

HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

HDRC CASE NO: 2021-586
ADDRESS: 117 BURBANK
LEGAL DESCRIPTION: NCB 3798 BLK LOT 4 & E 15 FT OF 5
ZONING: R-4
CITY COUNCIL DIST.: 5
APPLICANT: Office of Historic Preservation
OWNER: DANIEL-ROCHA JULIA M & HENRY ROCHA JR
TYPE OF WORK: Finding of Historic Significance
CASE MANAGER: Jessica Anderson

REQUEST:

The Office of Historic Preservation is requesting a Finding of Historic Significance for the property located at 117 Burbank.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of

such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. Criteria for Evaluation.
 1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;**
 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.**

FINDINGS:

- a. On September 9, 2021, a demolition application was submitted to the Office of Historic Preservation by Guillermo Zertuche of JR Ramon Demolition on behalf of the property owner of the structure at 117 Burbank, located in the Collins Garden neighborhood of City Council District 5. OHP staff researched the property to determine eligibility during the 30-day review period provided by UDC 35-455. OHP contacted the owner on October 7, 2021, to inform him that preliminary evidence suggested the home may be significant and to arrange a site visit.
- b. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- c. **DEMOLITION AND DESIGNATIONS COMMITTEE:** The Demolition & Designation Committee (DDC) held a site visit on October 13, 2021. Notes are included in the case file.
- d. **HISTORIC CONTEXT:** The property at 117 Burbank is a single-story vernacular shotgun residence with Craftsman influence built c 1924 for Alfredo and Juana Castillo. It is located in the Collins Garden neighborhood of City Council District 5. Julia M Daniel-Rocha & Henry Rocha Jr. currently own the property. The property first appears on the 1931 Sanborn map as one of three shotgun homes in a row at 107, 109, and 111 Burbank. 111 Burbank was re-addressed as 117 Burbank by 1951; the three shotguns are extant and now addressed 113, 115, and 117 Burbank. 117 Burbank retains a number of character-defining features of shotgun homes and of the Craftsman style. The house is clad in wood teardrop siding and has a continuous sill line along the east and west elevations. The front porch is recessed below an extended gable with square columns that have decorative detailing at the capital. The front-gabled roof has exposed rafter tails, with decorative notches at the ends of the front fascia boards. The front door and screen door appear to be original or of historic age, as do the one-over-one wood windows, where present.
- e. **SHOTGUN HOUSE CONTEXT:** The house is an example of a residential form that is rapidly disappearing in San Antonio: the shotgun house. Historically built as affordable housing, these small homes continue to be so in the 21st century. Often built from kits sold at local lumber yards, these homes were prevalent in early 20th century neighborhoods. These narrow buildings were easy to build on small parcels popular in San Antonio as an answer to a developing city facing a rapidly increasing population. The houses can be found in almost all of San Antonio's older neighborhoods, especially working-class communities. Many of these homes, built from the mid-1800 through the 1930s in San Antonio, continue to stand today because of the strength of old-growth wood materials used to build them. Balloon-framing construction made them easy and economical to build, and

