

HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD
July 19, 2024

HDRC CASE NO: 2024-152
ADDRESS: 250 QUENTIN DR
LEGAL DESCRIPTION: NCB 6708 BLK 18 LOT 21
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Mazyar Entezami/ENTEZAMI MAZIYAR
OWNER: Mazyar Entezami/ENTEZAMI MAZIYAR
TYPE OF WORK: Roof reconstruction and modifications, exterior modifications, fencing
APPLICATION RECEIVED: March 29, 2024
60-DAY REVIEW: May 28, 2024
CASE MANAGER: Edward Hall
REQUEST:

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

1. Reconstruct the fire damaged roof structure to feature a modified roof pitch and an increased ridge height over an existing side addition. The applicant has not proposed to reconstruct the previously existing chimney.
2. Modify the façade materials by installing black stucco and wood siding with a natural finish.
3. Modify the façade of the existing, side addition by installing a front facing garage door, a recessed balcony, wood siding and a fifth column. The proposed side addition's mass will be extended forward to align with the primary façade of the historic structure.
4. Install both front yard and privacy fencing on site.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

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.

3. Materials

A. MAINTENANCE (PRESERVATION)

i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

9. Garages, Including Outbuildings

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. Preserve*—Retain historic fences and walls.
- ii. Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.
- vi. Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. Location*—Do not use privacy fences in front yards.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The historic structure at 250 Quentin Drive was constructed circa 1934 and is found on the 1941 Sanborn Map. The structure features a number of modifications from its original design, including the installation of a faux stone façade, which was painted circa 2021. The structure was damaged by fire in April 2022, resulting in the removal of its existing roof structure. The Compliance and Technical Advisory Board approved a recommendation for repair to the Building Standard Board on February 23, 2024.
- b. VIOLATION – The reconstruction of the structure’s roof, along with modifications to the original roof form began prior to the issuance of a Certificate of Appropriateness. OHP staff issued a Stop Work Order on March 25, 2024.
- c. PREVIOUS REVIEW – This request was initially reviewed by the Historic and Design Review Compliance and Technical Advisory Board on April 19, 2024. At that hearing, the HDR-CTAB approved the proposed foundation repair and referred the other items to a Design Review Committee site visit. Since that time, the applicant has eliminated the proposed circular driveway. This request was postponed at the May 17, 2024, HDR-CTAB hearing by the applicant. This case was also postponed prior to the June 21, 2024, HDR-CTAB hearing by the applicant.
- d. DESIGN REVIEW COMMITTEE – The Design Review Committee met on site on April 24, 2024, where Committee members discussed the proposed request items; roof reconstruction, façade modifications, and fencing.
- e. ROOF RECONSTRUCTION – The applicant has proposed to reconstruct the fire damaged roof structure to feature a modified roof pitch and an increased ridge height over an existing side addition. The applicant has not proposed to reconstruct the previously existing chimney. The previously constructed roof featured modifications from the original profile and a modified ridge height. Generally, staff finds the construction of one, centered ridge line to be appropriate; however, staff finds that the side addition should maintain a subordinate ridge height, as was previously constructed. The Guidelines for Additions notes that the roofs of additions should feature subordinate ridge heights.
- f. FAÇADE MODIFICATIONS (Main Structure) – The applicant has proposed to cover the existing, non-original stone façade with black stucco and to add wood siding to feature a natural wood finish. The Guidelines for Exterior Maintenance and Alterations 1.B.ii. notes that modern materials should not be introduced and that materials that match the original in size, scale, and character should be installed. Generally, staff finds the application of stucco and natural wood finish siding to be inconsistent with the Guidelines and historic examples found on this block. Similarly styled and constructed houses feature brick or painted wood siding. Staff finds that the existing façade materials should be maintained and matched or that an architecturally and historically appropriate material be proposed for review and approval. Painting the current façade a traditional color is appropriate. Dark colors, such as black, charcoal or dark gray are not appropriate.

