

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2021-016
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 Lopez Daniel
TYPE OF WORK: Historic Tax Certification
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 305 Burleson.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d)Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

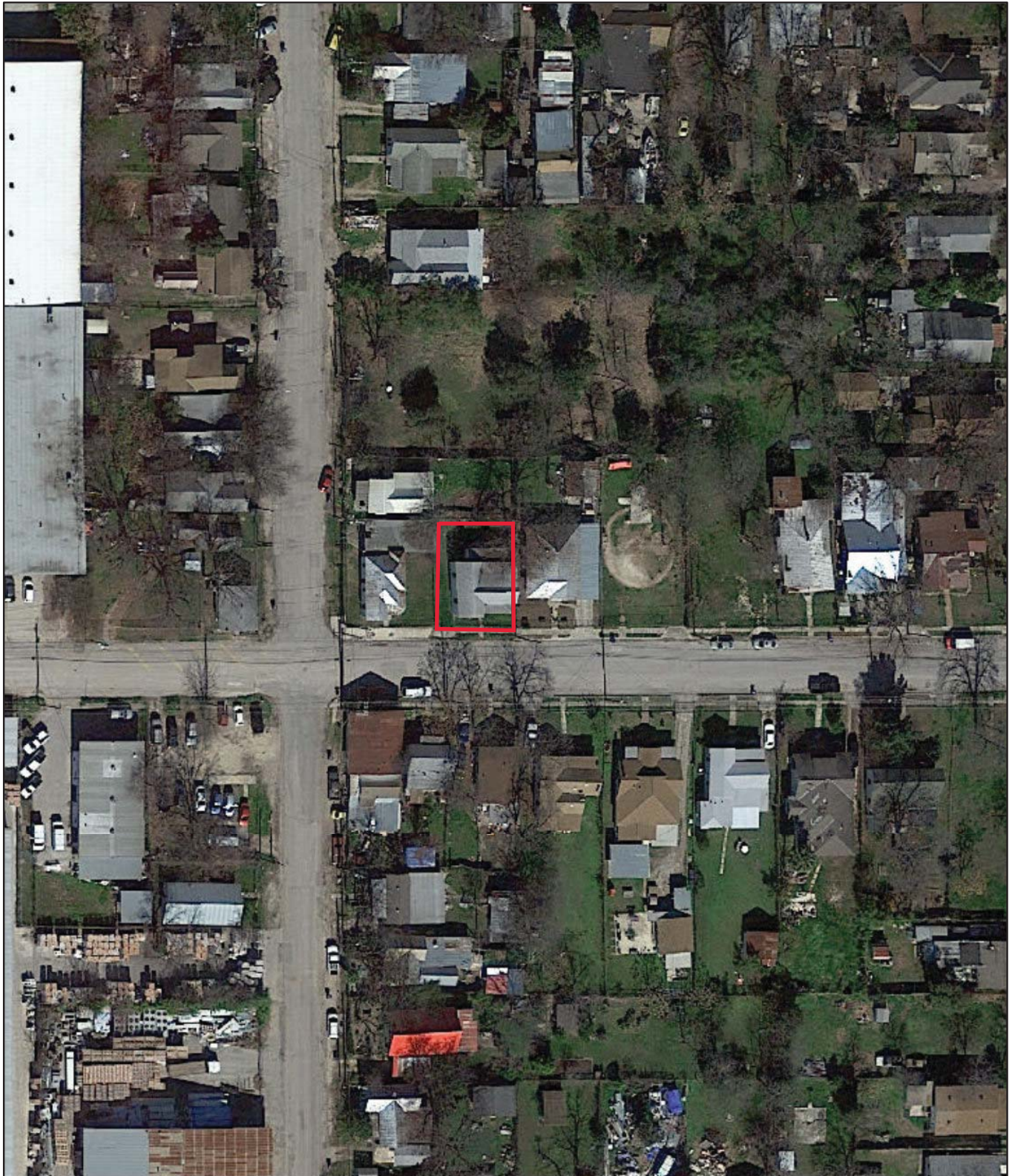
FINDINGS:

- a. The primary structure at 305 Burleson is a 1-story, single-family residence constructed circa 1915 in the Folk Victorian style. The historic structure features an L-shape plan, with both a front and side-facing gable composition shingle roof. The property is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes the installation of new electrical, HVAC and plumbing, roof replacement, a comprehensive interior remodel, and landscaping.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

City of San Antonio One Stop

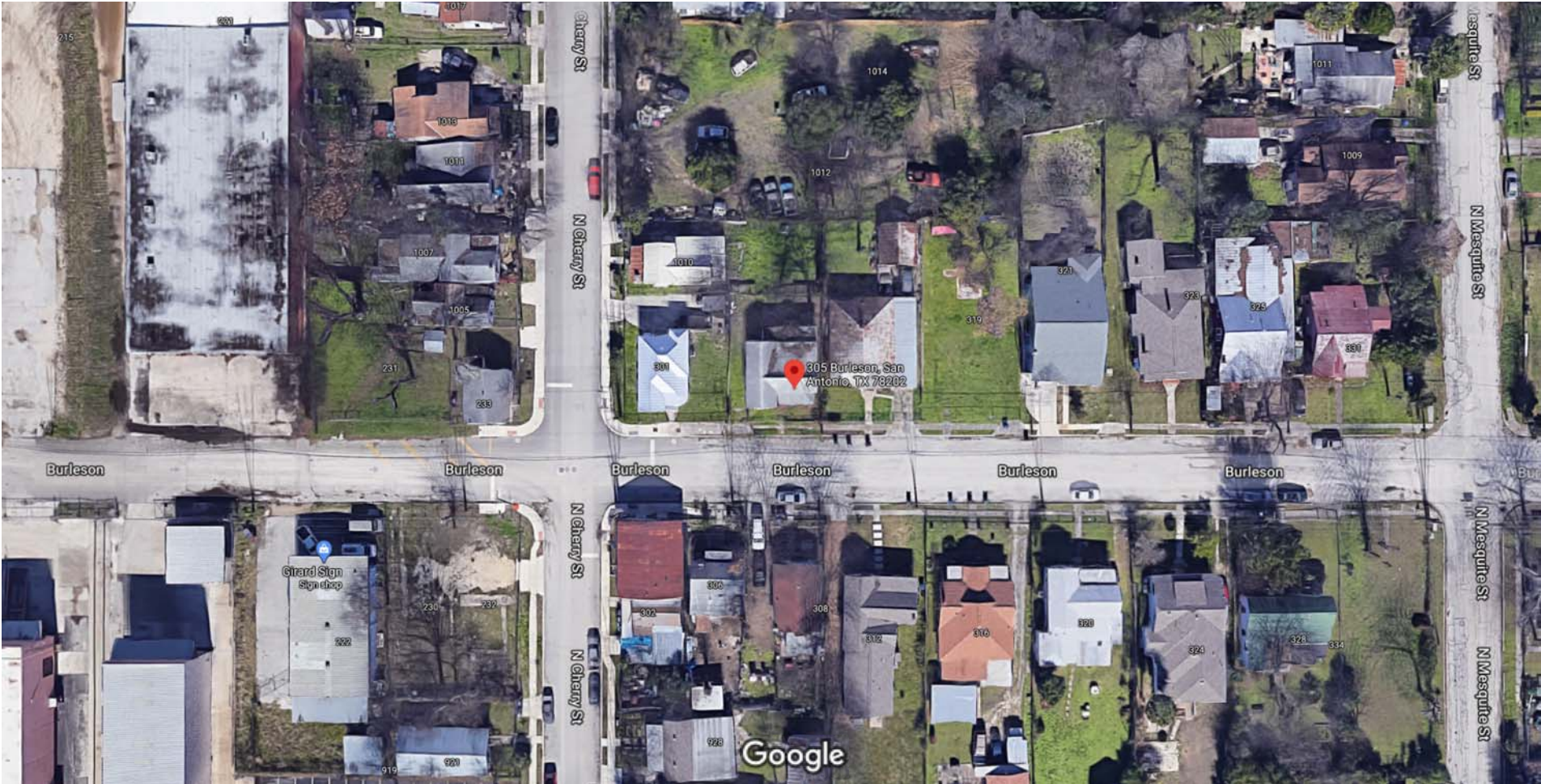


January 12, 2021

— User drawn lines

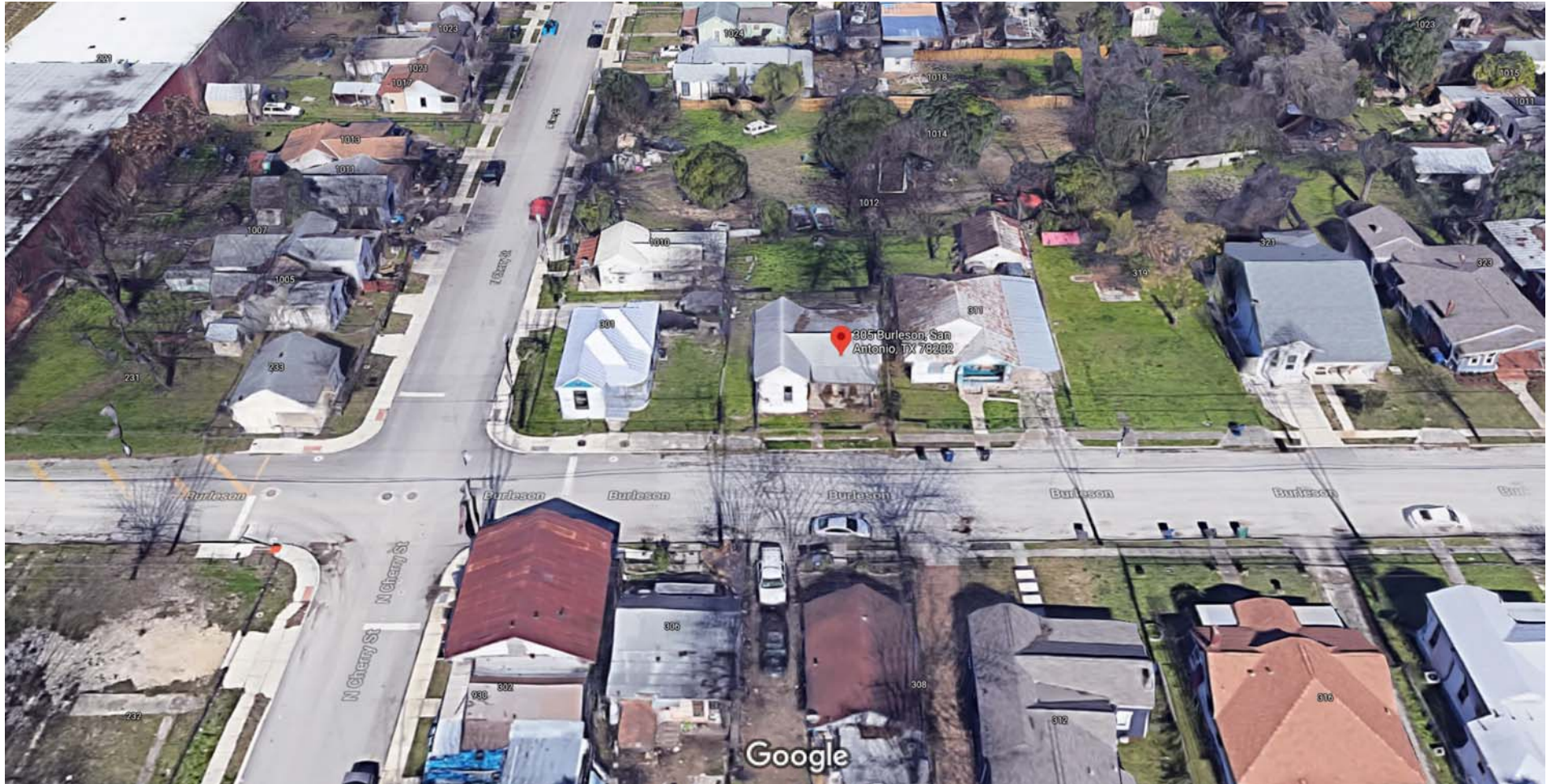
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Google Maps 305 Burleson



