

## HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

**HDRC CASE NO:** 2019-094  
**ADDRESS:** 601 BURNET ST  
**LEGAL DESCRIPTION:** NCB 538 BLK 22 LOT S 77.8 FT OF W 55.53 FT OF 8  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Milena Stepanovic  
**OWNER:** Terminal Gravity LLC  
**TYPE OF WORK:** Porch and Window Repairs (Post-work approval)  
**APPLICATION RECEIVED:** February 20, 2019  
**60-DAY REVIEW:** April 19, 2019  
**REQUEST:**

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

1. Cover an existing front concrete porch with a wood porch under the existing roofline, and
2. Replace non-original square windows with custom single-hung wood windows.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

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.
- 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.
- 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.

2. Guidelines for Exterior Maintenance and Alterations

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

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- 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.

## **FINDINGS:**

- a. The historic structure at 601 Burnet was constructed circa 1910 in the Folk Victorian style and first appears on the 1912 Sanborn map. The structure still features its L-plan configuration and standing-seam metal roof. However, by 1994, many of the structures rectangular wood sashed windows were replaced with aluminum square windows.
- b. COMPLIANCE – On February 18, 2019, staff identified a permit for window replacement and porch reconstruction was issued prior to receiving a Certificate of Appropriateness. The property had received a number of administrative approvals. The applicant was cooperative with staff and submitted an application for the two outstanding items on February 20, 2019, to be heard at the next HDRC hearing.
- c. PORCH – The applicant has proposed to install wood decking and new wood columns and railing with lattice skirting on the existing concrete porch. Per the Guidelines for Exterior Alterations and Modifications 7.B.v., the reconstruction of porches should be 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 finds that the concrete porch and wrought iron columns are not original to the structure and may be replaced or covered with a wood porch configuration based on historic evidence. The applicant submitted a design featuring three square columns and a pilaster. Staff finds that porches of this size and in the Folk Victorian style would only feature two full columns. Additionally, staff finds the proposed lattice skirting should instead feature Hardie or lap siding in a configuration that matches the historic profile of a wood deck. All porch elements including the decking, columns, railing, and skirting should feature a simplified historic profile and configuration.
- d. EXISTING WINDOWS – The property from at least 1994 to 2018 featured square windows with faux shutters. These windows are not original to the structure which would have historically featured wood, sashed windows. Staff finds that window replacement with restoration to window opening dimensions and trim would be an improvement to the historic structure.
- i. NEW WINDOWS – The applicant has proposed to install one-over-one wood sashed windows. Per the Guidelines for Exterior Modifications and Alterations 6.B.vii., non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that the proposed windows are generally appropriate and should meet the standard specifications for new windows: *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.* New window trim should feature a dimension and configuration that matches the pattern of the historic structure within the district.

## **RECOMMENDATION:**

Staff recommends approval of porch reconstruction based on finding c with the following stipulations:

- i. The porch should feature tongue-and-groove decking featuring members that are approximately 3 inches wide and 1 inch tall to be installed perpendicular to the front wall.
- ii. The porch should feature only two full columns, one at the corner and one adjacent to the porch steps.
- iii. Porch skirting should feature a wood or Hardie siding matching the historic structure; faux wood grain texture or lattice skirting should not be used.

Staff recommends approval of window replacement based on findings d and e with the following stipulations:

- ii. New windows should feature the standard specifications: *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.*

