

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-460
ADDRESS: 1110 BURNET ST
LEGAL DESCRIPTION: NCB 1665 BLK 1 LOT 12
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Felix Ziga/Ziga Architecture Studio
OWNER: Poma Properties, LLC
TYPE OF WORK: Rehabilitation; Rear Addition; Driveway; Rear Yard Fence
REQUEST:

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

1. Rehabilitate the historic structure including the repair to historic wood siding, trim, windows, columns and architectural elements.
2. Restore the front porch to its historic profile.
3. Install a standing seam metal roof.
4. Construct a rear addition to feature approximately 1,100 square feet.
5. Remove the existing front yard fencing and install a new wood privacy fence at the rear of the property.
6. Install gravel over the existing ribbon strip driveway.
7. Receive Historic Tax Certification.

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.

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 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.

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.

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

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.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

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 historic structure at 1110 Burnet was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features both a front and side facing gabled roof. The structure originally featured a front porch which has been enclosed. The rear of the primary historic structure currently features a non-historic addition. The removal of this addition is eligible for administrative approval and is not included within the current request.
- b. **REHABILITATION** – The applicant has proposed to rehabilitate the historic structure including the repair in-kind of all historic siding, trim, windows, columns and other architectural features. In addition to the previously mentioned, the applicant has proposed to repair the existing wood windows and reuse salvaged wood windows as needed. Staff finds the proposed rehabilitation to be appropriate and consistent with the Guidelines.
- c. **PORCH RECONSTRUCTION** – As noted in finding a, the historic front porch has been enclosed. At this time, the applicant has proposed to restore the porch to its original configuration, as noted in the 1912 Sanborn Map. The applicant has proposed for the reconstructed front porch to feature painted 6x6 wood columns with 1x6 bases, painted wood railing and a painted wood beam. The Guidelines for Exterior Maintenance and Alterations 7.B.v. notes that porches should be reconstructed based on evidence of the original. If no such evidence exists, the design should be based on the architectural style of the building. The applicant has proposed to utilize the existing porch footprint and to install architectural elements that are architecturally appropriate for the Folk Victorian style. Staff finds the proposed reconstruction consistent with the Guidelines.
- d. **ROOF REPLACEMENT** – The structure currently features an asphalt shingled roof which the applicant has proposed to replace with a standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations 3.B.vi. notes that metal roofs should be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds the installation of a standing seam metal roof on this Folk Victorian structure to be appropriate. The new standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam.
- e. **REAR ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition to feature one story and approximately 1,100 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 both a rear facing gabled roof and a shed roof. While the gabled roof is appropriate for the architecture of the historic structure, staff finds the large shed roof to be inappropriate. Staff recommends the applicant replace the proposed shed roof with a gabled roof or a roof form that is complementary of the architecture of the historic structure.
- f. **SCALE, MASS AND FORM** – Regarding scale, mass and form, the applicant has proposed for the addition to feature an overall height that is subordinate to that of the primary historic structure. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
- g. **SCALE, MASS AND FORM** – Regarding footprint, the applicant has proposed for the addition to share a wall plane on the east façade that is the same as that of the historic structure. This addition would not comply with the side yard setback. Staff finds that an inset should be included to not only satisfy the Guidelines regarding a setback in wall planes, but also to comply with side yard setback regulations.
- h. **MATERIALS** – The applicant has proposed materials that include Hardi board and batten siding, a standing seam metal roof, Hardi lap siding for foundation skirting, wood lap siding and block frame vinyl windows. Staff finds that the proposed board and batten siding should feature boards that are twelve (12) inches wide with battens that

are 1 – ½” wide, horizontal siding should feature a four (4) inch exposure and that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Staff does not find the use of block frame vinyl windows to be appropriate. Staff finds that wood or aluminum clad wood windows should be installed. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- i. FENCING – The property currently features a chain link fence. The applicant has proposed to remove this fence and install a wood picket fence to feature six (6) feet in height. The applicant has proposed for the fence to extend to the front wall plane of the historic structure on the east façade. Staff finds that the proposed privacy fence should feature a setback from the front wall plane.
- j. DRIVEWAY MODIFICATIONS – The driveway is currently a concrete ribbon strip that is deteriorated. The applicant has proposed to overlay gravel over the existing ribbon strip driveway. Staff finds that the applicant should adhere to the Guidelines for Site Elements and repair the existing, ribbon strip profile.
- k. HISTORIC TAX CERTIFICATION – The requirements for Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval of items #1 through #3, the rehabilitation of the historic structure, the restoration of the front porch and the installation of a standing seam metal roof based on findings a through d with the following stipulation:

- i. The new standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam. The applicant must schedule an inspection with OHP Staff prior to installation.

Staff does not recommend approval of item #4, the construction of a rear addition based on findings e through h. Staff recommends the following prior to a recommendation for approval:

- i. That the applicant replace the proposed shed roof with a gabled roof or a roof form that is complementary of the architecture of the historic structure as noted in finding e.
- ii. That an inset should be included to not only satisfy the Guidelines regarding a setback in wall planes, but also to comply with side yard setback regulations as noted in finding g.
- iii. That wood or aluminum clad wood windows be installed within the addition that adhere to the following standards: White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

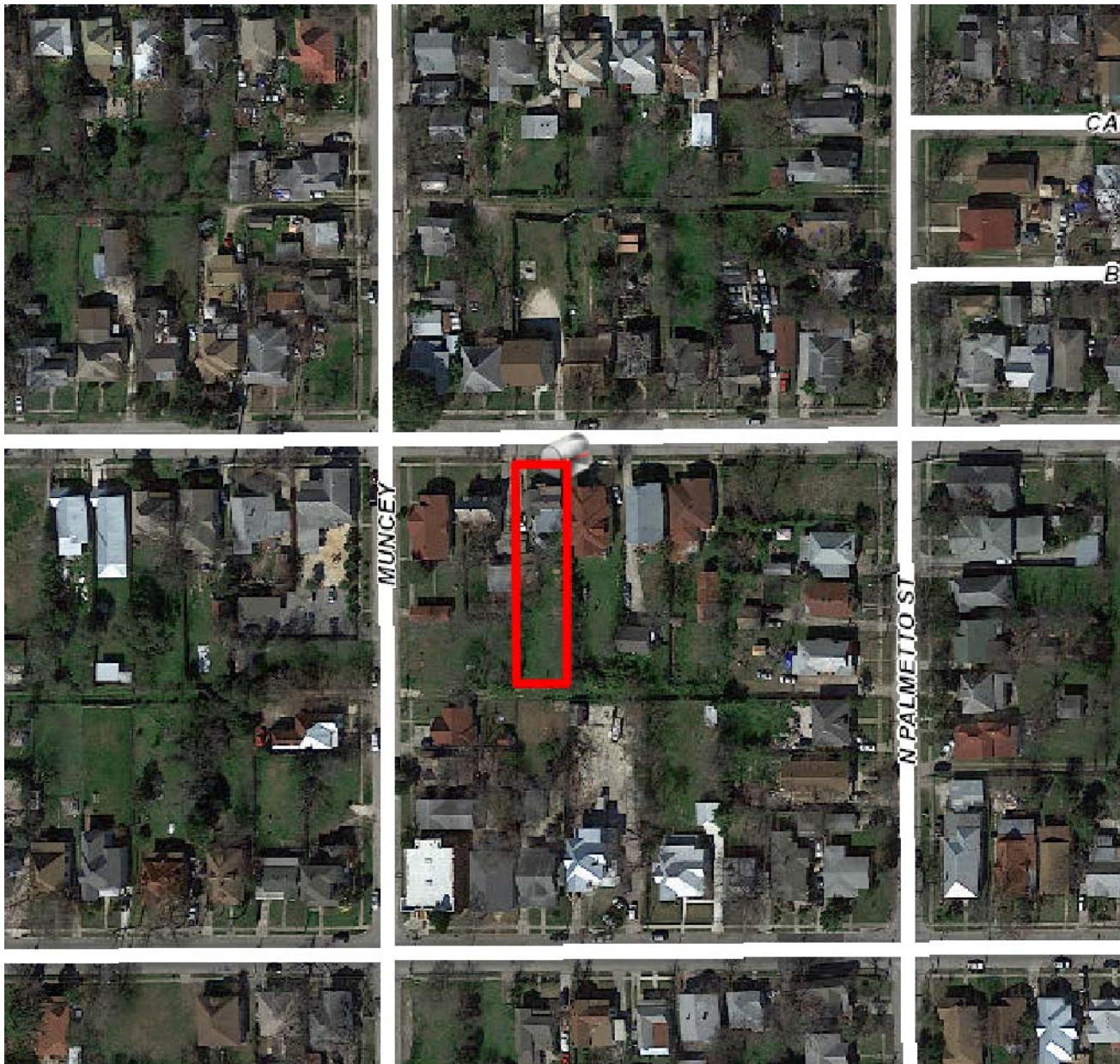
Staff recommends approval of items #5 and #7, the installation of fencing, driveway modifications and Historic Tax Certification with the following stipulations:

- i. That the proposed privacy fence feature a setback from the front wall plane on the east façade as noted in finding i.

