

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-486
ADDRESS: 209 W POPLAR ST
LEGAL DESCRIPTION: NCB 372 BLK 10 LOT E 13 FT OF 11 & W 36.04 FT OF 12
ZONING: C-1, H
CITY COUNCIL DIST.: 1
APPLICANT: xavier gonzalez/grg architecture
OWNER: Jason Sagebiel/STARSPERTY HOLDINGS LLC
TYPE OF WORK: Front porch enclosure
APPLICATION RECEIVED: September 16, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to deconstruct the existing east elevation and reuse the materials to enclose the 2-story side porch.

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 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.

ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The primary structure located at 209 W Poplar is a 2-story, single-family structure constructed circa 1900. The structure features a composition shingle hip roof with front and side gables, a deep-set 2-story wraparound front porch with square columns, one-over-one wood windows, and wood cladding. The property first appears on the 1904 Sanborn Map with a porch in the existing configuration. The property is designated as an individual landmark.
- b. CASE HISTORY – The applicant previously requested to enclose the 2-story side porch with horizontal Hardie siding. The request was reviewed at the HDRC hearing on August 17, 2022. The request was denied. The applicant has returned with a modified proposal.
- c. PORCH ENCLOSURE – The applicant has proposed to deconstruct the existing east elevation and reuse the existing siding and windows to enclose the 2-story side porch. The existing 2-story front porch is original to the structure in its existing configuration. The applicant has proposed to retain the vertical trim piece and slightly inset the side porch enclosure from the front façade. The applicant has expressed that the porch enclosure is designed for reversibility and could be easily removed in the future. Guideline 7.B.i for Exterior Maintenance and Alterations states that applicants should refrain from enclosing front porches. Additionally, Guideline 7.B.v for Exterior Maintenance and Alterations recommends that porches are reconstructed based on accurate evidence of the original, such as photographs. The 1904 Sanborn Map shows that the existing footprint of the front façade and front porch is original to the structure. Staff finds the proposal inconsistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of enclosing the front porch and constructing a front façade addition based on findings a through c.

If the HDRC is compelled to approve the front porch enclosure, staff recommends the following stipulations:

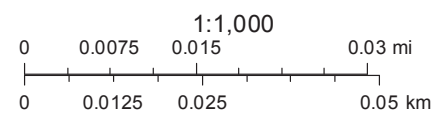
- i. That the existing siding and windows are salvaged and re-used in the porch enclosure and the existing doors and transom window are salvaged and stored on site for future use based on finding c.
- ii. That any new windows installed are fully wood to match existing and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 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. Faux divided lites are not permitted. The applicant is required to submit final window specifications and updated elevation drawings showing the placement of all proposed windows on the enclosed porch to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