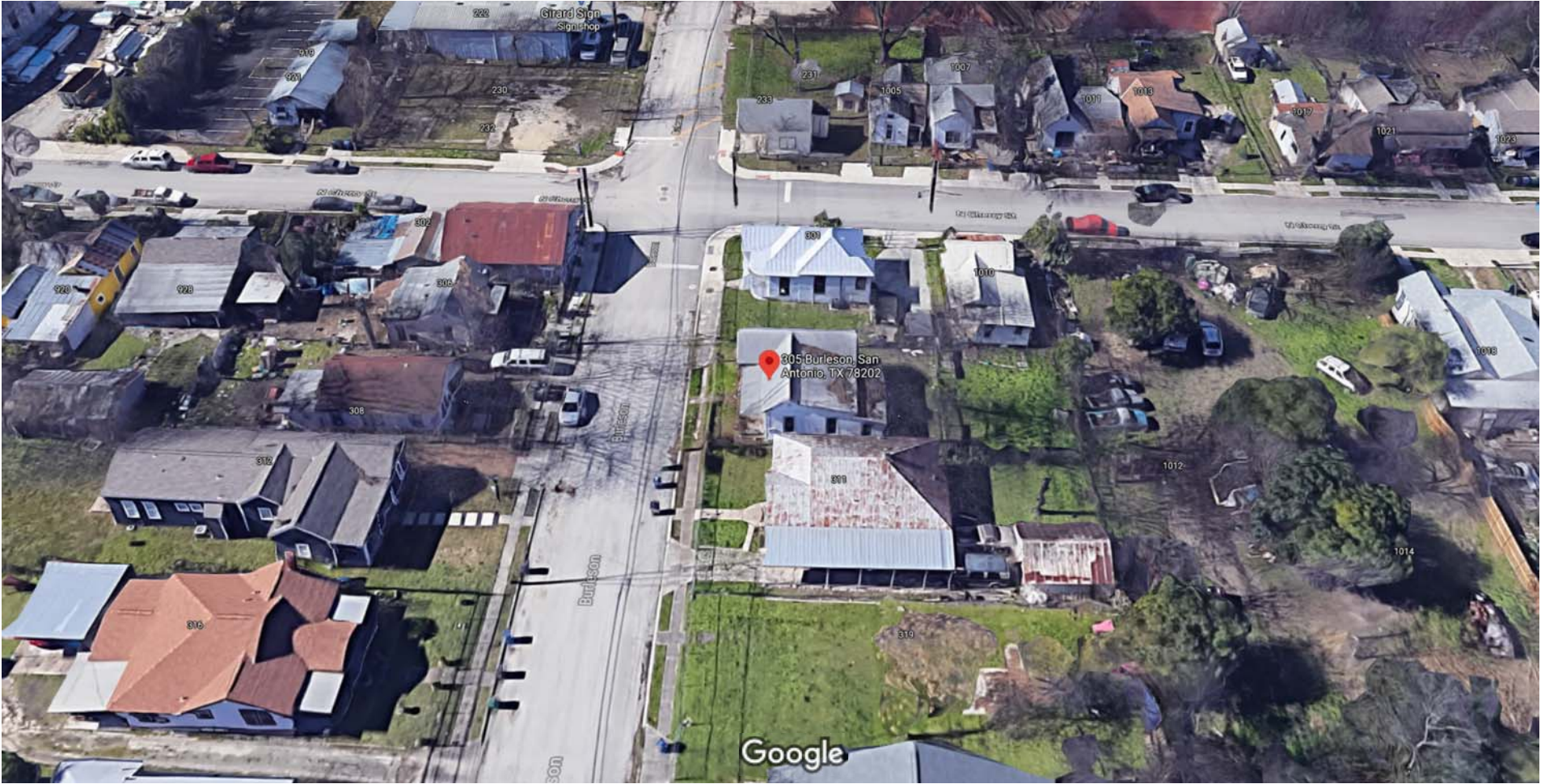
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Google Maps 305 Burleson



