

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2023

HDRC CASE NO: 2023-301
ADDRESS: 445 CLUB DR
LEGAL DESCRIPTION: NCB 7014 BLK LOT W 10 FT OF 11 & E 45 FT OF 12
ZONING: RM-4, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: CAROLYN THOMAS/THOMAS CAROLYN FAIRRISS
OWNER: CAROLYN THOMAS/THOMAS CAROLYN FAIRRISS
TYPE OF WORK: Balcony replacement
APPLICATION RECEIVED: July 07, 2023
60-DAY REVIEW: September 05, 2023
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace the existing metal second-story balustrade and posts with a new metal balustrade and posts.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
 - ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
 - iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.
- #### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
 - ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
 - iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

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 at 445 Club includes a two-story, brick-clad Minimal Traditional house with Colonial Revival influence built and a rear detached garage built c 1951. The house has a two-story inset front porch and two-over-two windows. The side-gabled roof is clad in composition shingle with wood siding in the gables. The rear includes a one-story addition that appears after 1951 with rooftop deck overlooking an inground pool and detached garage. The property contributes to the Monticello Park Historic District.
- b. VIOLATION: On July 6, 2023, staff received a report that the property at 445 Club modified the second-story front porch without a Certificate of Appropriateness and issued a Stop Work Order with instructions on how to bring the unapproved work into compliance.
- c. PORCH BALUSTRADE AND POSTS: The applicant requests approval to replace the existing 22”-tall second-story balustrade and posts with a new 38”-tall balustrade and posts. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.ii says 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. Though the existing and replacement products are both metal, the new balustrade is 14” taller and incorporates a different design than the existing balustrade and posts. Staff finds the request does not conform to guidelines.

RECOMMENDATION:

Staff recommends approval of the request to replace the existing second-story balustrade and posts, based on findings a through c, with the following stipulation:

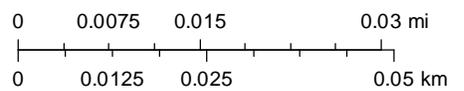
- i. That the applicant restores the original conditions or proposes a replacement product that conforms to guidelines, specifically a design compatible with the style of the house.

City of San Antonio One Stop



July 26, 2023

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