

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2021-152
ADDRESS: 515 BURNET ST
LEGAL DESCRIPTION: NCB 537 BLK 22 LOT 11
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Juliane Foy
OWNER: Juliane Foy
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: March 25, 2021
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 515 Burnet.

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 primary structure at 515 Burnet is a 1-story, single-family residence constructed circa 1910 in the Craftsman style. The property first appears on the 1912 Sanborn map. The home features a primary turned clipped gable with a front facing clipped gable window bay and flanking inset porch, wood lap siding, wood sash windows and screens, a standing seam metal roof, and brick chimney. The structure is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, foundation repair, roof replacement, window repair, select replacement of approved windows, repainting, fence replacement, front column replacement, rear deck construction, upgrades to plumbing and electrical, and HVAC installation.
- 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:

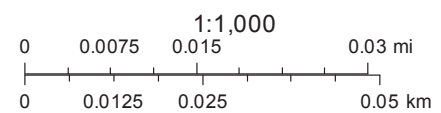
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

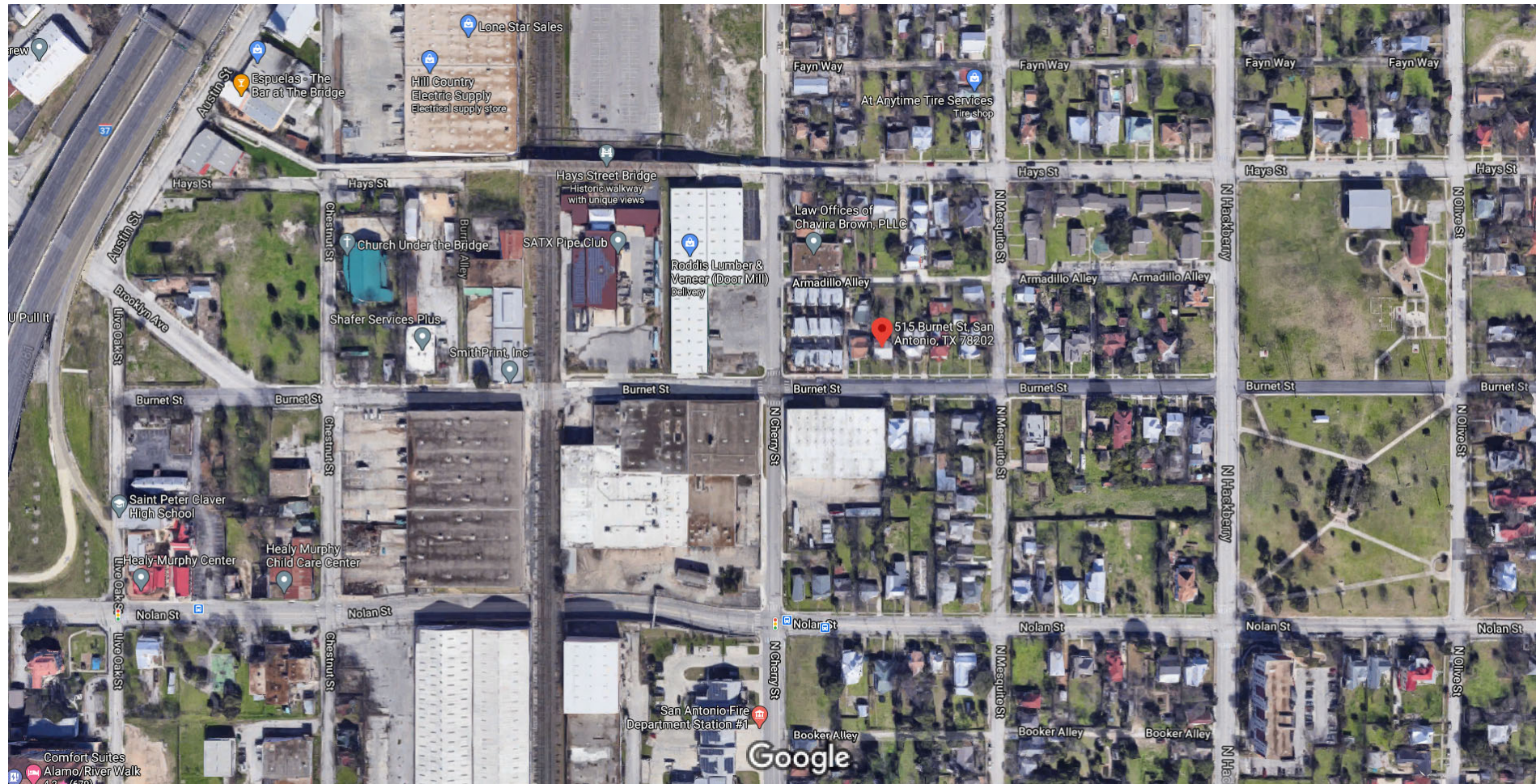


March 29, 2021

— User drawn lines



Google Maps 515 Burnet St



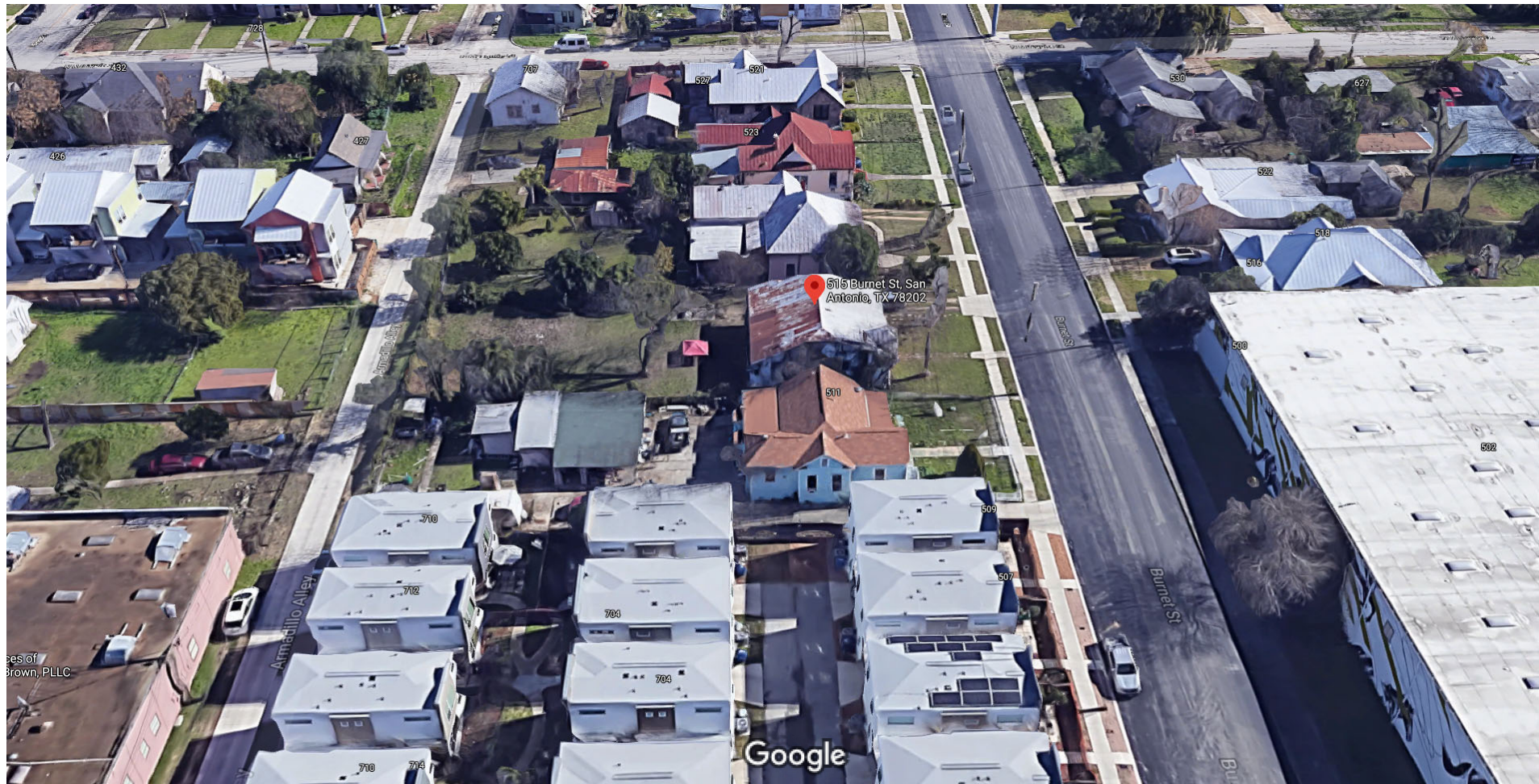
Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 100 ft

Google Maps 515 Burnet St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

Google Maps 515 Burnet St



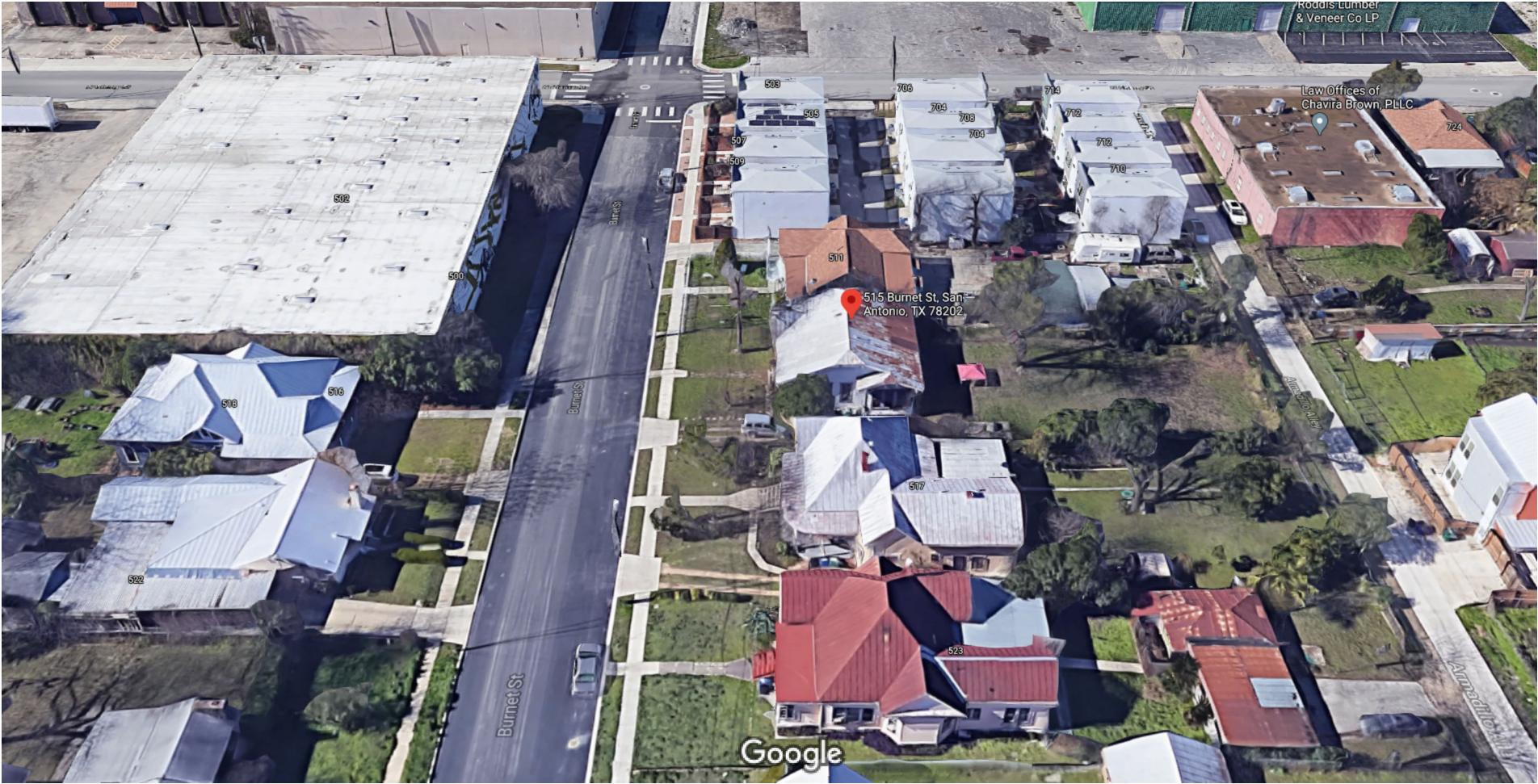
Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

