

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

HDRC CASE NO: 2020-229
ADDRESS: 305 BURLESON ST
LEGAL DESCRIPTION: NCB 512 BLK 25 LOT E 47.68 OF W 104.15 OF S 13.9 OF 7 & E 47.68 OF W 104.15 FT OF 8
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Dianet Daniel
OWNER: Robert Prado/Delafield Investments, LLC
TYPE OF WORK: Window and door modifications, rear deck
APPLICATION RECEIVED: May 07, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Construct a rear patio deck to be attached to the rear façade.
2. Shift a rear door and eliminate a rear window.
3. Modify the sill height of a side window.

APPLICABLE CITATIONS:

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

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.
- v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- 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.

FINDINGS:

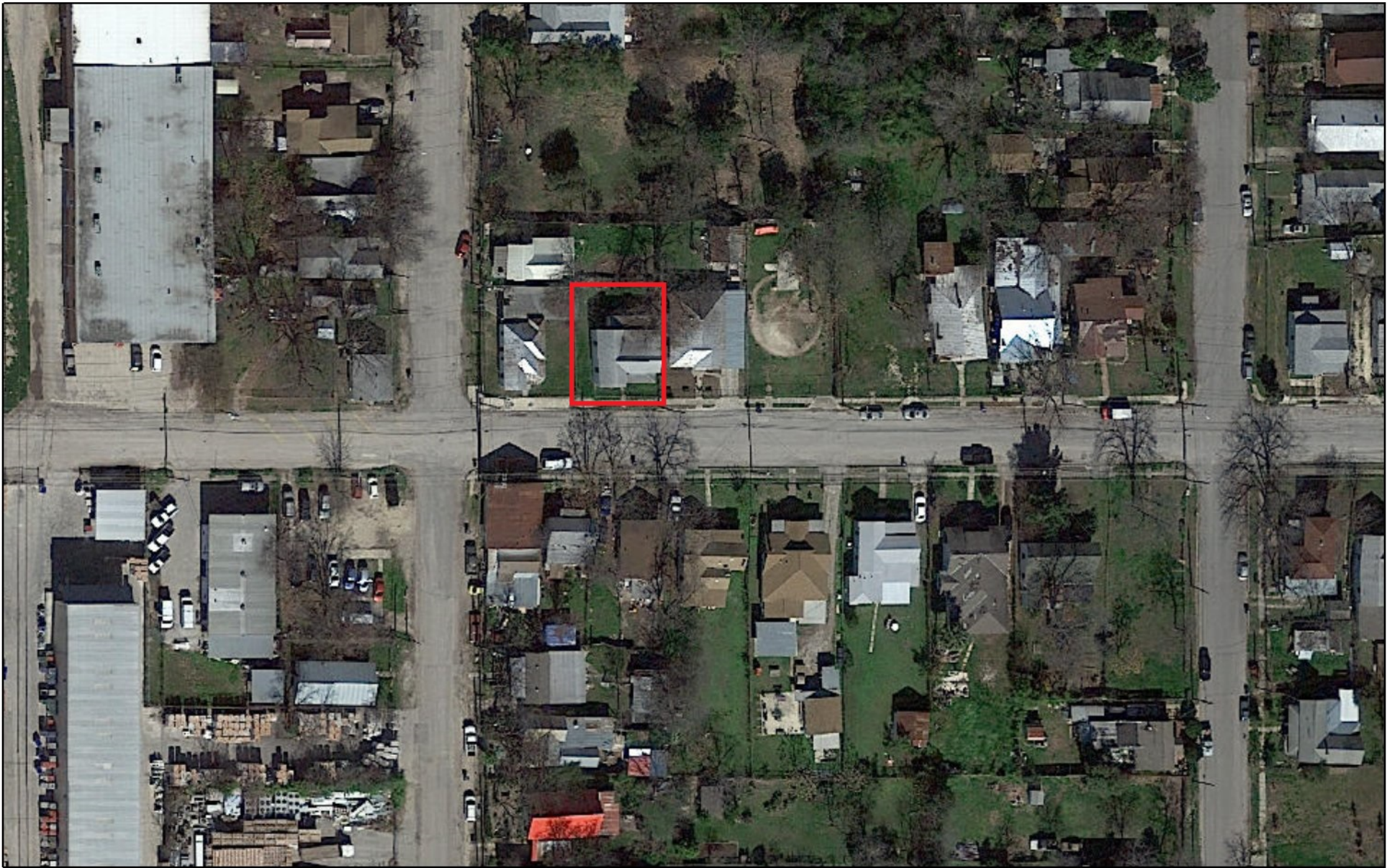
- a. The historic structure at 305 Burleson was constructed circa 1915 in the Folk Victorian style, and is contributing to the Dignowity Hill Historic District. The historic structure features an L-plan, with both a front and side facing gabled roof. The historic structure features a non-original concrete porch and non-original wrought iron columns, as well as non-original aluminum windows.
- b. REAR PATIO – The applicant has proposed to construct a rear patio deck to be attached to the historic structure. Generally, staff finds the location of the rear deck to be appropriate; however staff finds that the rear deck should feature an offset from the historic structure’s side wall plane.
- c. REAR FENESTRATION MODIFICATIONS – The applicant has proposed to eliminate a rear facing window and shift a rear door in an existing addition. The original window at this location no longer exists. Given that the applicant has proposed these modifications to a rear addition, staff finds them to be appropriate.
- d. SIDE WINDOW MODIFICATION – The applicant has proposed to modify the sill height from a full sized window to a half sized, non-original window on the side (East) façade of an existing addition. Staff finds the proposed request to be appropriate given its location in an addition; however, staff finds that the replacement window should feature a one over one profile. A non-wood window may be appropriate provided it features a profile and installation depth that matches the existing windows, which are installed comparable to an original wood window. Additionally, staff finds that the width and head height of the window should remain the same.

