

# HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

**HDRC CASE NO:** 2017-439  
**ADDRESS:** 1530 E HOUSTON ST  
**LEGAL DESCRIPTION:** NCB 576 BLK 15A LOT 6  
**ZONING:** RM-4 CD  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Jose Garcia  
**OWNER:** Jose Garcia  
**TYPE OF WORK:** Porch reconstruction, construction of stairway

## REQUEST:

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

1. Reconstruct a 2-story front porch.
2. Construct a new porch stairway.

The applicant has stated that the scope of the current request is for the porch and stair modifications only. All existing windows and openings are to be rehabilitated and repaired in place.

## 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.
- 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 primary structure located at 1530-1534 E Houston St is a 2-story single family home constructed in

approximately 1910. The home was designed in the Queen Anne style and features several of the style's characteristic architectural elements, including a hipped and gable roofs with overhanging eaves, a prominent front chimney, and asymmetrical front porch. The house is a contributing structure in the Dignowity Hill Historic District.

- b. PORCH – The applicant received administrative approval on August 11, 2017 to remove the existing porch due to severe deterioration and life safety concerns. The applicant has proposed to reconstruct the porch to match the original footprint. The porch will feature four columns in the location of the previous columns, with a brick base and tapered wood shaft that meets a simple square capital. The former columns were simple square posts on brick bases. According to the Historic Design Guidelines, replacement porch elements should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Staff finds that the proposed columns are not architecturally appropriate for the style of the home and should be simplified to be more reflective of the original columns.
- c. STAIRWAY – The applicant has proposed to construct a new exterior stairway on the west façade to provide access to a second story door. The proposed staircase will replace an existing staircase in the same location. Staff finds the proposal generally consistent with the Guidelines, but has not seen elevation drawings that indicate the design of the staircase or its components, including railing height and design.
- d. REQUEST SCOPE – The applicant has stated that the scope of the current request is for the porch and stair modifications only. All existing windows and openings are to be rehabilitated and repaired in place. The applicant must submit another HDRC application if the scope of this request changes.

