

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2020

HDRC CASE NO: 2020-278
ADDRESS: 812 BURLESON ST
LEGAL DESCRIPTION: NCB 1368 BLK 5 LOT 4
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Matthew D & Brittini Fisher
OWNER: Matthew D & Brittini Fisher
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: April 29, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 812 Burleson.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

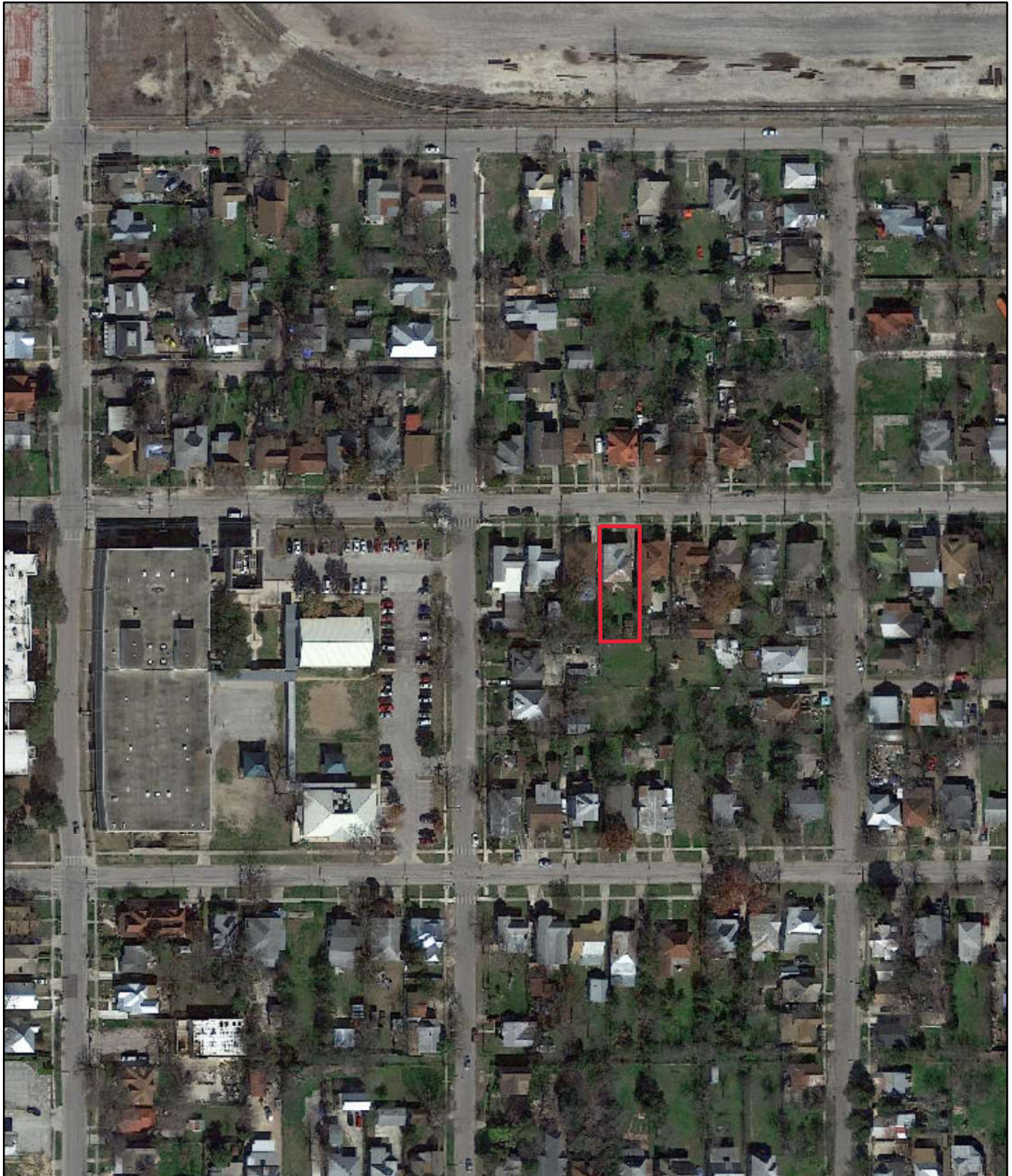
FINDINGS:

- a. The historic structure at 812 Burleson was constructed circa 1915 in the Folk Victorian style. The structure features both gabled and hip roofs, typical of Folk Victorian structures. The property is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes exterior siding painting and repair, window repair, door replacement, new privacy fence installation, front yard fence installation, landscaping improvements, new electrical wiring installation, plumbing installation, interior floor refinishing, foundation repair, front and back porch construction, addition construction, HVAC installation, and a comprehensive interior remodel.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

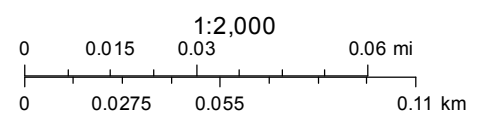
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

