

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2019

HDRC CASE NO: 2019-224
ADDRESS: 515 BURLESON ST
LEGAL DESCRIPTION: NCB 514 BLK 18 LOT 9
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Stephanie Padua/TexPro Painting and Renovations
OWNER: Patricia Gonzales
TYPE OF WORK: Window replacement, porch steps replacement, paint
APPLICATION RECEIVED: April 16, 2019
60-DAY REVIEW: June 15, 2019
CASE MANAGER: Huy Pham

REQUEST:

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

- 1) Replace nine (9) wood windows with a number of vinyl windows:
 - a) A set of 3 windows converted to 2 windows under the front gable
 - b) A set of 3 windows converted to 2 windows in the front porch
 - c) A side window with a raised sill height
 - d) A side window with a lowered head height
 - e) A horizontal window converted to 3 windows on rear side.
- 2) Repair and replace wood window trim and siding as necessary
- 3) Reconstruct the front wood steps
- 4) Paint the exterior including pressure washing

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade 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.

2. Guidelines for Exterior Maintenance and Alterations
6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- ☐ Match the original materials;
- ☐ Maintain the original dimension and profile;
- ☐ Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- ☐ Maintain the original appearance of window trim or sill detail.

2. Guidelines for Exterior Maintenance and Alterations
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.
- 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 primary historic structure at 515 Burleson was constructed circa 1920 and first appears on the 1951 Sanborn map. The one-story single-family structures originally featured a primary gable-on-hip roof with a number of dormers and secondary gable of the front door of the front porch, shake shingles in the front facing gables, sashed wood windows, and Corinthian columns and pilaster in the front porch. Prior to modifications requested in this HDRC case, the property was subjected to a variety of non-conforming modifications including the installed of flagstone skirting, window replace on the driveway side elevation, and front porch reconstruction including simple square columns and wrought iron railing.
- b. WORK PRIOR TO APPROVAL – On a site visit conducted on March 29, 2019, staff found a number of windows have been removed and replaced with vinyl windows, the pilaster and porthole windows were removed, and areas of siding have been replaced in-kind. The applicant committed to restoring the pilaster and porthole windows to their original configuration and submitted a request for the remaining items on April 16, 2019 to be heard at the next HDRC hearing. Staff advise the applicant to store the original windows in a safe location until the conclusion of the commission hearing. A \$500 post-work application fee will be assessed based on the commission action and ability to restore the original windows if they have not been discarded or further damaged.
- c. ORIGINAL WINDOWS – Under the primary front-facing gable, the structure features a set of three wood sashed windows with the center window featuring ornamental divided lights flanked by two slightly thinner windows. The front porch featured a set of three windows with the center flanked by two slight thinner windows. The west side elevation featured two sashed windows with a horizontal two-light picture to the rear. The east elevation by the driveway featured three vinyl windows which has been installed prior to 2013. The rear elevation, excluding the enclosed porch and deck, featured one enclosed window opening and another vinyl window.
- d. WINDOW REPLACEMENT – Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv. window replacement should only be considered when existing windows are deteriorated beyond repair. Staff finds that a number of windows and individual sashed were repairable at the time of the site visit. Each window should be assessed for their condition on a case-by-case basis.
- e. NEW WINDOWS – The applicant has requested to replace historic wood sashed windows with vinyl windows with faux divided lights with different size openings and set configurations. Per the Guidelines 6.B.iv. new windows are 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. Staff finds that the change in window material, size, and configuration including the changes in number of window openings is a major departure from the character-defining features of the structure. The modifications made prior to approval are itemized as the following:
 - a) A set of 3 windows converted to 2 windows under the front gable
 - b) A set of 3 windows converted to 2 windows in the front porch
 - c) A side window with a raised sill height
 - d) A side window with a lowered head height
 - e) A horizontal window converted to 3 windows on rear side.If some or all of the windows are found to be deteriorated beyond repair and requires replacement, new windows should be installed to match the historic windows including the standard stipulations: *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. FRONT PORCH STEPS – The applicant has requested to reconstruct the wood steps in the front porch. Per 7.B.v, porches should be reconstructed 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. the Guidelines. While the applicant is requesting to replace a non-original feature, staff finds that the proposed steps is atypical to a simple traditional set of porch steps regarding its elevation profile and tapered first step. Additionally, if code compliance requires the reinstallation of porch and step railing, the applicant should submit a measured drawing to staff prior to installation.
- g. WOOD REPAIRS – The applicant has proposed to perform general wood repairs and replacement where necessary of elements including siding, trim, columns, soffits, and facias. Wood repairs are eligible for administrative approval if the repairs are made in-kind and submitted prior to work without approval.

