

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

HDRC CASE NO: 2017-609
ADDRESS: 130 W WOODLAWN
LEGAL DESCRIPTION: NCB 1860 BLK 1 LOT N 100 FT OF 1 & 2
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Galvez Works LLC
OWNER: Andres Molina/Galvez Works LLC
TYPE OF WORK: Front porch modifications
APPLICATION RECEIVED: November 22, 2017
60-DAY REVIEW: January 21, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing front porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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:

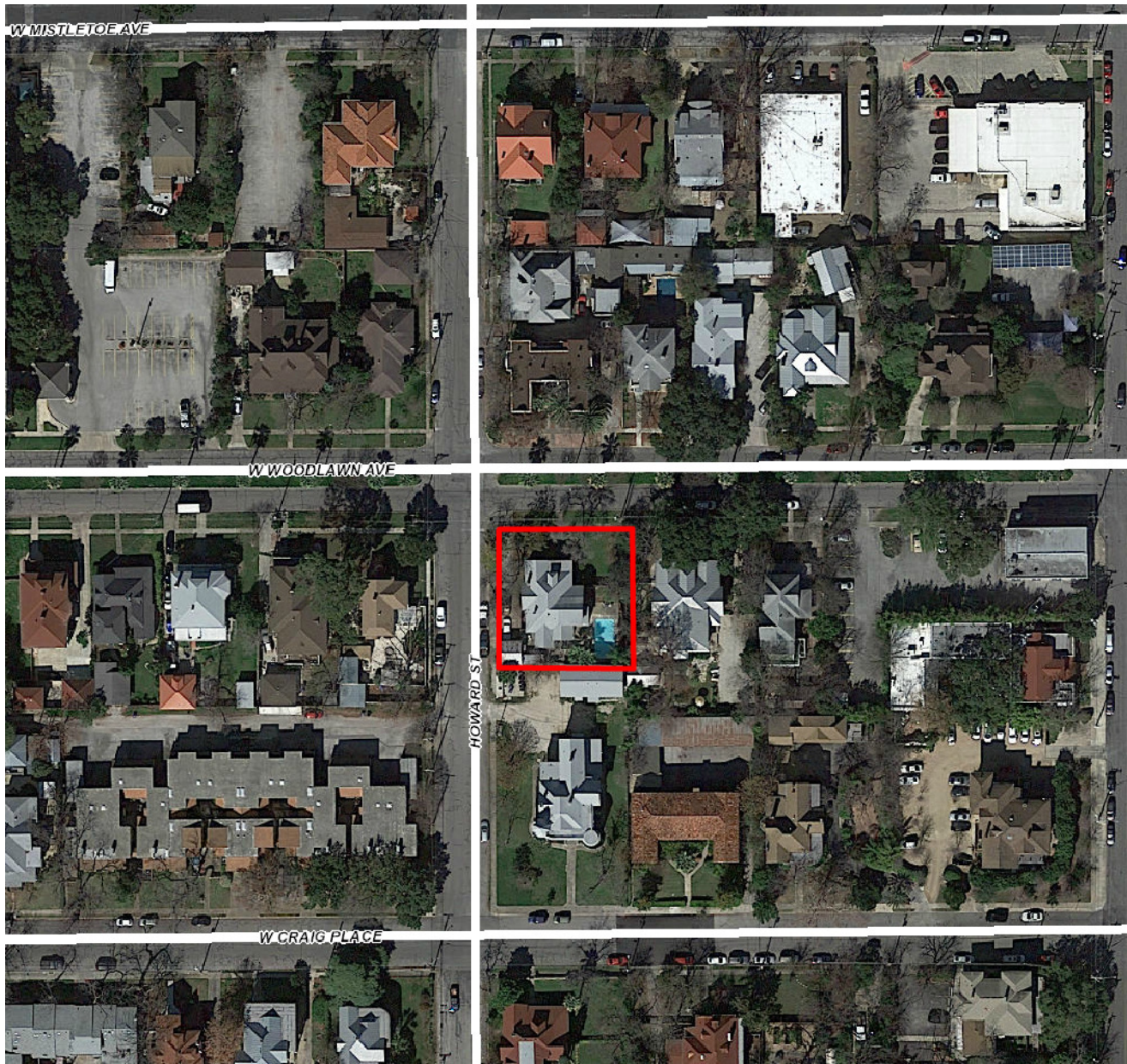
- a. The structure located at 130 W Woodlawn is a 1-story single family home constructed circa 1915 with Queen Anne and Folk Victorian influences. The home features a hipped roof with lower cross gables, decorative semicircular front gable ornament, and an asymmetrical front porch flanked on the east by a bay window. The structure is contributing to the Monte Vista Historic District.
- b. The applicant is requesting approval to modify the existing front porch configuration. Based on Sanborn Maps and the typical porch configurations of Queen Anne homes of this construction period, the current configuration is not original. The 1911-1955 Sanborn Map indicates a metal roof with a separate front porch that wraps from the front bay window to the side bay on the west. This porch appears to have been removed, and the hipped roof was extended on the front façade to be flush with the front gable to cover the current porch entry. The existing roof is also shingle. The applicant has proposed to replace the existing porch roof with a new roof at a 3/12 pitch that extends the width of the porch base. The new roof will feature the same shingles as the existing structure. According to the Historic Design Guidelines, porches should be replaced in-kind when necessary. However, the existing condition is not original and incompatible with the style of the home. Any new porches should be based on the architectural style of the building and historic patterns. Staff does not find the replacement porch roof form consistent with the Guidelines as proposed.

