

HISTORIC AND DESIGN REVIEW COMMISSION

April 02, 2025

HDRC CASE NO: 2025-070
ADDRESS: 1024 BURNET ST
LEGAL DESCRIPTION: NCB 1660 BLK H LOT E 16.2 FT OF N 120 FT OF 6 & W 39 FT OF N 120 FT OF 7
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Richard Gonzalez
OWNER: Richard Gonzalez/NEXUS SERIES B LLC
TYPE OF WORK: Construction of a rear addition, exterior and fenestration modifications, repair and maintenance, window replacement
APPLICATION RECEIVED: March 14, 2025
60-DAY REVIEW: May 13, 2025
CASE MANAGER: Edward Hall
REQUEST:

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

1. Perform rehabilitative scopes of work to include the repair of the foundation, wood siding and wood elements.
2. Replace the existing porch columns with new, wood columns.
3. Replace all existing windows with new windows.
4. Construct a rear addition to feature 518 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.

Replacement Window Standards

- **MATERIALS:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASHES:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

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.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The historic structure located at 1024 Burnet is a one-story, single-family Craftsman structure constructed circa 1920. The historic structure first appears on the 1931 Sanborn Map. The historic structure features a front facing gabled roof, a non-original concrete porch, and various non-original elements and modifications, including modifications to each facade, modified fenestration patterns on each facade, and a non-original wraparound porch element. This structure is contributing to the Dignowity Hill Historic District.
- b. **PROPERTY HISTORY** – Violations were cited at this property by Development Services Code Enforcement in December 2023 for unapproved window replacement and various interior scopes of work. Those violations occurred while the property was under previous ownership.
- c. **REHABILITATIVE SCOPES** – The applicant has proposed to perform various rehabilitative scopes of work, including the foundation repair, wood siding repair and repair to other wood elements. Staff finds the proposed rehabilitative scopes of work to be appropriate and consistent with the Guidelines. The applicant has noted the installation of siding to match that of the original wood siding.
- d. **COLUMN REPLACEMENT** – The applicant has proposed to replace all existing porch columns with new wood columns to feature six (6) inches square and capital and base trim. The columns that have been proposed to replace are non-original to the historic structure. Staff finds their replacement to be appropriate; however, staff finds that all columns should have chamfered corners. A column details noting this is to be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- e. **WINDOW REPLACEMENT** – The historic structure currently features a combination of windows, including one over one wood windows, one over one aluminum windows, and fixed aluminum windows. The applicant has proposed to replace all existing windows with new, one over one windows. Generally, staff finds this to be appropriate; however, staff finds that wood, one over one windows should be installed on the west façade, as wood windows most recently existing here. Wood windows on the west façade were removed without approval in December

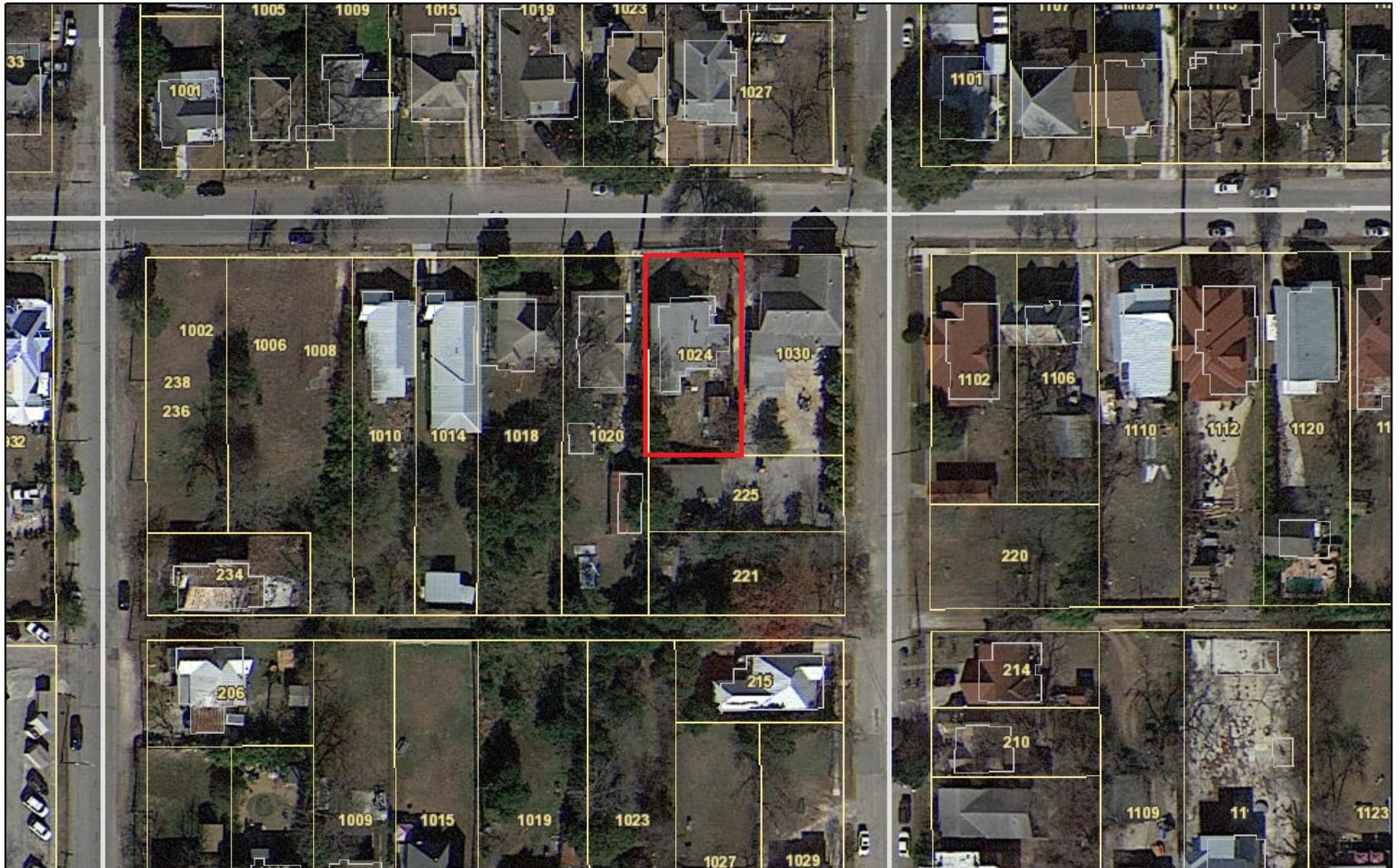
2023, as noted in finding b. Any original window openings that have been enclosed should be reopened and feature wood, one over one windows. Replacement windows should adhere to the standards for

- f. REAR ADDITION – The applicant has proposed to construct a 1-story, rear addition to feature 518 square feet. The proposed addition will feature an asphalt shingle roof, a rear facing gabled roof with a rear covered porch featuring a hipped roof. The proposed addition will encompass an existing, rear wing of the historic structure. This existing rear wing is found on the 1931 Sanborn Map and is contributing to the structure.
- g. REAR ADDITION (Footprint and Massing) – The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure’s footprint. Generally, staff finds the proposed addition’s footprint and massing to be appropriate; however, staff finds that the proposed addition should either feature a setback from the original structure’s side facades or a vertical trim piece to differentiate the addition from the original structure.
- h. REAR ADDITION (Materials) – The applicant has proposed materials that include 117 profile wood siding, an asphalt shingle roof, and wood columns and railings at the rear porch. Generally, staff finds the proposed materials to be appropriate; however, staff finds that the proposed windows should adhere to the adopted standards for windows in additions, that columns should feature six (6) inches square with capital and base trim and chamfered corners.
- i. REAR ADDITION (Architectural Details) – The rear of the historic structure currently features a set of ganged windows within the rear facing gable. Staff finds that these windows should be reinstalled in the rear facing gable of the addition. As noted in the above findings, staff finds that a wall inset or vertical trim piece should be installed on both side facades where the addition meets the original structure.

