

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-622
ADDRESS: 914 LAMAR ST
LEGAL DESCRIPTION: NCB 1655 BLK C LOT 11
ZONING: R-5
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Andrea Frias
OWNER: Juan and Oralia DeLeon
TYPE OF WORK: Front porch modifications
APPLICATION RECEIVED: December 05, 2018
60-DAY REVIEW: February 04, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace Folk Victorian porch elements with square columns, cattle panel fencing, and 2x6 wood decking.

APPLICABLE CITATIONS:

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 primary structure at 914 Lamar was constructed circa 1910 in the Folk Victorian style and first appears on the 1912 Sanborn Map addressed as 916 Lamar. The one-story single-family structure originally features a symmetrical front façade configuration with a wrap-around porch, a primary gable-on-hip roof with an offset front-porch gable, Folk Victorian turned columns and railing, shake-shingles on the front-facing gables, wood lap siding, and a shingled roof. Many of the original materials and configuration have been altered in the past few decades including the removal of the shake-shingles on the gables, installation stucco on the facades, and installation of a front yard retaining wall.
- b. On a site visit conducted on August 3, 2018, staff found that the front porch that once features Folk Victorian elements were replaced with cattle-panel fencing, square columns, and 2x6 wood decking. Staff advised that the original columns that were still on site be retained until the conclusion of an HDRC hearing. The applicant submitted the design as installed on December 5, 2018 and had notified staff that the original columns have been discarded. The \$500 post-work application fee has not been paid at this time.
- c. **PORCH** – The applicant has proposed to remove the turned columns, spindle railing, tongue-and-groove decking with the square columns, cattle-panel fencing, and 2x6 decking. Per the Guidelines for Alterations and Maintenance 7.B.iii, porches and their elements should be replaced in-kind when deteriorated beyond repair. Staff finds that the columns were repairable and that three replacement elements are inconsistent with the Guidelines. Staff is unable to verify the condition of the decking prior to removal, but finds that a traditional 3” tongue and

groove would be more consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of the porch modifications based on finding b and c. Staff recommends the reconstruction of the original porch configuration featuring:

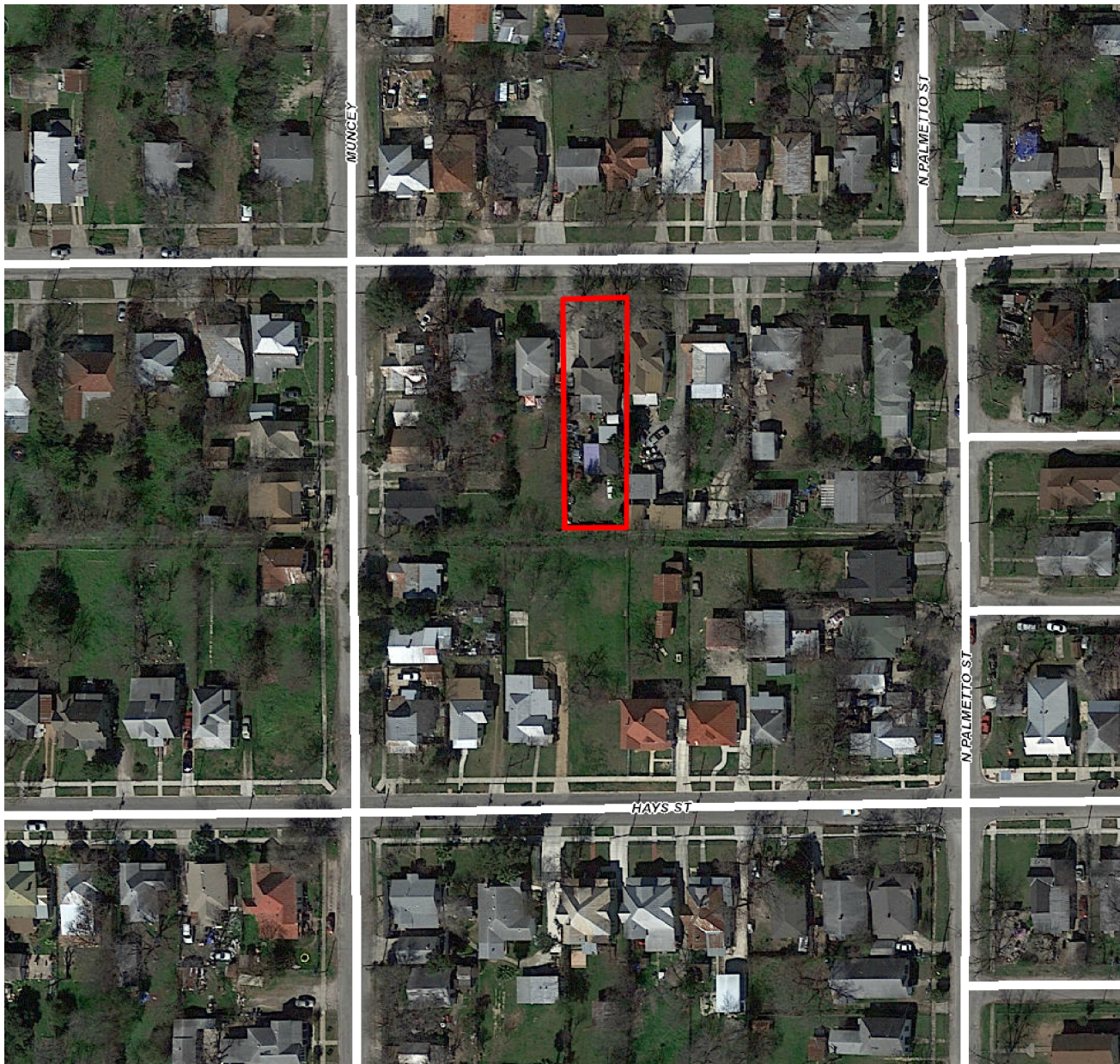
- i. Salvaged turned wood columns
- ii. Wood spindle railing at a similar height as seen in photographic documentation
- iii. Tongue-and-groove wood decking no wider than 3”

