

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

HDRC CASE NO: 2019-363
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
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: Modifications to side porch
APPLICATION RECEIVED: June 26, 2019
60-DAY REVIEW: August 25, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Reconstruct the original side porch -- with the rear wall plane set further to the rear.
2. Enclose the first floor of side porch to feature matching wood siding and wood windows.
3. Remove a non-historic window opening to accommodate the side porch enclosure.

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.

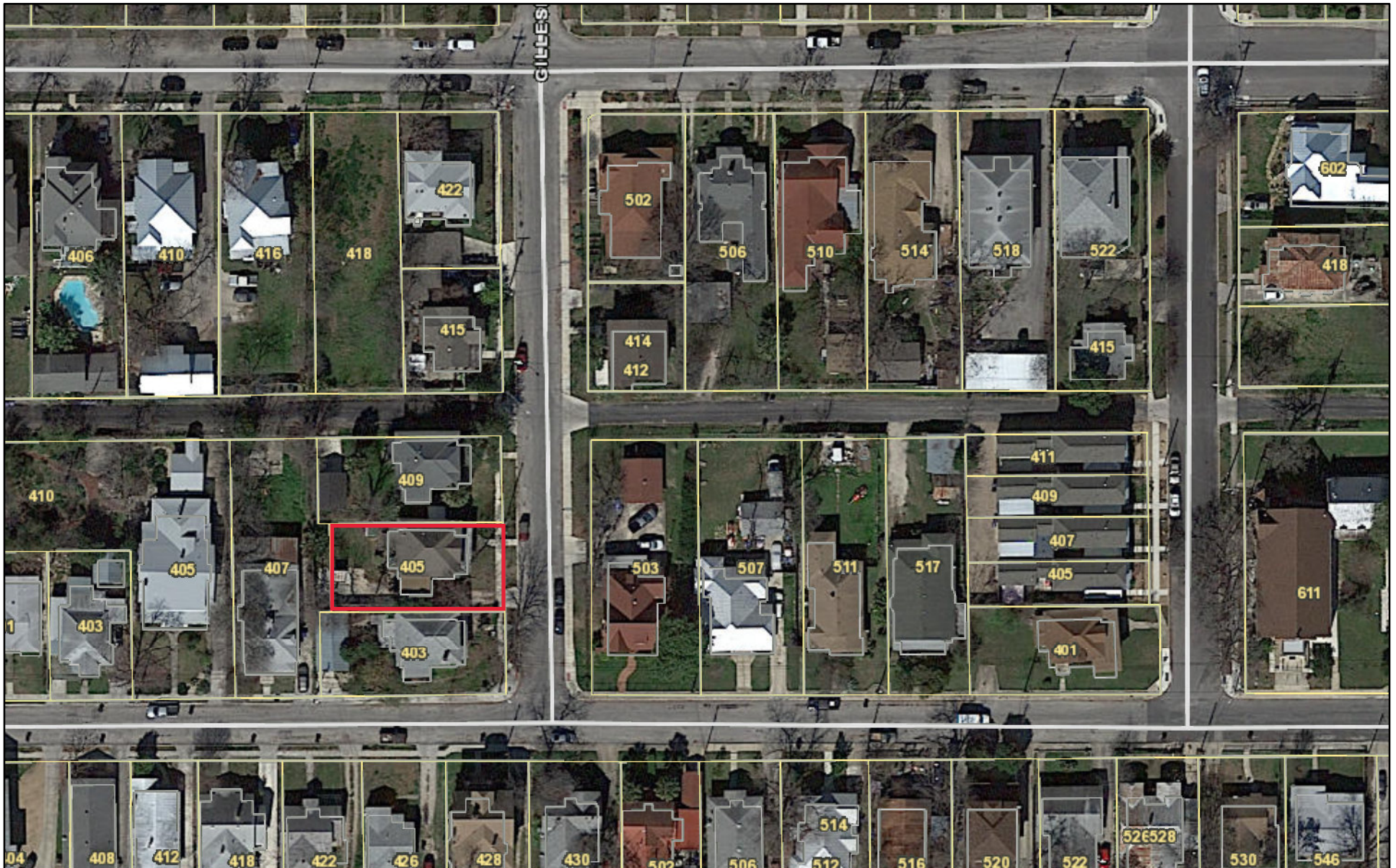
- c. **DESIGN REVIEW COMMITTEE SITE VISIT** – Per the commission action issued at the June 19, 2019 hearing, the DRC met with the applicant on site on June 26, 2019. The committee members conferred with the applicant that setting the rear wall plane further back would help support the sinking structure. However, the committee member emphasized all other original details should be preserved including the original front and side profiles, the shed roof, the wood columns, the sleeping porch configuration with a band of windows, and the related architectural details like the siding and trim. The committee members also supported the removal of the first-floor side window opening that features a different size and head height than all the other windows on the house; removal of the window would also help accommodate the first-floor porch enclosure.
- d. **EXISTING PORCH** – The side porch features a first-floor open patio and a second-floor screened balcony or “sleeping porch”. The first-floor patio features a concrete slab and two Craftsman style columns that match the front porch columns. The second-floor balcony’s footprint is larger than the first-floor porch creating a 12-18” overhang 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 column details that match their own front porch.
- e. **RECONSTRUCTION WITH MODIFIED REAR WALL PLANE** – The applicant has proposed to reconstruct the side porch to its original configuration, except for the rear wall plane which has been requested to be set back further to assist its structural integrity. Per the Guidelines for Exterior Maintenance and Alterations 7.B.v., porches, balconies, and porte-cocheres should be reconstructed 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. 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.
- f. **ENCLOSURE** – After reconstruction is complete, the applicant has proposed to enclose the first floor of the side porch to feature matching wood lap siding and wood windows, while maintaining the original column locations. 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, that the space should still function and be visually interpreted as a porch, and that infill siding and windows should be installed in a way that is reversible and relates to the existing primary structure’s siding and windows.
- g. **WINDOW REMOVAL** – The applicant is requesting to remove the side window opening facing the side porch that features a wood sash window. Staff finds that because the window size is different from all the other windows on the house and that the neighboring twin house does not feature a window in that location, the window is unlikely to be original to the house and is not a character-defining feature of the fenestration pattern of the architectural style on that block of Gillespie. This request would also help accommodate the proposed enclosure of the first-floor porch as infill walls would bisect the current location of the window. Staff and the DRC finds the removal of the non-original window appropriate if the new siding is stitched in.

