

## HISTORIC AND DESIGN REVIEW COMMISSION

October 03, 2018

**HDRC CASE NO:** 2018-486  
**ADDRESS:** 1018 BURNET ST  
**LEGAL DESCRIPTION:** NCB 1660 BLK 1 LOT 5  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Cory Johnson  
**OWNER:** Nicole Johnson  
**TYPE OF WORK:** Rear addition, replacement of windows, door, and columns, wood element repairs  
**APPLICATION RECEIVED:** September 17, 2018  
**60-DAY REVIEW:** November 16, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Construct a rear addition with wood deck.
- 2) Replace all existing wood windows with aluminum windows.
- 3) Remove two existing window openings on west elevation.
- 4) Install five new picture windows (three on the east elevation and two on the west elevation).
- 5) Replace the turned columns with square cedar columns.
- 6) Replace the existing door and transom window with a new door with sidelights.
- 7) Install a crushed granite driveway.
- 8) Replace in-kind the concrete walkway.

### **APPLICABLE CITATIONS:**

#### ADDITION

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

##### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### WINDOWS AND DOORS

#### 2. Guidelines for Exterior Maintenance and Alterations

#### 6. Architectural Features: Doors, Windows, and Screens

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

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## PORCH

### 2. Guidelines for Exterior Maintenance and Alterations

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

##### 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.

## WALKWAY AND DRIVEWAY

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

#### B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

## **FINDINGS:**

- a. The primary structure at 1018 Burnet was constructed circa 1910 in the Folk Victorian style and first appears on the 1911 Sanborn map addressed as duplex at 1016/1014 Burnet. The one-story structure features a tradition L-plan with a covered porch and a primary hipped roof with a front-facing gable with composition shingle roofing material. The front porch originally featured full-height, two-over-two wood windows (two front-facing, one perpendicular), two of three remaining turned columns, and a front door with a transom. The front yard features deteriorated front walkway and a driveway apron with no paved driveway. The structure is contributing to the Dignowity Hill Historic District.
- b. On a site visit conducted on September 14, 2018, staff found that the following work had occurred prior to the issuance of a Certificate of Appropriateness and permits: 1) construction of a rear addition, 2) modifications and the relocation of window openings, and 3) the installation of sashed and picture aluminum windows. The

application also included a number of request items that are eligible for administrative approval pending the commission approval of the remaining outstanding items. The \$500 post work application fee has not been paid at this time.

- c. **REAR ADDITION** – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to feature a matching ridgeline and wall plane with a vertical trim piece. The proposed addition also features a window bay, a covered deck, two sets of double-doors, and aluminum windows. Staff finds that the proposed addition and its details are not visible from the right of way and is generally consistent with the Guidelines, with the exception to exclude a subordinate ridge line and/or inset wall plane.
- d. **FOOTPRINT** – The applicant has proposed to construct a 792 square foot addition to the rear of the 1198 square foot primary historic structure. Staff finds the proposed footprint is consistent with Guidelines for Additions 1.B.iv. noting that additions should not double the size of the structure.
- e. **ROOF FORM** - The applicant has proposed for the addition to feature a roof form that extends the existing hipped roof to cover the proposed rear deck. Staff finds the proposed roof form to be consistent with the Guidelines for Addition 1.A.iii noting that an addition's roof pitch, form, overhang, and orientation should be similar to the historic structure.
- f. **TRANSITION** – The applicant has proposed to use a vertical trim piece to distinguish between the original structure and the addition. Per the Guidelines for Additions 1.A.iv, additions should feature a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. A vertical trim piece may also be used to differentiate the proposed addition from the new construction; however, it should be installed in addition to the use of a subordinate ridge line and/or inset wall plane.
- g. **MATERIALS** - The applicant has noted materials that include wood siding to match the primary structure, new aluminum windows with a window bay, and double-doors. Staff finds that matching the existing, 105 profile siding and installing new aluminum windows in the addition appropriate.
- h. **WINDOWS** - The applicant has noted the installation of aluminum windows that are 80 inches tall by 30 inches wide, with larger top sashes than bottom sashes, and feature faux divided lights. Staff finds that new windows should adhere to standard stipulations: Meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- i. **ARCHITECTURAL DETAILS**- Generally, staff finds the proposed massing and form of the proposed addition to be appropriate.
- j. **WINDOW REPLACEMENT** – Prior to modifications, the front porch featured one (1) perpendicular and two (2) front-facing full-height two-over-two wood windows. The front gable featured one (1) picture window with a window screen mimicking a one-over-one wood window. The east side elevation features three (3) one-over-one wood windows and the west side elevation featured two (2). A total of six (6) windows have been replaced with aluminum windows with faux divided lights and three (3) window openings have been relocated and resized or removed altogether.
- k. **WINDOW REPLACEMENT** –The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. Because the windows were discarded prior to approval and without documentation, staff cannot assess the condition of the previous windows.
- l. **NEW WINDOWS** – The applicant has proposed to install black, one-over-one aluminum windows. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that new windows are to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and details. The applicant has

proposed to replace six (6) wood window with aluminum windows with faux divided lights, to replace two (2) window openings on the east side elevation to replace with smaller picture windows, and to remove the window opening perpendicular to the front porch plane. Staff finds that the proposed windows and modifications to openings are not compatible in style or materials with the original windows.

- m. NEW WINDOW OPENINGS- The applicant has proposed to install two picture windows to flank the remaining sash window on the east elevation and three pictures in a row on the west elevation. Per the Guidelines of Exterior Maintenance and Alterations 6.A.i, window openings should not be added, altered, or removed on primary facades or where visible from the public right of way. Staff finds that the proposed fenestration changes to the side elevations are visible from the public right of way, inappropriate to the historic configuration of the structure, and inconsistent with the Guidelines.
- n. COLUMN REPLACEMENT – The applicant has proposed to remove the two turned columns and one pilaster that featured a traditional Folk Victorian detail and to install three new square cedar columns. Staff finds that the proposed replacement is inconsistent with Guidelines for Exterior Maintenance and Alterations 7.B.iii noting that replacements should be made in-kind to scale, massing, and detail while materials should match in color, texture, dimensions, and finish – when the original material is deteriorated beyond repair.
- o. DOOR REPLACEMENT – The applicant has proposed to replace the existing door and transom window with a new door featuring divided lights and sidelights. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i, doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. Staff finds that proposed door modifications is inconsistent with the Guidelines and that the removed transom should be restored without the addition of new sidelights.
- p. DRIVEWAY- The applicant has proposed to install a crushed granite driveway where only a driveway apron exists on the lot. Staff finds that the proposed driveway is consistent with the Guidelines for Site Elements 5.B.i noting that driveways should be no wider than ten (10) feet and pervious paving may be considered where replacement is necessary to increase storm water infiltration.
- q. WALKWAY – The applicant has proposed to install a new front walkway to match the existing in material, configuration, and size. Staff finds that the in-kind replacement is consistent with the Guidelines for Site Elements 5.A.ii and iii. noting that every effort should be made for walkway replacements to match in color and material, as well as width and alignment.

