

HISTORIC AND DESIGN REVIEW COMMISSION

May 29, 2020

HDRC CASE NO: 2020-190
ADDRESS: 301 BURLESON ST
LEGAL DESCRIPTION: NCB 512 BLK 25 LOT W 56.47 FT OF S 13.9 FT OF 7 & W 56.47 FT OF 8
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: FRIEDMAN THOMAS J
OWNER: FRIEDMAN THOMAS J
TYPE OF WORK: Landscaping; shade structure
APPLICATION RECEIVED: April 16, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham
REQUEST:

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

1. Construct a wood patio in the side yard with detachable shade tarp.
2. Install a front yard rock garden including concrete pavers and artificial turf.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

11. Canopies and Awnings

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

5.Guidelines for Site Elements

7.Landscape Design

A. PLANTINGS

- i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

FINDINGS:

- a. The structure at 301 Burleson was constructed circa 1905 in the Folk Victorian style, first appears on the 1912 Sanborn map, and contributes to the Dignowity Hill Historic District. The one-story single-family structure features hipped roofs with a front-facing gable and partially enclosed wraparound porch with standing seam metal roofing material, wood sash windows, and stucco siding. The corner property features an atypical side yard with parking in rear accessed on cross street N Cherry.
- b. **COMPLIANCE** – On a site visit conducted on April 16, 2020, staff found that the property at 301 Burleson was subjected front yard shade structure and landscape modifications prior to approval. The applicant was cooperative to the Stop Work Order and submitted an application to be heard at the next Historic and Design Review Commission hearing.
- c. **SHADE STRUCTURE** – The applicant has proposed to install a detached wood deck with 12’ tall driftwood posts that a shade tarp can be attached to. The proposed structure features stained 1” x 6” decking, 2” x 2” framing, 2” x 4” posts, set on cinderblocks, located in the side yard adjacent to and visible from the front right-of-way on Burleson. Staff finds that the proposed shade structure in its currently is inconsistent with the Guidelines for Exterior Maintenance and Alterations 11.B.ii and v. as it does not relate to the architectural style of the building and obscures building features such as the front porch and fenestration. Staff finds that the structure may be appropriate as a completely detached rear yard feature as defined by being set behind the front-most side-facing window, and that any point of attachment of the shade tarp to the historic structure should be minimal and reversible. If the shade structure is to be set further in the rear of the side yard, the applicant may request installing a privacy fence or taller plant elements to distinguish between front and rear yards.
- d. **LANDSCAPING** – The applicant has proposed to install a front yard rock garden including large rock beds, concrete pavers, artificial turf, and a small wood and cinder block bridge. Staff finds that the proposed landscape features are a major departure from the Guidelines for Site Elements 7.A. and B. Each of the site elements are recommended against for front yards but may be eligible for administrative approval if they can be installed in the rear yard without visibility from the front right-of-way.

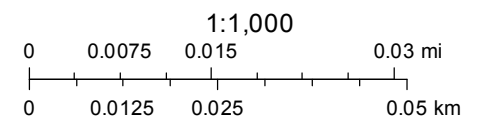
RECOMMENDATION:

Staff does not recommend approval of the shade structure and landscaping based on findings b through d. The applicant may work with staff for administrative approval to install the features set further in the rear of the side yard; the front yard should otherwise be restored to natural lawn or appropriate xeric-plantings.

301 Burleson



May 11, 2020





N Mesquite St

Burleson

N Mesquite St

N Mesquite St

Burleson

Burleson

N Cherry St

N Cherry St

N Cherry St

Google

301 Burleson

Girard Sign

Jon Hart Design

Burleson

Burleson



Girard Sign

301 Burleson

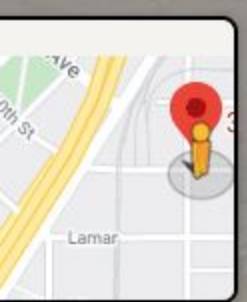
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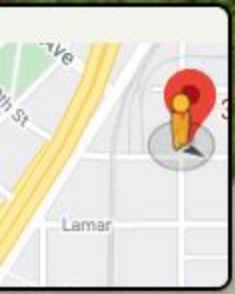
Burleson

