

# HISTORIC AND DESIGN REVIEW COMMISSION

January 16, 2019

**HDRC CASE NO:** 2019-006  
**ADDRESS:** 1539 W ROSEWOOD AVE  
**LEGAL DESCRIPTION:** NCB 2767 BLK 72 LOT 19  
**ZONING:** R-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Keystone Park Historic District  
**APPLICANT:** Monica Alexander  
**OWNER:** Monica Alexander  
**TYPE OF WORK:** Porch modifications  
**APPLICATION RECEIVED:** January 03, 2019  
**60-DAY REVIEW:** March 04, 2019

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace existing concrete porch with wood decking and handrail.

## 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 1539 W. Rosewood is a 1-story single-family structure constructed circa 1930 with Craftsman influence. The home features a symmetrical façade composition, steeply pitched front-facing gabled roof, and one over one wood windows. The home is contributing to the Keystone Park Historic District.

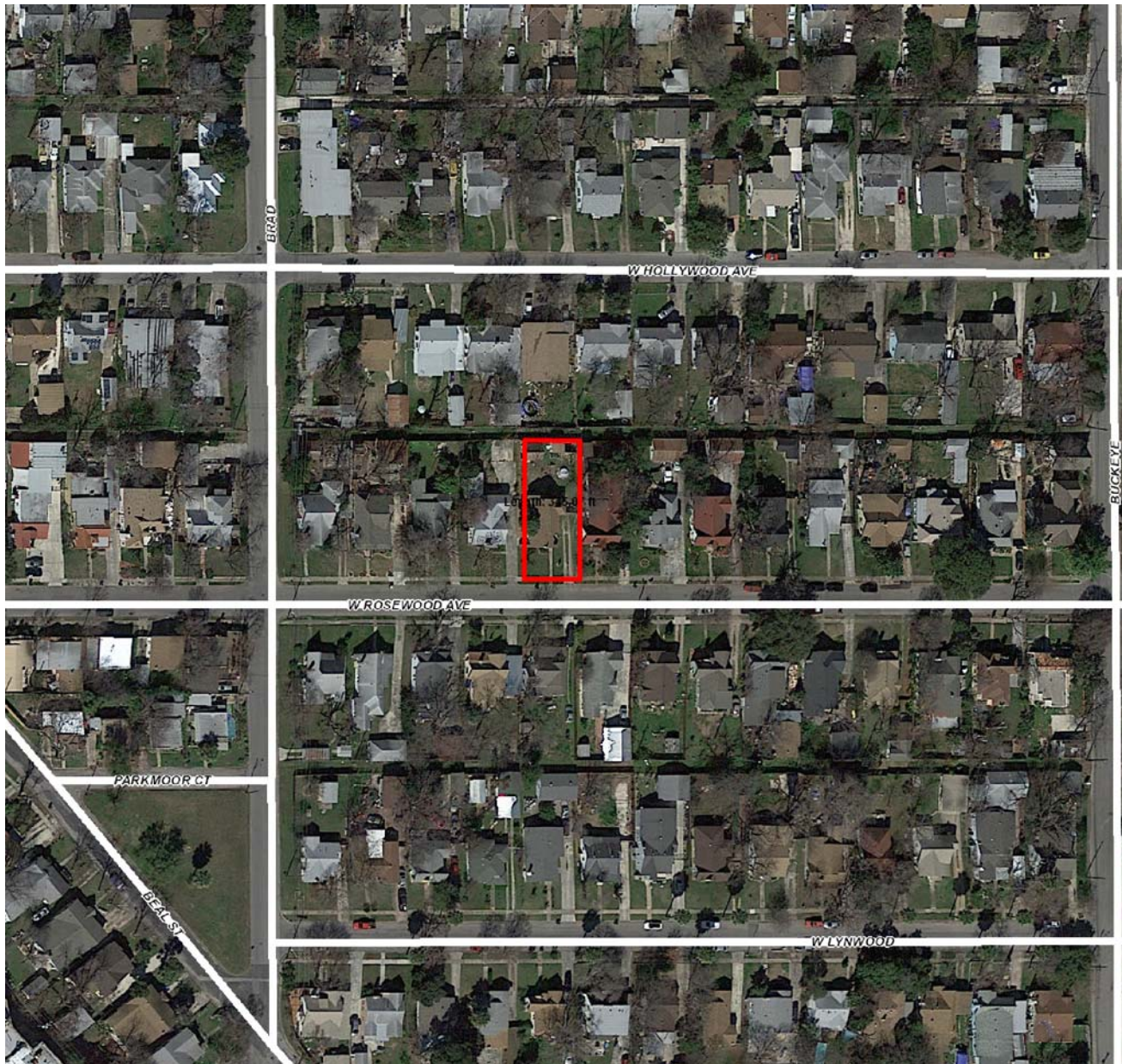
- b. **FRONT PORCH SLAB REPLACEMENT** – The applicant has proposed to remove the existing concrete front porch slab and install a new wooden deck, supported by new concrete piers, in the same location. According to the Historic Design Guidelines, original concrete porch floors should be preserved. However, the existing concrete front porch slab is not a significant character-defining feature and is not visible from the public right-of-way, as the porch is recessed and concealed behind the front façade. Therefore, staff finds the replacement acceptable given these property-specific considerations.
- c. **INSTALLATION OF HANDRAIL** – The applicant has proposed to install a new wood handrail at the porch entrance, inside the front façade. The handrail will not be visible from the public right-of-way. No modifications will be made to the front façade, including the gabled porch entryway, as part of this work. Staff finds that the proposed handrail will not detract from the significance of the structure.

