

HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2018

HDRC CASE NO: 2018-096
ADDRESS: 510 E GUENTHER ST
LEGAL DESCRIPTION: NCB 938 BLK 1 LOT 17 N 25 FT OF 16
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Raba Studio / Goldbeck House
APPLICANT: Jim McKissick
OWNER: Jim McKissick
APPLICATION RECEIVED: February 13, 2018
60-DAY REVIEW: April 14, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to reconstruct a side porch.

APPLICABLE CITATIONS:

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

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

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:

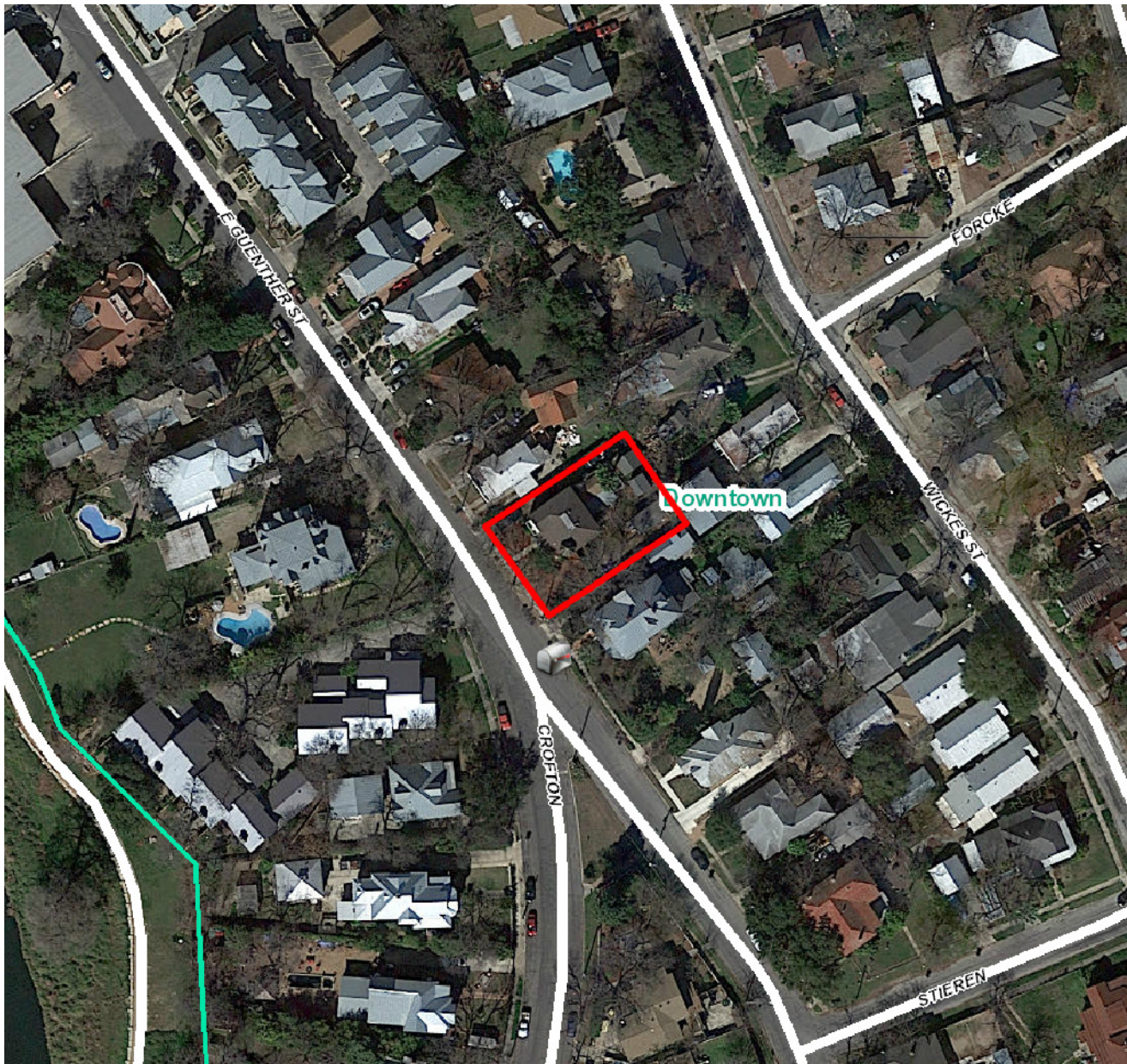
- a. The historic structure at 510 E Guenther was constructed circa 1895 in the Folk Victorian style and features an L-plan, hipped, gable and conical roofs. The structure, per the 1904 Sanborn Map and a historic photo, the structure originally featured a side, double height porch. At this time, the applicant has proposed to reconstruct this porch per the historic photo.
- b. PORCH RECONSTRUCTION – The Guidelines for Site Elements 7.B.v. notes that porches should be reconstructed based on accurate evidence of the original, such as photographs. The applicant has provided construction documents noting the reconstruction of the porch to be similarly constructed per the original. The applicant has included an addition bay to feature access stairs. Generally, staff finds the proposed porch to be appropriate and its reconstruction to be consistent with the Guidelines. The applicant has noted that all elements will match those found historically on the structure in material and profile.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