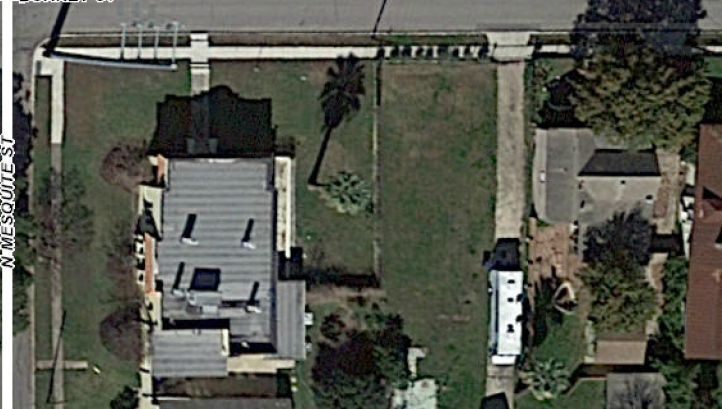
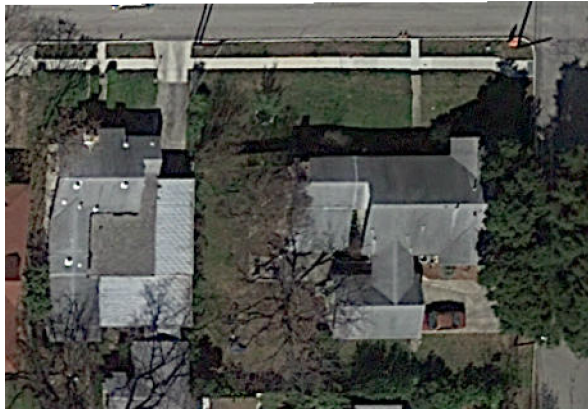
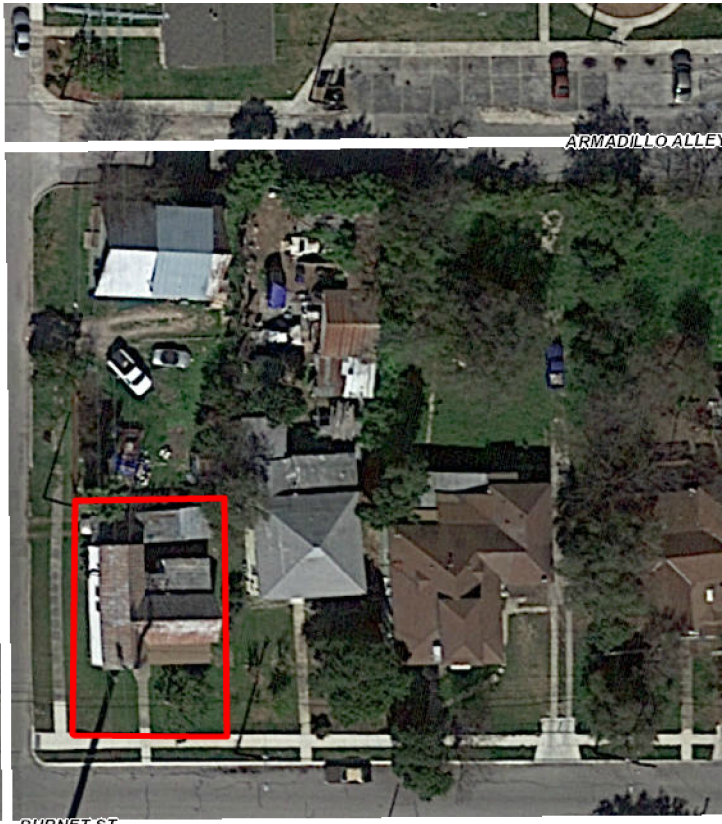
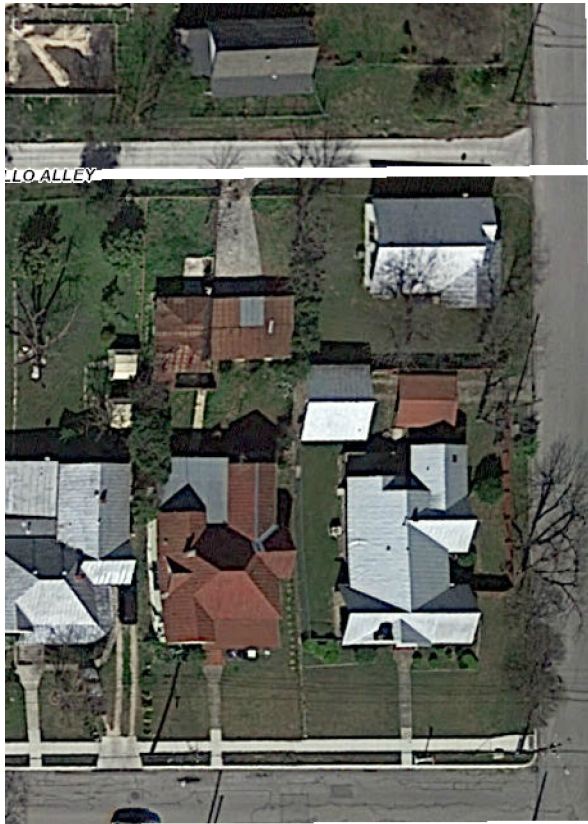
- iii. New window trim should feature a dimension and configuration that matches the pattern of the historic structure within the district.

**CASE COMMENT:**

On February 18, 2019, staff found that a permit for window replacement and porch reconstruction was issued by DSD prior to receiving a Certificate of Appropriateness from OHP. The property had received a number of administrative approvals. The applicant was cooperative with staff and submitted an application for the two outstanding items on February 20, 2019, to be heard at the next HDRC hearing.

