

# HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

**HDRC CASE NO:** 2019-753  
**ADDRESS:** 217 CEDAR ST  
**LEGAL DESCRIPTION:** NCB 2963 BLK 11 LOT N 52.52 FT OF 1  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** QUINN DENNIS C & CHEEVER JOAN M  
**OWNER:** QUINN DENNIS C & CHEEVER JOAN M  
**TYPE OF WORK:** Front porch railing installation  
**APPLICATION RECEIVED:** December 20, 2019  
**60-DAY REVIEW:** February 18, 2020  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a railing on the front porch.

## 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 217 Cedar was constructed circa 1910 in the Folk Victorian Style. The structure features a modified L-plan, a wraparound porch, a brick chimney, a standing seam metal roof, and two street facing entrances. The property is contributing to the King William Historic District.
- b. **PORCH RAILING: MATERIAL AND DESIGN** – The applicant has proposed to install a wood railing on the front porch that will span the wraparound porch and flank the existing porch stairs. The proposed railing is a

simplified design. Guideline 7.B.iv for Exterior Maintenance and Alterations stipulates that replacement or new elements should be simple in design so as to not distract from the historic character of the building. Staff finds the proposal consistent with the Guidelines.

**RECOMMENDATION:**

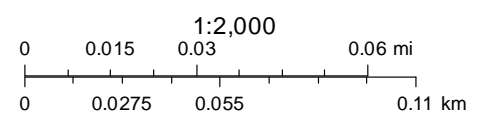
Staff recommends approval of the front porch railing installation based on findings a through b.

