

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

HDRC CASE NO: 2019-415
ADDRESS: 813 BURLESON ST
LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 17
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Melissa Iruegas/River City Acquisitions
OWNER: Kyle Braunlich
TYPE OF WORK: Front porch modifications
APPLICATION RECEIVED: July 18, 2019
60-DAY REVIEW: September 16, 2019
CASE MANAGER: Edward Hall
REQUEST:

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

1. Construct a wood deck over the existing, concrete porch slab.
2. Replace the existing concrete porch steps with wood porch steps.
3. Replace the existing, wrought iron porch columns with six inch square wood columns.
4. Install wood porch railings.
5. Replace the existing, damaged concrete sidewalk in-kind.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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:

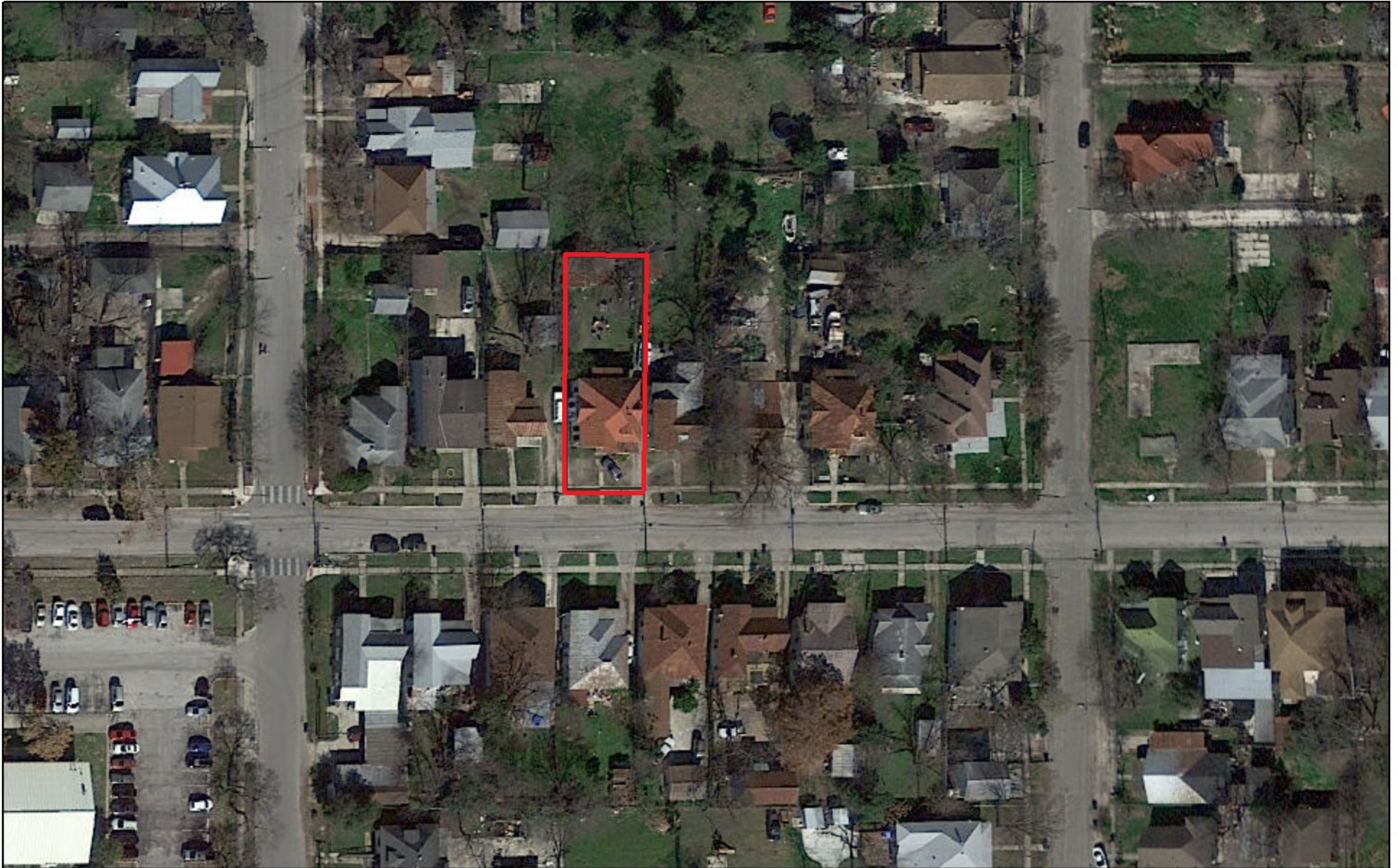
- a. The historic structure at 813 Burleson was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features a hipped roof with a front facing gabled roof. The structure also features a brick chimney, a red standing seam metal roof, and two small gabled dormers. This structure is contributing to the Dignowity Hill Historic District.
- b. PORCH MODIFICATIONS – The existing front porch consists of a non-original concrete slab. The current slab features approximately one foot in height, with a floor height that is significantly less than that of the original porch, as evident by the replacement concrete steps at the front door leading down to the non-original porch slab. At this time, the applicant has proposed to construct a wood deck over the existing concrete porch slab.