**CASE MANAGER:**

Huy Pham

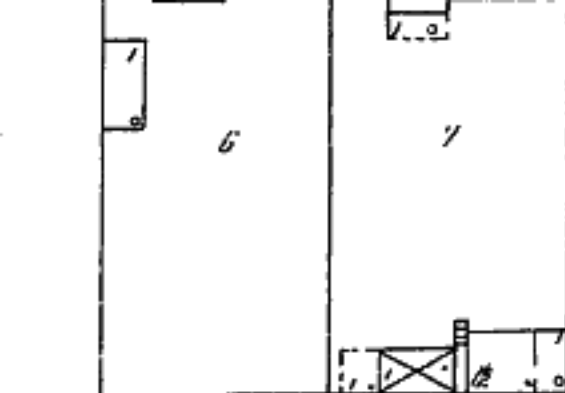


601 Burnet

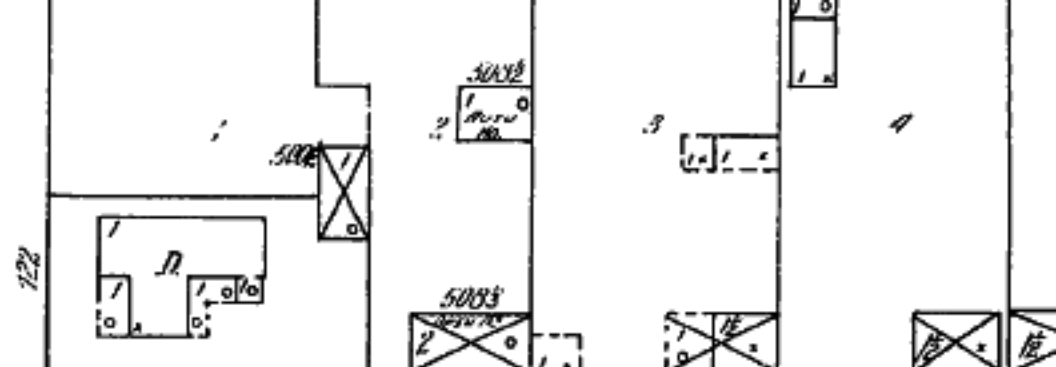
Powered by ArcGIS Server

Printed:Feb 26, 2019

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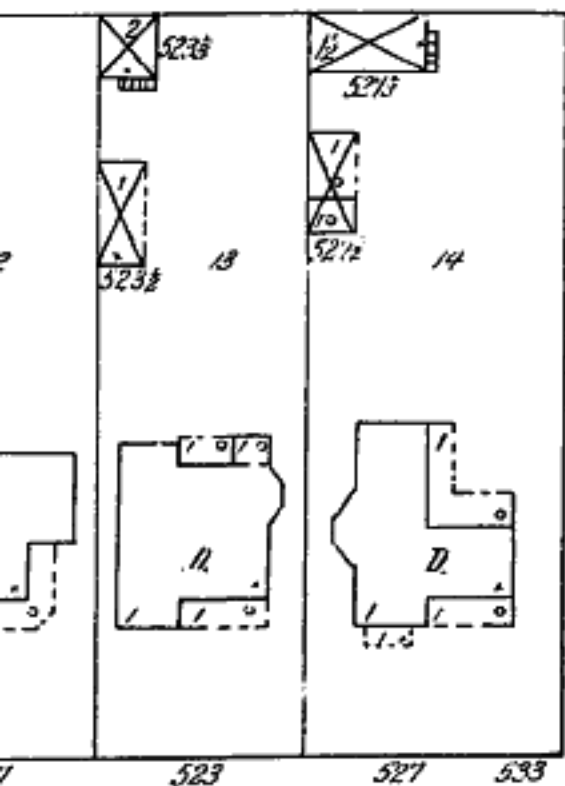


23'



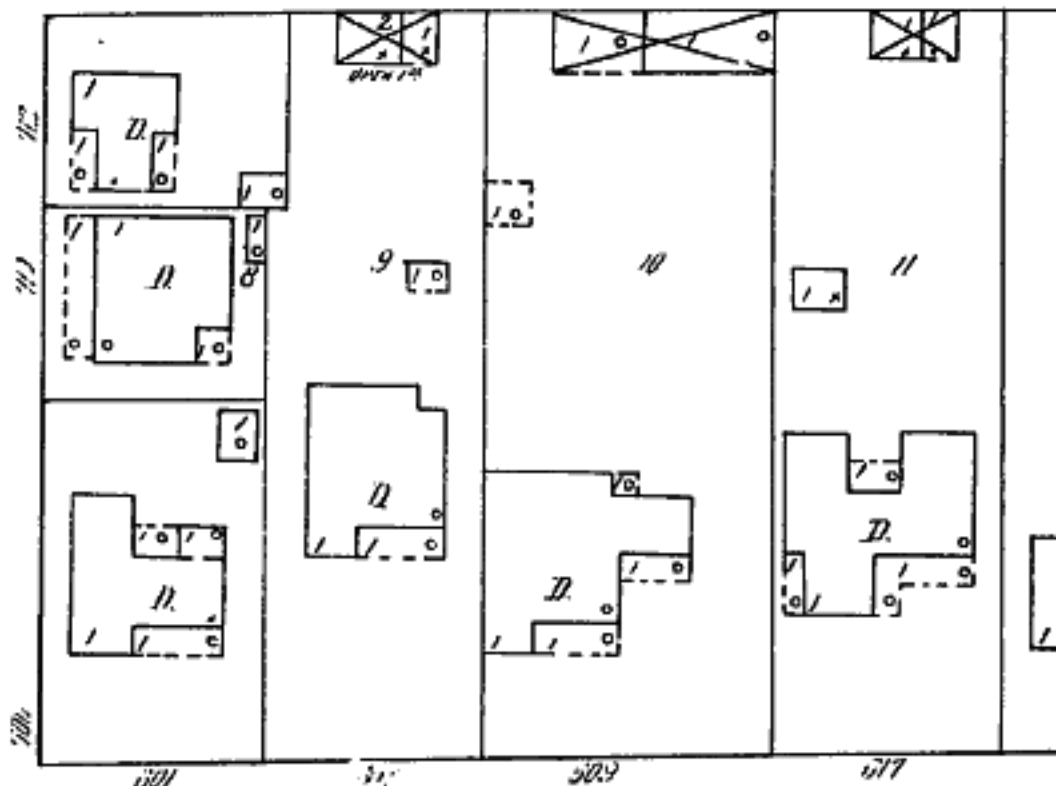
29'

