

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-466
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: Ntando McIntosh
OWNER: Ntando McIntosh
TYPE OF WORK: Amendment to a previously approved design
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously issued Certificate of Appropriateness regarding the design of a rear addition. The proposed amendments include:

1. The construction of a double height balcony on the west side of the structure.
2. The modification of façade arrangement for each façade of the addition including fenestration patterns.
3. The modification of materials to include vinyl windows and stucco.
4. The modification of window profiles to include fixed windows and windows with multiple divided lites.
5. The construction of a chimney on the east façade.

APPLICABLE CITATIONS:

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.

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 the November 16, 2017, HDRC hearing, the applicant received approval to modify the previously approved design by installing two additional dormers and a trellis to cover a side yard deck. At this time, the applicant has proposed to modify the rear addition once again to include a width, chimney and architectural details that were not previously approved. The requested modifications to the previously approved design began prior to the issuance of a Certificate of Appropriateness.
- c. ADDITION – The applicant has proposed to modify the approved design of the rear addition, currently under construction. The applicant has proposed to modify the proposed width as well as architectural elements that include the following: the installation of a double height balcony to extend out from the west façade of the addition, the construction of a chimney on the east façade and modifications each façade including architectural details, façade arrangement, window profiles and materials.
- d. SCALE, MASS & FORM – Staff finds the proposed addition of a double height balcony to be inappropriate and inconsistent with both the previous approval and Guidelines for Additions. Staff finds that this addition should be removed.
- e. WINDOWS – The previously approved design was approved with the stipulation that wood windows be installed in to the addition. The applicant has proposed windows that feature profiles that differ from the one over one

- wood windows that were approved. Staff finds that the applicant should adhere to the previously approved design.
- f. **MATERIALS** – The previous design was approved with materials that included a standing seam metal roof, wood windows and doors and Dutch wood siding. At this time, the applicant has installed materials which include stucco, vinyl windows with multiple divided lites, a stucco covered chimney and fixed, picture windows. Staff does not find the modified materials list to be appropriate and finds that the applicant should adhere to the previously approved materials.

RECOMMENDATION:

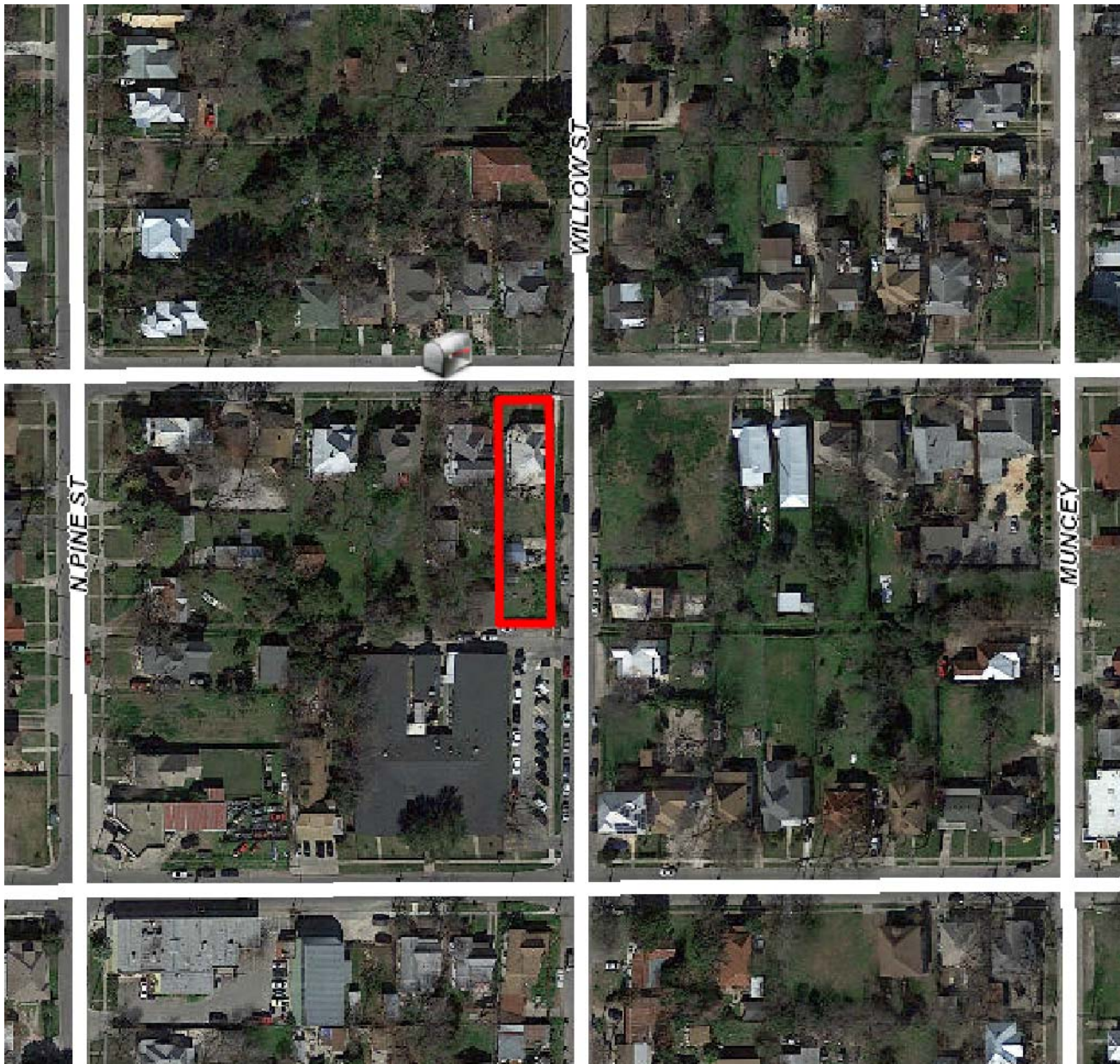
Staff does not recommend approval of items #1 through #5. Staff finds that the previously approved design should be adhered to.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The previous design which was approved by the Historic and Design Review Commission has not been adhered to. Modifications have knowingly occurred in violation of the Certificate of Appropriateness.



