

# HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

**HDRC CASE NO:** 2023-279  
**ADDRESS:** 620 S PRESA ST  
**LEGAL DESCRIPTION:** NCB 923 BLK 1 LOT 1  
**ZONING:** C-2, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Eluterio Tenorio/ETDesign Studio  
**OWNER:** Gordon Jones/620 S PRESA REALTY LTD  
**TYPE OF WORK:** Roof and parapet modifications  
**APPLICATION RECEIVED:** July 12, 2023  
**60-DAY REVIEW:** September 10, 2023  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to raise the top plate of the roof, the parapet wall, and pilasters to accommodate new structural framing.

## APPLICABLE CITATIONS:

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

### 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: Roofs

#### 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.

## FINDINGS:

- a. The primary structure located at 620 S Presa is a 1-story commercial structure that was originally constructed as a residence circa 1910 and first appears on the 1912 Sanborn Map. By 1931, the 1-story residential structure had been modified to feature a street-facing filling station and the rear of the dwelling unit was converted into Beals Battery Shop per the 1931 Sanborn Map. The structure features a flat roof with a character defining parapet and pilasters with decorative coursing and triangular caps set above the parapet, stucco cladding, decorative stucco insets, and storefront windows and doors. The property is contributing to the Lavaca Historic District.
- b. CASE HISTORY – The applicant received a Certificate of Appropriateness on April 3, 2023, for a number of exterior modifications. Modifications to the existing roof pitch or roof form were not requested or approved at that time. On July 6, 2023, staff received a report that modifications were being made to the existing roof parapet outside of the issued approval. Staff communicated with the property owner who confirmed that work would not exceed the approved scope. Following that confirmation, staff received subsequent reports that modifications continued to be made to the existing parapet wall and pilasters. Staff issued a Stop Work Order on July 10, 2023. The applicant has submitted updated application materials to request modifications to the existing roof height, parapet wall, and pilasters.
- c. ROOF MODIFICATIONS – The applicant has proposed to raise the top plate of the roof to accommodate new structural framing. This scope of work will raise the top plate to meet the top of the existing parapet wall. The applicant has requested to increase the parapet wall and the pilasters proportionately to maintain the appearance of the character defining features. The parapet and pilasters will be raised by 1'-7", 11", and 1'-4" depending on the location and the varying existing heights. Additionally, the applicant has proposed to modify the existing decorative stucco insets so that the appearance of the facades will remain proportional to the existing configuration. The drawings submitted do not include dimensions for the stucco inset modifications and do not show the character-defining pilaster coursing as it currently exists. Guideline 3.B.ii for Exterior Maintenance and Alterations states that the original shape, line, pitch, and overhang of historic roofs should be preserved when replacement is necessary. The use of contemporary materials on flat or gently sloping roofs not visible from the public right-of-way is appropriate. According to Guideline 3.B.iii, 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 should be repaired and preserved. Staff finds that the proposed modifications will retain the appearance of the existing parapet and pilasters and are generally appropriate; however, the drawings submitted do not accurately reflect the proposed proportions or include all of the existing character-defining detailing. Staff finds that accurate dimensioned drawings must be submitted for review.

## RECOMMENDATION:

Staff recommends approval of the proposed roof modifications based on findings a through c with the following stipulations:



- i. That the applicant submits updated accurate dimensioned drawings and renderings showing the correct proposed proportions of the parapet, pilasters, and architectural elements to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding c.
- ii. That the applicant retains the character defining features of the existing parapet, pilasters, pilaster caps, pilaster coursing, and stucco insets based on finding c.

