

# HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

**HDRC CASE NO:** 2018-537  
**ADDRESS:** 517 BURLESON ST  
**LEGAL DESCRIPTION:** NCB 514 BLK 18 LOT 10 & W 15 FT OF 19  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Tammara Alarcon  
**OWNER:** Tammara Alarcon  
**TYPE OF WORK:** Construction of a rear addition  
**APPLICATION RECEIVED:** October 16, 2018  
**60-DAY REVIEW:** December 15, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition to feature approximately 625 square feet in size.

## APPLICABLE CITATIONS:

*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. 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.

## 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 historic structure at 517 Burleson was constructed circa 1910 in the Folk Victorian style and is found on the 1912 Sanborn Map. The structure features two small, front facing gables, a primary hipped roof form and a projecting window bay. The applicant has received an Administrative Certificate of Appropriateness to repair the existing, wood windows, siding repair, roofing, painting, landscaping, fence replacement, the removal of a non-original ramp and the construction of a rear deck.
- b. CONSTRUCTION DOCUMENTS – The applicant has noted that the only request included in this review is the construction of a rear addition. The construction of a rear accessory structure is not included at this time. Additionally, the construction documents have noted modifications to the roof form of the primary historic structure, this is an inaccuracy in the submitted documents and not a request item.
- c. 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. Per the applicant's site plan, the proposed rear addition will feature insets from the wall planes of the primary historic structure and will feature a subordinate roof form, consisting of two, rear facing gables. This is consistent with the Guidelines.
- d. ROOF FORM – As noted in finding c, the applicant has proposed for the addition to feature roof form that features two, rear facing gabled roofs. Staff finds the proposed roof form to be appropriate and consistent with the Guidelines.
- e. MATERIALS – The applicant has noted both siding and trim that are to match that of the historic structure. This is consistent with the Guidelines. The proposed roofing materials should match those installed on the primary historic structure.
- a. WINDOW MATERIALS – At this time, the applicant has not specified window materials for the proposed addition. 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.

- f. ARCHTIECTURAL DETAILS – Generally, staff finds the proposed massing and form of the proposed addition to be appropriate.
- g. 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.

