iii.
- e. **LANDSCAPING** – The applicant has proposed to install various native plants including red yucca, lantana, Mexican feather grass, salvia, rosemary, Mexican bush sage and fall aster. The applicant has proposed to maintain half of the existing front yard area that is currently covered by grass. This is consistent with the Guidelines for Site Elements 3.A.ii.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through e.

**CASE MANAGER:**

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 16, 2017

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Boerne St

Boerne St

Boerne St

Florida St

Florida St

415 Florida Street



255

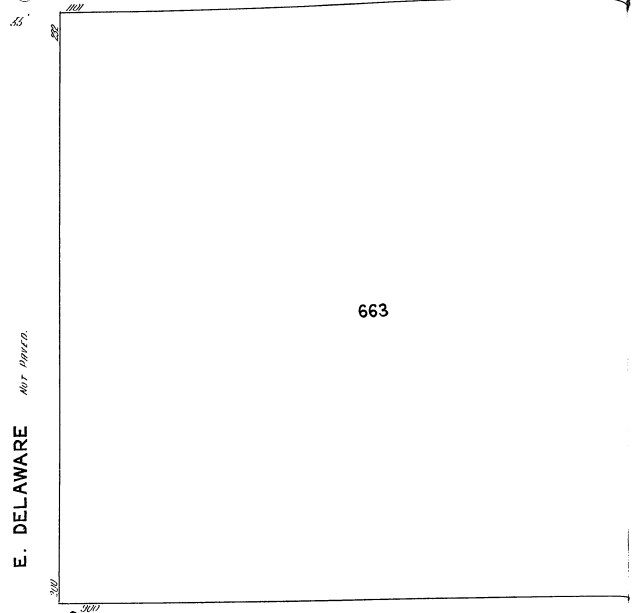
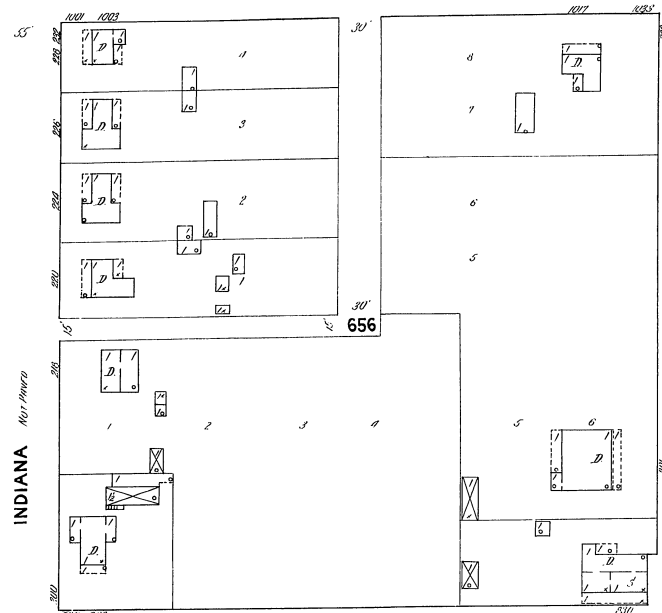
269