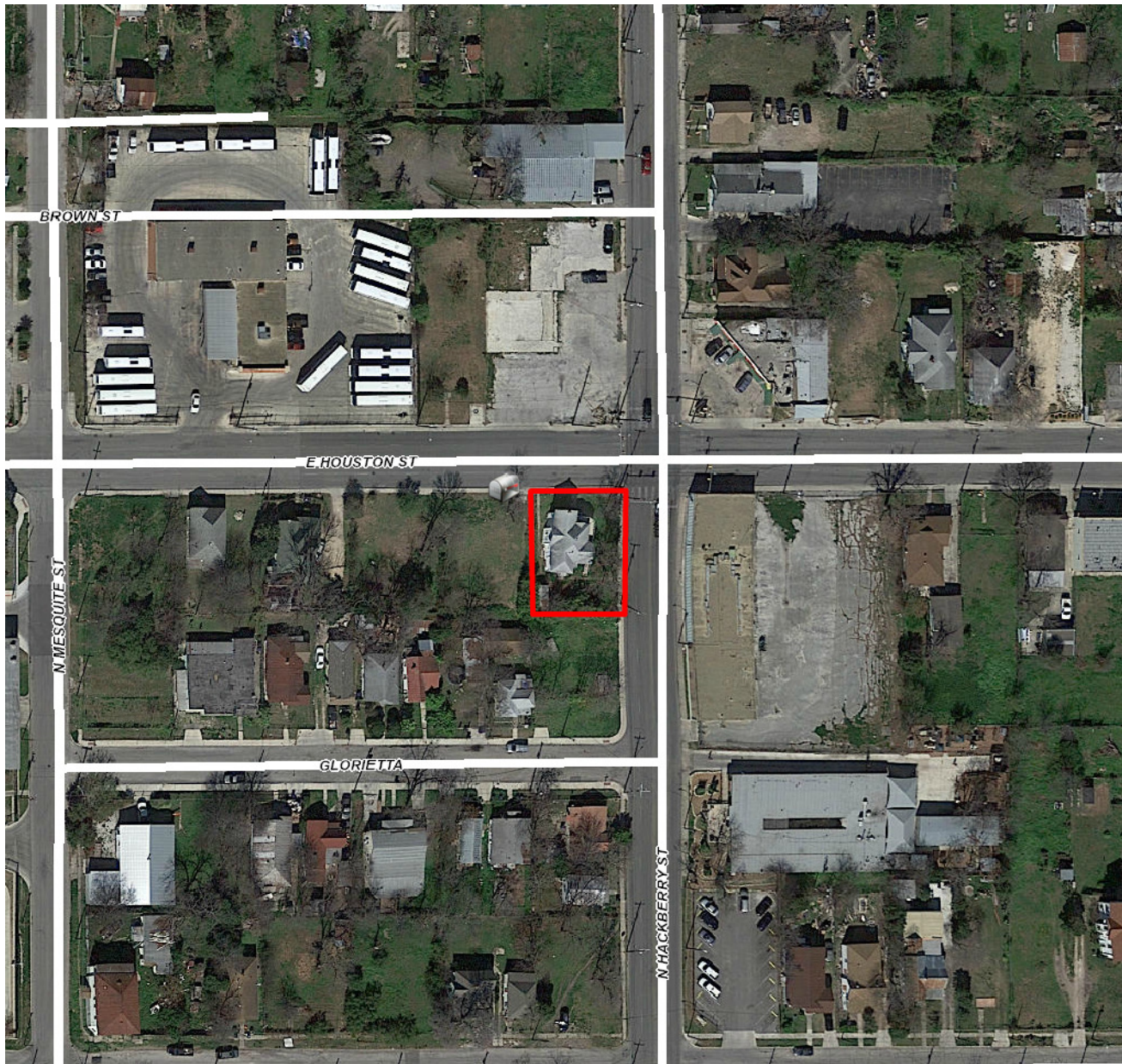
## **RECOMMENDATION:**

Item 1, Staff recommends approval of the porch reconstruction and design based on findings a and b with the stipulation that the applicant simplify the proposed columns as noted in finding b. The columns should be straight versus tapered and not exceed 8 inches in width. The applicant must provide final drawings of the columns to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 2, Staff recommends approval the stairway construction based on findings a and c with the stipulation that the applicant submits detailed elevation drawings to staff for review and approval prior to receiving a Certificate of Appropriateness.

## **CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Aug 25, 2017

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10P 1530/13 34 E. HOUSTON ST

