

# HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2023

**HDRC CASE NO:** 2023-416  
**ADDRESS:** 302 FURR DR  
**LEGAL DESCRIPTION:** NCB 6695 BLK 4 LOT 28  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Arash Pazouki /PEBBLE DAWN PROPERTIES LLC  
**OWNER:** Arash Pazouki /PEBBLE DAWN PROPERTIES LLC  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** October 12, 2023  
**60-DAY REVIEW:** December 11, 2023  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 302 Furr.

## APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualification.*

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

*UDC Section 35-618 Tax Exemption Qualifications:*

(e) *Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

## FINDINGS:

- a. The primary structure located at 302 Furr Drive is a 2-story, single-family home constructed circa 1920 in the Tudor Revival style. The home features steeply pitched gable roofs, a prominent chimney, and weatherboard cladding. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, mechanical, electrical, and plumbing upgrades, foundation repair, window repair, site work modifications, and the deconstruction and reconstruction of the rear accessory structure.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.



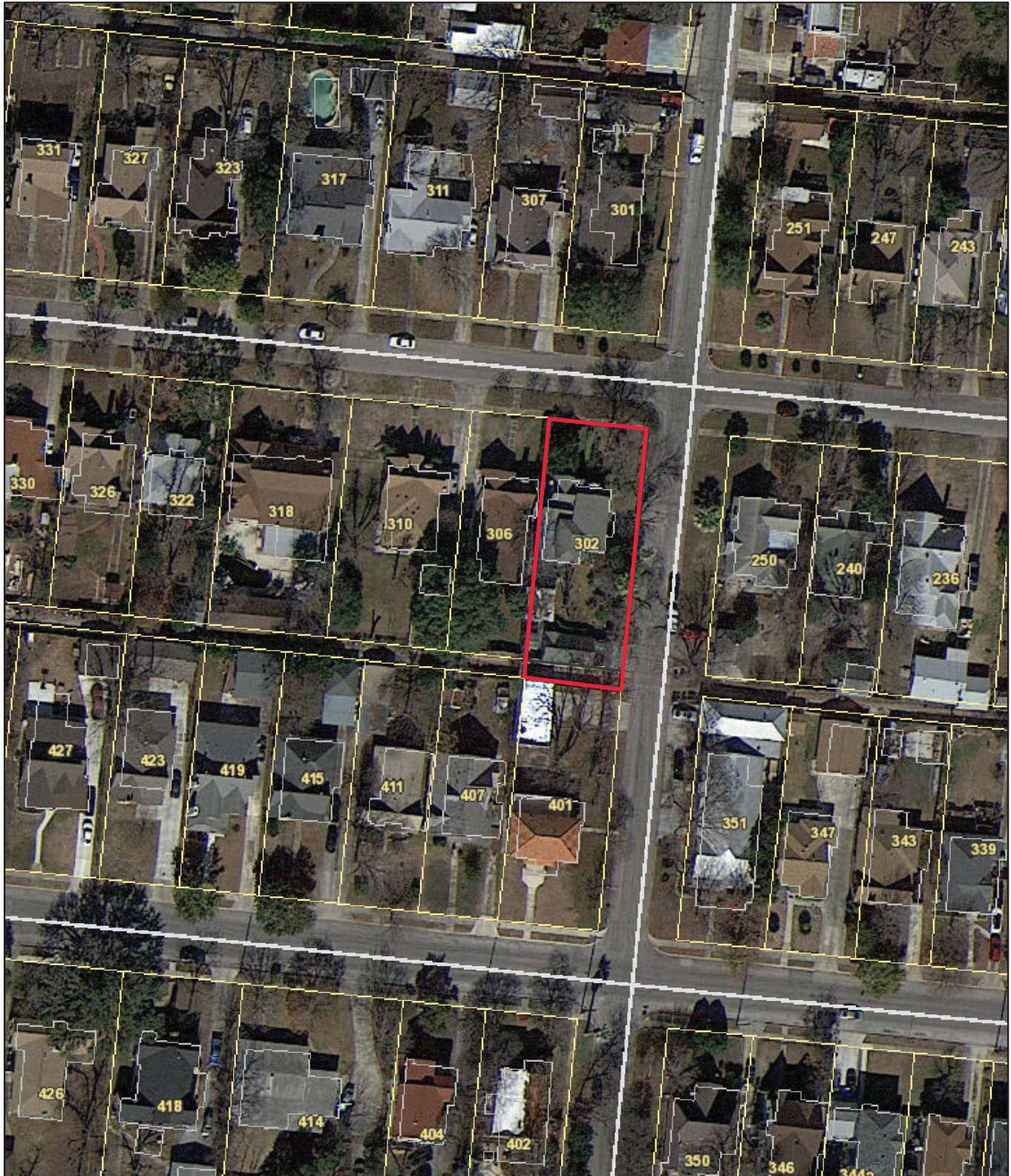
- d. Staff conducted a site visit on October 12, 2023, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC in 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

**RECOMMENDATION:**

Staff recommends approval based on findings a through f.

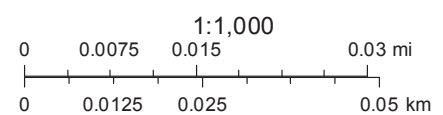


# City of San Antonio One Stop



September 30, 2021

— User drawn lines





+ 302 furr san antonio, tx

go



← purchase image and/or print



Tweet

aerials

2016

1955

2014

topos

2012

atlases

2010

compare

2008

overlays

2004

measure

1995

1986

1983

1973

1966

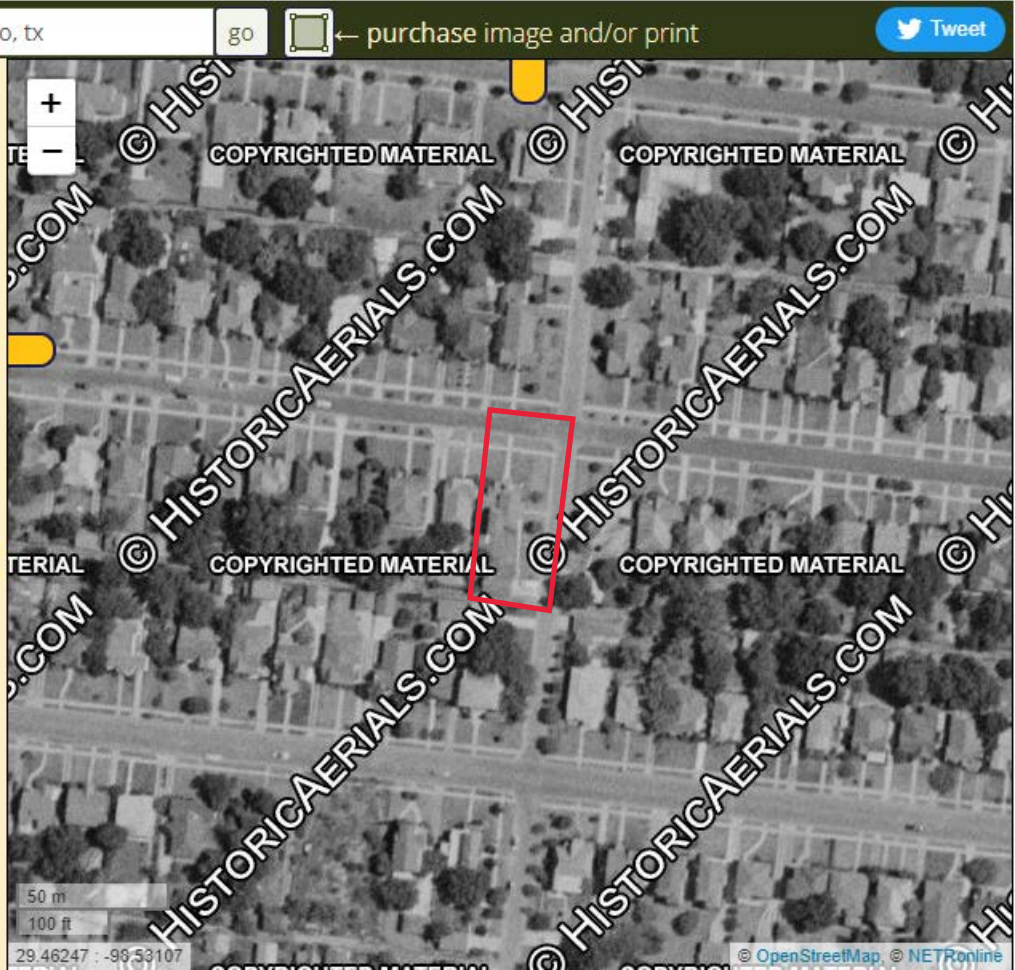
1963

1955



50 m  
100 ft

29.46247 -98.53107



© OpenStreetMap © NETOnline



This is all documented in the office of Historic Preservation. We completely gutted the interior and installed new electric, plumbing, insulation, Sheetrock, rehabilitated the windows per the rules of the historic office, added new framing where needed, added a bathroom and redid the kitchen. Also repaired the foundation by installing over 60 new concrete piers and beams where necessary. As well as deconstructing and reconstructing the garage and room building.

