

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 3

HDRC CASE NO: 2016-386
ADDRESS: 932 BURNET ST
LEGAL DESCRIPTION: NCB 1659 BLK G LOT 13
ZONING: RM-5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Felix Ziga/Ziga Architecture Studio, PLLC
OWNER: Ntando McIntosh
TYPE OF WORK: Addition and exterior modifications; amendment to a previously approved design
REQUEST:

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

1. Repair existing wood siding, trim, windows and Folk Victorian elements.
2. Construct a rear, two level addition.
3. Construct a side yard deck with a trellis cover.

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.

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.

FINDINGS:

- a. The structure at 932 Burnet was constructed circa 1905 and features strong Folk Victorian architectural elements including a circular wrap-around porch, a front window bay and side roof gables. This structure appears on the 1912 Sanborn maps.
- b. At the October 5, 2016, HDRC hearing, the applicant received final approval to perform rehabilitative scopes of work to the historic structure, construct a rear, two level addition and construct a side yard deck. At this time, the applicant has proposed to modify the previously approved design by proposing two additional dormers as well as a trellis covering over the previously approved side yard deck.
- c. The previous dormer was approved with the stipulation that the applicant reduce the proposed height and roof pitch. Staff found the previous dormer design appropriate given its design which is distinguishable from the historic dormers of the primary historic structure.
- d. **REPAIR & MAINTENANCE** – The applicant has previously received approval of rehabilitative efforts to the historic structure at 932 Burnet Street, including the repair of existing wood Dutch siding to match the existing, the repair of existing wood trim, the installation of a new standing seam metal roof, wood window repair and repair of folk Victorian architectural elements. This is consistent with the Guidelines for Exterior Maintenance and Alterations.
- e. **ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition featuring a footprint of approximately 380 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 for the addition to include a rear gable roof, setbacks from the wall planes of the primary historic structure and Dutch lap siding that differs in detail than that of the original historic structure. This is consistent with the Guidelines.
- f. **SCALE, MASS & FORM** – Regarding scale, mass and form, the applicant has proposed for the addition to feature a roof height that is subordinate to that of the primary historic structure, a width that is subordinate to that of the primary historic structure and a footprint that is appropriate for the lot. This is consistent with the Guidelines for Additions 1.B.
- g. **MATERIALS** – The applicant has proposed materials that include a standing seam metal roof, wood windows and doors and Dutch wood siding. The applicant should ensure that the proposed standing seam metal roof includes panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
- h. **DORMERS** – The original dormer reviewed at the October 5, 2016, hearing features an overall height and roof pitch that was greater than those that are currently proposed. At this time, the applicant has proposed two additional dormers, both to be located on the proposed addition. Staff finds the proposed dormer design appropriate in massing and distinguishable from the original dormers, which is consistent with the Guidelines for Additions which states that additions should be designed to reflect their time while respecting the historic context of the primary historic structure.

RECOMMENDATION:

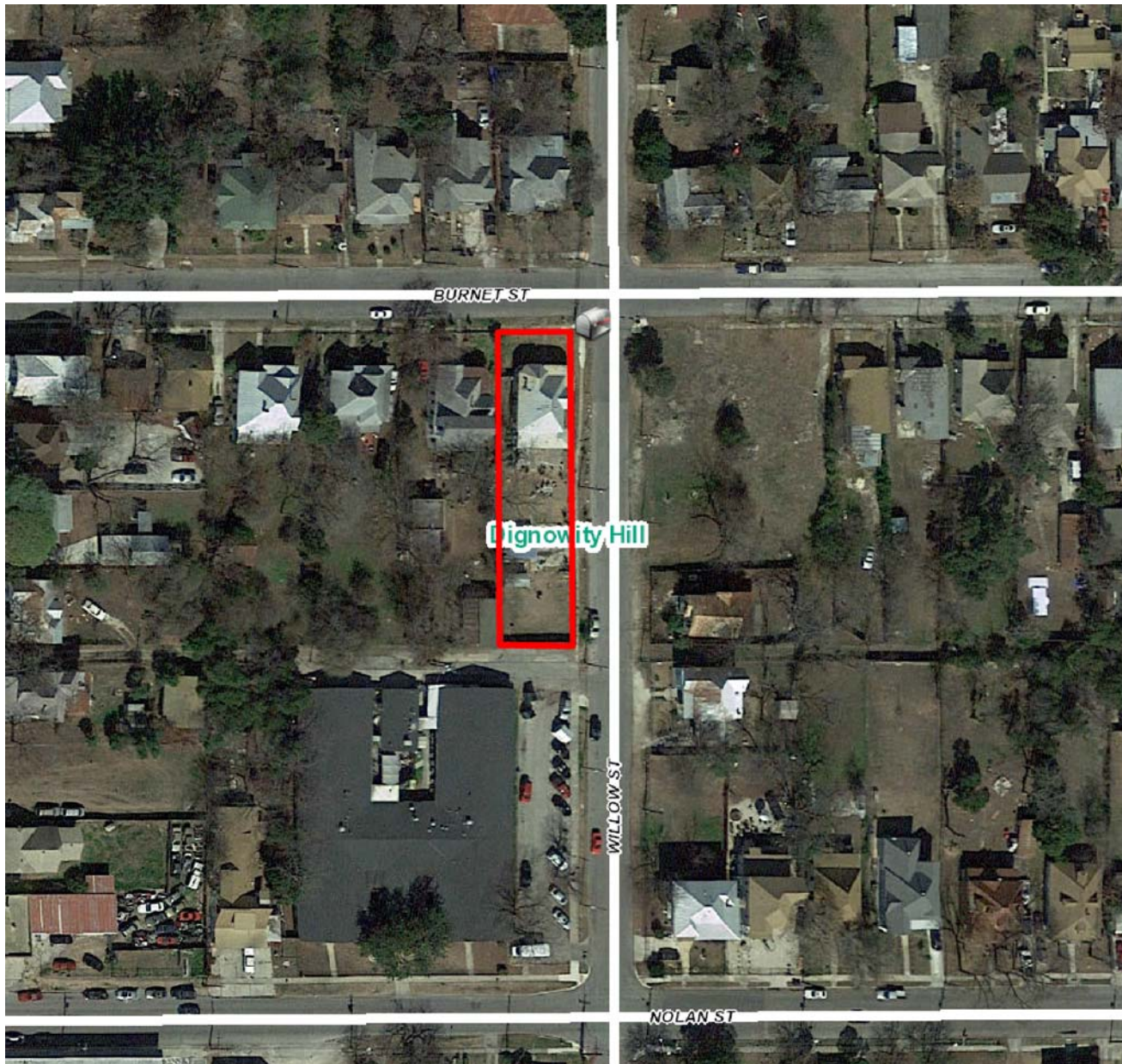
Staff recommends approval of items #1 through #3 based on findings a through h with the following stipulation:

- i. That the proposed standing seam metal roof includes panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
- ii. That the applicant repair all Folk Victorian Elements including wood siding and trim, wood skirting, wood windows and other ornamental elements.

- iii. That the applicant install wood windows into the proposed addition.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 07, 2016

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CITY OF ALBUQUERQUE
NOTICE OF HEARING
PLANNING & ZONING
REVIEW COMMISSION

ADDRESS:	1000 N. 10TH AVE.
CITY:	ALBUQUERQUE, NM 87102
HEARING DATE:	10/15/2024
TIME:	10:00 AM
FOR MORE INFORMATION CONTACT:	
CITY PLANNING DEPARTMENT	

ALL HOURS LISTED ARE IN MOUNTAIN STANDARD TIME (MST) AND NOT DAYLIGHT SAVING TIME (DST)



Willow St

Willow St

932 Burnet Street

Willow St

Burnet St

Burnet St



Burnet St

Burnet St

Willow St

Burnet St

Willow St

Willow St

932 Burnet Street

148

158

HAYS

Not Paved

56'

55'



147

N. PINE

BURNETT

932

WILLOW

Not Paved

56'

MUNCEY

135

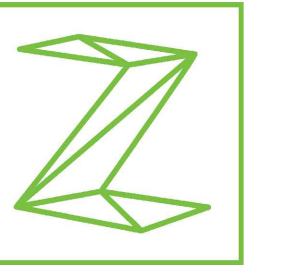
134

NOLAN

135

Scale of Feet.

