**HISTORIC AND DESIGN REVIEW COMMISSION**

**January 18, 2017**

**Agenda Item No: 12**

| | |
|---|---|
| **HDRC CASE NO:** | **2017-003** |
| **ADDRESS:** | 812 BURLESON ST |
| **LEGAL DESCRIPTION:** | NCB 1368 BLK 5 LOT 4 |
| **ZONING:** | R-6 CD,H |
| **CITY COUNCIL DIST.:** | 2 |
| **DISTRICT:** | Dignowity Hill Historic District |
| **APPLICANT:** | Felix Ziga/Ziga Architecture Studio |
| **OWNER:** | Henneke Financial Group, LLC |
| **TYPE OF WORK:** | Rehabilitation and construction of a rear addition |

**REQUEST:**

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

1. Rehabilitate the primary historic structure including the installation of a new standing seam metal roof, wood siding and trim repair and wood window and door repair.
2. Install new Doric porch columns.
3. Install a wood porch railing.
4. Remove a non-historic side front porch door.
5. Construct a new rear addition featuring approximately 728 square feet.

**APPLICABLE CITATIONS:**

*Historic Design Guidelines, Chapter 2, Guidelines for 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.
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)
*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.
*iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
*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.
*v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
*vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
*vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
*viii. Security bars*—Install security bars only on the interior of windows and doors.
*ix. Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
*x. Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

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.

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 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.

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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING
*i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
*ii. Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING
*i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
*ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
*iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

**FINDINGS:**

a. The structure at 812 Burleson was constructed circa 1920 and features traditional architectural elements including a hipped and gabled roof form and a standing seam metal roof. A non-contributing rear addition was constructed circa 1960 and the original front porch columns have been removed.
b. REHABILITATION – The applicant has proposed to install a new standing seam metal roof, repair the front sidewalk and steps, repair the existing wood siding and trim and repair the existing wood windows and doors. This is consistent with the Guidelines for Exterior Maintenance and Alterations. The applicant should ensure that the new standing seam metal roof features panels 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.
c. PORCH COLUMNS – The historic structure currently features wrought iron columns that were installed circa 1960. The applicant has proposed to remove these columns and install new, composite Doric columns to feature a composite shaft and fiberglass capitals and bases. Per the Guidelines for Exterior Maintenance and Alterations 7.B.iii., columns should be replaced in-kind. When in-kind replacement is not feasible, the design of the proposed columns should be compatible in scale, massing and detail while materials should match in color, texture, dimensions and finish. While the proposed columns will feature composite and fiberglass materials, the applicant has provided staff with a detailed drawing that notes appropriate scale, massing and detail of the proposed columns. Staff recommends the applicant first attempt to locate original columns to install. If this is not possible, staff finds that the proposed composite columns are appropriate given the limitations or new growth wood.
d. PORCH RAILINGS – The applicant has proposed to replace the existing wrought iron porch railings with new wood porch railings. Per the Guidelines for Exterior Maintenance and Alterations 7.B., replacement porch

elements should be based on the architectural style of the building and historic patterns. There are similar historic structures on this block of Burleson that feature front porch railings. Additionally, the applicant has proposed baserails, balusters and handrails that are architecturally appropriate. Staff finds this installation appropriate.

e. FRONT PORCH DOOR REMOVAL – The applicant has proposed to remove the side facing front porch door. The street facing front porch door features both transom windows and side lights, which the side facing door does not feature. Additionally, the applicant has provided information noting that the side facing door's header height is not consistent with the structure's other door header heights. Staff finds that the applicant has provided sufficient information noting that non-original status of this door and find its enclosure appropriate.
f. ADDITION – The applicant has proposed to remove a non-contributing rear addition constructed circa 1960. The removal of this addition is eligible for administrative approval.
g. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition featuring a footprint of approximately 728 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 rear addition to feature a rear gabled roof, setbacks from the wall planes of the primary historic structure and Hardi board siding featuring a contrasting profile to that of the historic wood siding. This is consistent with the Guidelines.
h. 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.
i. MATERIALS – The applicant has proposed materials that include a standing seam metal roof, wood windows and doors and Hardi board siding. The applicant should ensure that the new standing seam metal roof features panels 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.