I just gave you an itemized list of work above

House was started in 4/2021 and completed 8/2023 at a cost of over \$. There are too many costs to itemize but generally:

Plumbing \$

Electric \$

Foundation/skirt \$

AC \$

Windows \$

Materials and Labor over \$

Here is the listing with all the photos inside and out:





302

9

8

















32 31

34 33

26 25

13 12

15 14

19 18

17 16

↑









35

32



3



27 28 30 29

24 23 22

11

10















# **SA** *Engineering Company*

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## *Consulting Engineers*

*12719 Spectrum Dr. Ste 101. San Antonio, Texas 78249*

October 27, 2021

Client Name: Pebble Dawn Properties LLC

Project Name: One story detached garage

Project address: 302 Furr Dr.  
San Antonio, Texas 78201

Gentlemen,

A qualified representative from our office has visited the site to observe the visible condition of the existing structure.

Based on our understanding, and inspection of the site, the building is a one story wood framed garage structure , approximately 600 SF, and it has a concrete foundation with composition roof and sidings. The structure consists of wood framing. The following conditions were observed at the time of our inspection.

The concrete foundation is cracked at several location. The floor slab is completely out of level and the elevation of top of the slab is close to the existing finish grade that has been a contributing factor to the decay of supporting wall plates as well as the siding. A large percentage of the wall framing is damaged and they are not capable of supporting the roof load at its full capacity per the 2018 International Residential Code (IRC 2018). The roof rafters are deteriorating. This condition is causing roof deflection.

The described structure will not be economically feasible for repair since the concrete foundation does not appear to have adequate reinforcements and therefore any type of foundation repair will not provide a structurally sound building.

It is our recommendation to demolish this building , in order to protect the health and safety of the public. The proposed demolition process includes as follows:

1. Disconnect all utilities to the building , upon locating the utility lines, and remove any electrical and gas lines.
2. Temporary brace the interior supporting walls.
3. Remove any windows and doors.
4. Remove the roof structure.



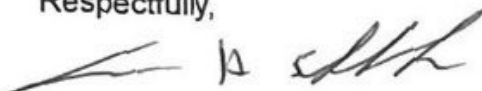
Safety measures by the contractor shall be employed before, during, and after demolition to protect the public and adjacent properties. Safety during demolition remains the sole responsibility of the demolition contractor. All demolition activities are to be performed under the direct supervision of a qualified demolition contractor. We recommend to have a meeting with the demolition contractor at the site , prior to start of demolition work

Based on our observations of the existing framing and the proposed demolition process, it appears that the sequence of demolition could allow for the existing framing to provide stability during the demolition process. It is therefore our opinion that the building may be demolished in the manner described, and that the framing should remain stable, and should not require special bracing or reinforcement.

This letter is based on professional engineering judgment under the conditions and restrictions described in this document. Please be advised that this report is based on only one site observation. An exhaustive analysis was not made, and hidden or unforeseen conditions may exist which affect the stability of the framing. The demolition contractor should notify the demolition engineer upon encountering such conditions. No guarantees or warranties are either expressed or implied, and no responsibility is assumed for hidden or unknown conditions that might affect the demolition.

Please contact me at 210-454-5111, Should you have any questions

Respectfully,



SA Engineering Company  
Amir H. Shekarchi, PE  
President

Firm Registration No. F-1586



10/27/2021



## HardiePlank® Lap Siding Product Description

HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5 ¼ in. to 12 in. create a range of exposures from 4 in. to 10 ¾ in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



**Select Cedarmill®**



**Smooth**



**Beaded Cedarmill®**



**Beaded Smooth**



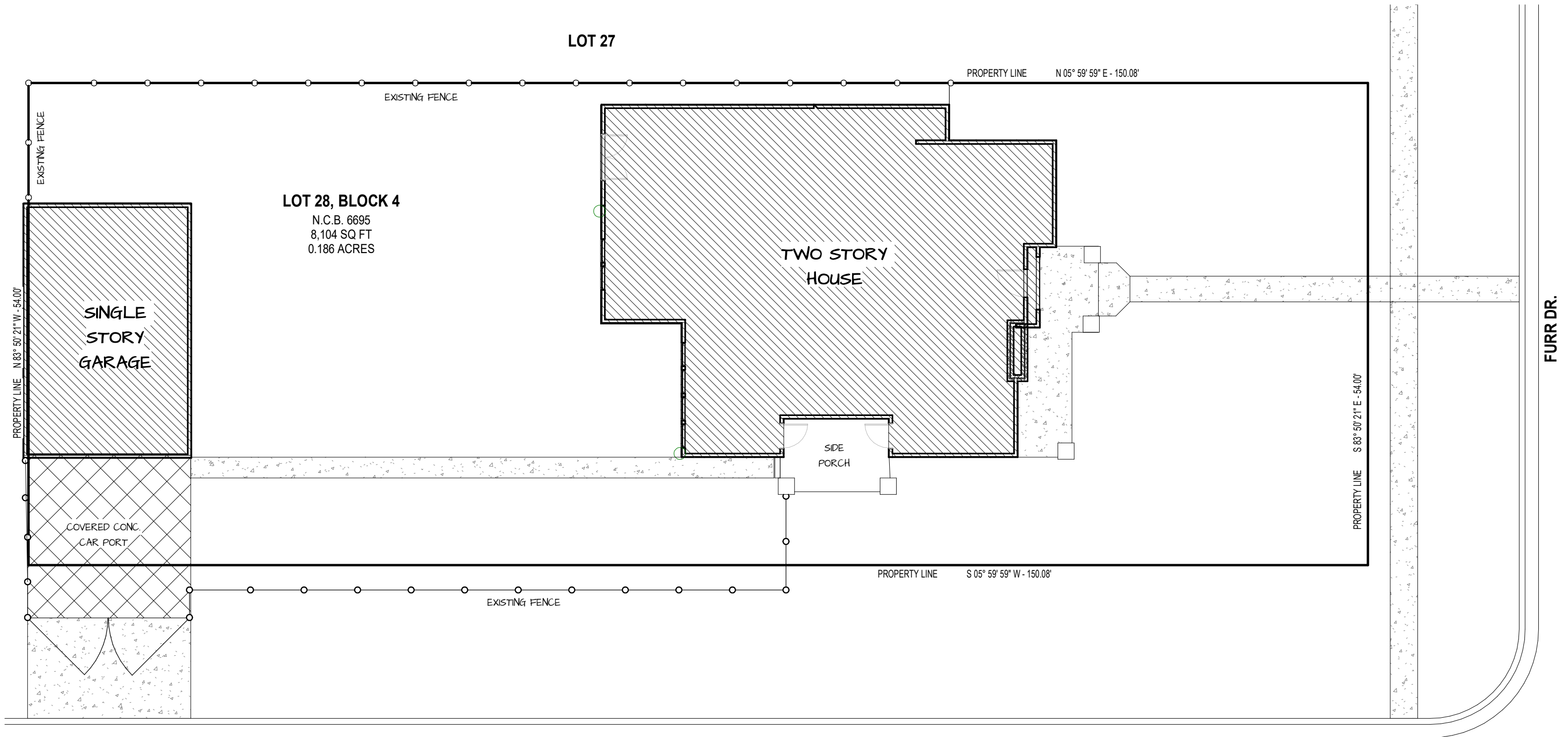
**Custom Colonial Roughsawn®**



**Custom Colonial Smooth®**







04-28-2022

1 **EXISTING SITE PLAN**  
SCALE: 3/32" = 1'-0"

