

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO: 2023-488
ADDRESS: 308 KING WILLIAM
LEGAL DESCRIPTION: NCB 743 BLK 2 LOT 13
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Margaret Leeds/LEEDS MARGARET
OWNER: Margaret Leeds/LEEDS MARGARET
TYPE OF WORK: Front porch handrail installation
APPLICATION RECEIVED: December 05, 2023
60-DAY REVIEW: February 3, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install wrought iron handrails at the front porch steps.

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 at 308 King William is a one-story Folk Victorian residence that makes its first appearance on Sanborn Fire Insurance maps in 1896. The structure features wood siding, a gable front and wing with brackets under eaves, and a front porch with ornamental posts. The windows are four-over-four wood windows with shutters and security bars. The property contributes to the King William Historic District.

b. CASE HISTORY - On Monday, January 8, 2024, staff received a self-report of the handrail installation being complete. Staff conducted a site visit on the same day to confirm installation. Per the photos in the case file, the handrails have been installed.

c. HANDRAIL INSTALLATION –The applicant requests to install wrought iron handrails at the front porch steps. Guideline 7.B.iv for Exterior Maintenance and Alterations states to 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. Staff finds the installation of wrought iron handrails at the front porch steps is generally appropriate.

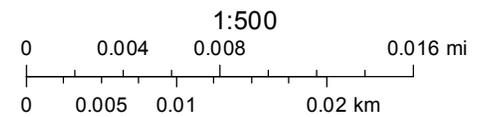
RECOMMENDATION:

Staff recommends approval of the installation of wrought iron handrails at the front steps based on finding b.

City of San Antonio One Stop



January 5, 2024











FOR SALE

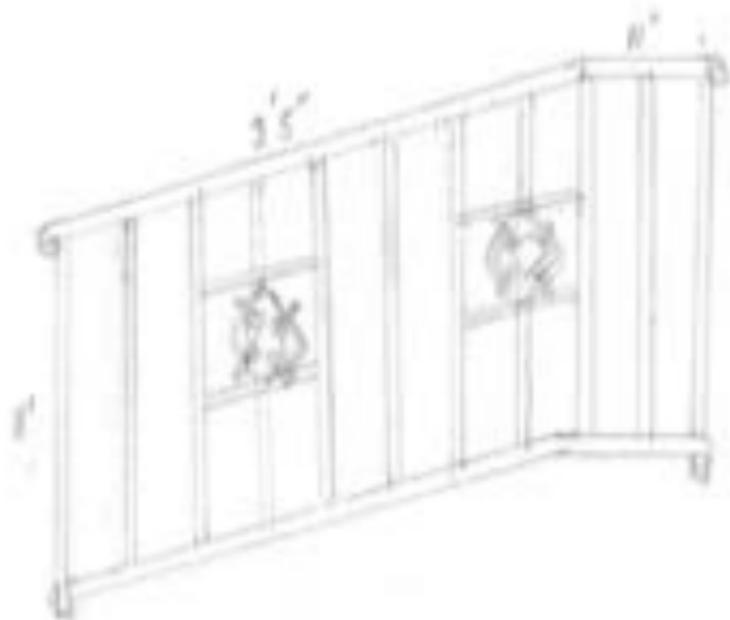


COURTESY OF
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Jan 8, 2024 at 4:16:42 PM
308 King William St
San Antonio TX 78204
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Jan 8, 2024 at 4:16:50 PM
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