CASE COMMENT:

On a site visit conducted on August 3, 2018, staff found that the front porch that once features Folk Victorian elements were replaced with cattle-panel fencing, square columns, and 2x6 wood decking. Staff advised that the original columns that were still on site be retained until the conclusion of an HDRC hearing. The applicant submitted the design as installed on December 5, 2018 and had notified staff that the original columns have been discarded. The \$500 post-work application fee has not been paid at this time.

CASE MANAGER:

Huy Pham

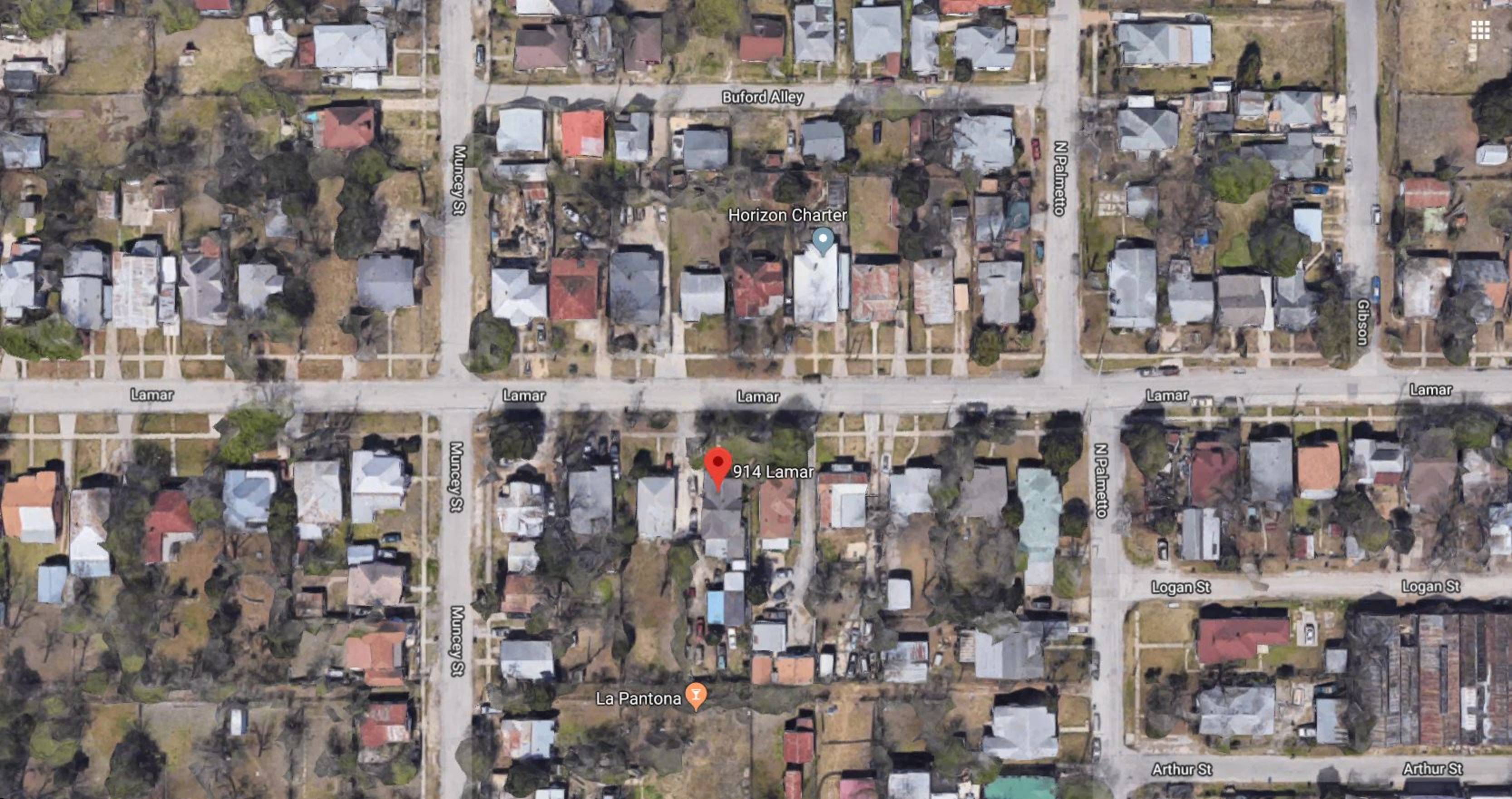