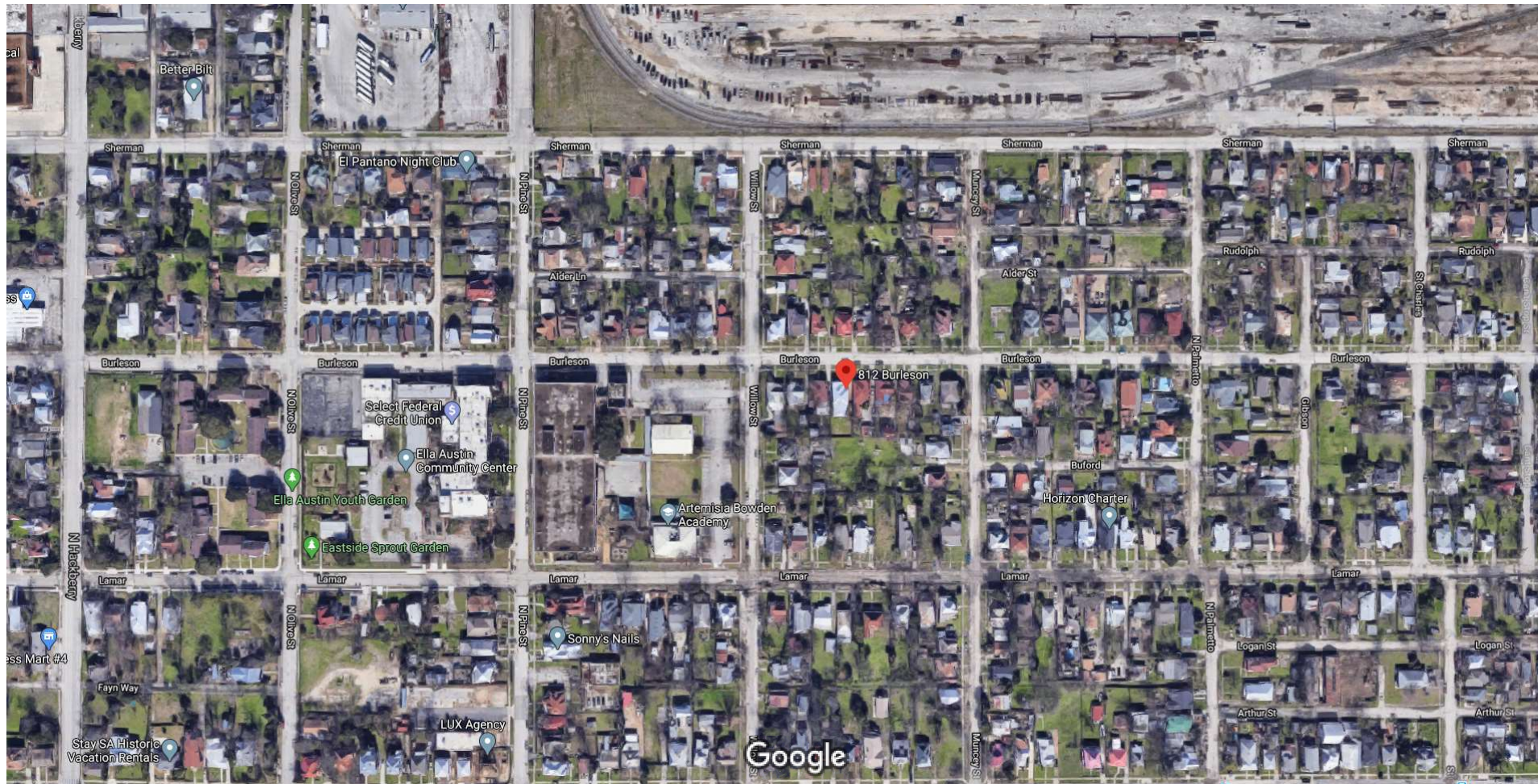


June 17, 2020

— User drawn lines

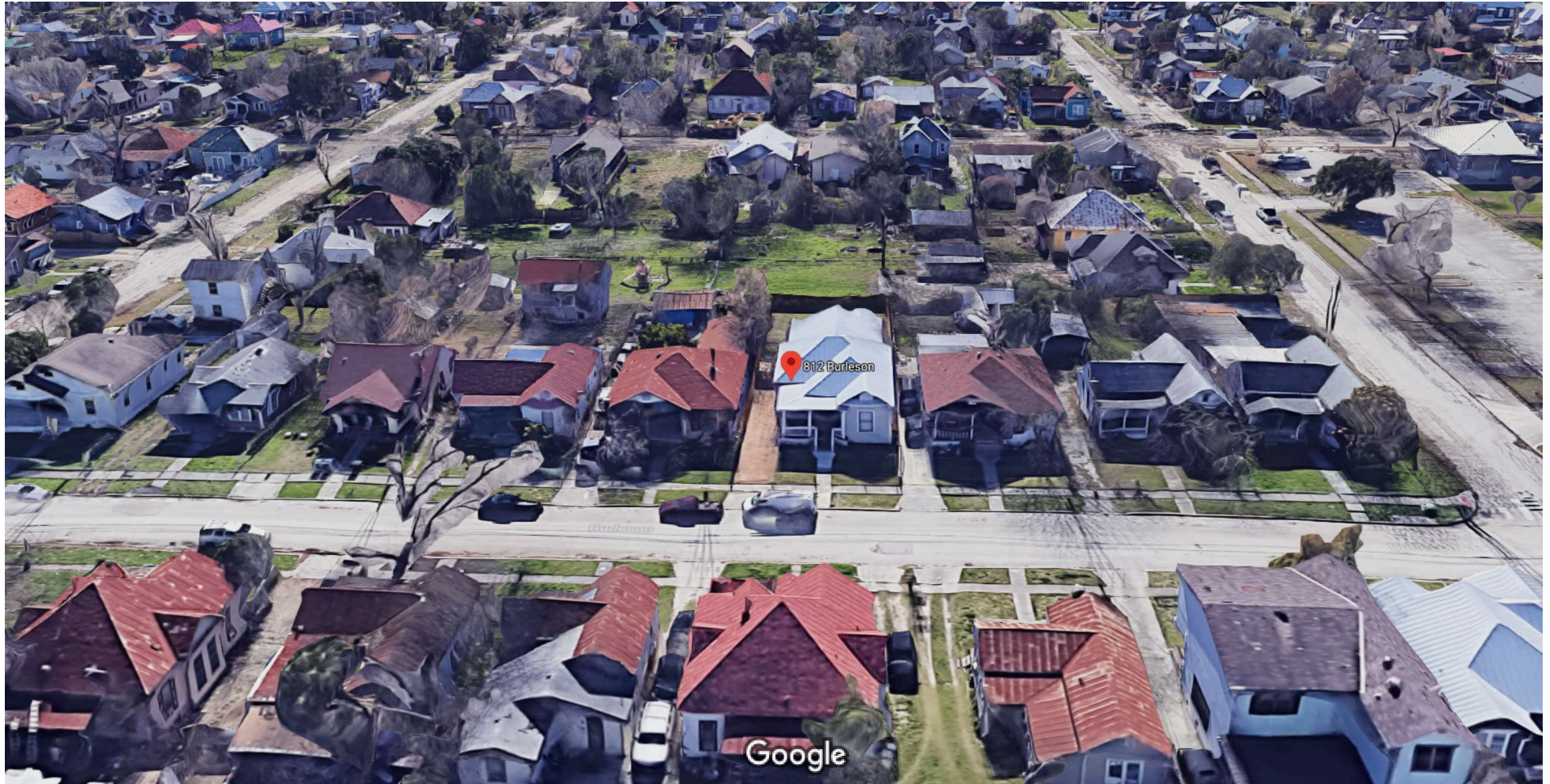


Google Maps 812 Burleson



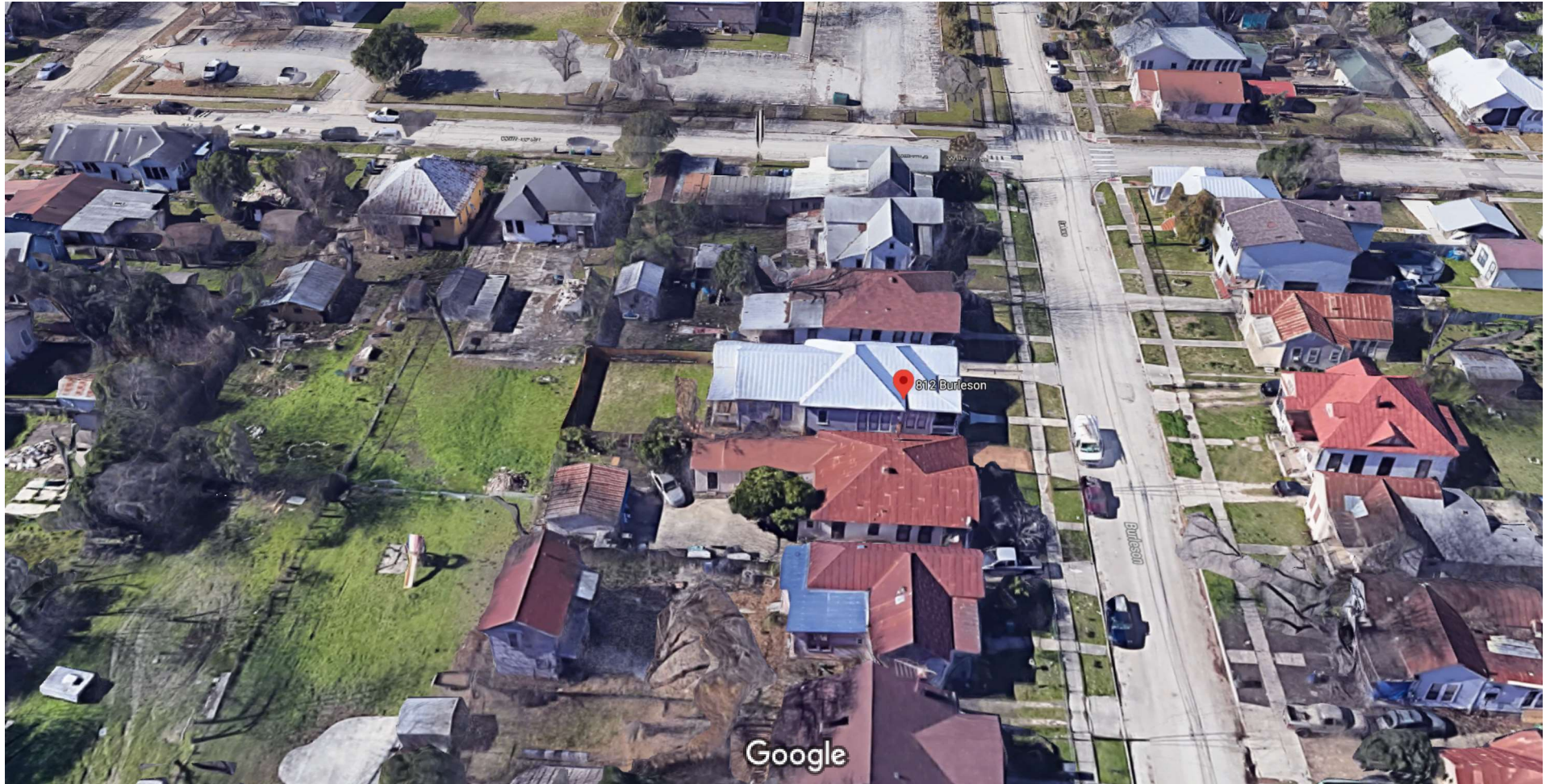
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Google Maps 812 Burleson



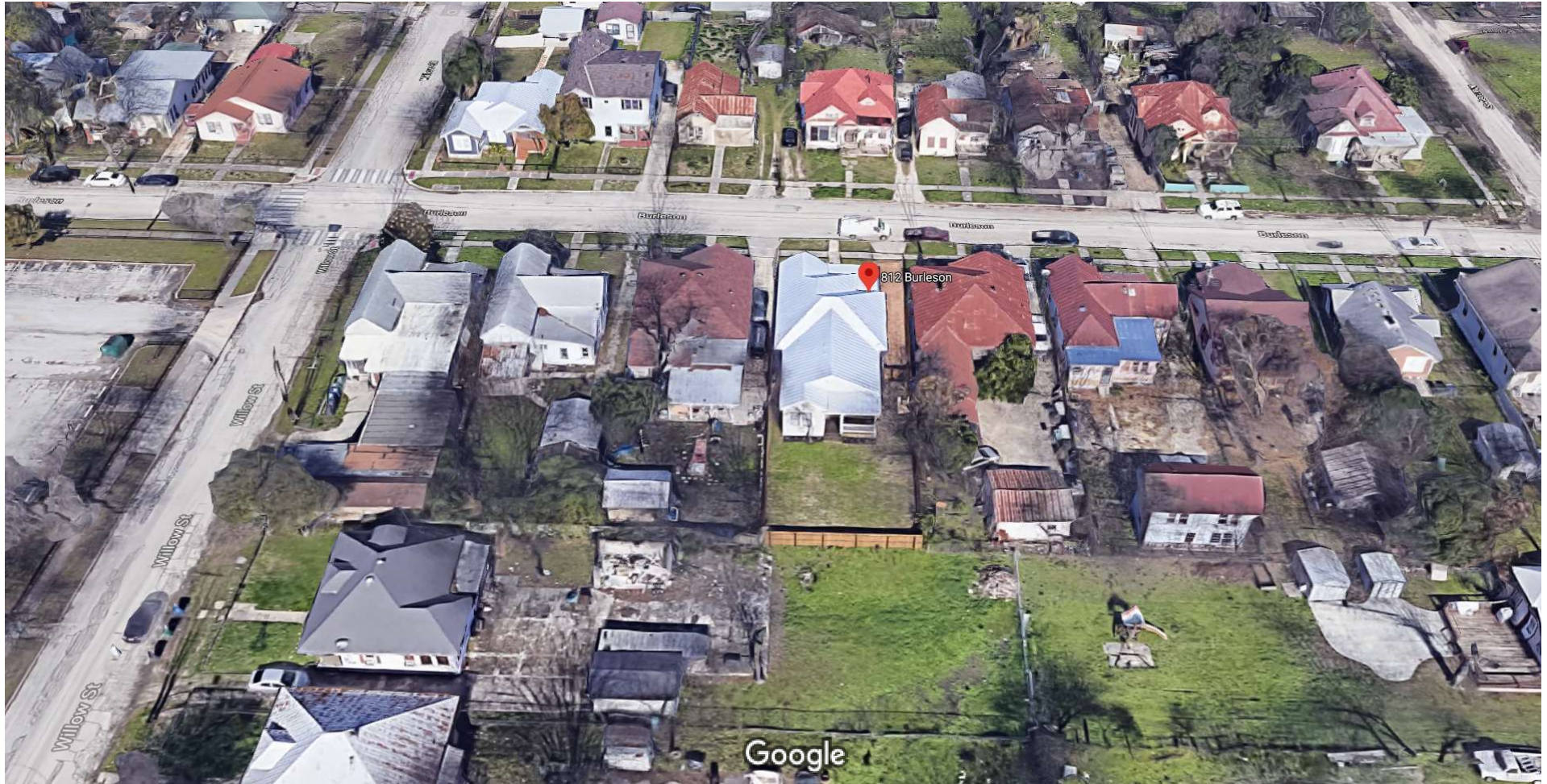
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Google Maps 812 Burleson



