

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-627
ADDRESS: 906 BURLESON ST
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT E 43.42FT OF N IRR 94.34FT OF 2
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Robert Saunders/NeoM LLC
OWNER: SAN ANTONIO SAN ANTONIO/HERNANDEZ MARIA ISAURA & CARLOS AGUILAR HERNANDEZ
TYPE OF WORK: Enclosure of a rear porch, porch railing installation, rehabilitation
APPLICATION RECEIVED: October 18, 2019
60-DAY REVIEW: December 17, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform exterior modifications to the historic structure located at 906 Burleson, within the Dignowity Hill Historic District. Within this request, the applicant has proposed the following:

1. Construct a rear addition to feature seventy-eight (78) square feet.
2. Remove the existing, concrete steps leading to the front porch and construct cedar steps.

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.

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.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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 located at 906 Burleson was constructed circa 1920 in the Folk Victorian style. The structure features a traditional L-plan with front and side facing gabled roofs. The structure has been heavily modified and currently features modifications to the front porch, fenestration, attic vents, and porch columns. At this time, the applicant has proposed a rear addition and porch step modifications.
- b. REAR ADDITION – The applicant has proposed to construct a rear addition. The proposed addition will feature an overall footprint of seventy-eight (78) square feet, and will be within the existing footprint. 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. Generally, staff finds the size of the proposed rear addition to be appropriate. The applicant has noted a slight setback to differentiate the addition.
- c. ROOF FORM – The Guidelines note that roof forms should be comparable to those found on the historic house. The applicant has proposed to match the shed roof of an existing, rear addition. Staff finds this to be appropriate.
- d. HEIGHT – The applicant has proposed a rear addition that features a height that is subordinate to that of the primary historic structure. This is consistent with the Guidelines.
- e. MATERIALS – The applicant has noted that like siding will be used; however, the applicant has not specified roofing materials. Staff finds that the proposed roofing materials should match those found on the historic structure.
- f. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are generally in keeping with those of the primary historic structure; however, staff finds the proposed side door should feature a profile that is appropriate for the historic structure. Staff finds that a wood door should be installed. The proposed door should be submitted to staff for review and approval prior to purchase and installation.
- g. PORCH STEPS – The applicant has proposed to remove the existing, non-original concrete porch steps and install construct new cedar steps. Staff finds this to be appropriate; however the proposed steps should be centered on the front door.

RECOMMENDATION:

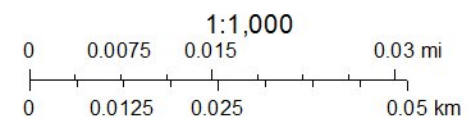
Staff recommends approval of items #1 and #2 based on findings a through g with the following stipulations:

- i. That the addition feature siding that matches that of the historic structure.
- ii. That the applicant install a wood door that is appropriate for the style of the house. The door is to be submitted to staff for review and approval.
- iii. That the proposed wood steps be centered on the front door.