Staff does not recommend approval of item #6, the overlaying of gravel over the existing ribbon strip driveway. Staff recommends the applicant repair the existing, concrete ribbon strip driveway.

CASE MANAGER:

Edward Hall

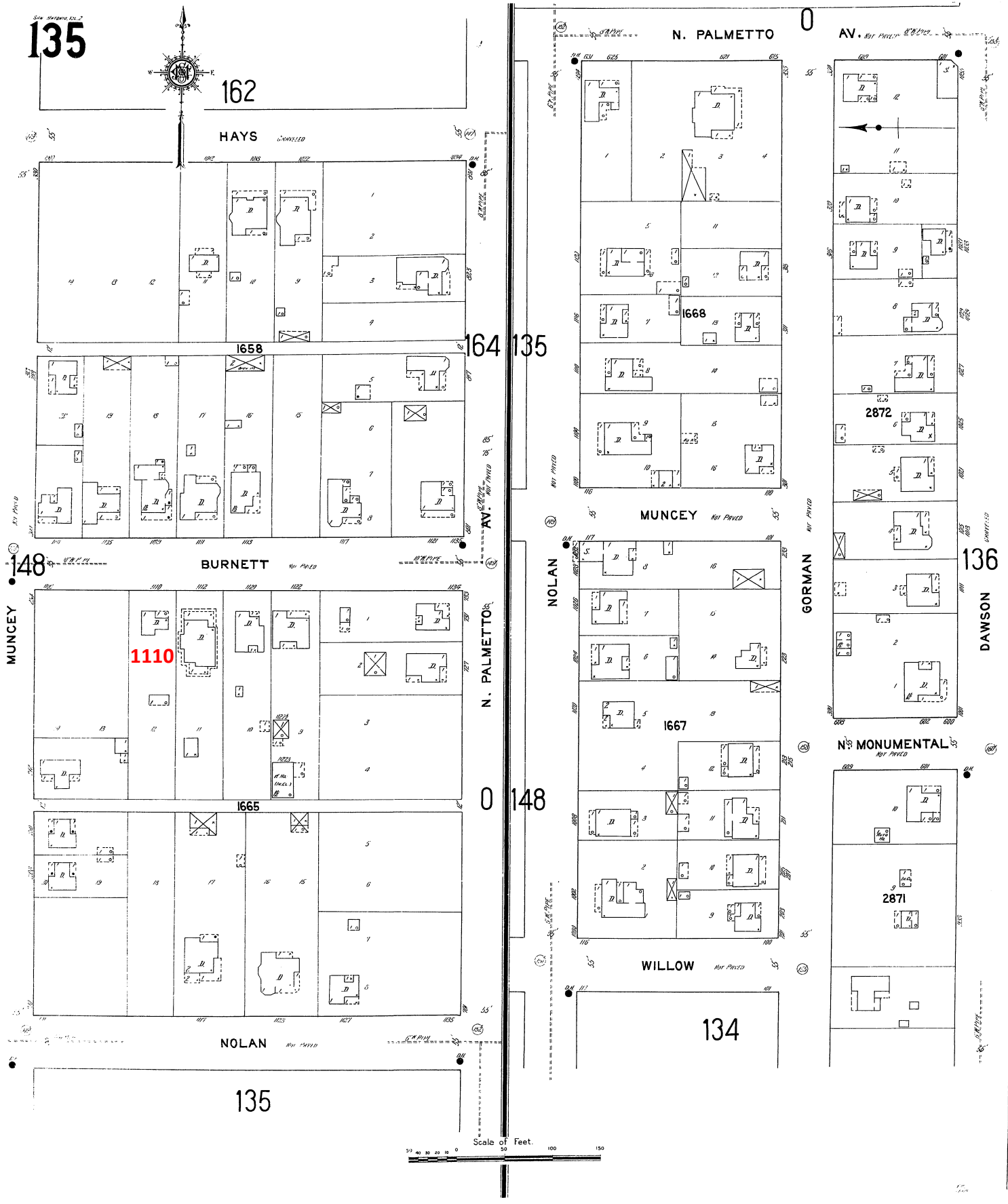


Flex Viewer

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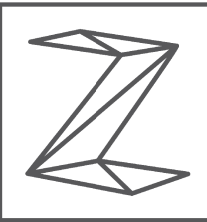
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1110 BURNET – NARRATIVE

- Rehabilitate historic structure. All historic siding, trim, windows, columns, and other architectural features to be patched and repaired in kind as necessary, unless noted otherwise on the plans.
 - Rehabilitate all historic wood windows and re-use salvaged windows as noted.
 - Remove existing asphalt shingle roof and replace with new standing seam metal roof, galvalume finish
 - Remove front porch enclosure and restore front porch per drawings
- Construction of new addition at rear of historic structure
 - All new windows to be Jeld-Wen block frame vinyl windows, or equal
- Remove front yard fence. Replace rear chainlink fence with new 6' wood privacy fence at rear, set behind front elevation
- Install new gravel overlay at driveway. Plant new grass where necessary.



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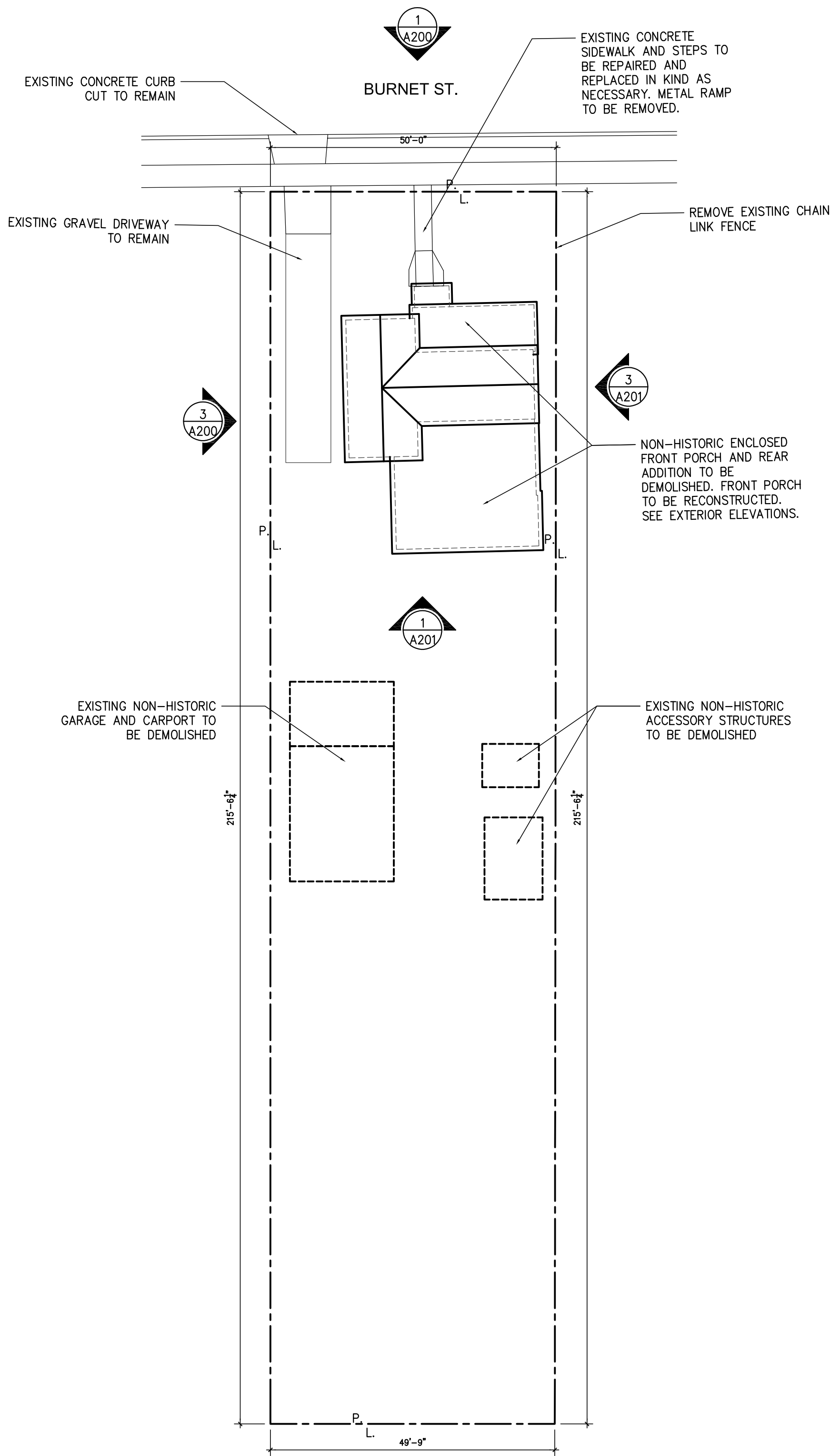
ISSUE		
#	DATE	DESCRIPTION
1	08/28/17	REVIEW SET