CASE MANAGER:

Edward Hall



Flex Viewer

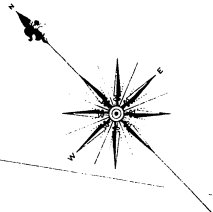
Powered by ArcGIS Server

Printed: Feb 26, 2018

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23

22



PERIEDA

ADAMS

FROCKE

WICKES

STIEREN

24

18

931

942

937

938

510

E. GUENTHER

S. ALAMO

17

936

940

CROFTON

San Antonio River

941

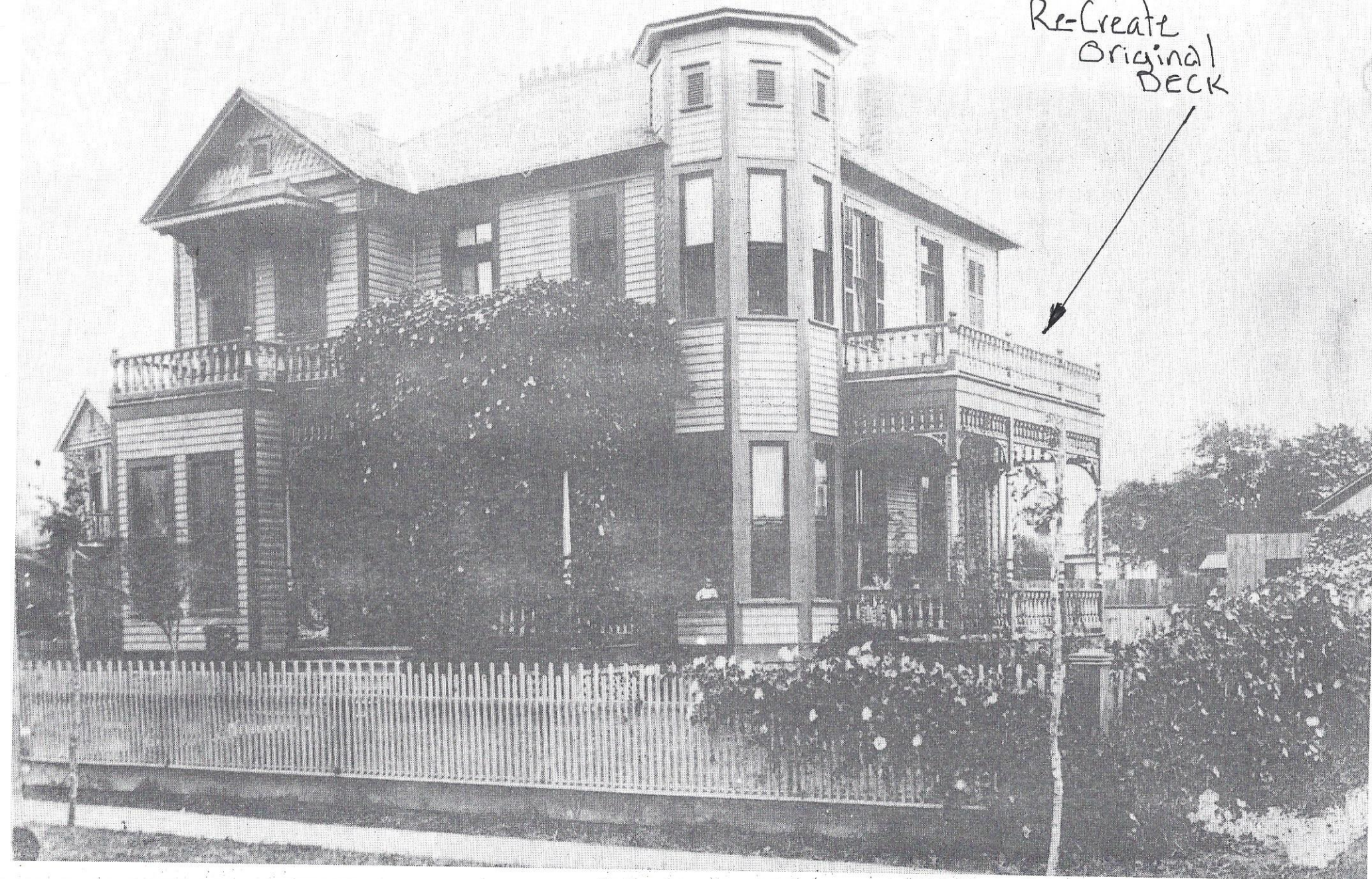
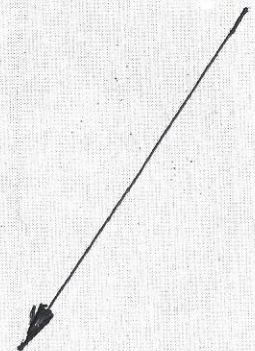
YOAKUM BEND

