

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-336
ADDRESS: 405 GILLESPIE
LEGAL DESCRIPTION: NCB 1745 BLK 8 LOT S 51.5 FT OF N 103 FT OF 5 E IRR 7FT OF MID PART OF 5 & 6
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Jake Forshpan/FORSHPAN JAKE B & FORSHPAN SHARON K
OWNER: Jake Forshpan/FORSHPAN JAKE B & FORSHPAN SHARON K
TYPE OF WORK: Side porch modifications
APPLICATION RECEIVED: June 03, 2019
60-DAY REVIEW: August 02, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing side porch to reconstruct a new enclosed side porch with similar architectural details.

APPLICABLE CITATIONS:

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 primary structure at 405 Gillespie was constructed circa 1905 in the Craftsman Foursquare style and first appears on the 1912 Sanborn Map. The structure historically featured a floorplan identical to its two flanking neighbors, each including a side porch.
- b. **COMPLIANCE** – The applicant was first cited for work without approval on the front facade on March 20, 2019, and subsequently received administrative approval for in-kind repairs. On a site visit conducted on May 30, 2019, staff found that the side porch was removed, and framing had initiated for a new enclosed side porch. The applicant explained that they misunderstood the scope of “in-kind repairs” and was cooperative to submit an application to be heard at the next available hearing. Staff advised that the porch columns should remain on site to

until the conclusion of the HDRC hearing.

- c. **EXISTING PORCH** – The side porch features an open first-floor patio and a second-floor screened balcony or “sleeping porch”. The patio features a concrete slab and two wide Craftsman style columns that match the front porch columns. The balcony footprint is larger than the first-floor porch and features wood board siding and a shed roof. The side porch matches the neighbor’s side porch at 409 Gillespie, except each property’s side porch has columns that match their own front porch.
- d. **MODIFICATION** – The applicant has proposed to reconstruct the side porch as an enclosed addition with matching wood windows and lap siding to match the primary structure. The reconstruction requires relocating the original inset location of the columns by 16 inches each to meet flush at the corner of the balcony. The proposed side porch will also feature a matching fascia between the first and second floor matching the front façade detail. The original shed roof will remain in place and be used as a reference for the reconstructed footprint.
- e. **ENCLOSURE** – Per the Guidelines for Exterior Maintenance and Alterations 7.B.ii., one should refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Additionally, the guidelines note that original architectural details should not be obscured by any screening or enclosure materials and that alterations to side and rear porches should result in a space that functions. Enclosed side and rear porches should appear as porches. Staff finds that the enclosure of this side porch to be generally appropriate given that it is not connected to the main porch; however, staff finds that architectural elements such as the columns should not be removed or obscured and that the space should still function and be visually interpreted as a porch.
- f. **RECONSTRUCTION** - Additionally, per the Guidelines for Exterior Maintenance and Alterations 7.B.v. the reconstruction of porches, balconies, and porte-cocheres should be 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 on the block. Staff finds that photographic evidence does exist, and in-kind reconstruction should be considered prior to relocating original columns and enclosing open spaces with siding.

RECOMMENDATION:

Staff does not recommend approval as proposed based on finding b through f. Staff recommends an in-kind reconstruction based photographic evidence to match in footprint and fenestration details. A first floor enclosure may be appropriate while the already screened second-floor balcony should be restored in-kind.

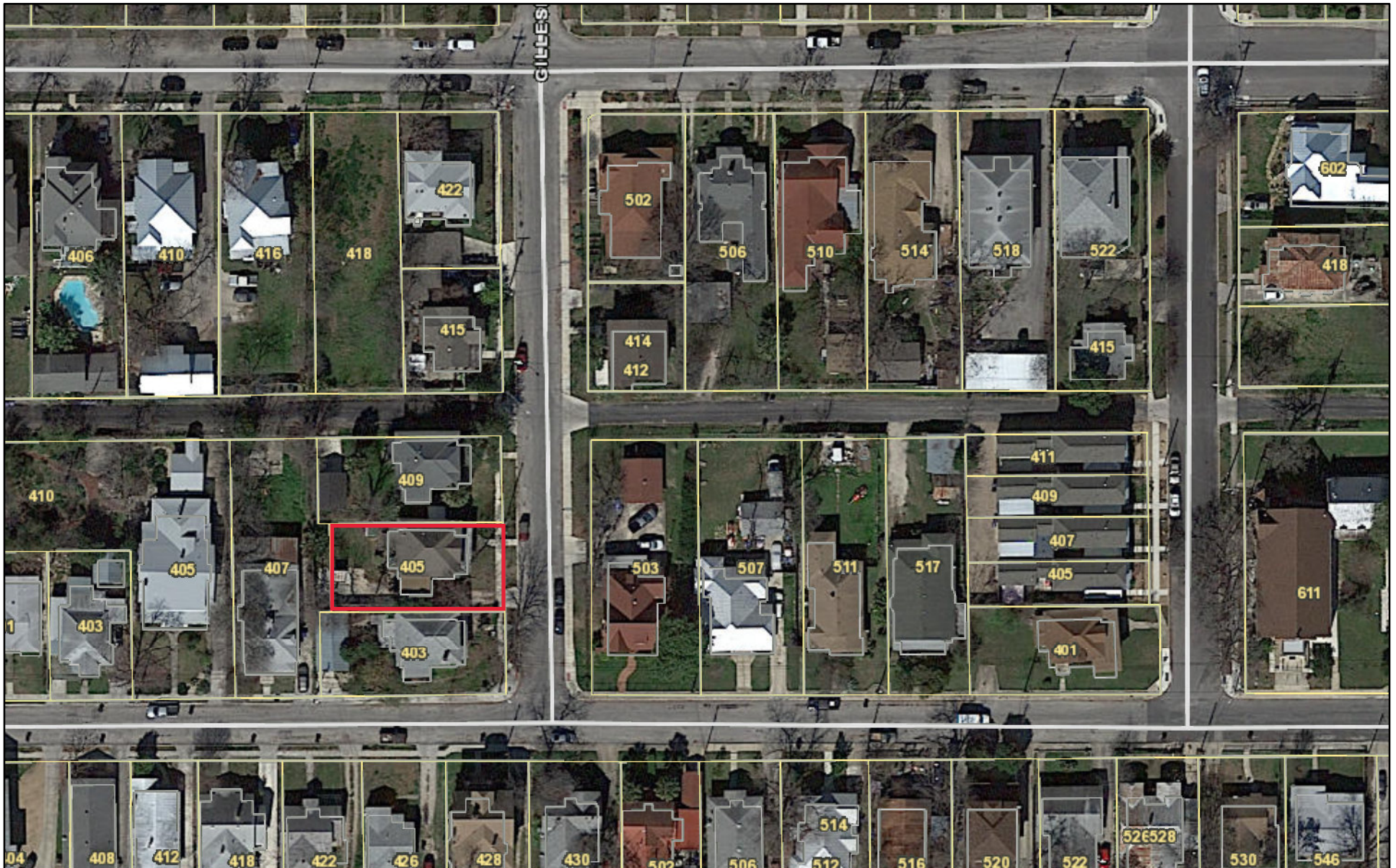
If the commission is compelled to approve the reconstruction as proposed including the relocation of porch columns, the installation of lap siding on the first and second floor, and the installation of wood windows and doors, staff recommends the following stipulations:

