

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2024

HDRC CASE NO: 2024-138
ADDRESS: 331 FURR DR
LEGAL DESCRIPTION: NCB 6698 BLK 7 LOT 8 E 5 FEET OF 9
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Aaron Longoria | All in Remodeling
OWNER: Alfredo Garcia
TYPE OF WORK: Second story addition modifications and wholesale siding replacement
APPLICATION RECEIVED: March 28, 2024
60-DAY REVIEW: May 27, 2024
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Extend the second story addition's northern wall by three feet to the north.
2. Replace the existing wood shake siding with six-inch 105 wood siding or similar product.

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. *Facade 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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The primary structure located at 331 Furr Dr is a two-story, single-family Tudor Revival structure constructed c. 1926 and first appears on the 1931 Sanborn map. The property features a composition shingle roof, a distinctive front

window, wood and aluminum windows, wood shake and asbestos siding, and a prominent chimney. This property contributes to the Monticello Park Historic District.

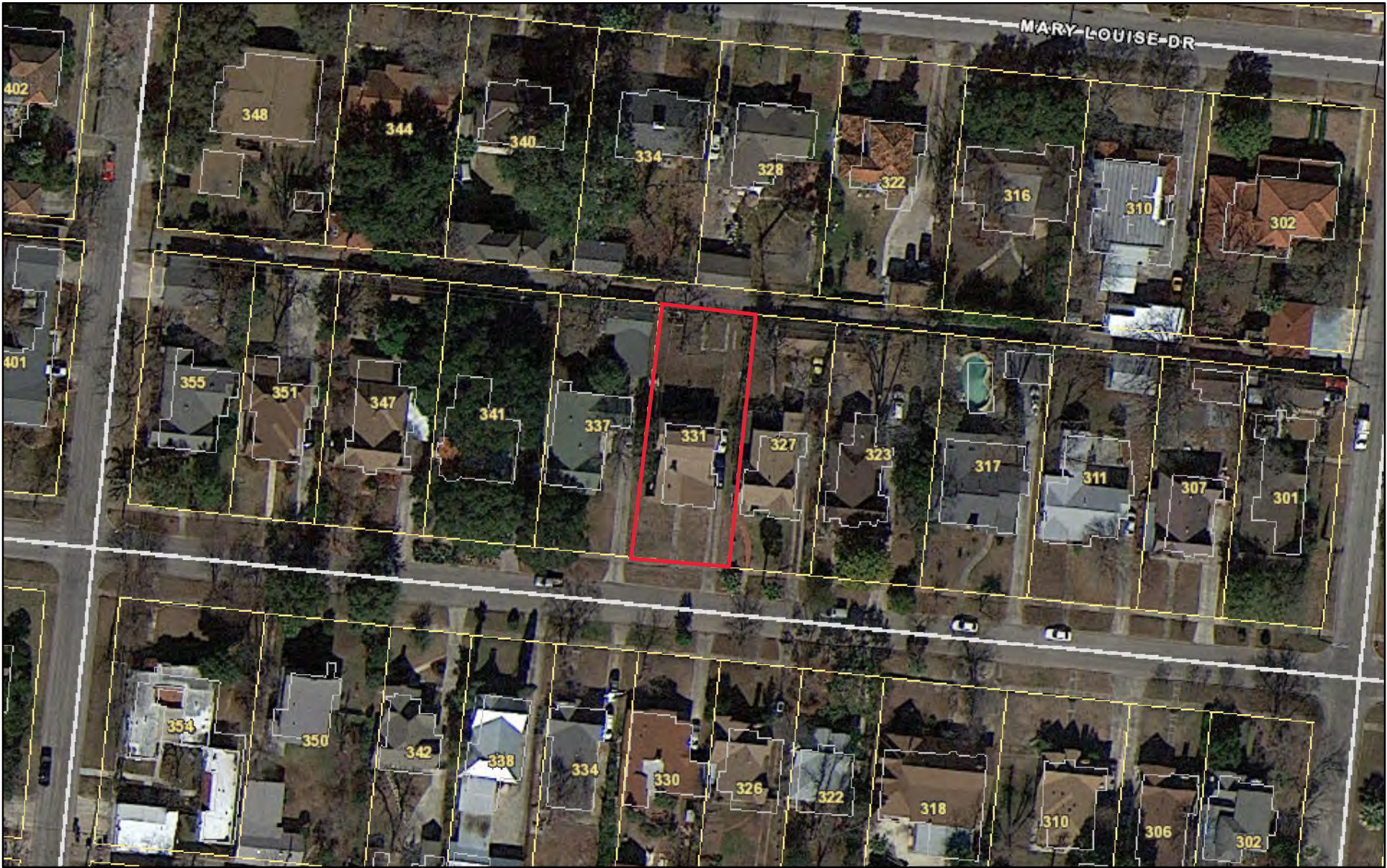
- b. **CASE HISTORY** – On February 7, 2024, the Historic and Design Review Commission reviewed the applicant's request for in-kind vinyl siding replacement and denied the request. The applicant is currently requesting the replacement of the wood shake siding with an alternative wood siding profile.
- c. **ELIGIBLE FOR ADMINISTRATIVE APPROVAL** – Wood siding installation on the non-original additions are eligible for administrative approval. The applicant is currently waiting on the decision from the HDRC concerning their present request before making their decision.
- d. **SITE VISIT** – On April 11, 2024, staff conducted a site visit to determine the condition of the existing wood shake siding and observed water and termite damage on a significant portion of the existing siding and framing. In-kind wholesale replacement of the wood shake siding is eligible for administrative approval.
- e. **SECOND-STORY ADDITION EXTENSION** – The applicant is requesting approval to extend the second-story addition's northern wall by three feet to the north without change in fenestration pattern or roof form. The Historic Design Guidelines for Additions 1.A.i. states to minimize the visual impact of site residential additions. Additions 1.B.ii. states to limit rooftop additions to the rear façade. Staff finds the extension of the second-story addition's northern wall generally appropriate.
- f. **WHOLESALE SIDING REPLACEMENT** – The applicant is requesting approval to replace the existing wood shake siding with six-inch 105 wood siding or a similar product. 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, to consider exposing original wood siding if it is currently covered with materials that have not achieved historic significance. 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. 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 request for wholesale wood shake siding replacement with an alternative siding profile does not conform to guidelines.

