

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-446
ADDRESS: 925 BURLESON ST
LEGAL DESCRIPTION: NCB 1302 BLK 3 LOT 18
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Mario Herrera
OWNER: Chris Lee
TYPE OF WORK: Rehabilitation, construction of a rear addition, exterior modifications
APPLICATION RECEIVED: August 31, 2018
60-DAY REVIEW: October 30, 2018
REQUEST:

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

1. Perform rehabilitative scopes of work that include foundation repair, roof repair and wood window repair.
2. Install a new attic vent to replace a non-original window.
3. Install new porch columns to replace the existing, wrought iron columns.
4. Construct a rear addition of approximately 580 square feet.

APPLICABLE CITATIONS:

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

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.

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.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

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.

FINDINGS:

- a. The historic structure at 925 Burleson was constructed circa 1930 in the Craftsman style and is contributing to the Dignowity Hill Historic District. The structure features a front facing gabled roof, a standing seam metal roof and a rear addition that appears on the 1951 Sanborn Map. Within this application, the applicant has proposed rehabilitative scopes of work as well as the construction of a second, rear addition. The structure currently features a brick chimney/flue, which should remain throughout the proposed rehabilitation.
- b. REHABILITATION – The applicant has proposed to repair the structure’s foundation, roof repair/replacement and repair the existing, wood windows. The structure is missing much of its original skirting, noted in a 1994 survey photo. Staff finds the repair of the foundation and the repair of the wood windows; however, the applicant should incorporate a flared skirting featuring siding with a 6 to 8 inch exposure, as noted in the survey photo. A composite siding, such as Hardie is appropriate for this installation. The standing seam roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be installed.
- c. ATTIC VENT – The applicant has proposed to remove the existing, window located in the place of the original attic vent and install a vent matching the remaining, original vent over on the porch gable. Staff finds the removal of the existing window appropriate; however, the vent should feature a profile comparable to that found on the neighboring historic house at 923 Burleson.
- d. PORCH COLUMNS – The historic structure currently features wrought iron porch columns. The applicant has proposed to install twelve (12) inch square porch columns with capital and base trim. Staff finds the removal of the existing, wrought iron columns to be appropriate; however, the applicant should install architecturally appropriate columns. The historic structure at 923 Burleson is of the Craftsman style and a close match to the structure at 925 Burleson is regards to roof form, massing, window and door locations and architectural detail. Staff finds that columns comparable to those found at 923 Burleson, featuring a pediment with a 117 siding profile and square columns would be most appropriate. A detailed drawing should be submitted to staff for review and approval.
- e. REAR ADDITION – At the rear of the historic structure, the applicant has proposed to construct a rear addition of approximately 580 square feet. The existing rear addition will be maintained.
- f. 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 an inset on the east facade, similarly mirroring that of the front porch condition. The applicant has proposed for the historic structure to feature a matching ridge line and has proposed to install a vertical trim piece on the west façade. Given the proposed inset porch on the addition, staff finds the use of a matching ridgeline to be appropriate.

- g. ROOF FORM – The applicant has proposed a rear facing gabled roof to match that found on the front façade. Staff finds the proposed roof form to be appropriate.
- h. TRANSITIONS – As noted in finding e, the applicant has proposed for the addition to feature an inset of approximately eleven (11) feet front the east wall plane of the existing structure; staff finds this to be appropriate. On the west façade, the applicant has proposed to install a vertical trim piece to separate the existing from the proposed. While a subordinate ridge line would further differentiate the addition from the existing structure, staff finds the proposed inset facing the right of way is sufficient.
- i. MATERIALS – The applicant has proposed to match the existing materials, 117 profile siding and match the existing, standing seam metal roof. The applicant has not specified window materials at this time. Staff finds that wood or aluminum clad 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 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.
- j. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, staff finds that additional fenestration should be added to the addition so that the addition does not feature a continuous wall plane facing N Palmetto. Staff suggests the applicant use the existing, rear facing windows that will be removed from the existing addition.
- k. HISTORIC TAX CERTIFICATION – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff encourages the applicant to apply for Historic Tax Certification to begin the process for obtaining the local tax incentive for substantial rehabilitation.

RECOMMENDATION:

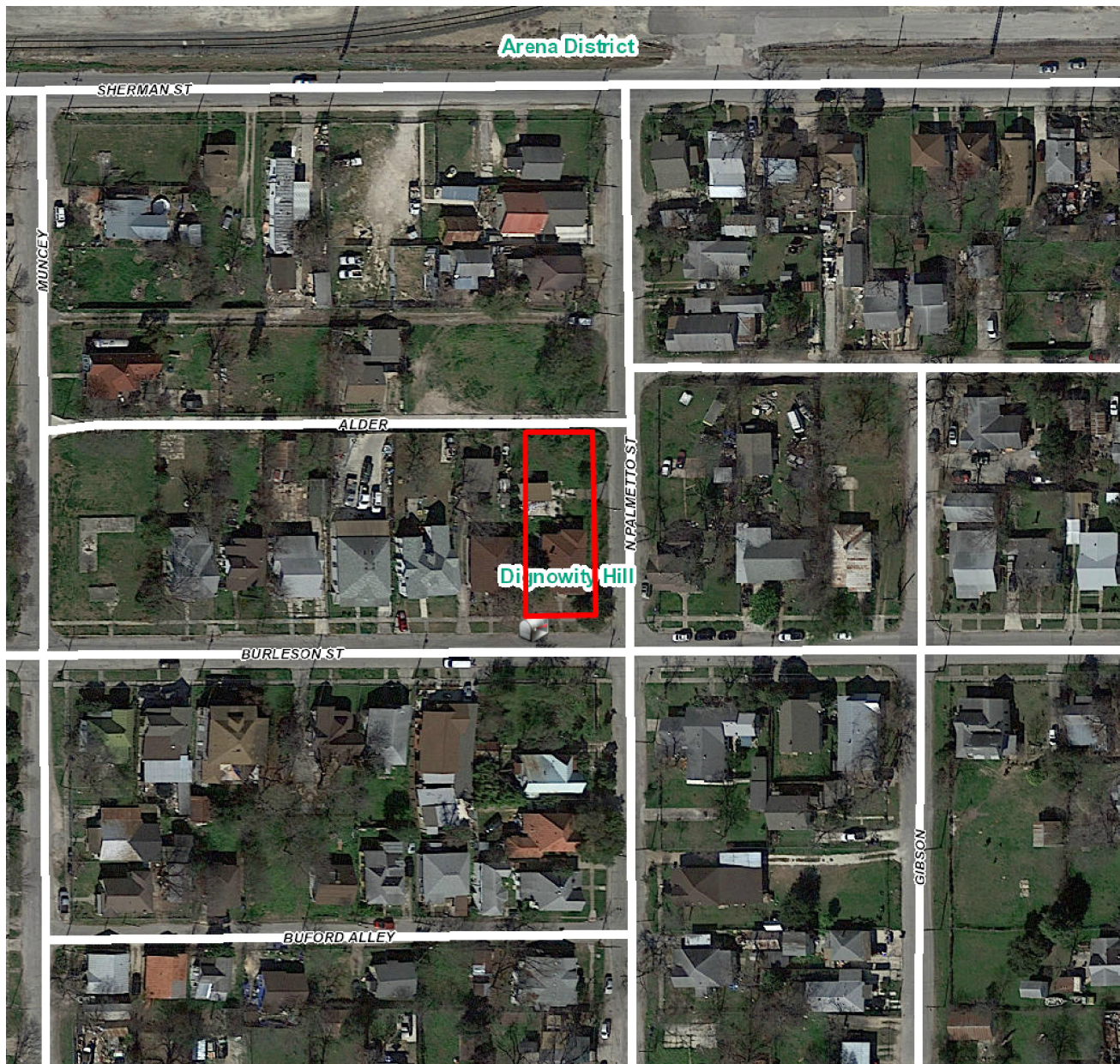
- 1. Staff recommends approval of item #1, the proposed rehabilitation based on finding b with the following stipulations:
 - i. That the new foundation skirting match that noted in the 1994 survey photo; featuring an exposure of 6 to 8 inches and a flared profile.
 - ii. That if the standing seam metal roof is replaced, it feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be installed.
- 2. Staff recommends approval of item #2, attic vent replacement based on finding c with the following stipulations:
 - i. That the proposed gable vent match the profile of the vent at 923 Burleson and that the applicant submit updated information to staff for review and approval.
- 3. Staff recommends approval of item #3, column replacement based on finding d with the following stipulations:
 - i. That columns comparable to those found at 923 Burleson, featuring a pediment with a 117 siding profile and square columns be installed. A detailed drawing should be submitted to staff for review and approval.
- 4. Staff recommends approval of item #4, the construction of a rear addition based on findings e through j with the following stipulations:
 - i. That wood or aluminum clad 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 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.

- ii. That the proposed roof feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be installed.
- iii. That full height windows be added to the proposed addition's N Palmetto façade to further separate the wall plane.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 10, 2018