Scale of Feet.

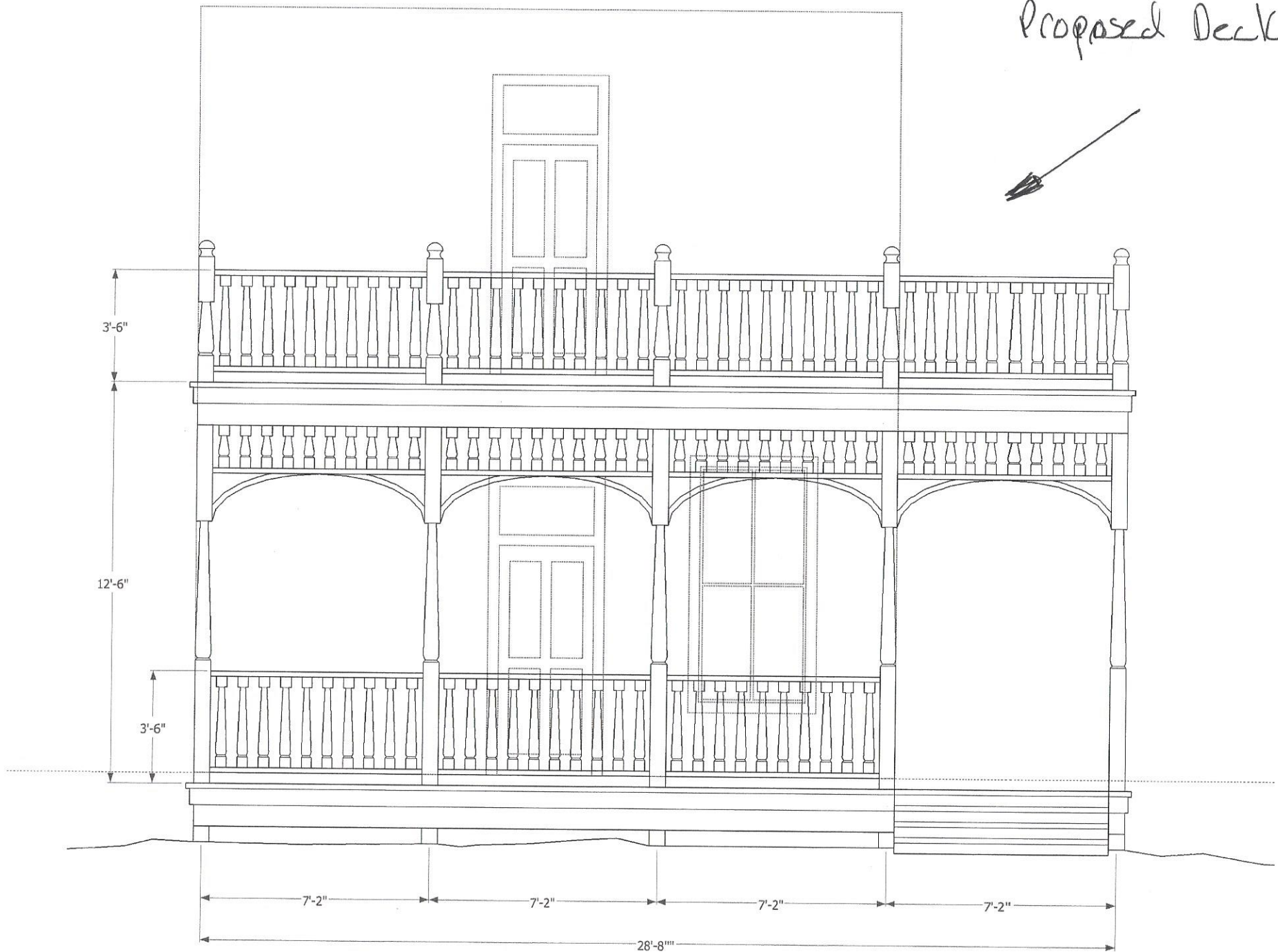
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Proposed Deck

