

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2020

HDRC CASE NO: 2020-335
ADDRESS: 529 N PALMETTO
LEGAL DESCRIPTION: NCB 1371 BLK 3 LOT 29 & 30
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Abigail Arispe/GALLEGO LAZARO A & OZUNA LILLIAN
OWNER: Abigail Arispe/GALLEGO LAZARO A & OZUNA LILLIAN
TYPE OF WORK: Removal of brick chimney
APPLICATION RECEIVED: July 20, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing brick chimney.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

FINDINGS:

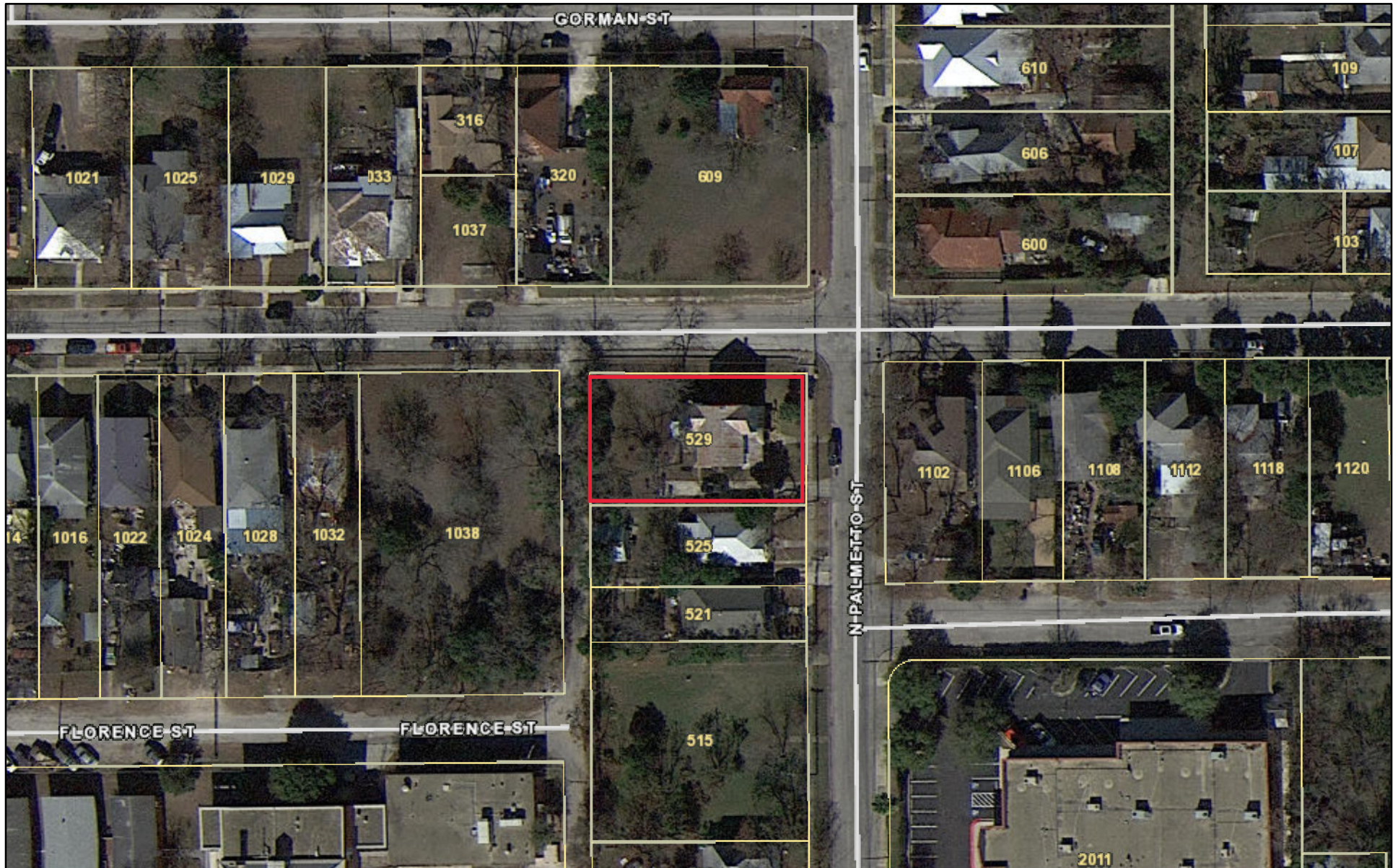
- a. The primary historic structure at 529 N Palmetto was constructed circa 1925, first appears on the 1951 Sanborn map, and contributes the Dignowity Hill Historic District. The two-story, single-family structure features elements from a variety of architecture influence including Neoclassical gable returns, Georgian rounded pediment Craftsman square columns, as well as a standing seam metal roof, wood drop siding, and one-over-one wood sash windows.
- b. CHIMNEY – The applicant has proposed to remove the brick chimney located on the north façade facing Dawson. The chimney features fully exposed brick construction with a tapered crown, stepped shoulders on the exterior of the mantle, and white paint finish. The chimney has begun buckling most at the mantle. Staff finds that the chimney is a character-defining feature of the structure and while it may be temporary deconstructed during structural repairs of the primary structure, it should be reconstructed based photo-documentation and a measured drawing submitted to staff.