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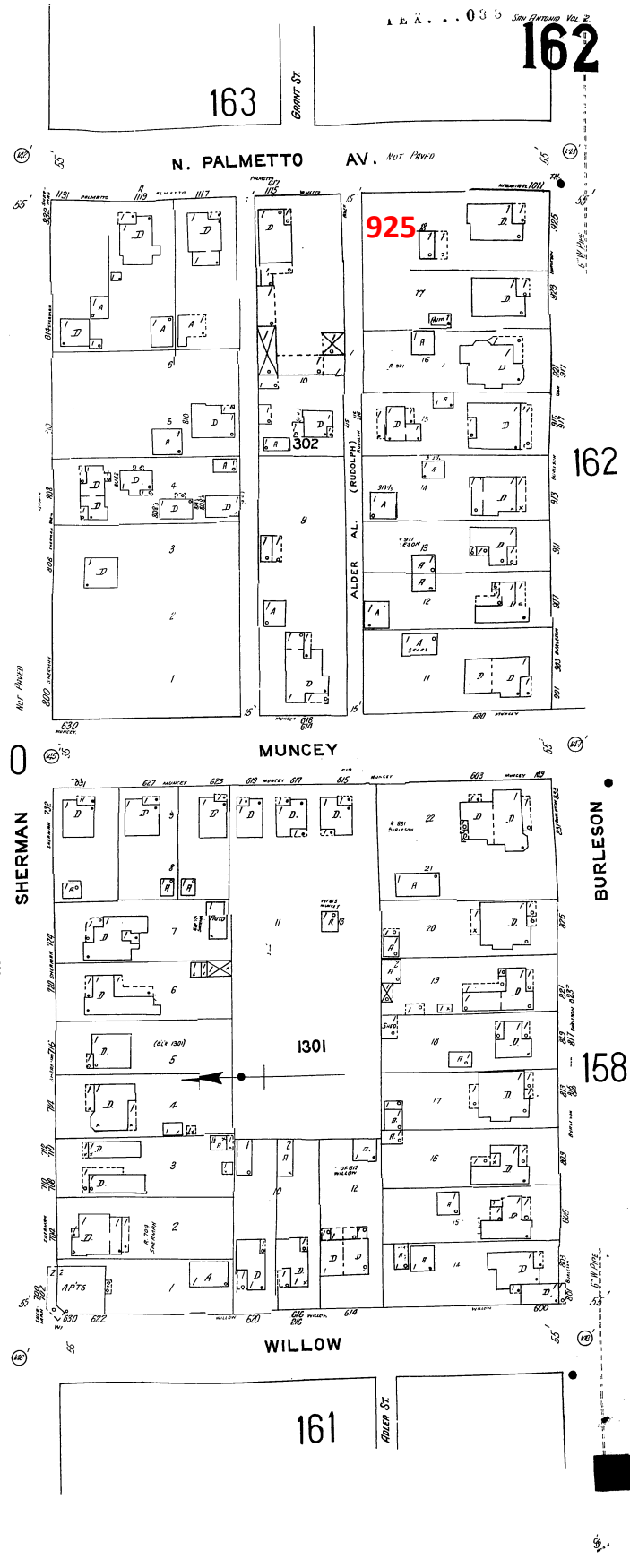
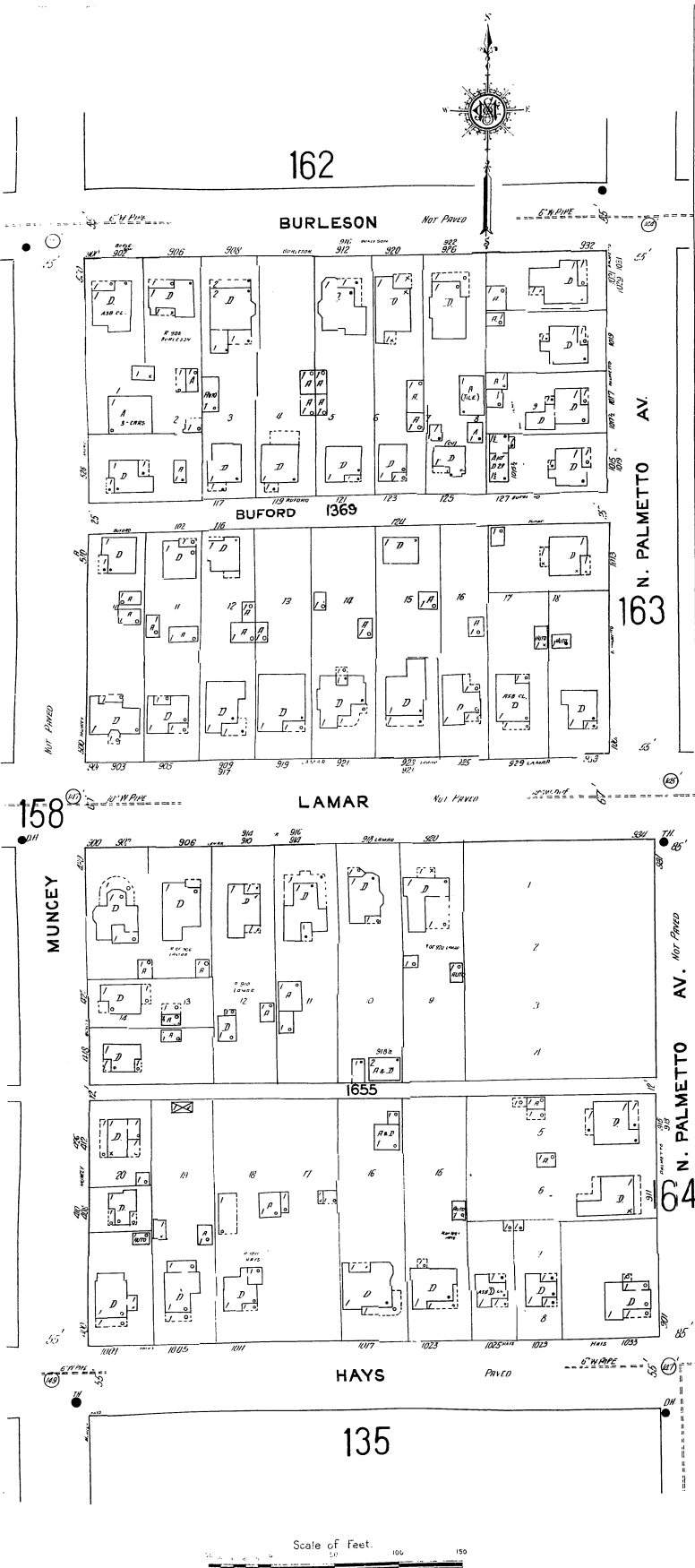
925 Burleson

N Palmetto

1994 SURVEY PHOTO



1951 SANBORN MAP







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SPECIAL NOTE:
THIS IS A PRELIMINARY
SCALE A DIMENSION OR DIMENSIONS
SHOWN ON THIS PLAN SHALL BE
CONSIDERED AS APPROXIMATE
AND NOT TO BE USED FOR
CONSTRUCTION OF ANY
BUILDING OR OTHER
IMPROVEMENTS. THE
DESIGNER, ENGINEER,
ARCHITECT, OR OTHER
PERSONS TO WHOM THIS
PLAN IS REFERRED FOR
CONSTRUCTION SHALL BE
RESPONSIBLE FOR
VERIFYING THE
DIMENSIONS AND
LOCATIONS OF ALL
EXISTING AND PROPOSED
IMPROVEMENTS AND
FOR OBTAINING ALL
NECESSARY PERMITS
AND RECORDS.