- g. FAÇADE MODIFICATIONS (Side Garage) – The applicant has proposed to modify the façade of the existing, side addition by installing a front facing garage door, a recessed balcony, wood siding and a fifth column. The proposed side addition’s mass will be extended forward to align with the primary façade of the historic structure. The 1941 Sanborn Map notes a garage in the location of the current side addition, where the applicant has proposed to install a garage. Staff finds the proposed request to add a garage door to be appropriate; however, staff does not find the proposal to extend the garage’s footprint forward to be appropriate. Staff finds that the garage’s footprint should remain the same and that the proposed door should feature wood construction or be profiled to appear consistent with those found historically within the Monticello Park Historic District. Staff finds that the façade materials should match the existing on site or that an architecturally and historically appropriate material be proposed for review and approval. Additionally, staff finds that additional construction documents should be submitted to OHP staff for review and approval noting the installation profile and depth of the proposed garage door. Staff does not find the installation of a fifth column to be appropriate.
- h. FENCING – The applicant has proposed to install both front and side/rear yard fencing. Front yard fencing is not found historically on this block of Quentin and is not common within the Monticello Park Historic District. Staff does not find the installation of front yard fencing to be appropriate. Staff does find that privacy fencing, installed behind the front façade of the historic structure to be appropriate. A final site plan noting exact fencing locations is to be submitted to OHP staff for review and approval.

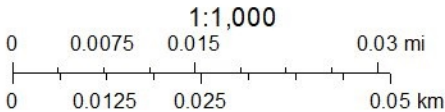
RECOMMENDATION:

- 1. Staff recommends approval of item #1, the reconstruction of the roof structure with the following stipulations:
 - i. That the side addition should maintain a subordinate ridge height, as was previously constructed.
- 2. Staff does not recommend approval of item #2, the installation of black stucco and unpainted wood siding on the façade as noted in finding e. Staff recommends the existing façade materials be maintained and matched or that an architecturally and historically appropriate material be proposed for review and approval.
- 3. Staff does not recommend approval of the request items identified in item #3, as they have been proposed, based on finding g. Staff recommends the following:
 - i. That the proposed garage’s footprint remain as it currently exists and not be brought forward.
 - ii. That the façade materials should match the existing on site or that an architecturally and historically appropriate material be proposed for review and approval. The proposed unfinished wood siding is not appropriate.
 - iii. That additional construction documents be submitted to OHP staff for review and approval noting the installation profile and depth of the proposed garage door.
 - iv. That the proposed fifth column be eliminated.
- 4. Staff does not recommend approval of item #4, fencing, as proposed. Front yard fencing is not found historically on this block of Quentin and is not common within the Monticello Park Historic District. Staff does not find the installation of front yard fencing to be appropriate. Staff recommends approval of privacy fencing, installed behind the front façade of the historic structure. A final site plan noting exact fencing locations is to be submitted to OHP staff for review and approval.

City of San Antonio One Stop



February 14, 2024





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: April 24, 2024

HDRC Case #: 2024-152

Address: 250 Quentin

Meeting Location: 250 Quentin

APPLICANT: Mazyar Entezami

DRC Members present: Jason Vasquez, Michael Pollog, Monica Savino

Staff Present: Edward Hall

Others present:

REQUEST: Roof reconstruction, exterior modifications, fencing

COMMENTS/CONCERNS:

ME: Reconstructed ridge height matches 236 Quentin

ME: Overview of increase in height of ridge height.

JV: Why the increased height? ME: Per code, two, 5 ton HVAC units are required and 2 water tank heaters will be stored in the attic.

ME: Roof was constructed to match 236 Quentin.

JV: Were existing examples sought within the neighborhood?

JV & MS: Reconstructed roof is not appropriate and not in context with the existing examples within the district.

MS: Questions about previous chimney and roof construction.

MS: By listening to the conversation at the hearing and by looking at previous photos, the roof as reconstructed is not appropriate. An alternative solution with a reduced ridge height should be considered. Additional comments on solutions that could be explored...lower plate heights, dormers, etc.

JV: Ridge height should be decreased.

MS: Goal should be to return the house to its original massing.

MP: Agrees with staff's recommendations and stipulations.

All: Discussion of fencing. Landscaping can serve as fencing.

ME: Horizontal plank fence.

