

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2024

HDRC CASE NO: 2024-341
ADDRESS: 634 CEDAR ST
LEGAL DESCRIPTION: NCB 2912 BLK 1 LOT S 10 FT OF 8 & N 40 FT OF 9
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Victoria Gough/Lush GreenScape Design
OWNER: Alejandro Garcia/GARCIA ALEJANDRO A
TYPE OF WORK: Demolition of rear accessory structure, carport installation, front fence installation, site modifications
APPLICATION RECEIVED: September 04, 2024
60-DAY REVIEW: November 03, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Demolish the existing rear accessory structure.
2. Install a metal carport.
3. Front porch step modifications.
4. Install a 4-foot-tall, louvered wood picket front yard fence and driveway gate located behind the front porch.
5. Install brick planter boxes.

APPLICABLE CITATIONS:

Unified Development Code Sec. 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.

(1) Historic Landmark. 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 as provided in subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(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 provides sufficient evidence to support a finding by the commission of 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) 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 provide sufficient evidence to support a finding by the commission 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;
- iv. 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, an irrevocable 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.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

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.

(c) Loss of Significance.

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(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 or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(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

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

Historic Design Guidelines, Chapter 4, New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location*—Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes

A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.

ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

- i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

- i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

C. PAVING

- i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

D. LIGHTING

- i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
- ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.
- iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).
- iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.
- v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

7. Off-Street Parking

A. LOCATION

- i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The primary structure located at 634 Cedar is a 1-story residential structure constructed circa 1925 in the Craftsman style. The structure features a primary gable roof form with a front gable and exposed rafter tails, woodlap siding, and ganged wood windows with decorative wood screens. The property is contributing to the King William Historic District.
- b. **DEMOLITION OF REAR ACCESSORY STRUCTURE** – The applicant is requesting approval for the demolition of the rear accessory structure only. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- c. **CONTRIBUTING STATUS** – The structure is a 1-story structure constructed circa 1930. The existing structure first appears on the 1934 Sanborn Map in the same location and footprint and appears to have been constructed at the same time as the primary structure. The structure features a metal hip roof, exposed rafter tails, and wood board-and-batten cladding. Staff finds that the structure is likely original to the property and is representative of development patterns within the district.
- d. **UNREASONABLE ECONOMIC HARDSHIP** – In accordance with UDC Section 35-616, 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 The applicant has provided proof of economic hardship, stating that the demolition of the structure will cost approximately \$8,022 and the rehabilitation of the structure is estimated to cost \$66,214. The applicant is aware that the structure will be subject to the City’s Deconstruction Ordinance. Staff finds that evidence for UDC Section 35-614(b) has been met based on the documentation provided.
- e. **LOSS OF SIGNIFICANCE** – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose historic, cultural, architectural, or archaeological significance, qualities or features which qualified the structure or property for such designation. The 1-story rear accessory structure features a metal hip, exposed rafter tails, and board-and-batten cladding. The structure shows obvious evidence of deterioration, including wood rot but staff finds that the structure is repairable.

- f. CARPORT INSTALLATION – The applicant has proposed to replace the existing rear accessory structure with a metal carport. The proposed carport will be installed in the approximate location of the rear accessory structure in the rear yard and will feature a front gable standing seam metal roof with cedar board installed on the underside, steel posts, and the steel posts will be set in a 5-foot-tall brick partition wall with a CMU core on the east side of the carport. Guideline 5.A.iii. for New Construction states that new garages and outbuildings should be related to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the incorporation of wood posts and beams would be most appropriate.
- g. FRONT PORCH STEP MODIFICATION – The applicant has proposed to replace the existing concrete front porch steps with new concrete front porch steps featuring a wider step and a lower run with steel risers. Guideline 7.B.iii. states that porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, should be replaced in kind 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. Additionally, Guideline 7.B.iv. for Exterior Maintenance and Alterations states that replacement elements, such as stairs, should be designed 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. While the existing front porch steps are likely not original to the structure, staff finds the proposed modification to be inconsistent with the Guidelines.
- h. FRONT YARD FENCE INSTALLATION – The applicant has proposed to install a 4-foot-tall, louvered wood picket front yard fence. The design of the louvered pickets is contemporary in style and will feature a pedestrian gate at the front walkway and will turn in at the driveway. Guideline 2.B.i. for Site Elements states that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure. Staff finds that although the design is contemporary, open wood picket fences are traditionally found in the King William Historic District. Staff finds the proposal appropriate.
- i. FRONT YARD PLANTER INSTALLATION – The applicant has proposed to install 3-foot-tall antique brick planters along the front façade. Guideline 7.B.iv for Exterior Maintenance and Alterations states that new elements should not be added to front porches to create a false historic appearance. Permanent planters are not historically common front porch surrounds and are not traditionally found in the King William Historic District. Staff finds the proposal inconsistent with the Guidelines.
- j. ADMINISTRATIVE APPROVAL – The application materials include additional scopes of work, such as landscaping modifications, front walkway replacement, the installation of a ribbon driveway, rear deck, rear privacy fence, and additional site work, that are eligible for administrative approval and do not require review by the Commission.

