

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-230
ADDRESS: 813 BURLESON ST
LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 17
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Kyle Braunlich
OWNER: Kyle Braunlich
TYPE OF WORK: Deconstruction of a rear accessory
APPLICATION RECEIVED: June 4, 2023
60-DAY REVIEW: August 3, 2023
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to deconstruct the rear accessory.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof

that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

c) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

d) Documentation and Strategy.

- (1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.
- (2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.
- (3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.
- (4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received

approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet	= \$2,000.00
2,501—10,000 square feet	= \$5,000.00
10,001—25,000 square feet	= \$10,000.00
25,001—50,000 square feet	= \$20,000.00
Over 50,000 square feet	= \$30,000.00

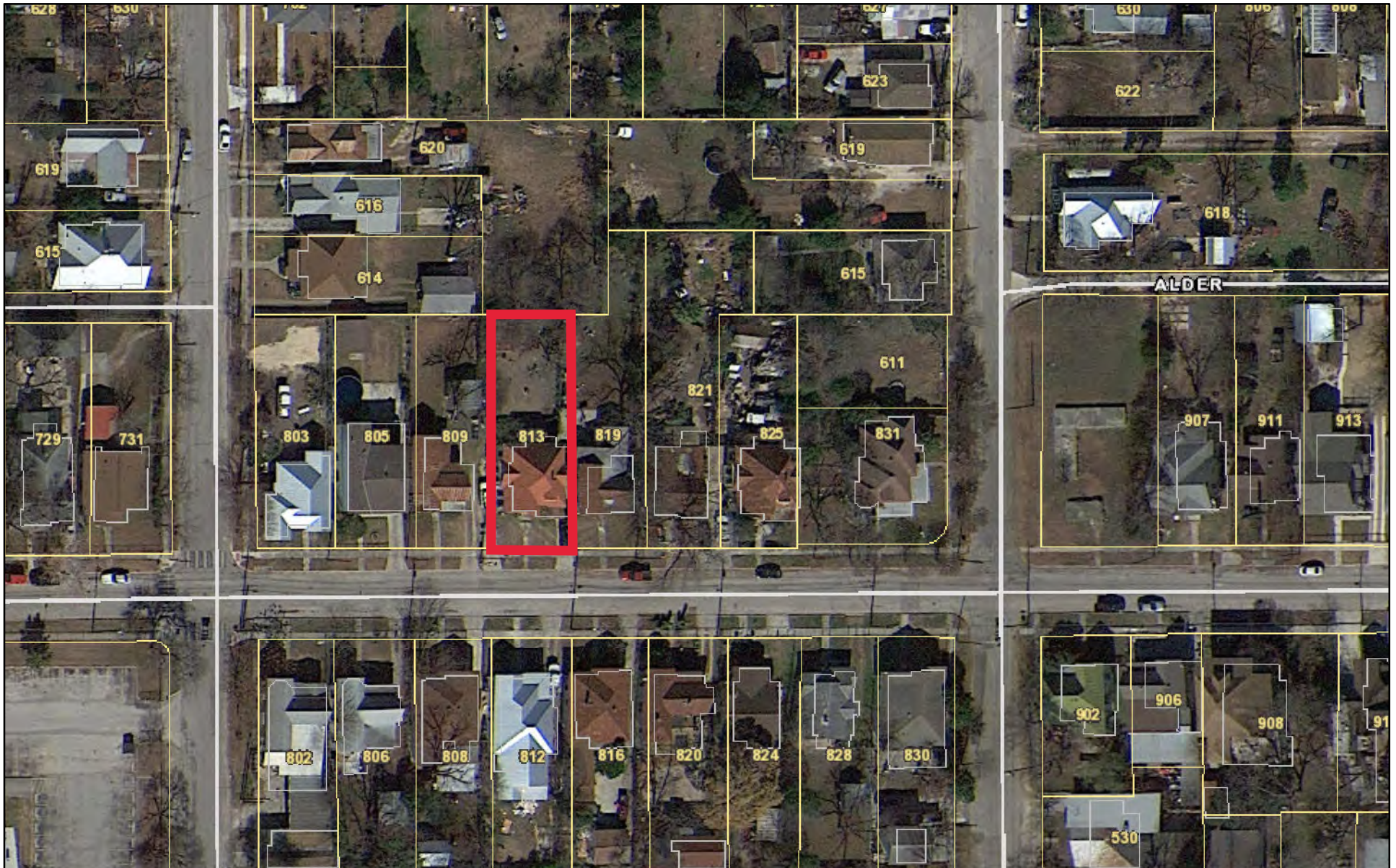
FINDINGS:

- a. The primary structure located at 813 Burleson St is a one-story, single-family Folk Victorian style residence constructed c. 1910 and is found on the 1912 Sanborn Map. The structure features a hipped standing seam metal roof with a front facing gable roof. The structure also features a brick chimney and two small gabled dormers. The property contributes to the Dignowity Hill Historic District.
- b. DESIGN REVIEW COMMITTEE – The DRC made a site visit on June 28, 2023, to assess the condition of the structure. During the visit, the committee discussed the contributing features of the structure, the methods and benefits of deconstruction, and determined that the structure had lost its structural integrity.
- c. DECONSTRUCTION OF REAR ACCESSORY – The applicant is requesting to fully deconstruct the rear accessory structure. The rear accessory first appears on the 1912 Sanborn map and features a gabled roof, two garage openings, and an attached utility storage room. Staff finds that the deconstruction of the rear accessory conforms to the Unified Development Code’s standard for demolition and deconstruction.
- d. CONTRIBUTING STATUS – As noted in finding c, the detached rear accessory first appears with the primary structure on the 1912 Sanborn map and features a footprint consistent with the footprint presently found on site. The structure features a gabled roof, vertical siding, and a corrugated metal roof.
- e. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition or deconstruction. The applicant has not provided a cost estimate for renovation of the existing rear accessory structure.
- f. LOSS OF SIGNIFICANCE – In accordance with UDC Section 35-614(c), demolition or deconstruction may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural, or archaeological significance, qualities, or features which qualified the structure or property for such designation. The applicant has not provided information regarding the rear accessory structure’s structural integrity; however, during the DRC site visit, the committee members present noted that the structure has lost its structural integrity.
- g. REPLACEMENT PLANS – The applicant has stated that they plan to plant natural greenery in the footprint of the rear accessory with plans to return later to build a new accessory.

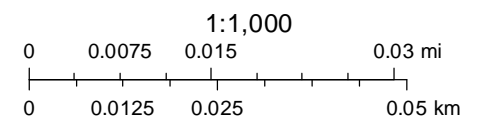
RECOMMENDATION:

Staff recommends approval of the request based on findings a through g.

