

Case Number:	BOA-23-10300263
Applicant:	Eluterio Tenorio
Owner:	620 S PRESA REALTY LTD
Council District:	1
Location:	620 South Presa Street
Legal Description:	Lot 1, Block 1, NCB 923
Zoning:	“C-2 H AHOD” Commercial Historic Lavaca Airport Hazard Overlay District
Case Manager:	Joseph Leos, Planner

Request

An appeal of the Historic Preservation Officer’s denial of the installation of rigid foam on the existing stucco cladding and the application of new stucco on the foam, a treatment that does not comply with the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations, regarding the treatment of historic properties and the staff recommendation that the applicant repair the existing stucco cladding with stucco that matches the existing in composition, texture, application, technique, color, and detail to be consistent with the Historic Design Guidelines.

Executive Summary

July 6, 2023 – On July 6, 2023, staff received a resident report that modifications to the existing roof form and parapets were taking place outside of the Certificate of Appropriateness that was issued on April 3, 2023. The COA stated that, “No changes to the existing roof pitch or roof form are requested or approved at this time.” Staff issued a Stop Work Order by email on July 6, 2023, the property owner confirmed receipt of the Stop Work Order by phone and stated that there were no plans to modify the existing parapets or roof form.

July 10, 2023 – On July 10, 2023, staff received an additional resident report of modifications to the roof form and parapets with photos of the ongoing work. From the photos it was clear that work was taking place outside of the approved scope of work. Staff issued a second Stop Work Order by email on July 10, 2023. On July 11, 2023, the architect confirmed receipt of the Stop Work Order by email and requested an in-person meeting to discuss the modifications.

July 11, 2023 – On July 11, 2023, staff received a third resident report that work was continuing site despite the issuance of a Stop Work Order. Staff sent a third Stop Work Order on July 11, 2023, by email.

July 12, 2023 – Staff met with the property owner and architect in person on July 12, 2023, to discuss the proposed scope of work. The owner and architect decided to move forward with the request at the next available Historic and Design Review Commission (HDRC) hearing, scheduled on July 21, 2023.

July 21, 2023 – The request for roof form and parapet modifications was approved by the HDRC on July 21, 2023, with stipulations. The applicant met the HDRC stipulations and received a Certificate of Appropriateness for the approved scope of work on July 31, 2023.

August 22, 2023 – On August 22, 2023, staff received a fourth resident report with photos that work was taking place on the property outside of the previously issued Certificates of Appropriateness. Staff notified the property owner of the report and the owner confirmed that scopes of work were taking place outside of approvals. Staff issued a fourth Stop Work Order by

email on August 22, 2023. The owner confirmed receipt of the Stop Work Order on August 22, 2023, and staff scheduled a site visit with the owner for August 23, 2023.

August 23, 2023 – Staff conducted a site visit to the property on August 23, 2023, and issued a physical Stop Work Order. The owner, applicant, and contractors were present for the site visit. Staff observed that rigid foam was installed over the existing stucco on the majority of the structure, a moisture barrier was installed over the rigid foam, and the application of new stucco had been started on at least two of the elevations. The owner and the architect decided to move forward with the request for the next available HDRC hearing, scheduled on September 6, 2023.

August 31, 2023 – On August 31, 2023, OHP staff observed that work on the exterior of the structure was ongoing despite the issuance of the Stop Work Order. Staff issued a fifth Stop Work Order by email on August 31, 2023. Staff assessed a \$500 post-work application fee on the property. The \$500 post-work application fee was paid on September 10, 2023.

September 6, 2023 – At the September 6, 2023, Historic and Design Review Commission hearing, the request to install rigid foam insulation on the existing stucco cladding and apply new stucco on the foam was denied on the basis that the request was not consistent with the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations, and due to the visual impact of the added exterior wall thickness on the existing window and door openings and the character defining features. Staff recommended that the applicants repair the existing stucco with stucco that matches the existing in composition, texture, application, technique, color, and detail.

Code Enforcement History

There is no code history for the subject property.

Permit History

Commercial Remodel Permit (COM-ADD-PMT23-39900049)- April 2023

Commercial Addition Permit (COM-RML-PMT23-40000340)- April 2023

Zoning History

The subject property was located within the original 36 square miles of the City of San Antonio and zoned “J” Commercial District. The property was rezoned by Ordinance 74924, dated December 9, 1991, to “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-2” Business District converted to the current “C-2” Commercial District.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“C-2 H AHOD” Commercial Historic Lavaca Airport Hazard Overlay District	Restaurant

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“RM-4 H HE AHOD” Residential Mixed Historic Lavaca Historic Exceptional Airport Hazard Overlay District	Single-Family Residence

South	“C-2 H HS AHOD” Commercial Historic Lavaca Historic Significance Airport Hazard Overlay District	Office
East	“RM-4 H HS AHOD” Residential Mixed Historic Lavaca Historic Significance Airport Hazard Overlay District.	Single-Family Residence
West	“IDZ HS NCD-1 AHOD” Infill Development Zone Historic Significance South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District.	Restaurant

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the Downtown Area Regional Center Plan and is designated “Urban Mixed-Use” in the future land use component of the plan. The subject property is located within the boundary of the Lavaca Neighborhood Association, and they have been notified of the request.

Street Classification

South Presa Street is classified as a Secondary Arterial Type A.

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. The applicant returned to the HDRC on July 19, 2023, to request approval for roof form and parapet modifications that were initiated prior to receiving a Certificate of Appropriateness. On August 22, 2023, staff received a Page 8 of 8 report that rigid foam insulation was being installed over the existing stucco cladding. Staff communicated with the property owner and issued a Stop Work Order on August 22, 2023. The applicant continued work after the Stop Work Order was issued. The applicant has submitted updated application materials to request approval for the scope of work.
- c. CLADDING MODIFICATIONS – The applicant is proposing to install rigid foam insulation over the existing stucco cladding on the entire structure. The applicant is proposing to apply new stucco cladding to the exterior of the proposed foam insulation. The installation of the rigid foam insulation increases the existing wall thickness by approximately two (2) inches or more. Guideline 2.B.i for Exterior Maintenance and Alterations states that stucco should be repaired 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. Additionally, the Historic Design Guidelines for Exterior Maintenance and Alterations provide best practices for increasing energy efficiency, weatherization, thermal performance, and insulation. Staff finds that the proposed treatment is inconsistent with the Guidelines and is inappropriate for the historic structure. The installation of exterior rigid

foam insulation over the existing stucco may promote accelerated deterioration of the existing cladding and water retention on the exterior walls.

OHP Staff Recommendation to the Board of Adjustment

Office of Historic Preservation Staff does not recommend approval of the appeal. Staff recommends that the Board of Adjustment uphold the Historic Preservation Officer's denial of a Certificate of Appropriateness for installation of rigid foam on the existing stucco cladding and the application of new stucco on the foam, a treatment that does not comply with the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations, regarding the treatment of historic properties and the staff recommendation that the applicant repair the existing stucco cladding with stucco that matches the existing in composition, texture, application, technique, and detail to be consistent with the Historic Design Guidelines.