RECOMMENDATION:

Staff does not recommend approval based on finding b. Staff recommends that the applicant proposes a front porch roofline that is more compatible with the style of the structure and is based on historical evidence as seen in the Sanborn Maps.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 27, 2017

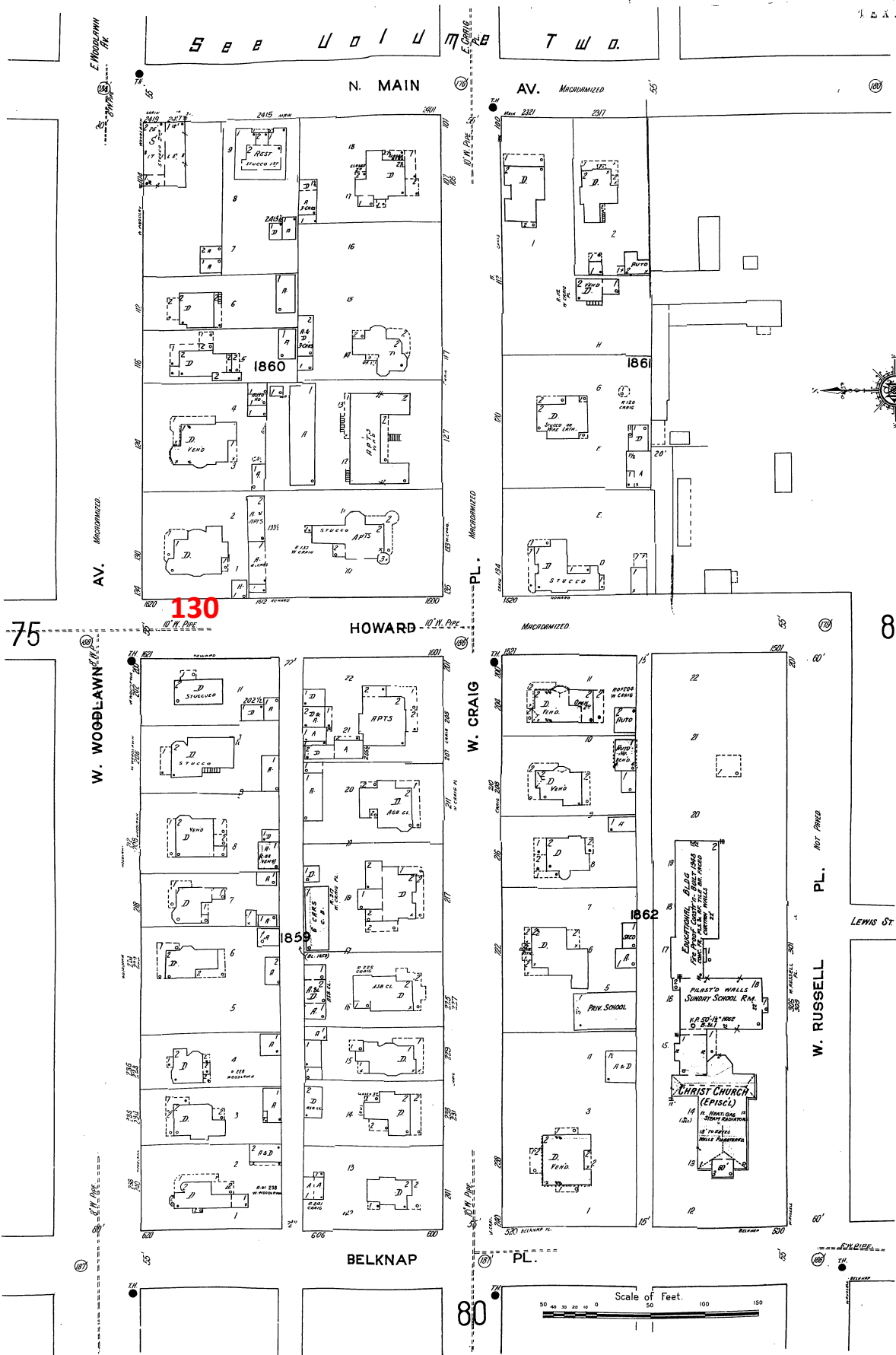
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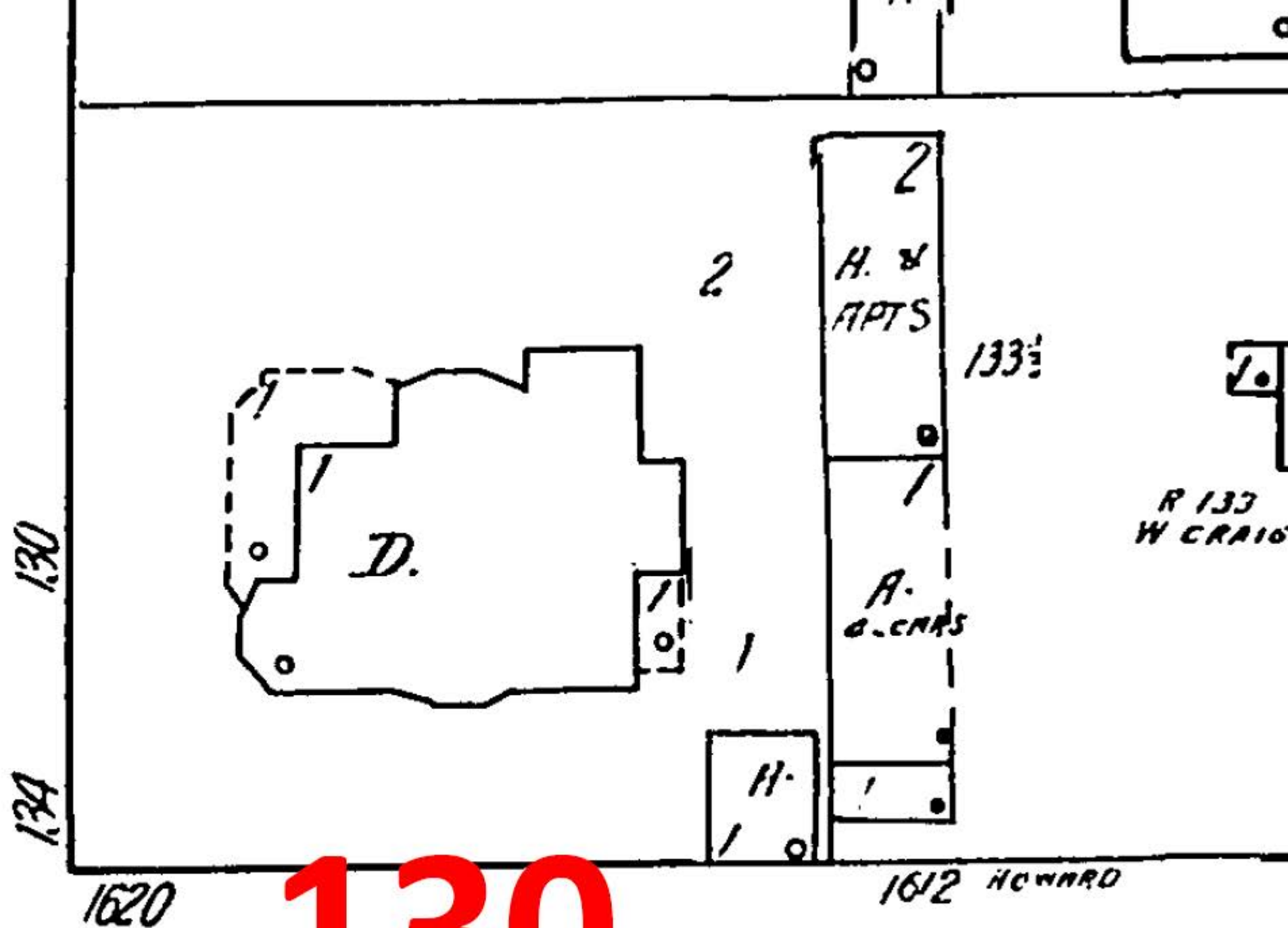