- c. PORCH MODIFICATIONS – The Guidelines for Exterior Maintenance and Alterations 7.B.v. notes that porches should be reconstructed based on accurate evidence of the original. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Generally, staff finds the proposed wood porch construction to be appropriate; however, staff finds that the proposed porch decking should feature 1x3 inch tongue and groove decking installed perpendicular to the front façade. Additionally, staff finds that a porch skirting should be installed that is comparable to those found historically within the district. A skirting detail is to be submitted to staff prior to the issuance of a Certificate of Appropriateness.
- d. PORCH STEPS – As noted in finding b, the structure currently features concrete steps that the applicant has proposed to demolish and replace with wood steps. Staff finds that the proposed porch steps should feature a common width of the sidewalk apron/flare. A detail of this width is to be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- e. PORCH COLUMNS – The applicant has proposed to replace the existing, non-original wrought iron porch columns with six inch square wood columns. The applicant has noted that the proposed columns will feature both base and capital trim. Staff finds the proposed column replacement to be appropriate; however, staff finds that the proposed columns should feature chamfered corners. An updated column detail is to be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- f. PORCH RAILINGS – The applicant has proposed to install wood porch railings. The applicant has provided a detailed drawing noting both top and bottom rails for the proposed porch. Staff finds the installation of porch railings to be appropriate; however, staff finds that 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. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.
- g. CONCRETE SIDEWALK REPLACEMENT – The applicant has proposed to replace the existing, concrete sidewalk in-kind. Staff finds this replacement to be appropriate; however, the existing sidewalk flare should be matched, as noted on the site plan/survey.