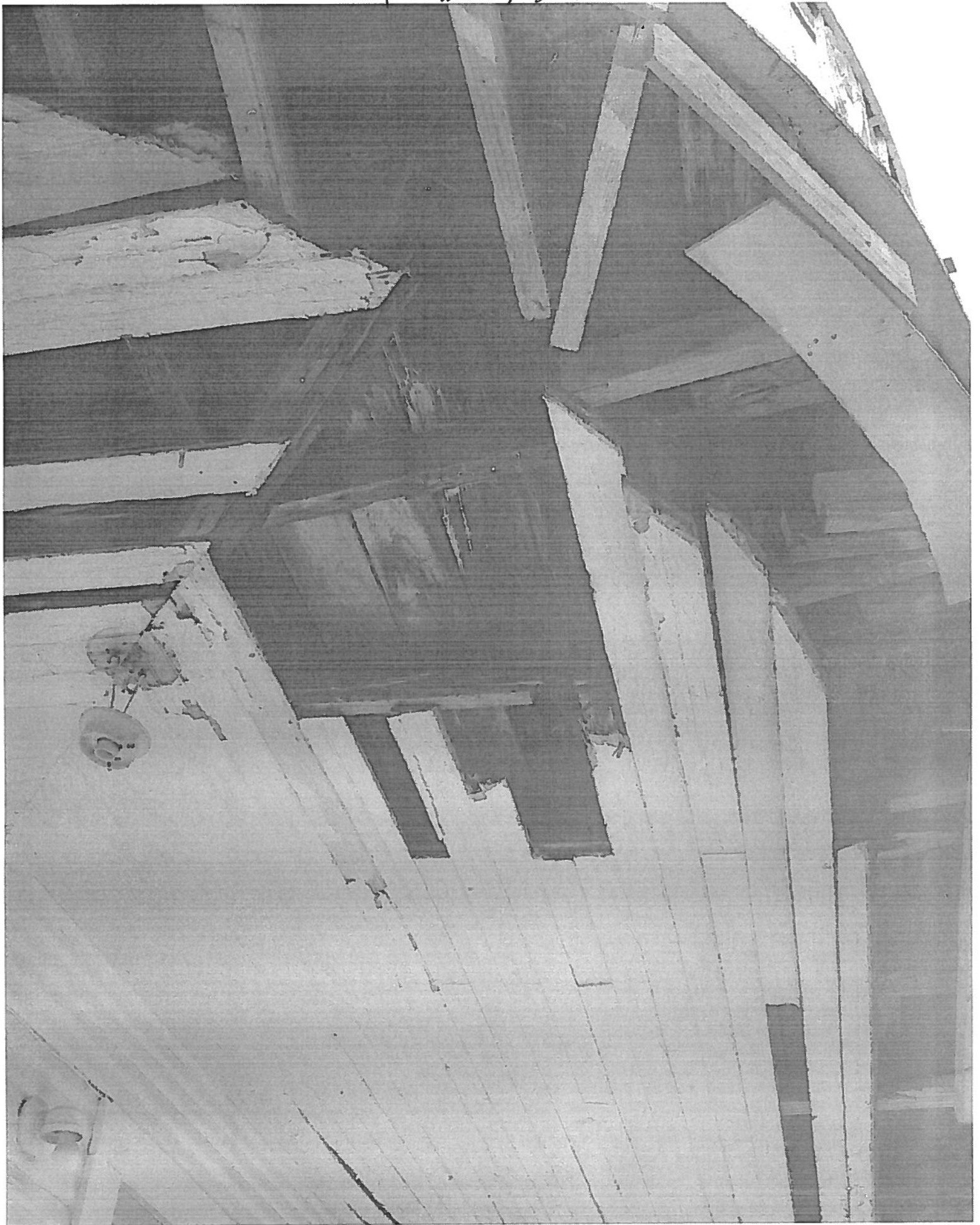


104 1530/1534 E. Houston St





TOP 1530/1534 E. Houston St



TOP 1530/1534 E. Houston St





→ TUP 1536/1534 E. Houston St





TE: 596

**1530-40 E. HOUSTON**



05/18/15

**DATE:** 10/28/15

**DRAWN:** **M.H.**

CHECKED BY: M.H.

A3

5



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

EXISTING WALL

NEW 2X4 WALL  
W/ 1/2" GYP. BRD.  
ON BOTH SIDES.



SPECIAL NOTE:  
UNDER NO CIRCUMSTANCES SHALL A  
SPECIAL NOTE BE USED TO DIMENSION OR  
A DIMENSION OR UNDIMENSIONED AREA OF  
THIS PLAN. IF AN AREA BECOMES IN  
CONFLICT WITH ANOTHER AREA, THE  
SHOULD BE CONTACTED FOR MODIFICATION @  
(210)725-8458

NOTE:  
WARNING: ALL MR. DESIGNER HOUSE PLANS  
ARE PREPARED BY MR. DESIGNER HOUSE  
BY OTHERS IN WHOLE OR PART.

