

## HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

**HDRC CASE NO:** 2023-487  
**ADDRESS:** 210 CLUB DR  
**LEGAL DESCRIPTION:** NCB 6702 BLK 12 LOT 26 W 30 FEET OF 27  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Raque Kunz  
**OWNER:** Raque Kunz  
**TYPE OF WORK:** Chimney removal  
**APPLICATION RECEIVED:** December 5, 2023  
**60-DAY REVIEW:** February 3, 2024  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the chimney on the western façade of the main structure.

### APPLICABLE CITATIONS:

*UDC Section 35-614. – Demolition*

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant

endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years,

despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;

i. The assessed value of the structures and property according to the two (2) most recent tax assessments;

- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures

and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with

the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements,

or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the

historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission

may request that an appraisal be made by the city.

(d)Documentation and Strategy.

(1)Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply

a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials

deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as

landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not

be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan

was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

## *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 210 Club Dr is a two-story, single-family Tudor Revival structure constructed c. 1931 and first appears on the 1938 Sanborn map. The property features a composition shingle roof with a hipped roof form and two, prominent front-facing and rear-facing gables, two stone chimneys, stone cladding, and wood windows. This property contributes to the Monticello Park Historic District.
- b. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has provided a cost estimate for the rehabilitation of the western façade chimney and has noted a cost of \$39,020.00, not including contractor's fees. The applicant has noted that the removal of the chimney and subsequent repair of the masonry wall in-kind would cost \$11,780.00, not including contractor's fees. The applicant has also noted a loss of structural integrity, chimney separation, and foundation issues.
- c. CHIMNEY REMOVAL – The applicant is requesting approval to remove the chimney on the western façade of the main structure. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.iii. states to preserve and repair distinctive roof features. Staff finds the removal of the existing chimney on the western façade does not conform to guidelines.

#### RECOMMENDATION:

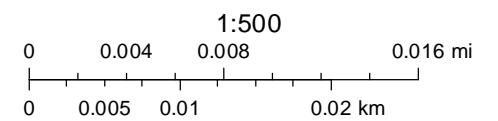
Staff does not recommend approval of the request, based on findings a through d. Staff recommends the applicant retain and repair the existing chimney.



