

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2016

Agenda Item No: 10

HDRC CASE NO: 2016-128
ADDRESS: 1018 BURNET ST
LEGAL DESCRIPTION: NCB 1660 BLK 1 LOT 5
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Feliz Ziga/Ziga Architecture Studio
OWNER: Jose Castro/1018 Burnet, LLC
TYPE OF WORK: Rehabilitation and addition
REQUEST:

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

1. Demolish a non-contributing rear addition.
2. Replace the existing asphalt shingle roof with a standing seam metal roof.
3. Repair damaged siding, trim, Folk Victorian detailing and windows with in kind materials.
4. Construct a rear addition at the rear of the primary historic structure.
5. Construct a carport at the rear of the property.
6. Replace the existing chain link fence with a new wood privacy fence.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

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.

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.

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 façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—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 wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—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. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. Relationship to front facade*—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.

FINDINGS:

- a. The applicant has proposed to demolish a non-contributing rear addition constructed circa 1960 as well as perform a number of rehabilitative scopes of work to the property at 1018 Burnet. These rehabilitative efforts include the repair of various original wood elements including siding, trim, Folk Victorian elements and wood windows, replace a missing front porch column and the exposure of a previously covered wood window. The applicant has also proposed to replace the existing asphalt shingle roof with a standing seam metals roof. Staff finds the demolition of the non-contributing addition appropriate as well as the proposed rehabilitative efforts appropriate and consistent with the Guidelines. The applicant should ensure that the new roof feature panels that are eighteen to twenty-one inches in width, crimped seams that are one to two inches in height, a low profile ridge cap and a galvalume finish.
- b. Toward the rear of the primary historic structure, the applicant has proposed to construct a rear addition of approximately 525 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize

visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed a low pitch shed roof and has proposed for the addition to feature siding that differentiates it from the primary historic structure. While the addition's roof does not feature gables like that of the primary historic structure, staff finds that the low profile and lack of mass, it will not negatively impact the primary historic structure.

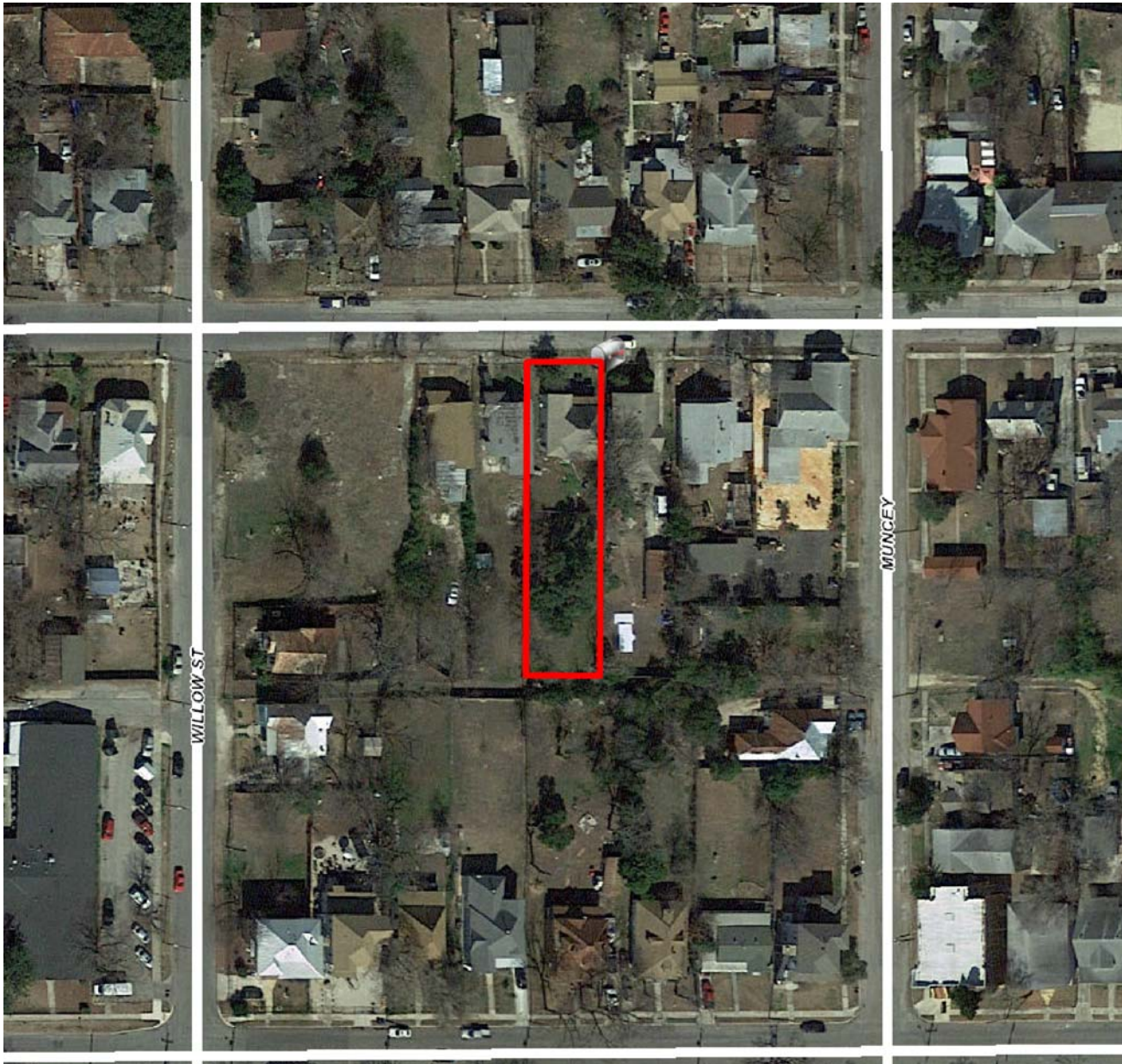
- c. Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and comparable floor to ceiling heights of the primary historic structure. This is consistent with the Guidelines for Additions 1.A.
- d. The applicant has noted that materials for the proposed addition will include one by six inch Dutch lap siding to be stained and sealed, a standing seam metal roof, wood windows, fiber cement board for foundation skirting, cedar plank skirting for the proposed rear porch and a wood trellis structure. These materials are consistent with the Guidelines for Additions 3.A.
- e. At the rear of the property, the applicant has proposed to construct a carport made of steel tubing to be 8' – 5" in height and feature a footprint of 400 square feet with a standing seam metal roof. Staff finds that the proposed materials and footprint are appropriate, however, the applicant will need to obtain a variance to site the carport at the rear property line to facilitate alley access.
- f. The property currently features a chain link fence on the east side of the property that the applicant has proposed to remove and replace with a six foot tall wood privacy fence. The applicant has noted on the site plan where the proposed privacy fence will end, behind the front façade of the house.
- g. The applicant has noted that the existing front sidewalk leading from the front porch to the public right of way as well as the existing ribbon strip driveway will be repaired. This is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through g with the stipulation that the applicant obtain the proper variance to locate the rear carport as proposed and that the applicant ensure that the new roof feature panels that are eighteen to twenty-one inches in width, crimped seams that are one to two inches in height, a low profile ridge cap and a galvalume finish.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 21, 2016