# City of San Antonio One Stop



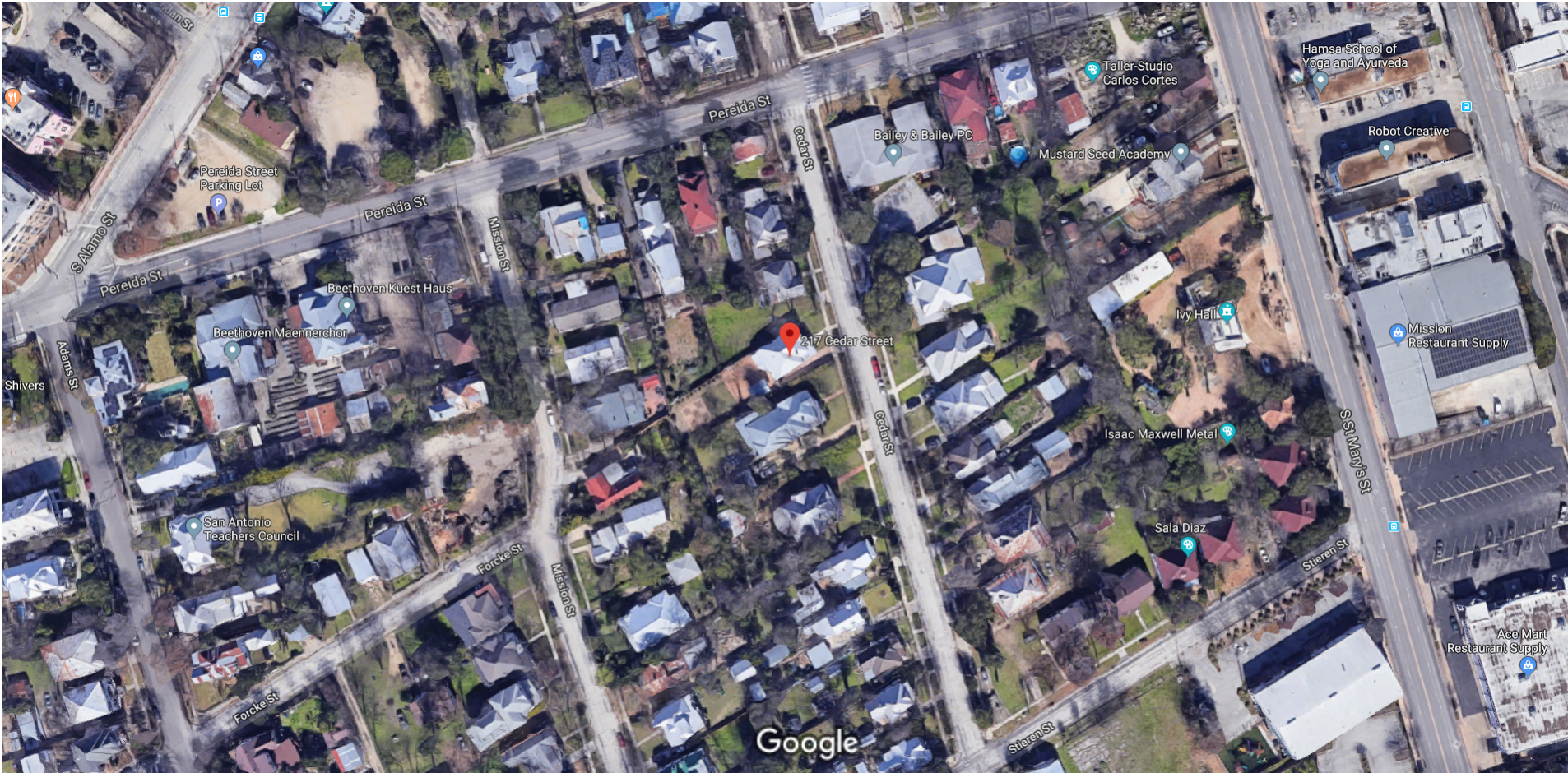
January 6, 2020

— User drawn lines