**RECOMMENDATION:**

Staff recommends approval of the porch modifications based on finding a through c.

**CASE MANAGER:**

Adam Rajper



## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 07, 2019

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.









Scale 100 Ft to One Inch.  
Copyright 1925 by the Sanborn Map Co

525

522

536

503

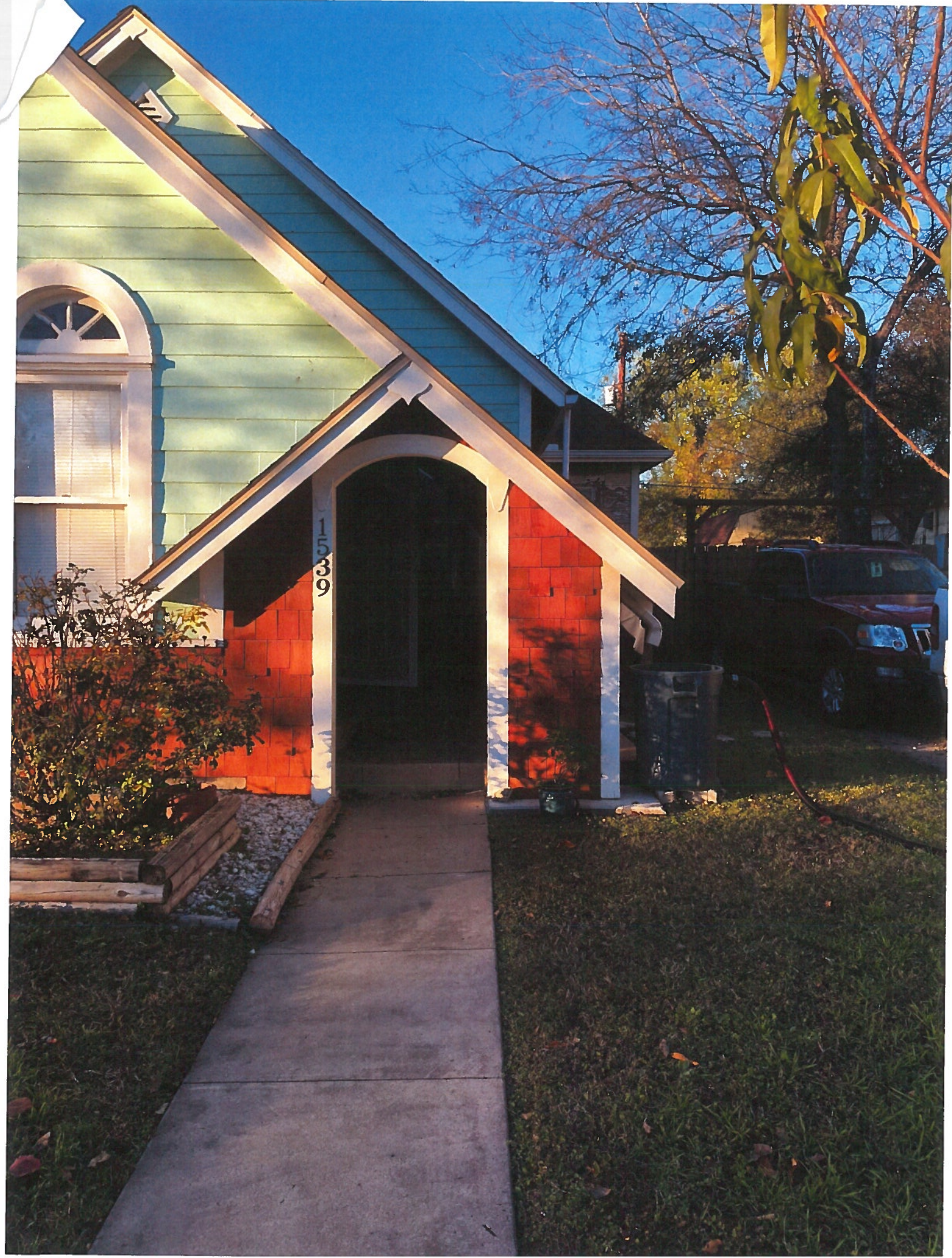
508

507

523





















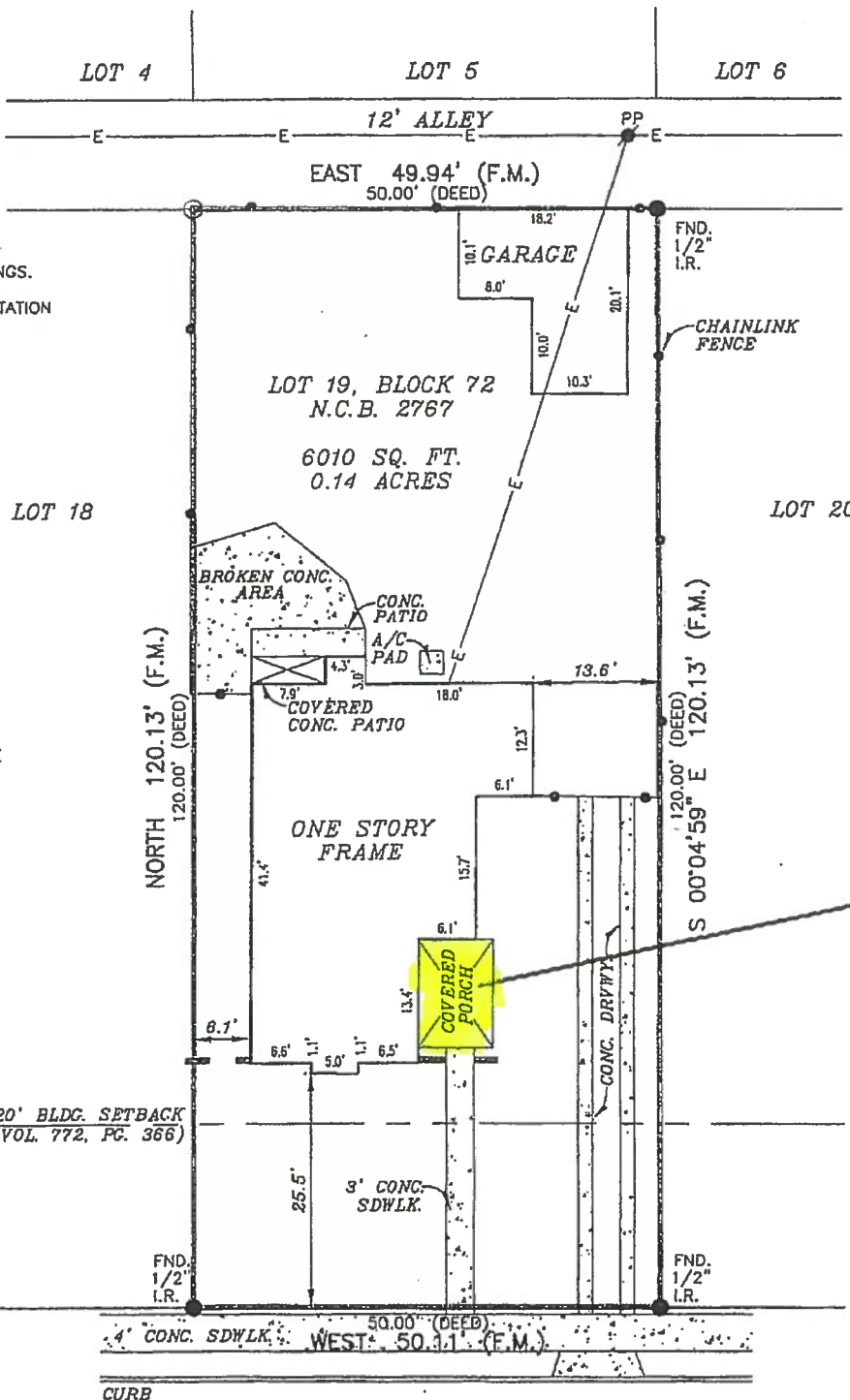
id with the  
portages in area or  
ls, protrusions, or  
shown.