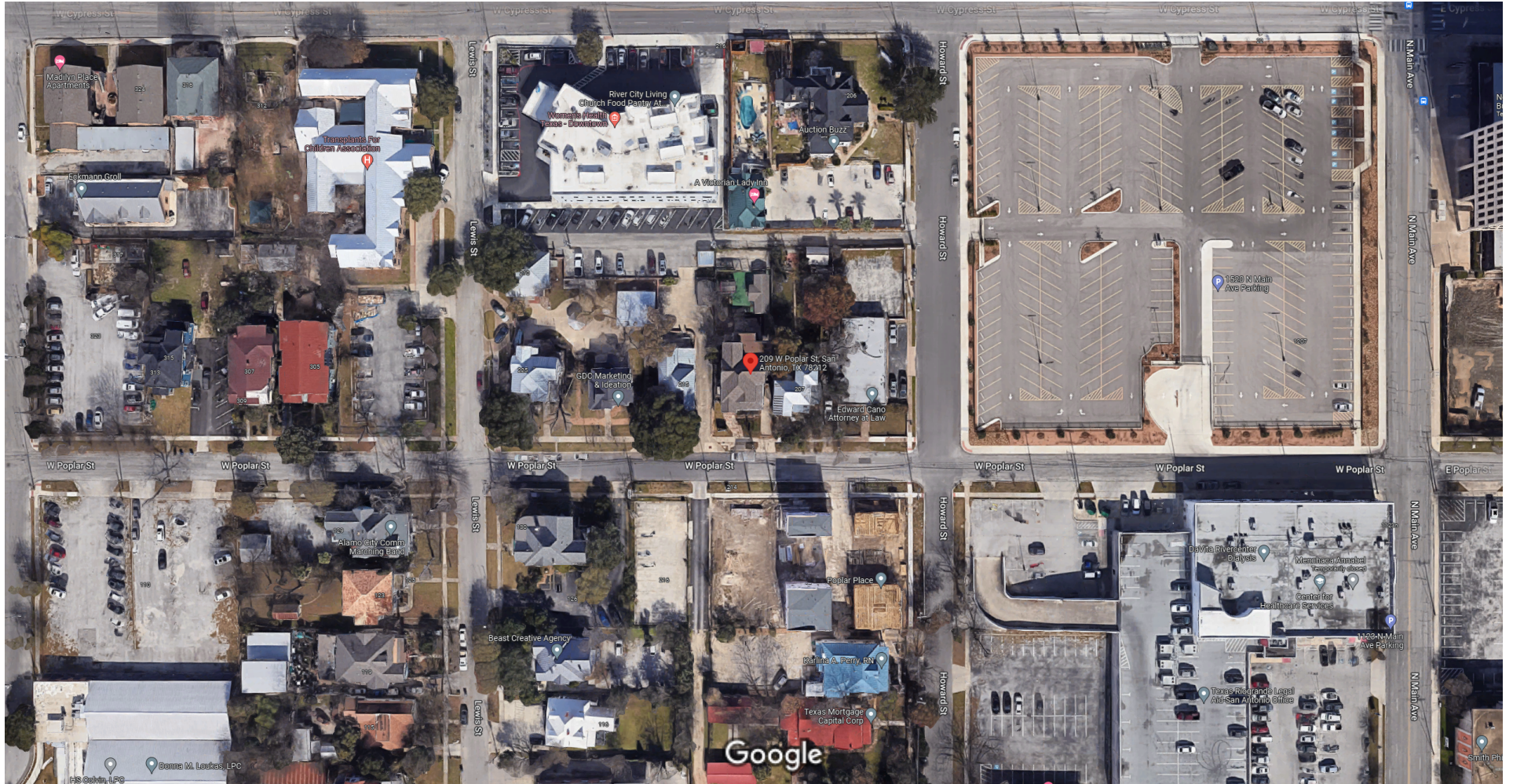
City of San Antonio One Stop



August 11, 2022

— User drawn lines





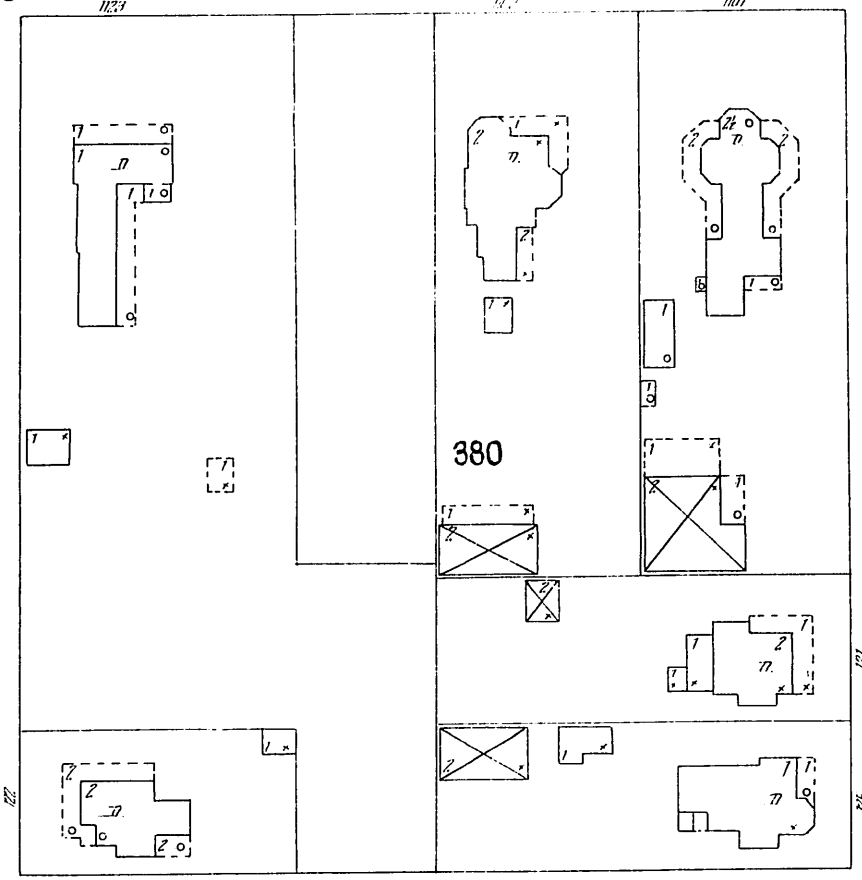
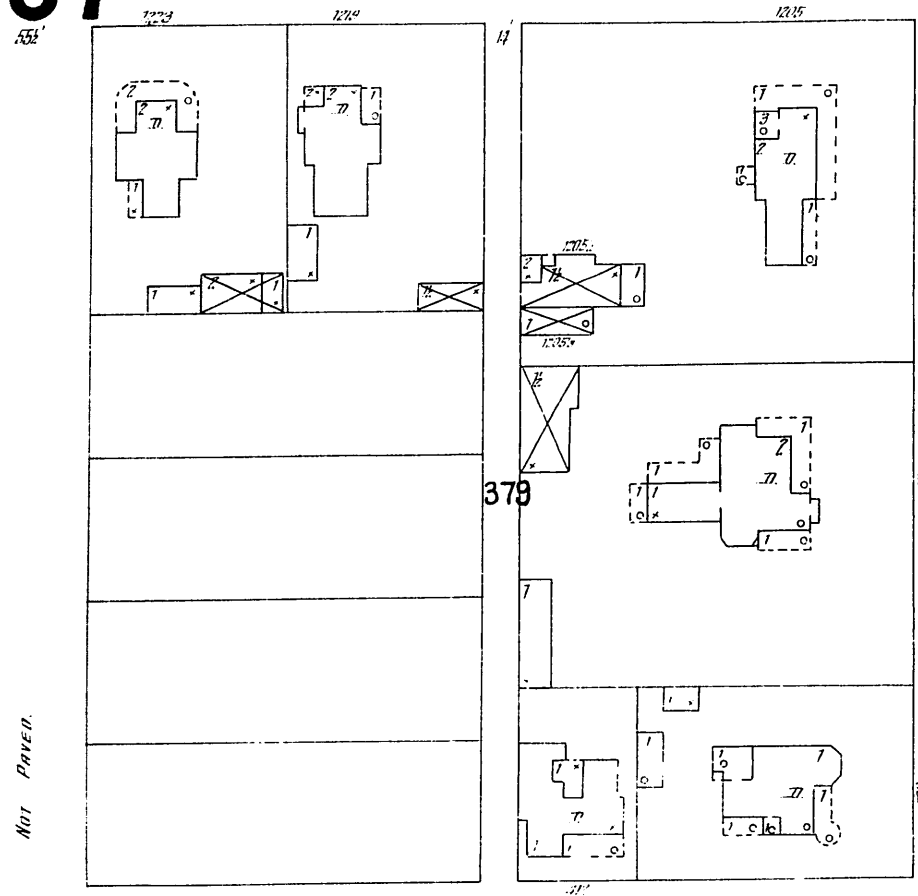