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 15, 2017

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932 Burnet Street

Willow St

Willow St

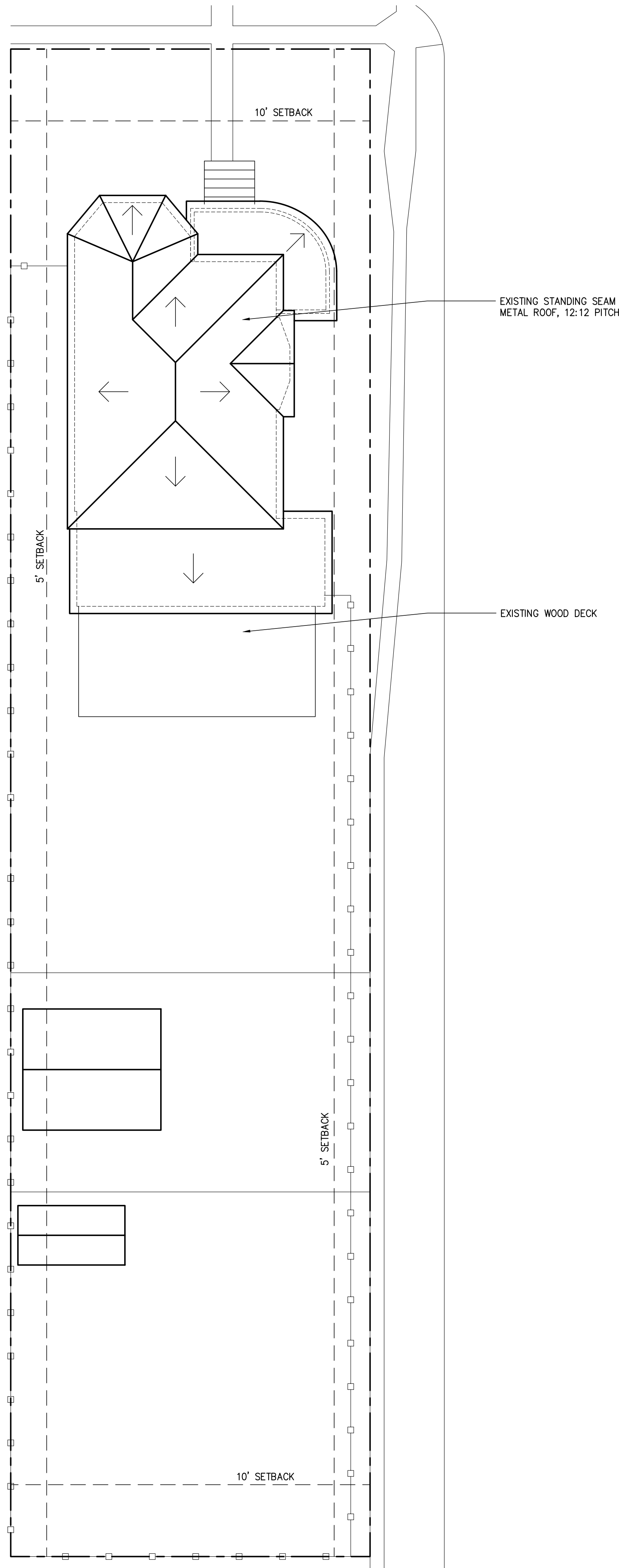
Willow St

Burnet St

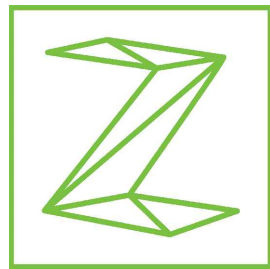
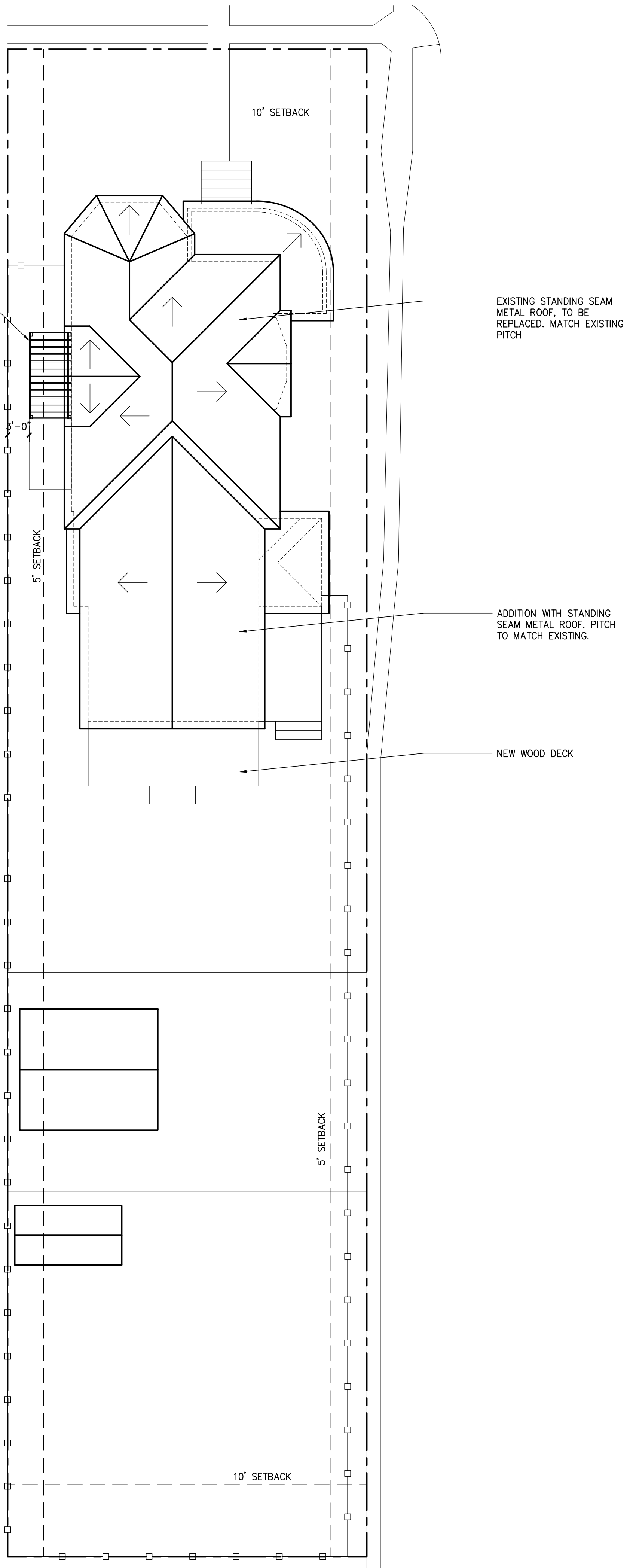
Burnet St

Burnet St

CONSTRUCTION DOCUMENTS
APPROVED AT THE OCTOBER 5,
2016, HDRC HEARING.