**302 FURR DR. RESIDENCE**  
RESTORATION & RECONSTRUCTION  
302 FURR DR. SAN ANTONIO TX 78201

SHEET  
**10**  
OF





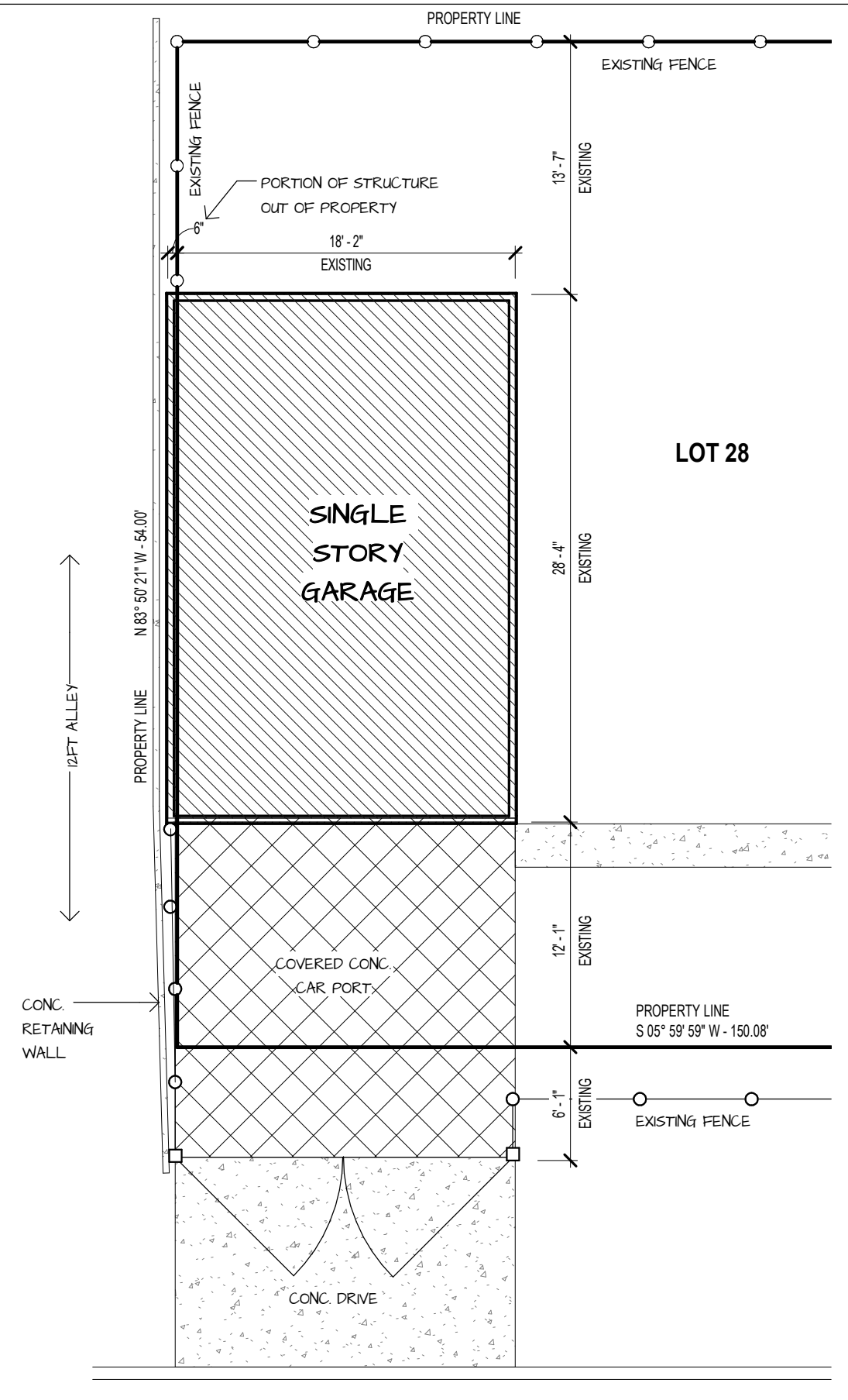
EXISTING CONDITIONS - STREET



EXISTING CONDITIONS - COVERED CAR PORT



EXISTING CONDITIONS - NORTH



VOLLUM ST.



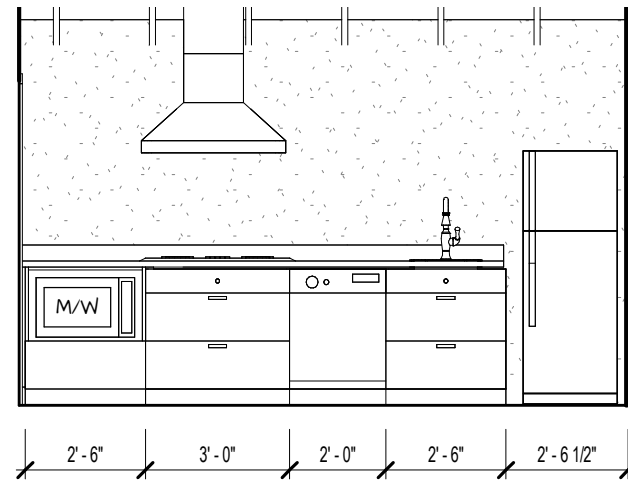
# **EXISTING ENLARGED SITE PLAN**

SCALE: 1/8" = 1'-0"

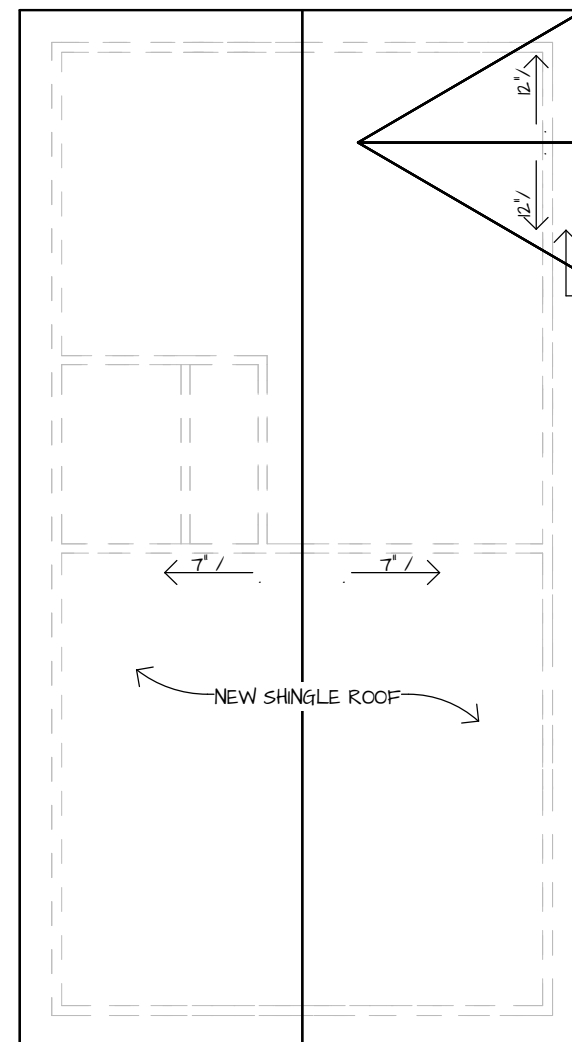
**302 FURR DR. RESIDENCE**  
RESTORATION & RECONSTRUCTION  
302 FURR DR. SAN ANTONIO TX 78201