#### **RECOMMENDATION:**

Item 1. Staff recommends approval of the rear addition based on finding c with the stipulation that it features a subordinate ridge line and inset wall plane in addition to the proposed vertical trim piece.

Item 2 & 3. Staff does not recommend approval of window replacement, or the removal, resizing, or relocation of any window openings at this time based on finding j through m. Staff recommends that all window openings are restored to their original configuration and location, and all wood windows that have been permanently discarded to be replaced with new windows matching in material, size, and configuration. A window restoration plan must be submitted to staff prior to their installation. New windows should adhere to the standard stipulations: Meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 4. Staff does not recommend installation of the five picture windows on the two side elevations based on finding e. These window openings should be removed, and the original fenestration and siding be restored.

Item 5. Staff does not recommend replacement of the turned columns with the square cedar columns based on finding f. The turned columns and pilaster should be restored.

Item 6. Staff does not recommend approval to replace the existing door with transom for a new door with sidelights based on findings g.

Item 7 & 8. Staff recommends approval to install a crushed granite walkway and new walkway with the stipulation that

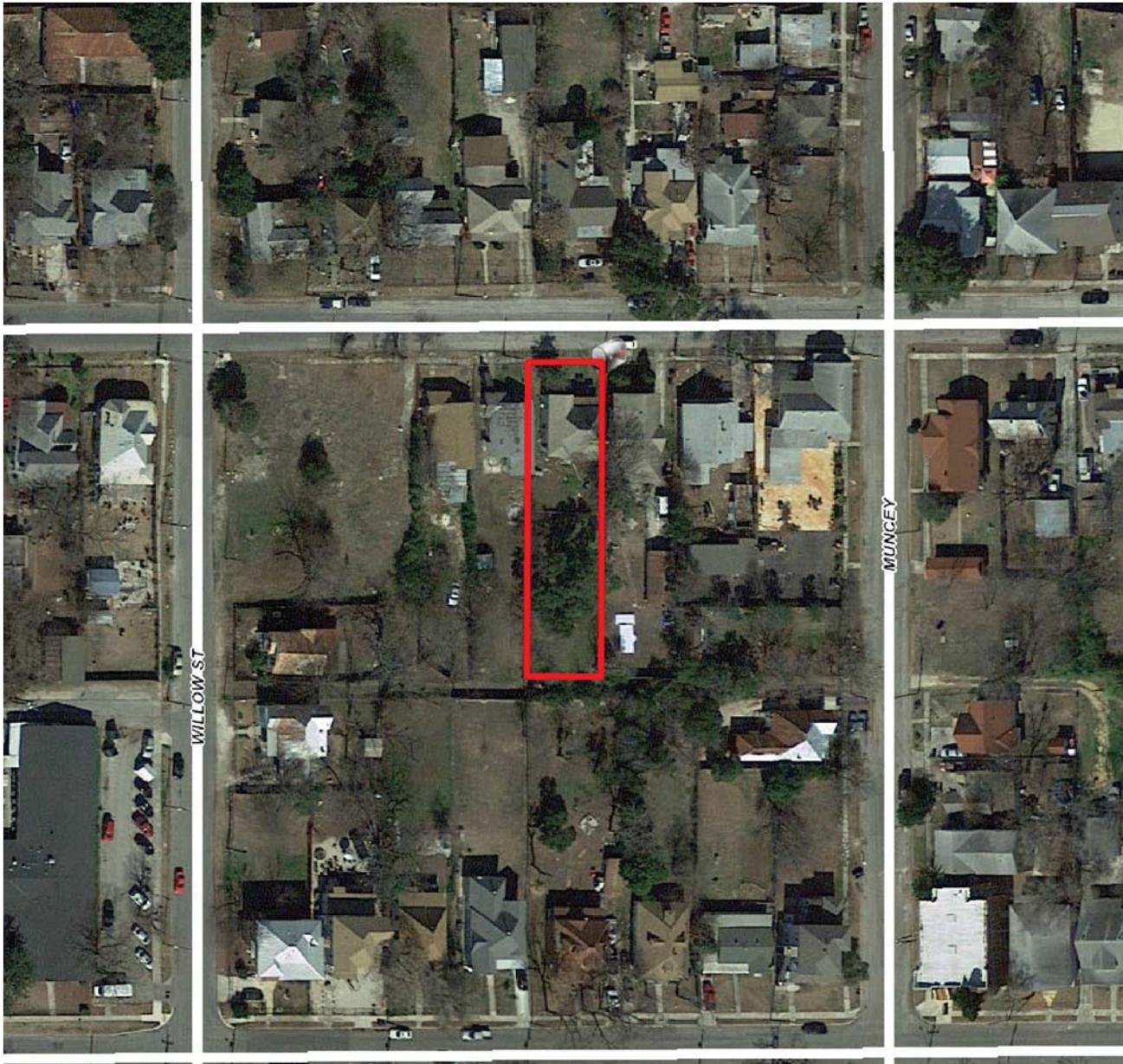
the driveway is no wider than ten (10) feet and that the walkway match the existing in material, configuration, and width.

**CASE COMMENT:**

On a site visit conducted on September 14, 2018, staff found that the following work has occurred prior to the issuance of a Certificate of Appropriateness and permits: 1) construction of a rear addition, 2) modifications and relocations of window openings, 3) the installation of sashed and picture aluminum windows, and 4) the replacement of turned columns with square columns. The work that was performed prior to approval is generally inconsistent with the Guidelines and contributes to the historic structure's loss of integrity regarding its materials, fenestration, and subtle but character defining architectural details. The applicant submitted a request to be heard by the HDRC on September 21, 2018. The application also included a number of request item that are eligible for administrative approval pending the commission approval of the remaining outstanding items. Outstanding violations also prevents eligibility to receive the Substantial Rehabilitation Tax Incentives. The \$500 post work application fee has not been paid at this time.

