

## HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

**HDRC CASE NO:** 2019-546  
**ADDRESS:** 431 E FRENCH PLACE  
**LEGAL DESCRIPTION:** NCB 6518 BLK LOT 6  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** E French Place Historic District  
**APPLICANT:** Carlos Jaquez  
**OWNER:** Carlos Jaquez  
**TYPE OF WORK:** Front porch modifications  
**APPLICATION RECEIVED:** September 12, 2019  
**60-DAY REVIEW:** November 11, 2019  
**CASE MANAGER:** Huy Pham

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to reconstruct the front porch including tapered columns with square bases, tongue-and-groove decking, and a new square base half-column and railing.

### 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 historic structure at 431 E French Pl was constructed circa 1925 in the Craftsman style and first appears on the 1951 Sanborn map. The structure features a primary front-facing gabled roof with a subordinate gabled roof over the offset porch, wood brackets and exposed rafter tails, tapered columns with lap siding wrapped square bases, and wood sash windows. The structure contributes to the East French Place Historic District.
- b. **COMPLIANCE** – The applicant has begun restoration efforts prior to approval and submitted a measured drawing for review on September 12, 2019. The inclusion of a new half-column and railing requires approval from the Historic and Design Review Commission.
- c. **PORCH** – The front porch originally featured tapered columns with lap siding wrapped square bases. Per photographs porch was enclosed in 2011 and reopened by 2016. The applicant has proposed to install new wood

railing and a half column matching the original siding-wrapped bases, centered under the gable and aligning with open side of the porch steps. Per the Guidelines for Exterior Alterations and Maintenance 7.B.v., 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. While no photographic evidence is available prior to the 2011 enclosed condition, staff finds that the additional half column and railing are found on Craftsman style structures and would not be a departure from the original architectural details of this structure. Staff finds that the proportions, materials, configuration, and details of the reconstruction should match as closely as possible to the original columns, and that the railing and decking feature the standard specifications for replacement.

