

# HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 2021

**HDRC CASE NO:** 2021-377  
**ADDRESS:** 1951 W HUISACHE AVE  
**LEGAL DESCRIPTION:** NCB 1951 BLK 19 LOT 13  
**ZONING:** R-6,H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** David Buchanan/Better by Design  
**OWNER:** Alex Hamilton/HAMILTON ALEX B  
**TYPE OF WORK:** Side porch modifications and reconstruction  
**APPLICATION RECEIVED:** July 28, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to replace an existing uncovered, concrete side porch with a new uncovered, wood side porch with decorative railings.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 2. Materials: Masonry and Stucco

#### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high -pressure cleaning method.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

### 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.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

## FINDINGS:

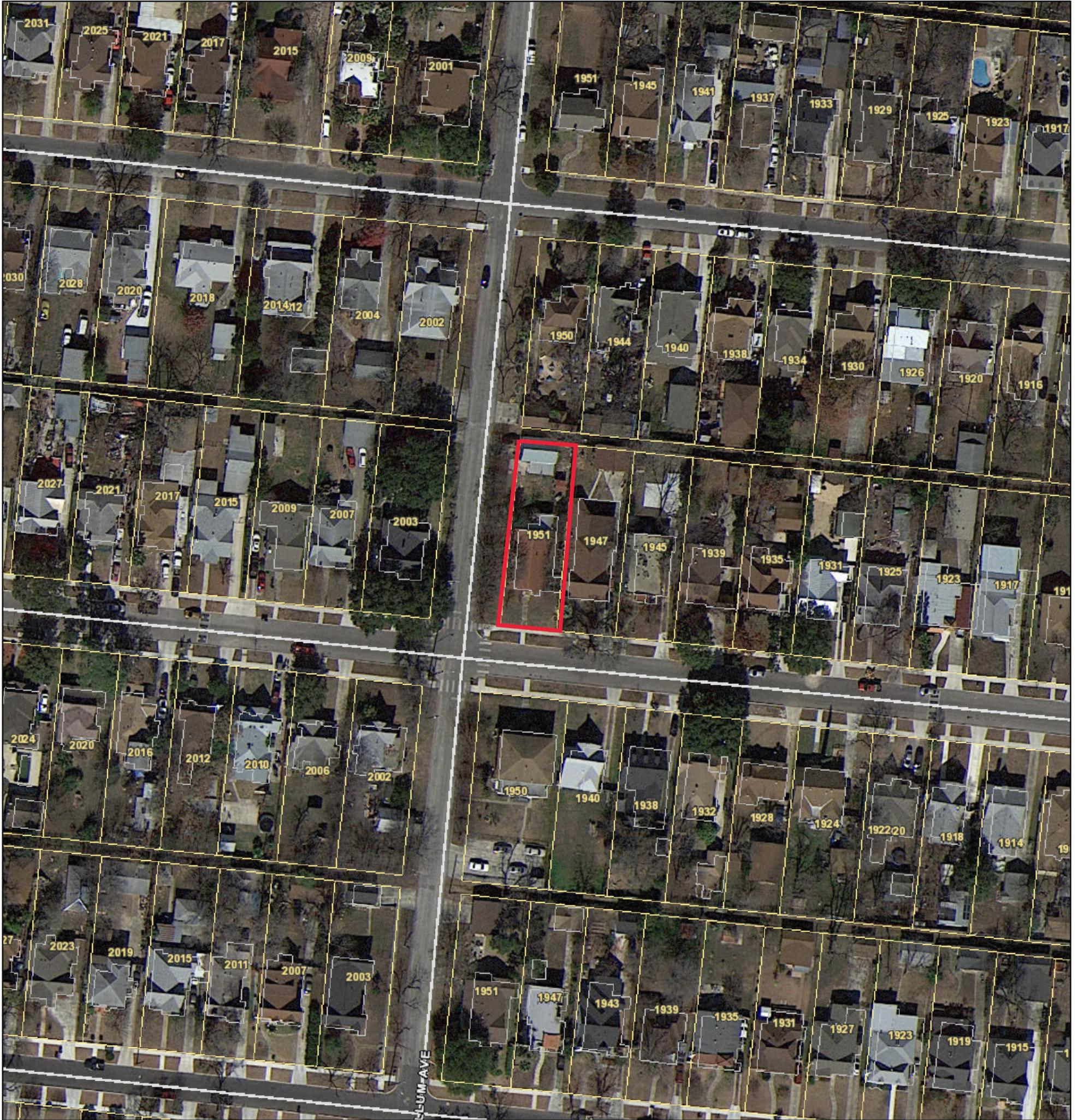
- a. The primary structure located at 1951 W Huisache is a 1-story residential structure constructed circa 1920 in the Spanish Eclectic style. The structure features a brick veneer façade, cast stone details, one over one wood windows with a decorative cast stone sill detail, and a terra cotta tile roof. The structure is located on a corner lot at the intersection of W Huisache and Vollum Blvd is contributing to the Monticello Park Historic District.
- b. **SIDE PORCH MODIFICATIONS** – The applicant has proposed to modify the existing side porch. The porch is located on the eastern elevation of the structure and is visible from the public right-of-way. The porch includes an elevated concrete slab, concrete steps clad with orange and yellow tiles, and a concrete railing featuring a thick, decorative design with rails in an ‘X’ design. Until recently, a large tree was growing at the base of the porch and caused structural damage. The applicant has cited substantial flooding issues created at the foundation in this area due to the buckling porch, which now slopes into the house. Per the 1911-1951 Sanborn Map, this side porch is not original and was a later addition to the home. The applicant has proposed to reconstruct a new porch in the same approximate location using a wood structure, wood decking, and a new decorative wood railing that takes inspiration from the existing railing but is visually and physically lighter. All foundation and drainage issues will be corrected