Google Maps 515 Burnet St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

Google Maps 515 Burnet St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

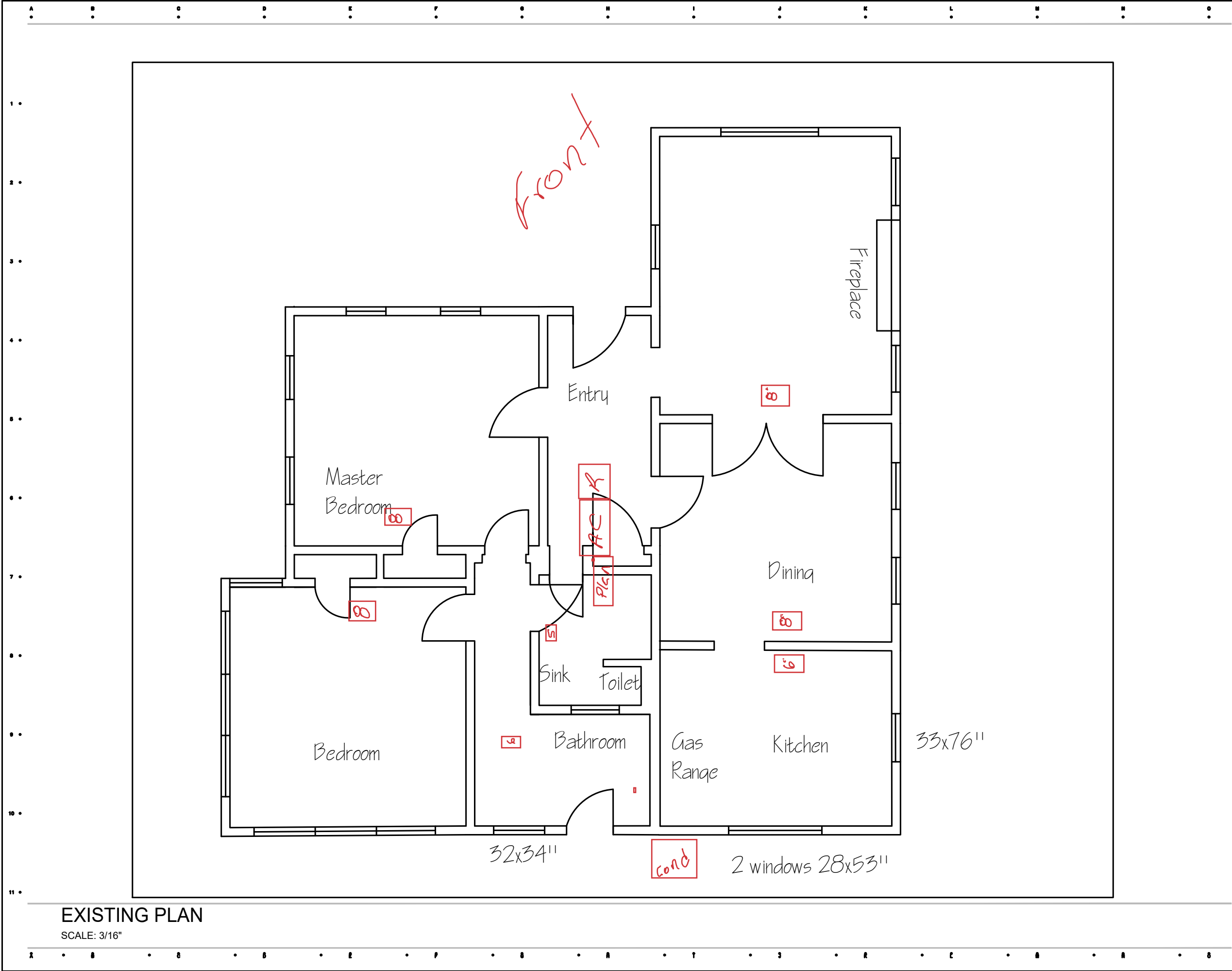








FOY RESIDENCE INTERIOR RENOVATION



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LOCATION

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FOY RESIDENCE

ALL PLANS PROVIDED BY YOUNIQUE INTERIOR DESIGNS LLC ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR ARCHITECTURAL OR ENGINEERING PURPOSES. ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS. DESIGN PLANS ARE NOT TO BE USED AS SHOP DRAWINGS OR FOR TAKE OFF PURPOSES. DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF YOUNIQUE INTERIOR DESIGNS LLC AND CAN NOT BE USED OR REUSED WITHOUT WRITTEN CONSENT.

