

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

HDRC CASE NO: 2020-227
ADDRESS: 102 BUFORD
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT N 83 FT OF 11
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Bruce Lizalde/LIZALDE BRUCE A
OWNER: Bruce Lizalde
TYPE OF WORK: Adding porch decking onto existing concrete
APPLICATION RECEIVED: May 11, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness to install treated lumber on top of the existing concrete porch at 102 Buford.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

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 applicant is requesting a Certificate of Appropriateness to install 5/4" decking on top of the existing concrete porch at 102 Buford. This property is located within the Dignowity Hill Historic District.
- b. **PORCH DECKING** – As noted in finding a, the applicant has proposed to install treated decking on top of the existing concrete porch. The proposed decking would be installed on top of 1 ½" treated lumber. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that replacement elements should be simple in nature as to not distract from the character of the historic structure. Additionally, the Guidelines for Exterior Maintenance and Alterations 7.B.v. notes that the architectural style of the structure and historic patterns should be the basis for added elements. Staff finds the proposed decking to be inconsistent with the Guidelines and architectural style of the house. Staff finds that tongue and groove decking be installed that features width of three (3) inches and

heights of approximately (1) inch. Tongue and groove decking is to be installed perpendicular to the front façade, rather than parallel, as proposed.

RECOMMENDATION:

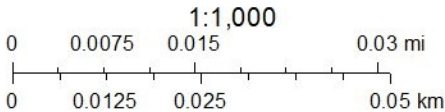
Staff recommends approval based on find finding b with the following stipulation:

- i. That tongue and groove decking be installed perpendicular to the front façade, and feature a width of three (3) inches and a height of approximately one (1) inch.

City of San Antonio One Stop



May 28, 2020





Base removed and
placed on top of
boards.

board

2x4 treated
strips nailed

Concrete Slab

