

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-337
ADDRESS: 831 BURLESON ST
LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 21 & 22
ZONING: RM-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Dianet Daniel
OWNER: Delafield Investments, LLC
TYPE OF WORK: Door replacement, front door removal, exterior modifications
APPLICATION RECEIVED: June 04, 2019
60-DAY REVIEW: August 03, 2019
CASE MANAGER: Edward Hall
REQUEST:

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

1. Modify the left most front door opening by installing an additional side lite and transom window and replacing the existing door.
2. Remove the right most front door opening.
3. Install front porch railings.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other nontraditional 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.

FINDINGS:

- a. The historic structure at 831 Burleson was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and originally featured a wraparound porch, which has since been modified. Other modifications to the structure's original form include the construction of a side addition, the replacement of original windows and the installation of a second front entrance.
- b. **DOOR OPENING MODIFICATION**— The applicant has proposed to modify the left most front door opening by installing an additional side lite and transom window and replacing the existing door. Generally, staff finds the proposed request to be appropriate; however, staff finds that the existing side lite and transom should be matched. The existing door is of the Craftsman style and is not appropriate for a Folk Victorian structure. Staff finds that the door may be replaced; however, a wood door that is appropriate for the structure should be installed. The applicant is to submit door selections to staff prior to purchase and installation.
- c. **DOOR REMOVAL** – The applicant has proposed to remove the right most front door opening, which per the 1951 Sanborn Map is not original. Staff finds this removal to be appropriate; however, staff finds that ganged windows, that match those found historically in the district. Staff finds that wood windows should be installed that feature 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim.
- a. **RAILINGS** – The applicant has proposed to install porch railings on the existing front porch. Staff finds this request 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 of items #1 through #3 with the following stipulations:

- i. That the removed door opening be replaced with ganged windows that feature that feature 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim.
- ii. That a wood door a is appropriate for the structure's Folk Victorian style be installed. The applicant is to submit door selections to staff prior to purchase and installation.
- iii. That the proposed porch railings feature a simple 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.