RECOMMENDATION:

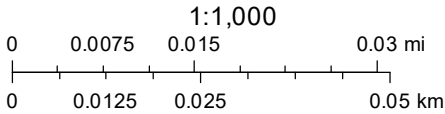
Staff recommends approval of item 1, based on findings a and e.

Staff does not recommend approval of item 2, based on findings a through d and finding f. Staff recommends the applicant replace the wood shake siding in-kind.

City of San Antonio One Stop

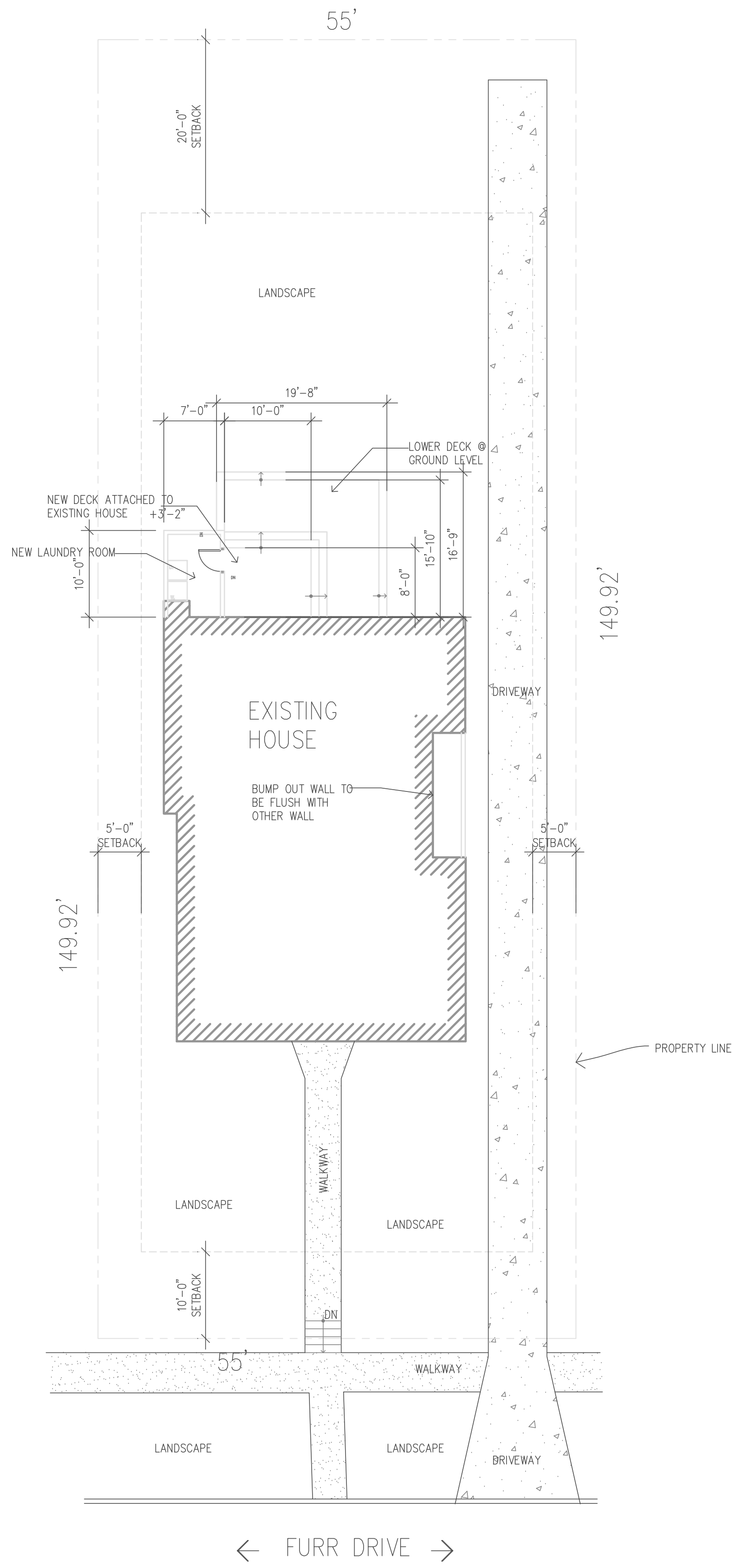


April 12, 2024



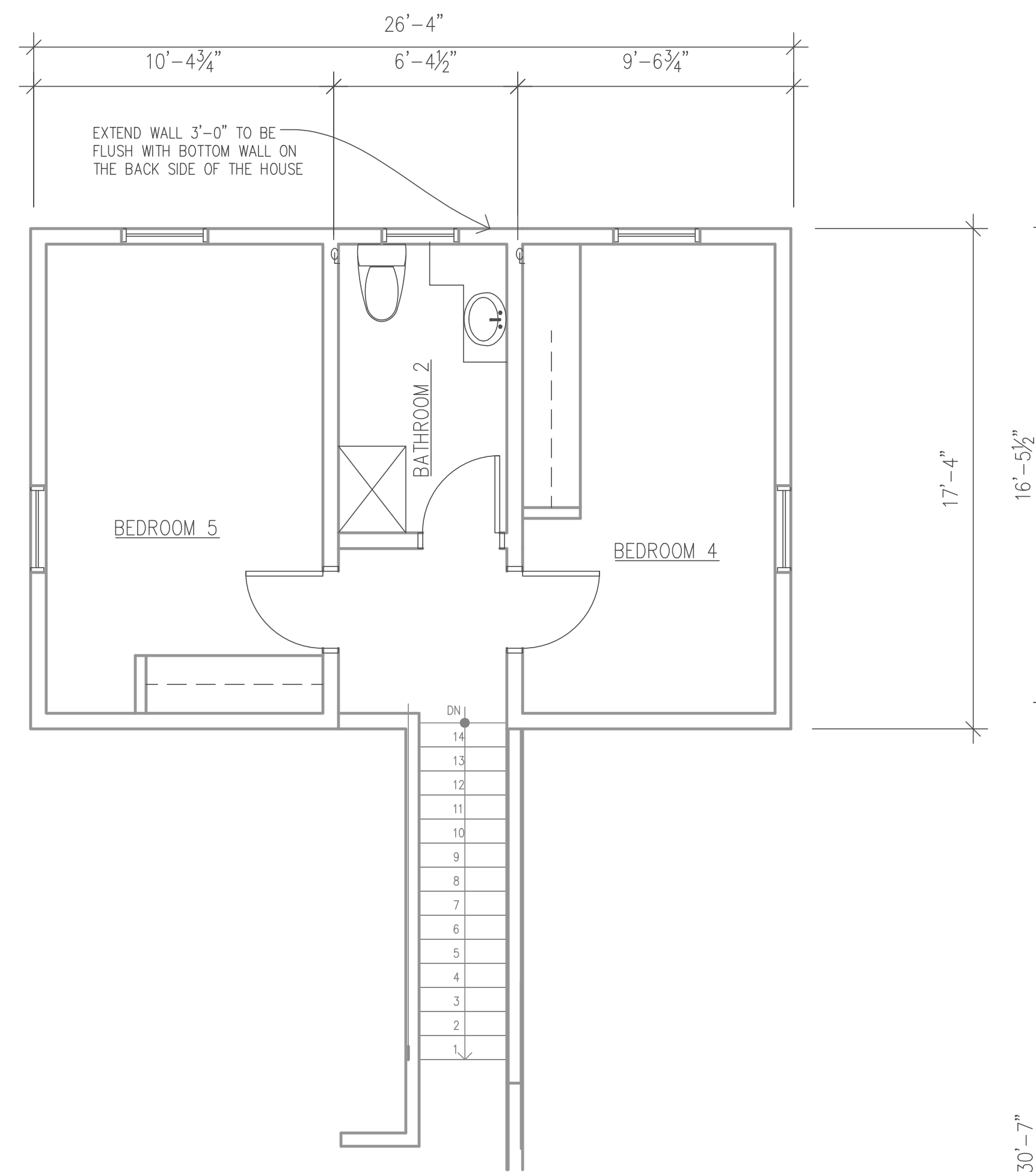
Apr 11, 2024 at 8:18:24 AM
331 Furr Dr
San Antonio TX 78201
United States




