

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2021-004
ADDRESS: 211 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3085 BLK 1 LOT 16
ZONING: MF-33,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Darrell Burghard/HEARTSTONE HOMES LLC
OWNER: HEARTSTONE HOMES LLC
TYPE OF WORK: Rear accessory structure modifications
APPLICATION RECEIVED: January 05, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to add stucco over the asbestos siding on the existing garage.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade 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.
- 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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

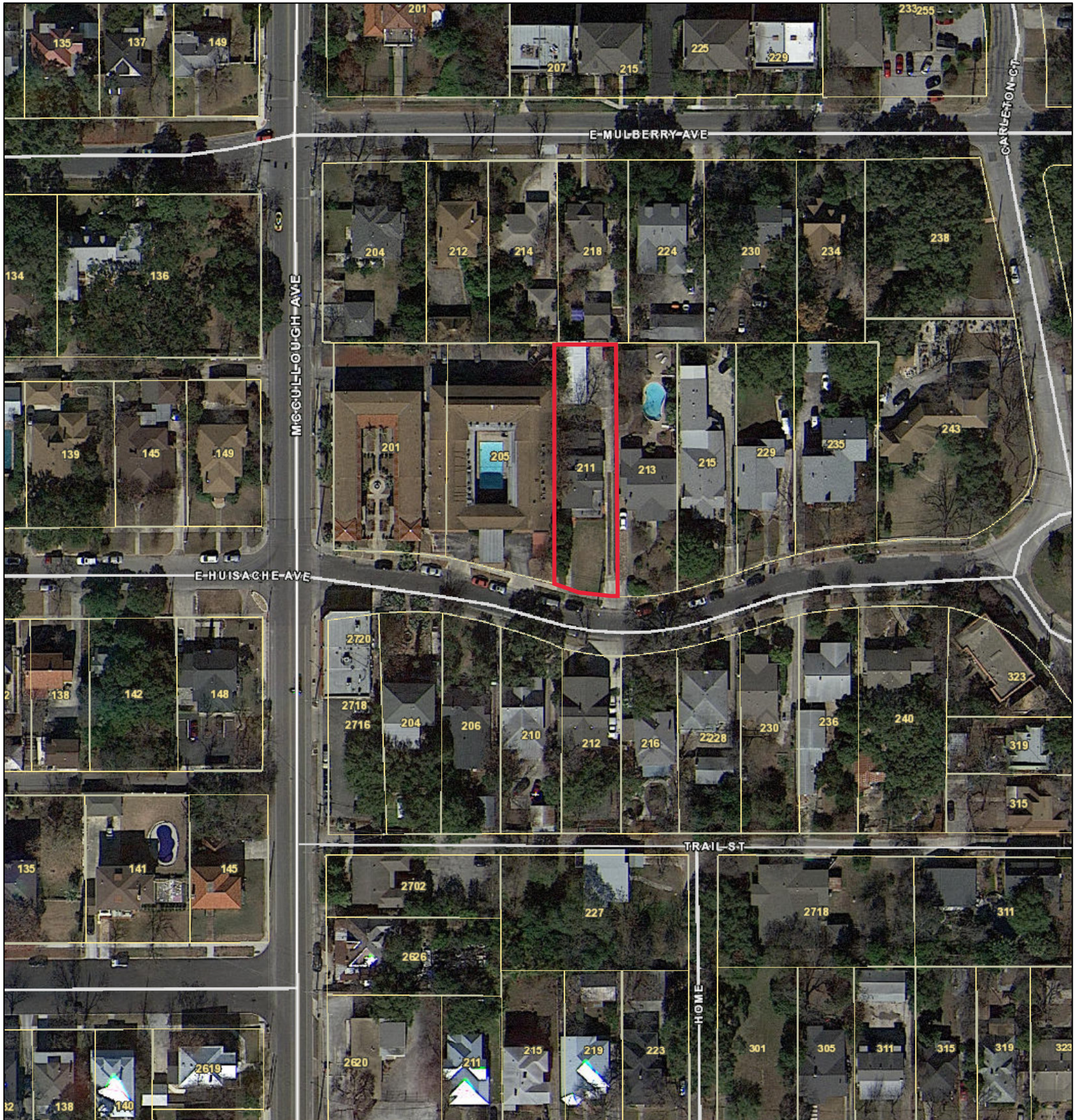
FINDINGS:

- a. The primary structure located at 211 E Huisache is a 2-story residential structure constructed circa 1925 in the Craftsman style. The structure has been significantly modified over the years, though based on Sanborn Maps, retains much of its original footprint. Modifications include stucco siding, replacement windows, and porch modifications. The structure is contributing to the Monte Vista Historic District. The structure also features a rear accessory structure which has also been modified over the years, including in footprint.
- b. The existing rear structure is clad in asbestos siding. An ideal remediation treatment for asbestos is for it to be carefully removed by a professional experienced in handling toxic materials. An alternative to remediation by removal is encapsulation, or retaining the existing material and coating it in paint or another substance to significantly eliminate the possibility of its disturbance. Staff generally supports one of these two methods.
- c. **ACCESSORY STRUCTURE MODIFICATIONS** – The applicant has proposed to stucco over the existing siding on the rear accessory structure. The primary siding is lap asbestos, with a small portion containing non-original wood. As noted in finding a, the structure has been modified over the years based on Sanborn Maps, with its footprint nearly tripling with modifications to wall plane locations. While staff finds that the structure is still contributing to the district, largely due to its height and siting, the original footprint and materials have been significantly altered. As noted in finding b, either full removal of asbestos or encapsulation with paint or another substance are preferred methods of handling the presence of the material. Though coating in stucco is not a preferred method, such a treatment will result in encapsulation of the material. Based on these specific modifications to this particular rear structure, as well as the presence of stucco on the primary structure on site, staff finds that the request is acceptable.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

City of San Antonio One Stop



January 14, 2021





211















LAUREL HEIGHTS TERRACE
(VOL. 5140, PG. 55)
BLOCK 1, N.C.B. 3085

N 00°04'39" W 209.29'
210.0' (PLAT)

E. HUISACHE AVE.
(PER PLAT HILL CREST AVE.
-VARIABLE WIDTH R.O.W.)

E. 1.5' OF
LOT 4 & LOT 5

LOT 6

BLOCK 2

LOT 7

LOT 8

FND. 1/2" I.R. W/CAP
4.90'

50.62' W

50.0' (PLAT)

5.5' CONC. SDWLK

TWO STORY
STUCCO

LOT 16, BLOCK 1
N.C.B. 3085

10657 SQ. FT.
0.24 ACRES

COVERED
PORCH

0.6' TILE CURB

CONC. DRWY.

CONC. DRWY.

217.5' (PLAT)

LOT 17

S 00°04'39" E 217.50'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- IRON FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FOUND "X" ON CONCRETE
- ELECTRIC METER
- POWER POLE
- RECORDED ON PLAT
- FIELD MEASURED (F.M.)

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____
X _____

CHAINLINK
FENCE

COVERED CONC.
CARPORT

SIDING
STORAGE

CONC.
DRWY.

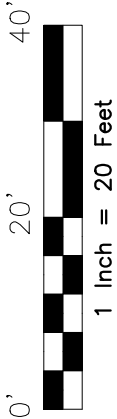
0.5' CONC. CURB

0.6' CONC. SDWLK

0.5' CONC. CURB

WOOD
FENCE

GRAPHIC SCALE



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____

and that the above map is true and correct according to an actual field survey, made by me, on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Address: 211 E. HUISACHE AVE. GF No. ---

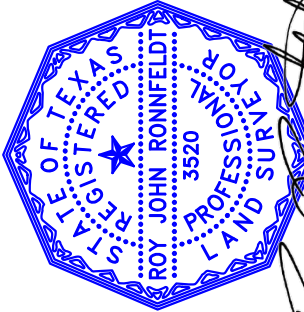
Legal Description of the Land: LOT 16, BLOCK 1, NEW CITY BLOCK 3085, LAUREL HEIGHTS TERRACE, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGES 170-171, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 105, PAGE(S) 170-171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
VOLUME 269, PAGE 408, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



AMERISURVEYORS LLC
1100 NW Loop 410, Suite 546 San Antonio, Texas 78213
Phone: (210) 572-1995