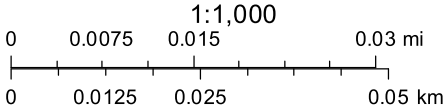


# City of San Antonio One Stop

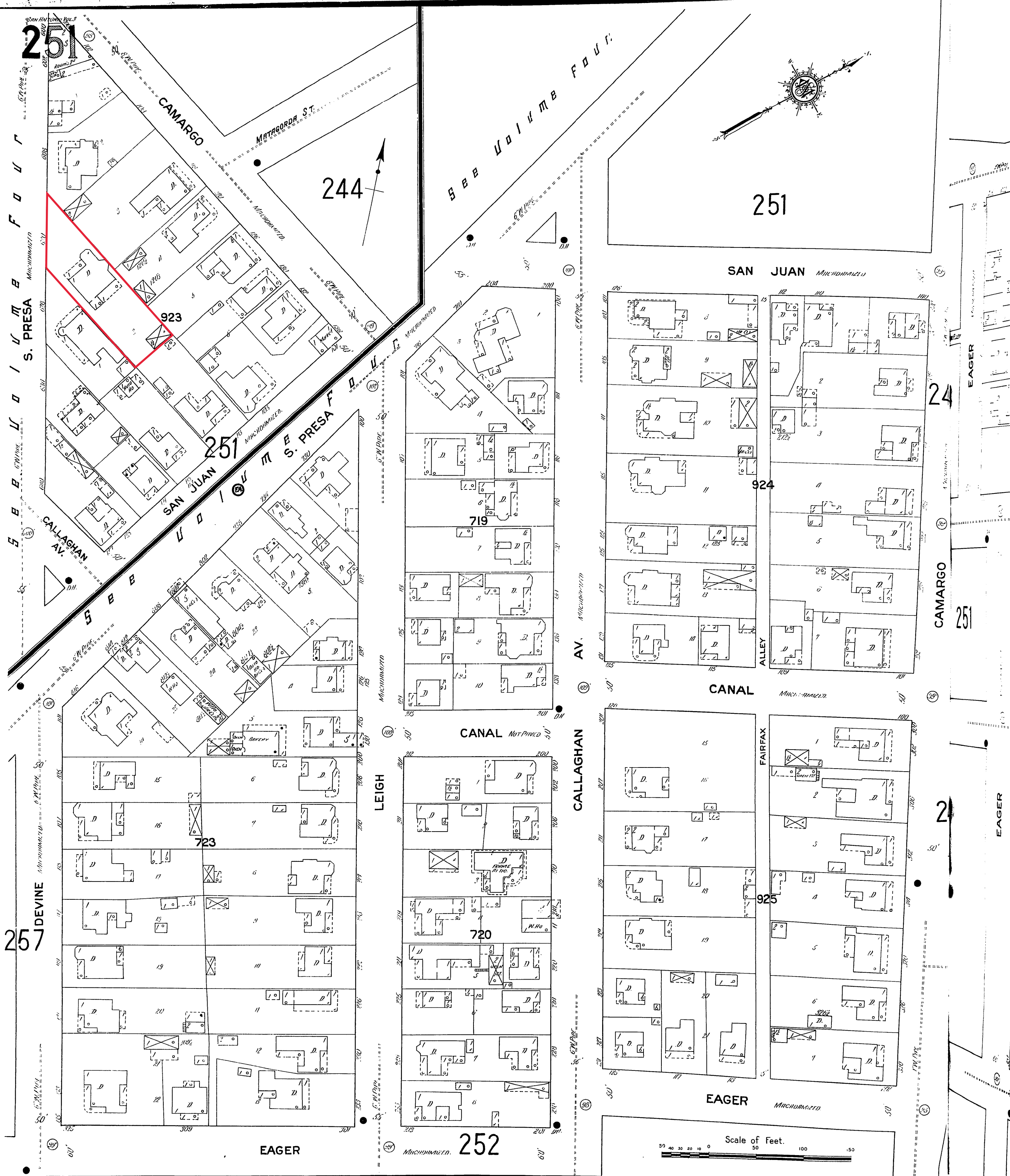


July 13, 2023

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Dear Representatives of the Historic Preservation Board,

I would like to thank you for the opportunity to present the plan for our restaurant project, located at 620 S Presa Street. Our goal is to share our vision with you and the community, so that we can help bring clarity and understanding. I am confident that we share the same passion for the preservation of this building and look forward to providing a neighborhood eatery for the entire city to enjoy.

Barrio Dogg is a family owned and operated restaurant, established in 2017. Our mission is to impact our community through a cultural culinary experience, by providing a taste of Chicano Comfort Food, with the emphasis of using high-quality ingredients, and to express the artistic flavor that comes from our neighborhoods.

Barrio Dogg, like myself, was born in Barrio Logan, a small neighborhood, 5 minutes south of downtown, San Diego. Barrio Logan is a Nationally Registered Historical Neighborhood that is known for its rich Chicano History, Art and Flavors.

Our decision to build our next location in Southtown was heavily influenced on the fact that it makes me feel like I'm at home. The architecture, the community and the vibe are very familiar, and this neighborhood is a place where I not only want to work, but also live.

With over two years of searching for a spot in San Antonio, last July we were finally given the good news by our agent, that a restaurant space would be coming available. At first glance, we knew, this was the perfect building.

From the moment we first met with our architect, the #1 goal was to preserve the character of the building. Our focus has always been on restoration and preservation, while meeting all current building standards.

My vision is to have a nostalgic atmosphere with modern comforts. However, with a building nearly 100 years old, it is easier said than done.

One of the major deficiencies of the building was its dilapidated metal roof. We learned in the first rain, after taking possession, that there were major leaks, and even worse, structural integrity issues caused by its condition.

