

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2024

HDRC CASE NO: 2024-076
ADDRESS: 825 BURLESON ST
LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 20
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Vanessa Shelton/MORGAN KEITH & SHELTON VANESSA
OWNER: Vanessa Shelton/MORGAN KEITH & SHELTON VANESSA
TYPE OF WORK: Column replacement, column removal (pilaster)
APPLICATION RECEIVED: February 16, 2024
60-DAY REVIEW: April 16, 2024
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Remove one pilaster from the front porch.
2. Replace three existing Corinthian columns with 8"-wide non-tapered fiberglass columns without capitals.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
- A. MAINTENANCE (PRESERVATION)
- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
 - ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
 - iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
 - iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
 - v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
 - ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
 - iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair
7. Architectural Features: Porches, Balconies, and Porte-Cocheres
- A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
 - ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
 - iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.
- 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:

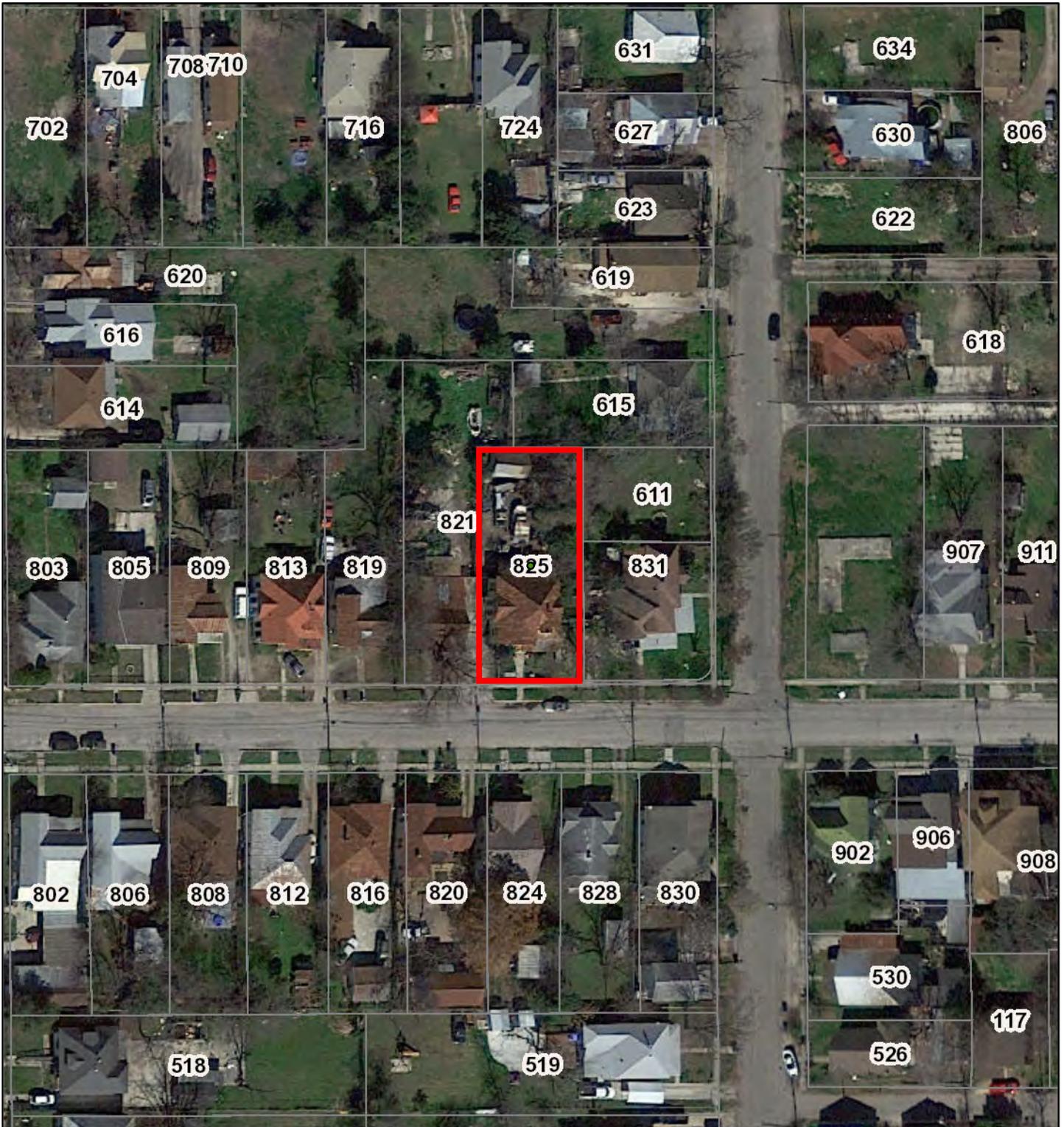
- a. The property at 825 Burluson is a one-story Queen Anne residence with a detached single-story accessory structure built c. 1910. The house has a gable-on-hip roof clad in standing seam metal and wood 117 siding. The inset front porch has three Corinthian columns and one pilaster. Closed gables have decorative shingles, and windows are primarily one-over-one and wood. The property contributes to the Dignowity Hill Historic District.
- b. **VIOLATION:** On December 20, 2023, staff observed the replacement of three Corinthian front-porch columns and one pilaster with wood posts onsite. Staff spoke with the property owner to notify her the work was completed without a Certificate of Appropriateness (COA) and issued a Stop Work Order. The report is included in this case file. The owner submitted an application for a COA to modify the columns the same day. On January 17, 2024, the HDRC denied the applicant's request to modify the existing Corinthian columns, finding that the columns should be retained and repaired, and that the applicant should propose a solution to compensate for additional foundation height that does not involve modifying capital or shaft of the existing columns. The applicant was informed that a new, taller shaft that matches in profile and dimensions may be eligible for staff review and approval. On February 13, 2024, staff observed replacement of three columns with thin fiberglass columns without capitals, installed without approval via Certificate of Appropriateness. No pilaster was installed. Staff issued a Stop Work Order and provided instructions for compliance. An application was submitted February 16, 2024.
- c. **PILASTER REMOVAL:** The applicant requests to remove a pilaster from the front porch. Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i says to preserve porches, balconies, and porte-cocheres. Guideline 7.B.iii says to 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. Staff finds the request to remove the pilaster does not conform to guidelines.
- d. **COLUMN MODIFICATION:** The applicant requests approval to replace three existing Corinthian columns on the front porch with 8"-wide non-tapered fiberglass columns without capitals. Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i says to preserve porches, balconies, and porte-cocheres. Guideline 7.B.iii says to 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. Staff finds the request to replace the three columns does not conform to guidelines.