SHEET

A.00

CONTENT

EXISTING PLAN

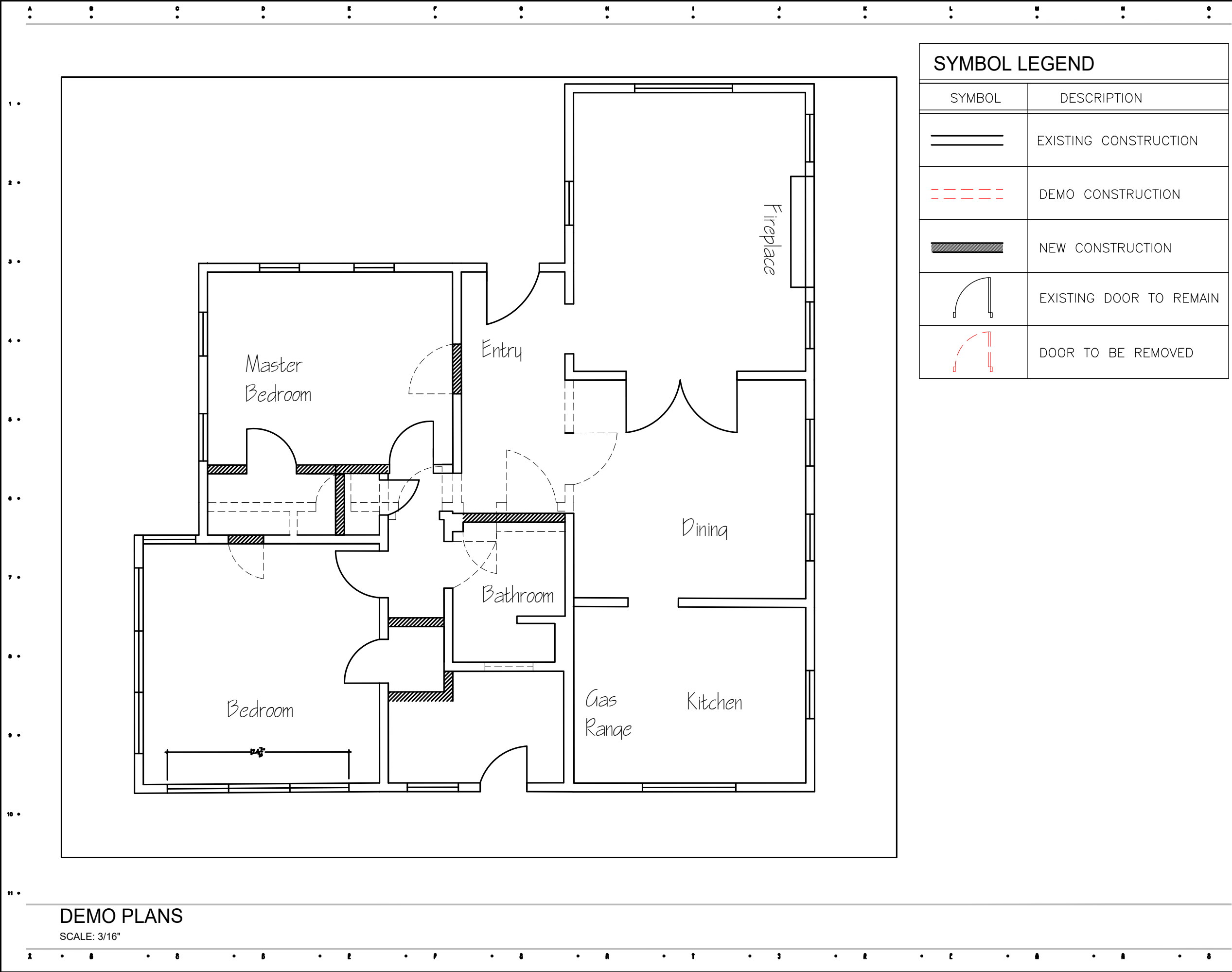
SCALE

1=3/16"

Client Approval

Date

06.26.19



SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONSTRUCTION
	DEMO CONSTRUCTION
	NEW CONSTRUCTION
	EXISTING DOOR TO REMAIN
	DOOR TO BE REMOVED



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SHEET

D.00

CONTENT

DEMO PLANS

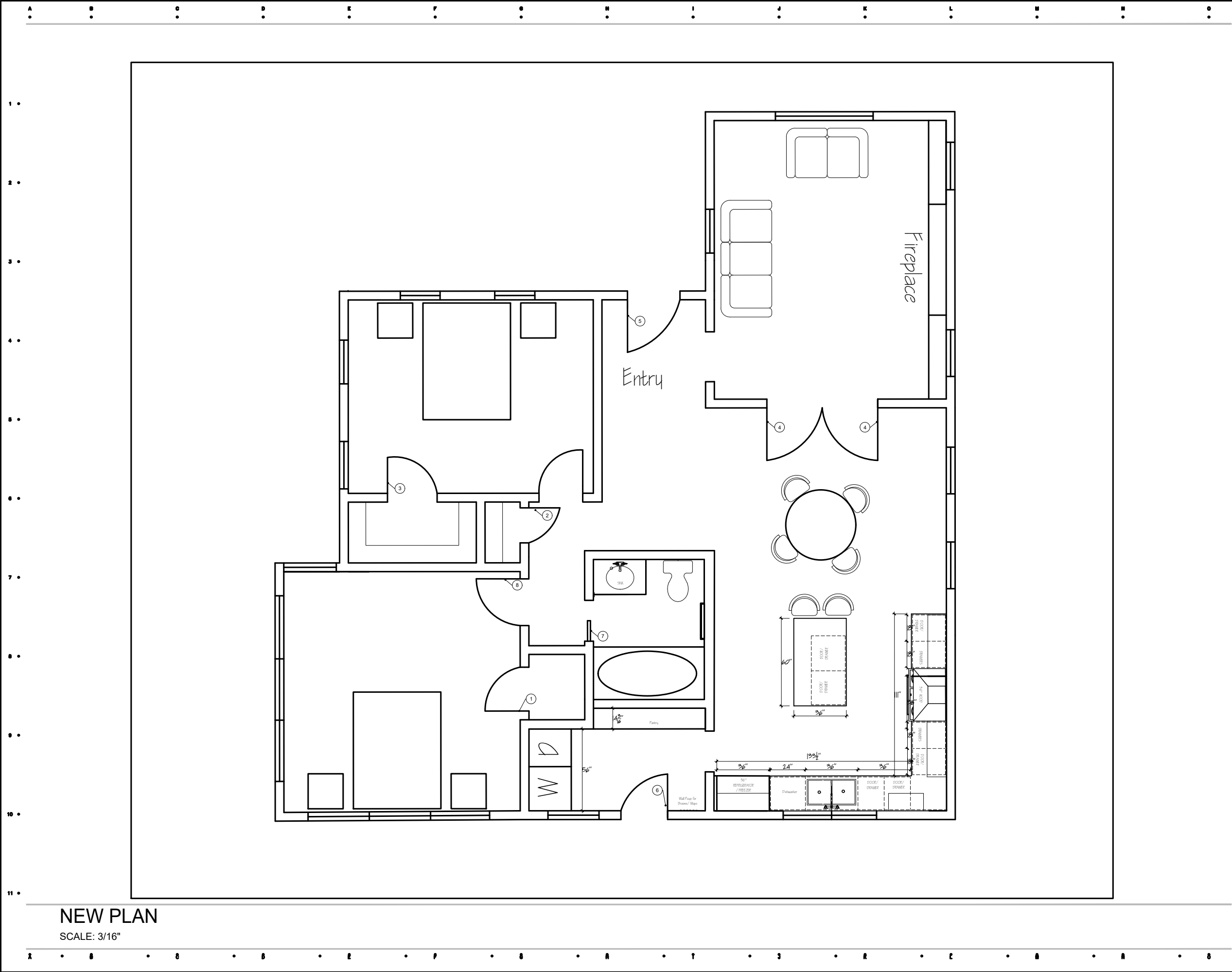
SCALE

1=X/X"

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SHEET

A.01

CONTENT

NEW PLAN

SCALE 1=3/16"

