

## HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2024

**HDRC CASE NO:** 2024-382  
**ADDRESS:** 622 CEDAR ST  
**LEGAL DESCRIPTION:** NCB 2912 BLK 1 LOT S 25 FT OF 6 & N 40 FT OF 7  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** RICARDO RUIZ  
**OWNER:** RICARDO RUIZ/RUIZ RICARDO D & MAUREEN L  
**TYPE OF WORK:** Front porch screen installation  
**APPLICATION RECEIVED:** November 08, 2024  
**60-DAY REVIEW:** January 7, 2025  
**CASE MANAGER:** Bryan Morales  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to enclose an existing front porch with permeable aluminum screening.

### 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.

### FINDINGS:

- a. The property located at 622 Cedar St is a 1-story residential structure constructed circa 1925 in the Craftsman style. The structure features a cross-gable roof form with a front wraparound porch, 117 wood-lap siding, and wood windows throughout. The property is contributing to the King William Historic District.
- b. **PORCH SCREENING** – The applicant has proposed to install aluminum screening to screen the front porch in its entirety. The Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.i. notes that applicant should refrain from enclosing front porches. The Guidelines additionally note that approved screen panels should be simple in design as to not change the character of the structure or historic fabric. The applicant has noted aluminum screening that will result in a high level of transparency. The screening panels will be installed behind the face of the columns and will be framed in wood. Staff finds this request to be appropriate and consistent with the Guidelines.

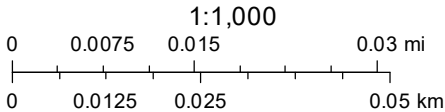
**RECOMMENDATION:**

Staff recommends approval of the request as submitted based on the findings.