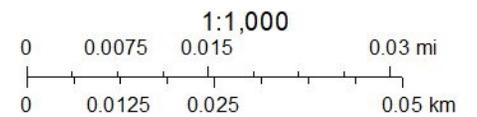
RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitative scopes of work, based on finding c with the following stipulations:
 - i. That all wood repair is done in-kind, with like materials.
2. Staff recommends approval of item #2, the replacement of non-original porch columns, based on finding d with the following stipulations:
 - i. That all columns feature six (6) inches square with capital and base trim and chamfered corners. A revised columns details is to be submitted to OHP staff prior to the issuance of a Certificate of Appropriateness.
3. Staff recommends approval of item #3, the replacement of existing windows, based on finding e, with the following stipulations:
 - i. That all existing wood windows be repaired and reinstalled.
 - ii. That all grouped windows be separated by mullion of six (6) inches to match those found historically on site.
 - iii. That wood, one over one windows be installed on the west façade where original windows were removed without approval in December 2023. This will include the reopening of enclosed window openings.
 - iv. That all replacement windows abide by the adopted standards for window replacement, as noted in finding e and in the applicable citations. Windows are to be submitted to OHP staff for review and approval prior to purchase and installation. Where aluminum windows currently exist, aluminum windows may be installed, with the exception of the window openings on the west façade, previously noted in stipulation ii.
4. Staff recommends approval of item #4, the construction of a rear addition based on findings f through i, with the following stipulations:
 - i. That the proposed addition feature either a setback from the original structure’s side facades or a vertical trim piece to differentiate the addition from the original structure.
 - ii. That windows that adhere to the adopted standards for windows in additions be installed. Windows are to be submitted to OHP staff for review and approval prior to purchase and installation.
 - iii. That all columns feature six (6) inches square with capital and base trim and chamfered corners. A revised columns details is to be submitted to OHP staff prior to the issuance of a Certificate of Appropriateness.
 - iv. That the set of ganged, wood windows currently within the rear facing gable be reinstalled within the addition’s rear facing gable.