OVERALL COMMENTS:





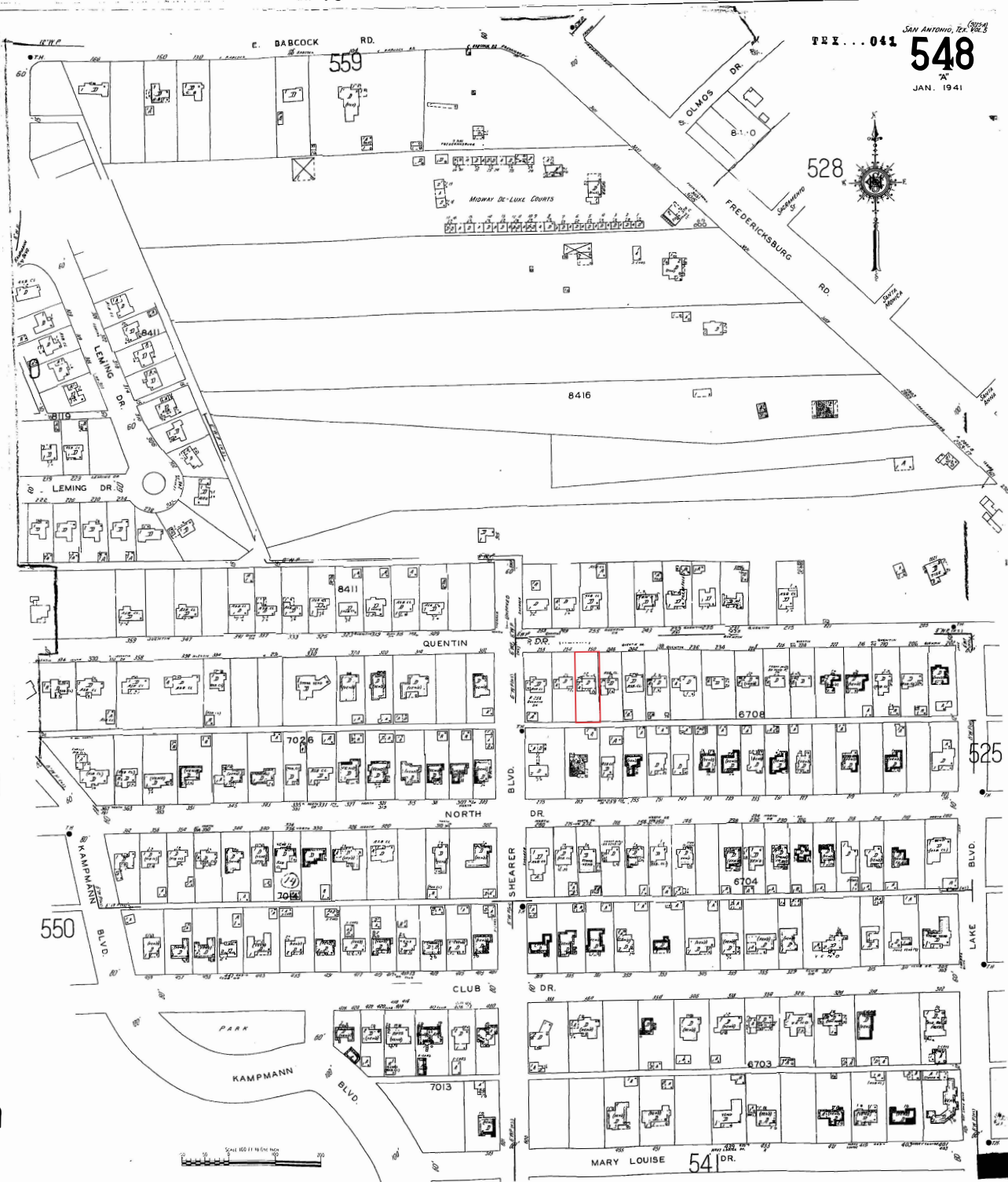