RECOMMENDATION:

Item 1, staff does not recommend approval of the demolition of the rear accessory structure based on findings a through d. If the HDRC is compelled to approve the demolition of the rear accessory structure, the City’s Deconstruction Ordinance shall apply.

Item 2, if the HDRC is compelled to approve the demolition of the rear accessory structure, staff recommends approval of the installation of the carport based on finding e with the following stipulation:

- i. That the carport features wood posts and beams in lieu of the proposed steel posts and beams. The applicant is required to submit updated drawings and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

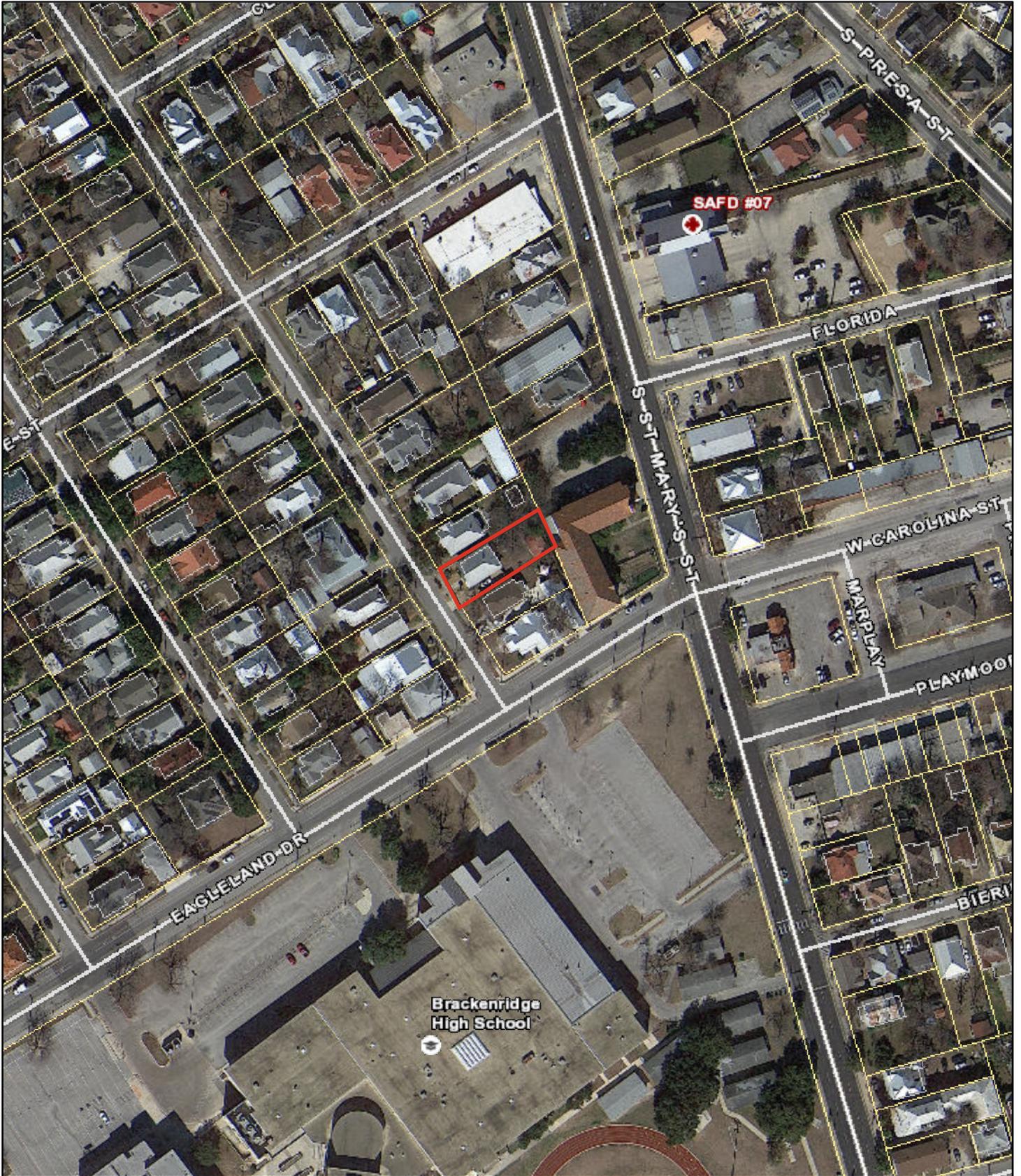
Item 3, staff does not recommend approval of the front porch step modification based on finding f.