NEW WOOD TRELLIS OVER WOOD DECK. ACCESSORY STRUCTURE WITHIN 3' OF PROPERTY LINE WITHOUT OVERHANGS, PER UDC.



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ISSUE		
#	DATE	DESCRIPTION
1	08/19/2016	CLIENT REVIEW
2	9/16/2016	HDRC SET

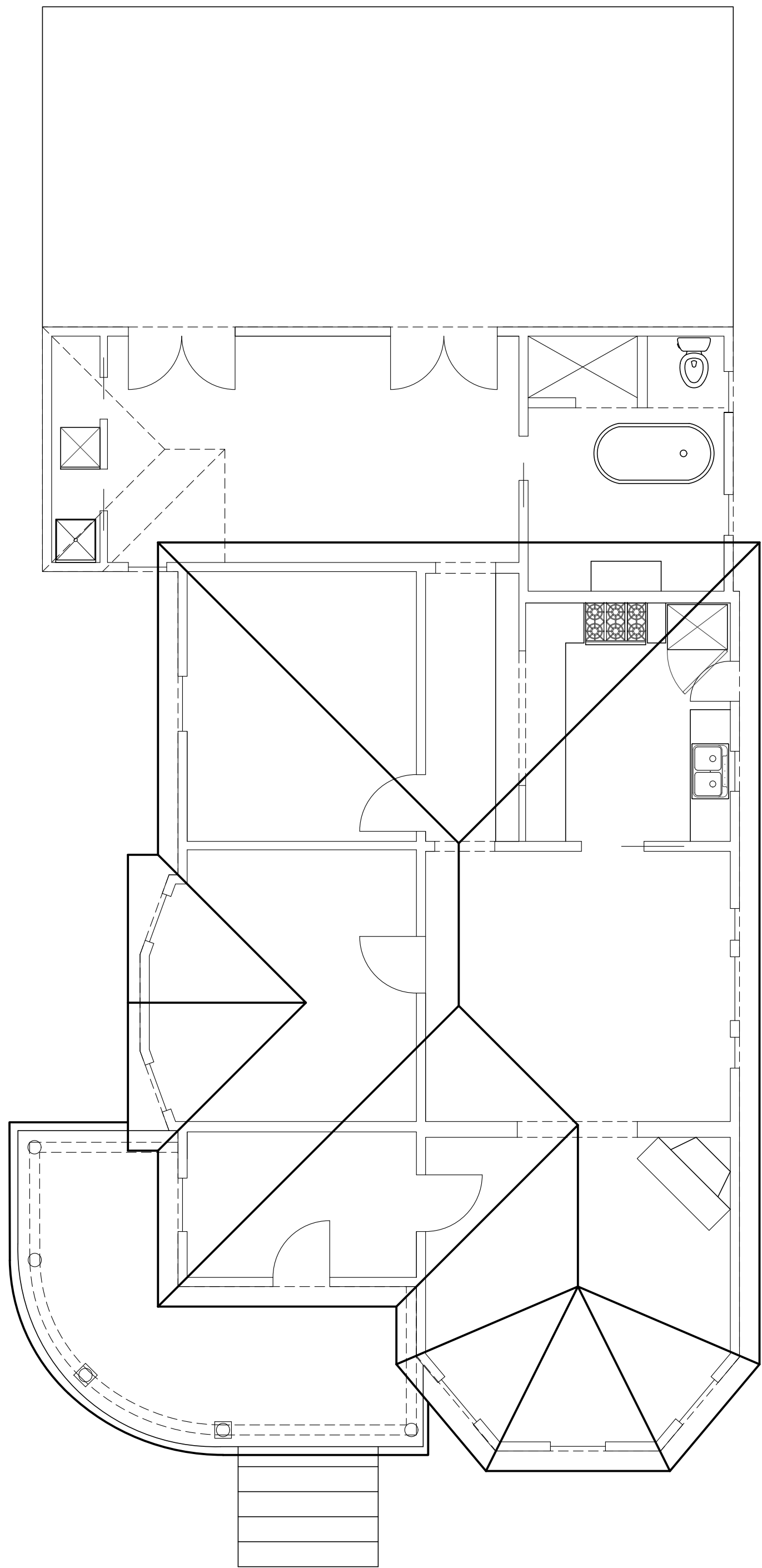
EXISTING & PROPOSED
SITE / ROOF PLANS

PROJECT NO. 16-126
DATE: 09.16.2016
DRAWN BY: AMZ / FJZ
REVIEWED BY: FJZ

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

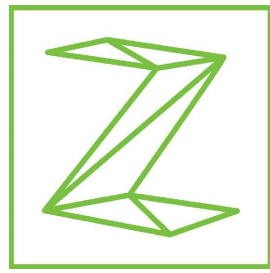
SP100

EXISTING FLOOR PLAN SUBMITTED
FOR THE OCTOBER 5, 2016, HDRC
HEARING.