EXISTING & PROPOSED
SITE / ROOF PLANS

PROJECT NO.	17-137
DATE:	08.28.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

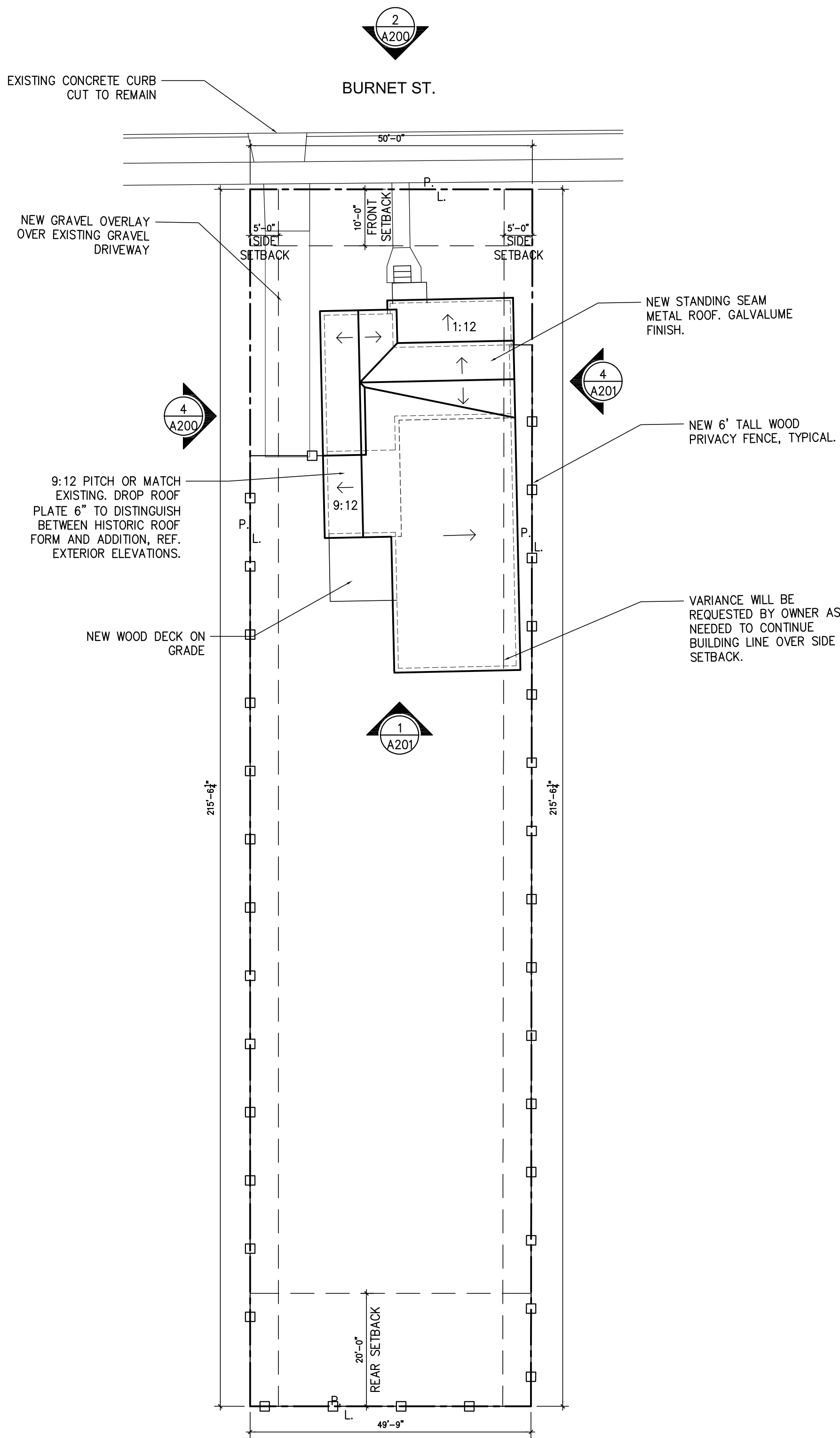
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

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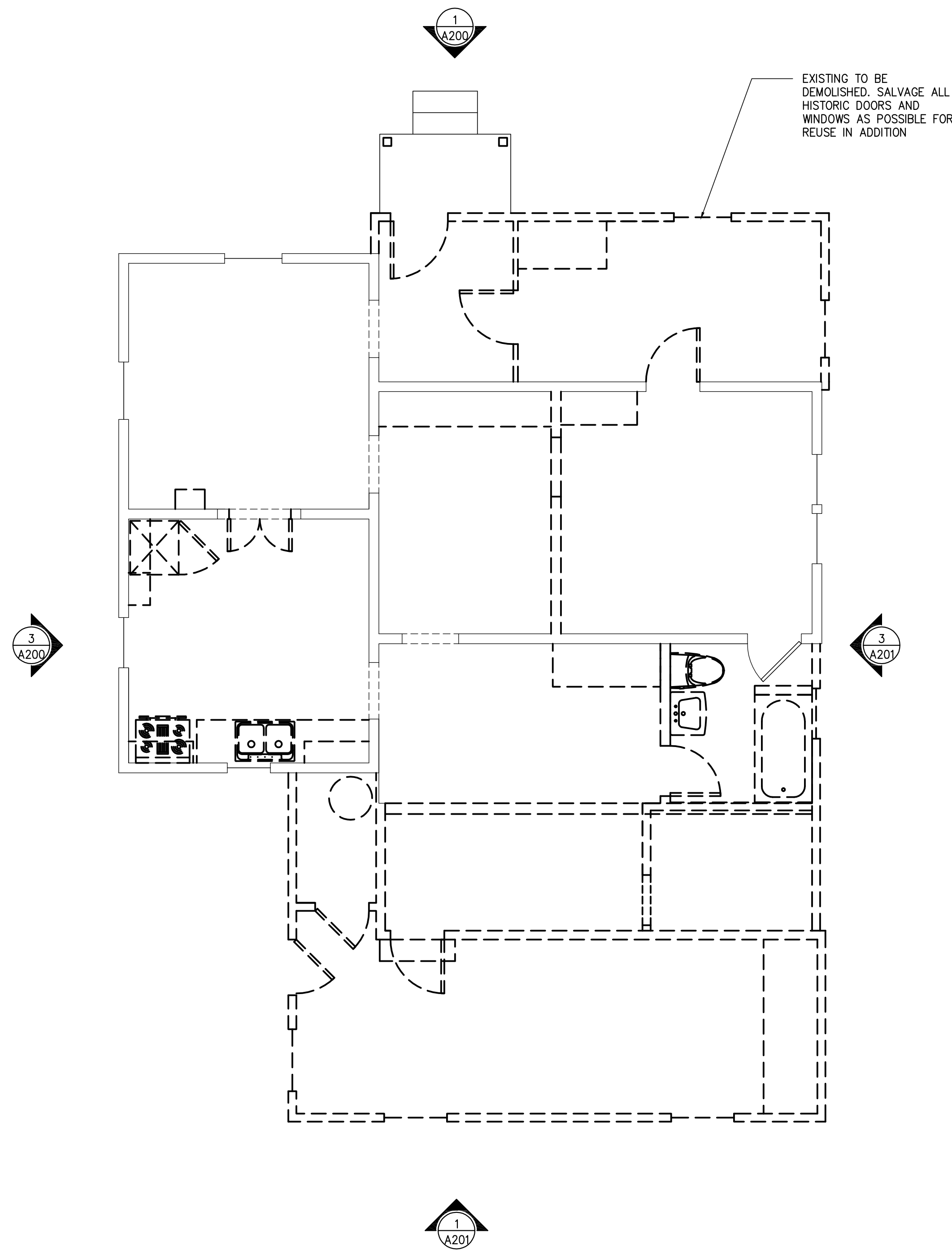
1 EXISTING SITE PLAN