- i. The new siding should match the existing structure (117 profile).
- ii. The new wood windows should match the existing windows in size, type, configuration, material, form, appearance, and details including the standard stipulations: *Meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.*
- iii. The original columns and fascia details should be incorporated into the new side enclosed porch addition.


CASE COMMENT:

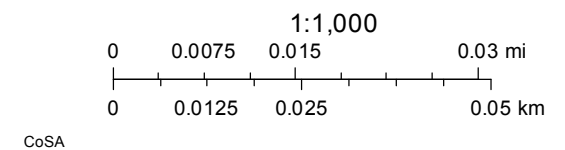
COMPLIANCE – The applicant was first cited for work without approval on the front facade on March 20, 2019, and subsequently received administrative approval for in-kind repairs. On a site visit conducted on May 30, 2019, staff found that the side porch was removed, and framing had initiated for a new enclosed side porch. The applicant explained that they misunderstood the scope of “in-kind repairs” and was cooperative to submit an application to be heard at the next available hearing. Staff advised that the porch columns should remain on site until the conclusion of the HDRC hearing.

405 Gillespie



June 12, 2019

 COSA City Limit Boundary





405 Gillespie Street

E Myrtle St

E Myrtle St

E Myrtle St

E Myrtle St

Gillespie St

Gillespie St

Gillespie St

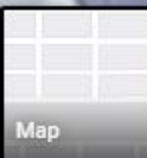
Gillespie St

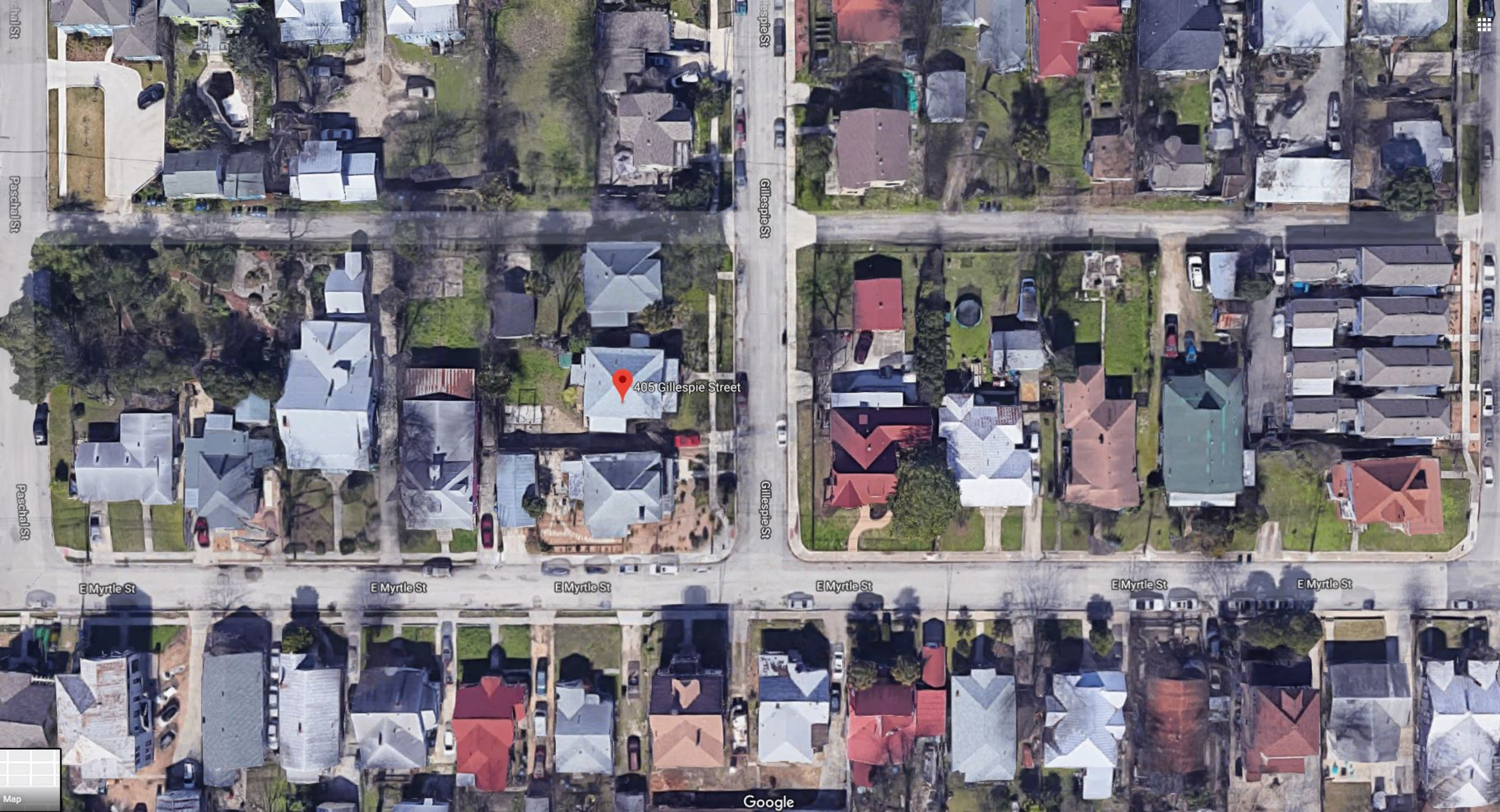
Gillespie St

Gillespie St

W 1st St

Google





405 Gillespie Street

Gillespie St

Gillespie St

E Myrtle St

E Myrtle St

E Myrtle St

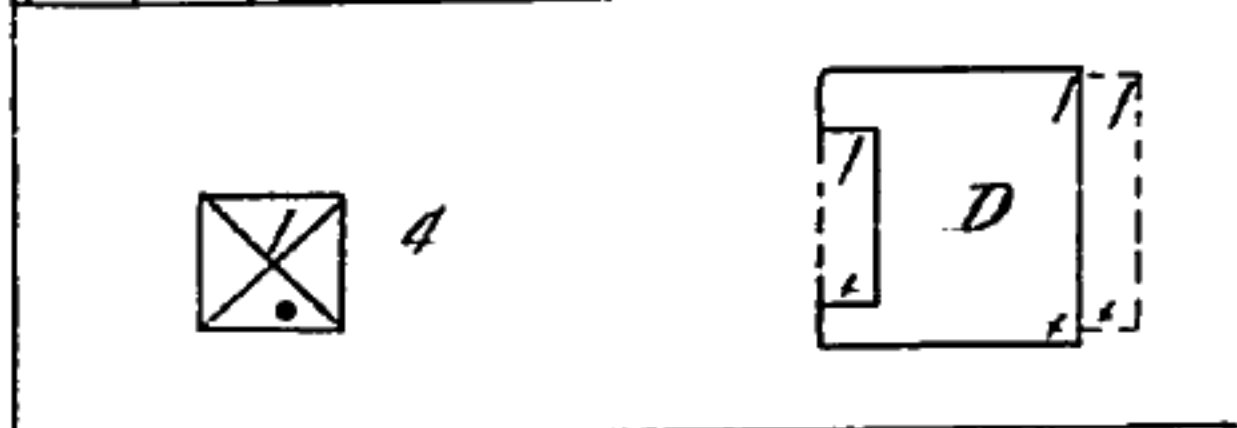
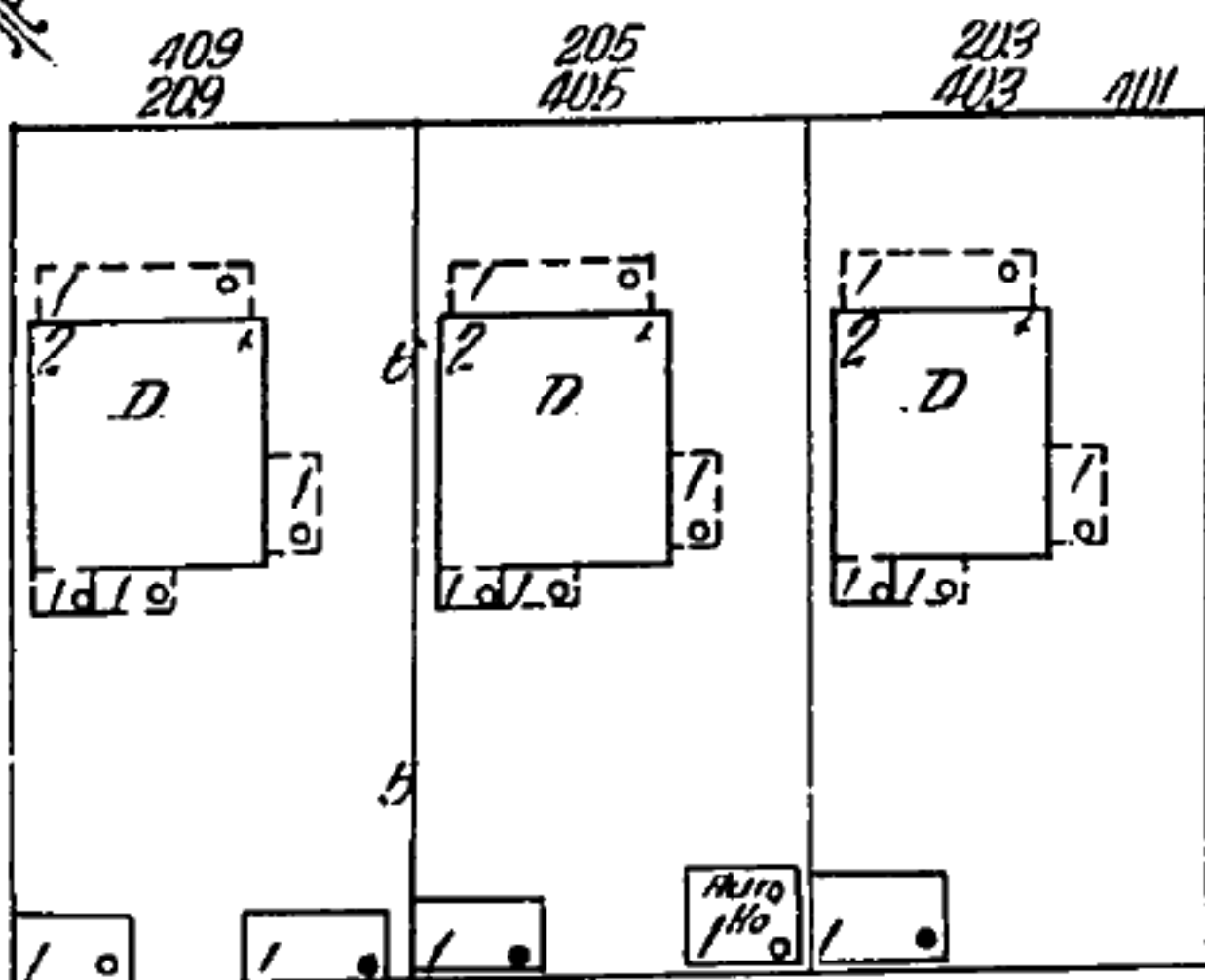
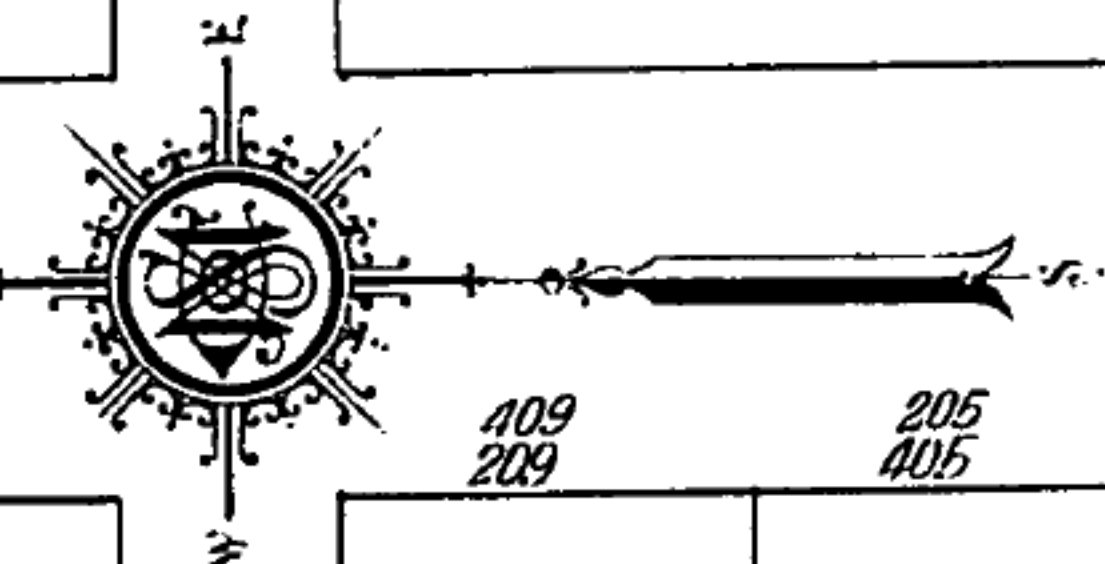
E Myrtle St