- h. PAINT – The applicant has proposed to pressure wash the structure and to paint the exterior. Per the Guidelines 1.A.iii, removal peeling, flaking, or failing paint surfaces from historic woodwork should utilize the gentlest means possible to protect the integrity of the historic wood surface; acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers; sand blasting and water blasting should never be used to remove paint from any surface. Staff finds that traditional pressure washing should be avoided in preparation for paint which is eligible for administrative approval.

RECOMMENDATION:

Staff does not recommend window replacement based on findings b through e. If the commission is compelled to approve window replacement, staff recommends the following stipulations:

- i. A site visit is scheduled for staff to access the condition of each individual window to determine which must be repaired and which are eligible for replacement.
- ii. When windows are determined to be beyond repair, new windows should be the historic windows in material, size, configuration, and number of window openings including the standard stipulations: *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.* The applicant is to submit the windows specifications to staff prior to purchase and installation.

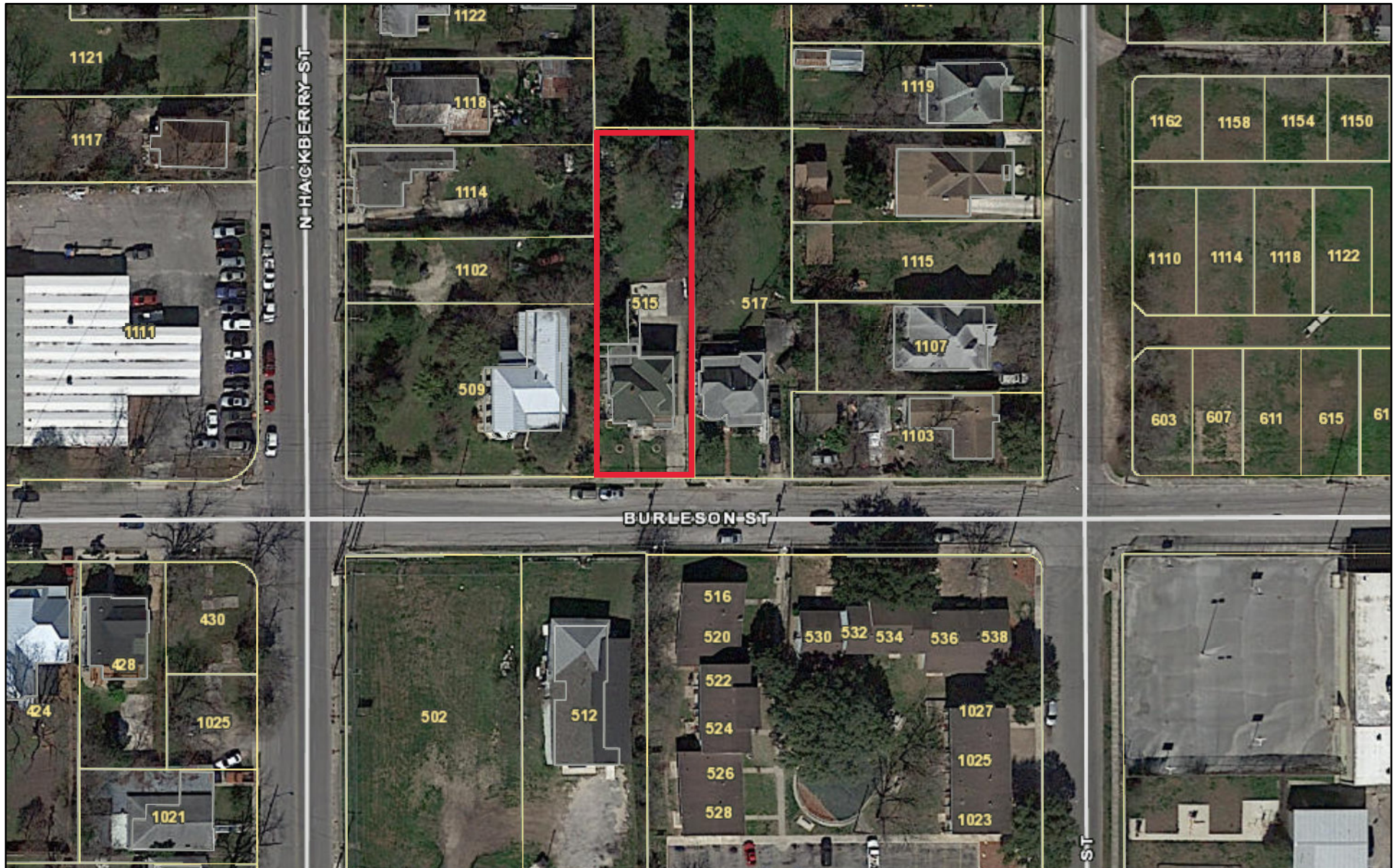
Staff recommends approval of front porch steps reconstruction with the stipulation that the applicant provides a measured drawing and constructs a step profile that is consistent with the Guidelines. Railing and decking details should also be reviewed by staff if required by safety code.