RECOMMENDATION:


Staff recommends approval of based on findings b through g with the following stipulations:

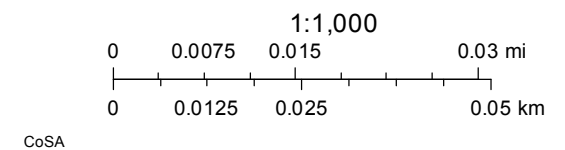
- i. The reconstruction of the porch and relocation of the rear wall plane should be guided by the existing shed roof rafters and feature an appropriate eave width in every direction.
- ii. The first-floor enclosure should feature matching wood siding and wood window profiles that match the existing second floor balcony and primary historic structure.
- iii. The first-floor enclosure should be installed in a manner that is reversible and is visually interpreted as an enclosed porch rather than a side addition.
- iv. The infilled siding for the removed window should be feathered.
- v. Final measured drawings that are accurate to the request and approval should be submitted prior to issuance of a Certificate of Appropriateness.

405 Gillespie



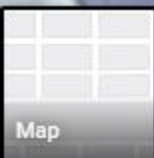
June 12, 2019

 COSA City Limit Boundary

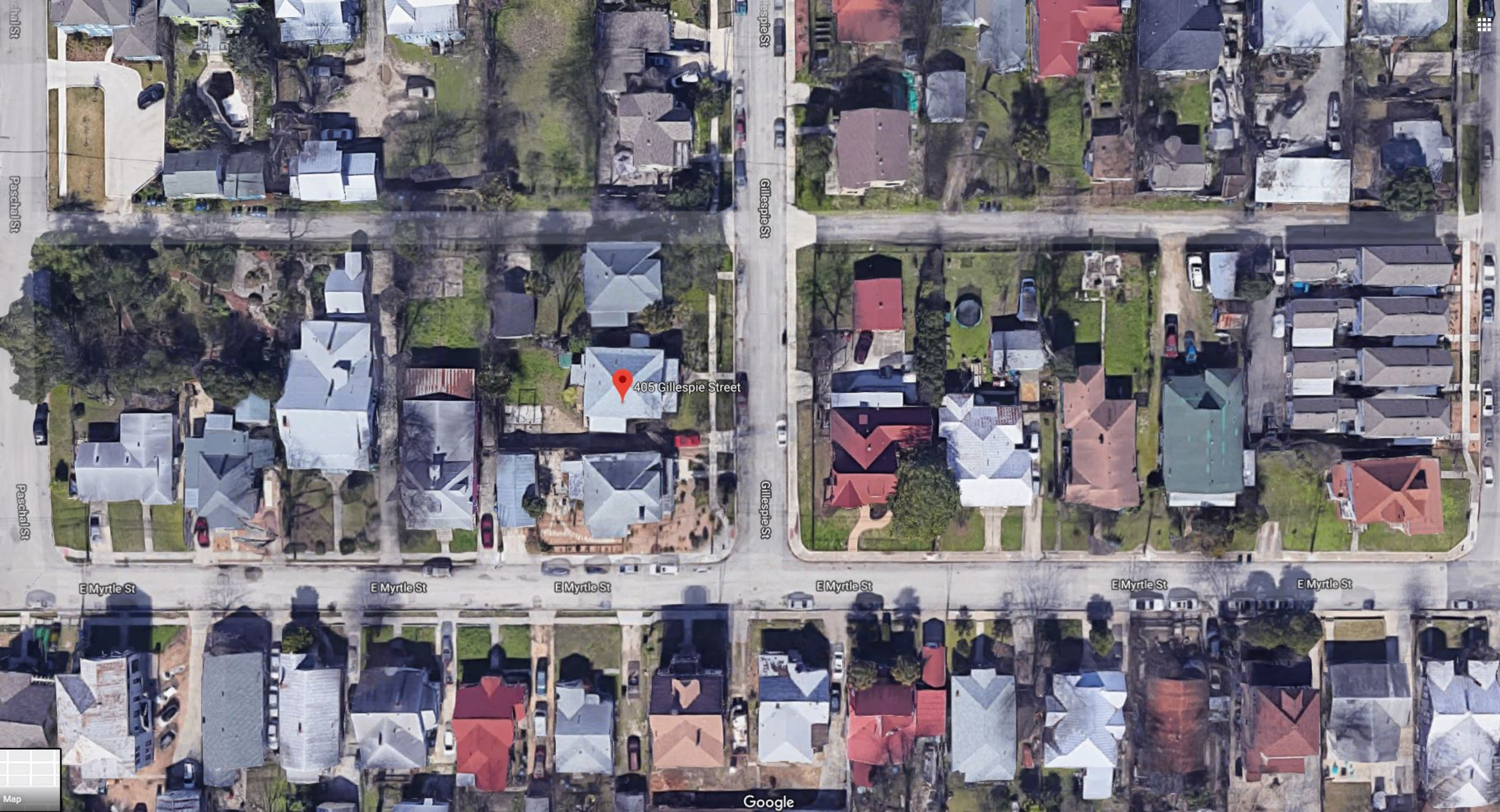




405 Gillespie Street



Google



Google

Map

405 Gillespie Street

Gillespie St

Gillespie St

E Myrtle St

E Myrtle St

E Myrtle St

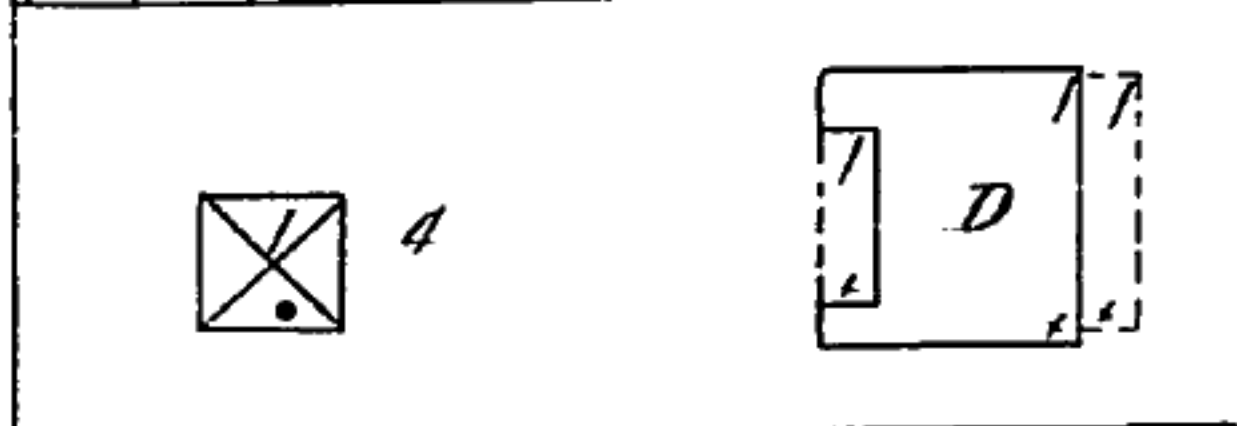
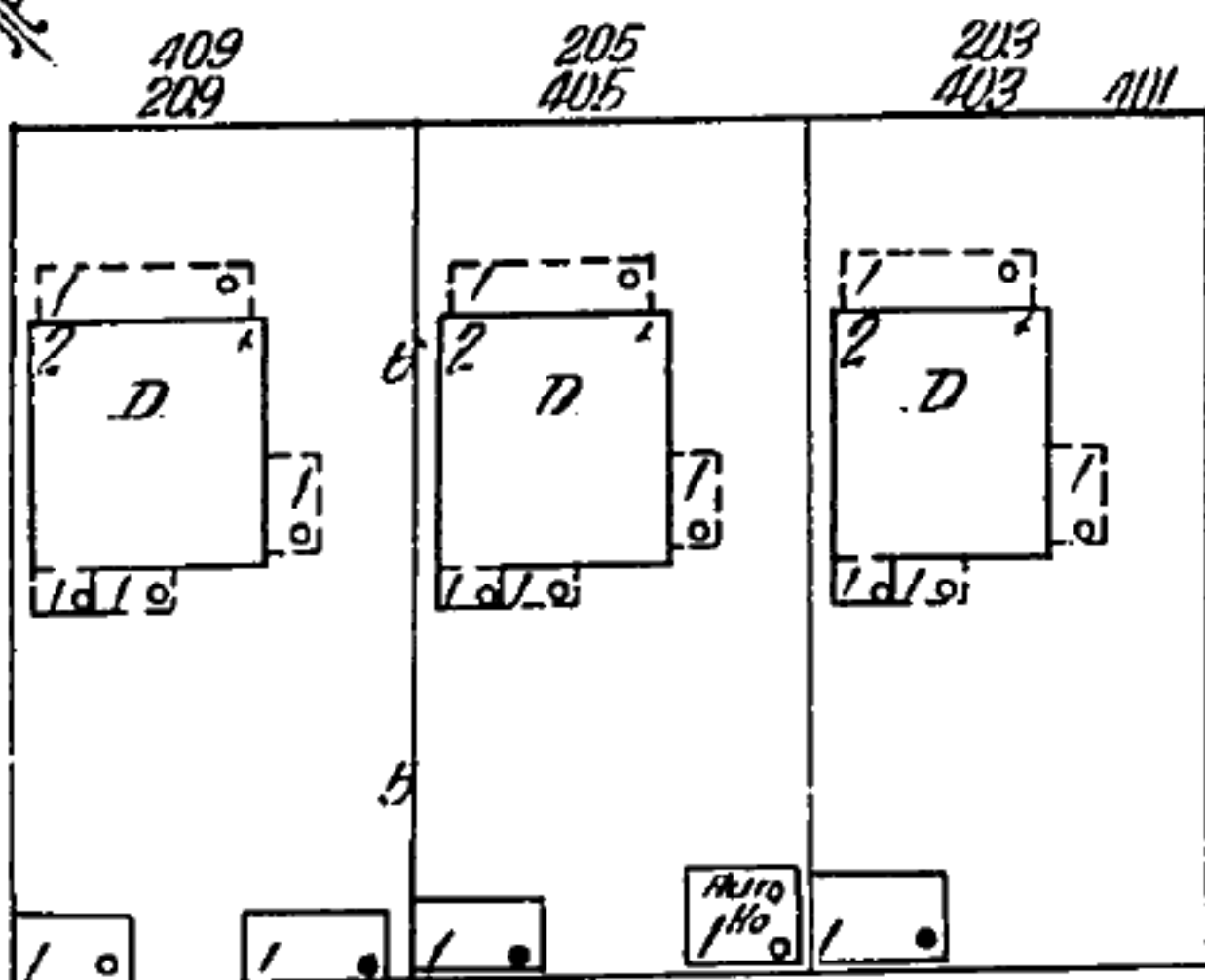
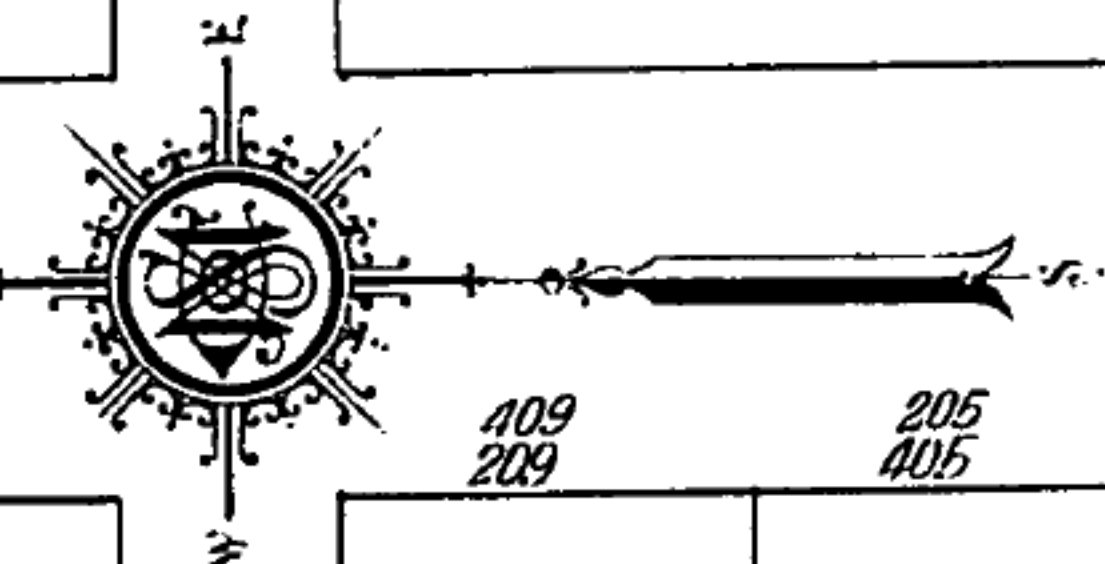
E Myrtle St