Item 4, staff recommends approval of the front yard fence installation based on finding g with the following stipulation:

- i. That the final construction height of the approved fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

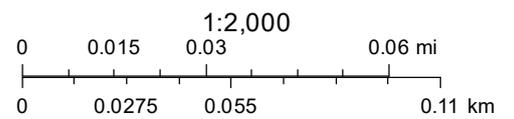
Item 5, staff does not recommend approval of the brick planter installation based on finding h.

City of San Antonio One Stop



October 10, 2024

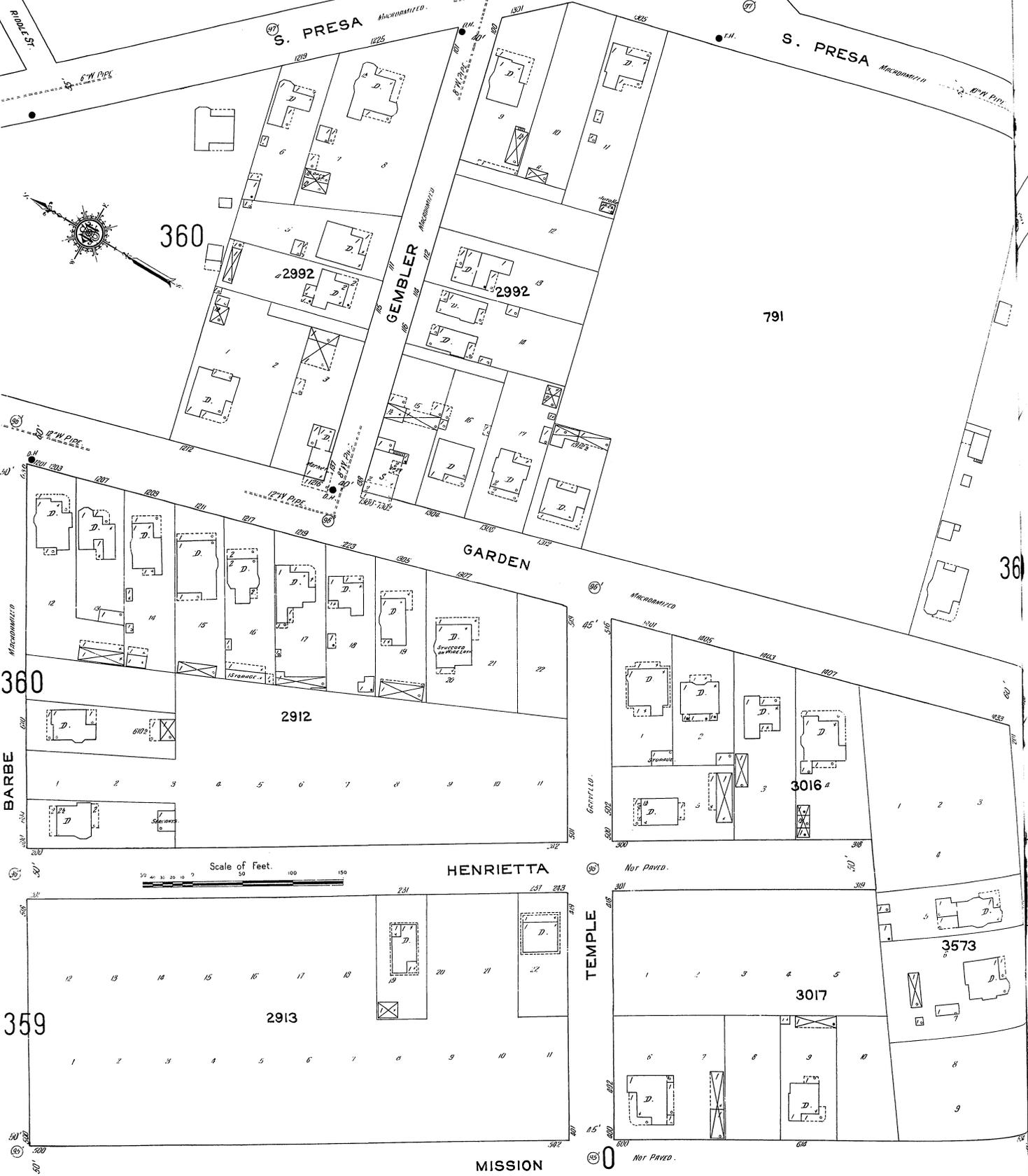
— User drawn lines



San Antonio, Tex. 5
363

S E E U O I U M E

LABOR ST.
N. CAROLINA ST. E



360

S. PRESA

S. PRESA

GEMBLER

GARDEN

HENRIETTA

360

BARBE

2912

3016

359

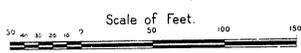
2913

TEMPLE

3017

3573

MISSION



Not Paved.

Not Paved.

363

360

359



363

FBX 40

S B B U O I U M E

S. PRESA

N. CAROLINA ST. E

PRESA

360

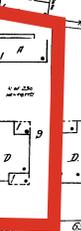
2992

2992

791

364

S. ST. MARYS (GARDEN)



WESTMINSTER PRESBYCH CHURCH
EDUCATIONAL BLDG

2912

360

BARBE

Scale of Feet

CEGAR

Not Paved.

(HENRIETTA)

359

2913

TEMPLE

3017

3573

MARNE AV. (DITTMAR)

MISSION 440

Not Paved.

6" W PIPE

6" W PIPE

6" W PIPE

6" W PIPE



634 Cedar Street *Project Description - 9.3.2024*

King Williams, San Antonio, TX, 78214

Landscape Architect, LUSH GreenScape Design - Victoria Gough Ryan McWhirter

Client: Alex + Marla Garcia



