

HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

HDRC CASE NO: 2021-368
ADDRESS: 107 PASO HONDO
LEGAL DESCRIPTION: NCB 591 BLK 4 LOT 14
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cesar Pedraza/Iral Construction
OWNER: Cesar Pedraza/Iral Construction
TYPE OF WORK: Removal of rear addition, repair and replacement of damaged brick
APPLICATION RECEIVED: July 12, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace damaged bricks with new bricks to match the original.
2. Demolish a rear addition.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- 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.
- Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- 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.
- 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)

- 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.
- 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.
- 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.
- 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.

FINDINGS:

- a. The historic structure at 107 Paso Hondo was constructed circa 1904 in the Folk Victorian style and is a contributing structure to the Dignowity Hill Historic District. The historic structure features brick facades, a hipped roof and a front facing window bay with a gabled roof, three brick chimneys and a rear, contributing accessory structure. The applicant has updated construction documents noting the preservation of the three existing chimneys.
- b. PREVIOUS APPROVAL – The Historic and Design Review Commission issued approval for the demolition of an existing, rear addition and the construction of a new rear addition on June 5, 2019. The applicant has also received recent administrative approvals for window repair, trim repair and painting of wood elements.
- c. BRICK REPLACEMENT – The applicant has proposed to replace damaged bricks with new bricks to match. Generally, staff finds in-kind replacement to be appropriate and consistent with the Guidelines; however, staff finds that the applicant should provide a sample of the replacement brick for review and approval, and that all new mortar match the original in color and texture. Brick replacement should only occur in spots and should not be wholesale.
- d. REAR ADDITION – The historic structure at 107 Paso Hondo features a rear addition that was constructed circa 1910, and first appears on the 1912 Sanborn Map. The rear addition features a standing seam metal roof and wood siding. While not original to the structure, staff finds the existing rear addition to feature significance. Staff finds that replacement plans should be submitted for review and approval prior to the issuance of a Certificate of Appropriateness for the demolition of the rear addition. Additionally, staff finds that historic materials from the rear addition should be salvaged should the applicant receive approval to demolish the rear addition.

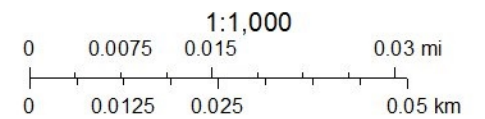
RECOMMENDATION:

1. Staff recommends approval of item #1, brick replacement, based on finding c with the following stipulations:
 - i. That the proposed replacement brick match the original, and that the applicant submit a sample to OHP staff for review and approval prior to the issuance of a COA.
 - ii. That all grout and mortar match the original in color and texture.
2. Staff does not recommend approval of item #2, the demolition of the existing, rear addition. Staff recommends that replacement plans be submitted for review and approval prior to approval and the issuance of a COA.