**CASE MANAGER:**

Huy Pham



## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 21, 2016

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Burnet St

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Muncey St

Paqueteria Mexico

1018 Burnet Street

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Map





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1018 Burnet Street

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**Photo taken circa 1994**

1018 Burnet St.  
San Antonio, TX 78202

## RENOVATION

New Addition Added to Rear. Elevation Drawings will be provided.  
A 200 sq.ft deck will be added to the new rear addition with railing.

New Window Installation around Home. Some windows have already been removed for interior redesign purpose. Window design/style will be aluminum low E "Prarie". Prarie windows are of Historic Design and examples will be provided.

Requesting to remove current Front 30/70 Windows (x2) and Re-install in place of Front Picture Window.

Where 30/70 Windows have been removed, will be replaced with Homes original size aluminum 30/80 windows. Doing this will give balance front elevation.

Will add a fixed picture window above front door complying with OHP.

Requesting approval on 8ft solid wood front door with 12 inch side lights, craftsman style. Door style is of time period.

All exterior doors and windows will be trimmed out using classic craftsman style.

Request to keep front elevation squared porch columns. Square columns are of the time period, it was only homeowners preference. Newly built squared columns are 100% stronger and increases front porch integrity. Old columns were severely rotted/damaged and hollow, very poor design.

Front porch has been rebuilt from top to bottom, setting new 4x6 treated post, new 2x6 sub-floor.

Porch skirting will match existing 105 1x6 wood siding.

Vertical 1x4 Trim will be added to show addition add-on. OHP compliance.

New Front and Rear Landscaping includes flowers and small shrubs. Installing St. Augustine sod to front and partial rear.

Home will be caulked, primed and painted using Sherwin Williams products. Exterior color will be Alabaster (White). Medium stained brown color on Front Door.

New 40 year architectural roof installed.

New Pier and Beam foundation.

New concrete or crushed granite driveway, to replace old driveway.

Will demo and removed old walkway and replace with 36" to 42" concrete walkway.

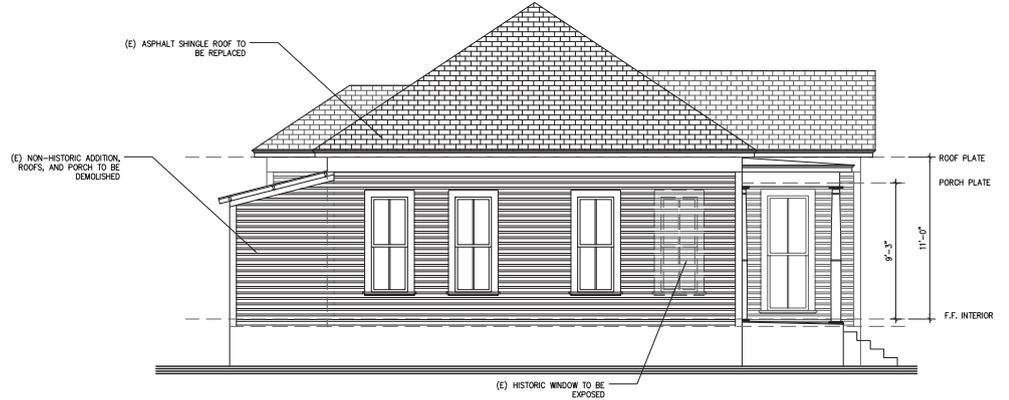
A Privacy Fence to be installed to front of home with gates on both sides of property, providing privacy on both sides.

New 105 1x6 wood siding installation around home with sub-floor venting and door access.