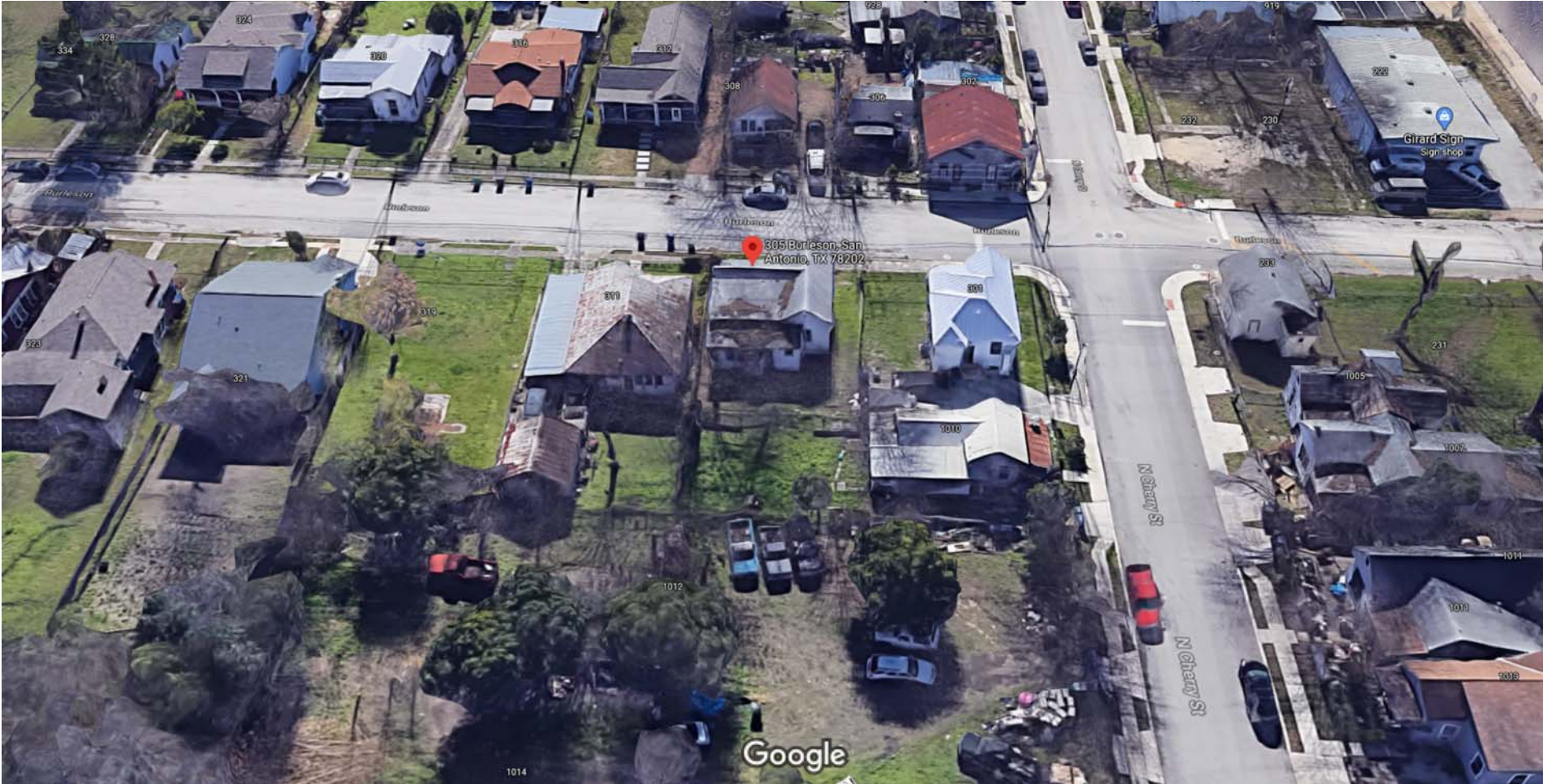
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Google Maps 305 Burleson