City of San Antonio One Stop



July 29, 2021





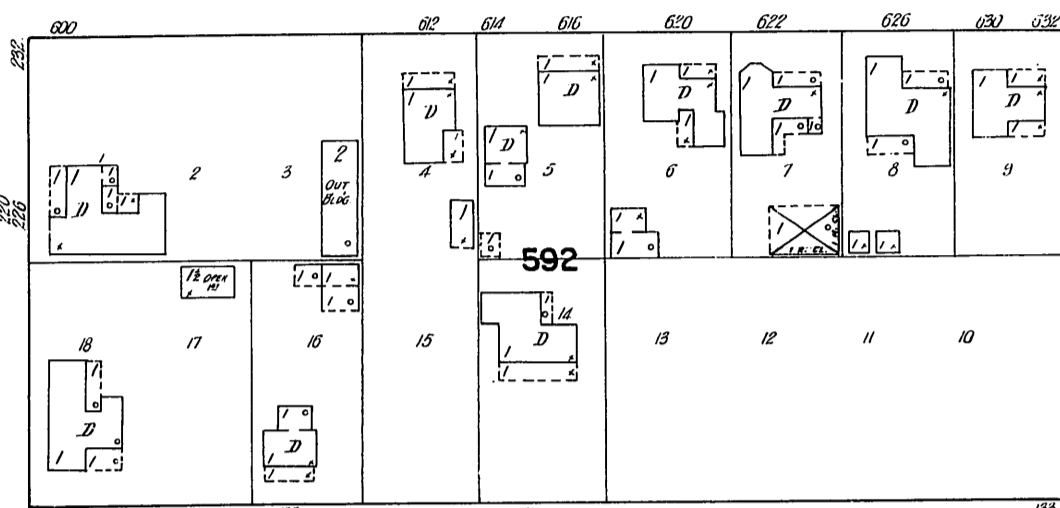
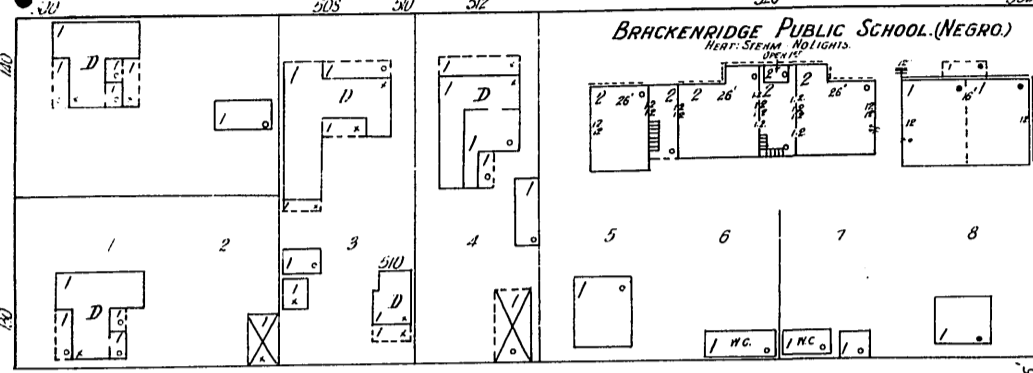
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N. CENTRE

NOT PAVED

UTN PIPE

55'

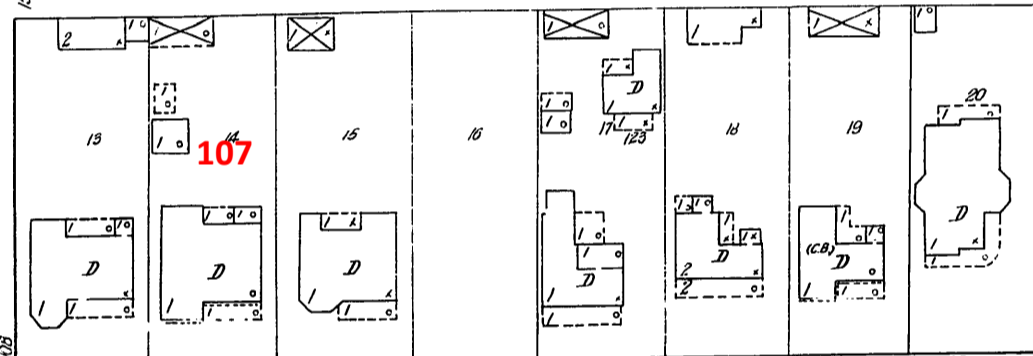
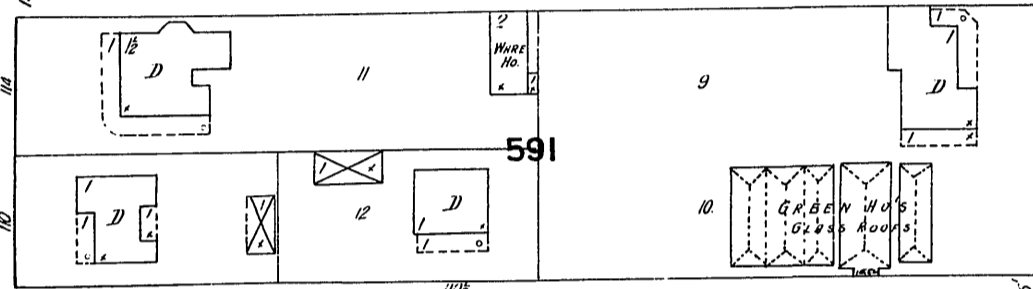