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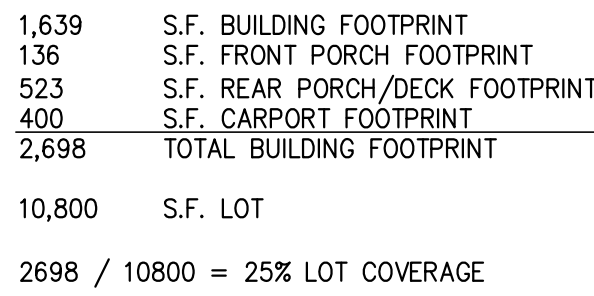


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TEXAS LICENSE NO. 24683



*NOTE: PROPERTY DIMENSIONS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM BEXAR COUNTY APPRAISAL DISTRICT PUBLIC RECORDS. NO SURVEY WAS PROVIDED BY OWNER.



HISTORIC REHABILITATION & ADDITION

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1018 BURNET, LLC

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ISSUE		
#	DATE	DESCRIPTION
1	03/04/16	CLIENT REVIEW

EXISTING & PROPOSED FLOOR PLAN


PROJECT NO.	16-110
DATE:	03.04.2016
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

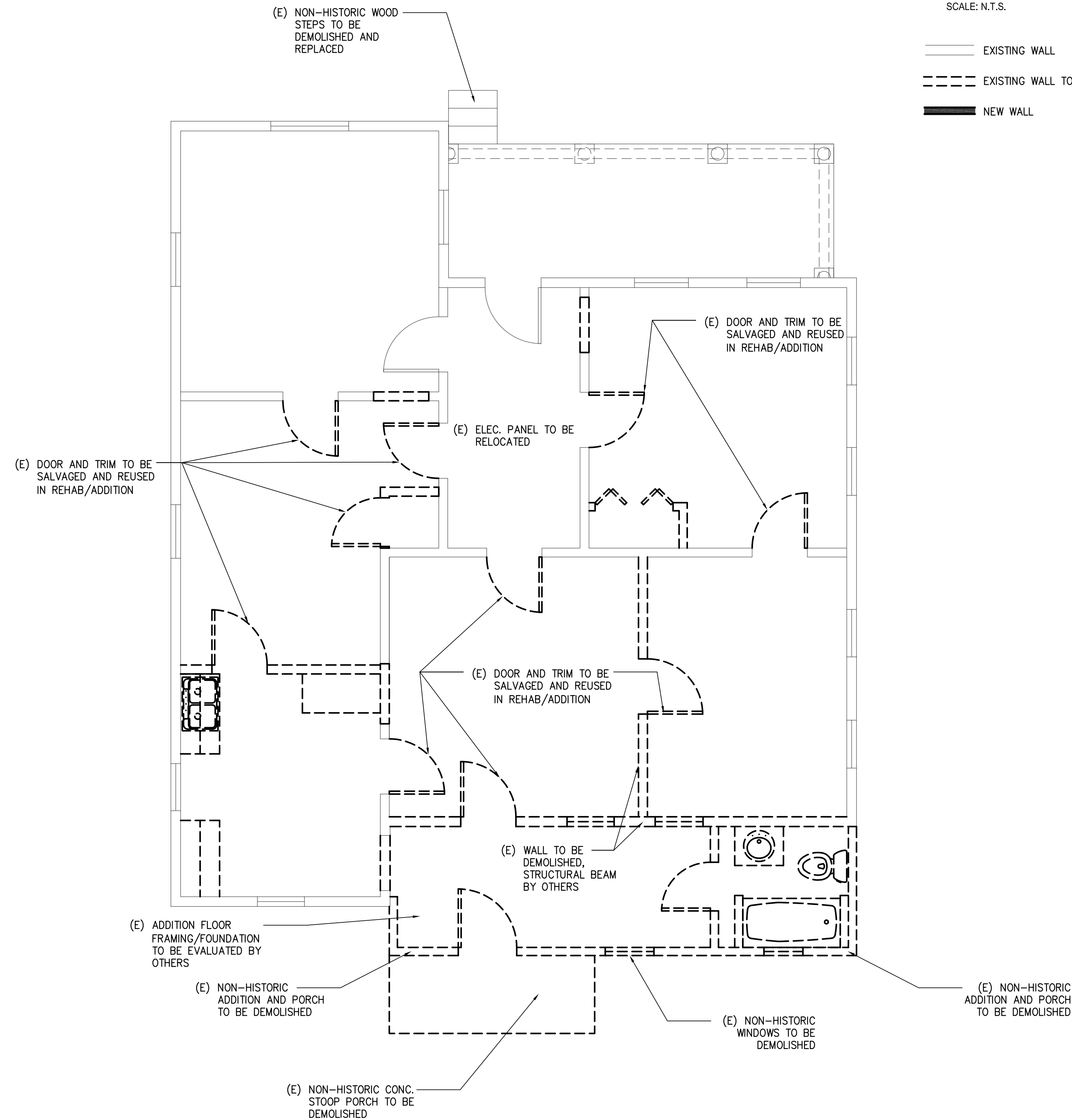
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A100

0 LEGEND

SCALE: N.T.S.