City of San Antonio One Stop



March 27, 2025

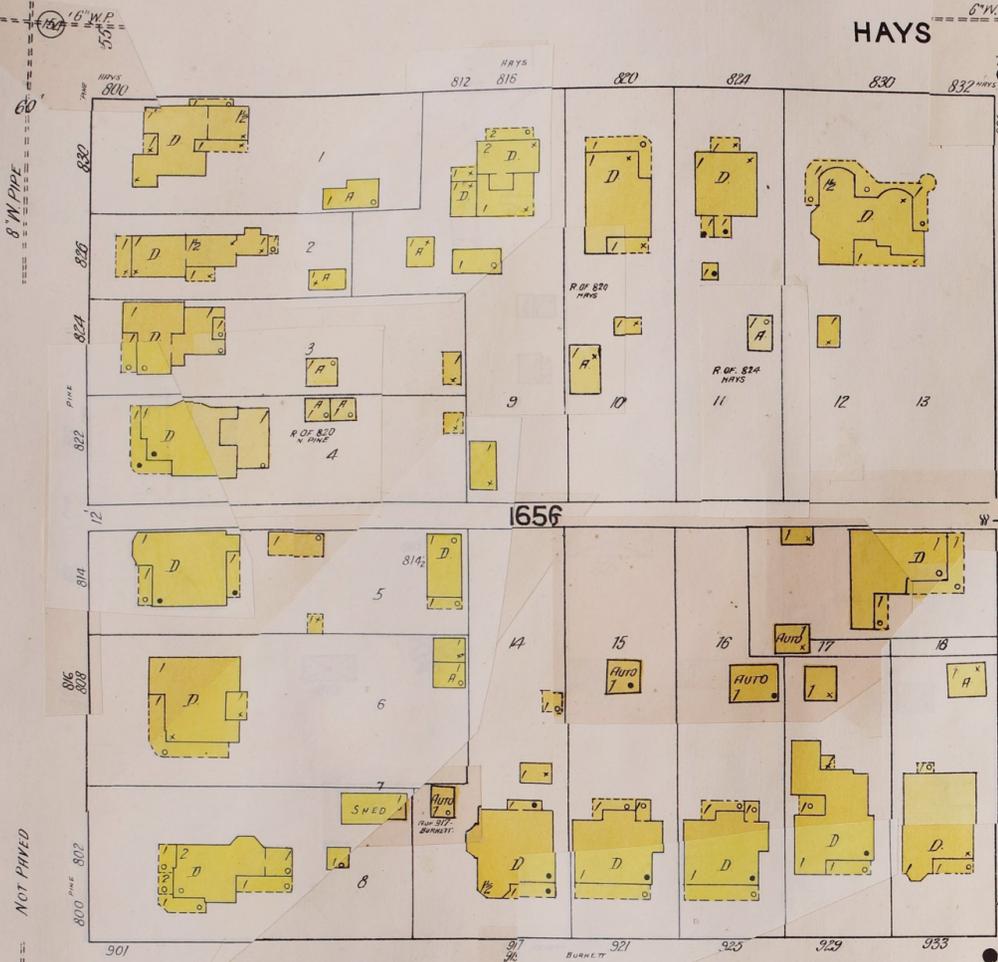


1931 SANBORN MAP

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HAYS

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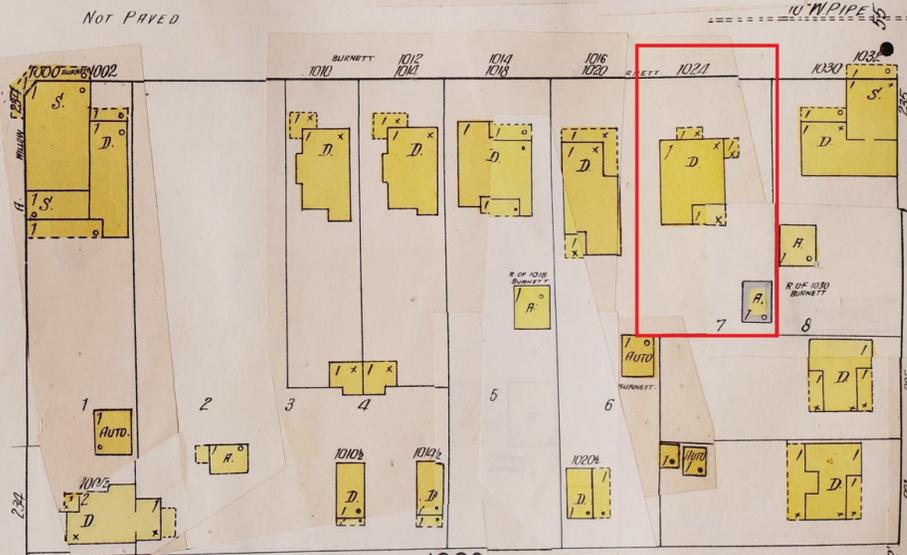
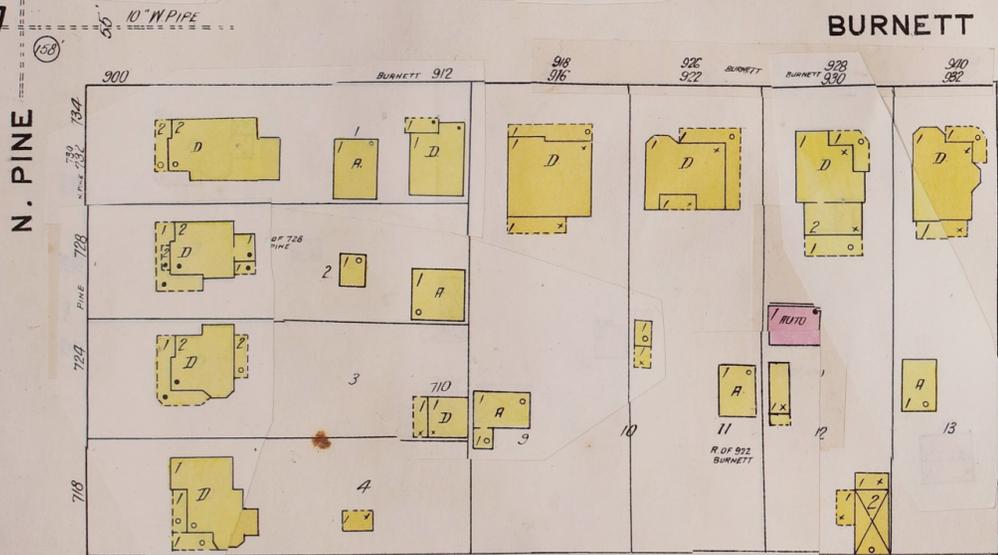
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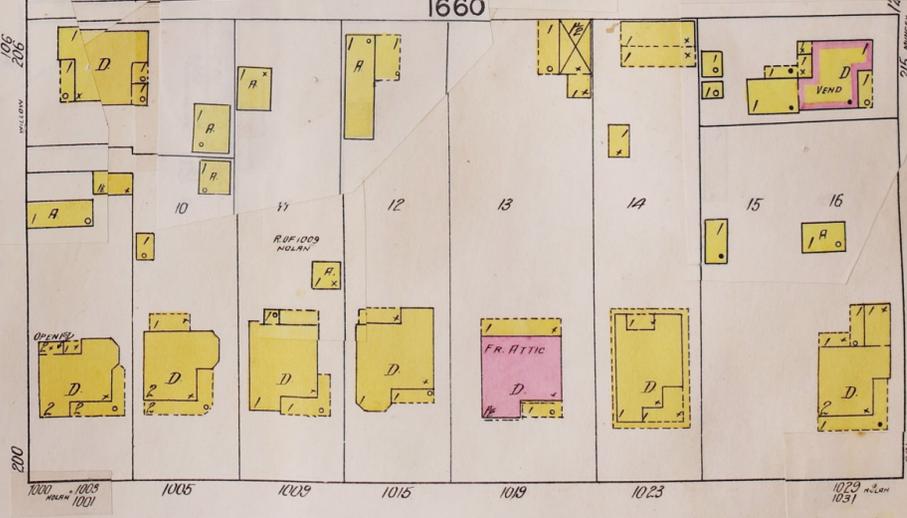
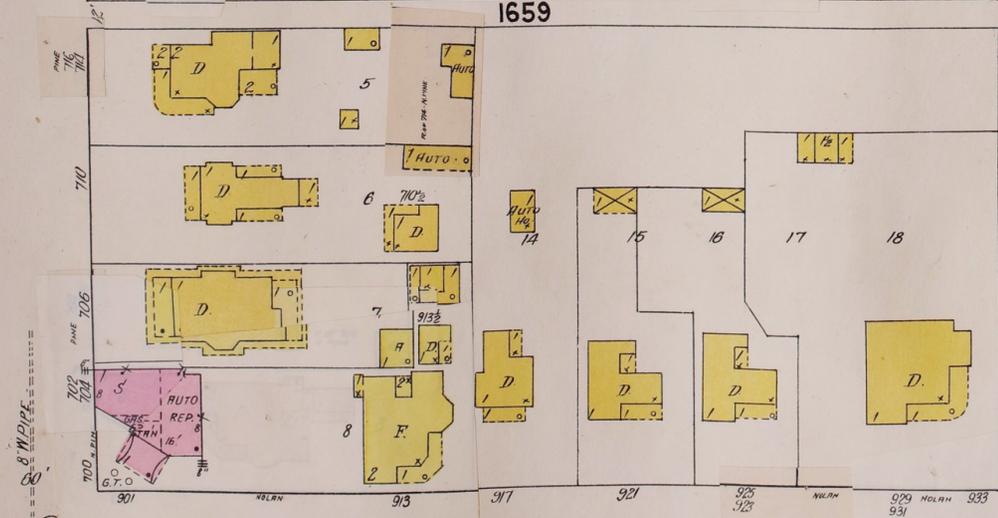
BURNETT

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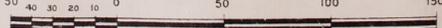
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NOLAN

Scale of Feet.