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

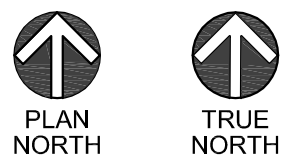


2 PROPOSED SITE PLAN

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



1 EXISTING-DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

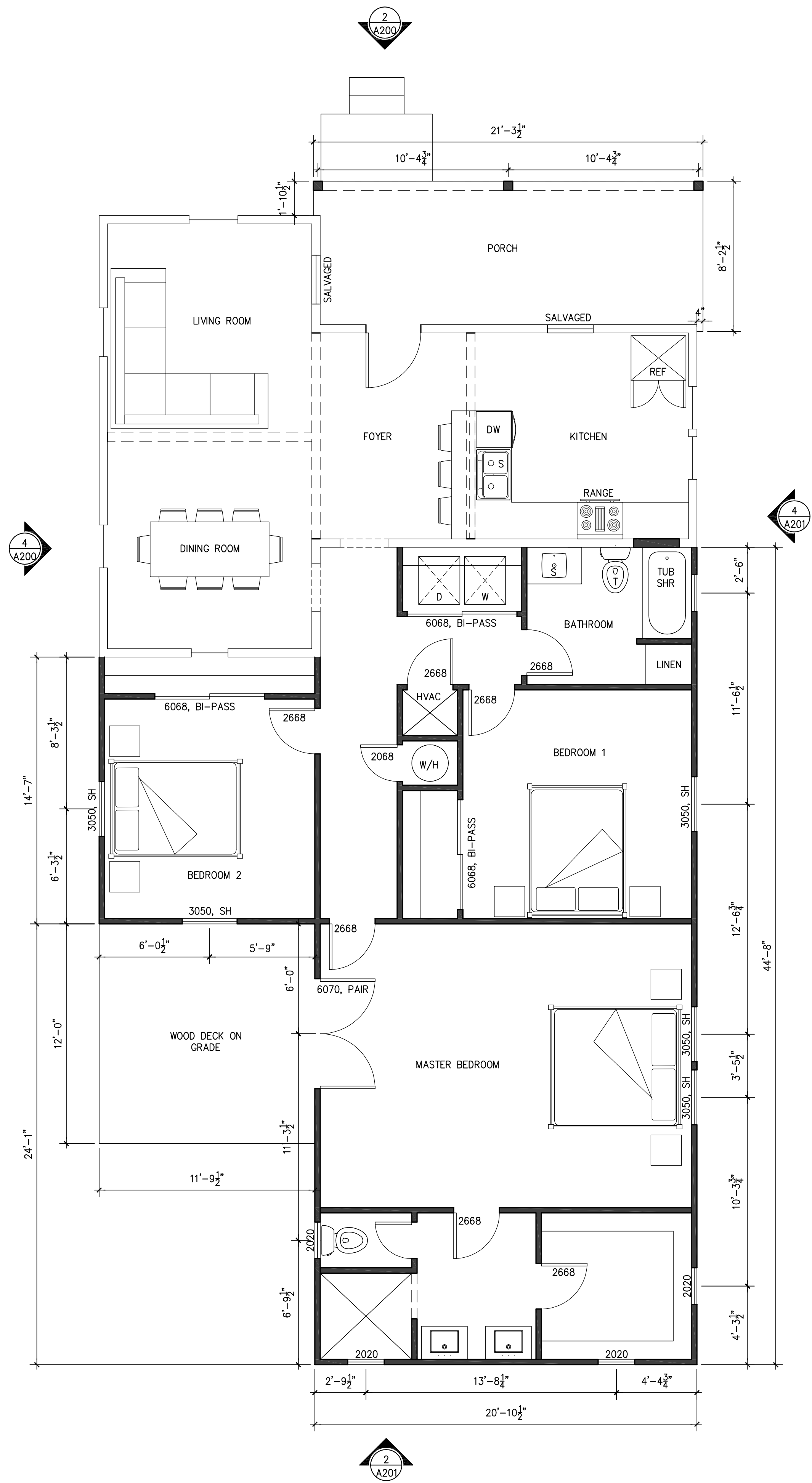


LEGEND

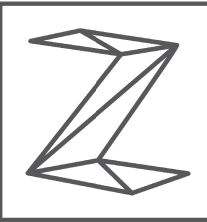
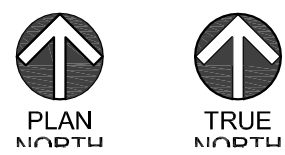
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED/SALVAGED
- NEW WALL

SQ. FT. DATA

1232 S.F.	EXISTING LIVING AREA
165 S.F.	ENCLOSED PORCH TO BE REMOVED
526 S.F.	REAR ADDITION TO BE REMOVED
1103 S.F.	NEW REAR ADDITION
412 S.F.	NET ADDITION
1644 S.F.	NEW TOTAL



2 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



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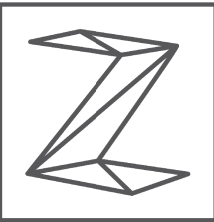
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**EXISTING-DEMOLITION &
PROPOSED FLOOR
PLANS**