Staff recommends approval of wood repairs and paint with the stipulation that the work is done in-kind and that traditional pressure washing is avoided.

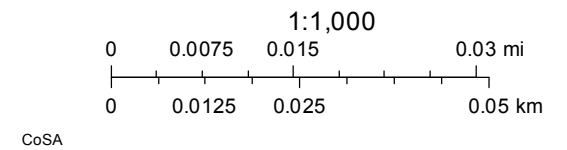
CASE COMMENT:

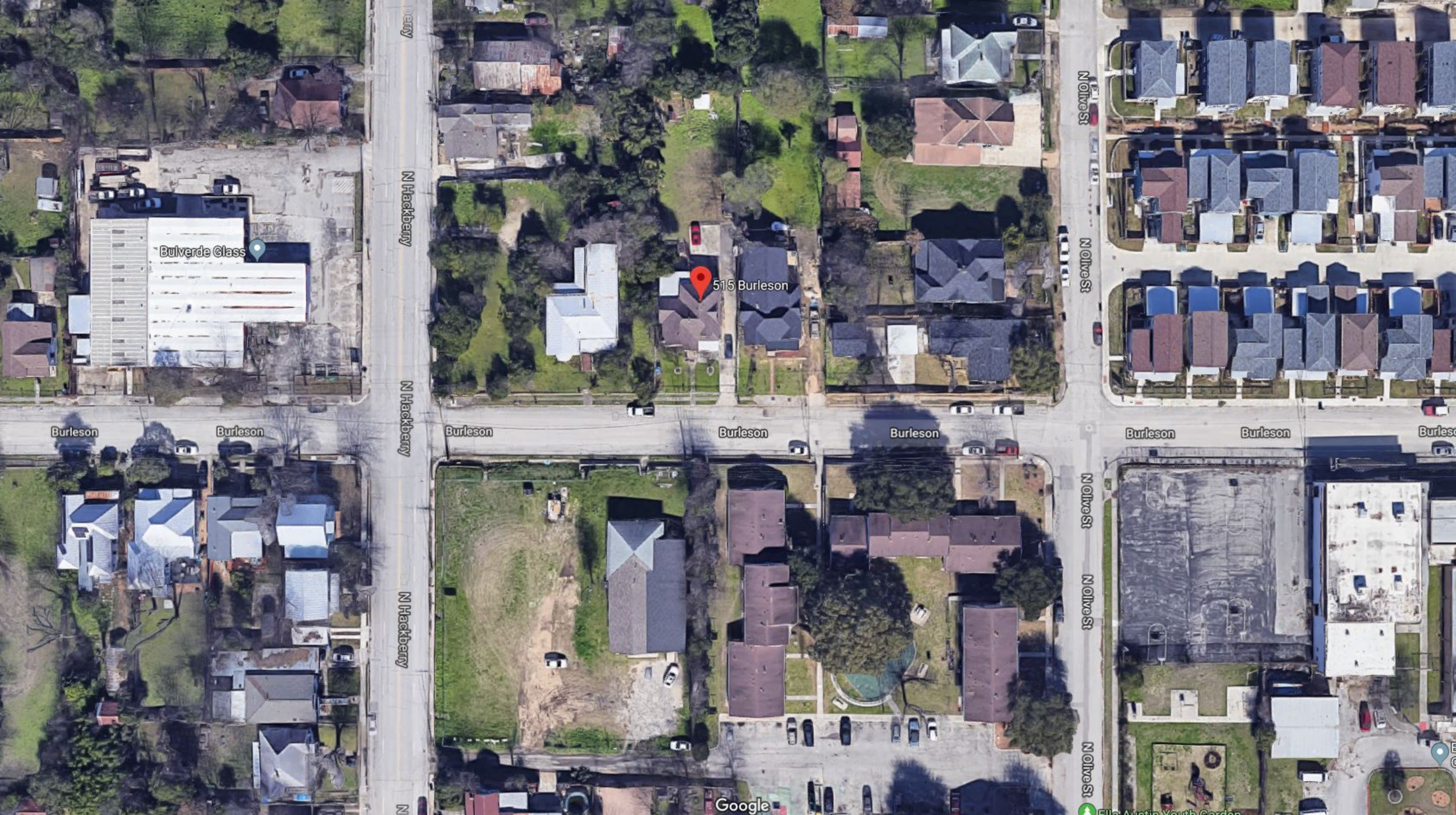
WORK PRIOR TO APPROVAL – On a site visit conducted on March 29, 2019, staff found a number of windows have been removed and replaced with vinyl windows, the pilaster and porthole windows were removed, and areas of siding have been replaced in-kind. The applicant committed to restoring the pilaster and porthole windows to their original configuration and submitted a request for the remaining items on April 16, 2019 to be heard at the next HDRC hearing. Staff advise the applicant to store the original windows in a safe location until the conclusion of the commission hearing. A \$500 post-work application fee will be assessed based on the commission action and ability to restore the original windows if they have not been discarded or further damaged.