RECOMMENDATION:

Staff recommends approval of items #1 through #5 based on findings a through g with the following stipulations:

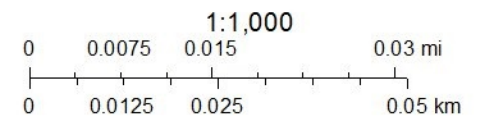
- i. That the proposed porch decking should feature 1x3 inch tongue and groove decking installed perpendicular to the front façade as noted in finding c.
- ii. That the applicant install porch skirting that is comparable to those found historically within the district and submit a detail to staff for review and approval prior to the issuance of a Certificate of Appropriateness as noted in finding c.
- iii. That the proposed porch steps match the width of the sidewalk flare. A detail of this is to be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness as noted in finding d.
- iv. That the proposed columns feature chamfered corners. An updated column detail is to be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness as noted in finding e.
- v. That the proposed porch railings 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. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.
- vi. That the sidewalk flare match that which previously existing on site, as noted in finding g.

City of San Antonio One Stop



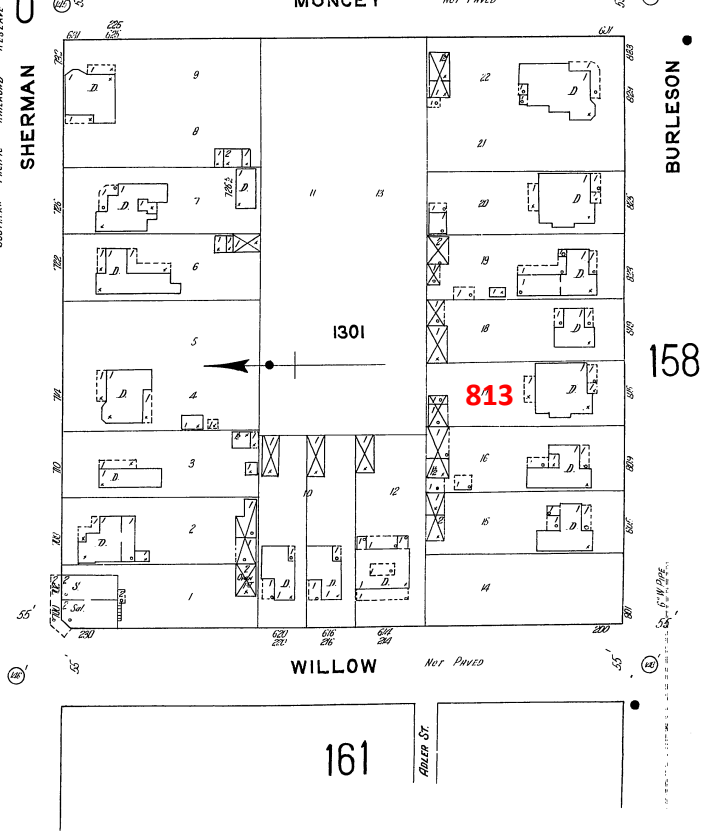
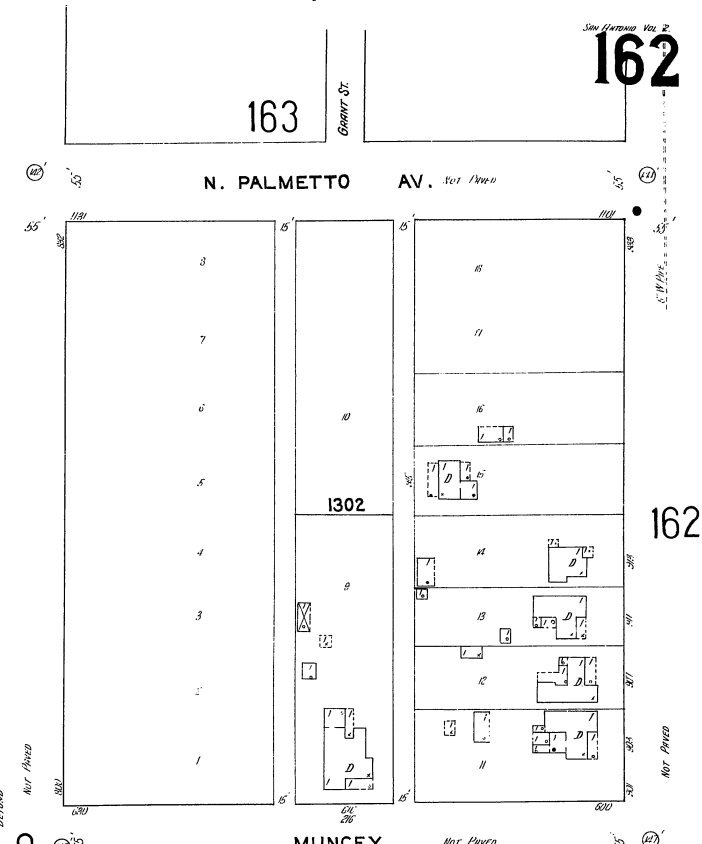
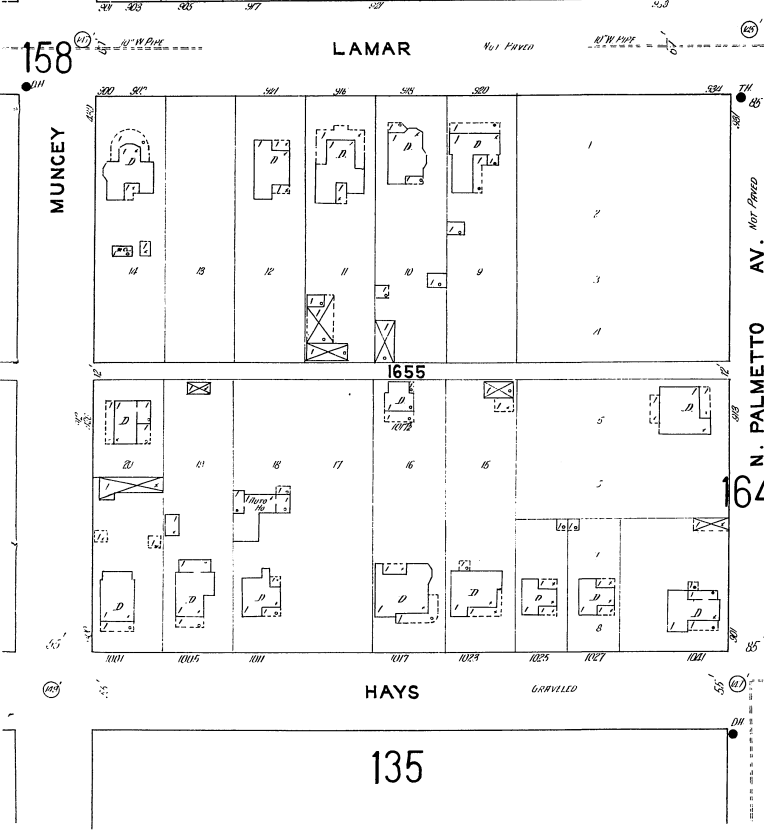
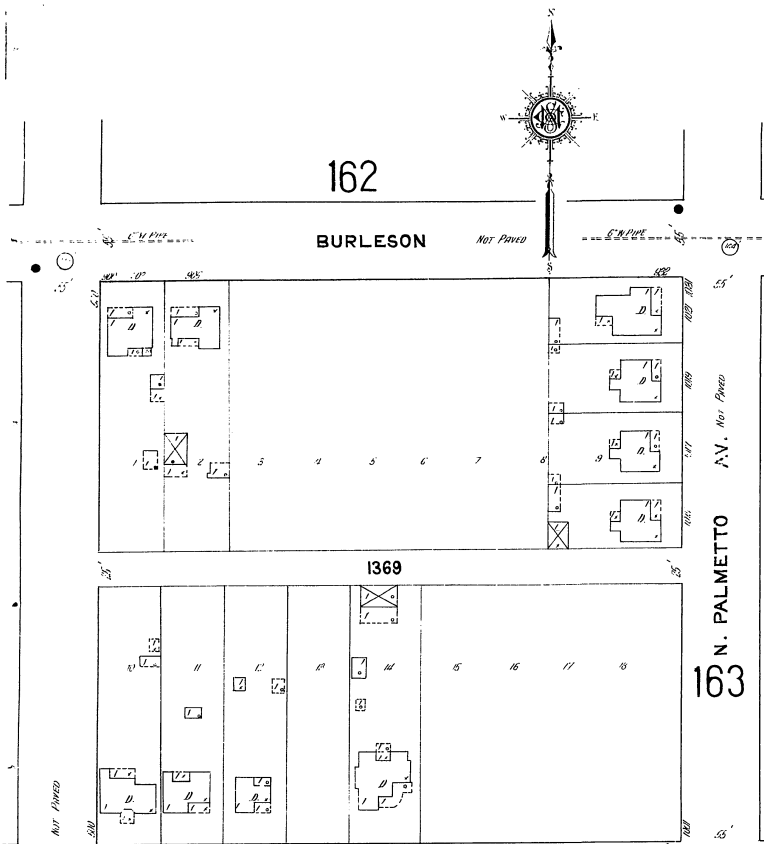
July 31, 2019