SHEET  
**20**  
OF  
2

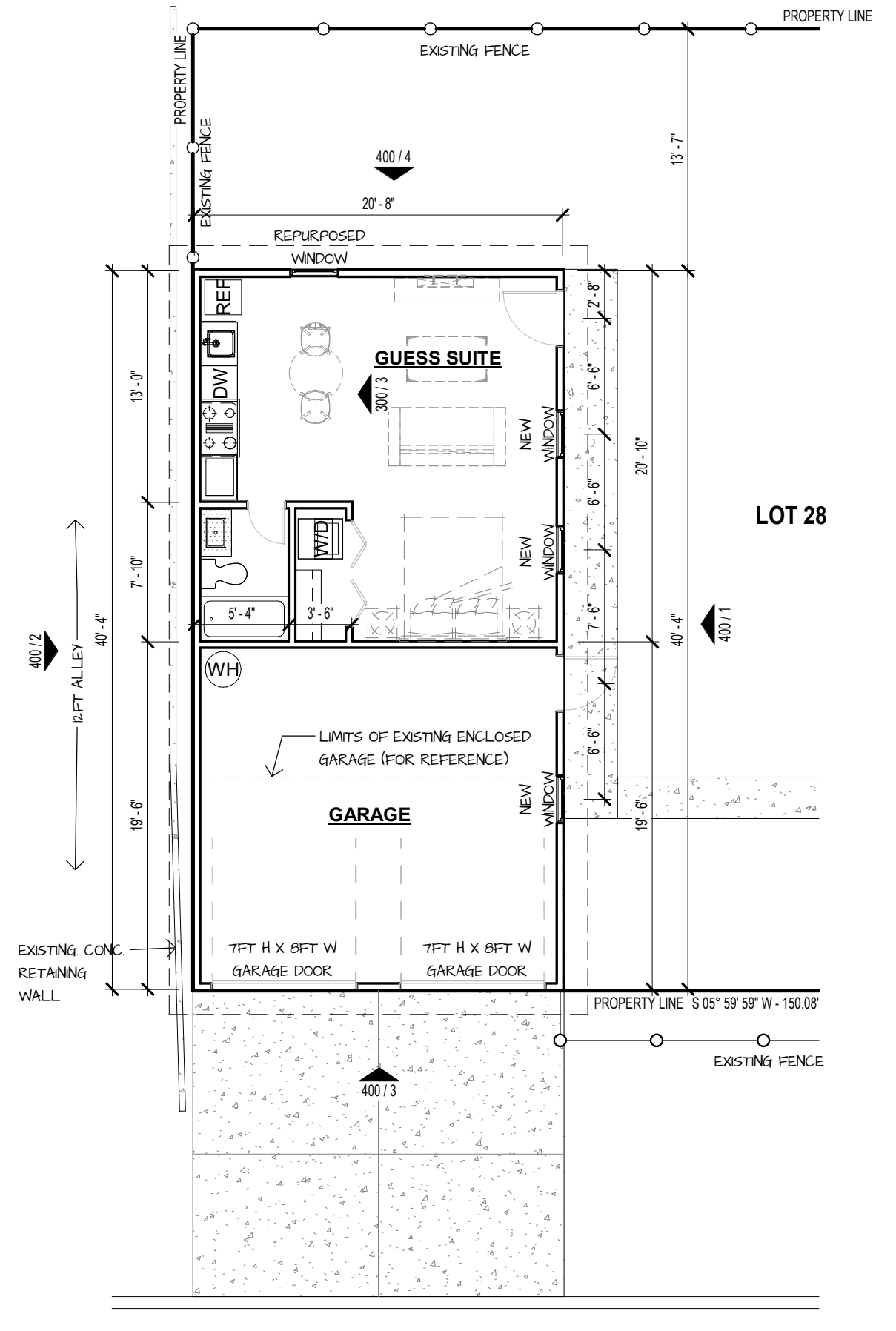




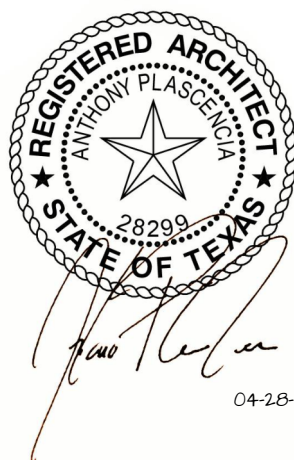
**3 INTERIOR ELEVATION - KITCHEN**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED NEW ROOF PLAN**  
SCALE: 1/8" = 1'-0"



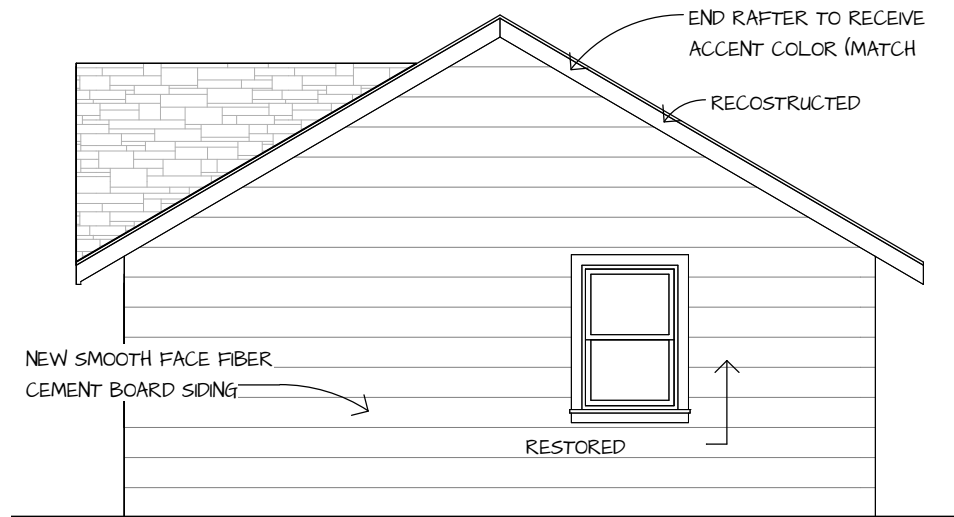
**1 PROPOSED RECONSTRUCTED GARAGE PLAN**  
SCALE: 1/8" = 1'-0"



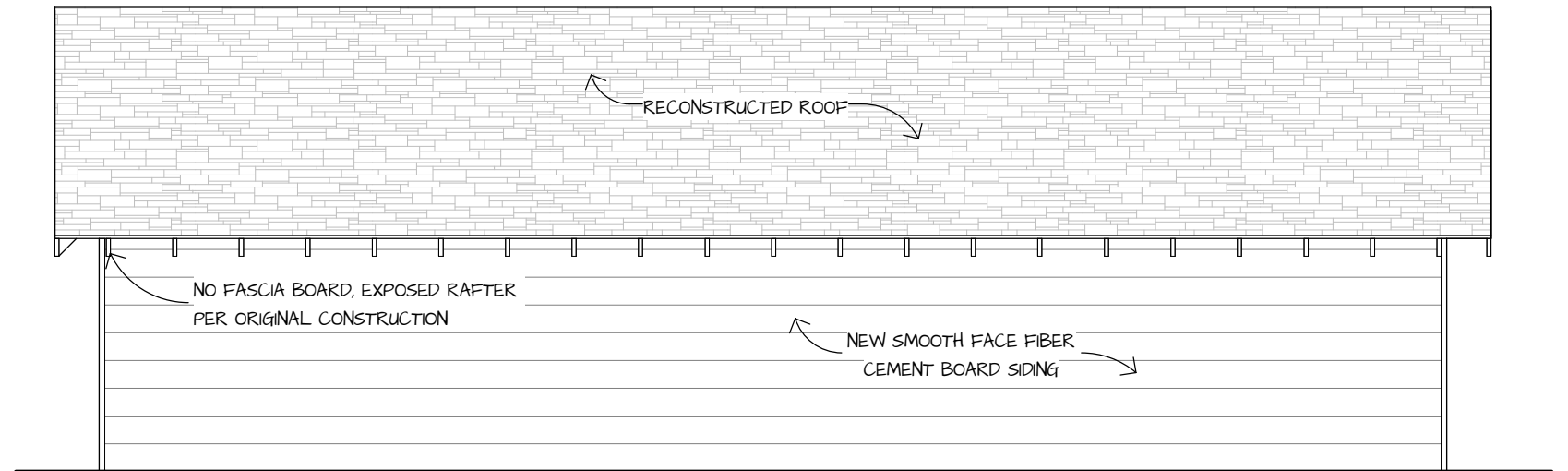
VOLLUM ST.