The roof replacement became necessary, to meet current building standards, but also required a truss system that caused the finish height of the parapet walls to be slightly higher than originally anticipated. This change *will not* impact the final look of the building, as we have been able to make these changes without any permanent architectural modifications. We have respectfully fabricated all components so that they are reversible at any time in the future.

We are hopeful that the board will have an understanding of our intent to preserve this beautiful building and we look forward to the community coming together to taste the passion we serve at Barrio Dogg.

Sincerely,

Pablo Rios

Chef/Owner



July 13, 2023

Rachel Rettaliata, MSHP  
Senior Historic Preservation Specialist  
Via email: Rachel.rettaliata@sanantonio.gov

**Re: 620 South Presa**

Hi Rachel,

Great visiting with you yesterday. Per our meeting we would like a roof height modification to 620 S Presa to replace the dilapidated roof structure. We are asking for a height increase of 11" to 1'-7" along the perimeter to allow for the new deeper trusses designed to carry today's roof loads. We are using the same plate height and not changing anything below the roof. We just need additional room for the new roof structure. Per attached drawings and renderings, we will not be deviating from the original design intent of the existing structure. We will be restoring the original details.

The existing parapet height had already been raised along a few areas of the building with aluminum covers that someone used to hide electrical wires and plumbing that were added over time to the facade. They are being removed and properly run inside the building to clean and restore the façades.

In addition, the original structure is of masonry construction and is being left intact. The addition in height will be added in wood and then clad in stucco to match the building. If at any time down the road, anyone decides to lower the structure to its original height, the added wood parapet and addition to the columns can be removed to expose original structure.

The added height is minimal and doesn't really change any proportions or scales of the building.

Respectfully,

Eluterio Tenorio, Jr.