**1** EXISTING NORTH ELEVATION  
SCALE: 1/4"=1'-0"

Existing elevation drawings 2016 case file



**3** EXISTING EAST ELEVATION  
SCALE: 1/4"=1'-0"



**1** EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"



**3** EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"

**Existing Elevation Drawings from 2016 case file**



Phone 210.400.5617  
frank.telles@gmail.com

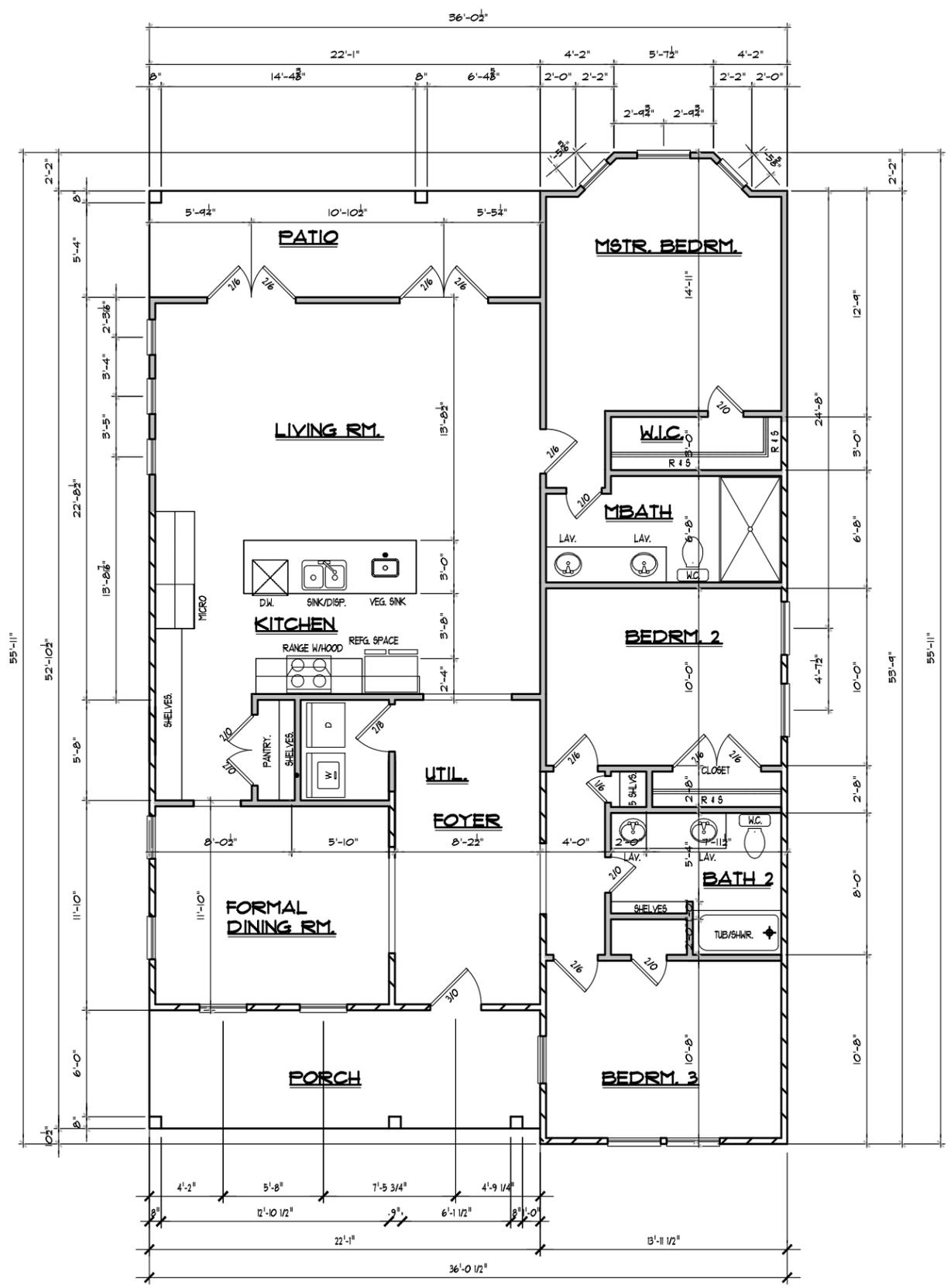
**NOTES**

**CUSTOM HOME PLAN FOR:  
1018 BURNET ST.  
SAN ANTONIO, TEXAS 78202**

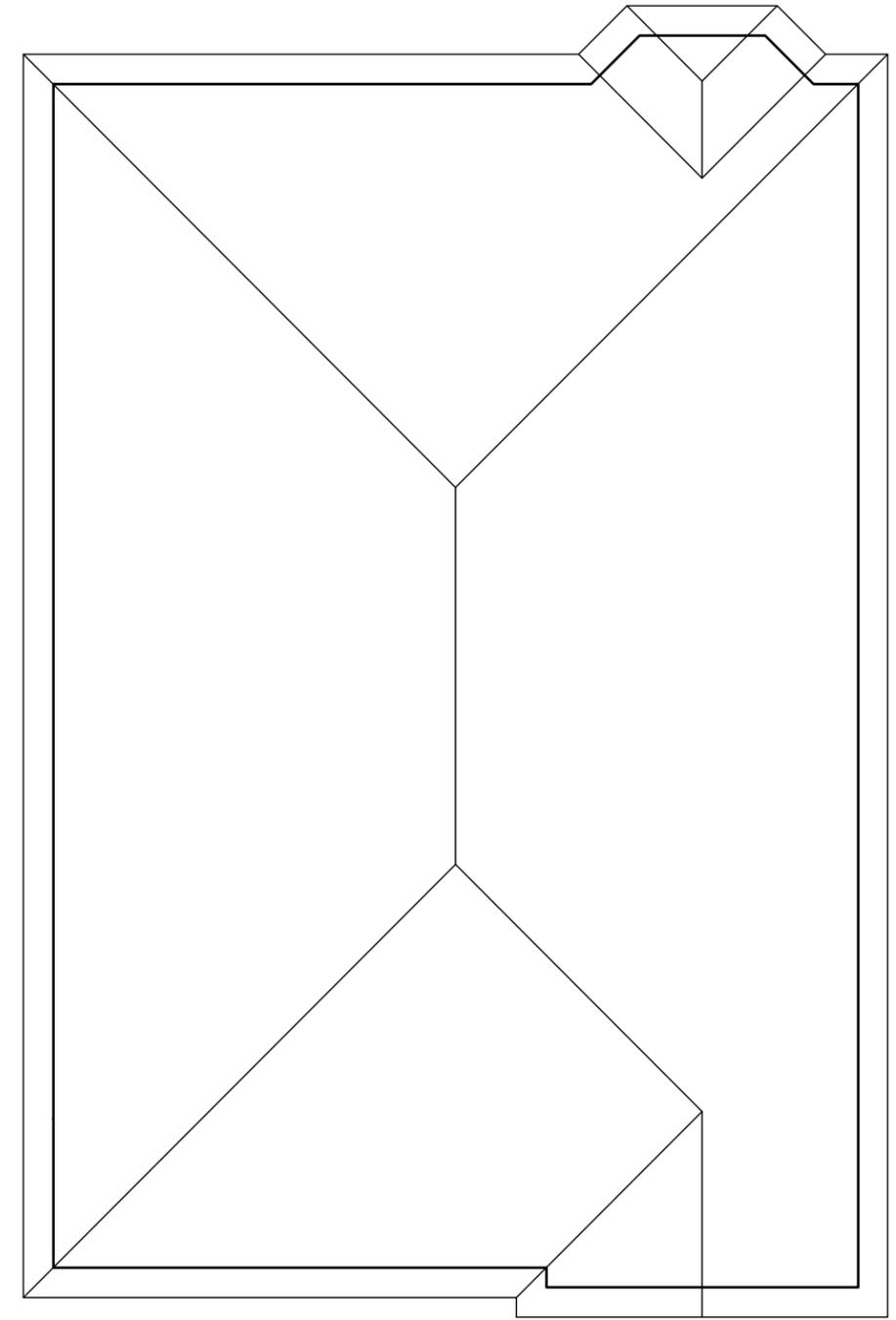
**PLAN NO.  
1935**

**SHEET**

**A-1**



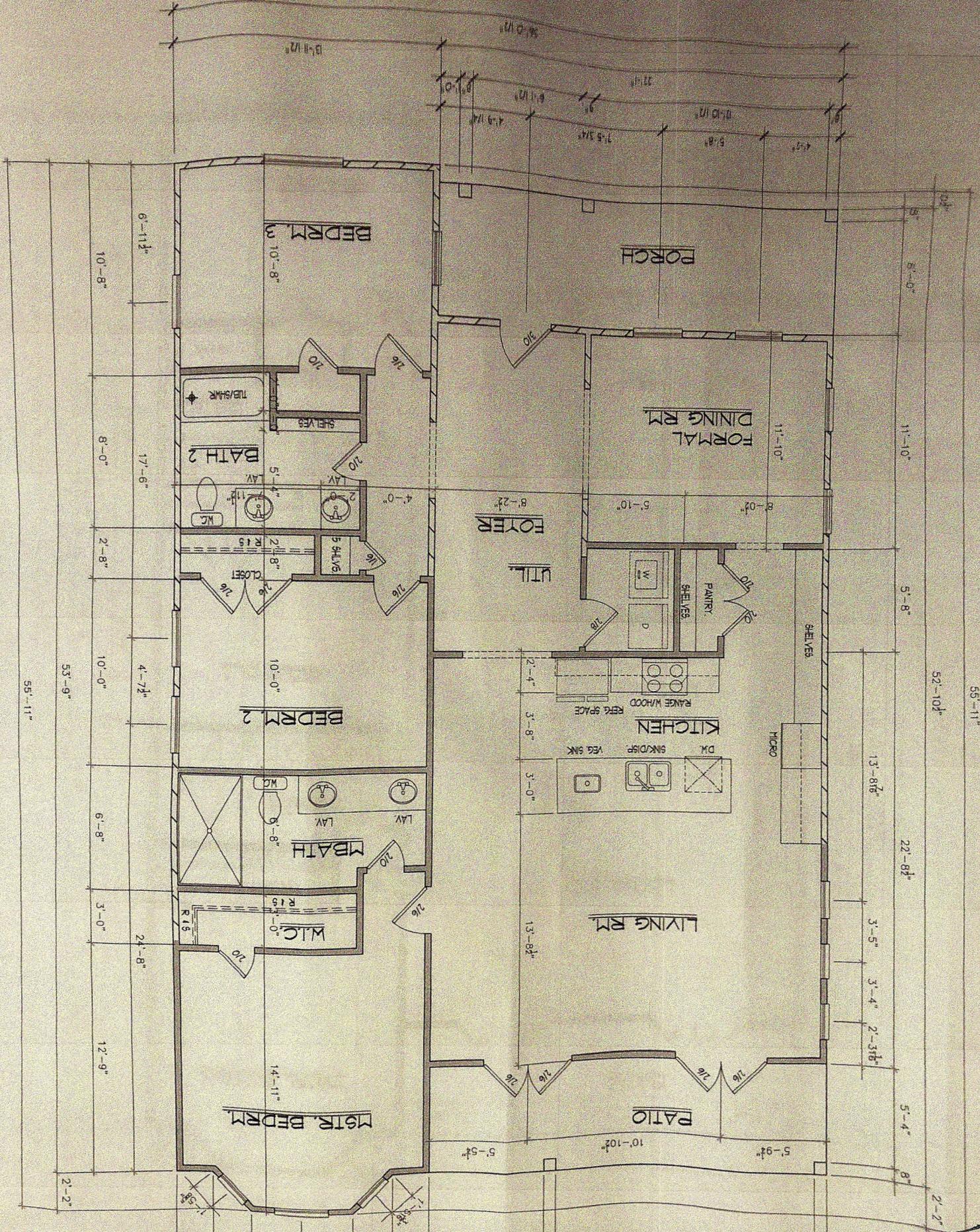
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0" FOR 11"x17" SHEET  
SCALE: 1/4" = 1'-0" FOR 22"x34" SHEET



**FLOOR PLAN**  
SCALE: 1/8" = 1'-0" FOR 11"x17" SHEET  
SCALE: 1/4" = 1'-0" FOR 22"x34" SHEET



FLOOR PLAN



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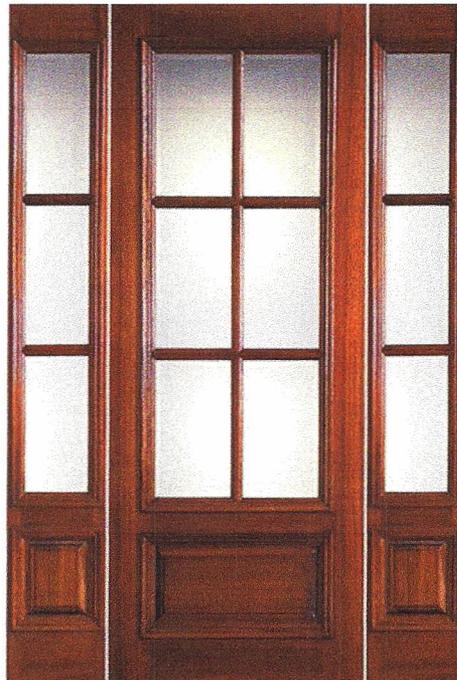
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- 8'0" Tall Doors**
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- Barn Doors
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- Cabinets: Ulysses
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- Craftsman Doors
- Double Doors
- EZ Armor
- Fiberglass Doors
- French Doors
- Grille Doors
- Interior Doors
- Iron Doors
- Knotty Alder Doors
- Locksets & Door Handles
- Mahogany Doors
- Mini-blind Doors
- Modern Doors
- Patio Doors
- Pet Doors
- Privacy Collection
- Rustic Doors
- Sidelite Units
- Steel Doors
- Texas Star Doors
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**Preston 8'0" Tall  
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Model: 7608-131

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- 8'0" tall
- Available door slab widths: 30", 32", 36"
- Available with 42" wide door for \$1,998 (out of stock until end of June)
- Available sidelite slab widths: 12", 14"
- Makes unit widths: 4'6" to 5'10"
- Unfinished mahogany wood door and sidelites (shown pre-finished)
- Raised moulding
- Prehung in 4-9/16" mahogany jambs
- Includes frame, hinges, weatherstripping, sweep, and threshold
- TDL door - true divided lite
- Clear beveled Low-E insulated glass
- Double-bored with 2-3/8" backset, lockset not included
- Available left or right hand inswing
- Upgrade to any of these glass options for \$200:

Front Door

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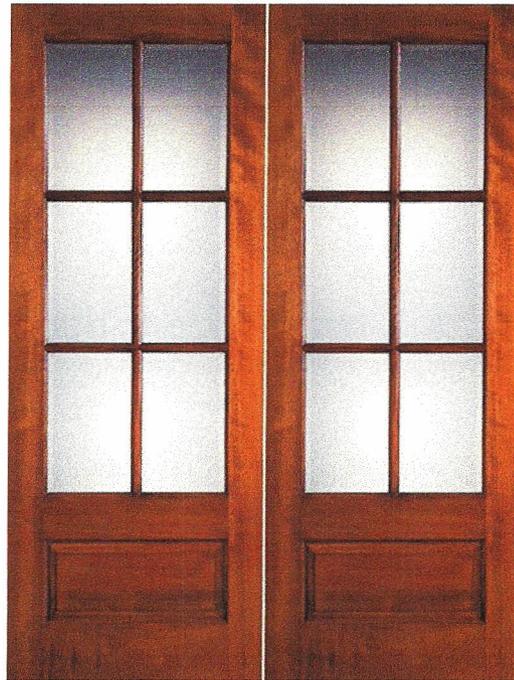
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**Categories**

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- Back Doors
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- Cabinets: Sentry
- Cabinets: Ulysses
- Cabinet Vanities
- Craftsman Doors
- Double Doors
- EZ Armor
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- French Doors**
- Grille Doors
- Interior Doors
- Iron Doors
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- Texas Star Doors
- Tiffany Doors
- Transom Units
- Trim & Moulding
- Wood Doors

Home » French Doors » Preston 8'0" Tall 6-Lite Low-E 1-Panel Mahogany Prehung Wood Double Door Unit



**Preston 8'0" Tall  
6-Lite Low-E 1-  
Panel Mahogany  
Prehung Wood  
Double Door Unit**

Model: 7607-DBL

**\$1,598**

SPECIAL ORDER  
Allow 2 Weeks to Pre-hang

Compare at: ~~\$2,400~~  
You save: \$802!

[Get More Info](#)

**Shipping Cost**

**Please Note:** Our inventory changes daily. Please email or call 713-937-9132 for current availability and lead time.

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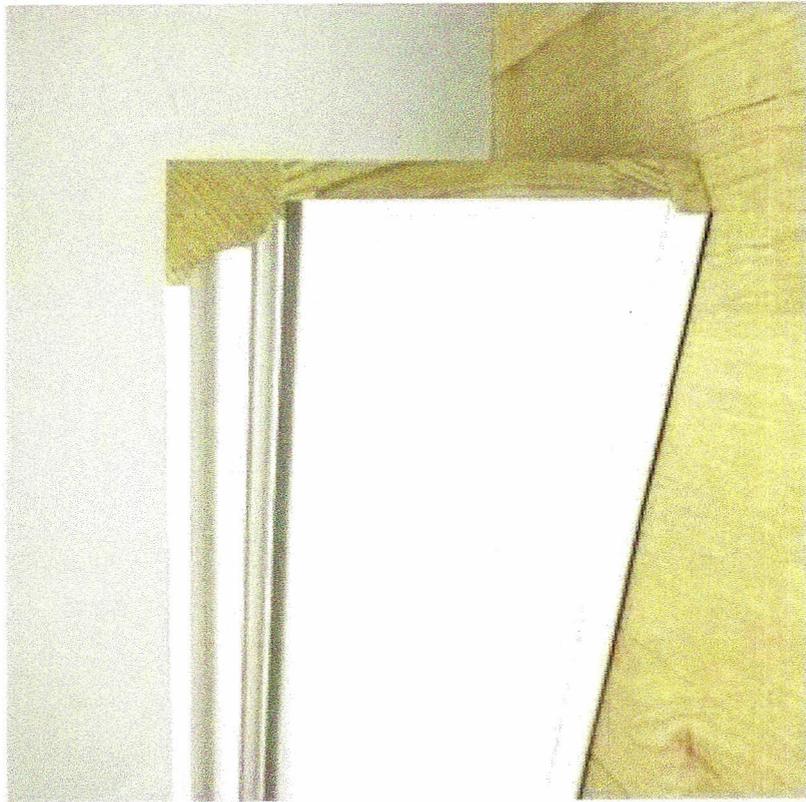
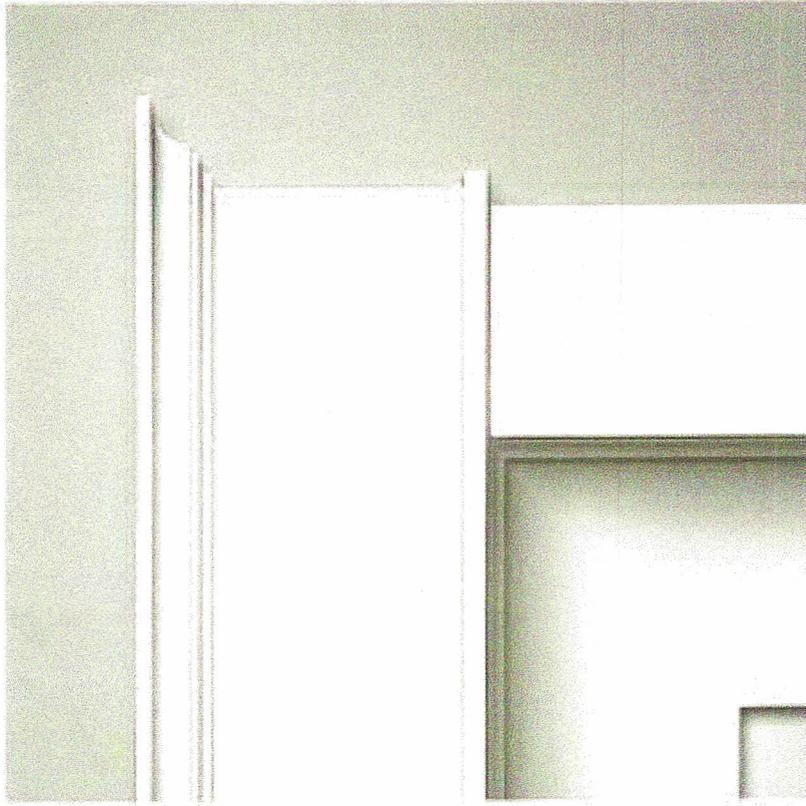
- 8'0" tall
- Available door slab widths: 30", 32", 36"
- Makes patio french door unit widths: 5'0", 5'4", 6'0"
- Unfinished mahogany wood doors (shown pre-finished)
- Prehung in 4-9/16" mahogany jambs
- Includes frame, hinges, weatherstripping, sweep, and threshold
- TDL door - true divided lite
- Clear beveled Low-E insulated glass
- Double-bored with 2-3/8" backset, lockset not included
- Available left or right hand inswing
- Upgrade to any of these glass options for \$200:

REAR FRENCH 8'  
DOORS

New  
Windows  
are modeled  
after Historic  
Prairie style



Windows and Doors  
1018 Burnet, 78202



CLASSICAL CRAFTSMAN

*one of four styles of the Classic American Molding Collection*

*beader frieze buildup:*

WOHC001 1x5 S4SSE

WOST001



Menu

Account (/login?  
returnUrl=%2fcontractor-  
services)



(/)

Store (/stores?  
ReturnUrl=/shop/1x6x12-  
2-southern-  
pine-105-  
siding/p.01182102)

Cart (0) (/cart)

Home Store: San Antonio (Northwest)

Sign In (/login?returnUrl=https%3a%2f%2fwww.mccoys.com%2fshop%2f1x6x12-2-southern-pine-105-siding/p.01182102)

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What can we help you find?

Home (/shop) » Building Materials (/shop/building-materials) » Siding (/shop/siding/c.19163) » Siding (/shop/siding/c.19165) » 1"x6"x12' #2 Southern Pine 105 Siding

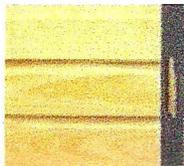
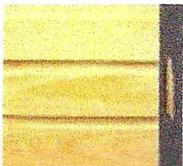
# 1"x6"x12' #2 Southern Pine 105 Siding

McCoy's Part #:01182102

*Same size siding  
on original Home  
and style*



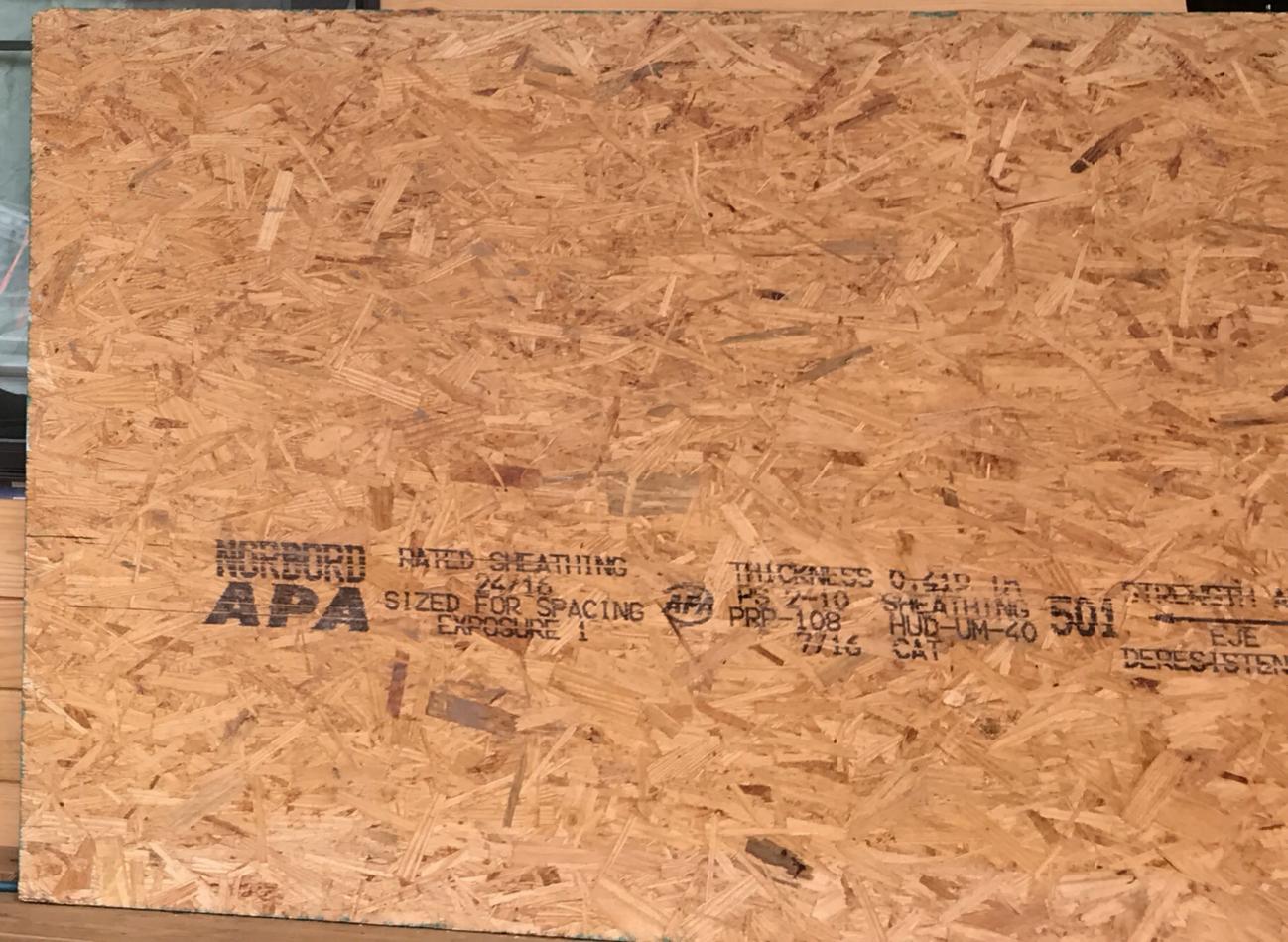
Price temporarily unavailable



September 14, 2018 at 1:23 PM  
1018 Burnet St  
San Antonio TX 78202  
United States



September 14, 2018 at 1:23 PM  
1023 Burnet St  
San Antonio TX 78202  
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September 14, 2018 at 1:23 PM

1019 Burnet St

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1018 Burnet St  
San Antonio TX 78202  
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September 28, 2018 at 9:57 AM

1027 Burnet St

San Antonio TX 78202

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San Antonio TX 78202  
United States



September 28, 2018 at 9:55 AM  
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San Antonio TX 78202  
United States