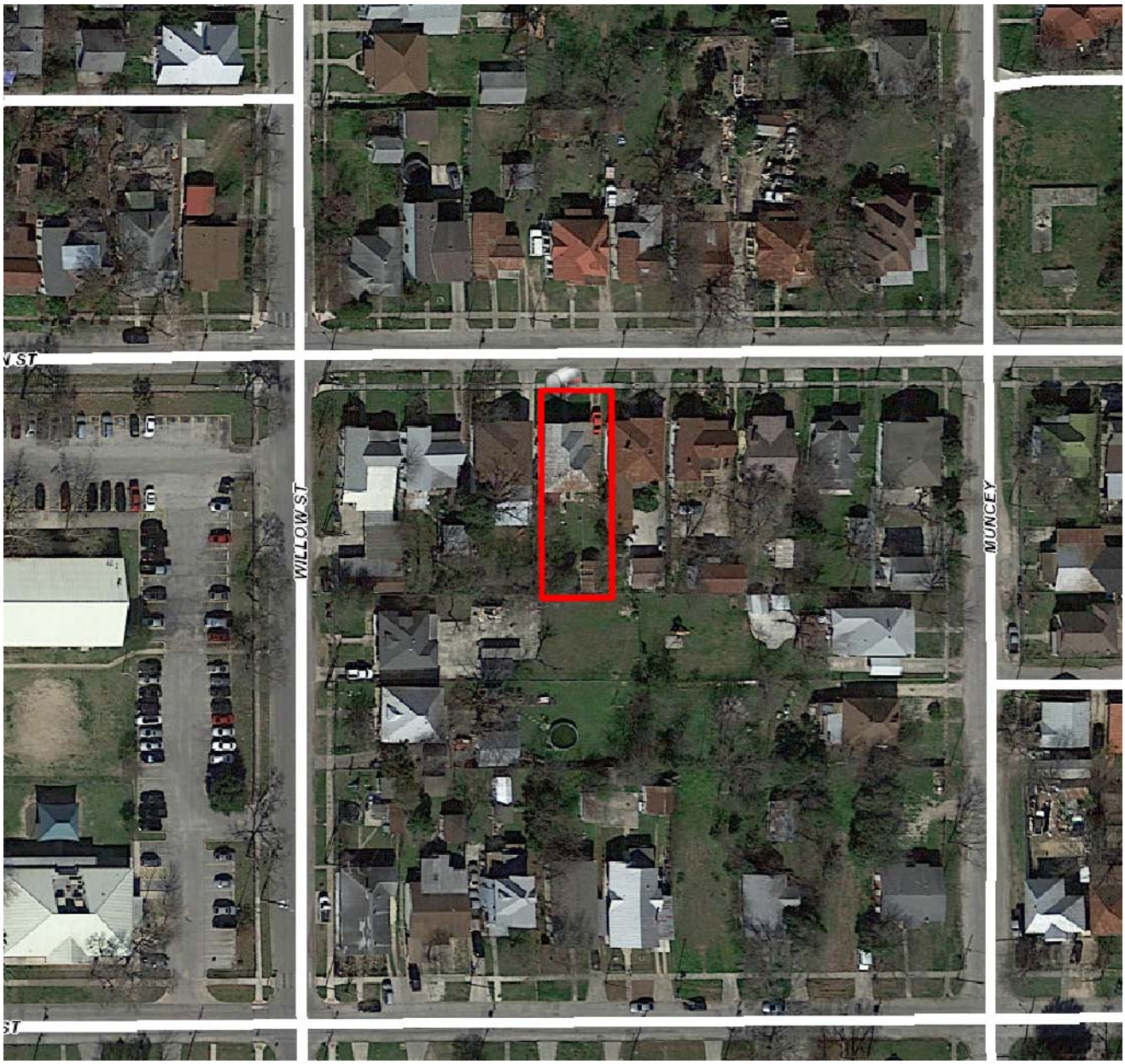
**RECOMMENDATION:**

Staff recommends approval of items #1 through #5 with the following stipulations:

i. That the applicant install a standing seam metal roof throughout that features that panels 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.