— User drawn lines





813 Burleson







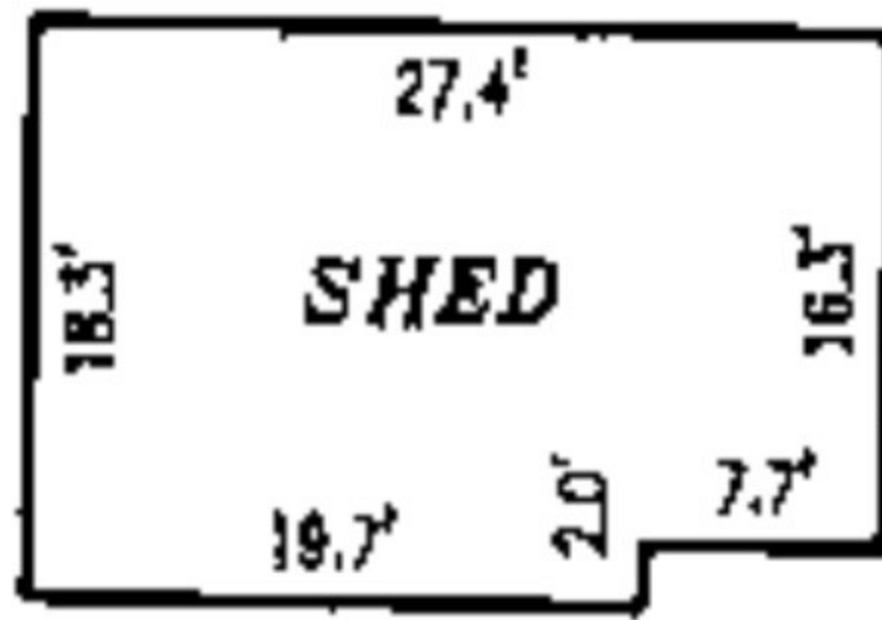
Remove existing metal columns and replace with new 6" x6"
wood columns

LOT 16

N 00°15'50" W 139.12' (F.M.)
140.00' (NCB MAP)

LOT 17, BLOCK 2
N.C.B. 1301

6437 SQ. FT.
0.15 ACRES



CHAINLINK
FENCE

S 00°15'50" E 139.12' (F.M.)
140.00' (NCB MAP)

LOT 18 & W. 25' OF
S. 49.9' OF LOT 13
(DOC. NO. 20120067173)

COVERED WOOD
DECK

ONE STORY
SIDING &
FRAME

COVERED
PORCH

Build new pressure treated deck over
existing concrete porch. Size will stay
the same as existing concrete porch.
5/4"x6" sizing for deck boards.

FND.
1/2"
L.R.

GM
EM

9' CONC.
SDWLK.

S 89°42'14" W 46.26' (NCB MAP) 46.27' (F.M.)
S 89°42'14" W 46.27' (F.M.)

CURB

231.34'
(231.25')

Front porch is cracked and separating from home. New deck to be constructed above existing porch.