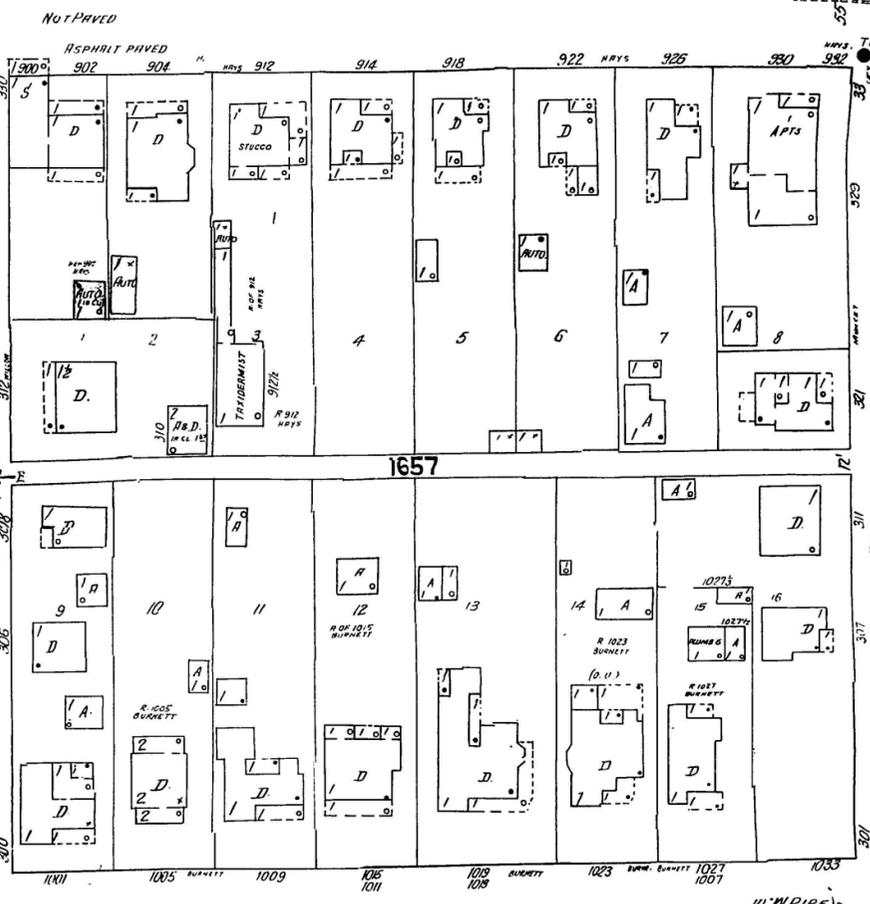
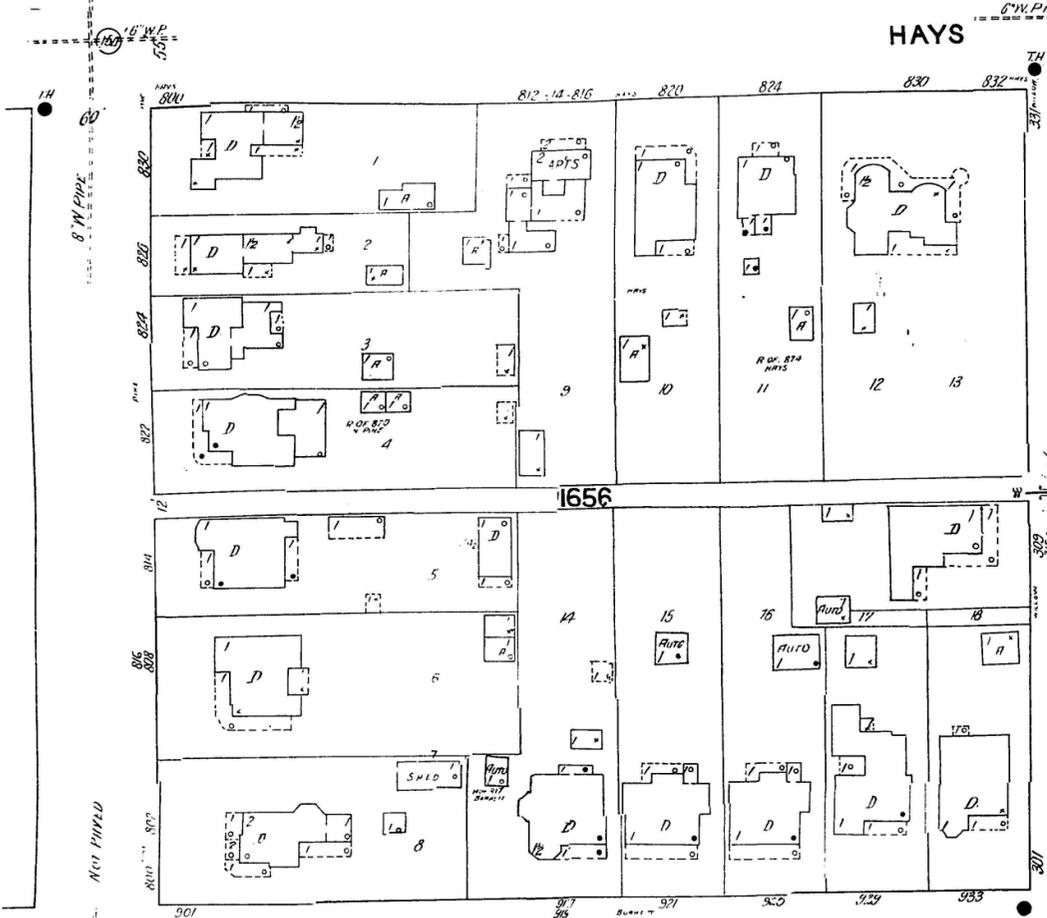


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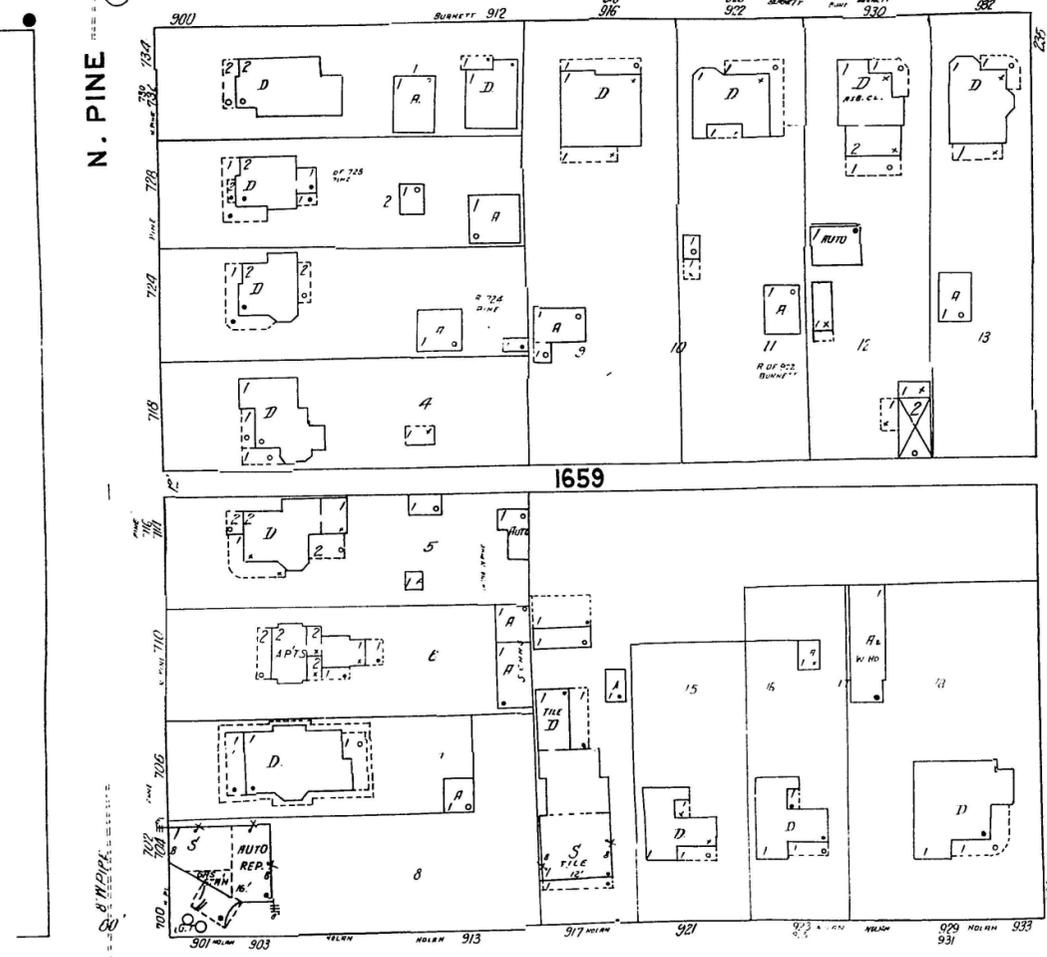
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HAYS