GIBBS NOT PAVED

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128

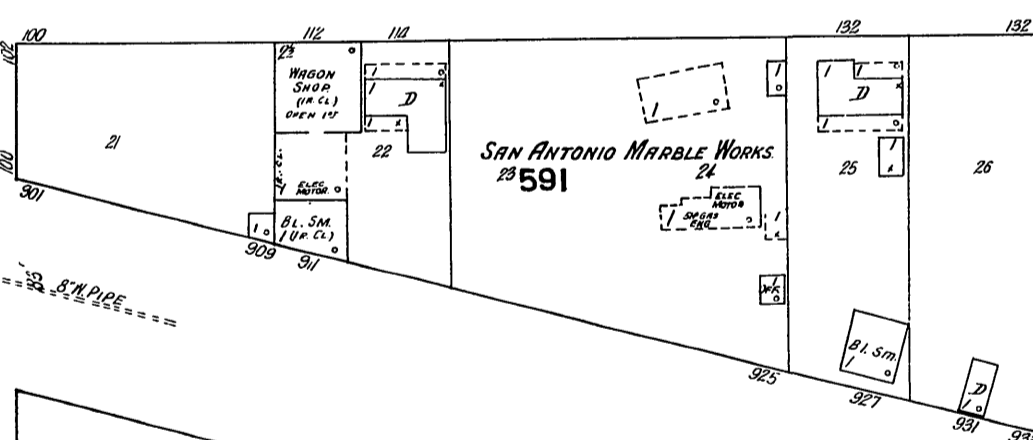
N. MESQUITE



PASO HONDO

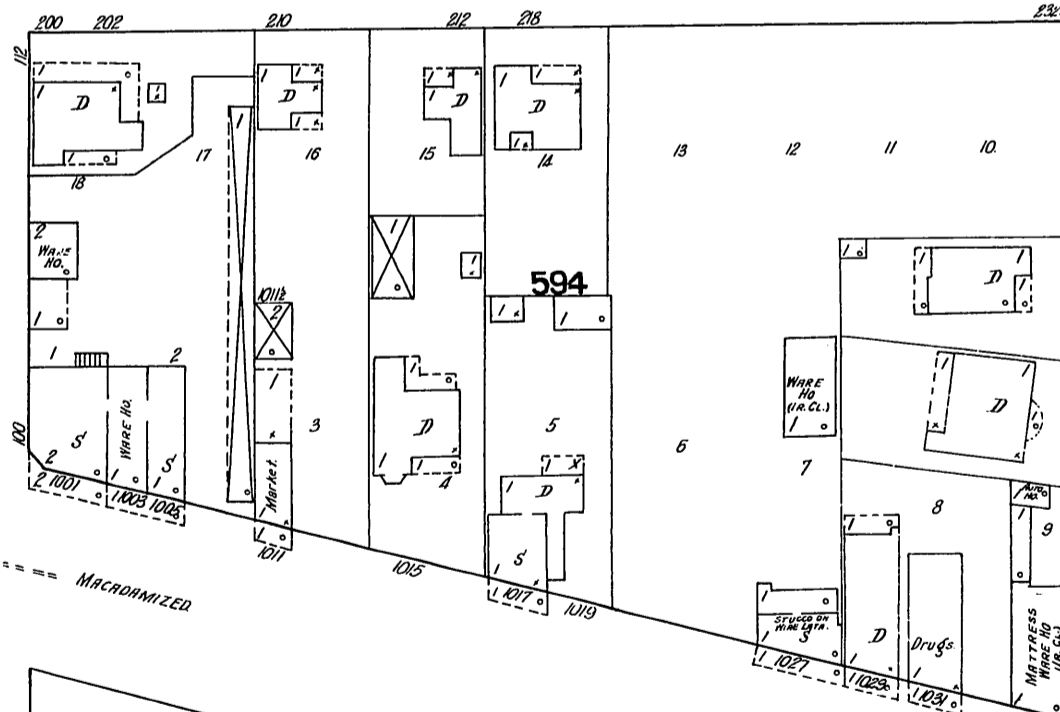
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SAN ANTONIO MARBLE WORKS

