

HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2019

HDRC CASE NO: 2019-529
ADDRESS: 504 KING WILLIAM
LEGAL DESCRIPTION: NCB 749 BLK 8 LOT 9,10, NW IRR 28.2FT OF 1 & NW 61.2 FT OF 2
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Steves, Albert - House
APPLICANT: Daniel Cruz/Design Coop
OWNER: Topher Guerra /LAUREL HEIGHTS FAMILY IRREVOCABLE TRUST
TYPE OF WORK: Construction of a second story porch
APPLICATION RECEIVED: August 30, 2019
60-DAY REVIEW: October 29, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to add a second level porch with turned wood balustrades and handrail. The proposed turned balustrades are to generally match the design and proportions of the 1915 configuration, are proposed to be 36" tall to comply with residential code.

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 504 King William is a 2-story single family home constructed in 1883 and is designed in an eclectic style with Queen Anne influences. The home was designed by prolific architect Alfred

Giles. The home underwent a major renovation in 1915, which added the turret, the carved stone decorative band, and the existing square porch columns. The structure is contributing to the King William Historic District.

- b. DESIGN REVIEW COMMITTEE AND CASE HISTORY – The applicant met with the Design Review Committee (DRC) on April 9, 2019, to review design documents originally submitted for the April 17, 2019, HDRC hearing. The DRC encouraged the applicant to propose an alternative solution that closely resembled the previous condition of the second story balcony as evidenced by historic photographs, which included low wooden turned balustrades. To achieve the required code height, the DRC suggested installing a second railing immediately behind the restored turned balustrade condition utilizing thin metal posts or a similar light design solution. The DRC also suggested exploring installing metal railings clad in turned wood balustrades with a second thin railing projecting upward to achieve the required height. Overall, the DRC strongly recommended a restoration approach based on existing photographs and utilizing a simple secondary design to achieve required railing height. The DRC strongly recommended against using a new simple metal post design all the way around the wraparound porch as originally proposed by the applicant. The applicant withdrew the original application and resubmitted for the August 7, 2019, HDRC hearing with a modified design proposal that includes a simple wooden post railing with a rail at the historic height (approximately 2’-6”) and a smaller baluster and rail atop for a total height of 3’-6”. The applicant withdrew this application and submitted an updated design proposal for the September 18, 2019, HDRC hearing that features wooden turned balustrades at 36” height.
- c. LOCATION – The applicant has proposed to construct a second story wraparound porch. The porch will extend from the central front façade towards the rear of the structure, on the northern side elevation. The existing case stone decorative frieze above the front door will remain. Based on historic photographs of the structure, a wraparound porch existed previously in this location. Based on this evidence, staff finds the general location consistent with the Guidelines.
- d. DESIGN – The applicant has proposed a wooden guardrail and composite decking for the porch floor. The supportive floor substrate is not indicated on the submitted plans. The guardrail will be a simple wooden post design with a rail at the historic height (approximately 2’-6”) and a smaller baluster and rail atop for a total height of 3’-6”. The bottom balusters will measure 1.25” square with a spacing of 4” and the top balusters will measure 1” square with a spacing of 4”. According to the Historic Design Guidelines, porches should be reconstructed 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. Staff finds that the design as proposed is not consistent due to the photographic evidence of the previous porch. Staff finds that the applicant should restore the porch to its 1915 configuration, including the inclusion of wooden turned balustrades at their original height. The applicant may install a second guardrail structure, secondary in design and location, to achieve minimum code requirements.

RECOMMENDATION:

Staff recommends approval of the porch addition based on findings a through d with the following stipulations:

- i. That the height of the proposed wood turned balustrades match the height of the 1915 porch configuration as evidenced by archival photographs. The applicant may propose a secondary, subordinate design detail to meet existing code railing height requirements or the proposed 36” height as noted in finding d. Updated drawings are required to be submitted to staff for review and approval prior to receiving a Certificate of Appropriateness.