AV. MACADAMIZED.



130

10" W. PIPE

35'

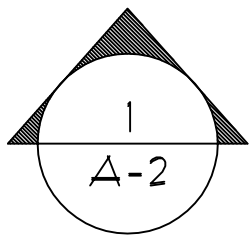
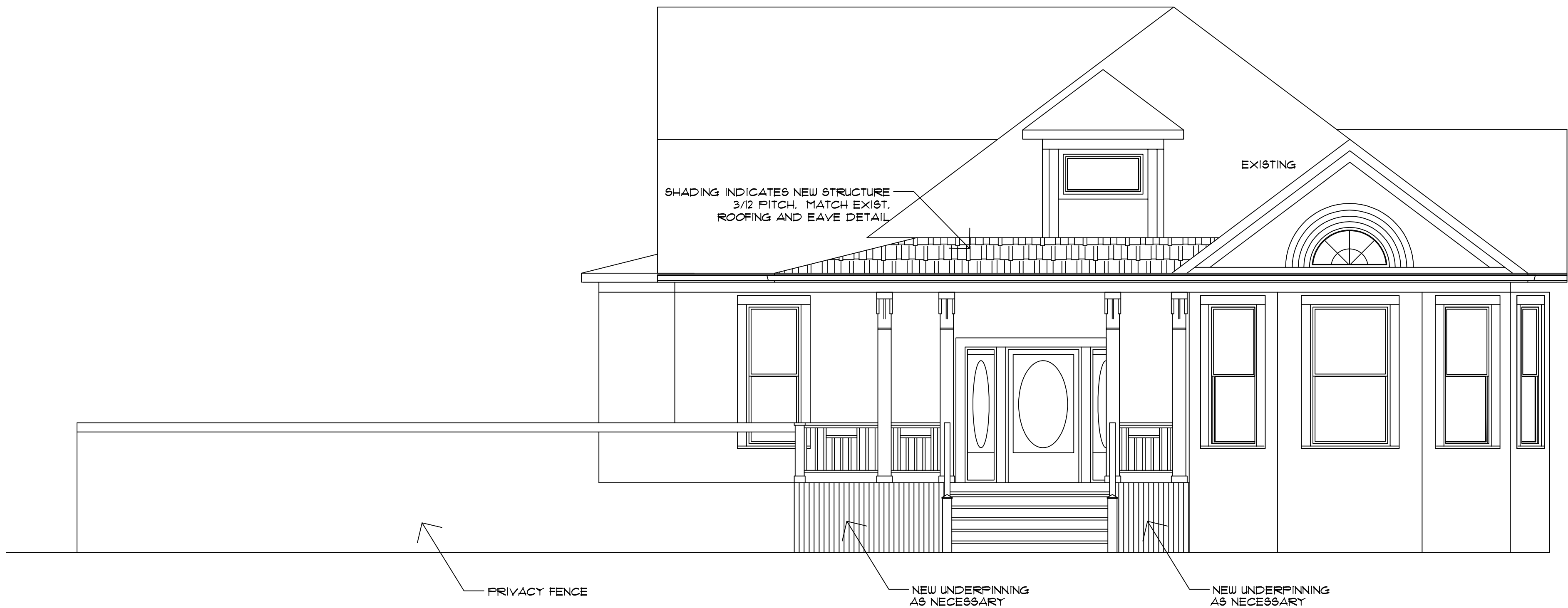
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