

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-394
ADDRESS: 505 W RUSSELL PLACE
LEGAL DESCRIPTION: NCB 1863 BLK 3 LOT E 28 FT OF 15 & W 36 FT OF 16
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Joseph Milligan
OWNER: Tom Milligan
TYPE OF WORK: Porch decking replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the first and second floor rotted wood porch decking with AZEK slat gray tongue and groove composite decking.

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.

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)

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.

FINDINGS:

- a. The structure located at 505 W Russell Place is a 2-story single family home constructed in approximately 1910 with Queen Anne, Craftsman, and Neoclassical influences. The home features a primary hipped roof with front gable, simple Doric porch columns, and a 2-story covered porch on the entirety of the front façade. The home is a contributing structure in the Monte Vista Historic District. The applicant is requesting approval to replace rotted wood porch decking with AZEK brand composite decking in the color slate gray.
- b. The applicant is proposing to replace existing rotted wood decking on the porch with AZEK brand composite decking. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, porch floors should be replaced in-kind when deteriorated beyond repair or, if not feasible, replaced with a material that is compatible in color, texture, dimensions, and finish. Based on the photographic evidence provided in the application, staff finds that the existing wood decking can be repaired. Staff does not find replacement on the first floor consistent with the Guidelines.
- c. Work began and was completed without a Certificate of Appropriateness. The final installation includes the exposed grain on both levels of the porch. While AZEK brand composite decking is a compatible substitute material in terms of joinery, profile, and size, staff finds that the exposed faux grain is not appropriate. Staff finds that the AZEK brand would be appropriate on the second floor porch decking, which is less visible from the public right-of-way, with the smooth side exposed only.

RECOMMENDATION:

Staff does not recommend approval based on findings a through c. Staff finds that maintaining replacing the decking with in-kind material is most appropriate.

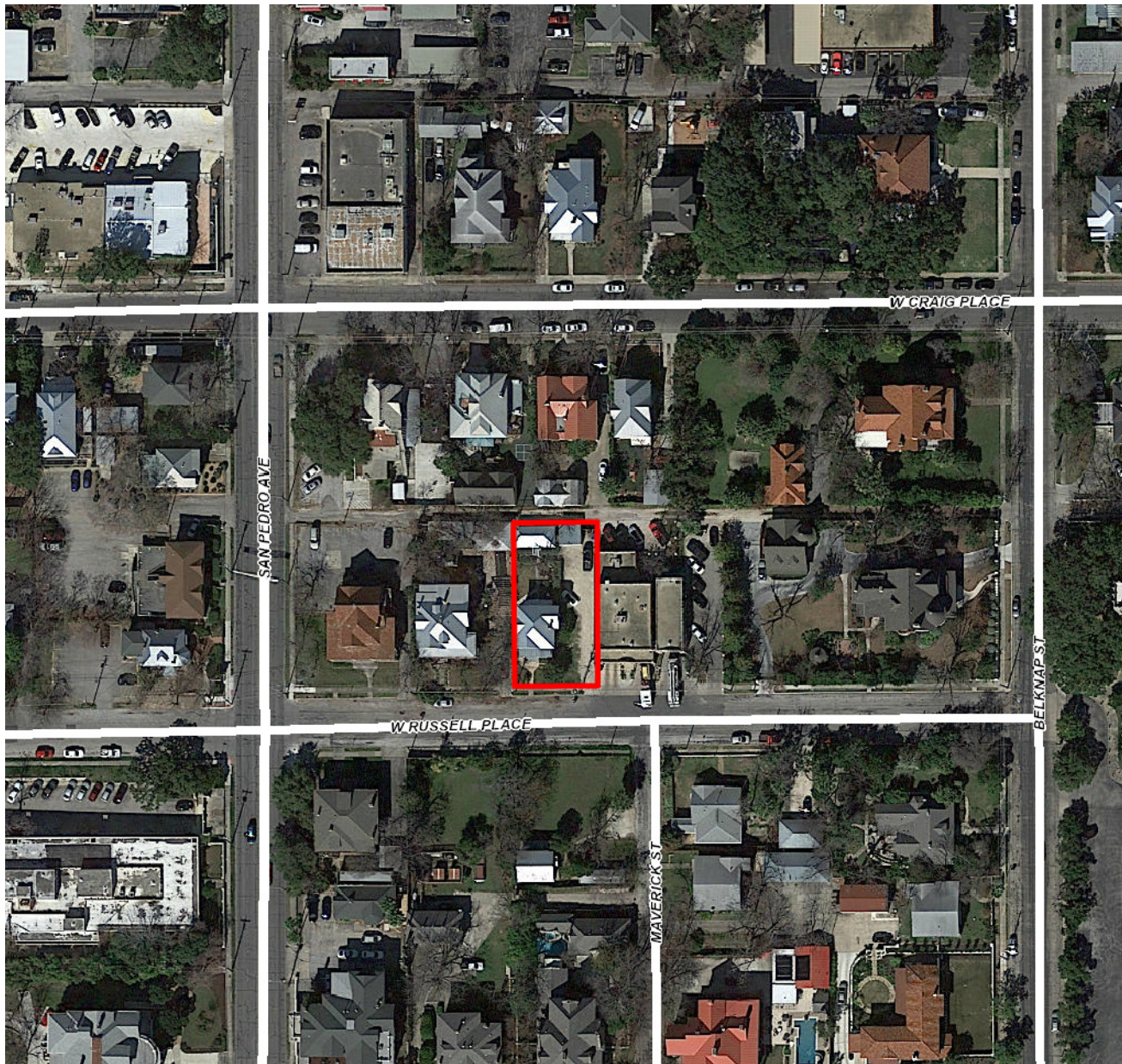
If the HDRC finds that the proposed replacement material is appropriate, then staff recommends that portions of the new material be limited to the second story and that the decking be installed with the smooth side exposed to eliminate the faux wood grain exposure.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

Work began and was completed without a Certificate of Appropriateness. The decking is currently installed with the wood grain side exposed on both the first and second floors of the porch. Post-work application fees have not been paid.



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Printed: Aug 03, 2017

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

ADDRESS: 505 W. RUSSEL

REQUEST: REPLACEMENT OF WOODEN PORCH DECKING WITH
COMPOSITE DECKING

HEARING DATE: AUGUST 16, 2017 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO









STAFF PHOTO - AUGUST 8, 2017



STAFF PHOTO - AUGUST 8, 2017



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