City of San Antonio One Stop



April 23, 2019

— User drawn lines

1:1,000

0 0.01 0.02 0.04 mi
0 0.0175 0.035 0.07 km





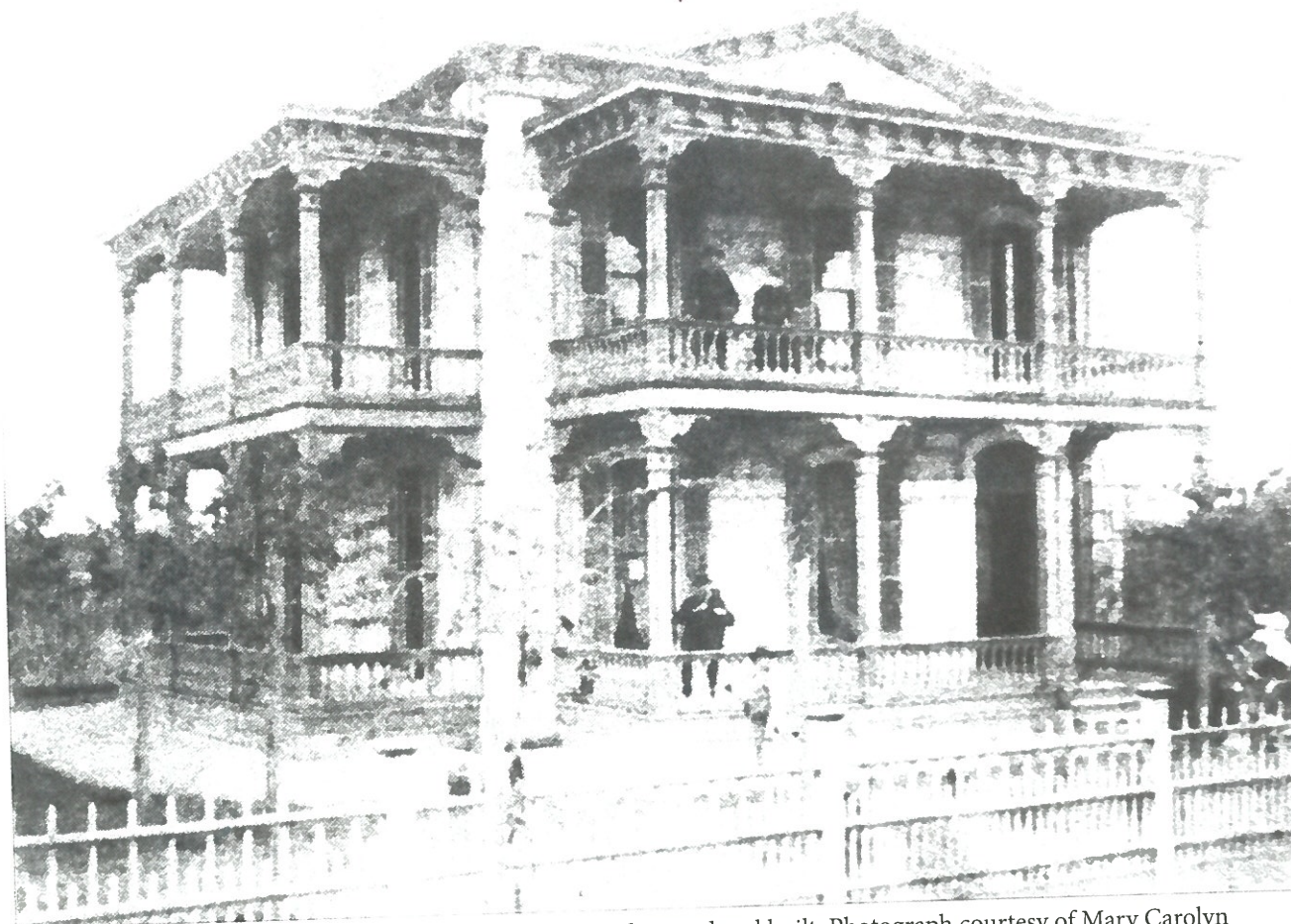


Seam on stone face, indication of possible wrap around porch at one time.



Seam on stone face, indication of possible wrap around porch at one time.