914 Lamar

Powered by ArcGIS Server

Printed: Dec 12, 2018

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Buford Alley

Horizon Charter

N Palmetto

Gibson

Lamar

Lamar

Lamar

Lamar

Lamar

914 Lamar

Muncey St

Muncey St

Muncey St

N Palmetto

Logan St

Logan St

La Pantona

Arthur St

Arthur St



914 Lamar

Lamar

Lamar

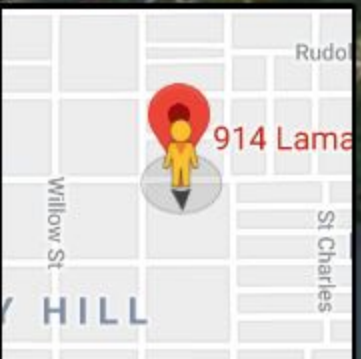


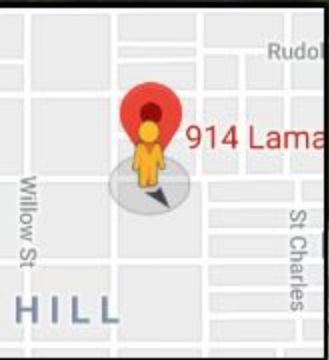
circa 1994

914 Lamar
San Antonio, Texas


Google, Inc.


Street View - Dec 2017

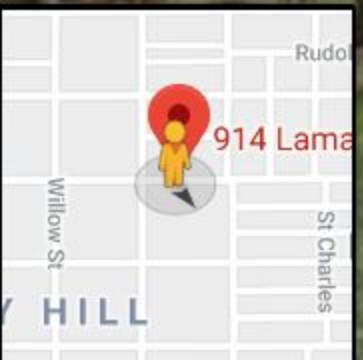




911 Lamar
San Antonio, Texas

 Google, Inc.