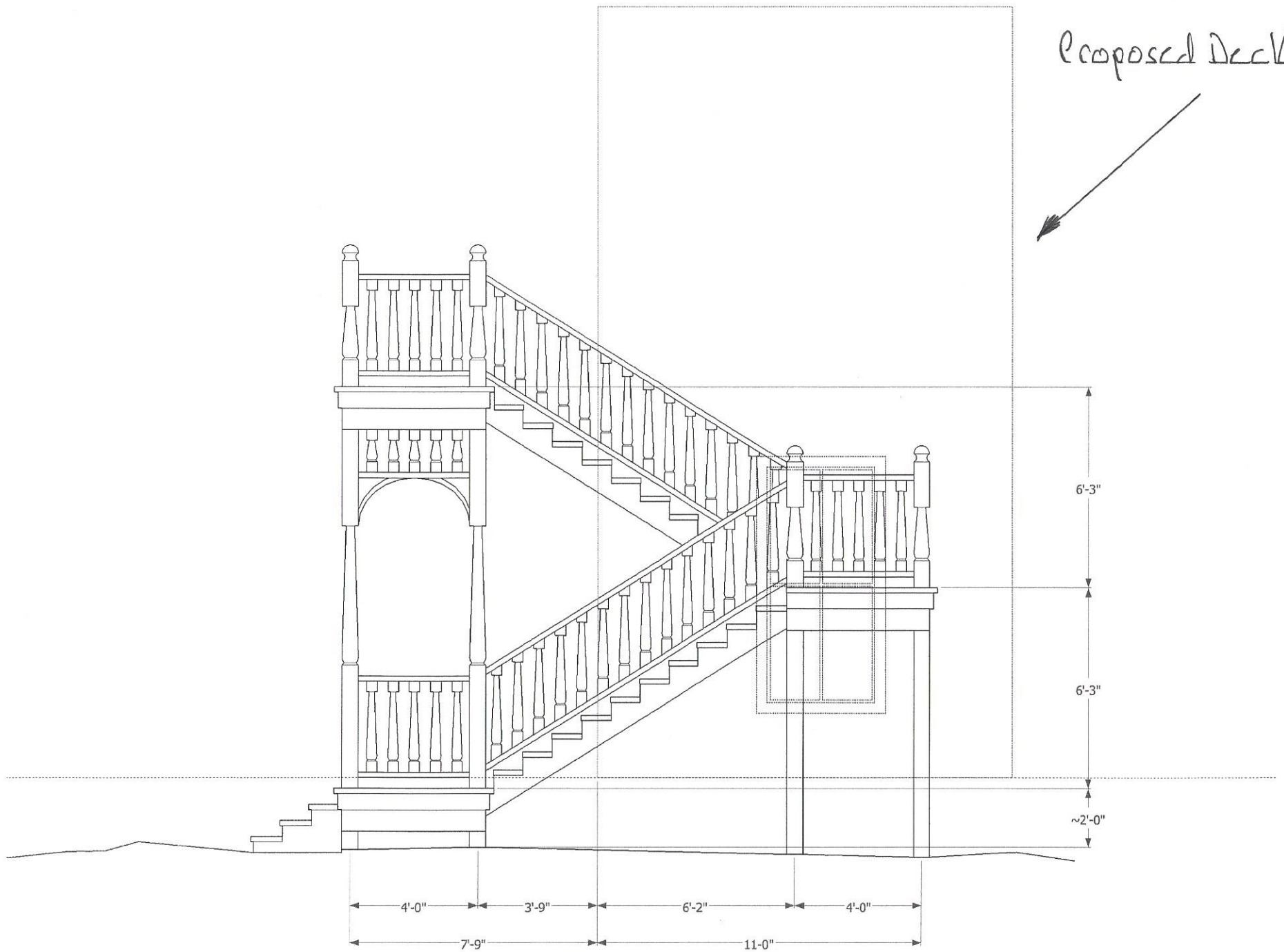
Re-CREATE
Original
DECK



Proposed Deck



Proposed Deck



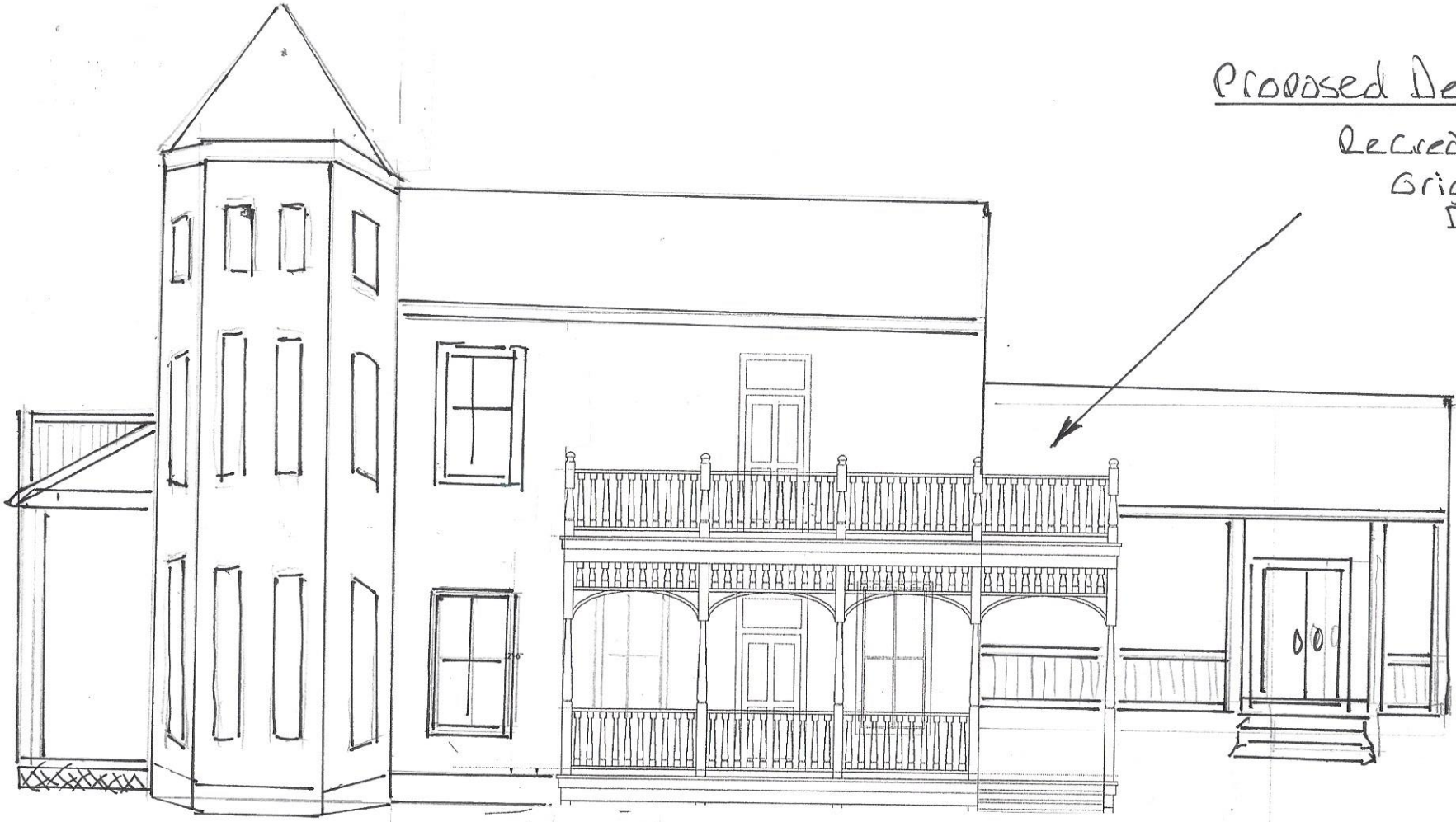
Construction Cost Bid

Sheet1

Section	Item	Qty	Cost	Total	
Footers	6x6x8 Post	6	\$22.00	\$132.00	
	Concrete 80 lbs	20	\$3.70	\$74.00	
	Forming tubes	6	\$15.00	\$90.00	\$296.00
Rim Joists	PT 2x12x12	2	\$24.00	\$48.00	
	PT 2x12x16	4	\$31.00	\$124.00	
	Carriage Bolts 1/2 x 8	20	\$3.00	\$60.00	
	1/2" Galvanized Nuts	20	\$0.38	\$7.60	
	Washers bag of 25	3	\$7.31	\$21.93	
	Lag Bolts 1/2" x 6	20	\$3.10	\$62.00	\$323.53
Joists	PT 2x10x12	21	\$17.00	\$357.00	
