

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2016

Agenda Item No: 12

HDRC CASE NO: 2016-159
ADDRESS: 1119 BURNET ST
LEGAL DESCRIPTION: NCB 1658 BLK F LOT 16
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Gaspar Rivera
OWNER: Gaspar Rivera
TYPE OF WORK: Rehabilitation with addition
REQUEST:

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

1. Construct a gable roof on the house and install new asphalt shingles;
2. Install new windows and doors at existing openings;
3. Construct a new front porch with a front-gable roof;
4. Add hardi skirting around the perimeter of the house;
5. Construct a 300 sf addition at the rear of the house with matching exterior materials;
6. Construct a wooden deck at the rear of the house;
7. Install a 6-foot, wood privacy fence which terminates behind the front plane of the house; and
8. Install decomposed granite driveway at existing curb cut and extend concrete walkway to proposed front porch.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

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.
- 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.
- 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.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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. *Roofline 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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

FINDINGS:

- a) This request was reviewed by the Design Review Committee on April 26, 2016. At that meeting the committee members present recommended that a hipped roof was likely original to the house and should be maintained instead of the proposed gable. It was noted that there was a cornice detail around the perimeter of the house that should be maintained and not obscured. The front porch was recommended to be a simple shed roof instead of the proposed front gable. The proposed vinyl windows were found to be in keeping with the guidelines, and the committee recommended that wood screens be installed over the new windows.
- b) Based on Sanborn Maps, the house at 1119 Burnet appears to have originally been constructed as a duplex with no front porch. Older photos of the house indicate that small stoops were added over time. In 2014, a stop work order was issued to the owner who, at that time, performed work without approval. However, compliance was never met and the house has remained vacant. The house was recently purchased by the applicant in its current condition. The configuration of the front façade has been modified and reframing of the roof has begun.
- c) According to the Guidelines for Exterior Maintenance and Alterations, original exterior materials should be retained and replaced in-kind where appropriate. The applicant proposes to maintain the existing wood siding consistent with this guidelines.

- d) According to the Guidelines for Exterior Maintenance and Alterations, original roof forms and materials should be preserved. Because the house is believed to have originally been a hipped roof, the proposed front gable is not consistent with the guidelines and is not appropriate. The proposed asphalt shingles are consistent with the guidelines.
- e) According to the Guidelines for Exterior Maintenance and Alterations, original windows and doors should be preserved and maintained. When repair is not possible, an in-kind replacement is recommended. The house at 1119 Burnet currently has no windows or doors. The applicant proposes a vinyl window with a block frame that will be set within the window openings consistent with the windows policy document. Because the original windows are no longer in place, staff finds this to be an appropriate solution. Staff further finds that the installation of new wood screens would be consistent with the guidelines and aid to mask the appearance of the vinyl windows.
- f) According to the Guidelines for Exterior Maintenance and Alterations, new front porches should be constructed 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. Staff does not find that there is evidence of an original front porch. However, the predominance of houses in the historic district feature front porches, and the addition of a front porch that is consistent with the design of the home and nearby examples is consistent with the guidelines. However, as submitted, the proposed front-gable design is not consistent with the style of the house and would obscure the architectural cornice detail on the front façade. Staff finds that a simple shed roof would be more appropriate.
- g) The use of hardi board planks for skirting is consistent with the guidelines and appropriate when there is no existing skirting. Additional information, such as the dimension and texture of the material, should be submitted to prove conformance with the guidelines. For instance, planks no wider than 5” with a smooth finish are typically recommended.
- h) The proposed rear addition is consistent with the Guidelines for Additions in terms of location, roof form, scale, and materials. The applicant has agreed to install a wood transition piece at the addition to distinguish the old from the new. This is consistent with the guidelines.
- i) The proposed rear deck, fencing, and site elements are generally consistent with the Historic Design Guidelines.

RECOMMENDATION:

Staff recommends approval with the following stipulations:

1. That the hipped roof form be retained instead of the proposed front gable based on finding d;
2. That wood screens be installed over the proposed windows based on finding e;
3. That the proposed front porch feature a simple shed roof that terminates below the existing cornice based on finding f; and
4. That the applicant submit detail regarding the proposed skirting that illustrates conformance with the historic design guidelines based on finding g;

CASE MANAGER:

Cory Edwards



1119 Burnet San Antonio TX. 78202

Legal Description : NCB 1658 _BLOCK F LOT 16
Dignowity Hill Historic District

April 15, 2016

Scope of Work includes:

1. Restore existing wood siding as needed.
2. Restore roof and add new asphalt shingles.
3. Install new windows and doors at existing openings.
4. Add front porch at entry.
5. Add skirt around building.
6. Add 300 sq.ft. to the back of the house. Addition finishes to be similar to existing.
7. Add wooden deck on the backside of the house.
8. Add wood fence on the west side of house.
9. Paint exterior.
10. Renovation of interior spaces. (As shown in drawings.)
11. Add decomposed granite at driveway.