# City of San Antonio One Stop



January 10, 2024























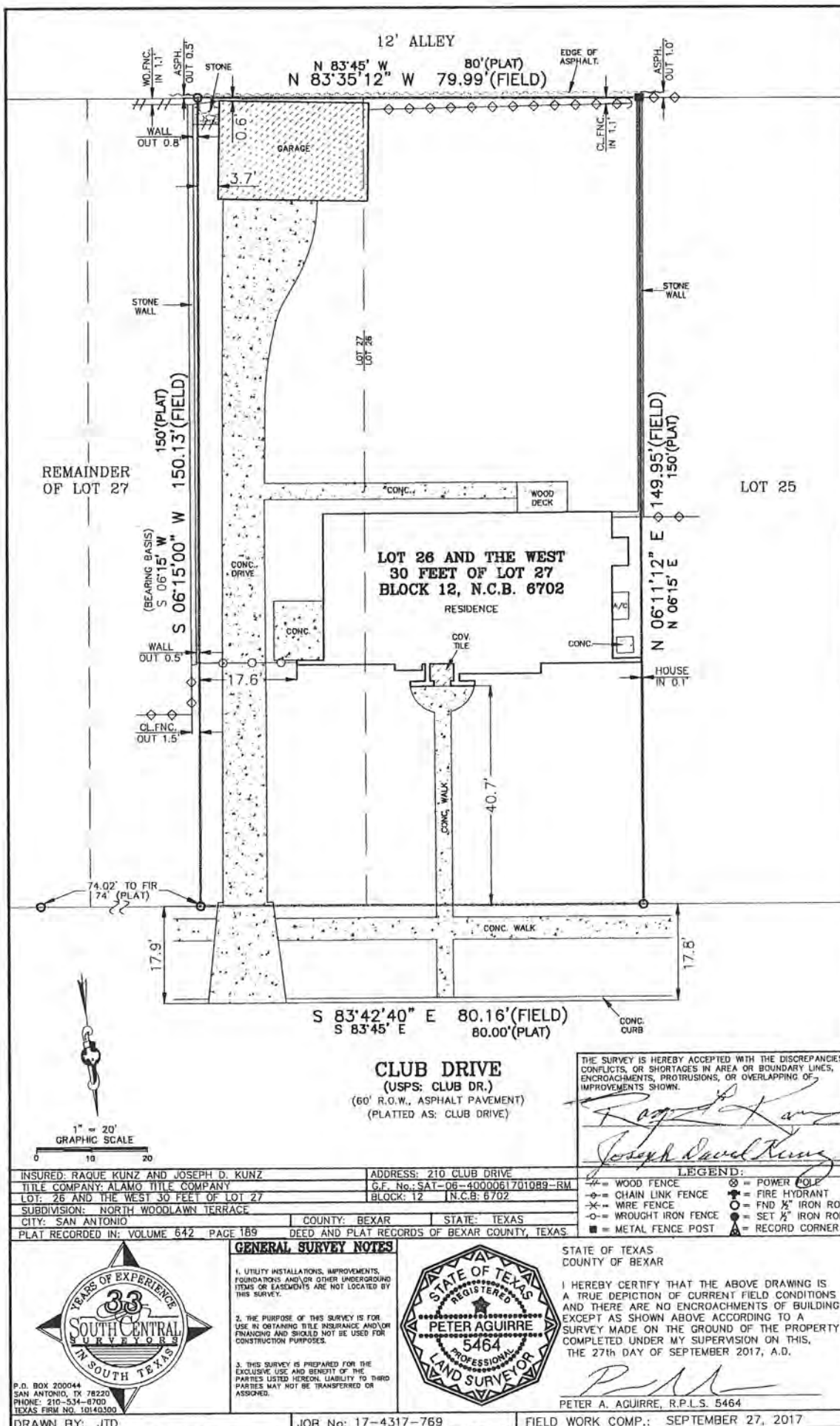












10-6-17



CURTIS HUNT RESTORATIONS, INC.  
14915 CASSIANO RD.  
ELMENDORF, TEXAS 78112  
210-635-8872  
[mhunt@huntrestorations.com](mailto:mhunt@huntrestorations.com)

**PROPOSAL v1.00**

Date: 11/7/2023  
Job: 210 Club Street Fireplace  
Attn: Raque

We hereby propose to furnish labor and material to demolish existing stone fireplace and rebuild using existing stone creating the same look as it has been. We will demo existing concrete footing below the fireplace and install a new concrete footing that will stabilize the new fireplace that is going to be rebuilt. We will need to remove the partial stone veneer on both sides of the existing fireplace that has been pulled away from the existing fireplace footing that has given way and reinstall it back in its original plane. While the fireplace is demoed, and the new concrete footing is being installed, we will install a temporary plywood siding to close the house off from the elements. This work can be done for: **\$39,020.00.**

**Price Includes:**

Remove Existing Stone Veneer  
Demo Existing Fireplace Completely  
Remove Existing Concrete Footing  
Install New Concrete Footing  
Labor  
Haul Off Debris  
Scaffold for Access  
New Fireplace to Match Existing  
Use Existing Stone for New Fireplace  
Matching Mortar  
Temporary Closing of Wall for Elements  
Sales Tax on Material

**Price Excludes:**

Bond/Permits  
Sealant/Sealer  
Roof Repair/Rebuild  
Painting  
Electrical Work of Any Kind  
Landscape Repair  
Plumbing  
Sales Tax on Labor  
Anything Not Listed in Inclusions

For any additional information, please get in touch with Michael at our office.

Submitted By, Michael Hunt Accepted by, \_\_\_\_\_



ESTIMATE

Estimate Total (USD)  
\$11,718.00

BILL TO  
**Raque Kunz**  
Raque Kunz  
  
512 201 0024  
raquekunz@tutanota.com

**Estimate Number:** 13  
**Customer Ref:** 210 club dr.  
**Estimate Date:** November 4, 2023  
**Valid Until:** December 4, 2023

PRODUCTS	QUANTITY	PRICE	AMOUNT
<b>demolition</b> demolition of current existing stone chimney and all associated structures.	1	\$4,100.00	\$4,100.00
<b>stone maspnry repair and installation</b> re-install new stone masonry to patch demoed wall of prexisting chimney. new stone masonry will match existing structure.	1	\$6,700.00	\$6,700.00
<b>Subtotal:</b>			\$10,800.00
S.T. 8.5%:			\$918.00
<b>Total:</b>			\$11,718.00
<b>Estimate Total (USD):</b>			<b>\$11,718.00</b>