Roy John Ronnfeldt

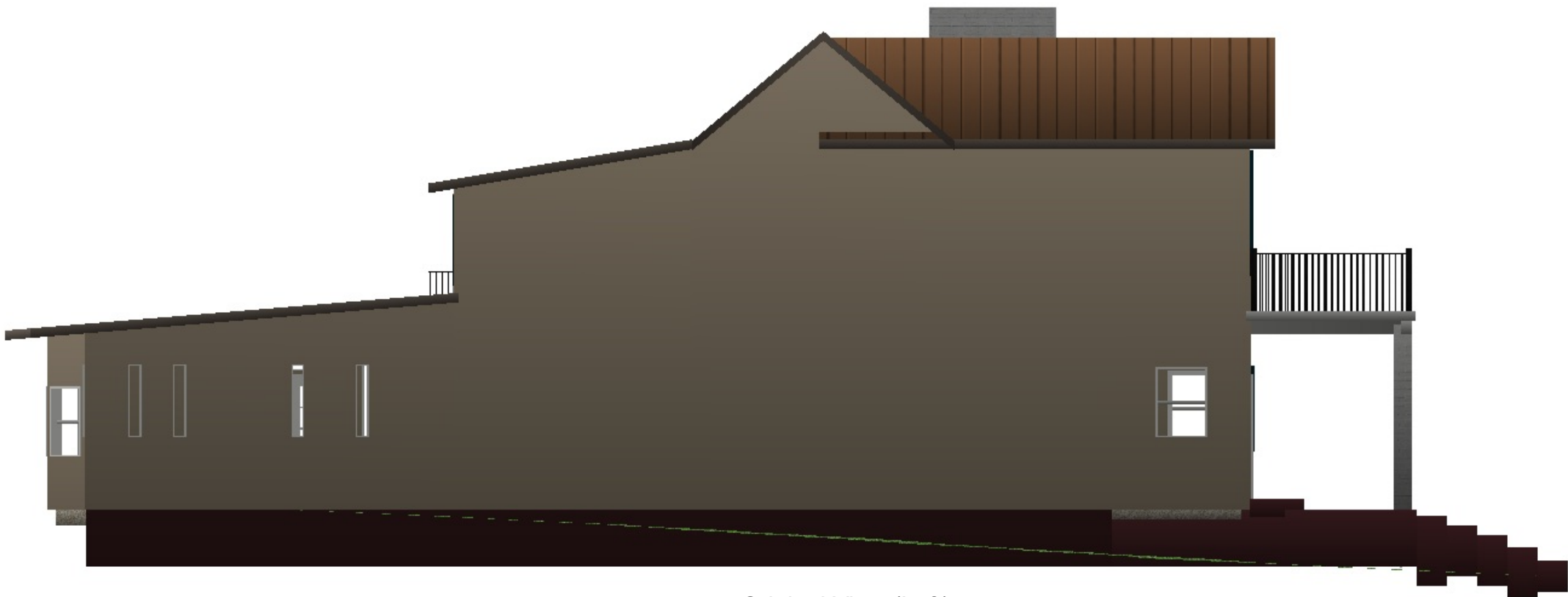
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

FINAL "AS-BUILT" SURVEY

JOB NO.:	2001067328	NO.		REVISION	DATE
DATE:	01/14/20				
DRAWN BY:	JD/GT				
APPROVED BY:	RJR				



Original View (Right)



Original View (Left)



Original Garage (no doors)



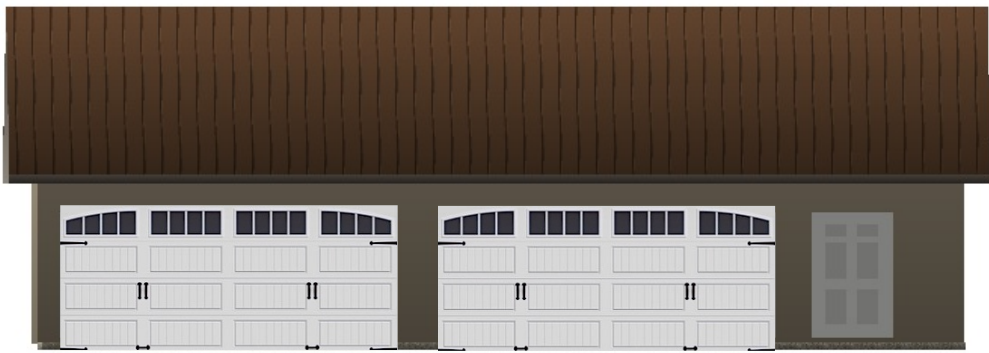
Original View (Back)



