

## HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

### Agenda Item No: 3

**HDRC CASE NO:** 2015-156  
**ADDRESS:** 1001 BURNET ST  
**LEGAL DESCRIPTION:** NCB 1657 BLK E LOT S 92 FT OF 9  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Felix Ziga  
**OWNER:** Henneke Financial Group  
**TYPE OF WORK:** Exterior repairs and alterations  
**REQUEST:**

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

1. Install a 6ft tall wood privacy fence in the rear yard with a wrought iron driveway gate;
2. Install a crushed granite driveway;
3. Install a standing seam galvalume roof on rear addition only. Due to low pitch, a metal roof is necessary for proper drainage;
4. Replace wood siding at rear addition with new wood siding;
5. Install smooth texture hardi board skirting;
6. Remove a non-original door at rear elevation and fill in with siding; and
7. Shift non-historic rear door opening 18" to the side.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 1. Materials: Woodwork

##### 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.

#### 3. Materials: Roofs

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

#### 6. Architectural Features: Doors, Windows, and Screens

##### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary facade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when

deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

#### 8. Architectural Features: Foundations

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

#### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 2. Fences and Walls

### C. PRIVACY FENCES AND WALLS

i. *Relationship to front façade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

#### 5. Sidewalks, Walkways, Driveways, and Curbing

### B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

### **FINDINGS:**

- a. The house at 1001 Burnet is in substantial need of rehabilitation. Staff commends the applicant for undertaking the renovation of this structure.
- b. The proposal for a 6-foot tall privacy fence and gate at 1001 Burnet is similar to nearby examples. The privacy fence will be set back from the primary façade consistent with the Guidelines for Site Elements 2.C.i.
- c. There is not an established driveway pattern along Willow Street and there is no curb for the property at 1001 Burnet. The proposed crushed granite parking area accessed by gate does not introduce impervious cover into the site and is generally consistent with the Guidelines for Site Elements 5.B.i.
- d. The existing rear addition is extremely deteriorated and requires a new roof structure. This portion of the roof is not readily visible from the right of way. The installation of a metal roof over this portion of the building will not have visible impact to the property and will not affect an original portion of the house. This is consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.vi.
- e. The existing deteriorated wood siding will be replaced in kind consistent with the Guidelines for Exterior Maintenance and Alterations 1.B.
- f. The proposed skirting material will mimic the appearance of wood skirting and is a durable material consistent with the Guidelines for Exterior Maintenance and Alterations 8.B.i.
- g. The proposed reconfiguration of the rear doorways do not impact any known original openings or doorways on a primary façade. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6.A. and 6.B.

### **RECOMMENDATION:**

1-7. Staff recommends approval as submitted based on findings a through g.

### **CASE MANAGER:**

Cory Edwards





## 1001 Burnet

Printed: Apr 27, 2015

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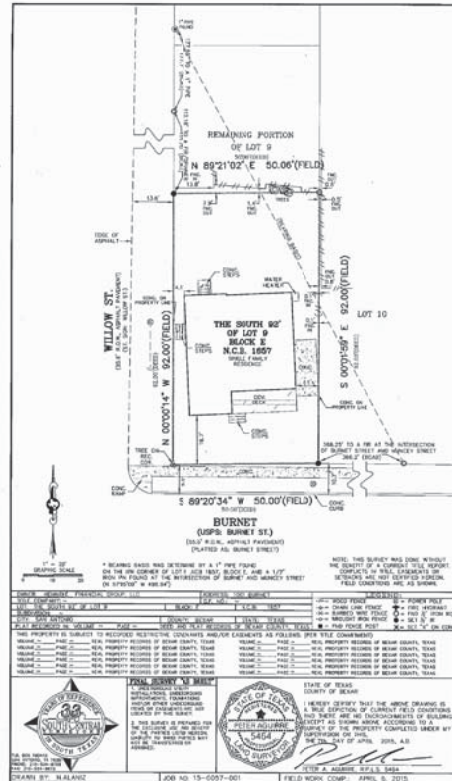
**Ziga Design Build, LLC**  
130 Greenhaven Dr.  
San Antonio, TX 78201  
210-201-3637  
[www.zigadesignbuild.com](http://www.zigadesignbuild.com)