50 40 30 20 10 0 50 100 150



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1502 S. FLORES ST., SUITE 208
SAN ANTONIO, TX 78204

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

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932 BURNET ST.
SAN ANTONIO, TX 78202
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ISSUE

#	DATE	DESCRIPTION
1	08/19/2016	CLIENT REVIEW
2	9/16/2016	HDRC SET
3	10/12/2016	CLIENT REVIEW
4	10/24/2016	CLIENT REVIEW
5	10/25/2016	HDRC SET #2

EXISTING & PROPOSED
SITE / ROOF PLANS

PROJECT NO. 16-126

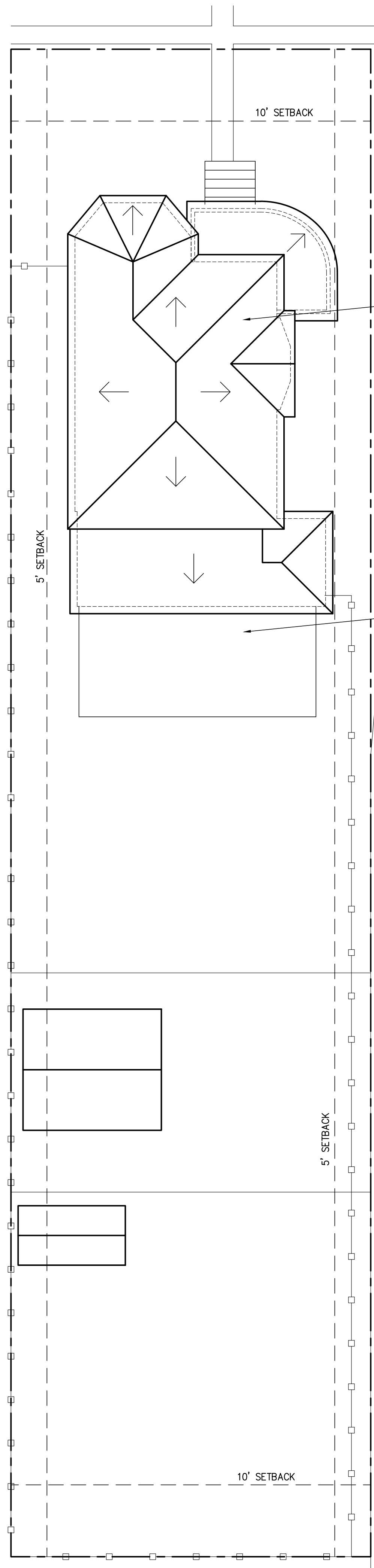
DATE: 10.25.2016

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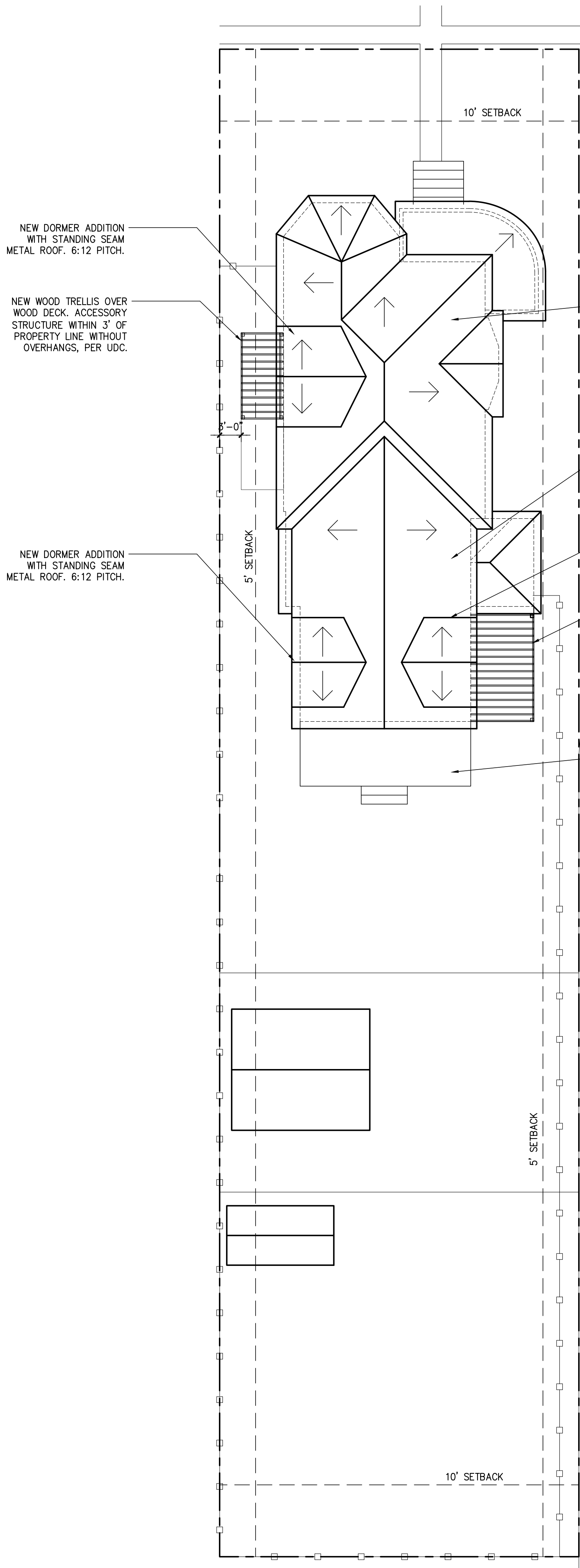
REVIEWED BY: FJZ

