

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 23

HDRC CASE NO: 2016-457
ADDRESS: 721 BURLESON ST
LEGAL DESCRIPTION: NCB 1300 BLK 1 LOT 22
ZONING: R-5 CD H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Christopher Gill/CGRE Ltd Co
OWNER: Christopher Gill/CGRE Ltd Co
TYPE OF WORK: Exterior modifications, porch reconstruction, rear addition
REQUEST:

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

1. Rehabilitate the historic structure including the installation of a standing seam metal roof, foundation repair, siding repair and wood window repair.
2. Reconstruct the front porch.
3. Construct a rear addition.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade 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. Hardboard 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)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- 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.
- v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved

administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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)

- 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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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.

FINDINGS:

- a. The structure at 721 Burleson was constructed circa 1910 in the Folk Victorian style and is found on the 1912 Sanborn map. The structure features many traditional elements including a front gabled roof as well as a side gabled roof, a raised front porch and a standing seam metal roof.
- b. Work began on the historic structure located at 721 Burleson prior to the issuance of a Certificate of Appropriateness. On Wednesday, September 21, a stop work order was issued for the demolition of the existing front porch. A second stop work order was issued on Saturday, October 1, for the construction of a rear addition without a Certificate of Appropriateness. All necessary post work application fees have been paid.
- c. REPAIR & MAINTENANCE – The applicant has proposed a number of repair and maintenance scopes of work which includes the repair of the historic wood windows, the installation of a new standing seam metal roof, the repair of wood siding to match the existing and foundation repair. The applicant’s proposed scope of work is consistent with the Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations. Regarding the proposed new roof, the applicant should ensure that panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
- d. PORCH RECONSTRUCTION – The existing porch at 721 Burleson featured a concrete foundation, round, non-original replacement columns and a roof structure that was in disrepair. This existing porch was demolished without a Certificate of Appropriateness. At this time, the applicant has proposed to reconstruct the front porch. The applicant has proposed a front porch foundation height of 1’ – 3” and a shed porch roof. Both of these items are architecturally appropriate.
- e. PORCH RECONSTRUCTION – Per the applicant’s architectural documents, the existing side front porch door is to be enclosed. Two front porch doors are vernacular to San Antonio and are often found in Folk Victorian style structures as a ventilation mechanism. According to the Guidelines for New Construction 6.A.i., existing window and door openings should be preserved. Staff recommends the applicant preserve the side front door opening. Additionally, staff recommends that the applicant install period appropriate doors. The applicant may present these to staff prior to installation.
- f. PORCH COLUMNS – The applicant has provided information to staff regarding the installation of front porch columns; however, the applicant has not noted to staff a specific column design nor provided a detailed drawing. Staff recommends the applicant provide a detailed drawing of the proposed column design.
- g. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition of approximately 480 square feet. 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 include a rear gable roof; however, has not provided a detail on the west elevation to separate the addition from the historic structure. Staff recommends the applicant incorporate a detail to separate the addition from the historic structure.
- h. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the rear addition to feature an overall roof height that exceeds that of the historic structure. Per the Guidelines for Additions 3.B., additions should be subordinate to the principal façade of the primary historic structure and should feature a height that is less than that of the historic structure. The applicant’s proposed height is neither appropriate nor consistent with the Guidelines.
- i. ADDITION – As noted in findings g and h, the applicant has not proposed a detail to differentiate the existing addition from the historic structure. Staff finds that through the lowering of the addition’s overall height and through the incorporation of siding details, the addition can be visually distinguishable from the primary historic structure.

- j. **MATERIALS** – The applicant has proposed materials for the addition that include wood siding, wood or metal windows, a standing seam metal roof and period appropriate doors. Staff recommends the applicant install wood windows, and a standing seam metal roof that is consistent with the primary historic structure's roof. Additionally, staff recommends the applicant provide a door to be approved by staff prior to installation.

RECOMMENDATION:

Staff does not recommend approval of items #1 through #3. Staff recommends the following prior to the applicant returning to the HDRC:

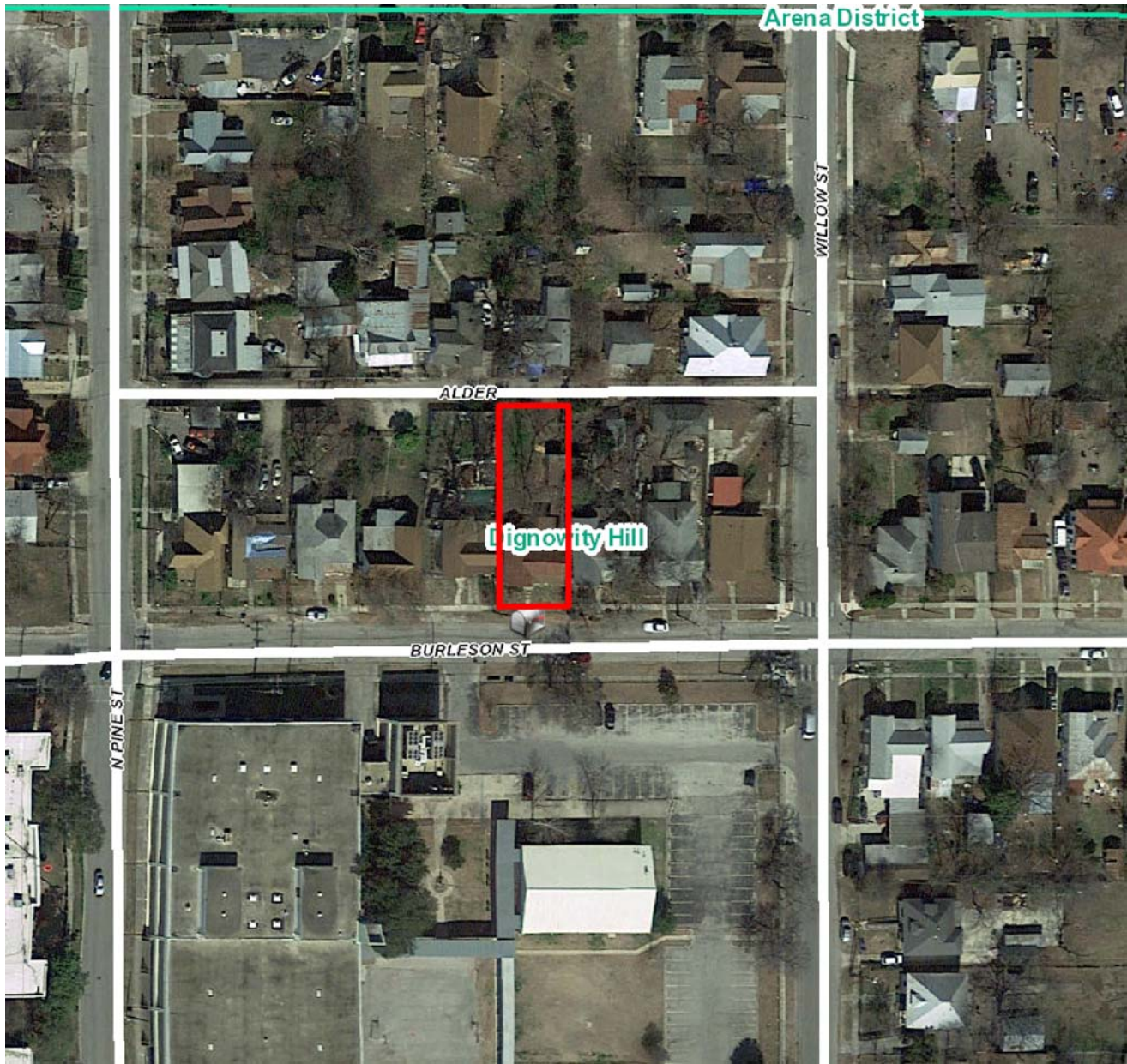
- i. That the applicant install a standing seam metal roof throughout that features that panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
- ii. That the applicant preserve the side front porch door opening and provide staff with final door selections that are to be approved prior to installation.
- iii. That the applicant provide staff with a detailed drawing of the final column design.
- iv. That the applicant reduce the overall height of the rear addition to be subordinate to that of the primary historic structure.
- v. That the applicant incorporate a siding detail to separate the addition from the historic structure.
- vi. That the applicant install wood skirting on both the primary historic structure and addition.

CASE MANAGER:

Edward Hall

CASE COMMENT:

Work on the proposed scope of work began prior to approval. All necessary HDRC application fees have been paid.



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 07, 2016

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

ADDRESS: 711 BURELSON
REQUEST: HISTORIC PLACES REVIEW, PLACES RESTORATION, BURELSON
HEARING DATE: 11/16/2016
TIME: 10:00 AM
FOR MORE INFORMATION CONTACT
CITY HISTORIC
ALL HDRC MEETINGS TAKE PLACE AT 1801 SALAMO



N Pine St

Alder Ln

Alder Ln

Alder Ln

Willow St

721 Burleson

Burleson

Burleson

Burleson

Willow St



Burleson

Burleson

Willow St

Willow St

Burleson

Burleson

Burle

721 Burleson

Willow St

Alder Ln

Alder Ln

Alder Ln

161

170

MILAM

NOT PAVED

6" W PIPE

0

*RAILROAD TRACKS BEYOND*

0

SHERMAN

N. PINE

NOT PROVED

162

WILLOW

N. OLIVE

515

BURLESON

157

158

Scale of feet.



721 Burleson - Written Narrative

This house will be fully updated and rehabbed with attention being paid to historic details. The damaged front porch will be restored to it's original facade with period appropriate materials used. i.e. metal roofing, square columns, wood porch floor, etc.

The front porch will extend to the end of patio matching the original profile, size, pitch, etc.

Windows will be repaired or updated as necessary. Window materials matching what was existing in the house will be used.