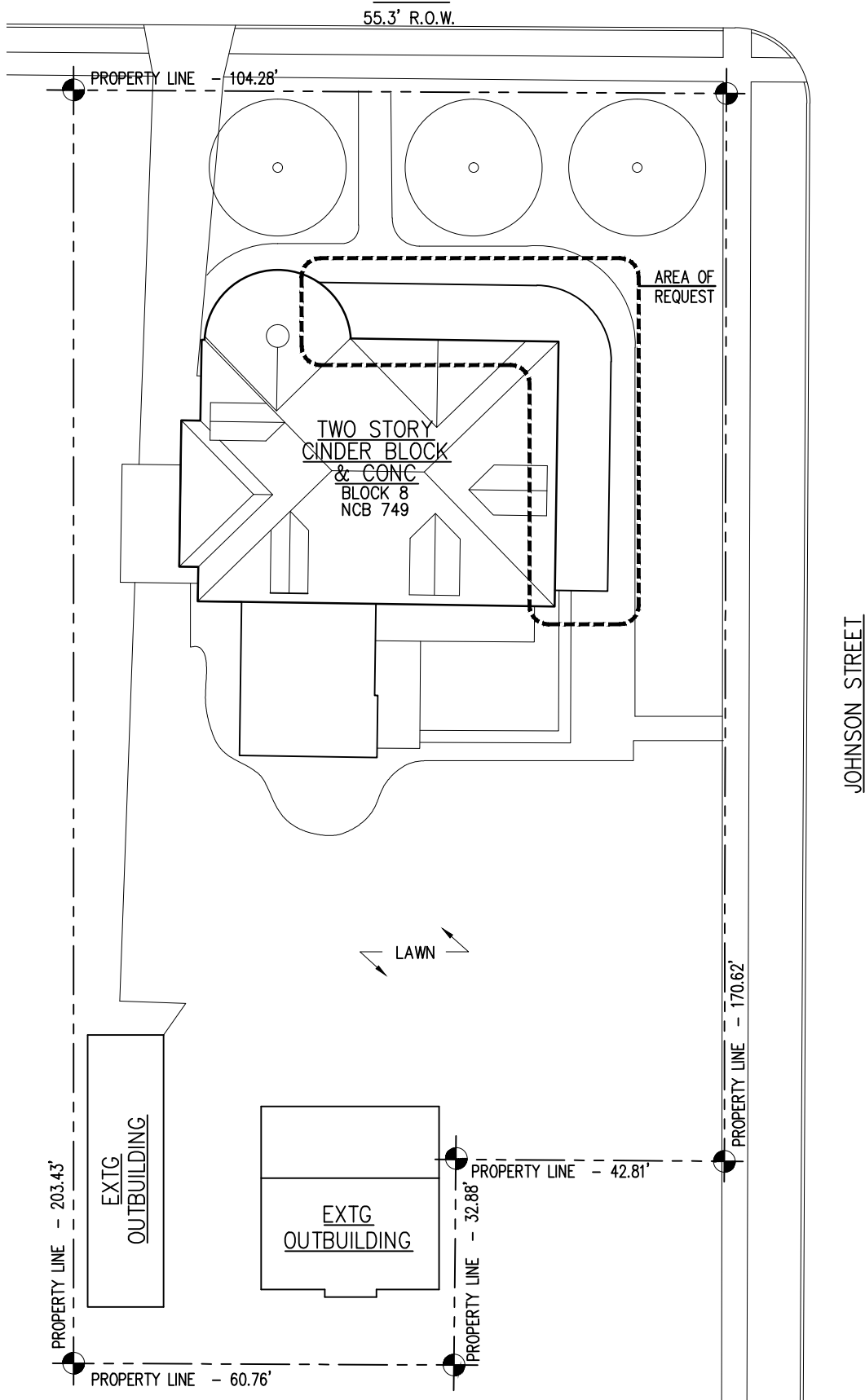




Albert Steves Home ≈ 504 King William as originally designed and built. Photograph courtesy of Mary Carolyn George.



Albert Steves Home ≈ 504 King William as it appeared in 1915 after a major renovation.