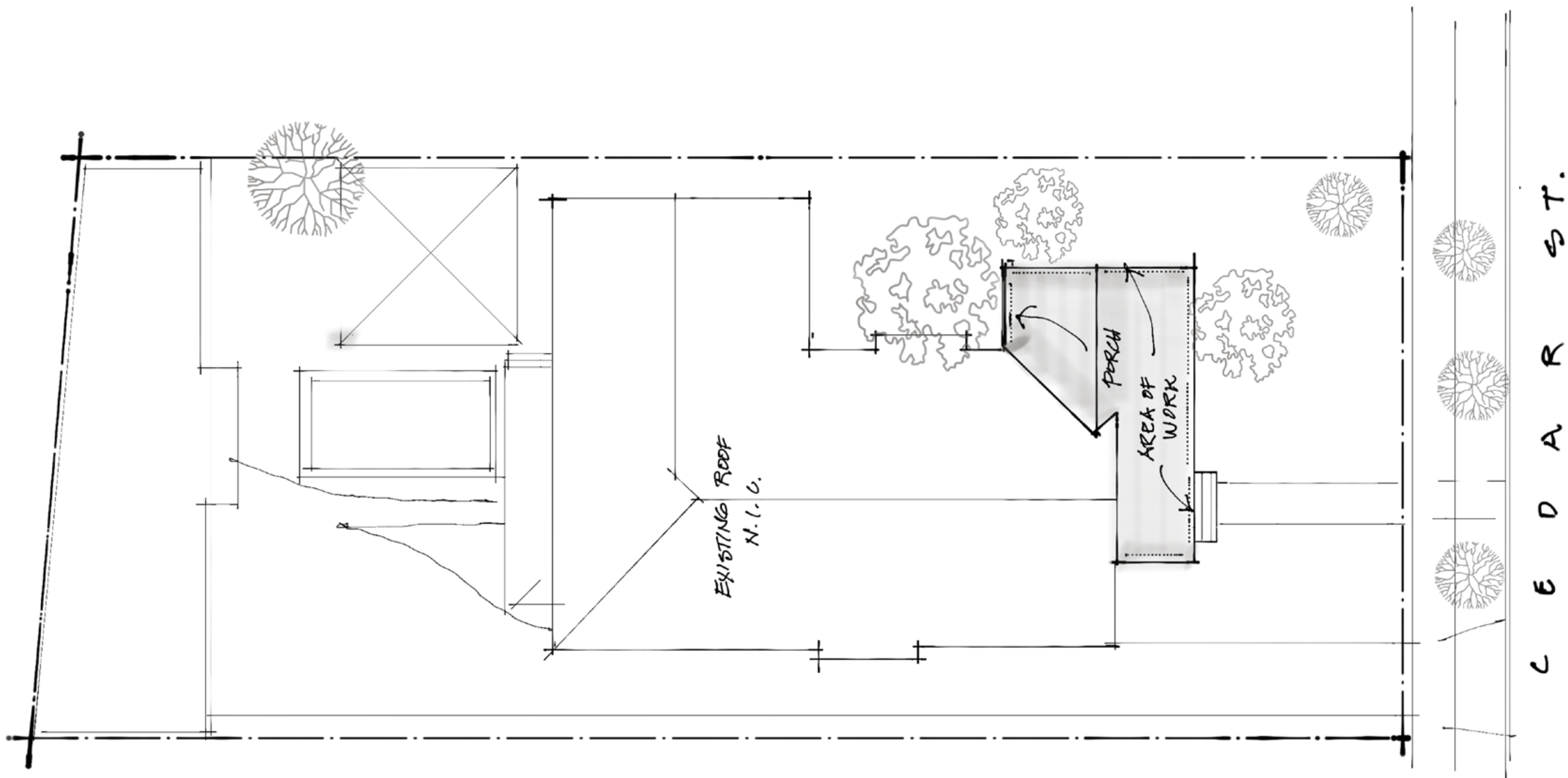
City of San Antonio One Stop



November 26, 2024

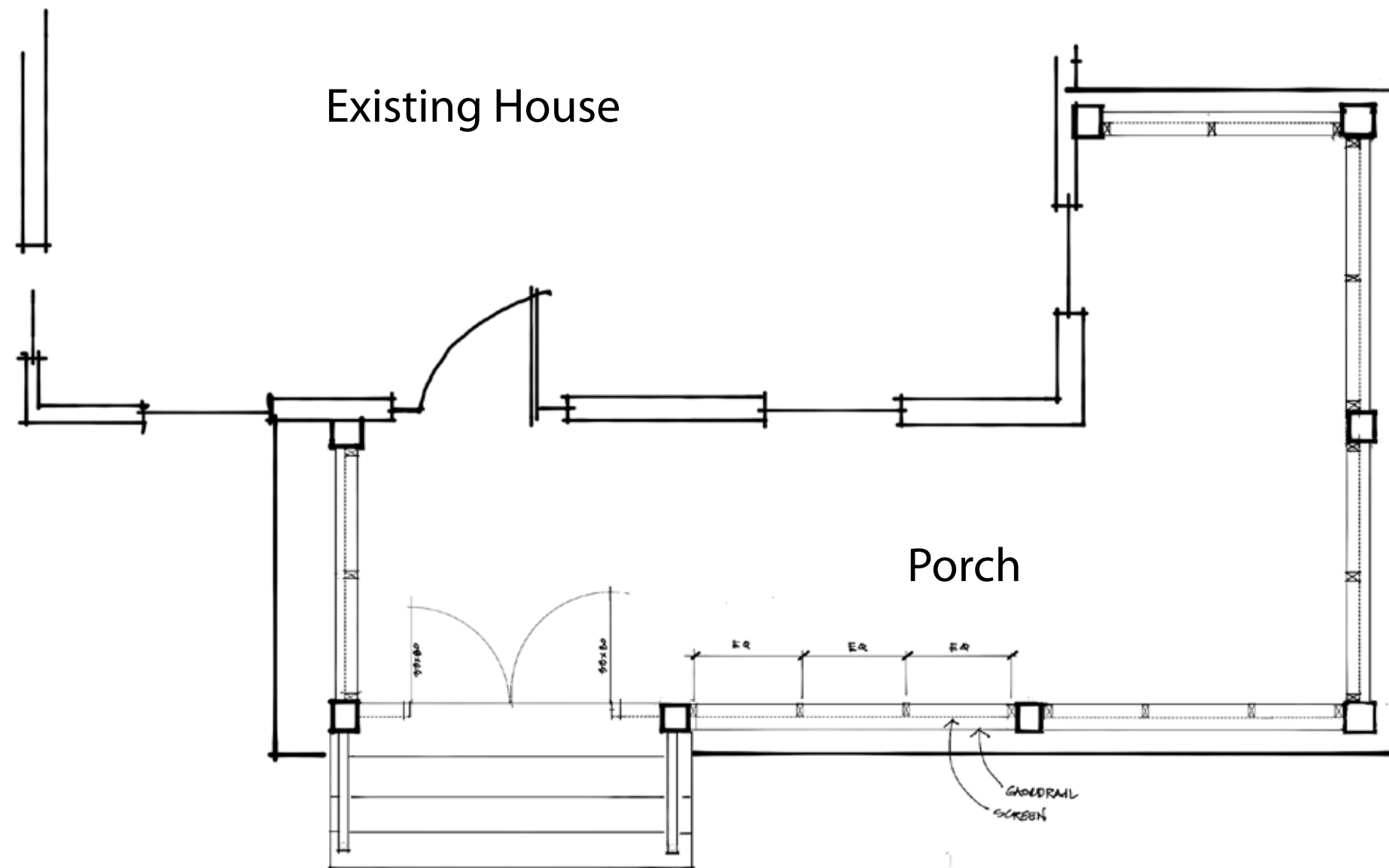






Screen Porch Enclosure

622 Cedar St.