271

SAN ANTONIO VOL. 3

G. H. & S. H. R. S. WALNUT

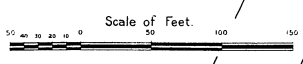
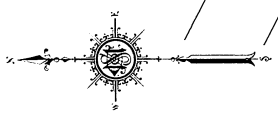
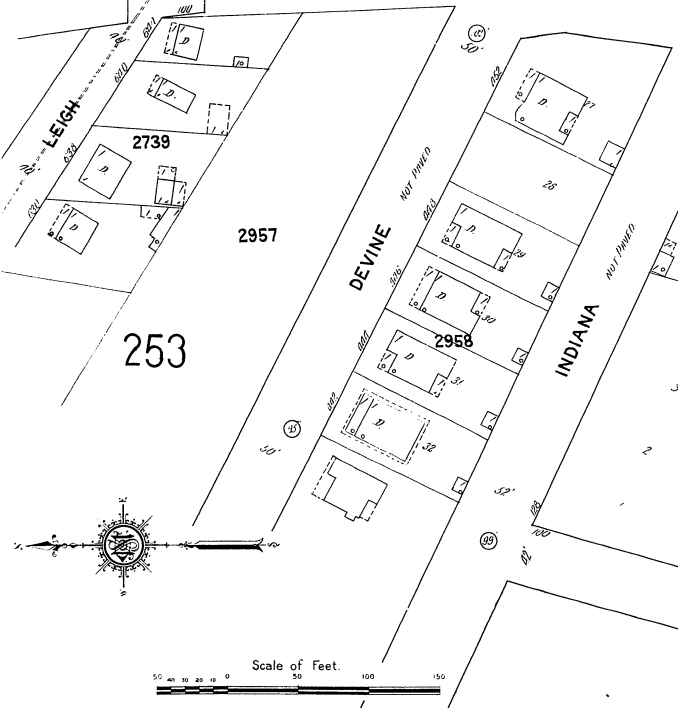
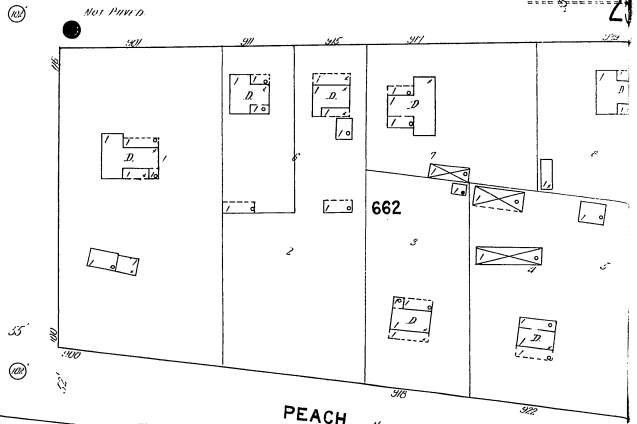
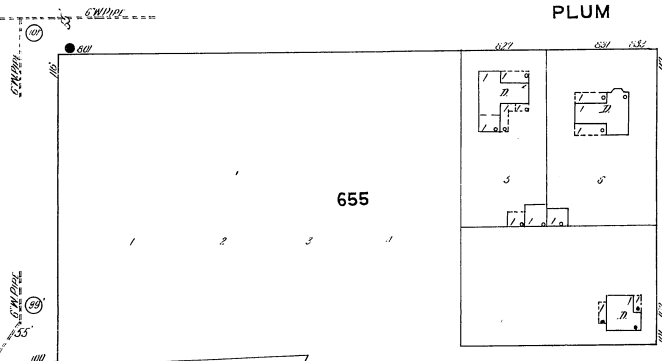
SOUTHERN PACIFIC R.R. (S. S. S. T. ROUTE) NOT PAVED



254

PLUM

271









#### 415 Florida Street Proposed Work:

1. Front Porch Columns:

- Construct new boxed columns on top of the existing brick/concrete plinths in place of the current decorative steel columns. The proposed columns will be appropriately proportioned and trimmed out to emulate more of a Craftsman Era style befitting of this 1930's home. The materials used will be smooth boards, primed and painted white. See existing exterior photo, sketch and detail attached.

2. Hardscape/Landscape Modifications:

- The existing hardscape is a real hodge-podge of flatwork added in a piecemeal fashion through its history. The existing concrete walk from the public sidewalk is sloped in different directions due to soil conditions. Other flat work around the porch is very unattractive and disorganized. We propose to remove most of the flatwork as indicated on the marked-up photo attached, and replace with a more organized, attractive pervious hardscape, increasing the pervious cover, and a more xeriscape landscape design. See site plan sketch. The new walk pathway to the house would be segmented concrete pavers with crushed granite in between and re-designing the planting beds as indicated. The materials used would be:
  - a. Granite pebbles
  - b. Decomposed granite
  - c. Precast concrete pavers (approximately 18" x 36")
  - d. Planting combination of Red yucca, lantana, Mexican feather grass, salvia, rosemary, Mexican bush sage, and fall aster, etc., to provide a variety of color and texture.
  - e. A good portion of the buffalo grass would remain.