RECOMMENDATION:

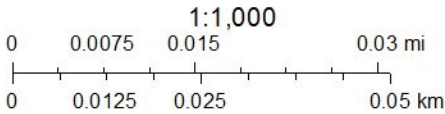
Staff recommends approval of items #1 through #3 with the following stipulations:

- i. That the proposed rear deck be inset from the historic structure’s wall plane.
- ii. That the proposed side window modification result in no modification to the width and head height of the window opening, and that the replacement window feature a one over one profile and be installed to match the existing windows, which feature installation depths comparable to an original wood window.

City of San Antonio One Stop



May 28, 2020





Counter length window in kitchen





NEW
DOOR



WALKOUT DECK



REMOVE



Existing door, requesting to relocate



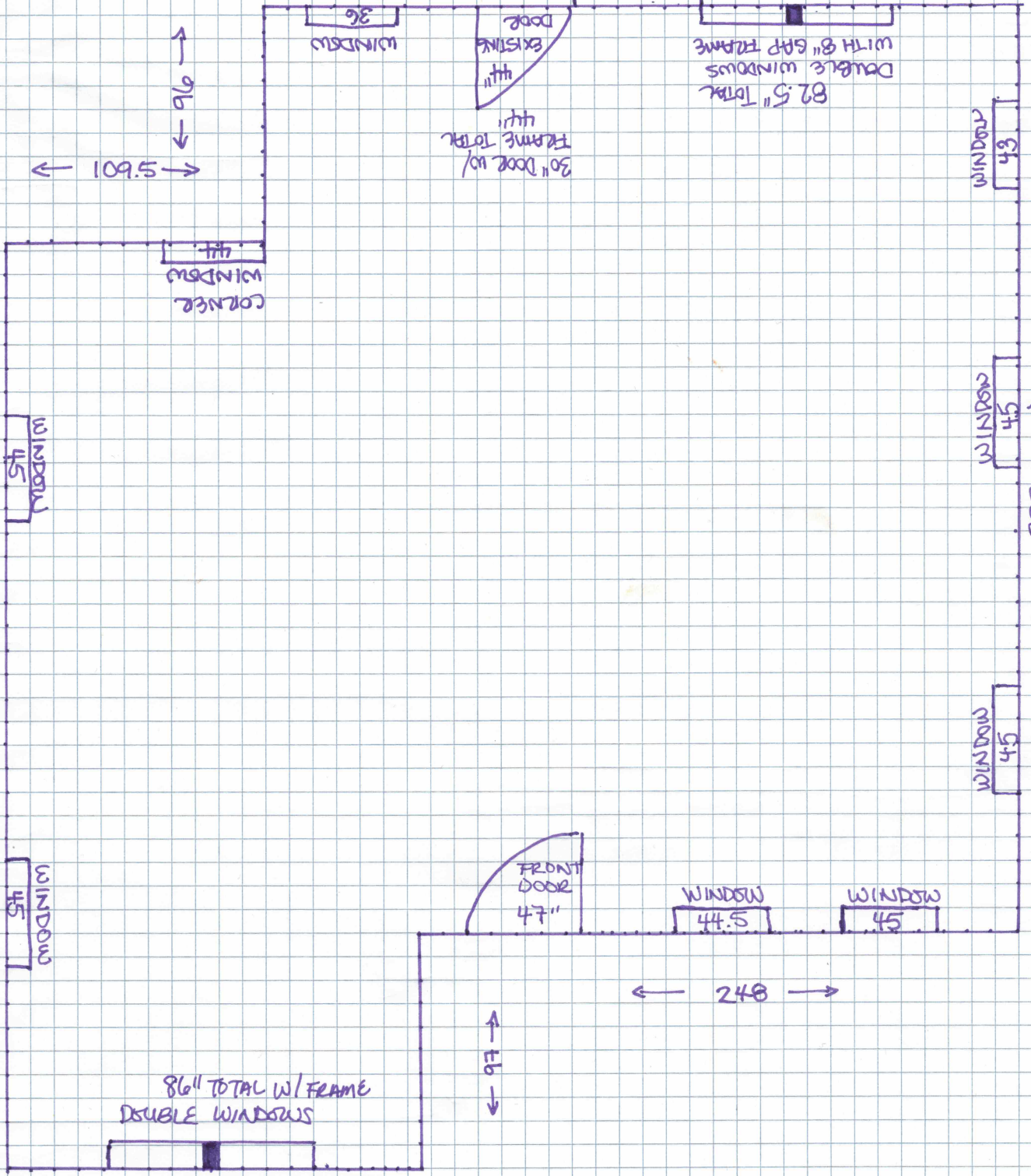


305 BURLERSON
SAN ANTONIO, TX