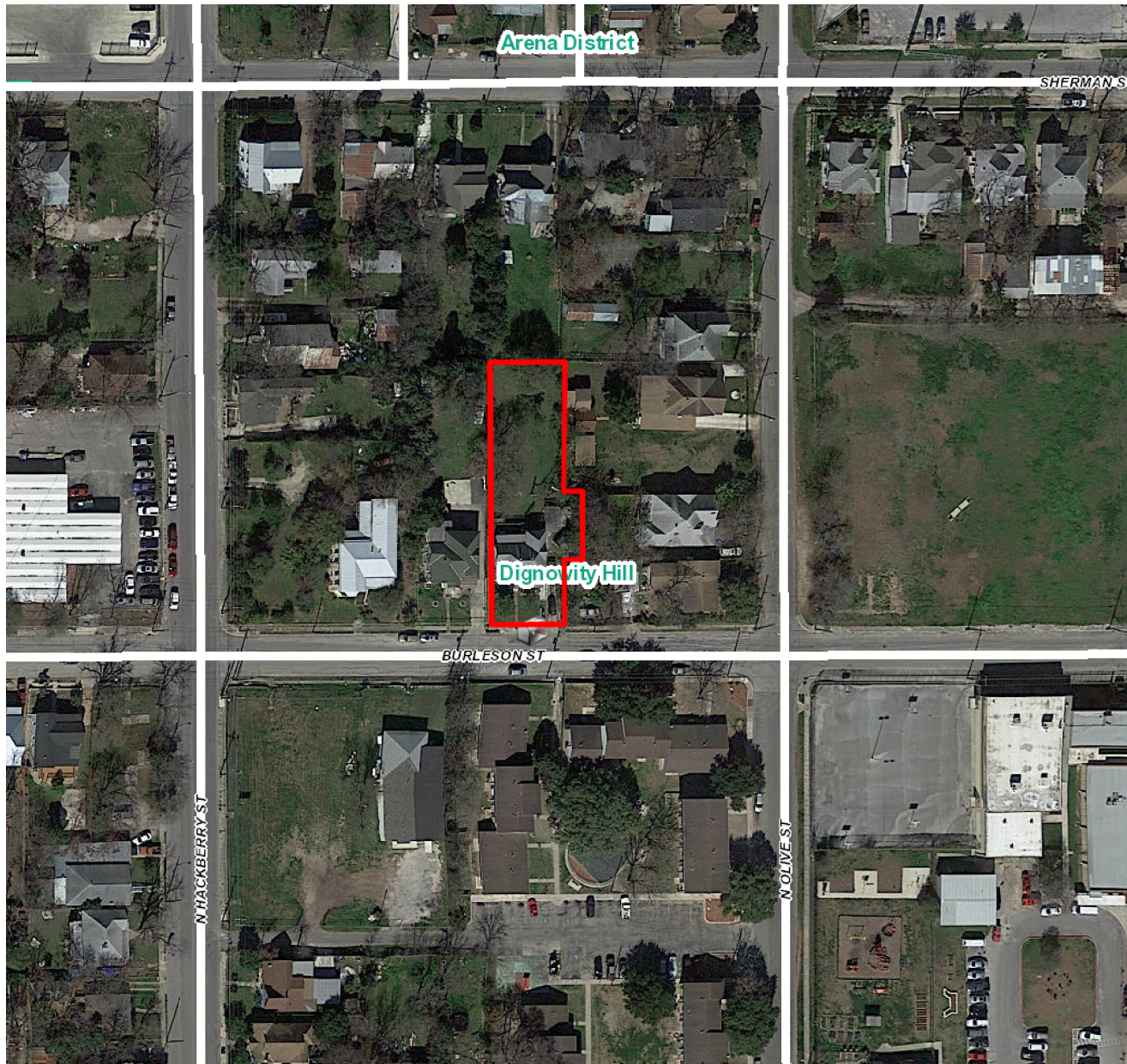
**RECOMMENDATION:**

Staff recommends approval based on findings a through g 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 no modifications be made to the historic structure.

