

# HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

**HDRC CASE NO:** 2018-299  
**ADDRESS:** 615 AUGUSTA  
**LEGAL DESCRIPTION:** NCB 806 BLK 23 LOT 10 & W 3.71 FT OF 11  
**ZONING:** FBZ T5-1,HS  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Rogers, JW - House  
**APPLICANT:** Office of Historic Preservation  
**OWNER:** Residences at Madison Square Park LLC  
**APPLICATION RECEIVED:** June 11, 2018  
**60-DAY REVIEW:** August 10, 2018  
**REQUEST:**

The applicant is requesting a recommendation to the Building Standards Board (BSB) for the repair of the primary structure at 615 Augusta.

The City's Code Enforcement Division has determined that the structure is eligible for repair per Chapter 6-156.

## 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.

### *Sec. 35-615. - Prevention of Demolition by Neglect.*

(a)Applicability. In keeping with the city's minimum housing standards, the owner, or other person having legal custody and control of a designated historic landmark or structure in a local historic district shall preserve the historic landmark or structure against decay and deterioration and shall keep it free from any of the following defects:

- (1)Parts which are improperly or inadequately attached so that they may fall and injure persons or property;
  - (2)Deteriorated or inadequate foundation;
  - (3)Defective or deteriorated floor supports or floor supports that are insufficient to carry the loads imposed safely;
  - (4)Walls, partitions, or other vertical supports that split, lean, list, or buckle due to defect or deterioration or are insufficient to carry the loads imposed safely;
  - (5)Ceilings, roofs, ceiling or roof supports, or other horizontal members which sag, split, or buckle due to defect or deterioration or are insufficient to support the loads imposed safely;
  - (6)Fireplaces and chimneys which list, bulge, or settle due to defect or deterioration or are of insufficient size or strength to carry the loads imposed safely;
  - (7)Deteriorated, crumbling, or loose exterior stucco or mortar, rock, brick, or siding;
  - (8)Broken, missing, or rotted roofing materials or roof components, window glass, sashes, or frames, or exterior doors or door frames; or
  - (9)Any fault, defect, or condition in the structure which renders it Structurally unsafe or not properly watertight.
- (b)Compliance. The owner or other person having legal custody and control of a designated historic landmark or structure

in a local historic district shall, in keeping with the city's minimum housing standards, repair the landmark or structure if it is found to have any of the defects listed in subsection (a) of this section. In addition, the owner or other person having legal custody and control of a historic landmark or a building, object, site, or structure located in a historic district shall keep all property, including vacant property, clear of all weeds, fallen trees or limbs, debris, abandoned vehicles, and all other refuse as specified under the city's minimum housing codes and ordinances.

(c)Enforcement.

(1)The historic preservation officer and the historic and design review commission are authorized to work with a property owner to encourage maintenance and stabilization of the structure and identify resources available before taking enforcement action under this section.

(2)The historic and design review commission, on its own initiative, or the historic preservation officer may file a petition with code compliance requesting that the city proceed under the public safety and housing ordinance to require correction of defects or repairs to any structure covered by subsection (a) above so that such structure shall be preserved and protected in accordance with the purposes of this article and the public safety and housing ordinance.

(3)Penalties.

(i)A person may not violate a requirement of this article. Pursuant to Section 214.0015 (Additional Authority Regarding Substandard Buildings) of the Texas Local Government Code, a person who violates a requirement of this article commits a civil offense, and is civilly liable to the City of San Antonio in an amount not to exceed one thousand dollars (\$1,000.00) per day for each violation or an amount not to exceed ten dollars (\$10.00) per day for each violation if the property is the owner's lawful homestead. The City of San Antonio may by order assess and recover any such civil penalties against a property owner at the time of an administrative hearing regarding the violations provided the property owner was notified of the requirements of the ordinance and the owner's need to comply with the requirements and, after notification, the property owner committed an act in violation of the ordinance or failed to take an action necessary for compliance with the ordinance. The city clerk shall file with the district clerk of Bexar County a certified copy of any order issued under this subsection stating the amount and duration of the penalty. Any monies collected shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources.

(ii)A person who violates this article commits an offense. An offense under this article is a class C misdemeanor punishable as provided in the municipal ordinances of San Antonio.

(iii)An action to enforce the requirements of this article may include injunctive relief and may be joined with enforcement of all applicable city codes.

(iv)If any building, object, site or structure covered by this subdivision shall have to be demolished as a public safety hazard and the owner thereof shall have received two (2) or more notices from the director of code compliance of building neglect in violation of this and other city ordinances, no application for a permit for a project on the property may be considered for a period of five (5) years from the date of demolition of the structure. Additionally, no permit for a curb cut needed for the operation of surface parking lot shall be granted by a city office during this period, nor shall a parking lot for vehicles be operated whether for remuneration or not on the site for a period of five (5) years from and after the date of such demolition.

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.

ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.

iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.

iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.

v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

## 2. Materials: Masonry and Stucco

### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

### 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.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

## 6. Architectural Features: Doors, Windows, and Screens

### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## FINDINGS:

- a. The primary structure located at 615 Augusta is a 2-story residential structure constructed in approximately 1900 with Colonial Revival, Federal, and Queen Anne influences. The home features a stucco façade, primary hipped roof, an asymmetrical, inset front porch with red brick columns and a second story balcony, original wood windows with geometric detailing on the top sashes, and a broken triangle pediment above the second story front door with side lites. The structure is an individual local historic landmark designated on October 27, 1988, as part of a comprehensive city ordinance that landmarked over 1,100 individual structures in the city. The location, materials and construction style are largely original to the site. The structure features a non-contributing rear addition.
- b. According to Development Services Department code staff, the structure caught fire on the second story in April 2018 and again on June 11, 2018. The interior of the structure has suffered fire damage, as well as the front and side second story windows. The City's Code Enforcement Division inspected the property and determined it to be eligible for repair. The Historic Design Guidelines for Exterior Maintenance and Alterations note that historic exterior elements should be preserved where they remain or replaced or reconstructed in-kind of damaged. When

new materials are needed, they should match the existing materials in color, configuration, durability, and texture. The repair and replacement of stucco, wood trim, wooden porch elements, and roofing elements is eligible for administrative approval. The repair and reconstruction of original wood windows is also eligible for administrative approval.

**RECOMMENDATION:**

Staff recommends repair of the existing historic structure based on findings a and b. The Certificate of Appropriateness for repair of this structure is eligible for administrative approval.

**CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 13, 2018

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## Development Services Department - Building Standards Board

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### Building Standards Board - Dangerous Structure Case Summary

RECORDED UPDATED SUCCESSFULLY

Select Agenda:

Agenda Date: 
 Agenda No. 
 Panel: 
 Case Status: 
 Date Submitted for Review: 
 ECCO Case Number: 
☐ Repeat Offender
 Type: 
☐ Litigation

#### OFFICER INFORMATION

Code Officer Name: 
 Code Supervisor Name: 
☐ Ready to Process

#### PROPERTY INFORMATION

Address of Violation:  
 Permits: 
 Warrant Log: 
 Violation City: 
 State: 
 Zip: 
 Legal Description: 
 Size of Lot: 
 CAN: 
 Hardship Case: 
 Vacancy: 
 Occupancy: 
 CD: 
 Historic Property: 
 Historic Neighborhood: 
☐ Rehearing
 Within 1000 ft of school/daycare: 
 School/Daycare name:

Building Report: 
 Fire Report: 
 Fire Case #: 
 Police Report: 
 Police Case #: 
 Date Reported: 
 First Inspection: 
 Initial Notice Mailed: 
 Photo Date:

Initiator:

Critical Issues:

Main Key Findings:

Acc Key Findings:

#### OFFICE OF HISTORIC PRESERVATION NOTIFICATION

#### OWNER INFORMATION

Owner Name: 
 Mailing Address: 
 City, State, Zip: 
 Owner's Intent: 
 Property owners intent to is demolish Main Structure of this property.

Init Inspect Date: 
 Personal Contact Made: 
 Who was contact made: 
 Owners agent:

Water Records Information:

#### Structural Condition

#### NOTICE OF VIOLATION INFORMATION

	Date Sent	Delivered	Delivered TO	Delivered Othr	Name	Address	City/St/Zp	Returned	Returned Date	Notice Status	Notice Status Date	Expired Date
<a href="#">Select</a>	04/13/2018	Certified Mail	Property Owner	RESIDENCES AT MADISON SQUARE	RESIDENCES AT MADISON SQUARE	609 AUGUSTA ST	SAN ANTONIO TX 78215	Yes				05/15/2018

## INSPECTION INFORMATION

	Note Date	Note Details	Inspection
Select	04/11/2018	Upon my first inspection found a Fire Damage Structure/Main Structure	True
Select	04/16/2018	Inspection: Main Structure secured and cleaned at this time	True
Select	04/25/2018	Property is considered to be Historic Structure	True
Select	05/09/2018	NO changes Made to Main Structure	True
Select	05/18/2018	No changes made to Main Structure	True
Select	06/11/2018	Made location recieved a call from SAFD that another fire on the second floor of Main Structure Fire damage to 2nd floor bathroom	True

Add Note

## NOTICE OF HEARING INFORMATION

Notices of hearing sent to:

1st Publication:

2nd Publication:

NOH Posting:

## PRE-BOARD CONFERENCE HEARING

Pre Board Conference Hearing:

-- select --

Pre Board Conference Hearing Date:

Pre Board Conference Hearing Attendees:

Pre Board Conference Hearing Comments:

## RECOMMENDATION

Main:

Repair

Repair and replace all fire damage to Main Stucture of this property affected areas such as

Accessory:

N/A

N/A

Chapter:

6-157

## OUTCOME

Was Penalty assessed?

-- select --

Was quorum met:

-- select --

☐ Owner/Representative present☐ Translator Req

Type of Penalty?

☐ Initial Penalty☐ Non-Compliance Penalty☐ Both

Initial Penalty Amt:

\$0.00

Non-Compliance Penalty Amt:

\$0.00

Customer ID #:

Invoice #:

Invoice Date:

Amount Invoiced:

\$0.00

Amount Paid:

\$0.00

Balance:

\$0.00

Hearing Results:

-- select --

Board Order:

-- select --

Date Orders Expired:

Post

BSB

Results:

-- select --

Last Updated:

Date Orders Recorded:

Date Orders Mailed:

Appeal Period Deadline:

CDBG:

-- select --

Estimated Demo Cost:

\$0.00

Actual Demo Cost:

\$0.00

## ATTACHMENTS

## Attach Supporting Materials

Select a data file to upload:

Browse...

File Description:

Upload

Exit

## Attached Files

1241