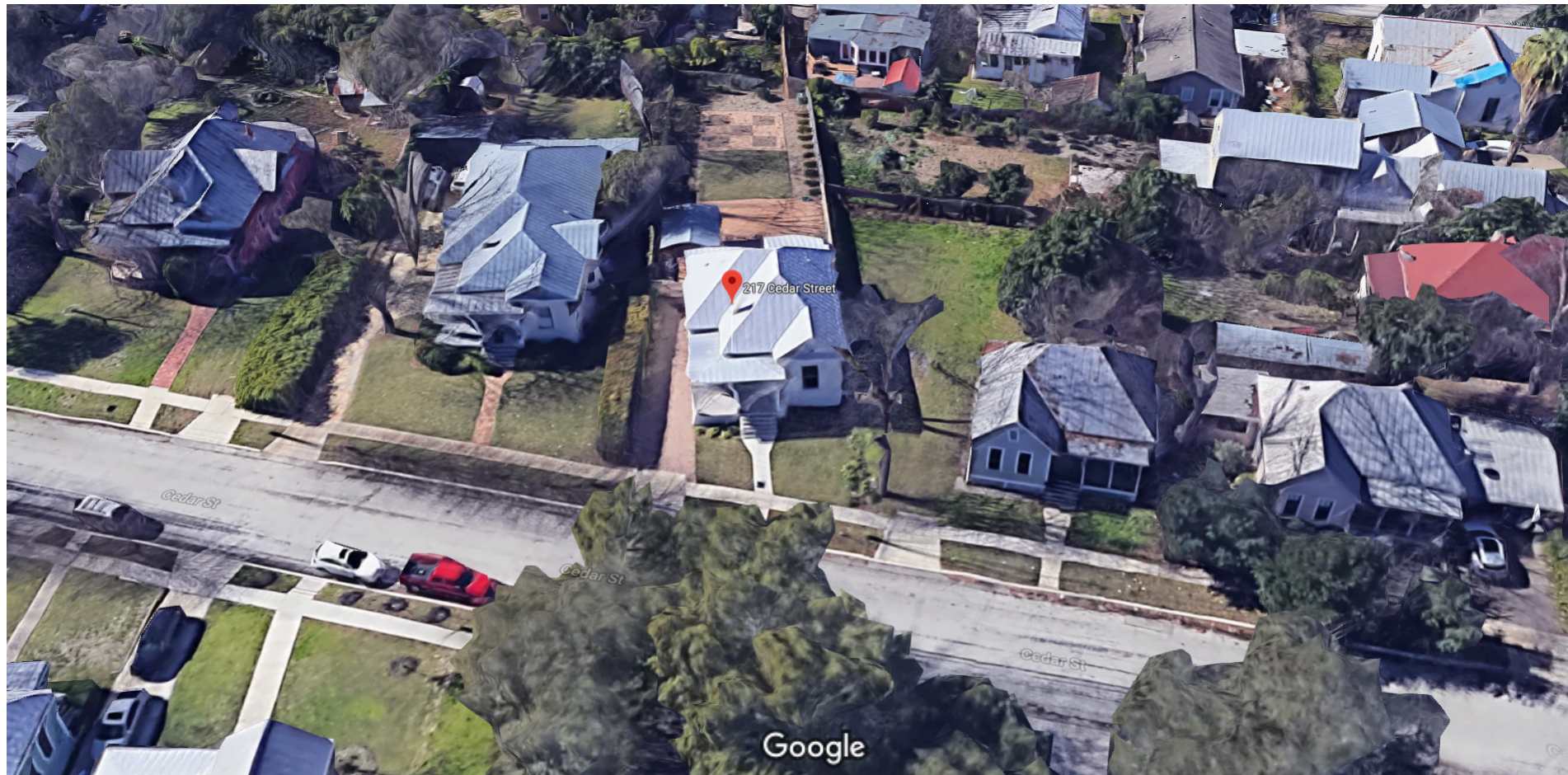
Google Maps 217 Cedar St



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft



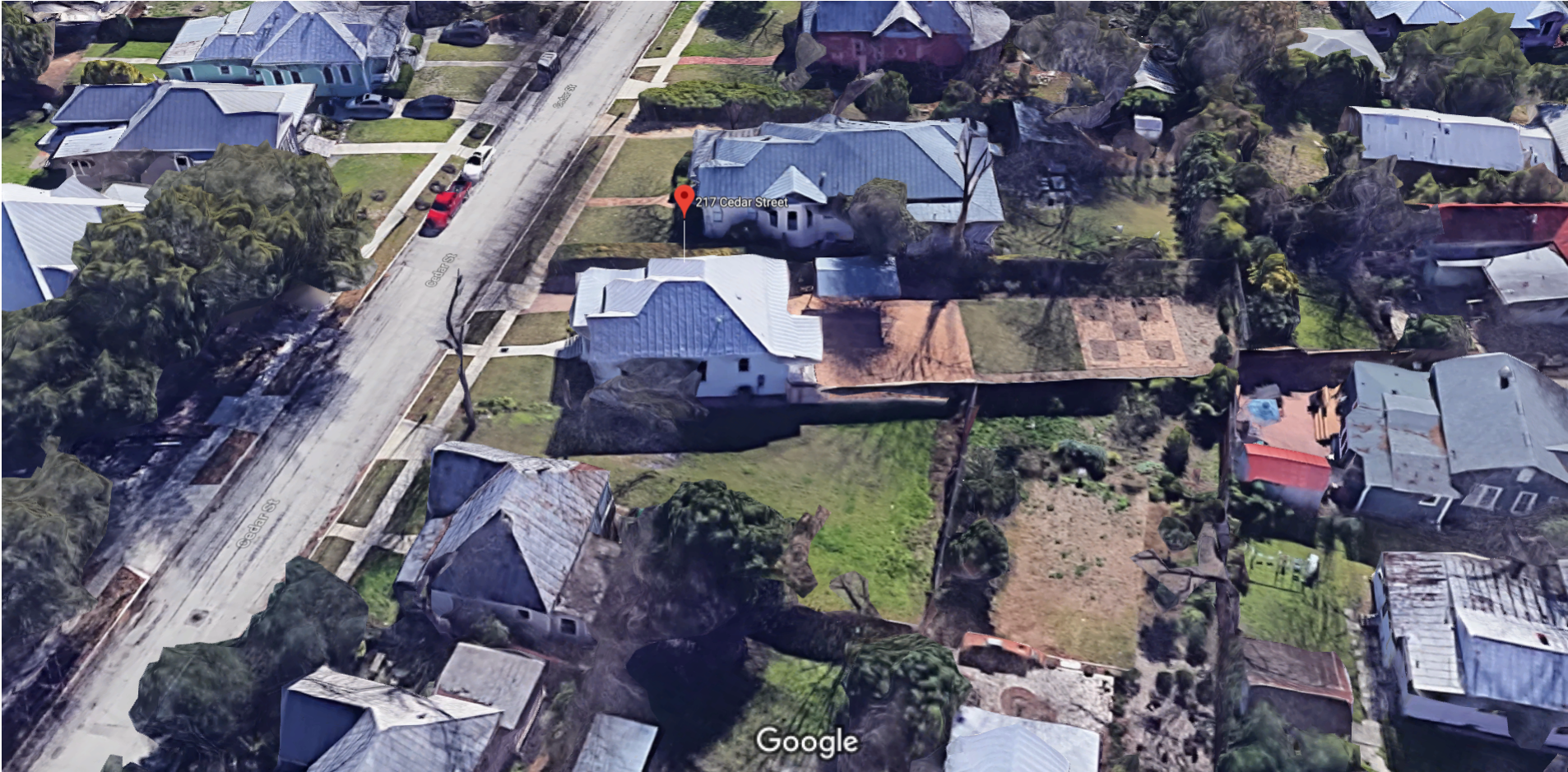
Google Maps 217 Cedar St