**Parker's Professional Services**  
San Antonio, Texas  
United States

**Contact Information**  
2105052166



N  
C  
E

**SURETY  
BONDS**

514 TRAVIS  
BUILDING

PHONE  
CR. 1328

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CO.**

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HOUSE  
OF THE  
SOUTH"

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PRINTED  
THIS  
DIRECTORY

148  
DWYER  
Phone  
Crockett

118 Vacant  
119 Fancher A H (o)  
120 Worescheck H L  
121 Stokes Lillie Mrs  
123 Grosse G R (o)  
126 Conoly C W  
127 Morris T E  
130 Champlin F B  
134 Keller Ernest (o)  
135 McDade G W (o)  
137 Hohrath Albert (o)  
138 Flowers A P  
rear McHaffey Henry  
139 Cotter T P (o)  
142 Albach Chas (o)  
143 Pendergrast N A  
147 Foster E J Mrs

**S Cherry Intacts**

202 Wenninger Geo (o)  
203 Gillam Walter  
204 Parks I T  
206 Bueler C M  
207 Post R A (o)  
210 Heldt Herman F  
211 1 Vernor Hilda  
2 Ragsdale E J  
3 Sigren Gus  
214 Fisher Gussie (o)  
215 Nelson G P (o)  
218 Ingram F C (o)  
219 Payne C B  
222 Greer G W  
223 Phillips Anna Mrs  
Jordan C G  
Deacon G M Mrs (o)  
227 Watson C S  
228 Schedler F V (o)  
231 Forester B R  
235 Abbach Barbara Mrs (o)  
238 Potchernick E N  
244 Wells G E (o)  
247 Hanratty O H

**De Soto Intacts**

300 Christensen H H (o)  
302 Collins Saml  
311 Pickell E E  
314 Thompson J M (o)  
315 Hamilton Arth  
318 England Thelma Mrs  
319 Gill J L (o)  
321 Leach H A  
322 McCarty D W (o)  
330 Allen J A (o)  
334 Adams J C (o)  
335 Valentine S M (o)  
339 Bradford Saml

**CLIFTON AV (Lake View  
Addn)**

Bg Durango 1 w Hampton  
rd ext nw bey N W 24th

**CLINTON AV  
(Changed to E Magnolia av)**
**CLOONAN PL  
Bg 2800 Broadway ext e 1  
blk**
**CLOVERLEAF AV (Blue Bon-  
net Hills)**

Bg Broadway 1 n Wildrose  
av ext e to N New Braun-  
fels av

102 Tribble C C (o)  
105 Neuhaus V F  
112 Patterson Florence Mrs  
118 Evans W L (o)  
119 Stone L D  
120 Ericson H L Dr (o)  
121 Nulsen A G (o)  
148 Lerner A H  
Wintergreen dr Intacts  
201 Tingle G R (o)  
205 Eggleston G B (o)  
214 Bradford F H (o)  
220 Parsons C W (o)  
224 Hathaway L R Maj  
rear Edwards I W  
Butteroup dr Intacts  
301 Nicholson A M  
304 Knickerbocker H C  
305 Birkhead C D