RECOMMENDATION:

Staff does not recommend approval of items 1 and 2, based on findings c and d. The pilaster should be returned and repaired or replaced in kind to match the existing Corinthian columns. Staff recommends the columns be retained and repaired, and that the applicant proposes a solution to compensate for additional foundation height that does not involve modifying capital or shaft of the existing columns. A new, taller shaft that matches in profile and dimensions and with a Corinthian capital may be eligible for staff review and approval.

City of San Antonio One Stop



January 11, 2024

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels

 CoSA City Limit Boundary

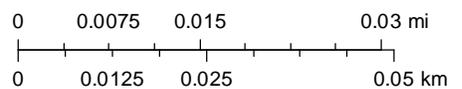


Photo provided by applicant 1 March 2024





Feb 13, 2024 10:11:06 AM
825 Burleson Street
San Antonio
Bexar County
Texas



Feb 13, 2024 10:10:34 AM
824 Burleson Street
San Antonio
Bexar County
Texas



Nov 13, 2023 5:53:15 PM
828 Burleson Street
San Antonio
Bexar County
Texas



Nov 13, 2023 5:53:35 PM
828 Burleson Street
San Antonio
Bexar County
Texas

825 Burleson St

821 Burleson St
San Antonio, Texas

Google Street View

Mar 2022 See more dates





Investigation Report

Property

Address	825 Burleson
District/Overlay	Dignowity Hill
Owner Information	MORGAN KEITH & SHELTON VANESSA