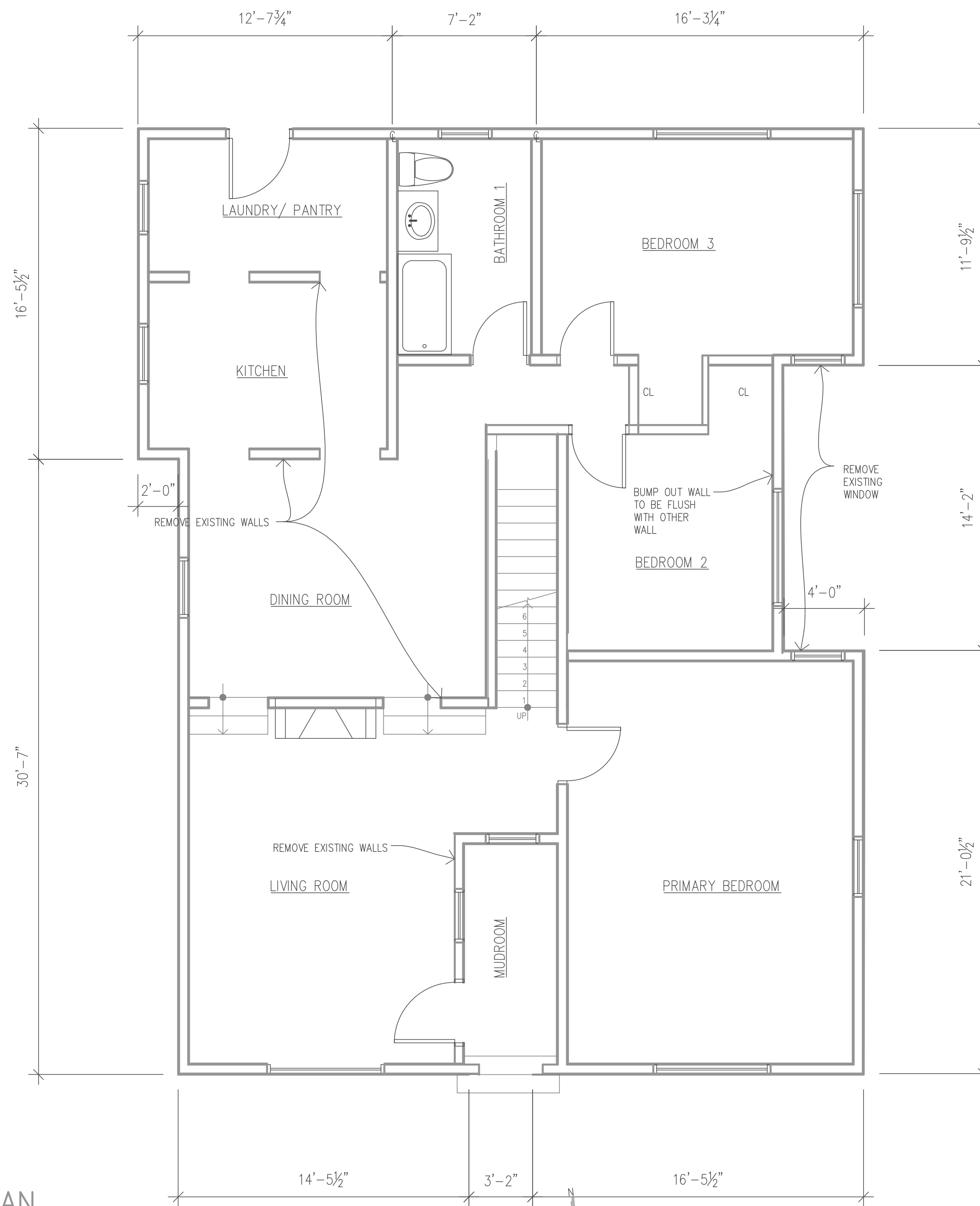



 **SITE PLAN**
SCALE: 1"=10'-0"

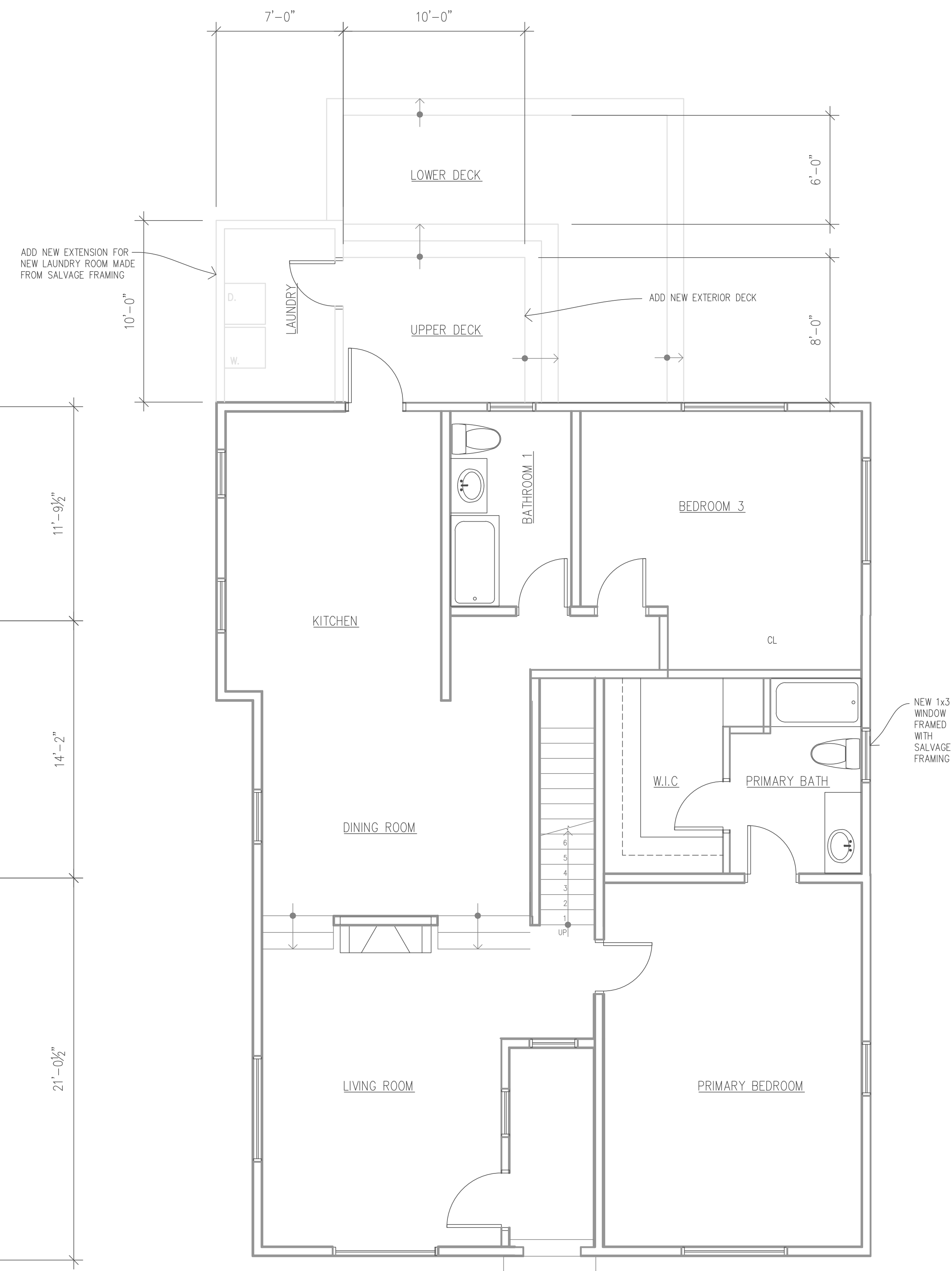
PROJECT DATA	
PROJECT LOCATION:	TAX PARCEL:
331 FURR DRIVE SAN ANTONIO, TX 78201	361697
LEGAL DESCRIPTION: NCB 6698 BLK 7 LOT 8 E 5 FEET OF 9	
SITE INFORMATION:	
CONSTRUCTION TYPE: EXTENSION	
OCCUPANCY CLASSIFICATION: SINGLE FAMILY	
TOTAL LOT AREA: 8,250 SF (0.1894 AC)	
ZONE: R6	
MINIMUM STREET SETBACK:	10ft
REAR SET BACK:	20ft
SIDE SET BACK:	5ft
MAX HEIGHT:	35'-2"
PROJECT DESCRIPTION	
THE PROPOSED PROJECT WOULD: ADD AN EXTENSION FOR A LAUNDRY ROOM AND DECK.	