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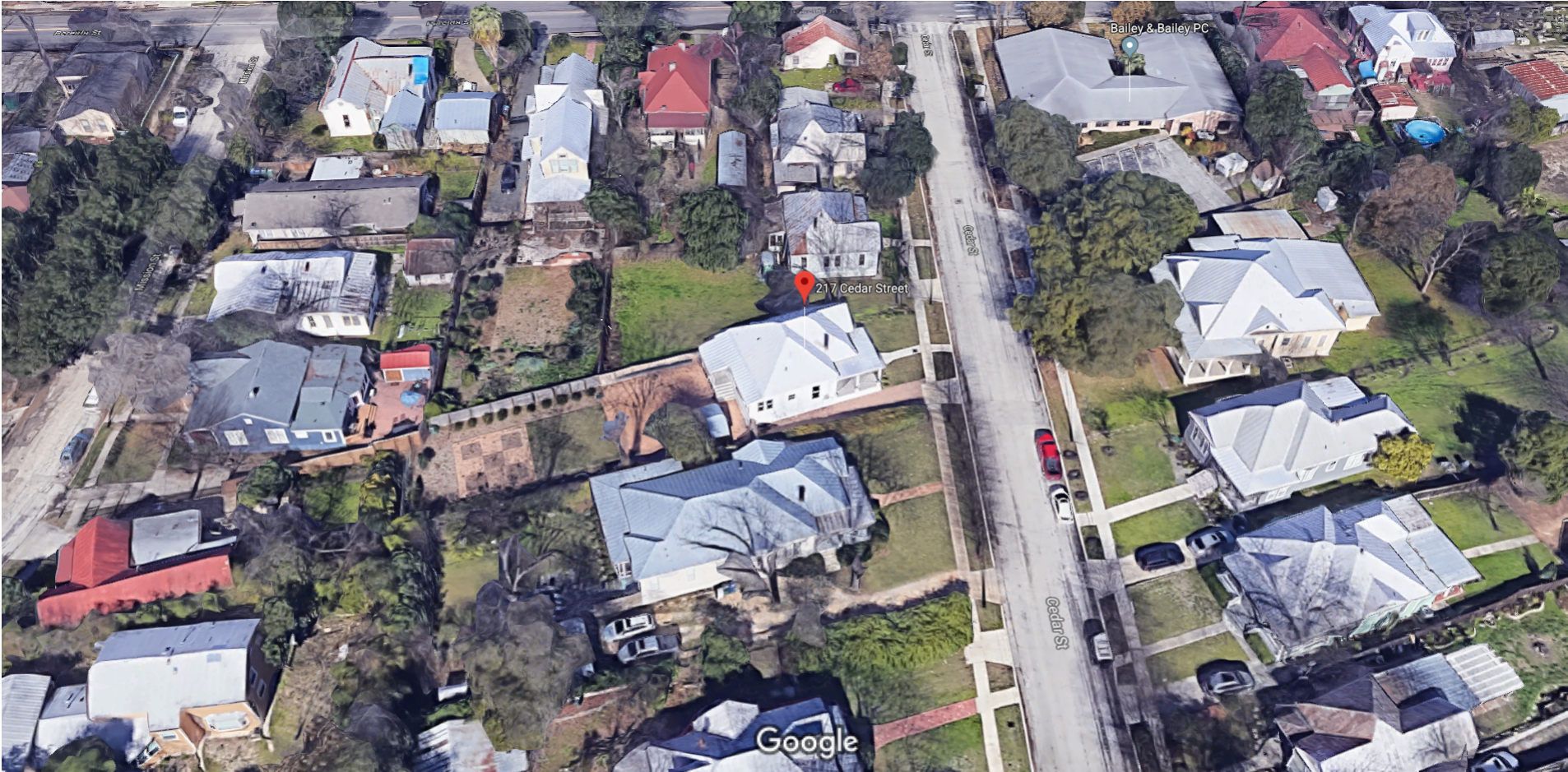
Google Maps 217 Cedar St