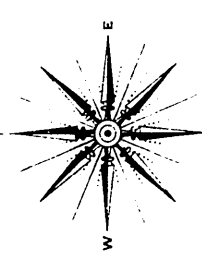




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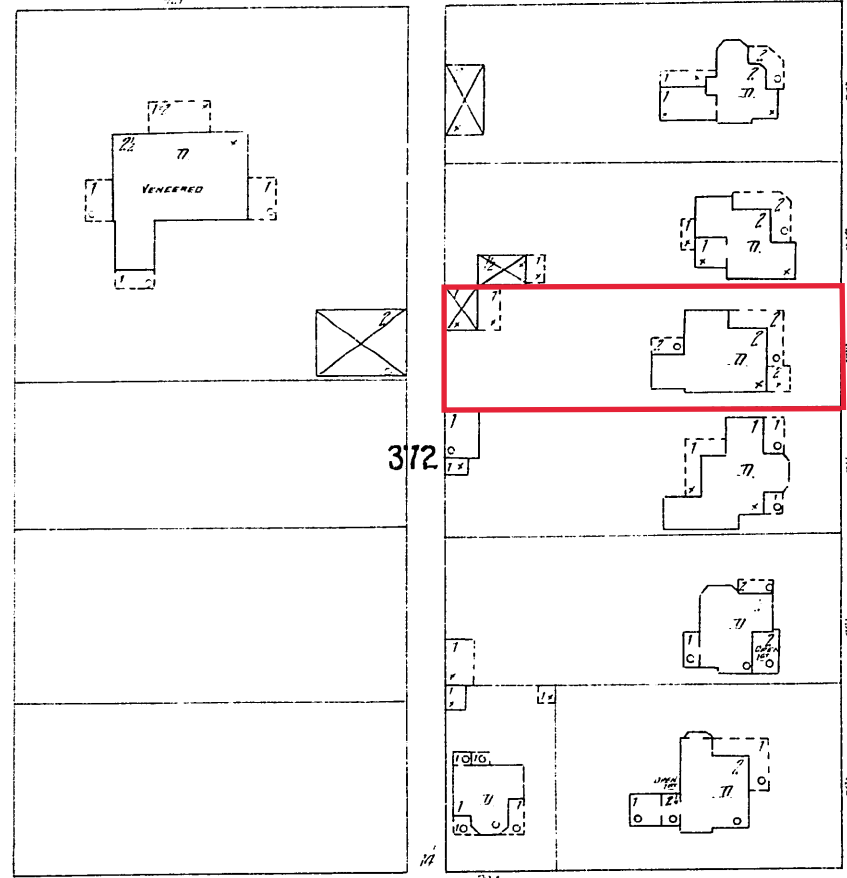


W. MAPLE



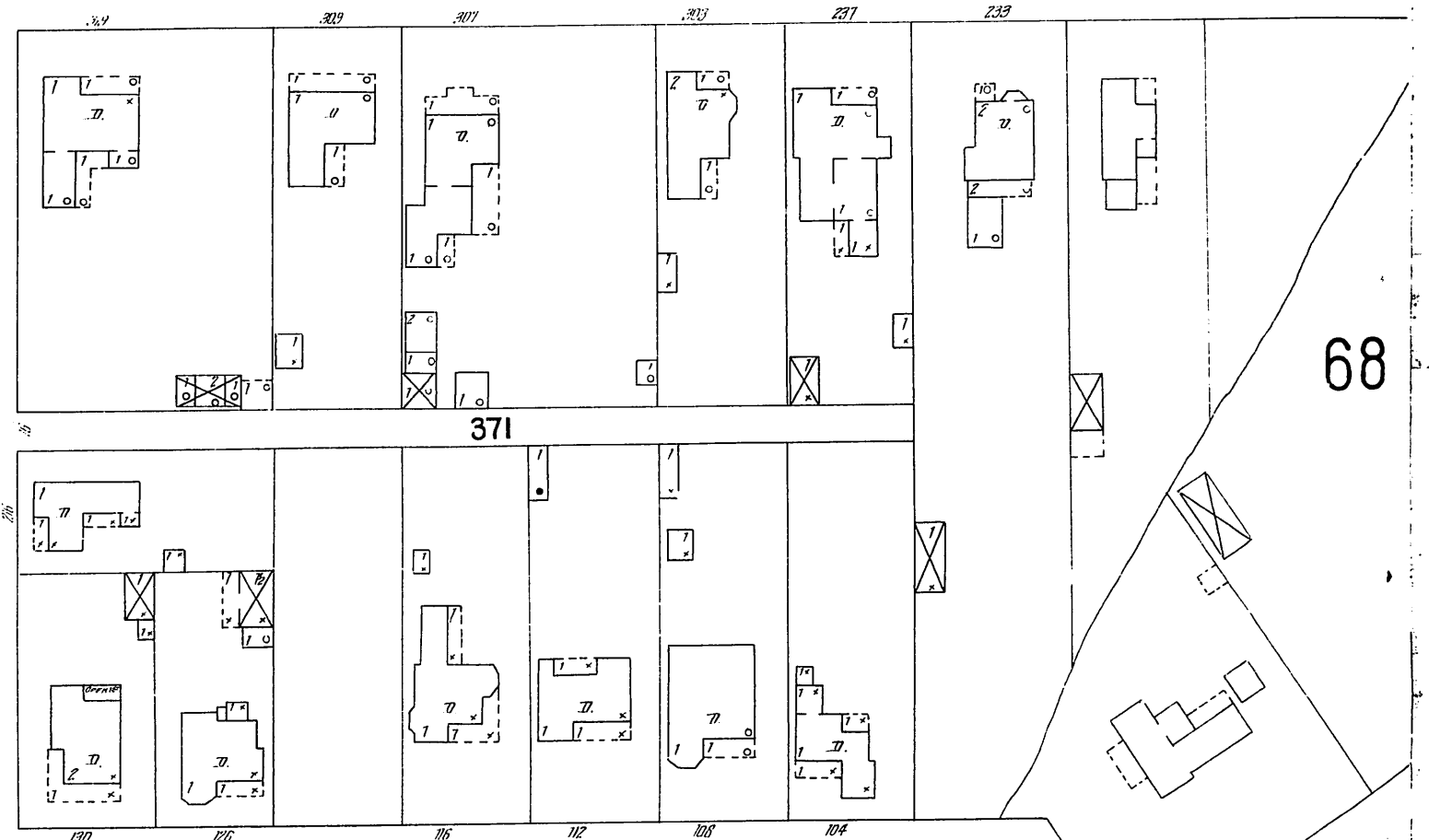
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W. CYPRESS



