

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-513
ADDRESS: 421 BELKNAP PLACE
LEGAL DESCRIPTION: NCB 1881 BLK 3 LOT 2, & E 40.02 FT OF N 73.76 FT OF 1
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: FRANCISCO SORIANO
OWNER: WHEIR JOHN J & LOUISE R REV TR
TYPE OF WORK: Front porch installation
APPLICATION RECEIVED: October 06, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a front porch at 421 Belknap Place. The applicant has noted that the roof and wood columns will match those of the existing house and that the pediment above the existing door will be reused on the new porch. The applicant has noted that there will be no work to the front elevation, except what is needed at the front porch area.

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.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

FINDINGS:

- a. The primary structure located at 421 Belknap is a single-story, single-family structure built in 1920. The property is of cape cod architecture with federal style details.
- b. PORCH MODIFICATIONS – The applicant has proposed to construct a new front porch that extends over the front entry stairs. The proposed plan relocates and reuses the pediment element above the door frame into the closed gable of the new porch. A porch is not historically present; however the footprint is minimal and only occupies the ground area of the staircase, while the porch cover adds function of water dispersion above the main entryway. The porch will include two round columns with a simple cap design, and a pitched roof with shingles to match the slope and materials of the primary structure.
- c. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that porch elements should not be added that create a false historic appearance. Staff generally finds the proposal to be appropriate based on the simplicity of the overall design and added function of water dispersion above the main entryway; however, finds that an open gable would be most appropriate so that original and defining architectural details are not obscured, and that the pediment feature should remain in its original position. Additionally, staff finds that simple columns that are consistent with the architecture of the house should be installed, and that these columns rest on a stoop or foundation.

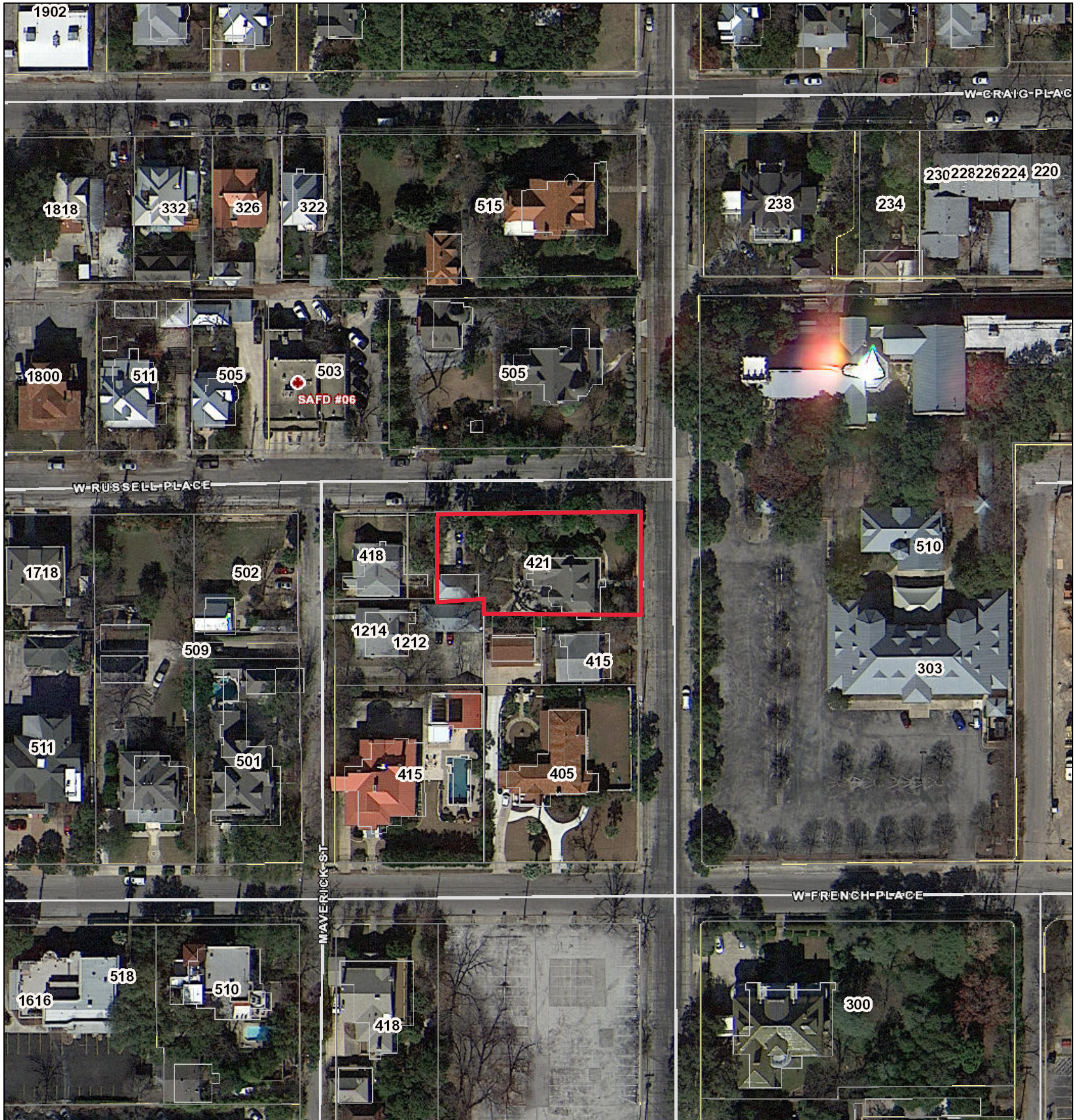
RECOMMENDATION:

Staff recommends approval based on findings b and c with the following stipulations:

- i. That the existing pediment remain in its historic location.
- ii. That the front porch should remain open and not screen or obstruct existing architectural details.
- iii. That the proposed porch roof form be subordinate to the existing primary roof form to the fullest extent possible.
- iv. The columns should rest on a poured foundation or stoop as part of the porch addition and feature both capital and base trim. A column detail is to be submitted to OHP staff for review and approval prior to the issuance of a COA.

If approved, updated construction documents indicating changes made to incorporate the stipulations must be submitted to staff prior to issuance of a COA.

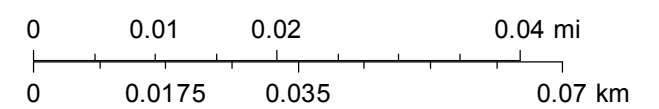
City of San Antonio One Stop



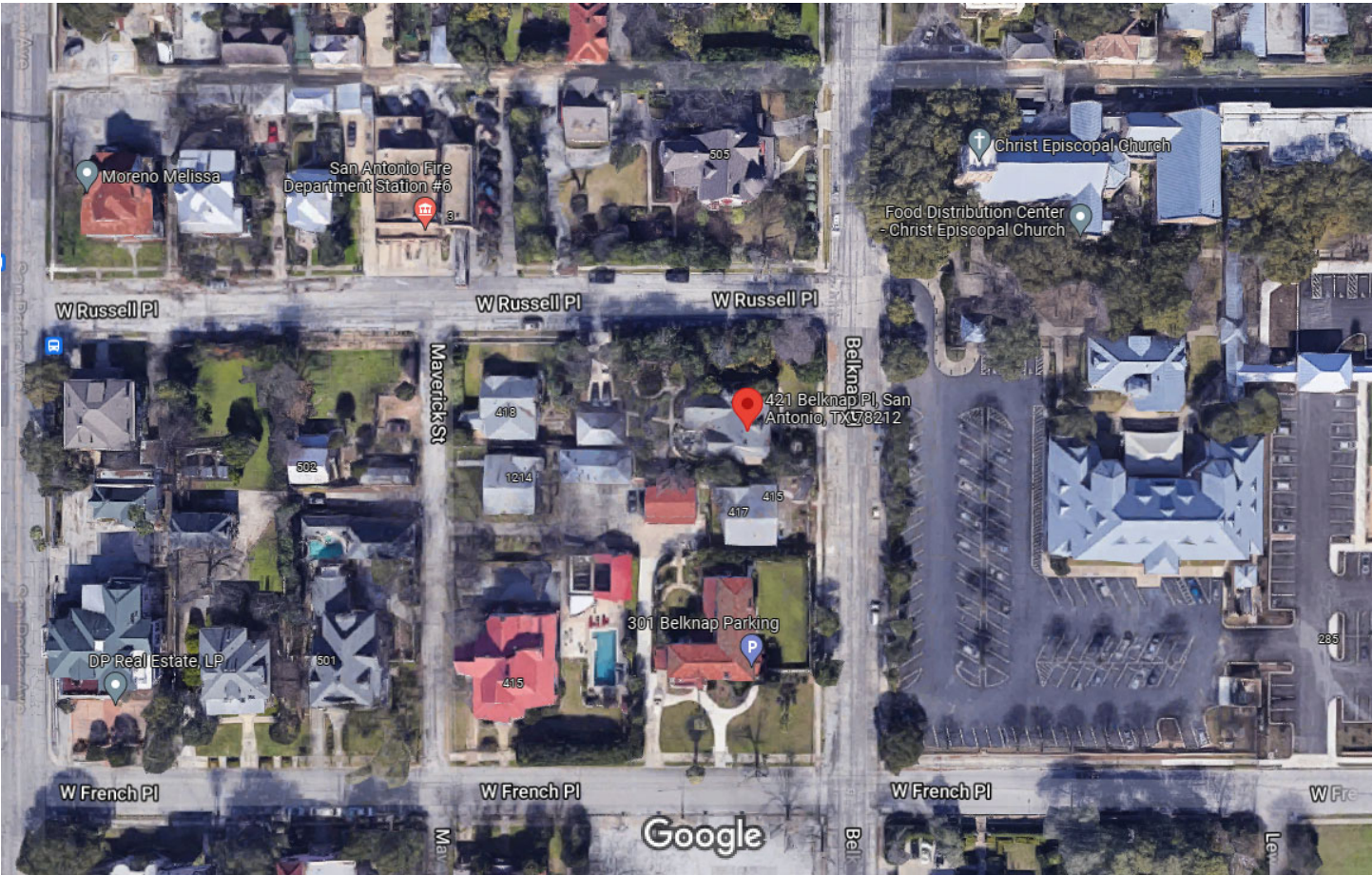
October 15, 2021

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- COSA City Limit Boundary



Google Maps 421 Belknap Pl



Imagery ©2021 Google, Map data ©2021 Google 50 ft



421 Belknap Pl

Building



Directions



Save



Nearby