538



20'

NEW PAVED

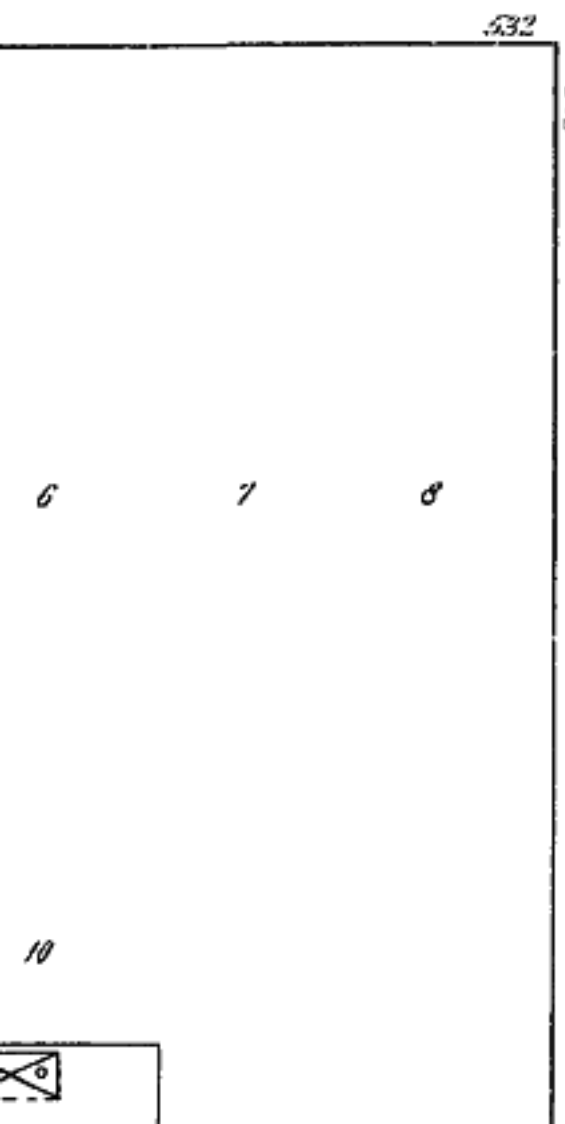


20'