Site Visit

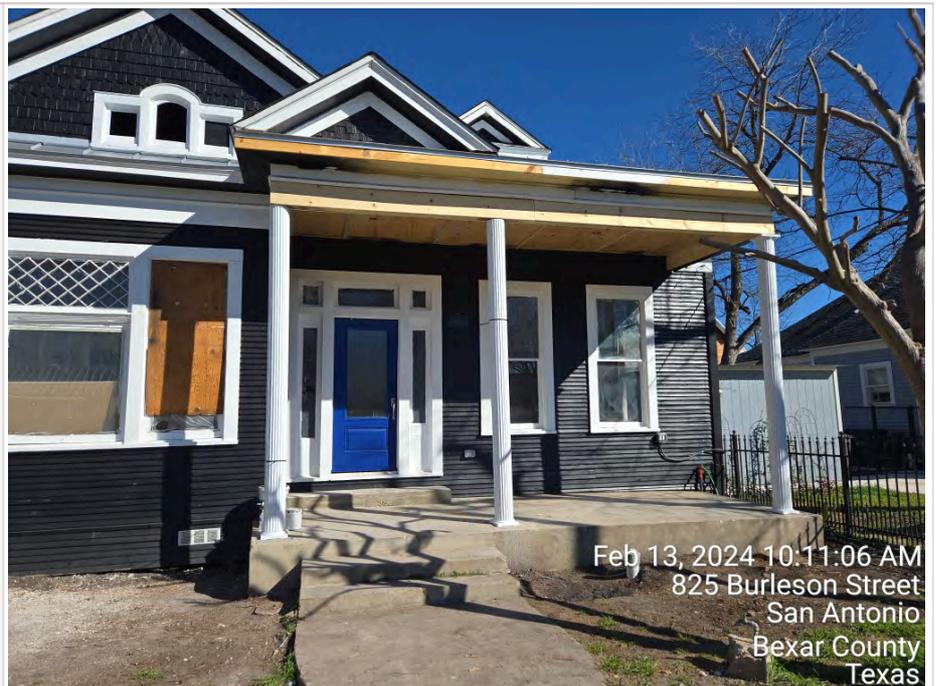
Date	02/13/2024
Time	10:48 AM (-6 GMT)
Context	drive-by
Present Staff	Jessica Anderson
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Installation of nonconforming front-porch columns.
Description of interaction	No one on site. Staff took timestamped photo from right of way.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	No Action Taken/Photos Only
Will post-work application fee apply?	To be determined

Documentation

Photographs





Investigation Report

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

January 17, 2024

HDRC CASE NO: 2024-014
ADDRESS: 825 BURLESON ST
LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 20
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
APPLICANT: Vanessa Shelton/MORGAN KEITH & SHELTON VANESSA - 825 Burleson
OWNER: Vanessa Shelton/MORGAN KEITH & SHELTON VANESSA - 825 Burleson
TYPE OF WORK: Porch/Patio

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace the existing standing-seam metal roof with a composition shingle roof.
2. Remove one pilaster on the front porch.
3. Modify three existing Corinthian columns on the front porch.

FINDINGS:

a. The property at 825 Burleson is a one-story Queen Anne residence with a detached single-story accessory structure built c. 1910. The house has a gable-on-hip roof clad in standing seam metal and wood 117 siding. The inset front porch has three Corinthian columns and one pilaster. Closed gables have decorative shingles, and windows are primarily one-over-one and wood. The property contributes to the Dignowity Hill Historic District.

b. VIOLATION: On December 20, 2023, staff observed the replacement of three Corinthian front-porch columns and one pilaster with wood posts onsite. Staff spoke with the property owner to notify her the work was completed without a Certificate of Appropriateness (COA) and issued a Stop Work Order. The report is included in this case file. The owner submitted an application for a COA to modify the columns the same day.

c. ROOF: The applicant requests to replace the existing standing-seam metal roof with a composition shingle roof. Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.vi says to use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The property first appears on Sanborn Fire Insurance maps in 1912, and is listed as featuring a shingle roof on the primary roof form with metal on the separate front-porch roof. Staff finds the request for roof replacement generally appropriate, but that the metal roof should be retained on the separate front-porch roof.

d. PILASTER REMOVAL: The applicant requests to remove a pilaster from the front porch. Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i says to preserve porches, balconies, and porte-cocheres. Guideline 7.B.iii says to 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. Staff finds the request to remove the pilaster does not conform to guidelines.

e. COLUMN MODIFICATION: The applicant requests approval to replace three existing Corinthian columns on the front porch with columns salvaged from the existing columns but without Corinthian capitals. The applicant proposes to use the removed pilaster to extend the three columns to compensate for additional porch height created by a previously-approved foundation modification. 7.A.i says to preserve porches, balconies, and porte-cocheres. Guideline 7.B.iii says to 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. Staff finds the request to modify the three columns does not conform to guidelines.

RECOMMENDATION:

Staff recommends approval of item 1, replacing the existing standing-seam metal roof with a composition shingle roof, based on finding c, with the following stipulations:

- i. That the metal roof be retained on the separate front-porch roof.
- ii. The roof pitch, roof form, or roof ridge are retained.
- iii. All chimney, flue, and related existing roof details must be preserved.