	Joist hangers	42	\$1.00	\$42.00	\$399.00
Decking	PT 5/4x6x16	55	\$11.62	\$639.10	
	Deck screw bucket	1	\$100.00	\$100.00	\$739.10
Columns	6x6 Post Bases	6	\$18.00	\$108.00	
	8x8x150 Porch Post ****EST***	6	\$834.00	\$5,004.00	\$5,112.00
Upper Rim	PT 2x12x12	2	\$24.00	\$48.00	
	PT 2x12x16	4	\$31.00	\$124.00	
	Carriage Bolts 1/2 x 8	20	\$3.00	\$60.00	
	1/2" Galvanized Nuts	20	\$0.38	\$7.60	
	Washers bag of 25	3	\$7.31	\$21.93	
	Lag Bolts 1/2" x 6	20	\$3.10	\$62.00	\$323.53
Upper Joists	PT 2x10x12	21	\$17.00	\$357.00	
	Joist hangers	42	\$1.00	\$42.00	\$399.00
Roofing	T&G PT decking 1x6x8	100	\$5.23	\$523.00	
	3/4" OSB Roof Decking	12	\$21.08	\$252.96	
	Base membrane Roll 200 sqft	2	\$103.00	\$206.00	
	Top Asphalt roll 100 sqft	4	\$103.00	\$412.00	
	10' Drip edge	6	\$2.44	\$14.64	
	10' Roof flashing	3		\$9.00	\$1,417.60
Upper Decking	PT 5/4x6x16	55	\$11.62	\$639.10	
	Deck screw bucket	1	\$100.00	\$100.00	\$739.10
Handrails/Details	PT 2x4x8	38	\$3.62	\$137.56	
	36" spindle	288	\$2.00	\$576.00	
	18" Spindle	144	\$6.00	\$864.00	
	PT 48" Newel Post	12	\$30.00	\$360.00	
	PT Post cap and Ball	12	\$15.00	\$180.00	
	Gingerbread Brackets	14	\$20.00	\$280.00	\$2,397.56
Staircase	Spiral Staircase kit ***EST***	1	\$3,000.00	\$3,000.00	\$3,000.00