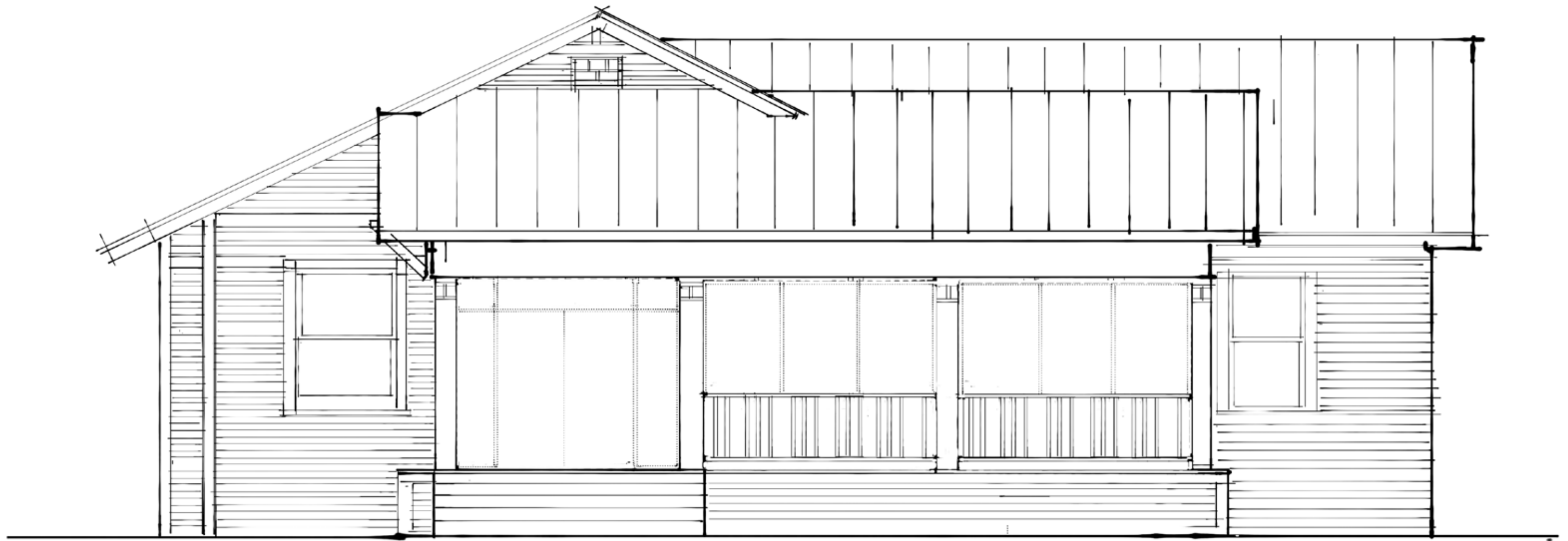


## Project Description:

Install reversible porch insect screen.  
2x4 frame between cols with clear  
aluminum screen system.