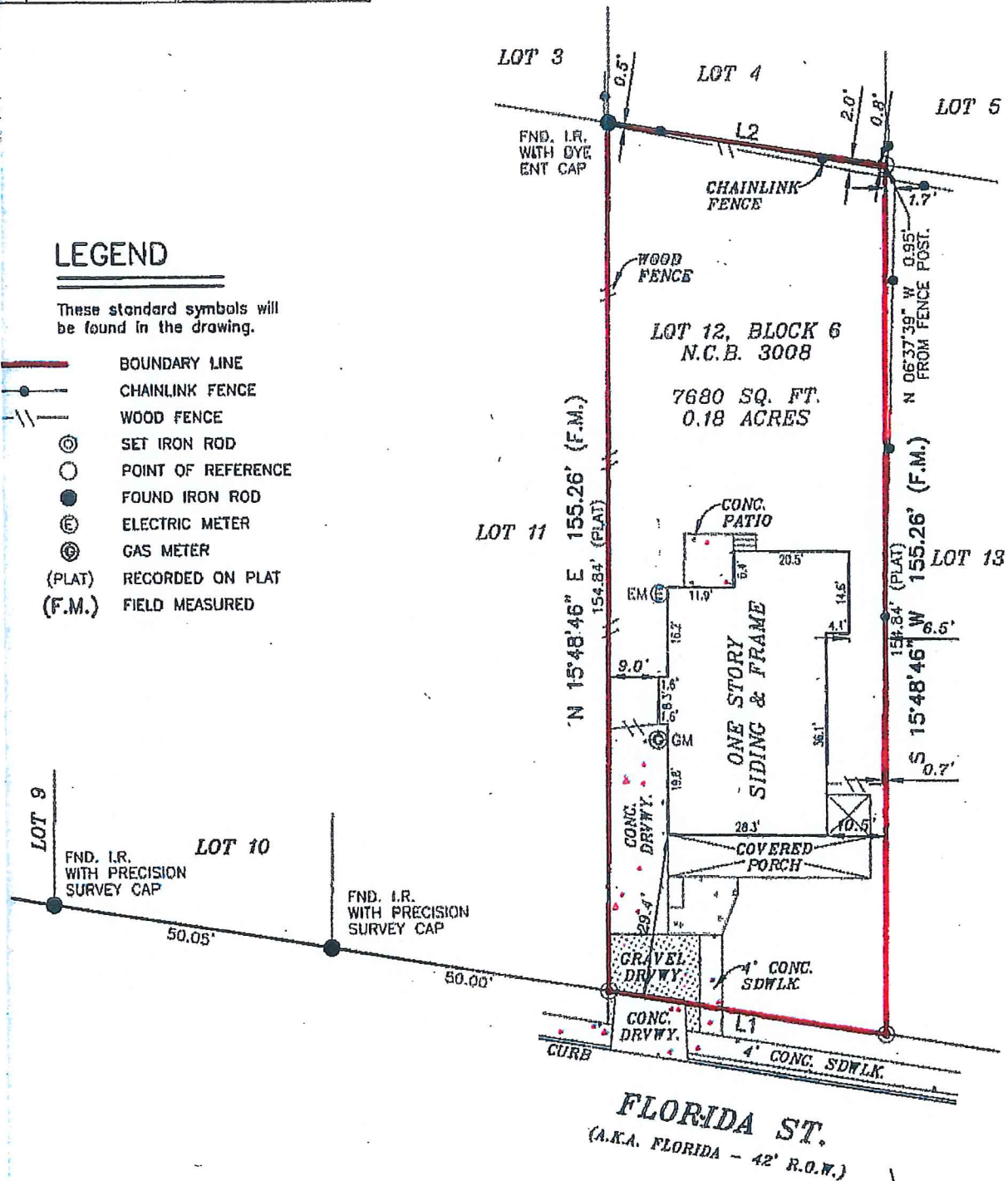


BEARING	DISTANCE
N 65°46'56" W	50.00'
S 65°46'56" E	50.00'

## LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- ⊙ SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

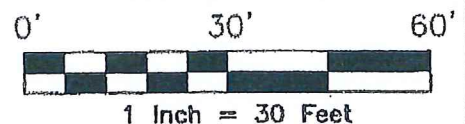


NOTE: PLAT RECORD IS WITHOUT BEARINGS. SHOWN HERE ARE ASSUMED. THIS IS SURVEYORS BEST INTERPRETATION FORMATION.