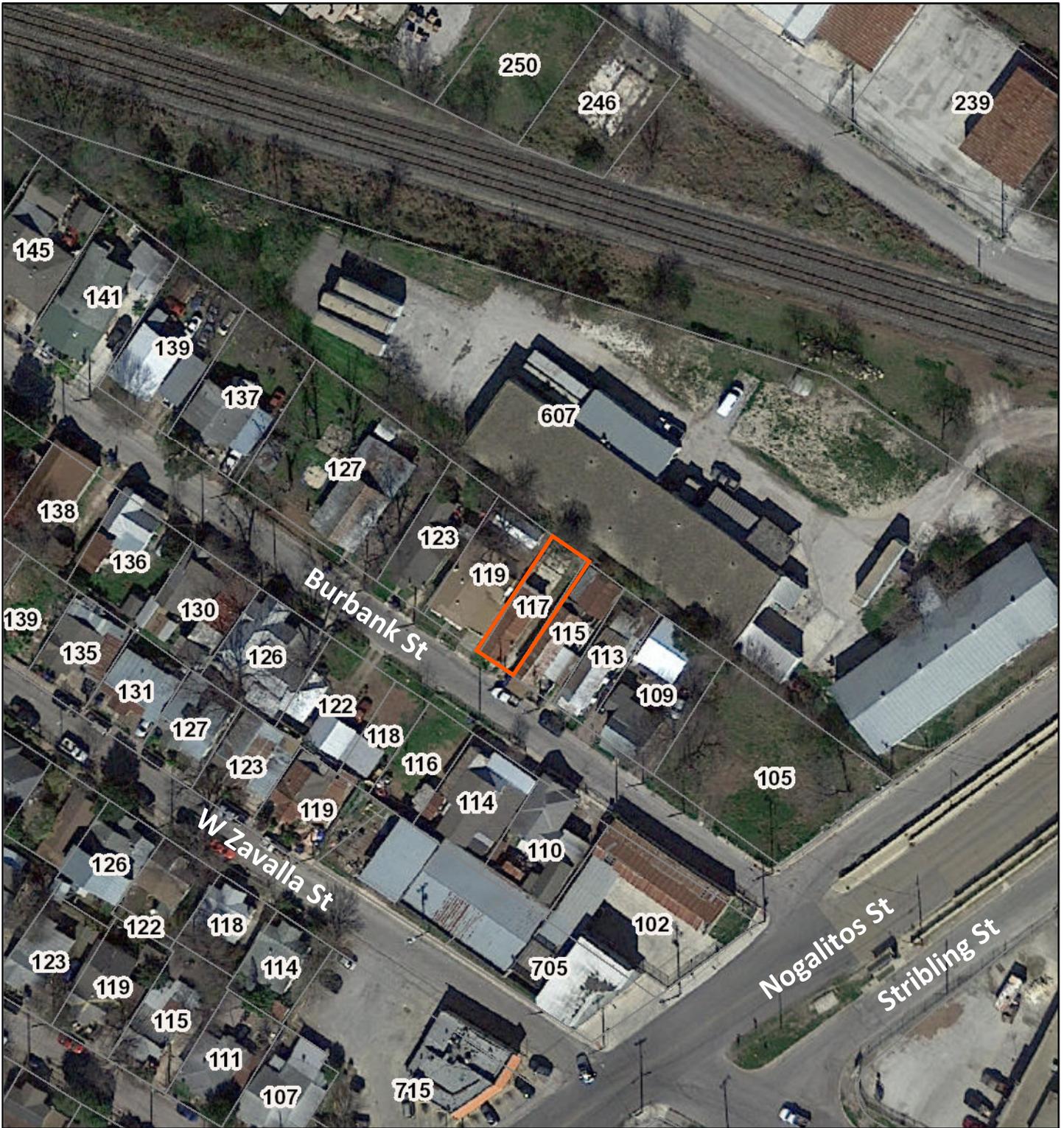
sustainable over time. Designed for hot climates, these houses have a small footprint requiring less energy usage. Additionally, they feature embodied energy in the form of old-growth wood. Culturally sustainable, these small homes are valuable because they are steeped in culture, tradition, and history. Preserving these homes also preserves the cultural heritage of people who typically have built and lived in these homes. This vernacular housing type traces its cultural roots to West Africa and traveled with the slave trade first to the Caribbean and then to the Gulf Coast of the United States. Its simplistic form can be accentuated with a wide variety of architectural styles depending often on the influences of geography and contemporary tastes at the time of construction. Preservation of vernacular housing types associated with the working class and people of color has been a challenge nationwide, and San Antonio is no exception; shotguns are increasingly threatened due in some part to their small size, old age, location in desirable neighborhoods, and lack of high-style architectural detailing. For the past two years, OHP has partnered with the community to identify more than 700 extant shotgun houses as part of a larger survey initiative. Staff is in the process of documenting and writing a context statement for the shotgun house inventory in San Antonio that highlights this building type as architecturally and culturally significant and an existing source of affordable housing.

- f. **SITE CONTEXT:** The primary elevation of 117 Burbank faces south on a block bound to the south by Burbank St, the west by Interstate 35, the north by railroad tracks, and the east by Nogalitos St. The block has no sidewalks, and setbacks are less than 15 feet. Driveways are predominately gravel or concrete ribbons and one car wide. The dominant style is Craftsman, with some examples of Minimal Traditional and Folk Victorian. Houses have sidewalks leading from the street to the front door. The subject parcel is enclosed by a combination of hog wire and chain-link fencing.
- g. **ARCHITECTURAL DESCRIPTION:** The front-gabled house has a linear footprint with a concrete porch recessed below an extended gable and supported by square wood columns. It has a standing seam metal roof and is predominately clad in wood teardrop siding, with wood siding in another profile and plywood filling in fenestration. A continuous sill line runs the length of the east and west elevations. A shed-roofed rear addition is clad in wood siding, plywood, and wood teardrop siding. Character-defining features of 117 Burbank include a linear plan; front-gabled roof form; wood teardrop siding; one-over-one wood windows, where present; square wood porch columns with decorative details at capitals; a recessed porch, and the house's adjacency to shotgun houses at 113 and 115 Burbank.
- h. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
 1. **Its value as a visible or archeological reminder of the cultural heritage of the community;** 117 Burbank is an example of a vernacular shotgun house, a housing type prevalent in the early 20th century that provided housing for low-income residents and communities of color.
 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the structure is an example of a Craftsman-influenced vernacular shotgun residence. The single-story, narrow shotgun form is generally found in the urban South and characterized by a one-room wide linear floorplan with a roofline oriented perpendicular to the street.
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the property is one of three shotgun homes in a row, currently addressed 113, 115, and 117 Burbank. Additionally, it is one of more than 700 shotgun houses identified by OHP in partnership with the community as part of a larger survey initiative. Staff is in the process of documenting and writing a context statement for the shotgun house inventory in San Antonio that highlights this building type as architecturally and culturally significant and an existing source of affordable housing.
- i. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- j. Per UDC Sec. 35-453, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