E Myrtle St

E Myrtle St

Google

Map



1745

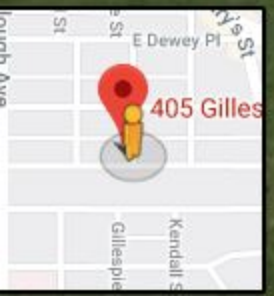




405 Gillespie St
San Antonio, Texas

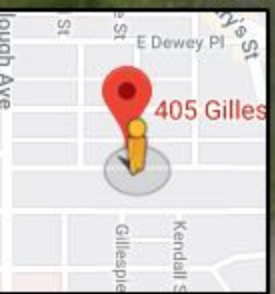
Google

Street View - Mar 2016





E Myrtle St
Gillespie



Addition/Balcony/Repair/Exterior Alteration:

The intent is to restore structural integrity and close in with walls the patio/balcony on the south side of 405 Gillespie. The patio/balcony had major structural issues and was in dire need of reconstruction. There was over a 6" slope on a 9' span, the columns/corners had no posts in them! And the wood was rotting and breaking apart (floor and wall). The concrete patio below was not finished when the house was purchased either (exposed concrete) The main house is on a pier & beam foundation, whereas the patio/balcony is on a concrete slab which has led to a separation and settling in different directions (of house and patio). Southern side of the house is bowing out due to lack of beam between floors. To resolve this structural issue and achieve more usable space in the same exterior footprint, we propose to close in the bottom and top of the balcony with new construction, while reusing architectural elements and maintaining the same style of the rest of the house. By closing in the walls, adding plywood, & new posts we can add shearing strength to brace the southern wall of the house from further separation, bowing, and settling

Efforts to maintain style & architectural elements:

To represent the prior usage as a patio/balcony, the old columns will be refinished/rebuilt and placed at the corners of the first floor. In addition, an eave w/soffit will be added between the first and second floor. In the same style as the front patio eave to maintain the overhang style.