NEW FRONT
PORCH STEPS



1 1/2" x 1 1/2"
ballusters



2x6 floor joists



NEW 6" x 6" wood posts to
support existing porch cover



5/4" x 6" PRESSURE TREATED
TOP CAP



2x4 bottom
AND TOP
HORIZONTAL
RAIL



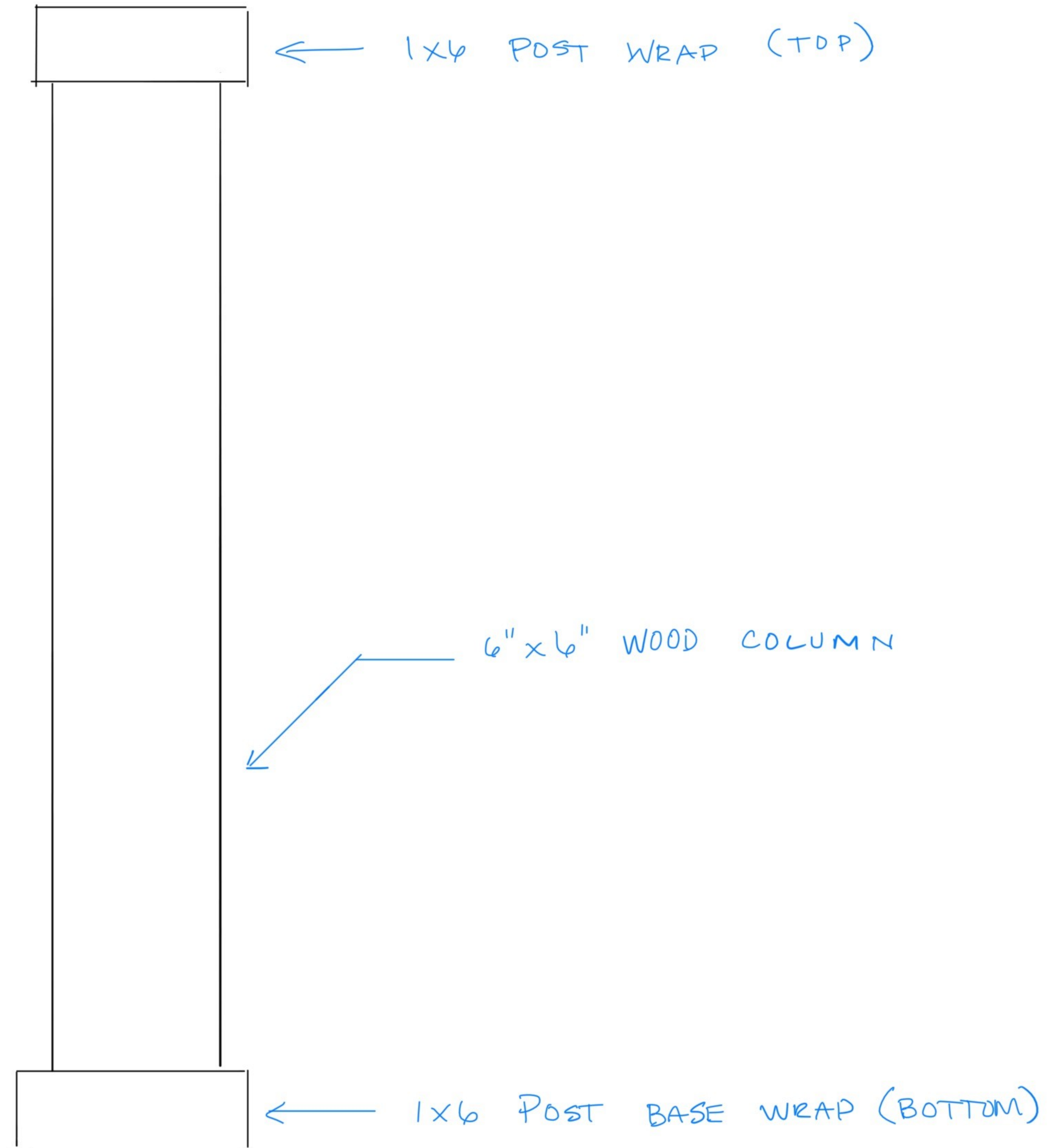
CONCRETE STEP
TO BE
DEMOLISHED



EXISTING CONCRETE PORCH. PORCH IS CRACKED
AND SEPARATED FROM HOME.



- POST WRAPS AND POST BASES TO BE PAINTED WHITE
- ALL MATERIAL USED WILL BE YELLOW PINE.







vivent