CORD IS WITHOUT BEARINGS.  
ERE ARE ASSUMED. THIS  
VEYORS BEST INTERPRETATION  
N.

END

standard symbols will  
id in the drawing.

BOUNDARY LINE  
BUILDING SETBACK LINE  
OVERHEAD ELECTRIC  
CHAINLINK FENCE  
POINT OF REFERENCE  
FOUND IRON ROD  
POWER POLE  
RECORDED ON DEED  
FIELD MEASURED



Current Area  
of concrete that  
draining under the  
house.  
① Demolish & remove  
② Replace with precast  
wood Deck as  
per drawing.

AND:  
CITY BLOCK 2767, KEYSTONE PARK ADDITION,  
ONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT  
/OLUME 105, PAGE 156, DEED AND PLAT RECORDS OF  
/EMENDED BY VOLUME 772, PAGES 366-378, DEED  
/INTY, TEXAS.

By graphics plotting only.  
X of the  
p, Community Panel No.  
s date of JUNE 18, 2007  
nly be determined by a  
sd on the above information,  
a Special Flood Hazard Area.

*[Handwritten signature]*  
*[Handwritten signature]*

W. ROSEWOOD AVE  
(A.K.A. ROSEWOOD AVE)  
(AS PER DEED CONCORD ST.)

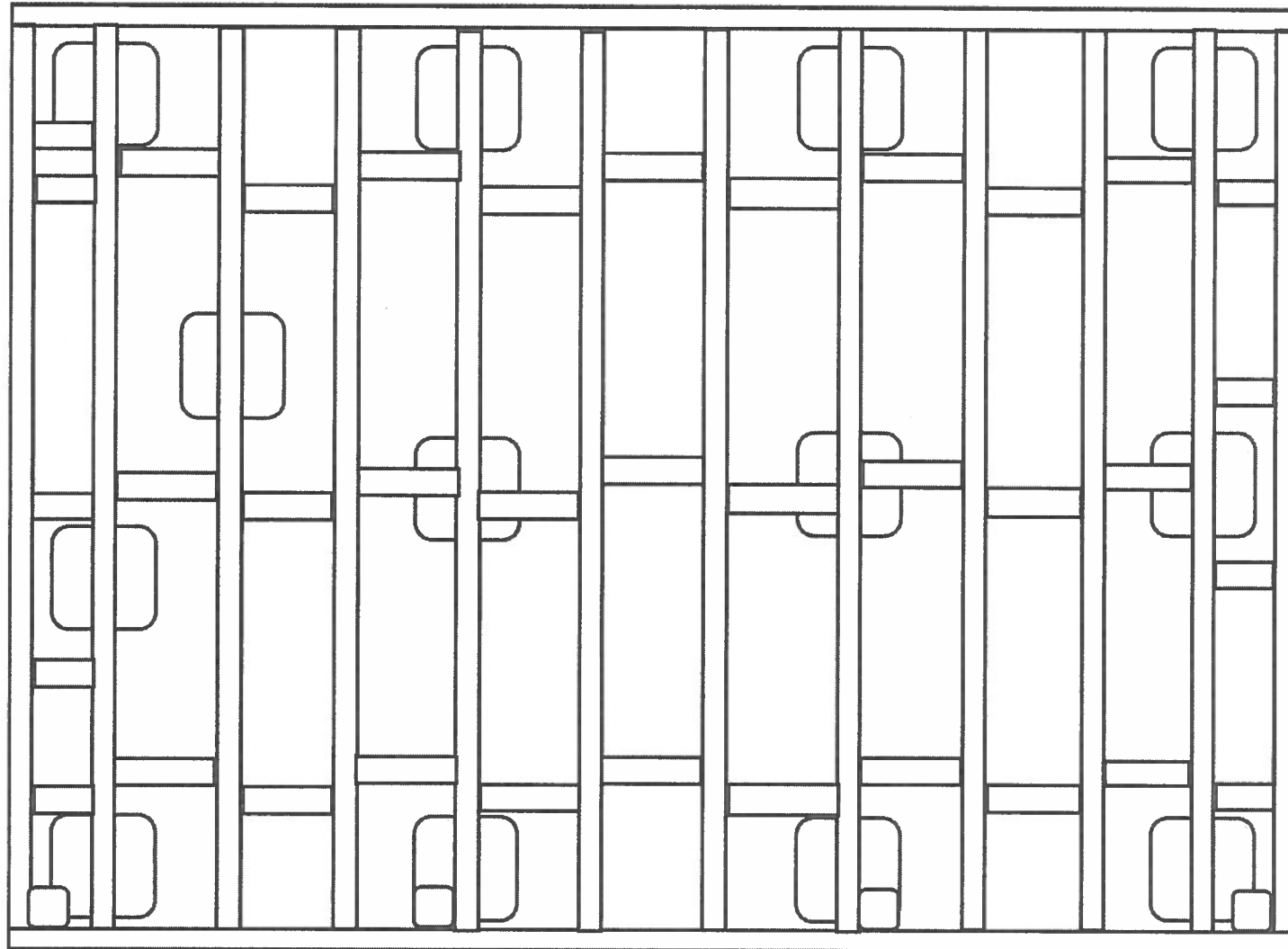
GRAPHIC SCALE



FELDT, a Registered Professional Land Surveyor in the State of Texas,  
COLUMBIA TITLE COMPANY