**CASE MANAGER:**

Edward Hall



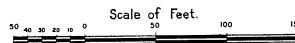
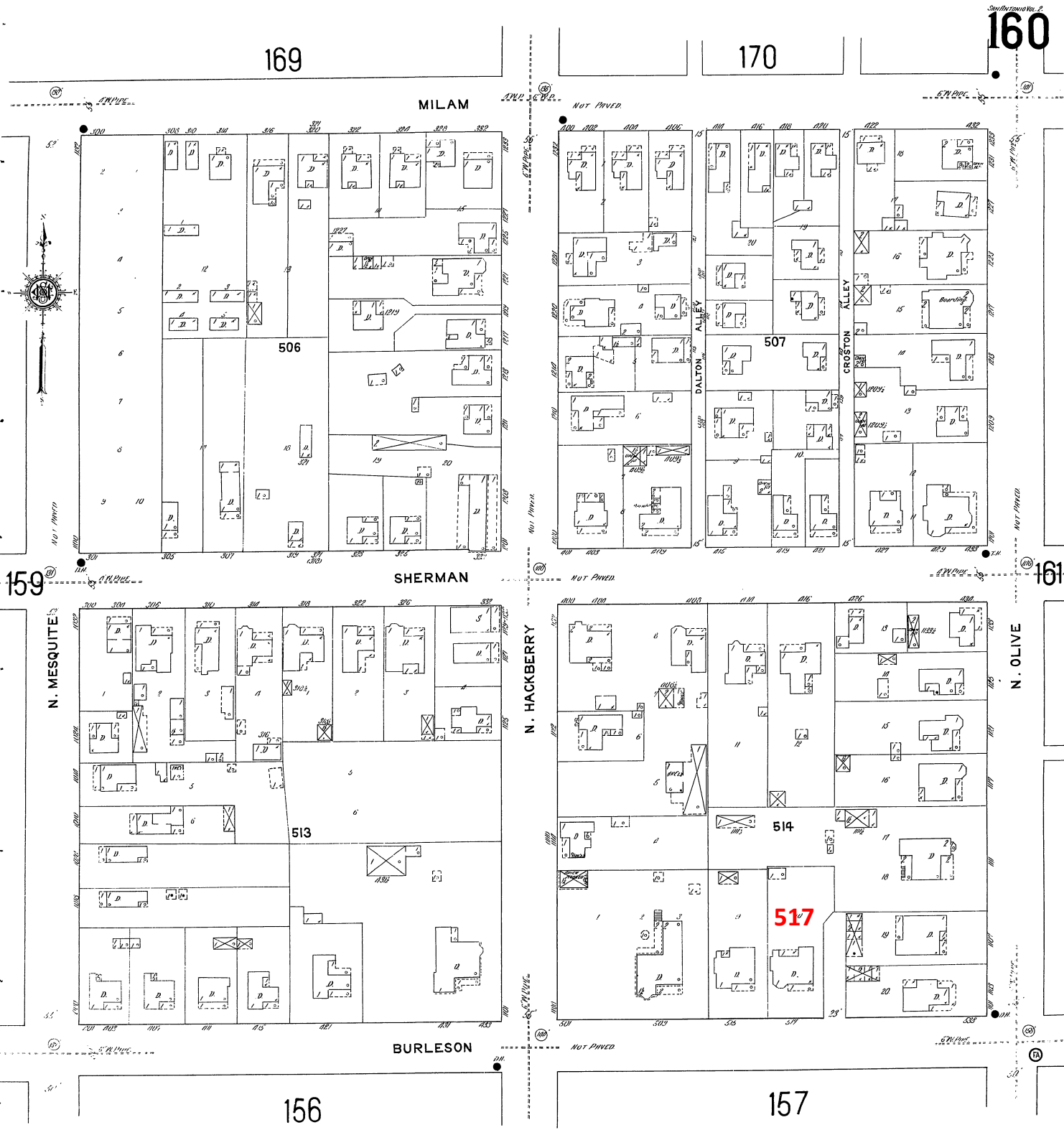
## Flex Viewer

Powered by ArcGIS Server

Printed: Oct 29, 2018

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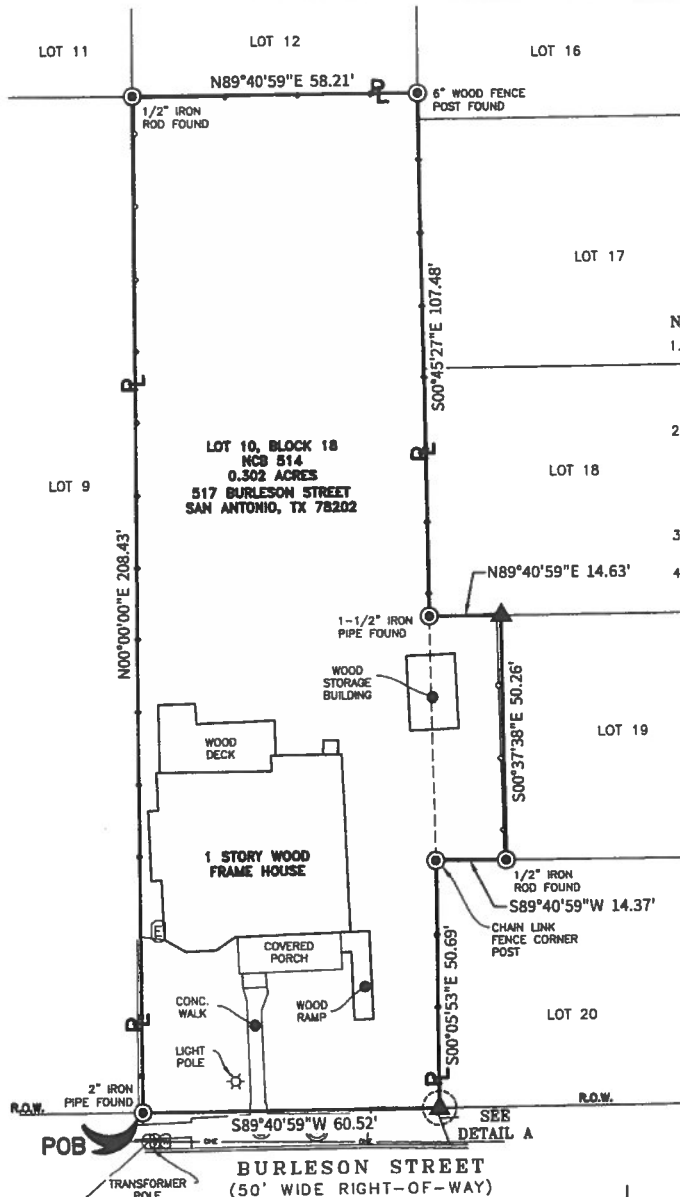