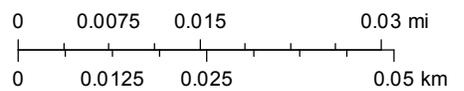
Staff recommends approval of a Finding of Historic Significance and direction to process a request on behalf of the HDRC to City Council to consider a resolution to initiate designation of 117 Burbank based on findings a through h.

City of San Antonio One Stop



November 10, 2021

1:1,000



- CoSA Addresses
- CoSA Parcels
- BCAD Parcels
- Historic Landmark Sites
- Historic Districts

Bexar CAD

Property Search Results > 152499 DANIEL-ROCHA JULIA M & HENRY ROCHA JR for Year 2022 Tax Year: 2022 - Values not available

Property

Account

Property ID:	152499	Legal Description:	NCB 3798 BLK LOT 4 & E 15 FT OF 5
Geographic ID:	03798-000-0044	Zoning:	R-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	119 BURBANK SAN ANTONIO, TX 78204	Mapsc0:	616C8
Neighborhood:	S. DURANGO/PROBANDT	Map ID:	
Neighborhood CD:	57055		

Owner

Name:	DANIEL-ROCHA JULIA M & HENRY ROCHA JR	Owner ID:	3022349
Mailing Address:	119 BURBANK SAN ANTONIO, TX 78204-1826	% Ownership:	100.000000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: DANIEL-ROCHA JULIA M & HENRY ROCHA JR
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
SA030	San Antonio TIF #30 Westside	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1080.0 sqft	Value: N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - SS		1920	1080.0
CP	Att Carport	F - NO		1920	312.0
OP	Attached Open Porch	F - NO		1920	72.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value: N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	F - WS		0	290.0

Improvement #3:	Residential	State Code:	A1	Living Area:	456.0 sqft	Value: N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1920	456.0
UTL	Attached Utility	F - NO		1920	36.0
OP	Attached Open Porch	F - NO		1920	48.0
OP	Attached Open Porch	F - NO		1920	72.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.0808	3519.65	65.00	85.00	N/A	N/A
2	RES	R/1 Family not Farm Single	0.0393	1711.91	65.00	85.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$91,560	\$53,220	0	144,780	\$23,260	\$121,520
2020	\$78,010	\$43,540	0	121,550	\$11,077	\$110,473
2019	\$84,050	\$32,690	0	116,740	\$16,310	\$100,430
2018	\$71,810	\$32,690	0	104,500	\$13,200	\$91,300

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/9/2016	WD	Warranty Deed	DANIEL JOE	DANIEL-ROCHA JULIA M & HENRY ROCHA JR	18011	210	20160151623
2	4/19/2000	Deed	Deed		DANIEL, JOE	8388	1274	0

2022 data current as of Nov 12 2021 1:19AM.

2021 and prior year data current as of Nov 5 2021 6:58AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

This year is not certified and ALL values will be represented with "N/A".



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 117 Burbank

1. Application Details

Applicant: Office of Historic Preservation

Type: Request for Review of Historic Significance

Date Received: 13 October 2021

2. Findings

The property at 117 Burbank is a single-story vernacular shotgun residence with Craftsman influence built c 1924 for Alfredo and Juana Castillo.¹ It is located in the Collins Garden neighborhood of City Council District 5. Julia M Daniel-Rocha & Henry Rocha Jr. currently own the property.

