

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-527
ADDRESS: 2620 N MAIN AVE
LEGAL DESCRIPTION: NCB 1704 BLK 12 LOT N 62.5 FT OF 1, 2 & 3 ARB A1
ZONING: O-2, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Berkeley Lewis/Berkeley Builders, Inc.
OWNER: Cristina Rohrs
TYPE OF WORK: Skirting replacement
APPLICATION RECEIVED: December 17, 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 replace the wood lap foundation skirting with limestone masonry skirting.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

FINDINGS:

- a. The primary structure located at 2620 N Main Ave is a 2-story multifamily structure constructed in 1909 in the Neoclassical style. The structure sits on a corner lot at the intersection of N Main Ave and E Magnolia Ave. The home features a full-height front porch with fluted Corinthian columns, a broken transom light front door configuration, and prominent front and side-facing dormers with wide trim. The structure is contributing to the Monte Vista Historic District.
- b. **COMPLIANCE** – Per the application materials for administrative approval of window restoration submitted on November 6, 2020, staff found that the skirting was recently modified from wood to limestone masonry prior to approval. The applicant submitted an application on November 23, 2020, to be heard at the next available hearing.
- c. **SKIRTING** – The applicant has proposed to replace the existing wood lap skirting with limestone masonry skirting. Per the Guidelines for Exterior Maintenance and Alterations 8.Bi., replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact. Staff finds that limestone masonry skirting is atypical to Neoclassical style and not found on similar structures in the Monte Vista Historic District. Staff finds that the skirting should be restored to wood lap siding.

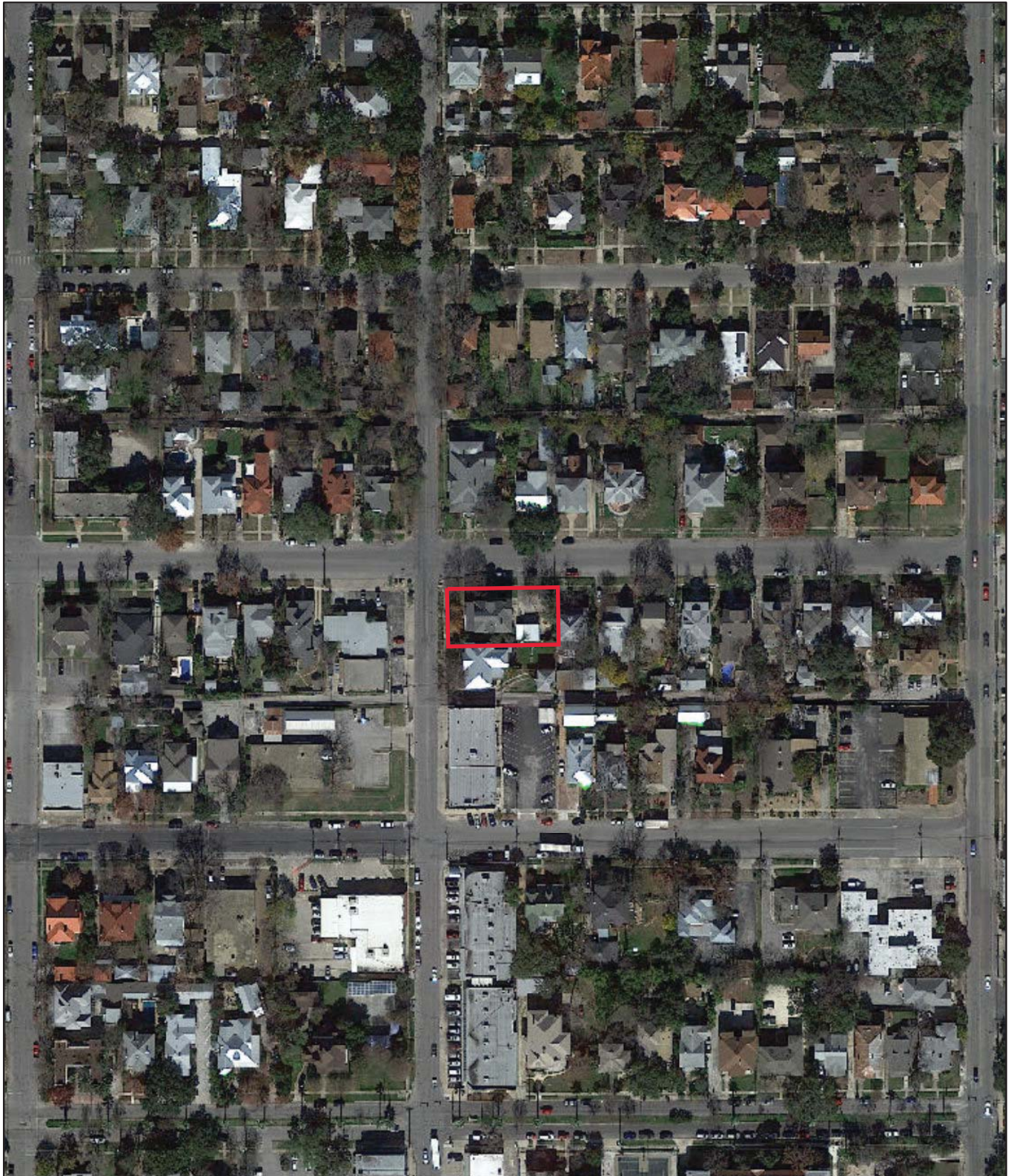
The applicant may use a single member of smooth Hardie plank and/or concealed metal flashing at grade to mitigate water infiltration and that any other interventions should be made beneath the wood lap siding or from the interior.

