

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2024

HDRC CASE NO: 2024-133
ADDRESS: 523 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3090 BLK 6 LOT 25
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Jennifer Torres /TORRES JENNIFER L & VELASQUEZ JOSE L
OWNER: Jennifer Torres /TORRES JENNIFER L & VELASQUEZ JOSE L
TYPE OF WORK: Porch railing and column installation
APPLICATION RECEIVED: March 05, 2024
60-DAY REVIEW: May 4, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a wrought iron porch column in the middle of the front porch.
2. Install a wrought iron porch railing.
3. Install a wrought iron gate across 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 primary structure at 523 E Huisache is a 1-story, single-family residence constructed circa 1940 in the Minimal Traditional style. The structure features a cross gable composition shingle roof, an asymmetrical front porch

on metal post supports, wood cladding with board and batten gable detailing, and one-over-one wood windows. The property is contributing to the Monte Vista Historic District.

b. PORCH MODIFICATIONS (COLUMN INSTALLATION) – The applicant has proposed to install a wrought iron column to the center of the front porch. The Guidelines for Exterior Maintenance and Alterations 7.B.iv, state 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 that the installation of the column is simplistic in design and does not distract from the historical character of the structure and is consistent with the Guidelines.

c. PORCH RAILING – The applicant is requesting to install a four-foot tall wrought iron porch railing. The Porch Repair and Reconstruction Policy Guide states that new porch railings should feature both top and bottom rails, feature a simple design and be raised off of the deck surface. The proposed railings feature both a top and bottom rail. The bottom rail features a vertical orientation and will be installed approximately three to four inches above the porch decking. However, staff finds that the proposed railing should not feature an overall height of more than three (3) feet. Generally, this request is consistent with the Porch Repair and Reconstruction Policy Guide.

d. PORCH RAILING (GATE) – As part of the request for the porch railing, the applicant is request in enclose the porch railing with a gate located above the porch steps. The Guidelines for Exterior Maintenance and Alterations 7.B. iv, state 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 that that addition of the gate is simplistic in design and does not distract from the historical character of the structure. This request is generally consistent with the guidelines.

RECOMMENDATION:

Item 1, staff recommends approval of the installation of a wrought iron porch column, based on finding b.

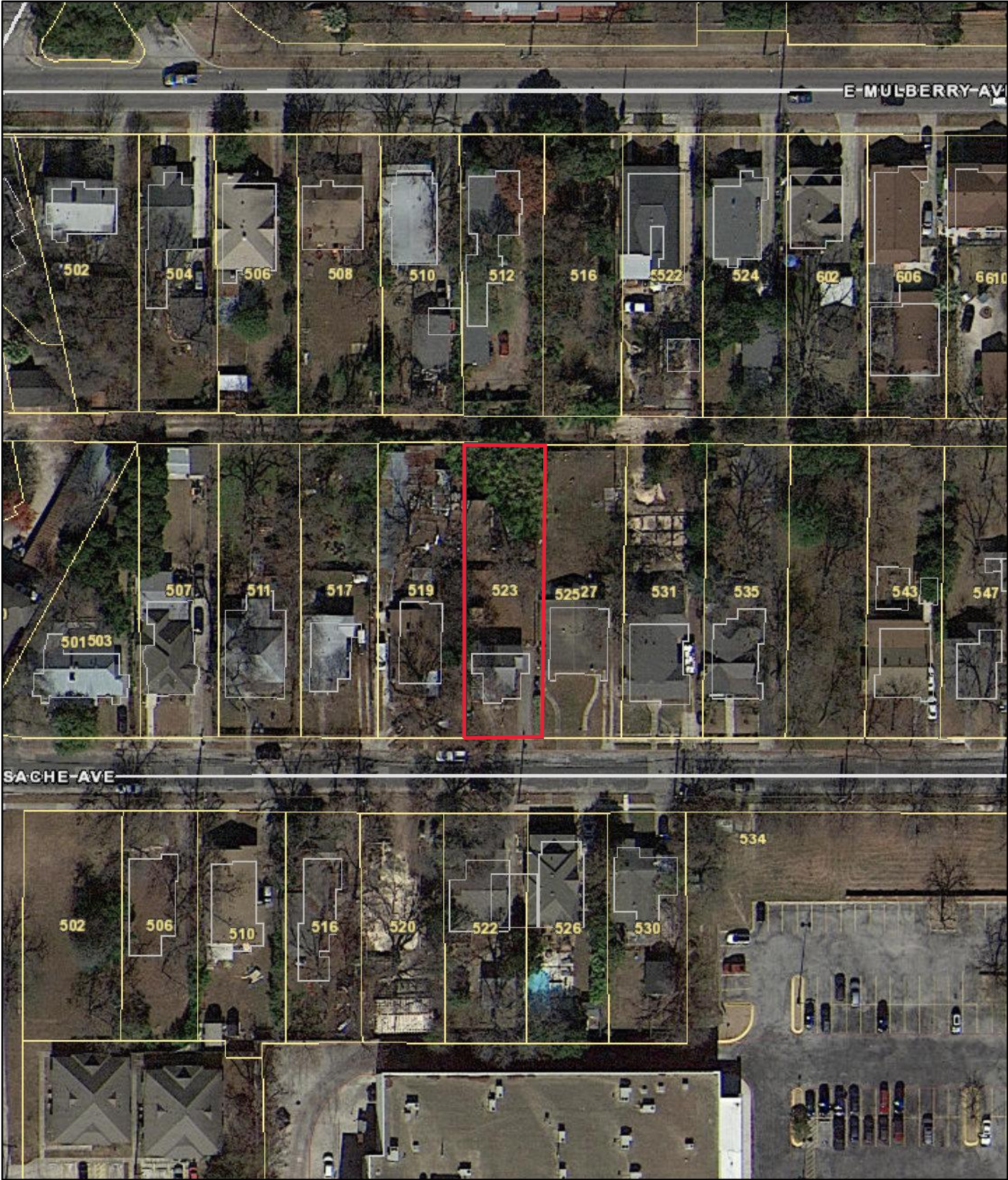
Item 2, staff recommends approval of the installation of wrought iron porch railing, based on finding c with the following stipulation:

- i. That the applicant submits updated renderings that reflect the height and dimensions of the proposed railing prior to the issuance of a Certificate of Appropriateness. The proposed railings should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. The proposed railing should not feature an overall height of more than three (3) feet.

Item 3, staff recommends approval of the installation of a wrought iron gate to the front porch railing based on finding d with the following stipulation:

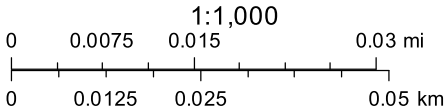
- i. That the gate is installed in such a way that it can be fully removed from the porch railing.

City of San Antonio One Stop

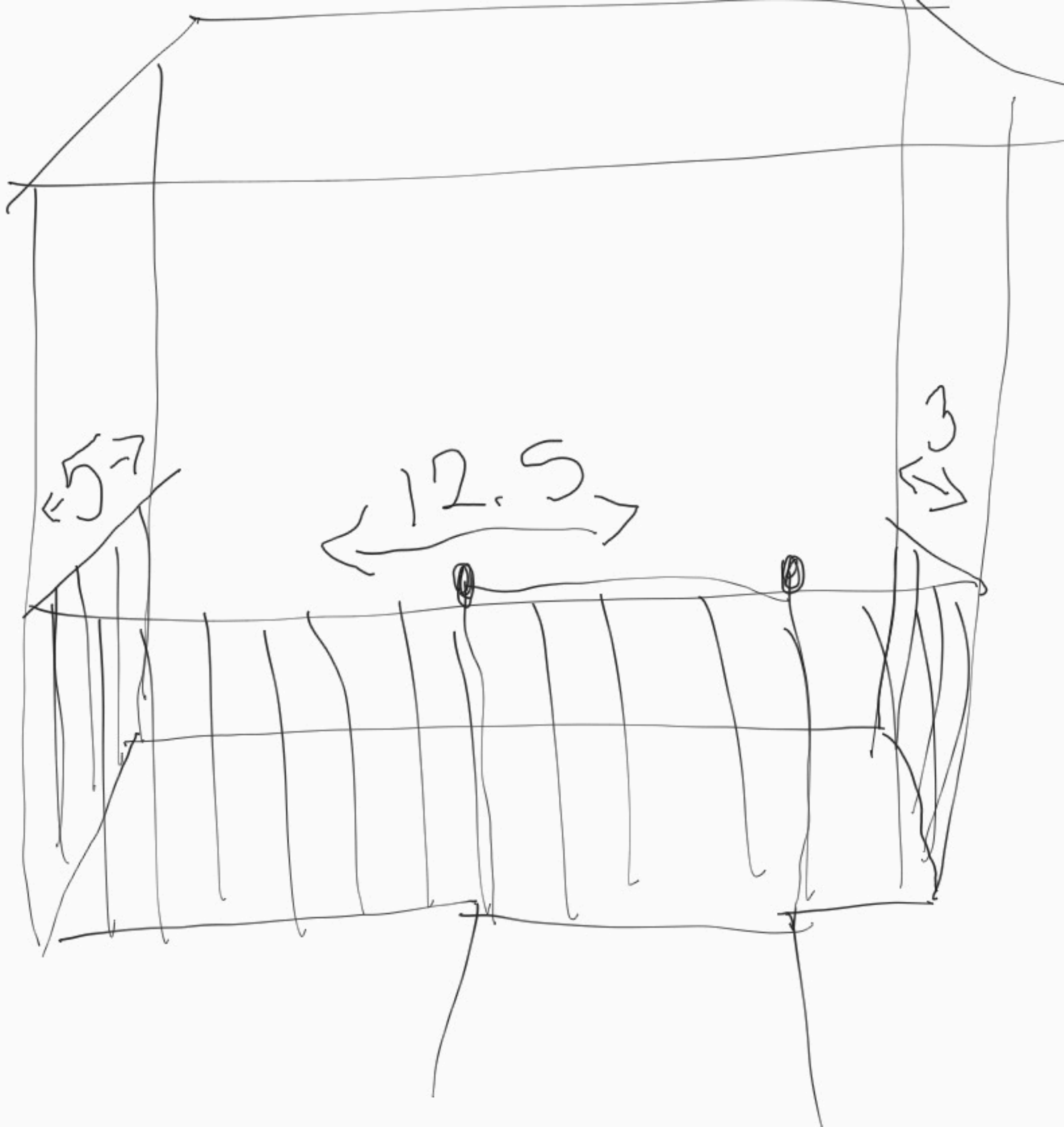


February 2, 2024

— User drawn lines







4ft