An addition to the back of the house will be added. The roofline will be matched and materials that are in the existing house will be used on the addition. (additional wood siding, period appropriate back door, cedar shingles under the back eave, etc.)

The original structure and addition are set back about 7' from the property line on each side of the house.

The timeline for this project is approx. 10-15 weeks.

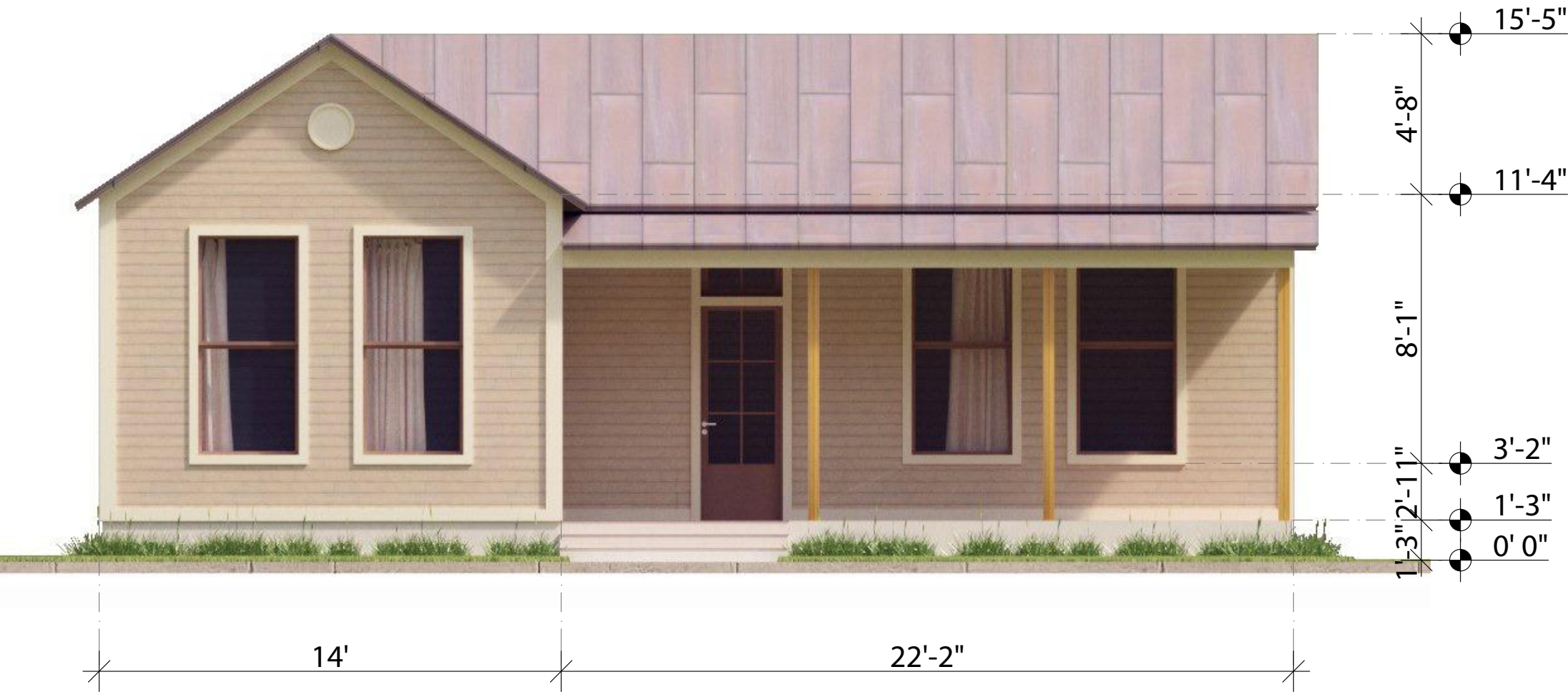
Material Overview

All materials being used for repairs or the addition will match what is already existing in the original structure. No modern looking updates will be present.

These will include:

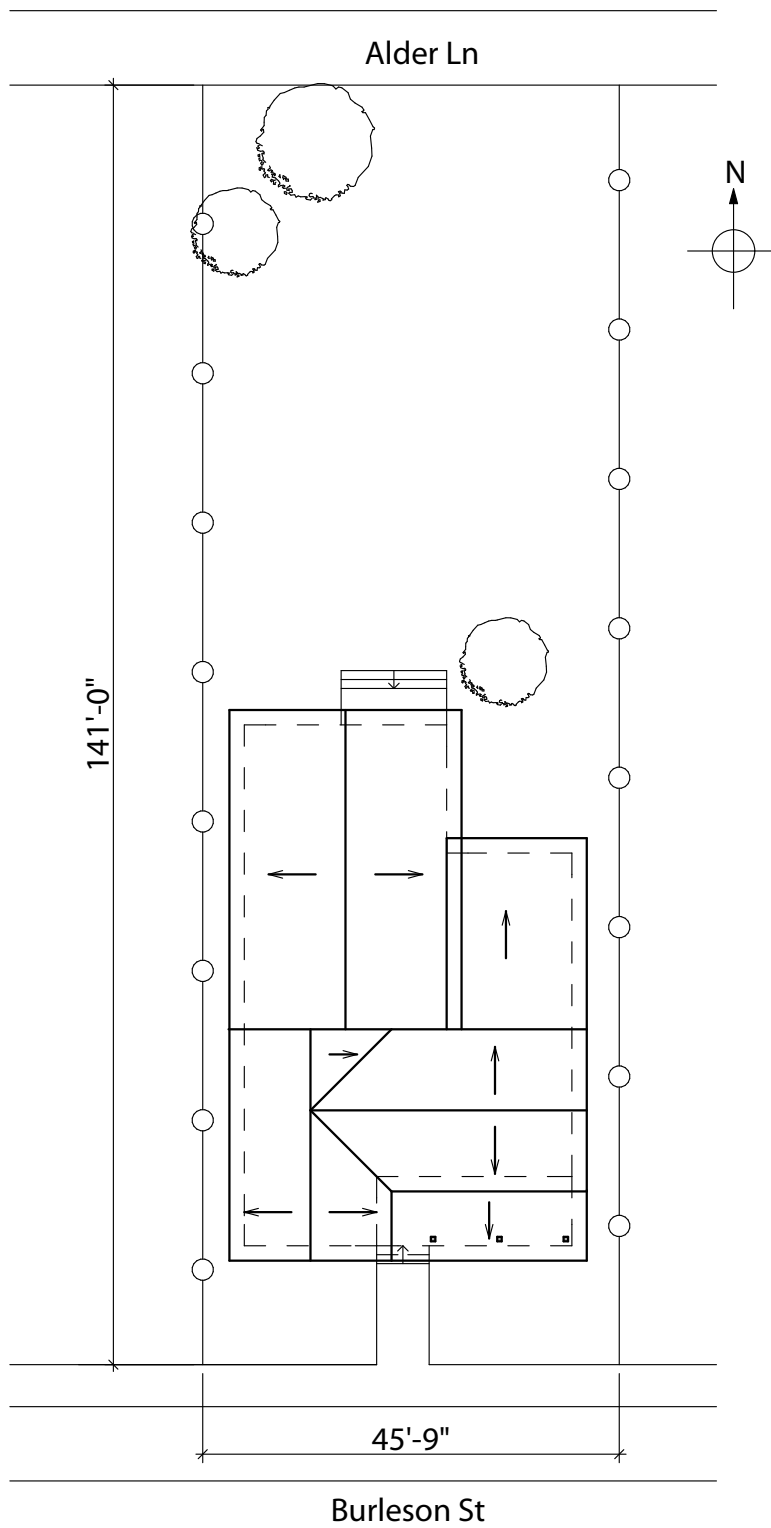
- wood siding (the correct siding profile to match existing siding will be used)
- wood windows or metal windows that match the same dimensions and look of what is present in the original structure
- metal roofing (to match what is currently in place)
- Period appropriate doors or what is currently present in the structure

South Elevation (Front)



North Elevation (Back)





PROPOSED SITE/FLOOR PLAN
Scale 1" = 10'-0"