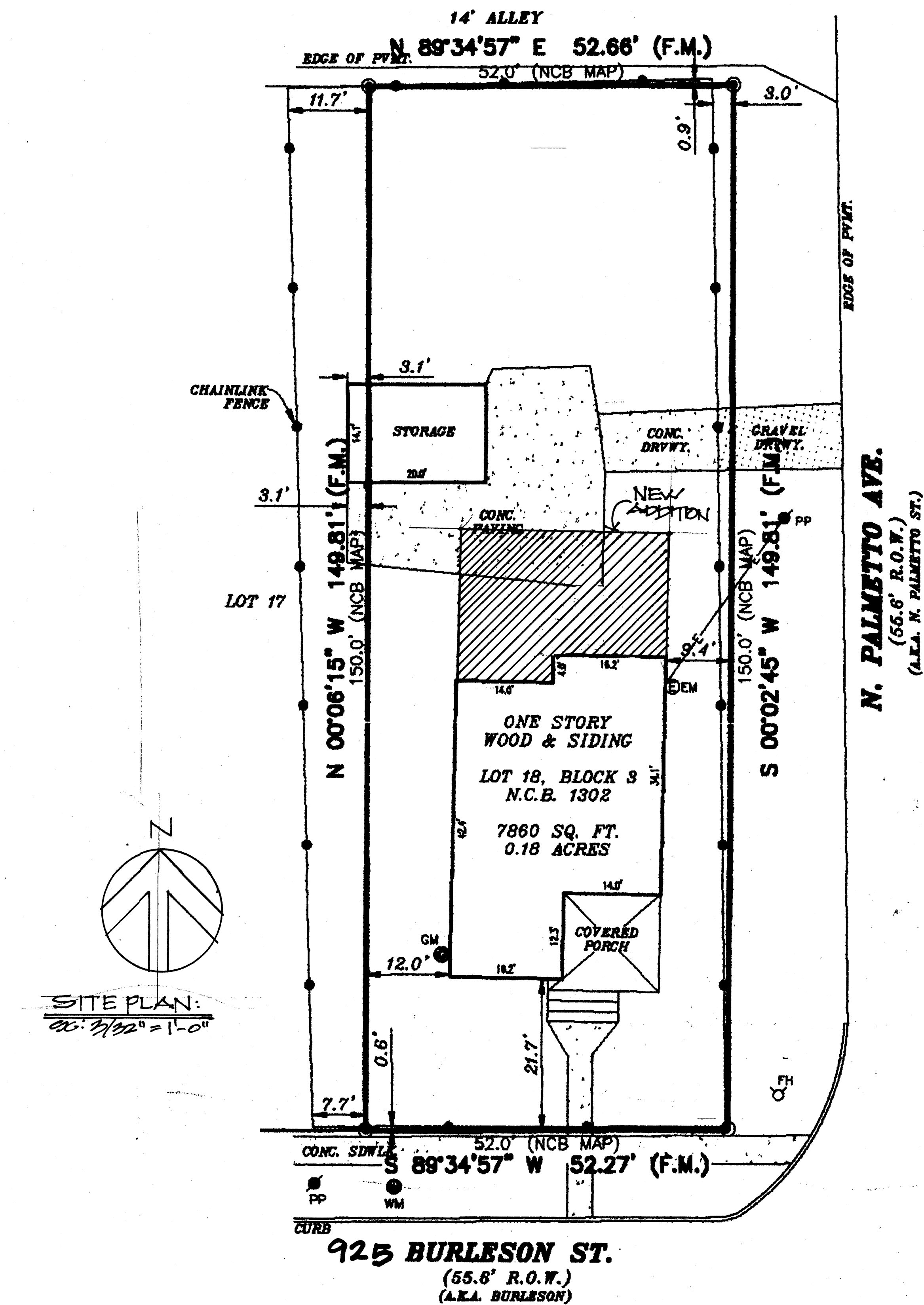
A RESIDENCE FOR
BUDDY LEE
925 BURLESON, SAN ANTONIO, TX,