NOT PAVED

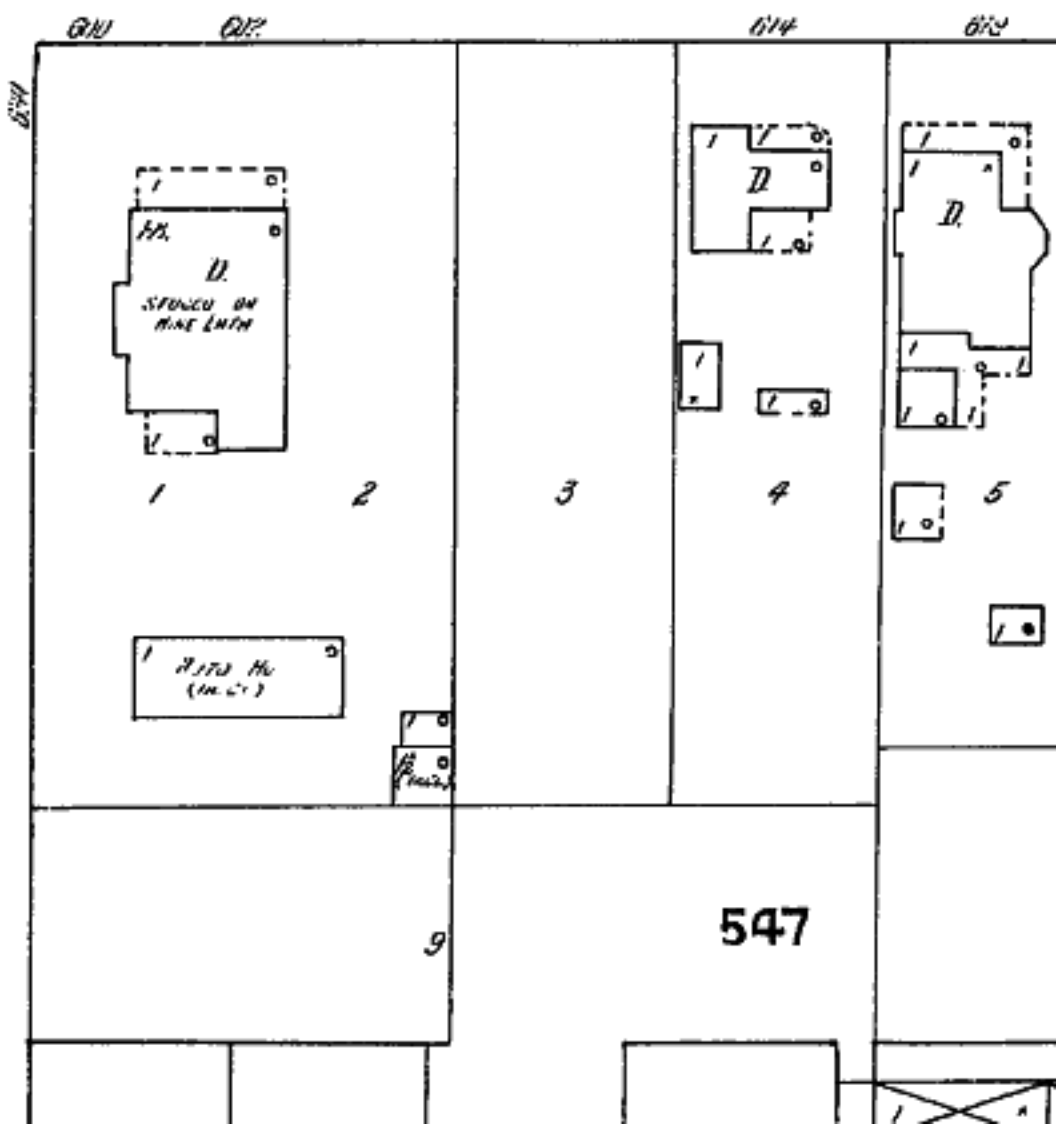
BURNETT

15'



635'

N. MESQUITE



634'

547



N Hackberry

N Hackberry

N Hackberry

N Hackberry

Armadillo Alley

Armadillo Alley

Armadillo Alley

N Mesquite St

Armadillo Alley

Armadillo Alley

N Cherry St

Burnet St

Burnet St

Burnet St

N Cherry St

N Cherry St

N Mesquite St

N Mesquite St

New Jerusalem  
Missionary Baptist...

Burnet St

Google





601 Burnet Street


New Jerusalem  
Missionary




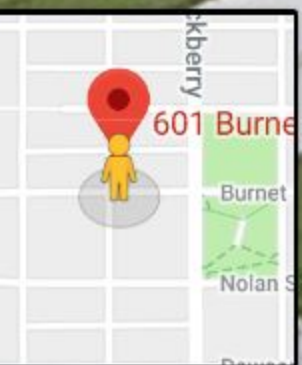
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601 Burnet St