**302 FURR DR. RESIDENCE**  
RESTORATION & RECONSTRUCTION  
302 FURR DR. SAN ANTONIO TX 78201

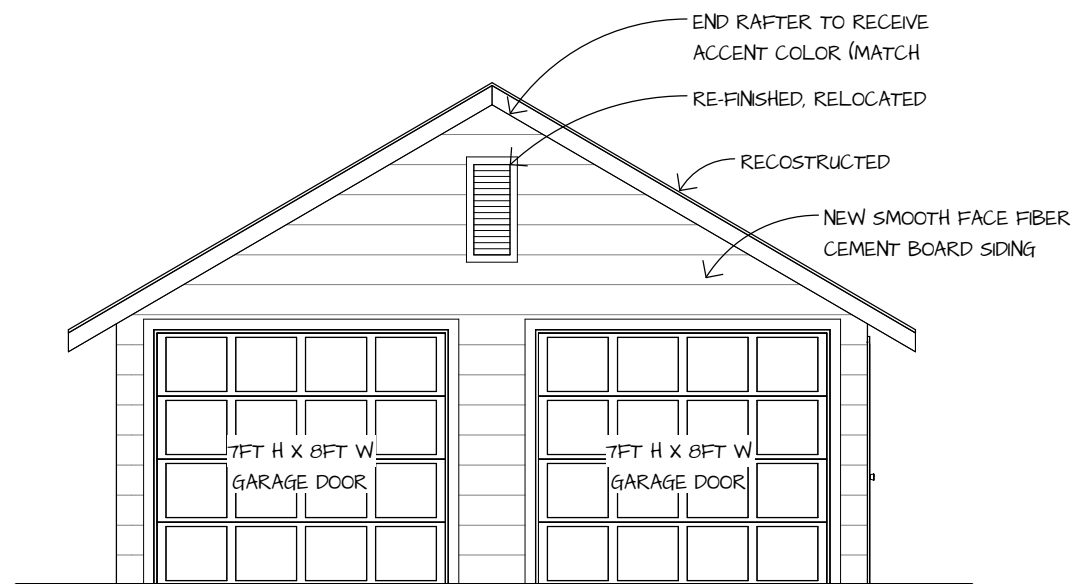




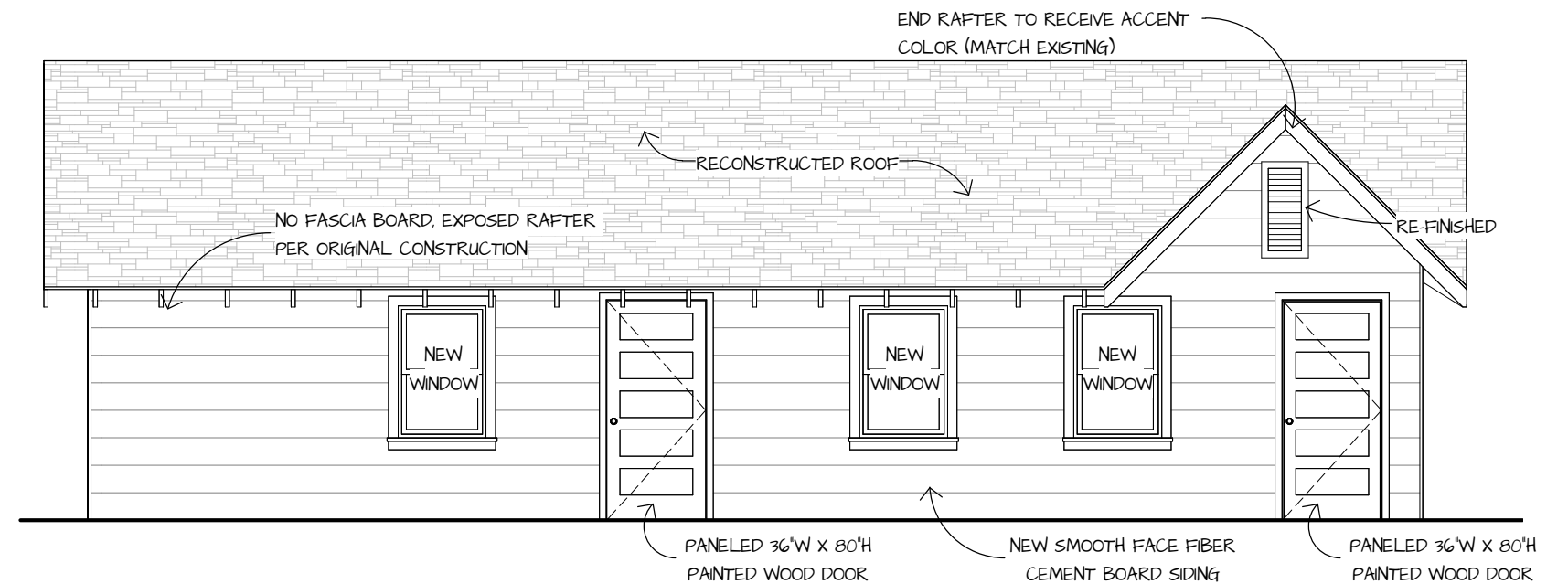
**4 EXTERIOR ELEVATION - WEST**  
SCALE: 3/16" = 1'-0"