The house is an example of a residential form that is rapidly disappearing in San Antonio: the shotgun house. Historically built as affordable housing, these small homes continue to be so in the 21st century. Often built from kits sold at local lumber yards, these homes were prevalent in early 20th century neighborhoods. These narrow buildings were easy to build on small parcels popular in San Antonio as an answer to a developing city facing a rapidly increasing population. The houses can be found in almost all of San Antonio's older neighborhoods, especially working-class communities. Many of these homes, built from the mid-1800 through the 1930s in San Antonio, continue to stand today because of the strength of old-growth wood materials used to build them. Balloon-framing construction made them easy and economical to build, and sustainable over time. Designed for hot climates, these houses have a small footprint requiring less energy usage. Additionally, they feature embodied energy in the form of old-growth wood. Culturally sustainable, these small homes are valuable because they are steeped in culture, tradition, and history. Preserving these homes also preserves the cultural heritage of people who typically have built and lived in these homes. This vernacular housing type traces its cultural roots to West Africa and traveled with the slave trade first to the Caribbean and then to the Gulf Coast of the United States. Its simplistic form can be accentuated with a wide variety of architectural styles depending often on the influences of geography and contemporary tastes at the time of construction. Preservation of vernacular housing types associated with the working class and people of color has been a challenge nationwide, and San Antonio is no exception; shotguns are increasingly threatened due in some part to their small size, old age, location in desirable neighborhoods, and lack of high-style architectural detailing. For the past two years, OHP has partnered with the community to identify more than 700 extant shotgun houses as part of a larger survey initiative. Staff is in the process of documenting and writing a context statement for the shotgun house inventory in San Antonio that highlights this building type as architecturally and culturally significant and an existing source of affordable housing.

The property first appears in the city directory in 1924 as 111 Burbank, owned by Alfred and Juana Castillo; in 1924, Alfred worked as a truck driver and then in feed by 1926.² The neighborhood, which includes homes on W Zavalla, Sonora, and Furnish Ave, developed as working-class housing stock largely inhabited by families of working-class residents engaged in local industries such as the stockyards and railroad. The Castillos moved by 1927, and in subsequent years, the home and block were primarily occupied by Latinx residents.³ The property first appears on the 1931 Sanborn map as one of three shotgun homes in a row at

¹ San Antonio City Directory, 1924, p. 55 and 382.

² San Antonio City Directory, 1926, p. 424 (as Fred [Juanita] Castillo).

³ San Antonio City Directory, 1927, p. 1212; 1931, p. 1066; 1940, p. 1020.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

107, 109, and 111 Burbank.⁴ 111 Burbank was re-addressed as 117 Burbank by 1951;⁵ the three shotguns are extant and now addressed 113, 115, and 117 Burbank.

117 Burbank retains a number of character-defining features of shotgun homes and of the Craftsman style. The house is clad in wood teardrop siding and has a continuous sill line along the east and west elevations. The front porch is recessed below an extended gable with square columns that have decorative detailing at the capital. The front-gabled roof has exposed rafter tails, with decorative notches at the ends of the front fascia boards. The front door and screen door appear to be original or of historic age, as do the one-over-one wood windows, where present. There is a shed-roofed rear addition, and another rear addition appears to have been removed, leaving a concrete pad.

3. Architectural Description

The property at 117 Burbank is a single-story vernacular shotgun residence with Craftsman influence built c 1924. It is located in the Collins Garden neighborhood of City Council District 5. Its primary elevation faces south on a block bound to the south by Burbank St, the west by Interstate 35, the north by railroad tracks, and the east by Nogalitos St. The block has no sidewalks, and setbacks are less than 15 feet. Driveways are predominately gravel or concrete ribbons and one car wide. The dominant style is Craftsman, with some examples of Minimal Traditional and Folk Victorian. Houses have sidewalks leading from the street to the front door. The subject parcel is enclosed by a combination of hog wire and chain-link fencing.

The front-gabled house has a linear footprint with a concrete porch recessed below an extended gable and supported by square wood columns. It has a standing seam metal roof and is predominately clad in wood teardrop siding, with wood siding in another profile and plywood filling in fenestration. A continuous sill line runs the length of the east and west elevations. A shed-roofed rear addition is clad in wood siding, plywood, and wood teardrop siding.

Character-defining features of 117 Burbank include:

- Linear plan
- Front-gabled roof form
- Wood teardrop siding
- One-over-one wood windows, where present
- Square wood porch columns with decorative details at capitals
- Recessed porch
- Adjacency to shotgun houses at 113 and 115 Burbank

4. Landmark Criteria

117 Burbank meets the following criteria under UDC 35-607(b):

1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** 117 Burbank is an example of a vernacular shotgun house, a housing type prevalent in the early 20th century that provided housing for low-income residents and communities of color.
5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; the house is an example of a single-story;** the structure is an example of a Craftsman-influenced vernacular shotgun residence. The single-story, narrow shotgun form is generally found in the urban South and

⁴ Sanborn Fire Insurance Map: San Antonio, Texas, 1931, vol. 4, sheet 431.

⁵ Sanborn Fire Insurance Map: San Antonio, Texas, 1951, vol. 4, sheet 431.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

characterized by a one-room wide linear floorplan with a roofline oriented perpendicular to the street.

- 13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the property is one of three shotgun homes in a row, currently addressed 113, 115, and 117 Burbank. Additionally, it is one of more than 700 shotgun houses identified by OHP in partnership with the community as part of a larger survey initiative. Staff is in the process of documenting and writing a context statement for the shotgun house inventory in San Antonio that highlights this building type as architecturally and culturally significant and an existing source of affordable housing.