RECOMMENDATION:

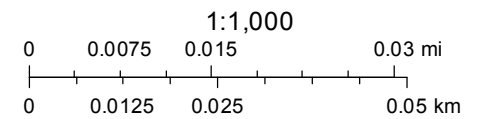
Staff does not recommend chimney removal based on finding b. If temporary removal is required for structural repairs on the primary structure, staff recommends the chimney is reconstructed in-kind with the following stipulations:

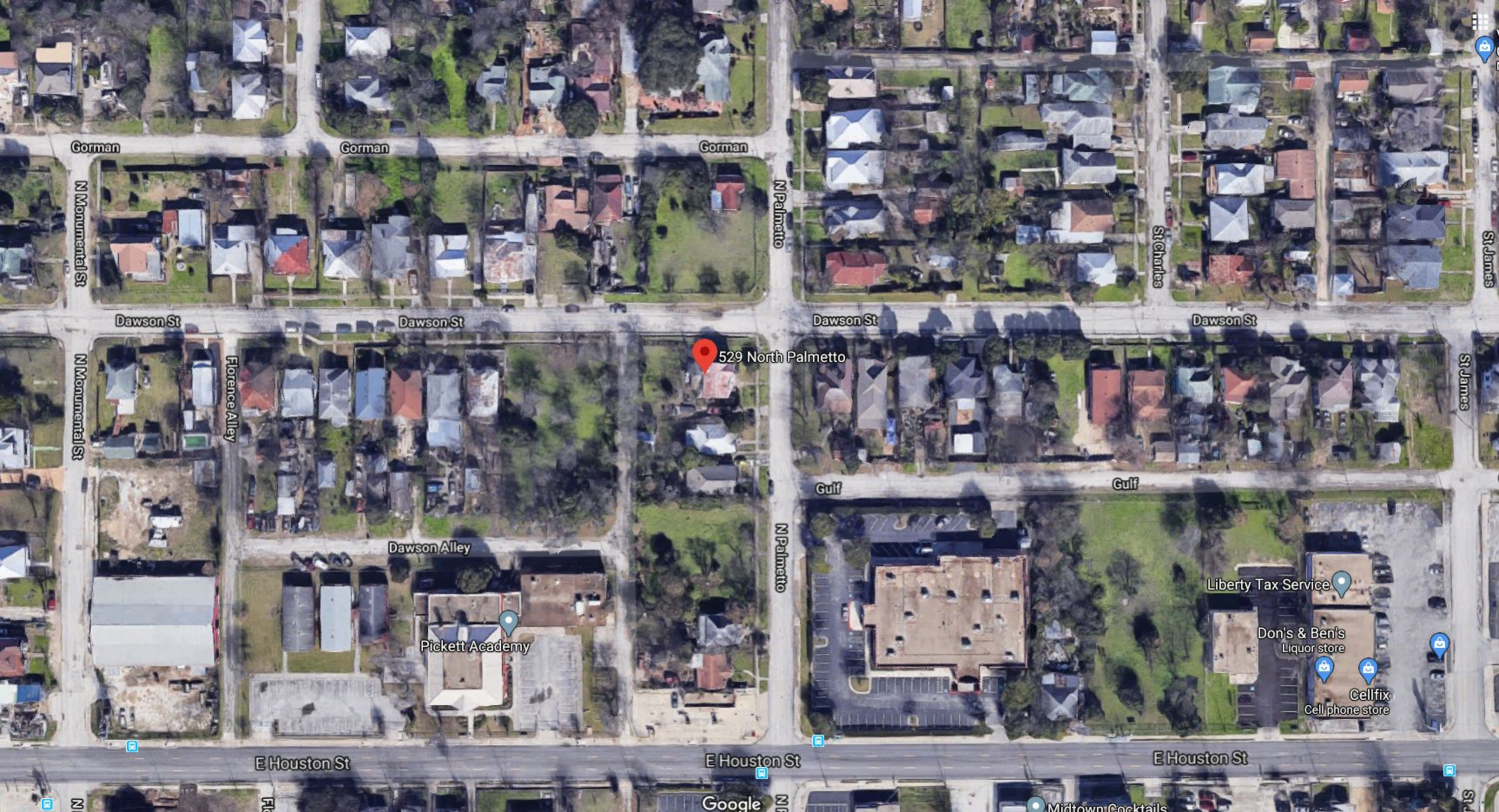
1. That the chimney is deconstructed to salvage and reuse as many original bricks as possible
2. That no work is performed prior to submitting thorough photo-documentation and a measured drawing of the chimney.