517 Burleson

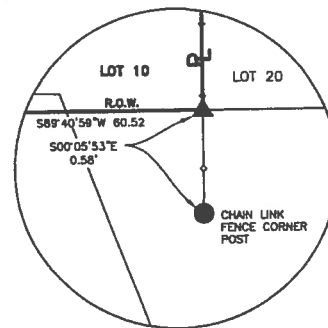


**LAND TITLE SURVEY OF  
LOT 10 AND THE WEST 15 FEET  
OF LOT 19, BLOCK 18, NCB 514,  
CITY OF SAN ANTONIO,  
BEXAR COUNTY, TEXAS**



**NOTES:**

1. BASIS OF BEARING BASED THE WEST LINE OF LOT 10, NEW CITY BLOCK 514, ACCORDING TO THE CITY OF SAN ANTONIO ENGINEERS MAP. ASSUMED THAT BEARING OF THE WEST LINE IS NORTH.
2. THIS SURVEY WAS DONE IN CONJUNCTION WITH, BUT NOT SOLEY RELYING UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF #2343983-SA30, EFFECTIVE DATE JULY 24, 2018, ISSUE DATE AUGUST 2, 2018.
3. SETBACKS AND EASEMENTS MAY EXIST PER THE CITY OF SAN ANTONIO ZONING REGULATIONS.
4. A FIELD NOTE DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.



**DETAIL A  
NOT TO SCALE**

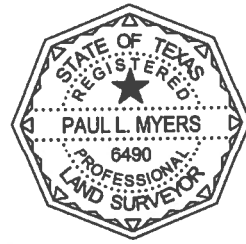
**LEGEND**

- ⊙ FND MONUMENTATION
- ▲ UNMONUMENTED POINT
- CHAIN LINK CORNER POST
- PROPERTY LINE
- R.O.W.
- IRON FENCE
- CHAIN LINK FENCE
- ↑ MAILBOX
- (W) WATER METER
- (E) ELECTRIC METER
- (G) GAS METER
- (T) TELEPHONE PEDESTAL
- (C) CABLE PEDESTAL