City of San Antonio One Stop



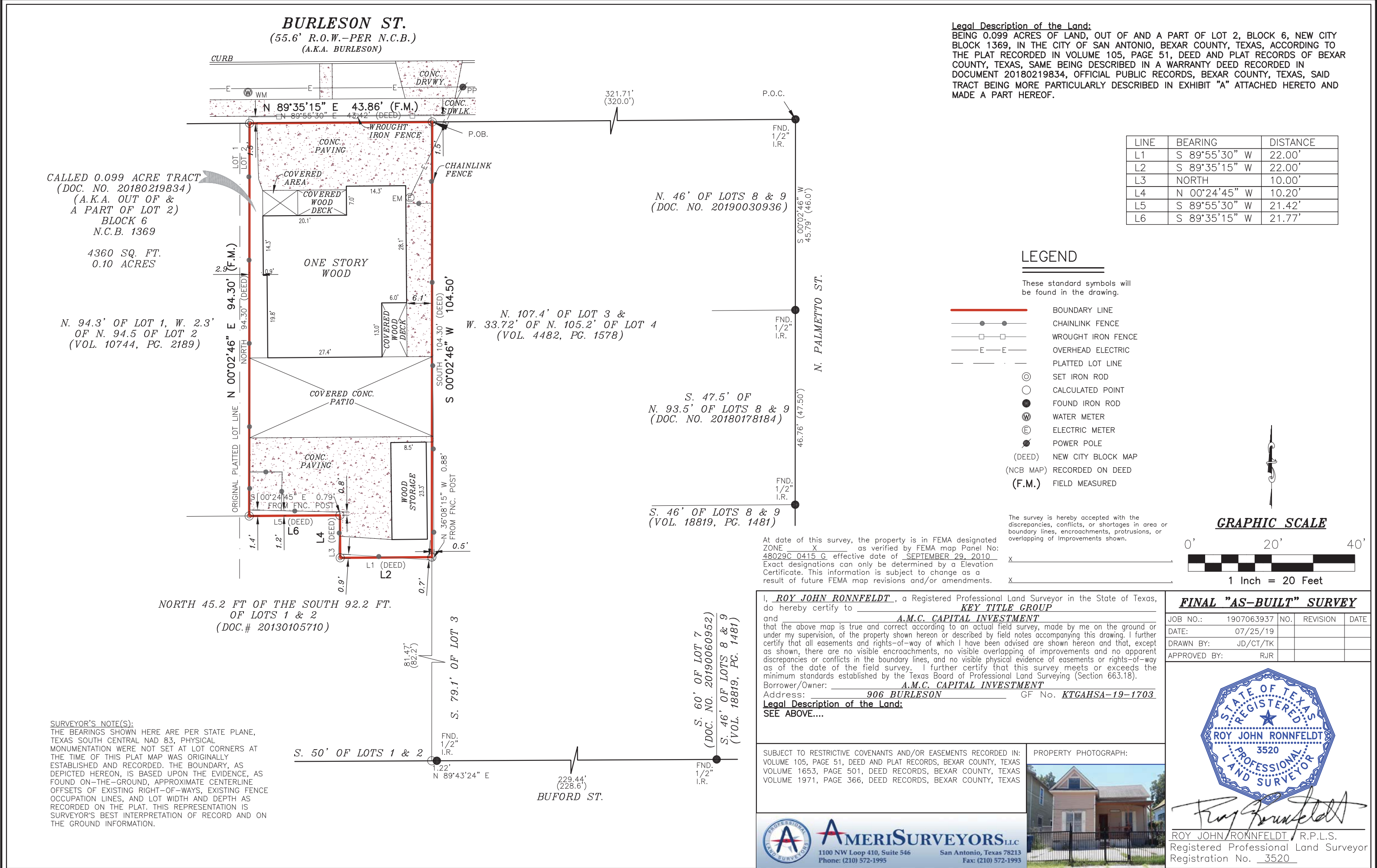
October 30, 2019











BEING 0.099 ACRES OF LAND, OUT OF AND A PART OF LOT 2, BLOCK 6, NEW CITY BLOCK 1369, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 105, PAGE 51, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAME BEING DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT 20180219834, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, S 89°35'15" W, 321.71, along the said South R.O.W. of Burleson St., to a set ½" iron rod with cap, marking the northwest corner of a called N. 107.4' OF LOT 3 & W. 33.72' OF N. 105.2' OF LOT 4, conveyed to Rudolfo Pena Quesada and wife, Sandra C. Quesada, Official Public Record of Real Property of Bexar County, Texas, same being the common north corner of Lot 2 & Lot 3, same being for the northeast corner of herein described tract, and the **POINT OF BEGINNING**;

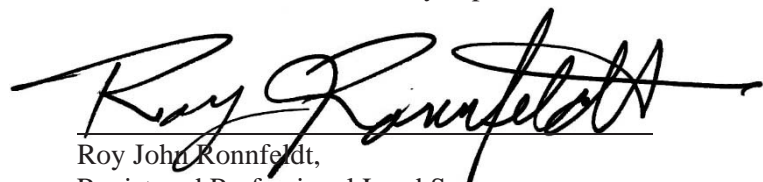
THENCE, departing the common line of Lot 2 & 3, into and across Lot 2, along the common line of said Garcia tract and herein described tract, the following three (3) courses and distance;

- THENCE**, N 00°02'46" E, 94.30', (North), along the common line of said Mann, Jr. tract and herein described tract, to a set ½" iron rod with cap, on the said South R.O.W. of Burleson St., marking the northeast corner of said Mann, Jr. tract, same being for the northwest corner of herein described tract;

Basis of Bearing: Texas South Central NAD 83
All 1/2" iron rods set capped with "Amerisurveyors" cap

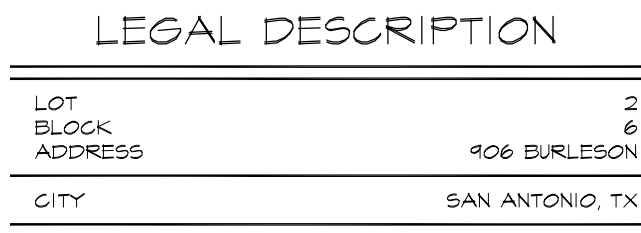
COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