 Street View - Mar 2011



August 3, 2018 at 4:15 PM
914 Lamar
San Antonio TX 78202
United States



August 3, 2018 at 4:15 PM

914 Lamar

San Antonio, TX 78202

United States



August 3, 2018 at 4:14 PM
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San Antonio TX 78202
United States



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August 3, 2018 at 4:06 PM
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San Antonio TX 78202
United States



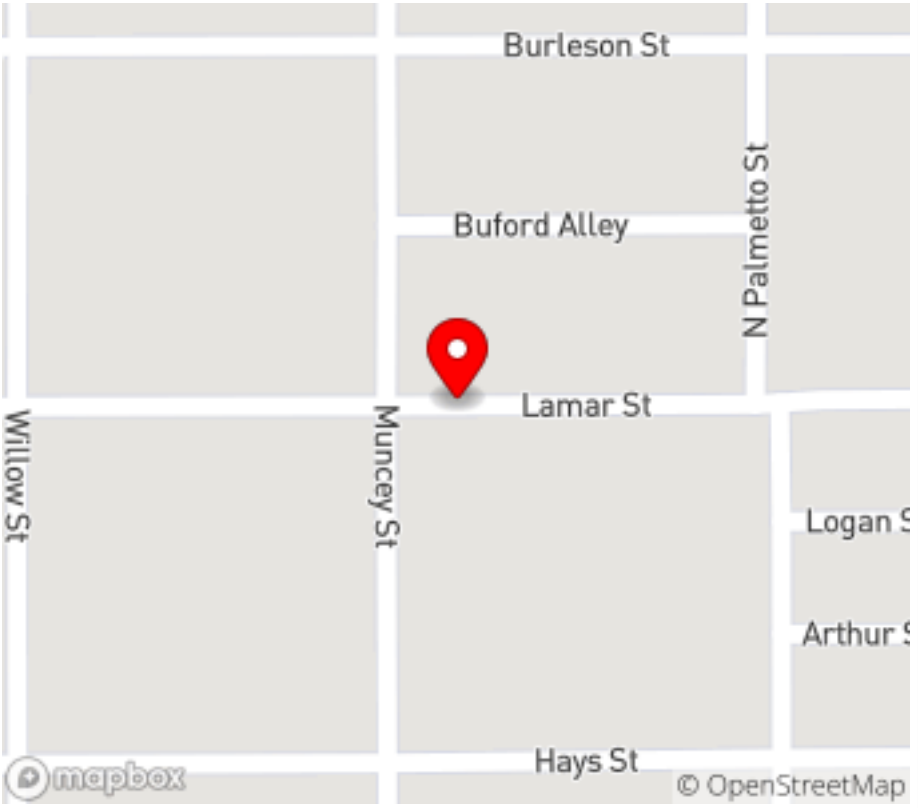
August 3, 2018 at 4:15 PM
914 Lamar
San Antonio TX 78202
United States





Investigation Report

Property

Address	914 Lamar
District/Overlay	Dignowity Hill
Owner Information	DELEON JUAN & ORALIA
Location Map	
	Lat: 29.4314503965684 Long: -98.4669569094416

Site Visit

Date	08/03/2018
Time	04:23 PM (-5 GMT)
Context	drive-by
Present Staff	Huy Pham
Present Individuals	Homeowner
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Front porch modifications including the removal of wood columns. Original columns are still onsite.
Description of interaction	Staff spoke with homeowner's daughter Andrea. Staff explained that work within historic districts require the issuance of a COA and provided contact information to OHP. Andrea and her family were cooperative and understood to stop work until approved.

