

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2019

HDRC CASE NO: 2019-226
ADDRESS: 933 BURNET ST
LEGAL DESCRIPTION: NCB 1656 BLK D LOT S 131 FT OF 18
ZONING: RM-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Travis Louie
OWNER: Yet Homes LLC
TYPE OF WORK: Exterior modifications, fenestration modifications, installation of porch railings
APPLICATION RECEIVED: April 11, 2019
60-DAY REVIEW: June 12, 2019
CASE MANAGER: Edward Hall
REQUEST:

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

1. Perform rehabilitative scopes of work to the historic structure and site including foundation repair, siding repair, wood window repair, roof replacement, rear door replacement and fence repair.
2. Restore the front porch and add porch railings.
3. Construct a deck at the rear of the historic structure.
4. Modify the historic fenestration pattern on the north elevation.
5. Modify the historic fenestration pattern on the east elevation.

APPLICABLE CITATIONS:

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

2. 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. 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)

- 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.

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.

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

A. MAINTENANCE (PRESERVATION)

i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Replacement features—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. Alternative materials—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. Shoring—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. New utilities—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

FINDINGS:

- a. The historic structure located at 933 Burnet was constructed circa 1910 in the Folk Victorian architectural style and is found on the 1912 Sanborn Map. The structure features a protruding front bay with a front facing gabled roof, side gables and a primary hipped roof. The structure is contributing to the Dignowity Hill Historic District.
- b. REHABILITATION – The applicant has proposed a number of rehabilitative scopes of work, including foundation repair, siding repair, wood window repair, roof replacement to match the existing, fence repair and door replacement. Staff finds the repair scopes of work to be appropriate and consistent with the Guidelines. The applicant should ensure that all scopes of work are done in-kind with like materials.
- c. PORCH RESTORATION – The applicant has proposed to restore the front porch, which currently does not feature its original porch columns. Staff finds that repairs to the existing porch are appropriate; however, new columns should be six (6) inches square and feature both capital and base trim. A skirting should be installed that is appropriate for the

architecture of the historic structure. Skirting details should be submitted to staff for review and approval prior to installation. Porch decking should be installed perpendicular to the front façade and should feature a 1x3 profile.

- d. PORCH RAILINGS – The applicant has proposed to install front porch railings. Staff finds the installation of porch railings on this structure to be appropriate; however, the porch railings should be simple in design as to not appear original. The proposed railings should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking.
- e. REAR DECK – The applicant has proposed to construct a rear deck to feature a footprint of 140 square feet at the rear of the historic structure. Staff finds the proposed location of the deck to be appropriate. Staff finds that the proposed deck should not be in the same wall plane as the west façade of the house, but rather should feature an inset.
- f. EXTERIOR MODIFICATIONS (North façade) – The applicant has proposed to modify the fenestration pattern on the north (rear) façade by modifying an existing window opening to become a door opening and modifying an existing door opening to become a window opening. Per the 1912 Sanborn Map, the existing window opening is located on an addition that is not original to the structure. Additionally, the window opening feature a head height that is not consistent with those found elsewhere on the historic structure. Given that the proposed modifications will occur on a non-primary façade, staff finds them to be appropriate; however, the proposed new window opening should feature a salvaged wood window and be installed in a manner than matches those found historically on the structure.
- g. EXTERIOR MODIFICATIONS (East façade) – The applicant has proposed to modify the fenestration pattern on the east (Willow) façade by eliminating one window opening under the gable and centering the remaining window opening. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes to preserve existing window and door openings. Provided that these openings are on a primary, street facing façade, staff finds the proposed modifications to be inappropriate and inconsistent with the Guidelines.
- h. HISTORIC TAX CERTIFICATION – At this time the applicant has not applied for the local tax incentive for substantial rehabilitation. Staff encourages the applicant to submit a Historic Tax Certification application for this incentive.