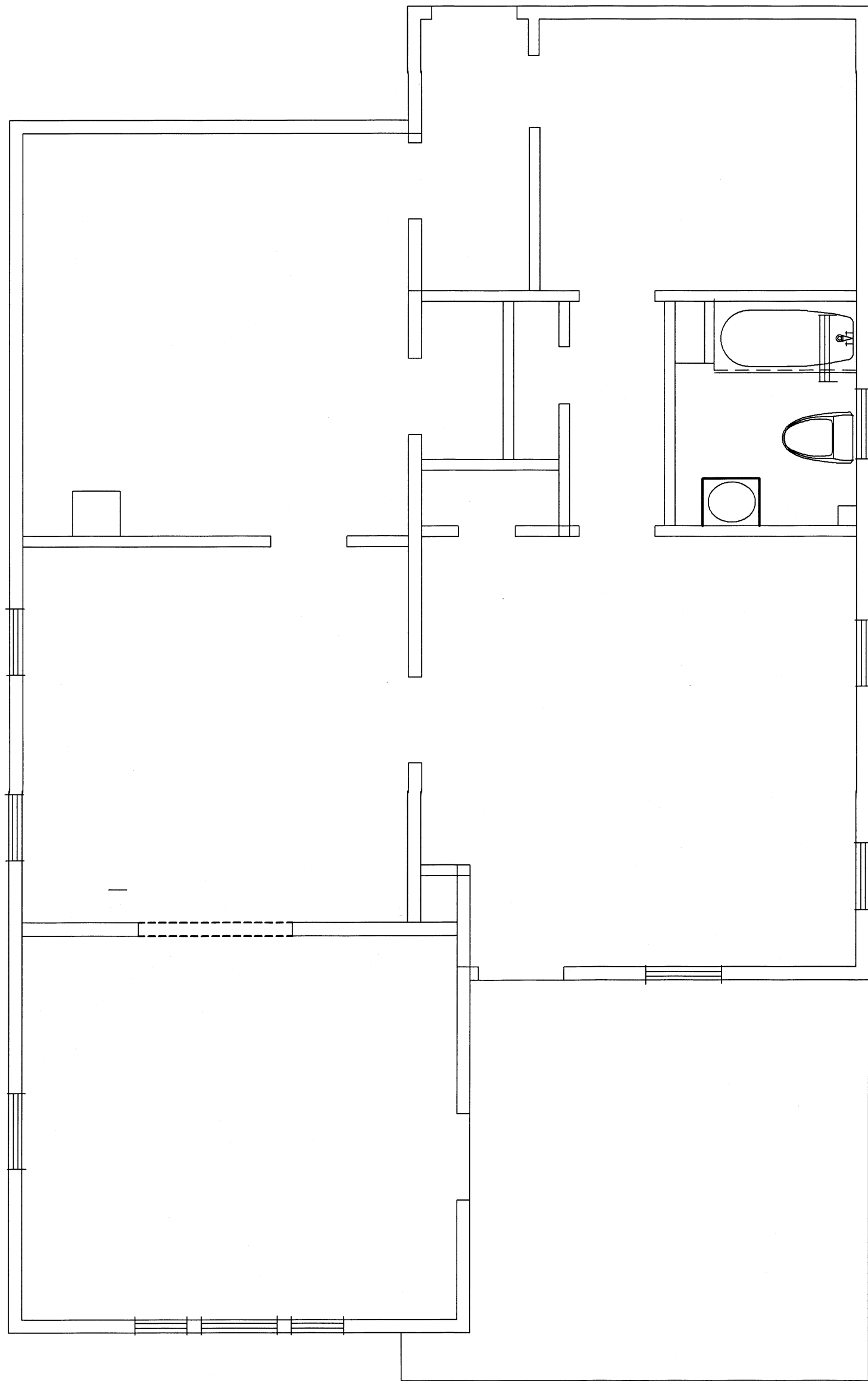
REVISIONS	
05/18/15	

PROJECT #
DATE: 07/30/18
DRAWN: M.H.
CHECKED BY: M.H.