W. POPLAR

HOWARD



68

LEWIS



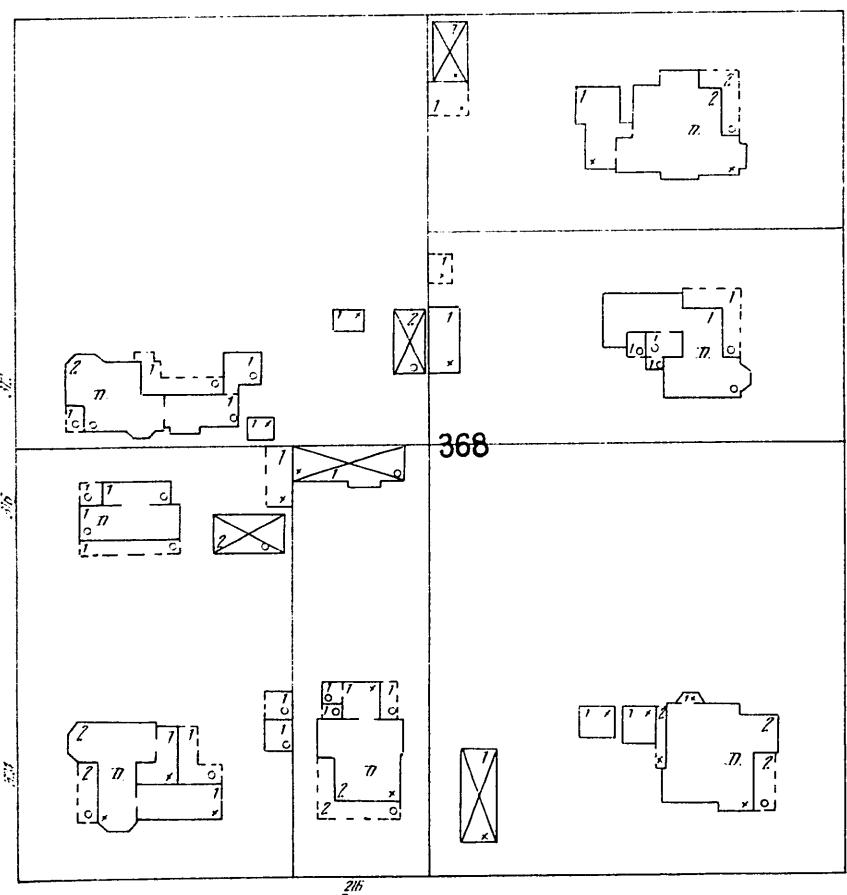
VAN BUREN ST

MARSHALL

SAN PEDRO AV.

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69



Scale of Feet.

MAVERICK

66

NOT PAVED.

4" W. PIPE

41

43

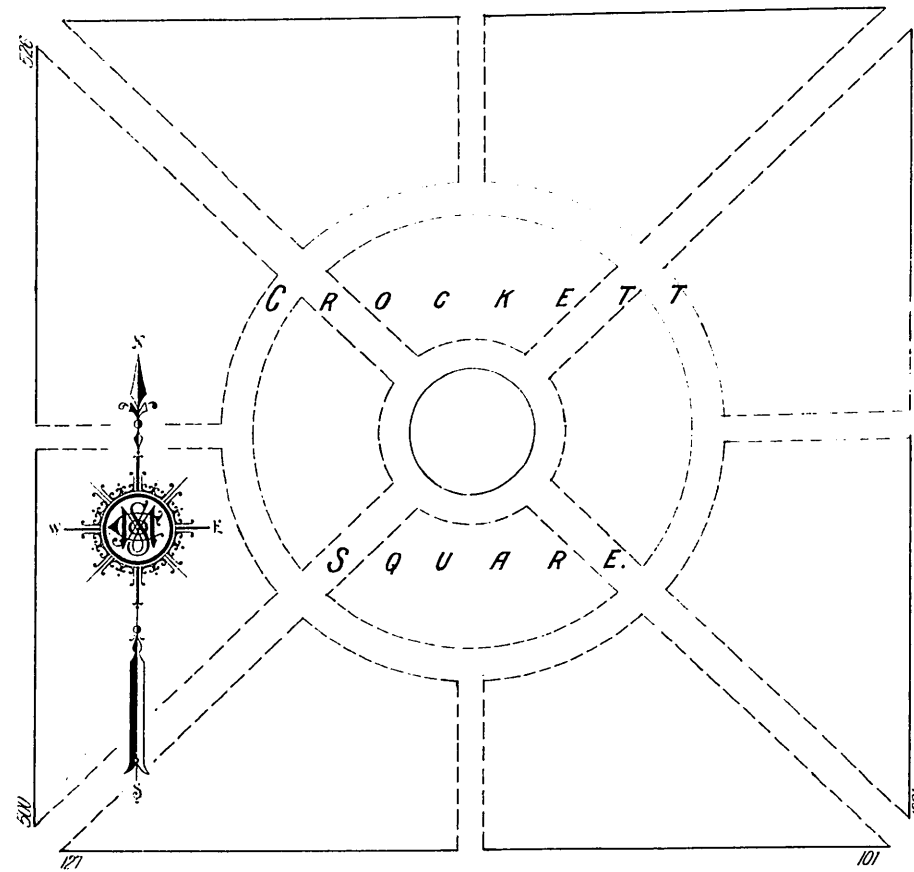
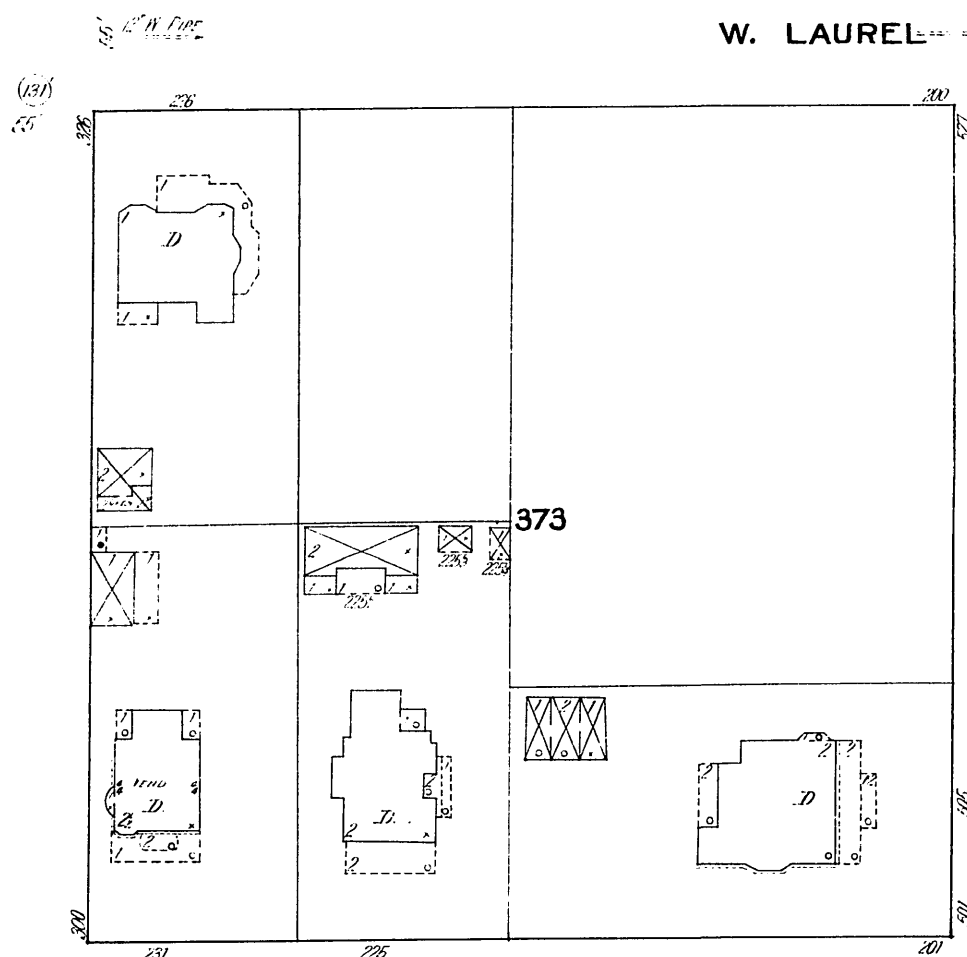
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W. LAUREL

