

# HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

**HDRC CASE NO:** 2021-310  
**ADDRESS:** 311 MUNCEY  
**LEGAL DESCRIPTION:** NCB 1657 BLK E LOT N 51 FT OF 15&16  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** AEONIUM INVESTMENTS LLC  
**OWNER:** AEONIUM INVESTMENTS LLC  
**TYPE OF WORK:** Installation of porch railing  
**APPLICATION RECEIVED:** June 14, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install porch and porch step railing at 311 Muncey, located within the Dignowity Hill Historic District.

## APPLICABLE CITATIONS:

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

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

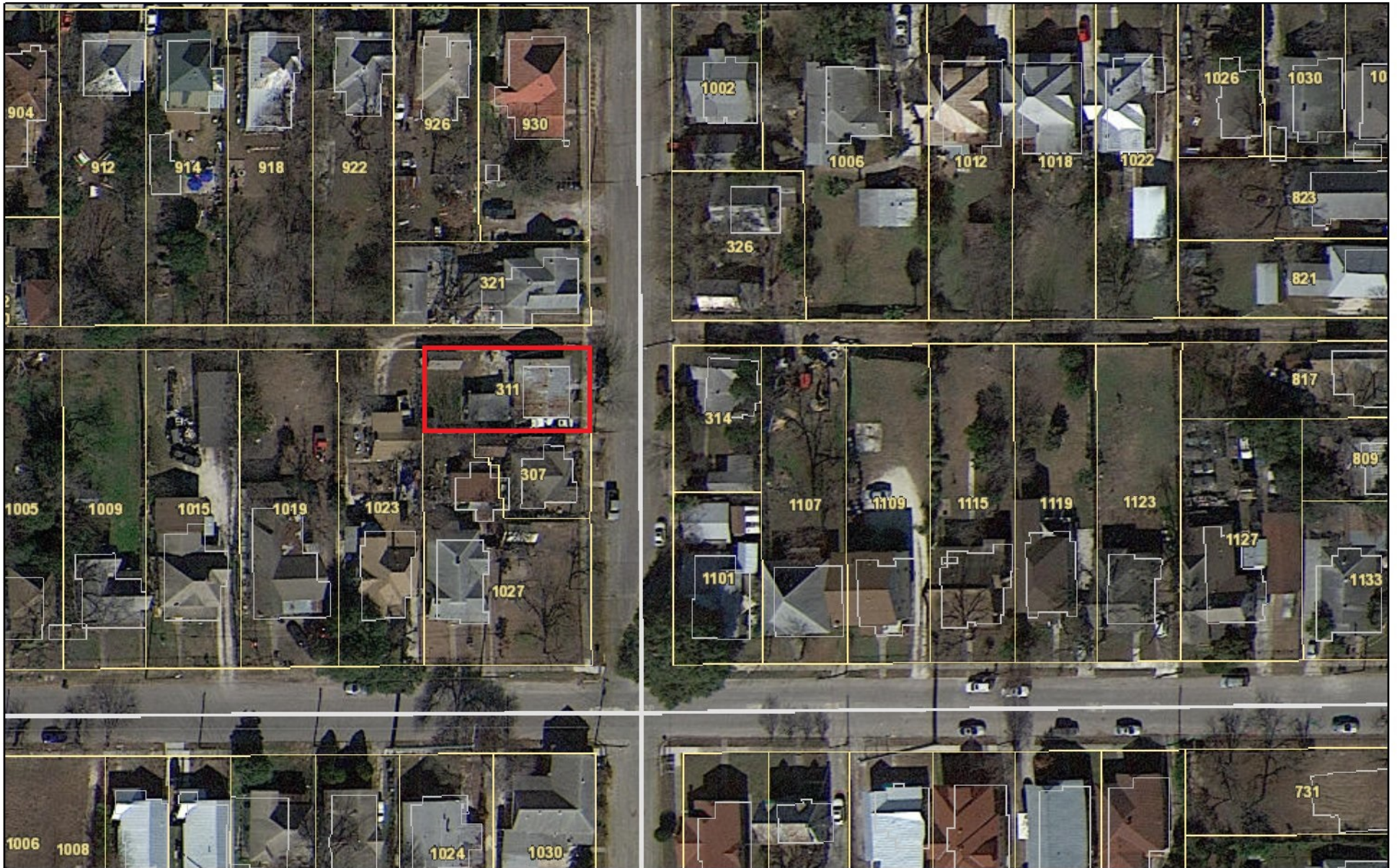
## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install porch and porch step railing at 311 Muncey, located within the Dignowity Hill Historic District.
- b. The structure at 311 Muncey was constructed circa 1925 in Craftsman style. The applicant has received numerous recent Certificates of Appropriateness for rehabilitation, the construction of a rear addition, and the demolition of a rear accessory structure that had collapsed.
- c. VIOLATION – The installation of front porch and porch step railing began on June 14, 2021. OHP staff notified the applicant of the process for obtaining approval for the proposed scope of work, and noted that all work was to stop until a COA had been issued. On June 25, 2021, OHP staff issued a violation notice for the completion of the porch and porch step railing without a COA.
- d. PORCH RAILING – The applicant has proposed to install porch and porch step railing. Generally, staff finds the installation of porch railing to be appropriate; however, it should be designed in a manner that is architecturally appropriate with both the design of the historic Craftsman house and the Historic District. Staff has included an example of architecturally appropriate porch railing in the exhibits.