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

SP100

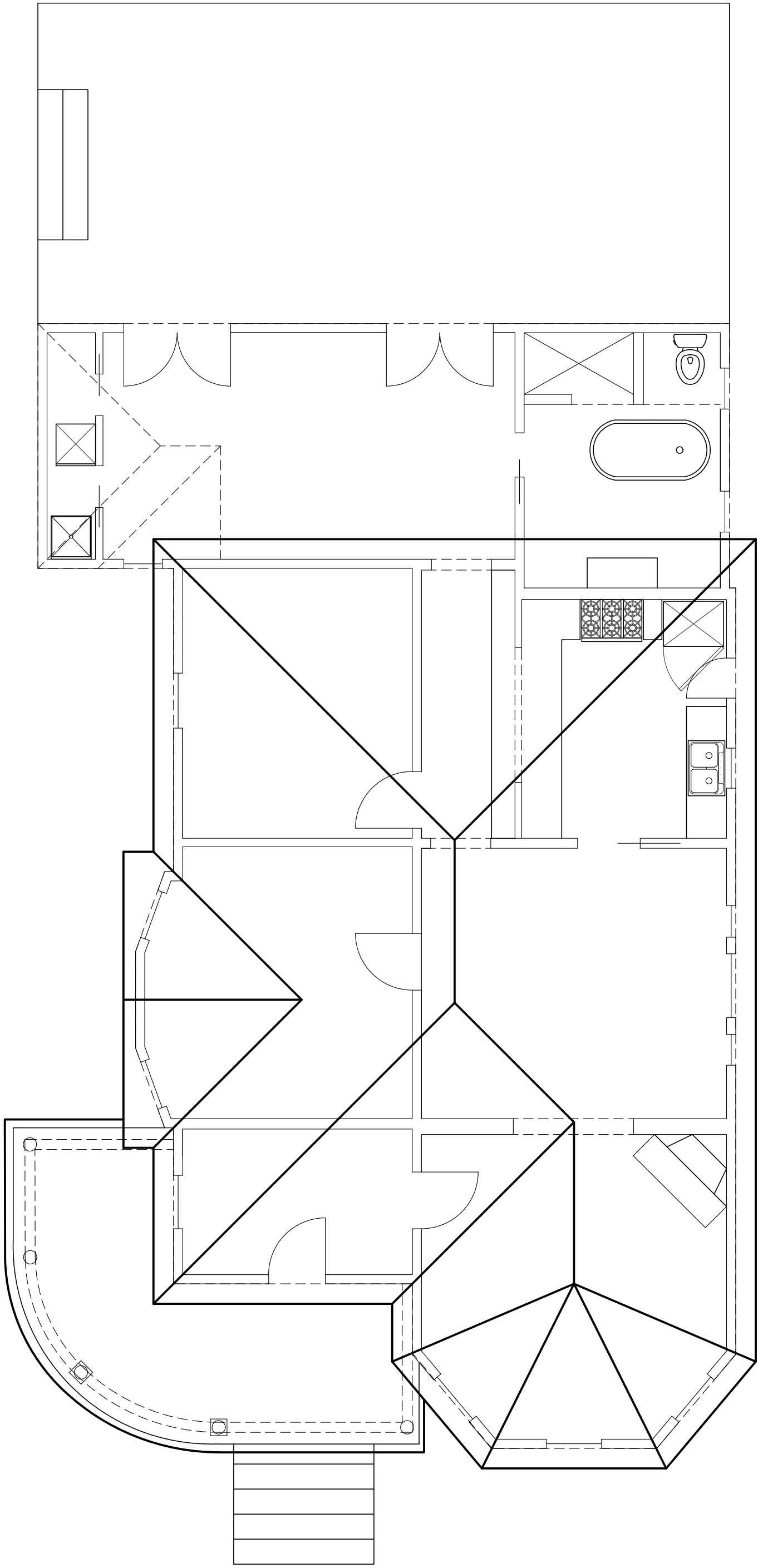


1 EXISTING SITE / ROOF PLAN
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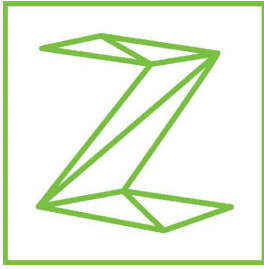
2 PROPOSED SITE / ROOF PLAN
SCALE: 1"=10'-0"





1 EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"



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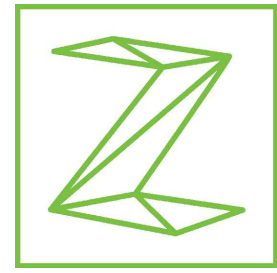
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5	10/25/2016	HDRC SET #2

EXISTING FLOOR
PLAN

PROJECT NO.	16-126
DATE:	10.25.2016
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REVIEWED BY:	FJZ

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TEL. 210.201.3637
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EXISTING EXTERIOR
ELEVATIONS

PROJECT NO.	16-126
DATE:	10.25.2016
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
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A200



1 EXISTING FRONT ELEVATION
SCALE: 3/16"=1'-0"



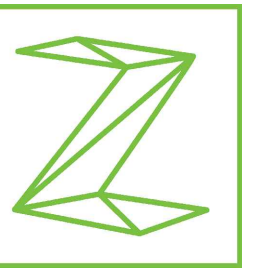
2 EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3 EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"



4 EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"



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SAN ANTONIO, TX 78204

TEL. 210.201.3637
eMAIL INFO@STUDIOZIGA.COM
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PROPOSED EXTERIOR ELEVATIONS