78202

BACK

← 314 →

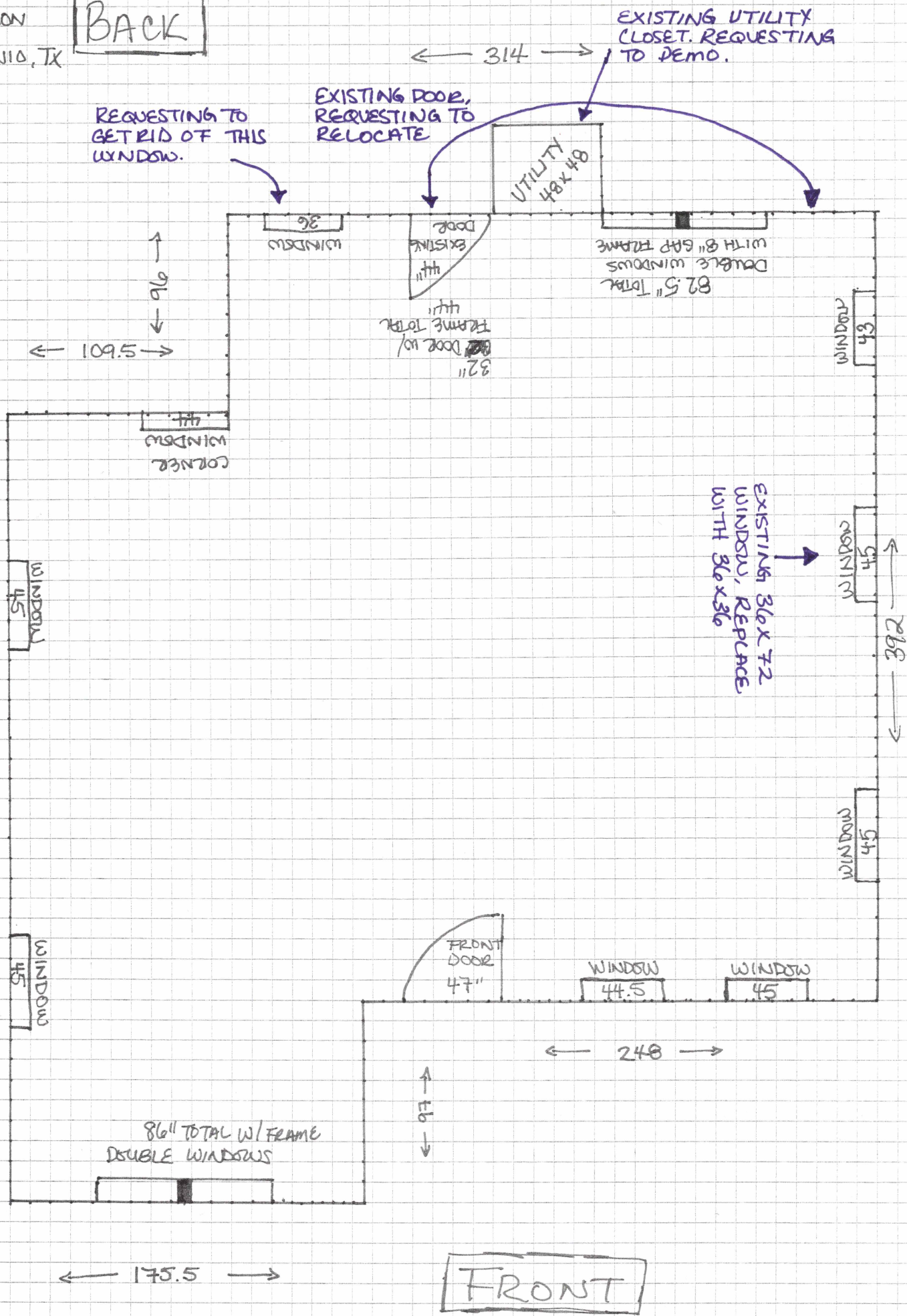
UTILITY
48 x 48



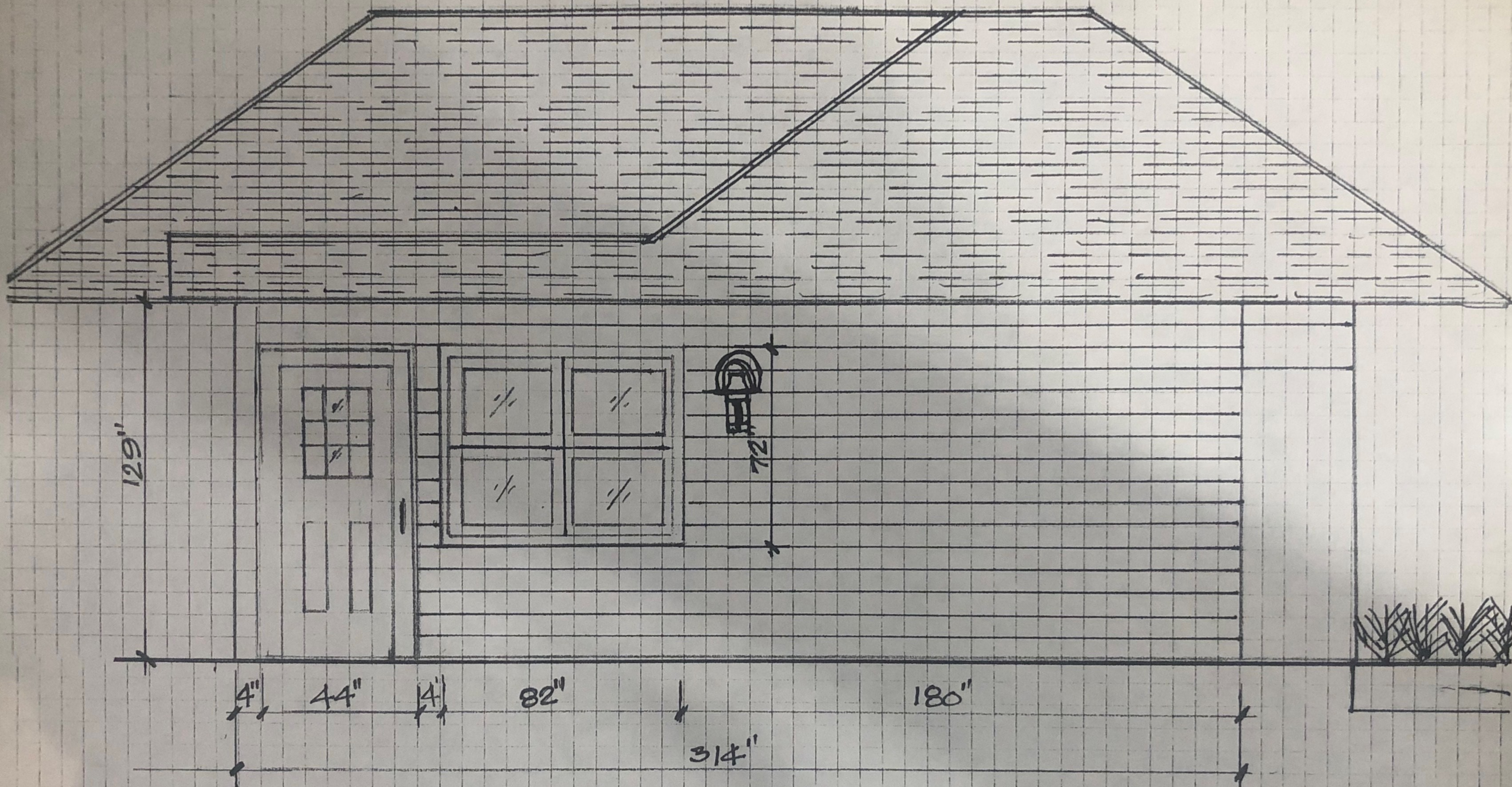
FRONT

305 BURLESON
SAN ANTONIO, TX
78202

BACK



FRONT



305 BURLERSON

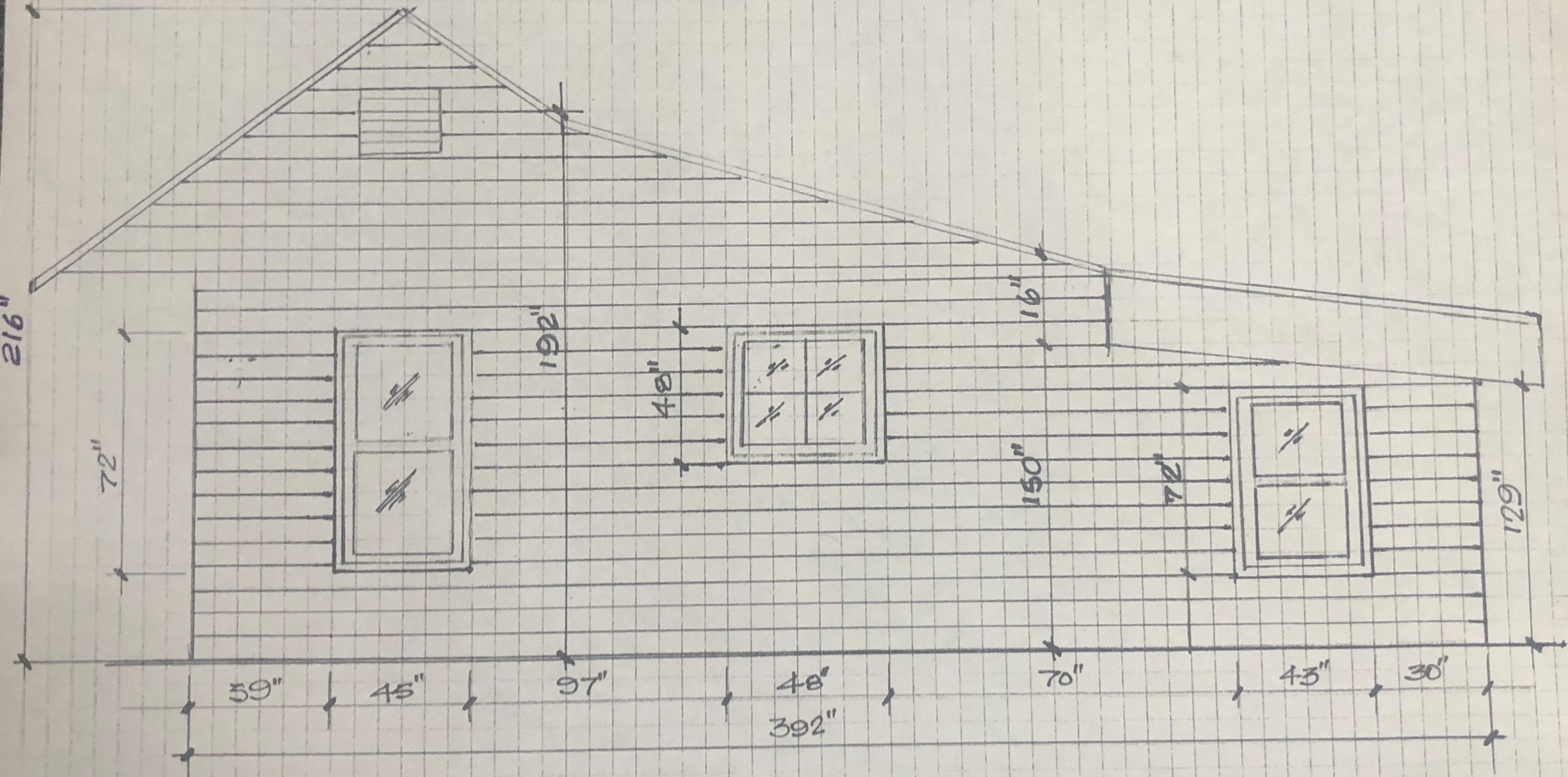
PROPOSED ELEVATION DRAWING