831 Burleson

Burleson St

Honey St

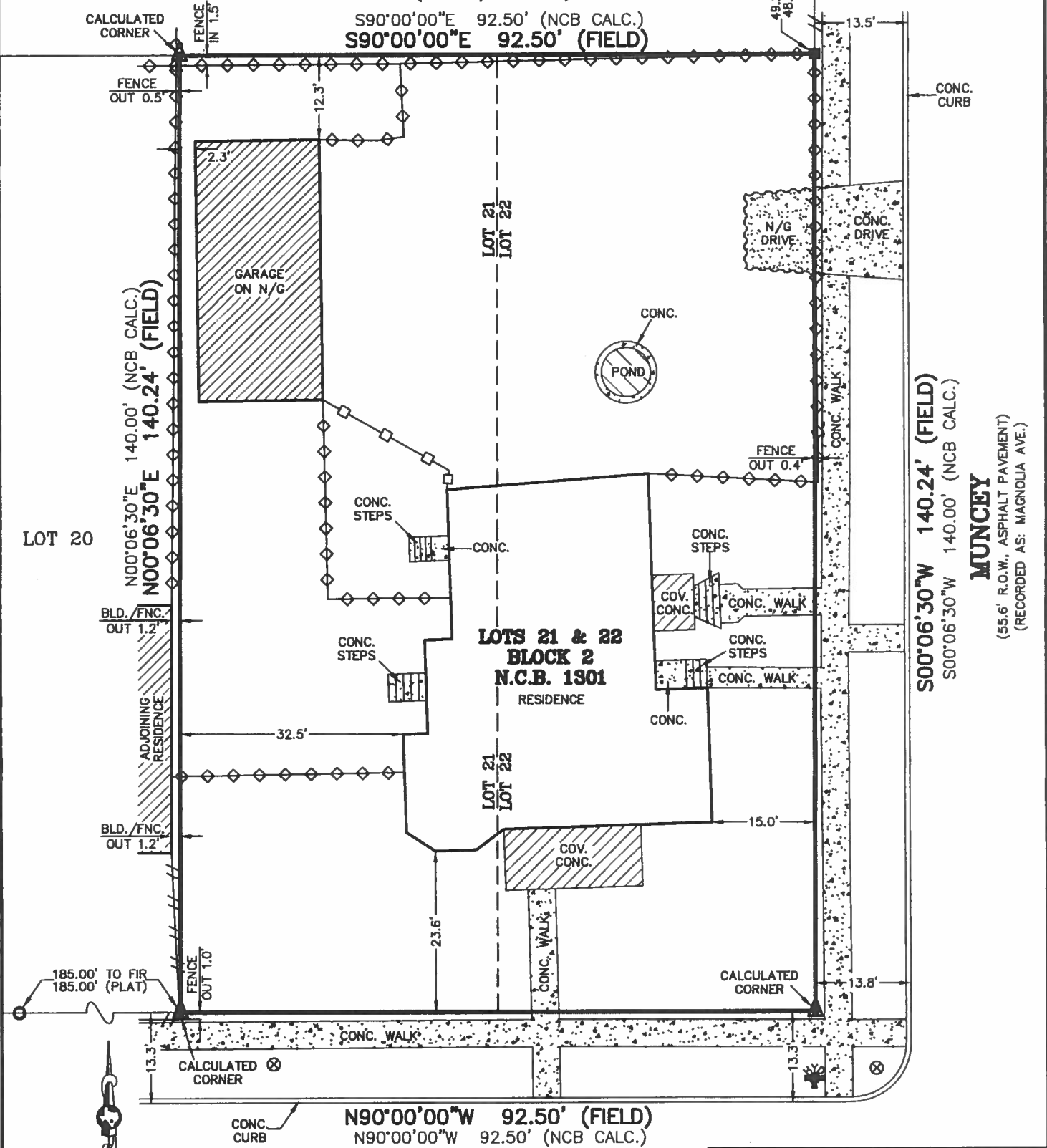


NOTE: DUE TO LACK OF RECORD INFORMATION, BEARINGS SHOWN HEREON ARE ASSUMED. SURVEY IS DRAWN PER FIELD CONDITIONS.

NOTE: DUE TO LACK OF ORIGINAL MONUMENTATION, BACK OF CURB WAS UTILIZED FOR ORIENTATION.

NOTE: CITY OF SAN ANTONIO ENGINEER BOOK 5, PAGE 80 AS RECORDED IN THE CITY OF SAN ANTONIO MUNICIPAL ARCHIVES AND RECORDS, WAS USED FOR REFERENCE.

DAVID DEVINEY, ET UX
TRACT
(16952/165 RP)



BURLESON
(USPS: BURLESON)

(55.6' R.O.W., ASPHALT PAVEMENT)
(RECORDED AS: BURLESON ST.)

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

INSURED: DELAFIELD INVESTMENTS LLC

TITLE COMPANY: LEGAL TITLE

LOTS: 21 AND 22

SUBDIVISION:

CITY: SAN ANTONIO

PLAT RECORDED IN: VOLUME ~ PAGE ~

RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE "B" OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.

VOLUME 16817 PAGE 1987 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

ADDRESS: 831 BURLESON

G.F. NO.: 4000121900033

BLOCK: 2 N.C.B.: 1301

COUNTY: BEXAR STATE: TEXAS

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

LEGEND:

- #— WOOD FENCE
- ◇— CHAIN LINK FENCE
- HOG WIRE FENCE
- WROUGHT IRON FENCE
- = FND. METAL FNC. POST
- ⊗ = POWER POLE
- ⊕ = FIRE HYDRANT
- ⊙ = FND. 1/2" IRON ROD
- ⊙ = SET 1/2" IR
- ⊗ = SET "X" ON CONC.



P.O. BOX 200044
SAN ANTONIO, TX 78220
PHONE: 210-834-6700
TEXAS FIRM NO. 10140300
EMAIL: INFO@SOUTHCENTRALSURVEYORS.COM

AS-BUILT SURVEY NOTES

- UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATTING PURPOSES.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- ADJACENT PROPERTY INFO. FOR REFERENCE USE ONLY.



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 28TH DAY OF MAY 2019, A.D.

PETER A. AGUIRRE, R.P.L.S. 5464

DRAWN BY: J. DETERT

JOB NO: 19-6046-009

FIELD WORK COMP.: MAY 28, 2019

Copyright © SouthCentral Surveyors of Texas. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a title report issued by the Title Company listed above under Commitment No./OF No. shown on this survey.

EXAMPLE OF PROPOSED DOOR