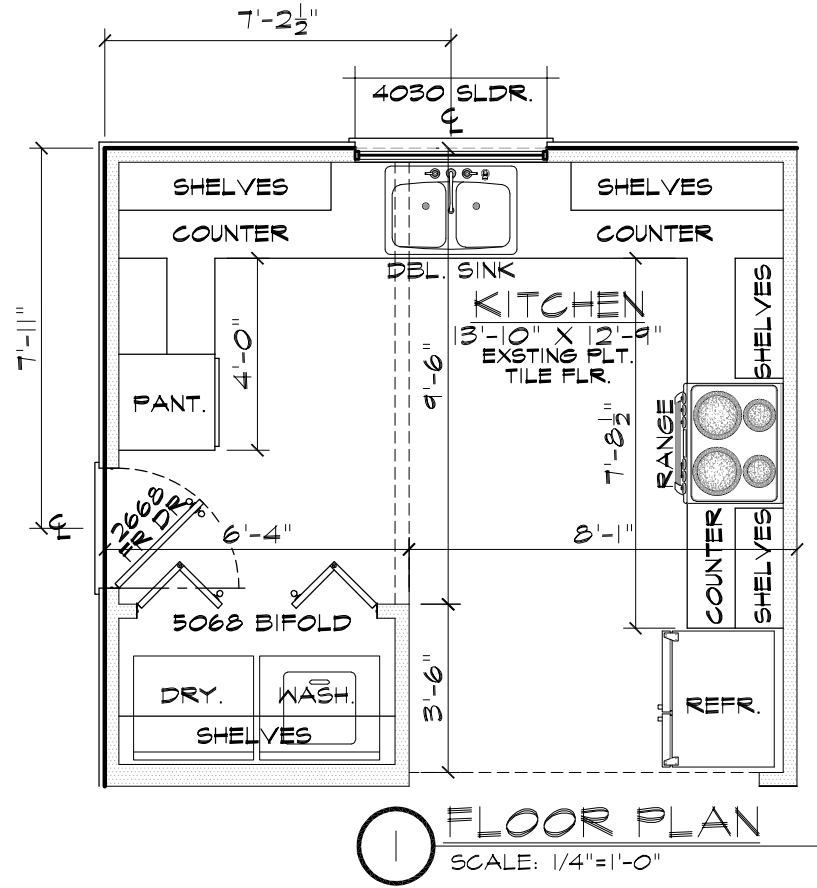