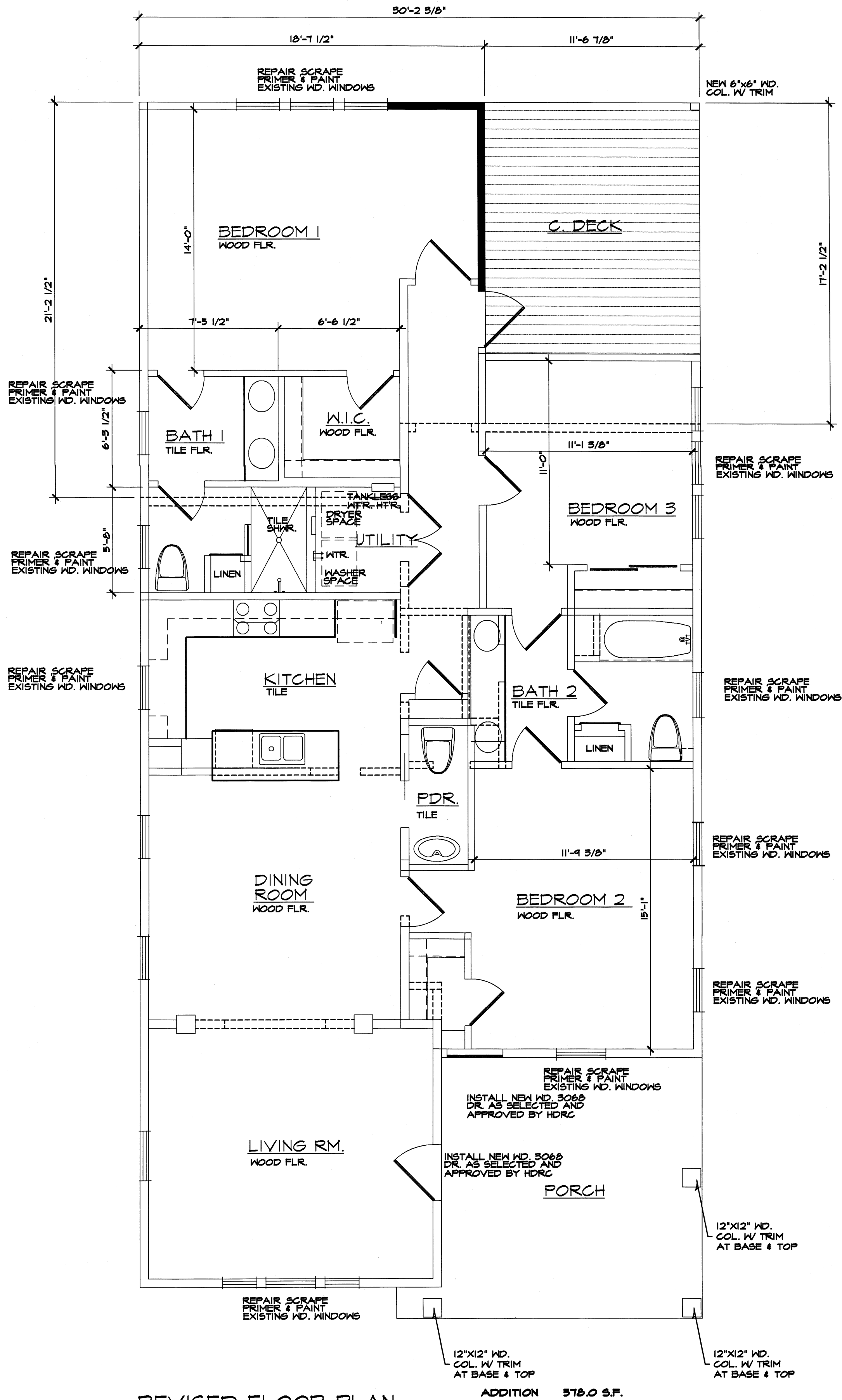
SHEET #
A1
5 SHEETS



- STRUCTURAL NOTES - WOOD FRAMING
1. UNLESS NOTED OTHERWISE, ALL STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY MARKED No. 2 FIR BY THE SPID WITH A MINIMUM Fb=1350PSI.
 2. ALL WOOD STUD WALLS SHALL BE FULL HEIGHT WITHOUT INTERMEDIATE PLATES UNLESS DETAILED OTHERWISE.
 3. SOLID 2x BLOCKING SHALL BE PROVIDED AT END AND POINT OF SUPPORT OF ALL WOOD JOISTS AND SHALL BE PLACED BETWEEN SUPPORTS IN ROWS NOT EXCEEDING 8'-0" APART.
 4. ALL WALLS SHALL HAVE SOLID 2x BLOCKING AT 4'-0" O.C. MAXIMUM VERTICALLY END NAIL WITH 2-16d NAILS OR SIDE TOE NAIL WITH 2-16d NAILS.
 5. FLYWOOD DECKING - 3/4" MINIMUM FOR FLOOR, 1/2" MINIMUM FOR ROOFS, GRADE C-D, WITH EXTERIOR GLUE, GLUE AND NAIL WITH 10d COMMON NAILS @ 8" O.C. AT ALL SUPPORTED EDGES, 10d @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS. ALL JOINTS AT FLYWOOD DECKING SHALL BE STAGGERED.
 6. ALL FRAMING MEMBERS FRAMING INTO THE SIDE OF A HEADER OR BEAM SHALL BE ATTACHED USING METAL JOIST HANGERS, COMMON NINE NAILS OR SPIKES, OR GALVANIZED BOX NAILS SHALL BE USED FOR ALL FRAMING UNLESS NOTED OTHERWISE.
 7. PLACE A SINGLE PLATE (DOUBLE PLATE @ RECESSED FLOORS) AT THE BOTTOM AND A DOUBLE PLATE @ THE TOP OF ALL STUD WALLS.
 8. FLOOR ONE 2x6 STUD FRAMED EXTERIOR WALL HEIGHT NOT TO EXCEED 10'-2". INTERIOR STUD WALLS TO BE 2x4'S @ 16" O.C. TO 12'-0", 2x6'S IF HIGHER.
 9. ALL BEAMS 2-2x12 AND LARGER SHALL BE SUPPORTED BY 2-2x STUDS @ EACH END, MIN.



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISED FLOOR PLAN
SCALE: 1/4" = 1'-0"

SPECIAL NOTE
UNDER NO CIRCUMSTANCES SHALL A
SUBCONTRACTOR, BUILDER OR OTHER
PERSON BE ALLOWED TO MAKE ANY
CHANGES TO THIS PLAN. IF AN AREA
IS TO BE REMOVED OR MODIFIED,
THE ARCHITECT MUST BE NOTIFIED
FOR VERIFICATION @ (210)725-8468
NOTE:
MAKING: ALL MH DESIGNS HOUSE PLANS
ARE BY OTHERS IN WHOLE OR PART.

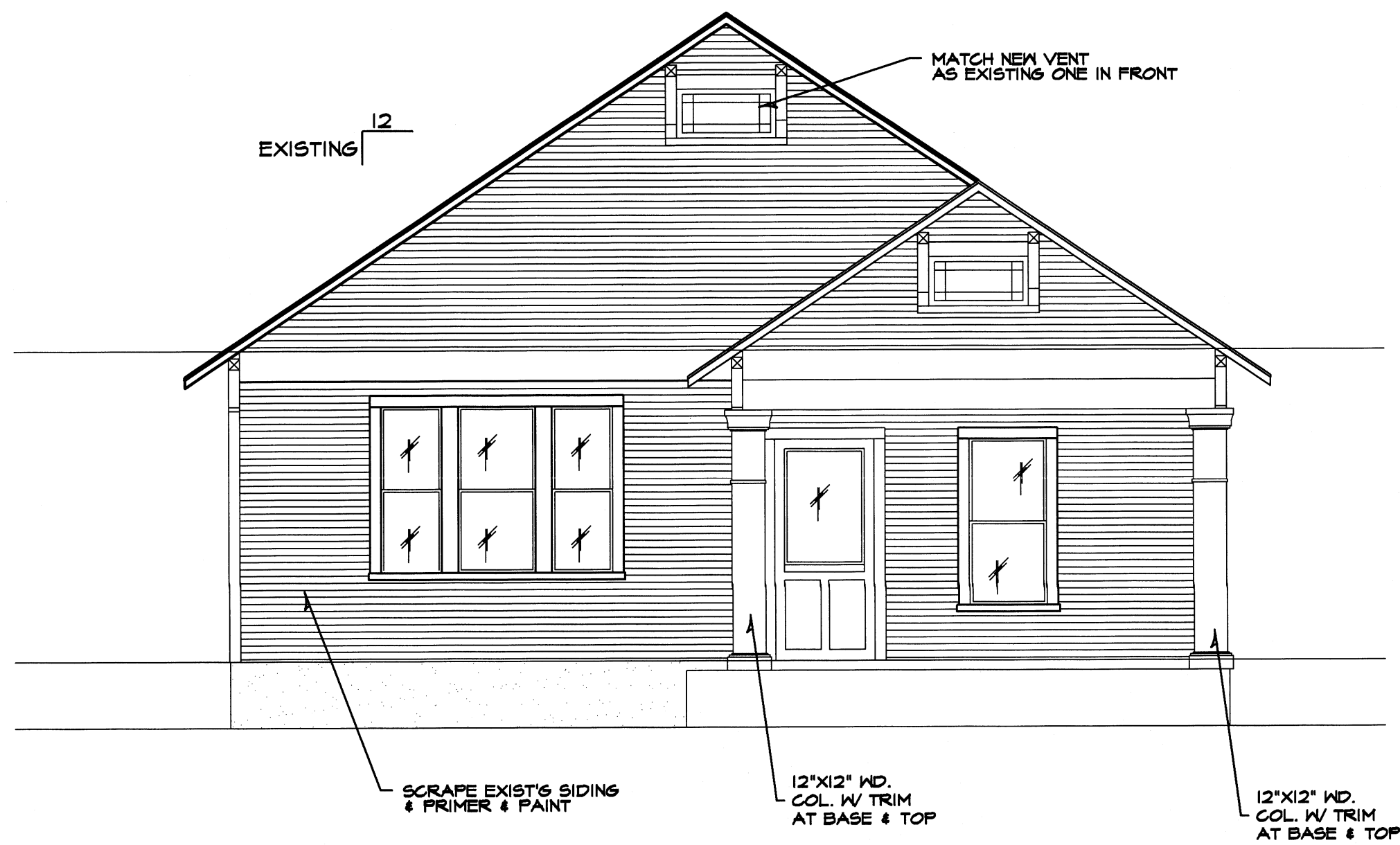
A RESIDENCE FOR
CHRIS (BUDDY) HIGGINS
925 BURLERSON, SAN ANTONIO, TX.