1 EXISTING FLOOR PLAN

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



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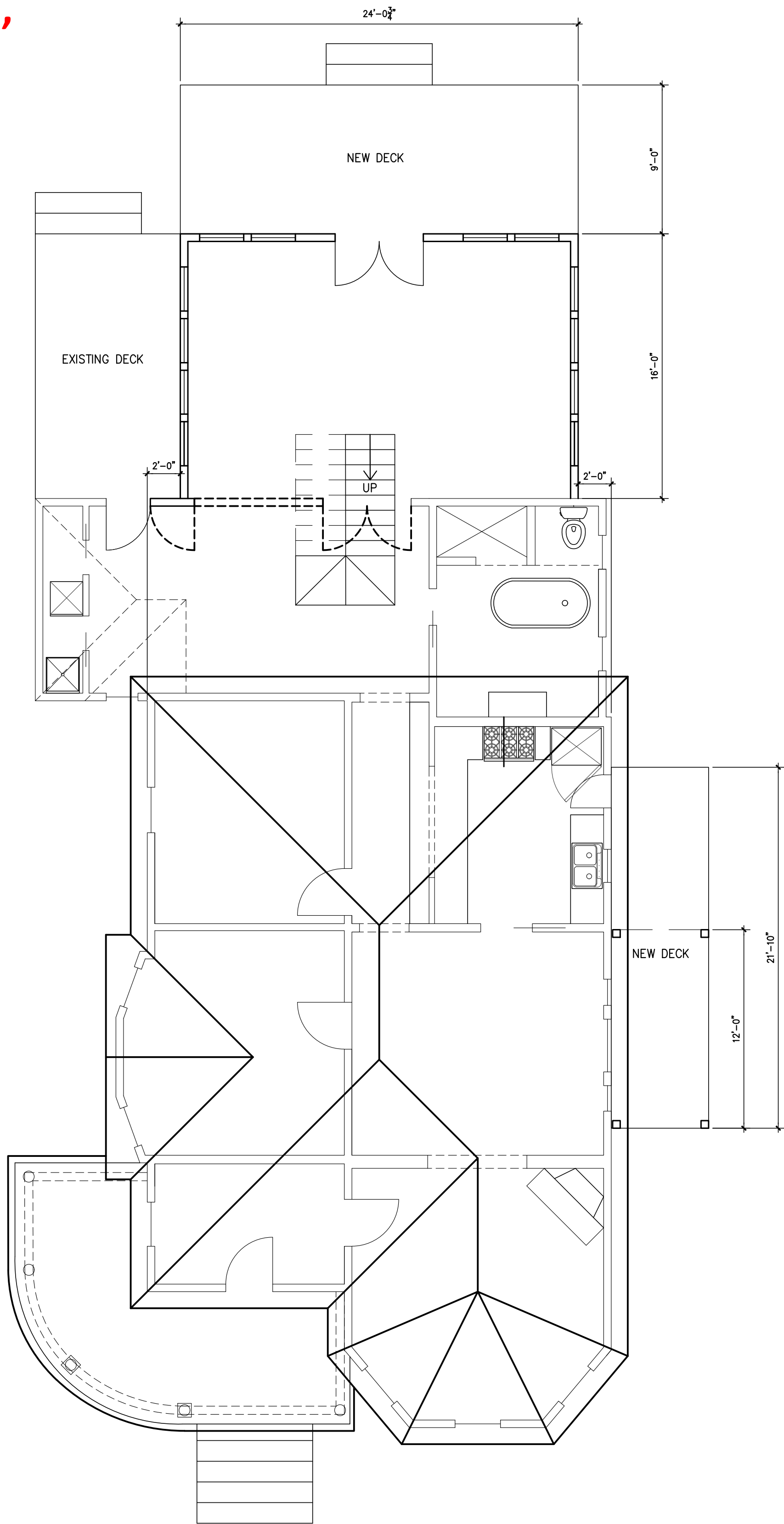
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EXISTING FLOOR
PLAN

PROJECT NO. 16-126
DATE: 09.16.2016
DRAWN BY: AMZ / FJZ
REVIEWED BY: FJZ

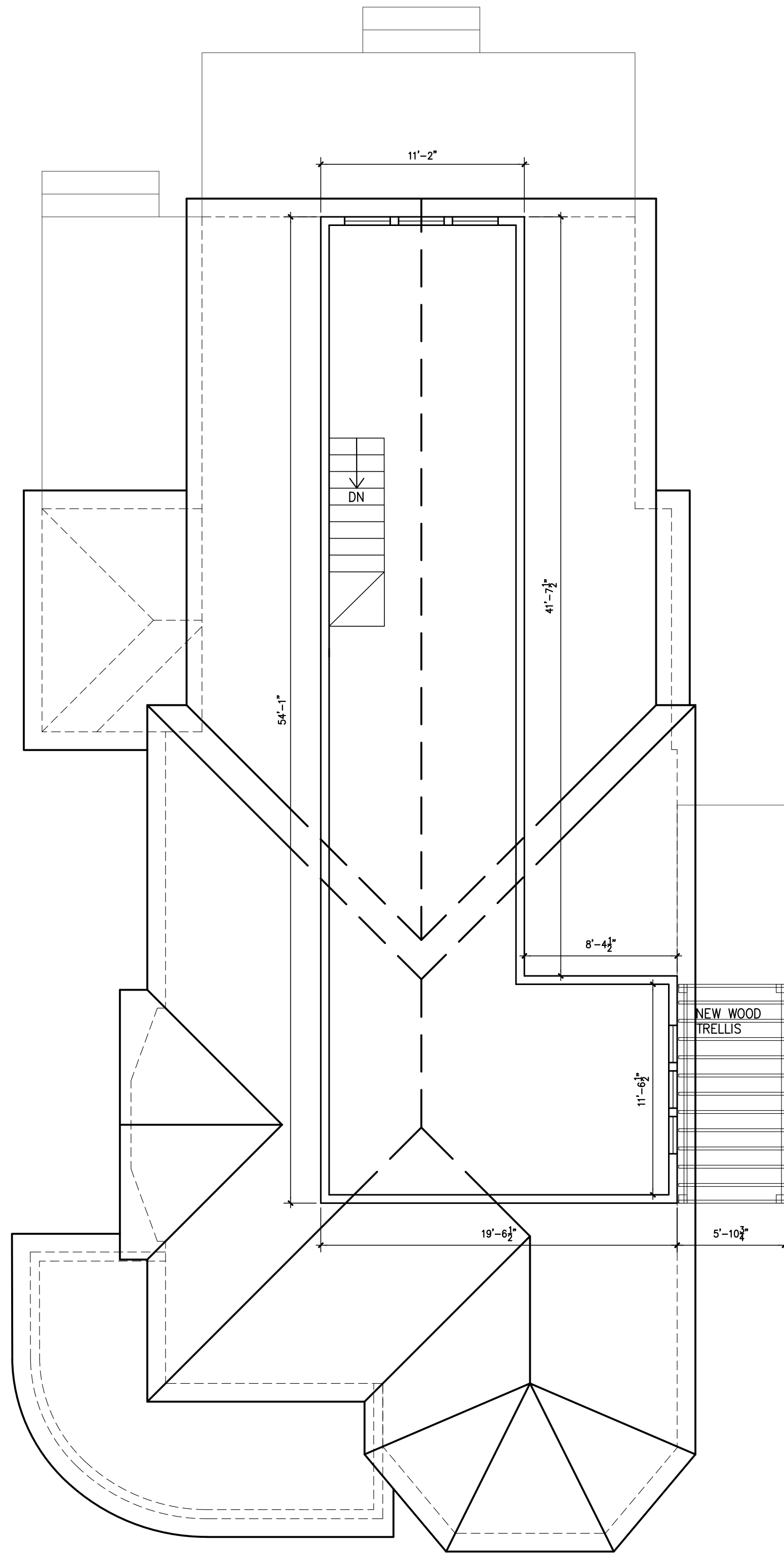
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