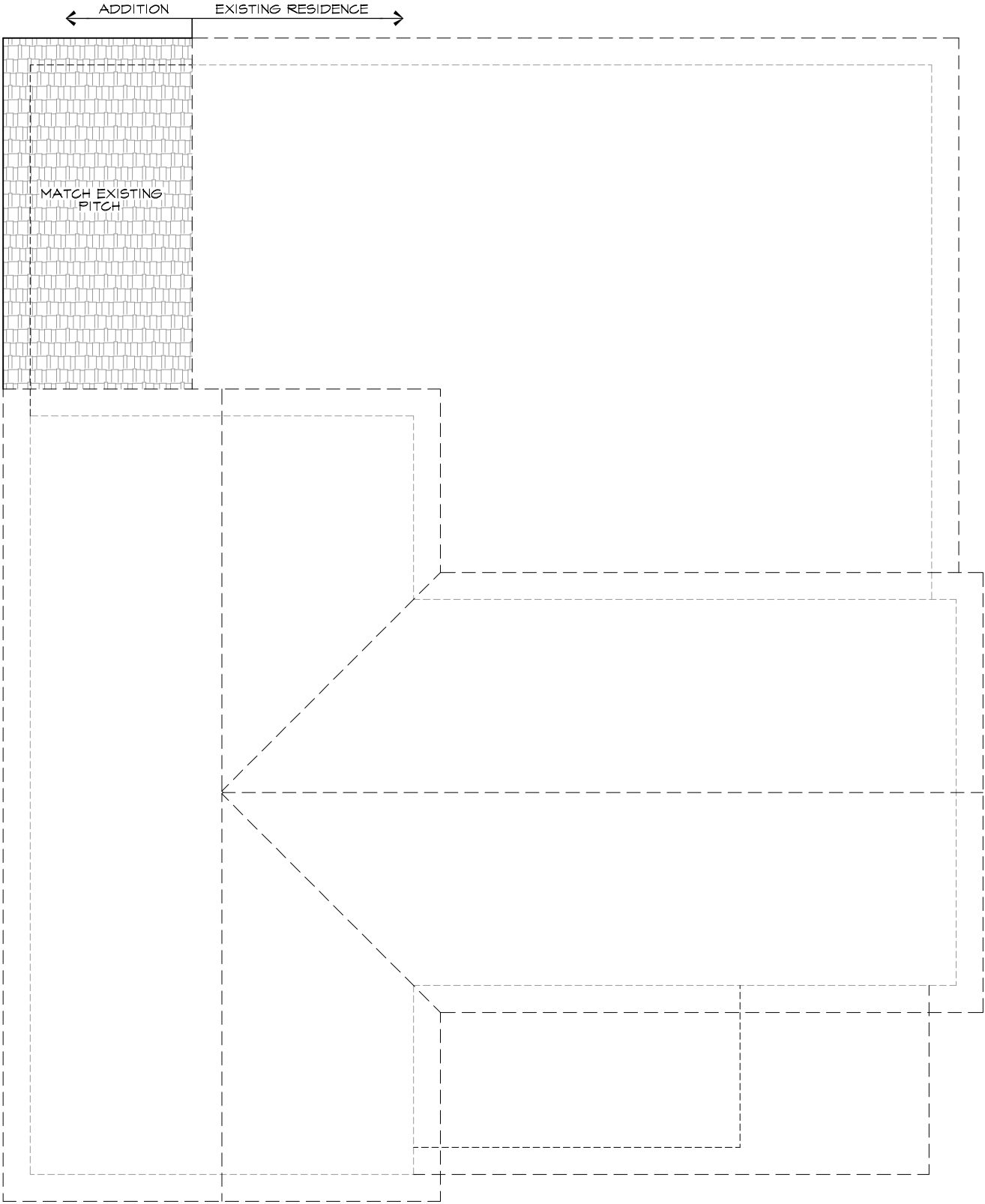