South



North



East



West

Materials

Wood Siding: **To Match Existing**



Exterior Paint :
Siding : **Loft Space N500-2**



Details (window trim, columns,Fascia, etc.): **Behr White**

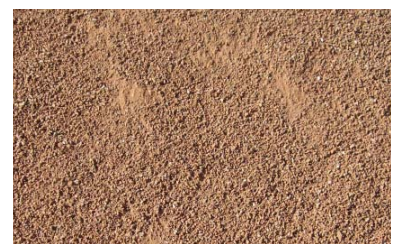
Roofing : **Asphalt shingles (similar to photo)**



Wood deck Structure : **(similar to photo)**



Drive Way: **Decomposed Granite**



Materials

Front Door :

Craftsman 6 Lite Stained Mahogany Wood Prehung



Windows:

JELD-WEN, V-2500 Series Vinyl Window: **(similar to photo)**

***WINDOWS TO BE INSTALLED FOLLOWING THE
BLOCK FRAME TYPE INSTALLATION. (SEE NEXT PAGE)**



SELECTING WINDOWS FOR NEW BUILDINGS

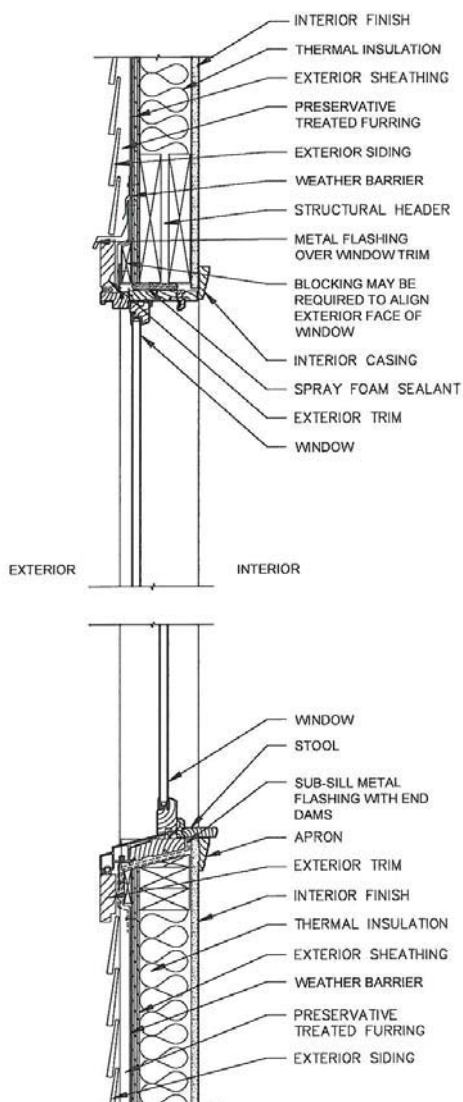
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Examples in New Construction:



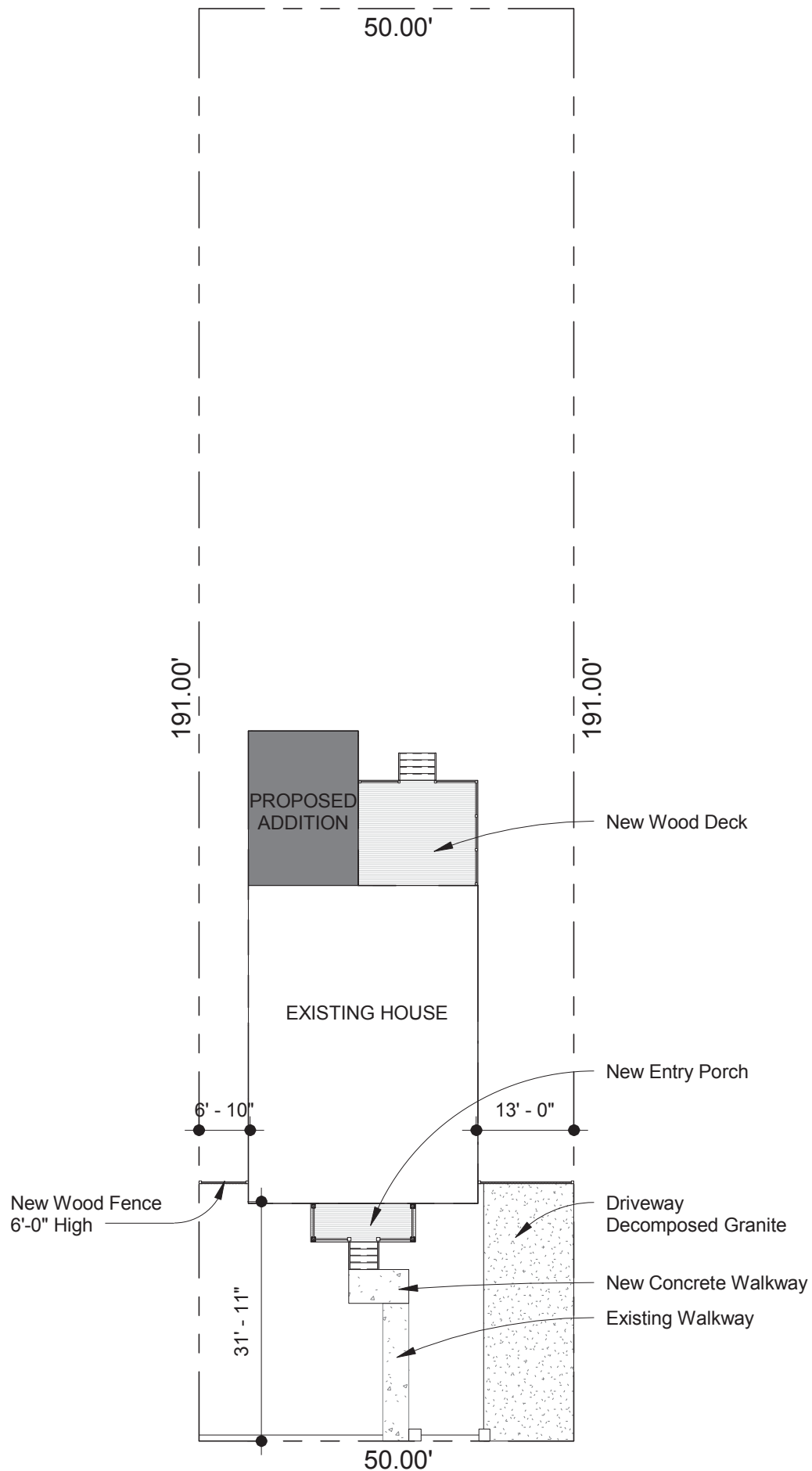
Block Frame



(not recommended)