Client Approval

Date

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A.02

CONTENT

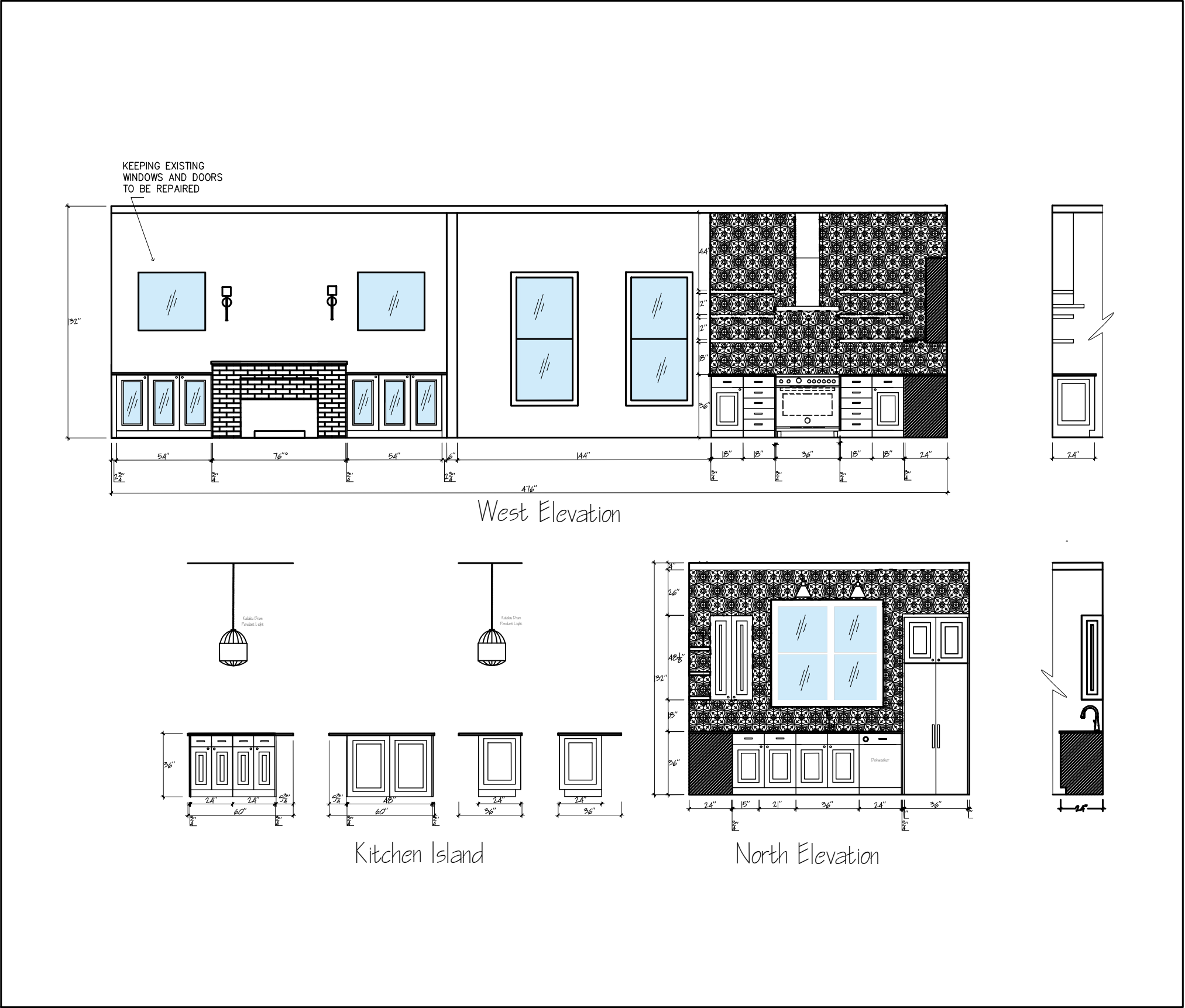
ELEVATIONS

SCALE 1=3/16"