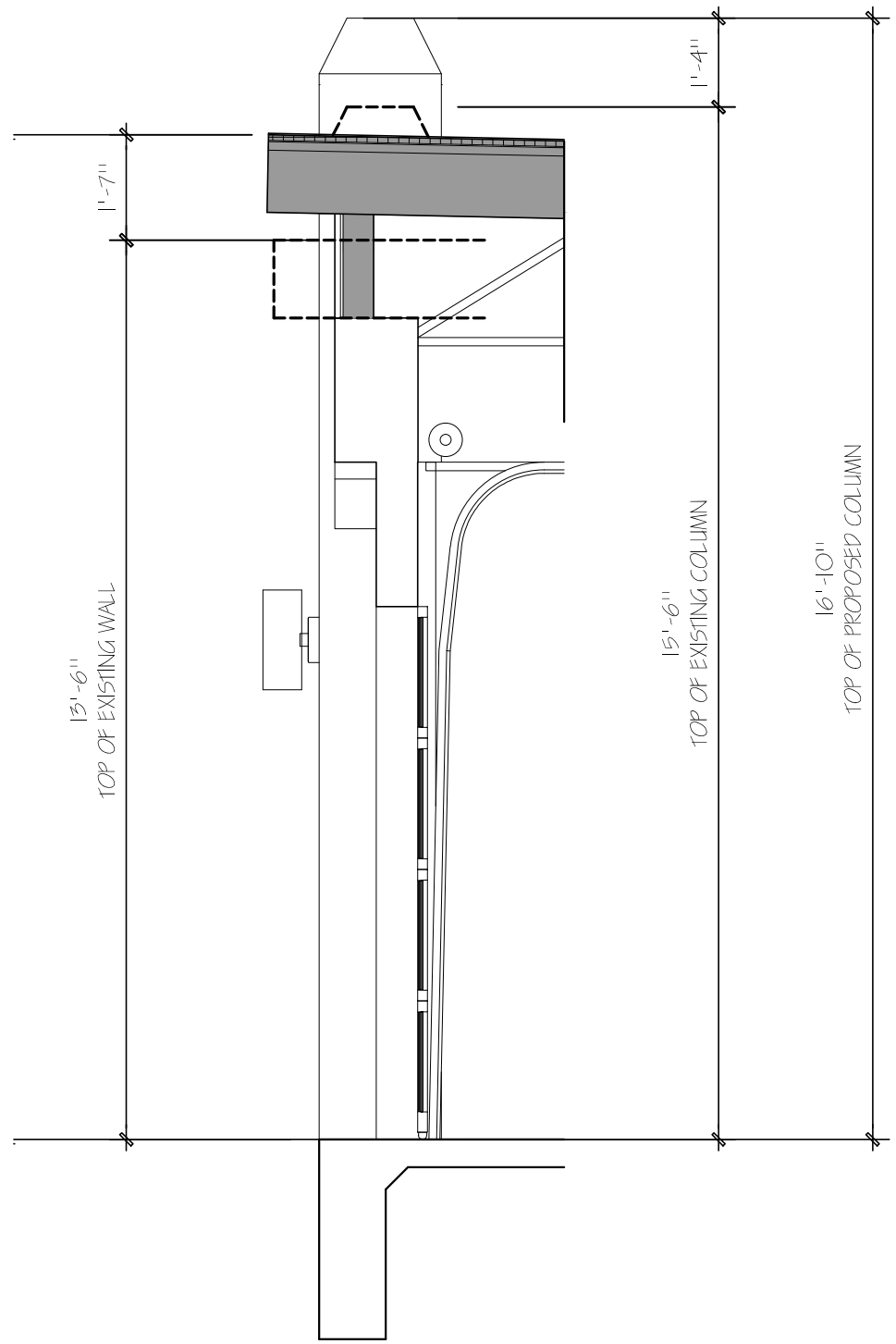
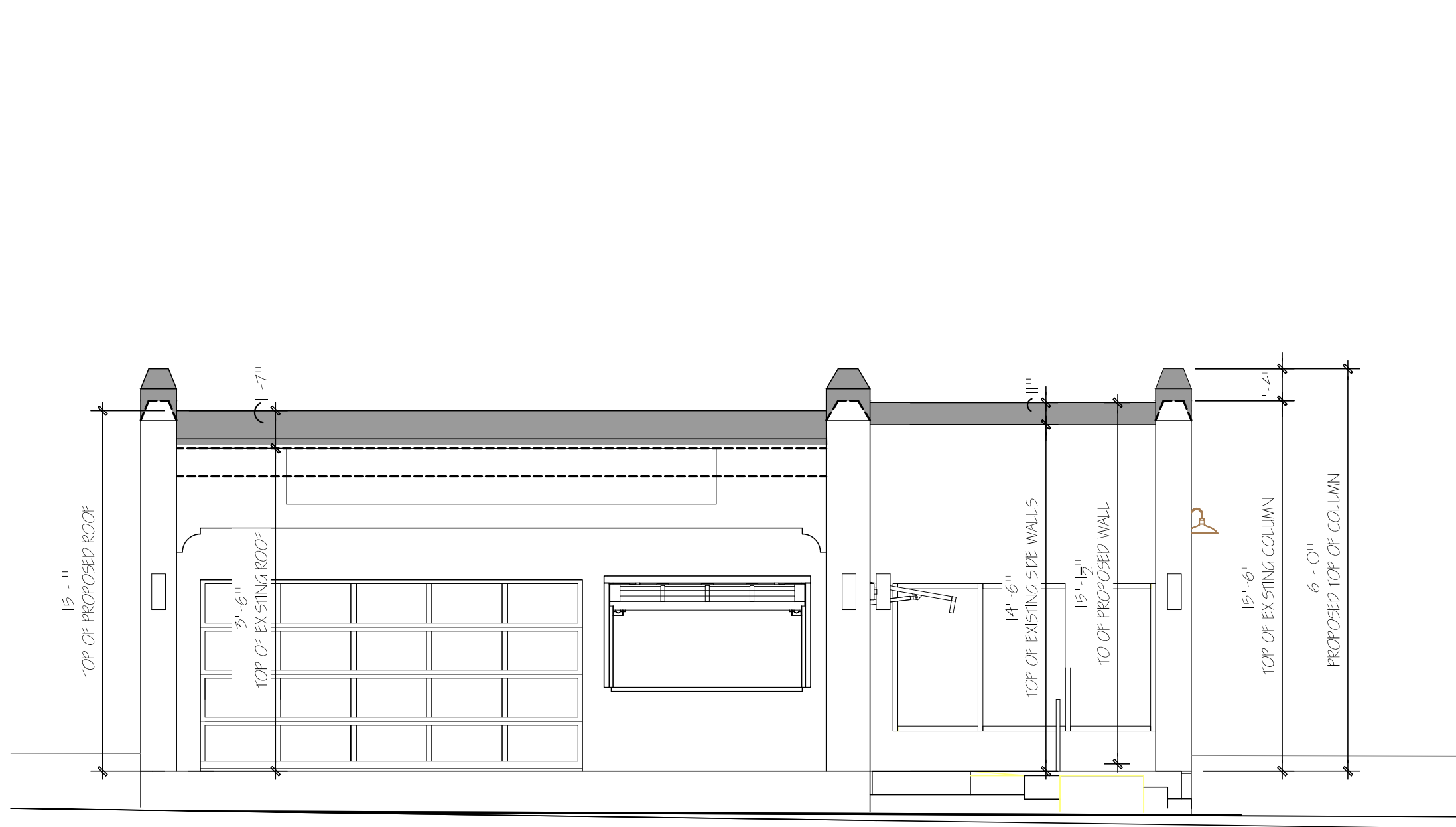
AIA, LEED AP