RECOMMENDATION:

Staff recommends approval of items #1 through #4 based on findings a through g with the following stipulations:

- i. That all repair scopes be done in-kind with like materials.
- ii. That the replacement porch columns be six (6) inches square and feature both capital and base trim, that a profile for porch skirting be submitted to staff for review and approval and that the proposed porch decking be installed perpendicular to the front porch wall and feature a 1x3 inch profile.
- iii. That the proposed porch railings be simple in design, feature both a top and bottom rail with the bottom rail featuring a vertical orientation and be installed approximately three to four inches above the porch decking.
- iv. That the modified opening feature a salvaged wood window and be installed in a manner that matches the window installations found historically on the house.

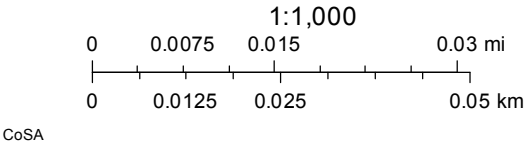
Staff does not recommend approval of item #5, exterior modifications on the east (Willow) facade based on finding g.

City of San Antonio One Stop



April 23, 2019

—— User drawn lines



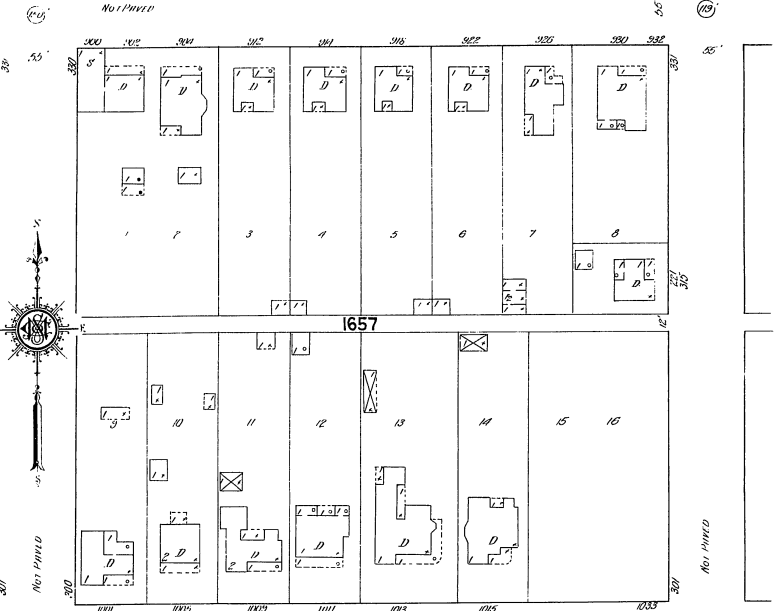
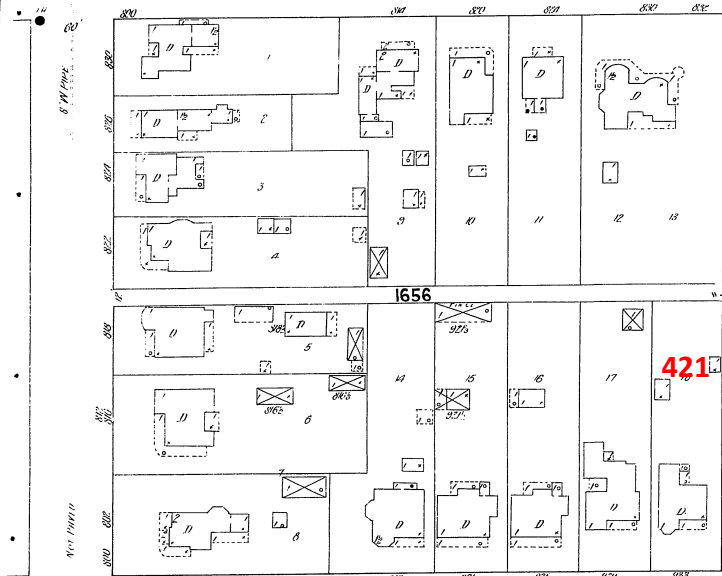