 **REVISED 2nd FLOOR PLAN**
SCALE: 1/4" = 1'-0"



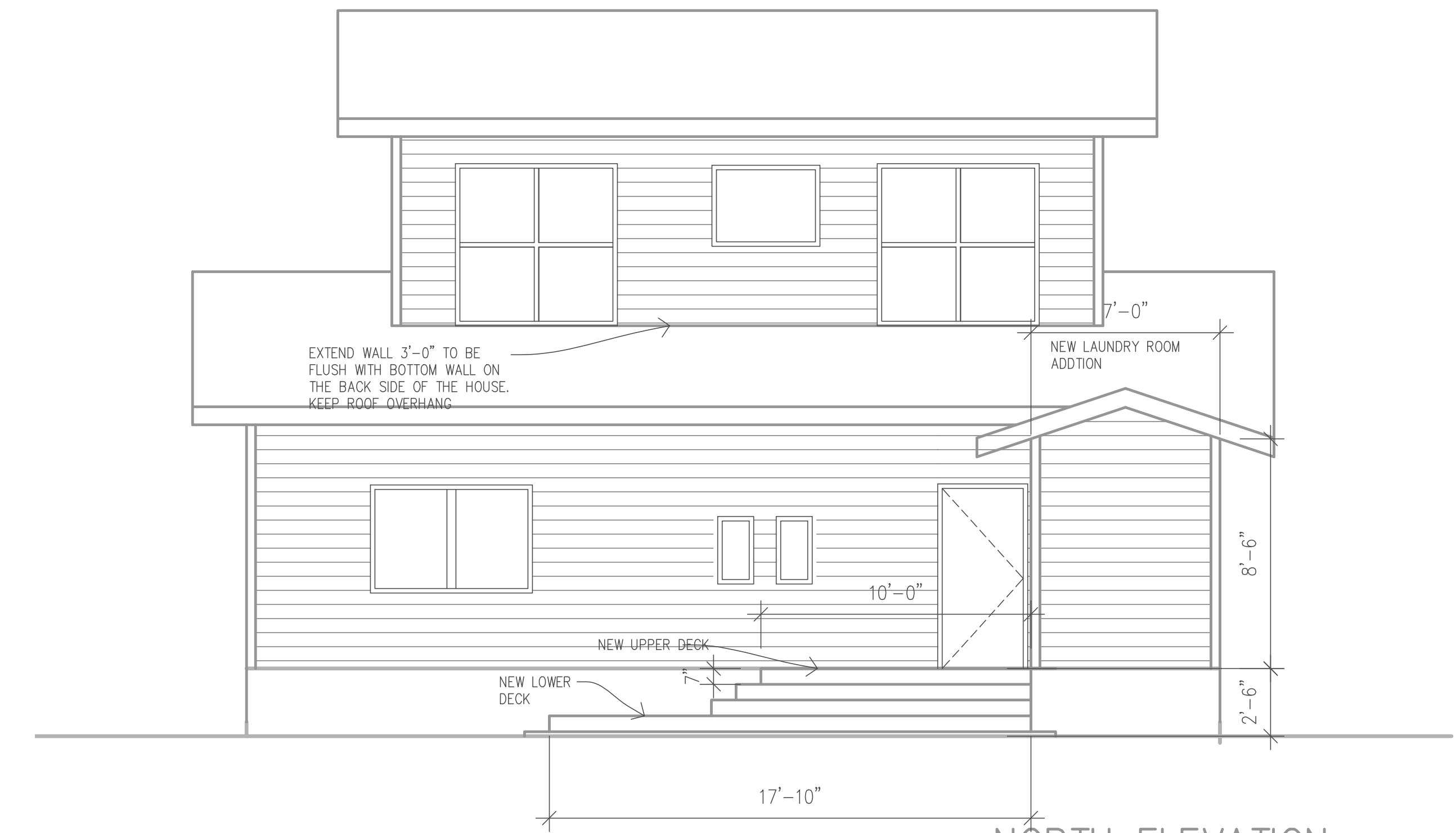
 **EXISTING FLOOR PLAN**
SCALE: 1/4" = 1'-0"