AIOO



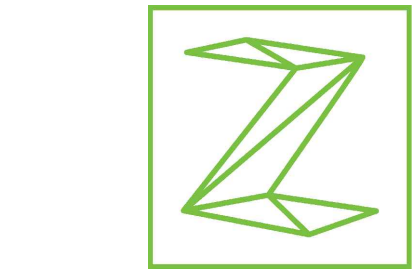
1 PROPOSED FIRST FLOOR PLAN

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



2 PROPOSED SECOND FLOOR PLAN

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

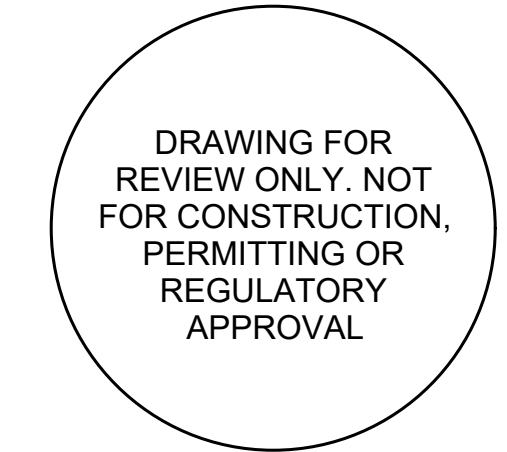


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PROPOSED FLOOR PLANS

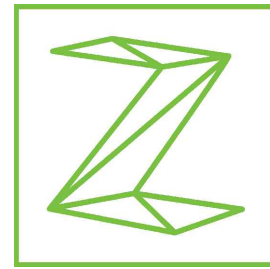
PROJECT NO. 16-126

DATE: 09.16.2016

DRAWN BY: AMZ / FJZ

REVIEWED BY: FJZ

PROJECT ARCHITECT:
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2	9/16/2016	HDRC SET

EXISTING EXTERIOR
ELEVATIONS

PROJECT NO.	16-126
DATE:	09.16.2016
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

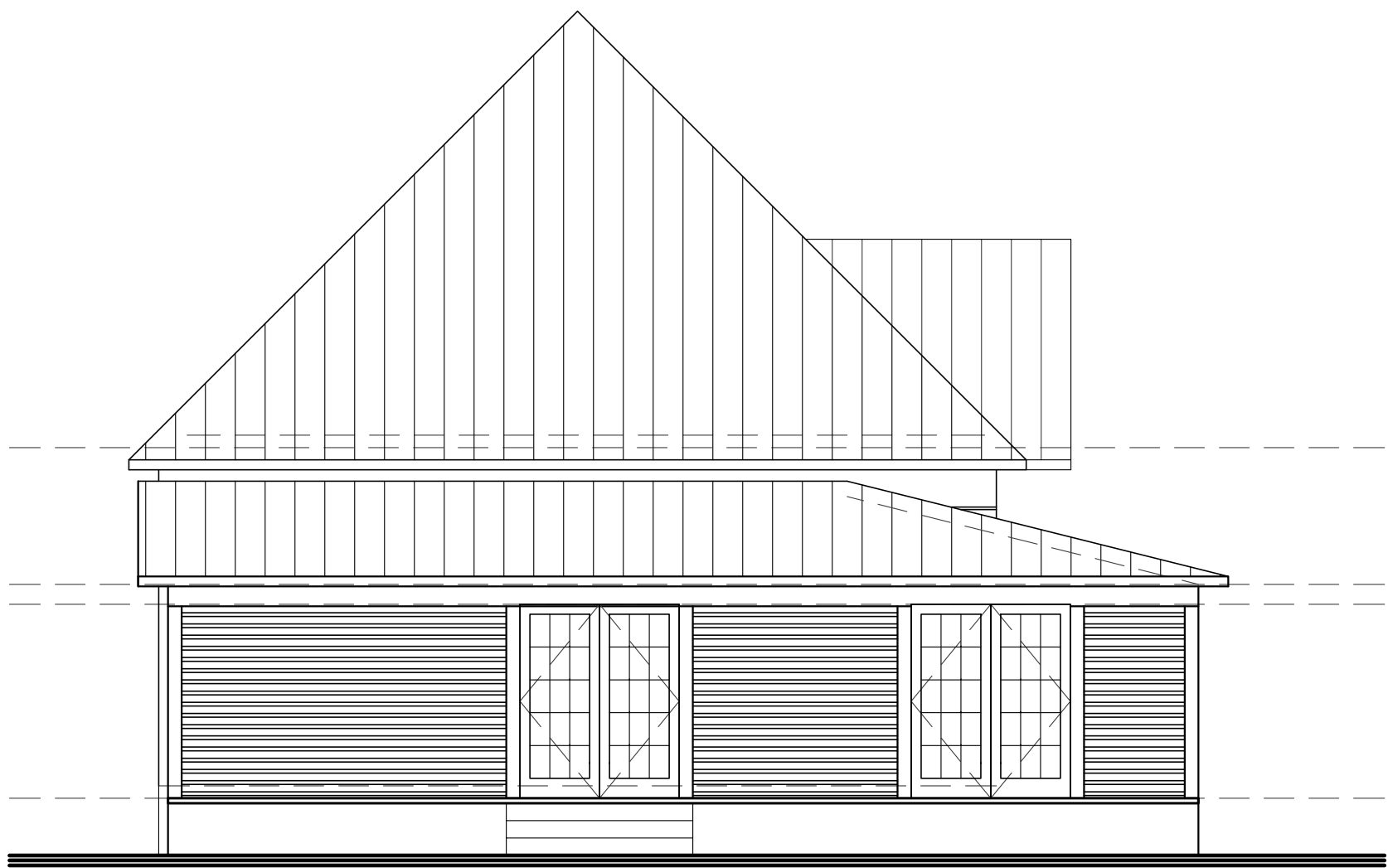
PROJECT ARCHITECT:
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TEXAS LICENSE NO. 24683

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"