Burleson

Google







Thomas J. Friedman
301 Burleson
San Antonio, TX 78202

WORK IN PROGRESS:

- FLOATING WOOD PATIO –Weather treated and stained 1X6 panels, Weather treated 2X4 frame, weather treated 4X4 posts in each hole of 25 cinder blocks. The patio sits 6 inches off the ground.
- ROCK GARDEN- Rocks from family property in Spring Branch, TX. Rocks were placed on top of dirt and soil layers to sturdy/stabilize and prevent cracking.
- CANOPY- 12-foot weather treated posts X2, dug 3 feet down and cemented in a bucket. Canopy attaches to each post and the side of the house 11.5 ft high.

FUTURE WORK REQUEST:


- SHADE- Requesting to attach faux ivy privacy shade along the front of the house attached to the wood posts. This item will be detachable the same as the canopy is.
- SOLAR PANELS: - would like to add solar panels to the house.

WATER
HEATER

WEST 58.47' OF
LOT 8 AND THE
WEST 58.47' OF
THE SOUTH 13.8'
OF LOT 7
N.C.B. 512

RESIDENCE

A/C

-  ROCK GARDEN
-  FLOATING DECK
-  SUN SHADE/CANOPY
-  TREE TRUNK POSTS
-  CONCRETE PAVERS
-  XX ASTRO TURF

9.2'

CONC. RET.
WALL

5.8'

24"

16"
PAVER

30"

COV.
CONC

CONC.

CONC.
STEPS

40x12x12

70x18x12

46"

38x27x13

8FT
High
DECK TO CANOPY

200"

194"

7FT
POST

16"

45"

6"

54"















Investigation Report

Property

Address	301 Burleson
District/Overlay	Dignowity Hill
Owner Information	Thomas J Friedman

Site Visit

Date	04/16/2020
Time	12:57 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	Completed
Description of work	Front lawn removal, shade structure installation

Action Taken

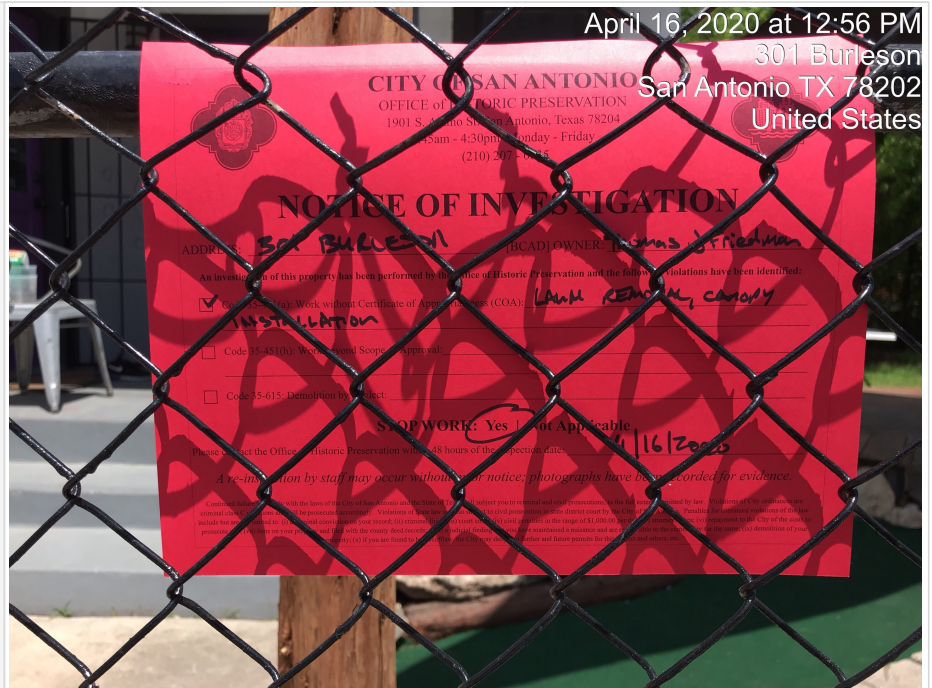
Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	No

