

## HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

**HDRC CASE NO:** 2020-307  
**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  
**OWNER:** Patricia Gonzalez  
**TYPE OF WORK:** Porch flooring replacement  
**APPLICATION RECEIVED:** June 25, 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 install 2x6 treated boards as porch decking.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

#### 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:

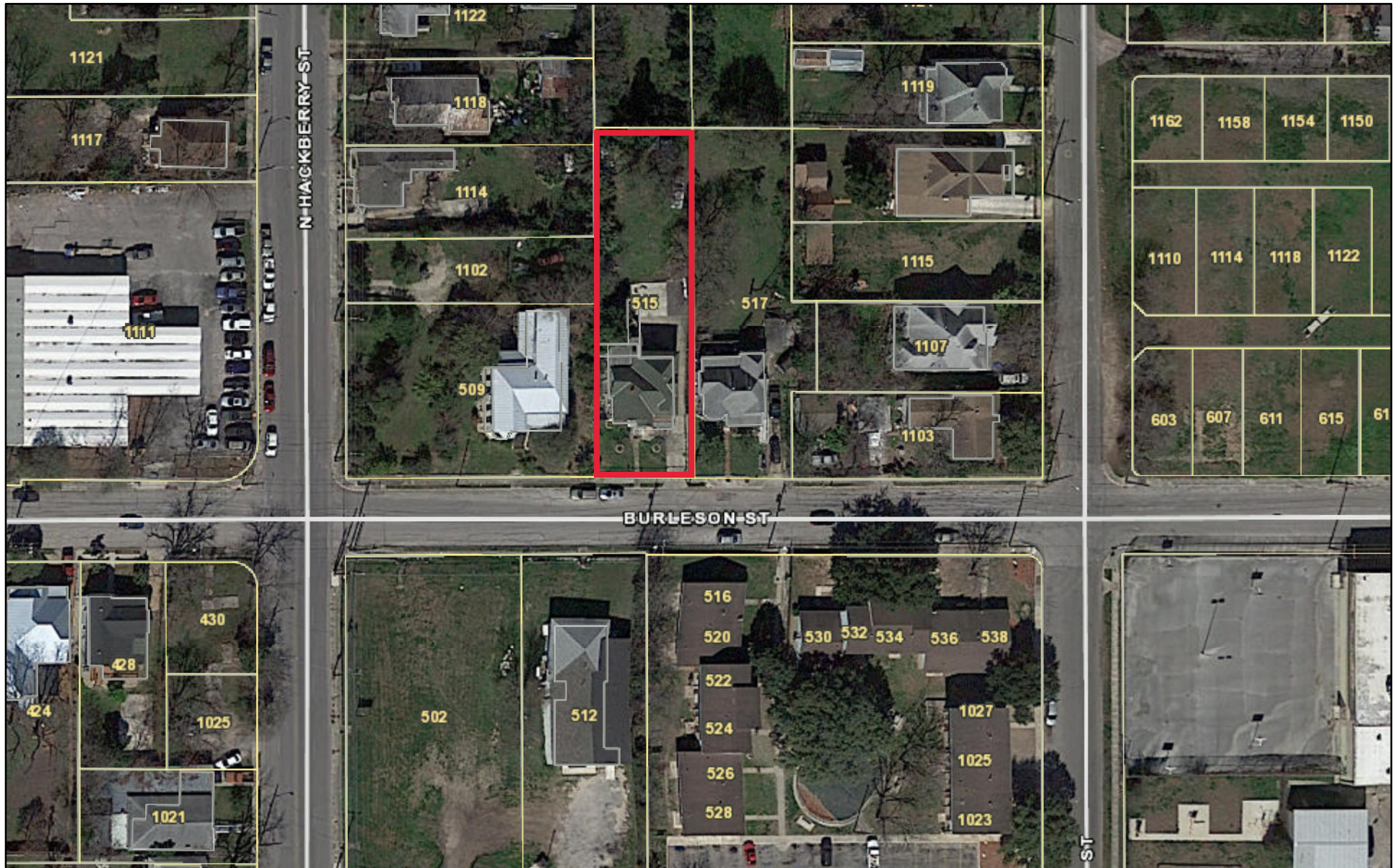
- a. The primary historic structure at 515 Burleson was constructed circa 1920 and first appears on the 1951 Sanborn map. The one-story single-family structures originally featured a primary gable-on-hip roof with a number of dormers and secondary gable of the front door of the front porch, shake shingles in the front facing gables, sashed wood windows, and Corinthian columns and pilaster in the front porch. 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. **COMPLIANCE** – The applicant has been making progress towards window restoration and correcting work without approval per the Commission Action at the June 5, 2019, HDRC hearing. No additional Certificate of Appropriateness may be issued until all corrections have been completed.
- c. **PORCH DECK** – The applicant has proposed to replace the existing plywood decking with 2 x 6 wood planks laid parallel to the front façade plane. Per the Guidelines for Exterior Maintenance and Alterations 7.B.v., applicants should 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. Staff finds that historic porches should be reconstructed with 1 x 3 tongue-and-groove wood decking laid perpendicular to the front façade plane and that the proposed 2 x 6 planks are inconsistent with the Guidelines.