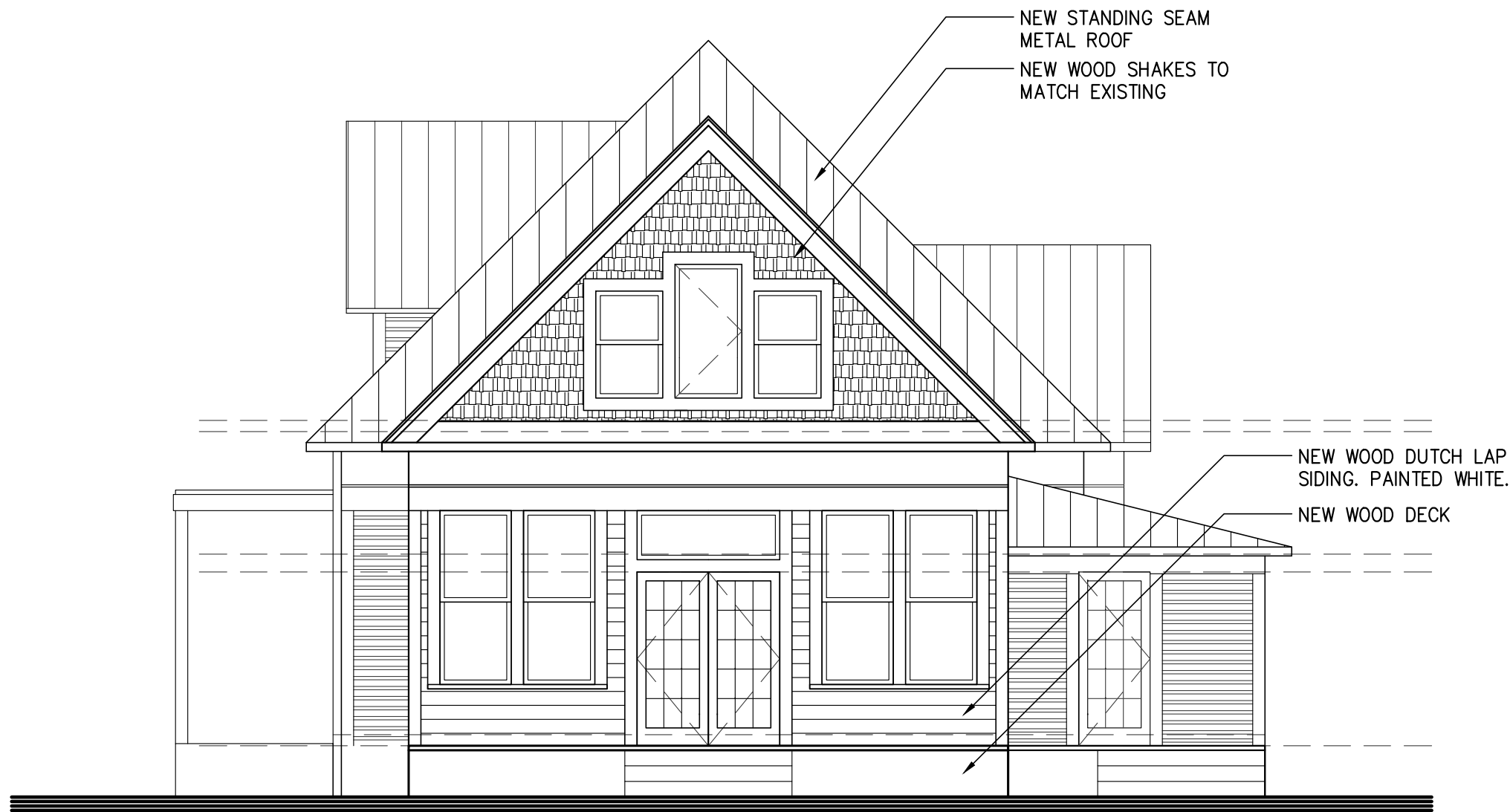
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SCALE: 3/16"=1'-0"

CONSTRUCTION DOCUMENTS
APPROVED AT THE OCTOBER 5,
2016, HDRC HEARING.



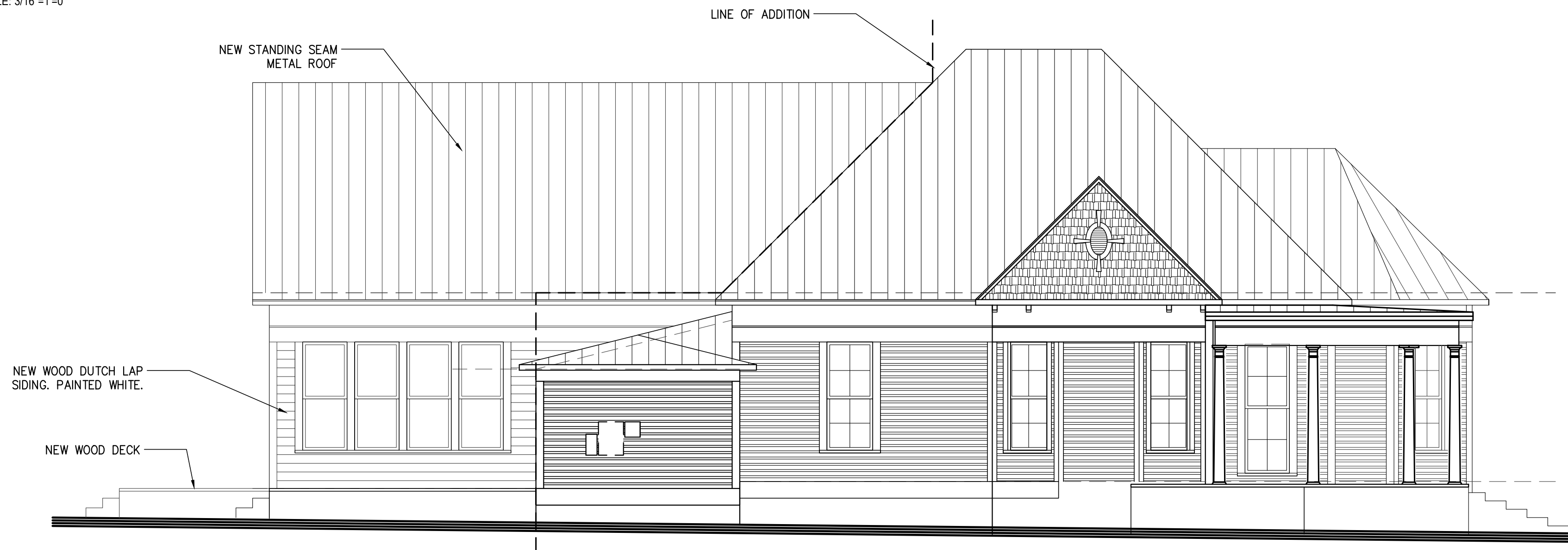
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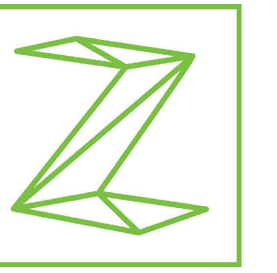
2 PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"