MH
DESIGN &
PLANNING
PH. (210)-725-8468

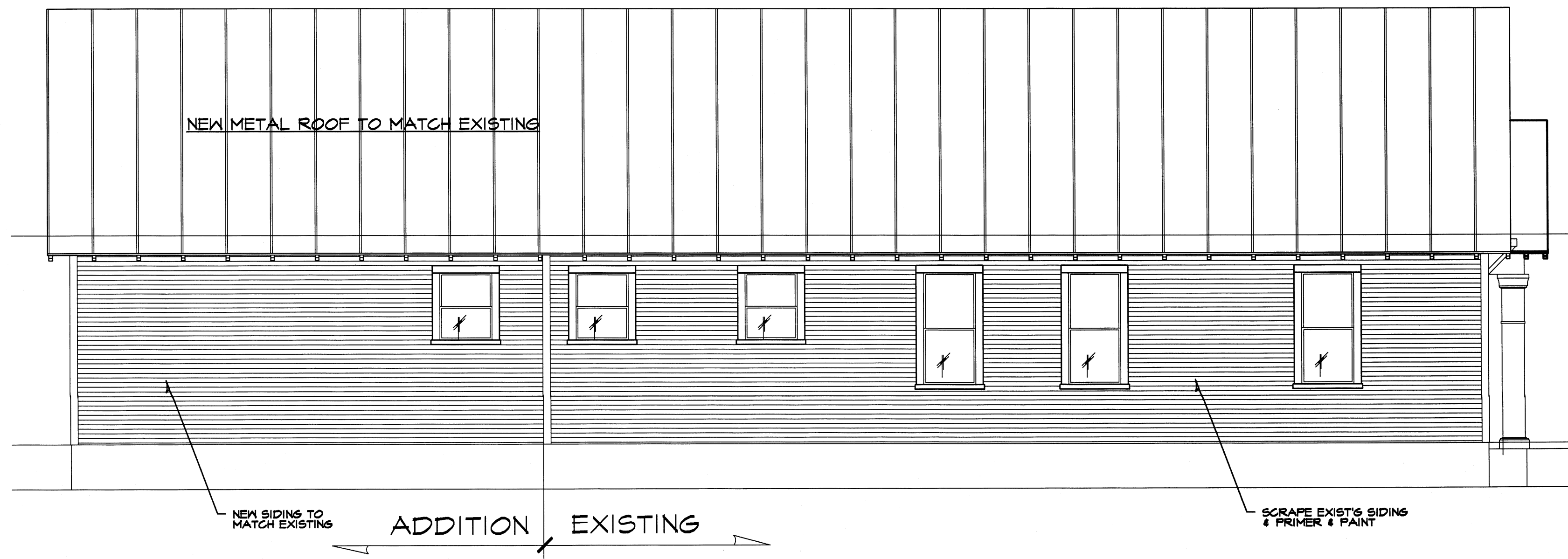
REVISIONS	
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PROJECT #
DATE: 08/04/18
DRAWN: M.H.
CHECKED BY: M.H.

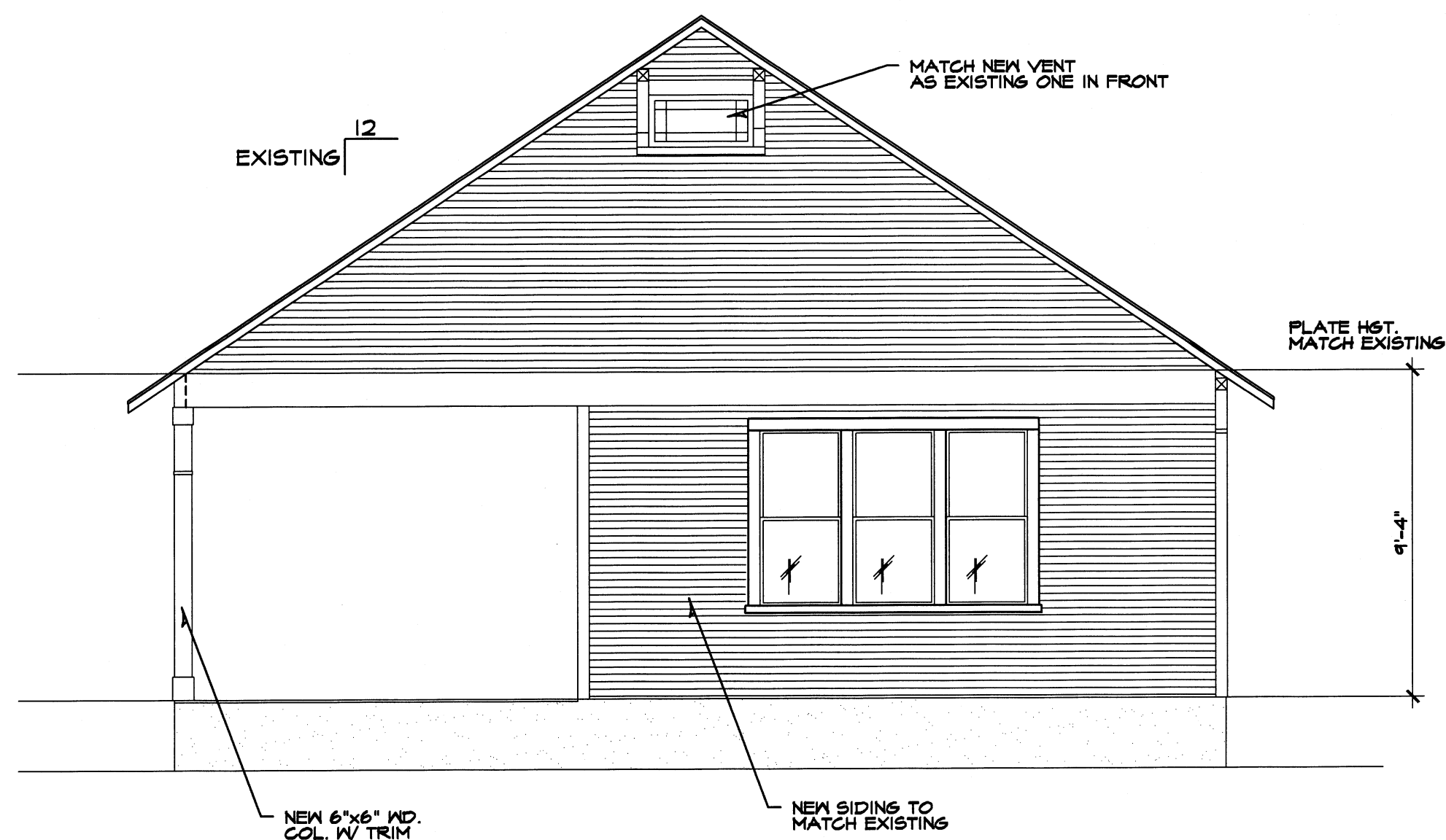
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A2
5 SHTS.