# Screen Porch Enclosure

622 Cedar St.

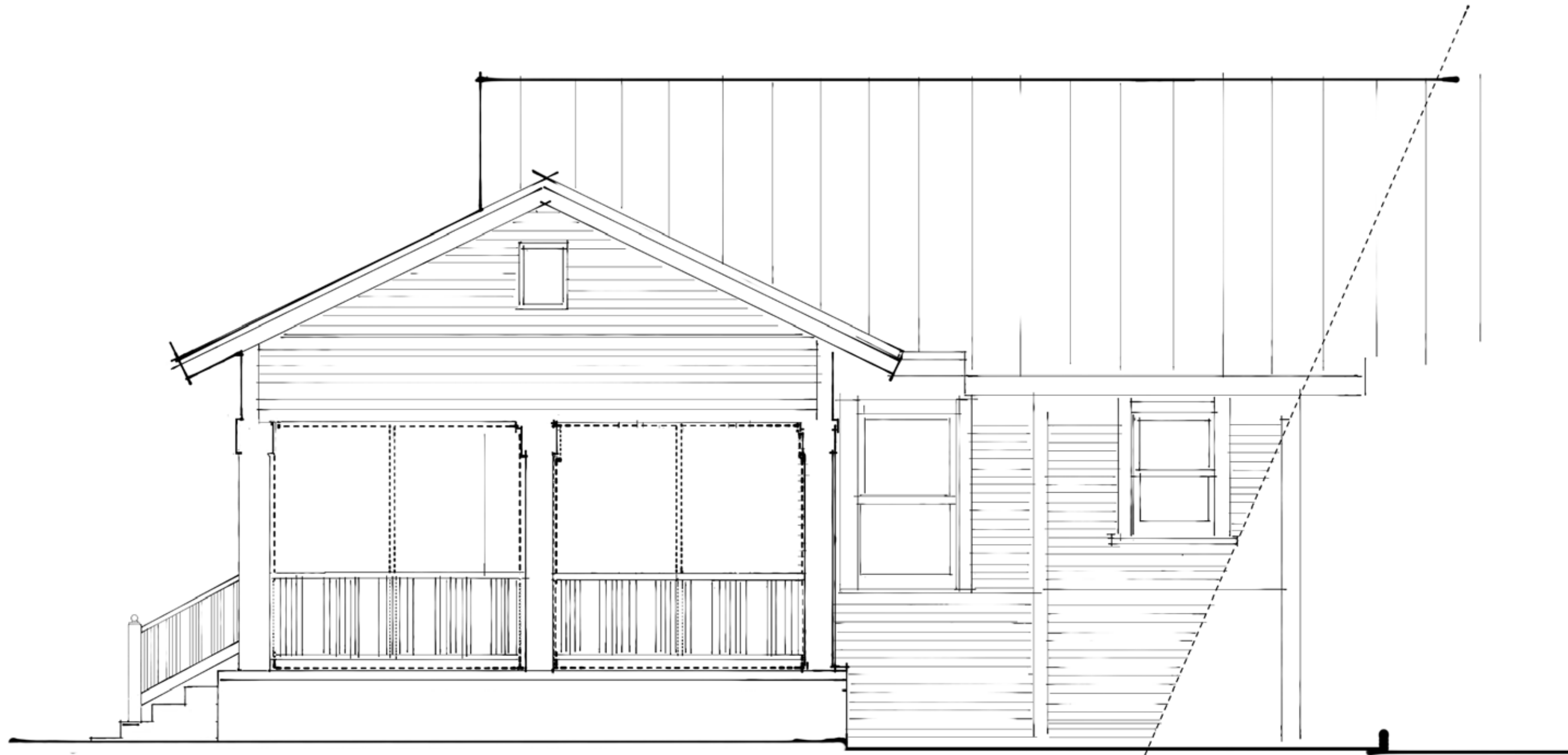


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# Screen