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1911

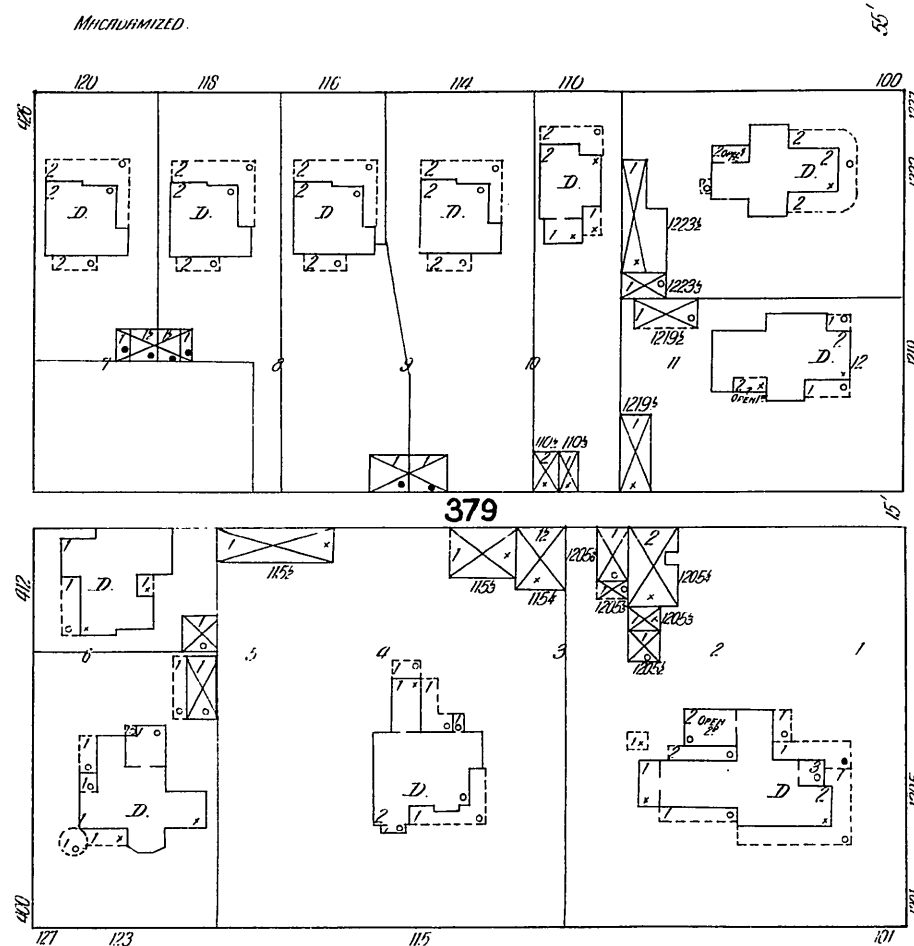
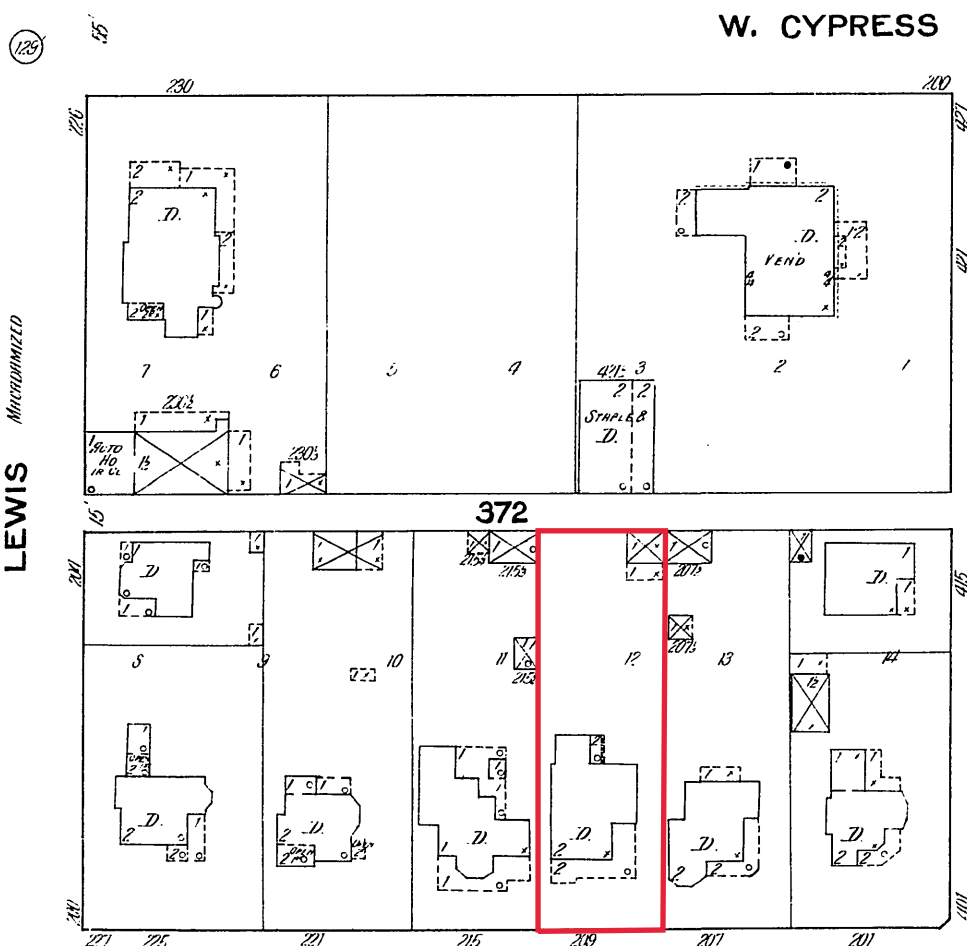
E. LAUREL ST.