Original View (Front)

ORIGINAL PLAN VIEW

A-5	SHEET: 5	SCALE:	DATE: 12-17-20	DRAWINGS PROVIDED BY: JONATHAN VALEN 310-941-5919 HEAVYMETAL LLC	PROJECT DESCRIPTION: HEART & STONE 211 E. HUISACHE AVE. SAN ANTONIO TX 78212	SHEET TITLE: ORIGINAL ELEVATIONS	NO.	DESCRIPTION	BY	DATE	



Proposed Double Carriage Style Doors.



3D Model Prospective View (Rear)



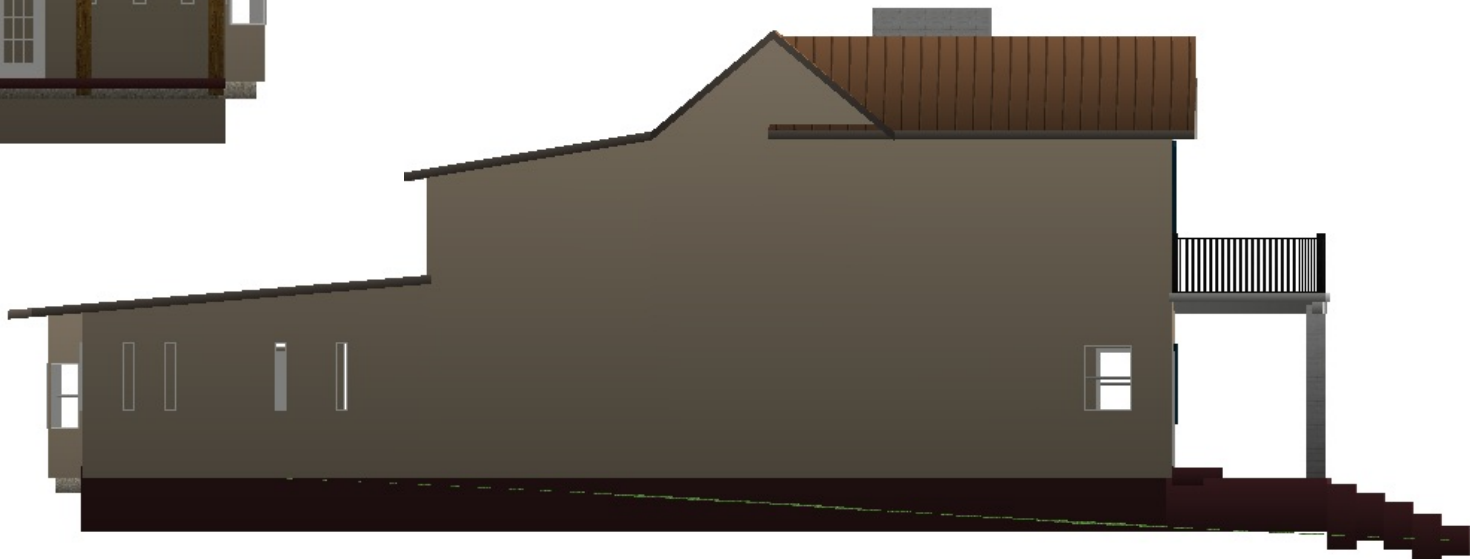
Elevation View (Rear)



Elevation View (Front)



Elevation View (Right)



Elevation View (Left)



REMODELED PLAN

A-4	SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY: Jonathan Valen 1310-941-5919 HaevyMetal LLC	PROJECT DESCRIPTION: Heart & Stone 211 E. Huisache Ave. San Antonio TX 78212	SHEET TITLE: Elevations Remodeled	NO.	DESCRIPTION	BY	DATE	