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REVIEWED BY:	FJZ

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

A100



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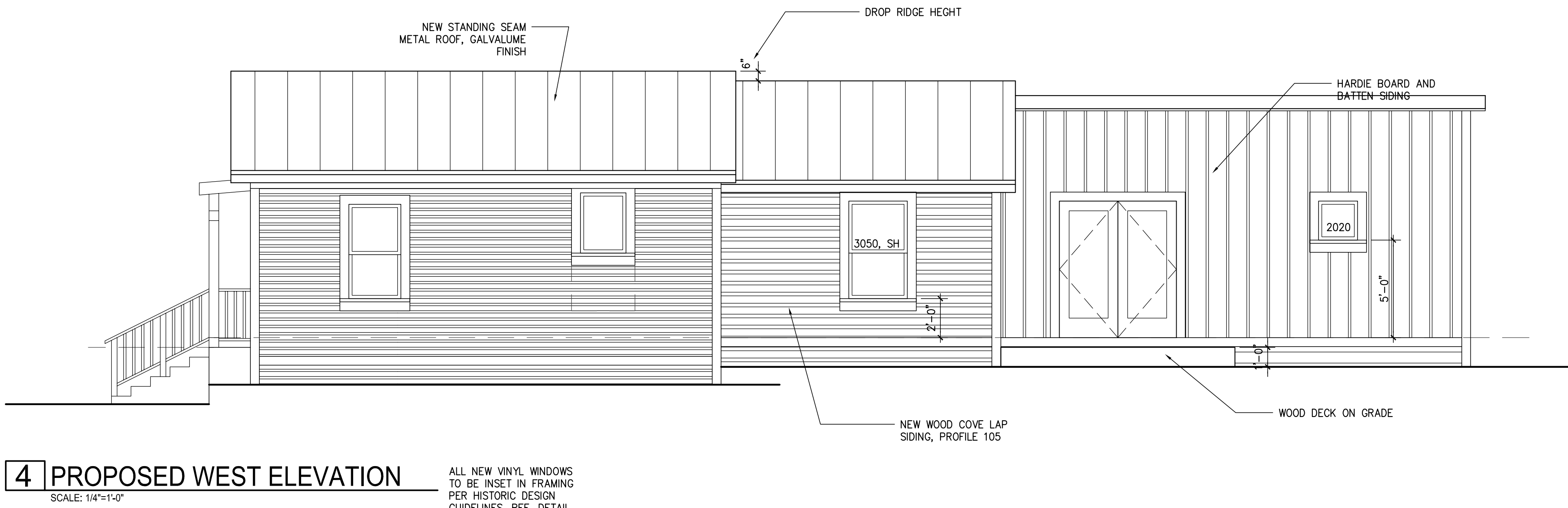
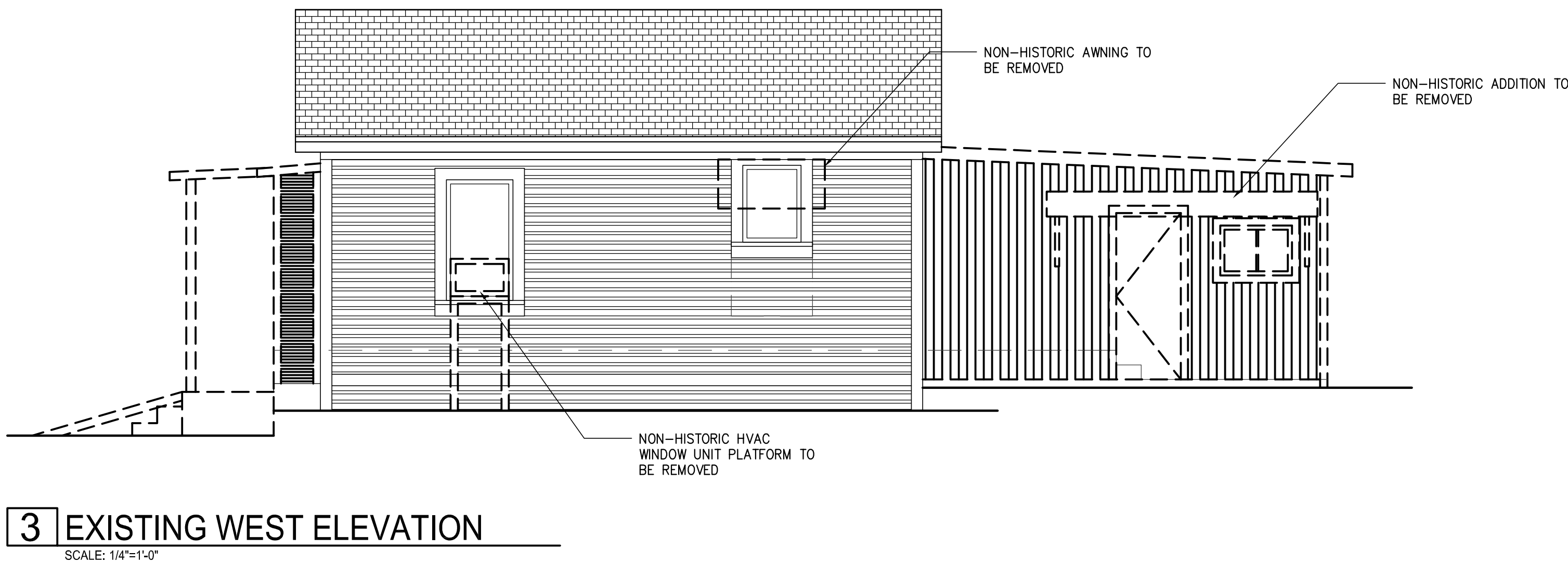
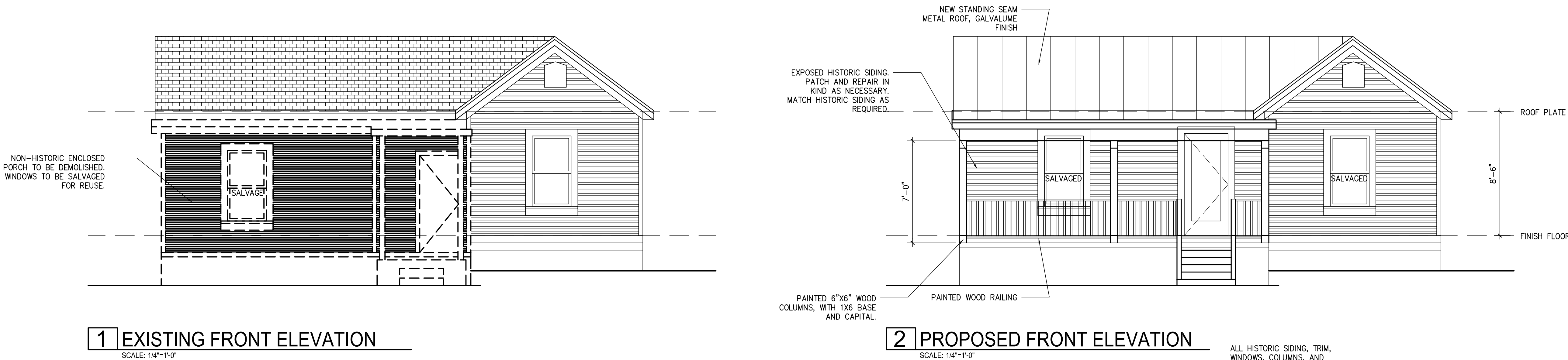
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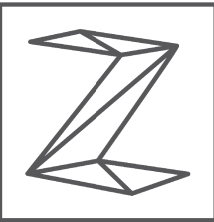
EXISTING & PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	17-137
DATE:	08.28.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

