

## HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2016

Agenda Item No: 10

**HDRC CASE NO:** 2016-431  
**ADDRESS:** 611 BURNET ST  
**LEGAL DESCRIPTION:** NCB 538 BLK 22 LOT 10 & E 12.5FT OF 9  
**ZONING:** RM-5 CD H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Paulette Clay  
**OWNER:** Jean Peal Pagette  
**TYPE OF WORK:** Exterior modifications, porch construction, enclosing of existing door  
**REQUEST:**

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

1. Install a door on an existing, real addition.
2. Construct a wraparound porch to include the existing porch, the side facade of the primary historic structure and the front façade of an addition.
3. Enclose an original, side facing front door.
4. Enclose two existing window openings on the east façade and create new façade openings.
5. Modify an existing opening on the west façade.
6. Modify the existing non-original dormer's roof pitch to match the existing roof pitches.

### APPLICABLE CITATIONS:

6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### 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.

## 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 structure at 611 Burnet was constructed circa 1920 and has since been modified heavily from its original architectural form. Modifications to this historic structure include the construction of a large dormer onto the front roof slope, the removal of historic columns and porch elements and the removal of historic materials and façade elements. Many non-historic façade elements have been added including shutters, awnings and non-original siding.
- b. The applicant has received Administrative Approval for siding repair, wood window repair, to construct a rear deck and roofing repair.
- c. The applicant has proposed to install a new door on the existing, rear addition. Staff finds that the installation of a door in the rear addition appropriate given that the applicant install an architecturally appropriate door. The applicant should have the specific door approved by Office of Historic Preservation staff prior to installation.
- d. The applicant has proposed to construct a wraparound porch which would include the existing porch, the side facade of the primary historic structure and the front façade of an addition. According to the Guidelines for Exterior Maintenance and Alterations 7.B., elements that create a false sense of historic should not be added. The addition of a porch to a primary façade both creates a false since of history and alters historic architectural form and massing. The applicant’s proposal is not consistent with the Guidelines. Staff recommends the applicant restore the existing, original porch by installing columns that feature appropriate materials.
- e. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., historic window and door openings

should be preserved. The applicant has enclosed an original, side facing front door, has modified existing side window openings. Many of the existing window openings that the applicant has modified feature sizes that appear to be non-historic. Additionally, the applicant has introduced window openings that feature proportions that are consistent with historic window openings. Staff finds that the applicant's proposed window opening modifications are appropriate; however, wood windows should be installed. Staff finds that the applicant should reopen the side facing front door and install an architecturally appropriate door to be approved by staff prior to installation.

- f. The applicant has proposed to modify the non-original dormer's roof pitch to be consistent with each other roof found on the structure. Staff finds this modification appropriate.

**RECOMMENDATION:**

Staff recommends approval of item #1 based on finding b with the stipulation that the applicant have the specific door approved by Office of Historic Preservation staff prior to installation.

Staff recommends approval of items #4, #5 and #6 based on findings d through f with the stipulations that the applicant install wood windows and that the new side facing front door be approved by staff prior to installation.