Client Approval

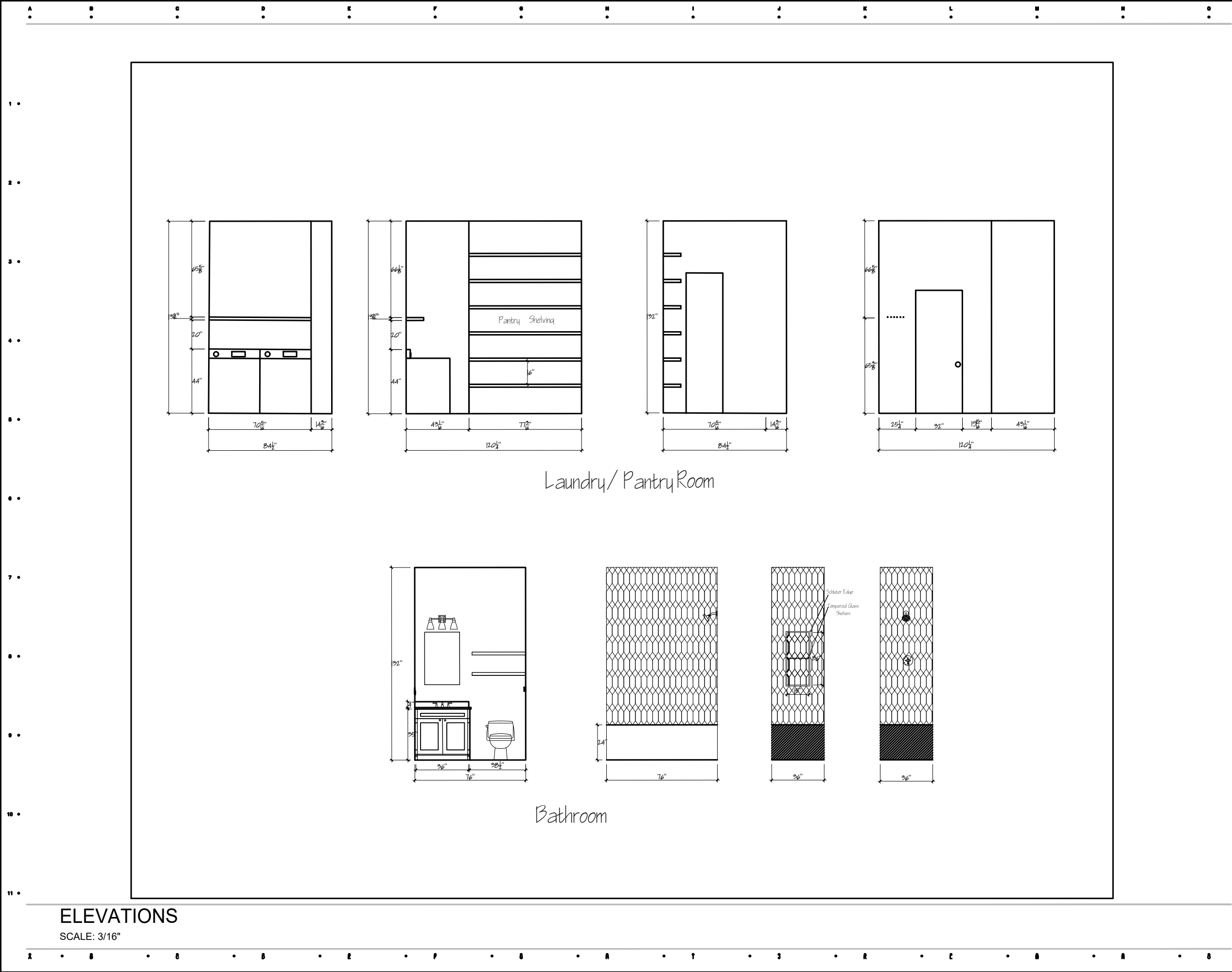
Date

06.26.19



ELEVATIONS

SCALE: 3/16"



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SHEET

A.03

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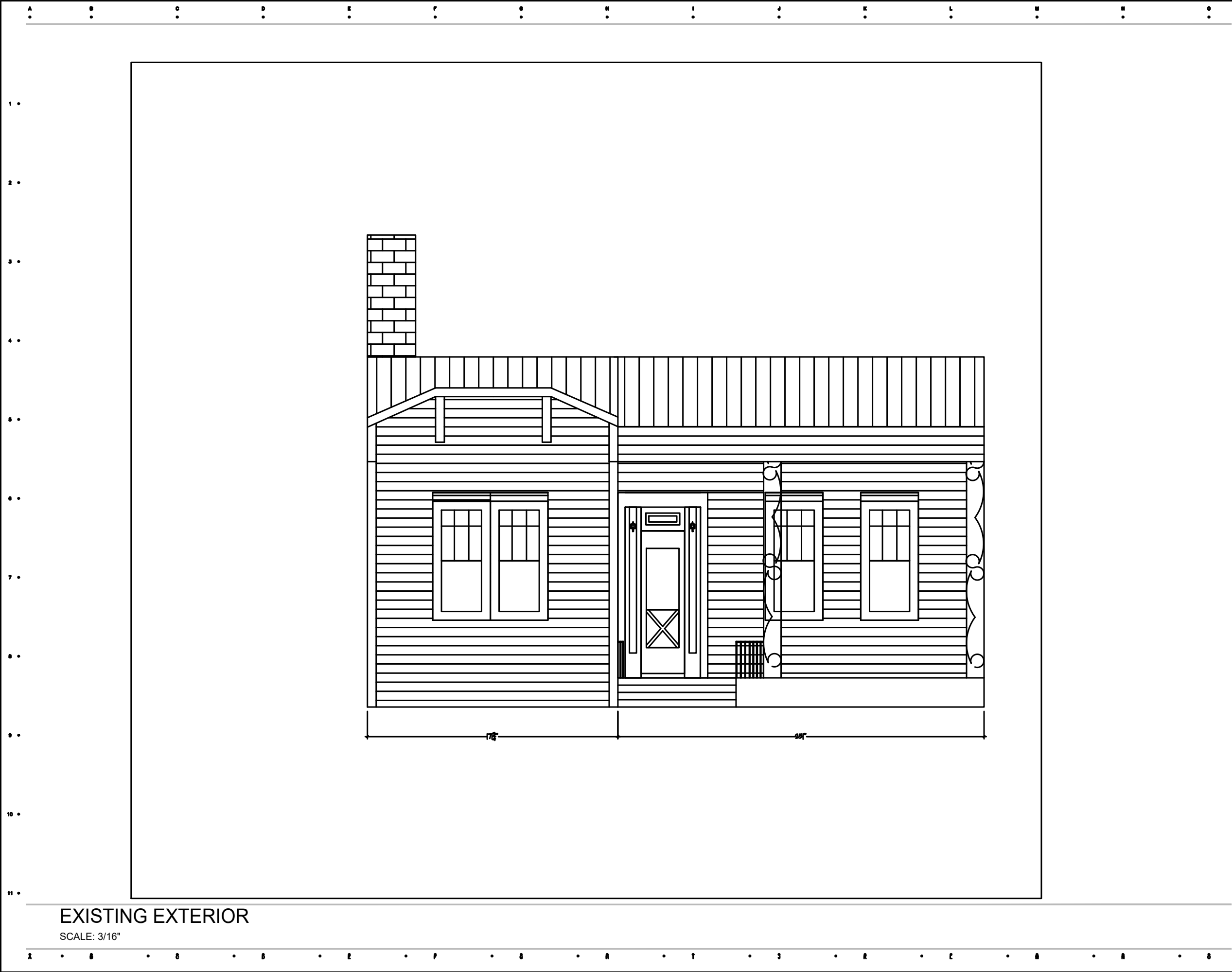
ELEVATIONS

SCALE 1=3/16"