- d. **CASE HISTORY** – The request was reset to the next available hearing at the HDRC hearing on December 16, 2020. The applicant has since submitted the following documents: (i) a petition of support as installed signed by 12 neighbors, (ii) a notarized statement by current property owner that the structure featured a combination of brick, metal, and wood skirting prior to wholesale replacement of limestone masonry, (iii) a notarized statement by the previous property owner that a crumbling rock wall was found during the removal of the wood skirting, (iv.) photo of similar structures with similar skirting within the historic district. Staff concurs with the additional evidence of existing portions of rock skirting at the structure as well as brick masonry skirting on similar nearby structures. However, staff finds that the limestone masonry as proposed is not consistent with established pattern in material and scale.

RECOMMENDATION:

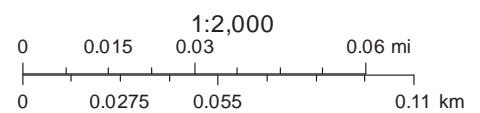
Staff does not recommend approval based on finding c. Staff concurs with the evidence of existing portions of rock skirting at the structure as well as brick masonry skirting on similar nearby structures. However, staff finds that the limestone masonry as proposed is not consistent with established pattern in material and scale – and recommends restoration of appropriate wood lap skirting or traditional brick masonry.