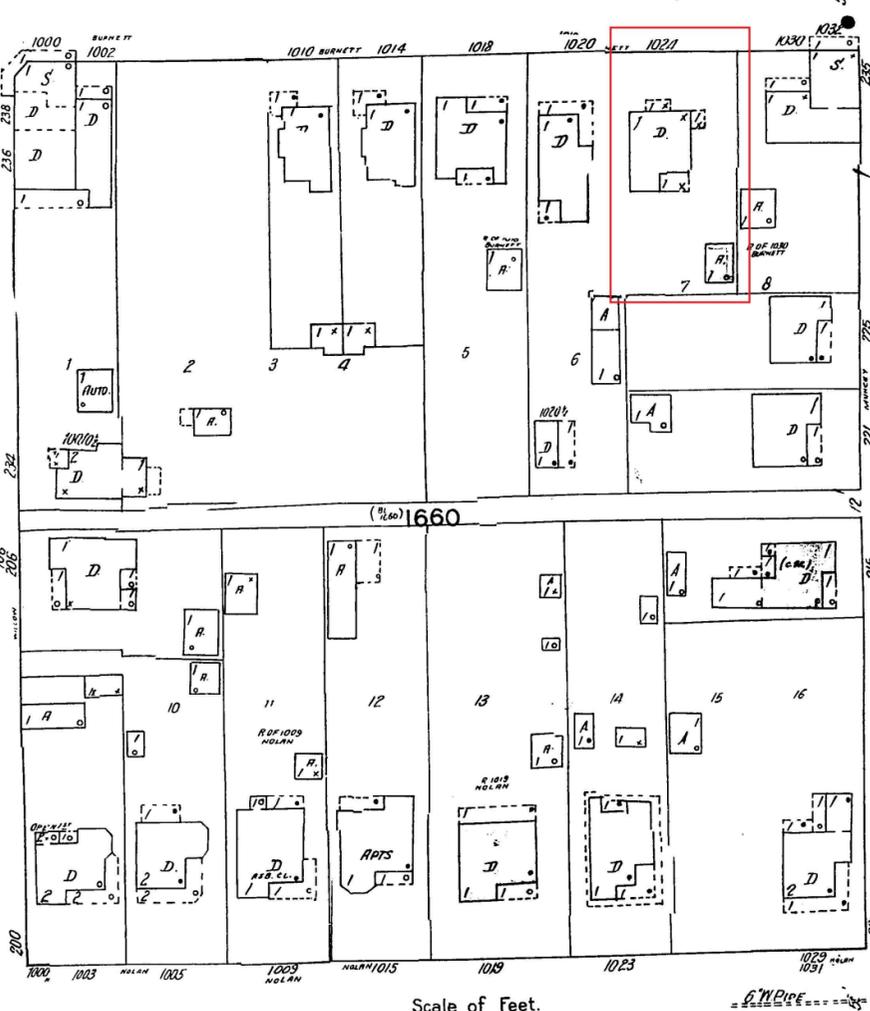


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BURNETT



WILLOW

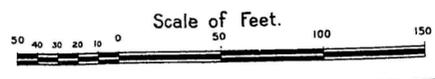


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MUNCY

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1020 Burnet St
San Antonio TX 78202
United States



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1024 Burnet St
San Antonio TX 78202
United States