**2 EXTERIOR ELEVATION - SOUTH**  
SCALE: 3/16" = 1'-0"



**3 EXTERIOR ELEVATION - EAST**  
SCALE: 3/16" = 1'-0"



**1 EXTERIOR ELEVATION - NORTH**  
SCALE: 3/16" = 1'-0"



04-28-2022

















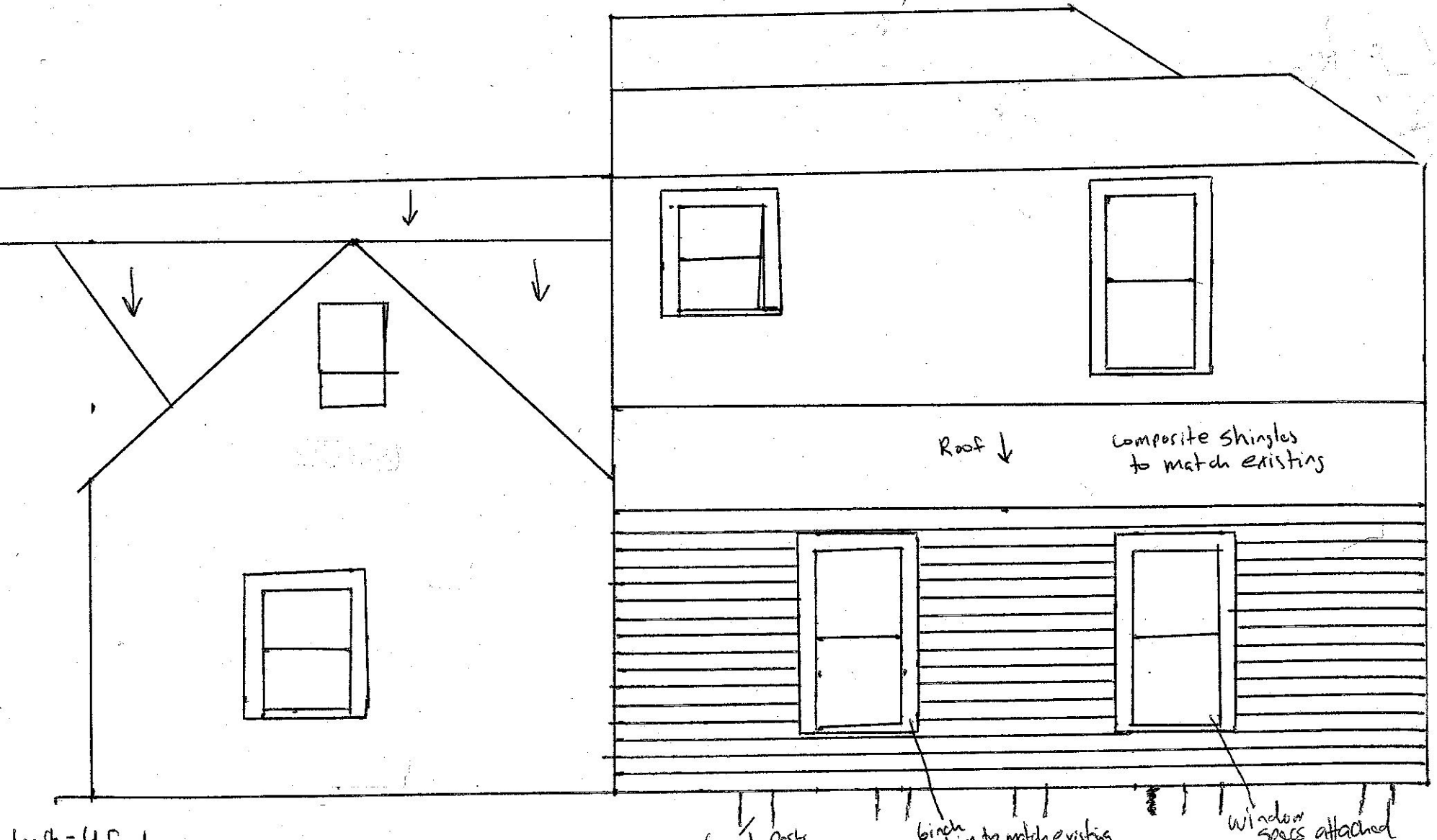


302 Furr  
Back



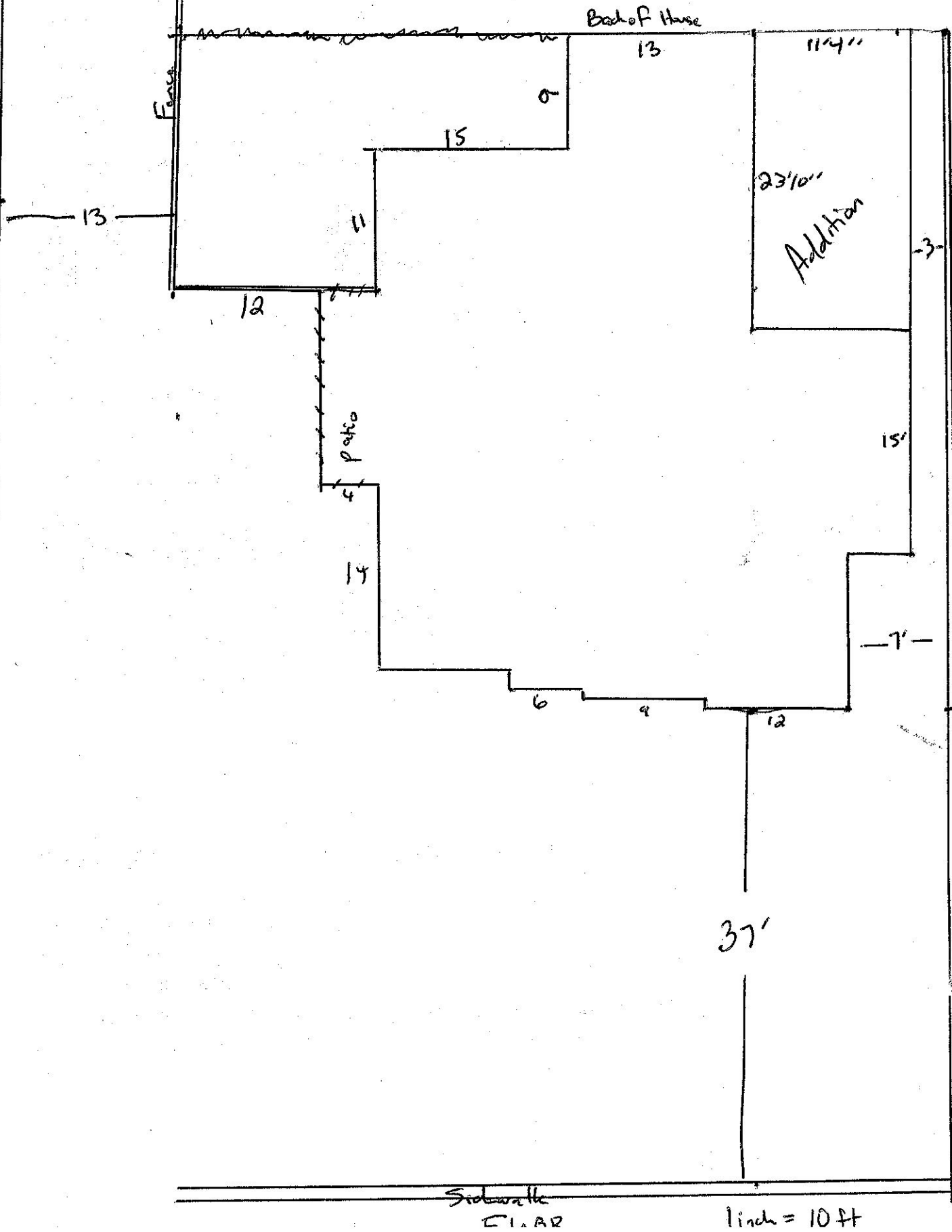


302 Furr  
Right side

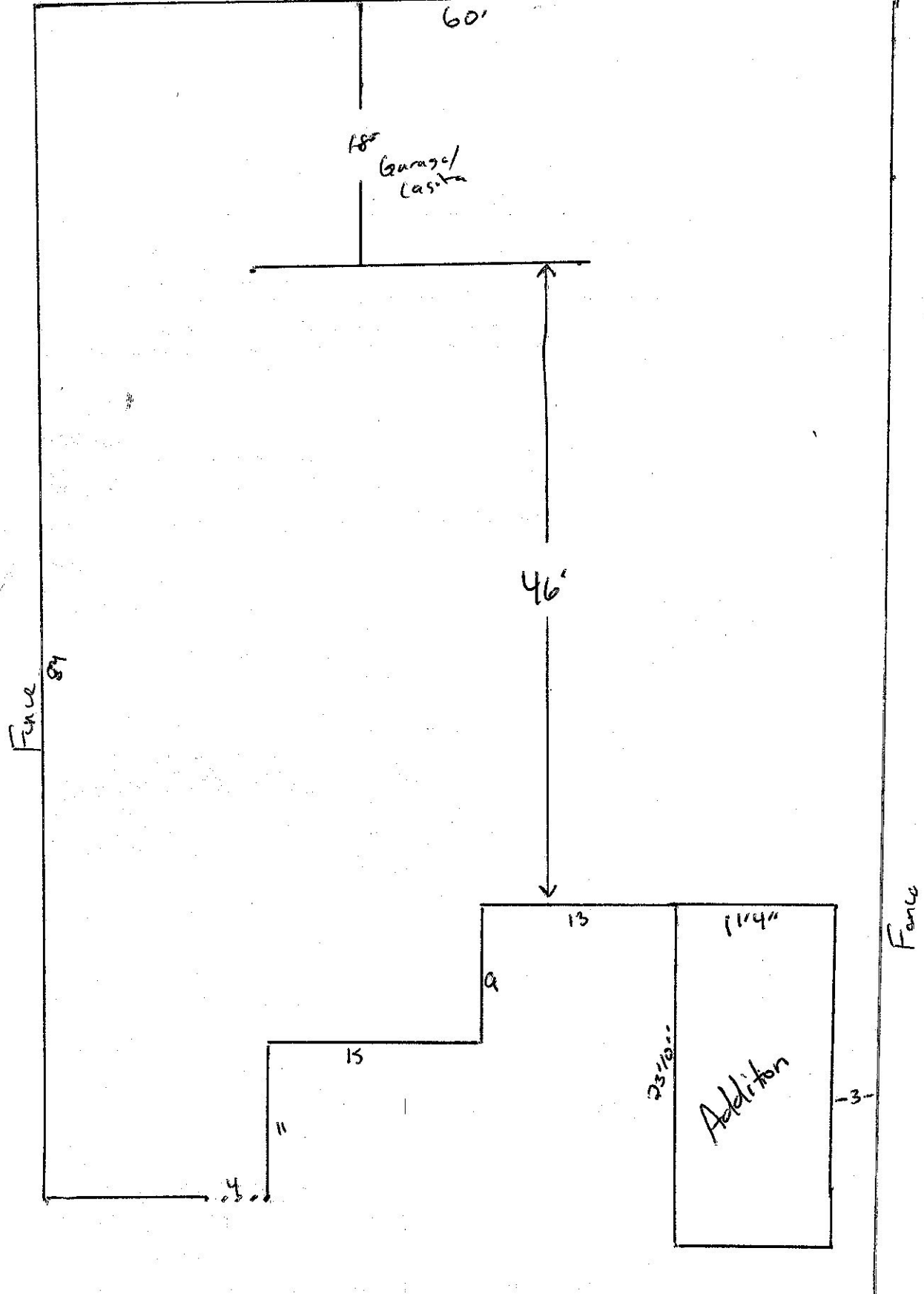




Vollum Street





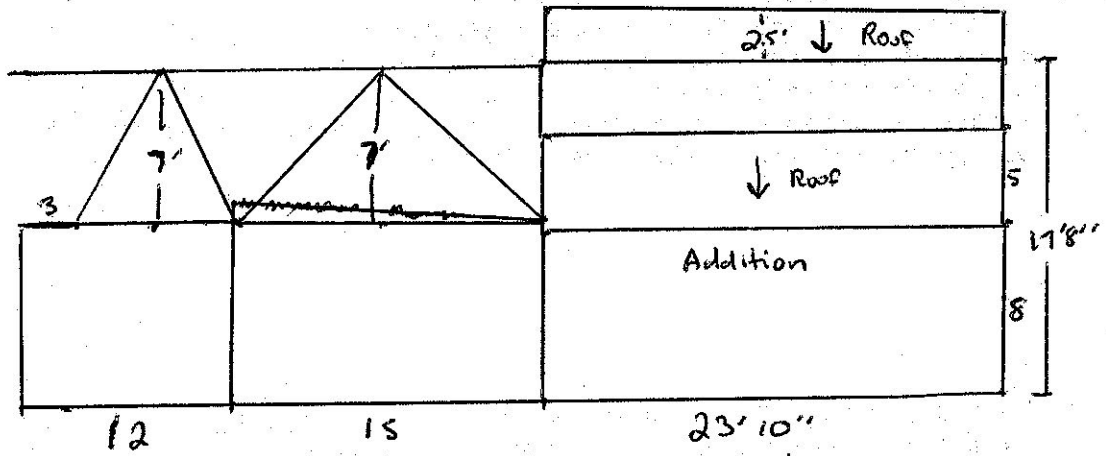


Backyard House  
302 Furr

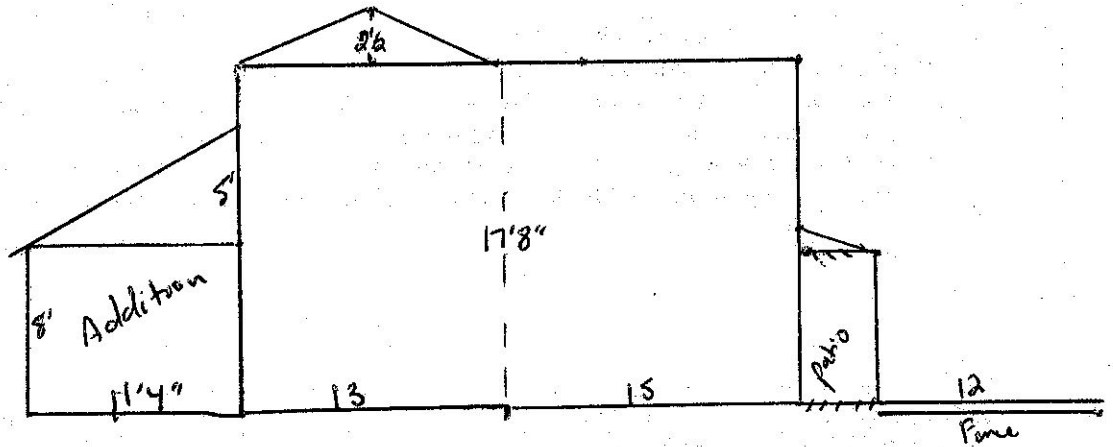
1 inch = 10 ft



302 Furr



Right Side



Rear of House

1 inch = 10 ft









































# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 30, 2021

**ADDRESS:** 302 FURR DR  
**LEGAL DESCRIPTION:** NCB 6695 BLK 4 LOT 28  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Ronnie Groth/Sotex Renovation, LLC - 13066 N Hunters Circle  
**OWNER:** MITCHELL SIDNEY - 302 FURR DR  
**TYPE OF WORK:** Foundation/skirting

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to repair the foundation on the house.

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

**DATE:** 3/30/2021 1:10:09 PM

**ADMINISTRATIVE APPROVAL TO:** repair the foundation on the house. No exterior work or skirting removal is requested or approved at this time.

**APPROVED BY:** Katie Totman

**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





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

October 5, 2021

**ADDRESS:** 302 FURR DR  
**LEGAL DESCRIPTION:** NCB 6695 BLK 4 LOT 28  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Arash Pazouki /PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**OWNER:** PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**TYPE OF WORK:** Repair and Maintenance

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to repair the existing wood windows on the primary structure.

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

**DATE:** 10/5/2021 3:49:03 PM

**ADMINISTRATIVE APPROVAL TO:** Repair the existing wood windows on the primary structure.

No modifications to the existing window openings or sashes are to take place. Sashes may be removed from the frames to make repairs; elements such as rails and stiles that are rotten or missing may be replaced with new solid wood elements to match the existing (in kind repairs only).?Glass should feature a clarity comparable to the existing (tinted glass should not be used). The wholesale replacement of any window unit is not approved at this time. Requests to replace any window unit that is deteriorated beyond repair will require additional review.