-  EXISTING WALL
 EXISTING WALL TO BE DEMOLISHED
 NEW WALL



1 EXISTING / DEMO PLAN

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



PLAN
NORTH



TRUE
NORTH

2 PROPOSED FLOOR PLAN

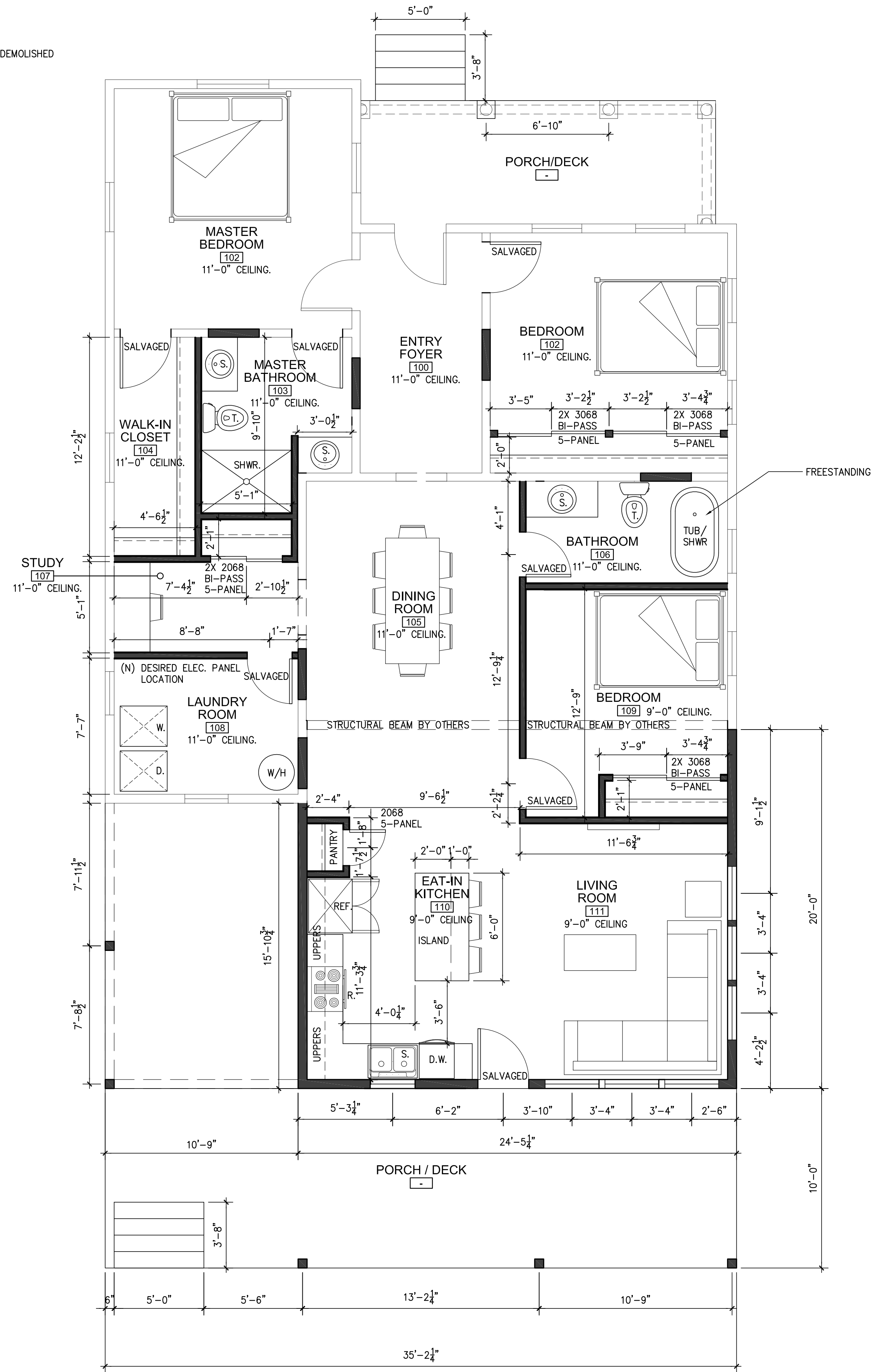
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PLAN
NORTH



