

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2019

HDRC CASE NO: 2019-229
ADDRESS: 518 BURNET ST
LEGAL DESCRIPTION: NCB 546 BLK 19 LOT N 183 FT OF 5
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Morgan Villegas/VILLEGAS ALEJANDRO & VILLEGAS MORGAN
OWNER: Morgan Villegas/VILLEGAS ALEJANDRO & VILLEGAS MORGAN
TYPE OF WORK: Porch railings
APPLICATION RECEIVED: April 17, 2019
60-DAY REVIEW: June 16, 2019
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install wood, front porch railings and replace the existing, non-original porch railings on the historic structure at 518 Burnet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 7, Guidelines for 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 historic structure at 518 Burnet was constructed circa 1925 and is first found on the 1952 Sanborn Map. The structure features elements of the Folk Victorian style, include a wraparound front porch, front and side facing gabled

roofs and a primary hipped roof structure. At this time, the applicant has requested to install porch railings.

- b. **PORCH RAILINGS** – The applicant has proposed to install porch railings that are to feature wood elements, as well as replace the existing, non-original metal stair railings. Staff finds the installation of porch railings to be appropriate; however, staff finds that the porch railings should be simple in design as to not appear original. The proposed railings should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.

RECOMMENDATION:

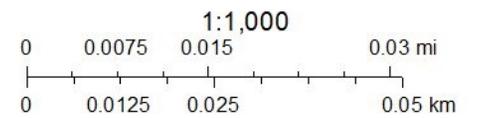
Staff recommends approval based on findings a and b with the following stipulation:

- i. That the porch and stair railings be simple in design as to not appear original. The proposed railings should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.

City of San Antonio One Stop



May 8, 2019



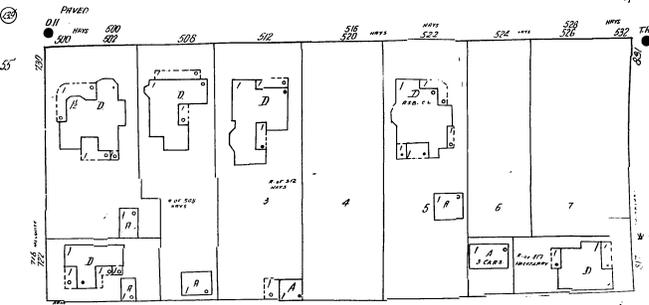
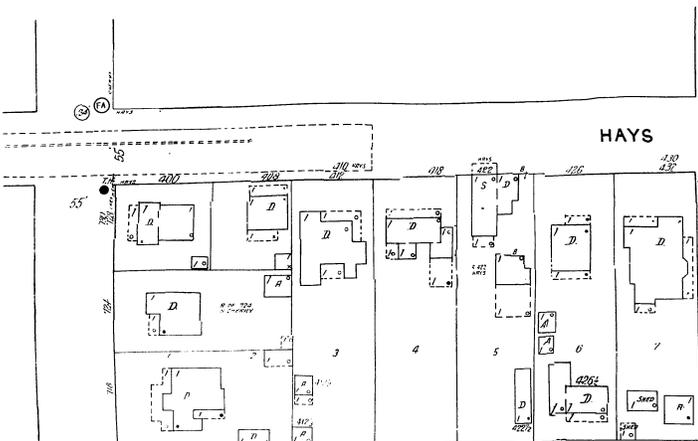