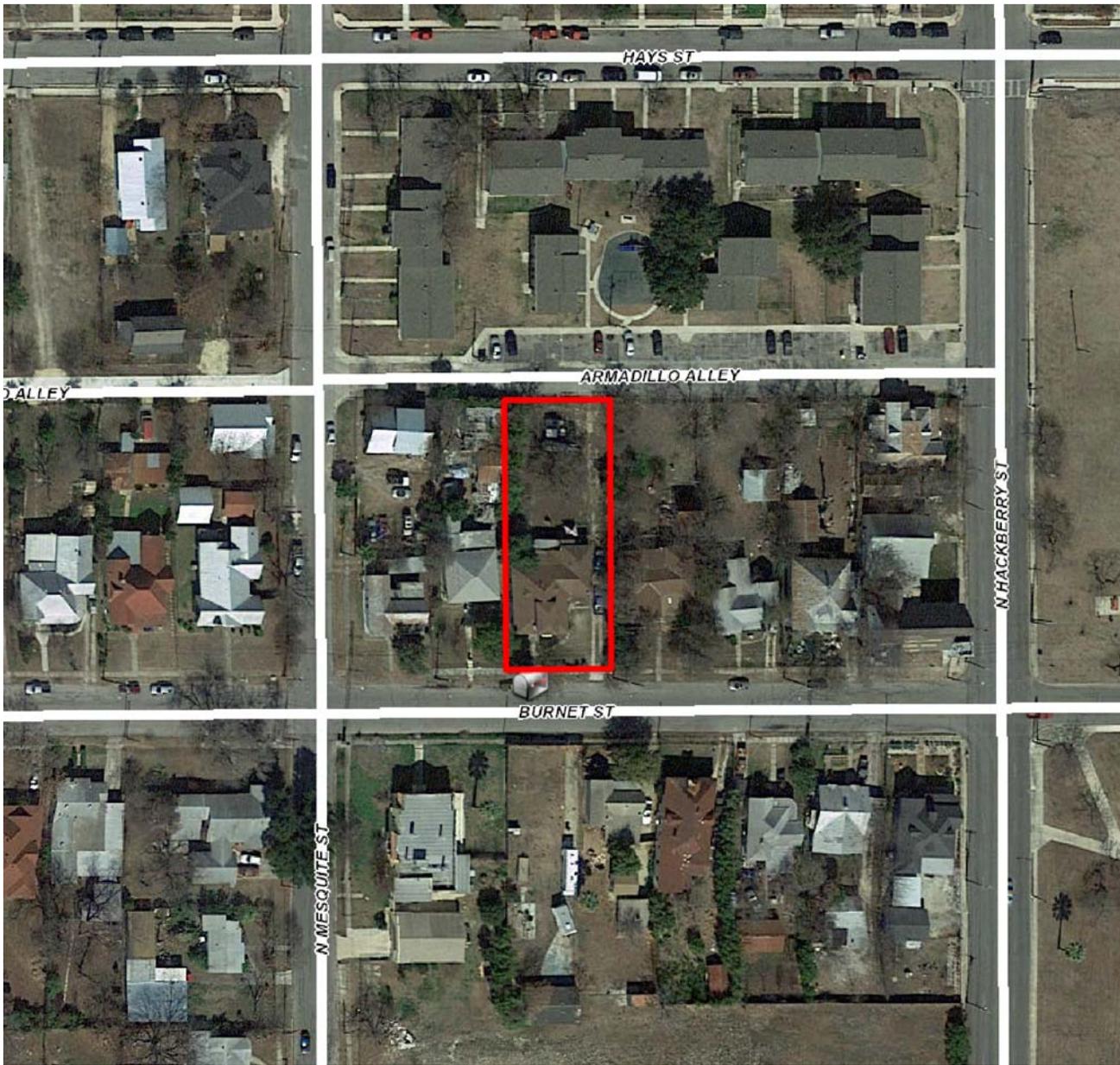
Staff does not recommend approval of item #2 and #3 based on finding d and e.

**CASE MANAGER:**

Edward Hall

**CASE COMMENT:**

Work began on the enclosure of original window and door openings prior to approval.



## Flex Viewer

Powered by ArcGIS Server

Printed: Oct 24, 2016

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N Mesquite St

N Mesquite St

Armadillo Alley

Burnet St

611 Burnet Street

N Mesquite St

New Jerusalem  
Missionary Baptist...

Burnet St

Burnet St

Burnet St



CITY of SAN ANTONIO  
NOTICE of HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS: 61 BURSET