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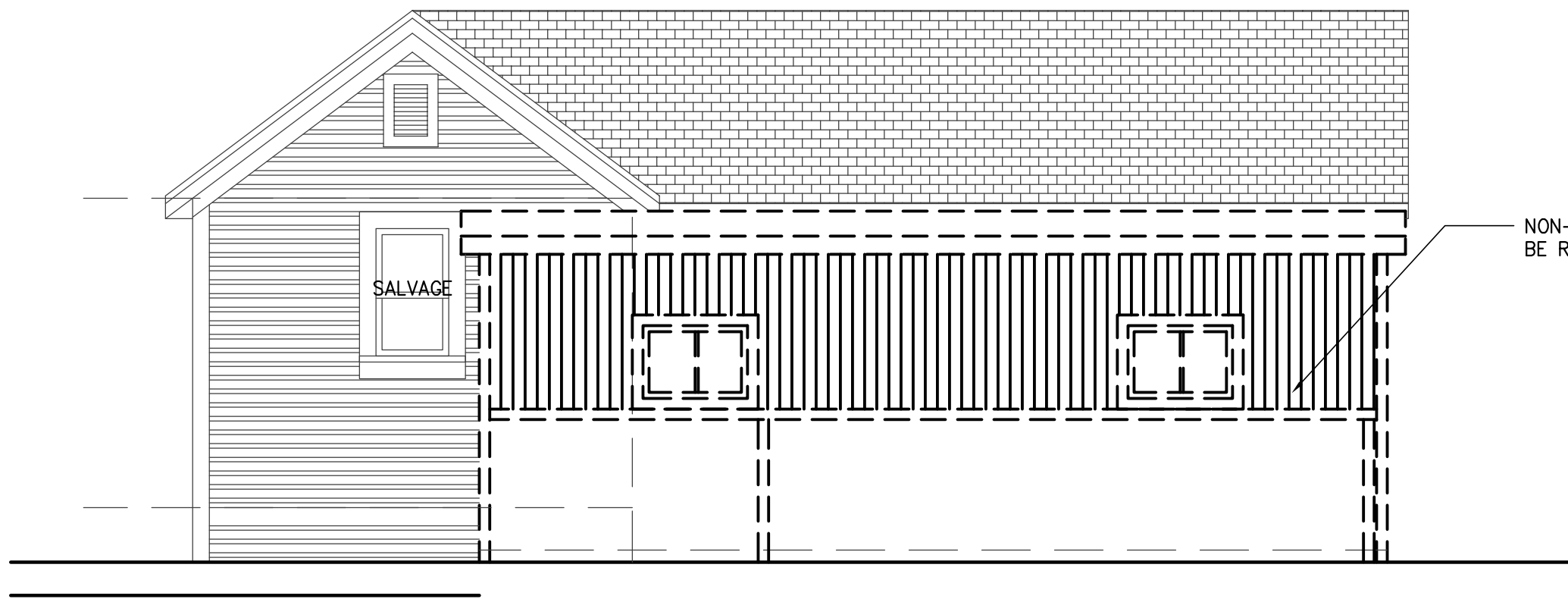
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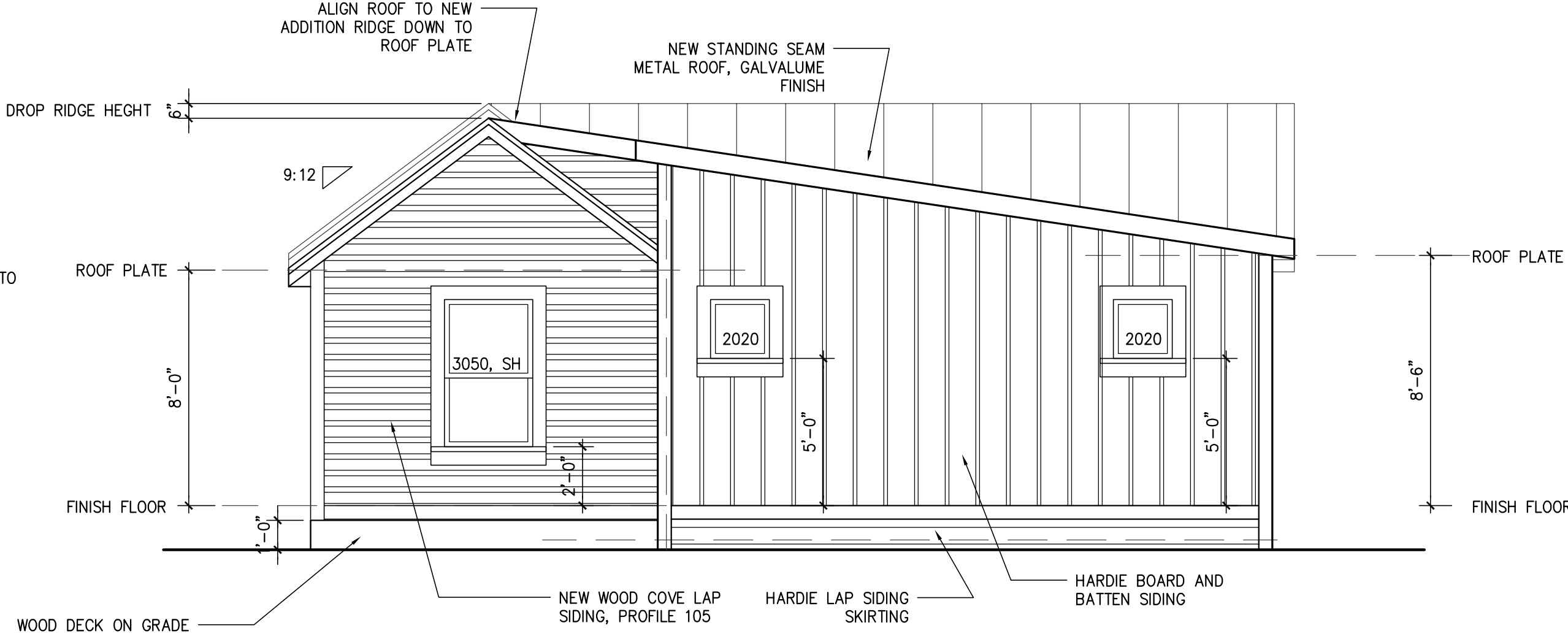
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DATE:	08.28.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

A201



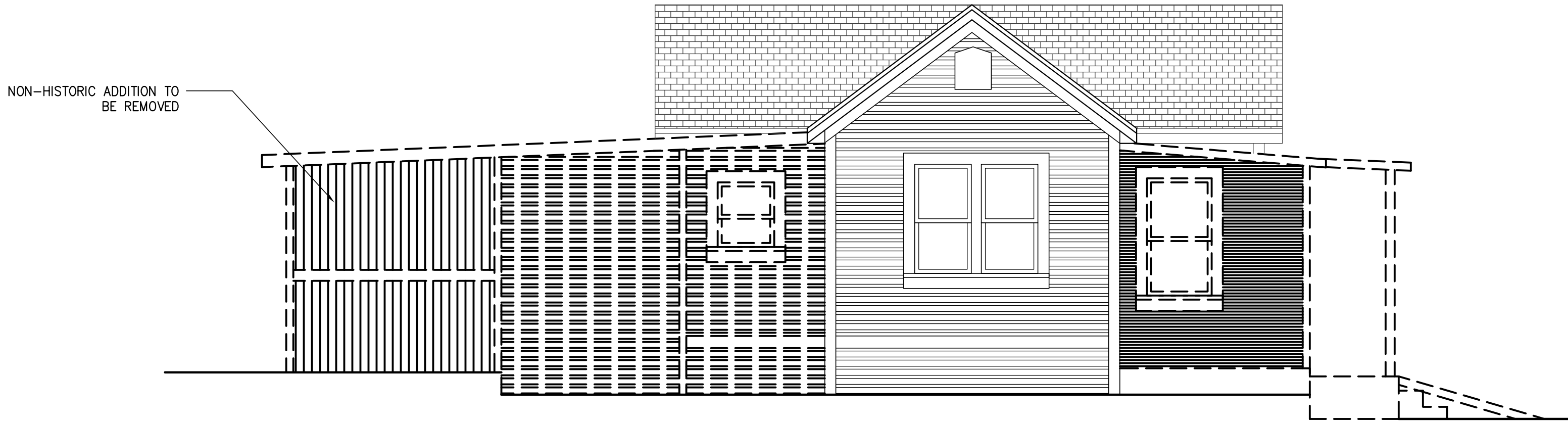
1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



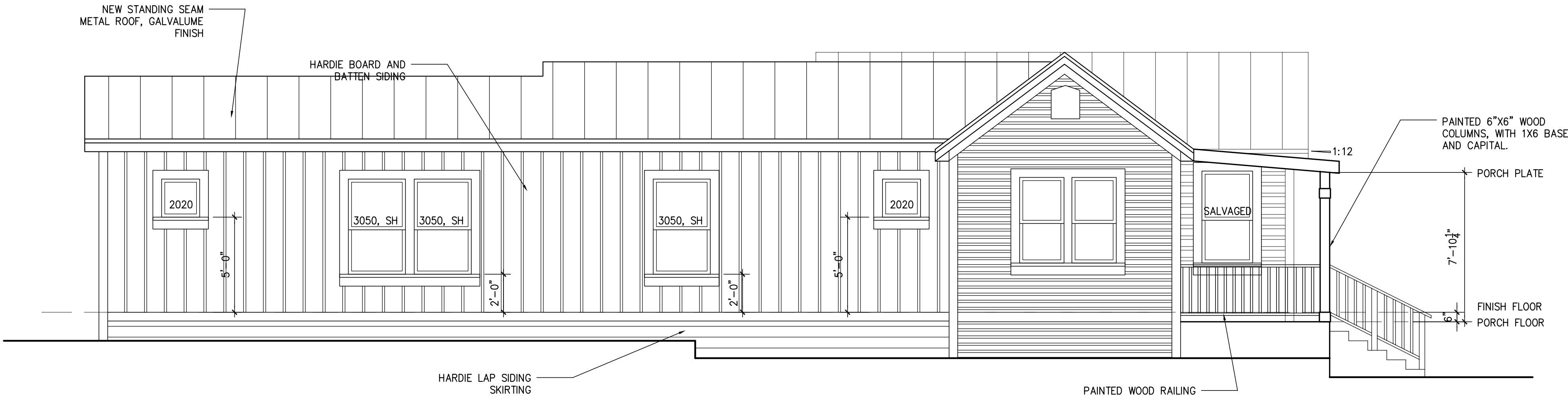
2 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

ALL HISTORIC SIDING, TRIM,
WINDOWS, COLUMNS, AND
OTHER ARCHITECTURAL
FEATURES TO BE PATCHED
AND REPAIRED IN KIND AS
NECESSARY UNLESS NOTED
OTHERWISE.

ALL NEW VINYL WINDOWS
TO BE INSET IN FRAMING
PER HISTORIC DESIGN
GUIDELINES, REF. DETAIL.



