

HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

February 23, 2024

HDRC CASE NO: 2024-034
ADDRESS: 626 BURNET ST
LEGAL DESCRIPTION: NCB 547 BLK 19 LOT N 176.5 FT OF 7
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Richard Gonzalez/CHAPAWU PROPERTIES LLC
OWNER: CHAPAWU PROPERTIES LLC
TYPE OF WORK: Front yard fence installation, chimney removal, site modifications
APPLICATION RECEIVED: January 04, 2024
60-DAY REVIEW: March 18, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Install a 4-foot-tall front yard, wood-frame cattle panel fence and horizontal wood front yard fencing exceeding 4 feet in height.
2. Remove the front walkways and install walkway pavers at the front entrance on the east side of the facade.
3. Remove the chimney.
4. Replace the front, rear, and side lawn with gravel.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and

materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The primary structure located at 626 Burnet is a duplex constructed circa 1924 in the Federal style. The structure first appears on the 1931 Sanborn map. The structure features a standing seam metal cross-gable roof form with two front gables over the entry doors, wood cladding, and one-over-one wood windows. The structure previously featured a centered chimney. The structure contributes to the Dignowity Hill Historic District.
- b. VIOLATION – The applicant submitted an application for front yard fence installation and rear fence installation on January 4, 2024. During the review of the application materials, staff observed that several scopes of work had taken place without approval that are not consistent with the Historic Design Guidelines, including landscaping modifications, chimney removal, and front walkway removal. Following the submission of the application, the front yard fence was installed without approval. The applicant is requesting approval for the outstanding scopes of work from the HDRC Compliance and Technical Advisory Board.
- c. FRONT YARD FENCE INSTALLATION – The applicant has proposed to install a 4-foot-tall front yard, wood-framed cattle panel fence with horizontal wood fencing exceeding 4 feet in height on the west (side) property line of the front yard. The front yard fencing will be installed along the west property line and the front (north) property line. The front yard fencing will terminate at the driveway and a front driveway gate is not

requested. The property previously featured a chain link front yard fence. Guideline 2.B.i for Site Elements states that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure. While the height and location of the proposed fencing is consistent with the Guidelines, Burnet Street predominately features wrought iron front yard fencing and cattle panel fences are not found on this streetscape. Staff finds that the applicant should install a front yard fence in keeping with the immediate context that does not exceed 4 feet in height in the front yard.

- d. **FRONT WALKWAY REMOVAL** – The applicant has proposed to remove the two front walkways. The applicant has not proposed to install square walkway pavers at the front door on the east end of the façade. The pavers will lead from the front steps on the east end of the façade to the driveway and the sidewalk. The applicant has not proposed to replace the secondary walkway at the second front door entry on the west end of the façade. Guideline 5.A.i for Site Elements states that minor cracking, settling, or jamming of front walkways should be repaired to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place. Additionally, Guideline 5.A.iii states that replacement walkways should follow the historic alignment, configuration, and width. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree. Staff finds the front walkway removal inconsistent with the Guidelines and finds that the applicant should replace the two front walkways to match the previously existing in material, alignment, configuration, and width.
- e. **CHIMNEY REMOVAL** – The applicant has proposed to remove the chimney, located in the center of the previous standing seam metal roof. Guideline 3.B.vii for Exterior Maintenance and Alterations states that existing historic roof vents should be maintained. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible. The applicant did not receive a Certificate of Appropriateness for the roof replacement; however, the applicant received an HDRC Certificate of Appropriateness for the installation of a rear addition on September 20, 2023, with the stipulation that the standing seam metal roof on the addition meet the standard specifications and that all chimney, flue, and related existing roof details must be preserved. Staff finds that the request for chimney removal is not consistent with the Historic Design Guidelines and previous HDRC stipulations and that the chimney should be reconstructed to match the previously existing chimney in material, dimension, and design.
- f. **LANDSCAPING MODIFICATIONS** – The applicant has proposed to remove the existing front and rear lawn and install white gravel. Guideline 3.A.ii states that the removal of lawn areas should be limited to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%. The applicant has not proposed to install additional plantings in the existing gravel landscaping at this time. A report to OHP staff shows that the front yard is currently being used for front yard parking. Front yard parking is not permitted. Staff finds that the proposal is inconsistent with the Historic Design Guidelines and that at least 50% of native plantings should be introduced in the landscaping and that natural-colored ground cover should be used.
- g. **ADMINISTRATIVE APPROVAL** – The applicant has proposed to install rear privacy fencing and to replace the existing front concrete steps with wood steps to match the existing location, dimensions, and configuration. These scopes of work are eligible for administrative approval and do not require review by the HDRC CTAB. The Certificates of Appropriateness for these scopes of work will not be released until the property has received approval for the existing violations or until the applicant has entered into a compliance agreement with staff.

RECOMMENDATION:

Item 1, staff recommends approval of the front yard fence installation based on finding c with the following stipulations:

- i. That the applicant installs a front yard fence material that is consistent with the fence material and design found in the immediate context. Updated material specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the final construction height of the approved fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence in front of the front façade wall plane. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

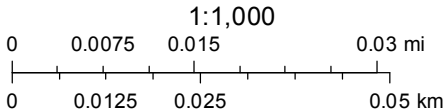
Items 2-4, staff does not recommend approval based on findings d through f. Staff recommends the following:

- i. That the applicant installs two front walkways to match the previously existing walkways in location, material, alignment, configuration, and width based on finding d. The applicant is required to submit a measured site plan and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant reconstructs the chimney to match the previously existing in material, dimensions, and detail. The applicant is required to submit detailed measured drawings and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant installs at least 50% of native plantings and natural-colored ground cover to comply with the Historic Design Guidelines. An updated landscaping plan, material specifications, and list of native plantings to be used must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