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594

E. COMMERCE

MACROHMIZED

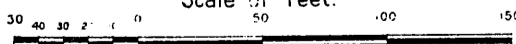
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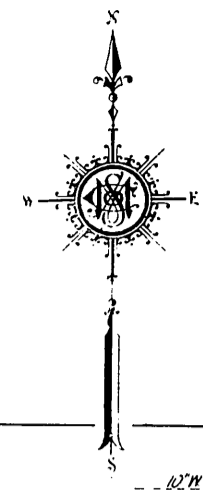
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Scale of Feet.



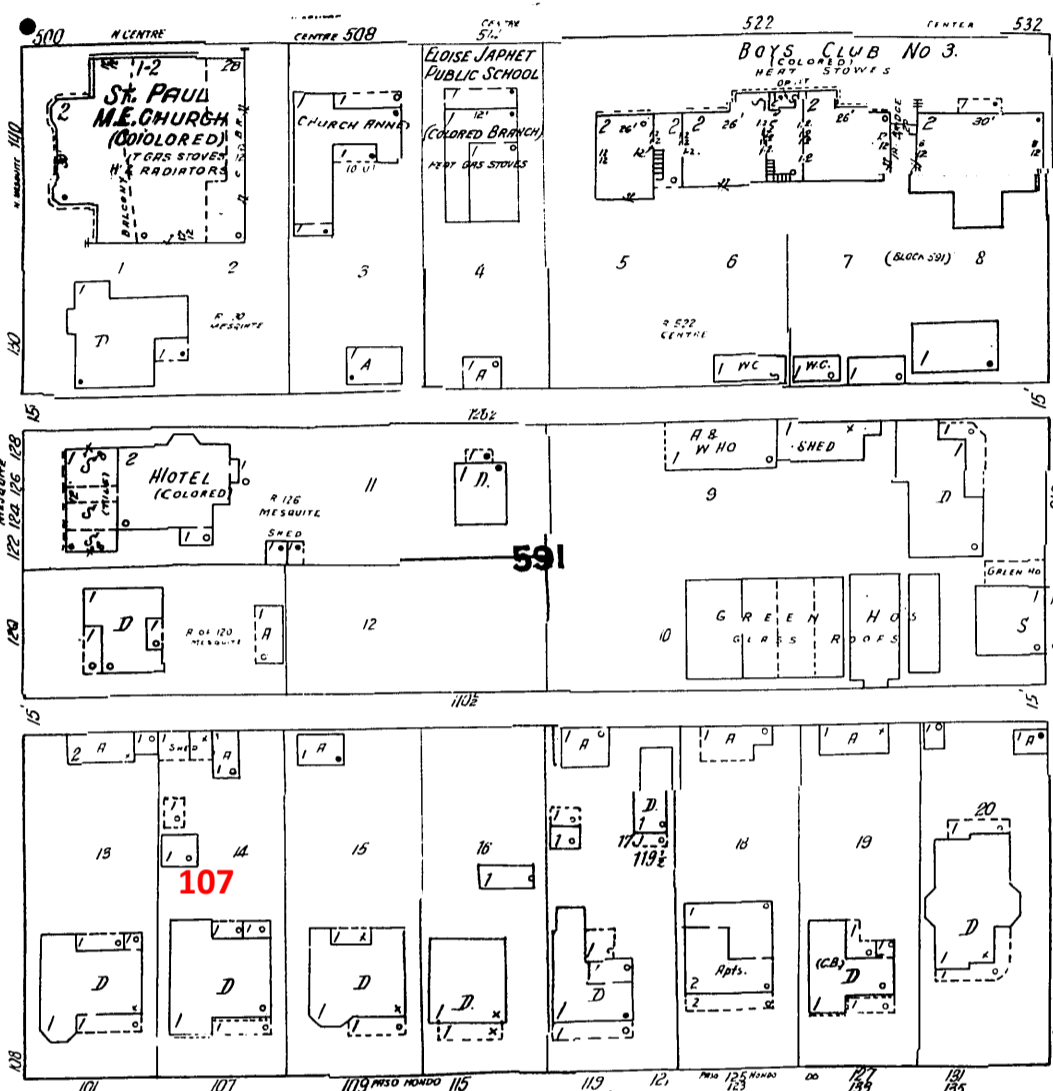


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N. CENTRE

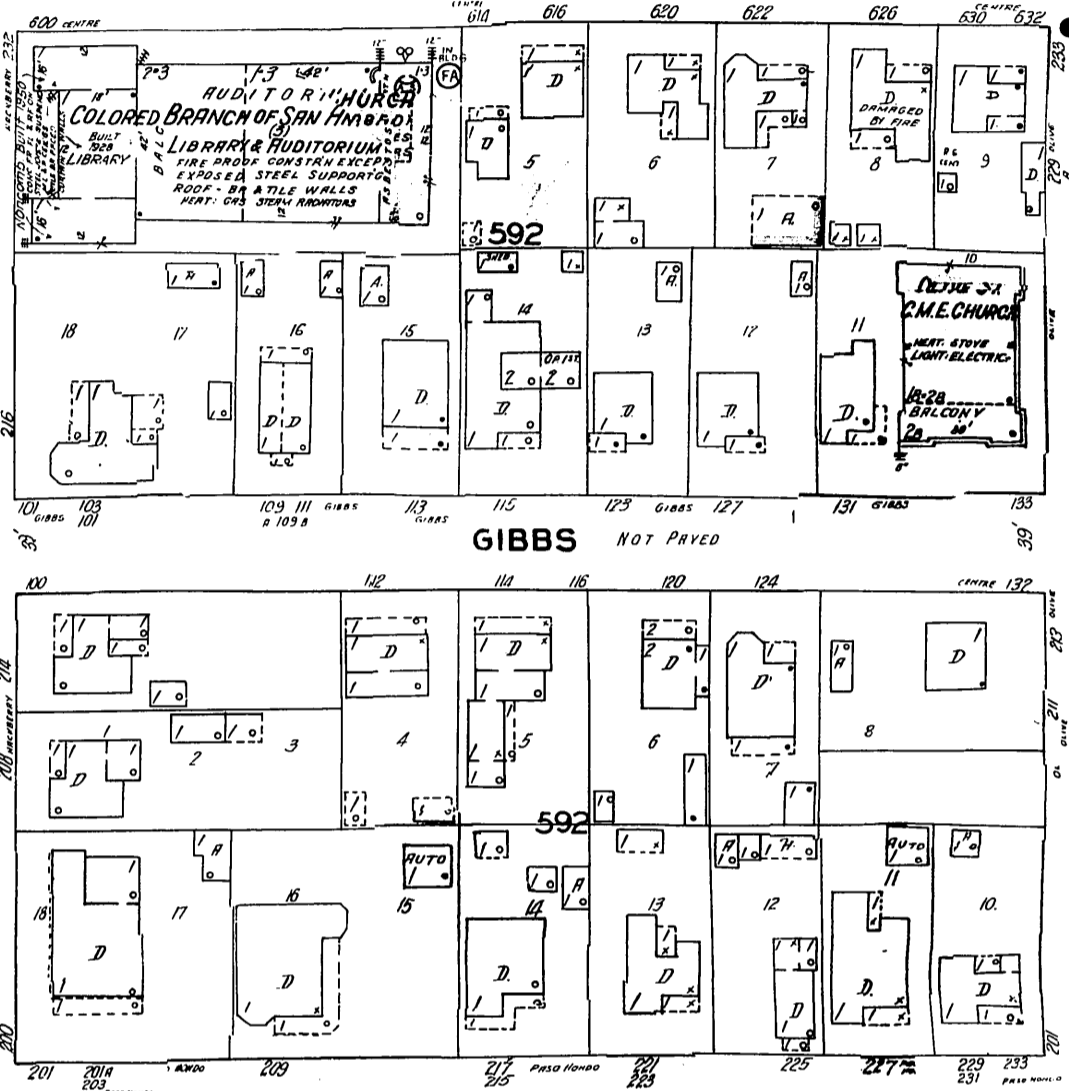
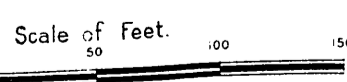
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N. MESQUITE