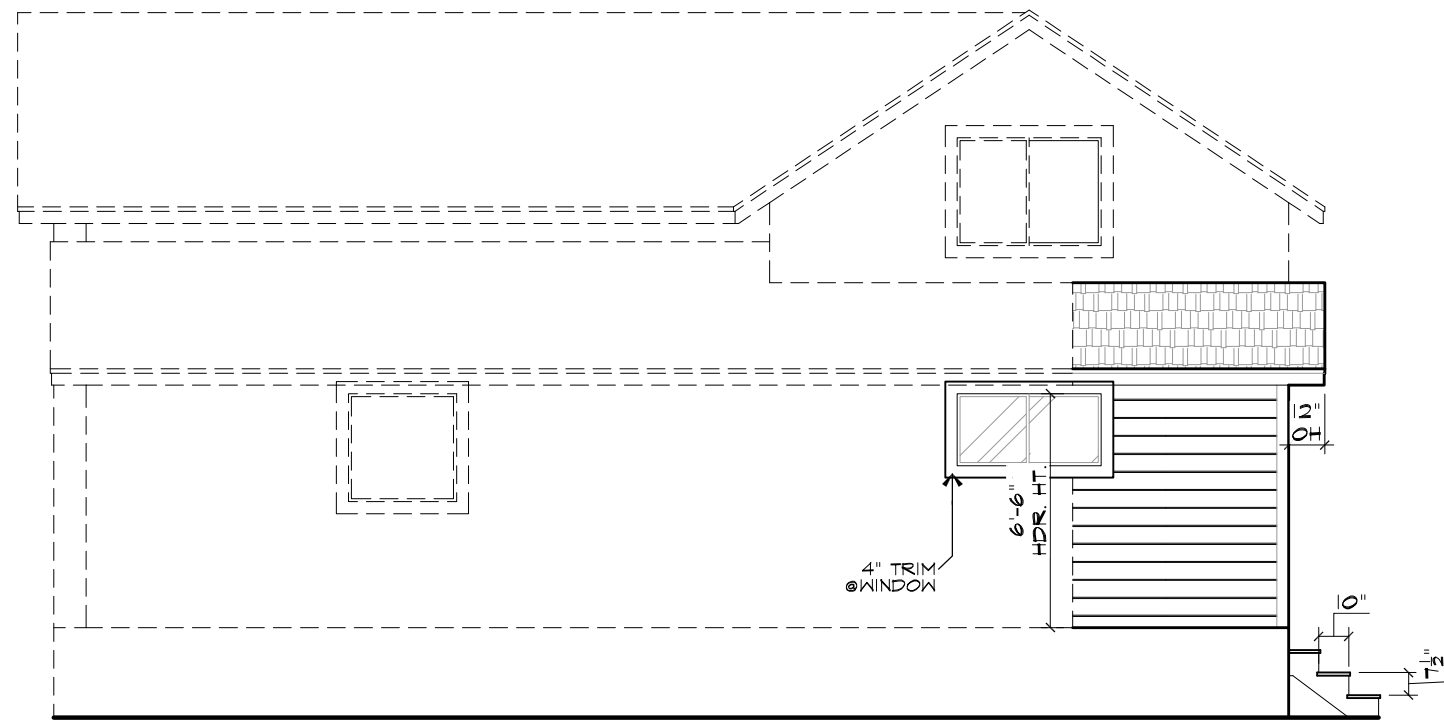
A-1 COVER SHEET / SITE PLAN
DEMO PLAN

A2	ROOF / FLOOR PLAN
A3	ELEVATIONS /SECTIONS
A4	ELEVATIONS

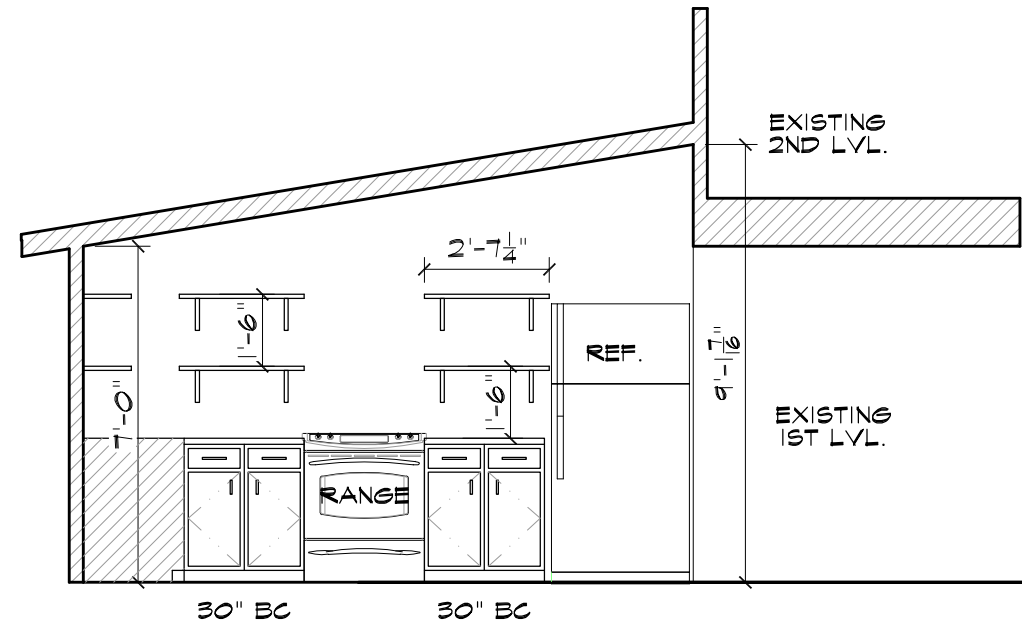
AREA TABULATION	
REMODEL AREA	191.0'
ADDITION AREA	78.0'