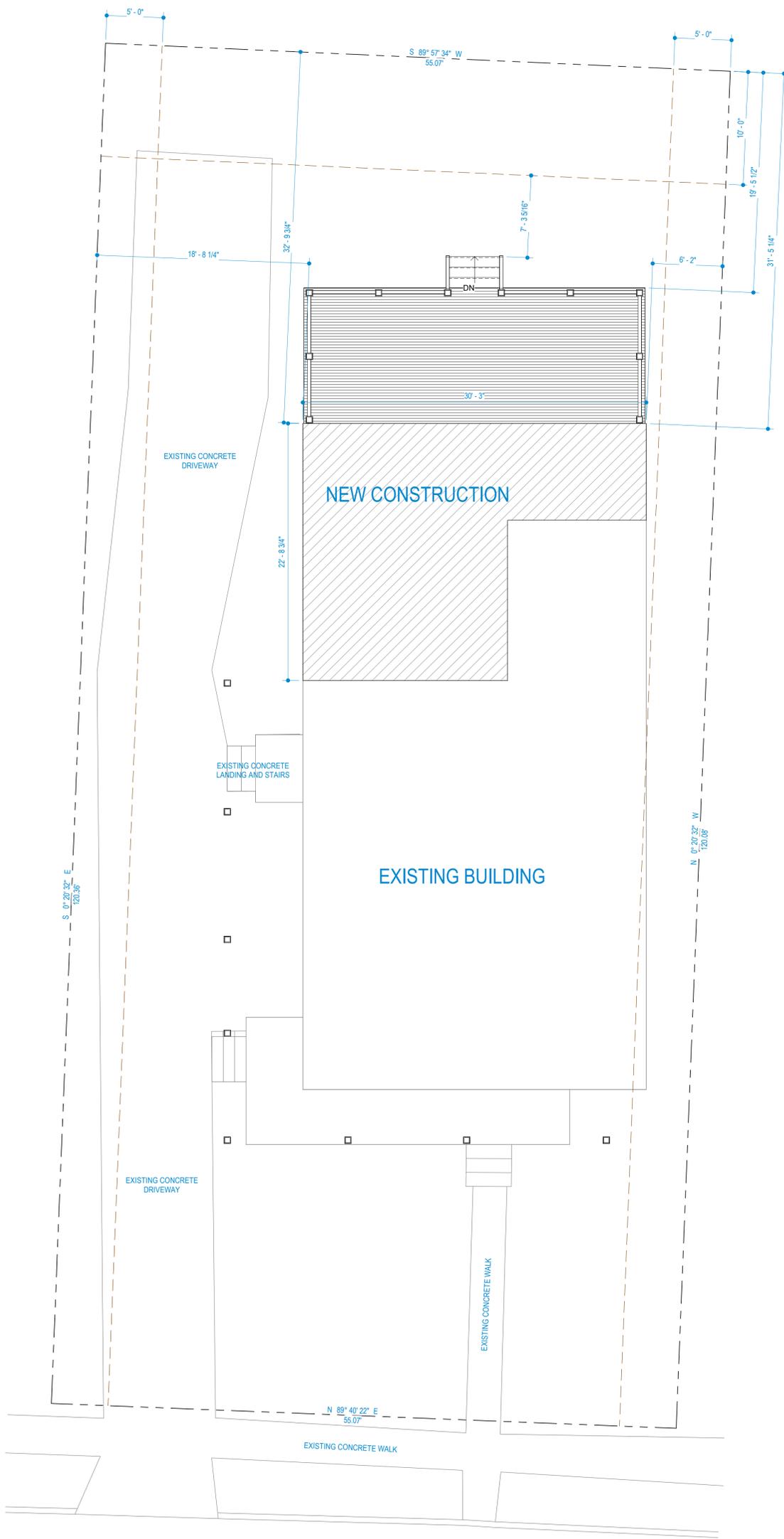
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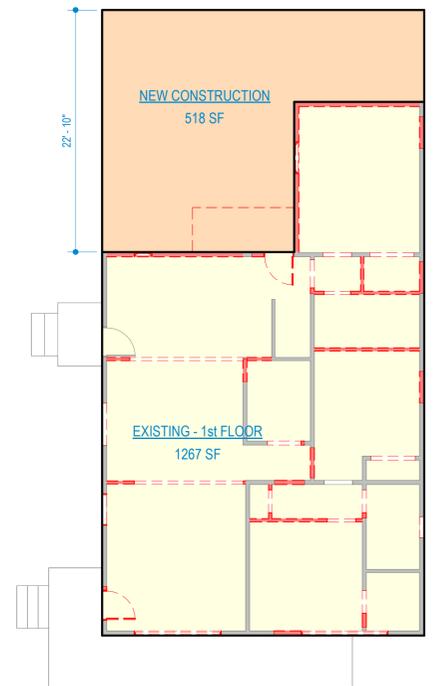
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San Antonio TX 78202
United States



NEW WALL / PARTITION ———
 EXISTING TO REMAIN ———
 EXISTING TO REMOVE ———



3 2ND FLOOR - AREAS
 1/8" = 1'-0"

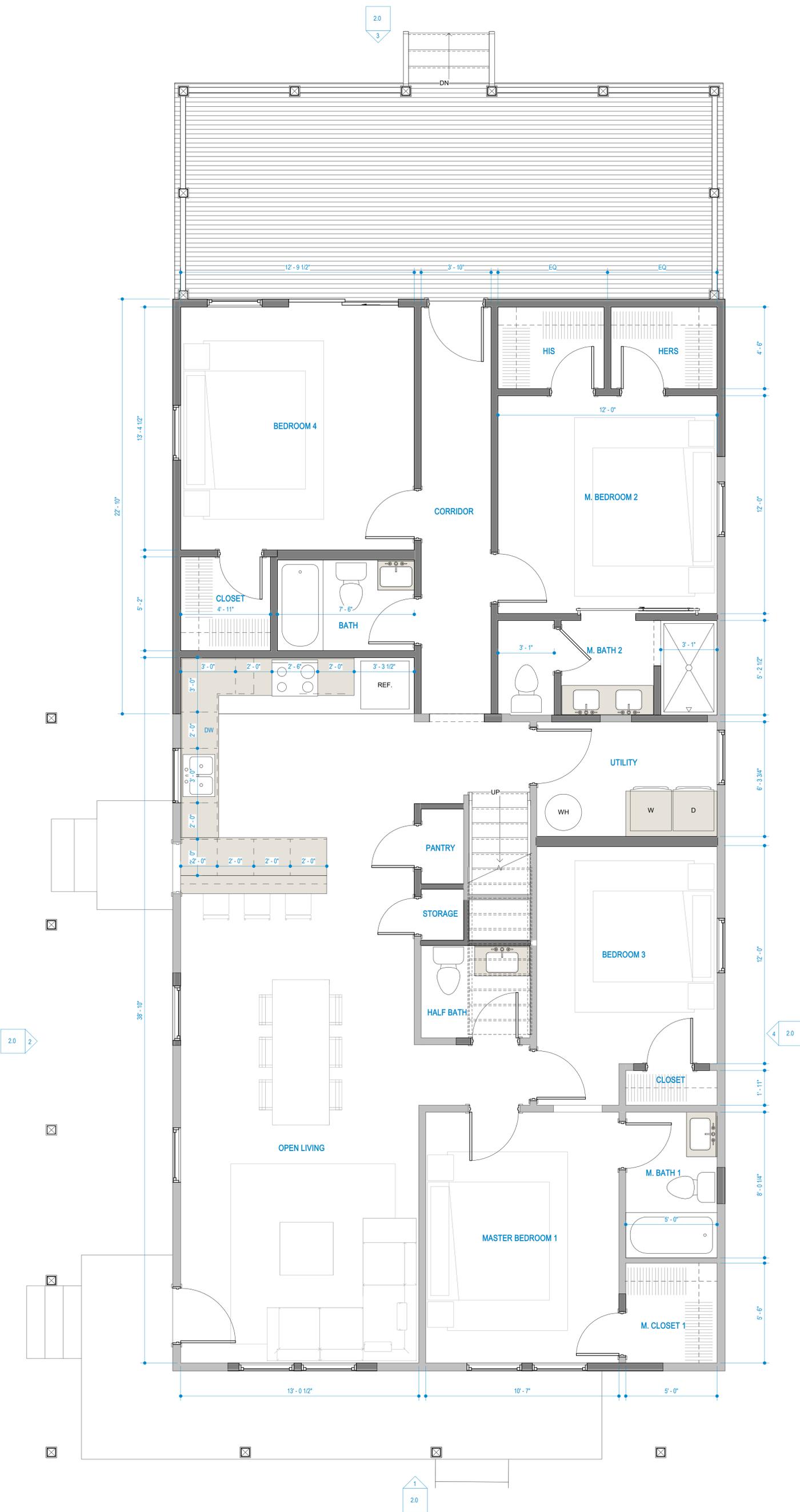


2 1ST FLOOR - APREAS
 1/8" = 1'-0"