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357

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

Dryden St

S. PRESA

GARDEN

360

351

PEREIDA

STIEREN

CEDAR

351

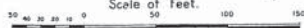
MISSION

MISSION

358

Scale of Feet.

FORREST





Dennis Quinn - owner  
210-471-1926



217 CEDAR ST.





FRONT ELEVATION

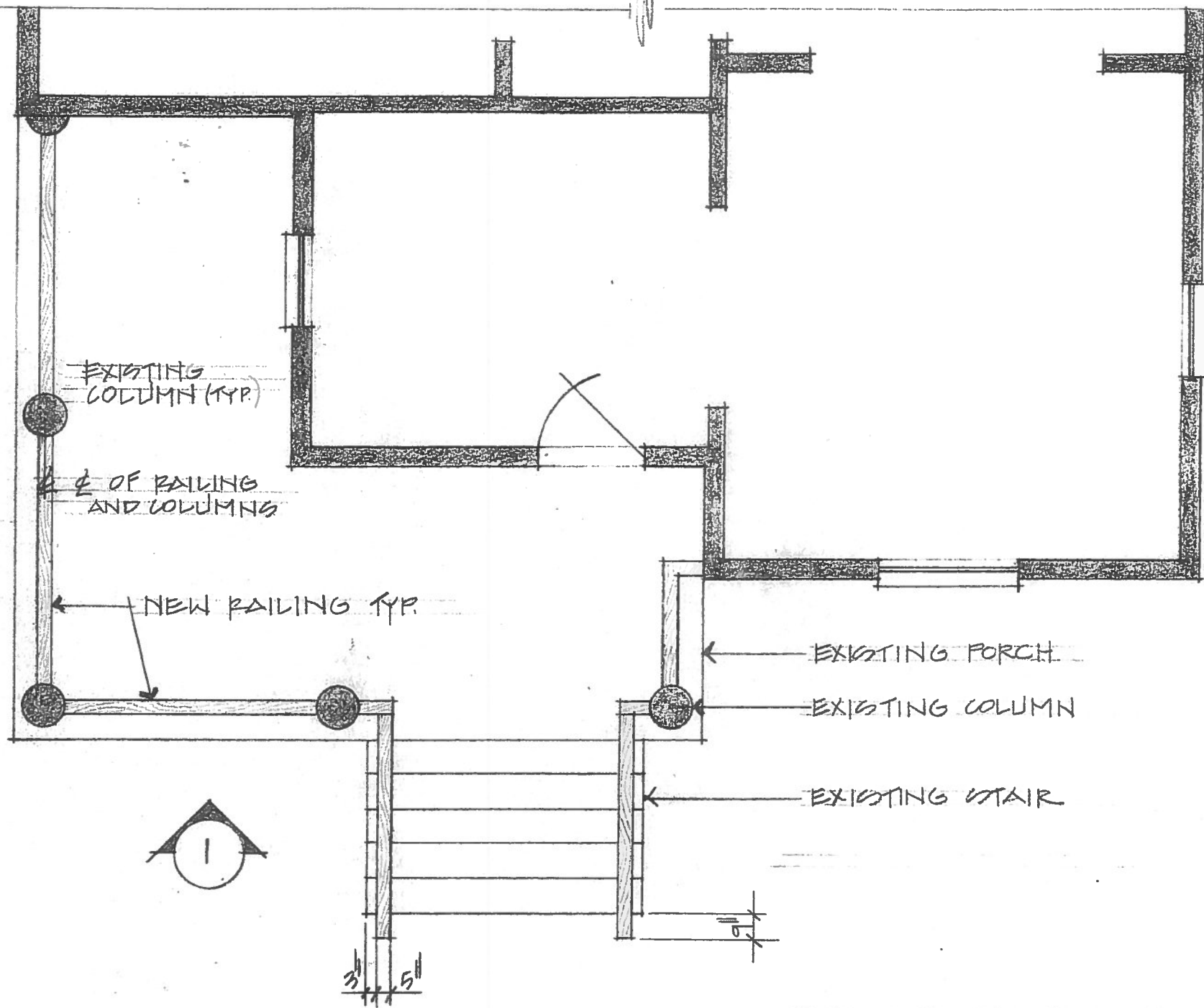
1

12.18.14

112 CEDAR ST -

12.18.14

2/OF  
3



FLOOR PLAN

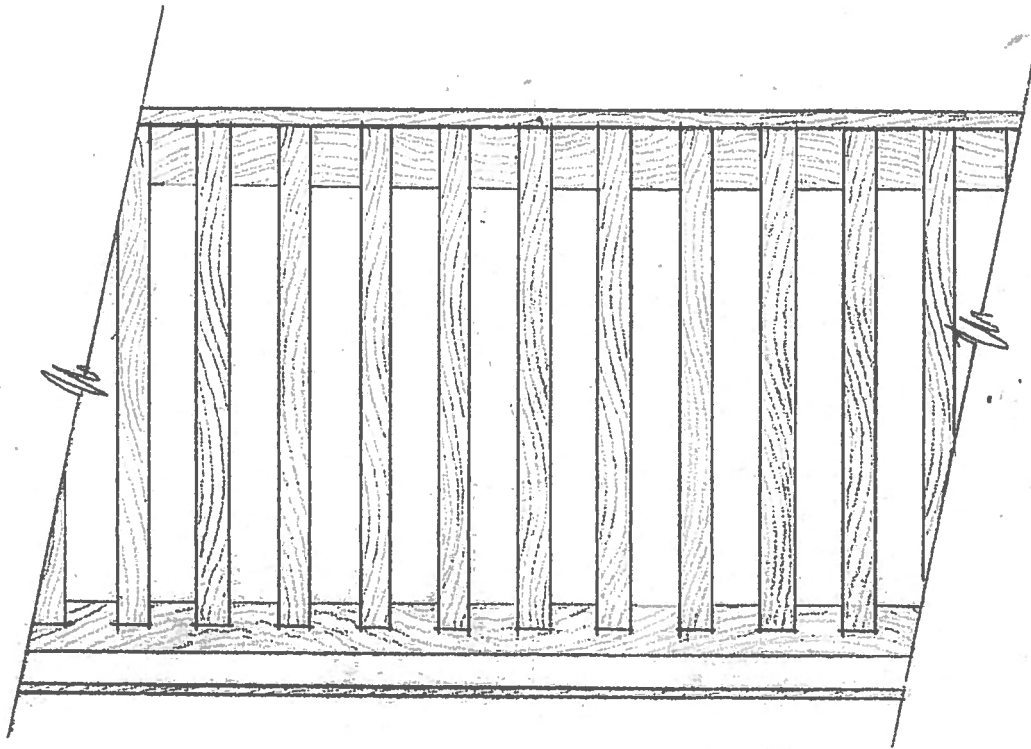
SC: 1/4"