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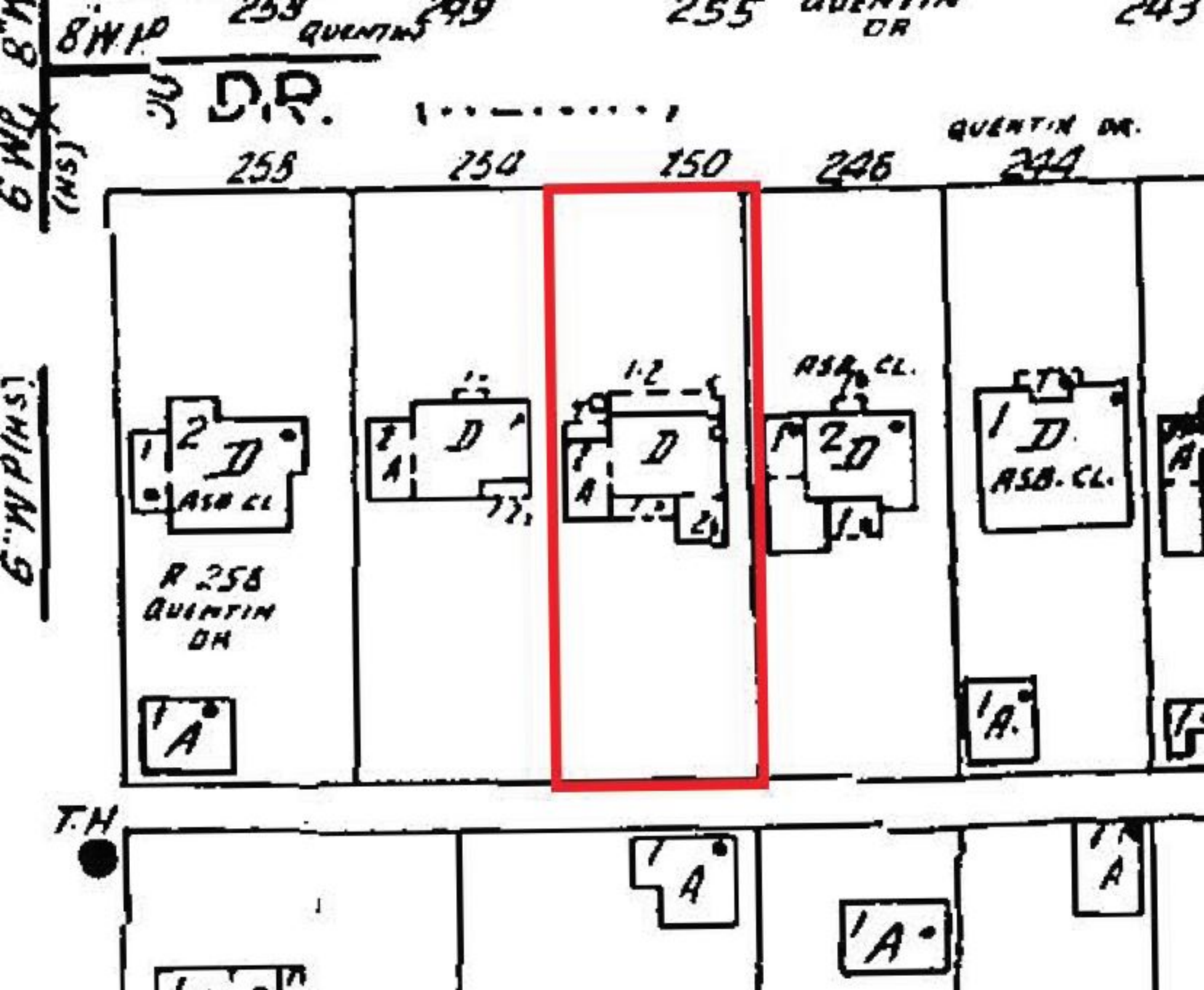
SAN ANTONIO, TEX.