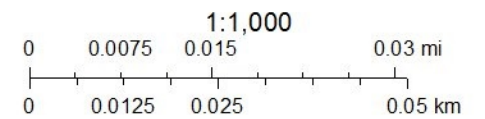
## RECOMMENDATION:

Staff does recommends approval based on findings a through d with the stipulation that porch railings with an appropriate profile be installed, as noted in finding d. A detailed drawing has been included in the exhibits for reference.

# City of San Antonio One Stop



July 2, 2021





RECOMMENDED DETAIL

2x4 top RAIL

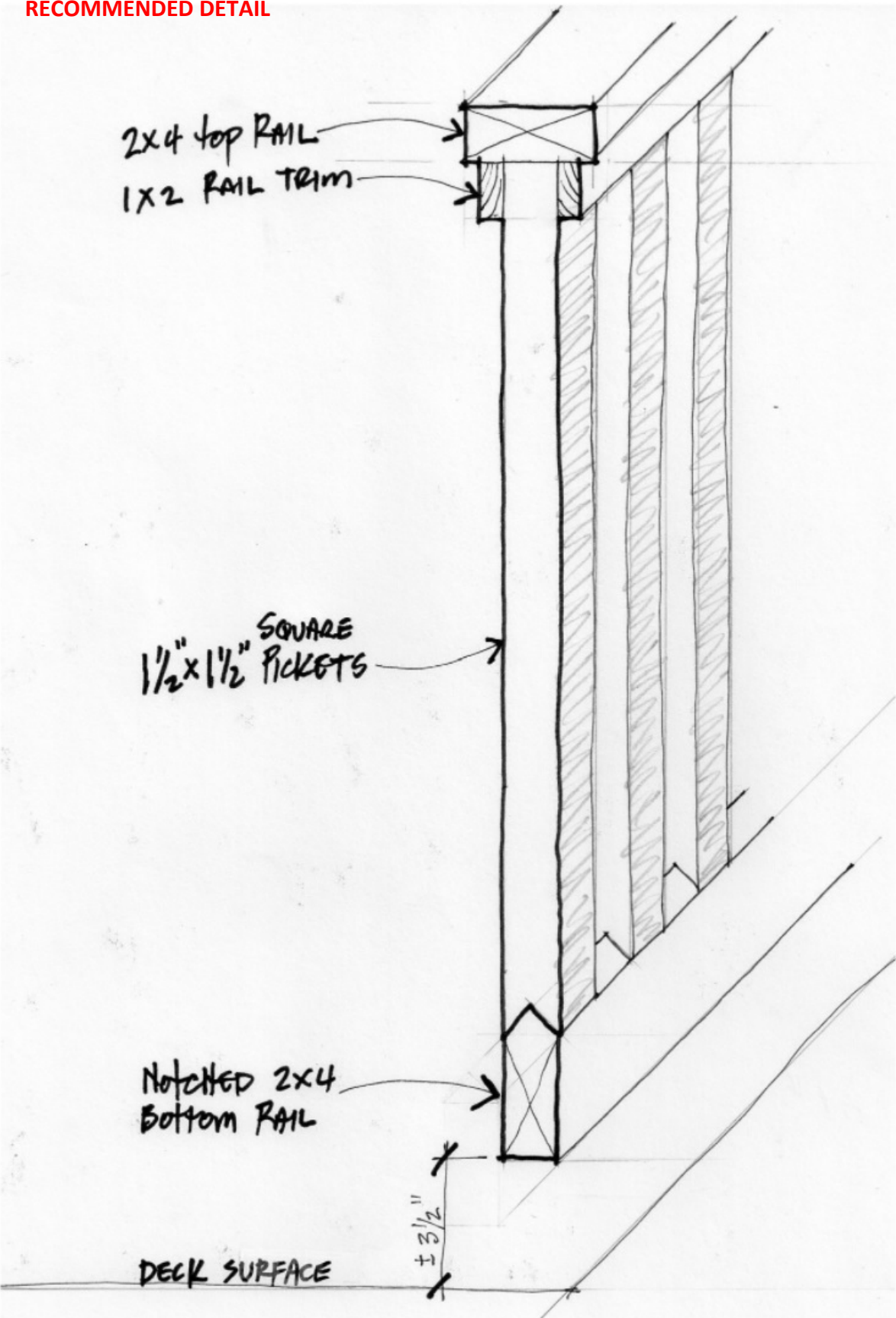
1x2 RAIL TRIM

SQUARE  
 $1\frac{1}{2}" \times 1\frac{1}{2}"$  PICKETS

NOTCHED 2x4  
Bottom RAIL

DECK SURFACE

$\pm 3\frac{1}{2}"$



June 25, 2021 at 9:55 AM  
314 Muncey St  
San Antonio TX 78202  
United States









June 25, 2021 at 9:51 AM  
311 Muncey St  
San Antonio TX 78202  
United States





311 Manc 7

2' landing