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



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



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ISSUE		
#	DATE	DESCRIPTION
1	08/19/2016	CLIENT REVIEW
2	9/16/2016	HDRC SET

PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	16-126
DATE:	09.16.2016
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

A201











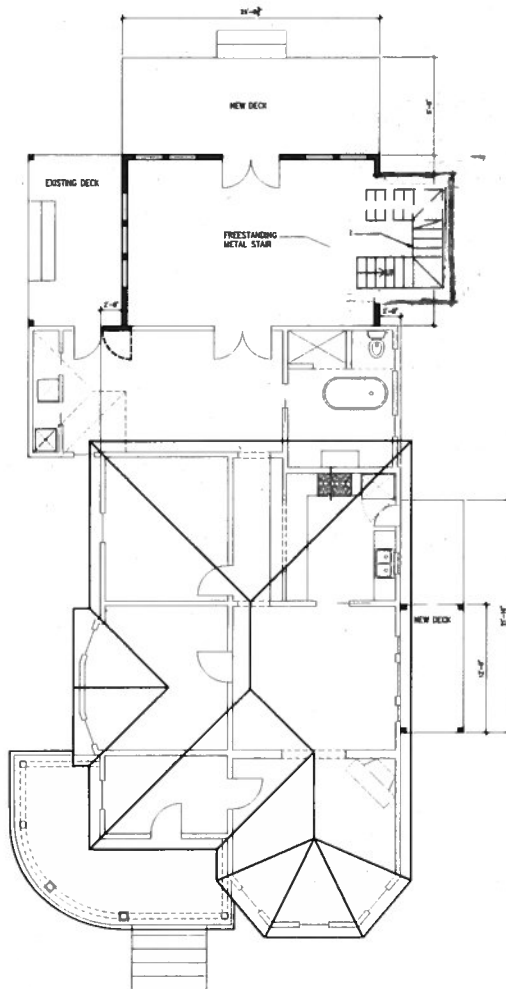




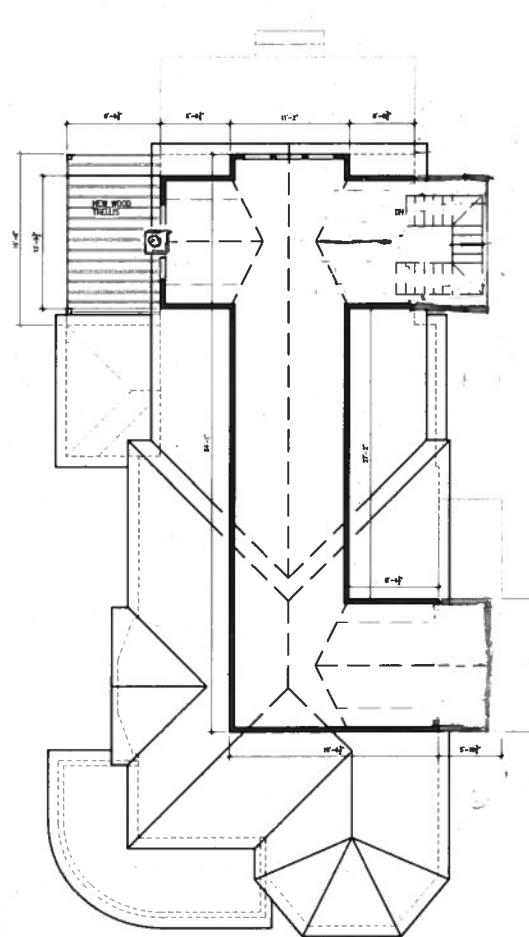








1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



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

- NEW WALL
- EXISTING WALL
- DEMO



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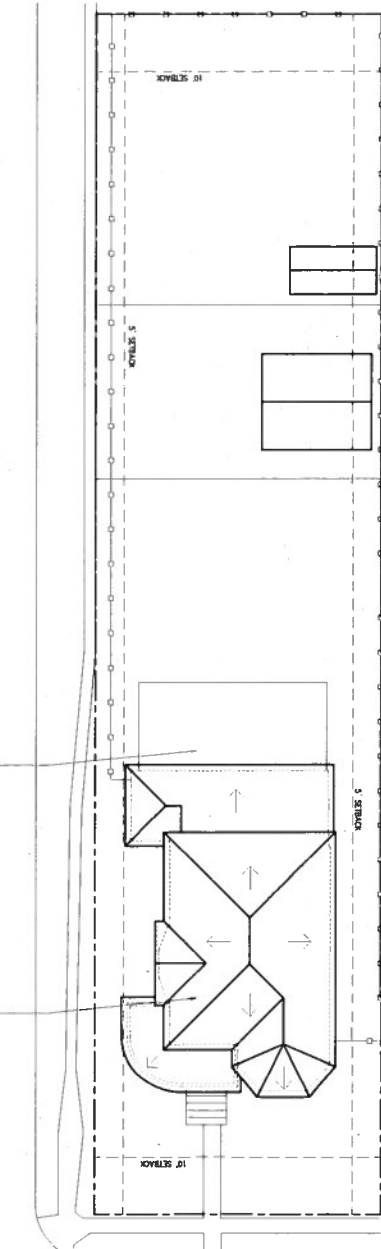
#	DATE	DESCRIPTION
1	08/18/2018	CLIENT REVIEW
2	9/18/2018	NRIC SET
3	10/12/2018	CLIENT REVIEW
4	10/24/2018	CLIENT REVIEW
5	10/25/2018	NRIC SET #2