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 812 Burleson



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 812 Burleson



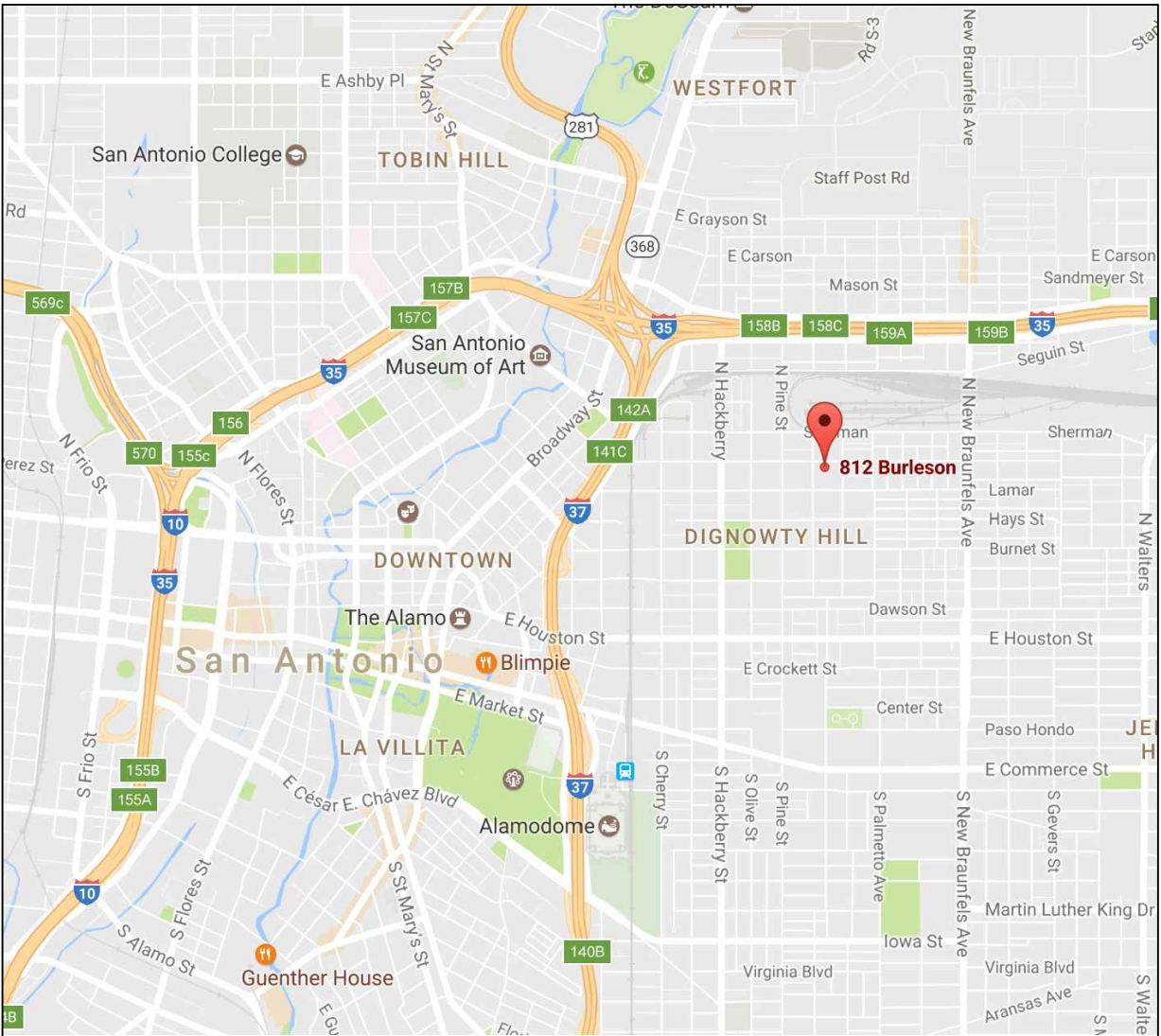
Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft



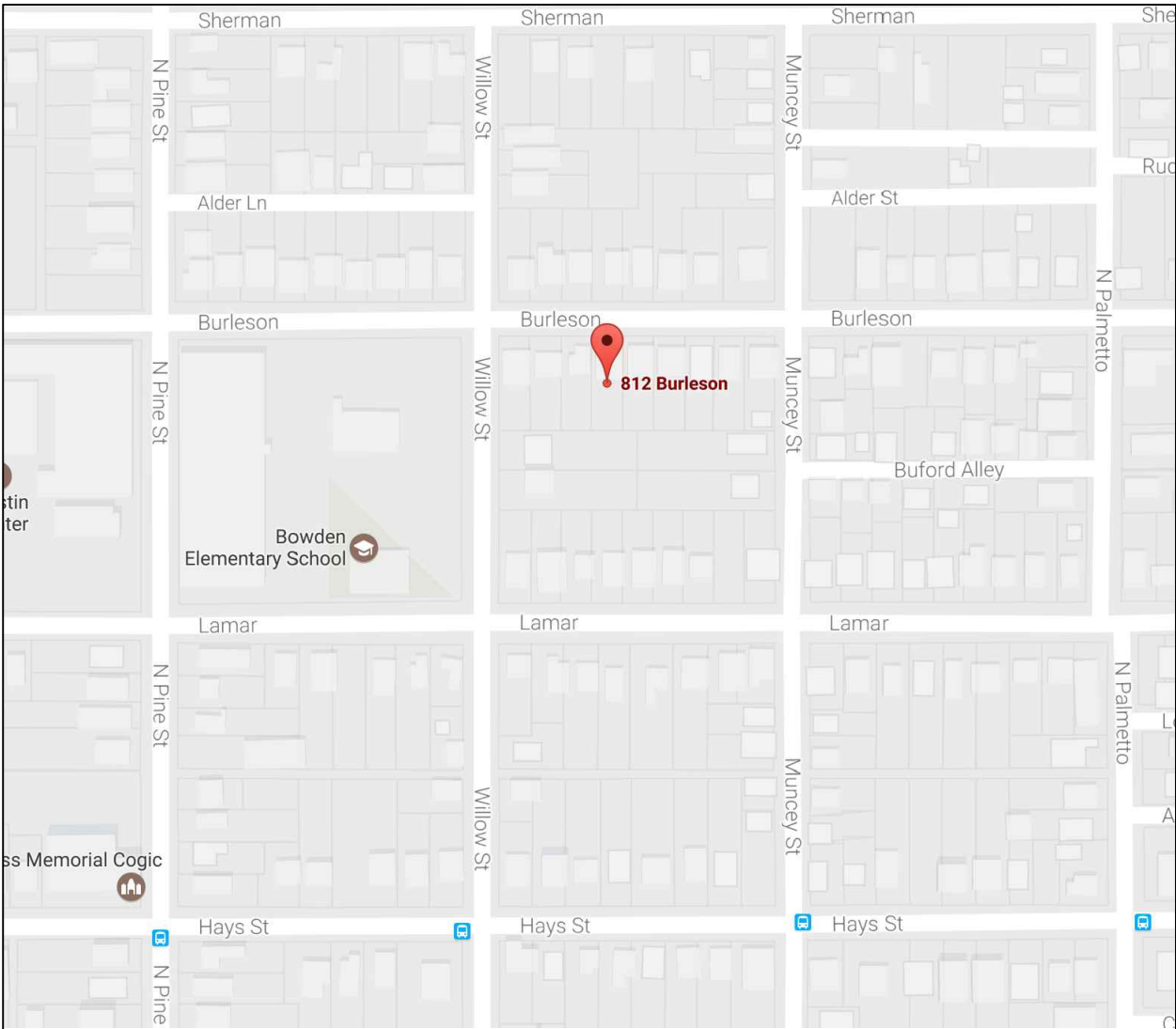


812 BURLESON - REHABILITATION & ADDITION

812 BURLESON ST., SAN ANTONIO, TX 78202



SITE LOCATION MAP #1
NOT TO SCALE



SITE LOCATION MAP #2
NOT TO SCALE

GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

SHEET INDEX

CS
SP100
A100
A200
A201
A400
A500
A600

COVER SHEET
EXISTING/PROPOSED SITE-ROOF PLANS
EXISTING/PROPOSED FLOOR PLAN
EXISTING/PROPOSED EXTERIOR ELEVATIONS
EXISTING/PROPOSED EXTERIOR ELEVATIONS
WALL SECTION AND PORCH DETAILS
ELECTRICAL FLOOR PLAN
DOOR & WINDOW SCHEDULES

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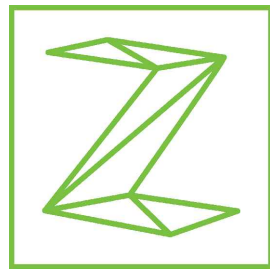
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SAN ANTONIO, TX 78204
P. 210-201-3637
INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

CODE INFORMATION

2015 INTERNATIONAL RESIDENTIAL CODE
2015 IECC

BUILDING SQ. FT. DATA:

EXISTING LIVING SQ. FT. : 1,453
DEMOLISHED SQ. FT. : 109
EXISTING TO REMAIN : 1,344
ADDITION SQ. FT. : 667
NEW LIVING SQ. FT. : 2,011



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HISTORIC REHABILITATION &

ADDITION

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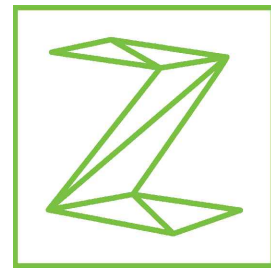
ISSUE

#	DATE	DESCRIPTION
1	12/22/16	HDRC SET
2	01/19/17	BID/PERMIT SET

COVER SHEET

PROJECT NO.	16-131
DATE:	01.19.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

CS

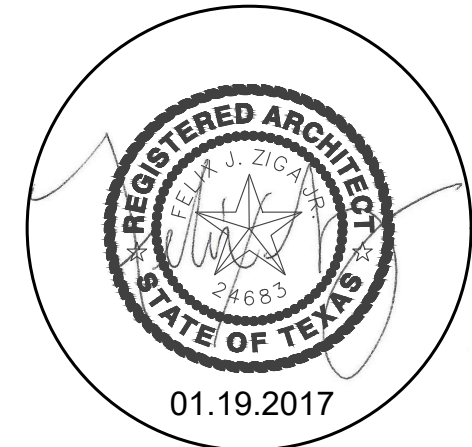


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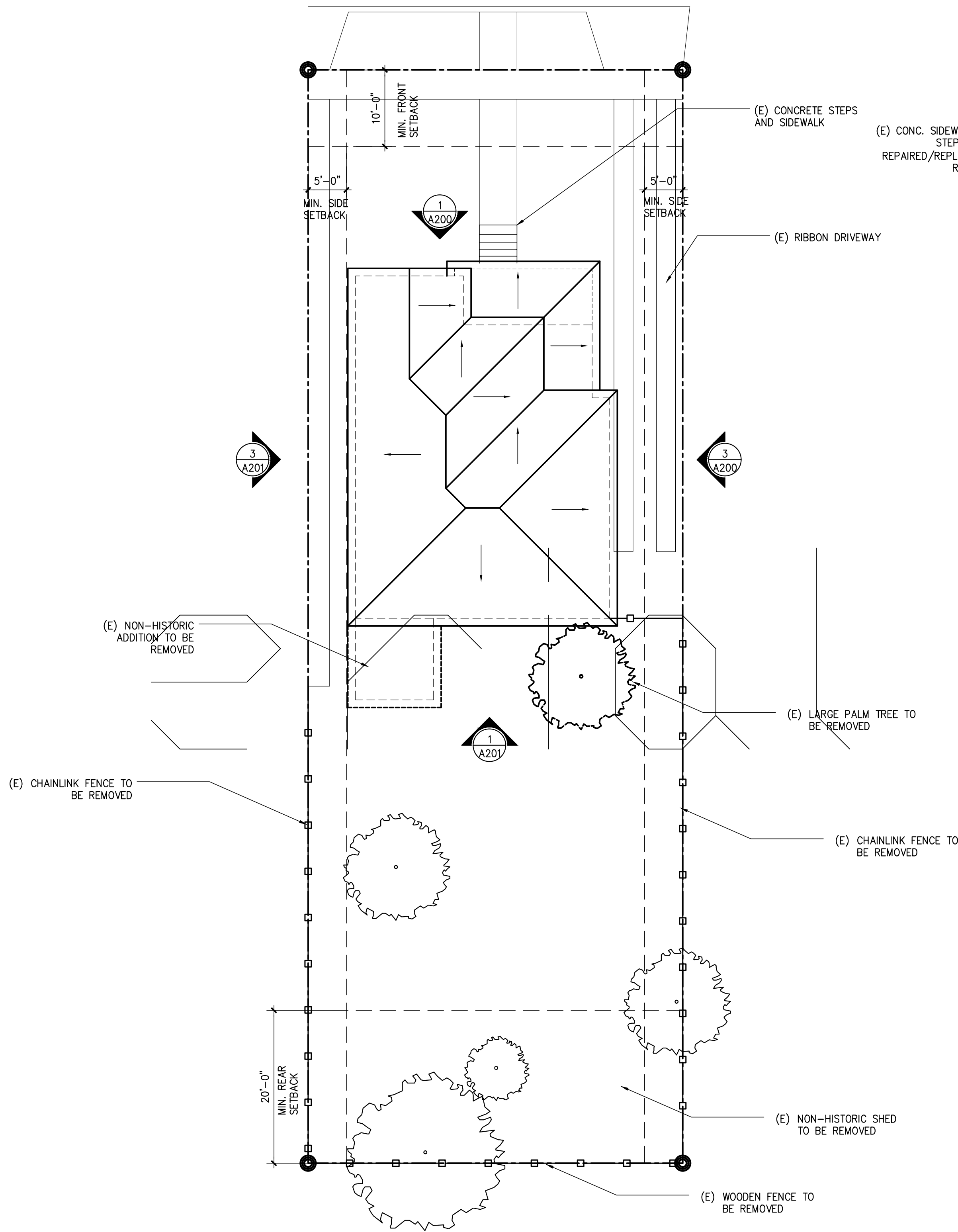
ISSUE		
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1	12/22/16	HDRC SET
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EXISTING & PROPOSED
SITE / ROOF PLANS