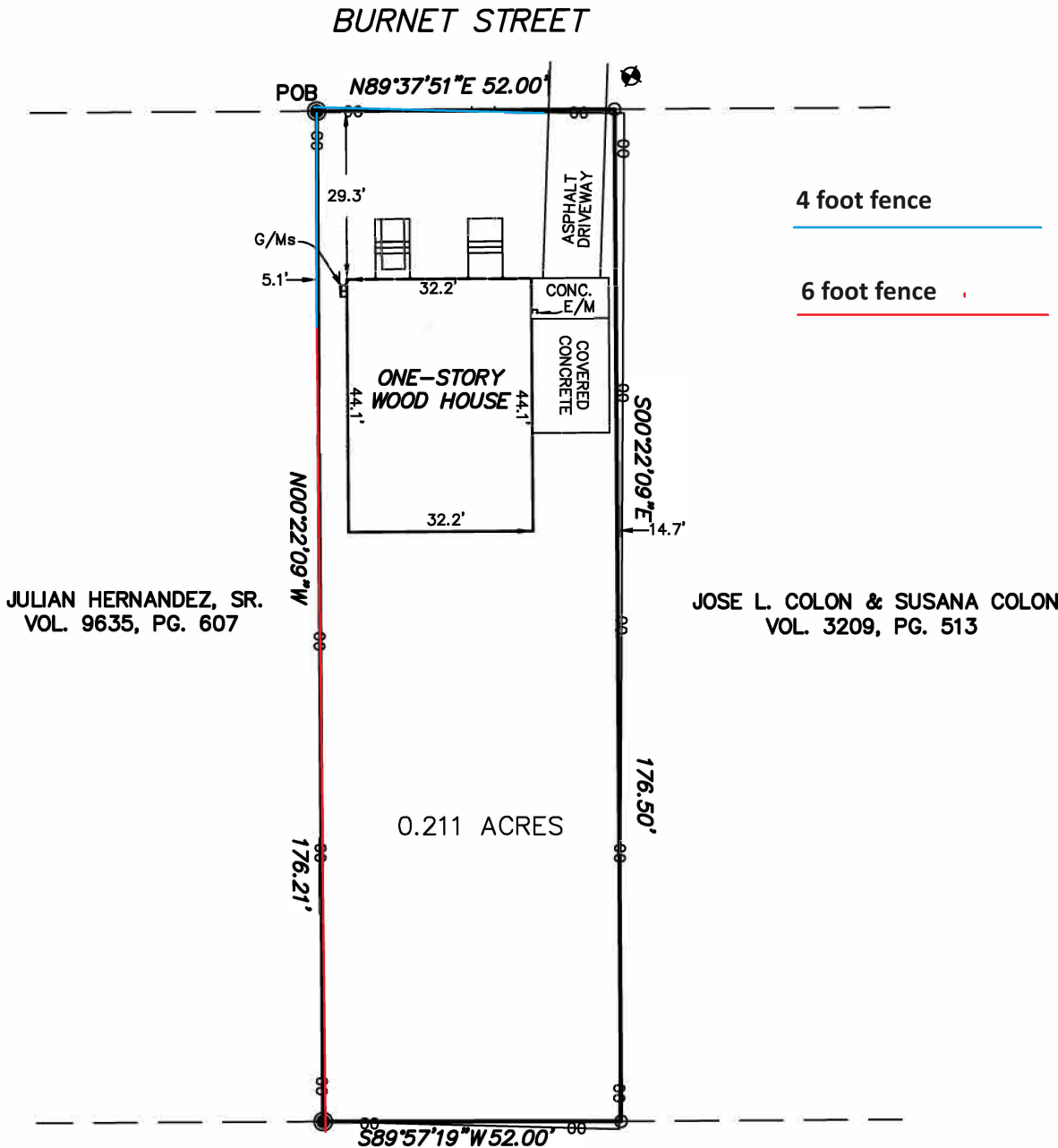


September 15, 2023



SCALE
1" = 30'

BASIS OF BEARING IS THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.



SYNGMAN R. STEVENS
DOC. NO. 20110127378

LEGEND

- = IRON ROD FOUND
- ⊙ = IRON ROD SET
- POB = POINT OF BEGINNING
- 00— = CHAIN LINK FENCE
- ⊗ = POWER POLE
- E/M = ELECTRIC METER
- G/M = GAS METER

ADDRESS: 626 BURNET STREET, SAN ANTONIO, TEXAS

LEGAL DESCRIPTION: BEING A 0.211 ACRE TRACT OR PARCEL OF LAND SITUATED IN BEXAR COUNTY, TEXAS, BEING OUT AND A PART OF LOT 7 IN BLOCK 19 OF NEW CITY BLOCK 547, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT SAME TACT OF LAND DESCRIBED IN A DEED TO ANDREW STEWART SALAZAR IN A DEED RECORDED IN DOCUMENT NO. 20210212646, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CATEGORY 1A CERTIFICATION

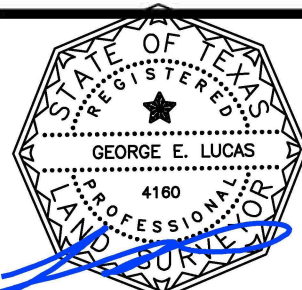
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSPS LAND TITLE SURVEY.

BUYER: RESOLUTION CHAPAWU PROPERTIES LLC, A LIMITED LIABILITY COMPANY
TITLE CO: KEY TITLE GROUP
G.F.#: KGAH-23-1308

LENDER: N/A

PLAN No.: 2023-2325

SURVEY DATE: MAY 26, 2023



GEORGE E. LUCAS R.P.L.S. 4160











Feb 15, 2024 at 1:32:48 PM
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