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 117 Burbank meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 117 Burbank. Further research may reveal additional significance associated with this property.

While not required by the Unified Development Code, this document has been prepared by OHP staff that meet the Secretary of the Interior's professional qualification standards for Architectural History as defined in 36 CFR Part 61.



South/primary elevation



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West elevation



East elevation



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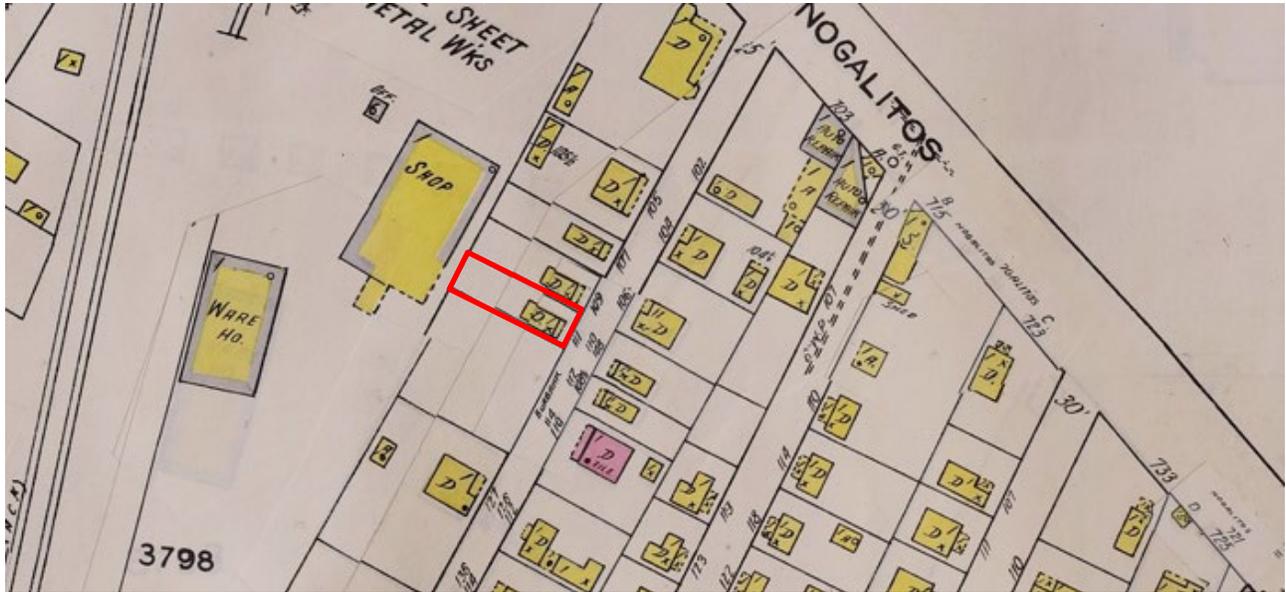
North/rear elevation (photo submitted by applicant)



The shotgun houses, left to right, addressed 117, 115, and 113 Burbank.



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OFFICE OF HISTORIC PRESERVATION



1931 and 1951 Sanborn Fire Insurance maps (both vol. 4, sheet 431) showing the parcels addressed 111, 109, and 107 Burbank in 1931, but shifting to 117, 115, and 113 Burbank by 1951. Subject structure is outlined in red.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DDC SITE VISIT: 117 BURBANK

13 October 2021 | 4 PM

Summary prepared by the Office of Historic Preservation's ScoutSA Program

Case History:

- Demolition request received 9 September 2021

The property at 117 Burbank is a single-story vernacular shotgun residence with Craftsman influence built c 1924 for Alfredo and Juana Castillo. It is located in the Collins Garden neighborhood of City Council District 5. Julia M Daniel-Rocha & Henry Rocha Jr. currently own the property.

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The property first appears in the city directory in 1924 as 111 Burbank, owned by Alfred and Juana Castillo; Alfred worked as a truck driver. The Castillos moved by 1927, and in subsequent years, the home and block were primarily occupied by people Latinx residents. The property first appears on the 1931 Sanborn map as one of three shotgun homes in a row at 107, 109, and 111 Burbank. 111 Burbank was re-addressed as 117 Burbank by 1954; the three shotguns are extant and now addressed 113, 115, and 117 Burbank.

