

## HISTORIC AND DESIGN REVIEW COMMISSION

October 4, 2023

**HDRC CASE NO:** 2023-378  
**ADDRESS:** 2228 W HUISACHE AVE  
**LEGAL DESCRIPTION:** NCB 6828 BLK 0 LOT 22 W 10 FT OF 21  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Luis Alberto Garcia | LAG Enterprises LLC  
**OWNER:** Monica Cruz  
**TYPE OF WORK:** Siding replacement, front porch modifications, and front door modifications  
**APPLICATION RECEIVED:** August 29, 2023  
**60-DAY REVIEW:** October 28, 2023  
**CASE MANAGER:** Bryan Morales

### REQUEST:

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

1. Remove non-original vinyl siding on the front façade of the structure and install 4.5" double Dutch lap vinyl siding.
2. Replace existing square porch posts and decorative porch column elements with three 4x4" square front porch posts.
3. Replace the existing front door with a new non-conforming front door and sidelights.

### APPLICABLE CITATIONS:

*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 stripping 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.

### 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.

### 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.

### 11. Canopies and Awnings

#### A. MAINTENANCE (PRESERVATION)

- i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

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

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.

- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

## **FINDINGS:**

- a. The property located at 2228 W Huisache Avenue is a single family, one-story structure in the Minimal Traditional style with Tudor influence constructed c. 1940 and first appears on the 1951 Sanborn Map. The property features a cross-gable composition shingle roof, non-original vinyl windows, a prominent front-facing chimney, and one front-facing porthole window. This property contributes to the Monticello Park Historic District.
- b. **NON-CONFORMING SIDING REMOVAL** – The applicant is requesting to remove the non-conforming siding on the front façade of the structure. The Historic Design Guidelines for Exterior Maintenance and Alterations 1.B.i. states to avoid removing materials that are in good condition or that can be repaired in place and to 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. Staff finds the removal of the non-conforming siding on the front façade of the structure generally conforms to guidelines.
- c. **SIDING INSTALLATION (PROFILE & MATERIAL)** – The applicant is proposing to install 4.5” double Dutch lap vinyl siding onto the structure’s original wood siding on the front façade. Exterior Maintenance and Alterations 1.B.ii. states to use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair and to ensure replacement siding is installed to match the original pattern, including exposures. Additionally, the previous citation states to not introduce modern materials that can accelerate and hide deterioration of historic materials and that Hardieboard and other cementitious materials are not recommended. Exterior Maintenance and Alterations 1.B.iii. states to replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair. Staff finds the installation of vinyl siding on the front façade does not conform to guidelines.
- d. **PORCH MODIFICATIONS** – The applicant is requesting to remove the porch posts and decorative elements. Exterior Maintenance and Alterations 7.B.iii. states to replace, in-kind, porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair and that 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. Staff finds the proposed modifications generally appropriate; however, the applicant should incorporate a pilaster in the design.
- e. **FRONT DOOR MODIFICATIONS** – The applicant is requesting to remove the existing front door and replace it with a new non-conforming front door. Additionally, the applicant is requesting to widen the front door opening to include sidelights. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings and to avoid enlarging or diminishing to fit stock sizes. Exterior Maintenance and Alterations 6.A.ii. states to preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures. Exterior Maintenance and Alterations 6.B.i. states to replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair, and when in-kind replacement is not feasible, to ensure features match the size, material, and profile of the historic element. Staff finds the proposed replacement door and installation of sidelights does not conform to guidelines.

## **RECOMMENDATION:**

Staff recommends approval of items 1 through 3, based on findings a through e, with the following stipulations:

- i. That the applicant expose and repair the existing wood siding in-kind on the front façade.

ii. That the applicant add a pilaster on the eastern portion of the front porch.  
That the applicant submit to staff a wood front door that conforms to the style of the property and return the front door opening to its original configuration by removing the sidelights.



City of San Antonio One Stop



September 29, 2023

































































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PERFORMANCE

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visit [www.polygem.com](http://www.polygem.com)



FOURTH

ASTM D638

1050M 1015

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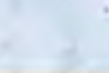
Standard Wind Load Design Pressure Rating:

40 psf (1.9 kN/m²)

PCD45

04

TRANSFORMATIONS  
DOUBLE 4.5" DL HORIZONTAL  
WHITE







# LAG ENTERPRISES, LLC

(210) 330-3141 • 306 Demya Dr. San Antonio, Tx, 78227- [lgarcia59195@aol.com](mailto:lgarcia59195@aol.com)  
"YOUR LOCAL FAMILY-OWNED CONSTRUCTION COMPANY • EST. 1982"