**CASE MANAGER:**

Edward Hall

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# Flex Viewer

Powered by ArcGIS Server

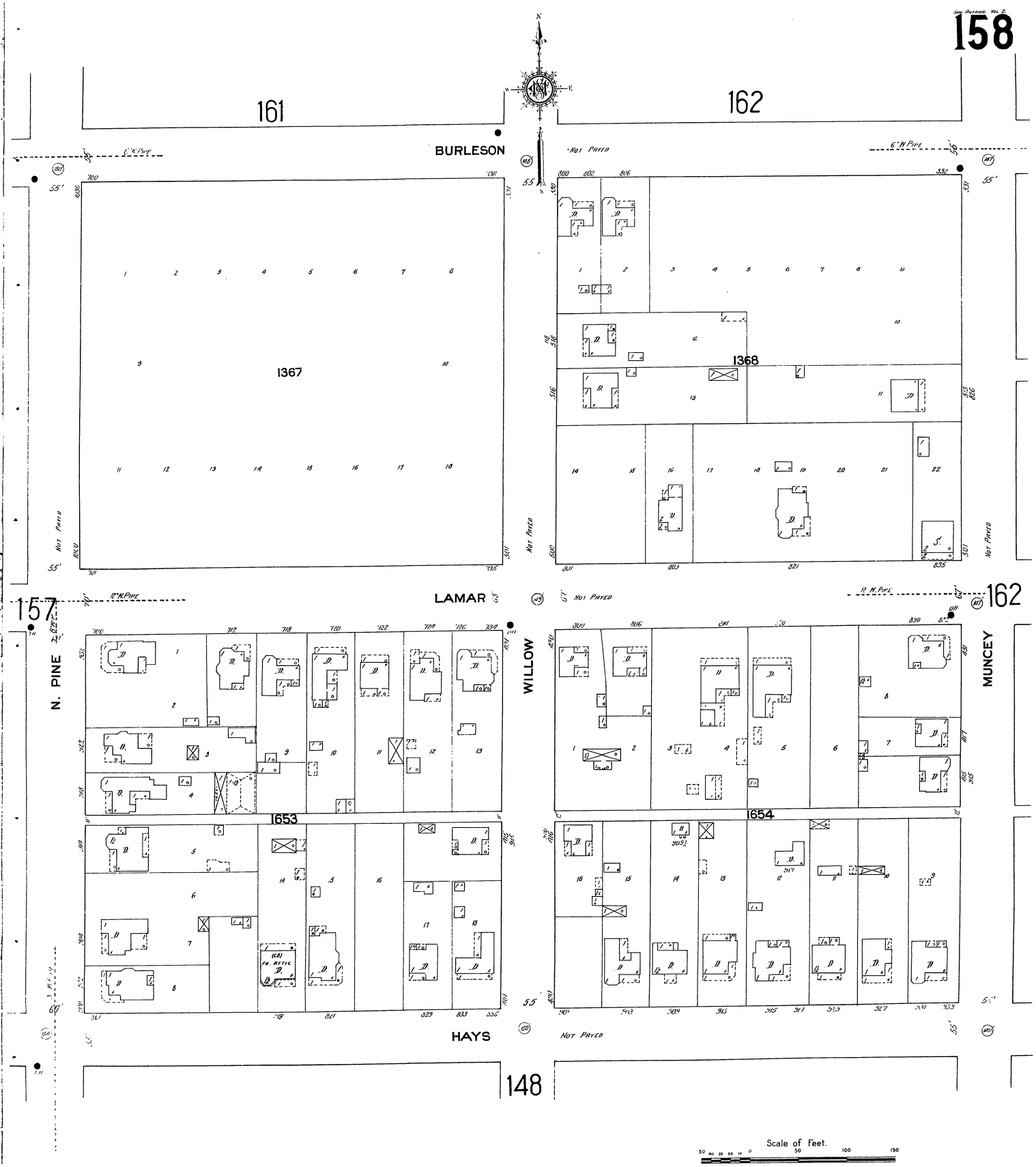
Printed:Jan 06, 2017


AC
4027
JC
DISPOSAL

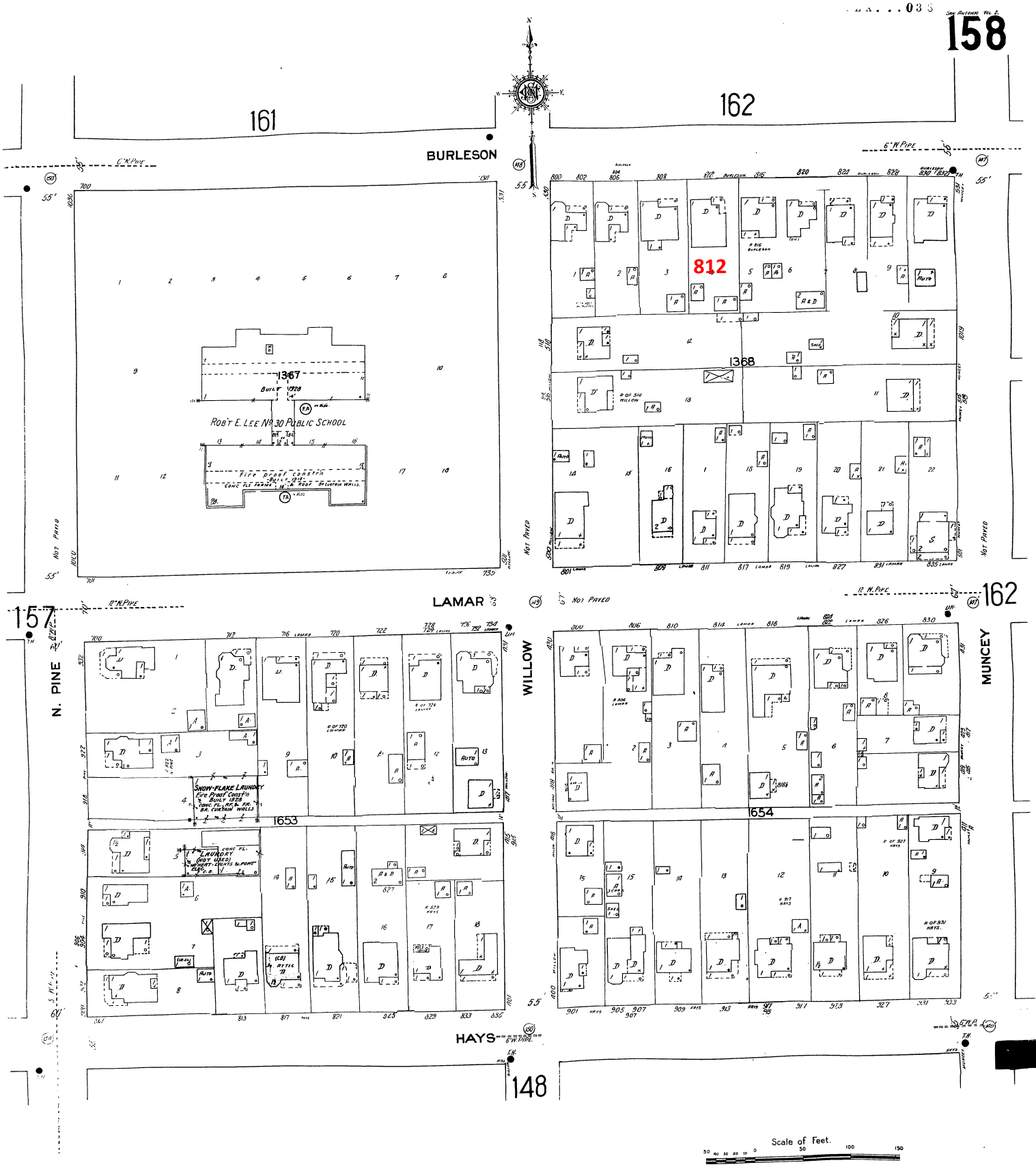

Lamar
Lamar
Bowden
Elementary School
812 Burleson
Muncey St
Willow St
Burleson
Burleson
Muncey St
Willow St