A-1

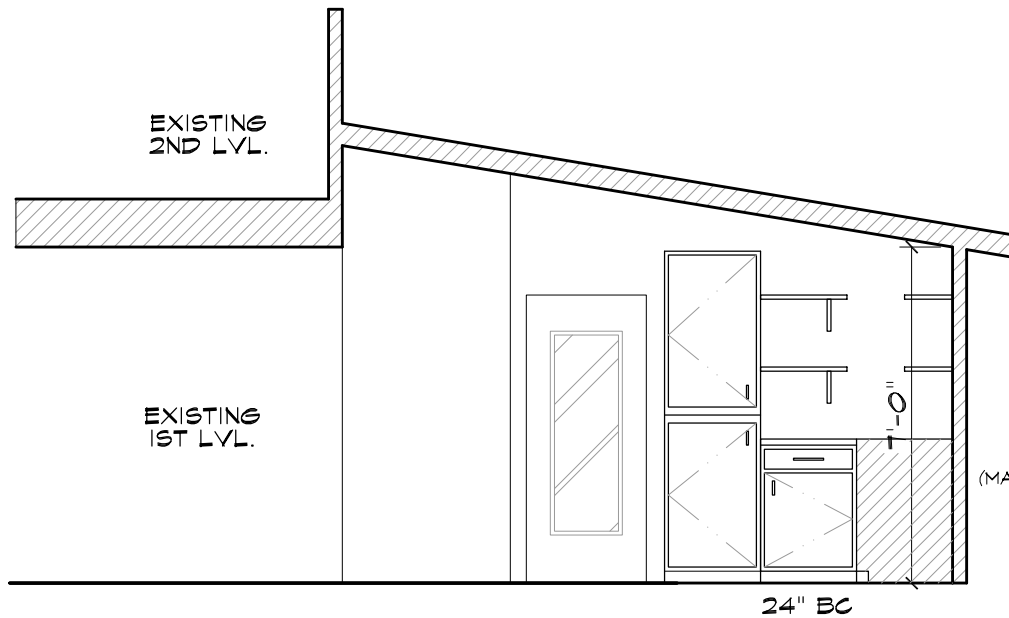




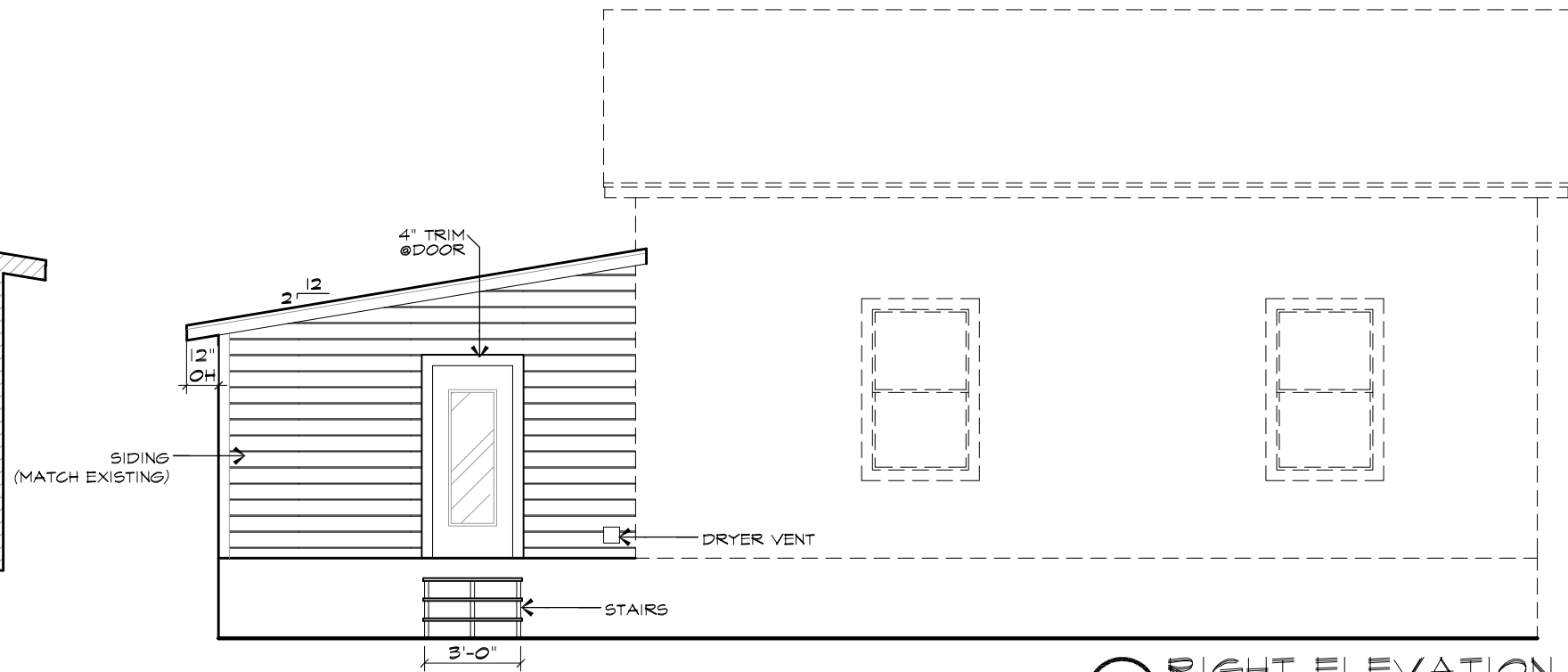
1 REAR ELEVATION
SCALE: 3/16"=1'-0"



2 SECTION
SCALE: 1/4"=1'-0"



3 SECTION
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION
SCALE: 3/16"=1'-0"

PROJECT :