## **1001 Burnet**

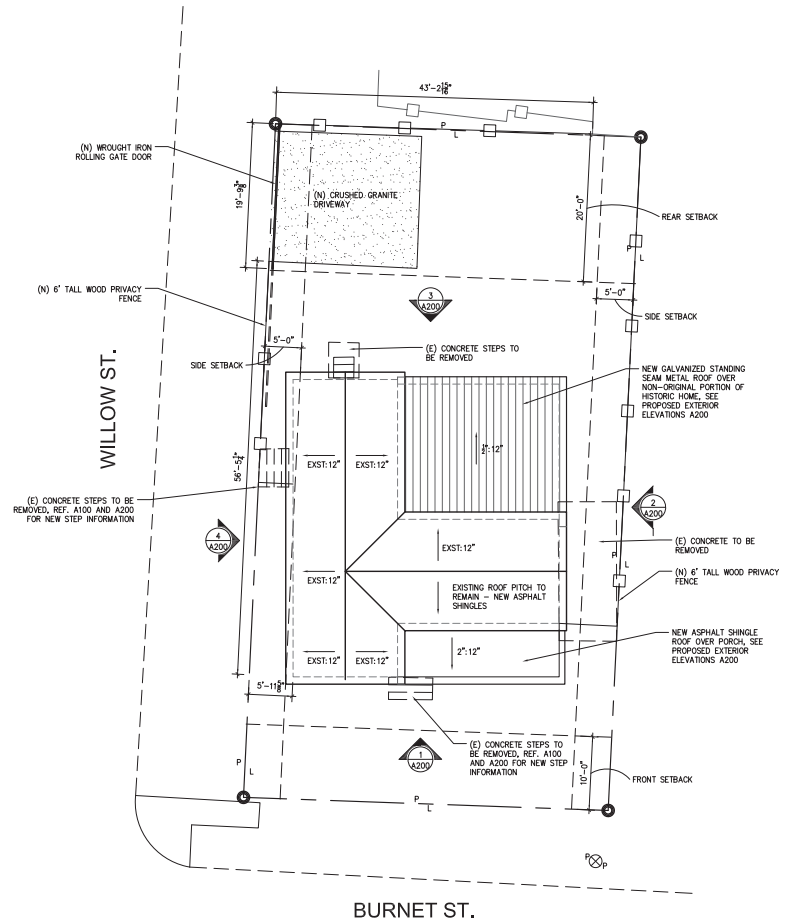
### Project Description

- Install a 6ft wood privacy fence in the rear yard with a wrought iron driveway gate
- Install a crushed granite driveway
- Install a new standing seam galvalume roof on rear addition only. Roof pitch at rear addition will be slightly modified so that water drains properly. Due to low pitch, a metal roof is necessary.
- Replace wood siding on rear addition with new wood siding in a slightly different profile from original house.
- Install smooth texture hardi board skirting.
- Remove a non-original door at rear elevation and fill in with siding to match existing.
- Shift rear door opening at rear addition (not original) 18" to the side. Infill remainder of opening with wood siding.

Felix Ziga, AIA



1 SURVEY  
SCALE: 1"=20'



1 PROPOSED SITE/ROOF PLAN  
SCALE: 1/8"=1'-0"



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HISTORIC REHAB - HOUSE 1001  
1001 BURNET ST.  
SAN ANTONIO, TX 78202  
HENNEKE FINANCIAL GROUP, LLC

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| # | DATE     | DESCRIPTION        |
|---|----------|--------------------|
| 1 | 04/07/15 | CLIENT REVIEW      |
| 2 | 04/08/15 | CLIENT REVIEW      |
| 3 | 04/16/15 | DESIGN DEVELOPMENT |

SURVEY /  
PROPOSED  
SITE/ROOF PLAN

|                    |                         |
|--------------------|-------------------------|
| PROJECT NO.        | 15-110                  |
| DATE:              | 04.16.2015              |
| DRAWN BY:          | F.J.Z.                  |
| REVIEWED BY:       | F.J.Z.                  |
| PROJECT ARCHITECT: | FELIX J. ZIGA JR., AIA  |
|                    | TEXAS LICENSE NO. 24683 |

