HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO:	**2024-014**
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:	Porch and column replacement, roof replacement (metal to shingle)
APPLICATION RECEIVED:	December 20, 2023
60-DAY REVIEW:	February 18, 2024
CASE MANAGER:	Jessica Anderson

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.

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. *Façade 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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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 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:

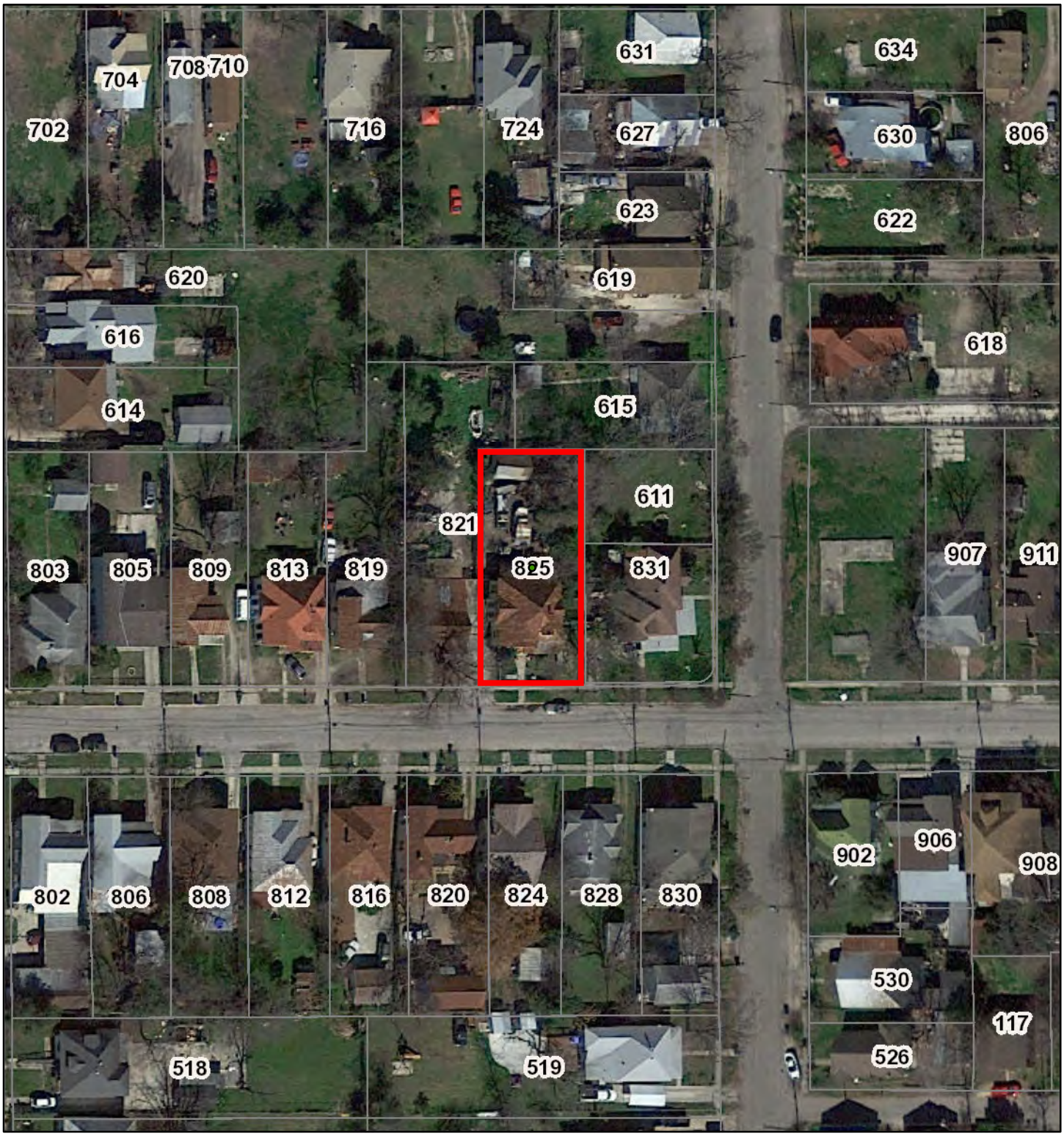
Staff recommends approval of item 1, replacing the existing standing-seam metal roof with a composition shingle roof, based on finding c, with the following stipulations:

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.