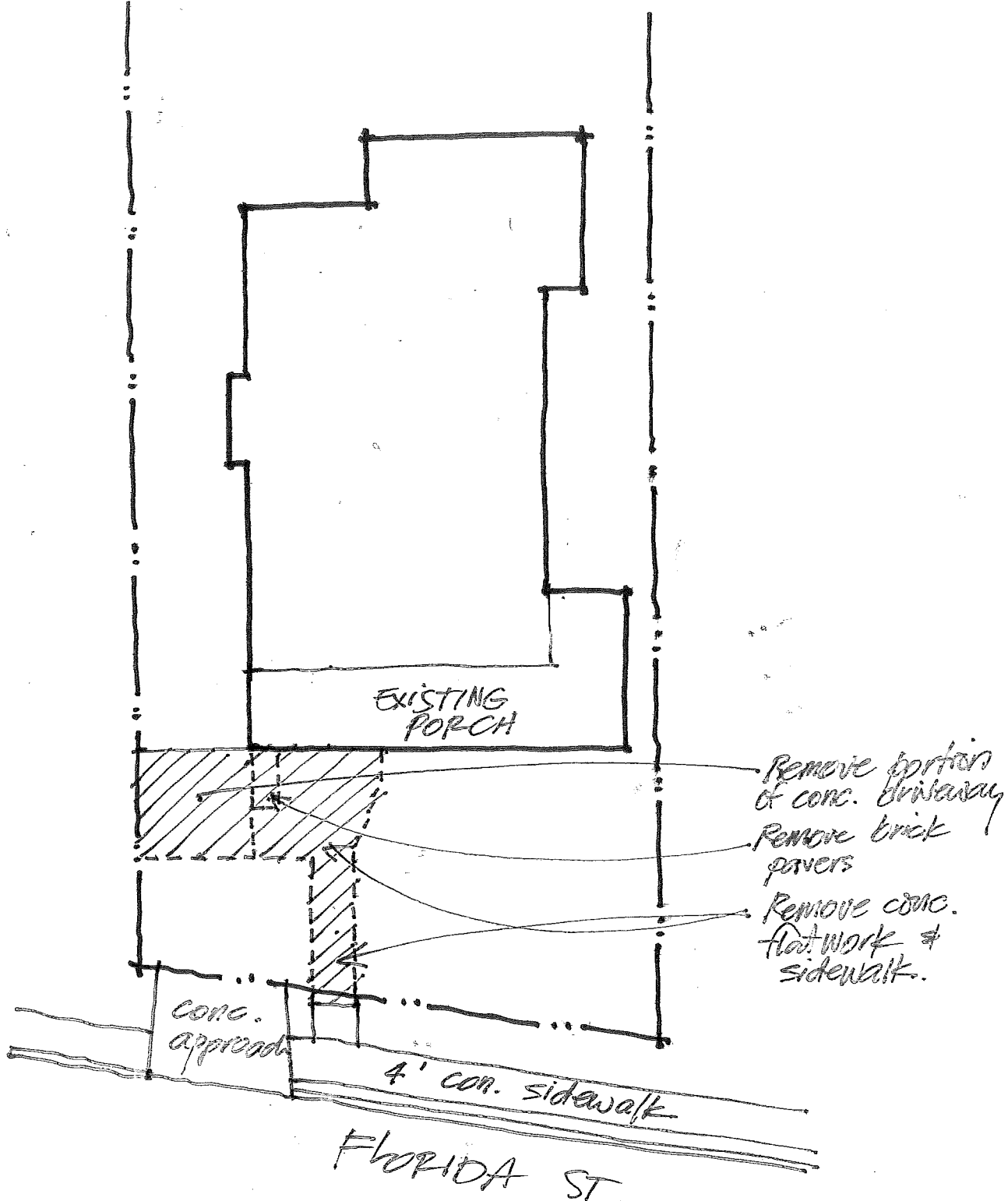
NCE NOTE: By graphics plotting only, s in ZONE X of the e Rate Map, Community Panel No. Q, effective date of SEPTEMBER 29, 2010. ions can only be determined by a licate. Based on the above information, IS NOT in a Special Flood Hazard Area.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