Driveway- ¼” decomposed granite with ¼” thick steel retained curb and antique brick ribbon driveway that leads to concrete segmented pavers for parking

Front Fencing- 4’-0” Cedar wood vertical picket fencing (4x4 cedar louvered posts) and (2) 4’ pedestrian gates with steel frame design to pull from window pattern motif with 1x6 cedar pickets and 6” sq. cedar posts

Perimeter Fencing- 6’-0” Garden Loop Fencing. 4” sq. tube posts with 2x2 welded wire mesh infill

Carport- 4” I-Beam posts and beams with a 2’ wide brick veneered partition wall, cedar planking on the underside of the standing seam roof to match the existing house roof

Landscaping- Native planting palette in front, side and backyard. Perennial butterfly garden inside the front fencing and more shade tolerant native evergreens in the back and side yard all in gravel mulch (¼” decomposed granite and 2” brazos gravel)

Hardscape- Concrete segmented pavers coming off the driveway to connect to the backyard, pre-fab natural boulder water feature, steel edging, 3’ tall brick raised planters in the front, brick border lawn

Partial Demolition- Existing shed in back is in poor condition and clients would like to remove it and replace it with an open air carport

Porch/Patio- Cedar wood deck extension in the back yard, ¼” decomposed granite patio with fire pit

Tree Removal- Removing tree tag 2548 Chinaberry next to existing wood steps in backyard due to its invasive nature