933 Burnet St

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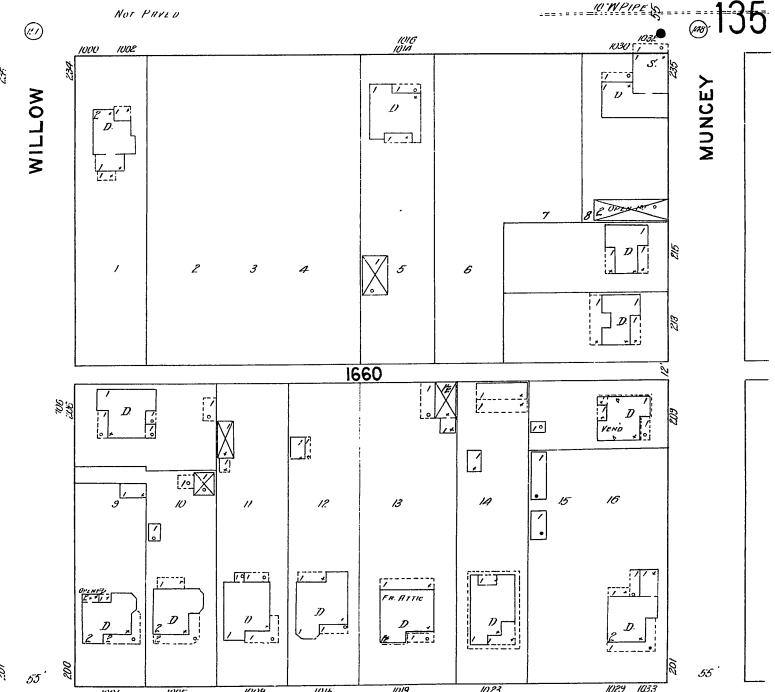
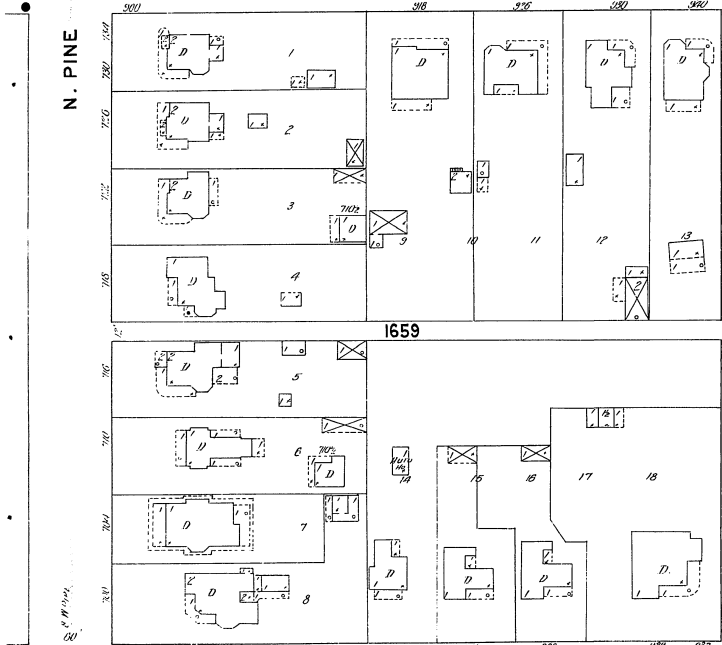
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HAYS



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BURNETT



WILLOW

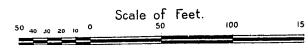
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NOLAN

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933 Burnet San Antonio, TX. 78202

Legal Description: NCB 1656 BLK D LOT S 131 FT OF 18
Diognowitty Hill Historic District

April 11, 2019

Scope of Work includes:

1. Foundation Repair
2. Restore original siding
3. Restore original wood windows
4. Replace existing shingle roof with similar shingle roof
5. Replace back door.
6. Renovation of interior spaces.
7. Restore front porch and add railings
8. Repair existing wood fence
9. Adjust window positions in east elevation according to attached proposal
10. Adjust window and door position in north elevation according to attached proposal
11. Build deck on back of the house according to attached proposal





Existing elevations

South



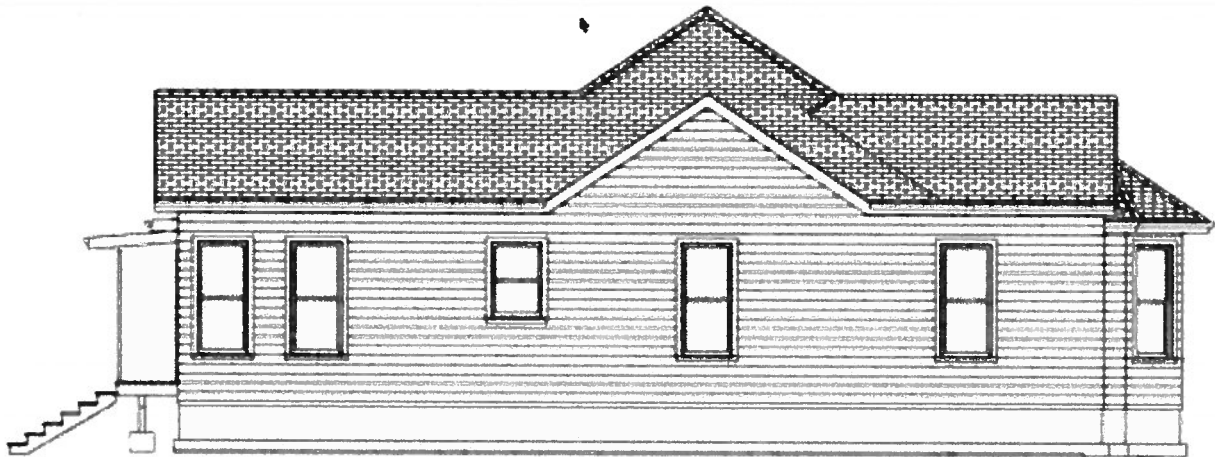
North



East



West



Proposed Elevations

South



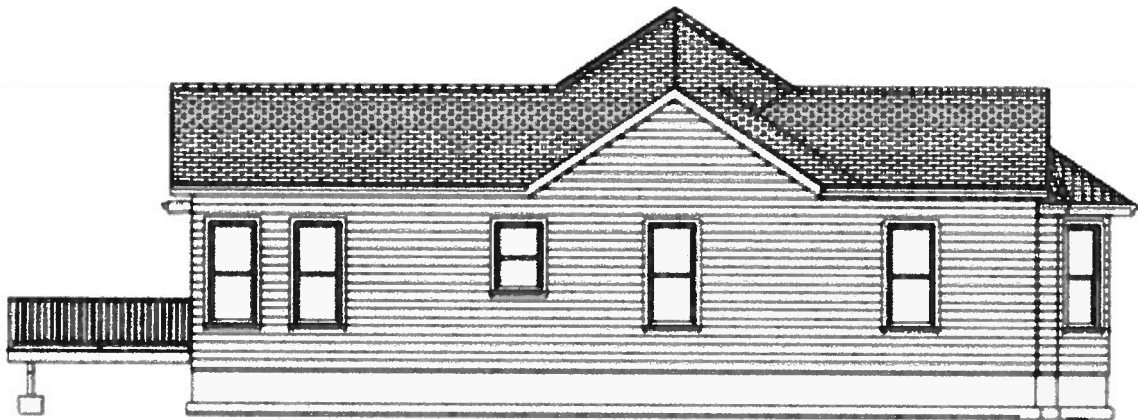
North



East



West



Site Plan