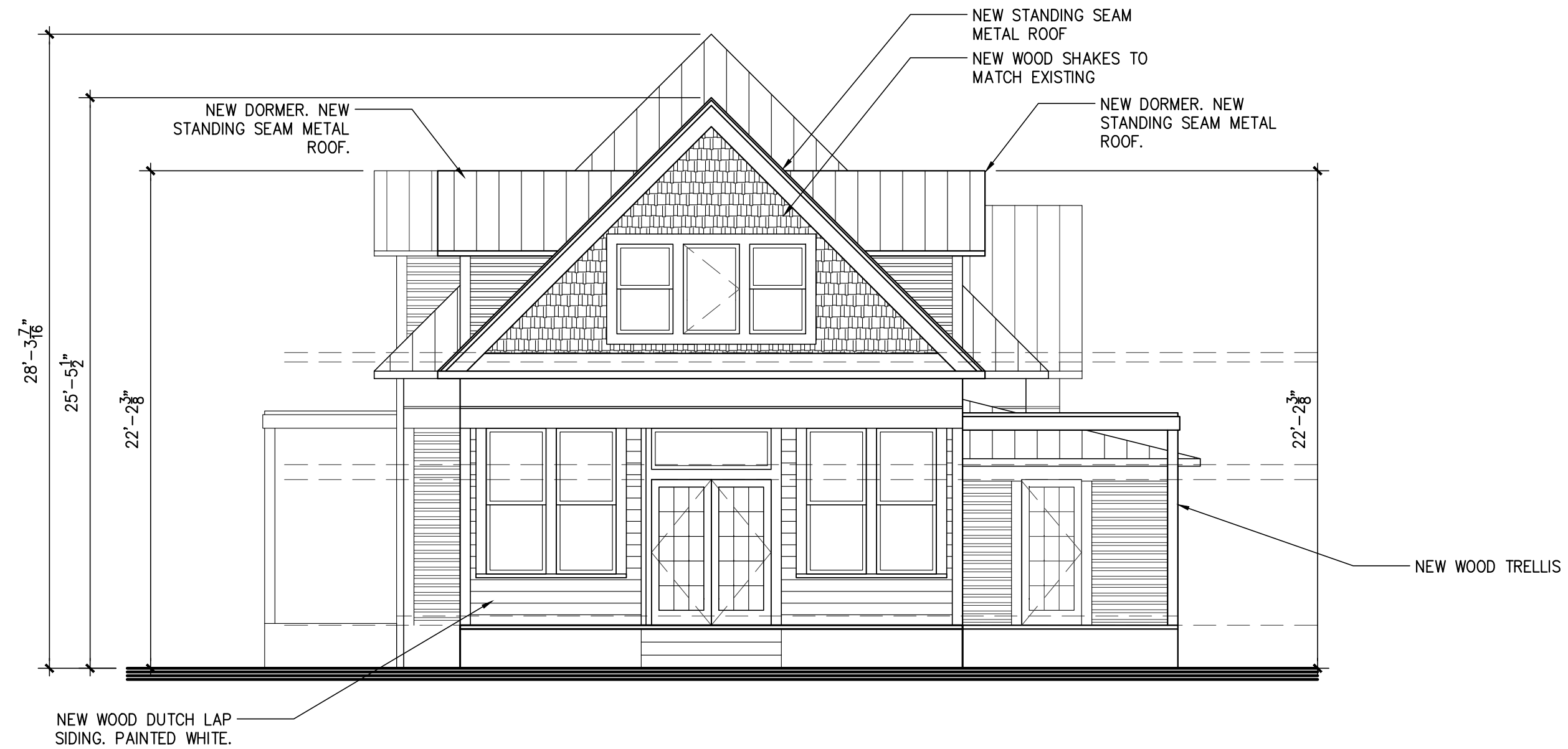
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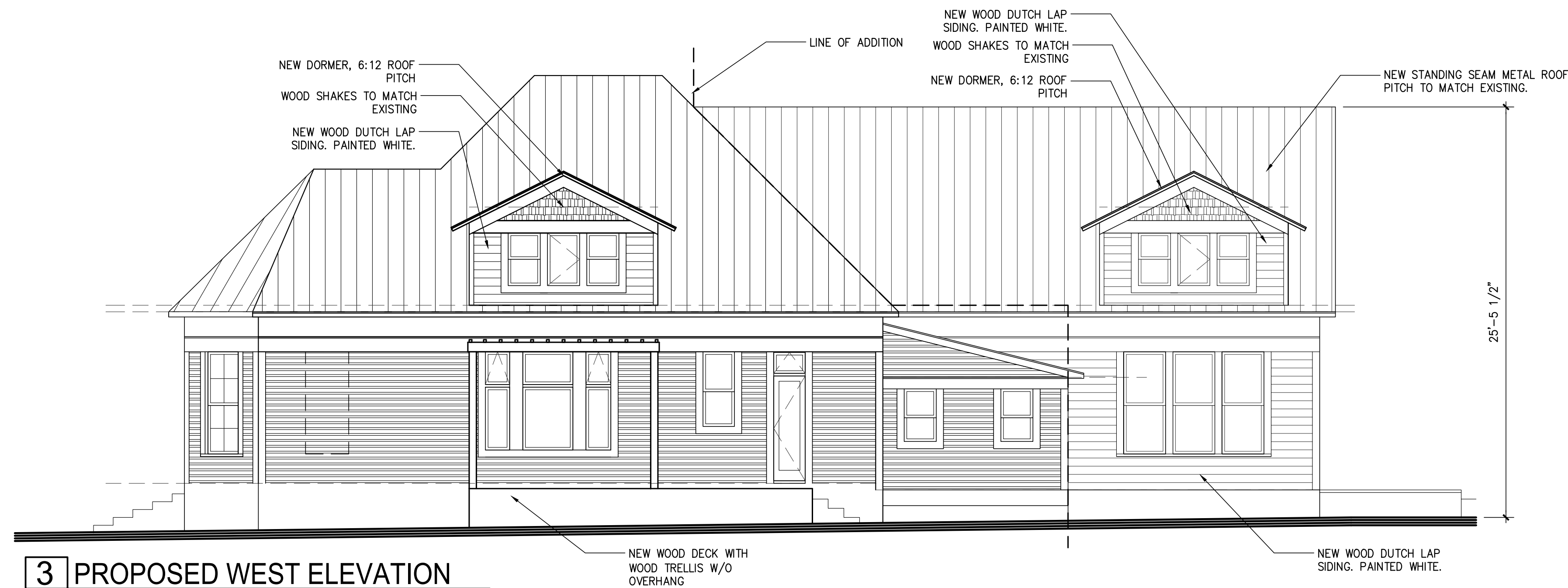
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