Porch Enclosure

622 Cedar St.



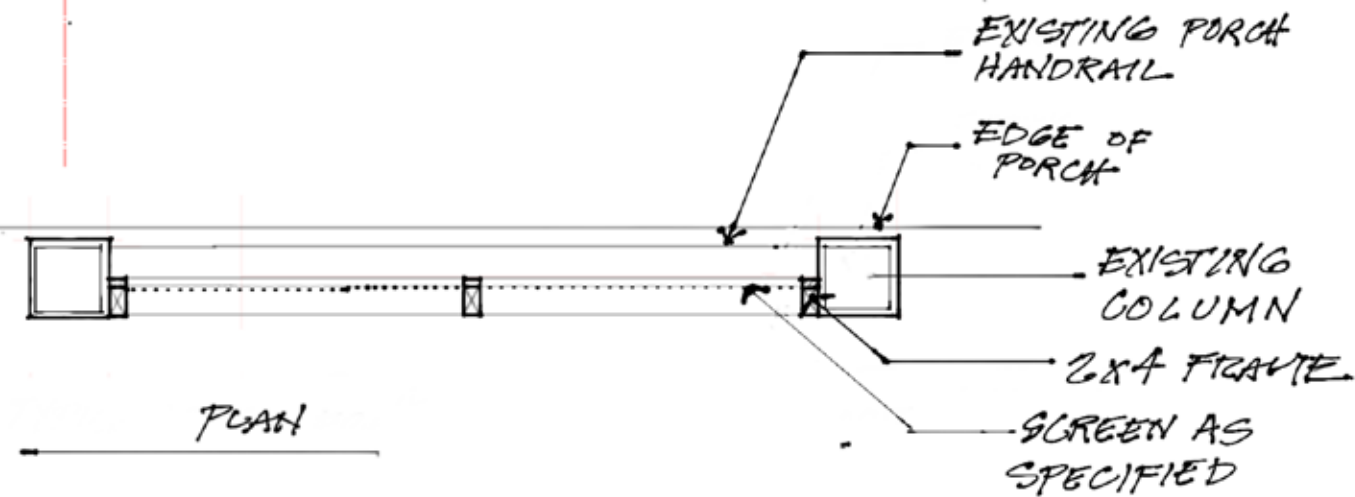
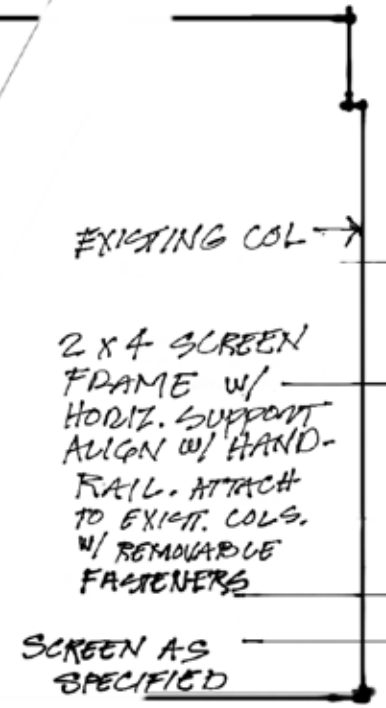