515 Burleson



April 23, 2019





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515 Burleson

Bulverde Glass

Google

Elia Austin Youth Garden



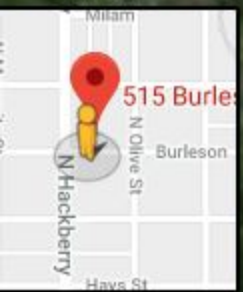




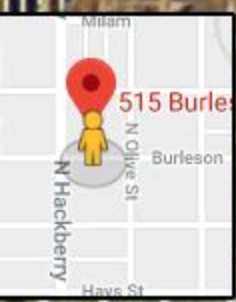
509 Burleson
San Antonio, Texas

Google

Street View - May 2014



Google



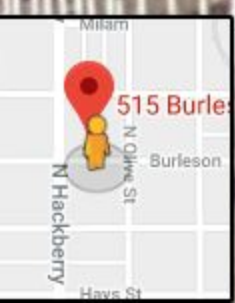
Mary Lou
ANAREZ
45TH DISTRICT JUDICIAL JUDGE
PROBATION DEPARTMENT



522 Burleson
San Antonio, Texas

Google

Street View - Dec 2017





March 29, 2019 at 1:51 PM
515 Burleson
San Antonio TX 78202
United States



April 8, 2015 at 9:50 AM
5005 Emerson
San Antonio, TX 78202
United States



April 8, 2019 at 9:07 AM
515 Burleson
San Antonio TX 78202
United States



April 8, 2019 at 9:07 AM
515 Burleson
San Antonio TX 78202
United States



April 8, 2019 at 9:09 AM
509 Burleson
San Antonio TX 78202
United States



April 8, 2019 at 9:08 AM
509 Burleson
San Antonio TX 78202
United States



April 8, 2019 at 9:08 AM

515 Burleson

San Antonio TX 78202

United States





Photo taken at 9:09 AM
509 Burleson
San Antonio TX 78202
United States

April 8, 2019 at 9:08 AM
509 Burleson
San Antonio TX 78202
United States



April 8, 2019 at 6:04 AM
1023 N Olive St
San Antonio TX 78202
United States







April 8, 2019 at 9:07 AM
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San Antonio TX 78202
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April 8, 2019 at 9:05 AM
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San Antonio TX 78202
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April 8, 2019 at 9:06 AM
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1103 N Olive St
San Antonio TX 78202
United States



April 8, 2019 at 9:04 AM
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San Antonio TX 78202
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April 8, 2019 at 9:05 AM
517 Burleson
San Antonio TX 78202
United States



April 8, 2019 at 9:03 AM
1023 N Olive St
San Antonio TX 78202
United States

EXISTING NON-
CONFORMING
MODIFICATION
(BEFORE 2017)