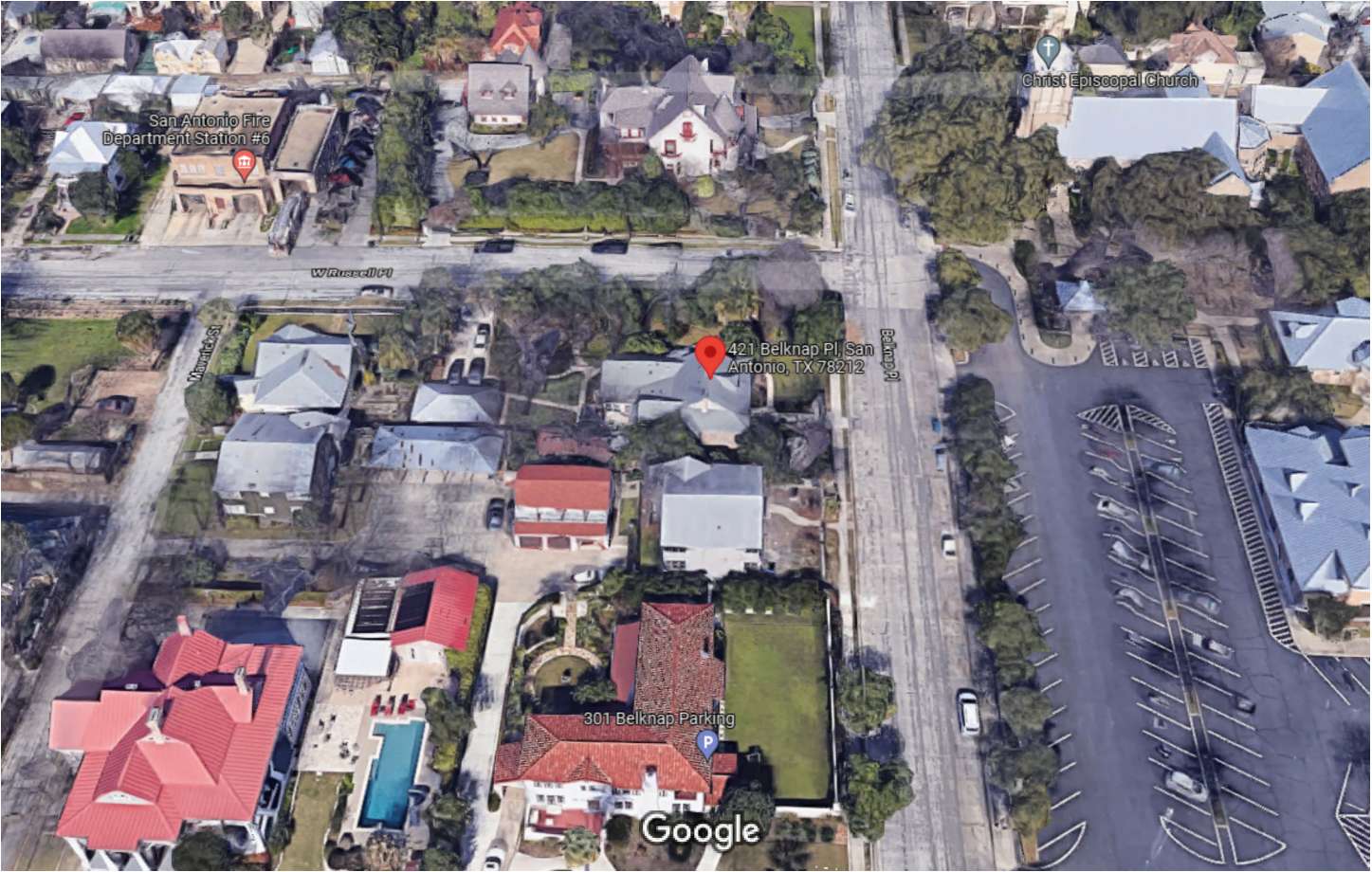


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Imagery ©2021 Google, Map data ©2021 50 ft



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Building



Directions



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Building



Directions



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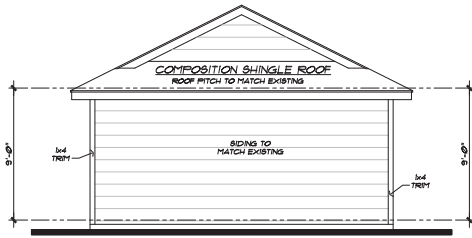


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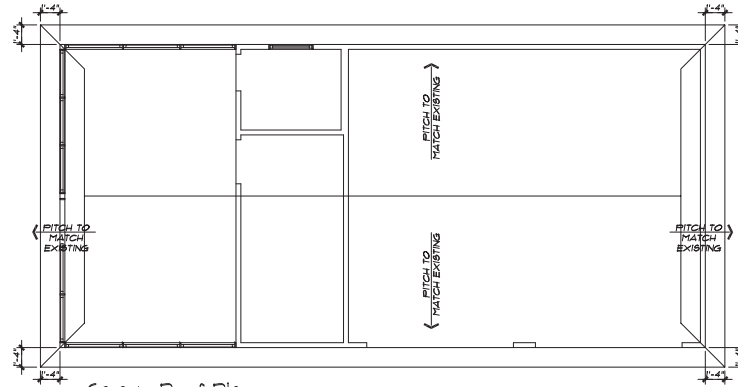


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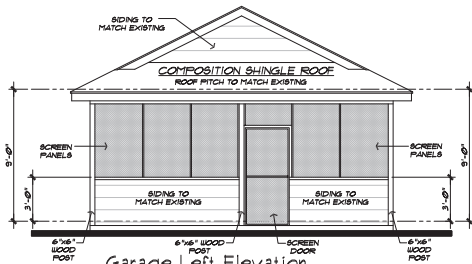