DATE: August 29, 2023  
REVISED September 8, 2023

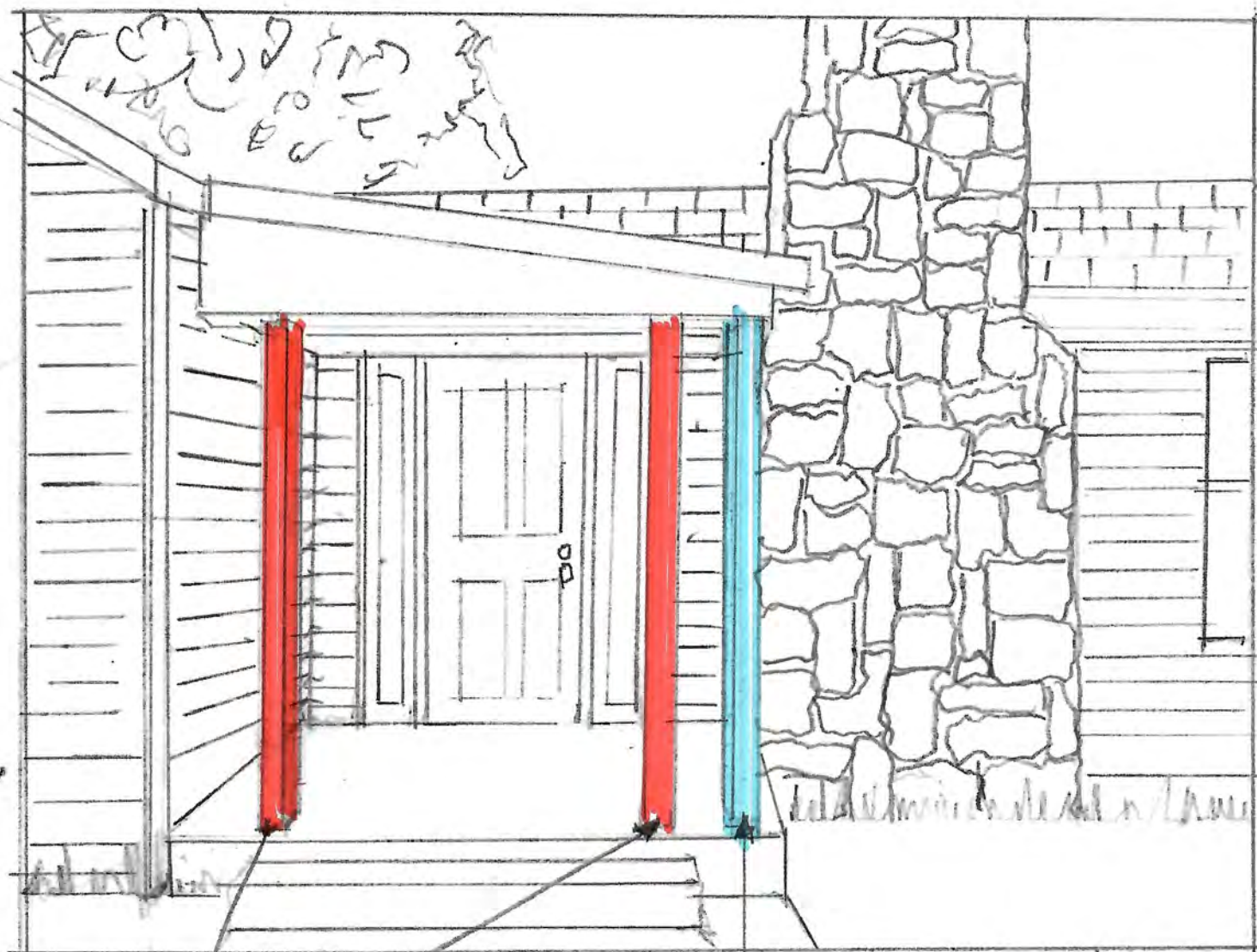
TO: OFFICE OF HISTORIC PRESERVATION  
ASSIGN REQUEST NUMBER 2023-28960

RE: Email dated September 8, 2023  
ASSIGN REQUEST NUMBER 2023-28960  
BUILDING REPAIRS  
2228 W Huisache Ave  
San Antonio, Texas

The following is the scope of work for exterior building repairs.

1. Shall finish installing siding and use similar materials. Refer to picture "Siding Materials Sample". Refer to existing siding on East 1, 2, 3, West 1, 2, 3, and South View.
2. Refer to North 1 – remove existing concrete veneer & install new siding to match existing siding On east, west and south walls. Refer to picture "Siding Materials Sample".
3. Finish fixing the existing wood deck. Refer to picture "Existing Wood Deck Repairs" and South view.
4. Pressure wash the entire house.
5. Existing posts shall remain and install 2 new 4x4 posts like existing post. Shall be painted black. Refer to picture North 4 and refer to sketch "4x4 Posts Location".
6. Finish painting, all trim, brick chimney, and posts shall be black.
7. The front door main entry shall be painted red.