The new siding, which is in the original style (and has been used on the entire exterior during repair of exterior), will be used.

Original windows, or new wood windows and glass to match the house will be used.

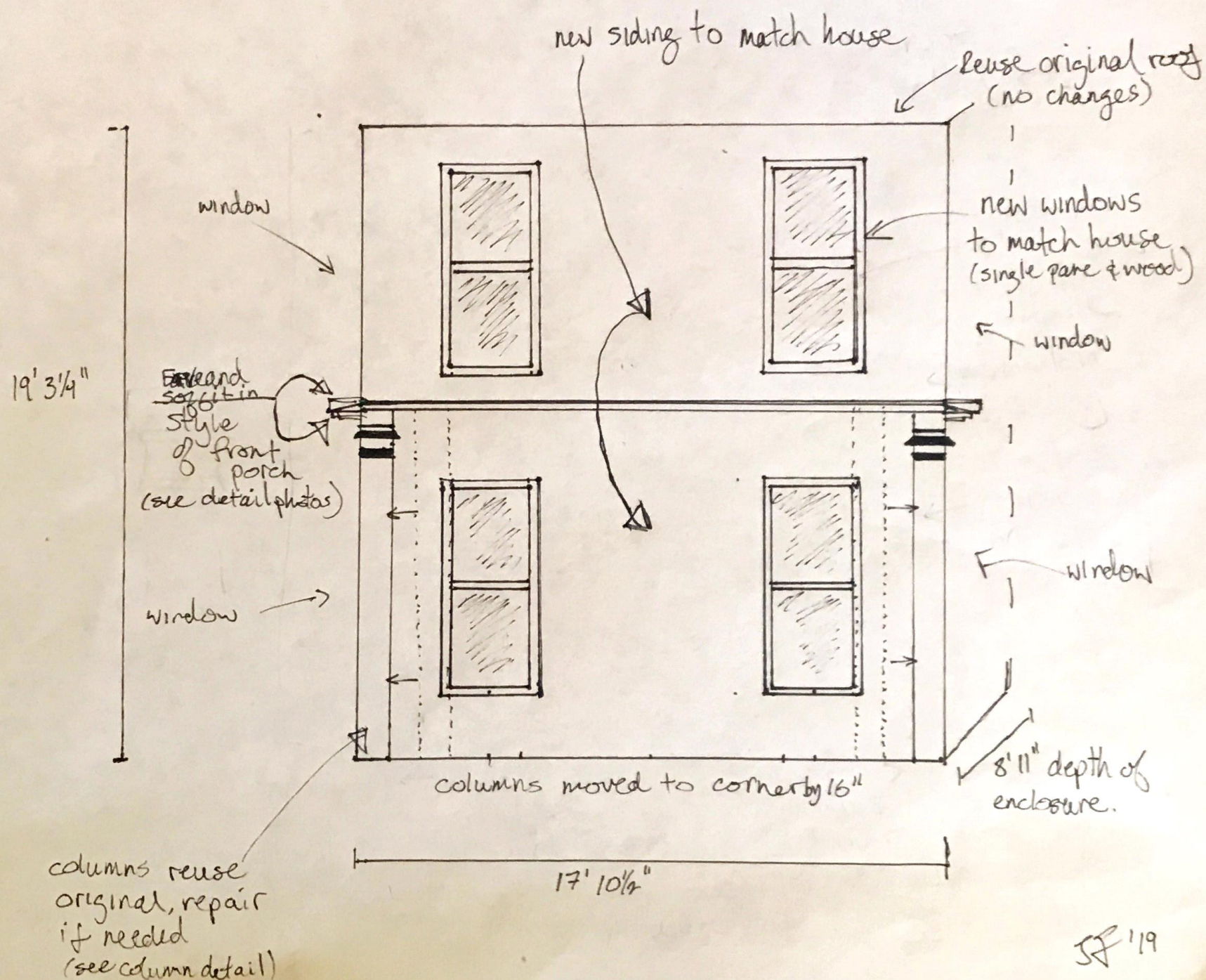
Zero roof changes, the roof will be reused (in good condition)

The patio foundation will be painted to look like the hardyboard skirt that wraps around the main house (pier and beam - the concrete has same texture as our hardyboard skirt).