TREE TAG NO.#	DIAMETER	DESCRIPTION
2546	18.5"	PECAN
2547	13.5"	OAK
2548	14.5"	CHINA BERRY

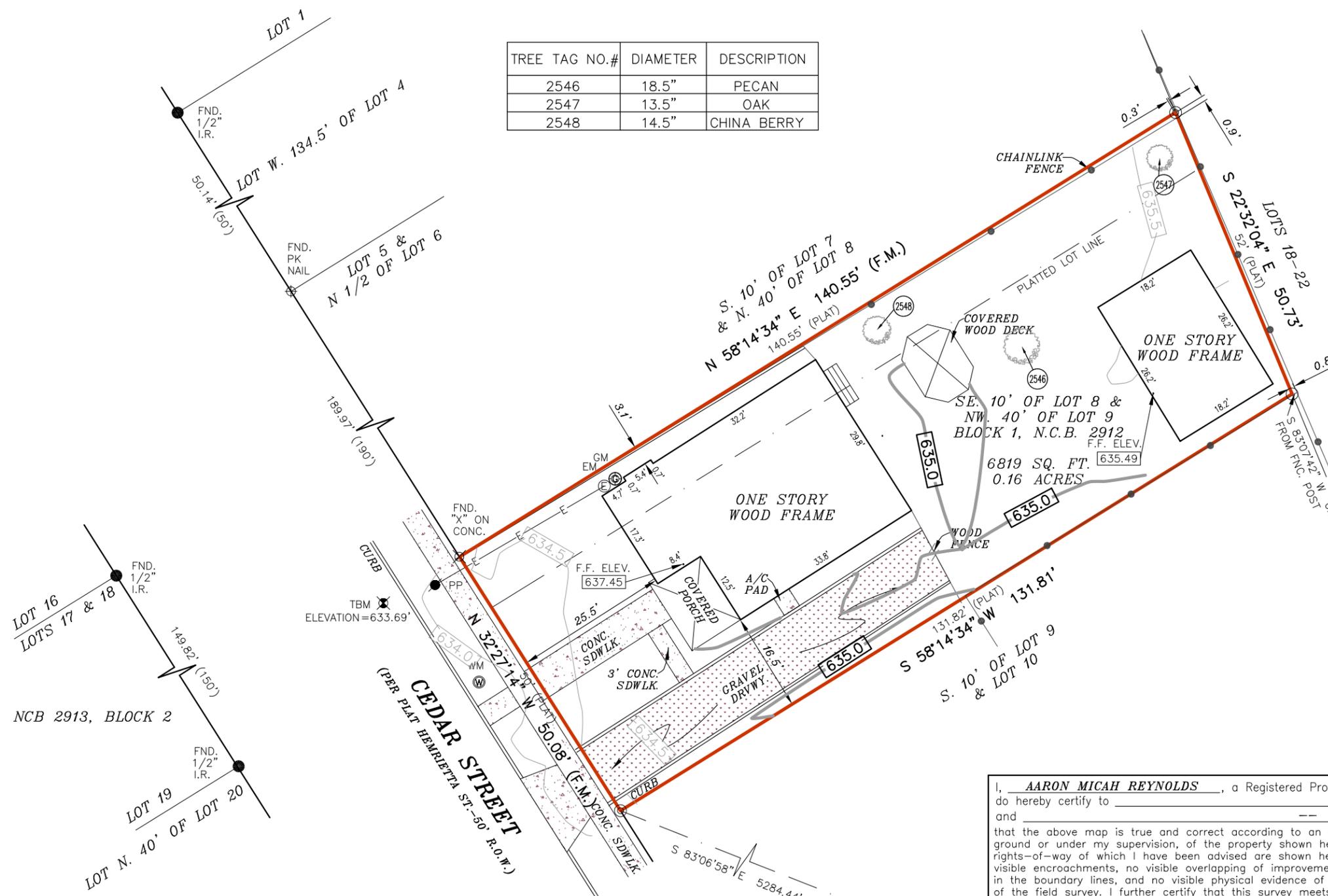
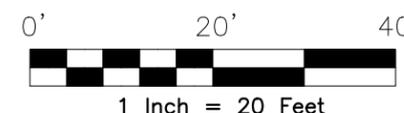
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- INDEX CONTOUR LINES
- NORMAL CONTOUR LINES
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FOUND PK NAIL
- FOUND "X" ON CONCRETE
- BENCHMARK
- TEMPORARY BENCHMARK
- WATER METER
- ELECTRIC METER
- GAS METER
- POWER POLE
- TREES AS LABELED
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

GRAPHIC SCALE



SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

THE ELEVATIONS SHOWN HERE ARE GENERATED BASED ON BENCHMARK STAMPED Z0152109 ON AN ALUMINUM CAP ON ROD IN CONCRETE, BEXAR COUNTY, TEXAS. LATITUDE 29°23'37.61311", LONGITUDE -98°28'50.53637".

I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____

and _____ that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: ALEJANDRO A. GARCIA
Address: 634 CEDAR STREET GF No. _____

Legal Description of the Land:
The Southeast 10 feet of Lot 8, and the Northwest 40 feet of Lot 9, Block 1, NCB 2919, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 105, Page 85, Deed and Plat Records of Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 105, PAGE 85, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "TREE & TOPO" SURVEY