2nd 4x4 POSTS TO MATCH  
EXISTING OTHER 4x4 POST

EXISTING  
4x4 POSTS  
SHALL BE PAINTED  
BLACK

WMO  
9/6/2023  
LAG ENTERPRISES

2228 W. HUISACHE AVE.  
NORTH VIEW - MAIN ENTRY

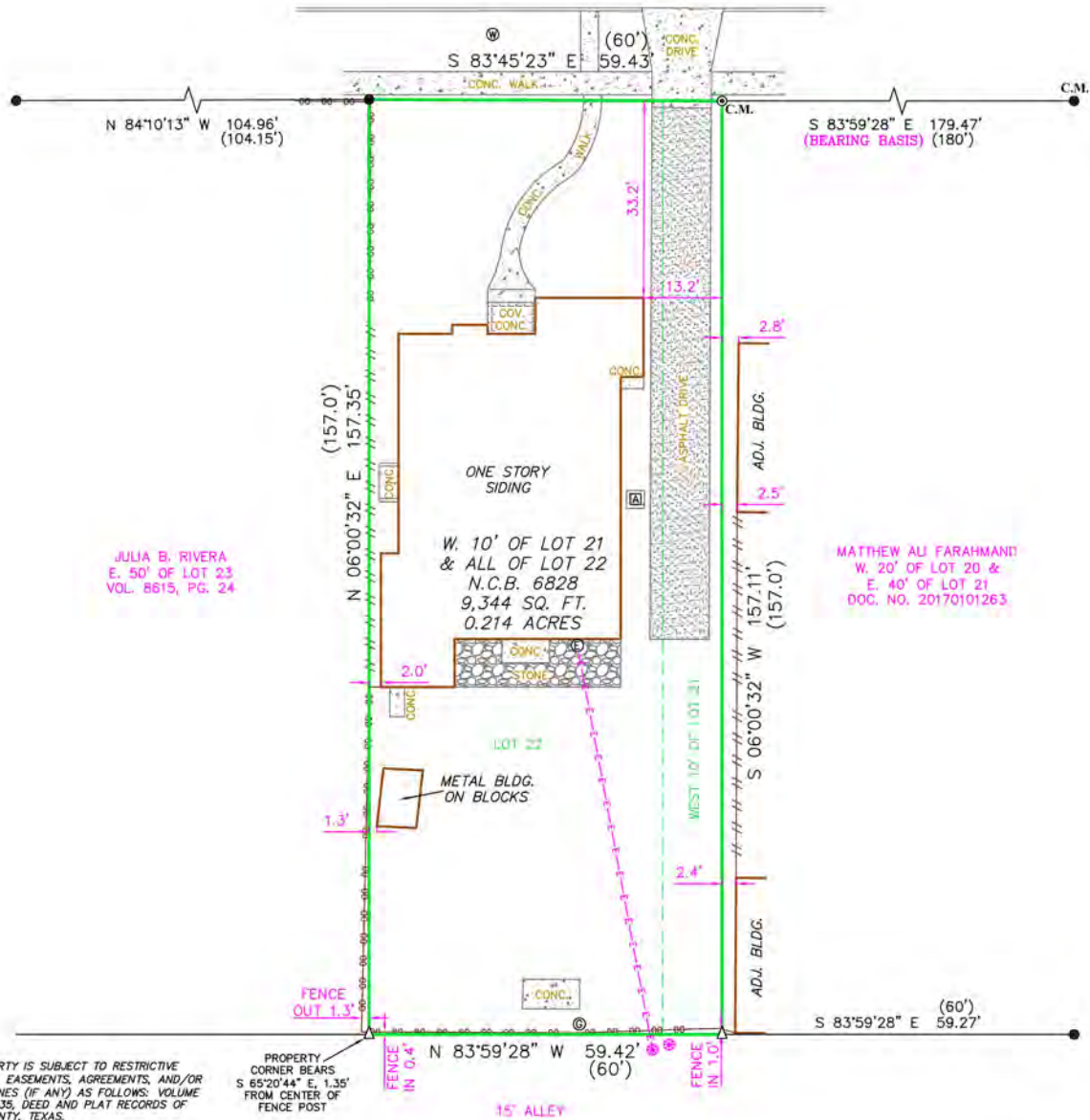
4x4 POSTS PLACEMENT



ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG,  
UTILITY, AND TRANSFORMER EASEMENT

**W. HUISACHE AVENUE**  
(60' R.O.W.)

SCALE: 1"=20'



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480286, Panel No. 0383 H, which is Dated 05/19/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) AE. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/pdrl>.