SP100

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LEGEND

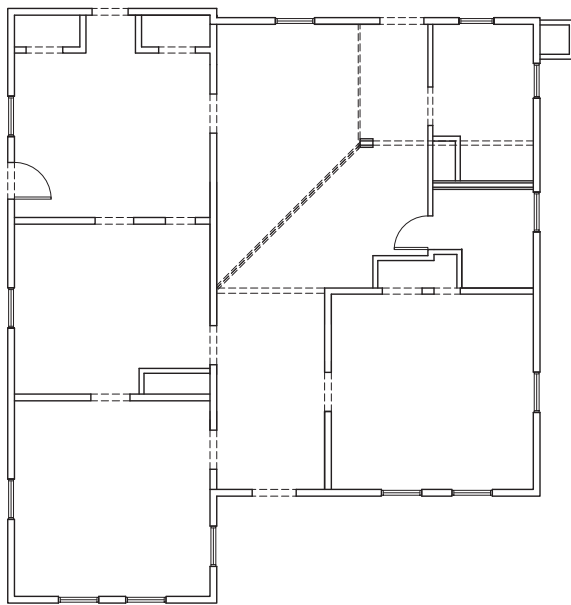
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EXISTING WALL TO REMAIN

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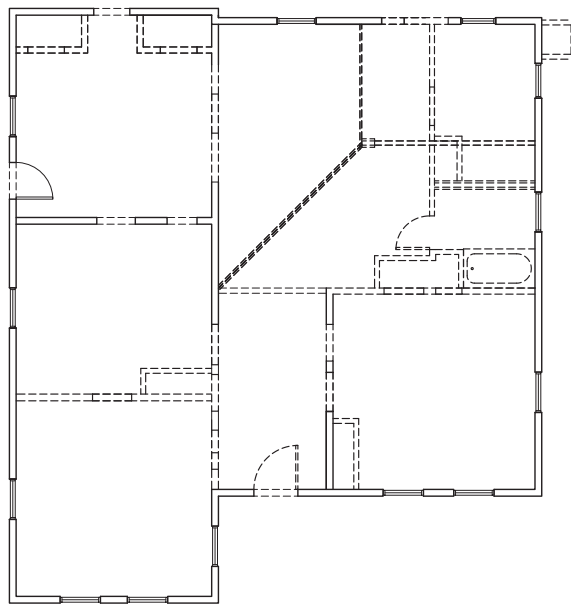
EXISTING WALL TO BE DEMOLISHED



1

EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"



2

DEMOLITION FLOOR PLAN

SCALE: 1/4"=1'-0"

ziga

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EXISTING &

DEMOLITION FLOOR

PLANS

|                         |            |
|-------------------------|------------|
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| DRAWN BY:               | F.J.Z      |
| REVIEWED BY:            | F.J.Z      |
| PROJECT ARCHITECT:      |            |
| FELIX J. ZIGA JR., AIA  |            |
| TEXAS LICENSE NO. 24683 |            |

1100

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LEGEND

SCALE: N.T.S.

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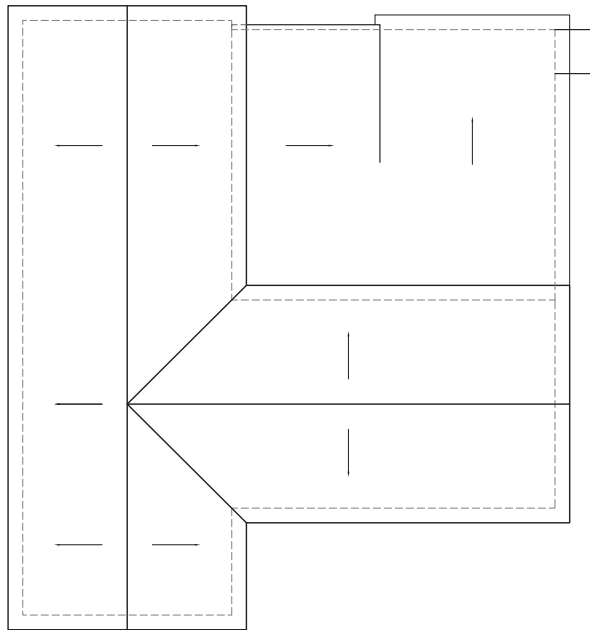
BUILDING FOOTPRINT BELOW