Eligible criteria under UDC Sec. 35-607(b):

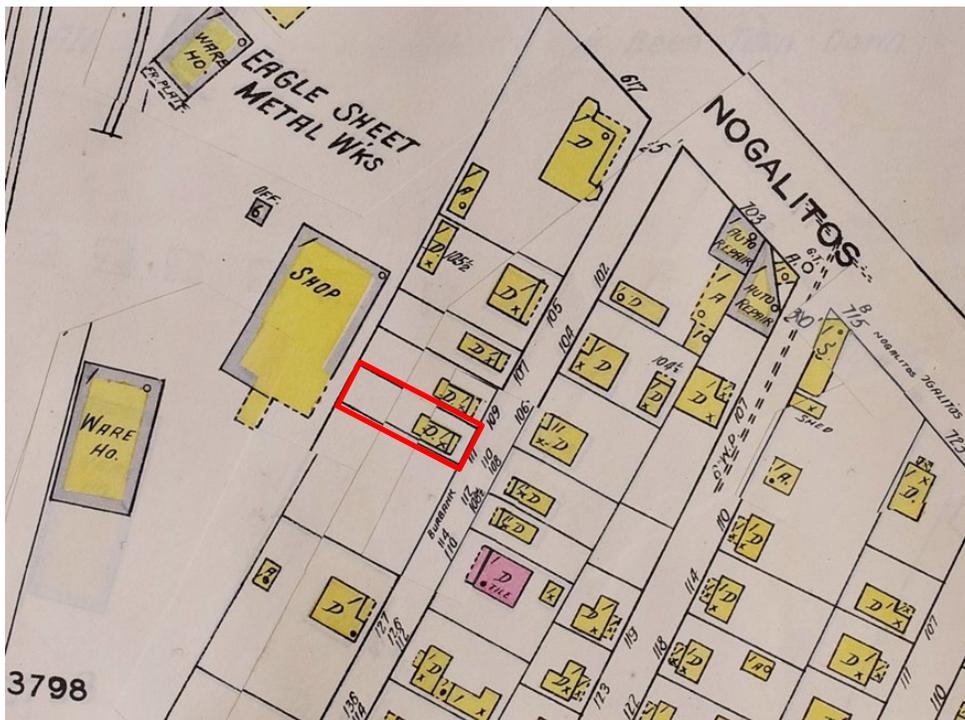
- 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** 117 Burbank is an example of a vernacular shotgun house, a housing type prevalent in the early 20th century that provided housing for low-income residents and communities of color.
- 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; the house is an example of a single-story;** the structure is an example of a Craftsman-influenced vernacular shotgun residence. The single-story, narrow shotgun form is generally found in the urban South and characterized by a one-room wide linear floorplan with a roofline oriented perpendicular to the street.
- 13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the property is one of three shotgun homes in a row, currently addressed 113, 115, and 117 Burbank.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Photo provided by applicant



Selection from 1931 Sanborn Fire Insurance map. Vol. 4, sheet 431



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Demolition and Designation Committee

DATE: 13 October 2021 HDRC Case #: Request #2021-22687
ADDRESS: 117 Burbank Meeting Location: On site

APPLICANT: Guillermo Zertuche/JR Ramon (on behalf of owner Henry Rocha)

DDC Members present: Monica Savino, Jeff Fetzer, Anne-Marie Grube
Staff present: Jessica Anderson
Others present: Henry and Julia Rocha (owners), Derek Tulowitzky (CD5), Lisa Garza
(Conservation Society)

REQUEST: Demolition (private)

COMMENTS/CONCERNS:

Grube: The first step of this process is to evaluate significance. If we find it eligible, it will go to a more formal meeting.

[Anderson reviewed the public hearing process for non-owner supported requests for designation.]

H Rocha: The house was vacant for seven or eight years. We bought it from the previous owner. There was no deed or will, so we worked with the owners to resolve heirship and pay any liens on the property. Took about three years. We plan to demolish for more yard space.

Fetzer: Shotgun homes are a style for worker housing. The fact that it's adjacent to others of similar age and construction adds to the context. Has Craftsman detailing and a lot of original material like columns with details at the top, siding, some windows.

Grube: There are structural issues visible—you could request partial demo. If the house is designated, you can explore options re what should be preserved.

[Anderson reviewed the process for requesting demolition of designated properties.]

H Rocha: Is it possible move the house?

Grube: We just recently approved moving a landmarked house.

Fetzer: It's possible. If designated, we could look at demolition of rear addition for more yard space.

Anderson: The house that was recently approved for moving had lost a lot of context—it was surrounded by new construction. Part of what contributes to the eligibility of this house is that it's part of a line of three shotguns that were built around the same time, so the context is different.

Grube: You could attempt to sell.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

H Rocha: We don't want to sell. We just want more yard.

Fetzer: Based on the historic material and that it's part of a collection of three homes of a similar style, I'm leaning toward historic designation.

Grube: At the formal meeting, we'll report back to the full commission.

H Rocha: We want to pursue demolition—we want to take it to HDRC. We don't want to withdraw our request for demolition.