FINAL "AS-BUILT" SURVEY





Deck Framing 2x6 or  
2x8 as height allows

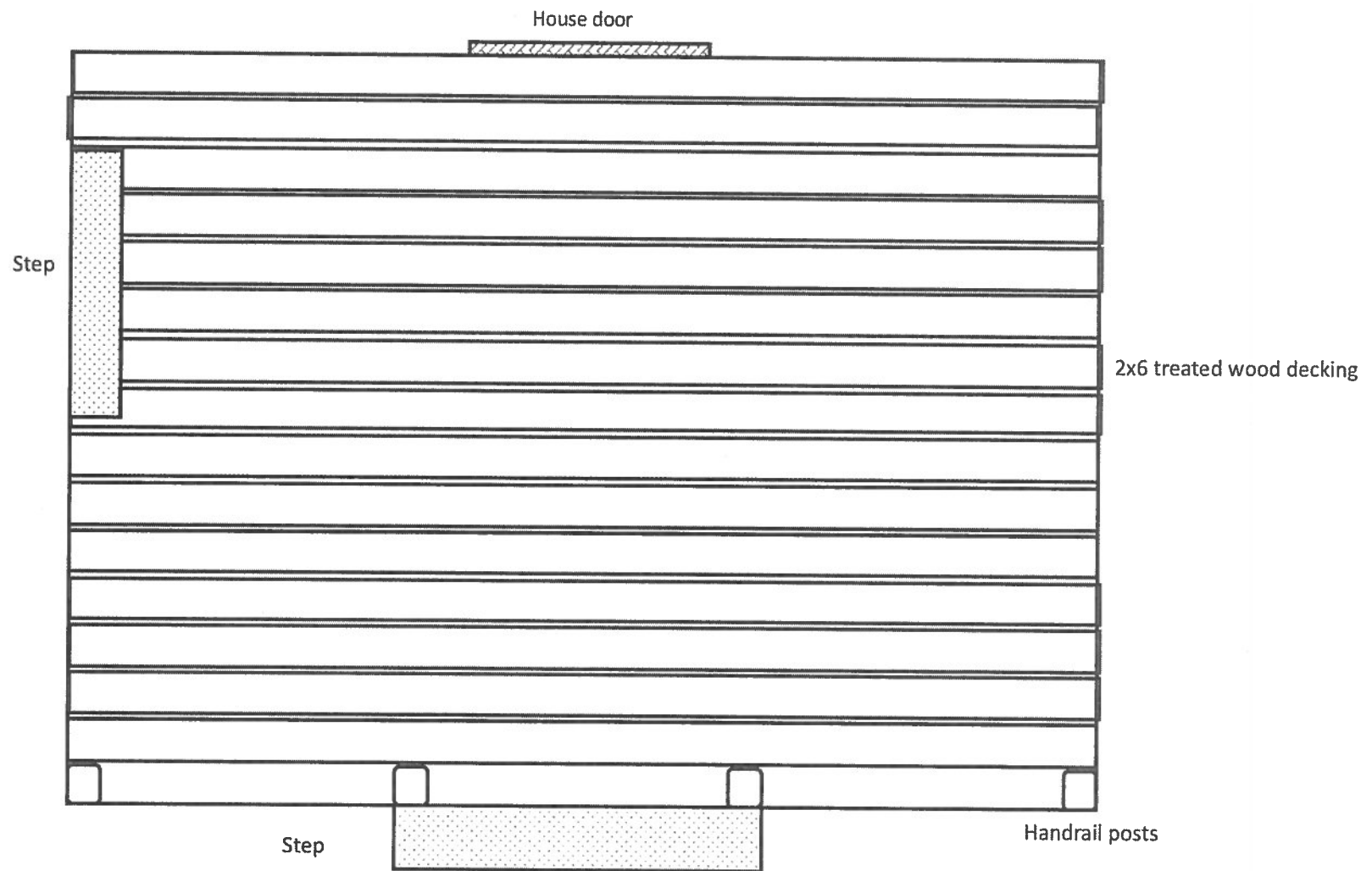
Concrete Patio Piers  
Block 12x8x12

Handrail posts 4x4 or  
6x6

9'

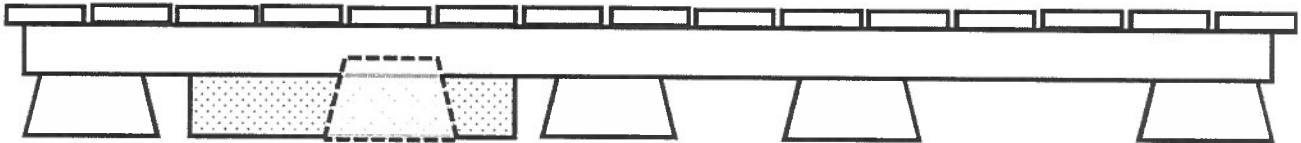