ET DESIGN STUDIO  
architecture



EXISTING  
ALUMINUM  
ADDITONS TO  
PARAPET





ADDED ALUMINUM COVER  
OVER PARAPET





# SEÑOR VEGGIE

620





# SEÑOR VEGGIE

620







SEÑOR VEGGIE

SEÑOR

VEGGIE

620

LEFT  
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NOTICE  
AN APPLICATION TO SELL  
AND CONSUME ALCOHOLIC  
BEVERAGES IS PROMPTED  
FOR THE LOCATION  
TYPE OF LICENSE/PERMIT  
NAME OF APPLICANT  
ADDRESS OF APPLICANT





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VEGGIE

OPEN

620







**SEÑOR VEGGIE**







**SEÑOR**

**VEGGIE**

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Rack  
With  
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SEÑOR

VEGGIE



**SEÑOR**

**VEGGIE**













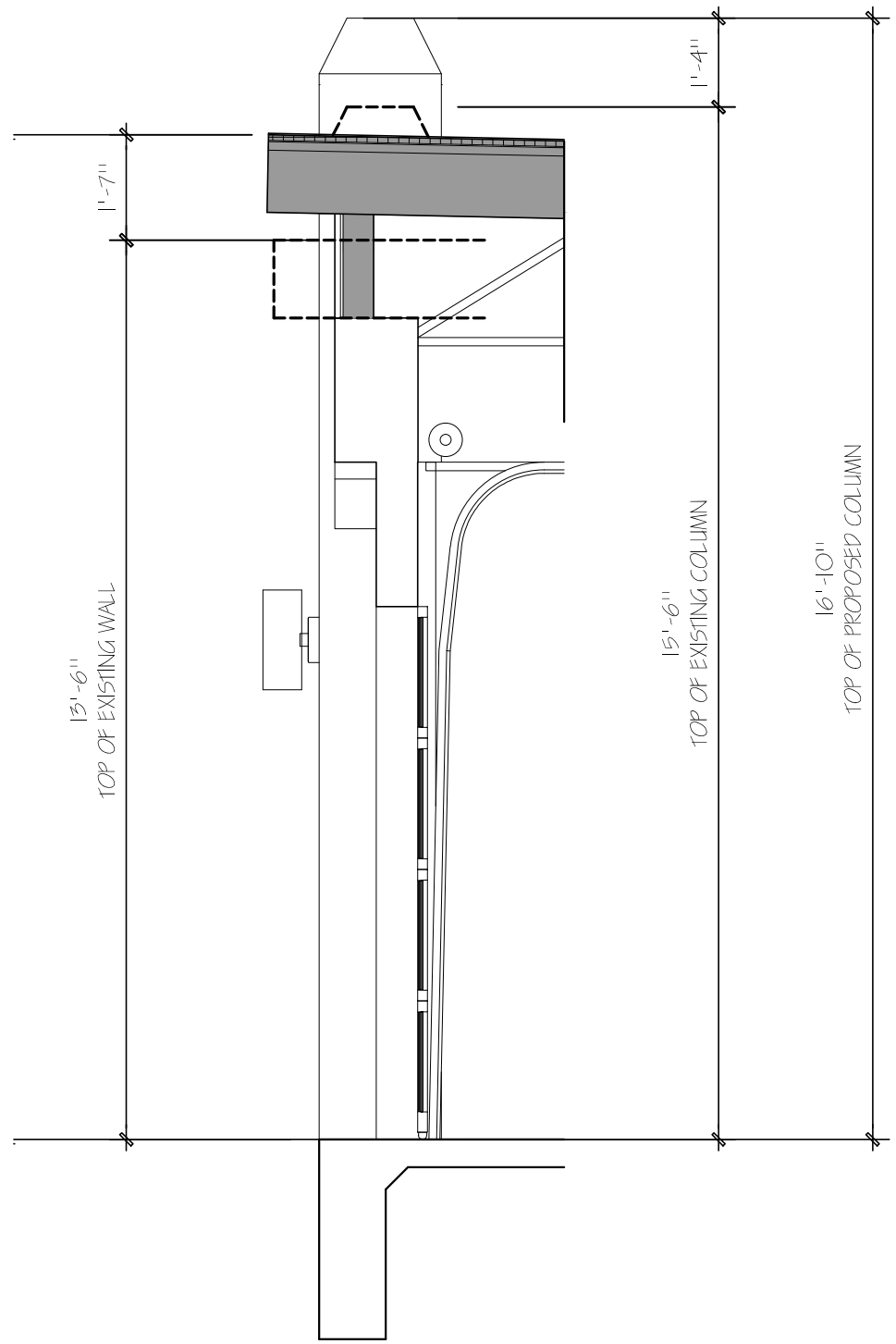
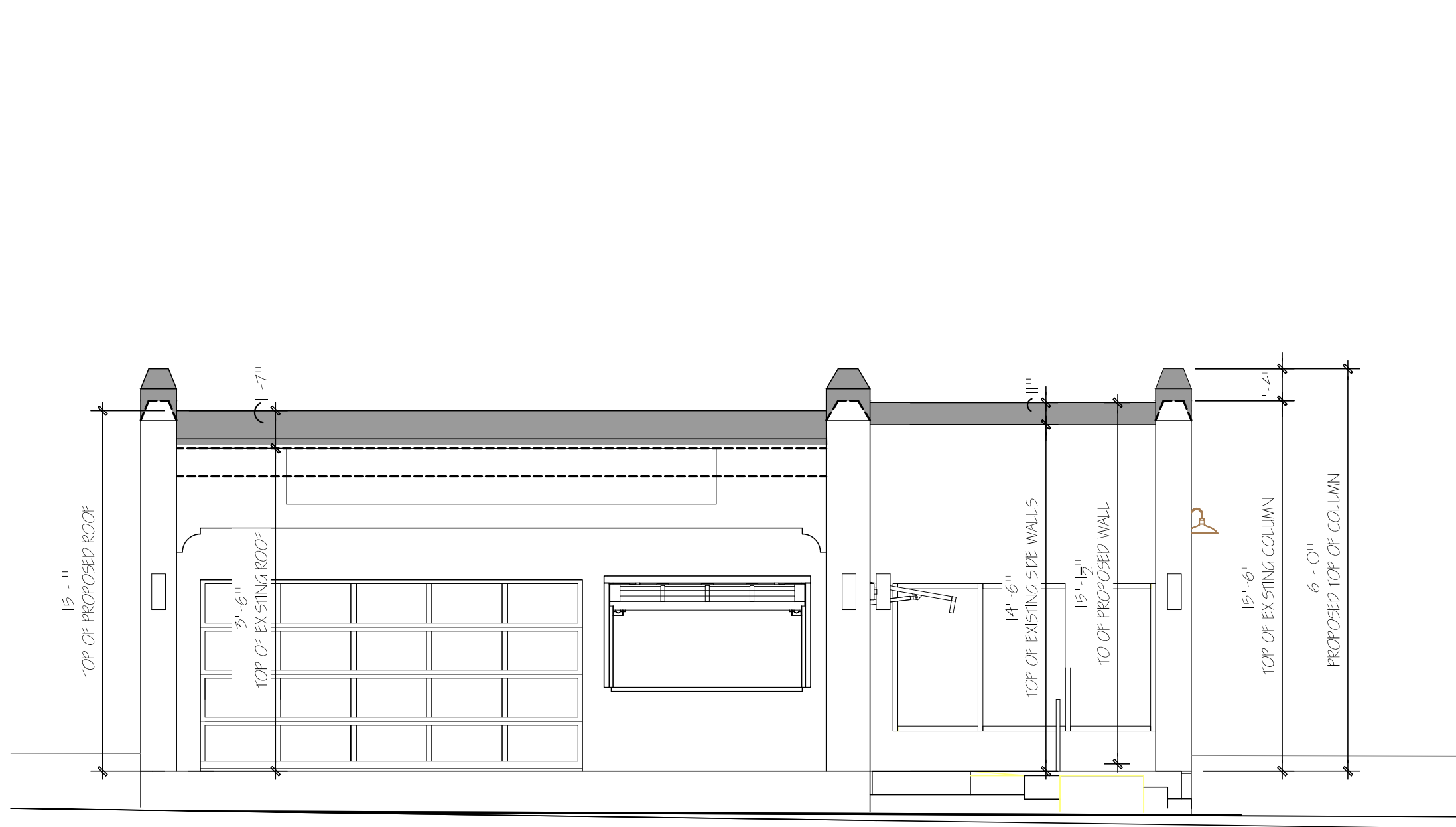












ET DESIGN STUDIO  
architecture





## Investigation Report

### Property

Address	620 S Presa
District/Overlay	Lavaca

### Site Visit

Date	07/10/2023
Time	04:40 PM (-5 GMT)
Context	citizen report, follow-up
Present Staff	Claudia Espinosa
Present Individuals	Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Modifications to the roof.
Description of interaction	Spoke with the contractors about the roof modifications, what they were approved for, and what the next steps are. The contractor called Pablo and explained the next steps. Pablo then requested to speak with staff. I spoke with Pablo and let him know about the modifications that were in the process of being made, that work needed to be stopped, what the next steps are. The SWO was then issued and placed on the construction fence since access to the building was denied.