Action Taken



Investigation Report

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner
Deadline to contact office	08/03/2018
Will post-work application fee apply?	To be determined



Documentation

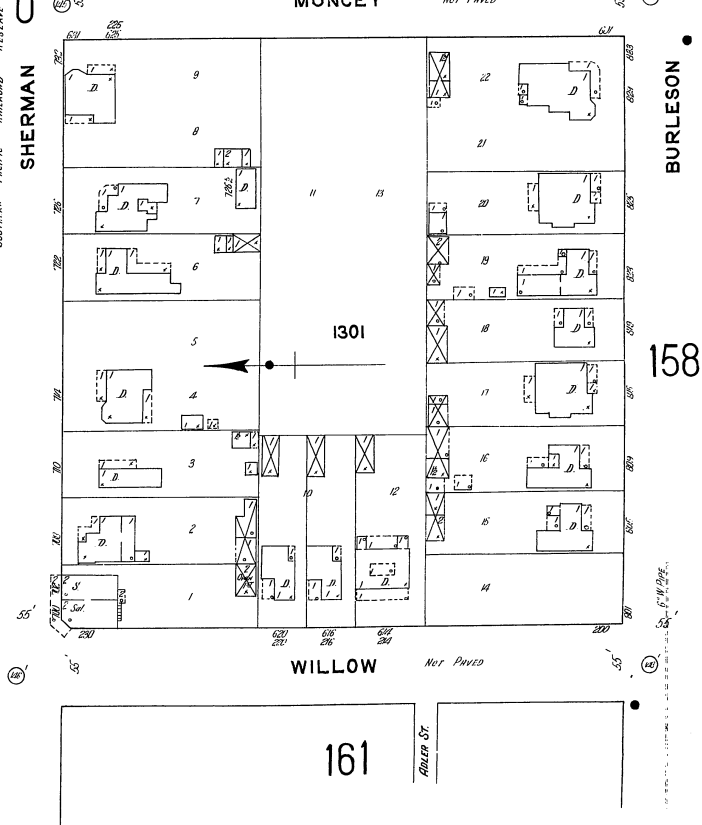
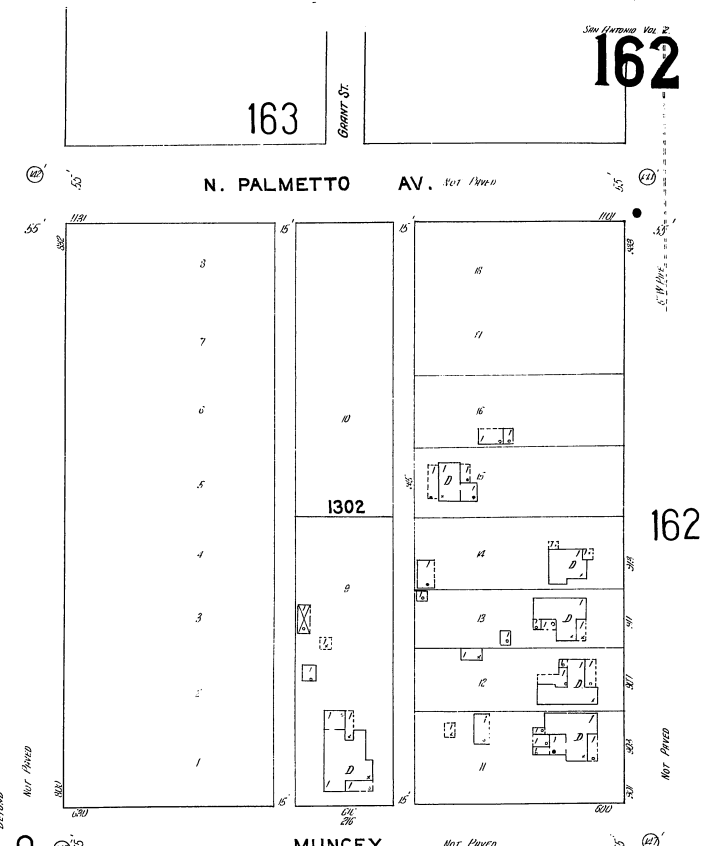
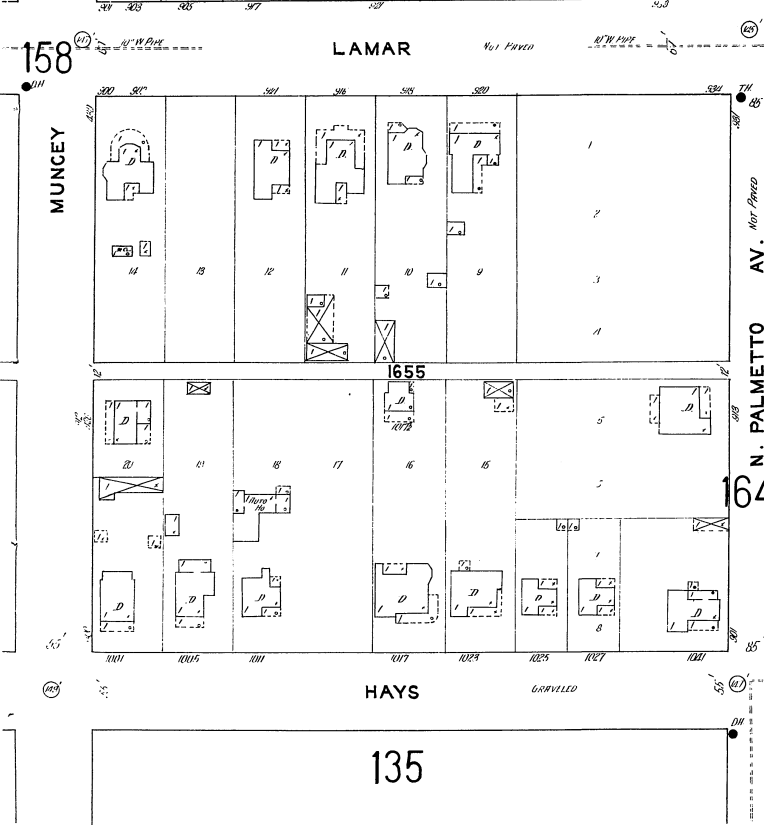