City of San Antonio One Stop



January 11, 2024

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

CoSA Addresses

COSA City Limit Boundary

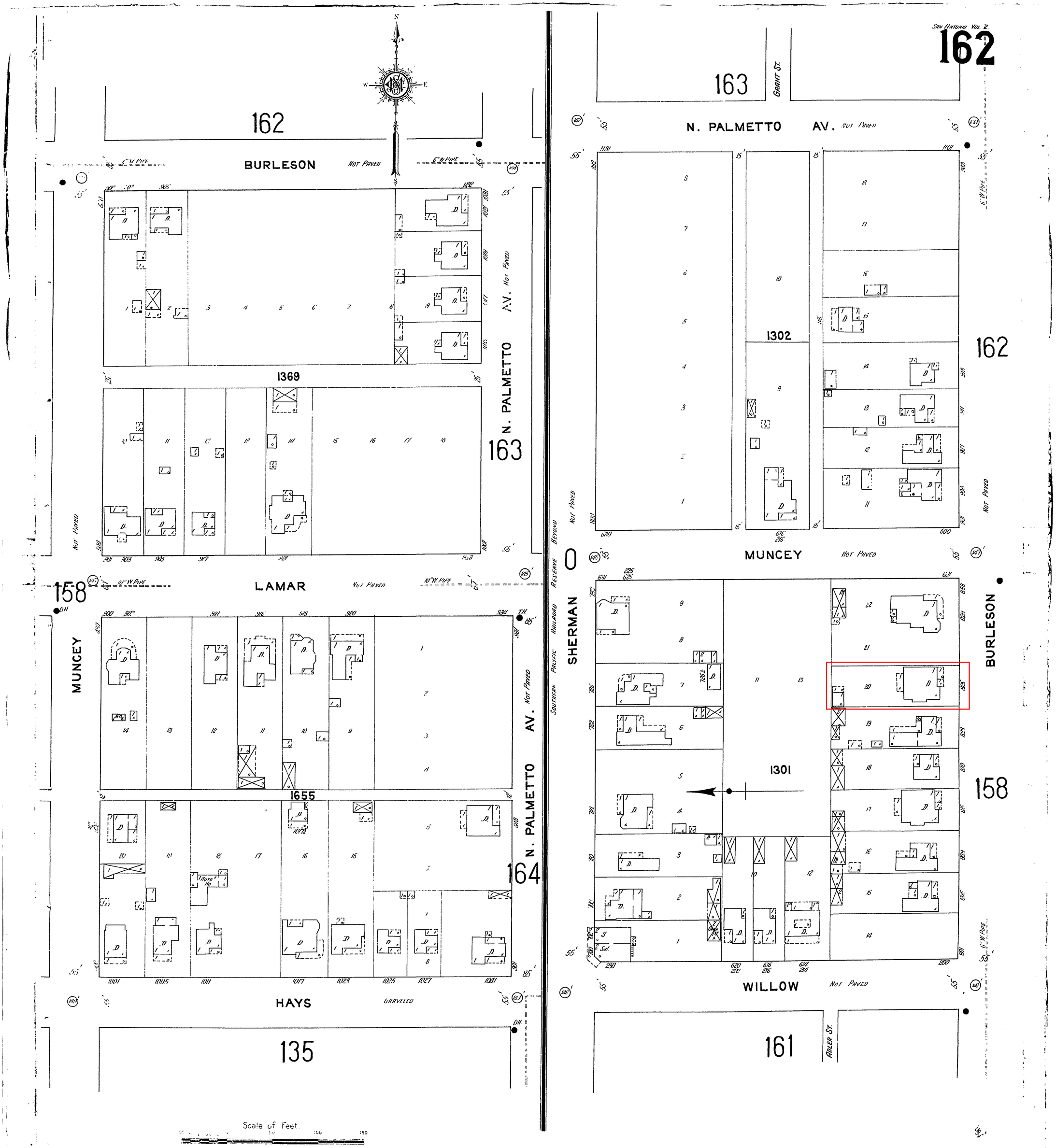
Community Service Centers

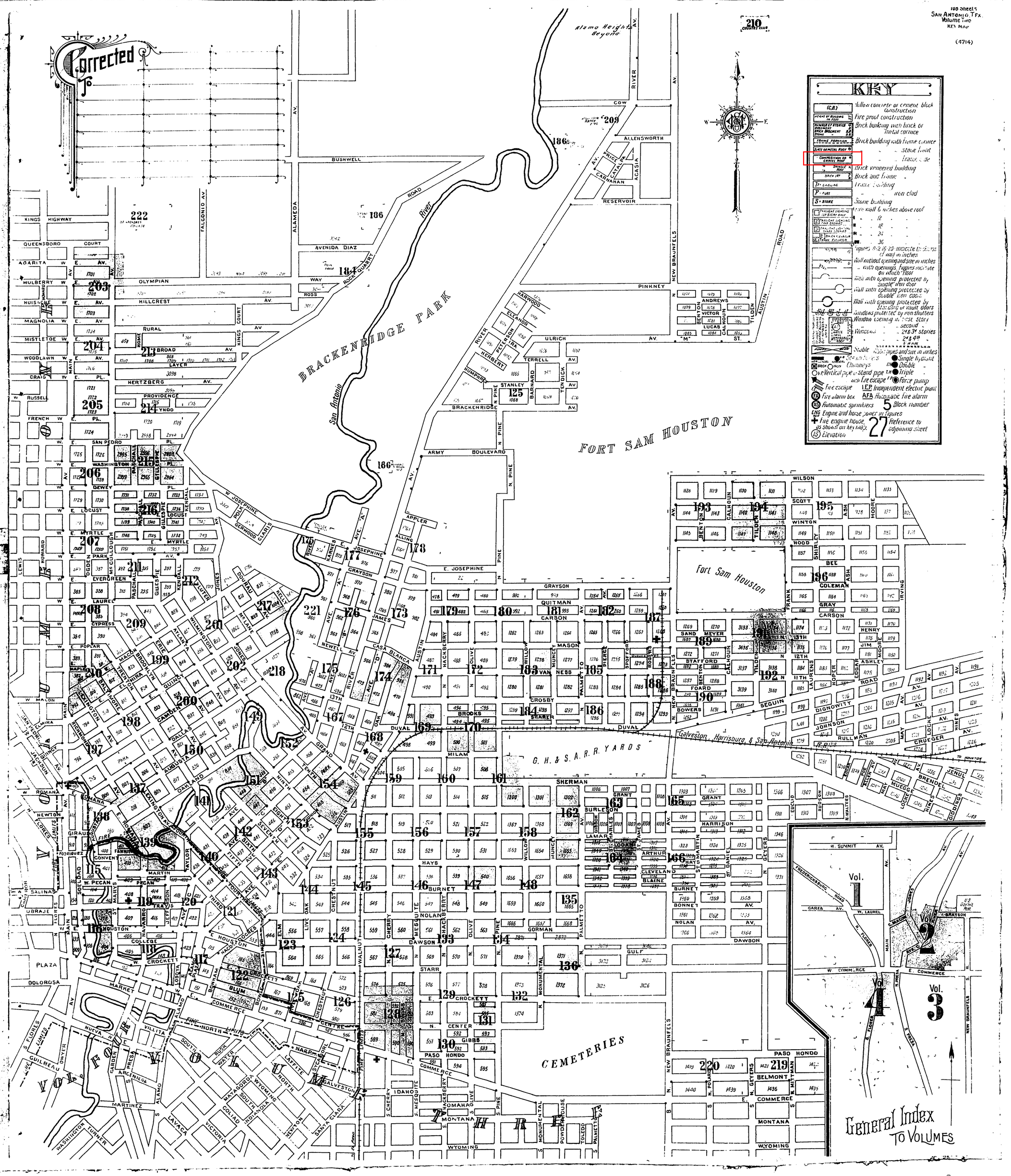
Pre-K Sites

CoSA Parcels

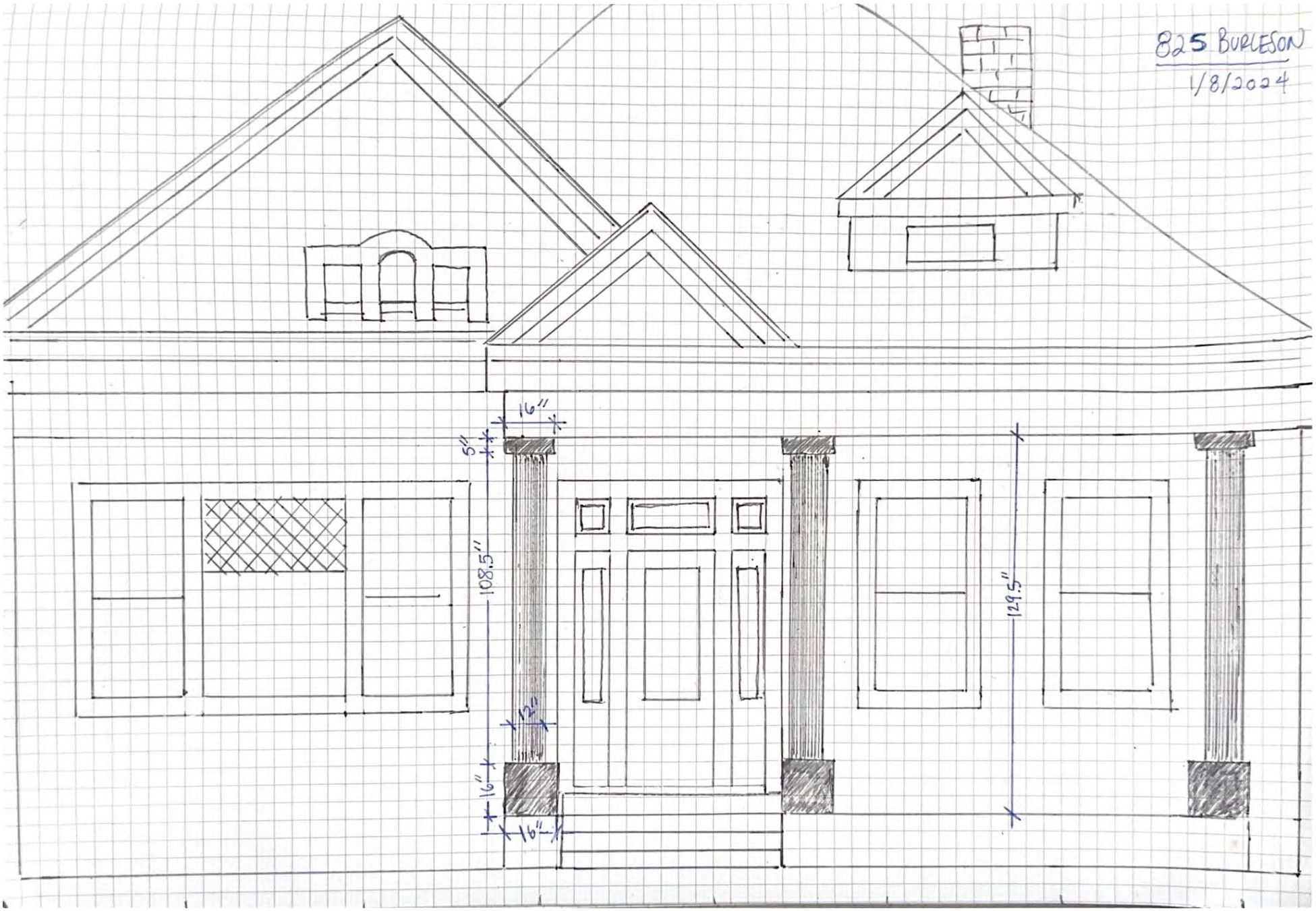
BCAD Parcels

City of San Antonio GIS
Copyright 1-11-2024

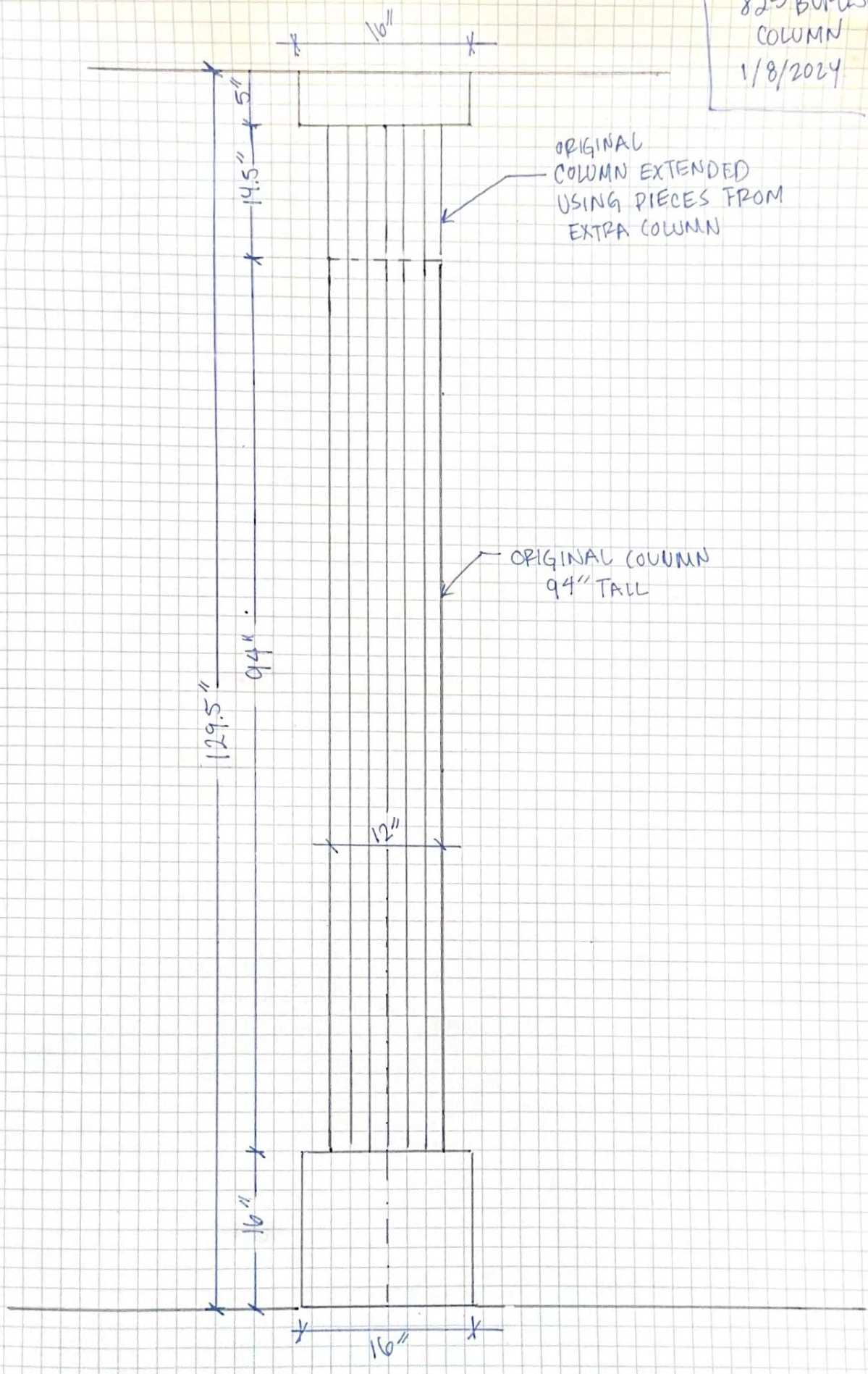

San Antonio Vol. 2.
162
163
Grant St.
N. PALMETTO AV. Not Paved
162
1302
MUNCEY Not Paved
Not Paved
Not Paved
Southern Pacific Railroad Reserve Beyond