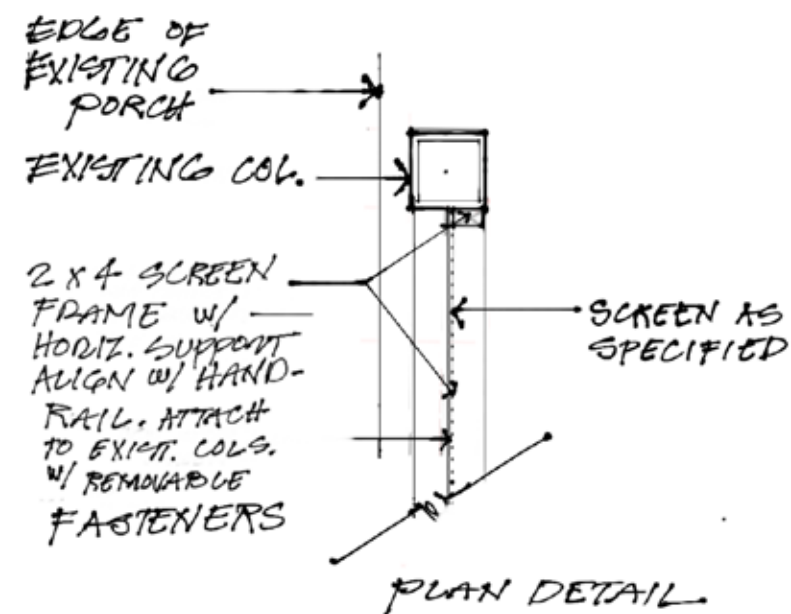
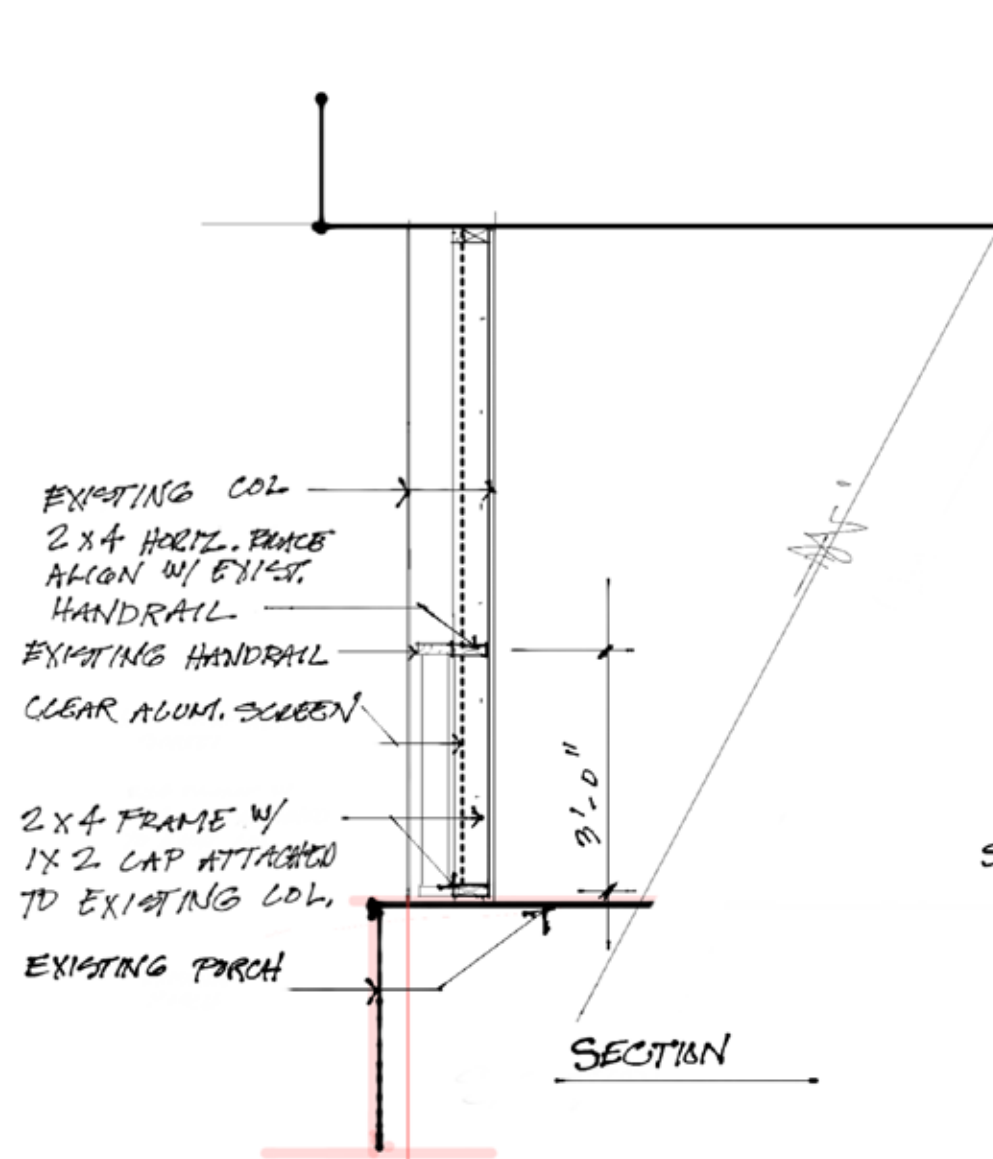
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# Screen Porch Enclosure