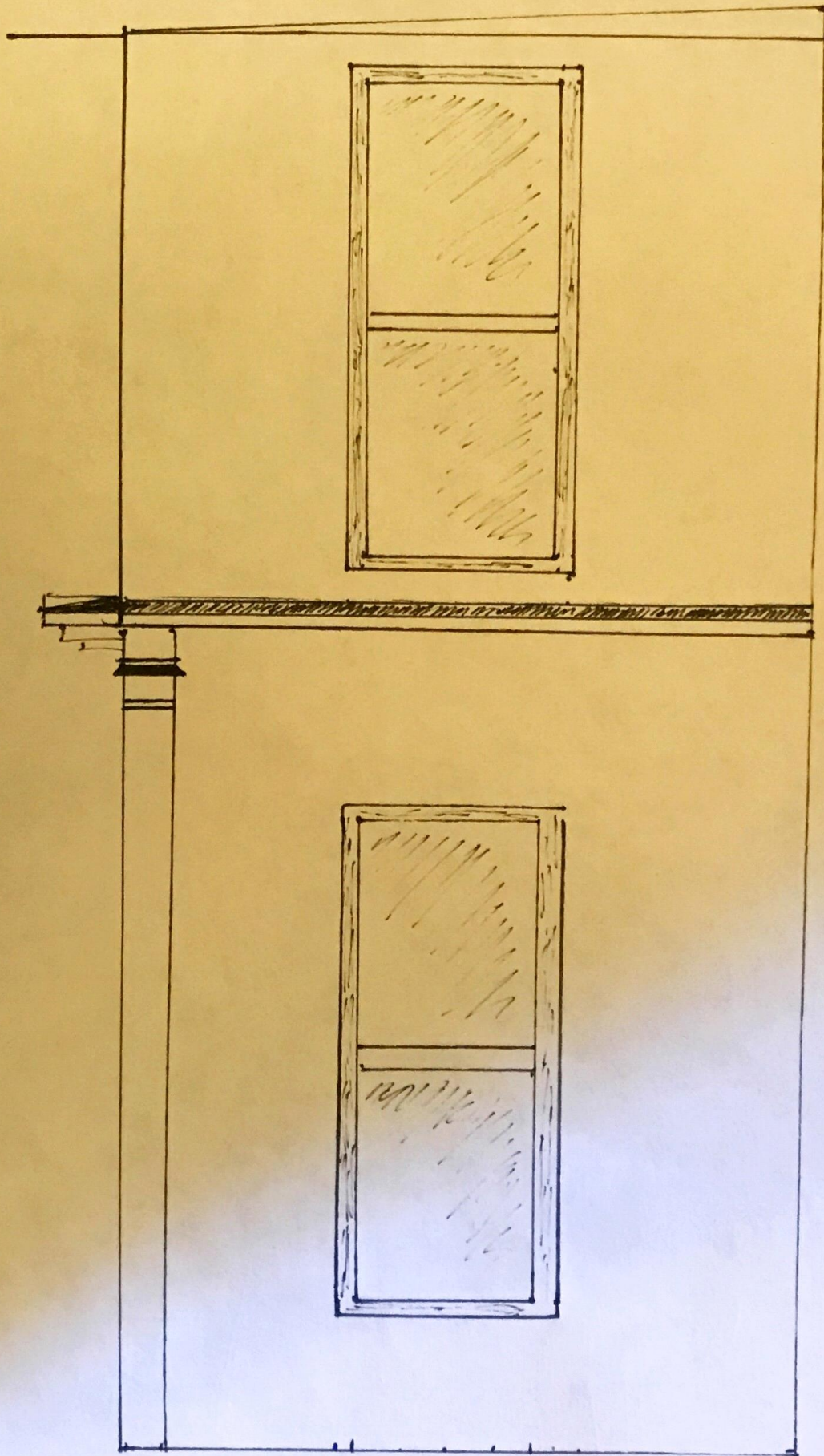
Closing in the bottom -

Original columns were set inside the corners of the patio slab. To maintain same footprint as slab and to run a post from the slab all the way up through to the second floor, the columns are proposed to be moved to the outer corners of the patio slab (16") Original columns and details will be used.

Design elevation



Side elevation

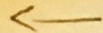


$\frac{1}{2}'' = 12'' = 1'$

JH '19

N →

↑
Driveway



17' 10 1/2"

Window

↑
ORIGINAL
columns

↑
Window

Window

↑
ORIGINAL
columns

Window

8' 11"

1 1/2" - 1'

Existing section of home (current wall)

Legend

outside height of porch. (19' ~~8"~~ 3.25")

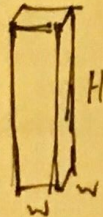
1st floor to ceiling ~~→ scale~~ 10' 10"

2nd floor to roof (lowest point) 7' 9.5"

width of balcony (same footprint) 8' 11"

length (23ft extended) 17' 10.5"

Column dimensions



W = 11.5"

H = 10' 9.5"

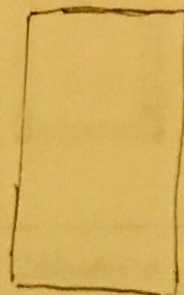
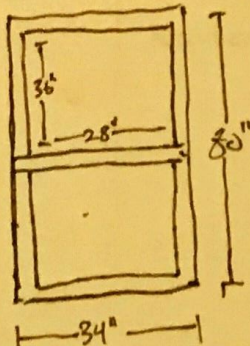
Windows

frame

34 x 80

glass

36 x 28 (2)



Scale

Siding would be design 117,
Same as rest of house.

Windows - original or refurbished

Columns - original

Lights on column - reused from
house (?)

$\frac{1}{2}" = 1'$

reusing original roof

**405 GILLESPIE
SAN ANTONIO, TX
78212**

8 (4 top/4 bottom)
single pane wood
windows to match
house (see window
detail)

Siding added to match
house (see siding detail)