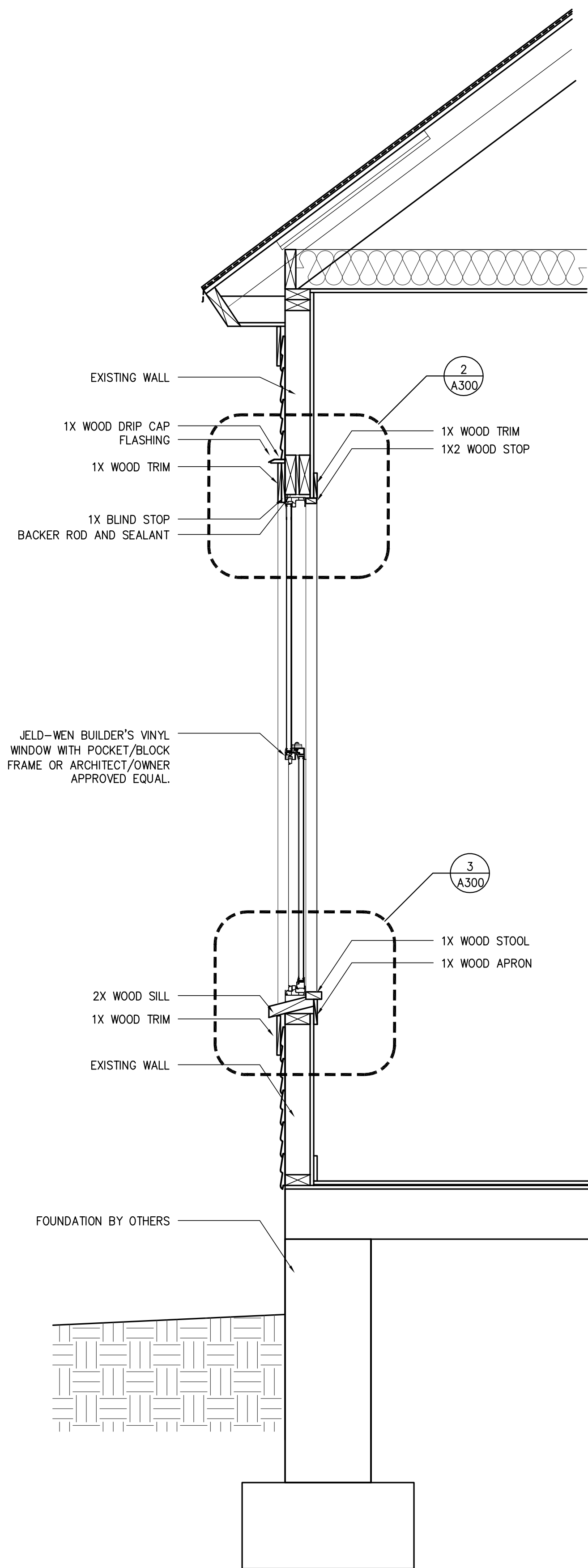
3 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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

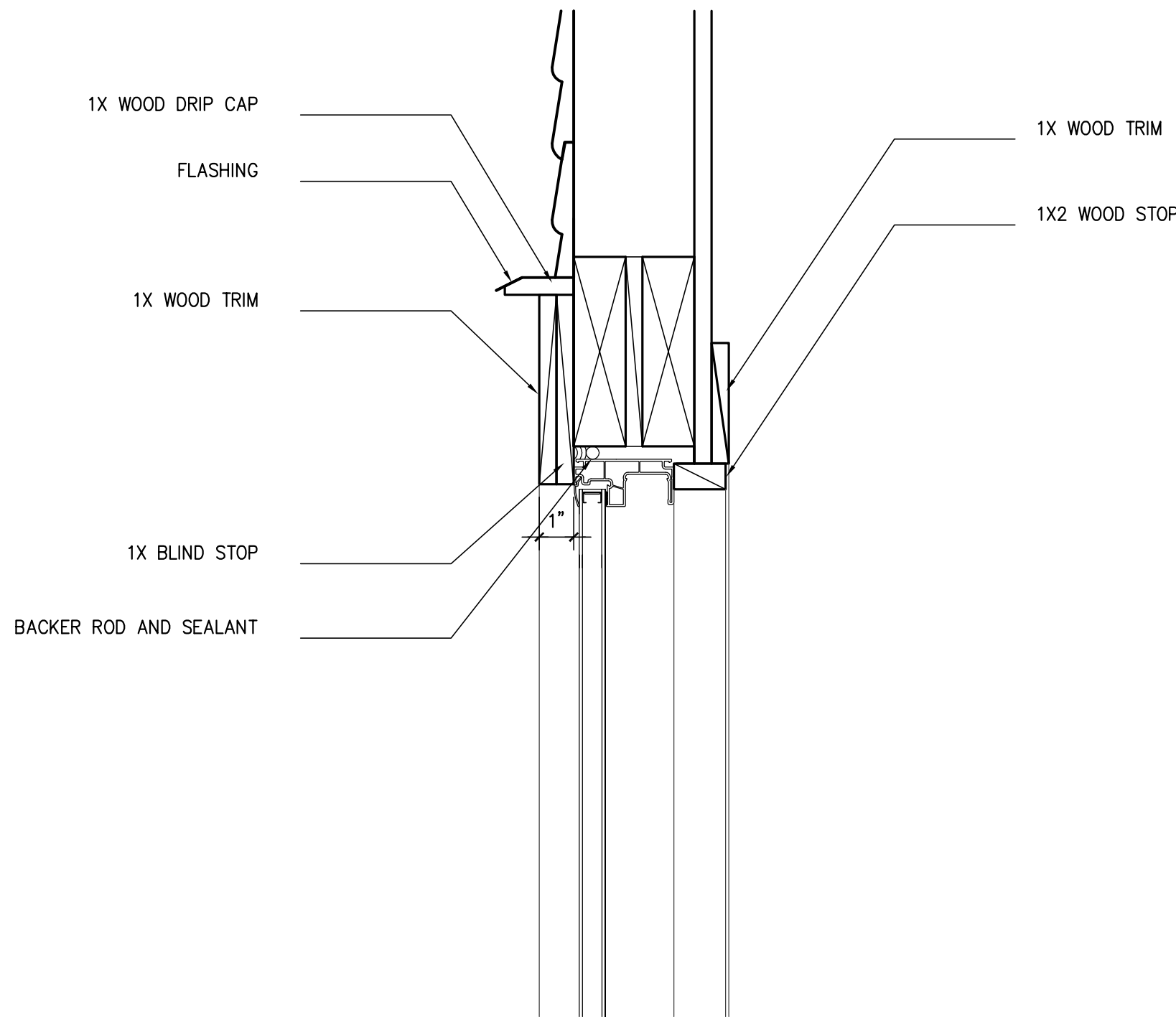
ALL HISTORIC SIDING, TRIM,
WINDOWS, COLUMNS, AND
OTHER ARCHITECTURAL
FEATURES TO BE PATCHED
AND REPAIRED IN KIND AS
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ALL NEW VINYL WINDOWS
TO BE INSET IN FRAMING
PER HISTORIC DESIGN
GUIDELINES, REF. DETAIL.