PROJECT NO. 16-131
DATE: 01.19.2017
DRAWN BY: AMZ / FJZ
REVIEWED BY: FJZ

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

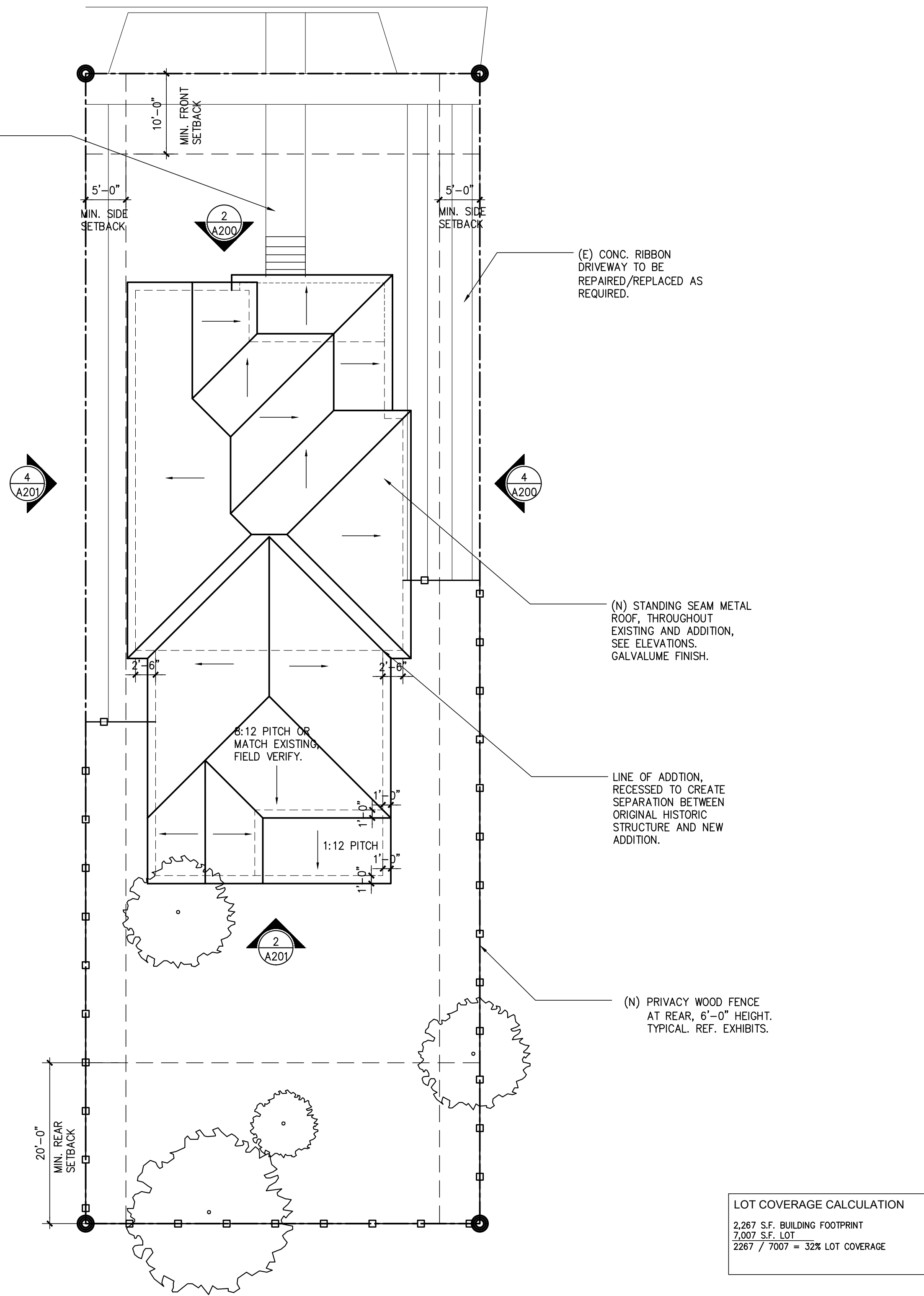
SP100



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.



2 PROPOSED 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.

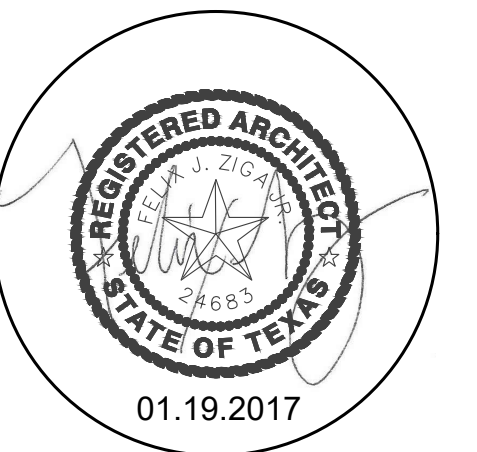




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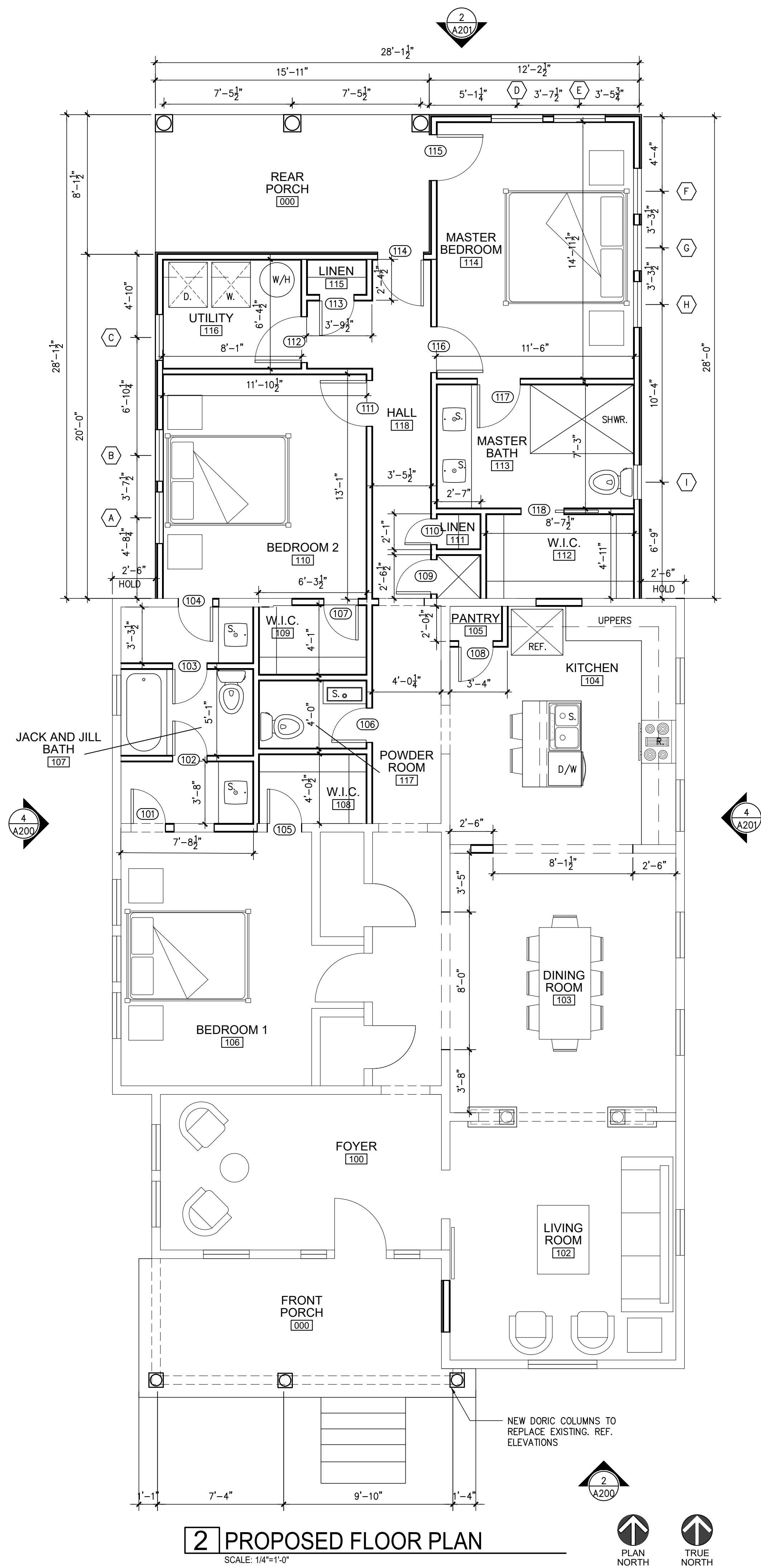
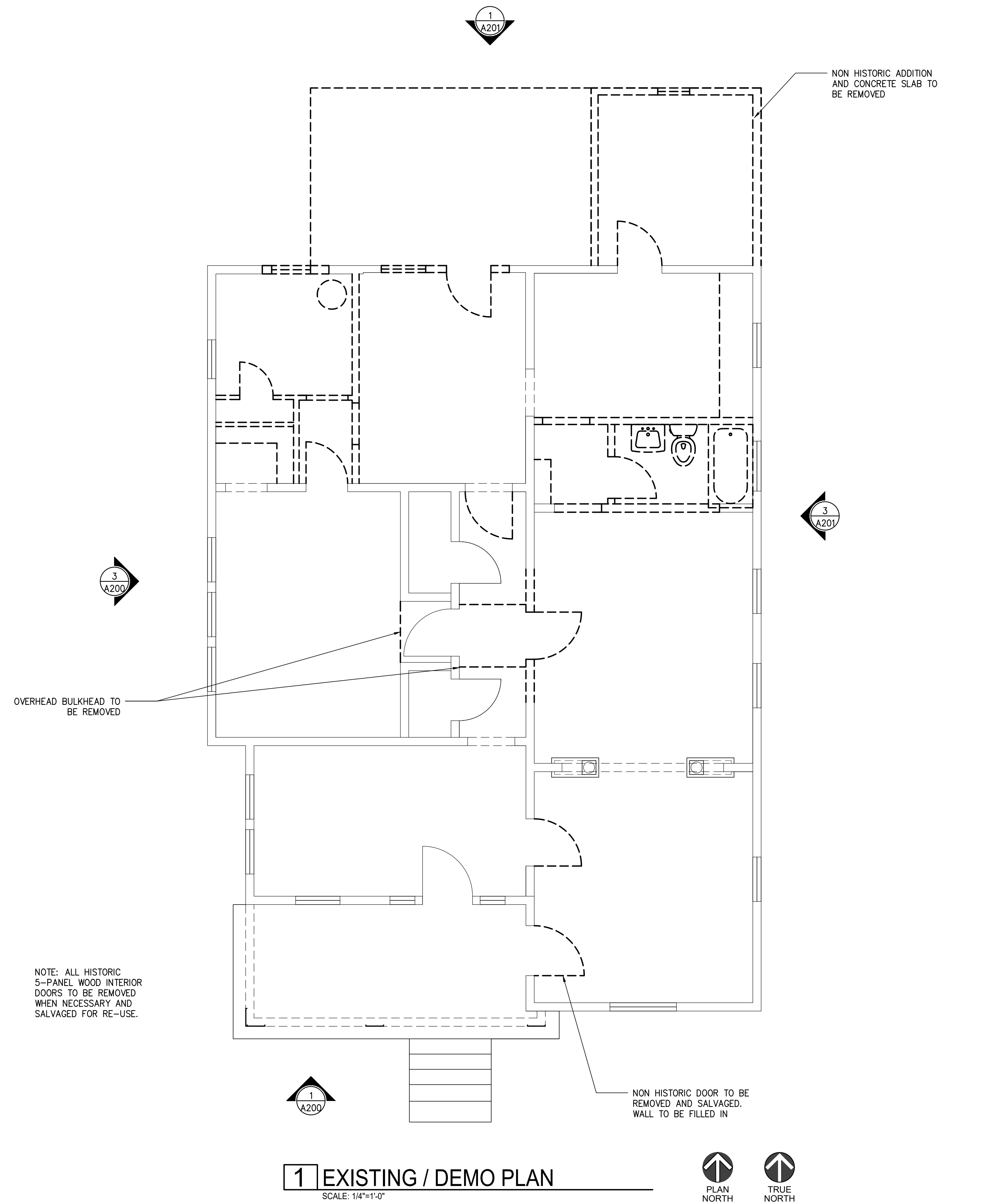
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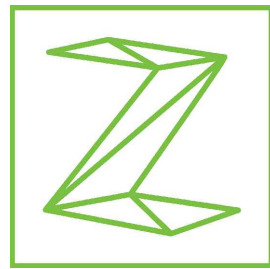
EXISTING &
PROPOSED FLOOR
PLAN