and properly directed towards the street. Per the Guidelines, alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Design replacement elements, such as stairs and railings, to be simple so as to not distract from the historic character of the building. Significant foundation features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact. Foundation draining elements, such as downspouts, should be directed away and soil should be sloped away from the foundation to avoid moisture collection near the foundation, which can cause deterioration. Based on the non-original nature of the existing porch and the compatible and subordinate design of the proposed replacement porch, staff finds the request appropriate.

**RECOMMENDATION:**

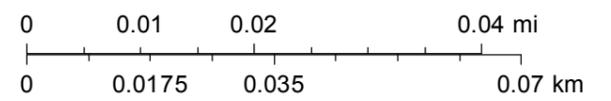
Staff recommends approval based on findings a and b.

# City of San Antonio One Stop



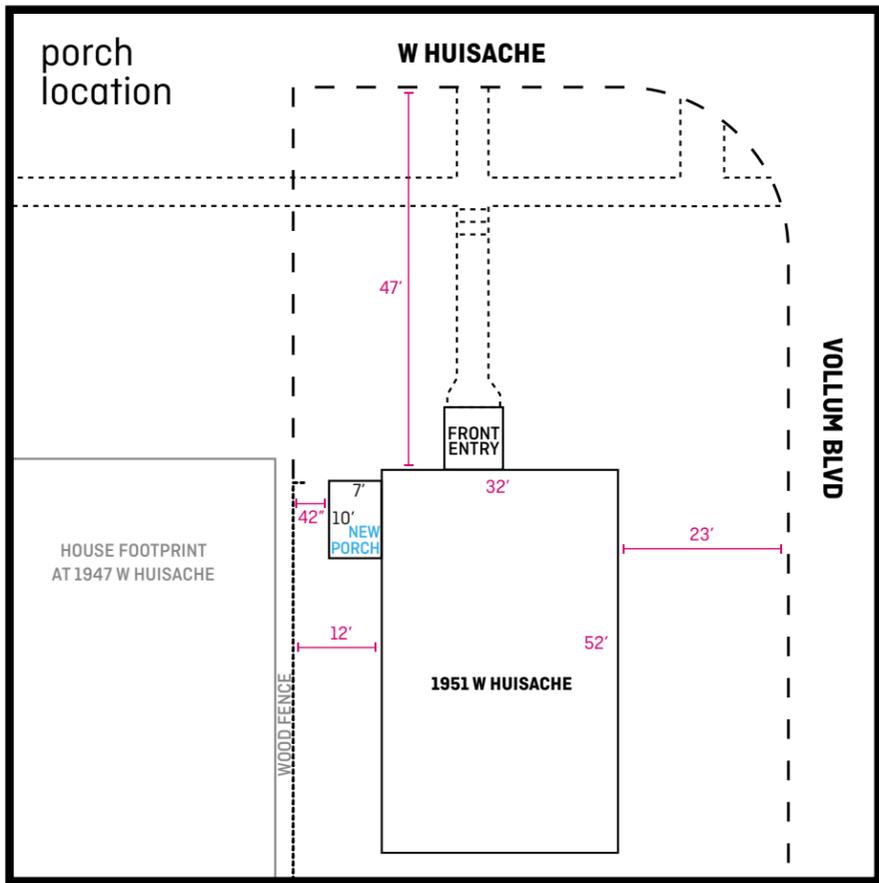
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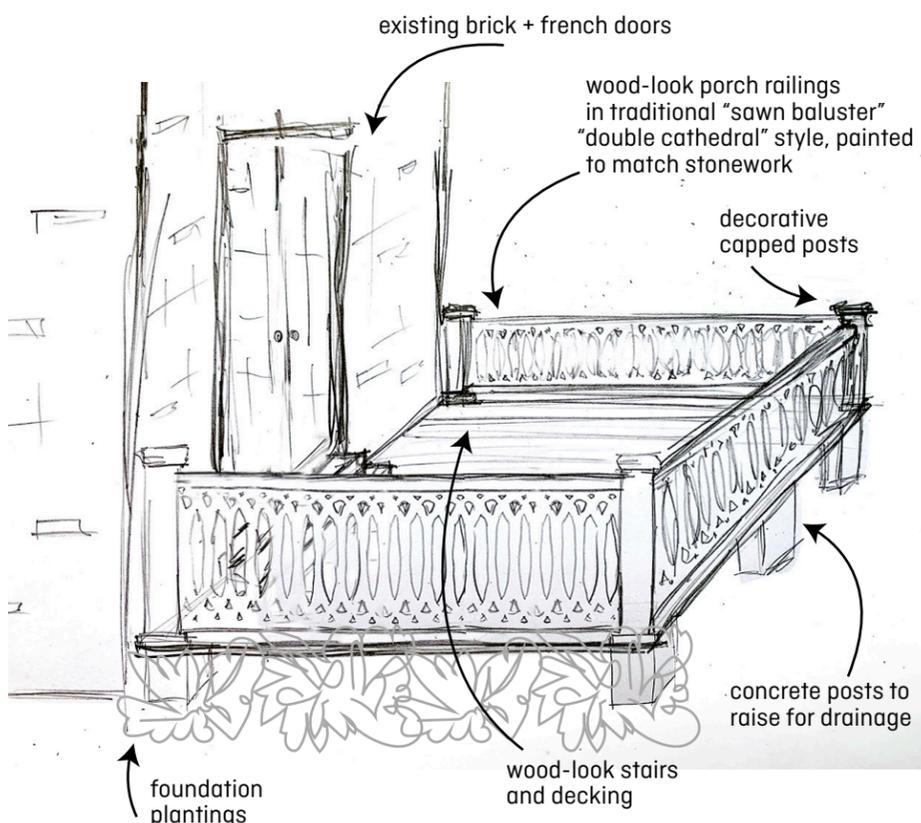
1951



# 1951 W HUISACHE

proposed porch design for improved drainage along east lot line

- Easement space on east side for drainage
- Building up on concrete piers allow for additional water drainage
- Time-period appropriate wood-look material
- Sawn baluster railing style mimics old porch design as well as fitting with designs from the period the house was built
- Color to match existing stone carvings



proposed railing and posts shown on existing homes