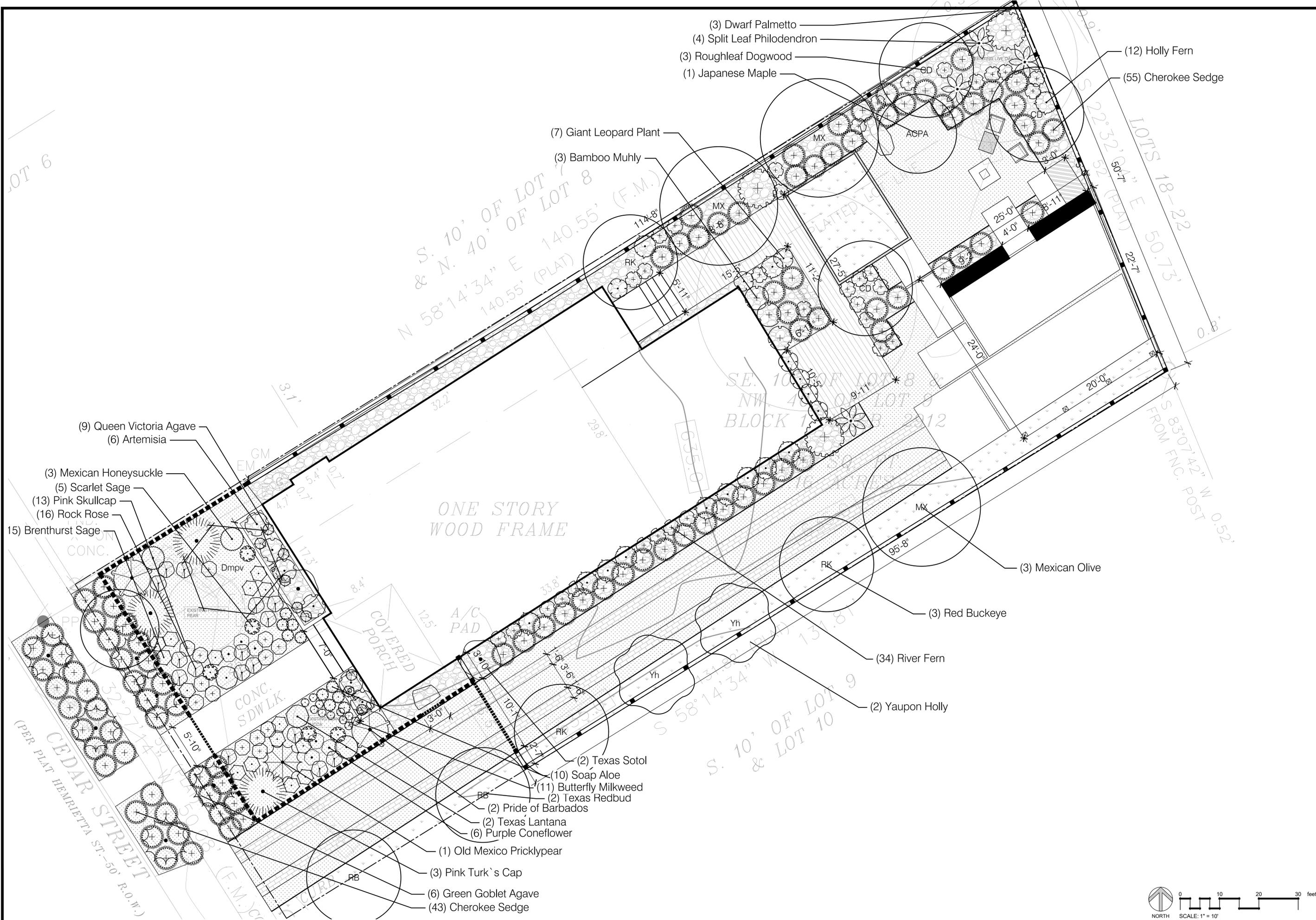
JOB NO.:	2105079619	NO.	REVISION	DATE
DATE:	06/01/21			
DRAWN BY:	MN/MF			
APPROVED BY:	AMR			