[Anderson again reviewed the public hearing process for non-owner supported designations.]

H Rocha: Is there anyone I can talk to in the city who would support my request for demolition?

Fetzer: Talking to D5 is a good start.

[Tulowitzky provided his business card to H Rocha and encouraged him to email.]

H Rocha: Can commissioners here today share their opinions now?

Grube: I agree with staff regarding eligibility.

Fetzer: I agree with staff's findings.

Savino: There's clearly repair work to be done, but the historic integrity of the structure is high.

Materials Submitted by Owner

ESTIMATE

Henry Rocha
(210) 573-1772

BENDICION GENERAL CONTRACTORS, LLC.

22210 Pelican Creek
San Antonio, TX. 78258

Phone: (210) 633-7316
Email: bendicion.mgmt@gmail.com

Estimate # 000328
Date 11/03/2021

Description	Total
Foundation Pad Build and Excavation 18" clearance needed beneath house and full leveling throughout.	\$5,500.00
Demo/Haul Off/Clean Up Demo flooring, Sheetrock, cabinetry, bathroom fixtures	\$3,500.00
Plumbing Remove and replace plumbing fixtures and replace old plumbing lines with PVC and Pex.	\$8,500.00
Electrical Remove and replace all old electrical items to include removal and installation of old electrical fixture items.	\$6,500.00
Flooring - Tile Install floor tile throughout house.	\$3,200.00
Framing/Drywall Reframe items where needed and tape/float/texture drywall throughout.	\$7,500.00
Exterior - refinishing Sand down all existing siding.	\$3,500.00
Interior - Paint Paint all interior walls, trim, doors, and ceilings.	\$3,200.00
Exterior - Paint Paint exterior walls to include primer.	\$2,200.00
Roof - Shingles Install new 3 tab shingle roof and demo existing.	\$3,400.00
Windows - Refinish Refinish existing windows to comply with historic review board specifications.	\$2,400.00

Insulation	\$1,400.00
<hr/>	
Install new insulation per code requirements.	

Subtotal	\$50,800.00
Total	\$50,800.00

Notes:

117 Burbank Project

Price quoted includes all material and labor costs.

Draw schedule: 30% prior to start, 25% during construction phase 1, 25% during construction phase 2, 20% at completion.

Henry Rocha

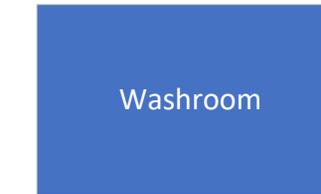
We, Henry Rocha and Julia Daniel-Rocha, are the property owners of 117 Burbank St. We contracted JR Ramon Demolition Company to demolish the existing abandoned house on this property. The City of San Antonio is trying to label this house as a historic landmark. The members of the Historic and Design Review Commission, who came to do a site visit, suggested that we remodel the house located on this property and rent it out.

We want to demolish the existing house so we can extend our yard. We want to build a small garage to store our bikes and our holiday decorations that are stored in tubs. We would also like to park our vehicle in the driveway and buy our daughter a swing set to play on. This will not be a vacant lot. We plan to use it for our family and to grow the garden our daughter desires to have. We are asking for your signature in support of us demolishing the vacant house on 117 Burbank.

Name:	Address	Years Lived on Burbank St.
Estelita Nunez	130 Burbank	20
Alejandra Nunez	130 Burbank	17
Jose Daniel	126 Burbank	82
Elena F. Daniel	126 Burbank	43 years
Julio Ramon	150 Burbank	50
Ana Maria Lomas	115 Burbank	20
Eugenia Martinez	115 Burbank	20
Amor Dominguez	114 Burbank	2
Emma Robles	114 BURBANK	40
RAFAEL Robles	114 BURBANK	40
ROSA	109 Burbank	10
Alejandra Mumbles	109 Burbank	25
CINDY	176 Burbank	40
MARCO	176 Burbank	20
Robert Ferrer	137 BURBANK	80
Amanda Adame	138 Burbank	3+

Kaitlyn Flores	127 Burbank	22 years
Evelyn Flores	127 Burbank	21 years
Maria C. Villegas	146 BURBANK	29 YEARS
Irene Villegas	146 BURBANK	29 Years
Albert Mendoza	159 Burbank	20 Years
Ines Mendoza	159 Burbank	20 Years
Louis Rivera	141 Burbank ST	30 years
Ivanido Guerrero	113 Burbank ST	5 years.
Vidalda. Toranzo	137. Burbank	55 YEARS
Mario Herrada	145 Burbank	20 years
MARIA V. Lamas	150 Burbank	34 yrs
CATHERINE NOBEL	135 BURBANK	21 yrs
Alberto Hernandez	145 Burbank	20 Years
Rafael Robles	110 Burbank	45 years
Maria Vivaranta	110 Burbank	44 years
Antoni Robles	110 Burbank	20 years
Margaret Daniel	126 Burbank	42 yrs.
Emilia Lopez	141 Burbank ST	51
Jose	140 Burbank	49
Victoria Parklen	140 Burbank	82
Jimmy Flores	127 Burbank	20
Veronica Flores	127 Burbank	41
Jimmy Flores Jr	127 burbank	17

