

# HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

**HDRC CASE NO:** 2021-321  
**ADDRESS:** 920 BURLESON ST  
**LEGAL DESCRIPTION:** NCB 1369 BLK 6 LOT N 116.5 FT OF 6  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Patrick Callahan/Some Elbow Room  
**OWNER:** TODD ANDREW & NYGAARD LAURA  
**TYPE OF WORK:** Construction of a rear accessory structure  
**APPLICATION RECEIVED:** May 25, 2021  
**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 construct a rear accessory structure at 920 Burleson, located within the Dignowity Hill Historic District.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

### *Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the

opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.

- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 920 Burleson, located within the Dignowity Hill Historic District.
- b. **REAR ACCESSORY STRUCTURE (General Design)** – The applicant has proposed to construct a rear accessory structure to feature a footprint of 240 square feet, siding to match that of the primary historic structure's, and a shingle roof to match that of the primary historic structure's. Per the Guidelines for New Construction 5.A., new accessory structures should be visually subordinate to the primary historic structure on the lot, should be no larger in footprint than forty (40) percent of the primary historic structure's footprint, should relate to the period of construction of the primary historic structure, should feature similar window and door openings as those found historically on the primary historic structure. Generally, staff finds that the proposed rear accessory structure is consistent with the Guidelines for New Construction.
- c. **REAR ACCESSORY STRUCTURE (Windows & Doors)** – The applicant has noted the installation of one door and three windows. At this time, the applicant has not specified window or door materials. Staff finds that windows and doors should be consistent with the Guidelines for New Construction and staff's standard specifications for windows in new construction. These specifications are found in the applicable citations.
- d. **REAR ACCESSORY STRUCTURE (Setbacks & Orientation)** – Per the Guidelines for New Construction 5.B., the predominant accessory structure orientation of the block should be matched for new construction. Additionally, historic setback for rear accessory structures should be matched. This block of Burleson features rear accessory structures at the rear of the lots, consistent with the proposed location. The applicant is responsible for complying with all zoning setbacks.

## **RECOMMENDATION:**

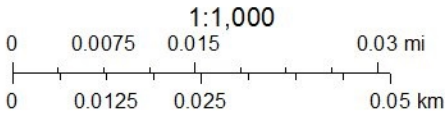
Staff recommends approval based on findings a through d with the following stipulations:

- i. That profile 117 siding be installed, matching that of the primary historic structure.
- ii. That the proposed new construction feature windows that are consistent with staff's standard specifications for windows in new construction, as noted in finding c and in the applicable citations.
- iii. That a wood door be installed as noted in finding c.
- iv. That the applicant adhere to all zoning setbacks, as noted in finding d.