PROJECT NO.	16-131
DATE:	01.19.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
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TEXAS LICENSE NO. 24683

400





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EXISTING & PROPOSED EXTERIOR ELEVATIONS

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DATE:	01.19.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

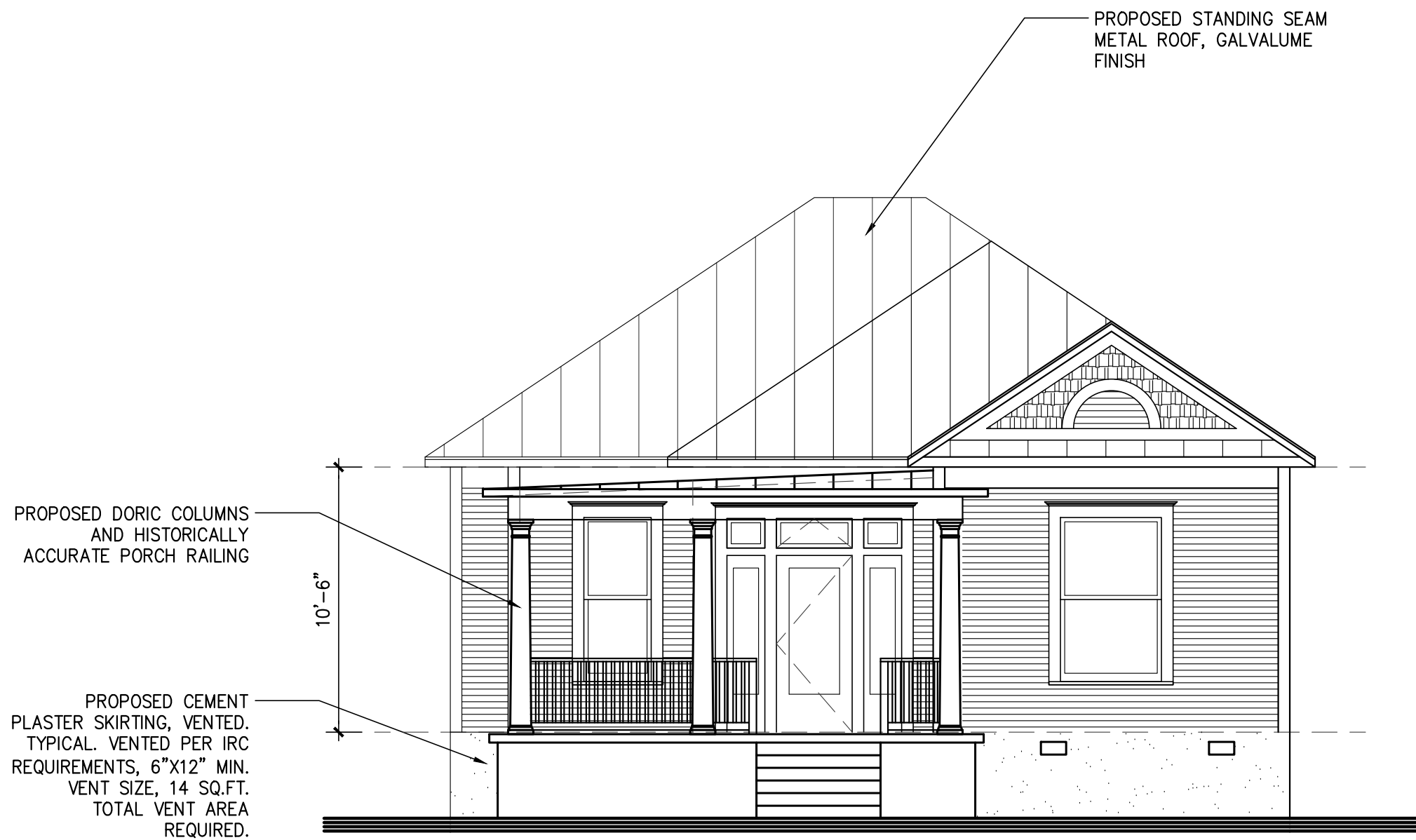
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A200



