

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2016

Agenda Item No: 14

HDRC CASE NO: 2016-191
ADDRESS: 515 MISSION ST
LEGAL DESCRIPTION: NCB 2879 BLK 4 LOT 7
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Andrew Carrillo
OWNER: Andrew Carrillo
TYPE OF WORK: Porch railing modifications and repair and maintenance
REQUEST:

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

1. To replace the original square front porch balusters with new round balusters.
2. To replace damaged and rotten wood siding, trim and other wood elements with new wood.

APPLICABLE CITATIONS:

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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 structure at 515 Mission Street was constructed circa 1910, features porches spanning the front façade on both the first and second levels, wood siding and square wood columns.
- b. The applicant has proposed to replace the existing, architecturally appropriate square balusters with new, circular balusters that feature inappropriate detailing for the historic structure's architectural style. Accord to the Guidelines for Exterior Maintenance and Alterations, damaged wood elements should be replaced in kind to match the profile, dimensions, material and finish of the original materials. The applicant's proposal is not consistent with the Guidelines.
- c. The applicant has noted that various wood elements feature damage from rot and has proposed to replace rotten wood elements with in kind materials. This is consistent with the Guidelines for Exterior Maintenance and Alterations 1.B.ii.

RECOMMENDATION:

Staff does not recommend approval of item #1 based on finding b. Staff recommends the applicant install square balusters that match the existing.

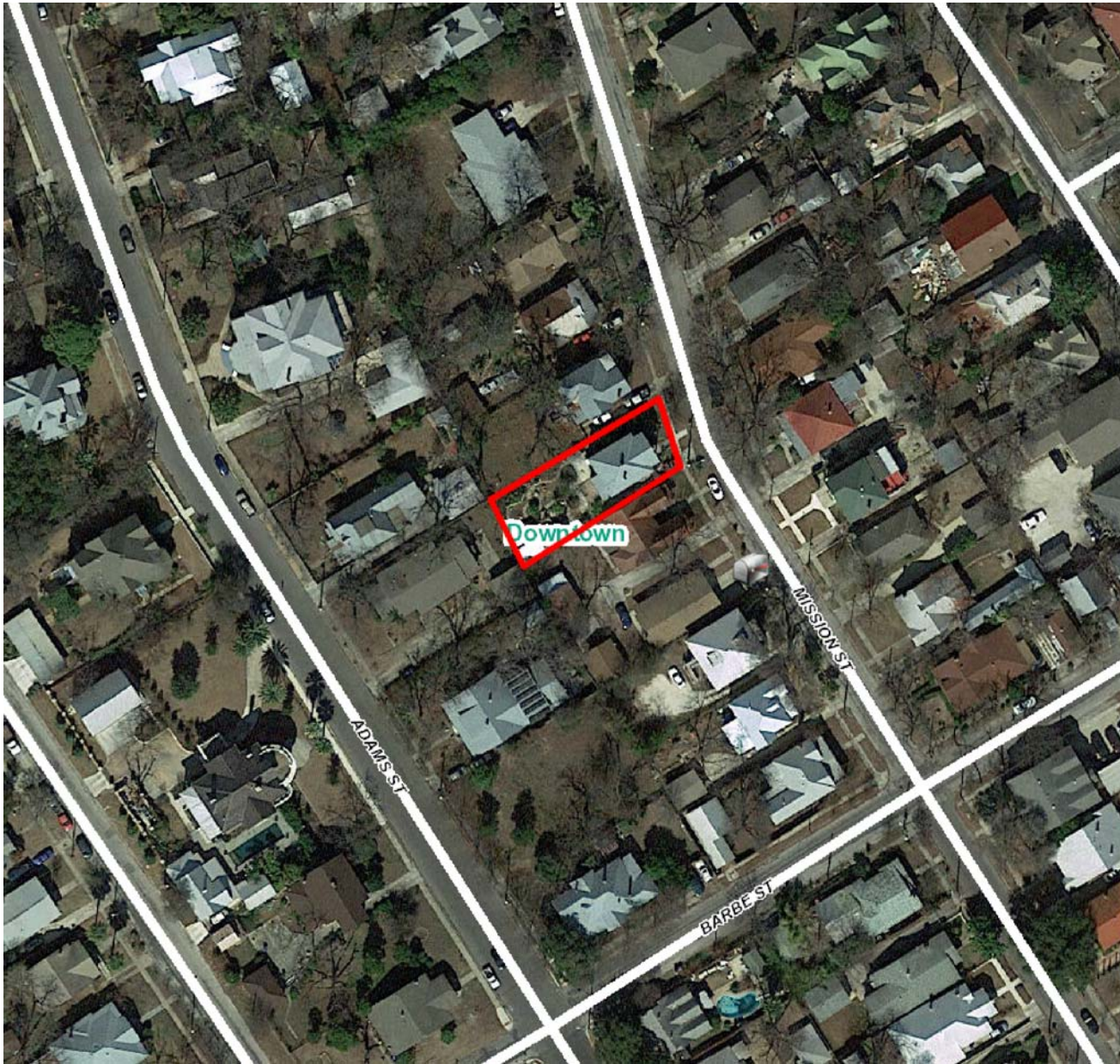
Staff recommends approval of item #2 based on finding c.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The existing, architecturally appropriate square balusters were removed prior to receiving a Certificate of Appropriateness and have been replaced by circular balusters which are architecturally inappropriate.



Flex Viewer

Powered by ArcGIS Server

Printed: May 23, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.