City of San Antonio One Stop



July 12, 2023



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State: Texas

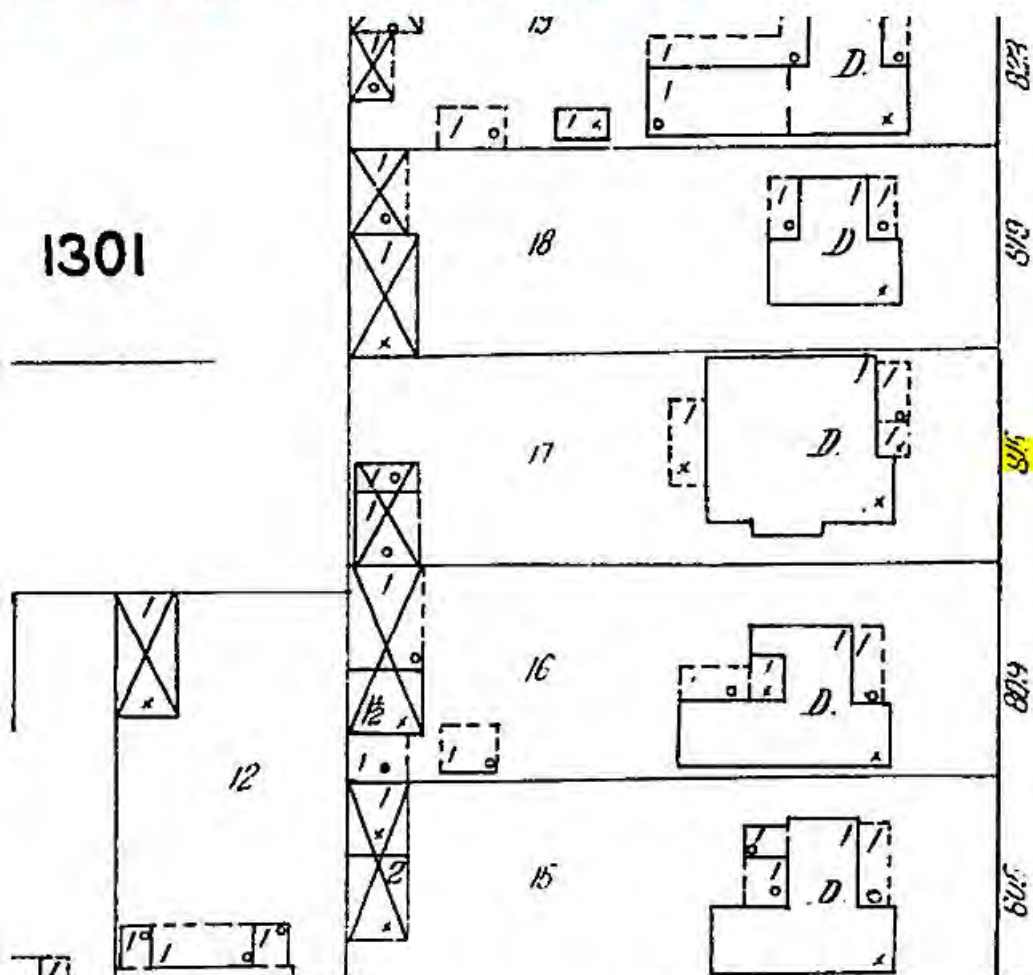
City: San Antonio

Date: 1911-1924

Volume: vol. 2, 1912



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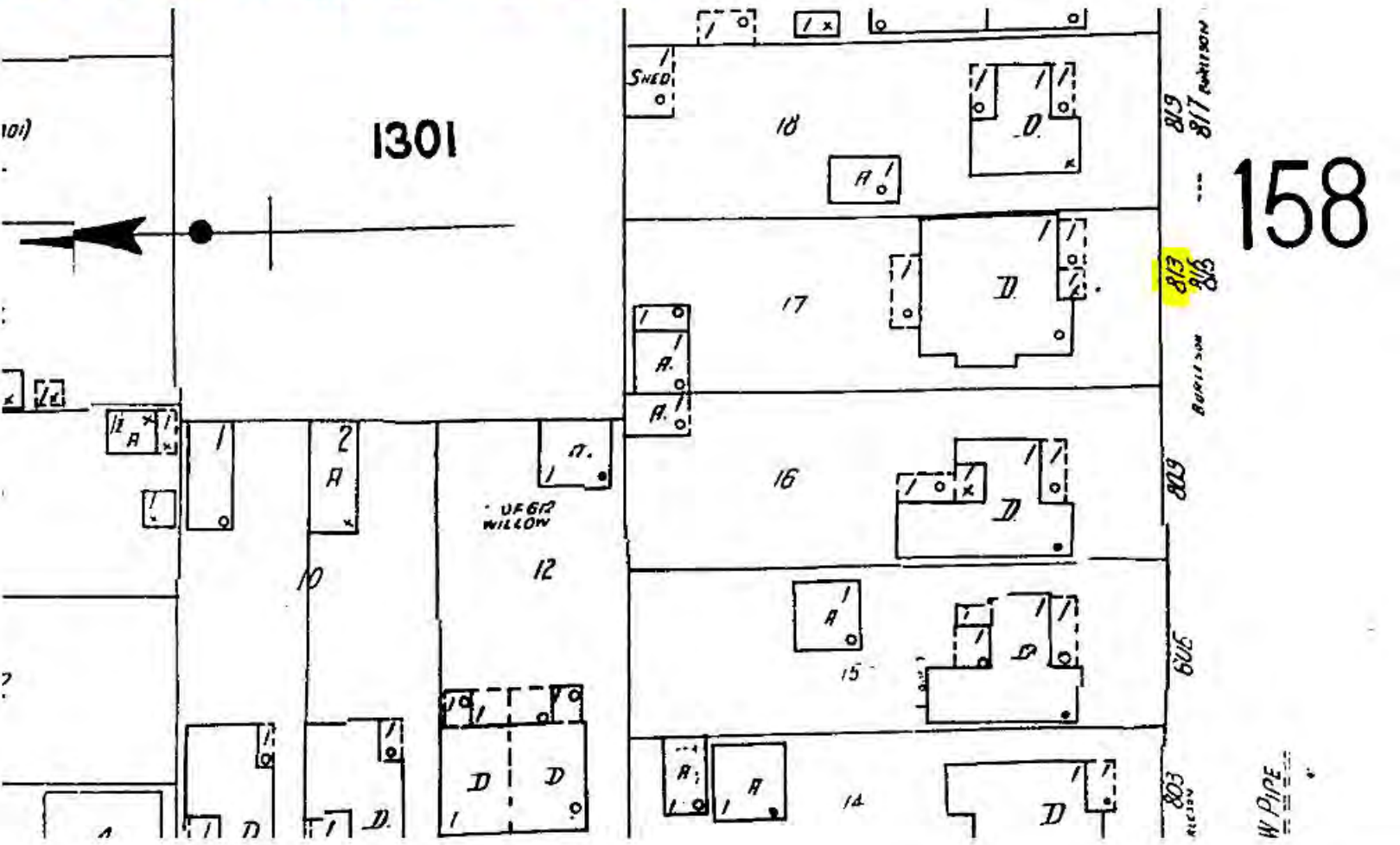