### Action Taken

Violation Type	Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Spoke with property owner, Spoke with contractor(s), Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

### Documentation

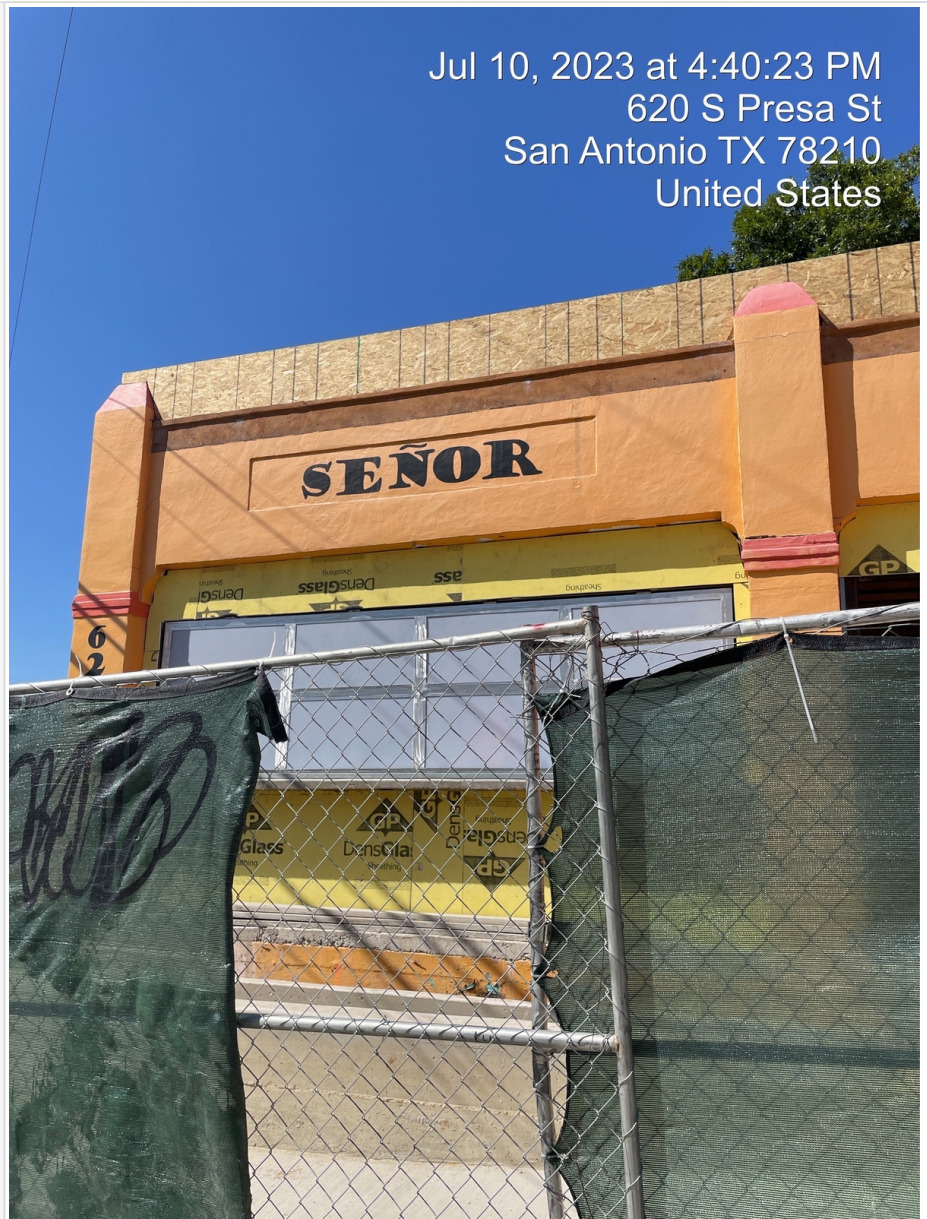
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## Investigation Report

### Photographs







## Investigation Report

Jul 10, 2023 at 4:40:24 PM  
620 S Presa St  
San Antonio TX 78210  
United States





## Investigation Report

Jul 10, 2023 at 4:40:27 PM  
620 S Presa St  
San Antonio TX 78210  
United States







## Investigation Report



Jul 10, 2023 at 4:47:39 PM  
620 S Presa St  
San Antonio TX 78210  
United States

07/10/2023 05:20 PM



Jul 10, 2023 at 4:40:23 PM  
620 S Presa St  
San Antonio TX 78210  
United States

**SEÑOR**

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Jul 10, 2023 at 4:40:24 PM  
620 S Presa St  
San Antonio TX 78210  
United States





Jul 10, 2023 at 4:40:27 PM  
620 S Presa St  
San Antonio TX 78210  
United States