**RECOMMENDATION:**

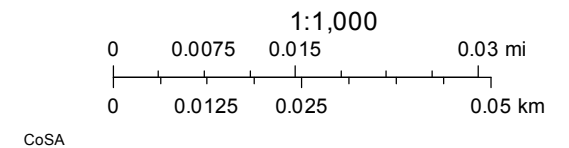
Staff recommends approval based on finding b with the following stipulations:

- i. That 1 x 3 inch tongue-and-groove wood decking laid perpendicular to the front façade plane is used instead the proposed 2 x 6 inch wood planks laid parallel,
- ii. That no additional Certificate of Appropriateness may be issued until all corrections per the June 6, 2019, Commission Action have been completed.

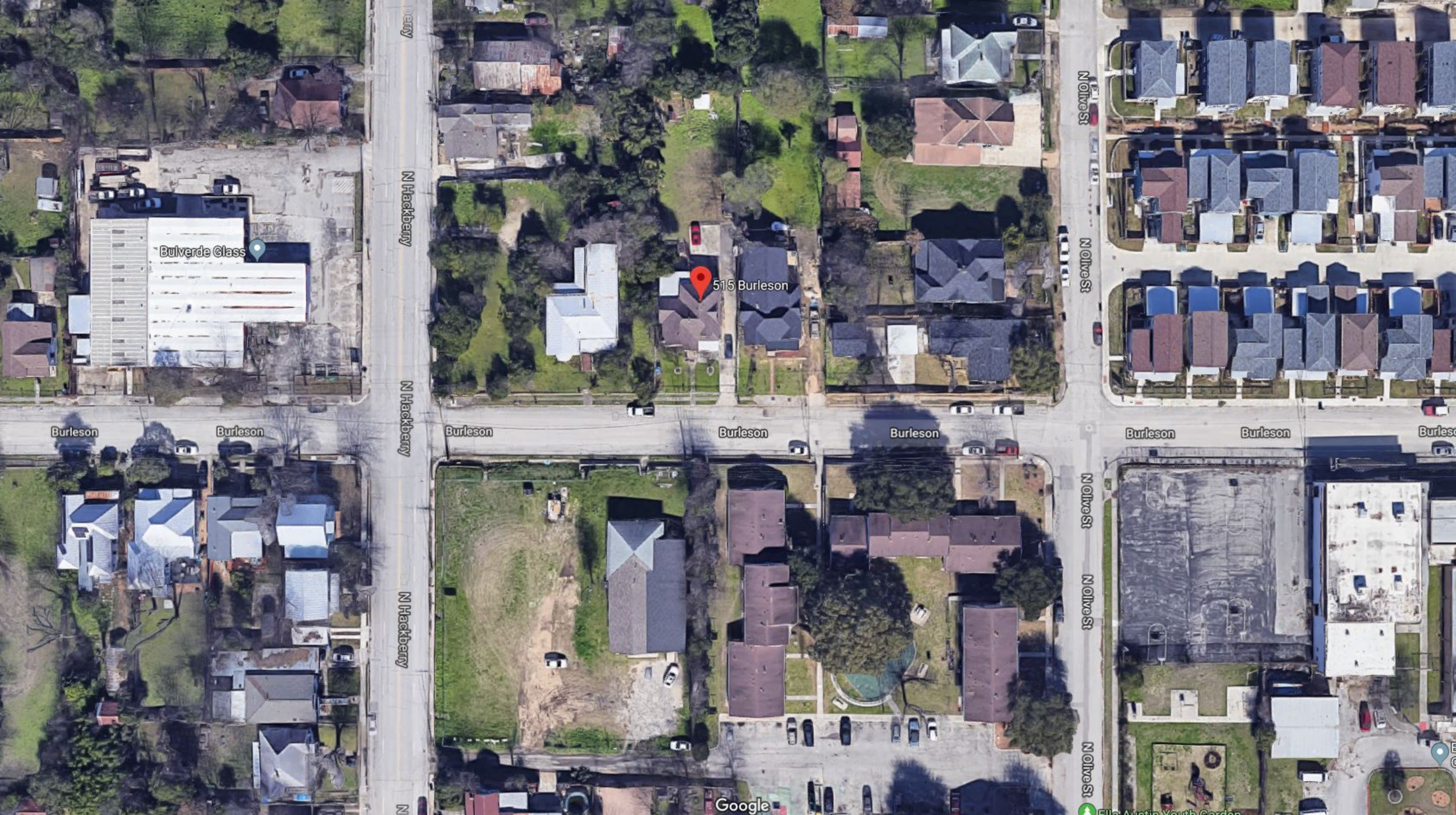
# 515 Burleson



April 23, 2019







erry

N Hackberry

N Hackberry

N Hackberry

N

Bulverde Glass

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

Burleson

Nolvest

Nolvest

Nolvest

Nolvest

Nolvest

515 Burleson

Google

Elia Austin Youth Garden









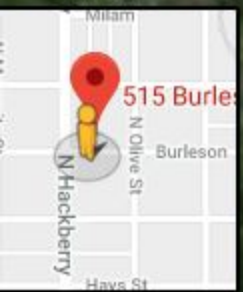




509 Burleson  
San Antonio, Texas

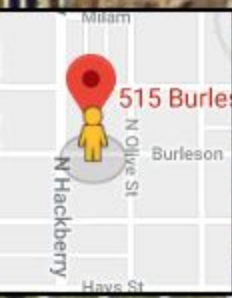
Google

Street View - May 2014

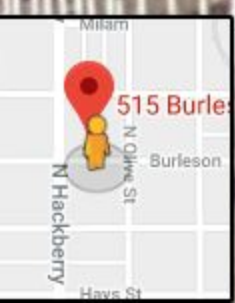


Google



 Google Street View - Oct 2018











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





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





## 515 Burleson St. Front Deck Rehab Project

**New deck will mimic the following deck using 2" x 6" pressure treated wood as decking material. Deck pictured below is Located down the street on a rehab project on Burleson and Muncey St. We are planning on using a stain for top decking and White for Banister and Stair Risers.**







Banister will mimic the following using our existing 6" x 6" Posts.





Current Decking pictured below




















831 Burleson st