Alder Ln
Alder Ln
Willow St
Muncey St
Burleson
Burleson
812 Burleson
Willow St
Willow St
Muncey St

1912 Sanborn Map



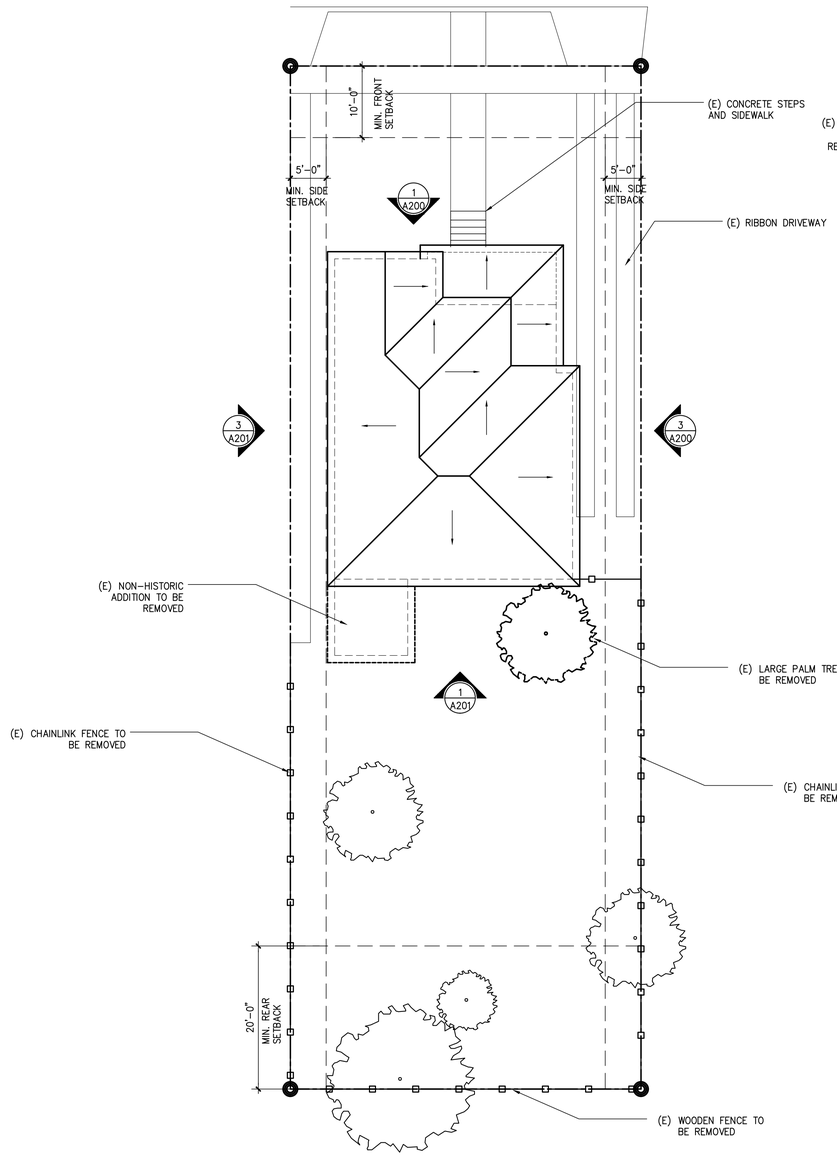
# 1951 Sanborn Map



812 BURLESON

PROJECT NARRATIVE/SCOPE OF WORK

- The project includes the rehabilitation of the historic portion of the house at 812 Burleson and construction of a new rear addition. See drawings for full rehabilitation notes and scope of work.
- The front porch columns will be replaced to be more in keeping with the style of the house. A non-historic door opening will be removed and filled in with new wood siding. Enclosed are pictures that show this door opening's header does not match other historic door headers throughout the house. We also believe this opening was solid and not a window that was converted into a door because historic windows throughout the house also have a taller header and there is no evidence to suggest the area above the current door was filled in at some point. See attachment for more info.