Aaron M Reynolds
AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM



PLAN SET

City Submittal	8/5/2024

Planting Plan

8/4/2024

L2.0

PLANT SCHEDULE				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES				
	Acer palmatum / Japanese Maple	1.5-2" Cal.		1
ORNAMENTAL TREES				
	Aesculus pavia / Red Buckeye	2" cal	Min. 6' ht.	3
	Cercis canadensis texensis / Texas Redbud	2" cal	Min. 6' ht.	2
	Cordia boissieri / Mexican Olive	3" cal	Min. 6' ht.	3
	Cornus drummondii / Roughleaf Dogwood	2" cal	Min. 6' ht.	3
	Erythrina herbacea / Coral Tree	30 gal.	Min. 6' ht.	1
	Ilex vomitoria / Yaupon Holly	2" caliper	Min. 6' ht.	2
	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	3" caliper	Min. 6' ht.	1
SHRUBS				
	Aloe saponaria / Soap Aloe	5 gal.		10
	Asclepias tuberosa / Butterfly Milkweed	---		11
	Caesalpinia pulcherrima / Pride of Barbados	5G		2
	Dasylirion texanum / Texas Sotol	10 gal.		2
	Farfugium japonicum 'Giganteum' / Giant Leopard Plant	3 gal.		7
	Philodendron selloum 'Showboat' / Split Leaf Philodendron	5G		4
	Sabal minor / Dwarf Palmetto	5G		3
CACTI				
	Agave pseudoferox 'Green Goblet' / Green Goblet Agave	10G		6
	Agave victoriae-reginae / Queen Victoria Agave	10G		9
	Opuntia gomei 'Old Mexico' / Old Mexico Pricklypear	5G		1
GRASSES				
	Carex cherokeensis / Cherokee Sedge	1 gal.		98
	Muhlenbergia dumosa / Bamboo Muhly	3 gal.		3
NATIVE SHRUBS				
	Cyrtomium falcatum / Holly Fern	1 gal.		12
ANNUALS/PERENNIALS				
	Artemisia x 'Powis Castle' / Artemisia	1G		6
	Echinacea purpurea / Purple Coneflower	1 gal.		6
	Justicia spicigera / Mexican Honeysuckle	3G		3
	Lantana urticoides / Texas Lantana	1G		2
	Malvastrum arboreum drummondii / Pink Turk's Cap	3G		3
	Pavonia lasiopetala / Rock Rose	1G		16
	Salvia coccinea 'Brenthurst' / Brenthurst Sage	1G		15
	Salvia splendens / Scarlet Sage	1G		5
	Scutellaria suffrutescens / Pink Skullcap	1G		13
	Thelypteris kunthii / River Fern	1G		34
GROUND COVERS				
	Zoysia x 'Palisades' / Palisades Zoysia	flat	Sod	550 sf

LANDSCAPE TAKEOFFS	
ITEM	DESCRIPTION
Gravel Mulch	3" Depth of Whittlesey 1/4-1/2" Decomposed Granite Gravel
Gravel Mulch	3" Depth of Whittlesey 2" Brazos Gravel
Soil Amendment	Pocket amend Whittlesey Lightning Mix; See Detail 1
Topsoil	2" Depth of Whittlesey Professional Mix for all sod and seed areas
Permanent, Irrigation	Permanent irrigation for all planting areas



PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION
PRICE SET, NOT FOR
CONSTRUCTION

City Submittal
CEDAR ST RESIDENCE
King Williams, San Antonio, Texas

PLAN SET

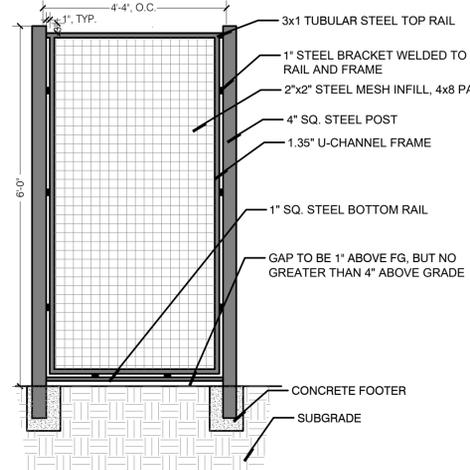
City Submittal	8/5/2024

Planting
Details

8/4/2024

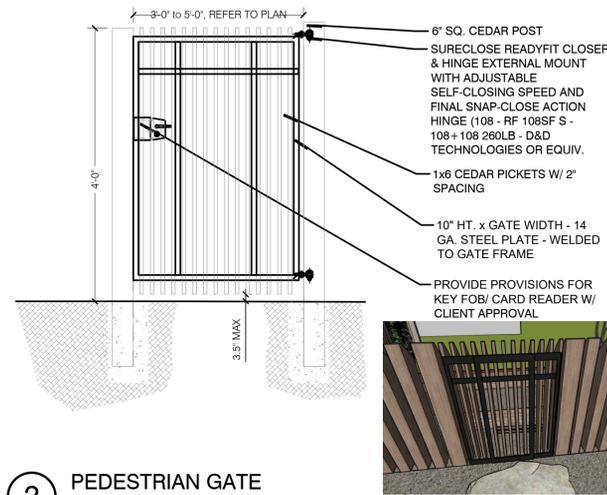
L3.0

McNICHOLS® Wire Mesh, Square, Carbon Steel, Cold Rolled, Mill Finish, Welded - Trimmed, 2" x 2" Mesh (Square), 1.7680" x 1.7680" Opening (Square), 0.232" Thick (3-3/4 Gauge) Wire Diameter, Wire Ends Trimmed on all Four Sides of Sheet with Standard Overhang of 1/8" or Less, 78% Open Area
ITEM 3620320048 - 48" x 96"