SITE PLAN: EXTG

SCALE: 1" = 25'-0"



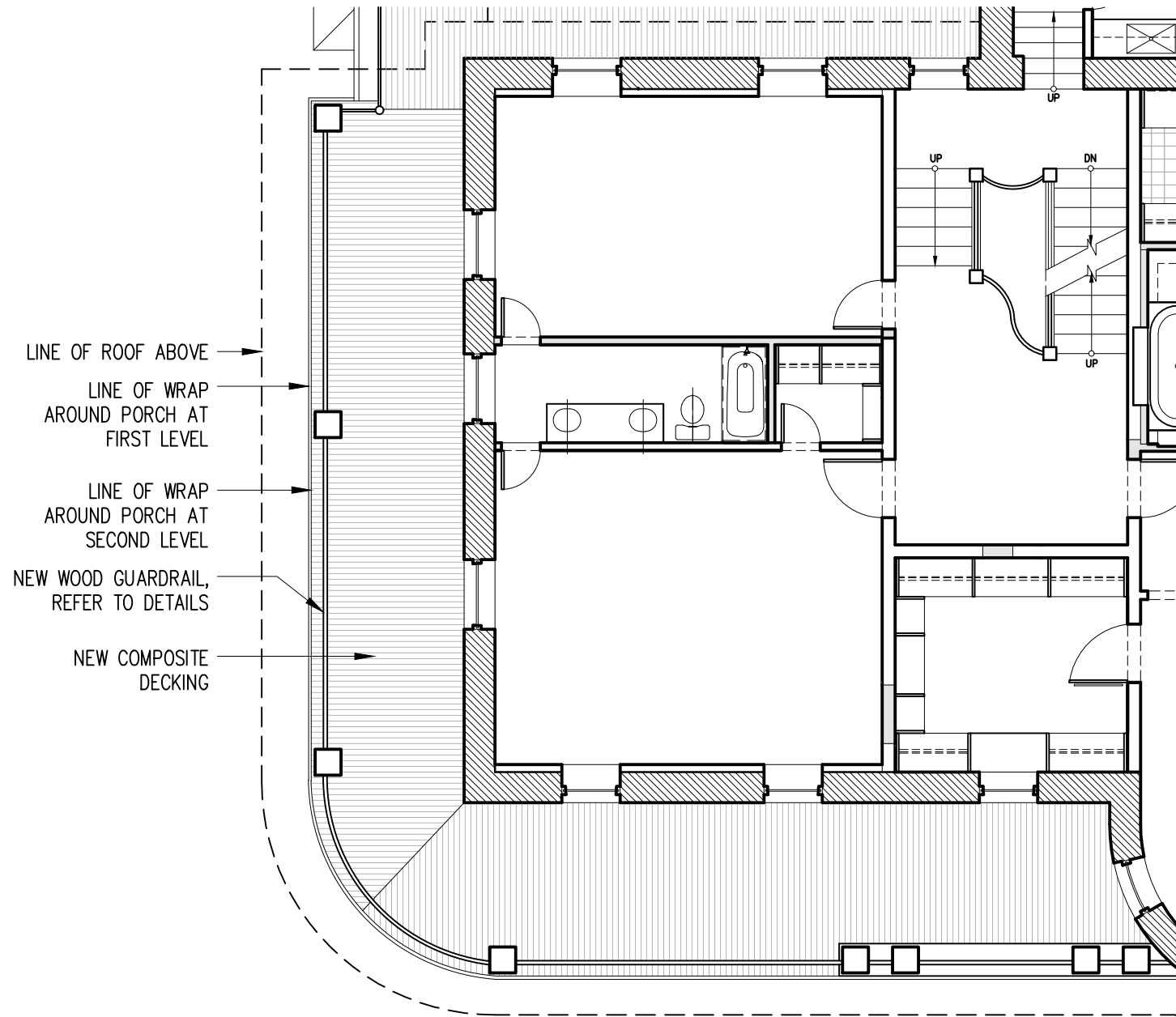
504 KING WILLIAM

DATE: AUGUST 30, 2019

DESIGN COOP

HDRC

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PARTIAL PLAN: SECOND LEVEL PORCH
 SCALE: 1/8" = 1'-0"