906 Burlison

DATE: 10-18-19

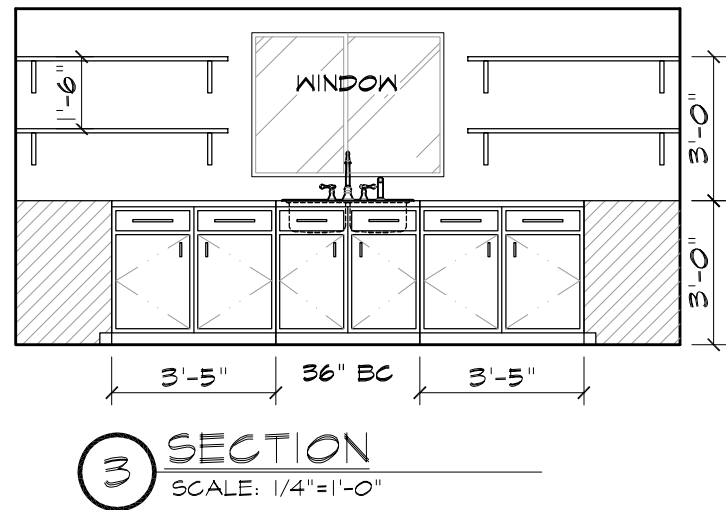
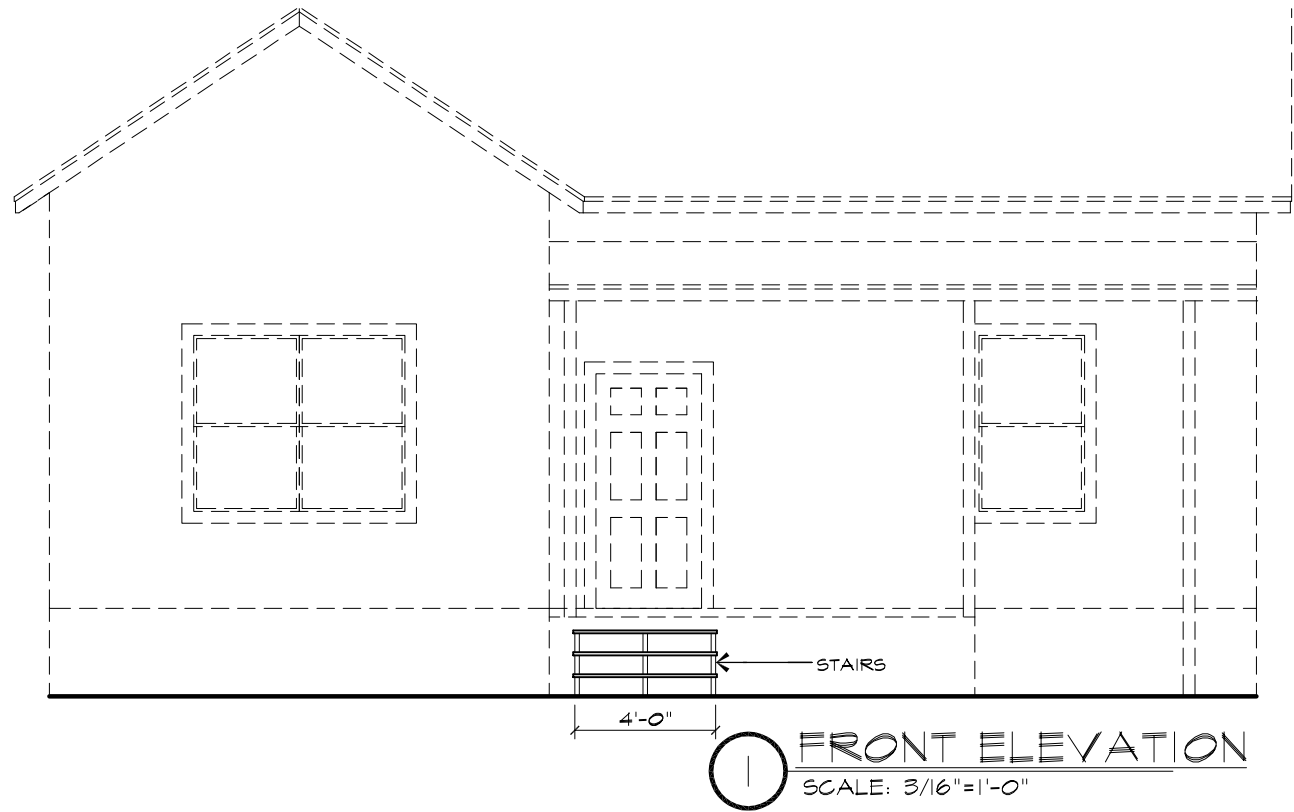
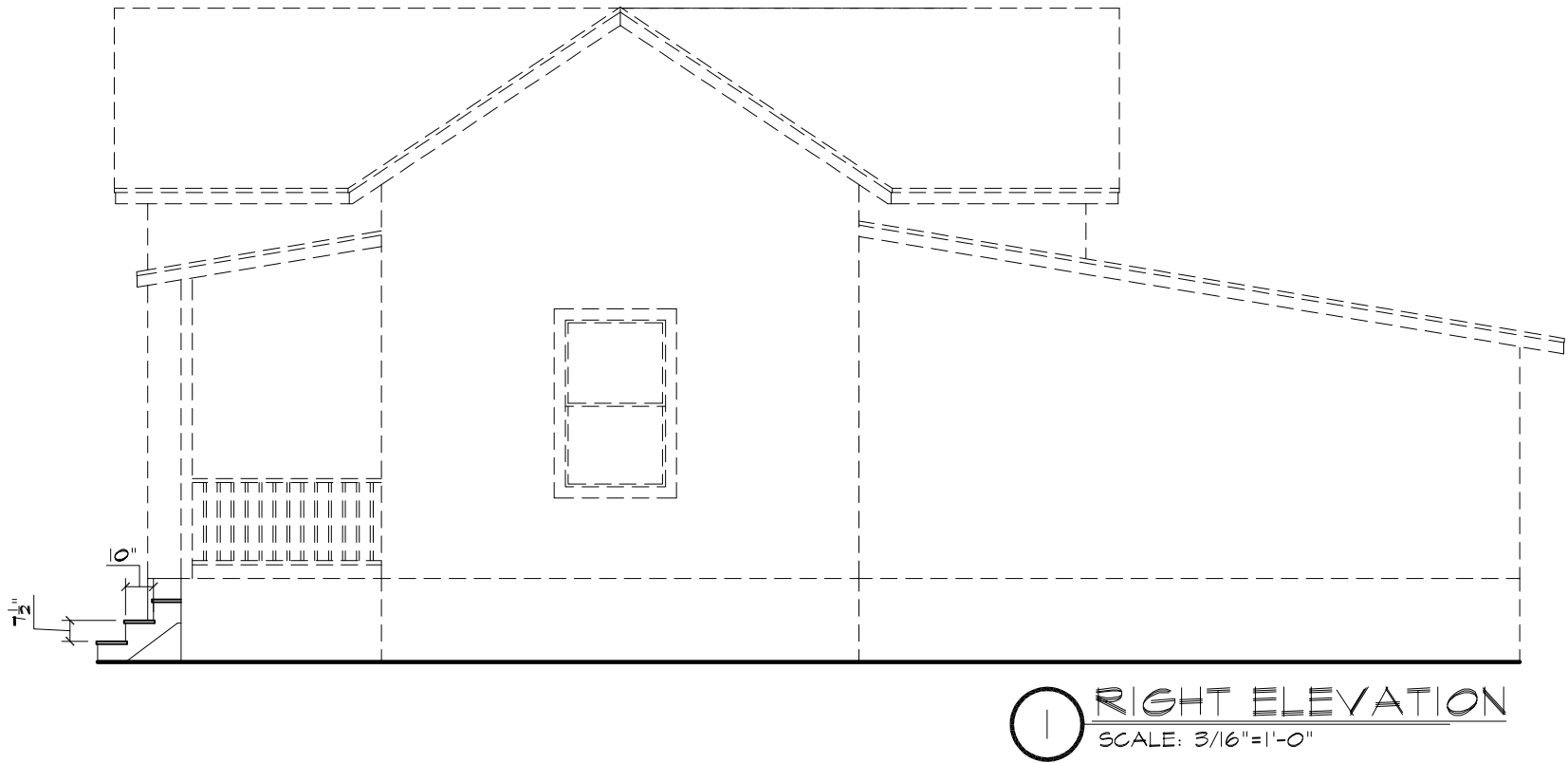
PLAN #0110-19

8000 WEST INTERSTATE 10, STE. 600
SAN ANTONIO, TX 78230
OFFICE: (210) 525-7985
MOBILE: (956) 577-1637

DISTINCTIVE
DRAFTING & DESIGN L.L.C.

SHEET

A-3



8000 WEST INTERSTATE 10, STE. 600
SAN ANTONIO, TX 78230
OFFICE: (210) 525-7985
MOBILE: (956) 577-1637

DISTINCTIVE
DRAFTING & DESIGN L.L.C.

SHEET

A-4

PROJECT :

906 Burlison

DATE: 10-18-19

PLAN #0110-19