518 Burnet St

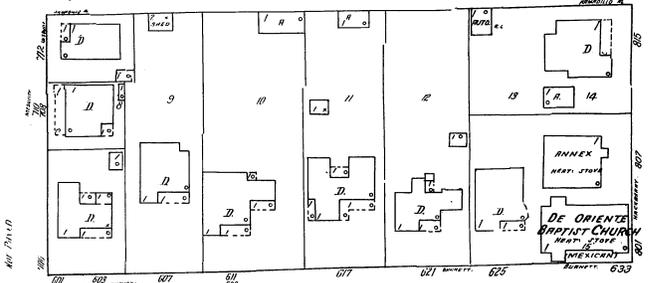
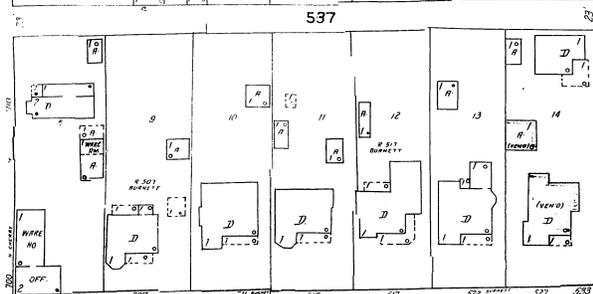
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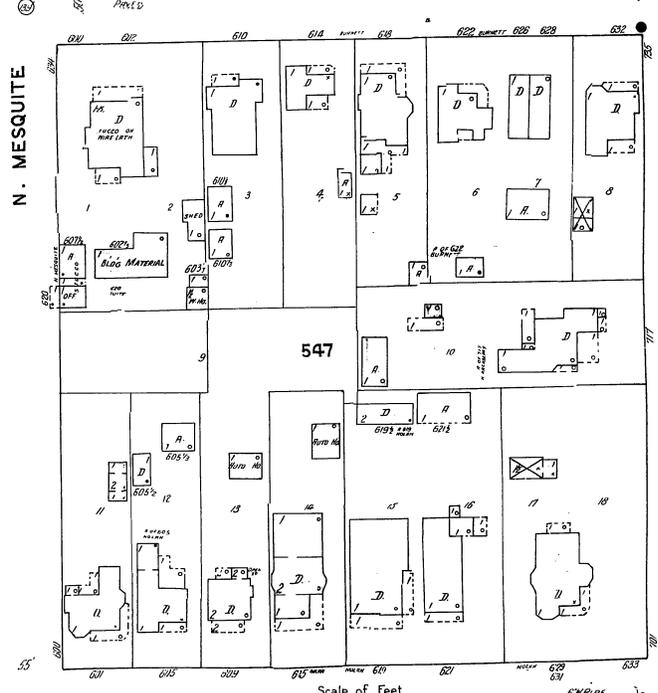
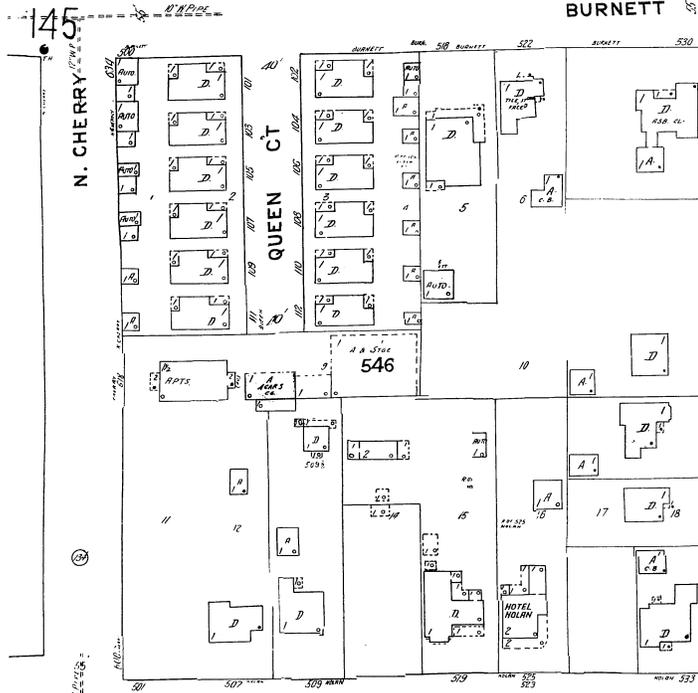
HAYS



538 ARMADILLO ALLEY



BURNETT



NOLAN

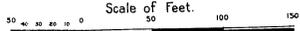
147

N. HACKBERRY

127

133

Scale of Feet.





OHP RECOMMENDED DETAIL