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State: Texas City: San Antonio Date: 1911-Mar. 1951 * Volume: vol. 2, 1912-Jan. 1951



< Previous Next >



+ 813 burleson san antonio texas

go



← purchase image and/or print

Tweet

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2016

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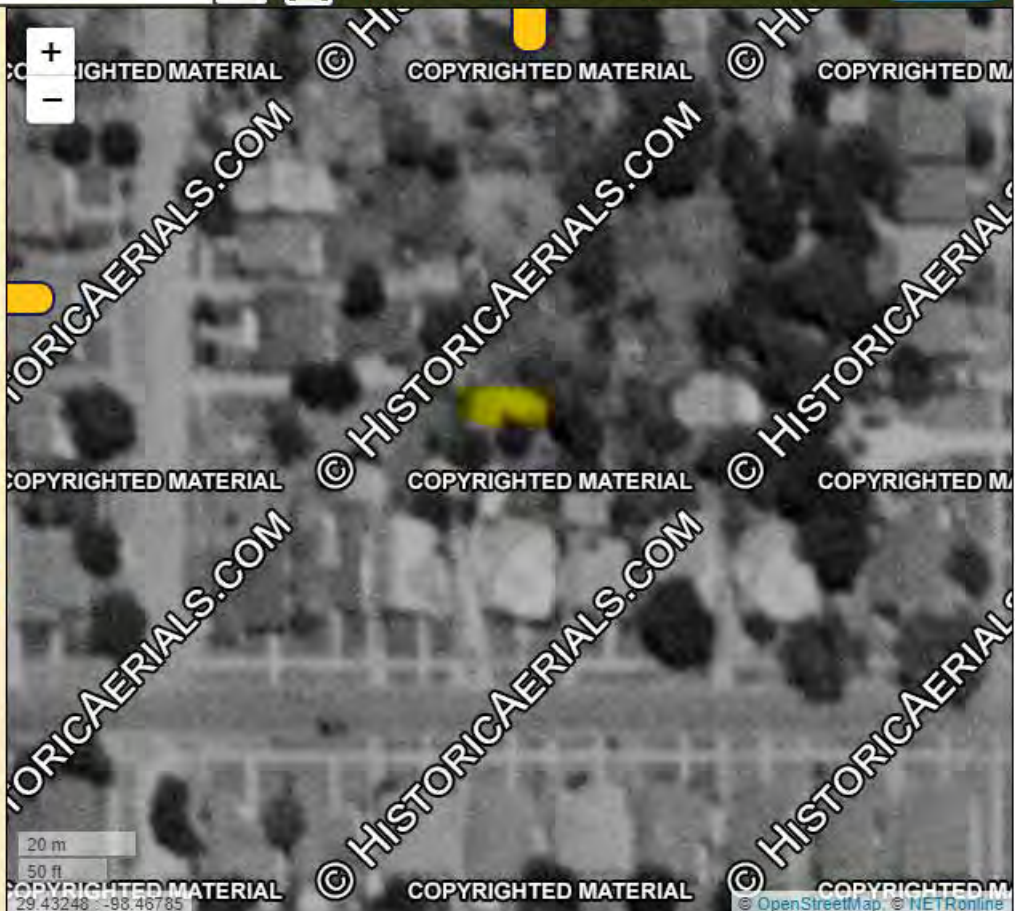
1983

1973

1966

1963

1955



813 Burleson Garage Demolition
Kyle W. Braunlich – Property Owner

This document provides the site layout and all photos of the non-contributing/non-historic 2-stall garage located at 813 Burleson. A demolition application for this work was previously approved in 2019 however, demolition did not occur as originally anticipated. Since then the structural integrity of the garage has further deteriorated. The non-contributing/non-historic 2-stall garage and wood is not salvageable due to termite damage, rot, splitting, amongst other damage as shown in the below pictures.

The image below was obtained from Google Maps® and depicts the property layout. Additional references were added for convenience.



813 Burleson Garage Demolition
Kyle W. Braunlich – Property Owner

The picture below is of the **front** of the non-contributing/non-historic 2-stall garage.



813 Burleson Garage Demolition
Kyle W. Braunlich – Property Owner

The two pictures below are of the **right side** of the non-contributing/non-historic 2-stall garage. Note, a piece of the metal roof was ripped off following the latest storm as shown in the left picture.



813 Burleson Garage Demolition
Kyle W. Braunlich – Property Owner

The picture below is of the left side of the non-contributing/non-historic 2-stall garage located at 813 Burleson.