REQUEST: EXTERIOR RESTORATION, REPAIR AND MAINTENANCE

HEARING DATE: NOV 2, 2016

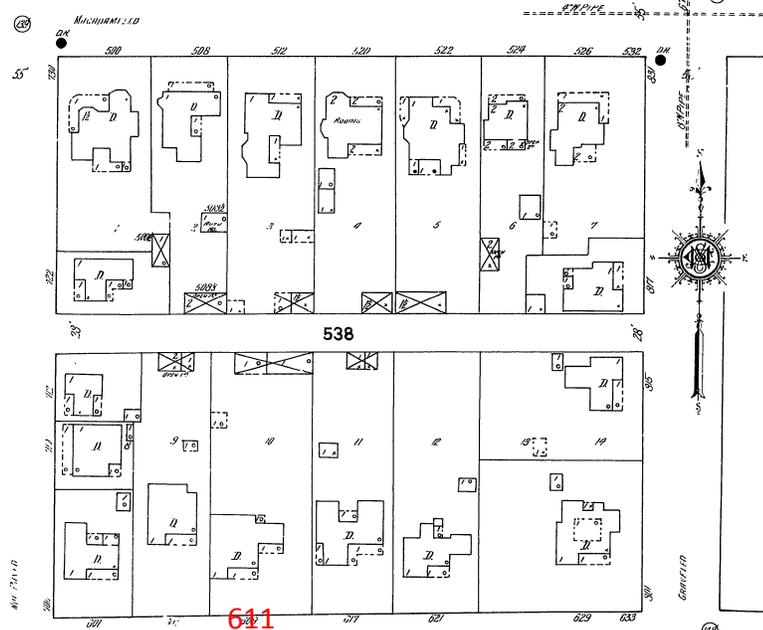
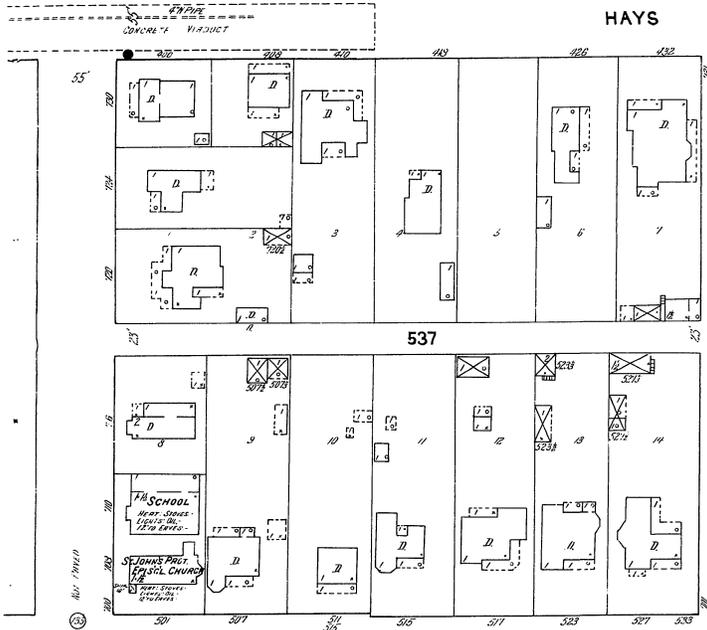
TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT  
(202) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

156

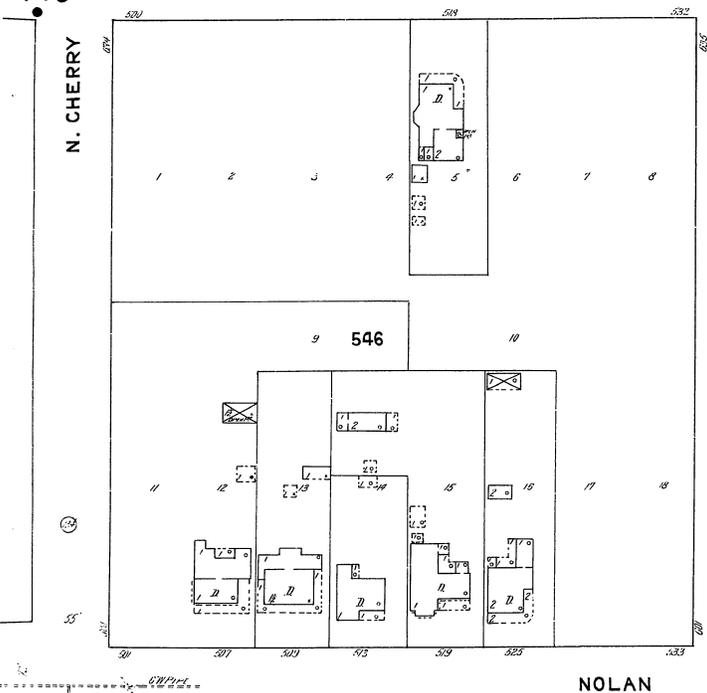
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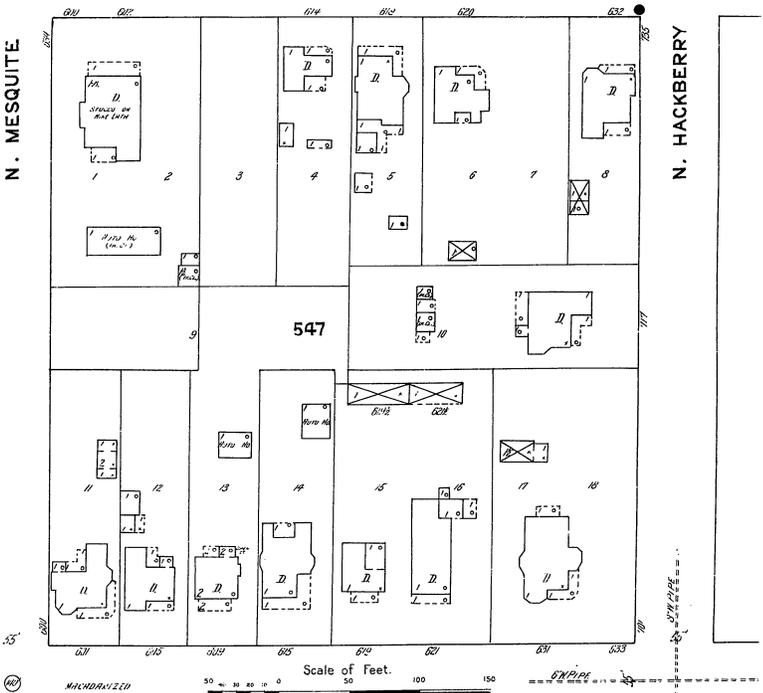
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N. CHERRY