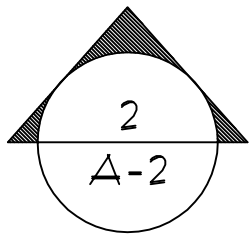
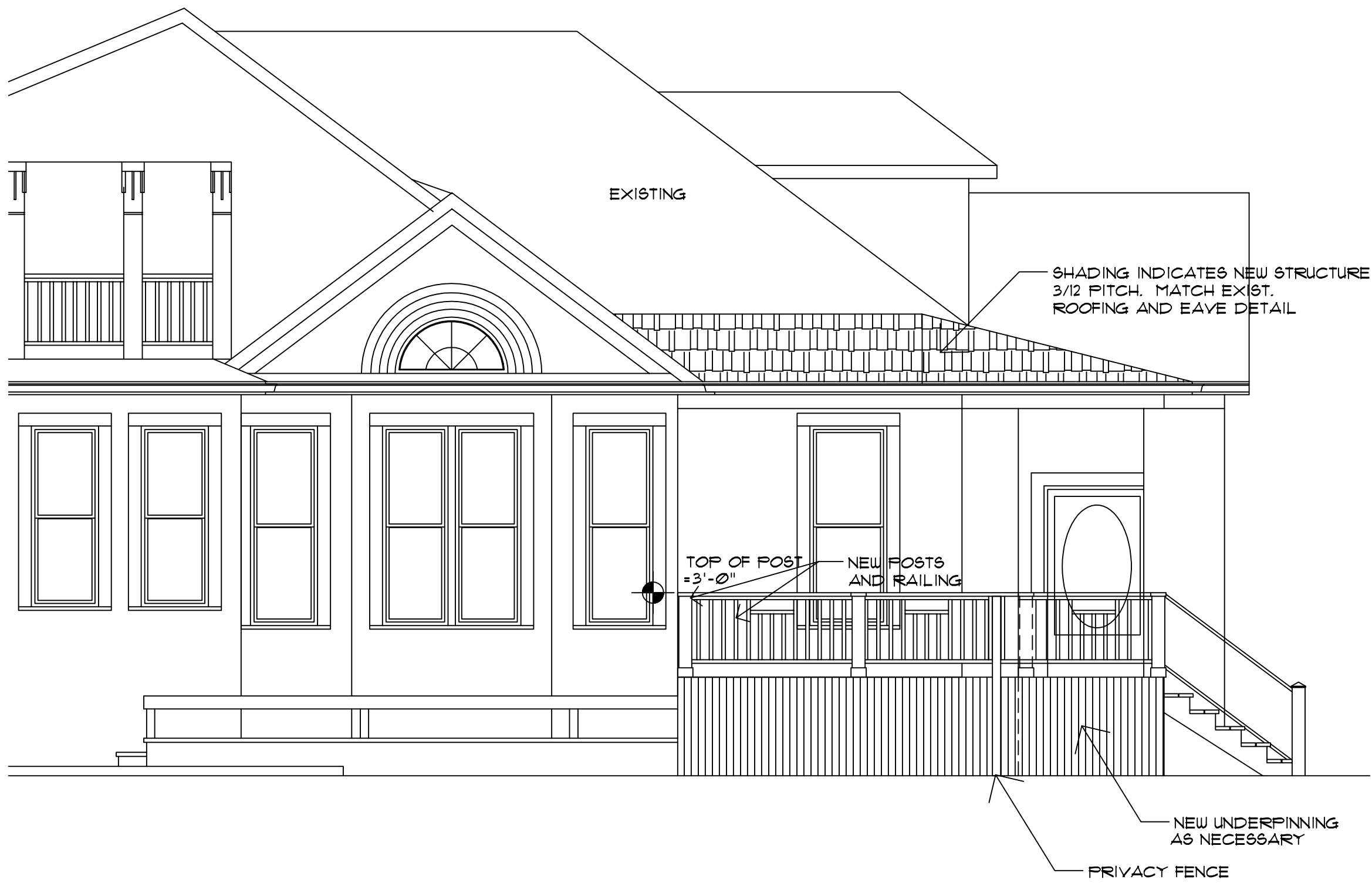
1998 PHOTO

GENERAL NOTES:

- 1. ...
- 2. ...
- 3. ...