813 Burleson Garage Demolition
Kyle W. Braunlich – Property Owner

The two pictures below are of the rear of the non-contributing/non-historic 2-stall garage. Note, the picture on the right documents a significant amount of termite damage and rot on the rear of the garage.



813 Burleson Garage Demolition
Kyle W. Braunlich – Property Owner

The pictures below is of the inside of the non-contributing/non-historic 2-stall garage. Note, the picture on the right documents a significant amount of termite damage and rot on the rear of the garage.



813 Burleson Garage Demolition – Statement of Work
Kyle W. Braunlich – Property Owner

Project Overview: The non-contributing/non-historic detached 2-stall detached garage at 813 Burleson is beyond repair and requires demolition. A demolition application for this work was previously approved in 2019 however, demolition did not occur as originally anticipated. Since then the structural integrity of the garage has further deteriorated. The non-contributing/non-historic 2-stall garage and wood is not salvageable due to termite damage, rot, splitting, amongst other damage. Therefore, the cost to repair and bring the current structure up to current ICC building codes would be economically burdensome given the extreme deterioration of the structure.

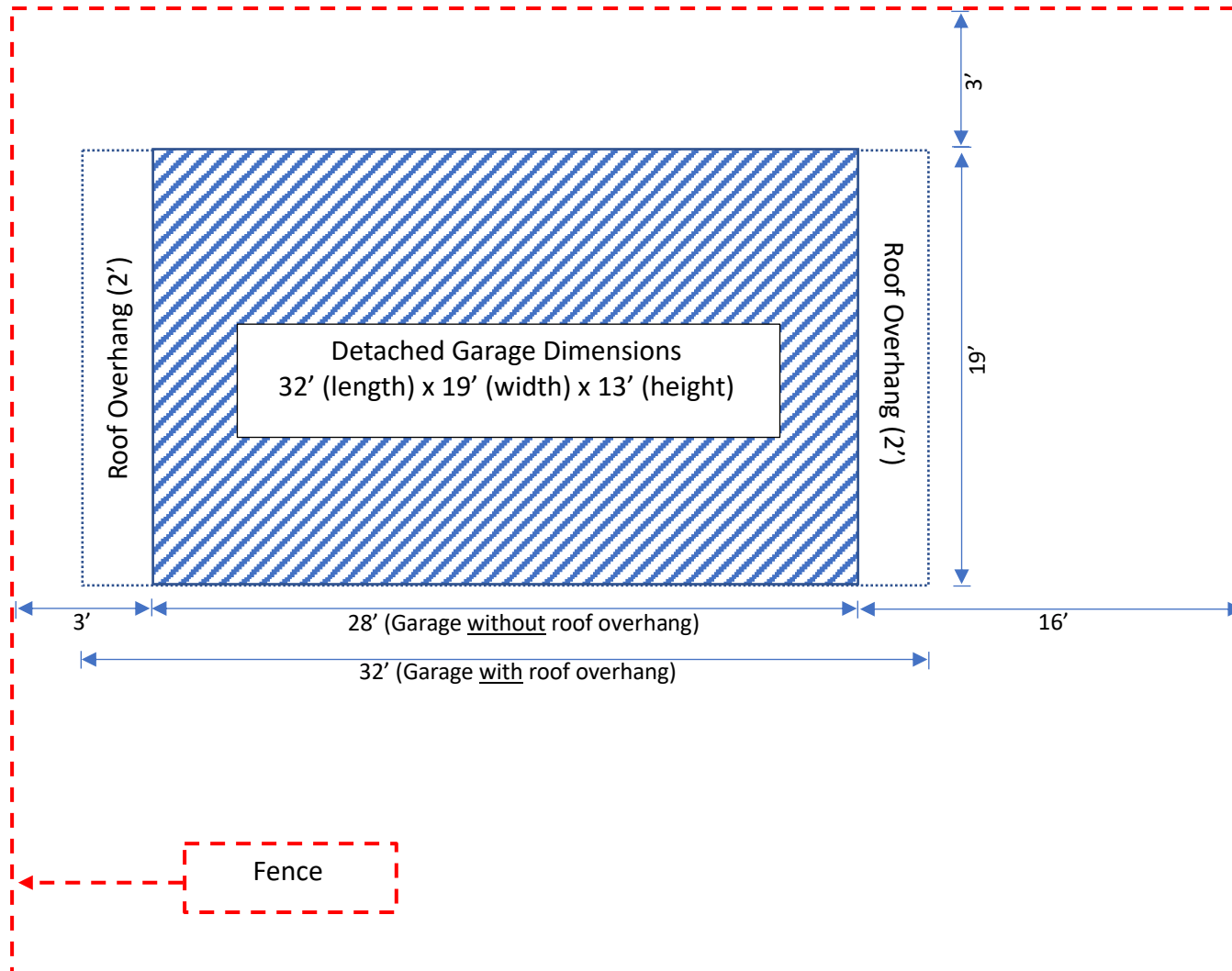
****Note, a new “period correct” detached garage that compliments the historic appearance of the home located at 813 Burleson is anticipated to be constructed in the future but is not part of this scope and application/permit. All applications and permitting will be pursued separately, prior to construction.****