BURNETT



N. MESQUITE



147

N. HACKBERRY

NOLAN

127

133

Scale of Feet. 50 100 150



VIEW FROM SIDE YARD

VIEW FROM REAR YARD









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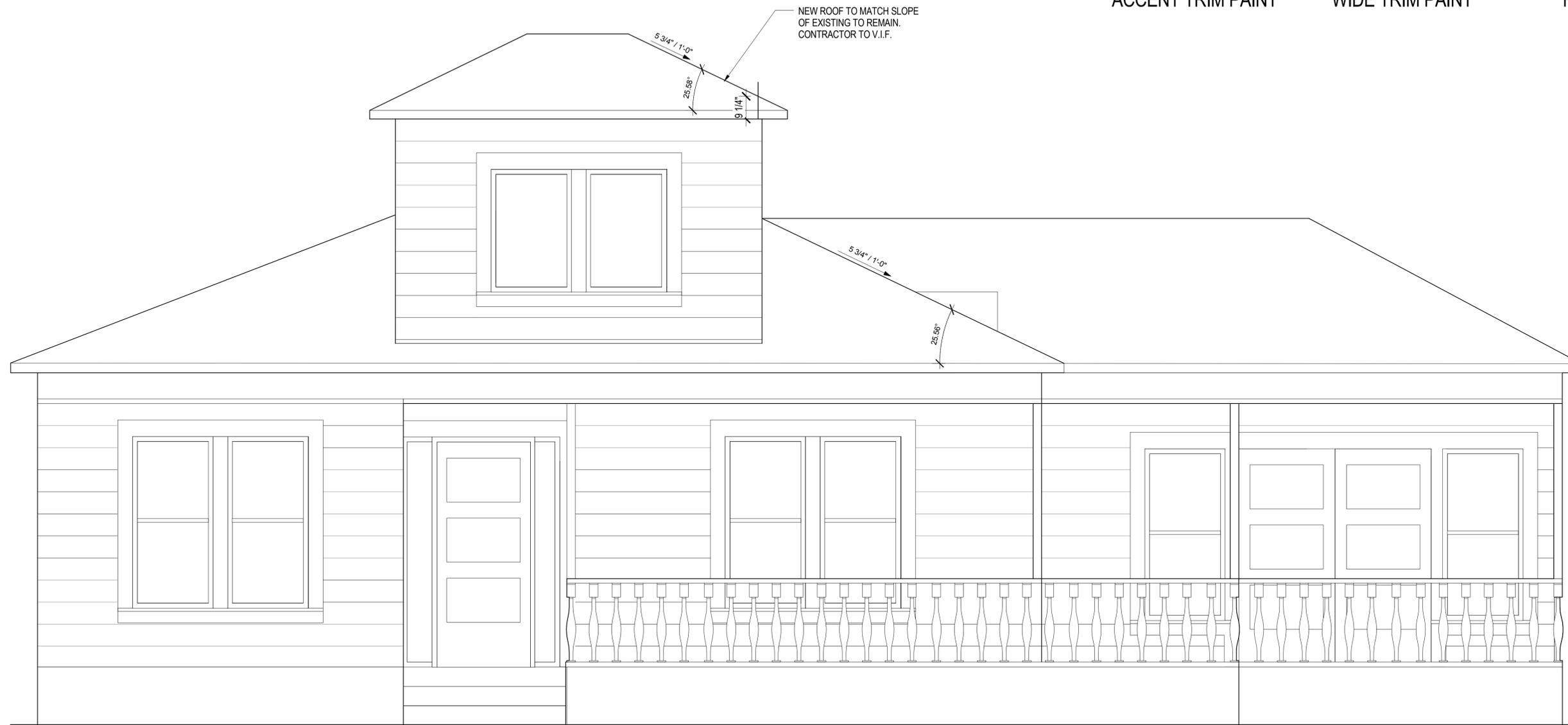
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FIELD PAINT





