

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 13

HDRC CASE NO: 2017-041
ADDRESS: 302 MISSION ST
LEGAL DESCRIPTION: NCB 944 BLK 1 LOT 28 & N 25 FT OF 29
ZONING: RM-4,H,HL
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: House
APPLICANT: Daniel Canales
OWNER: Terisita Alvarez
TYPE OF WORK: Installation of front porch railings
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install front porch and porch step railings at 302 Mission.

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 structure at 301 Mission Street was constructed circa 1900 and features traditional Folk Victorian elements as well as a large rear addition. The applicant has proposed to retain the previously installed front porch railings that were not approved by the Historic and Design Review Commission.
- b. According to the Guidelines for Exterior Maintenance and Alterations 7.B., porch elements should be designed to be simple so as to not distract from the historic character of the building. New elements should not be added that create a false sense of history. The King William Historic District features Folk Victorian structures that both do and do not feature front porch railings. Staff finds the installation of front porch railings appropriate; however,

these railings should feature an architectural profile and dimensions that are appropriate. Staff finds that the proposed porch railing should feature a thinner bottom rail, balusters that are spaced closer together that feature a round or spindled profile and a thinner hand rail. Staff also recommends that the applicant paint the front porch railing a color that is subordinate to the color of the house, such as white.

RECOMMENDATION:

Staff recommends approval with the following stipulations:

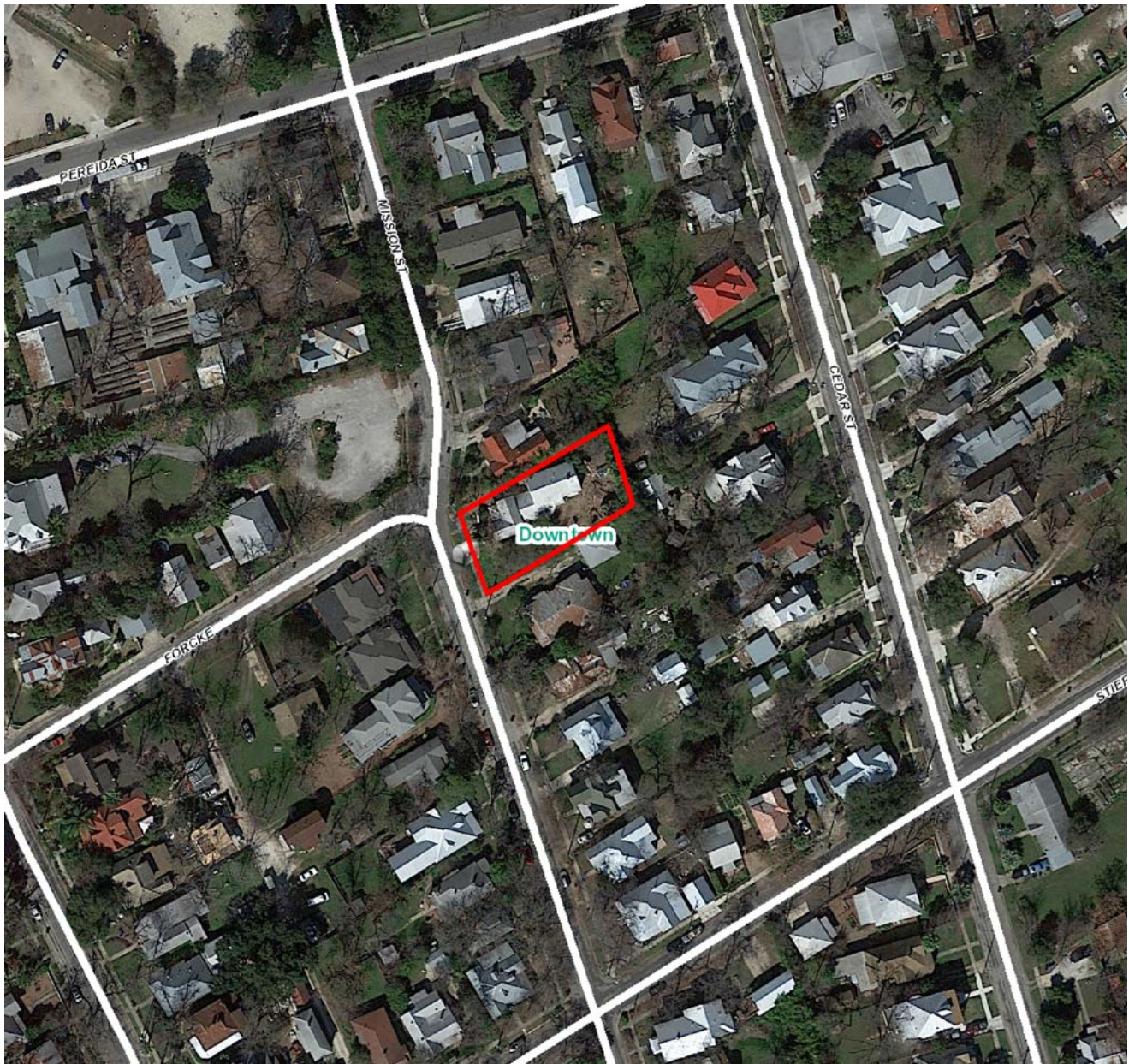
- i. That the applicant modify the railings to include a thinner bottom rail, balusters that are spaced closer together that feature a round or spindled profile and a thinner hand rail.
- ii. That the applicant paint the front porch railing a color that is subordinate to the color of the house, such as white.