1 EXISTING FRONT ELEVATION

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



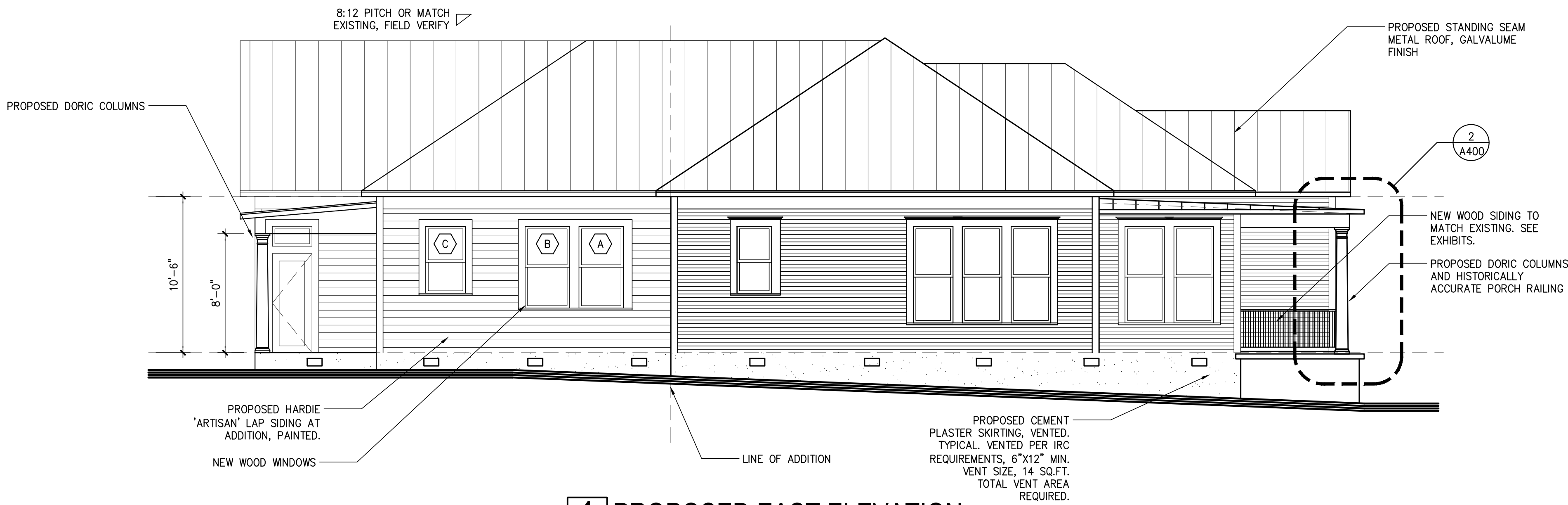
2 PROPOSED FRONT ELEVATION

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



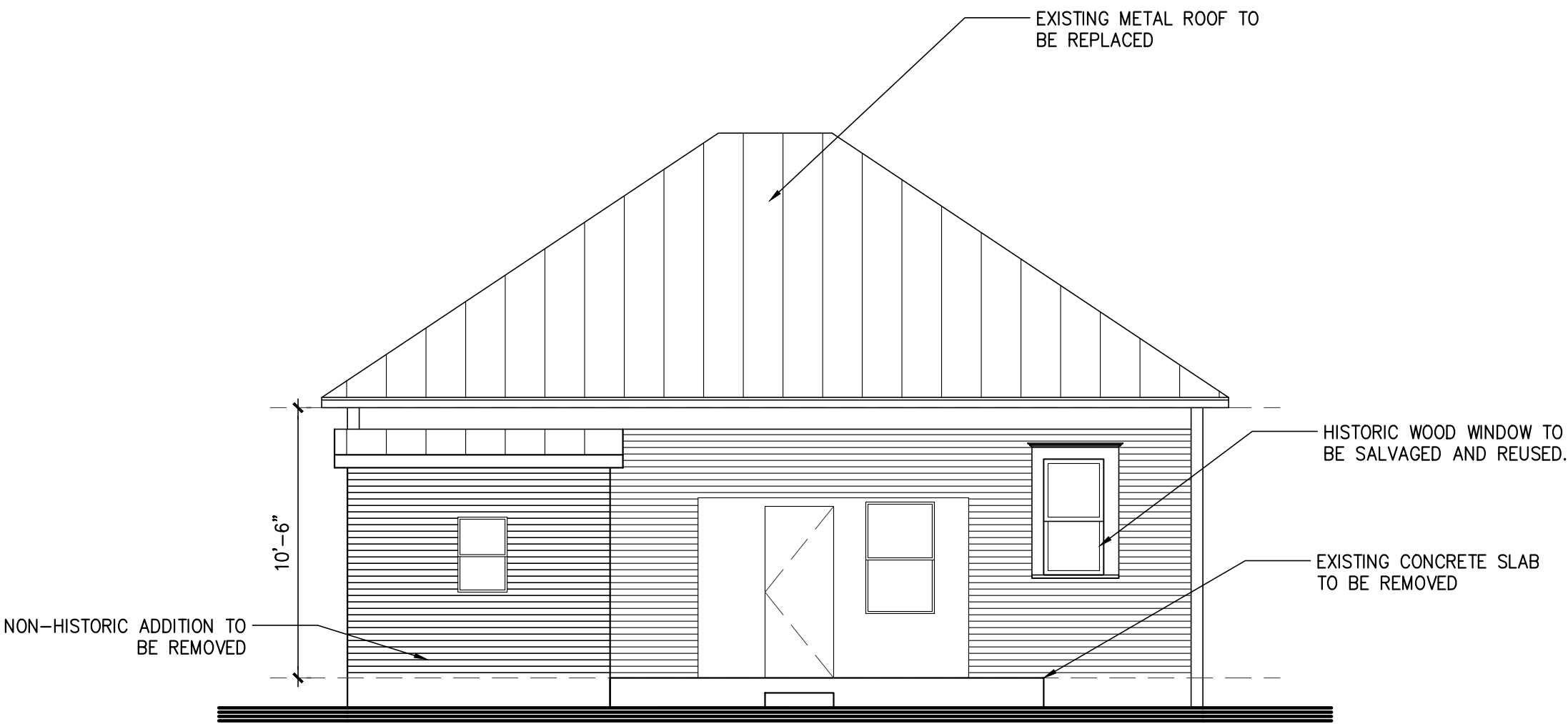
3 EXISTING EAST ELEVATION

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

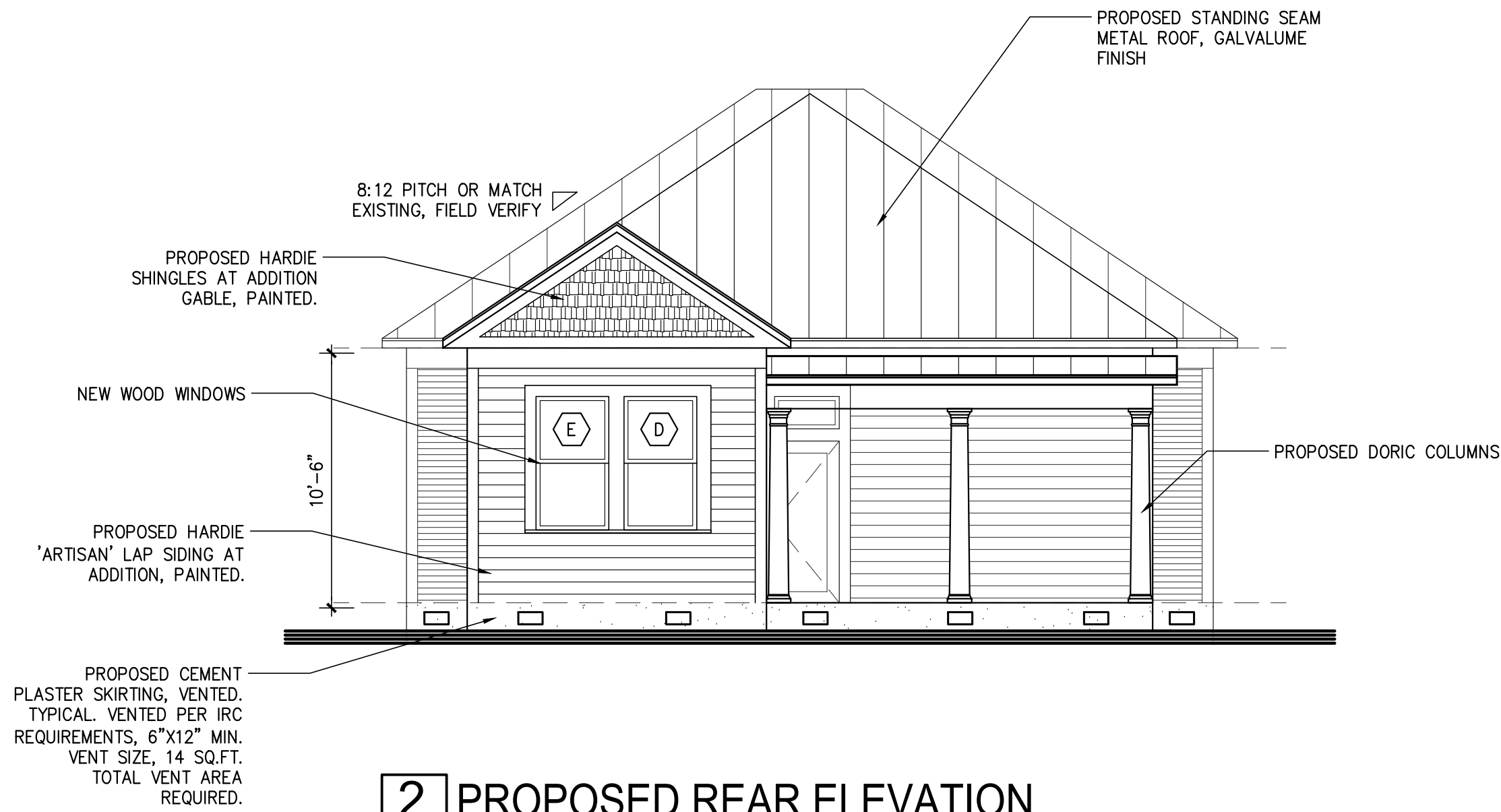


4 PROPOSED EAST ELEVATION

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



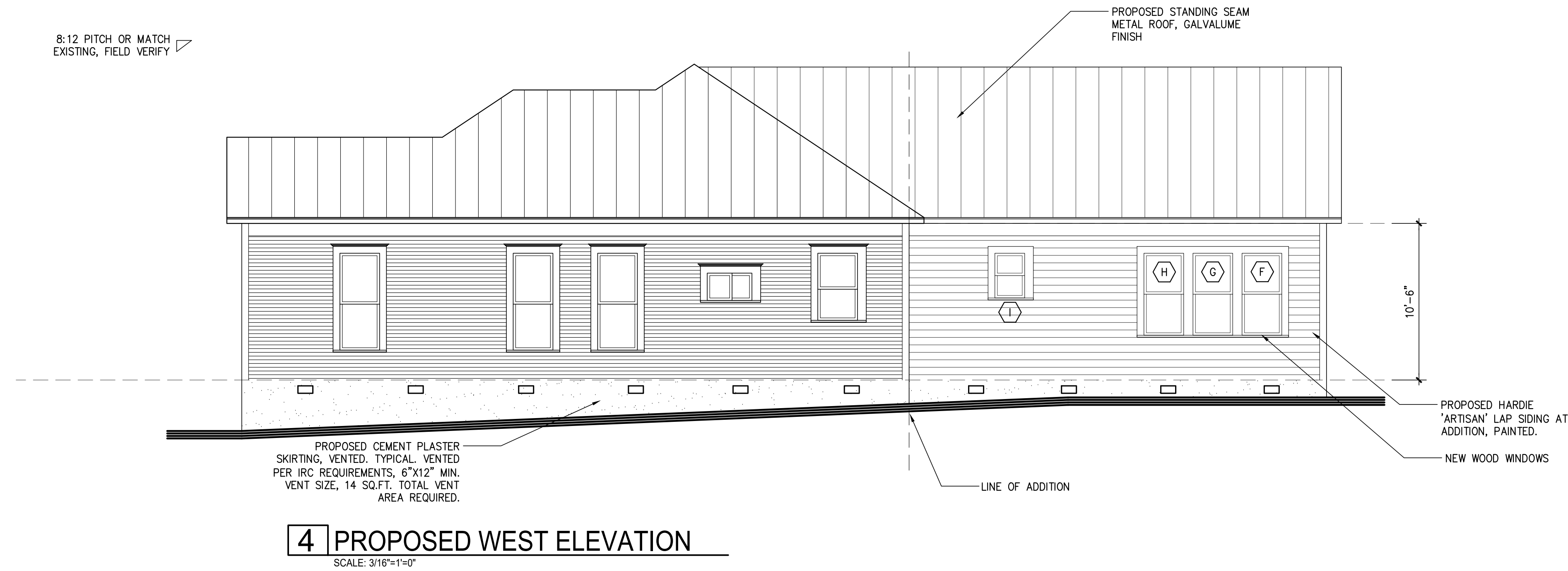
1 EXISTING REAR ELEVATION
SCALE: 3/16"=1'=0"



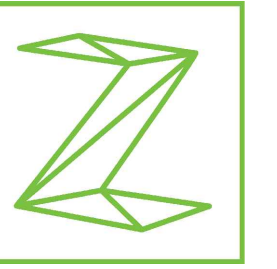
2 PROPOSED REAR ELEVATION
SCALE: 3/16"=1'=0"