## GRAPHIC SCALE

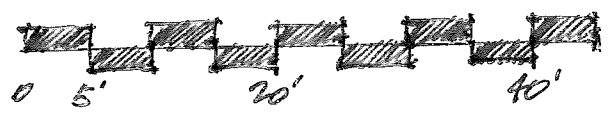




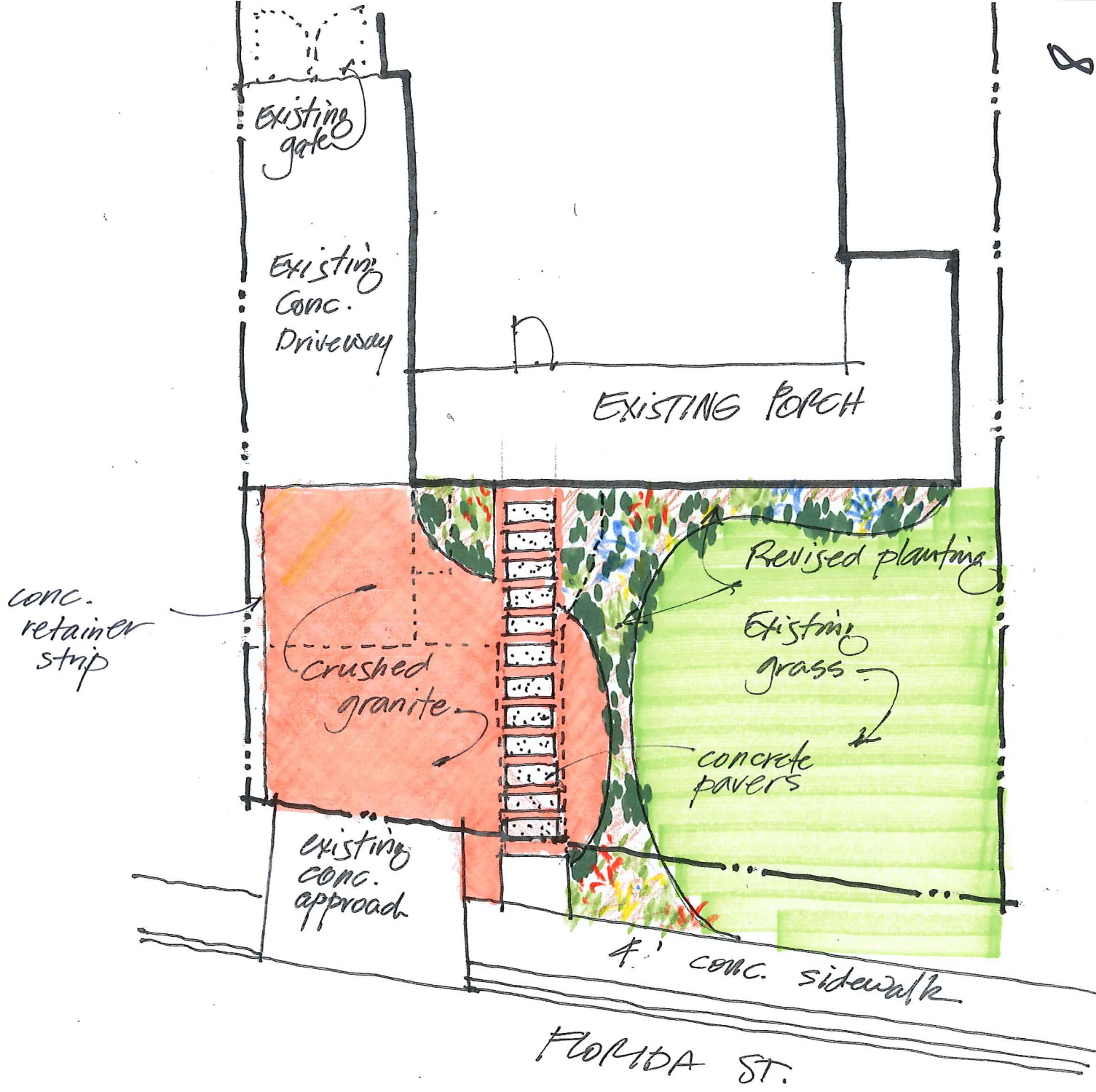


# PARTIAL SITE PLAN - DEMO

415 Florida St.