88'



40'



87'

25'





FRONT



BACK



RIGHT SIDE



RIGHT BACK SIDE



LEFT SIDE



LEFT BACK SIDE



FOUNDATION



FOUNDATION



LIVING ROOM



LIVING ROOM



BACK ROOM



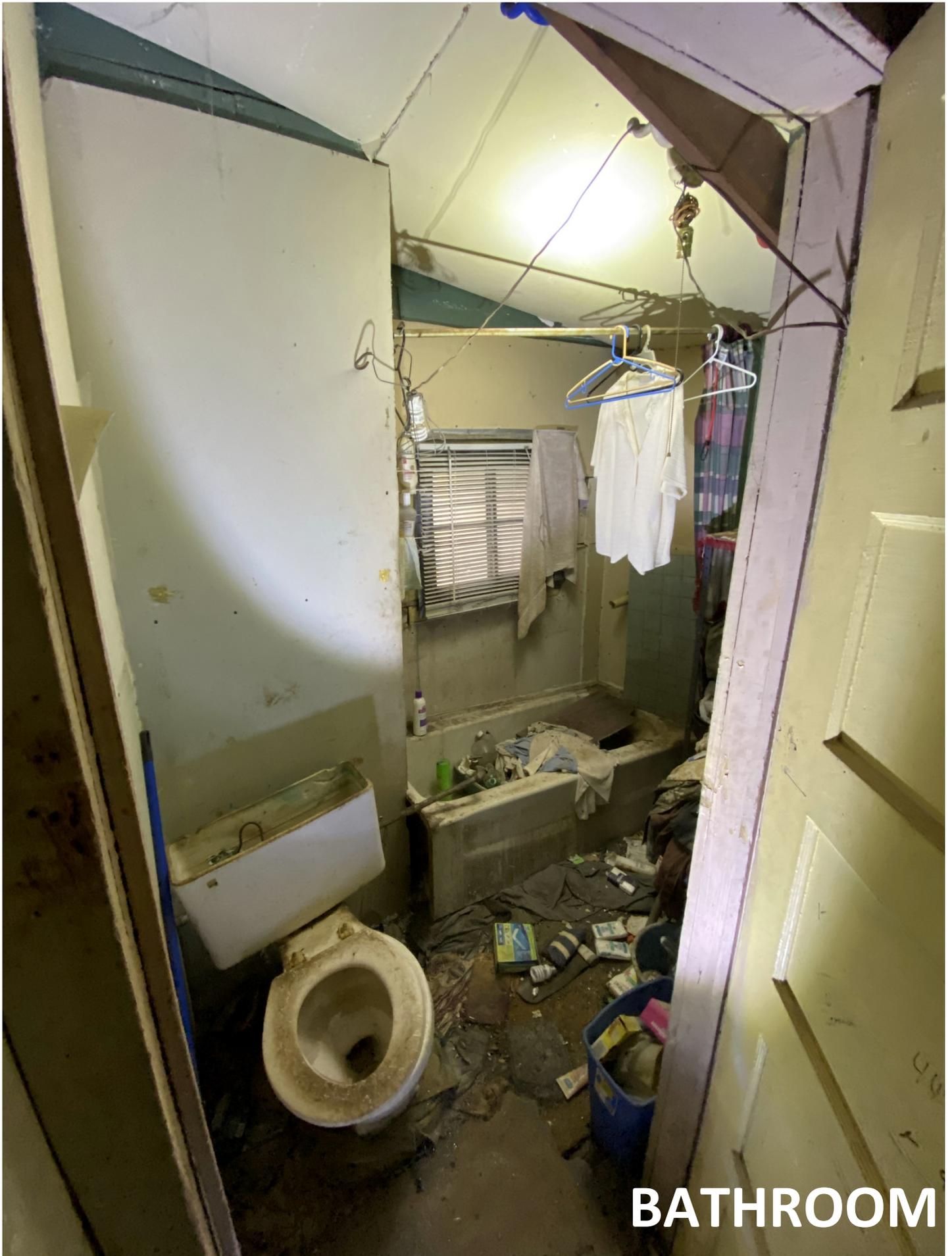
BEDROOM



KITCHEN



KITCHEN



BATHROOM



BATHROOM



152 BURBANK



152 BURBANK



215 BURBANK