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EXISTING ROOF TO REMAIN

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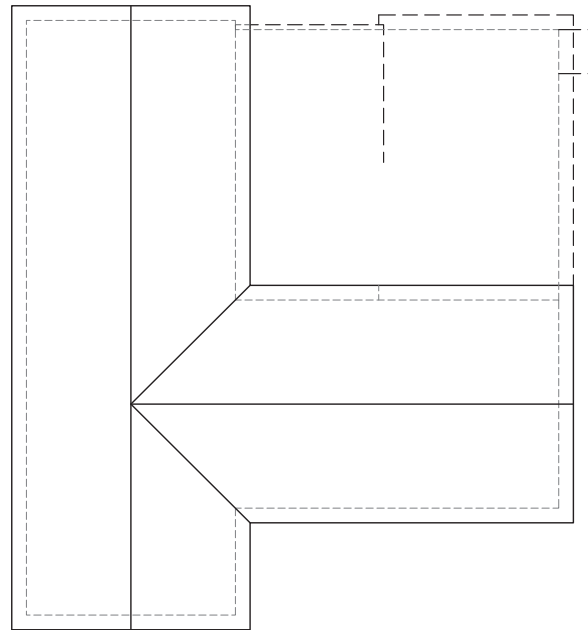
EXISTING ROOF TO BE DEMOLISHED



1

EXISTING ROOF PLAN

SCALE: 1/4"=1'-0"



2

DEMOLITION ROOF PLAN

SCALE: 1/4"=1'-0"

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EXISTING &

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PLANS

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#### EXISTING / DEMOLITION EXTERIOR ELEVATIONS

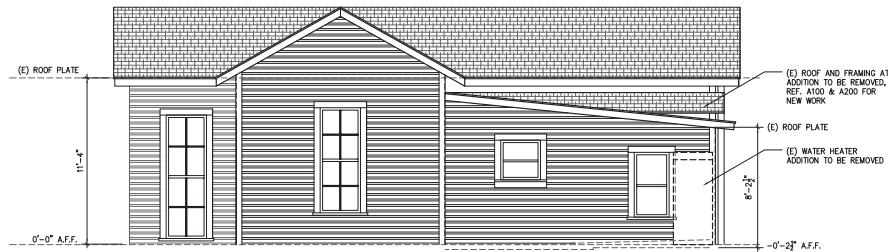
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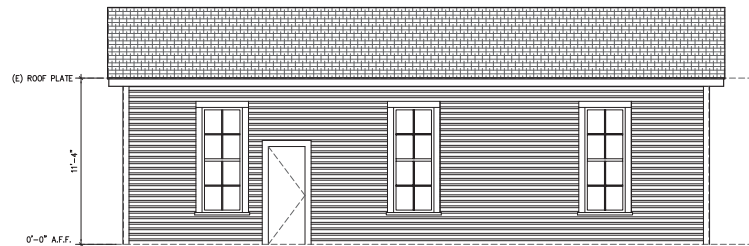
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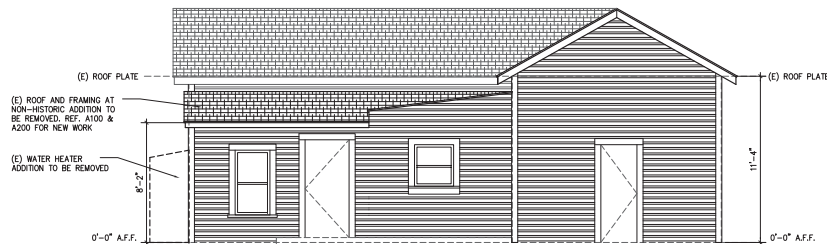
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SCALE: 1/4"=1'-0"