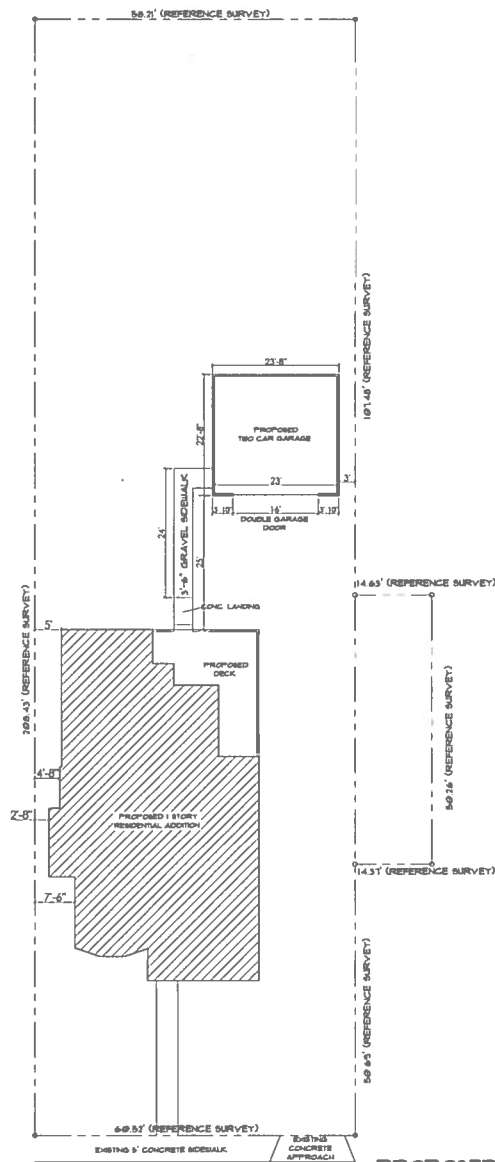
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE BY ME IN AUGUST 2018, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

*Paul L. Myers 8/23/18*  
PAUL L. MYERS, REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 6490 - STATE OF TEXAS

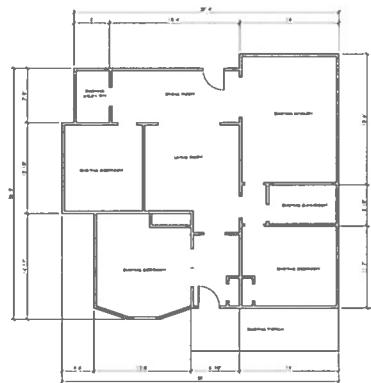


**MM MEALS★MYERS**  
ENGINEERING & SURVEYING LLC

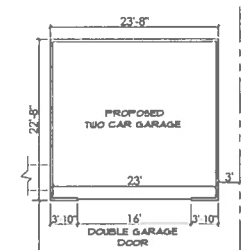
JOB #18055, AUGUST 24, 2018  
1711 HADBURY LANE  
SAN ANTONIO, TX 78248  
PHONE: 830-931-1269 - PHONE: 210-740-2483  
TBPE #F-18576  
TBPLS #10194291