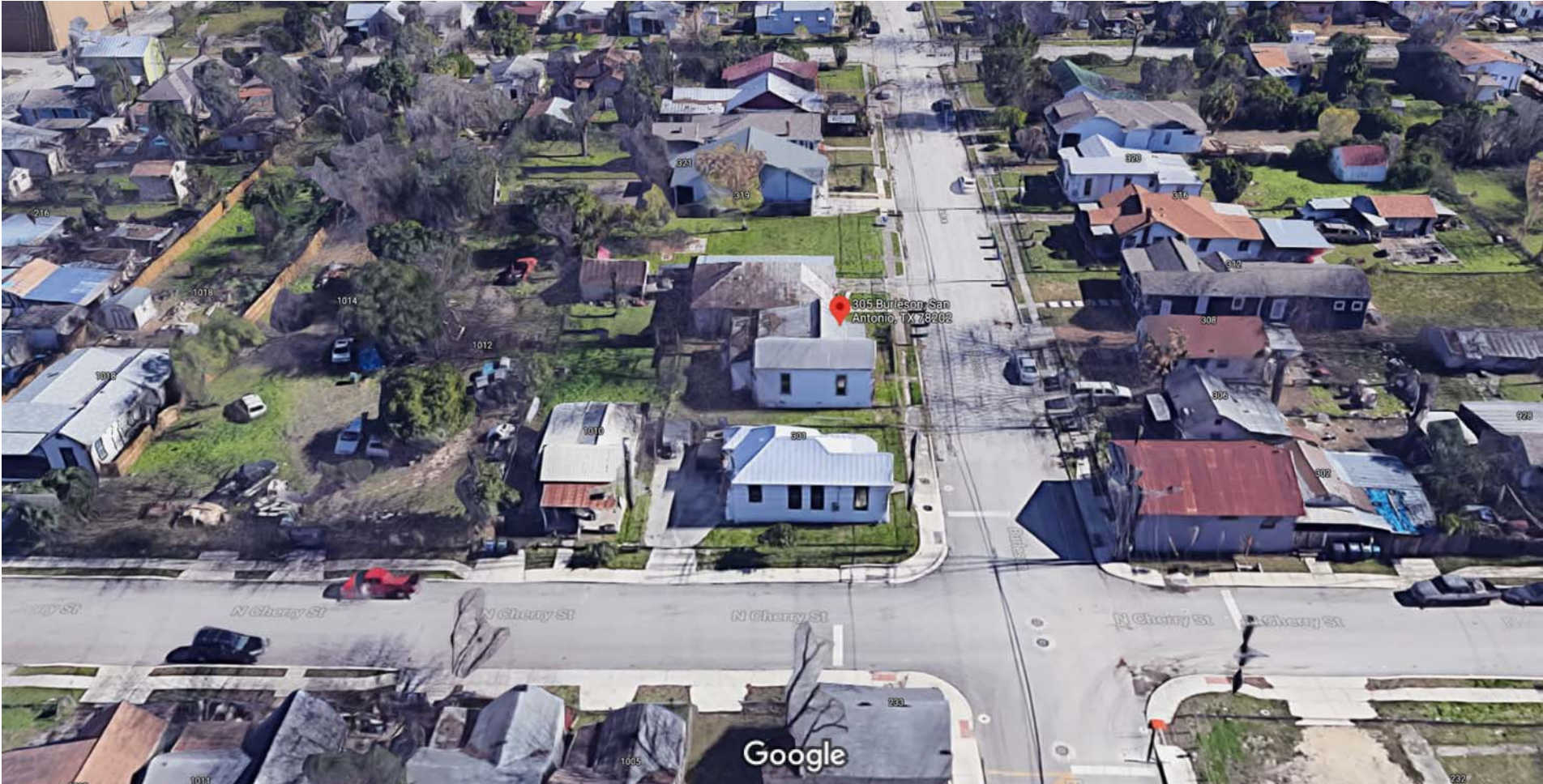
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Google Maps 305 Burleson