#### 4 EXISTING EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



#### 3 EXISTING EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"





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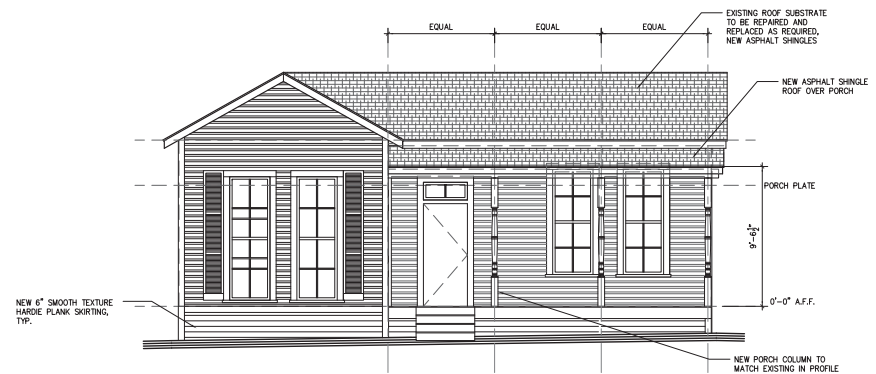
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#### PROPOSED EXTERIOR ELEVATIONS

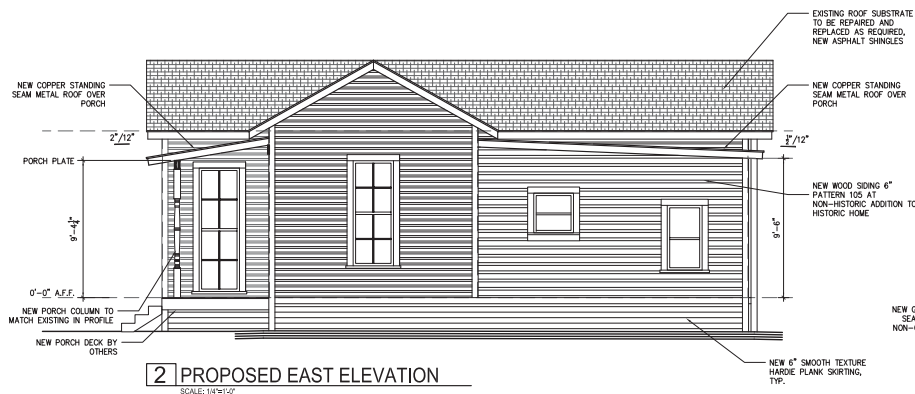
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| PROJECT ARCHITECT: | FELIX J. ZIGA JR., AIA |
| TEXAS LICENSE NO.  | 24683                  |

A200



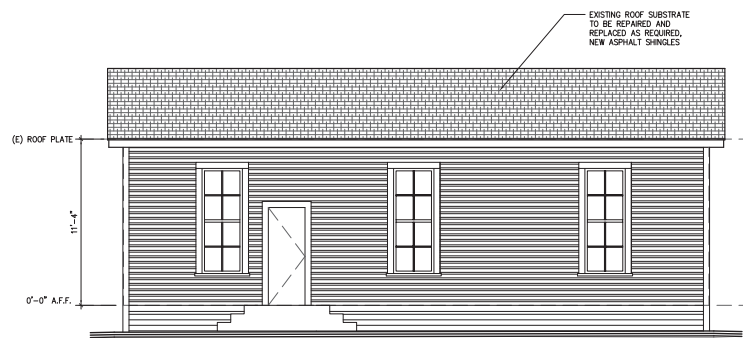
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SCALE: 1/4"=1'-0"



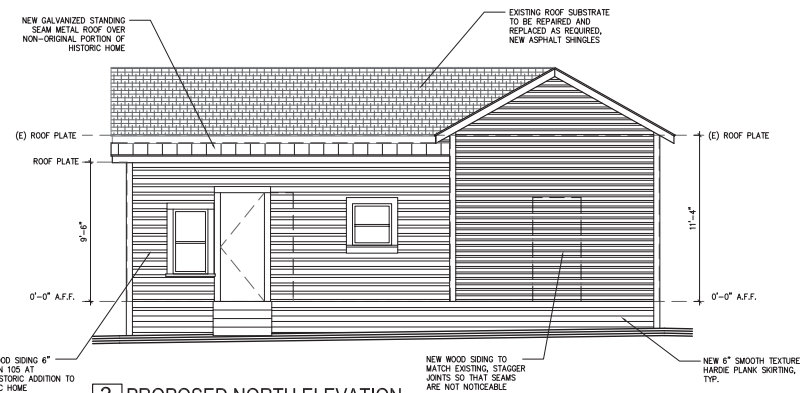
#### 2 PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"



#### 4 PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"



#### 3 PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

































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HEARING DATE: [REDACTED]

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