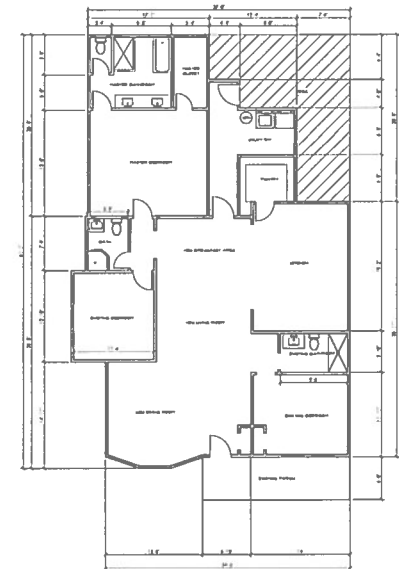
PROPOSED SITE PLAN



EXISTING FLOOR PLAN



PROPOSED CAR GARAGE



PROPOSED FLOOR PLAN #1

## FLOOR PLAN LAYOUT

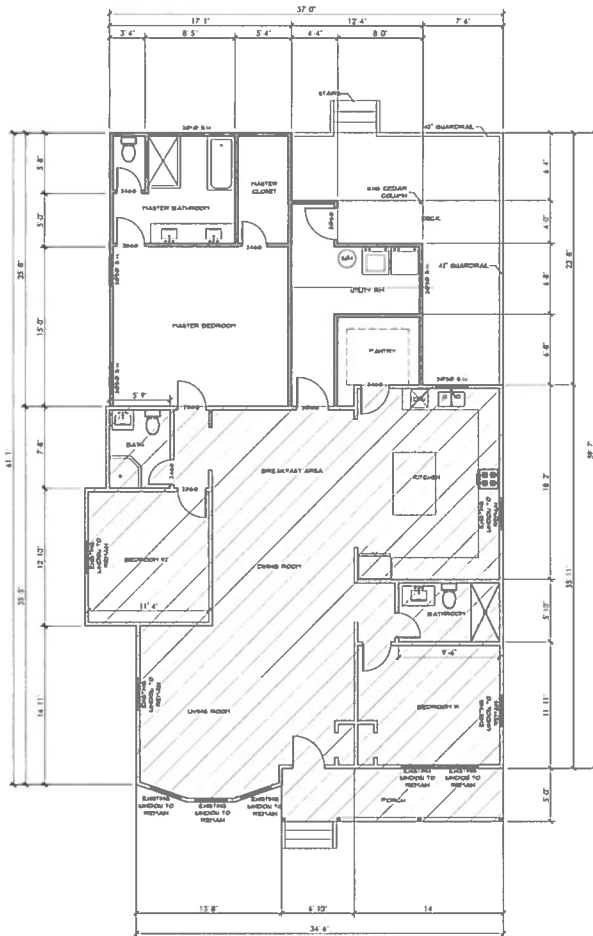
Scale: 1/8"=1'-0"

PROPOSED FLOOR PLAN 1 AREA. 625 S.F.  
TWO CAR GARAGE AREA 441 S.F.  
EXISTING AREA. 1,344 S.F.

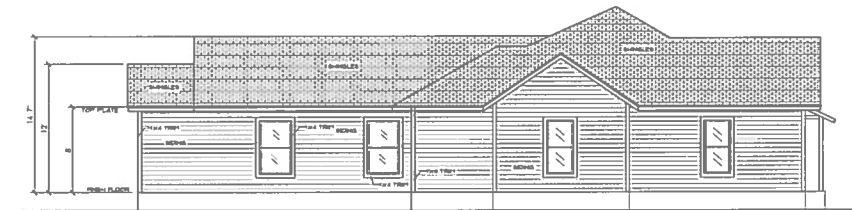
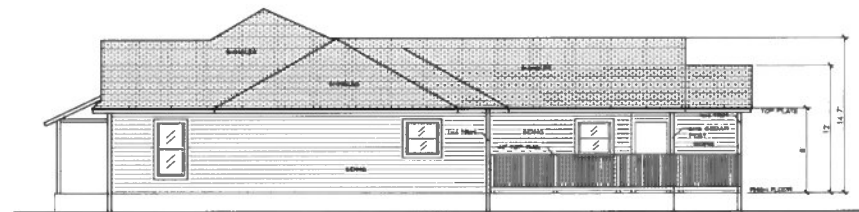
PROJECT NAME & ADDRESS 517 BURLESON SAN ANTONIO, TEXAS, 78202 ADDITION - RESIDENCE	PROJECT No. P09[01]AU17		OWNER	BUILDER	DESIGNER LUDAROSE DESIGN 355 SHADYVIEW DRIVE BALCONES HEIGHTS, TX 78201	VER: 1.00	SHEET
	SCALE As Shown	DATE 9/17/2018				DATE 9/17/2018	

THESE PLANS ARE THE PROPERTY OF  
AND ANY USE OF THESE PLANS WITHOUT THE WRITTEN  
CONSENT IS PROHIBITED.





ADDITION AREA. 629 S.F.  
DECK AREA. 289 S.F.  
EXISTING AREA. 1,344 S.F.



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# ADDITION RESIDENCE

517 BURLERSON DR.  
SAN ANTONIO, TEXAS 78202, BEXAR COUNTY

date: 10/9/2015

drawn by: LR

drawing title: FLOOR PLAN & ELEVATIONS

draw number:

A-101





