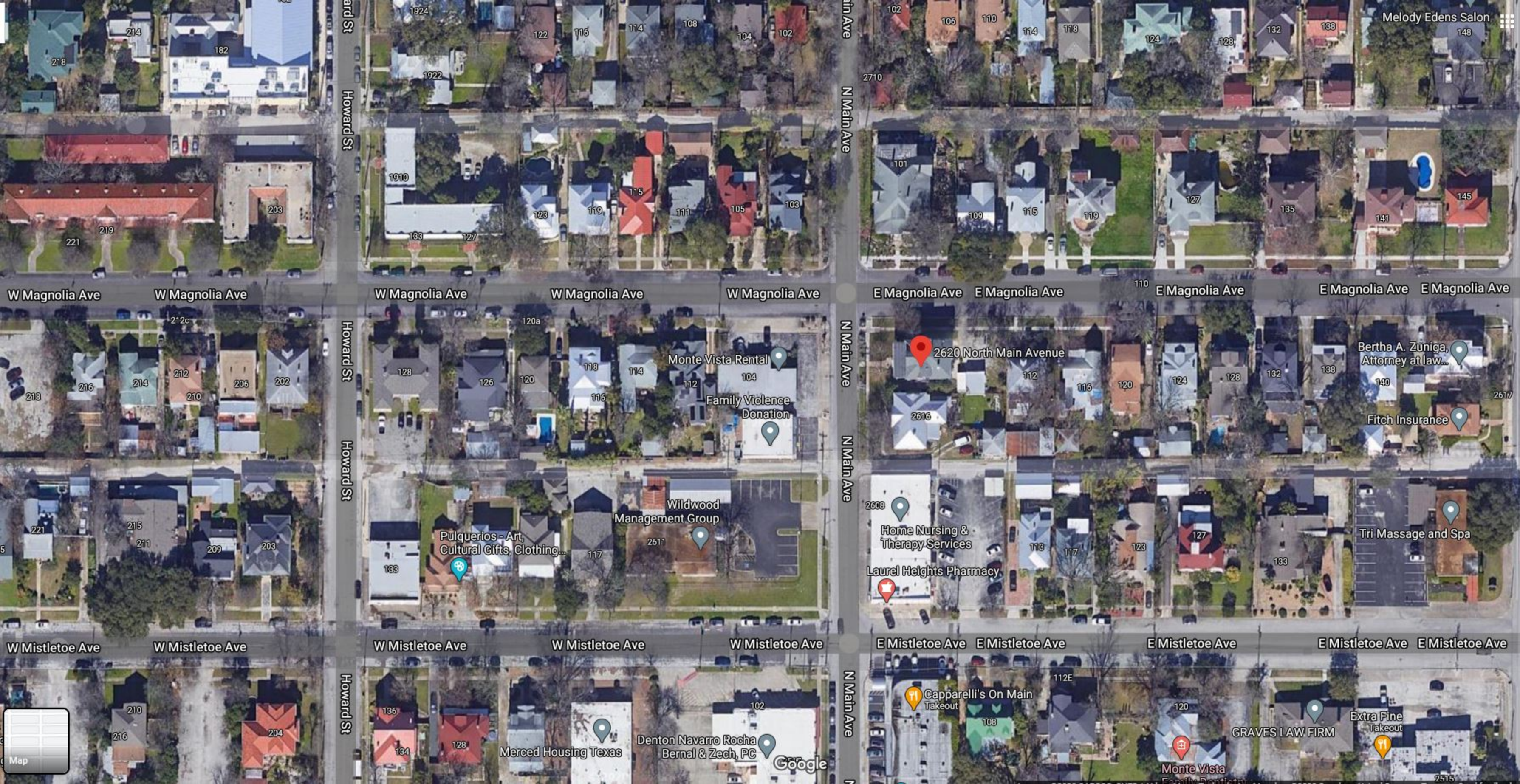
2620 N Main



November 18, 2020

— User drawn lines

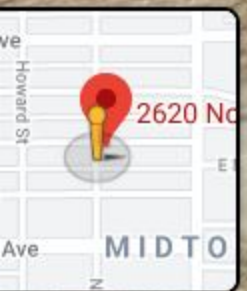






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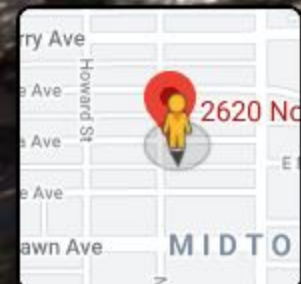


109 E Magnolia Ave

San Antonio, Texas



Street View























131







132















PET WASTE
POUNCEWORTH RESERVE
PLEASE PUNCE AND CLEAN UP
AFTER YOUR PET
IT'S THE LAW
USE OR YOU WILL BE FINE

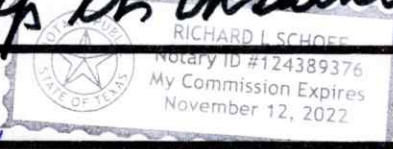


To Whom This may Concern!

I live on the 1st floor of
2620 N Main Ave, San Antonio Texas.
I told them the apt. #1 is hot,
because of holes in the fabric.

Then when an inspection was made,
it was found to have many shabby
repairs & holes! When the wood
was removed I saw a crumbling
rock wall.

I was present and participated
in removal of brick & rock under
my home. Repairing the was needed
to improve the appearance of the house
and keep it insulated.

 RICHARD L. SCHOFF
Notary ID #124389376
My Commission Expires
November 12, 2022

Subscribed to and
Sworn before me
Richard L. Schoff, Notary,
01/04/2021

Geneva L. Roberts

January
4-~~DEC~~ 2021
CME

This is in reference to skirt replacement at 2620 North Main Avenue, San Antonio Texas 78212.

I purchased this home as a residence for my family. In the past it was used as apartments with little maintenance and only cheap repairs to placate renters.

The Skirting was in a state of disrepair with holes that injured the integrity of the home and allowed for animals & pests to gain access to the home.

I removed the exterior Hardie board and found a patchwork of metal, wood & rock. The wood was rotten, the metal rusty and the only sensible solution was to keep the limestone rock wall. I removed materials and debris; rock, brick, wood, cement work.

The debris, cement and rudimentary footer were clear indications that historically this home

4 January
2021

had a stone + brick formatted skirt.

We have furnished pictures of piles of rock still beneath the home that I left to provide a base into the crawl space. Further evidence can be seen in the yard where I used more of the rubble as landscape material.