TRUE
NORTH

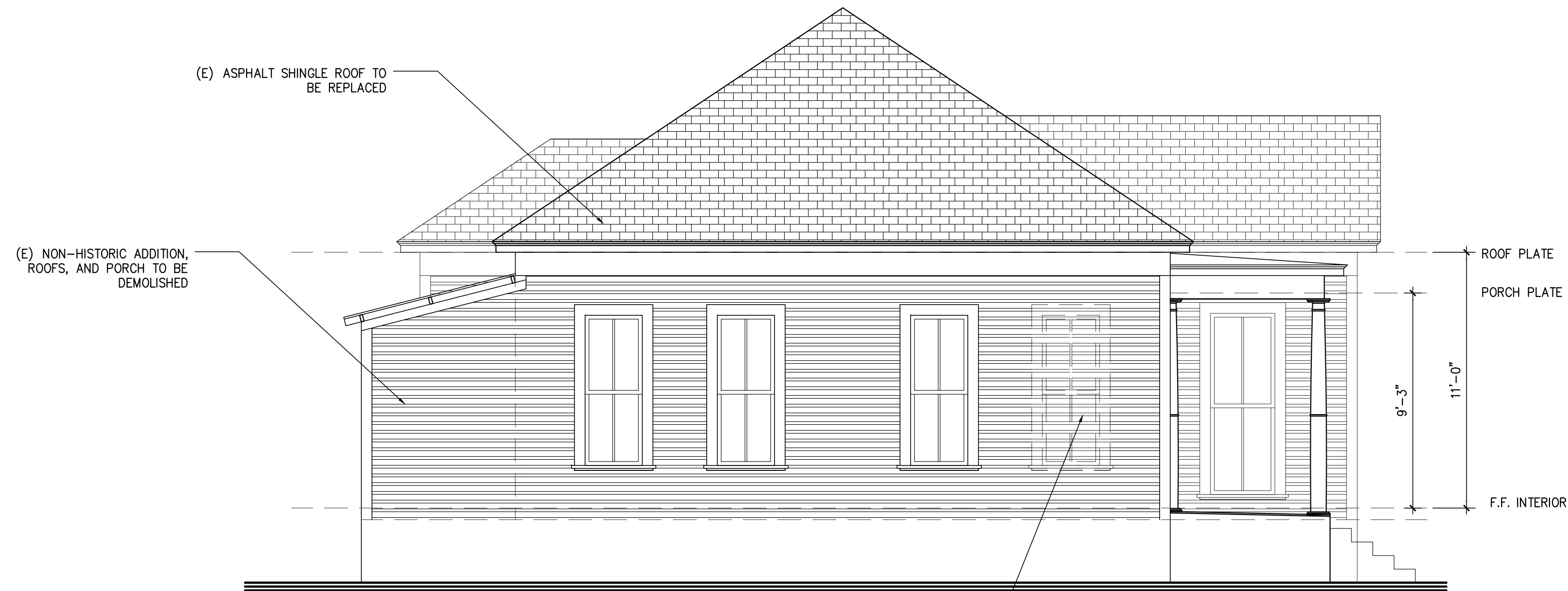




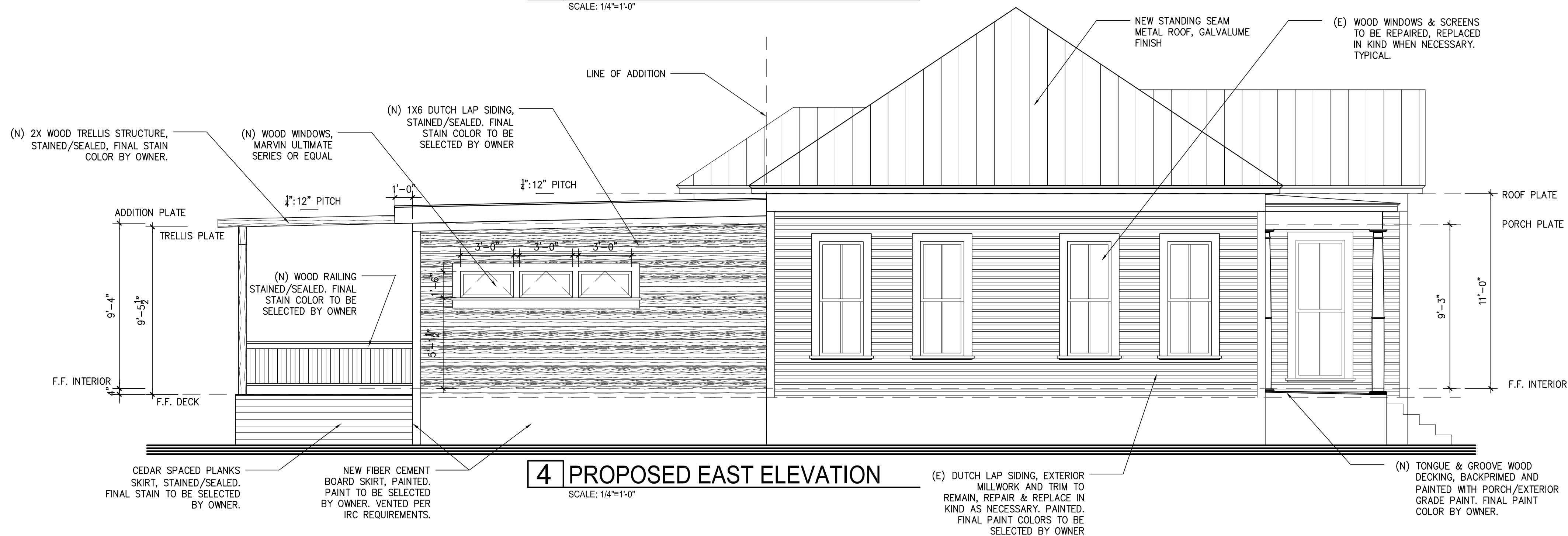
1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



ZIGA ARCHITECTURE STUDIO, PLLC
ARCHITECTURE | DESIGN

130 GREENHAVEN DR.
SAN ANTONIO, TX 78201

TEL. 210.201.3637
EMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

HISTORIC REHABILITATION &
ADDITION
1018 BURNET ST.
SAN ANTONIO, TX 78202
1018 BURNET, LLC

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ISSUE		
#	DATE	DESCRIPTION
1	03/04/16	CLIENT REVIEW

EXISTING & PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	16-110
DATE:	03.04.2016
DRAWN BY:	FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

A200



ZIGA ARCHITECTURE STUDIO, PLLC
ARCHITECTURE | DESIGN

130 GREENHAVEN DR.
SAN ANTONIO, TX 78201

TEL. 210.201.3637
EMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

HISTORIC REHABILITATION &

ADDITION

1018 BURNET ST.
SAN ANTONIO, TX 78202

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EXISTING & PROPOSED
EXTERIOR ELEVATIONS