April 8, 2019 at 9:07 AM
515 Burleson
San Antonio TX 78202
United States

EXISTING NON-CONFORMING
MODIFICATION (BEFORE 2017)



EXISTING NON-CONFORMING
MODIFICATION (BEFORE 2017)



EXISTING NON-CONFORMING
MODIFICATION (BEFORE 2017)

April 8, 2019 at 9:03 AM
1023 N Olive St
San Antonio TX 78202
United States



EXISTING NON-CONFORMING MODIFICATION
(BEFORE 2017)

April 8, 2019 at 9:03 AM
1023 N Olive St
San Antonio TX 78202
United States



EXISTING NON-CONFORMING
MODIFICATION (BEFORE 2017)

April 6, 2019 at 9:03 AM

1023 N Olive St

San Antonio TX 78202

United States



EXISTING NON-CONFORMING MODIFICATION
(BEFORE 2017)



Investigation Report

Property

Address	515 Burleson (follow up)
District/Overlay	Dignowity Hill
Owner Information	GONZALEZ PATRICIA

Site Visit

Date	04/08/2019
Time	09:41 AM (-5 GMT)
Context	follow-up
Present Staff	Huy Pham
Present Individuals	Homeowner, Family/Tenant
Contractor/Realtor Companies	Jesus Hernandez (family member)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Replacement of original wood sash windows with vinyl window with faux divided lites and nailing strips. Removal of fluted wood pilaster. All original windows and pilaster are still on site.
Description of interaction	Staff met with Jesus Hernandez and two other family members (daughters of owner Patricia Gonzales) on sight. Staff took a photo of each original and replacement window. Staff explained the next steps towards compliance including HDRC, BOA, and municipal court. Staff also provided information on other resources including OHP's wood window workshop, NHSD, DHNA, and SACS. Jesus committed to submitting an application for the next available HDRC heading.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with neighbor/family/tenant
Other field notes	Post work fee will only apply if original windows are discarded or if the owner/applicant is non-compliant.
Will post-work application fee apply?	To be determined

Documentation



Investigation Report

Photographs





Investigation Report





Investigation Report



April 8, 2019 at 9:06 AM
515 Burleson
San Antonio TX 78202
United States



Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report



April 8, 2019 at 9:03 AM
1023 N Olive St
San Antonio TX 78202
United States



Investigation Report





Investigation Report





Investigation Report





Investigation Report

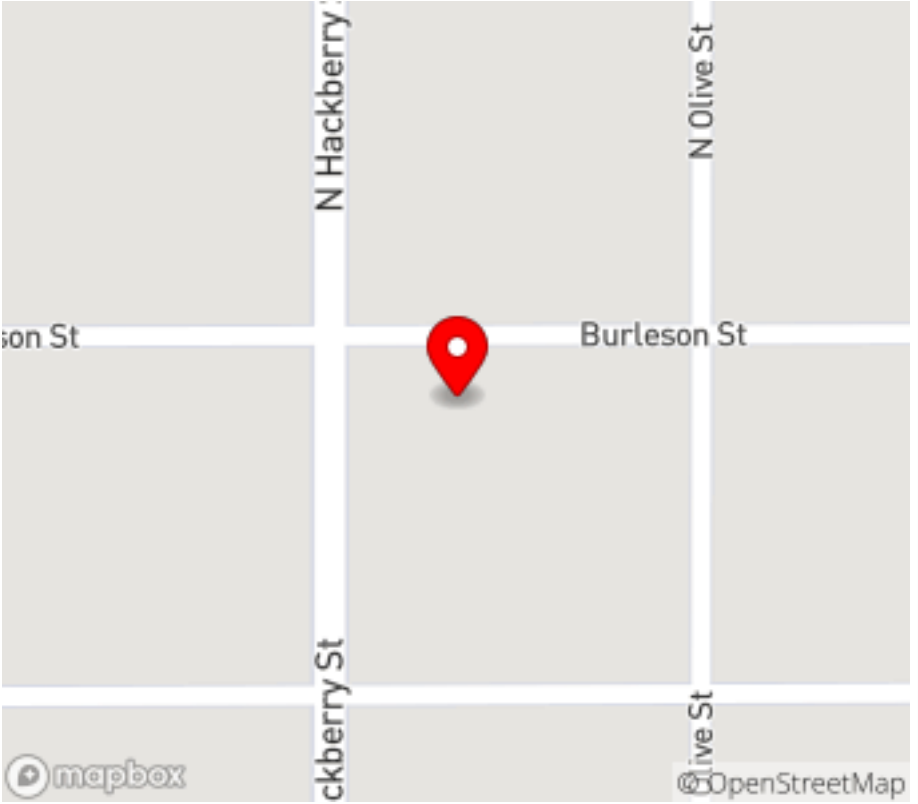


04/08/2019 09:53 AM



Investigation Report

Property

Address	515 Burleson
District/Overlay	Dignowity Hill
Owner Information	GONZALEZ PATRICIA
Location Map	
	Lat: 29.4324510507971 Long: -98.4727589766807