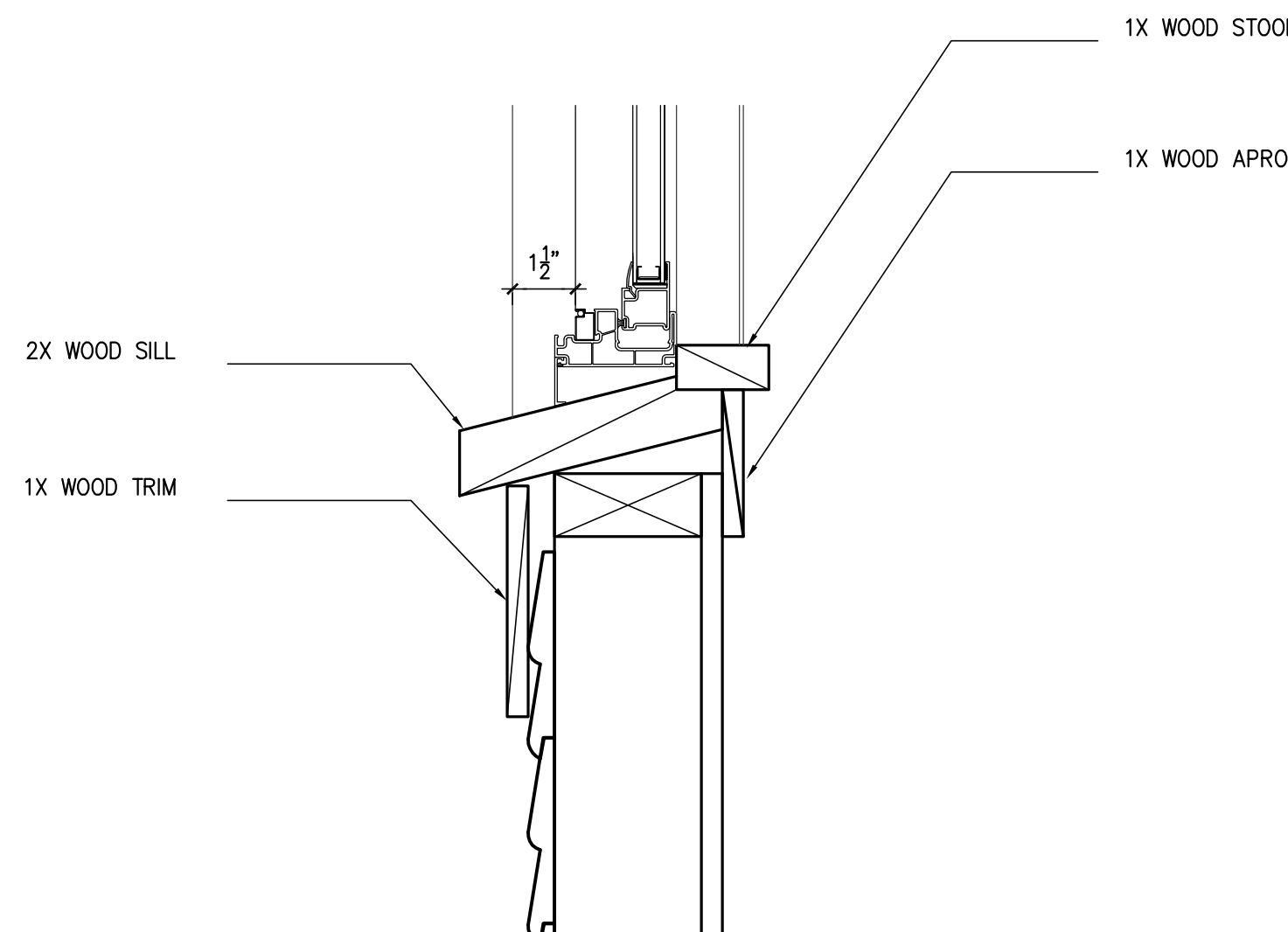
1 WALL SECTION

SCALE: 1"=1'-0"



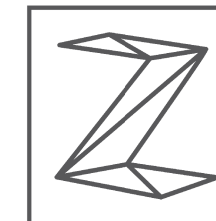
2 WINDOW HEAD DETAIL

SCALE: 3/8"=1'-0"



3 WINDOW SILL DETAIL

SCALE: 3/8"=1'-0"



ZIGA ARCHITECTURE STUDIO
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ISSUE		
#	DATE	DESCRIPTION
1	08/28/17	REVIEW SET

WALL SECTION AND
DETAILS

PROJECT NO.	17-137
DATE:	08.28.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

A300



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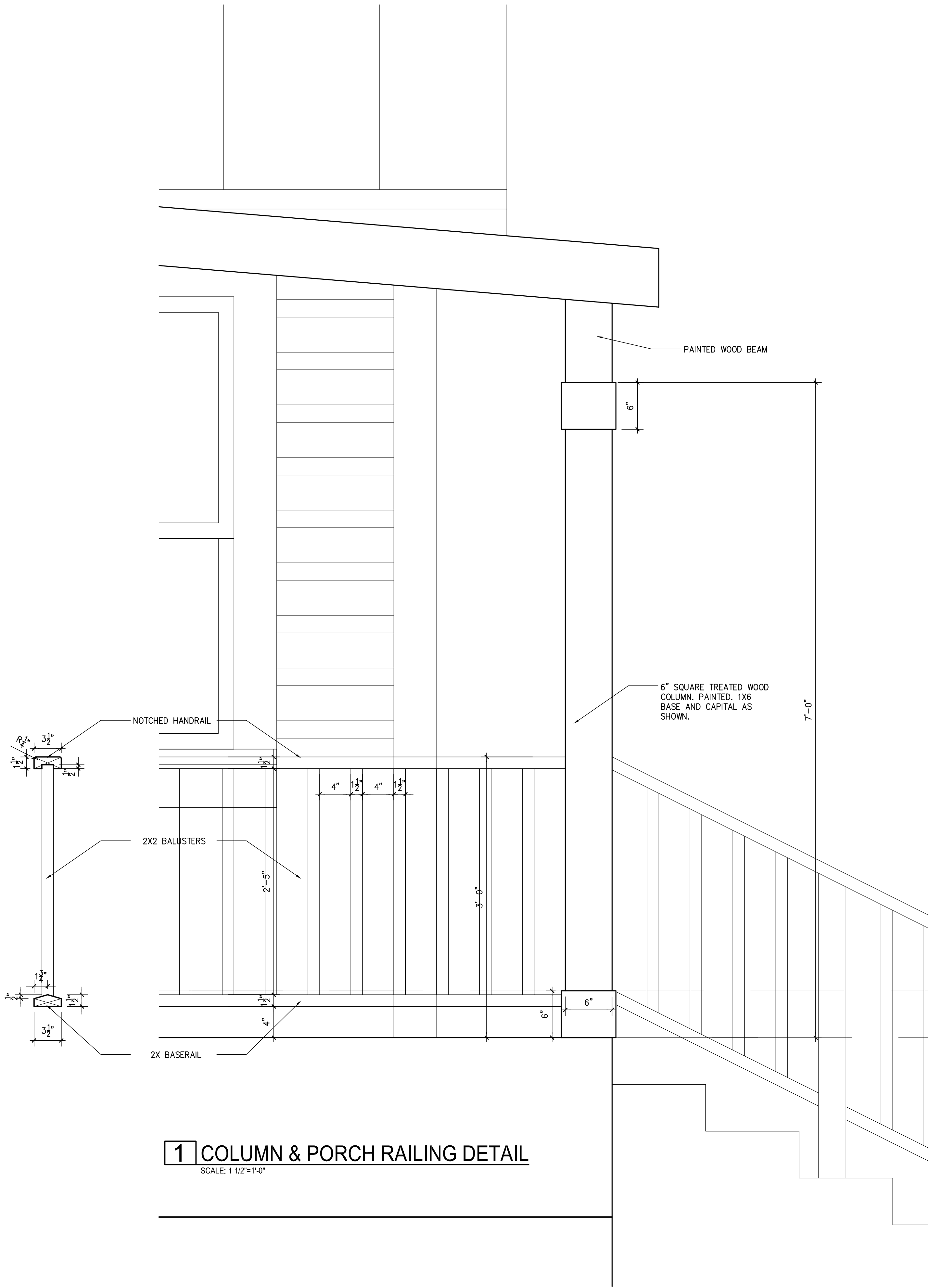
ISSUE		
#	DATE	DESCRIPTION
1	08/28/17	REVIEW SET

COLUMN & PORCH RAILING DETAILS

PROJECT NO.	17-137
DATE:	08.28.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

A401





FRONT



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EAST



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WEST



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REAR



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REAR GARAGE AND CARPORT STRUCTURE



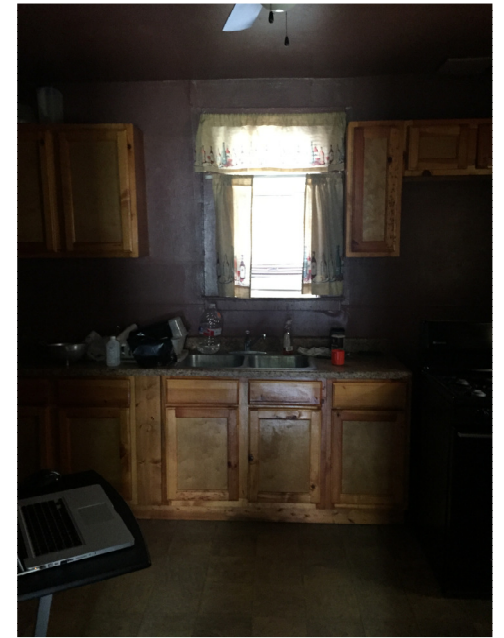
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SHEDS



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INTERIOR



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



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