**APPROVED BY:** Rachel Rettaliata

**Shanon Shea Miller**  
Historic Preservation Officer

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

October 19, 2021

**ADDRESS:** 302 FURR DR  
**LEGAL DESCRIPTION:** NCB 6695 BLK 4 LOT 28  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Arash Pazouki / PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**OWNER:** PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**TYPE OF WORK:** Partial Demolition, Driveway/sidewalk, Exterior alterations

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)remove the existing hardscaping in the rear yard, (2)remove the non-original plywood and corrugated metal rear addition located on the west side of the primary structure.

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

**DATE:** 10/19/2021 1:58:09 PM

**ADMINISTRATIVE APPROVAL TO:** 1. Remove the existing hardscaping in the rear yard.

No new hardscaping or rear structures are requested or approved at this time. Any additional modifications to the rear landscaping or requests for rear decking or structure installation will require a new application to staff for review and approval.

2. Remove the non-original plywood and corrugated metal rear addition located on the west side of the primary structure.

Following review, staff determined that the existing plywood and corrugated metal rear addition on the west side of the primary structure was non-original and was built as a lean-to structure. The removal of the rear addition exposed the original exterior wall on the west elevation.

The construction of any new addition or modifications to the landscaping in the location of the existing addition will require a new application to staff for review and approval.

**APPROVED BY:** Rachel Rettaliata

**Shanon Shea Miller**  
Historic Preservation Officer



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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 3, 2022

**ADDRESS:** 302 FURR DR  
**LEGAL DESCRIPTION:** NCB 6695 BLK 4 LOT 28  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Arash Pazouki /PEBBLE DAWN PROPERTIES LLC -  
**OWNER:** Arash Pazouki /PEBBLE DAWN PROPERTIES LLC -  
**TYPE OF WORK:** Addition

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to reconstruct a 1-story rear addition. The addition will be located on the western edge of the property line and feature the same general location, scale, form, and materiality as a prior non-contributing addition that was removed.