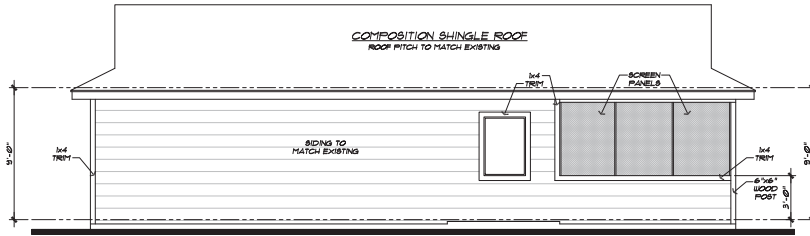
Garage Right Elevation
SCALE: 1/4" = 1'-0"



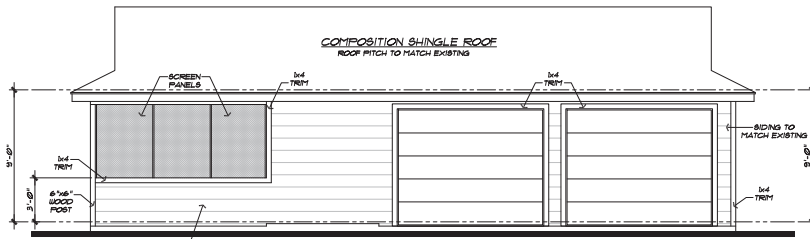
Garage Roof Plan
SCALE: 1/4" = 1'-0"



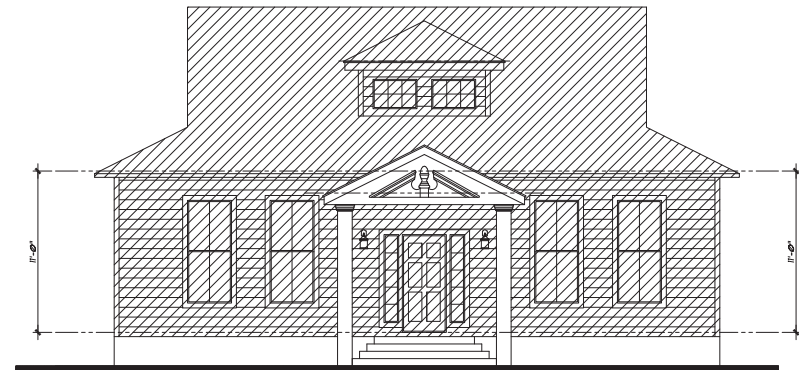
Garage Left Elevation
SCALE: 1/4" = 1'-0"



Garage Rear Elevation
SCALE: 1/4" = 1'-0"



Garage Front Elevation
SCALE: 1/4" = 1'-0"



Proposed Front Elevation

revisions:

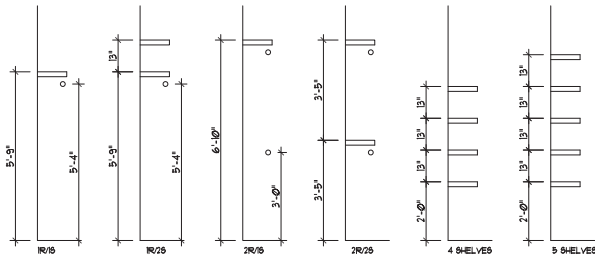
f. e. soriano designs
* San Antonio, Texas * (210) 393-2291 * email: houselans@att.net

a design for
Dave Isaacs
421 Belknap

JOB NO. sheet
RM-202107 3 of 3
Drawn by: **SORIANO**
Date: **04/05/2021**

AIR BARRIER AND INSULATION INSTALLATION
TABLE R402.4.1.1 PER 2018 IECC SECT 402 BUILDING THERMAL ENVELOPE

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R- value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and door	The space between framing and skylights, and the joints of windows and doors, shall be sealed.	Rin joints shall be insulated.
Rin joints	The air barrier shall include the air barrier.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and shall extend from the bottom to the top of all perimeter floor framing members.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	—
Shafts, penetrations	Drift shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Necessitated light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	In exterior walls, batt insulation shall be cut neatly to fit around piping and plumbing, or insulation that on installation readily conforms to available space, shall extend behind piping and wiring.
Plumbing and wiring	—	Exterior walls adjacent to showers and tubs shall be insulated.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	—
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