Flush Flange



Schematic Design
1119 Burnet

Site Plan

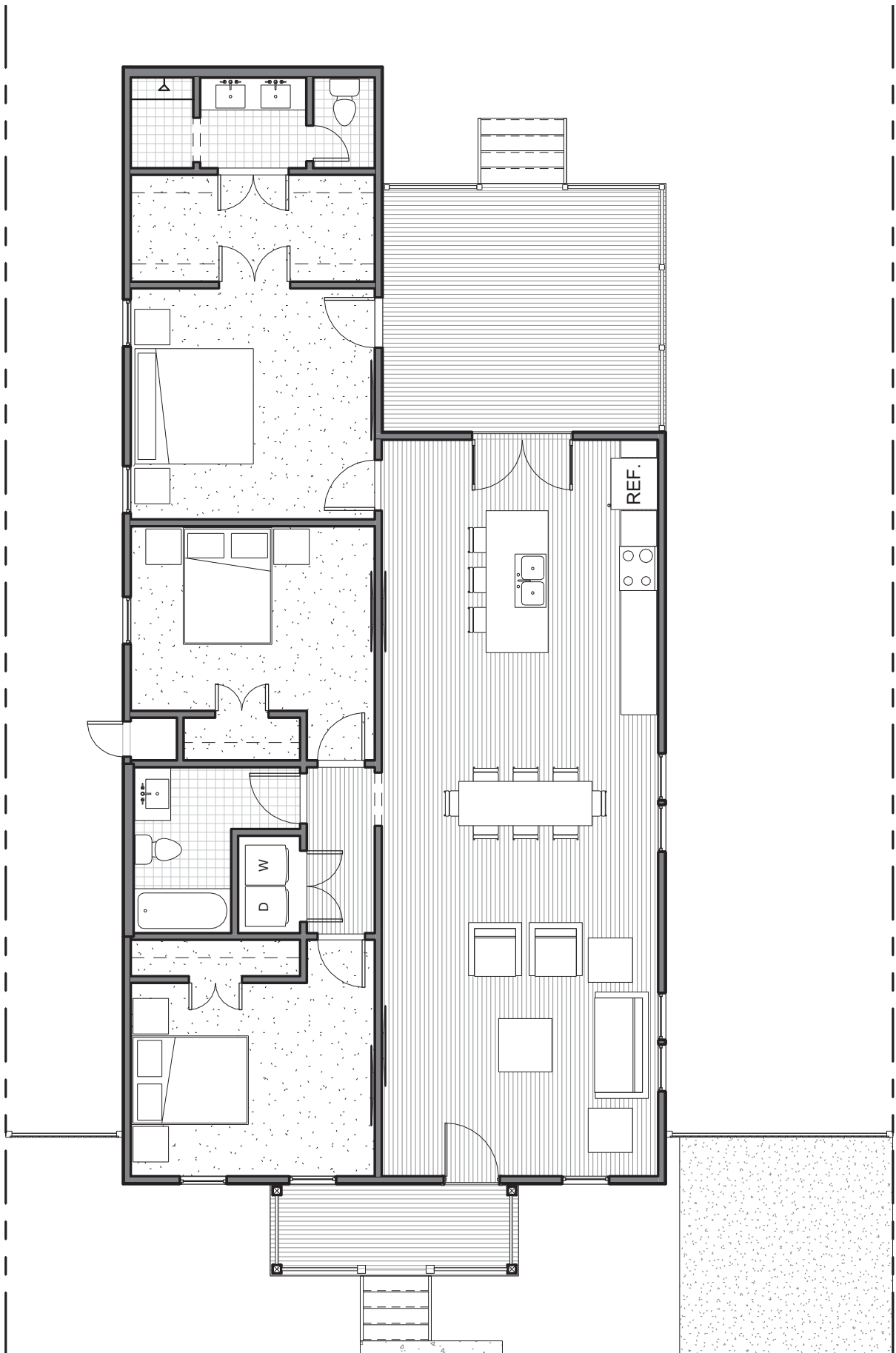
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Date

04.15.2016

Scale

1" = 20'-0"



Schematic Design
1119 Burnet

Floor Plan

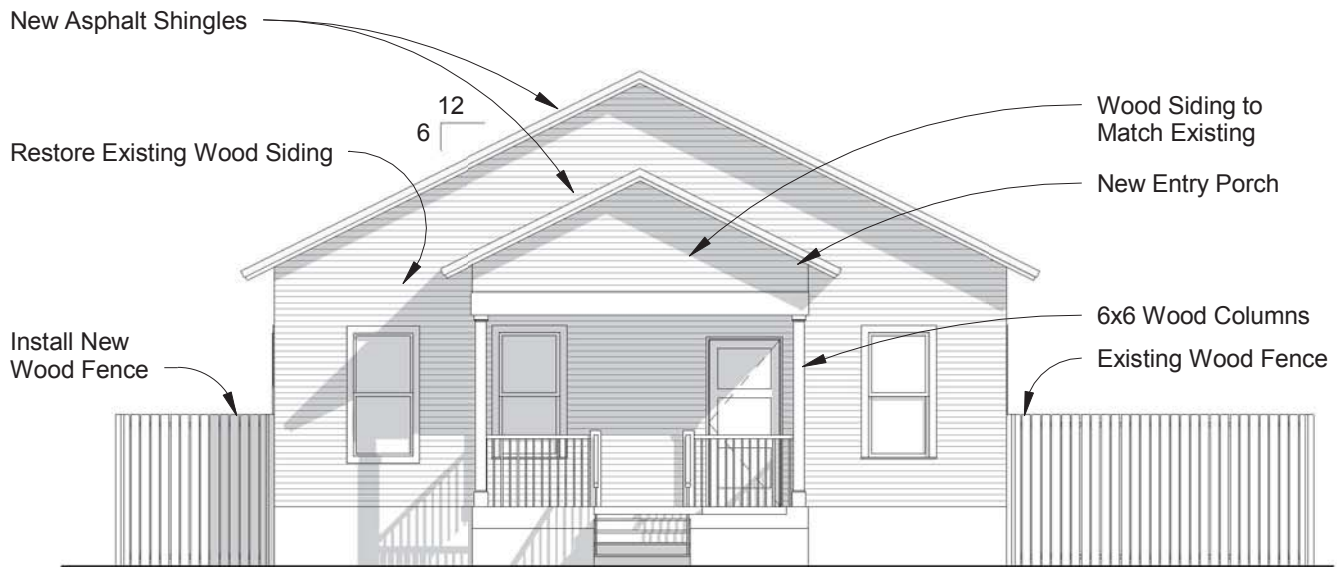
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Date