PROJECT NO. 16-110

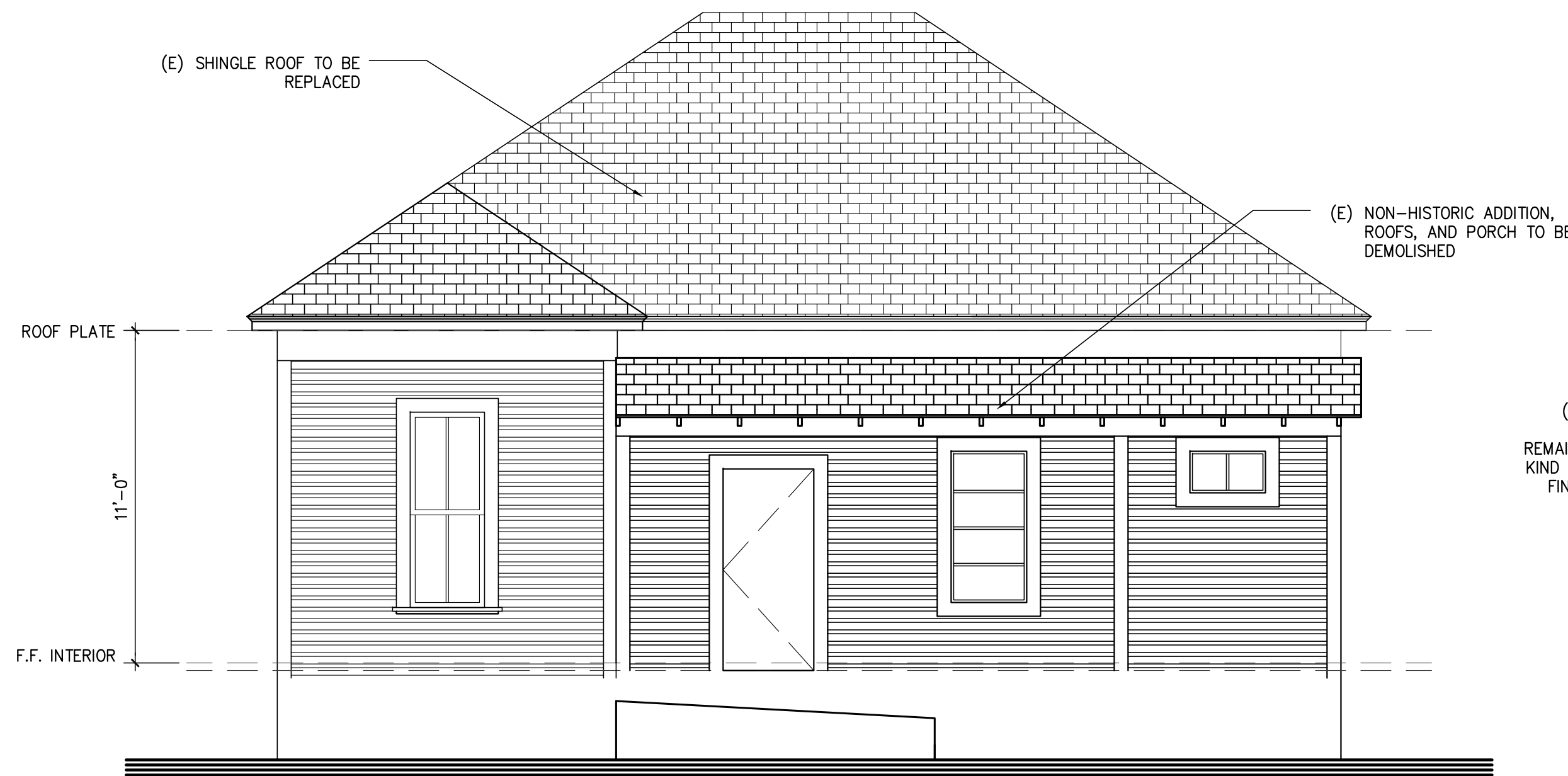
DATE: 03.04.2016

DRAWN BY: FJZ

REVIEWED BY: FJZ

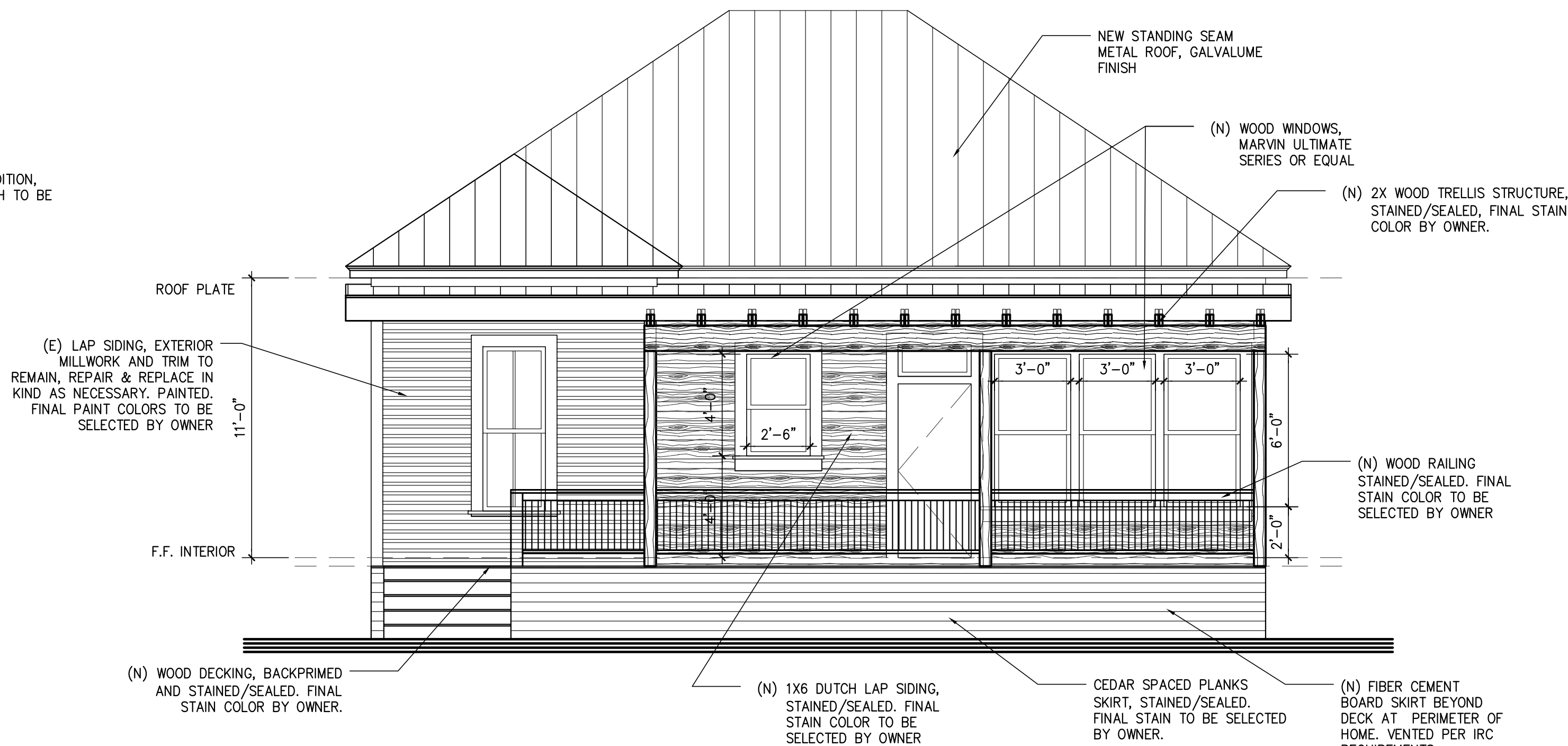
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1 EXISTING SOUTH ELEVATION