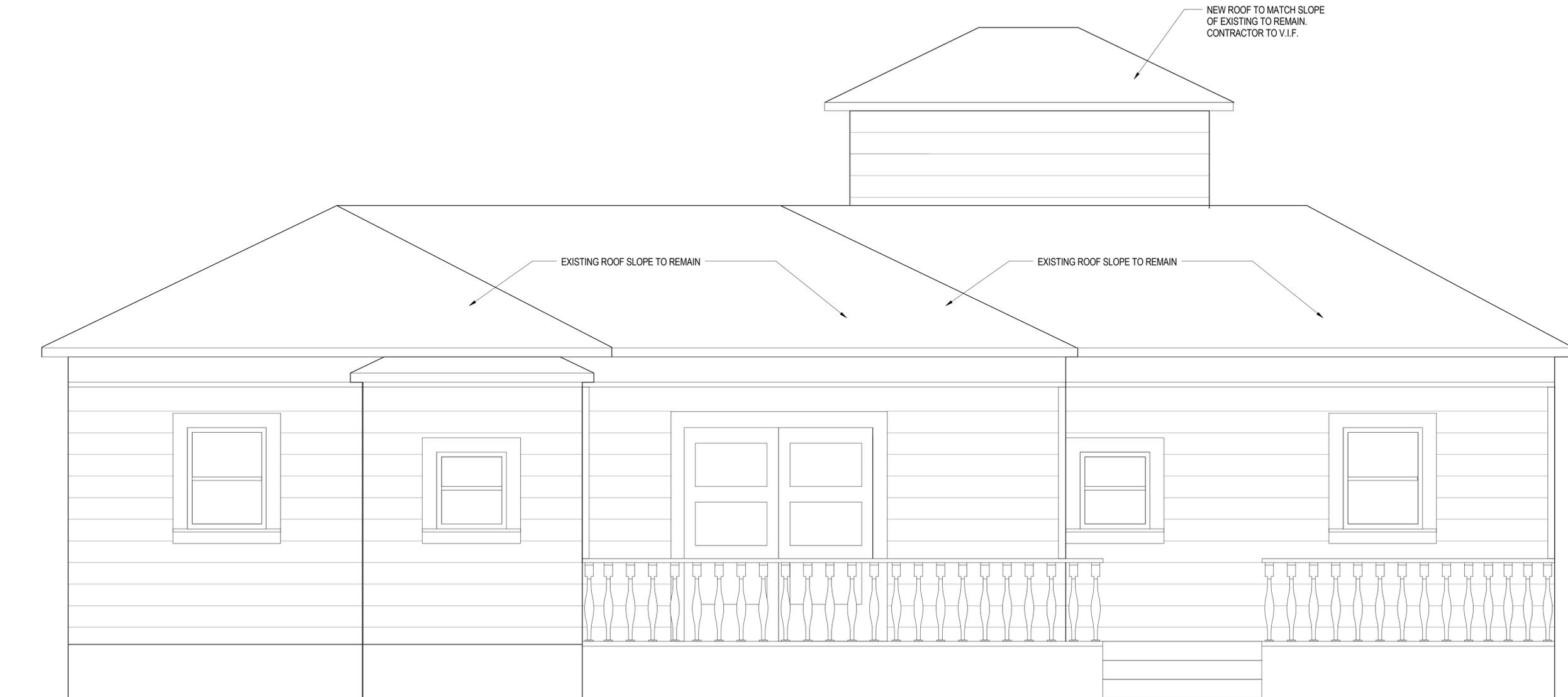
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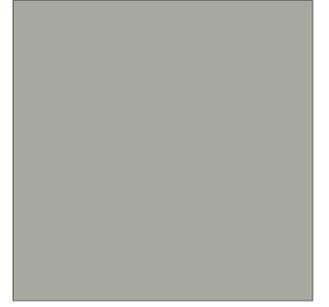