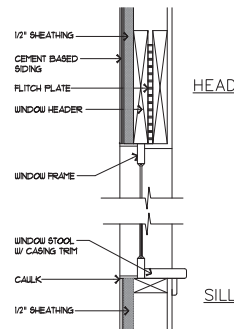


REFER TO PLAN FOR SHELVING DEPTH

Closet Shelving Configurations – Wood Shelving

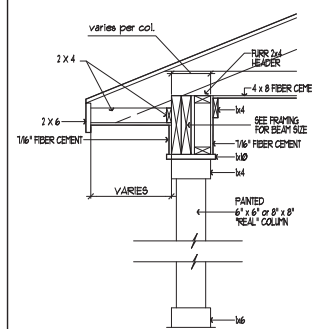
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NOTE: PROVIDE SOLID WOOD BLOCKING AS NEEDED FOR SUPPORT



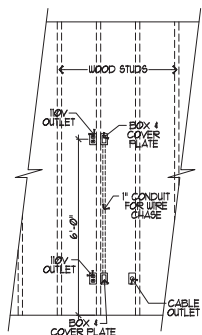
WINDOW SECTION W/O MASONRY

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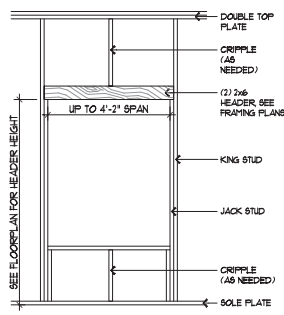
BEAM DETAIL (w/PAINTED WOOD COLUMN)

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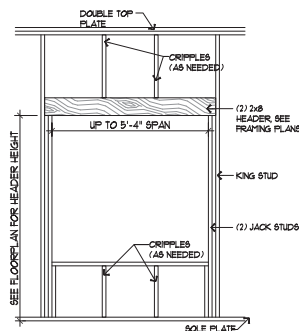
Hi-Low Conduit Chase

SCALE: 1/4"=1'-0"



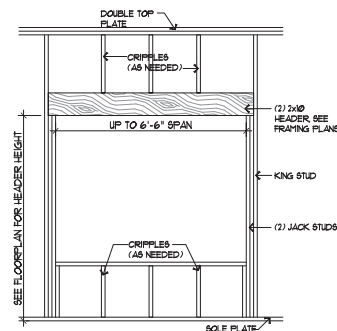
(2) 2x6 HEADER DETAIL

SCALE: 1/4"=1'-0"



(2) 2x8 HEADER DETAIL

SCALE: 1/4"=1'-0"

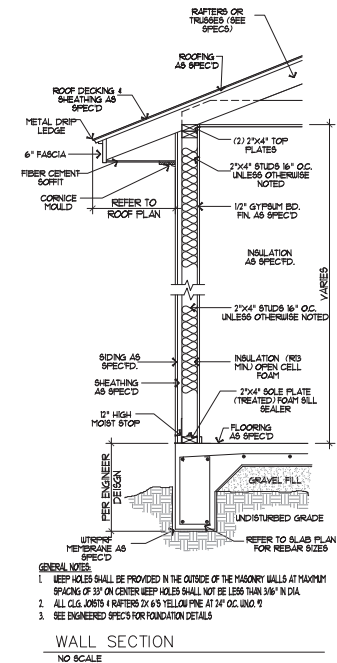


(2) 2x10 HEADER DETAIL

SCALE: 1/4"=1'-0"

CITY OF SAN ANTONIO REQUIREMENTS

2018 International Building Code, IBC
2018 International Existing Building Code, IEB
2018 International Residential Code, IRC
2018 International Fire Code, IFC
2018 International Mechanical Code, IMC
2018 International Plumbing Code, IPC
2018 International Fuel Gas Code, IFGC
2018 International Energy Conservation Code, IECC
2017 National Electrical Code, NEC
2018 San Antonio Property Maintenance Code
(based on the 2018 International Property Maintenance Code)