South Elevation

622 Cedar St.



Screen Porch Enclosure

622 Cedar St.



Proposed construction detailing designed to be reversible.

## Screen Porch Enclosure



Proposed construction detailing designed to be reversible.

622 Cedar St.



Proposed construction detailing designed to be reversible.

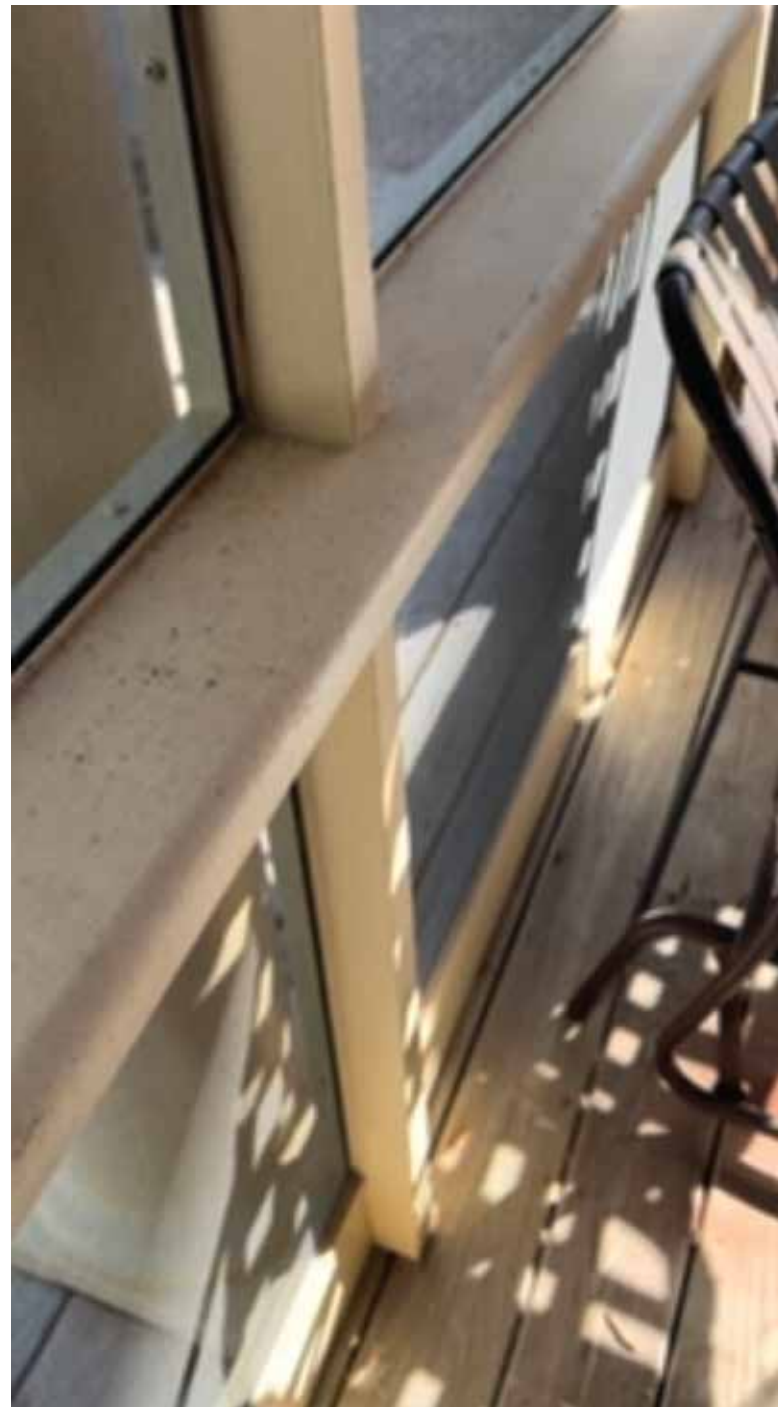
Screen Porch Enclosure



622 Cedar St.



Similar construction detailing designed to be reversible.

