

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

HDRC CASE NO: 2019-126
ADDRESS: 802 MATAGORDA
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT N 76 FT OF 1 & N 76 FT OF W 14 FT OF 2
ZONING: RM-4,H,HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: Hung KuoKuo Min Tong
APPLICANT: Angel Whitley/Rhino Design Build
OWNER: Derek Gisriel
TYPE OF WORK: Extend front porch to accommodate ADA ramp
APPLICATION RECEIVED: March 07, 2019
60-DAY REVIEW: May 6, 2019
CASE MANAGER: Adam Rajper
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to extend the front porch to wrap around the side of the primary structure and span across the front of the accessory structure. The porch extension will include a new ADA ramp located in front of the accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

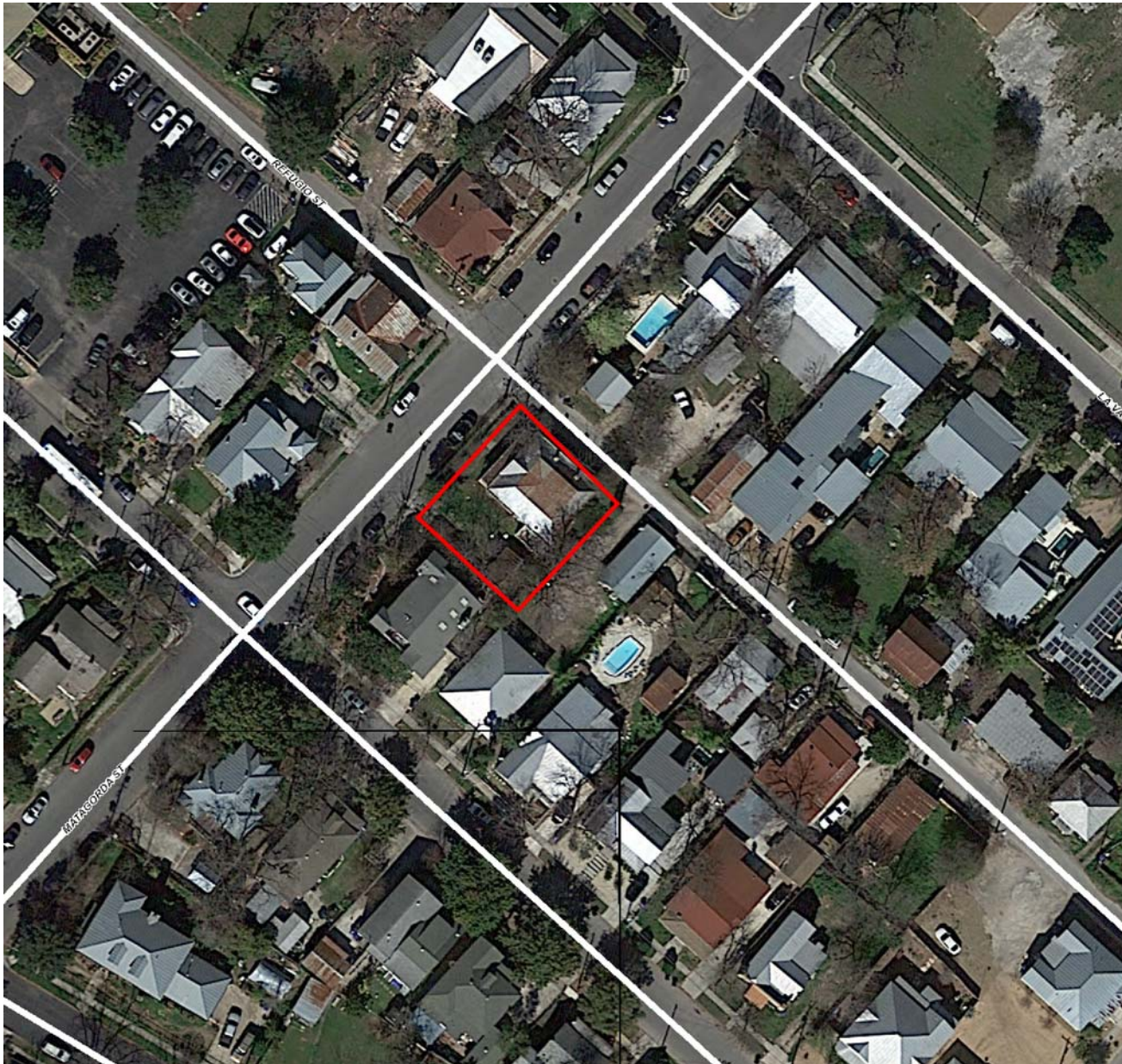
FINDINGS:

- a. The primary structure at 802 Matagorda is a one-story single-family residence constructed in c. 1910 in the Folk Victorian style. The structure features a hipped and gabled standing seam metal roof and full-width front porch with wood decking, traditional wood railing, and spindle details. The accessory structure received HDRC approval at the May 16, 2018, hearing and was constructed the same year. The home is a local landmark and contributing structure to the Lavaca Historic District.
- b. **PORCH LOCATION** – The applicant has proposed to extend the front porch to wrap around the side of the primary structure and span across the front of the accessory structure. The porch extension will include a new ADA ramp located in front of the accessory structure. According to Guidelines 7.A.i for Exterior Maintenance and Alterations, porches should not be added where not historically present. Staff finds that the proposed porch extension is not consistent with the Guidelines. Staff finds that setting the ADA ramp behind the front plane of the façade would retain the existing character defining porch design.
- c. **PORCH DESIGN** – The applicant has proposed a porch extension that will be constructed of wood and feature a balustrade design that matches the existing on the front porch. According to Guideline 7.B.iv for Exterior Maintenance and Alterations, new porch elements should be simple so as to not distract from the historic character of the building and create a false historic appearance. Staff finds that the proposed porch extension is not consistent with the Guidelines. Staff finds that the design should be simplified to be more consistent.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulations:

- i. That the porch extension be set behind the front façade plane of the primary structure as noted in finding b. The applicant is required to submit an updated drawing set to staff that reflects this change prior to the issuance of a Certificate of Appropriateness.
- ii. That the porch extension design be simplified as noted in finding c. The applicant is required to submit an updated drawing set to staff that reflects this change prior to the issuance of a Certificate of Appropriateness.



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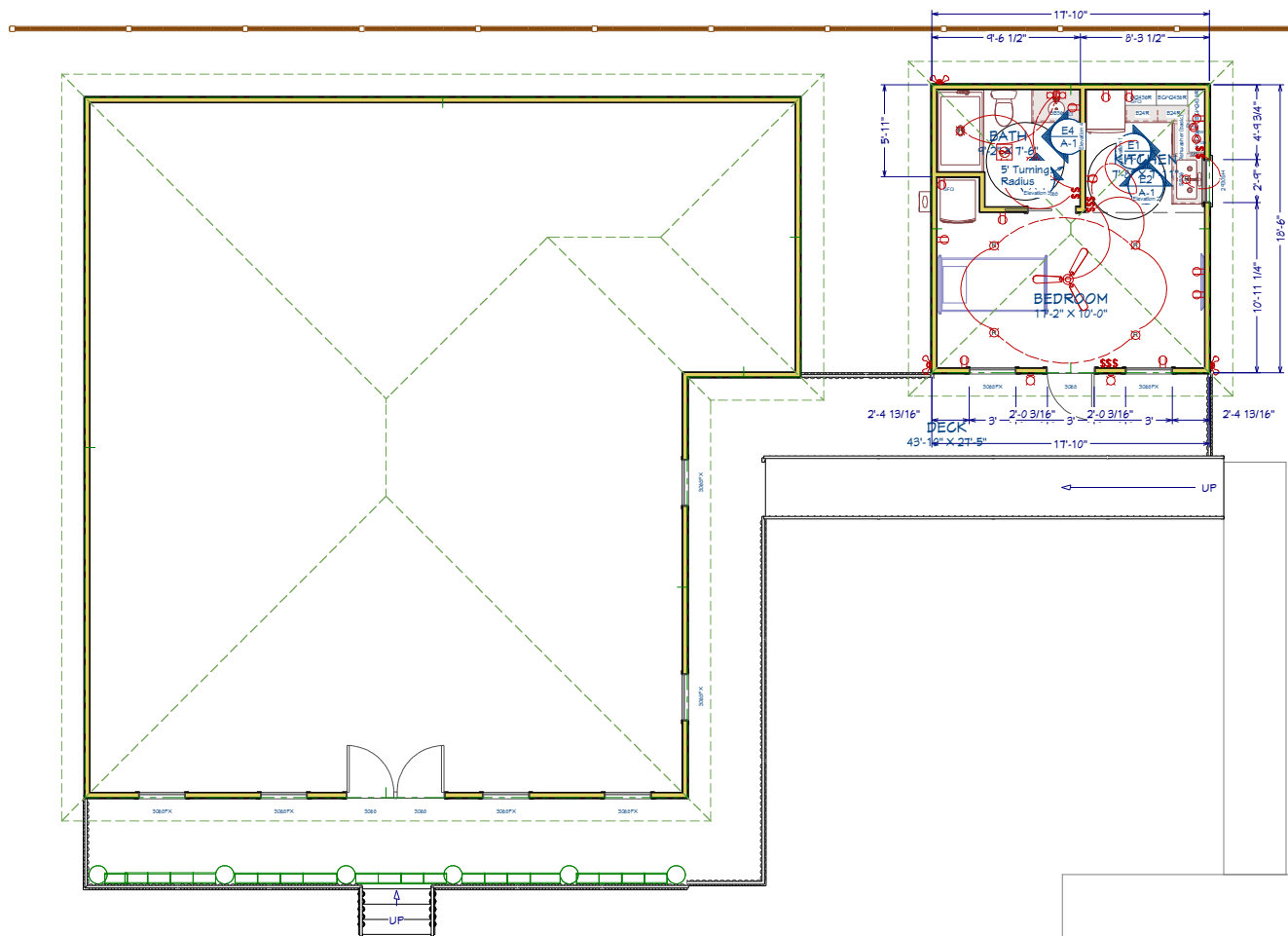
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Antonio Independent
School District

802 Matagorda Street







LIVING AREA
2197 SQ FT