PAGES 22-31 ARE FROM THE 2016 CASE FILE DEPICTING  
THE PREVIOUS CONDITION AND CONFIGURATIONS



EXISTING FRONT FACADE



EXISTING REAR FACADE

NON-HISTORIC ADDITION TO BE REMOVED

1018 BURNET REHAB/ADDITION – EXISTING EXTERIOR PHOTOS



We Sell Houses  
With Cracks!  
Call  
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With Cracks!  
Call  
202-578-9945



EXISTING WEST FACADE



EXISTING EAST FACADE



1018 BURNET REHAB/ADDITION – EXISTING EXTERIOR PHOTOS

















## Investigation Report

### Property

Address	1018 Burnet
District/Overlay	Dignowity Hill
Owner Information	JOHNSON NICOLE
Location Map	
	Lat: 29.4290152498767 Long: -98.467511859703

### Site Visit

Date	09/14/2018
Time	01:19 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	Crew member(s)
Present Companies	Owners are lead contractor
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Replacement of windows on front facade. Fenestration changes on side elevation. Door opening removal for replacement. Other items have approval via COA.
Description of interaction	Two contractors on site. Spoke with owner and lead contractor, Mr. Johnson, on the phone who explained that their architect Frank was responsible for all permits. Mr. Johnson will submit application materials window replacement.



## Investigation Report

### Action Taken

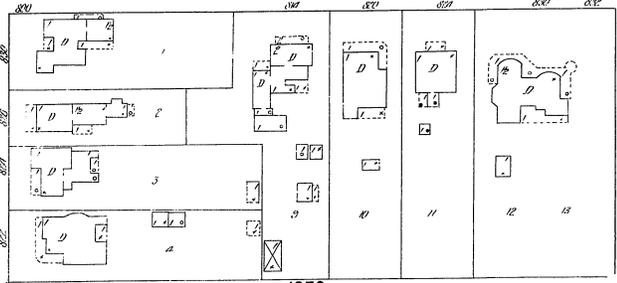
Violation Type	Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Spoke with contractor(s) and/or crew
Deadline to contact office	09/14/2018
Will post-work application fee apply?	To be determined

### Documentation

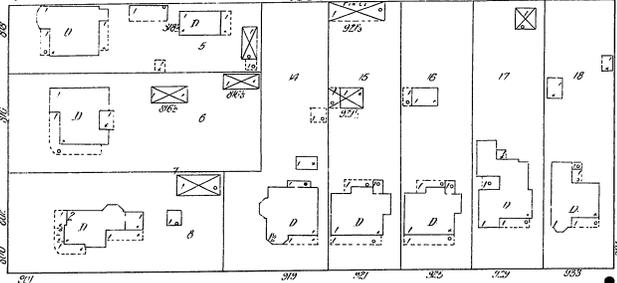
Photographs		
	09/14/2018 01:38 PM	

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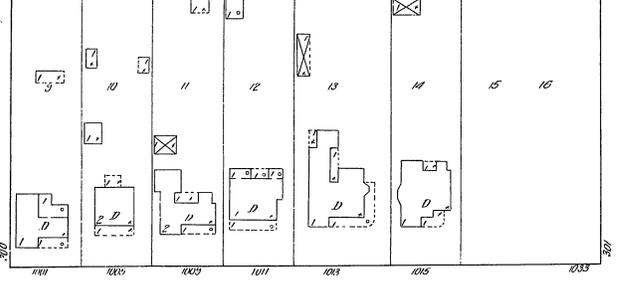
HAYS



1656



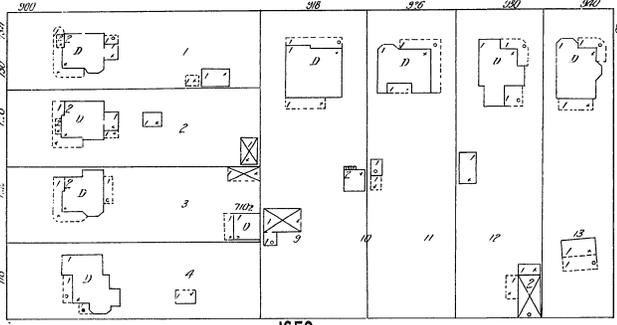
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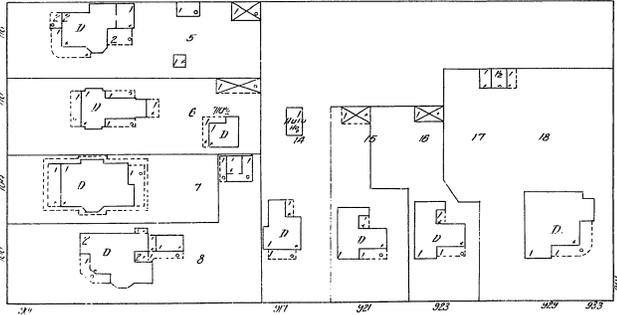
147

N. PINE

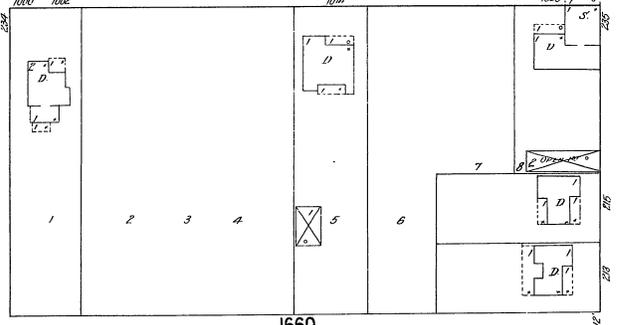
BURNETT



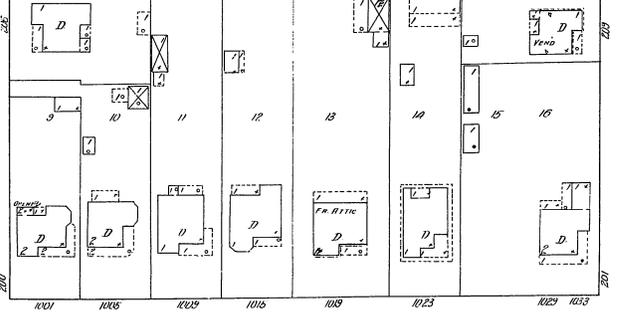
1659



WILLOW



1660



135

MUNCEY

NOLAN

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