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



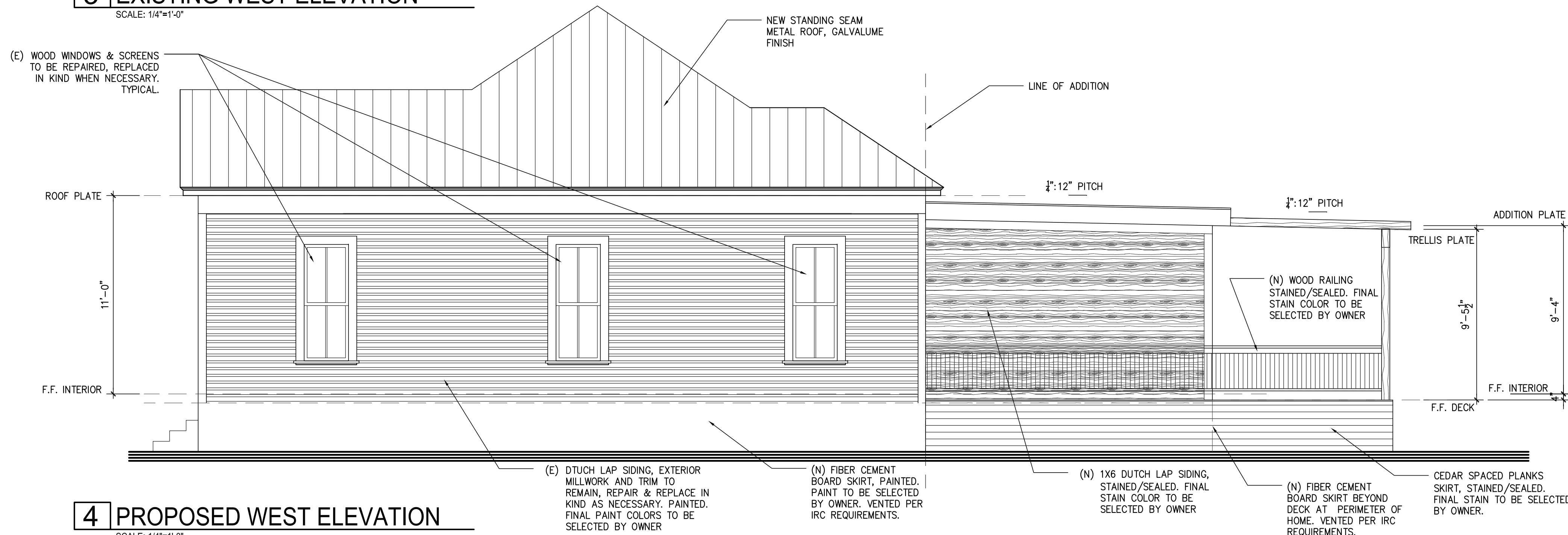
2 PROPOSED SOUTH ELEVATION

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



3 EXISTING WEST ELEVATION

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



4 PROPOSED WEST ELEVATION

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



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ARCHITECTURE | DESIGN

130 GREENHAVEN DR.
SAN ANTONIO, TX 78201

TEL. 210.201.3637
eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

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1018 BURNET ST.
SAN ANTONIO, TX 78202
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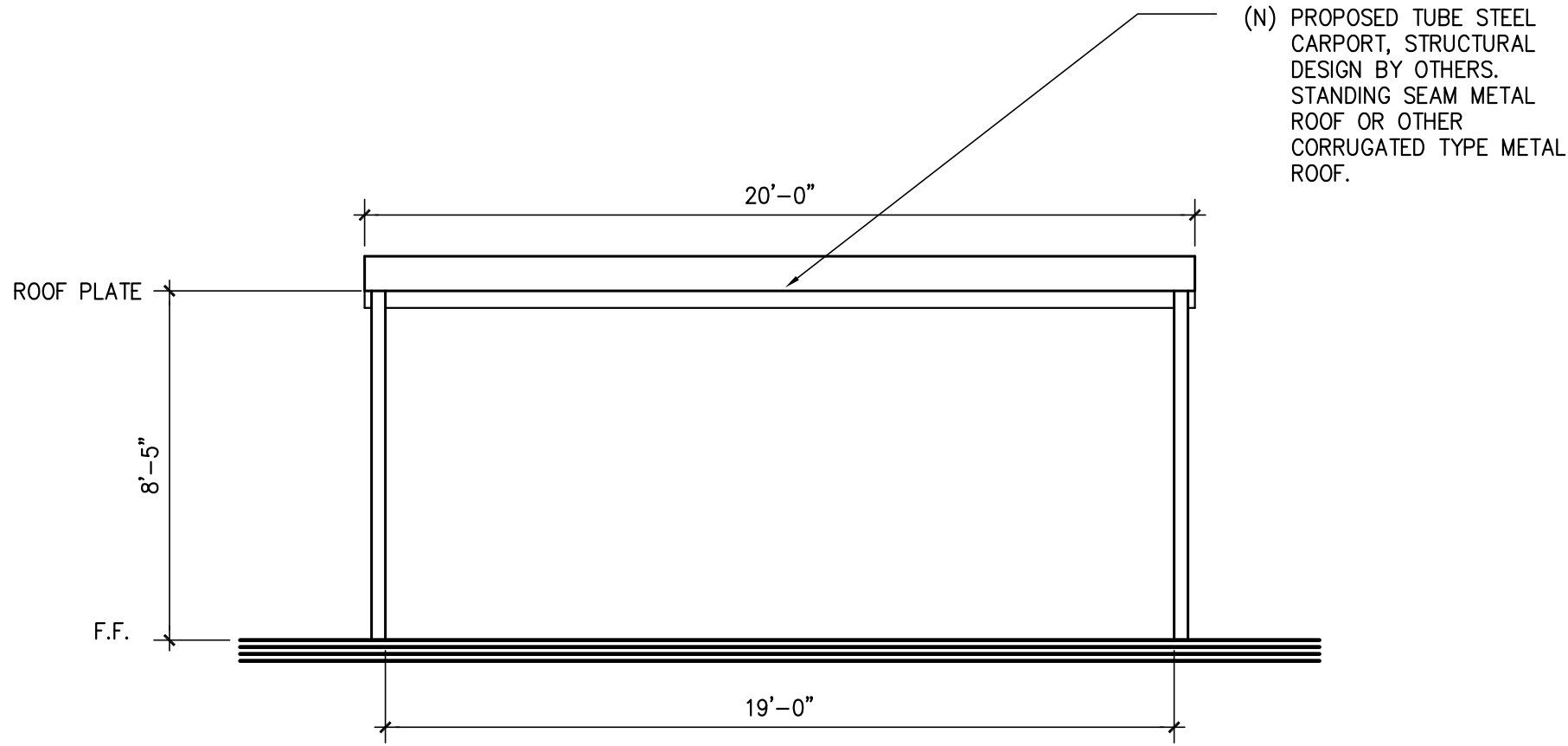
ISSUE		
#	DATE	DESCRIPTION
1	03/04/16	CLIENT REVIEW