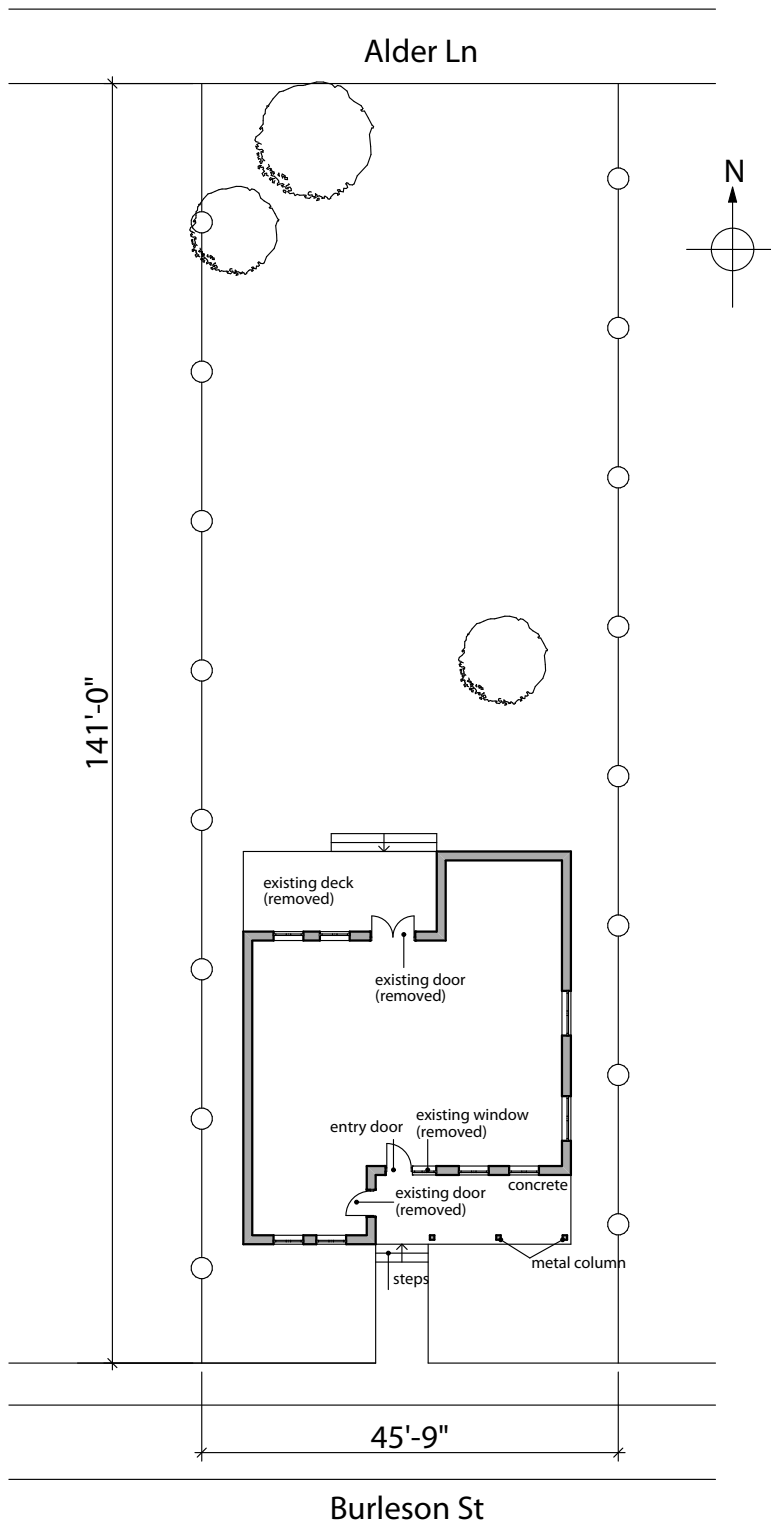
This floor plan illustrates a 1000 sq ft house with the following dimensions and layout:

- Overall Dimensions:** 34' 3" wide by 22' 3" deep.
- Rooms and Dimensions:**
 - Living Room:** 13' 10" x 11' 7"
 - Bedroom (Master):** 11' 7" x 15' 1"
 - Bedroom (Guest):** 10' 0" x 10' 0"
 - Bedroom (Child):** 5' 7" x 10' 0"
 - Bathroom (Master):** 4' 6" x 10' 0"
 - Bathroom (Guest):** 5' 0" x 8' 1"
 - Bedroom (Child):** 9' 6" x 11' 0"
 - Living Room:** 14' 5" x 13' 8"
 - Porch:** 1' 10" x 1' 10"
 - Deck:** 22' 6" x 1' 0"
- Other Features:** The plan includes a central hallway, a kitchen area, and a dining area. The deck is located at the rear of the property.