City of San Antonio One Stop



July 9, 2021











920















12'x20' Front Elevation  
Accessory Structure

SketchUp

10/12 Pitch

Roofing Shingles to match home

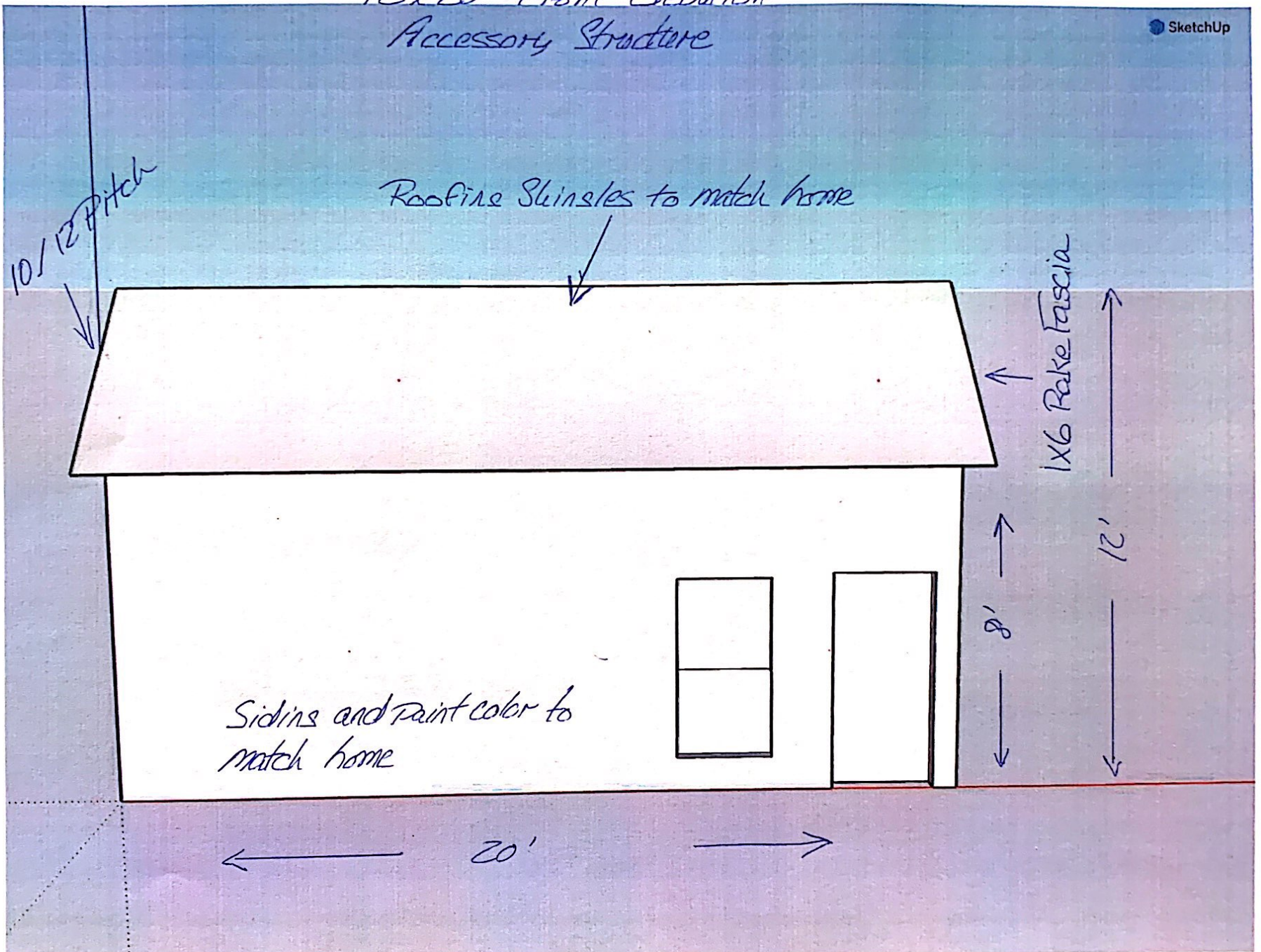
1x6 Fake Fascia

Siding and Paint color to  
match home

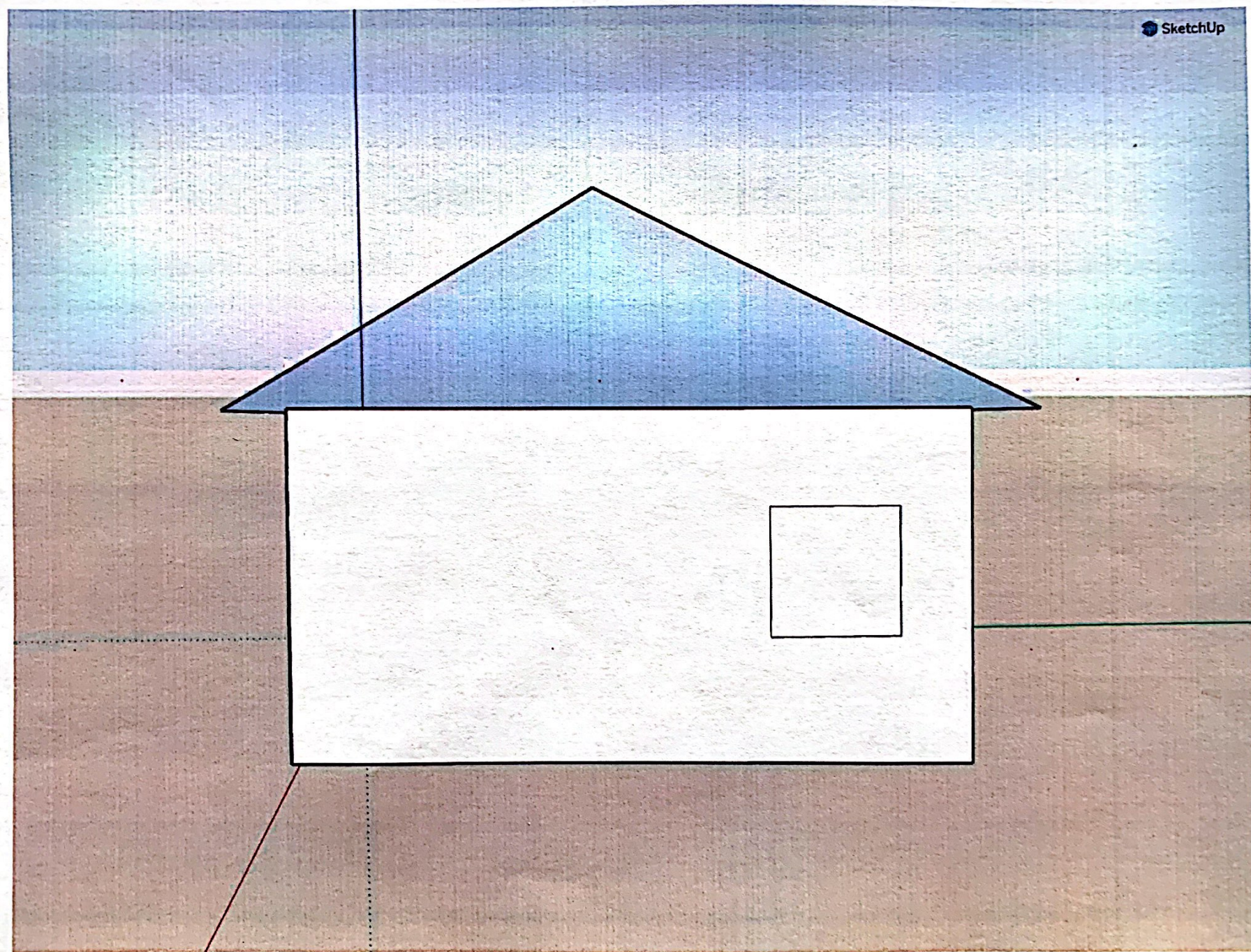
20'

8'  
12'

Drawing not to Scale









Left side Elevation