A RESIDENCE FOR  
**MR. JOSE GARCIA**  
1530-4 E. HOUSTON

**MH**  
DESIGN &  
PLANNING  
PH. (210)-725-8458

REVISIONS

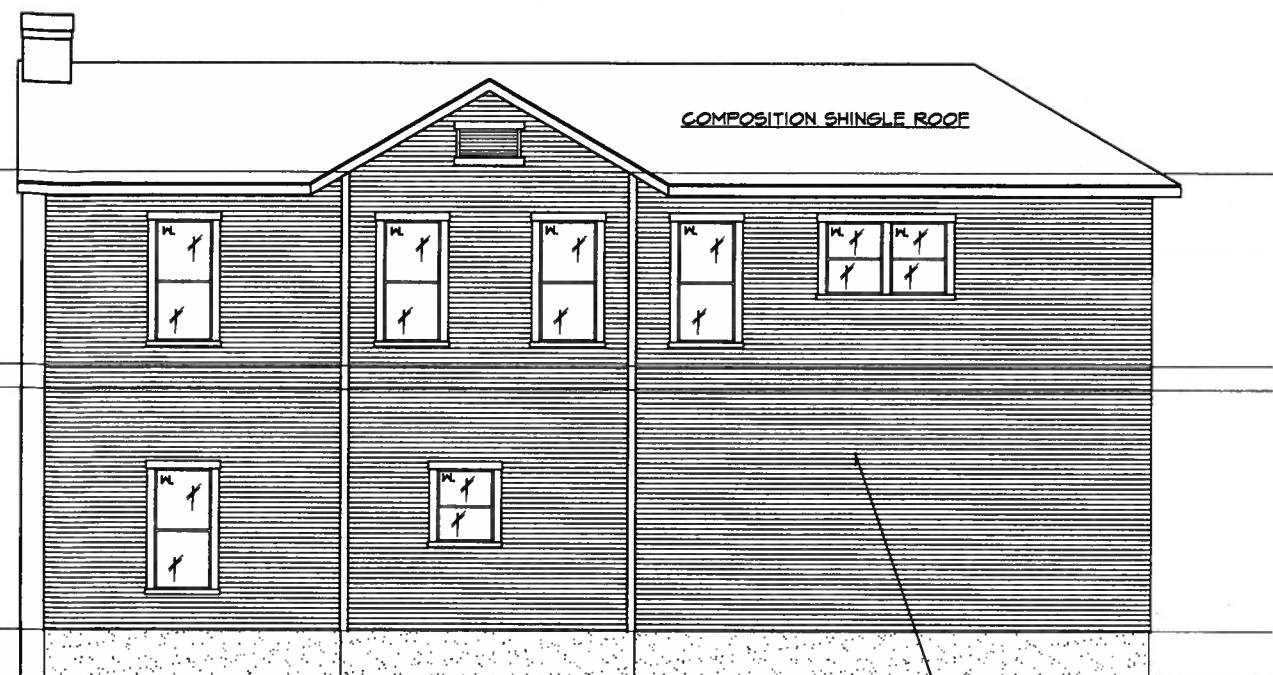
05/18/15	

PROJECT #  
DATE: 04/12/15  
DRAWN: M.H.  
CHECKED BY: M.H.