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SHEET

A.04

CONTENT

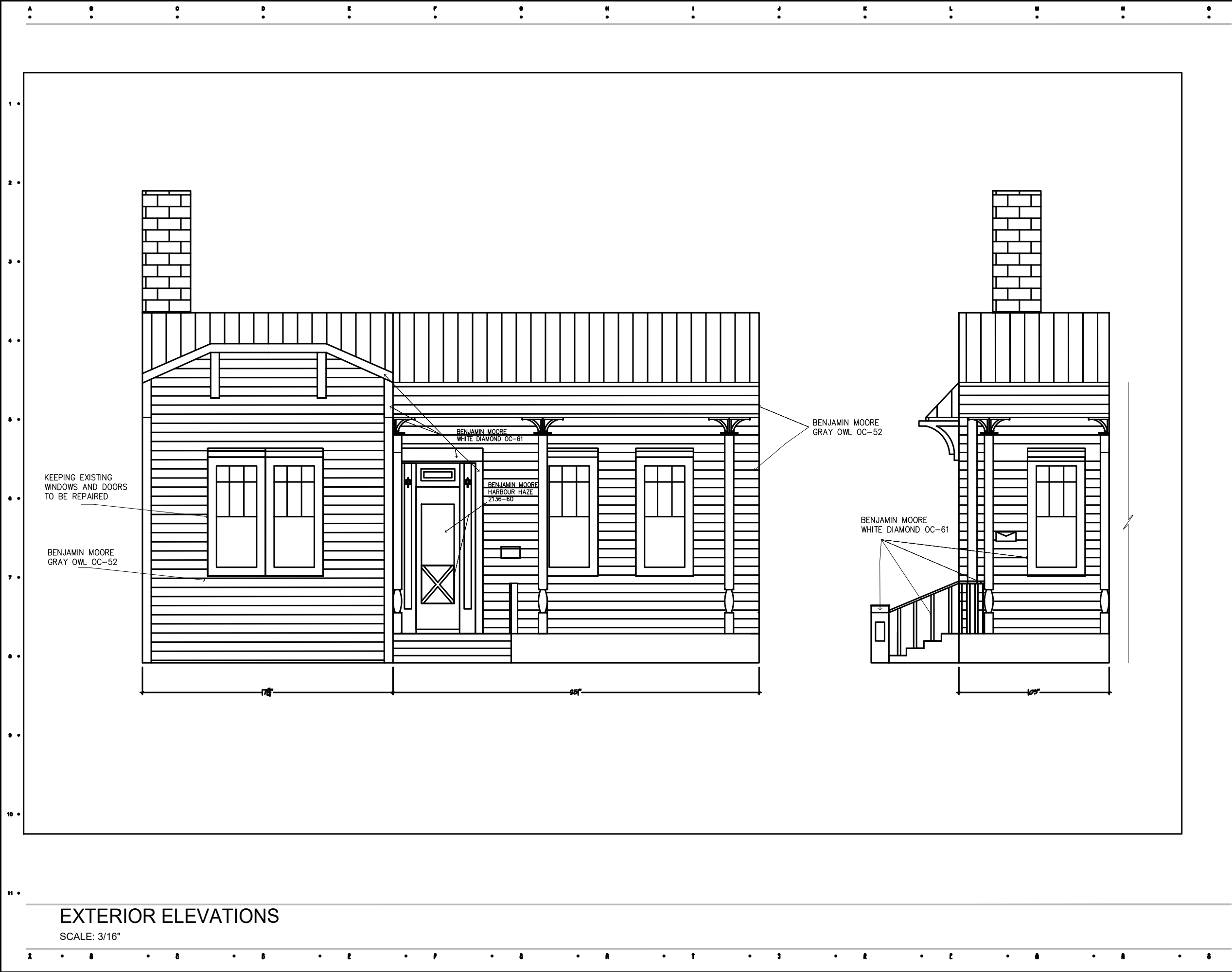
EXISTING EXTERIOR

SCALE 1=3/16"

Client Approval

Date

06.26.19



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SHEET

A.05

CONTENT
EXTERIOR ELEVATIONS

SCALE
1=3/16"

Client Approval _____ Date 06.26.19



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SHEET

A.06

CONTENT

Paint Schedule

SCALE

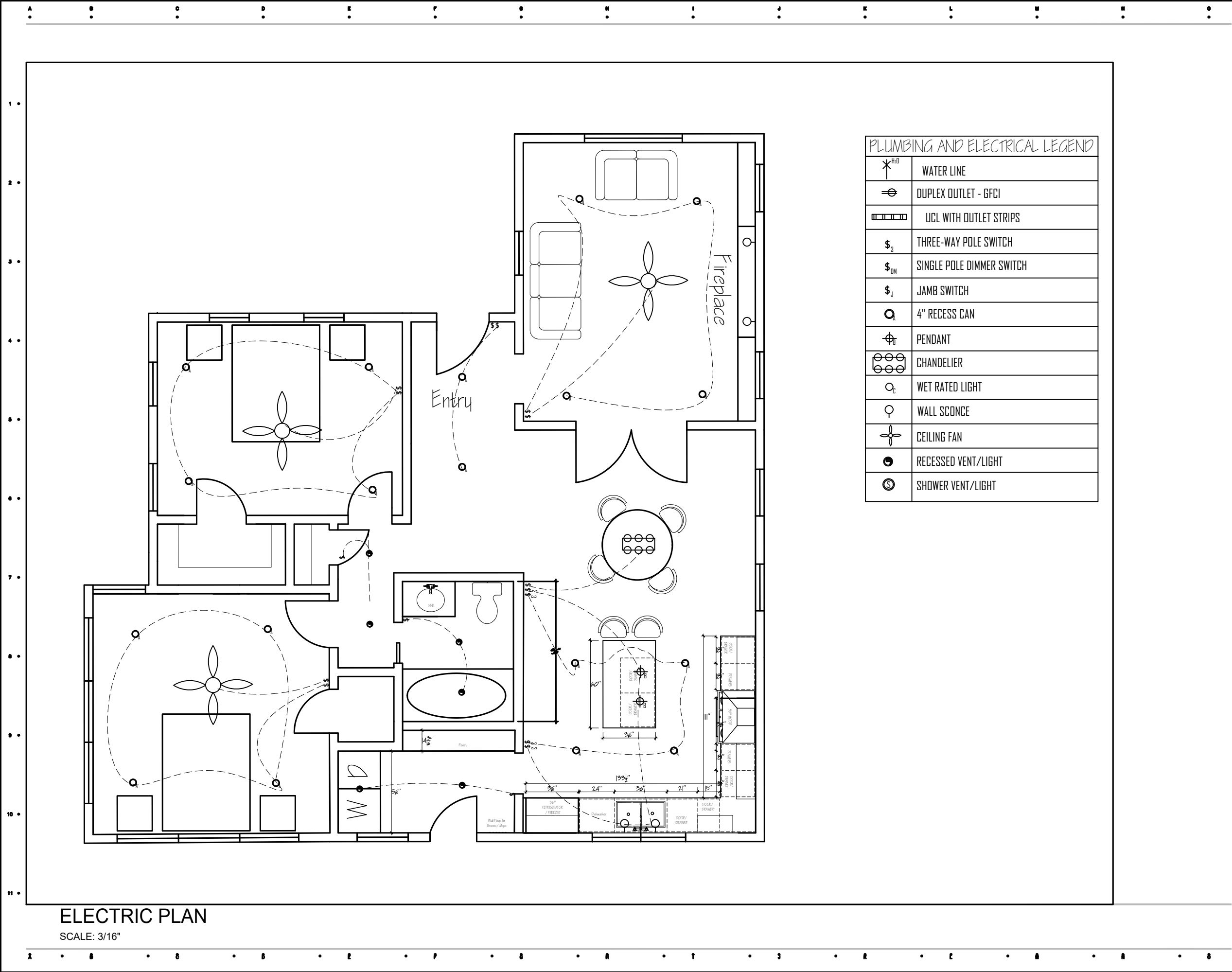
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Client Approval