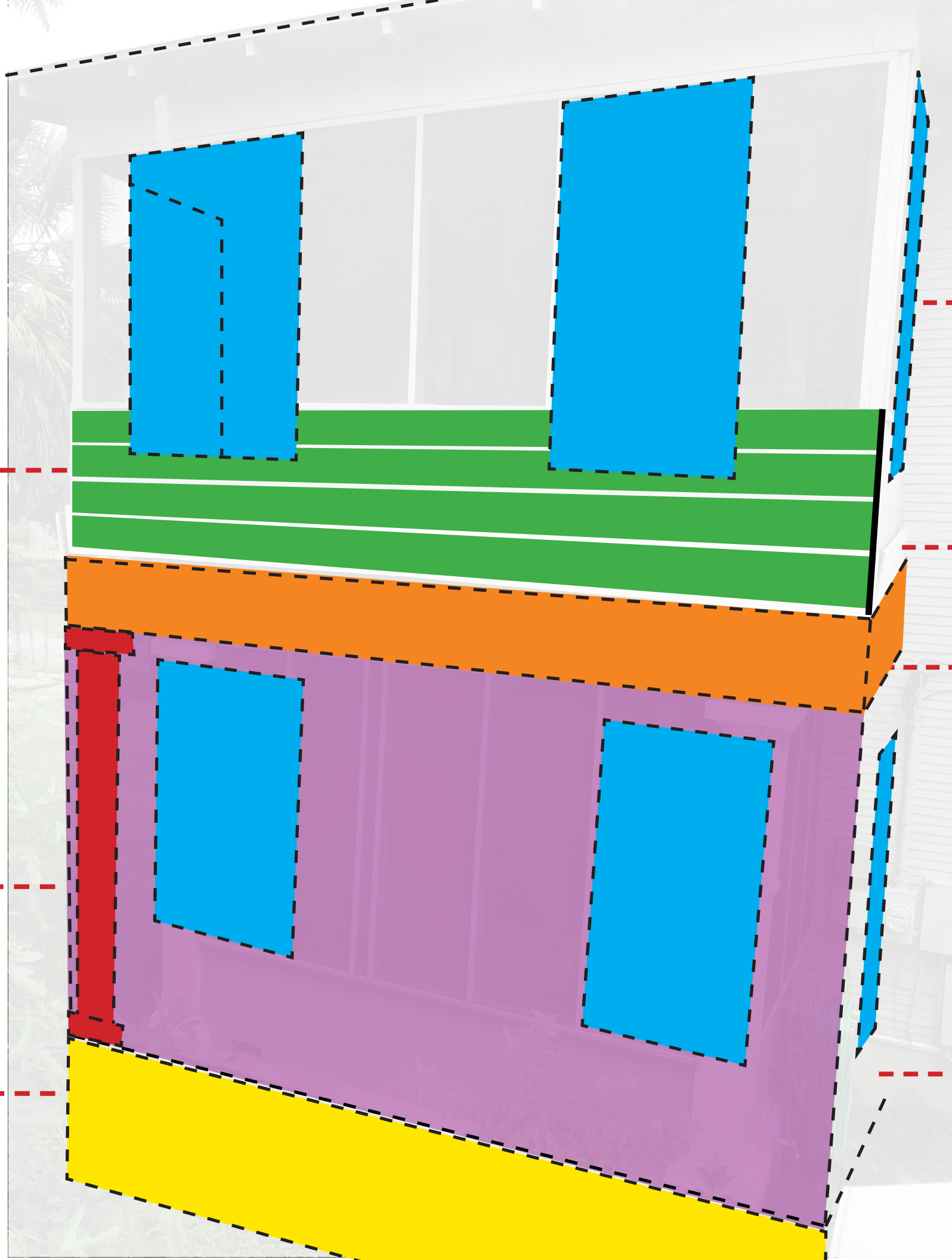
2nd floor footprint
unchanged

eave/soffit added for
overhang (See eave/
soffit detail)

originals collumns moved
to corners (16") post added
inside for structural support
(See collumn detail)

Hardy board skirt
application (See skirt detail)