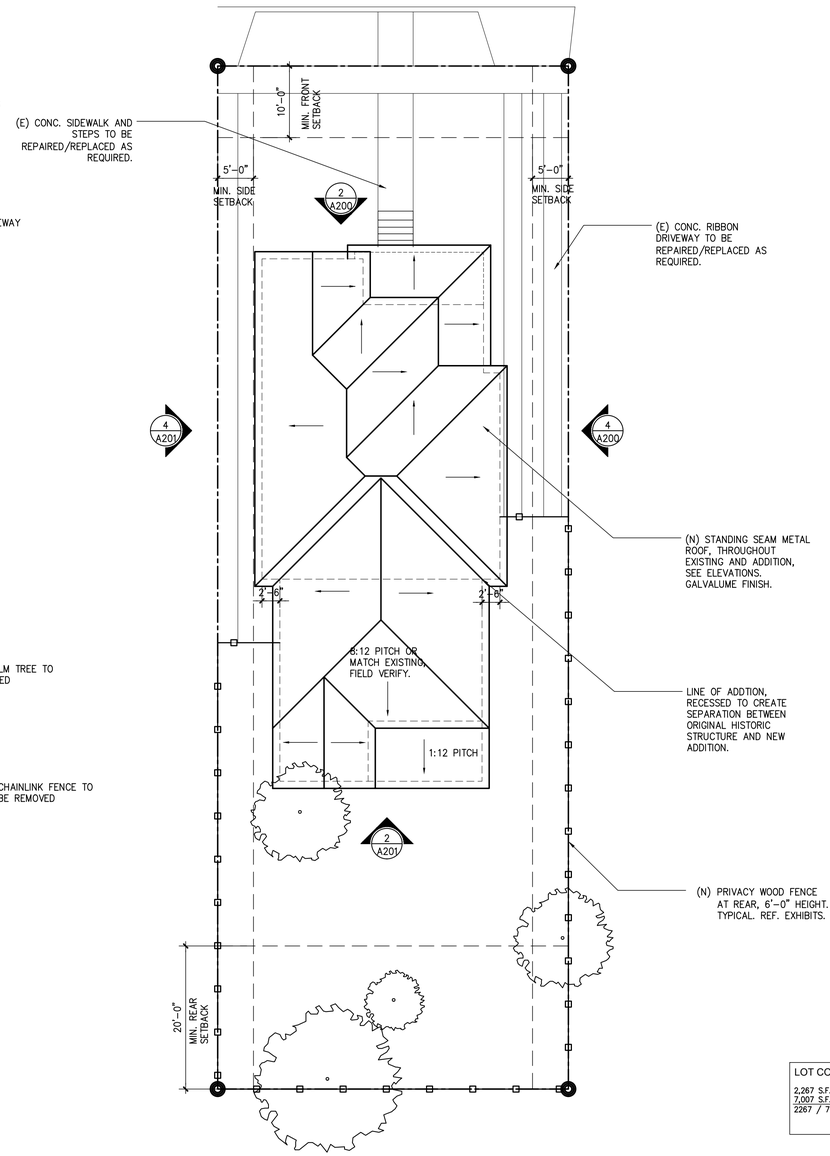

## 1 EXISTING SITE / ROOF PLAN

SCALE: 1"=10'-0"

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

PLAN NORTH

TRUE NORTH




## 2 PROPOSED SITE / ROOF PLAN

SCALE: 1"=10'-0"

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PLAN NORTH

TRUE NORTH

LOT COVERAGE CALCULATION

2,267 S.F. BUILDING FOOTPRINT
7,007 S.F. LOT
2267 / 7007 = 32% LOT COVERAGE

ZIGA ARCHITECTURE STUDIO, PLLC
ARCHITECTURE | INTERIORS | HISTORIC PRESERVATION

1502 S. FLORES ST., SUITE 203
SAN ANTONIO, TX 78204

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eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

# HISTORIC REBABILITATION & ADDITION

812 BURLESON
SAN ANTONIO, TX 78202

HENNEKE FINANCIAL GROUP, LLC

DRAWING FOR REVIEW ONLY. NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



ISSUE

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/22/16 | HDRC SET |

## EXISTING & PROPOSED SITE / ROOF PLANS

| | |
|---|---|
| PROJECT NO. | 16-141 |
| DATE: | 12.22.2016 |
| DRAWN BY: | AMZ / FJZ |
| REVIEWED BY: | FJZ |

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

SP100

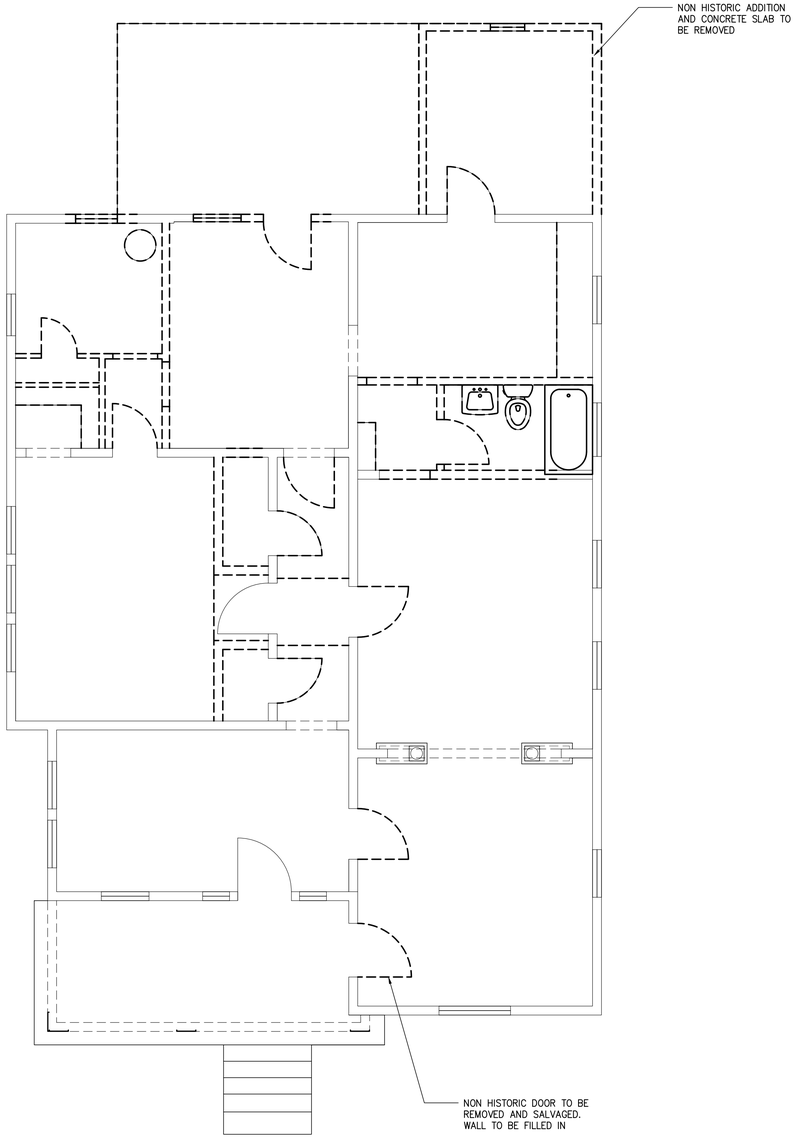
## 0 LEGEND

SCALE: N.T.S.

EXISTING WALL

EXISTING WALL TO BE DEMOLISHED

NEW WALL

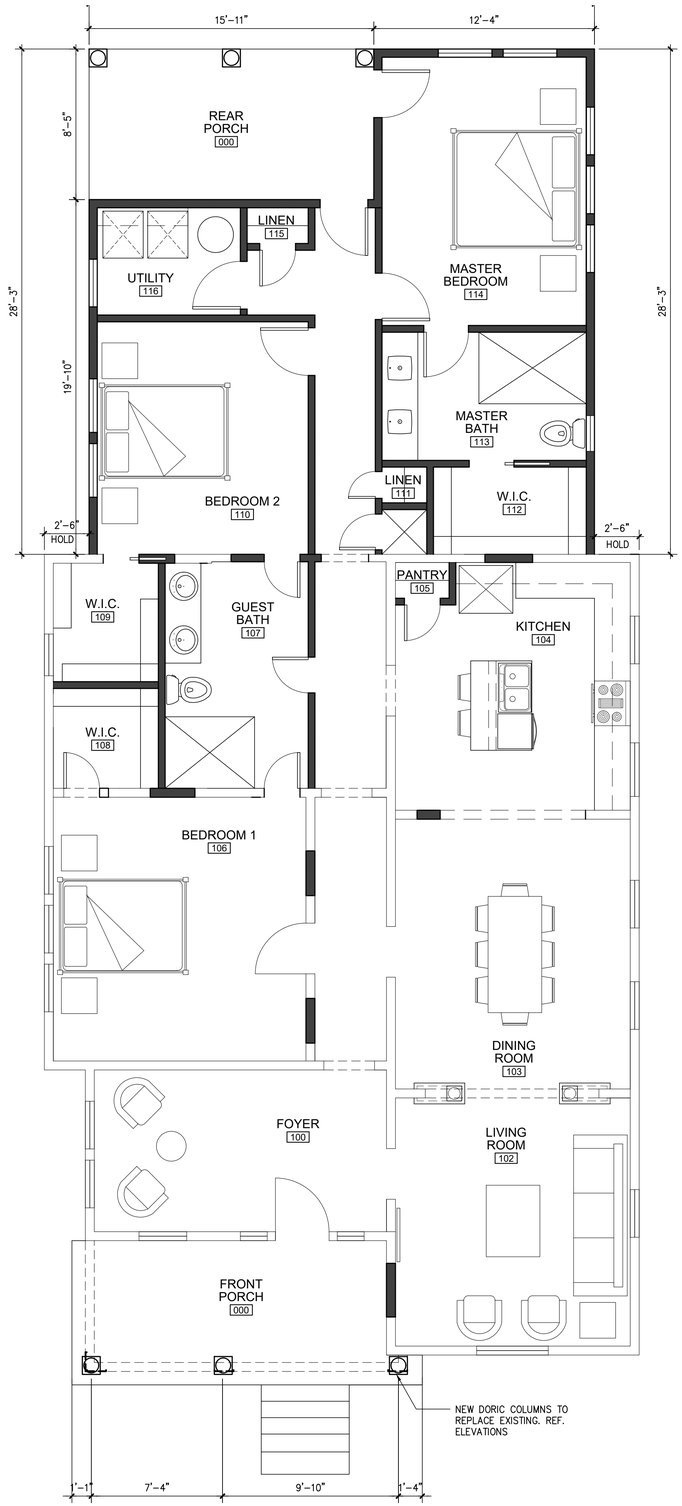



## 1 EXISTING / DEMO PLAN

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

PLAN NORTH

TRUE NORTH




## 2 PROPOSED FLOOR PLAN

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

PLAN NORTH

TRUE NORTH

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## EXISTING & PROPOSED FLOOR PLAN