**CLOWER (Los Angeles and  
Kingston Hts)  
Bg 4001 Blanco rd 1st n of  
Alametos ext w to Vance  
Jackson rd**

111 Smith L D (o)  
115 Hendes Vera  
119 Lichtenberg Louis (o)  
135 Lee Wm  
139 Irby A B

**Grant av Intacts**

201 Nielender Roy  
210 Putman J E Jr (o)  
214 Elland M E (o)

**Michigan av Intacts**

315 Scorn Geo  
Capitol av Intacts  
S A & A P R R Intacts

507 Swagger P P  
511 Vacant  
513 Clyne G E (o)

**Warner av Intacts**

605 Barrow W B (o)  
616 Johnson E S (o)  
618 Johnson F M (o)  
620 Wickline G A (o)

**Catalina Intacts**

700 Vacant  
705 (704) Wantland C O  
718 Wagner W J  
720 Vick J M  
735 Wilson Woodrow Sch

**Santa Paula Intacts**

804 Marshall Ervin (o)  
1006 Foshee J E

**Nelda Intacts**

1309 Cain G F (o)  
1322 Russell W V (o)  
1332 Valentine Donald

**Roselyn av Intacts**

1406 Allen Raymond (o)  
1431 Porter H Q (o)

**Melbourne Intacts**

1514 (414) Rogers H A (o)  
1837 Noack Ernest

**CLUB DRIVE**

Bg 201 Fredericksburg rd  
1 n Mary Louise dr ext w  
3 blks

118 Johnson W A (o)  
119 Hickman R L  
126 Birdwell A B Mrs (o)  
129 Vacant  
135 Schillo Fritz (o)

**Montrose av Intacts**

201 Vacant  
202 Vacant  
209 Dawson T L  
rear Phillips Jos

210 Vacant  
221 Stieler Henry (o)  
226 De Lesdernier W F (o)  
234 Perron M R (o)  
243 Newman S C Capt  
rear Vacant  
246 Vacant

**Lake av Intacts**

302 Dietzel G N (o)  
311 Stone Alice (o)  
315 Avery L W  
329 Everett F F (o)  
339 Dittmer P W (o)

**CLUB OVAL DRIVE (Wood-  
lawn Hills)**

Bg W Woodlawn dr 1 n W  
Main dr circle back to W  
Woodlawn dr 1 n Ridge dr  
ss 1 w Woodlawn Hills Coun-  
try Club

**CLUTTER AV**

Bg 6500 S Flores ext e 2  
blks

101 Bordelon O F  
102 Allen Lew  
104 Stoner  
105 Tradel  
106 Cloud B R (o) contr  
107 Carlson F A (o)  
108 Curtis T B

202 Dowdy S B (o)  
204 Townsend S H (o)  
205 Munday C V  
206 Taylor R S (o)  
207 Adamson C E (o)  
208 Beasley J C (o)  
209 Johnson H N  
210 Harris R M (o)  
211 Stanley Lawrence  
212 Hood W E (o)  
213 Isenhour B B  
214 Alder E H (o)  
215 Gary L W (o)  
217 Sanders E R (o)  
218 Denbo J O (o)  
219 Howe G H (o)  
220 Becker C H  
221 Lundstrom G (o)  
222 Cade J A

**CLYDE (Kenwood Addn)**

Bg McCullough av 1 e Pres-  
ton ext w to San Pedro av  
107 Vacant  
117 Vacant  
121 Vacant  
127 Hernandez Juan

**COFFMAN AV**

Bg 1701 Blanco rd ext w  
to Warner av

**COLBY**

Bg W 21st bet Ruiz and  
Leal ext w 1 blk

**COLEMAN**

Bg 802 Frank ext e to  
Ervin

117 Lindenborn M Mrs (o)  
119 Wingrove W H  
121 Williams Frank  
Shirley Intacts

202 Vargas Pedro  
203 Poole C W  
204 Gentry Lee  
205 Vacant

**rear Vacant**

206 Alcorn David  
208 Groves J A  
209 Stamm C W  
210 Moree G D  
211 Wolf John  
212 Alexander C H  
213 Rader John  
215 White Ralph  
217 Reynolds H H  
220 Nelson C B

**Ash Intacts**

310 Daly A G (o)  
312 Wilson R H (o)  
314 Maszke Edw  
316 Vacant  
318 Vacant  
320 Wheeler Wm  
322 Garza Juana Mrs  
Moore Intacts  
406 Strobacher A Mrs (o)  
415 Barthel A G (o)  
419 Benedetti Louis (o)  
423 Dodd Jos  
425 Glover E B

**COLIMA**

Bg 1001 S Pecos ext w to  
S W 19th

104 Cruz Prazedis  
109 Garcia Miguel  
110 Chavez Amada M Mrs  
Lopez Marcos  
112 Wesley Community Hse  
Nursery (o)  
113 Gonzalez J R  
150 Wesley Community Hse

**S Leona Intacts**

205 Calderon Elisa  
Sanchez Jose  
206 Farias Raul  
207 Herrera Manuel  
208 Vacant  
209 Castro Esteban  
210 Martinez Antonio (o)  
211 Hernandez Clemencia  
212 Mendez Cruz (o)



Back to Browse Maps

State: Texas City: San Antonio Date: 1911-Mar. 1951 \* Volume: vol. 5, 1924-June 1950



Previous Next