Staff does not recommend approval of item 3, removing one pilaster on the front porch, based on finding d. The pilaster should be returned and repaired or replaced in kind to match the existing Corinthian columns.

Staff does not recommend approval of item 2, modifying three existing Corinthian columns on the front porch, based on finding e. Staff recommends the columns be retained and repaired, and that the applicant proposes a solution to compensate for additional foundation height that does not involve modifying capital or shaft of the existing columns. A new, taller shaft that matches in profile and dimensions may be eligible for staff review and approval.

COMMISSION ACTION:

Approved with stipulations:

Approval of item 1, replacing the existing standing-seam metal roof with a composition shingle roof, based on finding c, with the following stipulations:

- i. That the metal roof be retained on the separate front-porch roof.
- ii. The roof pitch, roof form, or roof ridge are retained.
- iii. All chimney, flue, and related existing roof details must be preserved.

Denial of item 3, removing one pilaster on the front porch, based on finding d. The pilaster should be returned and repaired or replaced in kind to match the existing Corinthian columns.

Denial of item 2, modifying three existing Corinthian columns on the front porch, based on finding e. The columns should be retained and repaired, and that the applicant proposes a solution to compensate for additional foundation height that does not involve modifying capital or shaft of the existing columns. A new, taller shaft that matches in profile and dimensions may be eligible for staff review and approval.



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



Investigation Report

Property

Address	825 Burleson
District/Overlay	Dignowity Hill
Owner Information	Vanessa Morgan

Site Visit

Date	12/20/2023
Time	10:42 AM (-6 GMT)
Context	drive-by
Present Staff	Jessica Anderson
Present Individuals	Homeowner, Contractor(s)
Contractor/Realtor Companies	Lopez Custom Work
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Front porch column removal
Description of interaction	Spoke with property owner, who says the columns fell in the course of foundation work. She stated she was told she only needed a COA if she intended to replace the columns. She stated she intends to continue work despite staff issuing a Stop Work Order. Also said she will submit application for COA today.

Action Taken

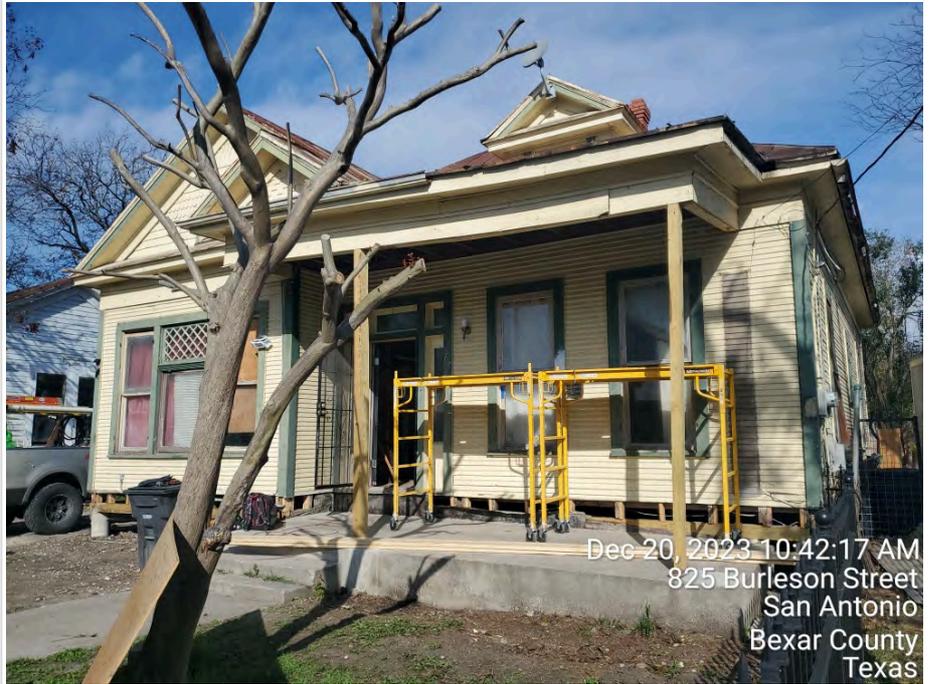
Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner
Will post-work application fee apply?	To be determined

Documentation



Investigation Report

Photographs



12/20/2023 10:46 AM

Column conditions on other houses
submitted by applicants











