Scope of Work: Demolish non-contributing/non-historic detached garage. Recycle metal roofing. Remove and dispose of garage wood siding and structure. Prepare and then seed ground with bermudagrass. Property owner to complete work.

Project Milestones:

1. Permit approval
2. Delivery of 20-yard dumpster
3. Removal of wood siding
4. Removal of metal roof
5. Removal of any remaining structure
6. Haul-away of 20-yard dumpster
7. Removal and recycling of metal roof
8. Prepare site to include adding lawn soil (as needed) to contour property
9. Seed lawn with bermudagrass seed

Garage Demolition 813 Burleson – Dimensions
Kyle W. Braunlich – Property Owner









10 FT.

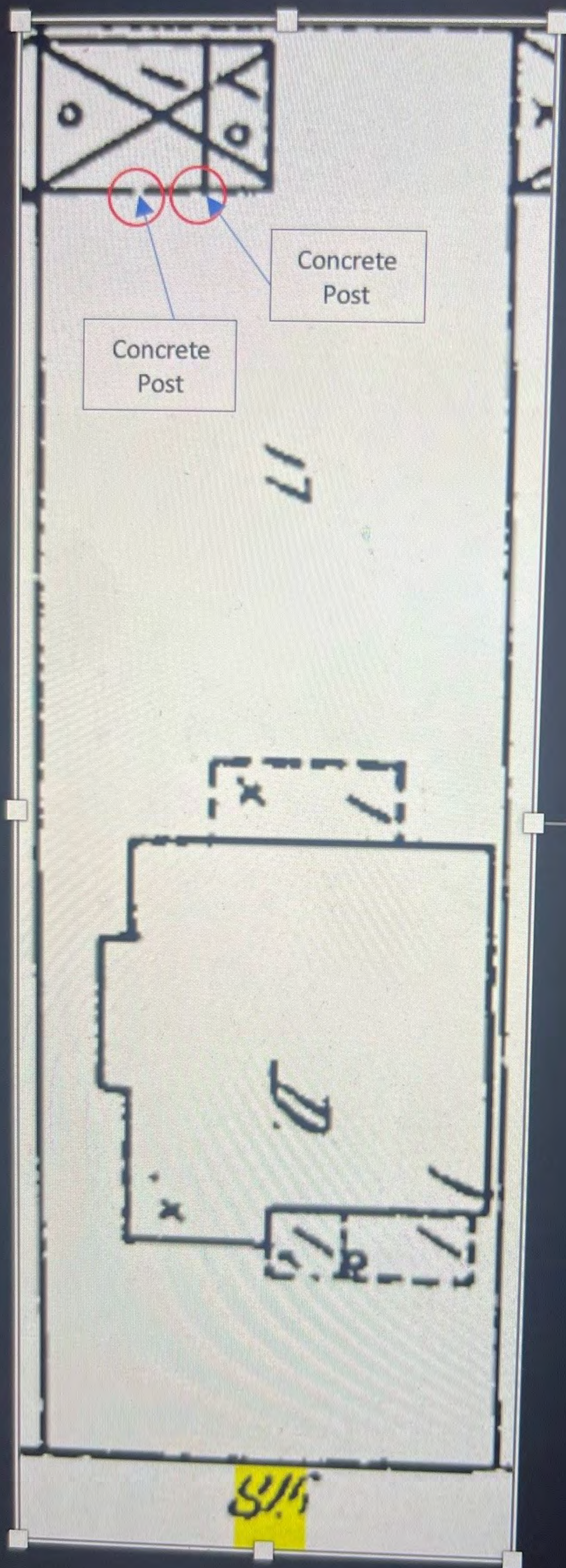
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REG. U.S. PAT. OFF.

PATENT SINCE PENDING

PENDING 1878 PENDING

62 STANCO





PHONES 30-30

PETRICH-SAUR LUMBER CO.