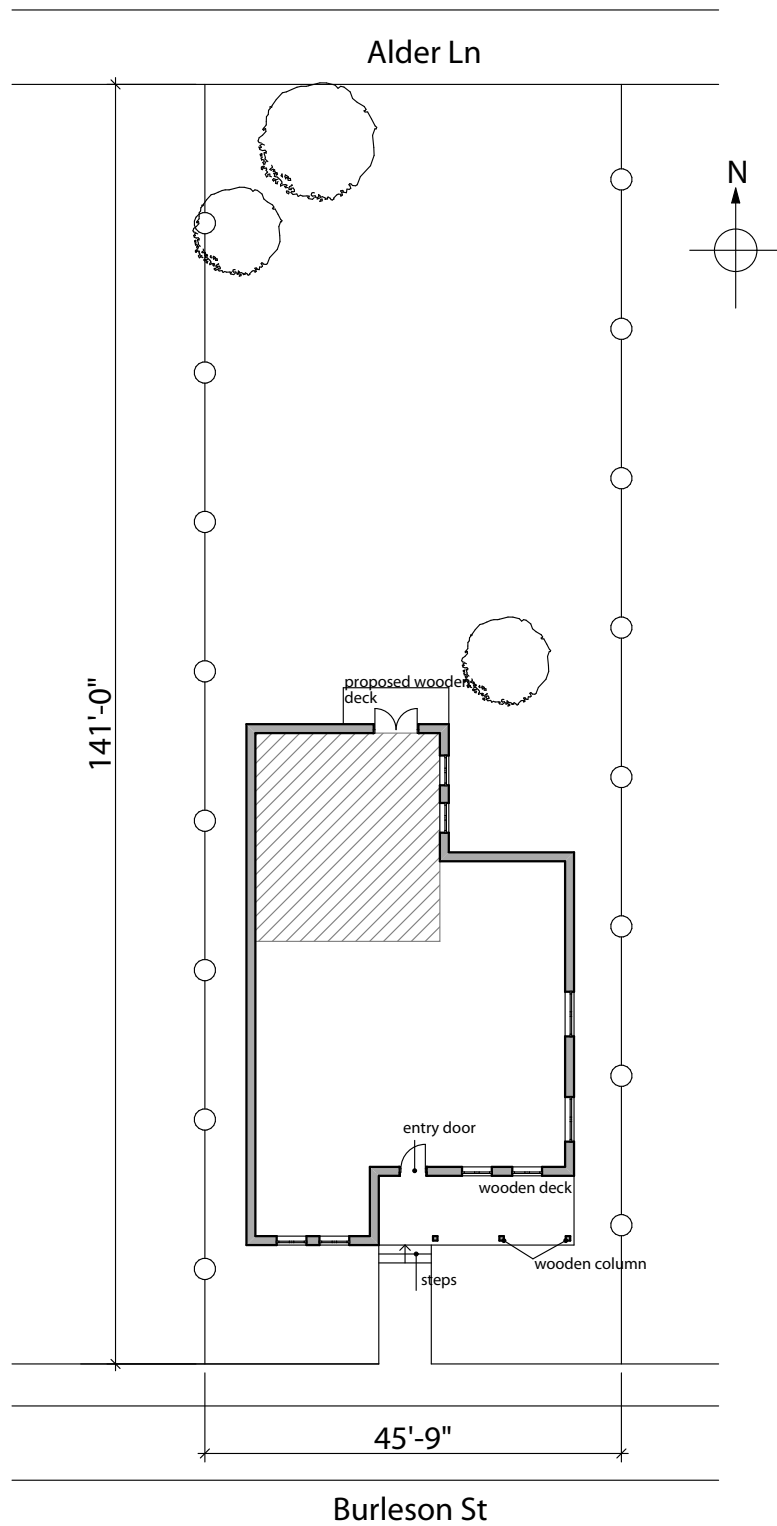








EXISTING SITE/FLOOR PLAN
Scale 1" = 10' 0"



PROPOSED SITE/FLOOR PLAN
Scale 1" = 10'-0"