SHERMAN
BURLESON
1301
158
WILLOW Not Paved
161
Adler St.
162
BURLESON Not Paved
1369
N. PALMETTO AV. Not Paved
163
Not Paved
158
LAMAR Not Paved
MUNCEY
1655
N. PALMETTO AV. Not Paved
164
HAYS Gravelled
135
Scale of Feet.


Corrected To
100 Sheets
San Antonio, Tex.
Volume Two
Key Map
(4714)
Alamo Heights Beyond
BRACKENRIDGE PARK
FORT SAM HOUSTON
Fort Sam Houston
G. H. & S. A. R. R. YARDS
Galveston, Harrisburg & San Antonio R.R.
CEMETERIES
San Antonio River
KEY
(C.B.) Hollow concrete or cement block construction
Fire proof construction
Brick building with brick or metal cornice
Brick building with frame cornice
Composition or gravel roof
Brick veneered building
Brick and frame
Frame building
Stone building
Stone wall 6 inches above roof
Wall without opening and size in inches
Wall with opening protected by single iron door
Wall with opening protected by double iron doors
Wall with opening protected by sliding or vault doors
Windows protected by iron shutters
Stable
Chimneys
Vertical pipe
Fire escape
Fire alarm box
Automatic sprinklers
Single hydrant
Double
Triple
Force pump
Independent electric plant
Automatic fire alarm
Block number
Engine and horse power in figures
Fire engine house as shown on key map
Reference to adjoining sheet
Elevation
General Index To Volumes
Vol. 1
Vol. 2
Vol. 3
Vol. 4

825 BURLESON
1/8/2024



825 BURLESON
COLUMN
1/8/2024



Nov 13, 2023 5:53:17 PM
828 Burleson Street
San Antonio
Bexar County
Texas

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

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

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

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

Photographs	
	12/20/2023 10:46 AM