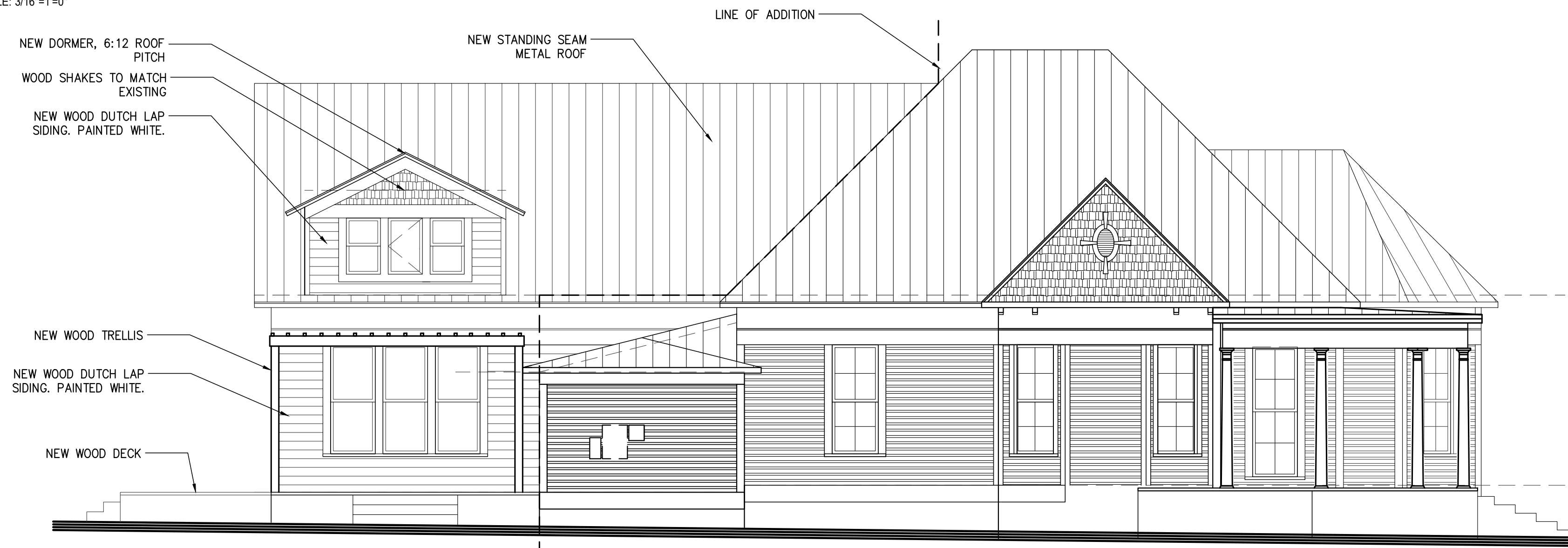
1 PROPOSED FRONT ELEVATION
SCALE: 3/16"=1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"



4 PROPOSED EAST ELEVATION
SCALE: 3/16"=1'-0"