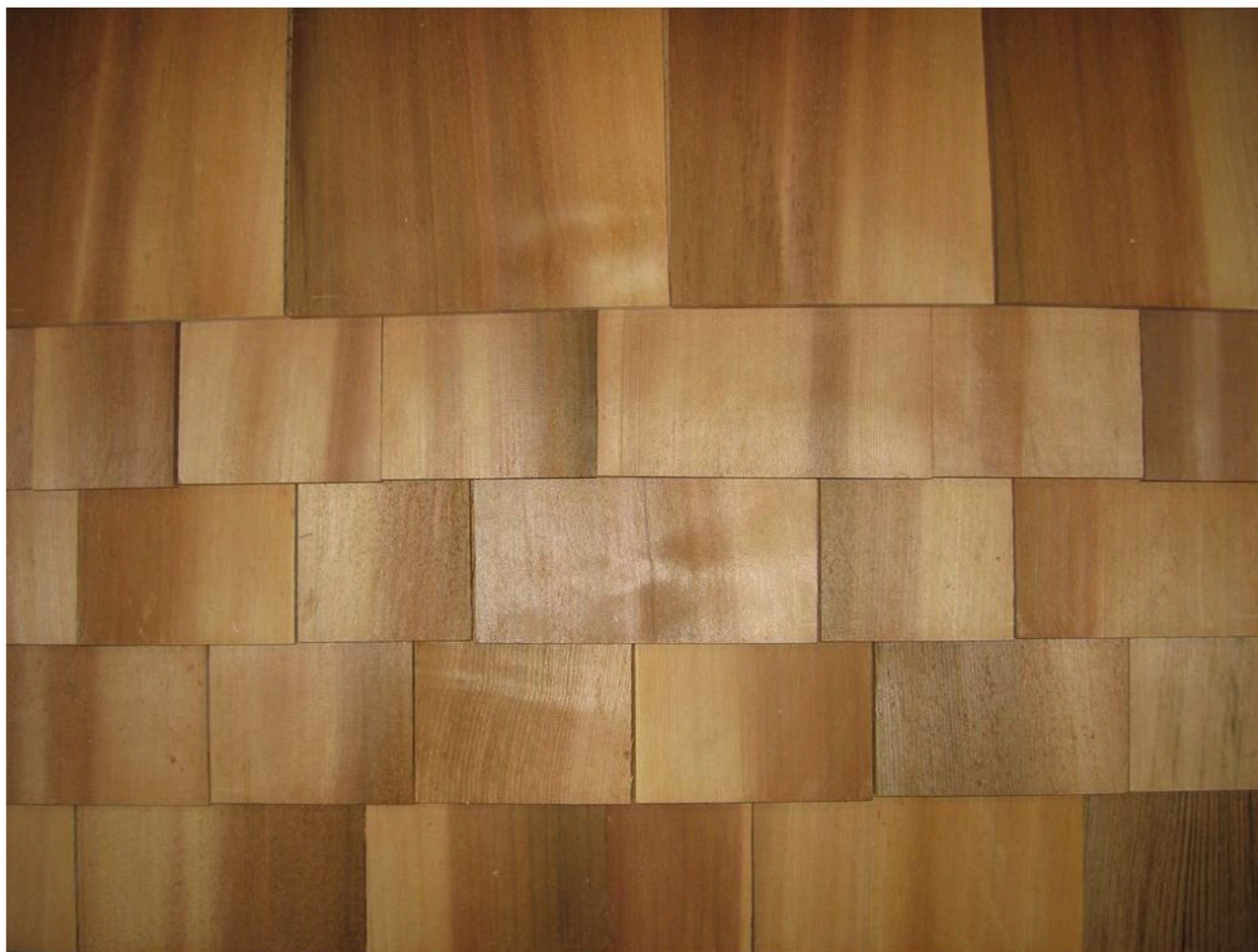






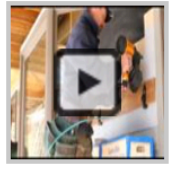


18 in. Do-It-Yourself Western Red Cedar Shingles



SBC

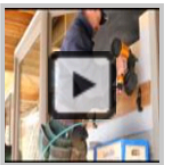
5 in. x 16 in. Natural Kiln Dried Eastern White Cedar Shingle Siding 



SBC



5 in. x 16 in. Natural Kiln Dried Eastern White Cedar Shingle Siding



Click Image to Zoom



4 in. x 4 in. x 8 ft. Rough Green Western Red Cedar Lumber



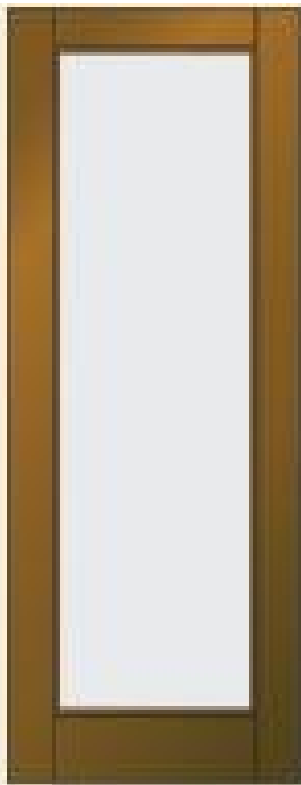
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6 in. x 6 in. x 12 ft. Rough Green Western Red Cedar Timber

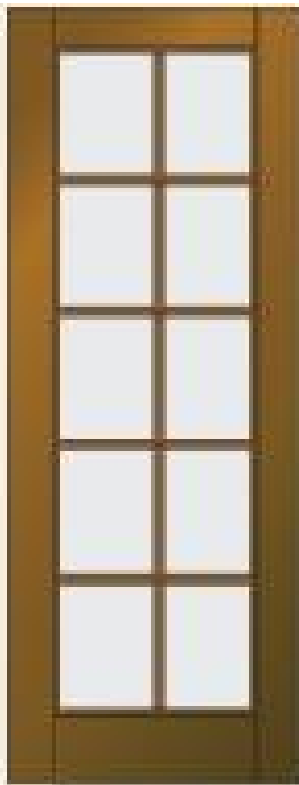


[Click Image to Zoom](#)