529 N Palmetto



July 28, 2020





Gorman

Gorman

Gorman

N Monumental St

N Palmetto

St Charles

St James

Dawson St

Dawson St

Dawson St

Dawson St

N Monumental St

Florence Alley

Dawson Alley

Pickett Academy

529 North Palmetto

Gulf

Gulf

N Palmetto

St James

E Houston St

E Houston St

E Houston St

Google

Midtown Cocktails

Liberty Tax Service

Don's & Ben's
Liquor store

Cellfix
Cell phone store



Pickett Academy

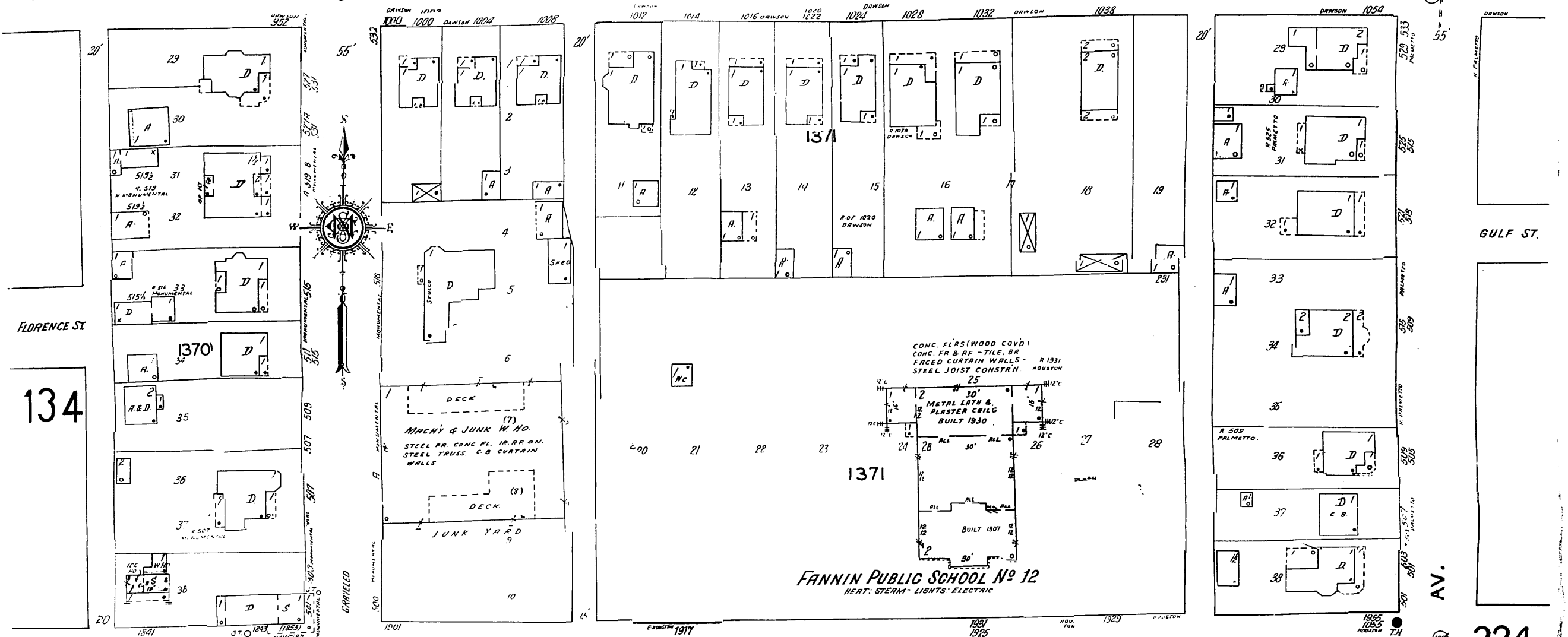
529 North Palmetto

Google



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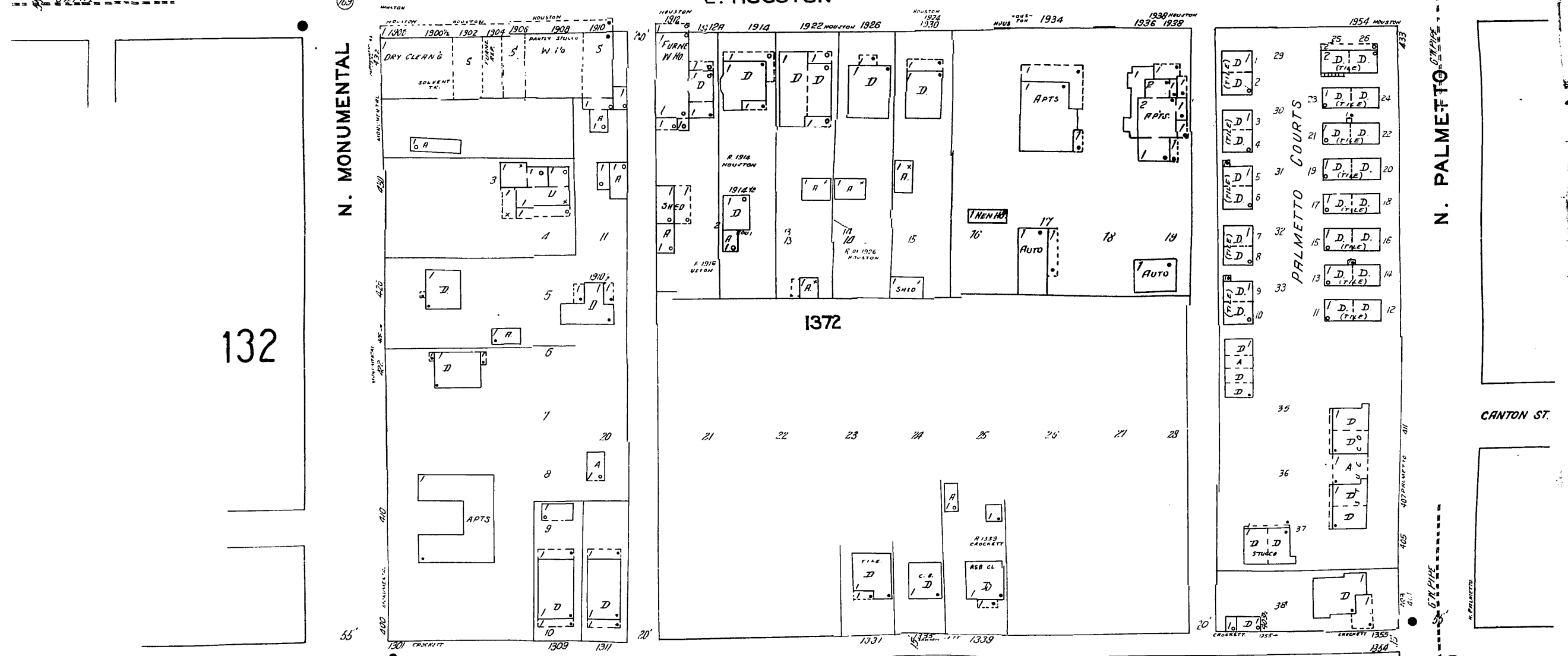
DAWSON GRAYLED



E. HOUSTON

N. MONUMENTAL

N. PALMETTO



E. CROCKETT GRAYLED

E. CROCKETT ST.

C E M E T E R Y

Scale of Feet.





