Site Visit

Date	03/29/2019
Time	01:47 PM (-5 GMT)
Context	drive-by
Present Staff	Huy Pham, Adam Rajper
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Window replacement on nearly all windows, front porch modifications to skirting and columns. Wood windows sashes are visible in the front yard and rear of driveway.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"

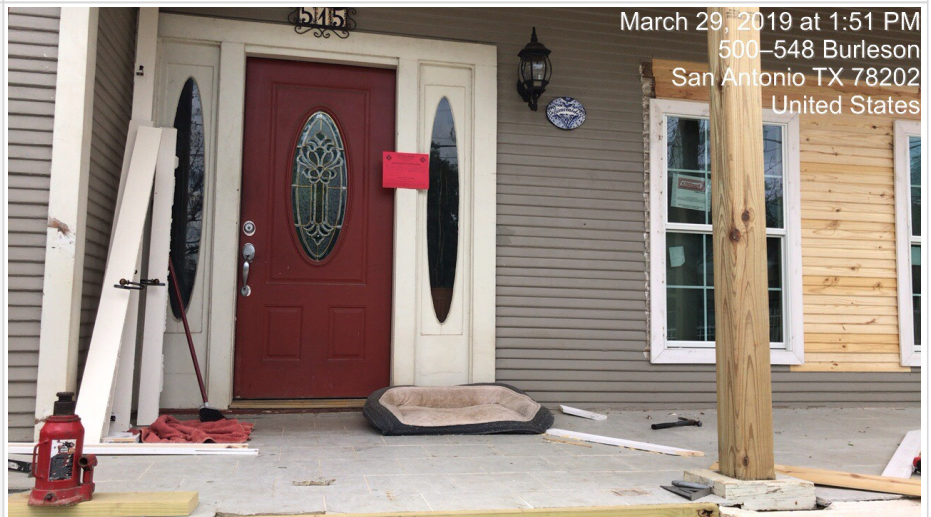


Investigation Report

Will post-work application fee apply?	Yes
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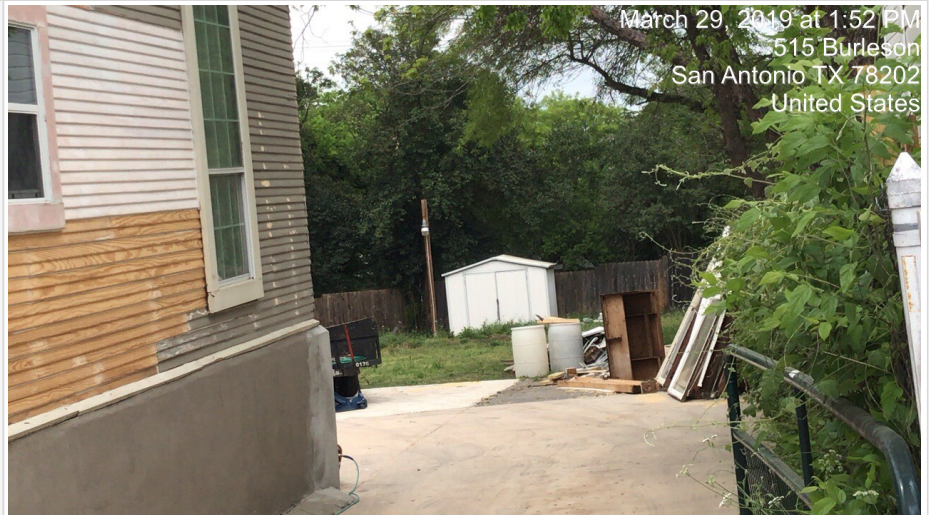
Documentation

Photographs





Investigation Report





Investigation Report



03/29/2019 01:55 PM