548

JAN. 1941

528





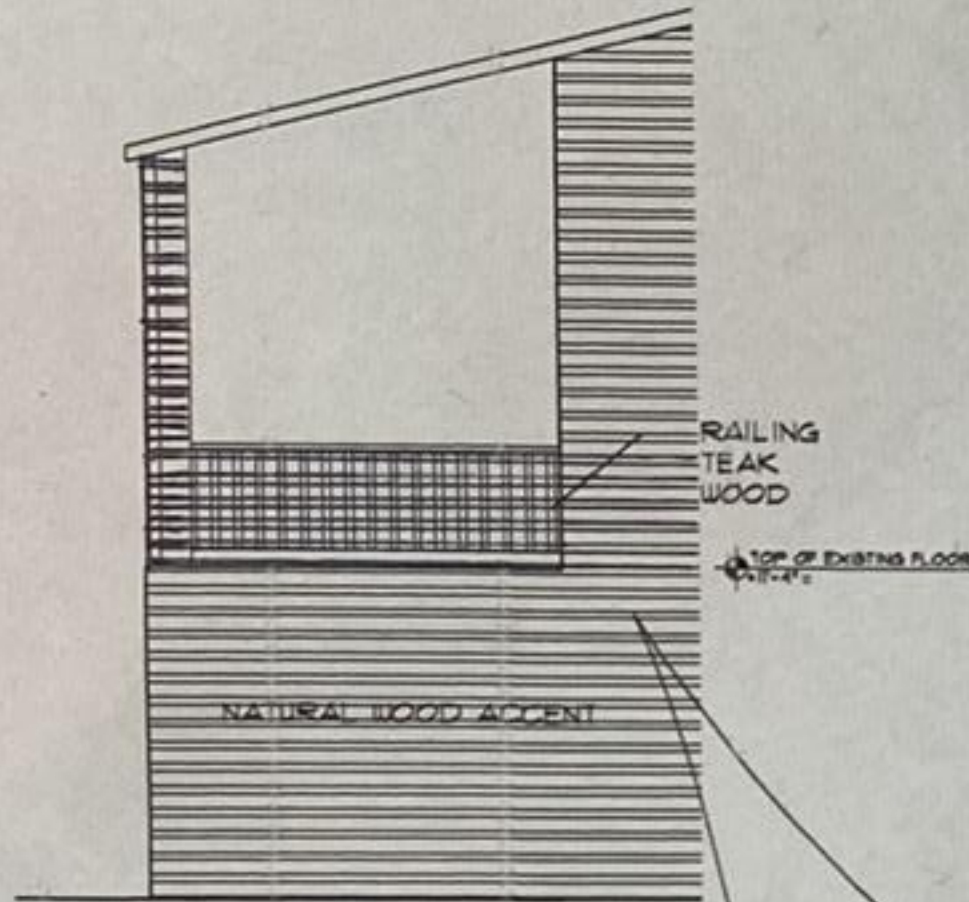


A modern two-story house with a dark grey shingled roof. The exterior features a combination of dark grey stone and light brown horizontal wood siding. The house has a symmetrical design with a central entrance door and two large windows on each side. A two-car garage is located on the right side. The house is set on a large green lawn with a concrete driveway and walkway. A white SUV is parked on the right. The sky is blue with scattered white clouds.