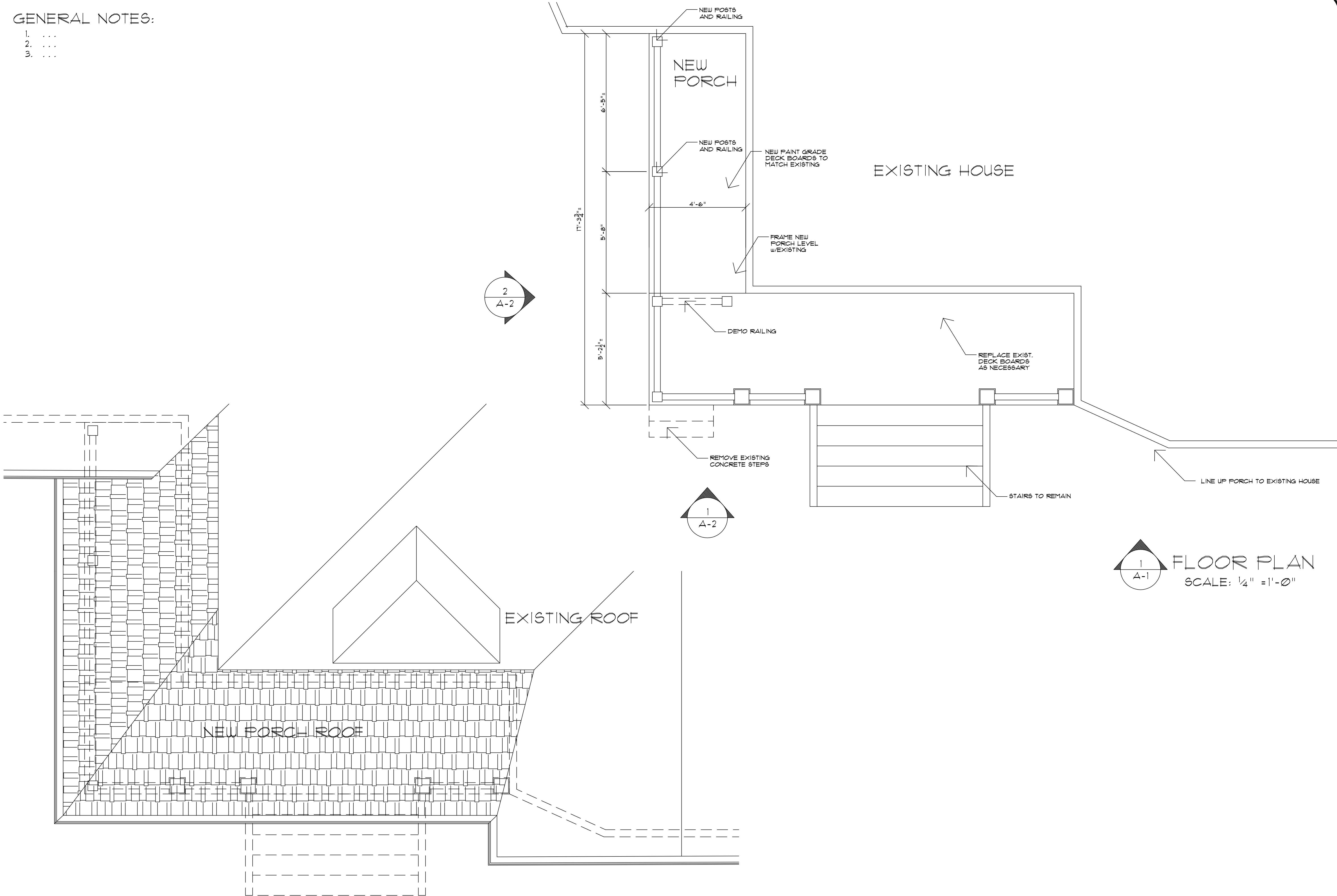
ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- 1. ...
- 2. ...
- 3. ...