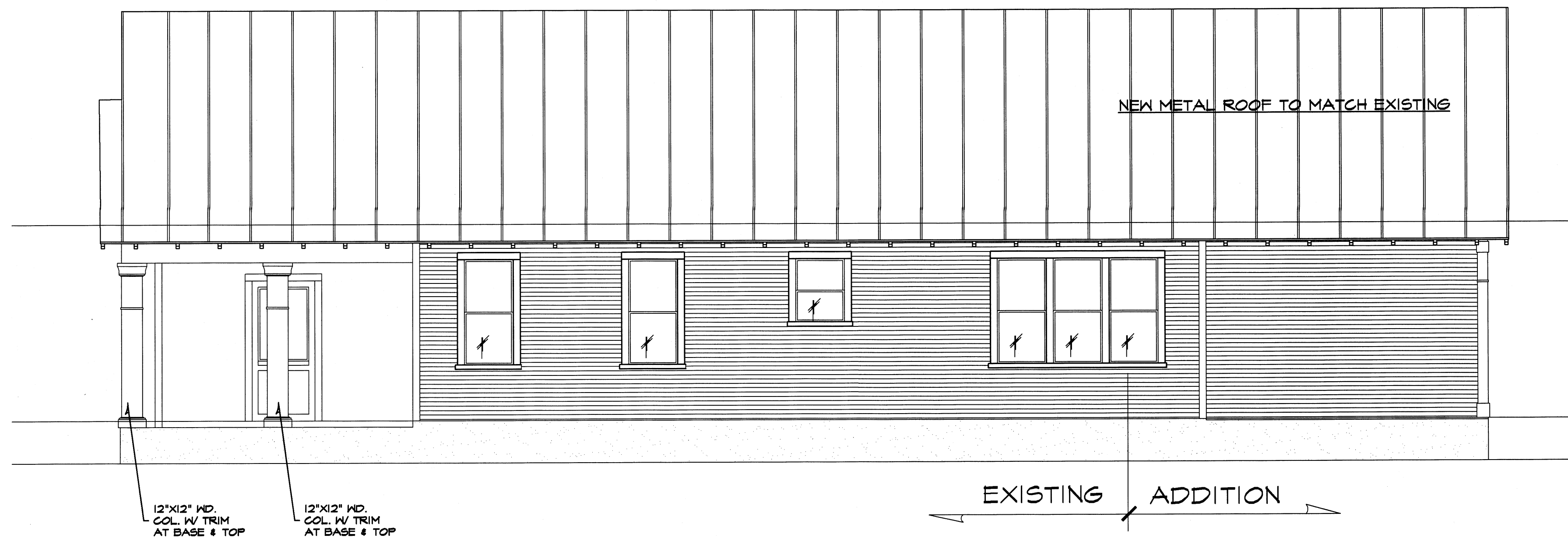
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SPECIAL NOTE:
UNDER NO CIRCUMSTANCES SHALL A
SUBCONTRACTOR, BUILDER OR OTHER
PERSON BE PERMITTED TO WORK IN ANY
AREA OF THIS PLAN, IF AN AREA
HAS BEEN IDENTIFIED AS A
Hazardous Material (H.M.) AREA
WITHOUT THE PRESENT OF THE CONTRACTOR
FOR VERIFICATION # (210)725-8458

NOTE:
WARNING: ALL H.M. DESIGN HOUSE PLANS
ARE NOT TO BE USED FOR CONSTRUCTION
BY OTHERS IN WHOLE OR PART.

A RESIDENCE FOR
BUDDY LEE
925 BURLESON, SAN ANTONIO, TX,

M H
DESIGN &
PLANNING
PH. (210)-725-8458

REVISIONS	
05/18/15	

PROJECT #
DATE: 07/30/18
DRAWN: M.H.
CHECKED BY: M.H.

SHEET #
A3
5 SHRS.



COLUMN EXAMPLE AT 923 BURLESON

PPU2-19

PPU14-02

BL-W04



BL-W04

BL-W04^U
Ethereal White

WALLS

Royal Liqueur ①
PPU2-19⁰



Glass Sapphire ①
PPU14-02⁰



MTL BOOF

TRIM