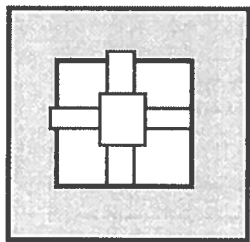
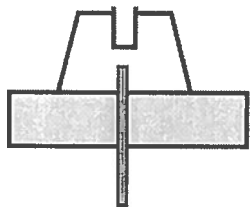
12'



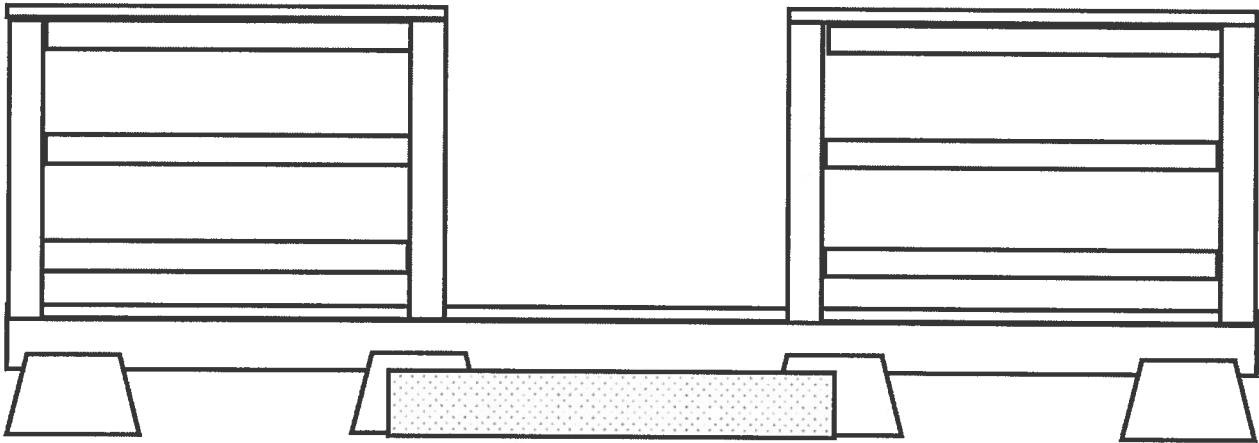




Pier with pad & rebar pin



Step  
Pier behind the step



Step