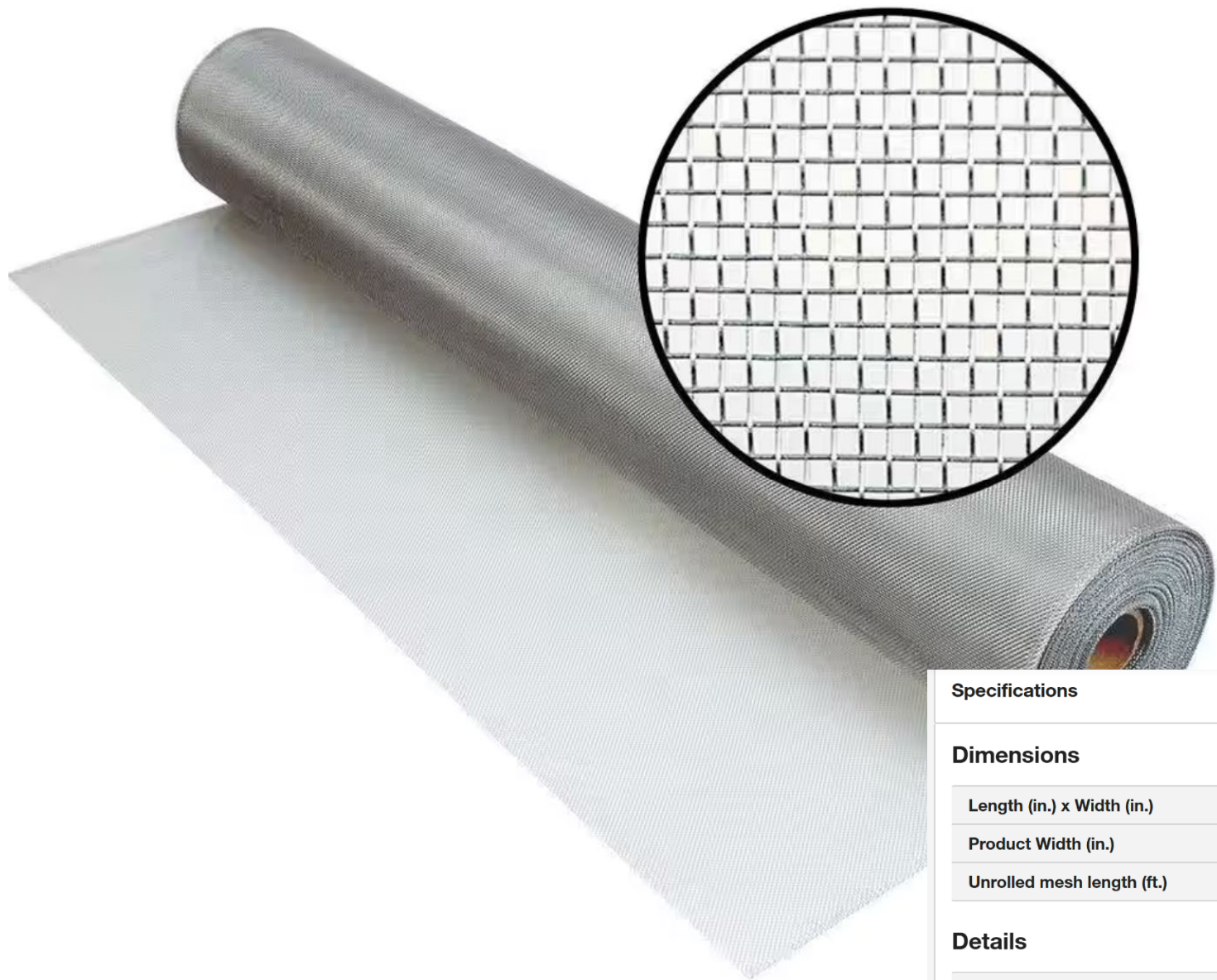


Screen Porch Enclosure

622 Cedar St.

Screen Porch Enclosure  
622 Cedar Street

48 in. x 100 ft. Brite Aluminum Screen (Tube)  
by Phifer



Specifications

Dimensions

Length (in.) x Width (in.)	1200 x 48	Product Length (in.)	1200 in
Product Width (in.)	48 in	Screen width (in.)	48
Unrolled mesh length (ft.)	100		

Details

Color	Brite Kote	Color Family	Gray
Material	Aluminum	Mesh Size	18 x 16
Package Quantity	1	Product Weight (lb.)	19.6 lb
Returnable	90-Day	Screen Type	Bug Resistant, Standard
Spline Size (in.)	0.125	Use Type	Door, Patio, Window