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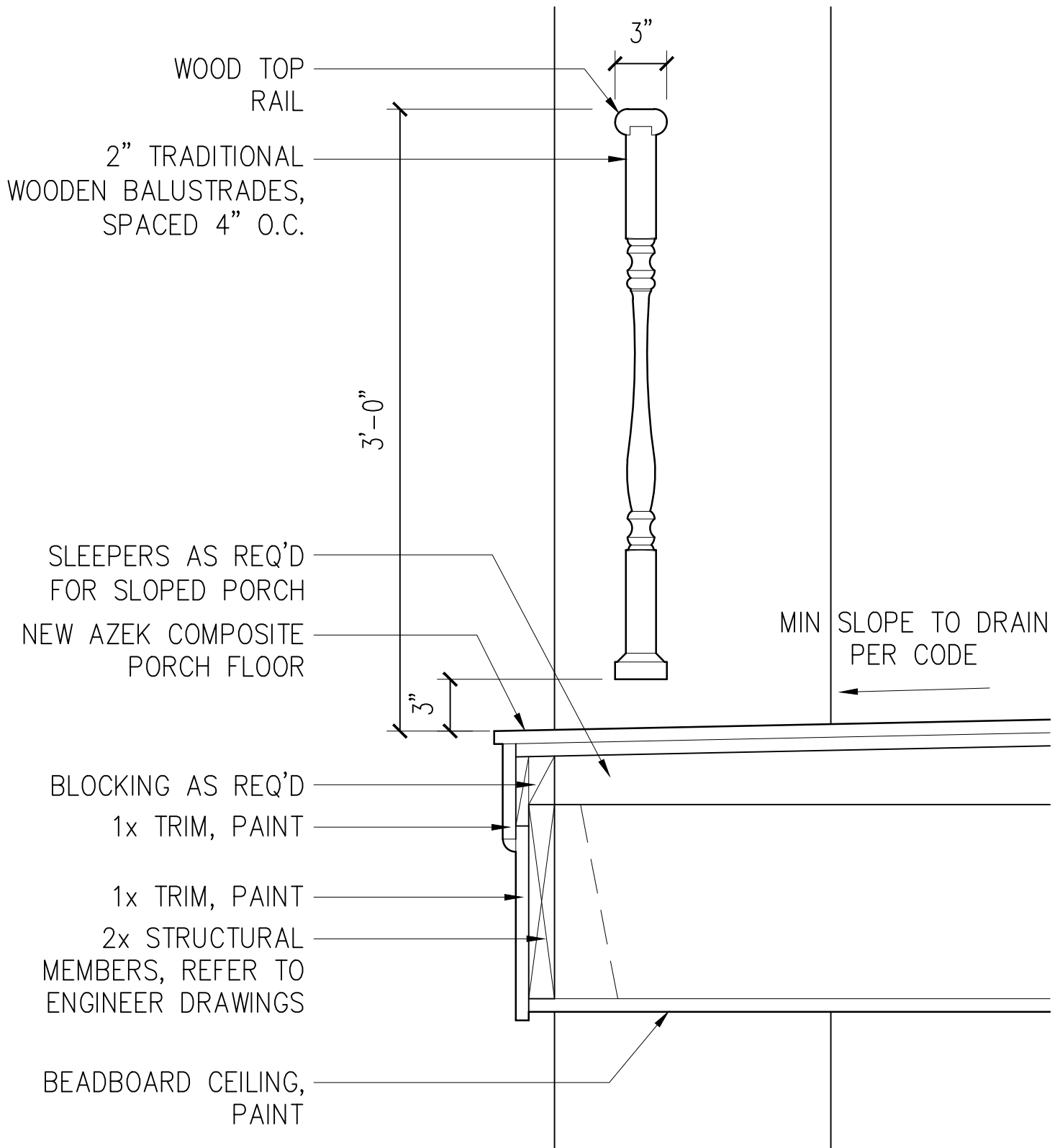
PARTIAL ELEVATION: SECOND LEVEL PORCH
 SCALE: 1/8" = 1'-0"

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PARTIAL ELEVATION: SECOND LEVEL PORCH
 SCALE: $1/8" = 1'-0"$

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DTL SECTION: HANDRAIL
 SCALE: 1 1/2" = 1'-0"

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