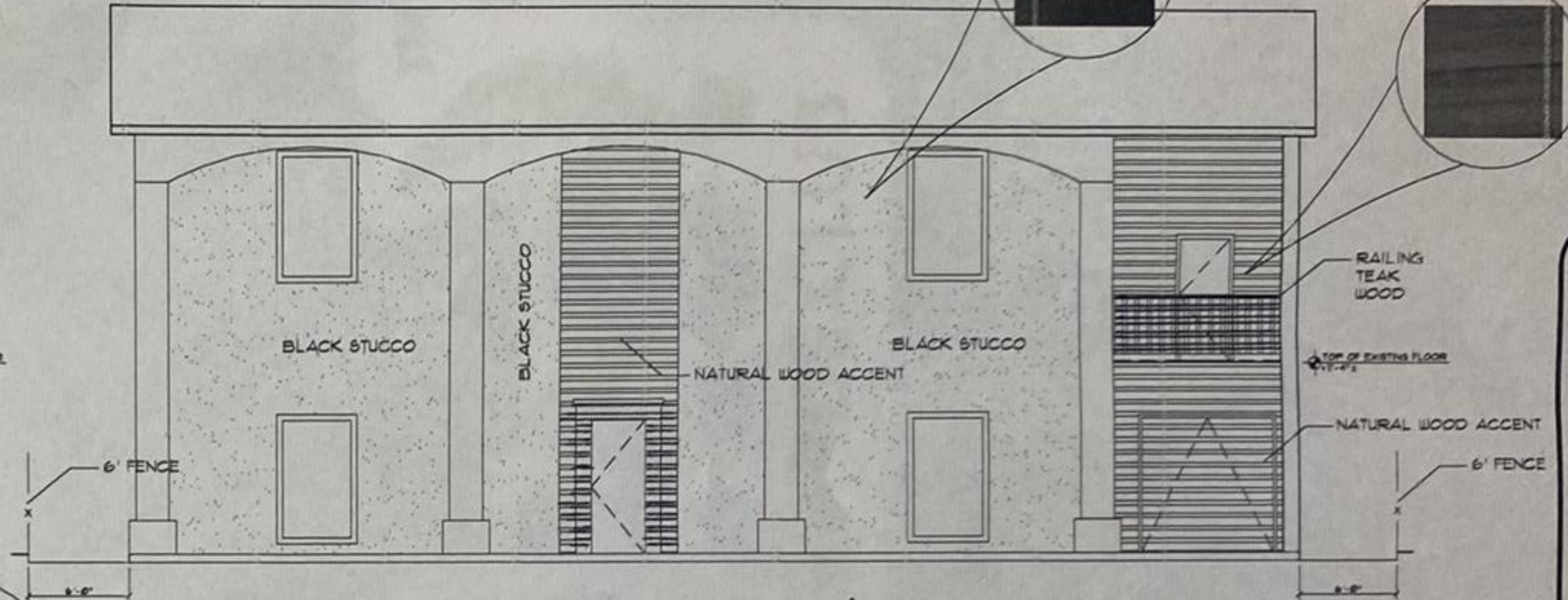
PROGRESS IMAGINE SCHEME 1

GENERAL NOTES:

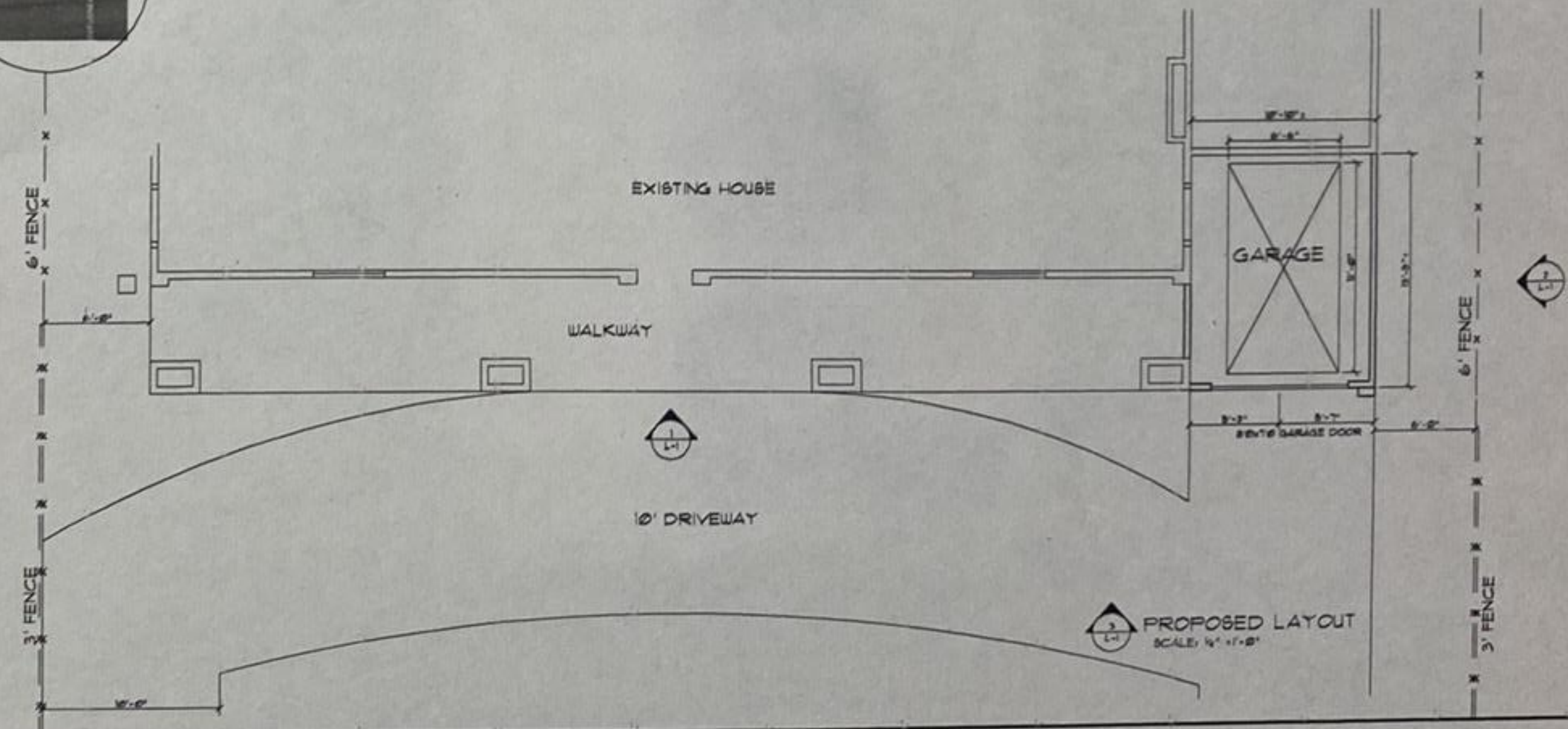
1. LOCATE EXISTING UTILITIES
2. LOCATE EXISTING ELECTRICAL
3. STUB-OUT EXISTING PLUMBING
4. ALL EXISTING DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION
5. ALL APPLIANCES & FIXTURES FINAL SELECTION BY OWNER
6. ALL FLOORING FINAL SELECTION BY OWNER
7. EXISTING WATER HEATER TO BE REBURNISHED 1st WALL, DOOR & ROOF