1st floor footprint to
match 2nd floor

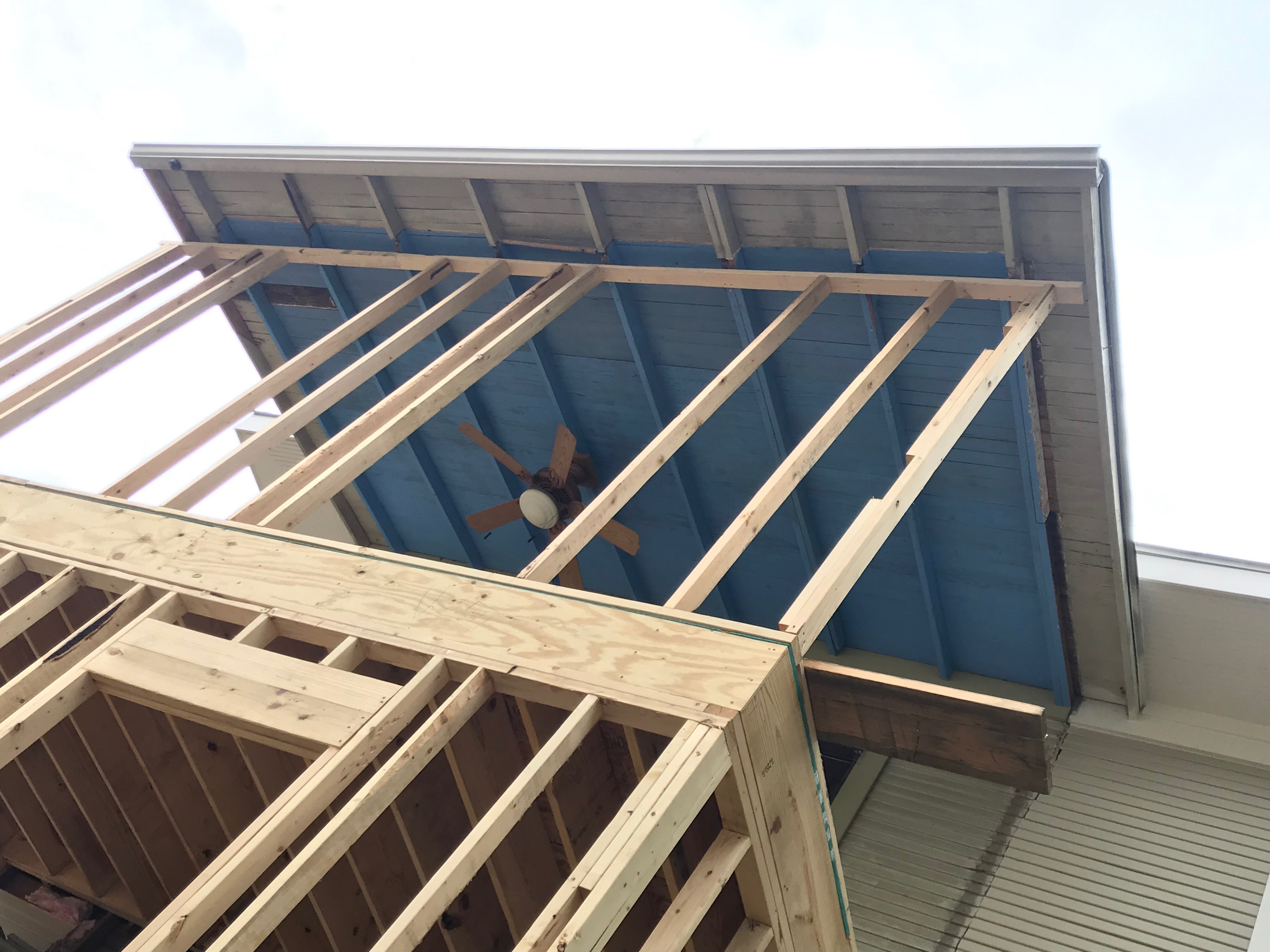






GW 41.01 LBS
N.W. 35.41 LBS
MEASURE 612 CB



















Investigation Report

Property

Address	405 Gillespie
District/Overlay	Tobin Hill
Owner Information	Jake B & Sharon K Forshpan

Site Visit

Date	03/20/2019
Time	02:10 PM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	Homeowner, Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	The scope of work included repair and maintenance with in-kind materials. Areas of work included porch railing repair, column repair, trim repair, window sill repair, and other exterior elements.
Description of interaction	The home owner noted that he would apply for an Admin COA by the morning of Thursday, March 21.

Action Taken

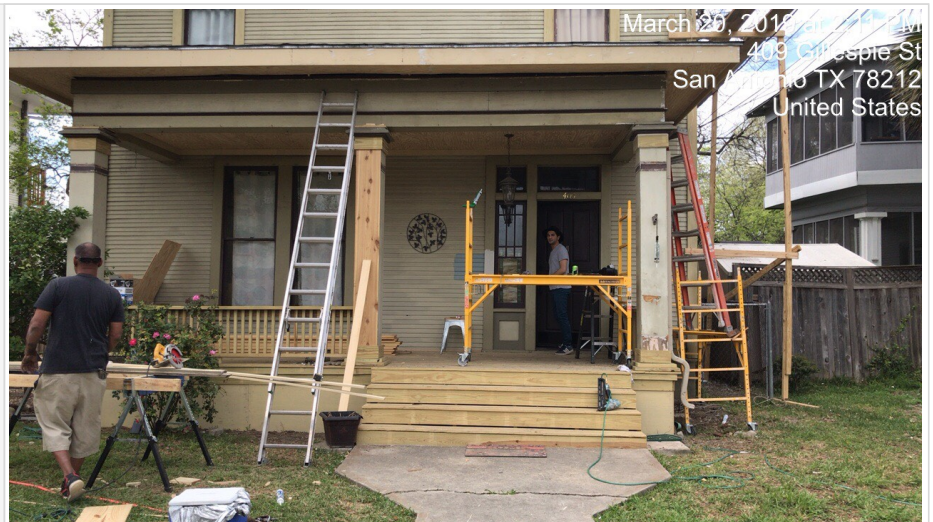
Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner, Spoke with contractor(s), No Action Taken/Photos Only
Other field notes	The work, as best determined, was being done in kind. The contractors were allowed to continue to caulk replaced wood elements. The property owner will apply for an Admin COA by the morning of March 21, 2019.
Will post-work application fee apply?	No

Documentation

Photographs	 <p>March 20, 2019 at 2:12 PM 405 Gillespie St San Antonio TX 78212 United States</p>
-------------	---

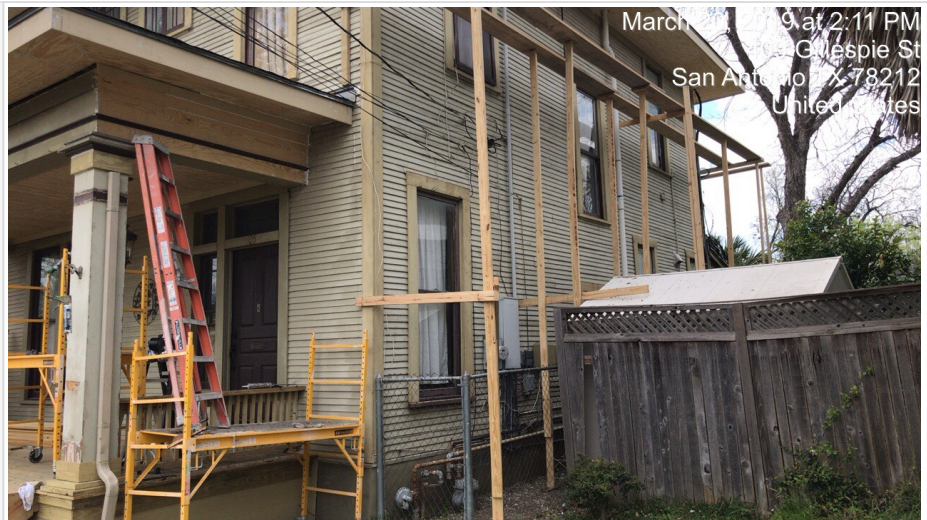


Investigation Report





Investigation Report



03/20/2019 02:35 PM