CASE MANAGER:

Edward Hall

CASE COMMENT:

Work was done prior to the issuance of a Certificate of Appropriateness. The applicant has paid the post work application fee.



Flex Viewer

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Printed: Jan 19, 2017

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CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS:

REQUEST:

HEARING DATE: 202

TIME: 2:00 P.M.

FOR MORE INFORMATION CONTACT
CITY OF SAN ANTONIO

ALL MEETINGS TAKE PLACE AT THE ALAMO



302 Mission Street

Mission St

Cedar St

Mission St

Forcke St

Mission St

357

S E E U O I L E T h r e e

DEYING ST

SEYING ST

S. PRESA

MACHINIZED

GARDEN

MACHINIZED

CEDAR

MACHINIZED

MISSION

MACHINIZED

MISSION

MACHINIZED

FORREST

358

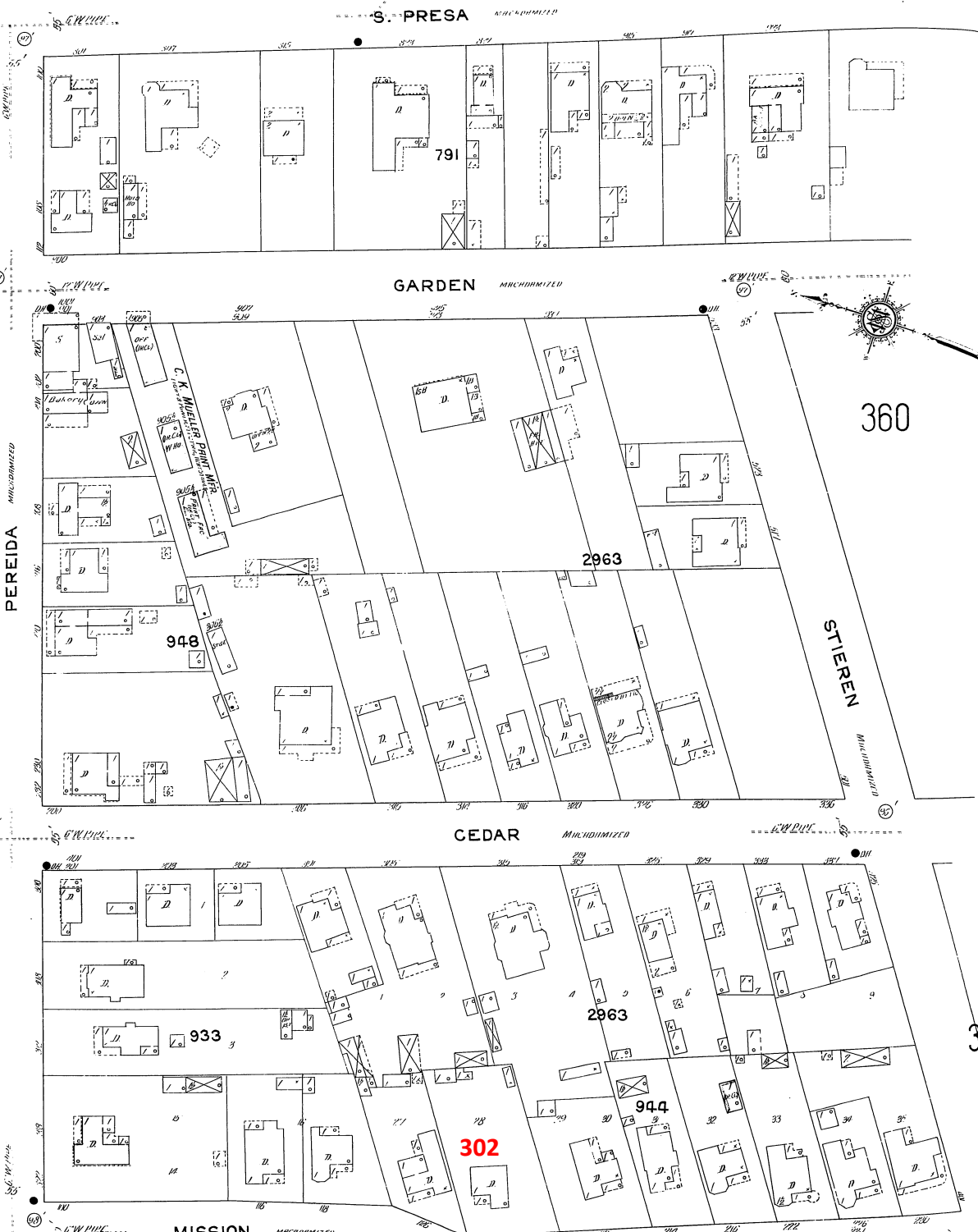
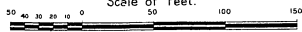
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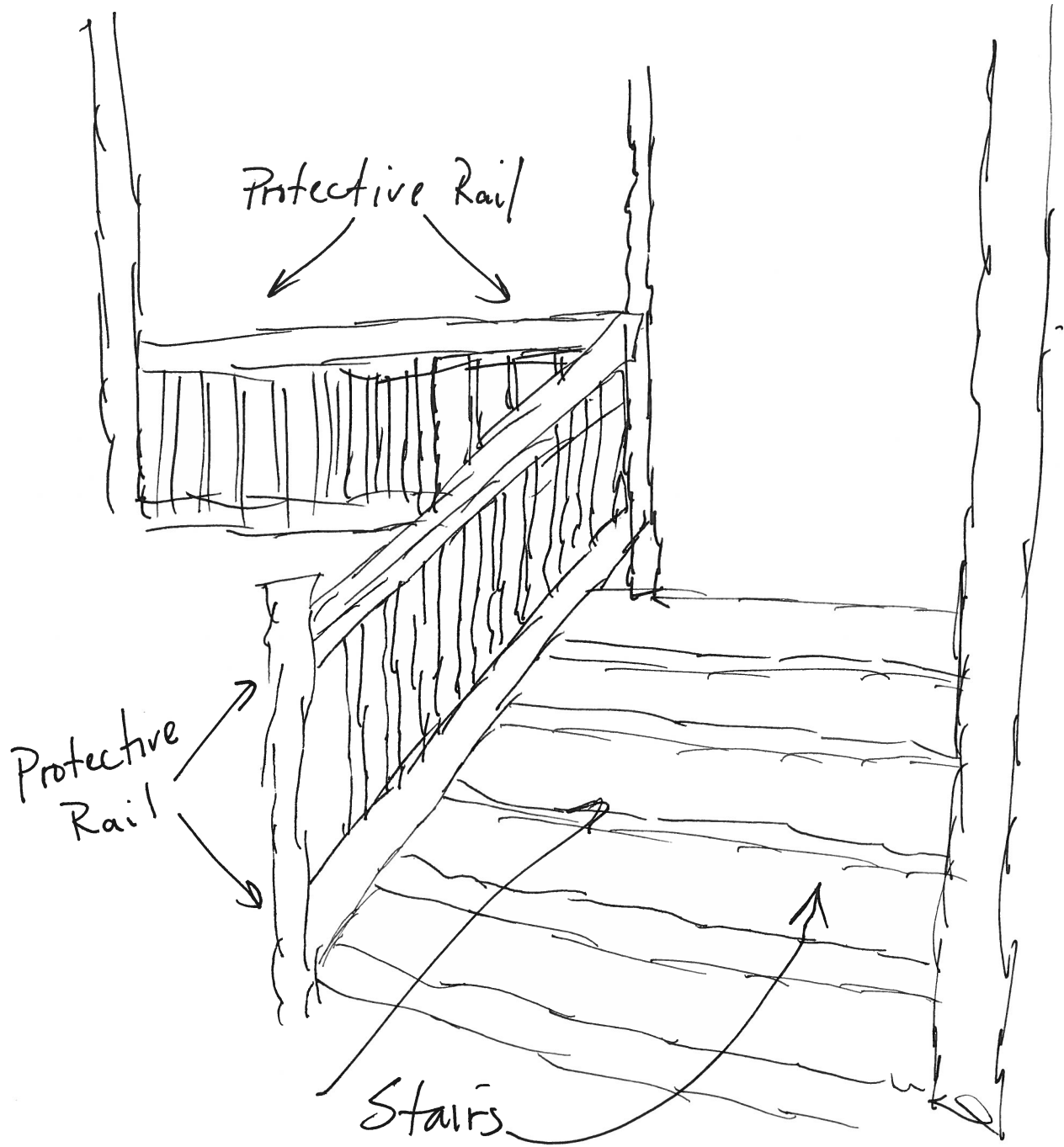
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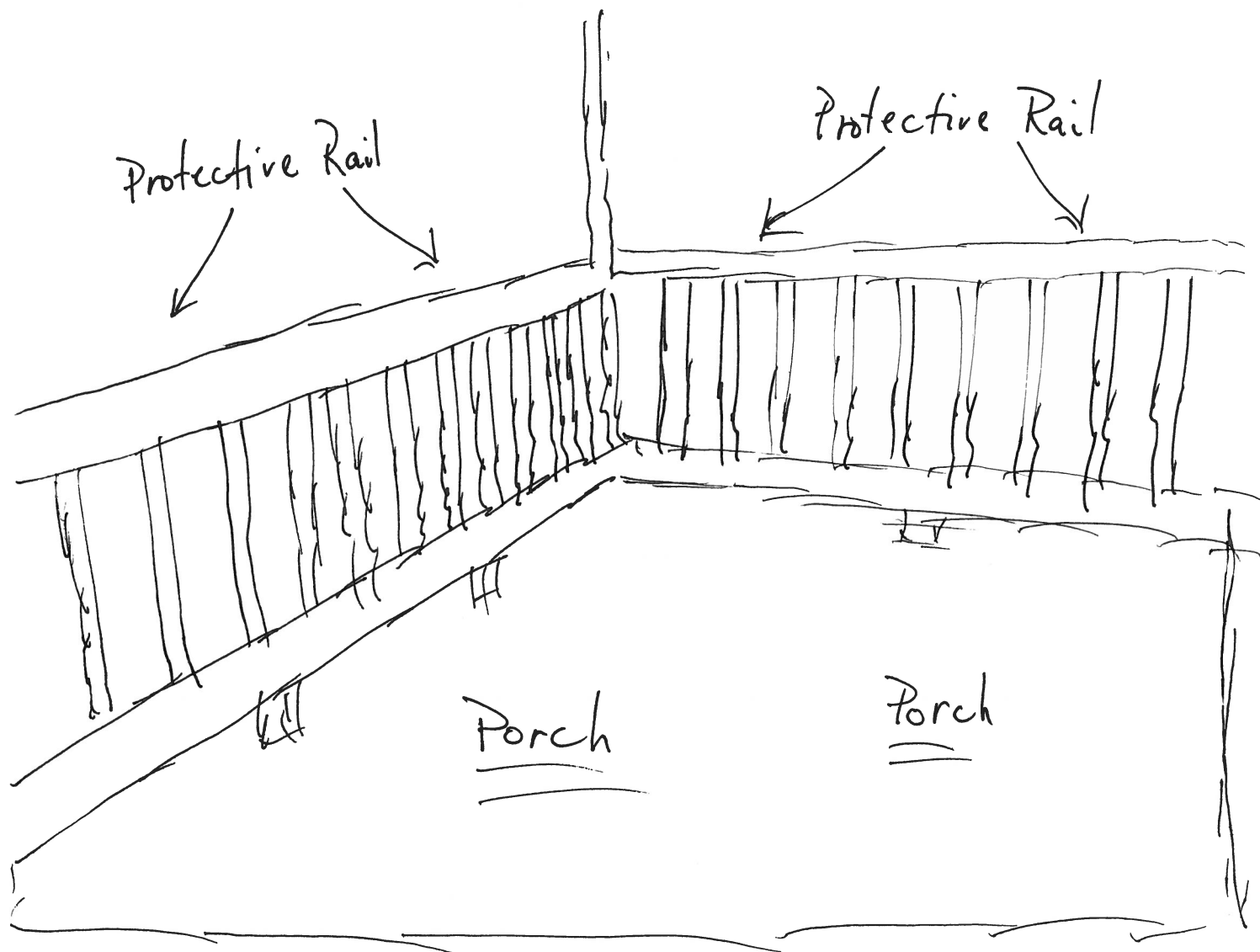
Scale of Feet.











Typical Victorian balusters