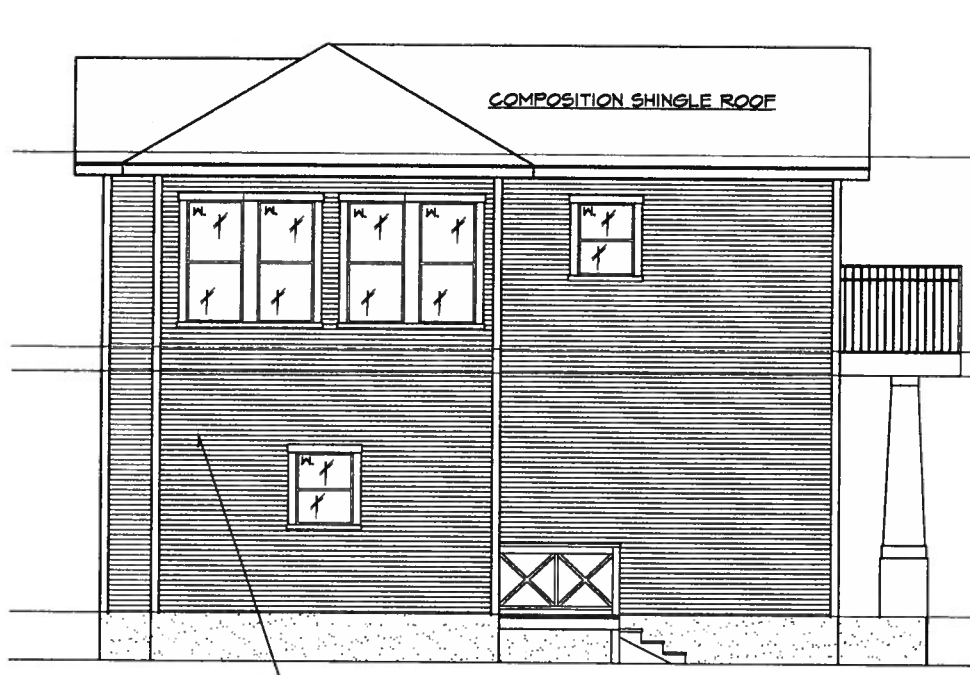
SHEET #  
**A4**  
4



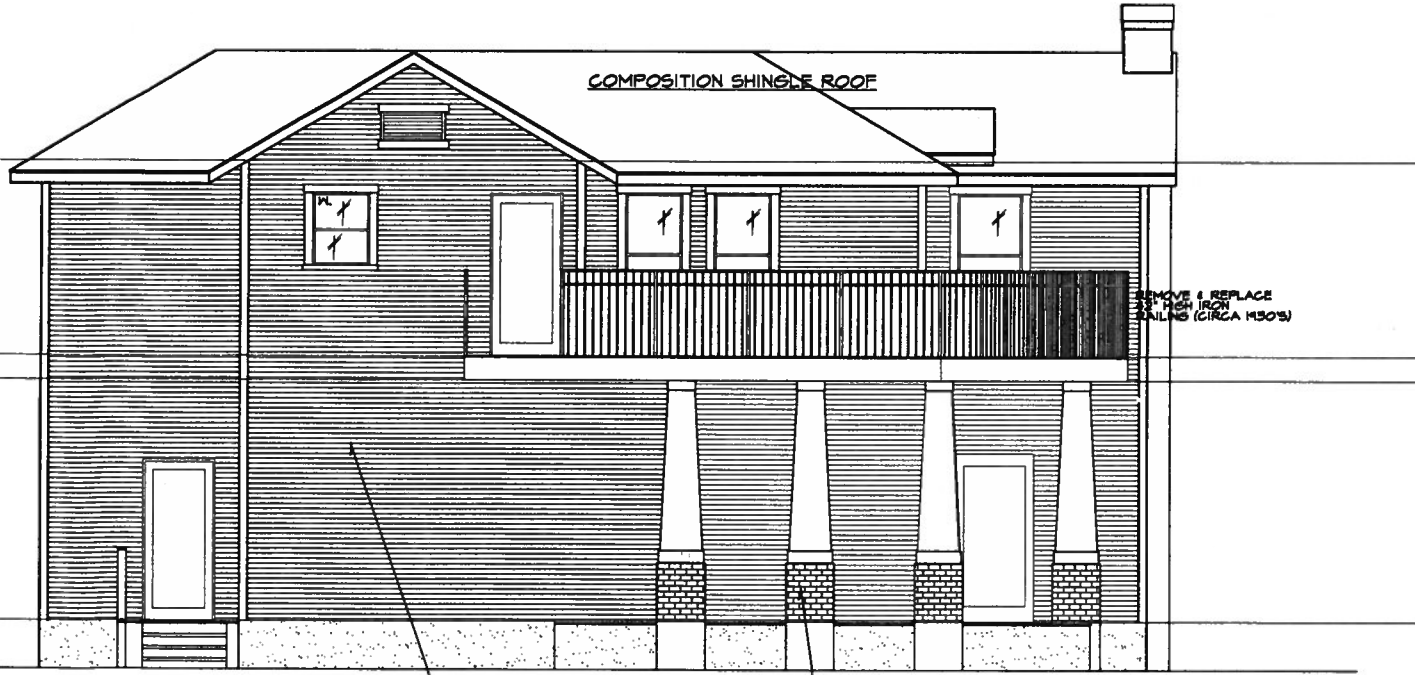
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"