E Myrtle St

E Myrtle St

Paschal St

Paschal St



1745

3

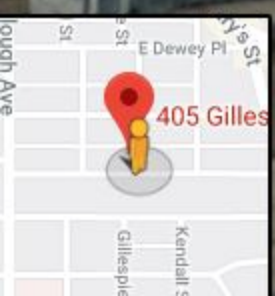
UNCLASSIFIED



403 Gillespie St
San Antonio, Texas

Google

Street View - Mar 2016

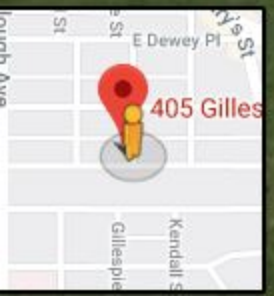




405 Gillespie St
San Antonio, Texas

Google

Street View - Mar 2016

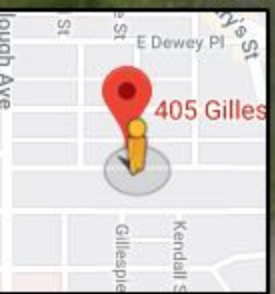


RECONSTRUCTION TO MATCH THIS PHOTO.

MEASURED DRAWINGS IN REAR WALL PLANE SETBACK AND FIRST FLOOR ENCLOSURE DETAILS MATCHING REQUEST AND APPROVAL LANGUAGE MUST BE SUBMITTED TO STAFF PRIOR TO THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS.



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 -

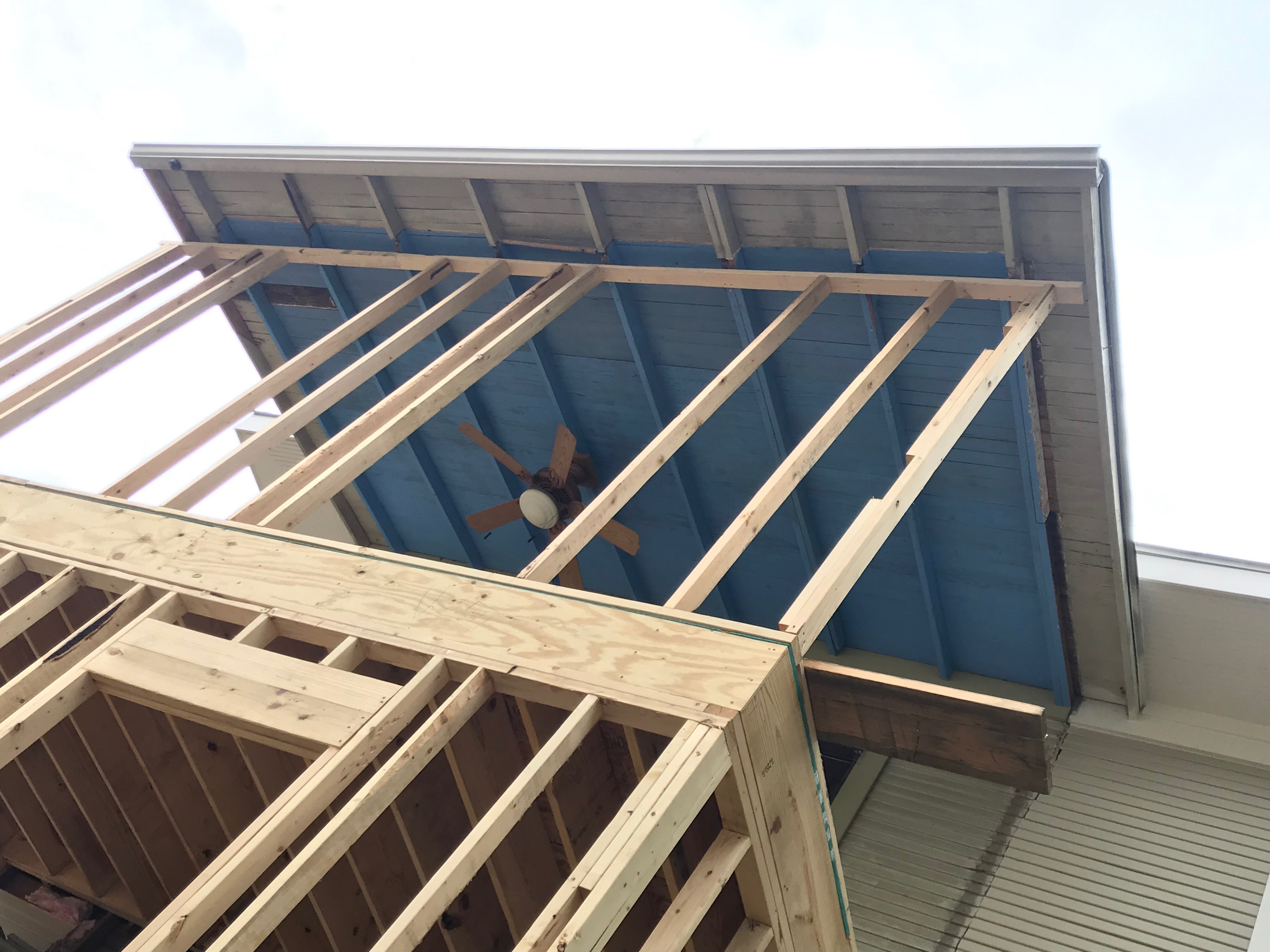
Original columns were set inside the corners of the patio slab. To maintain same footprint as slab and to run a post from the slab all the way up through to the second floor, the columns are proposed to be moved to the outer corners of the patio slab (16") Original columns and details will be used.