104 LAMAR ST.

134

JULES A. APPLER'S BLUE BOOK OF GREATER SAN ANTONIO.**BURLESON—Continued**

- 431—F Jenull (h); W A & Annie Fritze (h)
 432—I L & Bessie Johnson (r)
 502—Mrs Mary Clark (h)
 509—Wm & Bertha Ehlers (r); O 6632
 512—Jacob F France (h)
 515—Edmunds Travis (r)
 516—Phil & Celia Darsch (r)
 517—J H & Lillian Wurtz (r); O 2907
 520—A & Mary Probandt (h)
 701—Paul & Hermina Hein (h)
 705—M & Lavina Constant (h)
 709—Wm T & Melva Forbes (h)
 713—Mrs Mollie Cude (r)
 717—Wm & Maude Redding (r)
 721—Hans & Annie Reichelt (r)
 725—A A & Pauline Staffa (r)
 727—Mrs M N King (h)
 731—Wm F & Abbie Noonan(h); O2762
 802—Frank & Annie Snyder (r); N 2155
 805—Chas & Emma Cooper (r)
 806—R M Ward (r)
 809—Mrs Fannie E Clements (h)
 815—Vacant
 819—Walter & Iva McCurry (r)
 823—Max & Mary Fischinger sr (h); N 3179
 825—Vacant

- 1332—J K & Sarah Armstrong (r)
 1401—J R Vason (h)
 1402—A G & Julia Barry (h); O 5221
 1405—Wm L & Annie Braun (h); O 638-1
 1406—Andrew McIntyre (c) (h)
 1408—L & Rachel McIntyre (c) (r)
 1410—P & Juana Puente (r)
 1415—C L Barry (h)
 1420—E P & Magdalene Barry (h)
 1435—Fred & Encarnacion Ackermann(r)
 1511—P & Marcelina Martinez (h)
 1515—P & Carlotta Briseno (h)
 1702—Henry J & Olga Mesch (h)

BURNET

(6 w) b 100 Austin, ext e to city limits

Elm	100	N Palmetto ave:...	1200
Austin	115	St Charles	1301
Live Oak	200	St James	1401
Chestnut	300	N Nw Braunfels av.	1500
N Walnut	400	St Martin ave.	1600
N Cherry	500	St Daniels ave.	1700
N Mesquite	600	N Gevers	1800
N Hackberry	700	Euclid	1901
N Olive	800	Hudson	2001
N Pine	900	N Walters	2100
Willow	1000	City limits	
Muncey	1100		

- 106—J P & Effie Rote (r); O 272v
 108—Mary R Webb (r); L A & Nettie Brandt
 110—J W & Ella Bricker (r)

H. C. REES OPTICAL CO.242 W. Commerce
EXCLUSIVE
OPTICIANS**SAN ANTONIO LOAN & TRUST CO.**

GEORGE W. BRACKENRIDGE, President

4.38 PER CENT INTEREST

Allowed on accounts
subject to 60 days
notice of withdrawal**A. W. BOAZMAN,**ELECTRICAL CONTRACTOR
222 St. Marys St. Office and
Salesroom with Lieber Bros.Phones
452ELECTRIC FIXTURES
AND SUPPLIES

- 829—J L & Hannah King (h)
 902—Geo & Mary Rapp (h)

- 112—Chas & Adele Cook (r)
 114—I F & Nellie Kilmer (r)

State: Texas

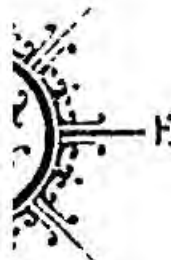
City: San Antonio

Date: 1911-1924

Volume: vol. 2, 1912



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KEY	
(C.B.)	Hollow concrete or cement block construction
HEIGHT OF BUILDING IN FEET 5	Fire proof construction
NUMBER OF STORIES 4 BASEMENT B BRICK BASEMENT B.B STONE - S.B.	Brick building with brick or metal cornice
FRAME PARTITION	Brick building with frame cornice
STONE OR METAL ROOF	" " " " stone front
COMPOSITION OR GRAVEL ROOF	" " " " frame & de
SHINGLE X ROOF	Brick veneered building
HACK 187	Brick and frame
W. CEMENT	Frame building
P. FLAT	" " " " iron clad
S. STONE	Stone building
SUNLIGHT LIGHTING (OP SIGN ONLY)	Fire wall 6 inches above roof