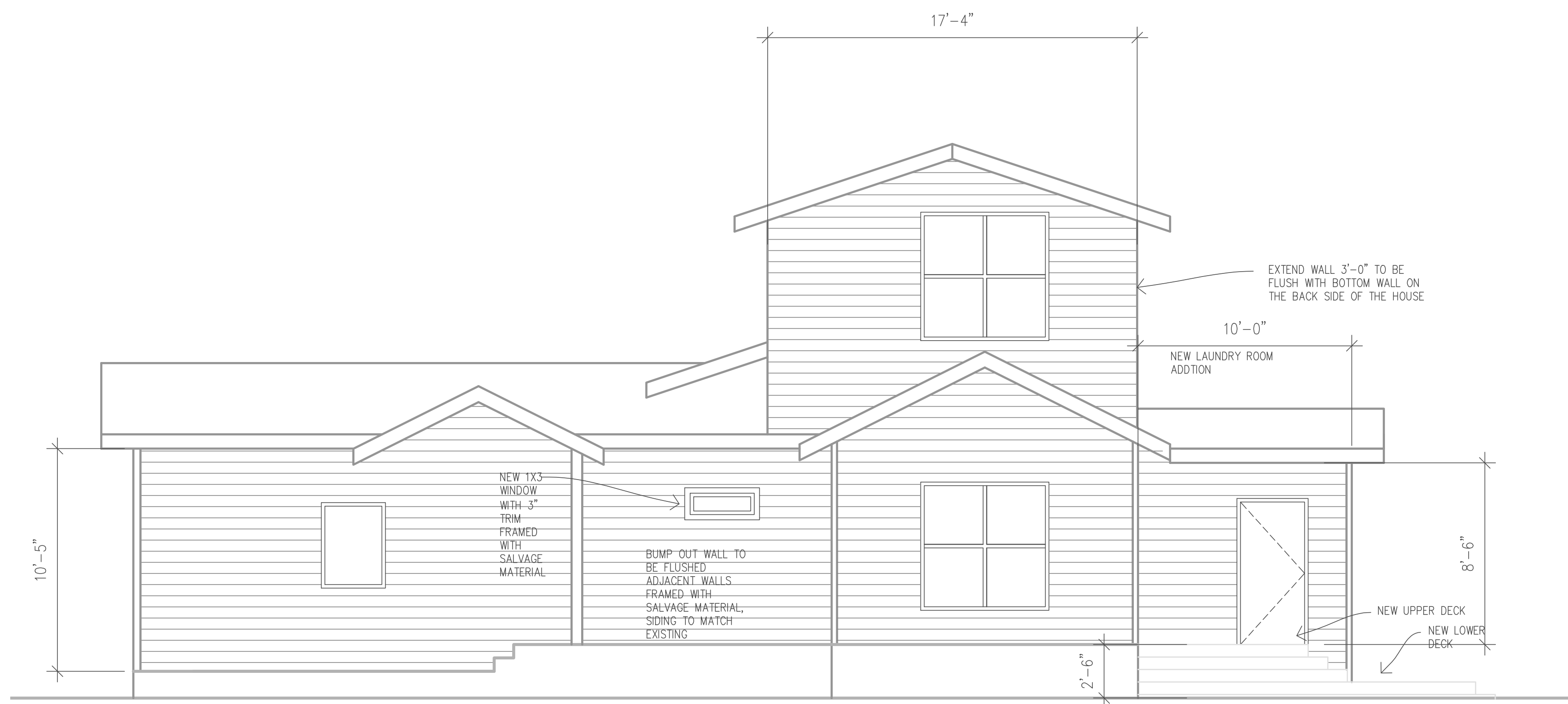
 **REVISE FLOOR PLAN**
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NO CHANGE TO SOUTH
ELEVATION