GENERAL NOTES:
1. KEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE OF THE MASONRY WALLS AT MAXIMUM SPACING OF 3' ON CENTER. KEEP HOLES SHALL NOT BE LESS THAN 3/8" IN DIA.
2. ALL CLG. JOINTS & RAFTERS 2x6 5 YELLOW PINE AT 24" O.C. UNQ. 1
3. SEE ENGINEER SPEC'S FOR FOUNDATION DETAILS

WALL SECTION

NO SCALE

revisions:

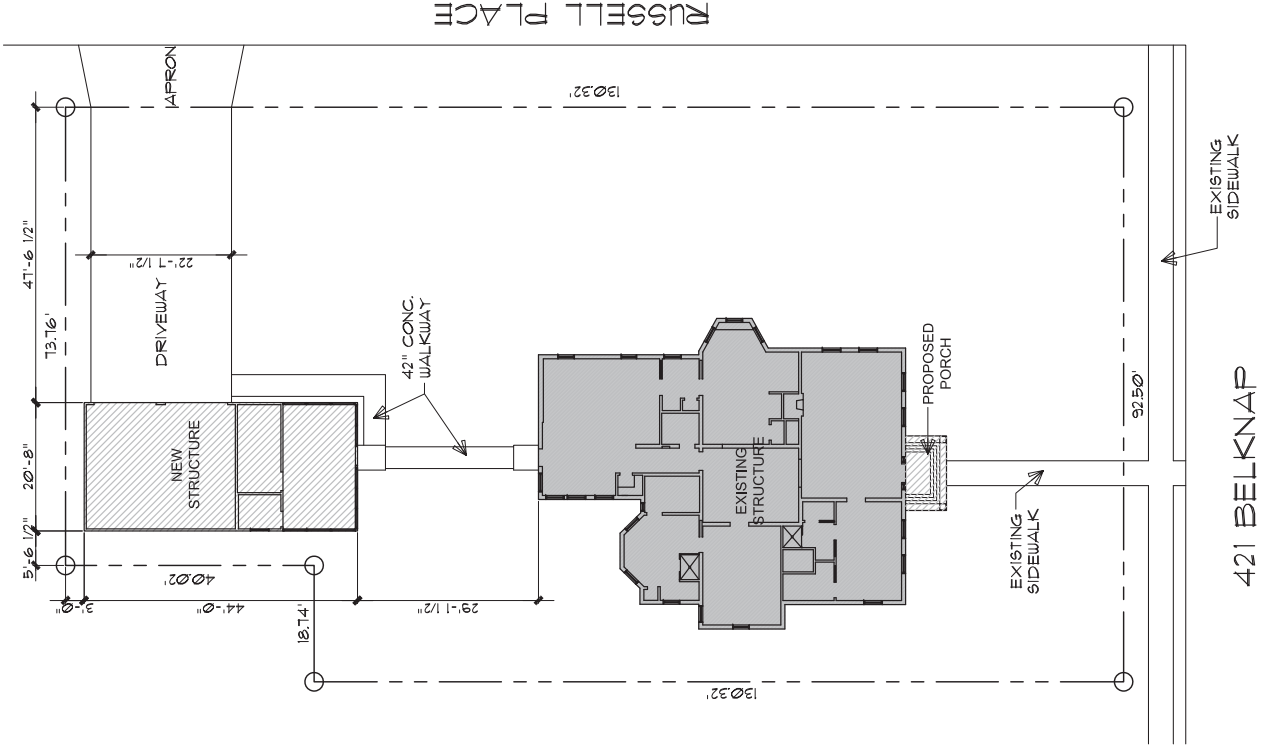


f.e. soriano designs
* San Antonio, Texas * (210) 393-2291 * email: housesplans@att.net *