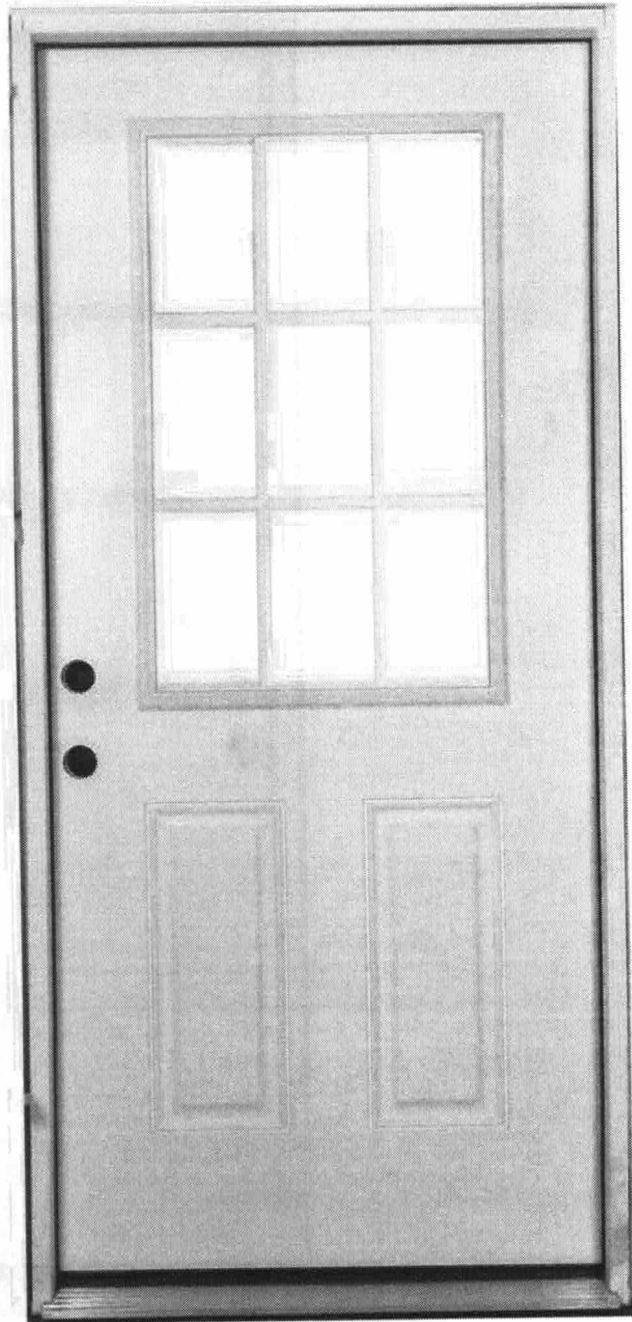
- RELOCATING BACK DOOR
- DEMO OF UTILITY CLOSET
- REMOVING ONE WINDOW

305 BURLESON.

PROPOSED ELEVATION DRAWING

- MIDDLE WINDOW CHANGED FROM 45x72 TO 48x48 TO INCLUDE FRAME.





Click or Tap Image to Zoom In