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

























Apr 11, 2024 at 8:17:14 AM
331 Furr Dr
San Antonio TX 78201
United States



Apr 11, 2024 at 8:17:16 AM
331 Furr Dr
San Antonio TX 78201
United States



Apr 11, 2024 at 8:17:27 AM
331 Furr Dr
San Antonio TX 78201
United States



Apr 11, 2024 at 8:17:38 AM
331 Furr Dr
San Antonio TX 78201
United States



Apr 11, 2024 at 8:17:45 AM
331 Furr Dr
San Antonio TX 78201
United States



Apr 11, 2024 at 8:18:03 AM
331 Furr Dr
San Antonio TX 78201
United States



Apr 11, 2024 at 8:18:06 AM
331 Furr Dr
San Antonio TX 78201
United States



Apr 11, 2024 at 8:18:39 AM
331 Furr Dr
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Apr 11, 2024 at 8:18:46 AM
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Apr 11, 2024 at 8:18:57 AM
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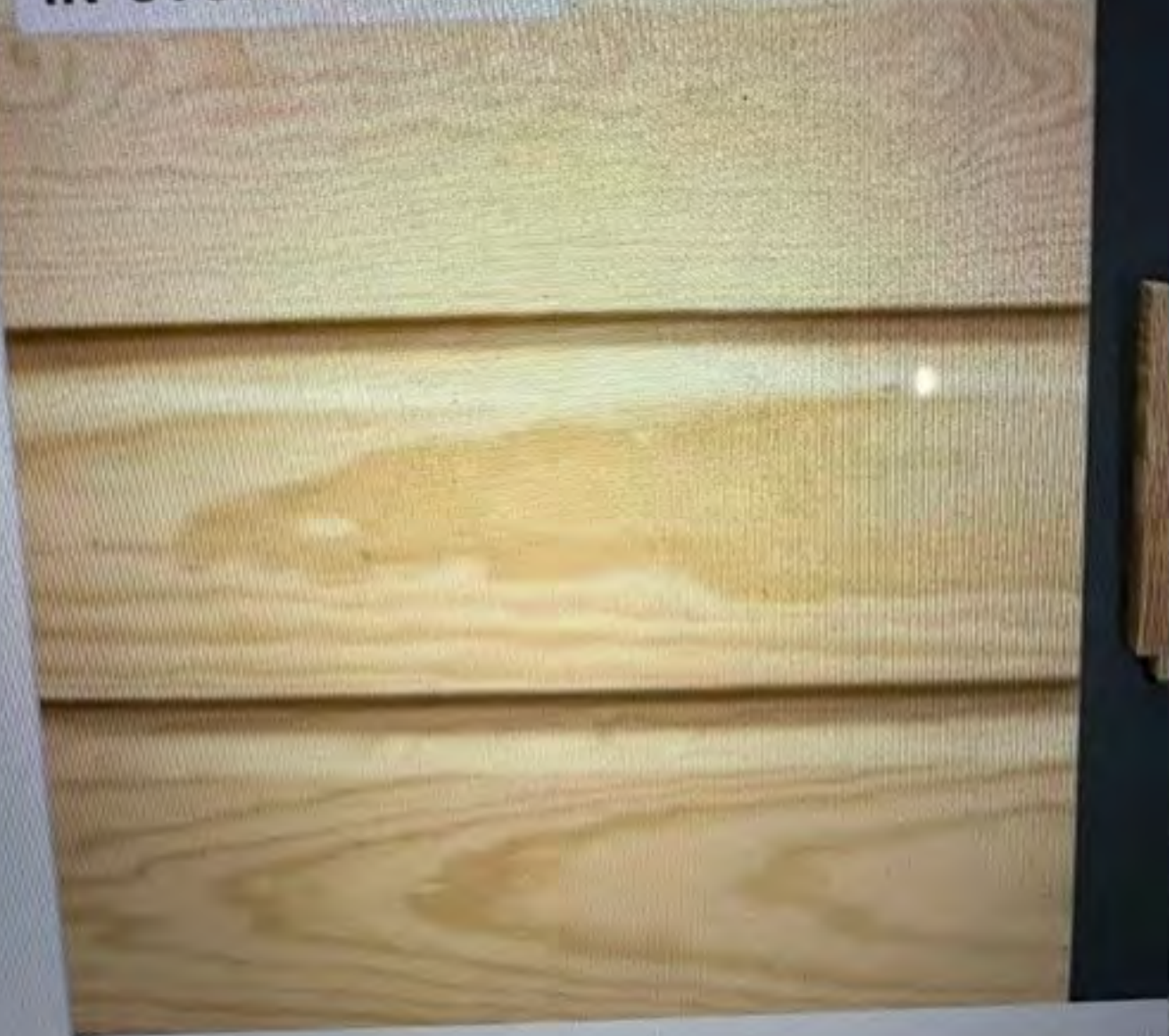
IN-STORE PICKUP

Option 1



1 x 6 x 12 Southern Pine
D&BTR.KD.105 Siding Boards, 12
ft L Nominal, 6 in W ...

IN-STORE PICKUP



1 x 8 x 12 Southern Pine
D&BTR.KD.105 Siding Boards, 12
ft L Nominal, 8 in W ...