Date

06.26.19

PAINT SCHEDULE				
Location	Surface	Manufacturer	Finish	Color
Interior	Doors and Trim	Benjamin Moore	Satin Enamel	Decorator's White CC-20
Interior	Walls Ceiling	Benjamin Moore	Eggshell Latex	Decorator's White CC-20
Living Room	Fireplace Brick	Shermin Williams	Satin Enamel	Zircon 7667
Exterior	Doors and Trim	Benjamin Moore	Satin Enamel	Harbour Haze 2136-60
Exterior	Siding	Benjamin Moore	Satin Enamel	Gray Owl OC-52
Corbels, Brackets, Columns, Window Trim		Benjamin Moore	Satin Enamel	White Diamond OC-61



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SHEET

E.00

CONTENT

ELECTRIC PLAN

SCALE

1=3/16"

Client Approval

Date

06.26.19

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Mark	Type	Description
1	2.0x8.0	Guest Closet to be Reused for Guest Closet
2	2.0x8.0	Master Closet to be used for Hall Closet
3	2.10x8.0	Master Bedroom to be used for Master Closet
4	3.2x8.0	(2) Dining Room Existing Doors to Remain
5	3.0x8.0	Front Door Existing Door to Remain
6	2.8x8.0	Back Door Existing Door to Remain
7	2.4x8.0	Pocket Door New Door
8	2.6x8.0	Guest Bedroom Existing Door to Remain

DOOR SCHEDULE

YOUNIQUE
DESIGNS

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A.07

CONTENT

DOOR SCHEDULE

SCALE

1=3/16"

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2021

February

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
Exterior Siding. - MISC. Trim / Ext Doors	Exterior Siding. - MISC. Trim / Ext Doors	Exterior Siding. - MISC. Trim / Ext Doors	Exterior Siding. - MISC. Trim / Ext Doors/Windows	Board / Include Textures (Interior: hang, tape, float, texture)		
22	23	24	25	26	27	28
Pass Rough- Inspections	Pass Rough- Inspections	Install Drywall Board / Include Textures (Interior: hang, tape, float, texture)	Install Drywall Board / Include Textures (Interior: hang, tape, float, texture)	Install Drywall Board / Include Textures (Interior: hang, tape, float, texture)		

2021

March

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
01 Board / Include Textures (Interior: hang, tape, float, texture)	02 Board / Include Textures (Interior: hang, tape, float, texture)	03 Board / Include Textures (Interior: hang, tape, float, texture)	04 Board / Include Textures (Interior: hang, tape, float, texture)	05 Board / Include Textures (Interior: hang, tape, float, texture)	06	07
08	09	10	11	12	13	14
interior doors/trim	interior doors/trim	interior doors/trim	Interior Paint	Interior Paint		
15	16	17	18	19	20	21
Interior Paint	Interior Paint	Tile Flooring (hall bath)	Tile Flooring / Tub Surround	Tile Flooring / Tub Surround		
22	23	24	25 Quartz Countertops (kitchen: level 1) - Undermount kitchen sink w/ faucet package	26 INTERIOR: Cabinets/bathroom hardware & Electrical Trim	27	28
Tile Flooring / Tub Surround	LVP Flooring	LVP Flooring				
29 Electrical Trim - Misc. Plumbing (Kitchen & Bath) - Tub/Shower/Vanity Faucets/Toilet	30 Electrical Trim - Misc. Plumbing (Kitchen & Bath) - Tub/Shower/Vanity Faucets/Toilet	31 Backsplash (kitchen)	01	02	03	04

2021

April

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
29	30	31	01	02	03	04
			Backsplash (kitchen)	Backsplash (kitchen)		
05 Microhood (standard) -electric range -dishwasher - blown insulation	06 Garbage Disposal - washing machine waterbox -mirror	07 EXTERIOR: Fence, fence gate	08 Deck w/ spindles	09 Deck w/ spindles	10	11
12	13	14	15	16	17	18
Final Clean	Final Clean	Touch-Ups	Touch-Ups	Touch-Ups		
19	20	21	22	23	24	25
Touch-Ups	Touch-Ups	Final Inspections	Final Inspections	Final Inspections		
26	27	28	29	30	01	02
Preliminary Walk	Preliminary Walk	Preliminary Walk	Preliminary Walk			
03	04	Notes:				

Written Narrative of Proposed Work:

This a complete rehabilitation of the property on 515 Burnet St. 78202. It will all be done by BRC Remodeling Group.

We have submitted all applications for permits and COAs to begin construction with approval through the city and the historic district.

Exterior Work:

We will be redoing the foundation along with a new metal roof. The windows around the house will be repaired and stay in place except for the couple that were approved at the HDRC meeting to be replaced. All window screens will also be repaired to keep the integrity of the exterior. All siding and fascia on the outside of the house is going to be repaired where needed but other than that everything will stay original. The exterior of the home will also have new paint. All chain link fencing that was removed will be replaced with approved wood fencing. Columns on the front porch were approved to be updated with wooden round classical columns to match existing front porch pilaster. Small, approved deck will be added in the rear of the house.

Interior:

Central heat and a/c will be added to replace the existing window units. One bathroom will remain, along with the 2 existing bedrooms. Wiring and plumbing will be replaced in the house as well. Ceiling fans will be added in living room, and both bedrooms. All drywall will be replaced as old drywall was beyond repair.

Living Room:

The fireplace will remain and will have updated paint. Drywall in all rooms will be replaced as they old drywall was cracked and beyond repair. All interior doors will try and be salvaged to keep the same look as the original style. New flooring will also be done in all rooms.

Dining Room/Kitchen:

All new appliances, light fixtures, cabinets, faucet, sinks, and flooring will be added.

Bedrooms:

Ceiling fans will be added in each room. New flooring and drywall will also be done.

Bathroom:

New tub and toilet will be installed along with a small vanity. All tile will be replaced along with flooring.