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Google Maps 305 Burleson



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305 Burleson		
	Date of Completion	
Plumbing	August 2020	
Engineering	March 2020	
HVAC	October 2020	
Roofing	August 2020	
Landscape	November 2020	
Labor	November 2020	

305 BURLESON ST.
SAN ANTONIO, TX 78202

BEFORE



AFTER





305 BURLESON
BEFORE PHOTOS



305 BURLESON
BEFORE PHOTOS





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305 BURLESON
AFTER PHOTOS





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS RE-ISSUE

October 21, 2020

HDRC CASE NO: 2020-441

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

HISTORIC DISTRICT: Dignowity Hill

PUBLIC PROPERTY: No

APPLICANT: Dianet Lopez Daniel - 16722 Ledgestone

OWNER: DELAFIELD INVESTMENTS LLC - PO BOX 591044

TYPE OF WORK: Driveway/sidewalk, Fencing

REQUEST:

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

1. Install a crushed granite driveway Privacy fence to the right, left, and back of property
2. Install a 4-foot tall wrought fence with driveway and pedestrian gates
3. Install a 6-foot tall rear wood privacy fence

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 property features a 48-foot wide and 8-foot deep front yard and a west flanking driveway.

b. FENCE DESIGN – The applicant has proposed to install a black wrought iron fence, matching the fence design in the submitted example photo. Per the Guidelines for Site Elements 2.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; the design of fence should respond to the design and materials of the house or main structure. Staff finds that a wrought iron fence is consistent with the Guidelines and appropriate within the district.

c. FENCE LOCATION – The applicant has proposed to install the fence around the front and side property lines to meet the existing rear privacy fence. Per the Guidelines for Site Elements 2.B.ii., applicants should avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard; the appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district; new front yard fences or walls should not be introduced within historic districts that have not historically had them. Staff finds that fences are found on Burleson on similar properties and within the Dignowity Hill Historic District.

d. FENCE HEIGHT – The applicant has proposed to install a fence with a height of 4 -feet. Per the Guidelines for Site Elements 2.B.iii., applicants should limit the height of new fences and walls within the front yard to a maximum of four feet; the appropriateness of a front yard fence is dependent on conditions within a specific historic district. Staff finds the proposed height is consistent with the Guidelines

e. GATES – The applicant has proposed to install a front driveway gate matching in height and design as the proposed fence. Per the Fences Policy Guide, drafted January 2020, - Vehicle gates should be set behind the front facade plane of the house and not span across the front of the driveway. A front vehicle gate may be

considered if the site features an atypical condition including: (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties. Considering the width of the property and the corner configuration, staff finds the proposed driveway gate to be appropriate more than the typical recommendation to turn at the corner of the driveway instead of span across. Staff finds the fence should turn before the driveway to meet the corner of the house, instead of span across, and the driveway gate should be set behind the front façade plane of the house.

f. DRIVEWAY – The applicant has proposed to install a crush granite driveway at the existing concrete approach. Staff finds the proposed driveway is consistent with the typical specifications eligible for administrative approval with the stipulation that the surface material features a natural color and the overall width of the driveway should be limited 10 feet.

g. PRIVACY FENCE – The applicant has proposed to install a 6-foot tall rear wood privacy as part of the comprehensive fence proposal. Staff finds the proposed privacy fence is consistent with the typical specifications eligible for administrative approval.

RECOMMENDATION:

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

- i. That the fence should turn before the driveway to meet the corner of the house, instead of span across, and the driveway gate should be set behind the front façade plane of the house.
- ii. That the surface material of the driveway features a natural color and the overall width of the driveway should be limited 10 feet.