Total \$15,146.42
tax 1.0825

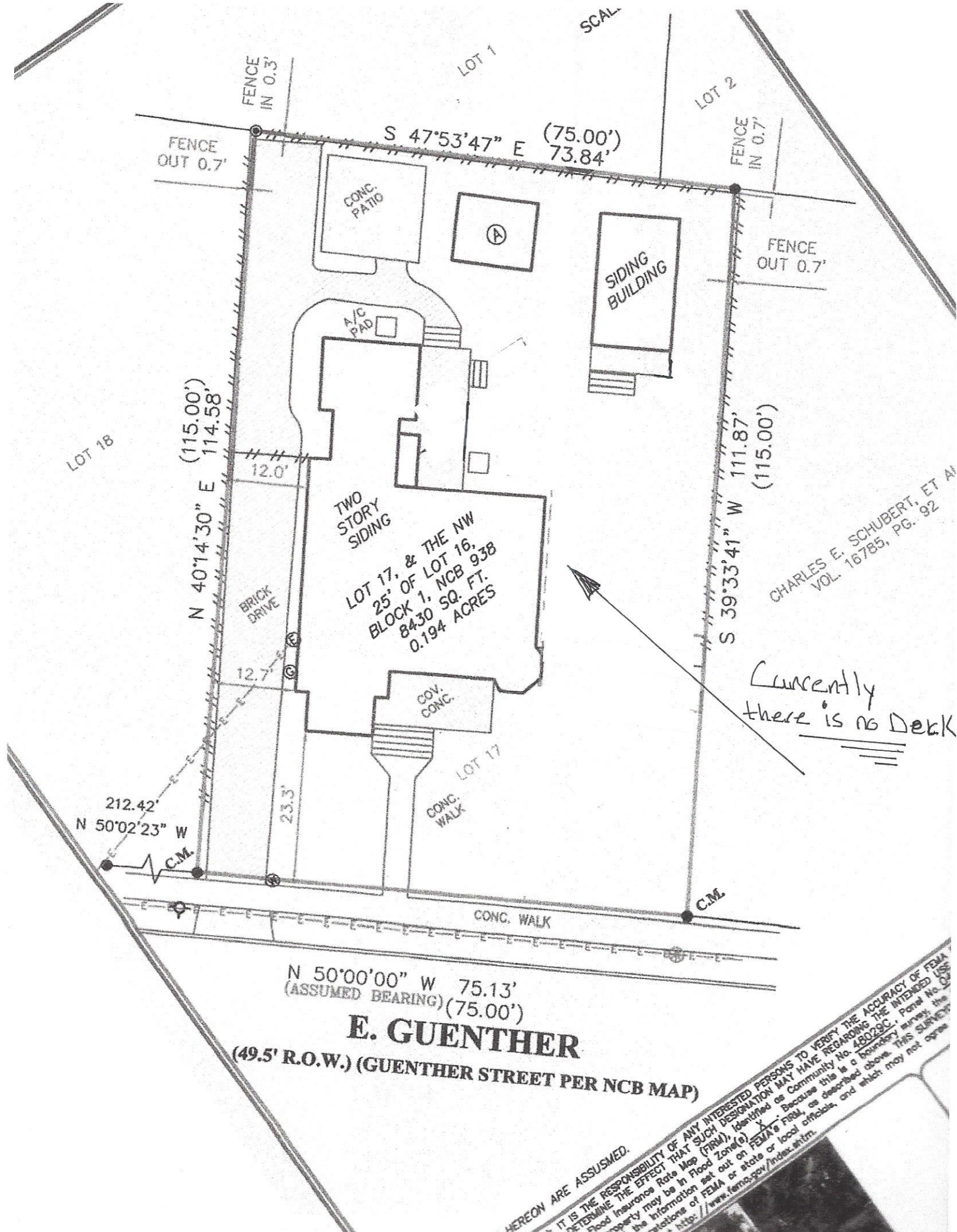
Total \$16,396.00



Proposed Deck
Recreate
Original
Deck

Currently
there is NO Deck





CHARLES E. SCHUBERT, ET AL
VOL. 16785, PG. 92

Currently
there is no Deck

N 50°00'00" W 75.13'
(ASSUMED BEARING) (75.00')
E. GUENTHER
(49.5' R.O.W.) (GUENTHER STREET PER NCB MAP)

HEREON ARE ASSUMED.
IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA
DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE
Flood Insurance Rate Map (FIRM), identified as Community No. 48029C. Panel No. 00
property may be in Flood Zone(s) X. Because this is a boundary survey, the
the information set out on FEMA's FIRM, as described above. This survey
atations of FEMA or state or local officials, and which may not agree
at <http://www.fema.gov/index.shtml>.