421 Belknap

a design for
Dave Isaacs
Homes

JOB NO: sheet
RM-202107 5 of 3
Drawn by: f.e. soriano
Date: 04/05/2021



PLOT PLAN

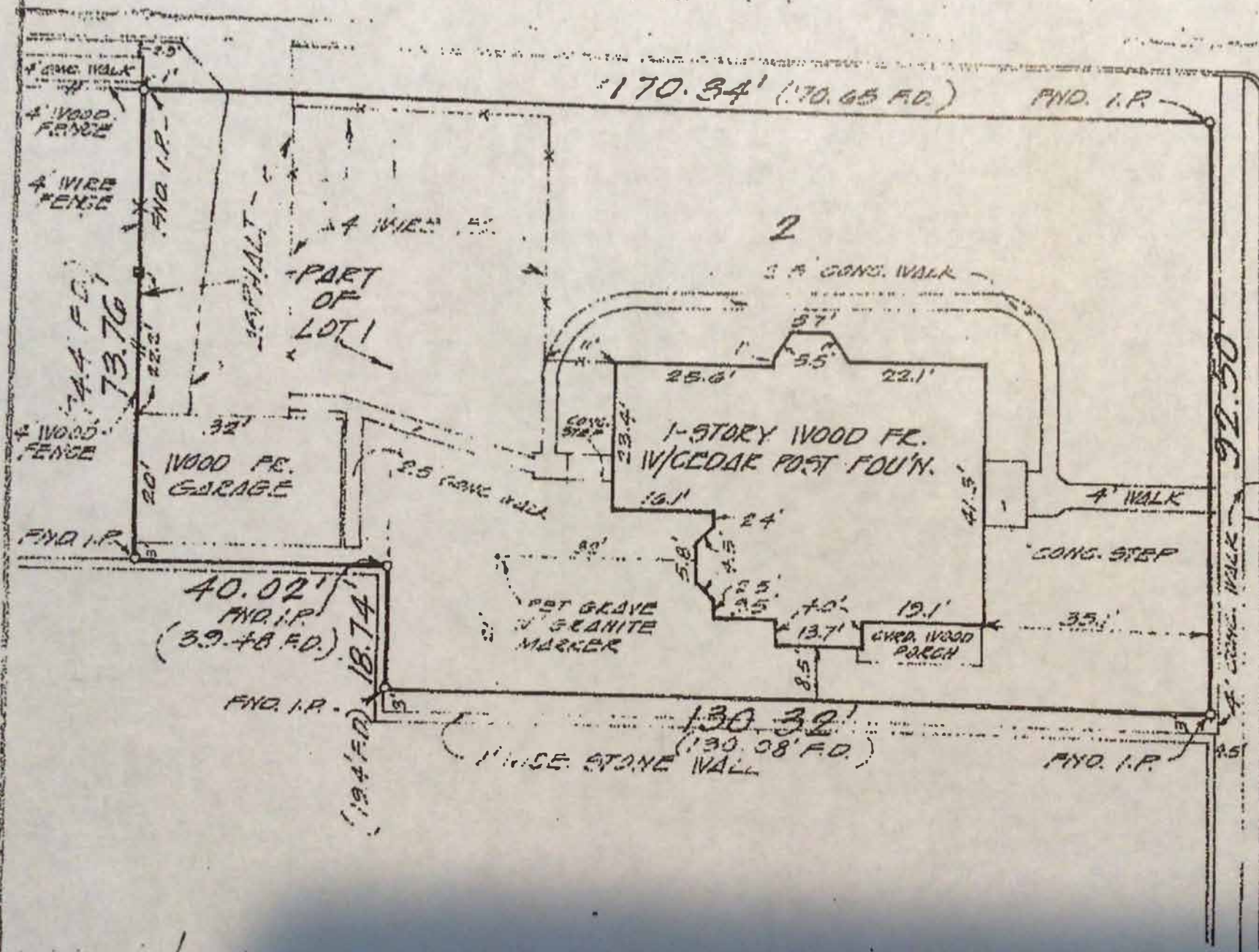
SCALE: 1" = 20'-0"

LOT 2, & E 40.02 FT OF N 13.76 FT OF 1
BLK 3 NCB 1881
MONTE VISTA SUBDIVISION
SAN ANTONIO, TEXAS



RUSSELL PLACE

55.5' E.O.W.



BELKNAP

55.5' E.O.W.