W. CYPRESS

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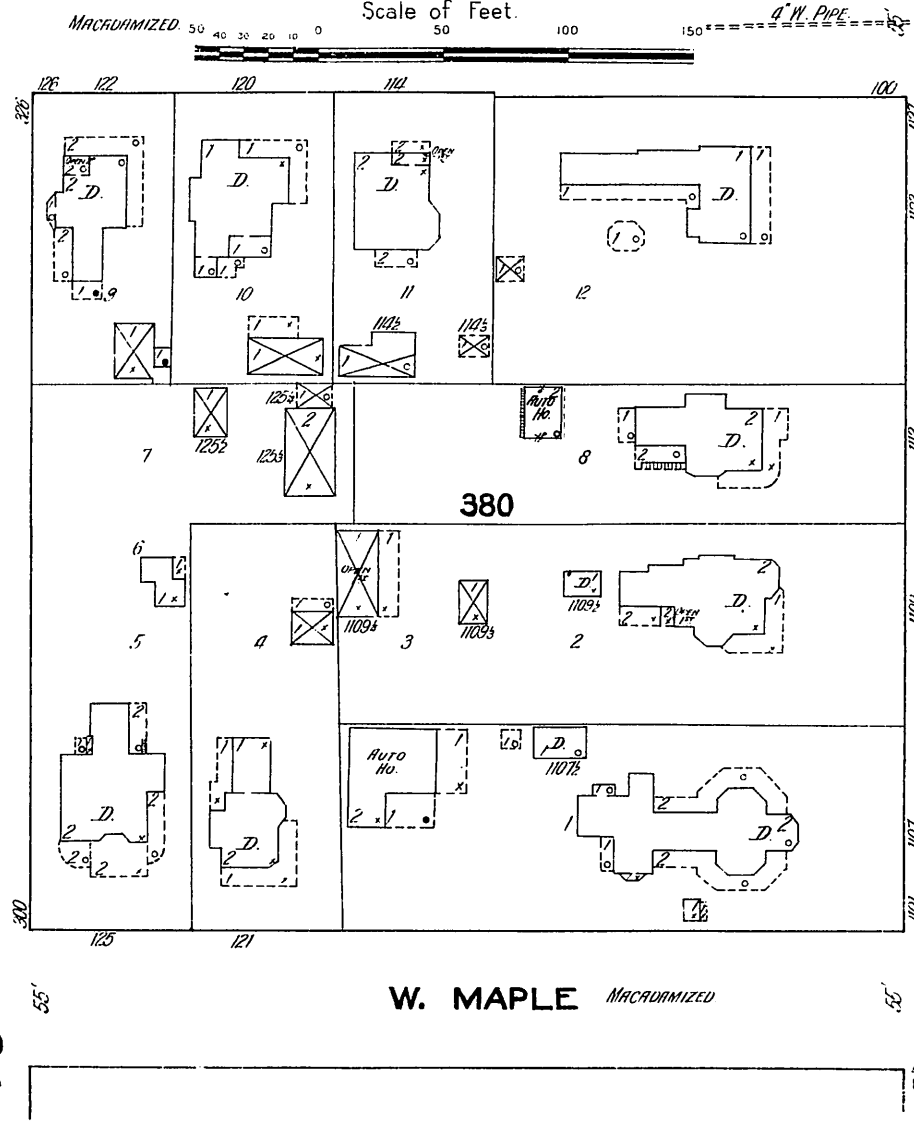
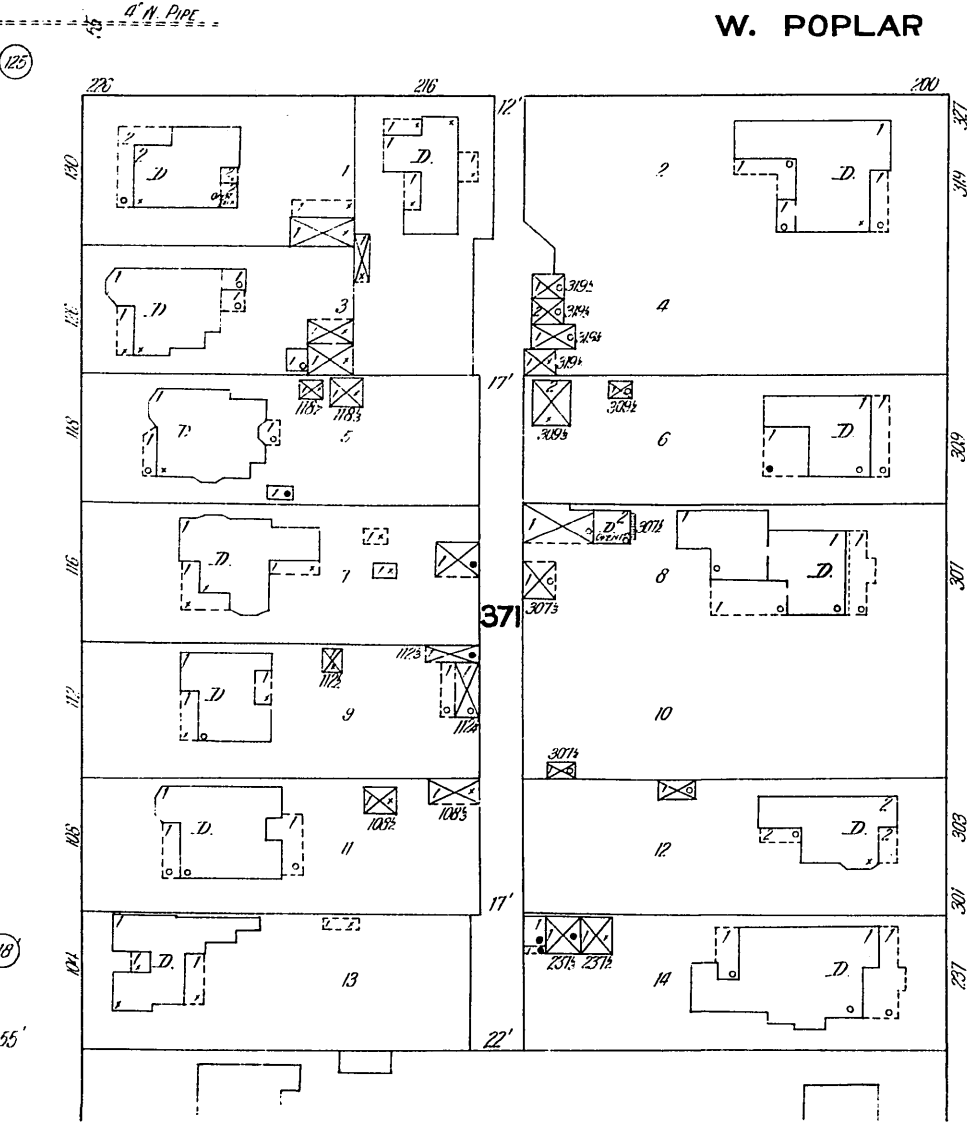
E. CYPRESS ST.