PROPOSED EXTERIOR
ELEVATIONS - CARPORT

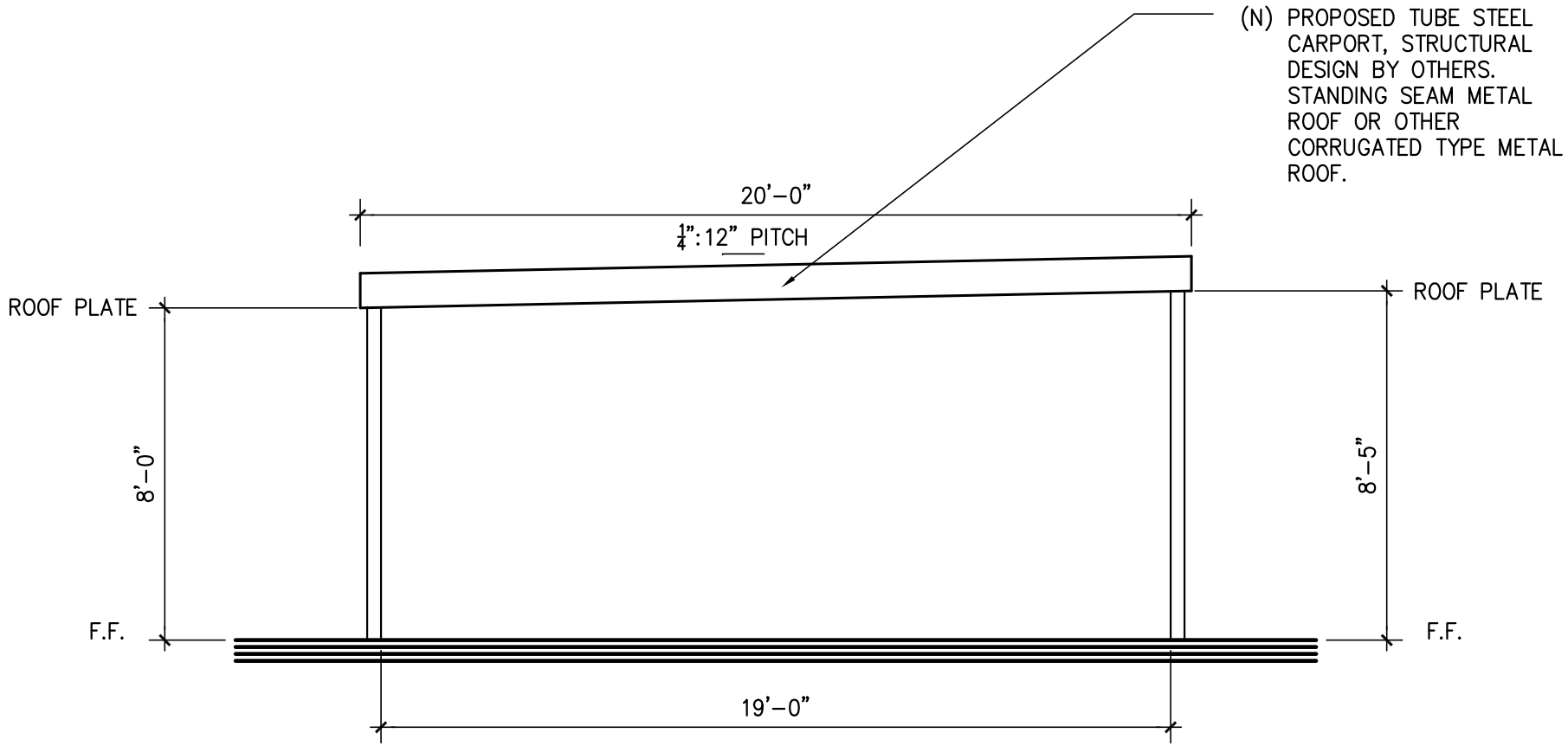
PROJECT NO.	16-110
DATE:	03.04.2016
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
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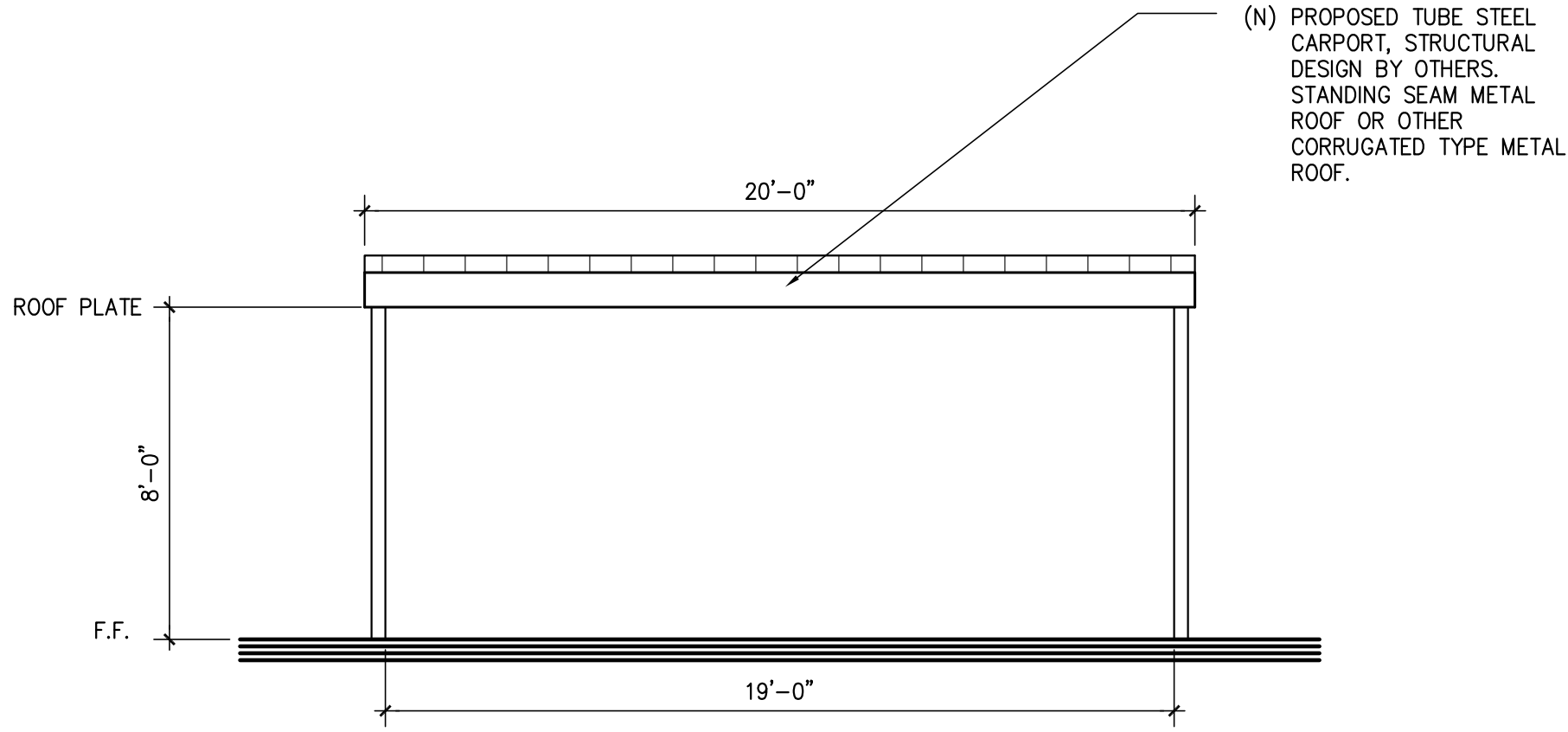
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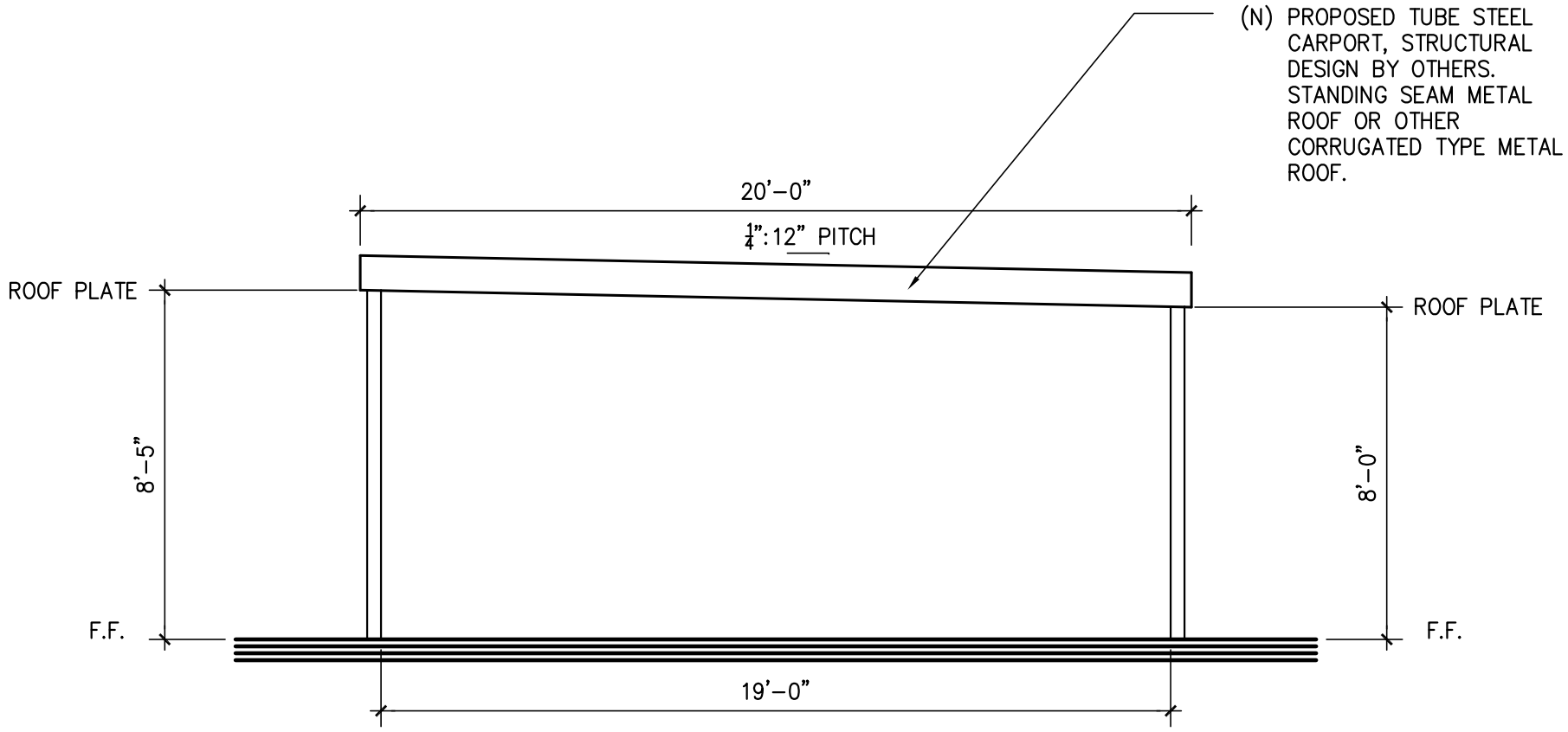
1 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING FRONT FACADE