EXISTING/PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING/PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LAYOUT
SCALE: 1/4" = 1'-0"

HOUSE LAYOUT FOR
REMODEL
3500 GLENVIEW DRIVE
SAN ANTONIO, TEXAS 78218

FLOOR LAYOUT
ELEVATIONS

DATE
DESIGNED
BY

PROJECT
222-10
(2)


SHEET
L-1
OF
1





255 Quentin Dr

San Antonio, Texas

 Google Street View


Oct 2018

[See latest date](#)



250 Quentin Dr

San Antonio, Texas

 Google Street View

Apr 2011

[See latest date](#)





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FRONT YARD FENCE EXAMPLE AT 222 QUENTIN - PROVIDED BY APPLICANT



FRONT YARD FENCE EXAMPLE AT 226 QUINTIN - PROVIDED BY APPLICANT



PHOTO FROM 250 QUENTIN SHOWING THE RIDGE HEIGHT AT 236 QUENTIN - THE APPLICANT MATCHED THE RIDGE HEIGHT AT 236 QUENTIN IN THE RECONSTRUCTION OF THE ROOF AT 250 QUENTIN.





PHOTO SHOWING THE ORIGINAL
FRAMING FROM THE SECOND STORY
ROOF ADDITION OVER THE SIDE
GARAGE.

PHOTO SHOWING THE RECONSTRUCTED ROOF WITH A CENTERED RIDGE.





City of San Antonio
Development Services Department

Foundation Repair Permit
REP-FND-PMT23-35100899

Mazi Enti
April 05, 2023



Parcel
135278

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		250		QUENTIN	DR					City of San Antonio	TX	78201	

Owner

First Name	Last Name	Organization	Recipient	Address
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Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email
H916954	City Residential Building Cntr	ACE TOTAL RENOVATION	3026 EL PASO ST., SAN ANTONIO, TX, 78207		ARRAMBIDE, MARIO		acefoundation07@yahoo.com

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Company Name/Business		ACE TOTAL RENOVATION		acefoundation07@yahoo.com	2103851799	3205 GUADALUPE ST.		SAN ANTONIO	TX	78207
Owner Applicant	ARRAMBIDE, MARIO			acefoundation07@yahoo.com	2103851799	3026 EL PASO ST.		SAN ANTONIO	TX	78207

Project Information

ASI Type	ASI Name	ASI Value
ACKNOWLEDGEMENT	Acknowledgement	CHECKED
FOUNDATION REPAIR INFORMATION	Extent of Foundation Repair	Full
FOUNDATION REPAIR INFORMATION	Foundation Type	Slab on Grade
FOUNDATION REPAIR INFORMATION	Is there skirting being removed	No
FOUNDATION REPAIR INFORMATION	Linear feet of Floor Joists being replaced	0
FOUNDATION REPAIR INFORMATION	Linear feet of Sill being replaced	0
FOUNDATION REPAIR INFORMATION	Number of Piers being replaced	69
FOUNDATION REPAIR INFORMATION	Square feet of Flooring being replaced	0
FOUNDATION REPAIR INFORMATION	Square Footage of Work	2000
FOUNDATION REPAIR REQ INSP	Building - Final	CHECKED
FOUNDATION REPAIR REQ INSP	Building - Foundation with Letter	CHECKED
GENERAL INFORMATION	Minor Building Repair Type	Foundation Repair Permit

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