217 CEDAR ST.

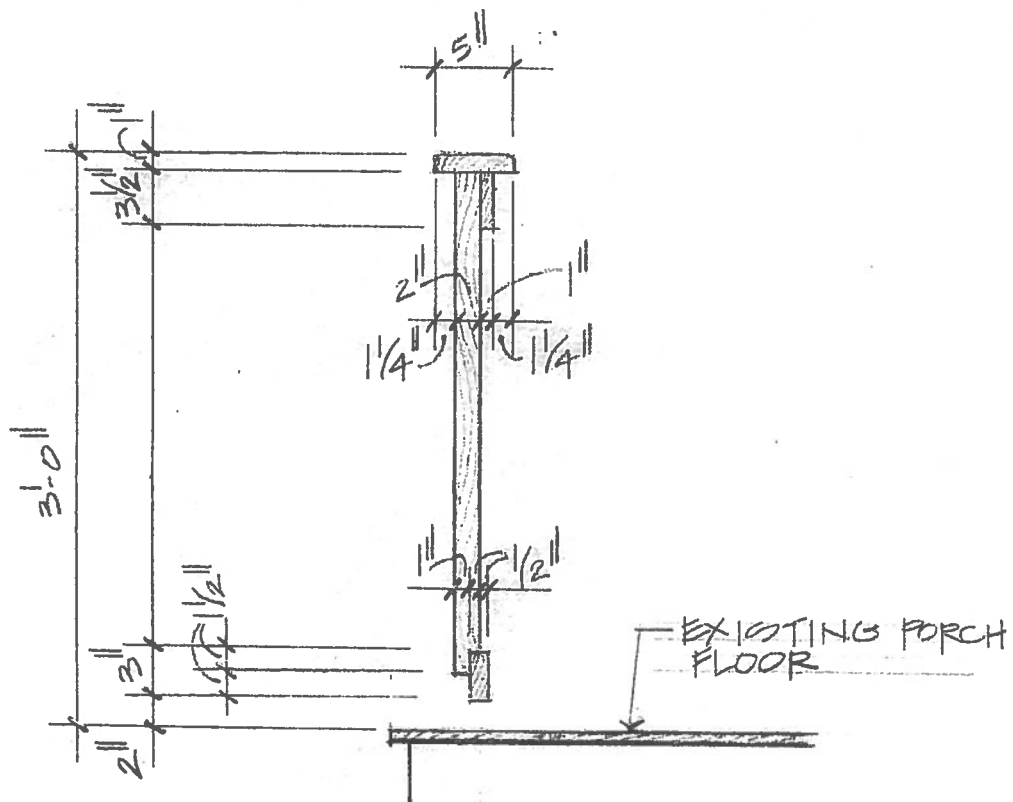
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RAILING ELEVATION



RAILING SECTION

217 CEDAR ST.

10.11.10

12-9-2019

16F  
3