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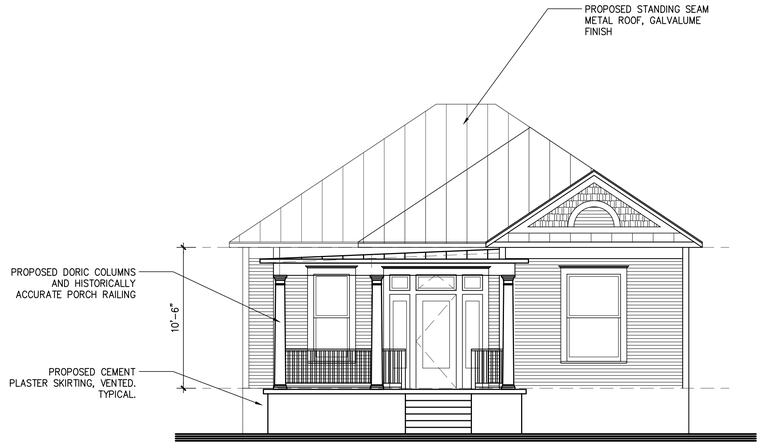
| DRAWN BY: | AMZ / FJZ |
| REVIEWED BY: | FJZ |

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

A100


1 EXISTING FRONT ELEVATION

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

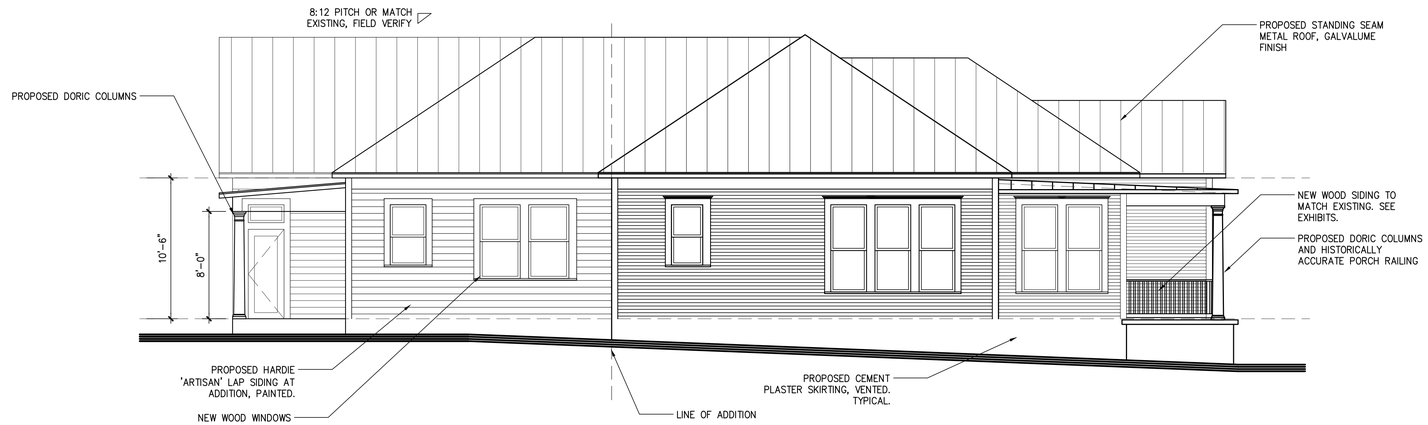



2 PROPOSED FRONT ELEVATION

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


3 EXISTING EAST ELEVATION

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




4 PROPOSED EAST ELEVATION

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

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EXISTING & PROPOSED EXTERIOR ELEVATIONS

| | |
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| DRAWN BY: | AMZ / FJZ |
| REVIEWED BY: | FJZ |

PROJECT ARCHITECT:
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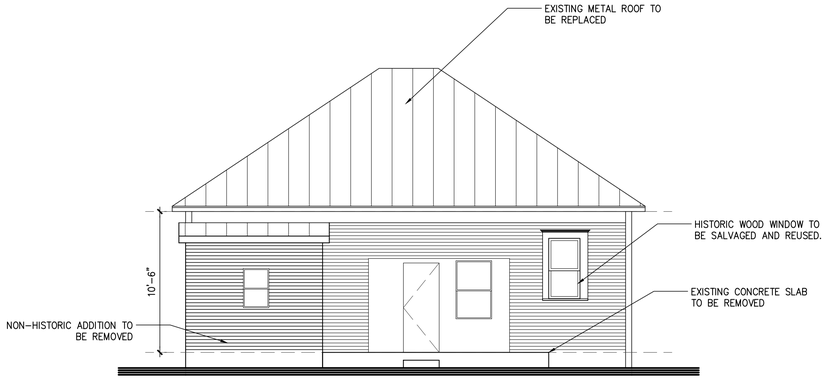
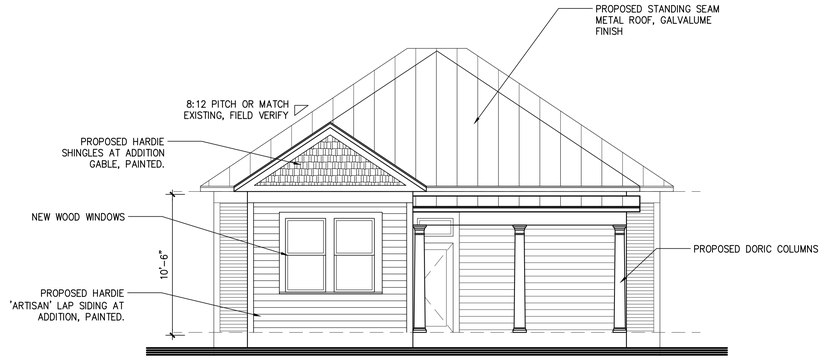
TEXAS LICENSE NO. 24683

