

HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2017

HDRC CASE NO: 2017-465
ADDRESS: 250 WASHINGTON ST
LEGAL DESCRIPTION: NCB 739 BLK 2 LOT 10 AND 22
ZONING: RM-4,HE
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Guenther, Fritz - House
APPLICANT: Jim Poteet
OWNER: Stacey Hill
TYPE OF WORK: Front porch column replacement

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace rotten and mismatched wood columns on the lower level of the front porch.

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 250 Washington is a 2-story single family home constructed circa 1910. The brick structure features a wraparound asymmetrical porch with turned balusters and Doric columns, a dentil course on the cornice levels, and segmental and jack arch windows. The home also features a rear addition. The house a contributing structure to the King William Historic District. The applicant is requesting approval to replace the first story wood columns with fiberglass columns to match the historic configuration.

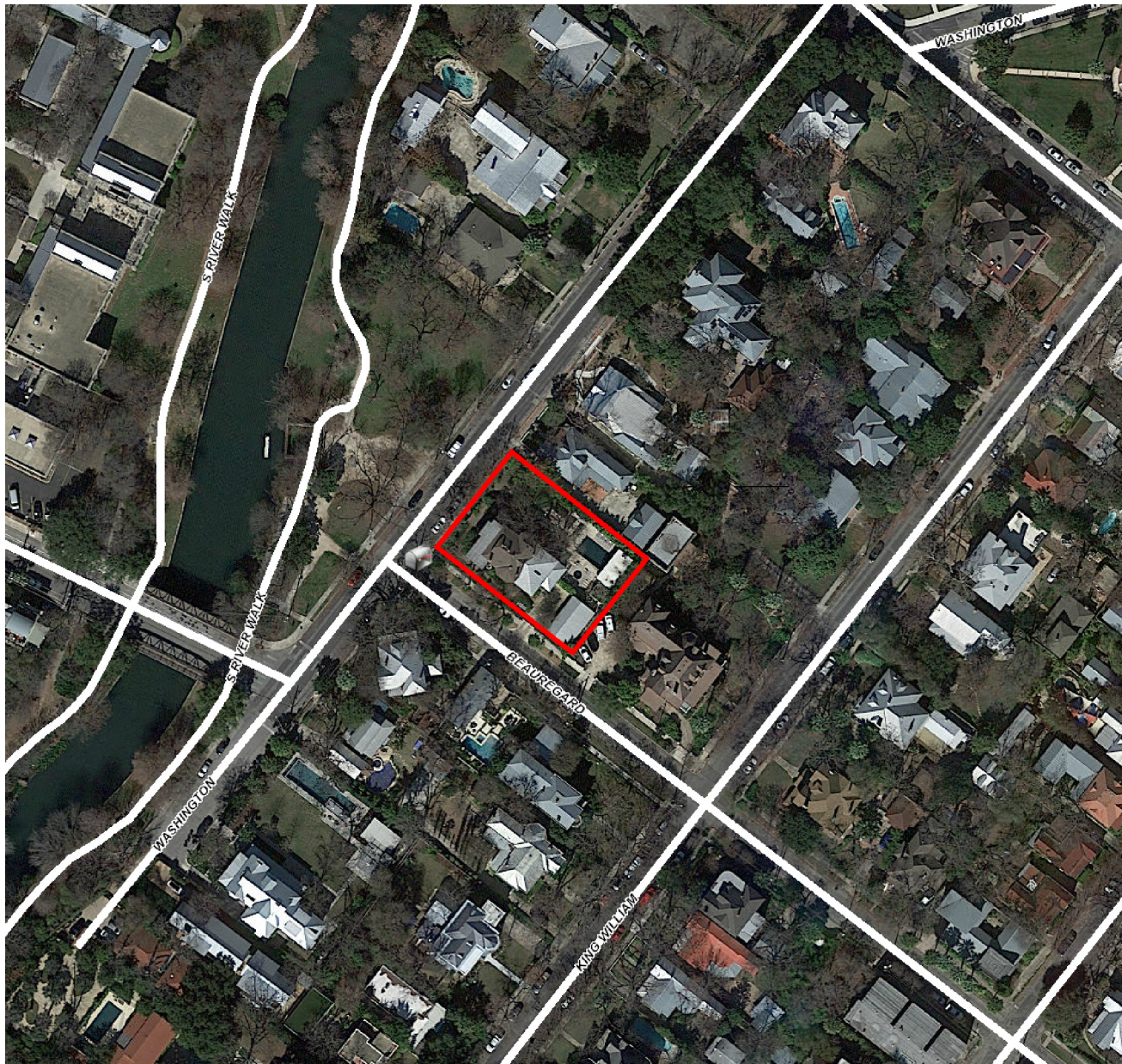
- b. **PORCH COLUMNS: EXISTING CONDITION** – The applicant has noted that the existing, historic porch columns have been previously modified, which has caused irreparable damage. Some columns had their rotted bases removed and replaced with metal bases, which has caused erosion, separation, water infiltration, expansion, and separation of materials. Other historic columns have been previously replaced with mismatching or incompatible styles. The Guidelines for Exterior Maintenance and Alterations 7.B.iii. notes that columns should be replaced with columns that are compatible in scale, massing and detail while materials should match in color, texture, dimensions and finish, when repair is not possible.
- c. **PORCH COLUMNS: REPLACEMENT** – At this time, the applicant has proposed to install replicas of the columns that are made of fiberglass. While the proposed columns will feature fiberglass materials, the applicant has provided product specifications and examples of existing installations of the proposed fiberglass columns which note appropriate scale, massing and details. Staff does not find the installation of fiberglass columns to be consistent with the Guidelines. Staff recommends the applicant first attempt to locate original columns to install. If this is not possible, staff finds that the proposed composite columns may be appropriate.

RECOMMENDATION:

Staff does not recommend approval of the installation of fiberglass replacement columns. Staff recommends that the applicant first attempt to locate historic, wood replacement columns.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 13, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



① 250 Washington
Front Elevation

250 Washington	VIEW PAGE 1 OF 5
DATE: SEPTEMBER 1, 2017	
POTEET ARCHITECTS	



② 250 Washington
Column Detail

250 Washington
DATE: SEPTEMBER 1, 2017
POTEET ARCHITECTS

VIEW
PAGE 2 OF 5



③ 250 Washington
Column Detail

250 Washington

DATE: SEPTEMBER 1, 2017

POTEET ARCHITECTS

VIEW

PAGE 3 OF 5



④ 250 Washington
Column Detail



⑤ 250 Washington
Proposed Column