San Antonio, Texas

 Google

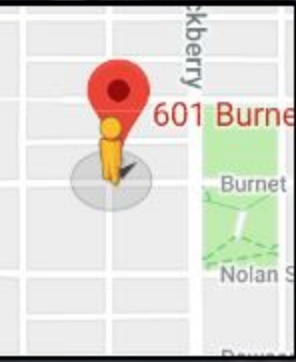
 Street View - May 2016



701 N Mesquite St  
San Antonio, Texas



Street View - Jun 2016



1994

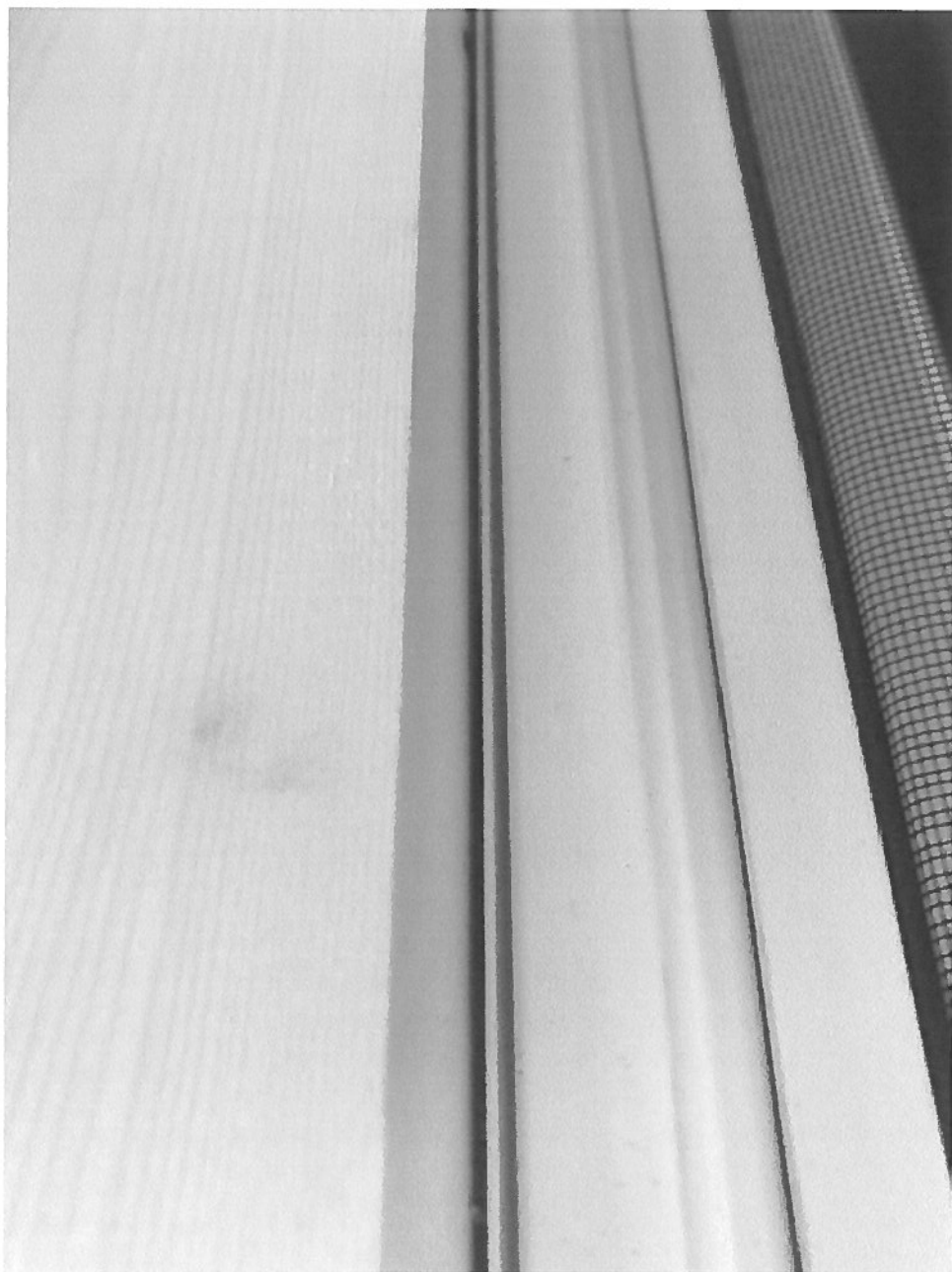












PRIMARY



CURRENT PHOTO  
PER APPLICANT  
OF PORCH



# LIMITED WARRANTY

## LINCOLN WINDOWS & PATIO DOORS

### GENERAL PRODUCT 10 YEAR LIMITED WARRANTY

Lincoln Wood Products, Inc. ("LWP") extends a limited warranty for ten (10) years from the date of manufacture, to the first owner occupant or lessor of the structure subsequent to original product installation. LWP will replace or repair, at its discretion, any of its products found to be defective by virtue of materials or workmanship, provided notice is given to it within thirty (30) days from discovery of a defect. LWP may choose, at its discretion, to refund the original purchase price of a product if replacement or repair is not reasonably possible. LWP reserves the right to supply current design, which may not exactly match the original, in the event a product is discontinued or is otherwise unavailable. The warranty on replacement product will extend for the remainder of the warranty period of the original unit. The warranty set forth herein may not be altered or amended by any individual either orally or in writing without the express written consent of LWP. This warranty is applicable only to product installed in the USA or Canada.

This limited warranty does not extend to:

1. Exterior & Interior Finishes, Insulated Glass, Impact-Resistant Glass or Laminated Glass. (covered by separate warranties)
2. Products not installed pursuant to LWP installation instructions found at [www.lincolnwindows.com](http://www.lincolnwindows.com).
3. Product that is altered or abused or installed in unusual, abnormal or extreme locations or situations or not in accordance with applicable building codes.
4. Products installed in structures that do not allow for proper management/drainage of moisture.
5. Improper or incomplete finishing of all surfaces, interior and exterior, or failure to provide maintenance in strict conformance with finishing requirements found at [www.lincolnwindows.com](http://www.lincolnwindows.com).
6. Discoloration caused by weathering or water infiltration not caused by a defect in materials or workmanship of the product.
7. Condensation on glass and water damage which occurs as a natural result of excess humidity.
8. Hardware finishes are not warranted. All hardware is warranted against defects in materials and workmanship for a period of ten (10) years.
9. Product that has been field mulled or products assembled by others with LWP fabricated parts.
10. Warpage of door panels beyond one (1) year from date of manufacture and/or less than 1/4" in the plane of a door itself (not in relation to frame and/or jamb). LWP reserves the right to require a period of one (1) year with the door in place before honoring any warpage claim as doors often revert to plane as they adjust to the environment.

published performance specifications or products that exceed dimensional sizing as listed in LWP price/product catalogs.

13. Wood is a product of nature and may have variations in grain. Color variations when staining or painting product are not considered a defect.
14. Rattling of Internal Grilles within an airspace.
15. Compliance with published performance ratings for air and water infiltration, structural performance, insulation performance or energy efficiency after product installation, as factors beyond LWP's control, such as installation technique, maintenance, environmental conditions and wear and tear will affect performance over the life of the product.
16. Slide-A-Way Patio Doors not installed on-site by a Slide Works Certified Installer or in part of a building without providing an adequate 8' overhang.

**This limited warranty specifically excludes any liability for consequential or incidental damages. Damages, whether based on breach of contract or tort, are limited to the purchase price of the product.** Some states or provinces do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. Replacement product will be provided F.O.B. LWP in Merrill, Wisconsin. This limited warranty does not cover LWP distributor or service center processing and handling fees, shipping expenses, or other costs associated with the installation or removal of product for repair or replacement. There are no warranties granted other than as expressly provided. This warranty gives you specific legal rights, and you may also have other rights which vary from state to state or province to province.

**IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE SPECIFICALLY DISCLAIMED. SOME STATES OR PROVINCES DO NOT ALLOW LIMITATIONS ON IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.**

To see the complete warranty which includes information, visit us online at [www.lincolnwindows.com](http://www.lincolnwindows.com)

- EXTERIOR ALUMINUM CLAD FINISH - 2 YEAR LIMITED WARRANTY
- EXTERIOR PAINTED VINYL CLAD FINISH - LIMITED WARRANTY
- INTERIOR FINISH - 2 YEAR LIMITED WARRANTY
- INSULATED GLASS - 20 YEAR LIMITED WARRANTY
- IMPACT-RESISTANT GLASS - 10 YEAR LIMITED WARRANTY

This warranty is non-transferable. Provide proof of purchase with you information regarding the procedure to claim, contact your LWP dealer or

**LINCOLN WOOD PRODUCTS, INC.**  
P.O. Box 375, Merrill, WI 54451  
(800) 967-2461  
or visit us at [www.lincolnwindows.com](http://www.lincolnwindows.com)

# LINCOLN WINDOWS AND PATIO DOORS

## LINCOLN WOOD PRODUCTS, INC.

Clad Narrow Rail DH Standard Jambliner  
Clear IG LowE w/Argon  
Standard Spacer  
Air Gap = .452



National Fenestration Rating Council

1-800-967-2461

Clad Narrow Rail DH Standard Jambliner

Clear IG LowE w/Argon

Standard Spacer

Air Gap = .452



National Fenestration Rating Council

irting is stucco - removing and  
oth side out, to be no taller than  
be slightly wider than existing wood  
id restore original wood lap siding;  
ed siding as necessary with in-kind  
and replace existing standing seam  
panels that are similar to existing,  
opriate height for the slope of the  
match existing historic roof  
ed carport; 5. install new HVAC  
public right-of-way 6. remove

817837-1

PO# 00150176-0004

1/62 x 891

Shape 0 : 30 x 35 1/16

30 CLA E272-9.8 FED-3.1 CLA

Reserved

L2 S6 Lincoln Wood/Taylor Street-Merrill

MCode 0 0H 0V

LoE2-2720

272810



WO 29784604  
SO 6946977-4

INT View

SEQ 184

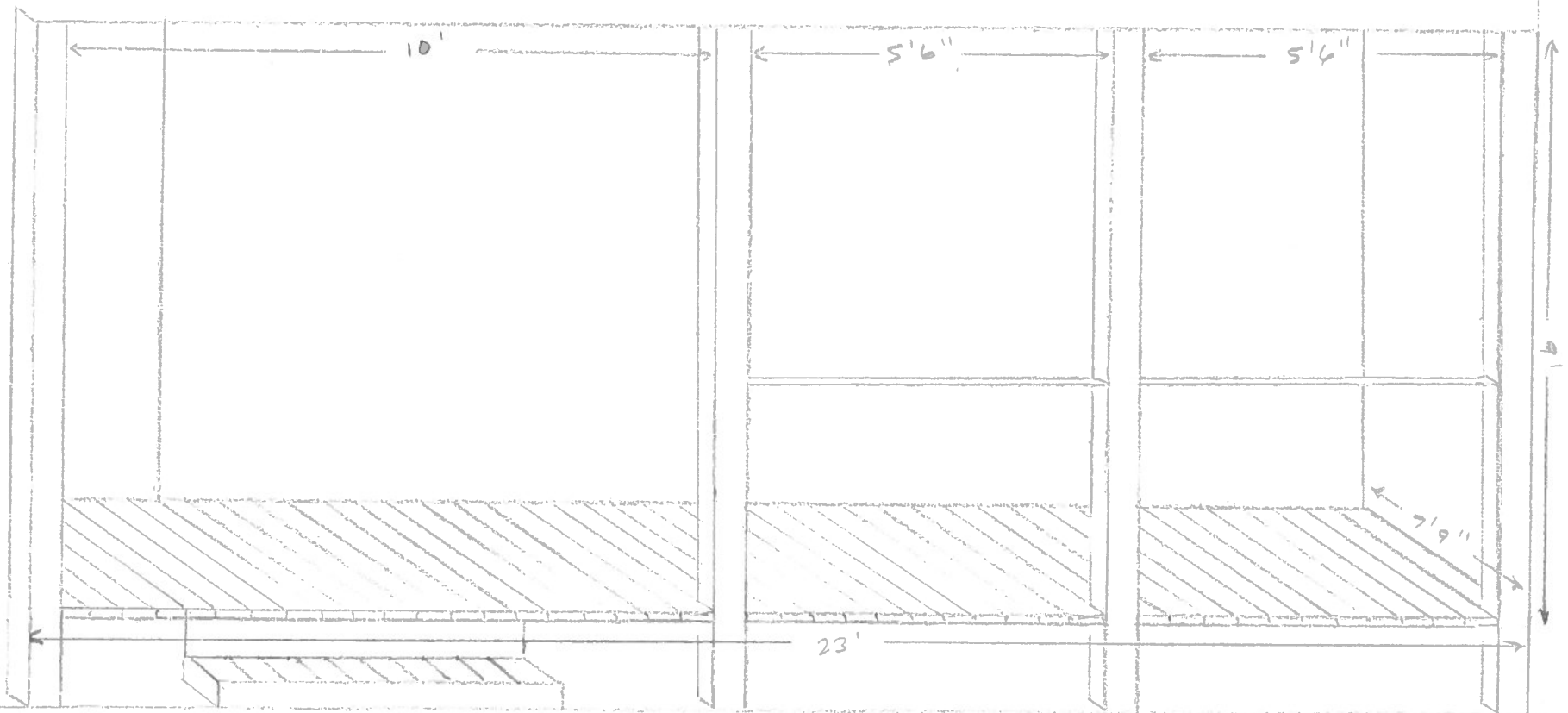
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B52H