COMMISSION ACTION:

Approved with staff's stipulations.

RE-ISSUE REASON:

Stipulation added in error to exclude:

"i. That the fence should turn before the driveway to meet the corner of the house, instead of span across, and the driveway gate should be set behind the front façade plane of the house."

Per finding e:

Considering the

width of the property and the corner configuration, staff finds the proposed driveway gate to be appropriate more than the typical recommendation to turn at the corner of the driveway instead of span across.

The front yard fence and gate are appropriate as installed per December 2020 photos.

RE-ISSUE DATE: 1/12/2021

RE-ISSUED BY: Huy Pham



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

August 4, 2020

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

HISTORIC DISTRICT: Dignowity Hill

PUBLIC PROPERTY: No

RIVER IMPROVEMENT OVERLAY: No

APPLICANT: Dianet Lopez Daniel -

OWNER: DELAFIELD INVESTMENTS LLC -

TYPE OF WORK: Foundation/skirting, Porch/Patio

REQUEST:

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

- 1) Replace the non-original concrete slab and wrought iron column porch with reconstructed wood deck and column porch featuring traditional historic details
- 2) Replace and restore the foundation skirting with smooth Hardie lap skirting with 4 inch exposure, no faux wood grain, and a concealed flashing at grade.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 8/4/2020 6:00:54 PM

ADMINISTRATIVE APPROVAL TO: 1) Replace the non-original concrete slab and wrought iron column porch with reconstructed wood deck and column porch featuring traditional historic details

2) Replace and restore the foundation skirting with smooth Hardie lap skirting with 4 inch exposure, no faux wood grain, and a concealed flashing at grade.

Porch should feature traditional architectural details as submitted in the updated drawings:

- COLUMNS - The proposed wood columns should be no wider than 6' square, feature both capital and base trim and chamfered corners.
- DECKING - The proposed porch decking should feature 1" x 3" tongue-and-groove wood members laid perpendicular to the front façade plane

APPROVED BY: Huy Pham



Shanon Shea Miller
Historic Preservation Officer

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

June 3, 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

HISTORIC DISTRICT: Dignowity Hill

PUBLIC PROPERTY: No

APPLICANT: Dianet Daniel -

OWNER: Robert Prado/Delafield Investments, LLC -

TYPE OF WORK: Partial Demolition, Roofing, Window replacement/fenestration changes

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.

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.

COMMISSION ACTION:

Approved with staff's stipulations.

A handwritten signature in black ink, appearing to read 'Shanon Shea Miller', written in a cursive style.

Shanon Shea Miller
Historic Preservation Officer

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 30, 2020

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

HISTORIC DISTRICT: Dignowity Hill

PUBLIC PROPERTY: No

RIVER IMPROVEMENT OVERLAY: No

APPLICANT: Dianet Lopez Daniel - 16722 Ledgestone Dr

OWNER: DELAFIELD INVESTMENTS LLC - PO BOX 591044

TYPE OF WORK: Roofing, Repair and Maintenance, Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing asphalt shingle roof with new shingles (house and porch roof), remove the vinyl siding and restore the wood siding underneath, re-paint.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 6/30/2020 9:13:23 AM

ADMINISTRATIVE APPROVAL TO: PAINTING - Re-paint the exterior wood siding and trim. Body will be gray with white trim and accents.

SIDING REPAIRS - Remove the existing vinyl/metal siding from the exterior of the house and restore the wood siding underneath. The wood siding appears to be lap siding (tongue and groove) and any new siding introduced must follow this existing profile. Existing wood siding shall be repaired and maintained. Wholesale siding replacement is not approved and will require additional review and evidence supporting the need to replace all existing wood siding.

ROOF REPLACEMENT - Remove the existing asphalt/composition shingles from the main house and porch roof and install new shingles to match. No changes to the existing form or pitch are requested or approved.

APPROVED BY: Katie Totman



Shanon Shea Miller
Historic Preservation Officer

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