A200




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




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


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


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

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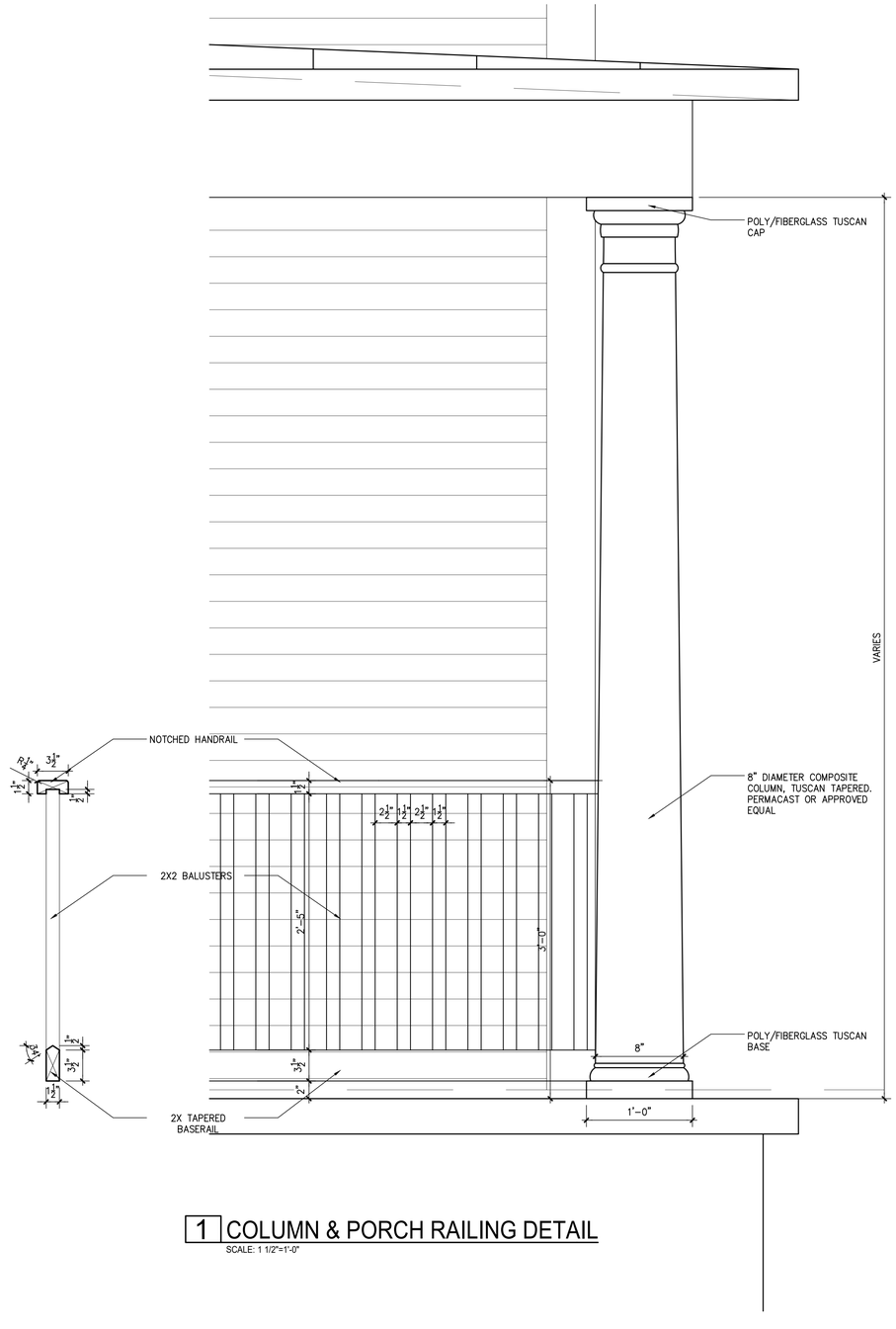
TEXAS LICENSE NO. 24683

A201




## 1 COLUMN & PORCH RAILING DETAIL

SCALE: 1 1/2"=1'-0"

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ISSUE

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12/22/16 | HDRC SET |

COLUMN & PORCH RAILING DETAILS

| | |
|---|---|
| PROJECT NO. | 16-141 |
| DATE: | 12.22.2016 |
| DRAWN BY: | AMZ / FJZ |
| REVIEWED BY: | FJZ |

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

A401

FRONT

EAST

WEST

REAR

EAST

WEST

EXTERIOR VIEW OF PORCH DOOR. HEADER DOES NOT MATCH ADJACENT HISTORIC DOOR'S HEADER. ALSO NOTE THE SIDING ABOVE THE DOOR APPEARS INTACT AND THERE IS NO EVIDENCE TO SUGGEST A TALLER OPENING EXISTED THERE PREVIOUSLY. DOOR TRIM IS ALSO DIFFERENT FROM ORIGINAL TRIM.

INTERIOR VIEW OF PORCH DOOR. A SEAM EXISTS ON THE RIGHT SIDE ABOVE THE DOOR BUT NO SEAM ON THE LEFT SIDE. NO EVIDENCE TO SHOW A PREVIOUS TALLER OPENING EXISTED. DOOR TRIM IS ALSO DIFFERENT FROM ORIGINAL TRIM.