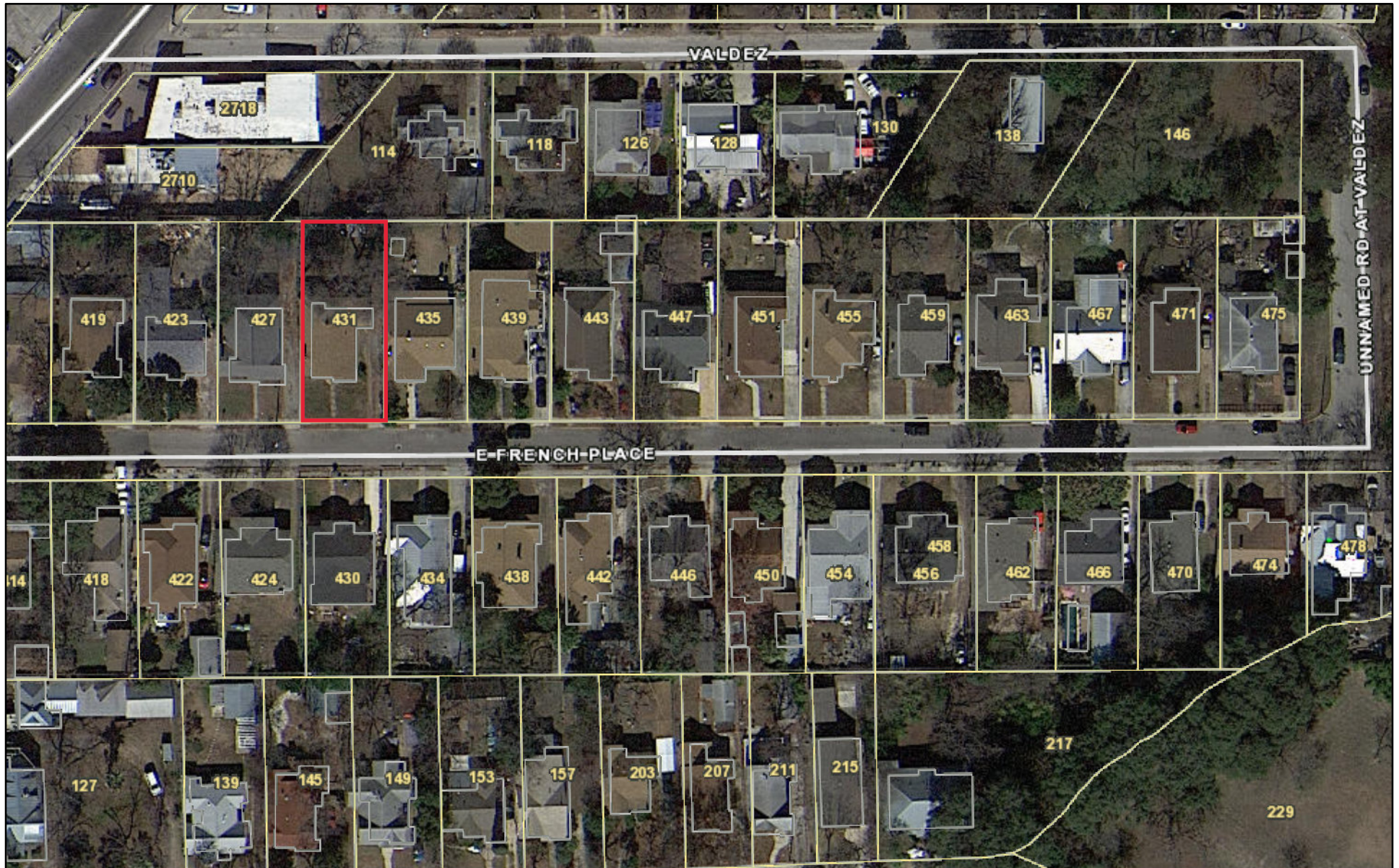
**RECOMMENDATION:**

Staff recommends approval of porch reconstruction with new railing and half column based on the finding c with the following stipulations:

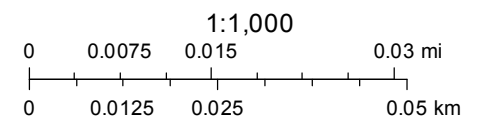
- a. That all reconstruction features wood materials, excluding the interior of the columns. Substitute materials like Hardie are not approved at this time.
- b. That the proportions, materials, configuration, and details of the reconstruction match as closely as possible to the original columns.
- c. That the proposed railings feature both a top and bottom rail. The bottom rail shall feature a vertical orientation and shall be installed approximately three to four inches above the porch decking. Both top and bottom rails shall be constructed from 2"x4" members. The proposed railing shall not feature an overall height of more than three (3) feet.
- d. That the proposed decking features 1"x3" tongue-and-groove wood decking with members running perpendicular to the front façade plane.