Option 2



Option 3









Kenneth C. Perry

Ever

617-618 Bedell B

W. C. Manlove & Co.

Investment
Securities

W. Buy and
Sell
Stocks, Bonds
and
Real Estate
Notes

Business
Enterprises

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Negotiated

Phone
Crockett
426

407-8-9 City
National
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Bernard intscts
607 Keller Robt (h)
FUENTE AL
Bg 600 Vine ext se to Con-
cepcion av
120 Scull Silas (r)
Porter intscts
125 Delgado Manuel (r)
131 Delgado Josefa (r)
134 Childs Thos (r)

FULTON AV
Bg 2815 San Pedro av ext
w to S A & A P R R
402 Vacant
412 Vacant
414 Zander L E (h)
415 Brown Peter (h)
419 Keller H W (h)
424 Lowrey T N Rev (h)
427 Saunders W E (h)
432 Duckwall M W (h)

Breeden av intscts
510 Martinez Dolores Mrs
(h)
513 Flack Clyde (h)
518 Botts C A (h)
522 Davis R S (h)
530 Yoe J E (h)

N Flores intscts
602 Forrest J T (h)
606 McDonald M J (h)
607 Duffy C H (h)
610 Derichs Margt (h)
611 Gardner R J (h)
I-G N R R intscts
743 Haywood M A Mrs (h)
766 Llewellyn C E (h)

Aganier av intscts
803 Schwerke N D (h)
807 James Lila Mrs (h)
831 Lambrecht Harry (h)
839 Hall J A (h)

Blanco rd intscts
904 Stewart J T (h)
907 King Sidney (h)
908 Luckenbach B W (h)
911 Chambers F W (h)
912 Naveles Jas (r)
919 Keithley W S (h)
920 Irwin C C (h)
923 Quillin C C (r)
924 Ball A T (r)
927 Crosby L L Mrs
928 Story Henry (h)
932 St John J W (h)
934 Piper E D (r)
935 Shelton W H (h)
936 Cole C A (h)
940 Leske A C (h)

Michigan av intscts
1103 Chesser W E (r)
1105 Stroud Geo (r)
1111 Young H B (h)
1115 Tandy W C (r)
1117 Sorenson R O (r)
1127 Northrup J L (h)
1131 Curry B Mrs

FUNSTON PLACE
Bg 3400 Broadway ext e
N New Braunfels av
114 Vacant
126 Headrick W J (h)
130 Stark H K (r)
134 Kelly Edna Mrs (h)
136 Vacant
138 Jones T F (h)
142 Kirk N T (r)
144 Leeman R W (r)
146 Johnson W C (r)
148 Vacant

FURNISH AV
Bg 2201 S Flores ext w to
San Pedro creek
108 Yoehle O F (h)
111 Rubio Frank (h)
112 Graeger Dena Mrs (h)
113 Gutierrez Sixto (r)
119 Ballard F C (r)
121 Stricker C H (r)
122 Neal Ray (r)
124 Hobrecht Amanda Mrs
(h)

125 Trevino Jose (r)
Perkins J B (r)
rear Puente Lucio (r)
Lopez Eusebio (r)
Aguilar Federico (r)
125 Lopez Julia Mrs (r)
126 Lopez Dolores Mrs (r)
127 Gonzales Nicolas (h)
128 Flores J J (h)
134 Davenport S H (h)
135 Espinosa L G (h)
136 Vacant
140 Alcalde Miguel (r)
141 Mateu R R (h)
145 Fernandez Serapio (h)

Mockert intscts
201 Cardenas Alicia Mrs (r)
203 Stone E J (r)
204 Willms C J E (r)
205 Flores I R (h)
213 Kunz Ferdinand (r)
214 Martinez C N (h)
217 Ponton B D (r)
219 Lanham John (h)
220 Hildreth J R (h)
222 Sherman T C (r)

422 Cortez Crescencio (h)
rear Cortez Marcelino (r)
424 Perales Carmen Mrs
(r)
425 Morales Leopoldo (h)
426 Aredondo Augusta (r)
427 Vacant
428 Torres J A (r)
430 Greeven Otto (h)
432 Cruz John (r)
433 Escobedo Antonio (h)
435 Claffkin Leonetta Mrs
(r)
437 Murie Louise Mrs (r)
440 Delgado Adolpho (h)
441 McBurney Frank (r)
Hernandez Jesus (r)
442 Cervantes Antonio Mrs
(r)
444 Reeves Wm (r)
445 Perales Jesus (h)
448 Flores Jesus (h)
457 Esceda Florencio (r)
458 Krause Alfred (r)
459 Sanchez Sotero (h)
460 Vacant
461 Hernandez L T (r)
463 Harris Ethel

FURR DRIVE
Bg 1803 Fredericksburg rd
ext w to Sharer blvd
134 Sapp W F (h)
San Antonio intscts
203 Vacant
218 Vogt R B
222 Gilliam C T (h)
223 Vacant
226 McCreless B O (h)
227 Kibele Eug (h)
227 Vacant
rear Vacant
238 Vacant
244 Wilson J T Jr (r)
241 Vacant
Montrose intscts
301 Vacant
302 Buchek V F (h)
318 Willard T W (h)
322 Vacant
323 Francis J W (h)
326 Vacant
327 Proper D E (h)
330 Vacant
331 Vacant
344 Vacant

G Bg 600 Concepcion av ext
e 3 blks

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TWO STORES

Richmond and Camden

MARY LOUISE DRIVE (CLEVELAND)

FURR DRIVE (CONSTANTIA)

DONALDSON AV.

W. GRAMERCY PL. (JOHNS AV.)

W. KINGS HIGHWAY

W. SUMMIT AV.

W. MULBERRY AV.

FREDERICKSBURG

BLVD (AV.)

SAN ANTONIO

ELMIENDORF



Scale 100 Ft. to One Inch.

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State: Texas

City: San Antonio

Date: 1911-Mar. 1951 *

Volume: vol. 5, 1924-June 1950



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