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



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



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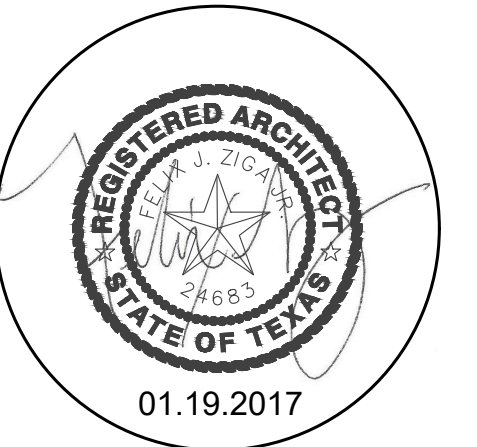
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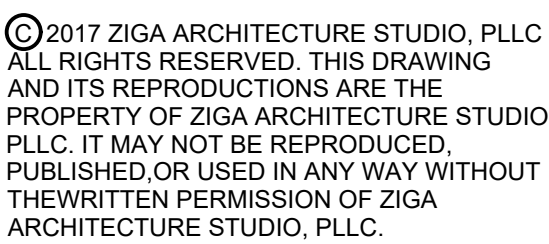
A201



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WALL SECTION AND PORCH DETAILS

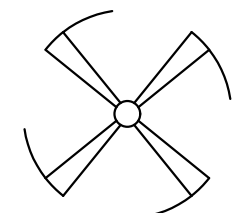
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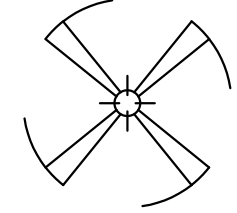
A400




ELECTRIC PLAN SYMBOLS




CEILING FAN




CEILING FAN W/ LIGHT




PENDANT




RECESSED CAN DOWNLIGHT




WALL MOUNTED TELEPHONE OUTLET




T.V./CABLE OUTLET




HEAT LIGHT FAN UNIT




SINGLE POLE SWITCH




EXHAUST FAN UNIT




DOOR BELL SWITCH




MR-16 FLUSH MOUNT SLOT APETURE




CAT-5 DATA OUTLET




COMM. PORT (CAT-5, VOICE, COAX. CABLE)




DIMMER SWITCH




DOOR JAMB SWITCH




THREE-WAY SWITCH




FOUR-WAY SWITCH




FAN CONTROL / LIGHT SWITCH




CEILING MOUNT FIXTURE




RECESSED LOW VOLTAGE PINHOLE




WALL MOUNT FIXTURE




UNDERCABINET LOW VOLTAGE PUCK LIGHT




120v DUPLEX OUTLET




DAMP LOCATION




HALF SWITCHED (HALF HOT) OUTLET




GROUND FAULT INT. OUTLET




4 WAY 120v OUTLET




220V OUTLET



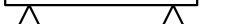
WALL WASH DOWNLIGHT




CEILING MOUNT EXTERIOR DIRECTIONAL UTILITY FLOOD



SMOKE DETECTORS



2x4 FOUR LAMP CEILING MOUNT FLOURESCENT



TRACK LIGHTING

NOTE:

ALL OUTLETS TO BE SPACED AS PER NEC 6’/12’ PLACEMENT RULES

ALL SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRES WITH A BATTERY BACKUP.

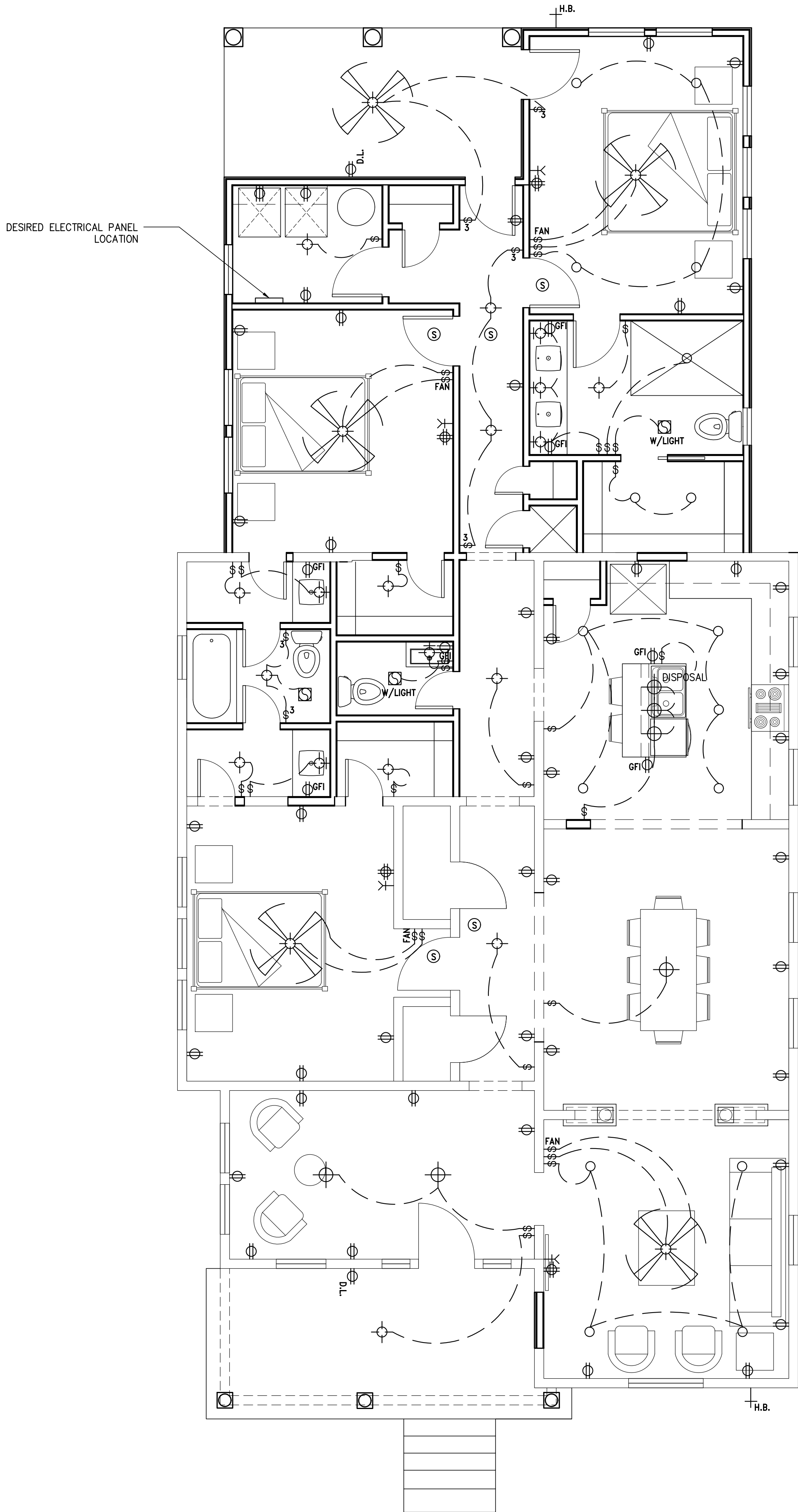
ALL SMOKE DETECTORS SHALL BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. INSTALL PER 2000 IFC SECTION 907.210.1.2 AND 2000 IRC SECTIONS 317.1 AND 317.2.

PROVIDE VACUUM BREAKERS DEVICES ON ALL EXTERIOR HOSE BIBS.

INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL BEDROOM ELECTRICAL CIRCUITS.

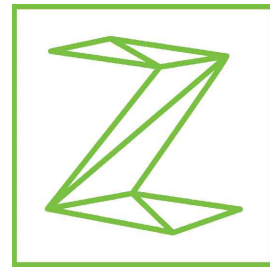
MULTI-ROCKER SWITCHES TO BE USED WHEN MULTIPLE SWITCHES ARE LOCATED ADJACENT TO EACH OTHER.

ALL RECESSED LIGHTING FIXTURES TO BE MAX. 4” DIAMETER.



1 ELECTRICAL FLOOR PLAN

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



ZIGA ARCHITECTURE STUDIO, PLLC
ARCHITECTURE | INTERIORS | HISTORIC PRESERVATION

1502 S. FLORES ST., SUITE 205
SAN ANTONIO, TX 78204

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

HISTORIC REHABILITATION &
ADDITION

812 BURLESON
SAN ANTONIO, TX 78202

HENNEKE FINANCIAL GROUP, LLC



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ISSUE		
#	DATE	DESCRIPTION
1	12/22/16	HDRC SET
2	01/19/17	BID/PERMIT SET

ELECTRICAL FLOOR
PLAN

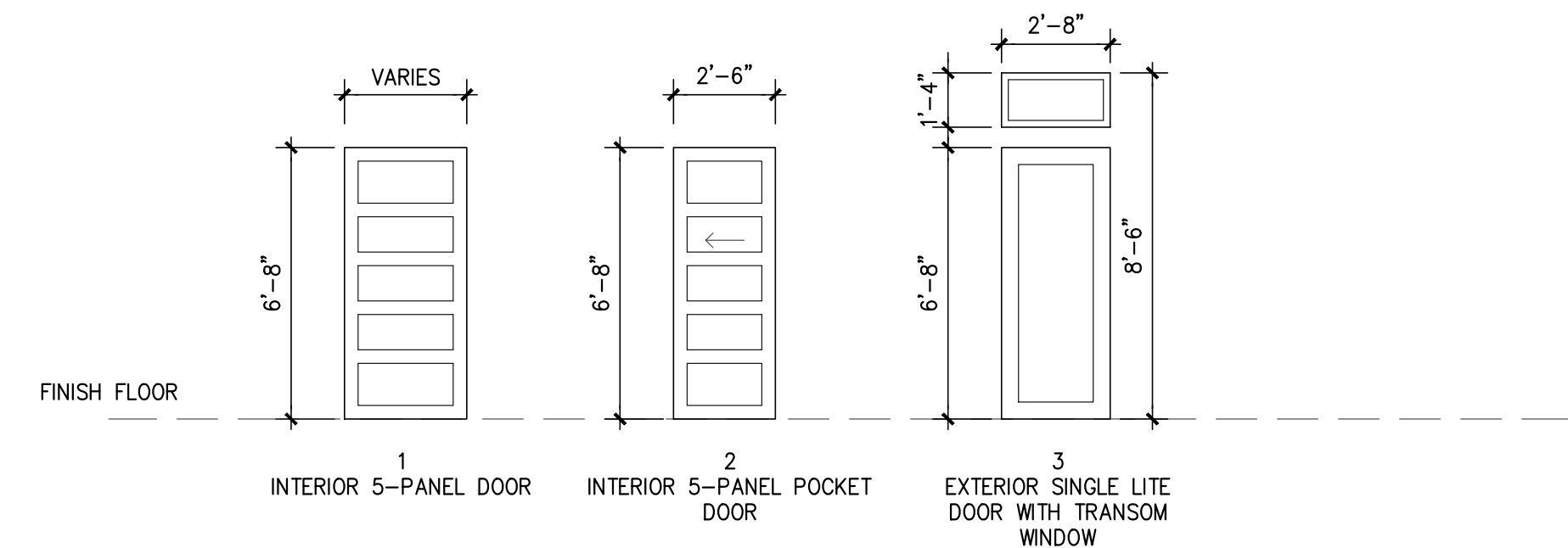
PROJECT NO.	16-131
DATE:	01.19.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

