HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017 Agenda Item No: 04

HDRC CASE NO: ADDRESS:	2017-017 601 E CARSON
LEGAL DESCRIPTION:	NCB 993 BLK 3 LOT E 14 OF S 150 OF 4 ARB 8B,W 76.1 OF S 150 ARB 9B & PT OF 10B
ZONING:	R-6,H,HL
CITY COUNCIL DIST.:	2
DISTRICT:	Government Hill Historic District
LANDMARK:	House
APPLICANT:	Loyd Hawkins
OWNER:	Marlene Hawkins
TYPE OF WORK:	Install porch railing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install porch railing along first floor porch to match the existing second floor railing.

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.

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.

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:

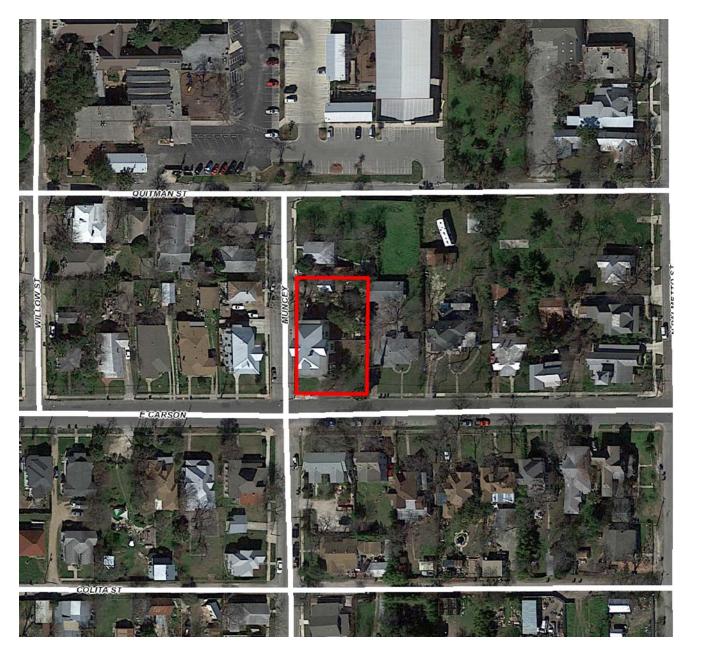
- a. The main structure is a two-story classical revival style home with a first story porch, a second story balcony, and a third floor dormer. It is located in the Government Hill Historic District, and was designated in 2002.
- b. The second floor balcony has a railing with square balusters. The proposed new railing matches the existing on the 2nd floor and wraps around the entirety of the front porch, with an opening for the existing front steps. According to the Guidelines for Exterior Maintenance and Alterations7.B.iv., added elements should be simple and not distract from the historic character. Staff finds that though there is no photographic evidence of a first floor balustrade. Staff also finds that that there are examples of classical revival homes with railings on the first floor porch. Staff finds the proposal appropriate and consistent with the Guidelines, as they are consistent with the character of the historic structure.
- c. HISTORIC TAX CERTIFICATION At this time, the applicant has not applied for Historic Tax Certification. Staff recommends the applicant apply for the historic tax incentive which lasts a total of ten (10) years.

RECOMMENDATION:

Staff recommends approval based on findings a and b as submitted. If the applicant is considering the rehabilitation of the primary historic structure, staff recommends the applicant apply for Historic Tax Certification.

CASE MANAGER:

Lauren Sage





Flex Viewer

Powered by ArcGIS Server

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Attachment A

Proposed Work

When we bought the house in 1999, the upstairs wraparound porch had all of its original railing except for one section which we filled in with a duplicate of the original railing.

The downstairs wraparound porch is more than 27" off of the ground. We would like to duplicate the railings on the upstairs porch for the downstairs porch minus the section where steps lead down to the front sidewalk.

Proposed Materials

Just like the upstairs railing, we would use wood to construct the rail sections with each section utilizing 2 X 2 spindles with 1 X 4's running across the top of the spindles and 1 X 6's running across the bottom of the spindles. This would be topped with a 2 X 6 top rail. The entire railing would then be painted white to match the columns that they will be attached to.