W. POPLAR

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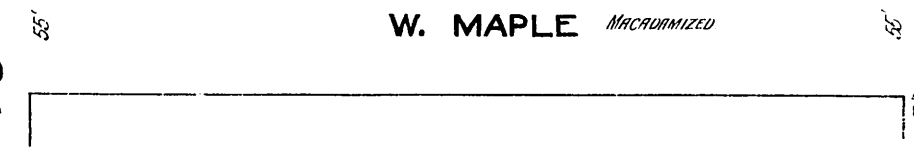
E. POPLAR ST.

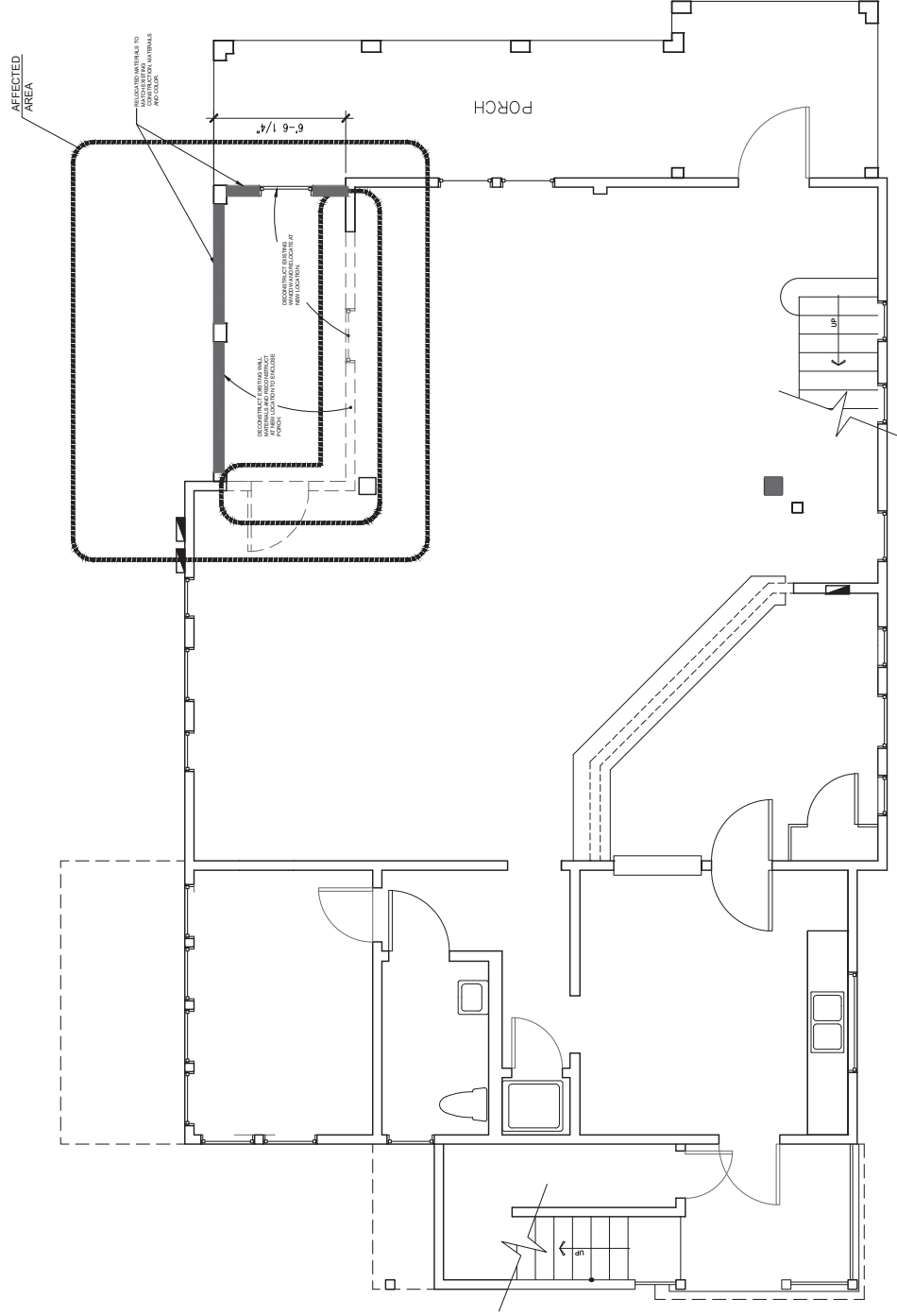


W. MAPLE

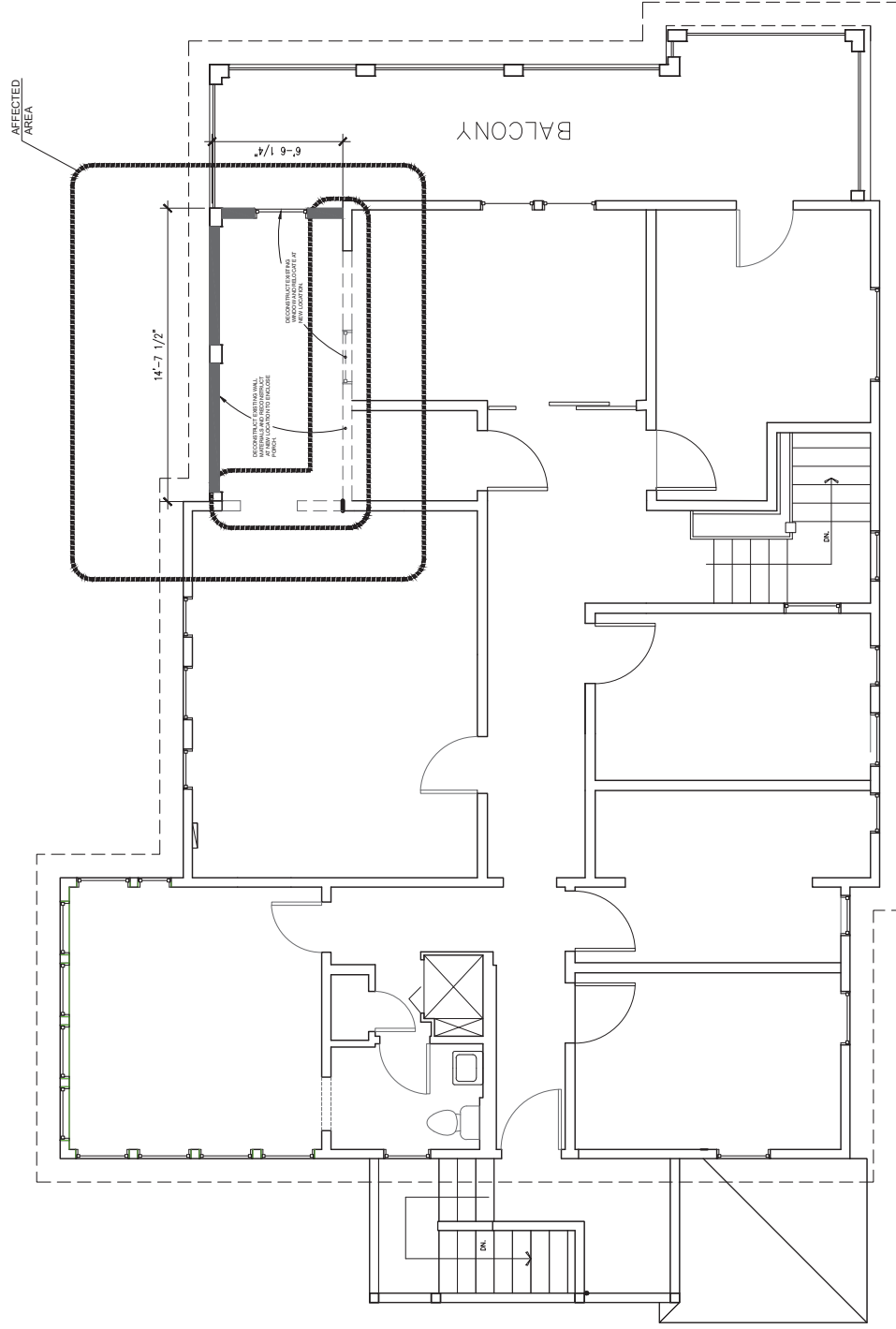
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E. MAPLE ST.