BUILDING AREA	
NAME	AREA
EXISTING - 1st FLOOR	1267 SF
EXISTING - 2nd FLOOR	398 SF
NEW CONSTRUCTION	518 SF
	2183 SF

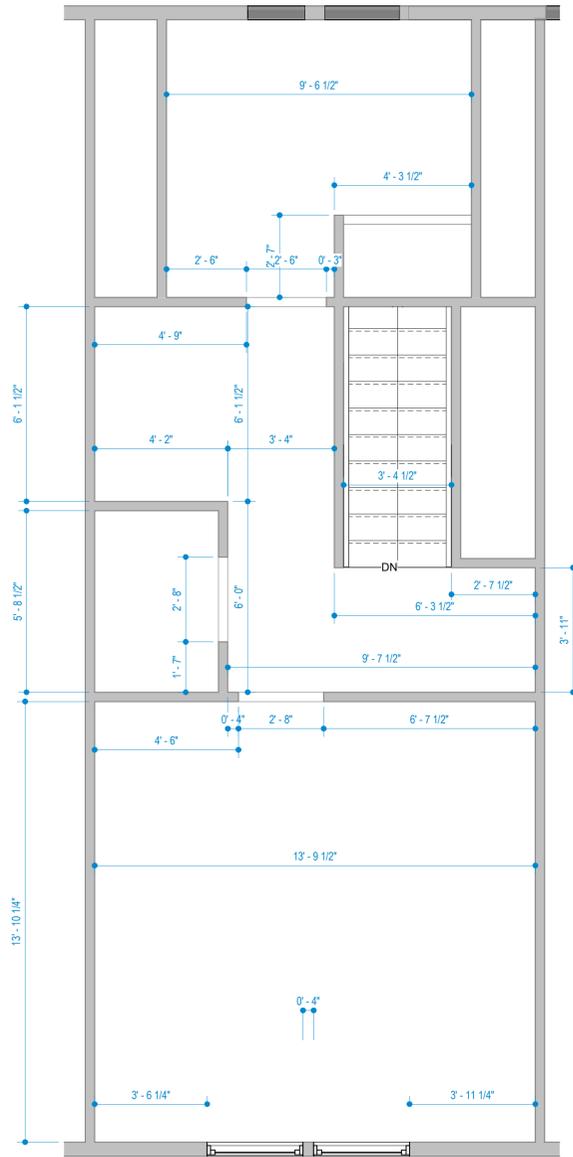
1 Site Plan
 3/16" = 1'-0"