BOX 15

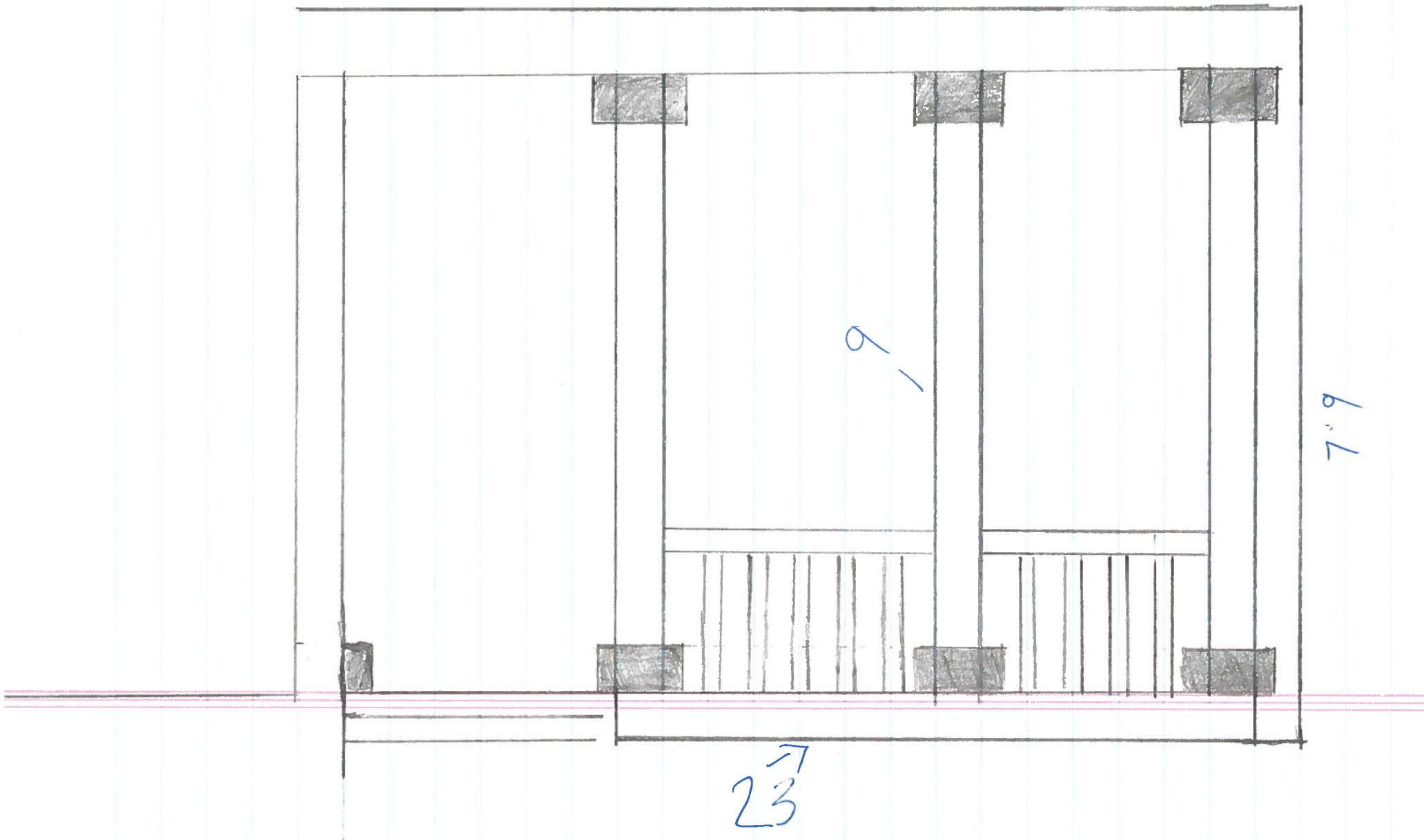
SCH 649

**DO NOT REMOVE - FOR THE HOMEOWNER**



601 BURNET ST FRONT ELEVATION

(MEASUREMENTS  
ONLY)





REFERENCE FOR  
STYLE OF PORCH



front porch railing