**Property Address:**

2228 W. HUISACHE AVENUE

**Property Description:**

THE WEST 10' OF LOT 21 AND ALL OF LOT 22, NEW CITY BLOCK 6828, WOODLAND PARK UNIT 1, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 980, PAGE 35, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**Owner:**

T.B.D.

I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

RUDOLF J. PATA, JR.  
Registered Professional Land Surveyor  
Texas Registration No. 5388



- LEGEND**
- Δ = CALCULATED POINT
  - = FOUND 1/2" IRON ROD
  - = FOUND 1" IRON PIPE
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - ⊙ = WATER METER
  - ⊕ = GAS METER
  - ⊖ = ELECTRIC METER
  - ⊗ = A/C PAD
  - ⊙ = POWER POLE
  - ⊕ = OVERHEAD ELECTRIC
  - ⊖ = RECORD FENCE
  - ⊗ = FENCE LINE FENCE
- DWG: CS RVD: RJP

G.F. NO. N/A

JOB NO. 120402

TITLE COMPANY: N/A

DATE: 05/23/2023







< Back to Browse Maps

State: Texas

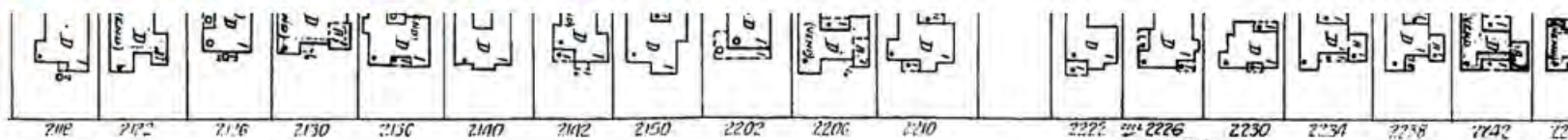
City: San Antonio

Date: 1911-Mar. 1951 \*

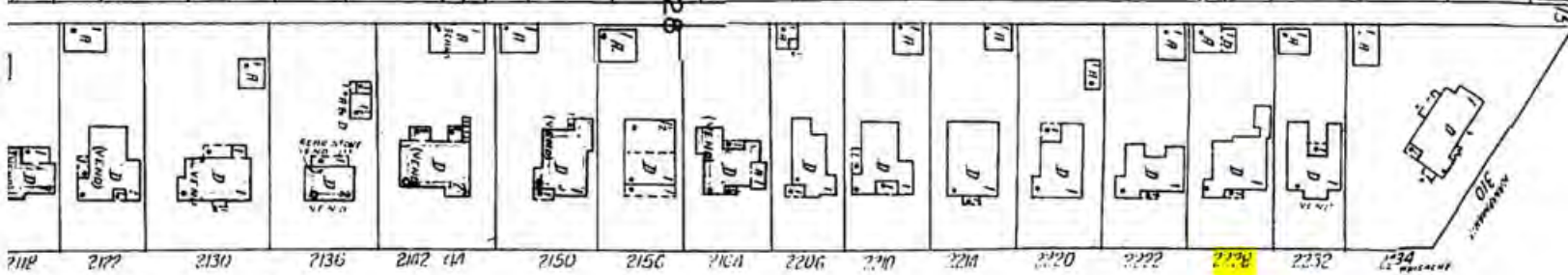
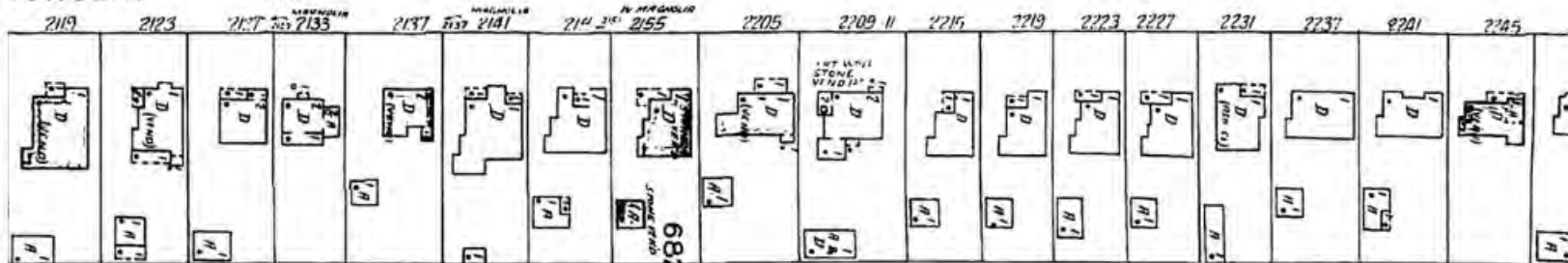
Volume: vol. 5, 1924-June 1950



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MAGNOLIA AV.



UISACHE AV.

ANN JUNIOR HIGH SCHOOL