**PROPOSED FLOOR
PLANS**

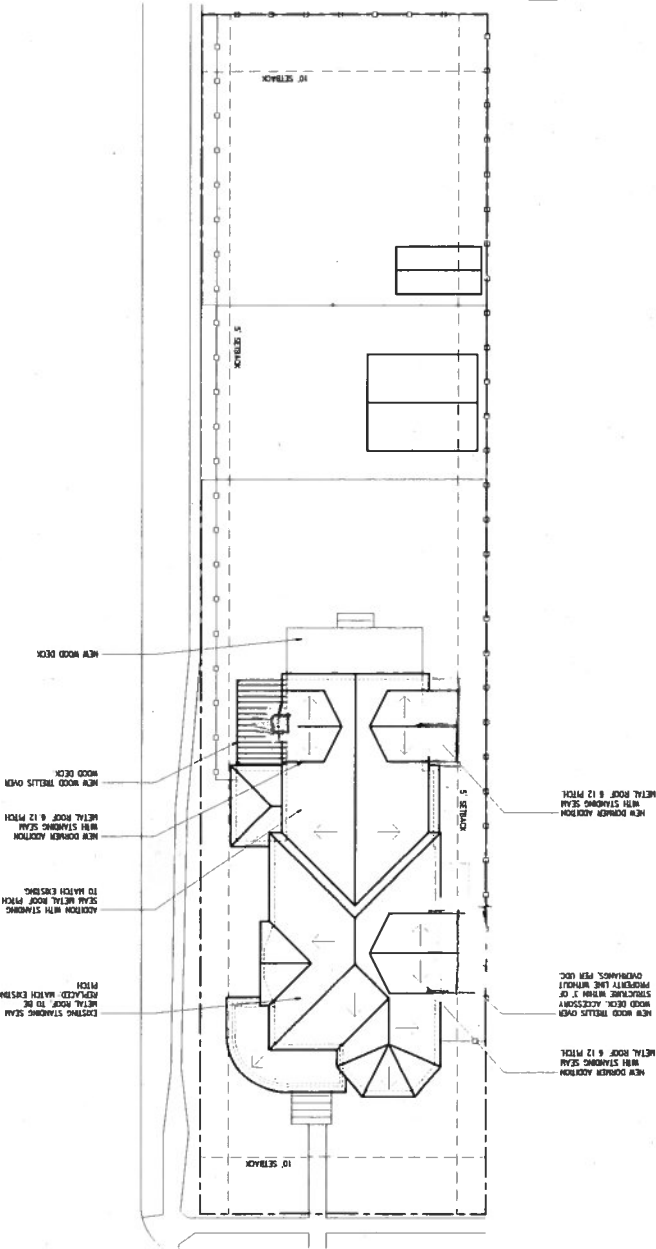
PROJECT NO: 18-128
DATE: 10.25.2018
DRAWN BY: AMZ / FJZ
REVIEWED BY: FJZ
PROJECT ARCHITECT:
FELIX J. ZIGA, JR., AIA
TEXAS LICENSE NO. 24883

AIOI

1 EXISTING SITE / ROOF PLAN



2 PROPOSED SITE / ROOF PLAN



PROJECT NO. 18-128
DATE 10/25/2018
DRAWN BY AMZ / FJZ
REVIEWED BY FJZ
PROJECT ARCHITECT
FELIX J. ZOGA JR., AIA
TEXAS LICENSE NO. 24683

EXISTING & PROPOSED SITE / ROOF PLANS

#	DATE	DESCRIPTION
1	08/18/2018	DESK REVIEW
2	09/18/2018	HMC SET
3	10/11/2018	CLIENT REVIEW
4	10/24/2018	CLIENT REVIEW
5	10/25/2018	HMC SET #2

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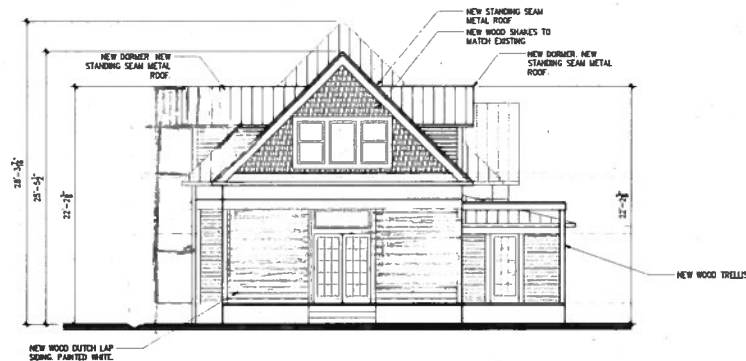
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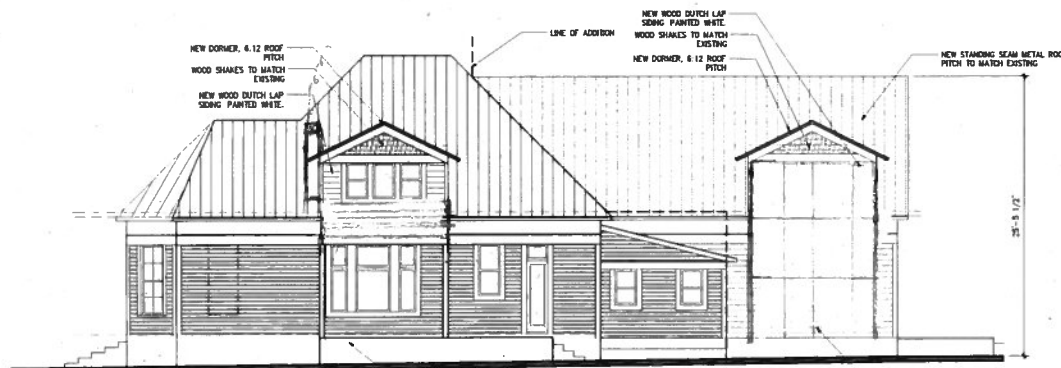




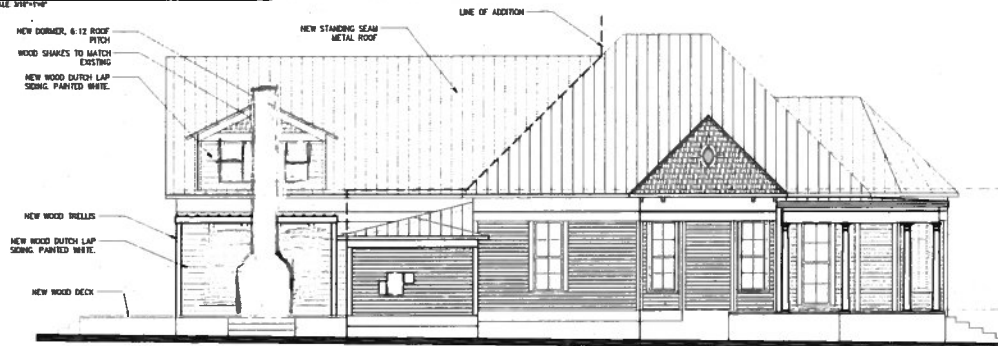
1 PROPOSED FRONT ELEVATION
SCALE 3/16"=1'-0"



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"



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3	10/12/2018	CLIENT REVIEW	
4	10/24/2018	CLIENT REVIEW	
5	10/25/2018	HEPC SET #2	

PROPOSED EXTERIOR ELEVATIONS

PROJECT NO. 18-128
DATE 10.25.2018
DRAWN BY AMZ / F.JZ
REVIEWED BY F.JZ
PROJECT ARCHITECT
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