 FLOOR PLAN
SCALE: 1/4" = 1'-0"

 ROOF PLAN
SCALE: 1/4" = 1'-0"

GALVEZ WORKS
SAN ANTONIO, TEXAS
210-881-5114
galvezworks.com

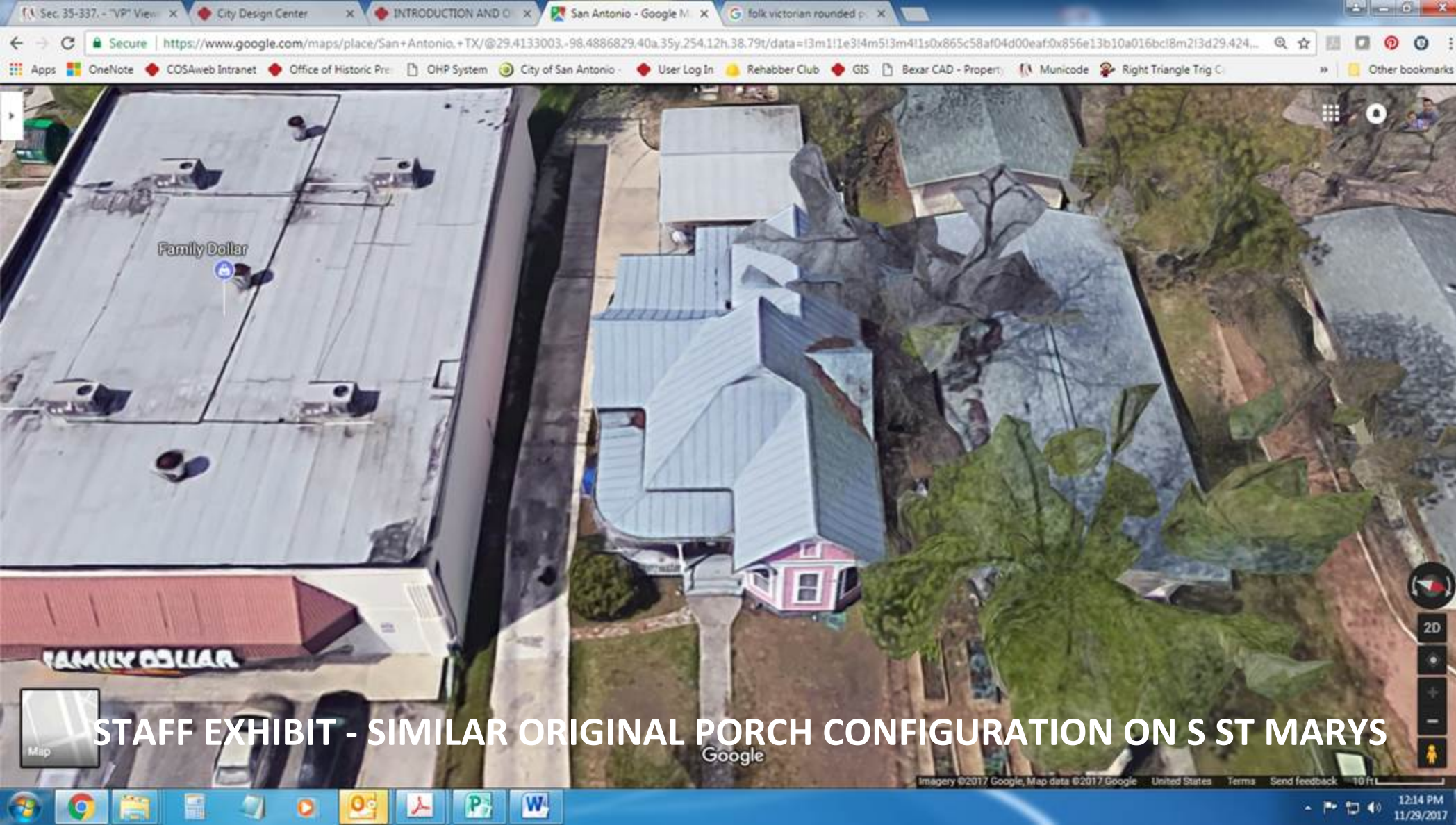
A CUSTOM PORCH DESIGN FOR
1300 W. WOODLAWN AVE.
SAN ANTONIO, TEXAS

FLOOR PLAN
ROOF PLAN

DATE:
10/10/2017
10/16/2017
....

PROJECT
212-2
17-29

SHEET
A-1 OF 2





STAFF EXHIBIT - SIMILAR ORIGINAL PORCH CONFIGURATION ON S ST MARYS



STAFF EXHIBIT - SIMILAR ORIGINAL PORCH CONFIGURATION ON S ST MARYS