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

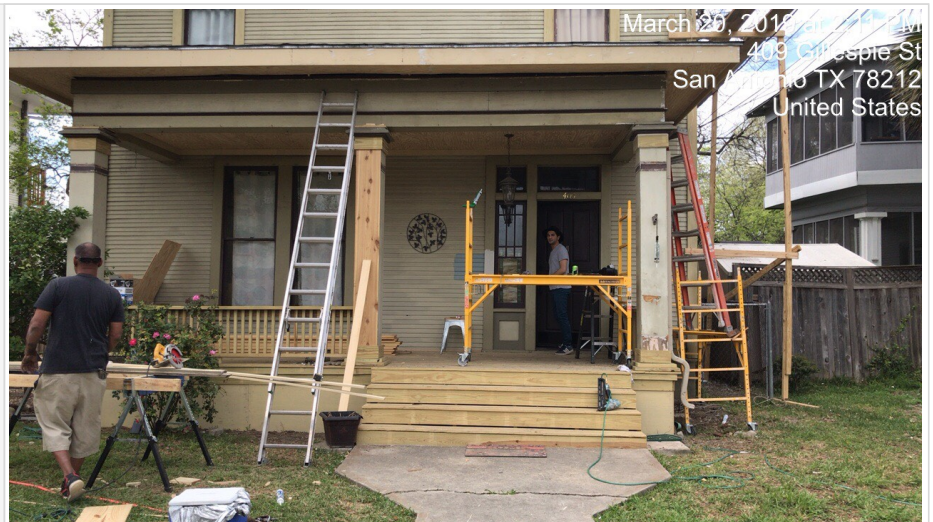
Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner, Spoke with contractor(s), No Action Taken/Photos Only
Other field notes	The work, as best determined, was being done in kind. The contractors were allowed to continue to caulk replaced wood elements. 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>
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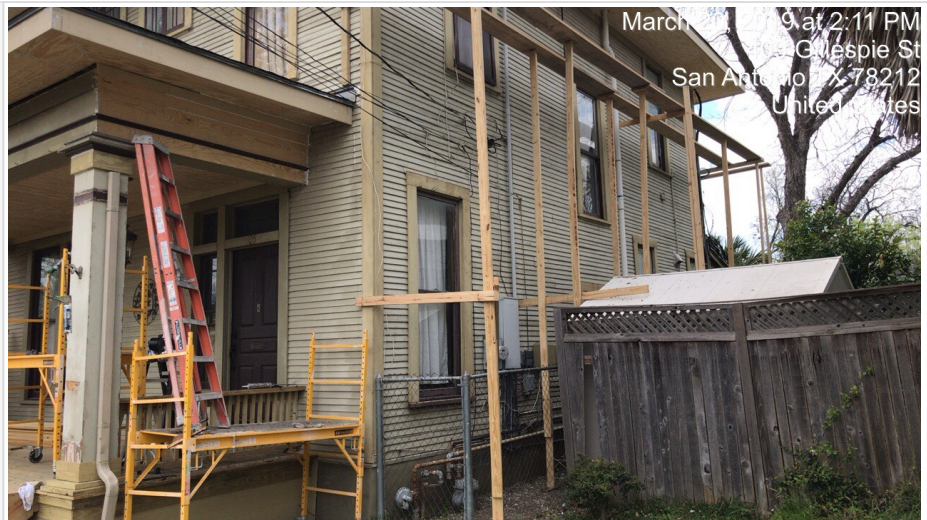


Investigation Report





Investigation Report



03/20/2019 02:35 PM