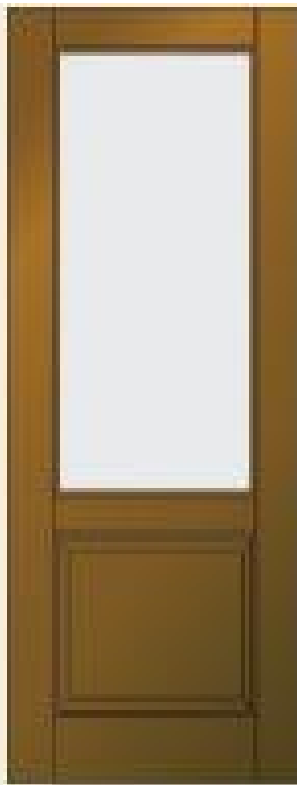




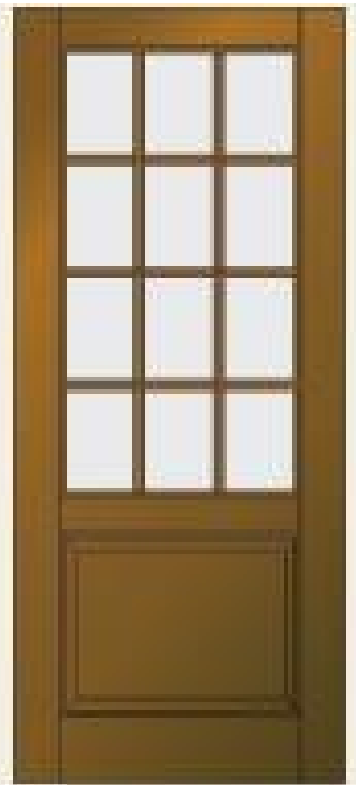
Full Glass Lite



Full Glass Lite
with PDL



2/3 Glass Lite,
1 Raised Panel



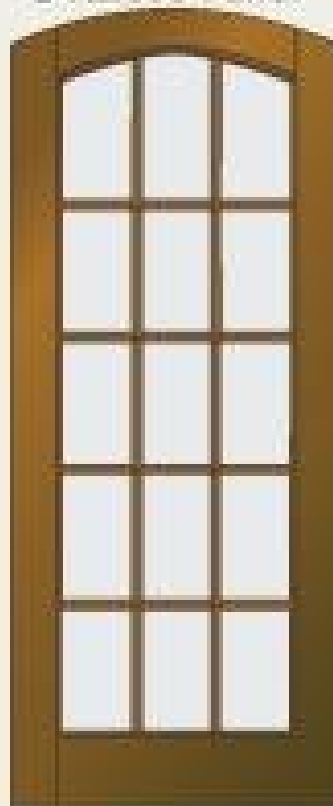
2/3 Glass Lite with
PDL, 1 Raised Panel



2/3 Glass Lite,
2 Panels



2/3 Glass Lite,
2 Panels



Segment Head with
Full Glass Lite & PDL



Traditional
6-Panel Door







Owens Corning

Oakridge AR Estate Gray Laminate Shingles (32.8 sq. ft. per Bundle)



Click Image to Zoom



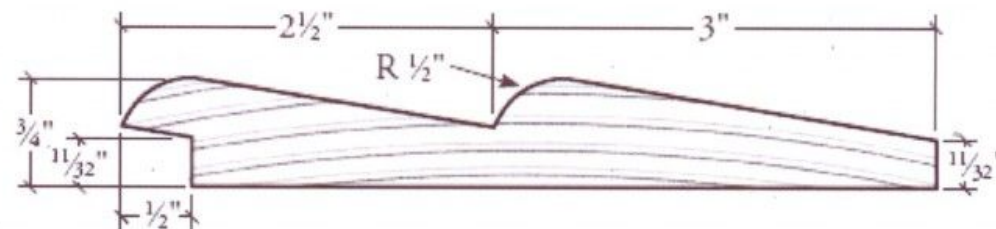


Gibraltar Building Products

12 ft. Galvanized Steel 5V Crimp Roofing Panel

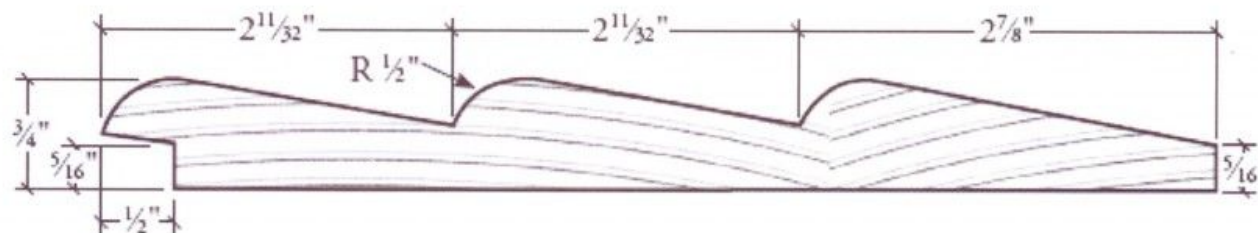


2 - LAP

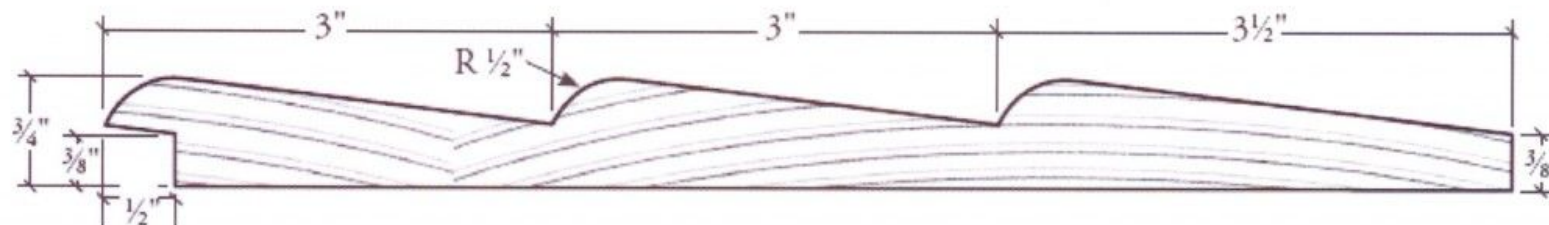


PATTERN #	NOM. SIZE	NET WIDTH	NET THICK	LENGTHS
430	1x6	5 1/2"	3/4"	16' & 20'

3 - LAP



PATTERN #	NOM. SIZE	NET WIDTH	NET THICK	LENGTHS
432	1x8	7 1/2"	3/4"	16' & 20'



PATTERN #	NOM. SIZE	NET WIDTH	NET THICK	LENGTHS
433	1x10	9 1/2"	3/4"	16' & 20'