SEÑOR

**CITY OF SAN ANTONIO**  
OFFICE OF HISTORIC PRESERVATION  
1901 E. Alamo Plaza, Suite 1000, San Antonio, TX 78205  
Tel: 214-348-1000, Fax: 214-348-1001

**NOTICE OF INVESTIGATION**

ADDRESS: 120 S. Presa OCCUPANCY: Garland Jones / 120 S. Presa  
Security LTD

☐ Check if work involves the following: ☐ Historic Landmark  
☐ Historic District  
☐ Historic Building  
☐ Historic Site  
☒ Check if work involves the following: ☐ Historic Landmark  
☐ Historic District  
☐ Historic Building  
☐ Historic Site  
☒ Check if work involves the following: ☐ Historic Landmark  
☐ Historic District  
☐ Historic Building  
☐ Historic Site

**STOP WORK** ☒ Yes ☐ Not Applicable  
7/10/2023

Please contact the Office of Historic Preservation at 214-348-1000 for more information.

A fee of \$100.00 is required for a copy of the report. The fee is non-refundable.

For a complete list of the items to be investigated, please refer to the Historic Preservation Commission's (HPC) report, "Guidelines for the Investigation of Historic Properties." The HPC report is available on the City of San Antonio's website at [www.sanantonio.gov/historicpreservation](http://www.sanantonio.gov/historicpreservation).

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

April 3, 2023

**ADDRESS:** 620 S PRESA ST  
**LEGAL DESCRIPTION:** NCB 923 BLK 1 LOT 1  
**HISTORIC DISTRICT:** Lavaca  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Eluterio Tenorio/ETDesign Studio - 6707 Hausman Rd  
**OWNER:** Gordon Jones/620 S PRESA REALTY LTD - 3100 FANNIN ST  
**TYPE OF WORK:** Driveway/sidewalk, Exterior alterations, Fencing, Landscaping/hardscaping/irrigation, Signage, Repair and Maintenance, Painting, Window replacement/fenestration changes

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)replace the existing roof with in-kind material, (2)install an approximately 200-square-foot patio with Trex decking on the south elevation, (3)replace the existing decking on the west patio with Trex decking in the existing footprint of approximately 200 square feet, (4)replace the existing non-original storefront window and door systems on the south and west elevations with aluminum awning windows, roll-up doors, and storefront doors, (5)enclose the small non-original window openings on the east side of the south elevation, (6)install a new 3-foot-wide ADA-accessible ramp along the south elevation, (7)install a new approximately 400-square-foot enclosure at the rear (east) elevation to feature steel columns, a standing seam metal roof, composite cladding, and two (2) rear gates, (8)repair the stucco to match existing, (9)repaint the exterior in Letter Gray, Deep River, and Carbon Cop, (10)install gooseneck and cylinder outdoor lighting, (11)install a 3-foot-tall railing along the west property line at the sidewalk to feature powder-coated black steel posts and top rails with 1/2"-thick clear acrylic panels, and (12)install a powder-coated black steel bicycle rack at the rear of the building.

**CITY OF SAN ANTONIO**  
**OFFICE OF HISTORIC PRESERVATION**  
**DATE:** 4/3/2023 1:07:57 PM

**ADMINISTRATIVE APPROVAL TO:**

1. Replace the existing roof with in-kind material.  
  
No changes to the existing roof pitch or roof form are requested or approved at this time.
2. Install an approximately 200-square-foot patio with Trex decking on the south elevation.
3. Replace the existing decking on the west patio with Trex decking in the existing footprint of approximately 200 square feet.
4. Replace the existing non-original storefront window and door systems on the south and west elevations with aluminum awning windows, roll-up doors, and storefront doors.
5. Enclose the small non-original window openings on the east side of the south elevation.
6. Install a new 3-foot-wide ADA-accessible ramp along the south elevation.
7. Install a new approximately 400-square-foot enclosure at the rear (east) elevation to feature steel columns, a standing seam metal roof, composite cladding, and two (2) rear gates.
- 8 Repair the stucco to match existing.



9. Repaint the exterior in Letter Gray, Deep River, and Carbon Cop.

10. Install gooseneck and cylinder outdoor lighting.

11. Install a 3-foot-tall railing along the west property line at the sidewalk to feature powder-coated black steel posts and top rails with 1/2"-thick clear acrylic panels.

12. Install a powder-coated black steel bicycle rack at the rear of the building.

Perimeter fencing is not requested or approved at this time. Any perimeter fencing will require a separate application to be submitted to OHP for review and approval.

**APPROVED BY:** Rachel Rettaliata



**Shanon Shea Miller**  
**Historic Preservation Officer**

**A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.**

**A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.**

**This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with**