No.	Description	Date



1 FLOOR PLAN
 3/8" = 1'-0"

No.	Description	Date



1 SECOND FLOOR PLAN
3/8" = 1'-0"

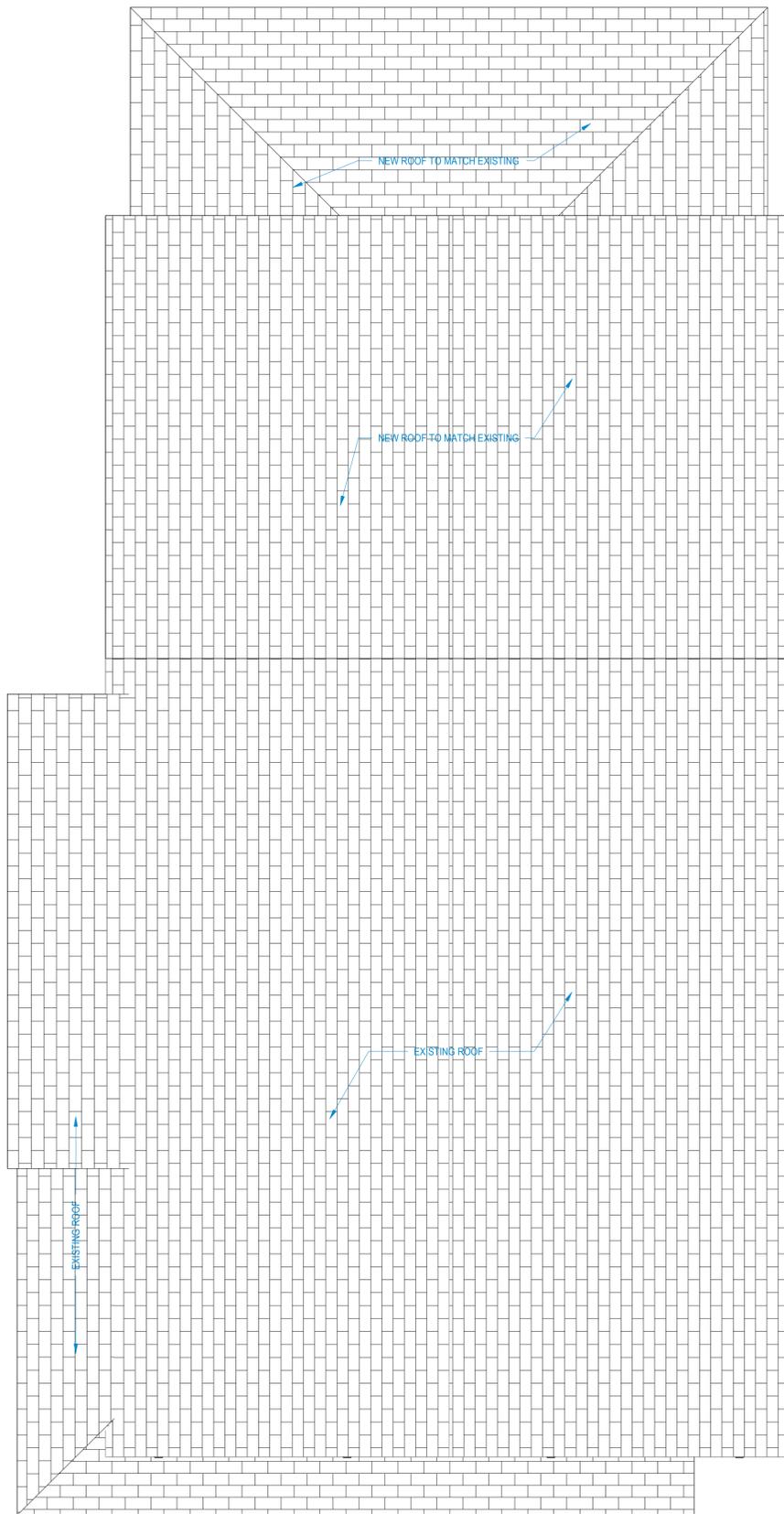
1.2
SCHEMATIC SECOND FLOOR PLAN

Project number 25-04
03-14-2025

1024 BURNET
SAN ANTONIO, TEXAS

No.	Description	Date

MAVE
DESIGN CONSULTING

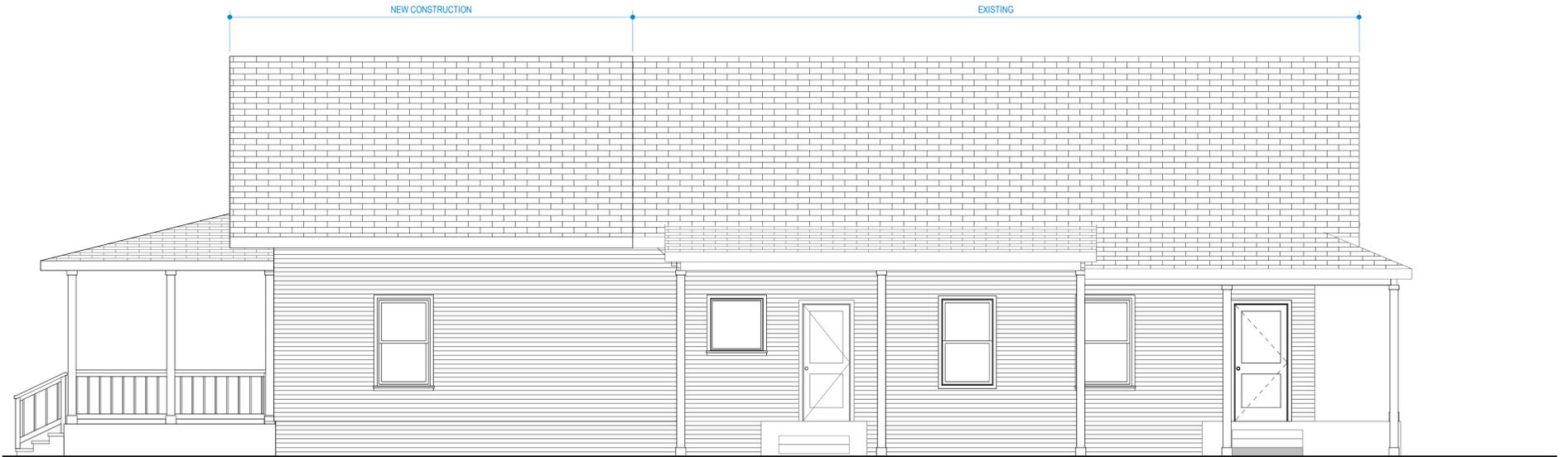


1 ROOF PLAN
1/4" = 1'-0"

No.	Description	Date



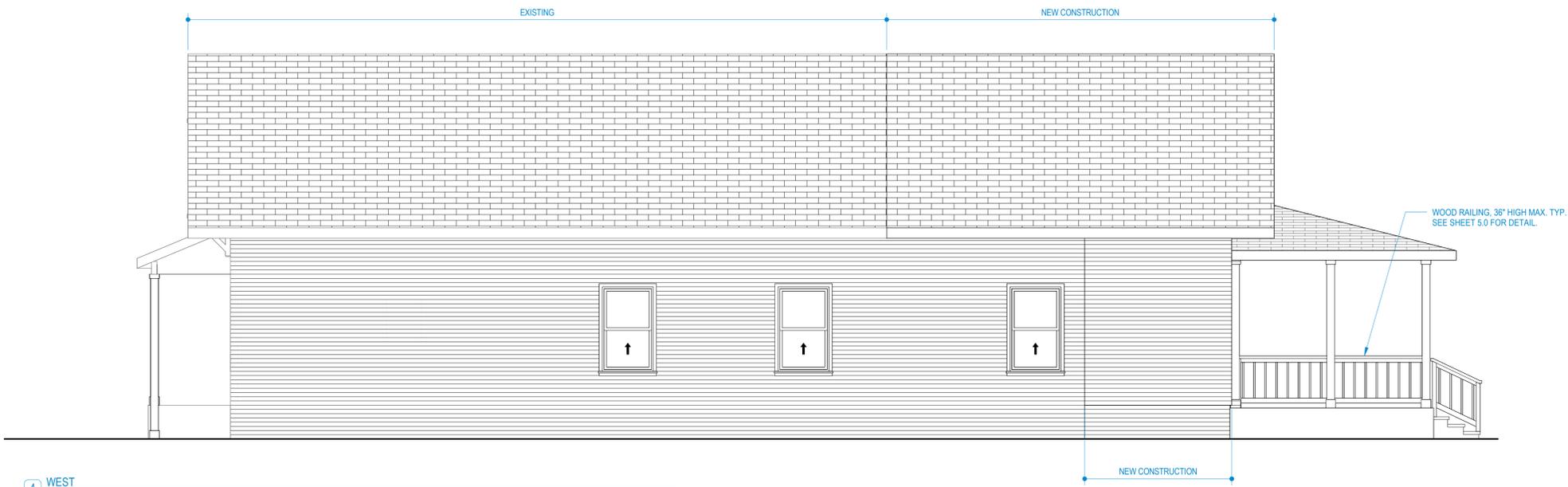
1 NORTH
1/4" = 1'-0"



2 EAST
1/4" = 1'-0"



3 SOUTH
1/4" = 1'-0"



4 WEST
1/4" = 1'-0"

No.	Description	Date



NORTH-EAST



NORTH - WEST



EAST



SOUTH-EAST



SOUTH-WEST

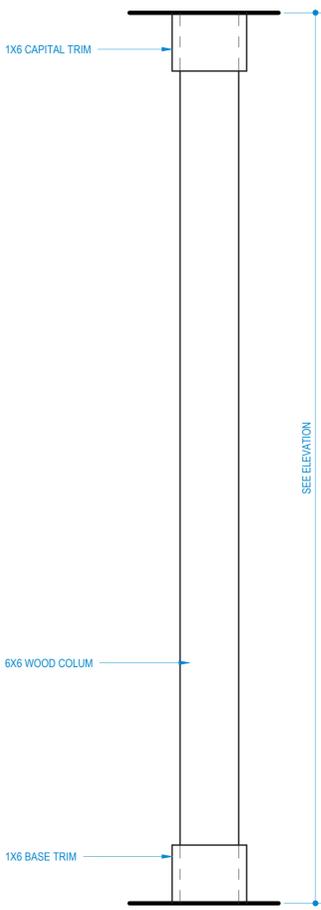


SOUTH

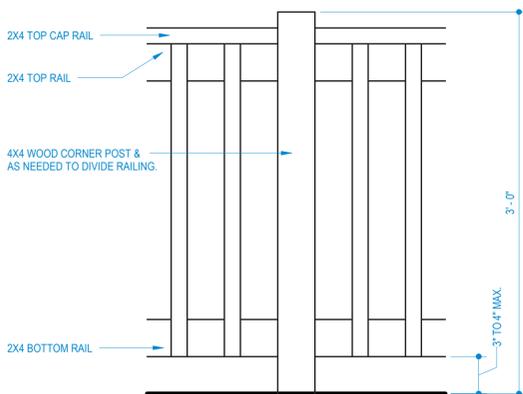


DAMAGED ALUMINUM WINDOWS

No.	Description	Date



1 COLUMN DETAIL
1 1/2" = 1'-0"



2 RAILING DETAIL
1 1/2" = 1'-0"

5.0
DETAILS

1024 BURNET
SAN ANTONIO, TEXAS

No.	Description	Date





PHOTO PRIOR TO VIOLATION - ADDED FOR REFERENCE ONLY

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PHOTO PRIOR TO VIOLATION - ADDED FOR REFERENCE ONLY





PHOTO PRIOR TO VIOLATION - ADDED FOR REFERENCE ONLY





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