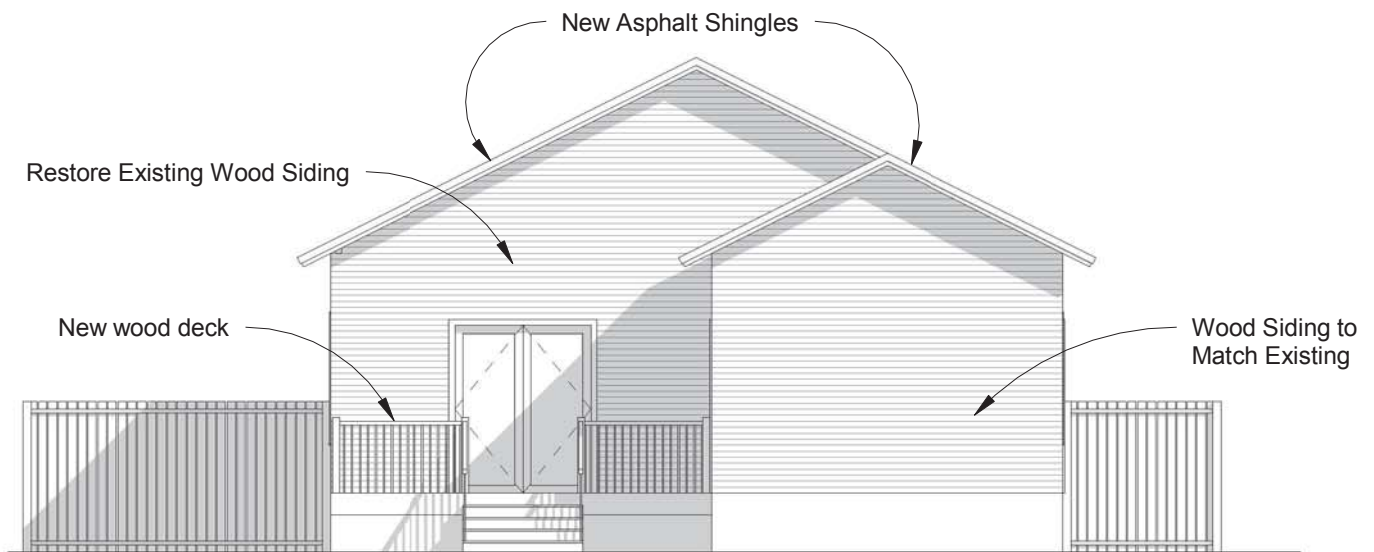
04.15.2016

Scale

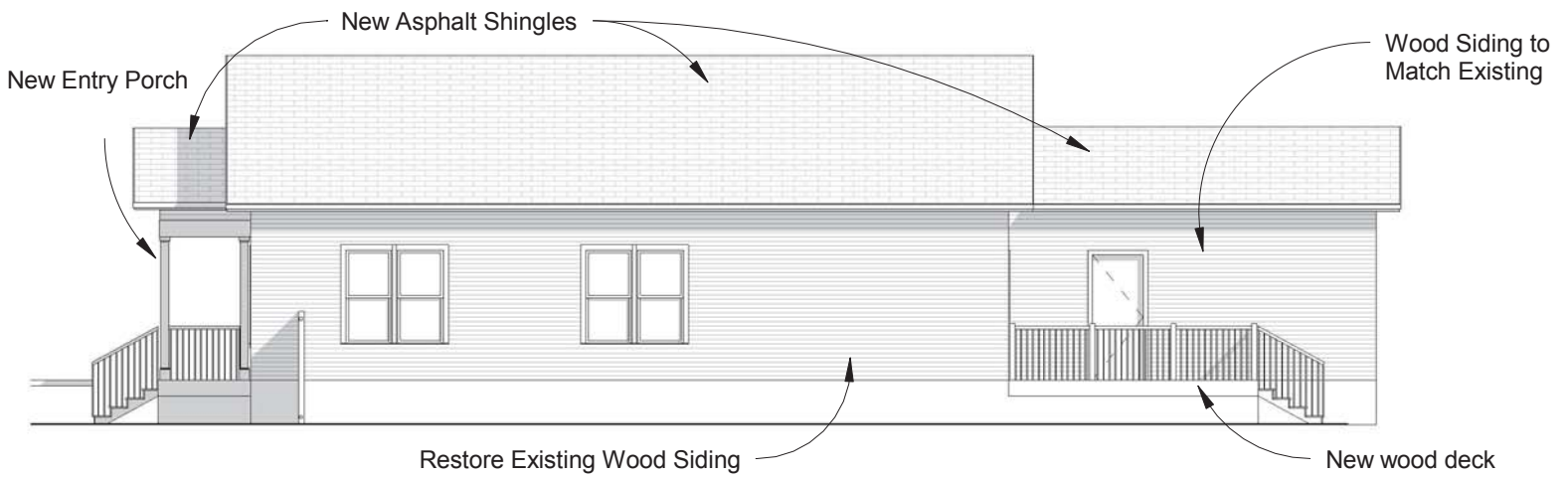
1/8" = 1'-0"



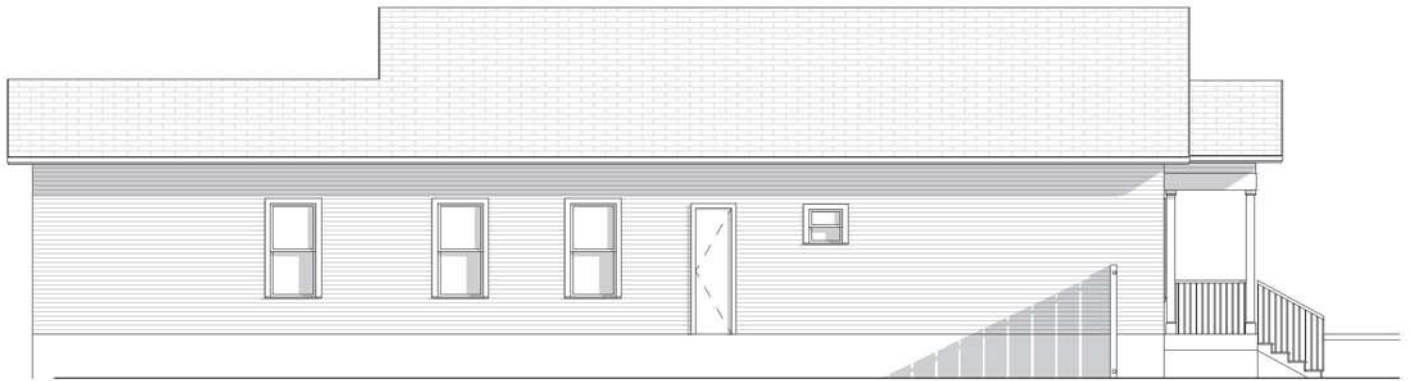
1 South
1/8" = 1'-0"



2 North
1/8" = 1'-0"



① East
3/32" = 1'-0"



② West
3/32" = 1'-0"









CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 4-26-16 HDRC Case# _____

ADDRESS: 1119 Burnet Meeting Location: Pecan Room.

APPLICANT: Gaspar Rivera

DRC Members present: John Laffoon, Michael Guarino, Desiree Salmon,

Staff present: Cory Edwards. Kent Brittain

Others present: _____

REQUEST: Alterations / additions

COMMENTS/CONCERNS: Horse has no roof. Expanding to
a 3:2 horse. Will try to keep exterior materials
in place. Only a shell exists; no windows/doors.
MG- Source detail indicates hipped roof; likely the original
condition. Addition is subordinate; recommends a ~~dark~~ transition
piece. Vinyl windows okay if set in frame per window policy.
Skirting material proposed to be hardi panel. MG- Hardi
planks recommended - ~~dark~~ smooth finish. Staff should consult

COMMITTEE RECOMMENDATION: APPROVE ☒ DISAPPROVE ☐
APPROVE WITH COMMENTS/STIPULATIONS: _____

[Signature]
Committee Chair Signature (or representative)

4/26/16
Date