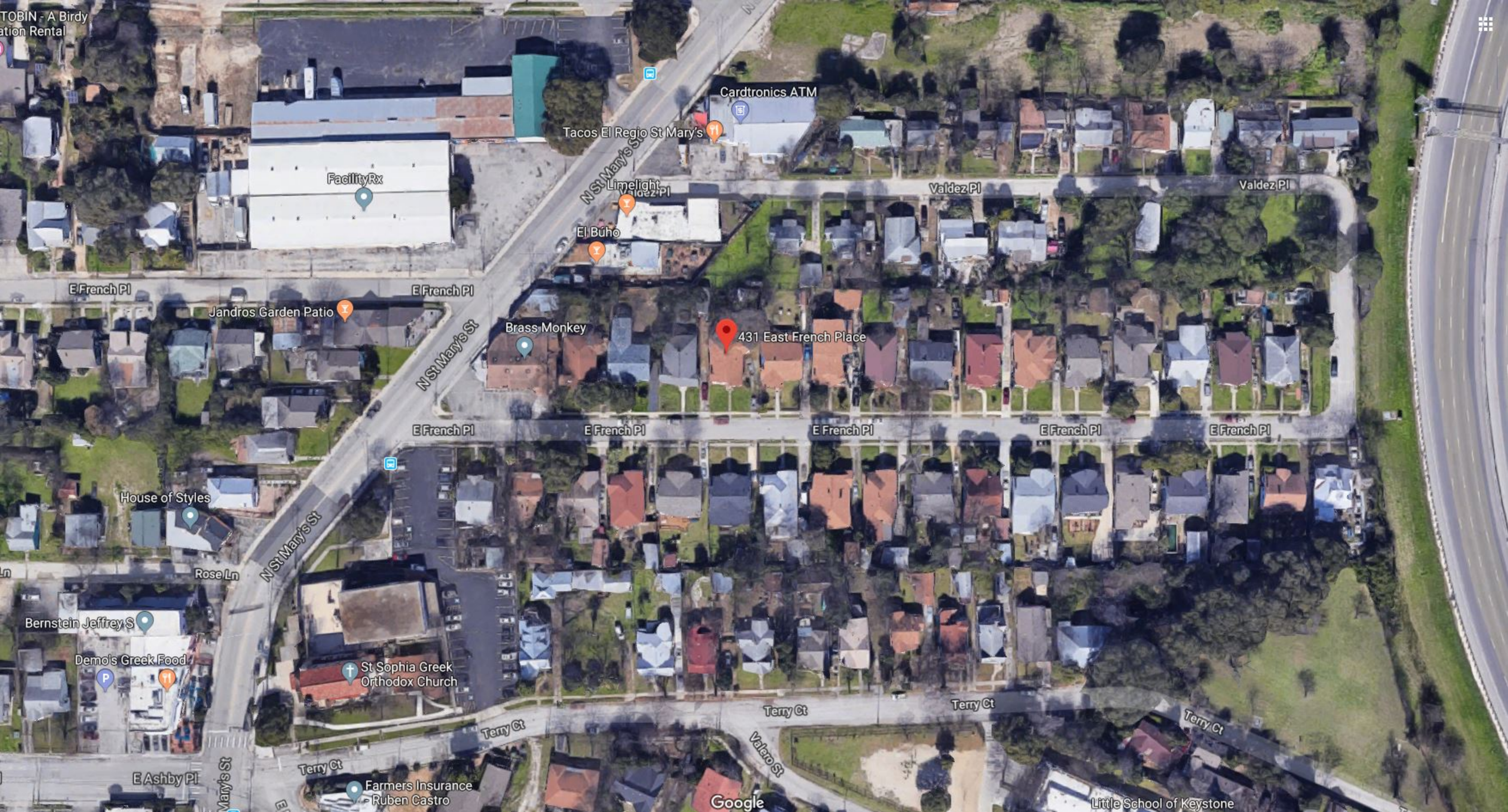
# 431 E French Pl



September 24, 2019







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Cardtronics ATM

Tacos El Regio St Mary's

FacilityRx

Valdez Pl

Valdez Pl

E French Pl

E French Pl

Jandros Garden Patio

Brass Monkey

431 East French Place

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House of Styles

Rose Ln

Bernstein Jeffrey S

Demo's Greek Food

St Sophia Greek  
Orthodox Church

E Ashby Pl

Farmers Insurance  
- Ruben Castro

Terry Ct

Terry Ct

Terry Ct

Google

Little School of Keystone





Limelight

Gallery night

431 East French Place

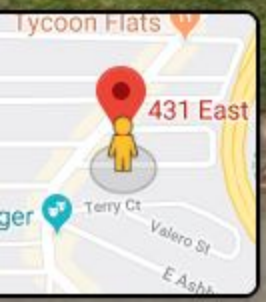
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SEP 12 2019

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