Documentation

Photographs	 <p>April 16, 2020 at 12:56 PM 301 Burleson San Antonio TX 78202 United States</p>
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Investigation Report



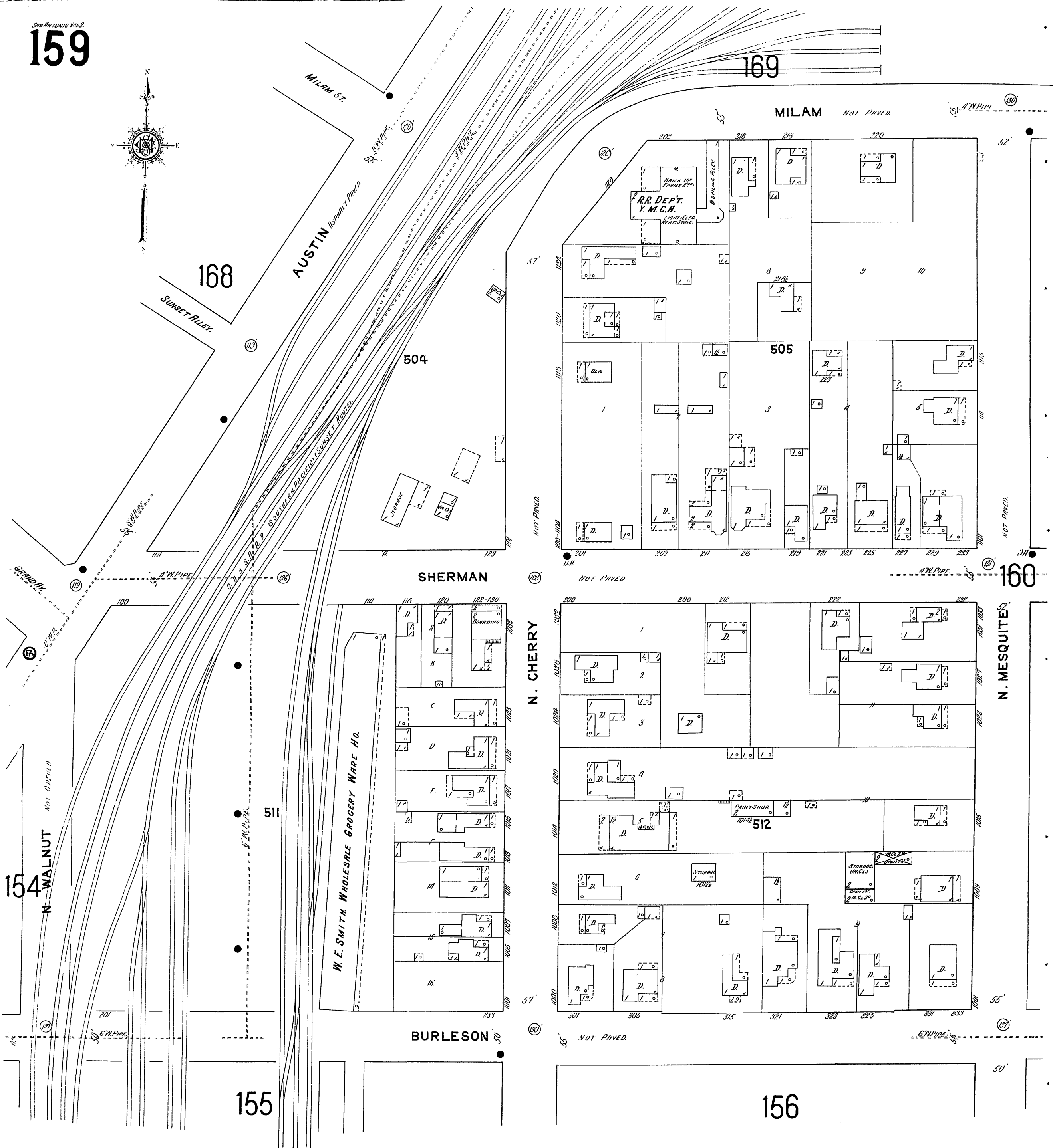


Investigation Report



04/16/2020 12:58 PM

San Antonio 1942
159



Scale of Feet.
0 50 100 150