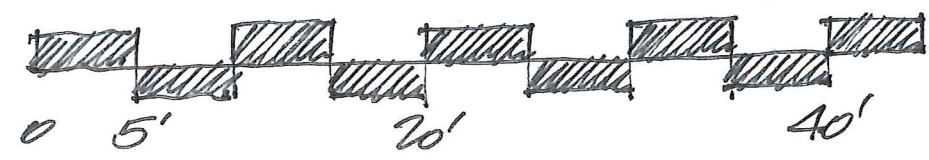






# PARTIAL SITE PLAN

415 Florida St.

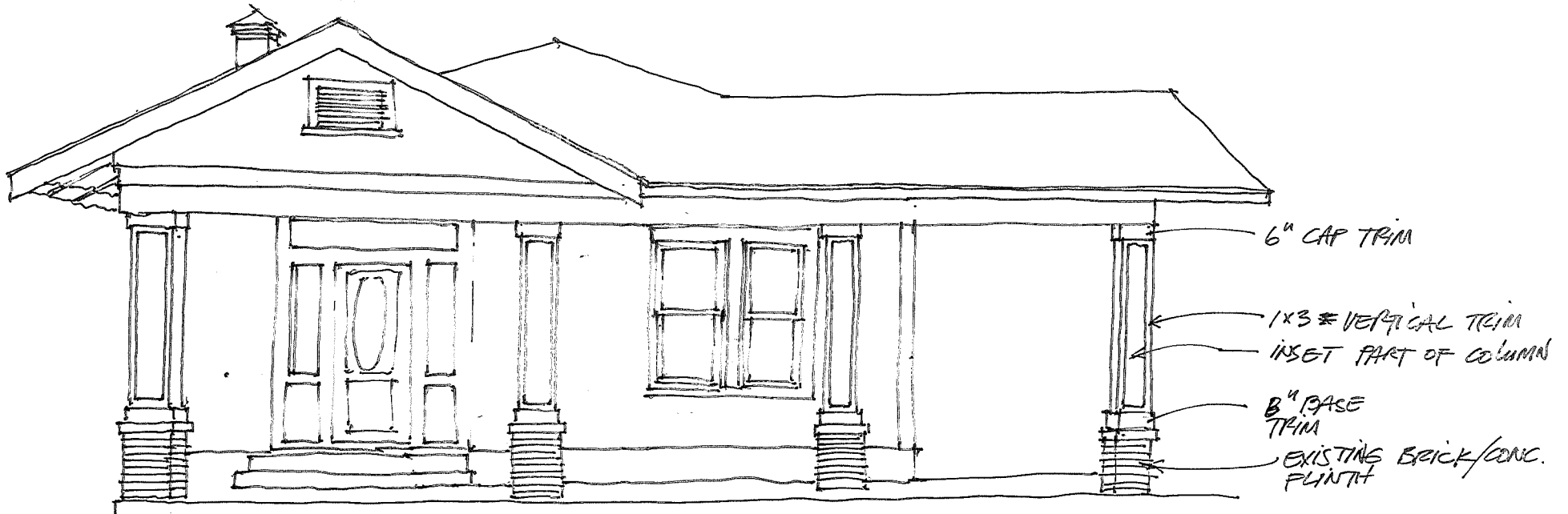




EXAMPLE @ 215 BARBERA