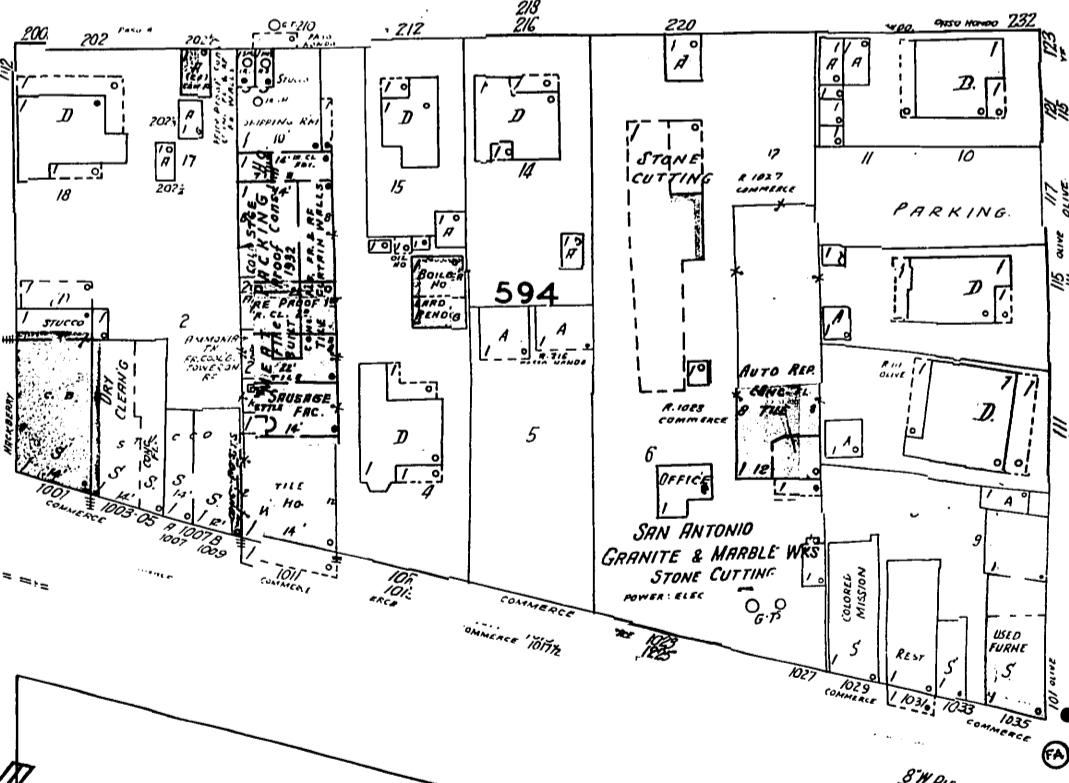
PASO HONDO

E. COMMERCE



GIBBS NOT PAVED

NOT PAVED



Brick work will be done to the exterior

Only replacing damaged bricks, wood work trim, only replacing rotten pieces of wood and installing back to its original condition

Windows will not be replaced only installing new glass to existing windows

Exterior wood will be painted accordingly.

The demolition will only be on the back side of the house which is the wood structure. It has nothing to do with the original structure.





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