EXISTING REAR FACADE

NON-HISTORIC ADDITION TO BE REMOVED

1018 BURNET REHAB/ADDITION – EXISTING EXTERIOR PHOTOS



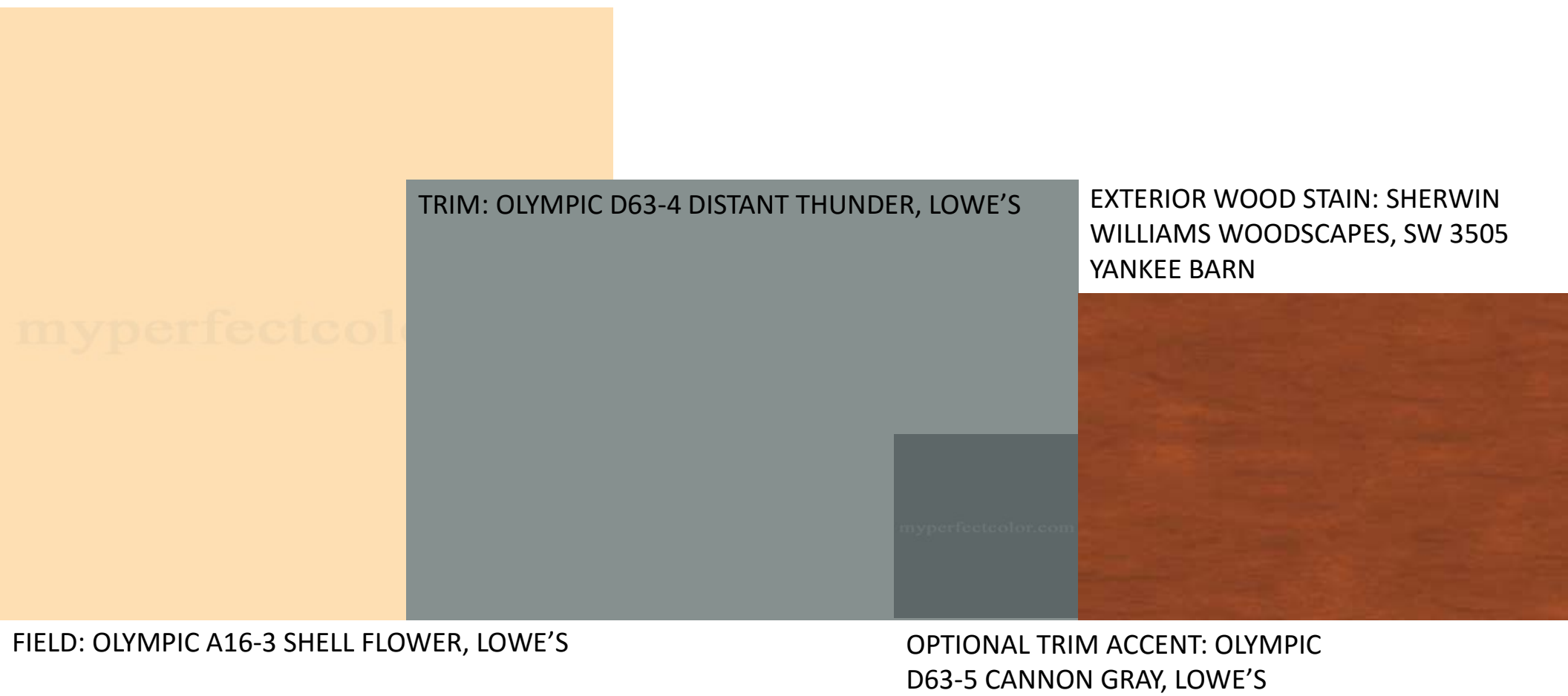
EXISTING WEST FACADE



EXISTING EAST FACADE



1018 BURNET REHAB/ADDITION – EXISTING EXTERIOR PHOTOS



1018 BURNET REHAB/ADDITION – PROPOSED EXTERIOR COLOR SCHEME



PROPOSED 6'-0" CEDAR PRIVACY FENCE AT
REAR & SIDE YARDS

1018 BURNET REHAB/ADDITION – EXHIBITS



We Buy Houses
ANY Condition
Cash
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We Buy Houses
ANY Condition
Cash
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