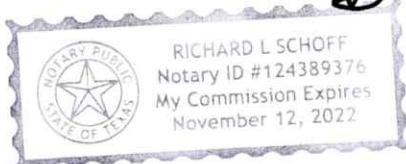
I have received many compliments in regards to this skirt repair. Neighbors are pleased that the botched woodwork is gone and that I stayed with the Texas limestone. Please consider my input and grant us your approval to move forward to make this home healthy once more + restore it to its original classic beauty.

Respectfully,

Cosm M Folus

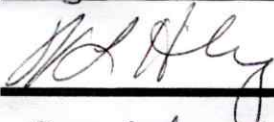
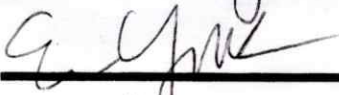
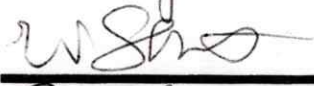

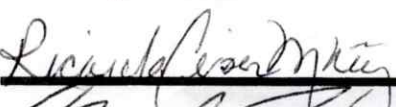

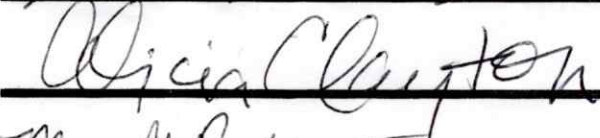

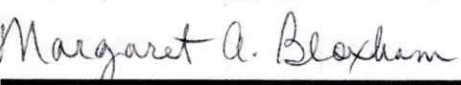
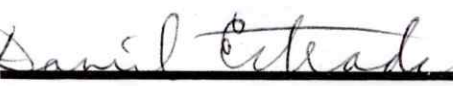


Subscribers to Mrs Susan Barbara MA,
Richard L. Schoff, Notary, 01/04/2021.

Richard L Schoff



I am a neighbor to 2620 North Main Ave.
San Antonio, TX 78212

In regards to the stonework skirt, I believe
and agree this is an improvement that looks
nice and beautifies the neighborhood.

signature	address	
	112 E. Magnolia Ave.	Erin
	110 E Magnolia Ave.	West
	116 E Magnolia	Billy
	132 E. Magnolia	RAY
	138 E. MAGNOLIA	RICHARD
	138 E. Magnolia #1	MICHAEL
	115 E. Magnolia	ALICIA
	105 W. Magnolia Ave.	Mary
	111 W. Magnolia Ave.	Margaret
	111 W. MAGNOLIA AVE	Daniel
	111 W. MAGNOLIA AVE	Matt
	123 W. Magnolia Ave.	Beth/Claire/-

BIO FOR MS. CRISTINA ROHRS (THE OWNER OF 2620 NORTH MAIN)

AS WELL AS SOME OF HER PLANS FOR RESTORATION OF THIS PROPERTY

Ms. Cristina Rohrs has very recently retired from the U S Army, in which she served for over 30 years. She was an RN, and as such, helped returning warriors recover from their wounds. She also held them in her arms while they died. She is a very warm and caring individual. She cared for her soldiers, and she cares for her home at 2620 North Main Avenue.

She acquired this property about three years ago, and embarked on a long term plan to restore it as much as feasible back to it's original beauty. It is quite a lovely property, and deserves all the help it can get. Long term abuse, as well as numerous poorly thought out and executed changes have turned it into an eyesore.

Ms. Rohrs has already invested considerable funds into its restoration, and has committed to spending many tens of thousands more dollars in completing her vision. She has hired me, Berkeley Builders, Inc. to help with these projects. I have been doing this for 50 years, all over the country. I am not a neophyte with regard to restoration. We have already taken out a permit to reinstall an original window at the front of the house, which was removed to create an office in the past. Along with the window replacement , we have a permit to replace the many areas of damaged and missing siding. To this end, Ms. Rohrs and I contracted with Allen and Allen to manufacture 1600 linear feet of matching siding, at a cost of \$3,300.00.

There are many other damaged and/or butchered up areas on both the exterior and the interior which will be addressed in the coming months. We will, of course, apply for the required COA whenever appropriate, and obtain building permits for all work to be done.

Ms. Rohrs understands that she did not approach the installation of the limestone skirting wall in the correct manner. This is unfortunate, but was done with no malicious intent. She thoroughly researched what was there originally , based on the rubble of an old masonry wall left under the house. The new wall is well constructed, and totally compatible with the home and others in the area. We ask that you allow this wall to remain in place, in keeping with her plans to restore this home.

Respectfully Submitted,

Berkeley R. Lewis
Berkeley Builders, inc.