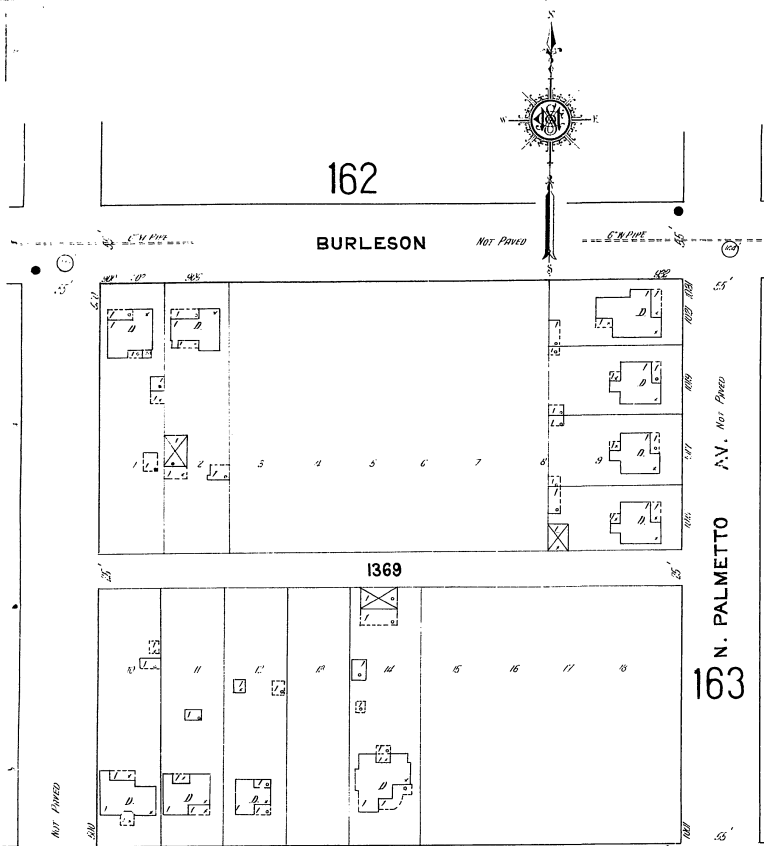
Photographs





Investigation Report

	 <p>August 3, 2018 at 4:13 PM 914 Lamar San Antonio, TX 78202 United States</p>	 <p>August 3, 2018 at 4:06 PM 914 Lamar San Antonio, TX 78202 United States</p>
	 <p>August 3, 2018 at 4:15 PM 914 Lamar San Antonio, TX 78202 United States</p>	
08/03/2018 04:26 PM		



Scale of Feet.