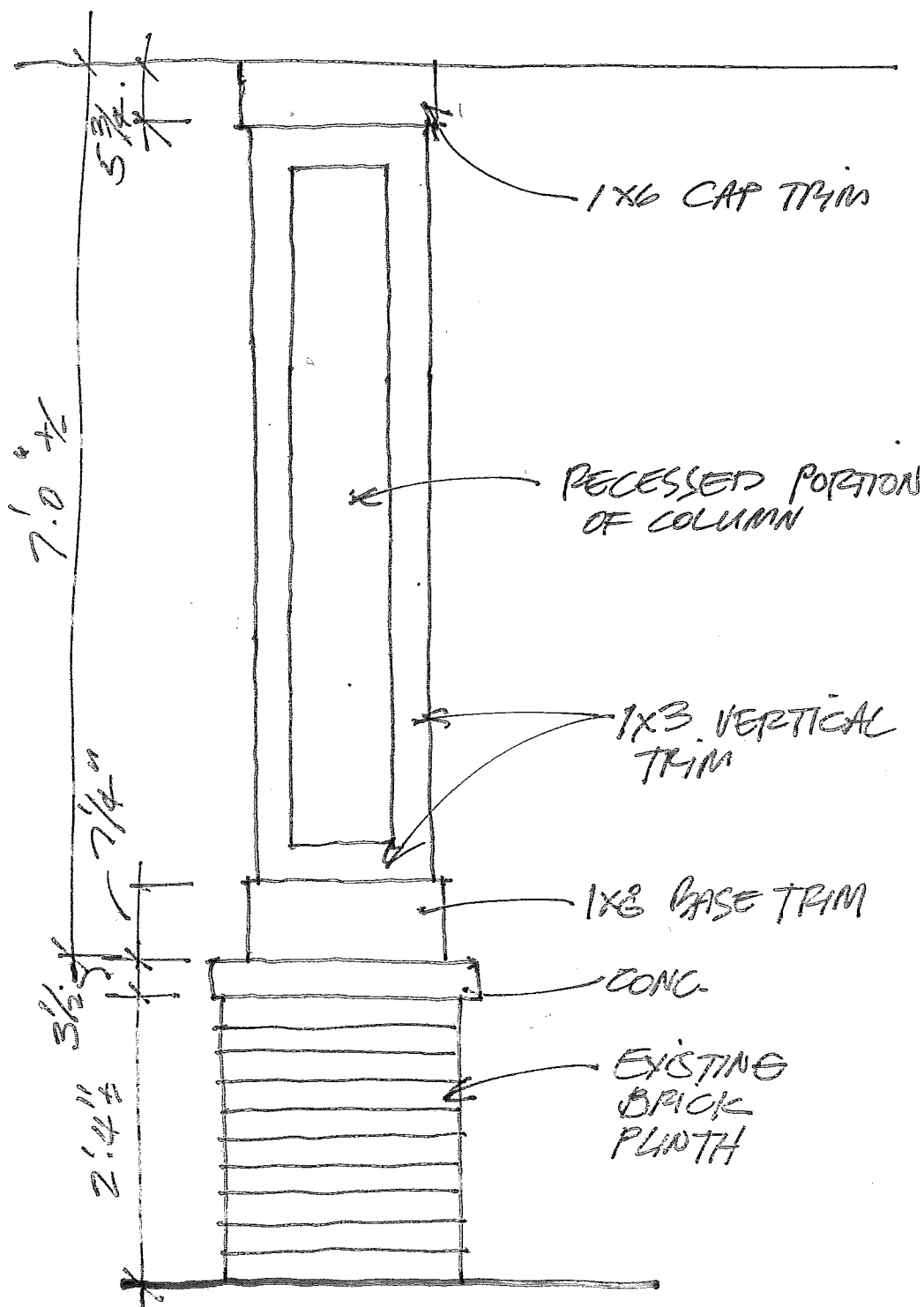






• ELEVATION / ONE POINT PERSPECTIVE •  
415 FLORIDA ST.





# COLUMN DETAIL

415 FLORIDA

3/4" = 1' 0"









Remove conc.

5/11/14