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

**DATE:** 3/3/2022 1:58:38 PM

**ADMINISTRATIVE APPROVAL TO:** Reconstruct a 1-story rear addition per drawings submitted on March 3, 2022. The following stipulations apply:

- i. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- ii. Composite siding and/or skirting should have a maximum reveal of 4 to 6 inches and a smooth finish. Faux grain texture is not permitted.

**APPROVED BY:** Stephanie Phillips

**Shanon Shea Miller**  
Historic Preservation Officer



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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

April 20, 2022

**ADDRESS:** 302 FURR DR  
**LEGAL DESCRIPTION:** NCB 6695 BLK 4 LOT 28  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Arash Pazouki /PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**OWNER:** Arash Pazouki /PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**TYPE OF WORK:** Painting

### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to paint siding gray and trim dark gray.

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

**DATE:** 4/20/2022 6:31:59 PM

**ADMINISTRATIVE APPROVAL TO:** paint siding gray and trim dark gray.

**APPROVED BY:** Jessica Anderson

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

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### CERTIFICATE OF APPROPRIATENESS

June 15, 2022

**HDRC CASE NO:** 2022-319  
**ADDRESS:** 302 FURR DR  
**LEGAL DESCRIPTION:** NCB 6695 BLK 4 LOT 28  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Arash Pazouki/PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**OWNER:** Arash Pazouki/PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**TYPE OF WORK:** Garage/carport

#### REQUEST:

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

1. Deconstruct the existing, rear accessory structure at 302 Furr.
2. Reconstruct the rear accessory structure.

#### FINDINGS:

- a. The primary structure located at 302 Furr Dr. is a 2-story single-family home constructed circa 1920. The home has characteristics of a Tudor style of home featuring steeply pitched gable roofs, a prominent chimney, and weatherboard clad siding. To the rear of the property is an accessory structure that resembles the characteristics of the primary structure. The existing, rear accessory structure features a footprint of approximately 505 square feet, not including a carport/awning structures that extends over the property line.
- b. DECONSTRUCTION – The applicant has proposed to deconstruct the rear accessory structure, and retain existing materials for reuse in the reconstruction of the new structure. Generally, staff finds the deconstruction and reuse/salvage of existing materials to be appropriate and consistent with the Guidelines.
- c. RECONSTRUCTION (Setbacks & Orientation) – The applicant has proposed to reconstruct the rear addition to feature a setback that matches the existing structure's. While staff finds this setback to be appropriate and consistent with the original, staff finds that the applicant is responsible for obtaining any required variances.
- d. RECONSTRUCTION (Massing & Footprint) – The applicant has proposed to reconstruct the rear accessory structure to feature a footprint of approximately 800 square feet. The existing, rear accessory structure features a footprint of approximately 505 square feet, not including a carport/awning structures that extends over the property line. The primary historic structure at 302 Furr features an original one story form with a two story addition at the rear. Generally, staff finds the proposed reconstructed accessory structure's footprint to be appropriate and consistent with the Guidelines.
- e. RECONSTRUCTION (Materials) – The applicant has proposed to salvage many materials of the existing, rear accessory structure and has proposed new materials. The applicant has proposed to install new garage doors, new windows, new composite siding, new wood doors, and a shingle roof. Generally, staff finds the proposed materials to be appropriate; however, staff finds that the applicant should install garage doors that are either wood or feature a wood appearance with true window lites, that the proposed composite siding feature an exposure of four inches and a smooth finish, and that the proposed windows be wood or aluminum clad and be consistent with staff's standards for windows in new construction. Additionally, staff finds that existing, wood windows should be reused as well as any existing wood siding or framing materials.
- f. RECONSTRUCTION – Generally, staff finds the proposed request to deconstruct the existing accessory structure and reconstruct it in the existing location to be appropriate. The applicant has proposed a similar footprint, massing, roof form and overall design character that staff finds to be appropriate and consistent with the Guidelines.



**RECOMMENDATION:**

1. Staff recommends approval of item #1, the deconstruction of the existing, rear accessory structure based on findings a and b with the following stipulations:
  - i. That the applicant submit a detailed salvage plan to OHP staff detailing the exact materials that will be salvaged and reused on site. This should be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
2. Staff recommends approval of item #2, the reconstruction of the rear accessory structure based on findings c through e with the following stipulations:
  - i. That the proposed new garage doors be wood or feature a wood appearance with true window lites.
  - ii. That the proposed composite siding feature a smooth finish with a four inch exposures.
  - iii. That the proposed new windows be wood or aluminum clad wood and be consistent with staff's standards for windows in new construction.
  - iv. That wood windows and doors, among other wood materials from the existing structure be salvaged and reused in the proposed new construction.

**COMMISSION ACTION:**

Approved with stipulations:

1. Staff recommends approval of item #1, the deconstruction of the existing, rear accessory structure based on findings a and b with the following stipulations:
  - i. That the applicant submit a detailed salvage plan to OHP staff detailing the exact materials that will be salvaged and reused on site. This should be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
2. Staff recommends approval of item #2, the reconstruction of the rear accessory structure based on findings c through e with the following stipulations:
  - i. That the proposed new garage doors be wood or feature a wood appearance with true window lites.
  - ii. That the proposed composite siding feature a smooth finish with a four inch exposures.
  - iii. That the proposed new windows be wood or aluminum clad wood and be consistent with staff's standards for windows in new construction.
  - iv. That wood windows and doors, among other wood materials from the existing structure be salvaged and reused in the proposed new construction.



**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**





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 7, 2023

**ADDRESS:** 302 FURR DR  
**LEGAL DESCRIPTION:** NCB 6695 BLK 4 LOT 28  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Arash Pazouki / PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**OWNER:** Arash Pazouki / PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**TYPE OF WORK:** Driveway/sidewalk, Exterior alterations, Fencing, Landscaping/hardscaping/irrigation, Porch/Patio

### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Build a rear wood deck.
2. Remove pavers from the front porch and repair the remaining concrete.
3. Replace the existing wood fence with a wood fence in the existing footprint.
4. Add sidewalks from the garage/room addition to the deck and along the side facing the main house.
5. Repair the existing sidewalks in front and back.
6. Add concrete stairs to existing back patio.
7. Regrade the backyard.
8. Re-sod the backyard with zoysia grass.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 3/7/2023 10:01:00 AM

**ADMINISTRATIVE APPROVAL TO:** The applicant requests a Certificate of Appropriateness for approval to:

1. Build a rear 8'x11' wood deck.
2. Remove pavers from the front porch and cap the remaining concrete porch.
3. Replace the rear 6' wood privacy fence in kind. The fence should not exceed 6' in height.
4. Add sidewalks from the garage/room addition to the deck and along the side facing the main house.
5. Repair the existing sidewalks in front and back. No modifications to the dimensions of the sidewalks are approved at this time.
6. Add concrete stairs to existing back patio.
7. Regrade the backyard.
8. Re-sod the backyard with zoysia grass.

**APPROVED BY:** Jessica Anderson

**Shanon Shea Miller**  
Historic Preservation Officer



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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 16, 2023

**ADDRESS:** 302 FURR DR  
**LEGAL DESCRIPTION:** NCB 6695 BLK 4 LOT 28  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Arash Pazouki /PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**OWNER:** Arash Pazouki /PEBBLE DAWN PROPERTIES LLC - 18910 HONEY MESQUITE  
**TYPE OF WORK:** Porch/Patio

### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to expand the previously-approved 8'x11' wood deck to 14'x11' with no other changes to the proposed material or design.

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

**DATE:** 3/16/2023 4:58:34 PM

**ADMINISTRATIVE APPROVAL TO:** Approval to expand the previously-approved 8'x11' wood deck to 14'x11' with no other changes to the proposed material or design.

**APPROVED BY:** Jessica Anderson

**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