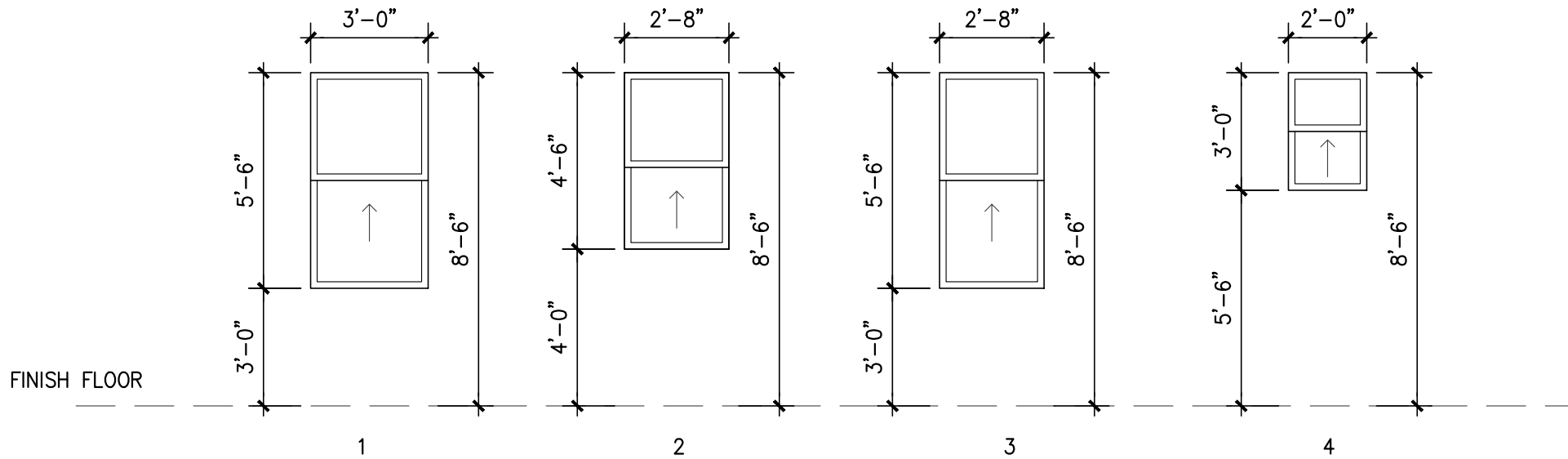
A500

DOOR SCHEDULE						
NUMBER	LOCATION	SIZE	THICKNESS	TYPE	HARDWARE	NOTES
101	JACK AND JILL	24"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
102	JACK AND JILL	24"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
103	JACK AND JILL	24"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
104	JACK AND JILL	24"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
105	W.I.C.	24"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
106	POWDER ROOM	24"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
107	W.I.C.	24"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
108	PANTRY	24"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
109	HALLWAY	24"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
110	LINEN	18"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
111	BEDROOM 2	32"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
112	UTILITY	32"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
113	LINEN	24"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
114	HALLWAY	32"X80"	0'-1 3/4"	3	HARDWARE AS SELECTED BY OWNER	
115	MASTER BEDROOM	32"X80"	0'-1 3/4"	3	HARDWARE AS SELECTED BY OWNER	
116	MASTER BEDROOM	32"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
117	MASTER BATH	30"X80"	0'-1 3/4"	1	HARDWARE AS SELECTED BY OWNER	
118	W.I.C.	30"X80"	0'-1 3/4"	2	POCKET DOOR HARDWARE AS SELECTED BY OWNER	POCKET DOOR

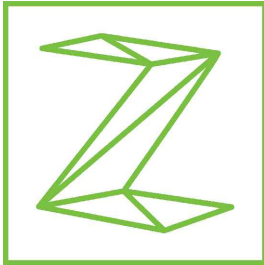
WINDOW SCHEDULE						
MARK	TYPE	SIZE (WXH)	SILL HEIGHT	HEAD HEIGHT	LOCATION	DESCRIPTION
A	1	3'-0" X 5'-6"	3'-0"	8'-6"	BEDROOM 2	SINGLE-HUNG
B	1	3'-0" X 5'-6"	3'-0"	8'-6"	BEDROOM 2	SINGLE-HUNG
C	2	2'-8" X 4'-6"	4'-0"	8'-6"	UTILITY	SINGLE-HUNG
D	1	3'-0" X 5'-6"	3'-0"	8'-6"	MASTER BEDROOM	SINGLE-HUNG
E	1	3'-0" X 5'-6"	3'-0"	8'-6"	MASTER BEDROOM	SINGLE-HUNG
F	3	2'-8 X 5'-6"	3'-0"	8'-6"	MASTER BEDROOM	SINGLE-HUNG
G	3	2'-8 X 5'-6"	3'-0"	8'-6"	MASTER BEDROOM	SINGLE-HUNG
H	3	2'-8 X 5'-6"	3'-0"	8'-6"	MASTER BEDROOM	SINGLE-HUNG
I	4	2'-0" X 3'-0"	5'-6"	8'-6"	MASTER BATH	SINGLE-HUNG



DOOR NOTES:
1. ALL NEW INTERIOR DOORS TO BE 5-PANEL. REUSE HISTORIC DOORS WHEN POSSIBLE, OTHERWISE MATCH STYLE TO EXISTING AS CLOSELY AS POSSIBLE WITH NEW DOOR OPTIONS.



WINDOW NOTES:
1. ALL WINDOWS TO BE OF WOOD CONSTRUCTION IN COMPLIANCE WITH THE CITY OF SAN ANTONIO HISTORIC DESIGN GUIDELINES; MARVIN ULTIMATE SERIES OR ARCHITECT/OWNER APPROVED EQUAL LOW-E DOUBLE PANE FOR ENERGY EFFICIENCY.



ZIGA ARCHITECTURE STUDIO, PLLC
ARCHITECTURE | INTERIORS | HISTORIC PRESERVATION

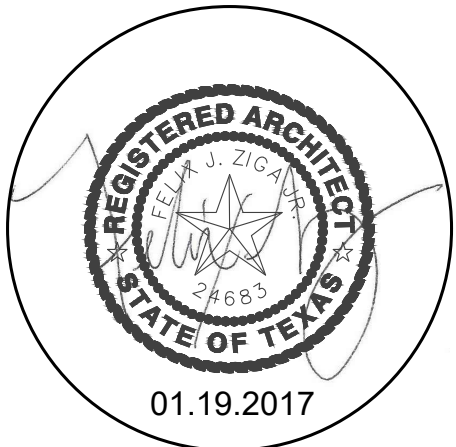
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HISTORIC REBABILITATION &
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DOOR & WINDOW
SCHEDULES

PROJECT NO.	16-131
DATE:	01.19.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

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

A600

Office of Historic Preservation

1901 S Alamo, San Antonio, Texas 78204

210-207-0035

RE: Historic Rehabilitation Application: Part 1 of 2

Dear HDRC Commissioners,

Please find below and attached the supporting documentation for the Historic Rehabilitation Application part 1 of 2 for 812 Burleson, San Antonio Texas 78202.

One set of complete plans for restoration.

Please see attached PDF drawings dated 01/19/17 by Ziga Architecture.

Narrative of rehabilitation work:

812 Burleson will go through an extensive renovation including the following improvements:

- Paint and repair exterior siding.
- Repair all windows, flashing, and sills.
- Replace all doors.
- Build a new wood privacy fence
- Add an iron fence and gate to the front yard and driveway
- Landscape improvements around the entire property.
- Remove and replace all electrical wiring within the house.
- Upgraded electrical panel and connection to utility service.
- Remove and replace all plumbing within the house.
- Repair and refinish the interior wood floors.
- Replace all interior drywall and repaint the interior walls.
- Repair and improve the pier and beam structure below the house.
- Add insulation to the entire house to align with modern standards.
- Add a front and back porch to the house.
- Add tile flooring, granite counters, sink, and new appliances in the kitchen.
- Add an additional 728 Square feet to the house.
 - The addition includes:
 - Two new bedrooms
 - One master bath
 - A laundry room
 - Three closets
- Add a new HVAC system to the house.

- Add a new standing seam metal roof to the entire house.
- Add new lighting and ceiling fans to the entire house.

Project time schedule:

Approximately 8-10 months to complete the renovation construction.

Estimated costs:

\$160,000.00

Color photos:

Please see attached.

Thank you for reviewing our documentation for the Historic Rehabilitation Application part 1 of 2 for 812 Burleson, San Antonio Texas 78202. We look forward to hearing from you.

Thanks!

Matt Fisher



HISTORIC REHABILITATION APPLICATION: Part 1 of 2

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

DATE RECEIVED

Staff Initials: _____

Date of HDRC hearing: _____

Use this form :

BEFORE WORK BEGINS

1. **SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX CERTIFICATION**
2. **CITY OF SAN ANTONIO FEE WAIVER PROGRAM**

This form is to be completed, signed, and filed with the City of San Antonio's Office of Historic Preservation prior to being heard by the Historic & Design Review Commission (HDRC). It will be scheduled according to the HDRC deadline schedule.

REQUIRED DOCUMENTS

- ☐ One set of complete plans for restoration and rehabilitation both exterior and interior. This could include drawings or photos and narrative.
- ☐ Detailed written narrative explaining the proposed work
- ☐ Itemized list of expected work both interior and exterior
- ☐ Projected time schedule
- ☐ Estimated associated costs
- ☐ Color photos of the exterior and interior
- ☐ Color photo of the structure from the street

Which program are you applying for? Check all that apply.

City of San Antonio Fee Waiver Program

Substantial Rehabilitation Tax Incentive (must be designated historic)

Property Address: _____ **Zip code:** _____

Legal Description: NCB ____ Block ____ Lot ____ **Property ID:** _____ Search BCAD if unknown.

Zoning Code: _____ Search COSA's One-Stop Map if unknown.

Mark all that apply, if any:

____ Historic District ____ Historic Landmark ____ River Improvement Overlay ____ Public Property ____ Vacant Structure

Property Owner Name: _____

Mailing address: _____ **Zip code:** _____

Phone number: _____ **Email:** _____

Applicant/Authorized Representative (Primary point of contact if different than owner): _____

Mailing address: _____ **Zip code:** _____

Phone number: _____ **Email:** _____

Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I, the applicant, acknowledge (PLEASE INITIAL ALL):

____ This form, nor the approval of Tax Certification, does NOT take place of a Certificate of Appropriateness NOR a building permit. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department. If work that required a Certificate of Appropriateness is part of the proposed substantial rehabilitation, that the property owner is responsible for obtain those proper approvals.

____ After work is completed, the applicant MUST submit the tax verification application to be scheduled for HDRC Review.

SIGNATURE OF APPLICANT

DATE

To submit, applicants MUST submit this form in-person to our counter at 1901 S Alamo.