+ 813 burleson san antonio texas

go



← purchase image and/or print

Tweet

aerials

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2016

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2012

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measure

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2004

1995

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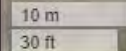
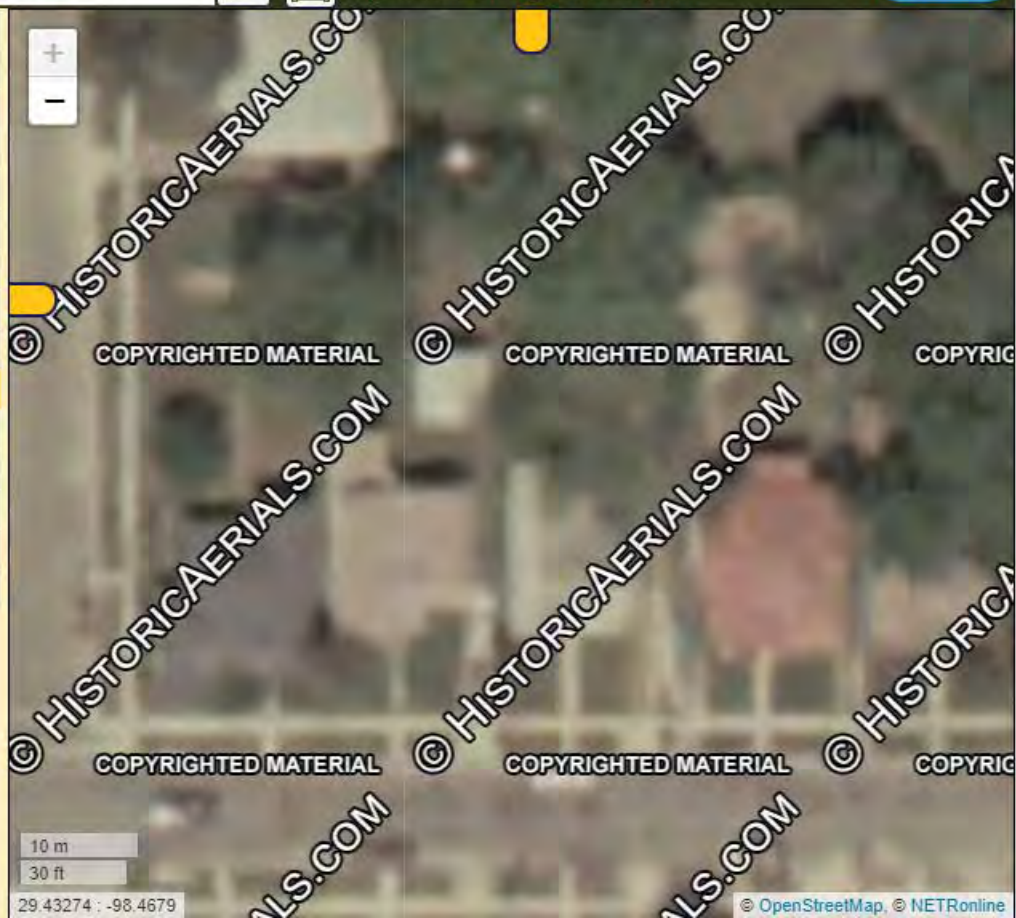
1983

1973

1966

1963

1955



29.43274 ; -98.4679

© OpenStreetMap, © NETRonline



HISTORIC PRESERVATION

Deconstruction

BUILD DATE CONFIRMATION

Address

813 Burleson (rear accessory) (Formerly 815 Burleson)

Historic District, Landmark, or
Neighborhood Conservation District

Dignowity Hill historic district

City Council District /
Neighborhood Association

2

Build Date

1911-12

Deconstruction Required?

YES



NO



PART 1: PRIMARY SOURCES

Appears on a Sanborn Fire Insurance Map

☒ Yes ☐ No

Year, Volume, Sheet

1912, V2, SH162

If yes, is there evidence that the same structure is present today?

☒ Yes ☐ No

Explain

The rear accessory structure located at 813 Burleson was constructed directly on the ground where the former structure was located.

Listed in a San Antonio City Directory

☒ Yes ☐ No

Earliest Year

1912 (Formerly 815 Burleson)



PART 2: ARCHITECTURAL ASSESSMENT

Is there evidence of any of the following historic characteristics:

☐ Yes ☒ No

Circle which are present

Style: ☐ Vernacular ☐ Folk Victorian ☐ Queen Anne ☐ Craftsman ☐ Revival ☒ Other: Garage

Form: ☐ Wing and Gable ☐ Linear ☐ Steeply Pitched Roof ☐ Hipped Roof ☒ Other: Gable

Materials: ☐ Stone ☐ Caliche ☐ Adobe ☒ Wood Siding ☐ Wood Windows ☐ Other:



PART 3: OTHER RESOURCES

Does the property appear in any of the following supplementary resources?

Only complete if all responses in Part 1 are No and the response to Part 2 is Yes.

Newspapers: _____

Property Records: _____

Other (previous surveys, other archival resources including maps, photographs, or books): _____