A photograph of a front porch. The porch floor is made of dark brown wooden planks. In the upper center, there is a bright red door flanked by white trim. Two doormats are placed in front of the door: a small, light-colored rectangular mat closer to the door, and a larger, dark grey rectangular mat with a grid pattern in front of it. To the left of the door, a white railing is visible. To the right, the light blue horizontal siding of the house is visible. A shadow from the railing is cast across the wooden planks on the left side of the image.

831 Burleson st





831  
Burleson  
st



831 Burleson st









831 Burleson  
st





831 Burleson st








906Burleson st



A photograph of a wooden deck in front of a blue house. The deck is made of light-colored wooden planks. The house has blue horizontal siding and a brown door with a glass insert. The text "906 Burleson st" is overlaid on the deck.

906 Burleson st



906 Burleson st















223


H ♥ ME





1127 Palmetto st



A photograph of a front porch. A black door is centered in the background, flanked by white trim. The porch floor is made of grey composite decking. In the foreground, there are three steps with grey treads and white risers. To the right, a white pillar supports the porch roof. A small green plant is in the bottom right corner.

1127 Palmetto st



1127 N  
Palmetto st


















724 Olive st



A photograph of a blue wooden deck. The deck is made of vertical wooden planks painted a light blue color. In the foreground, a shadow of a person is cast onto the deck. The shadow is dark and shows the outline of a person's head and torso. The text "724 olive st" is overlaid on the image in a black, sans-serif font.

724 olive st



724 Olive st