

## HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 35

**HDRC CASE NO:** 2016-001  
**ADDRESS:** 829 E GUENTHER ST  
**LEGAL DESCRIPTION:** NCB 2917 BLK 6 LOT S 25.2 FT OF E IRR 120.2 FT OF 7 & E IRR 102.15 FT OF 8  
**ZONING:** RM4 H RIO-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Anita Anderson  
**OWNER:** Anita Anderson  
**TYPE OF WORK:** Installation of porch railing  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install porch railings to the existing front and side porches at 829 E Guenther.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for 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 house at 829 E Guenther is a traditional American house constructed circa 1920 featuring a hipped roof, front facing dormer, a covered front porch and features many vernacular elements that are common in coastal regions.
- b. The applicant has proposed to install banisters on the front porch steps, a banister on the side porch steps and front porch railings to both the front and side elevations. The applicant has proposed to use 2"x2" square balusters, 1"x6" top railing, 1"x4" bottom railing and 2"x2" supports. According to the Guidelines for Exterior Maintenance and

Alterations 7.B., new elements and details that create a false sense of history should not be added and where new or replacement elements are needed, materials should match those traditional to the architectural style.

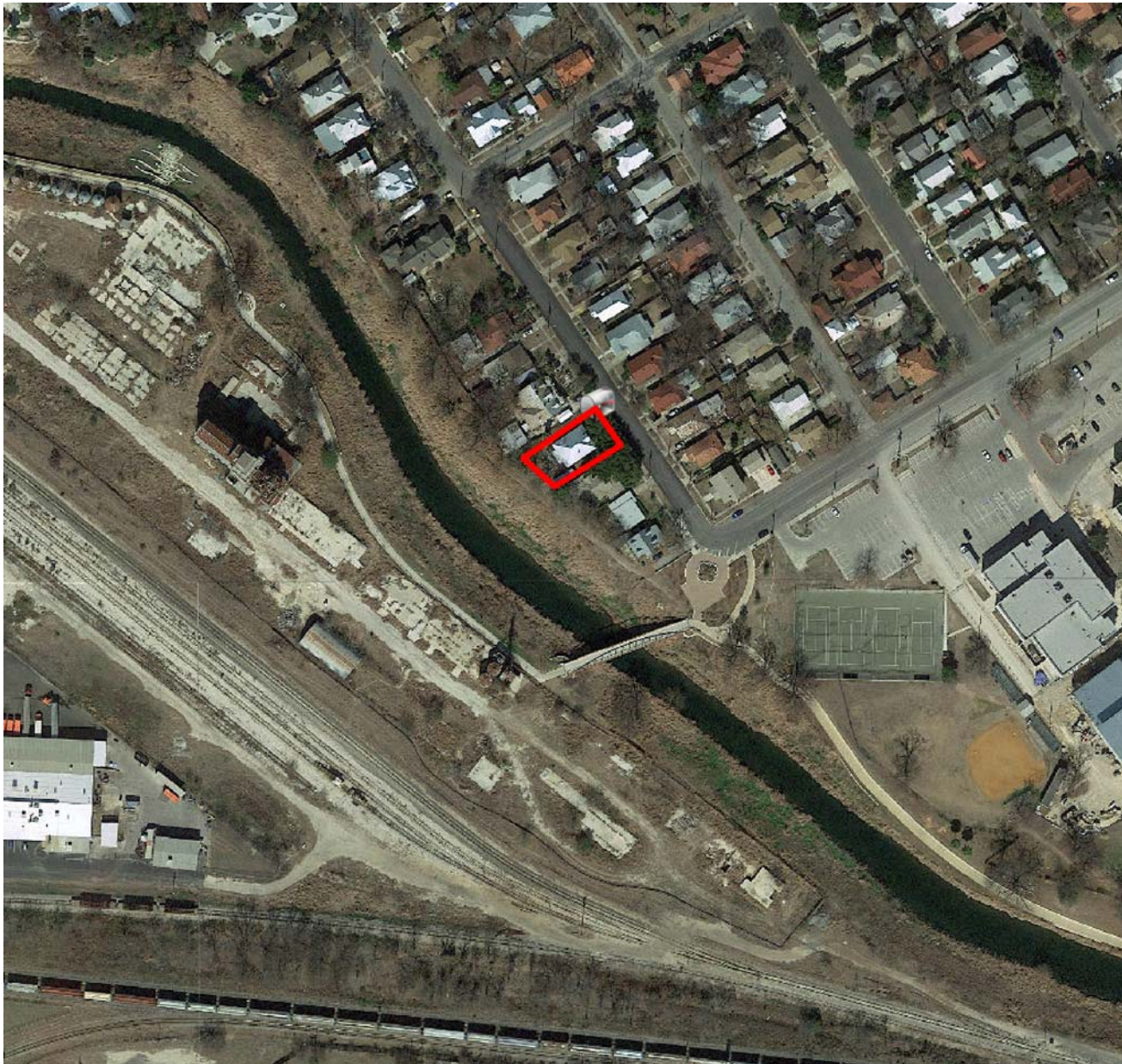
- c. Staff finds the applicant's proposal to be appropriate, however, to ensure that the installation is architecturally appropriate, staff recommends the applicant provide more detailed documentation. Staff recommends the applicant coordinate with the King William Association in regards to obtaining this information.

**RECOMMENDATION:**

Staff recommends approval based on findings a through c with the stipulation that the applicant coordinate with the King William Association regarding the architectural detailing of the proposed porch railings as well as provide more detailed documentation.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

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