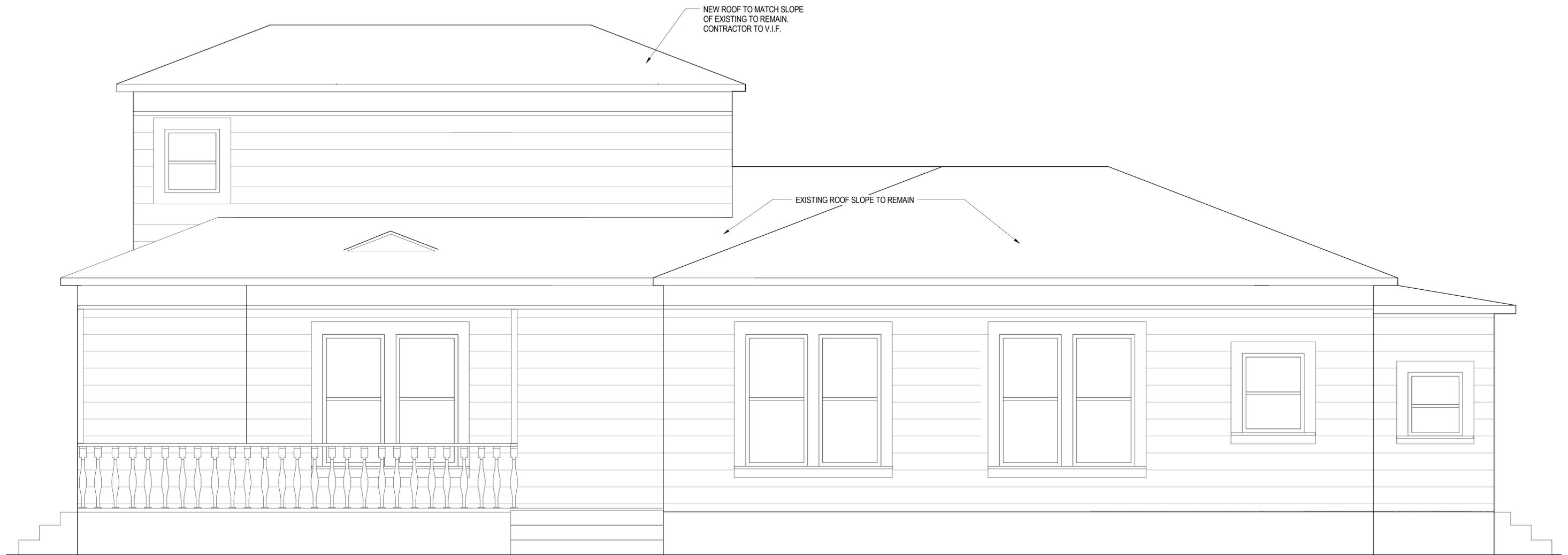
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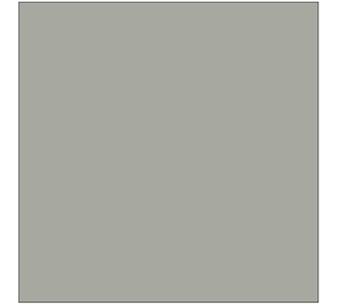




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