1 FIRST LEVEL FLOOR PLAN - PORCH ENCLOSURE
SCALE: 1/4" = 1'-0"



1 SECOND LEVEL FLOOR PLAN - PORCH ENCLOSURE

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



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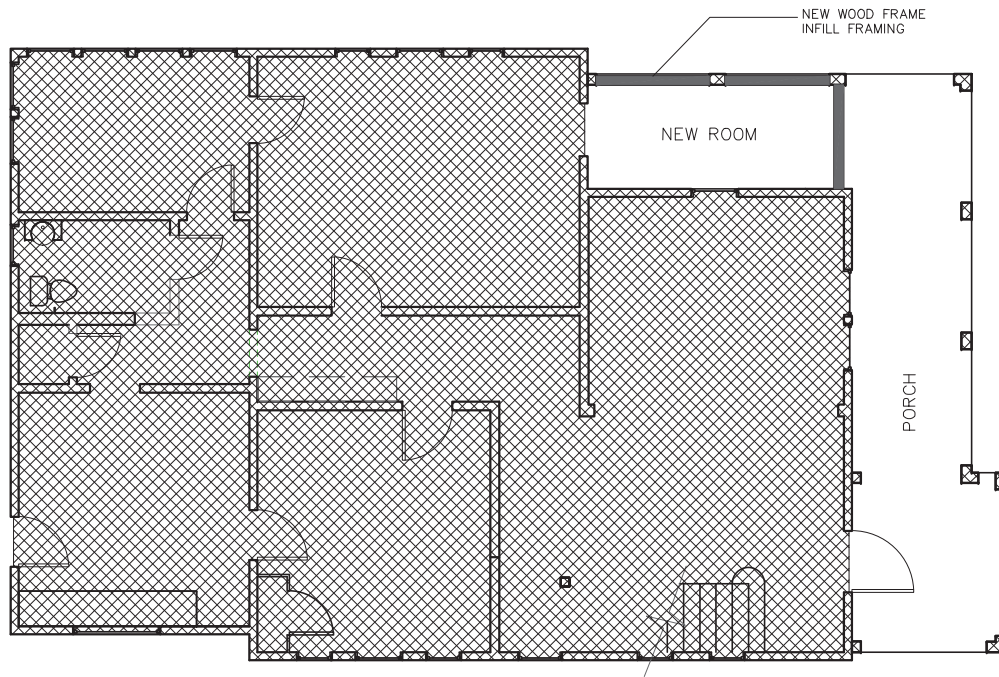
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