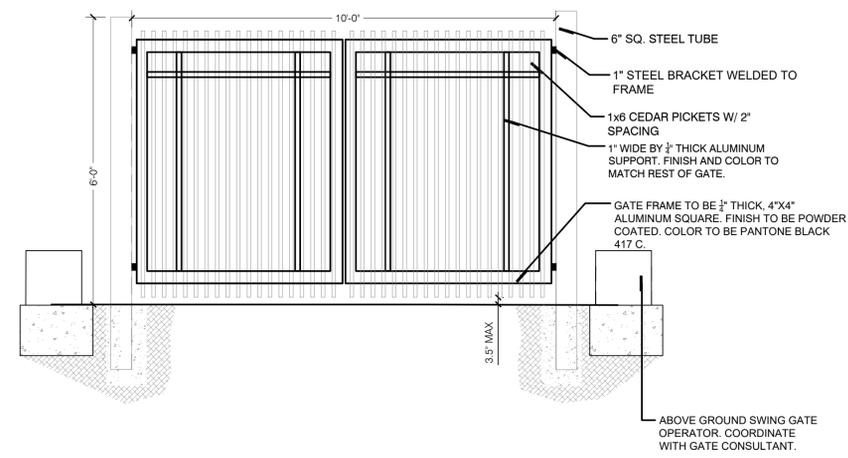
1 6'-0" MESH FENCE
1/2" = 1'-0"

P-RE-CRO-04



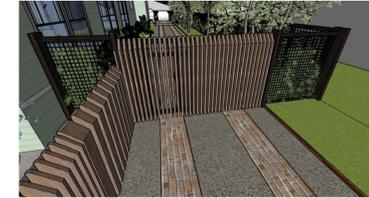
2 PEDESTRIAN GATE
1/2" = 1'-0"

P-RE-CRO-05



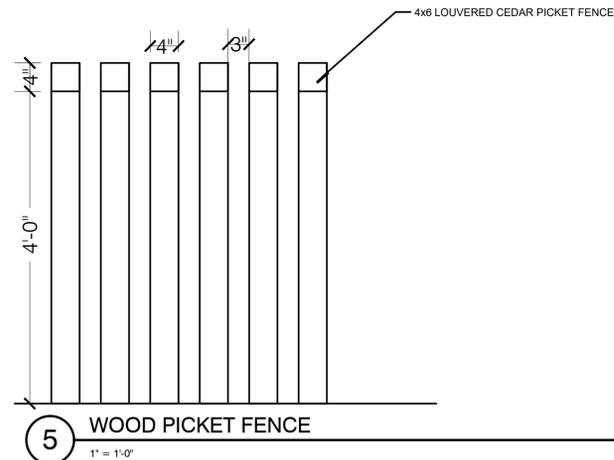
3 VEHICULAR GATE
1/2" = 1'-0"

P-RE-KIN-01



4 FIREPIT
1" = 1'-0"

P-RE-KIN-02



5 WOOD PICKET FENCE
1" = 1'-0"

P-RE-KIN-03



6 STEEL RISER STEPS
3/4" = 1'-0"

P-RE-HIG-03



7 CARPORT
1/4" = 1'-0"

P-RE-KIN-04



P-RE-KIN-04



PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
PRICE SET, NOT FOR CONSTRUCTION

City Submittal
CEDAR ST RESIDENCE
King Williams, San Antonio, Texas

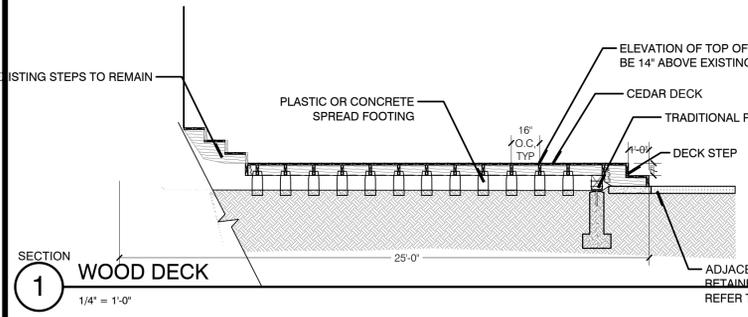
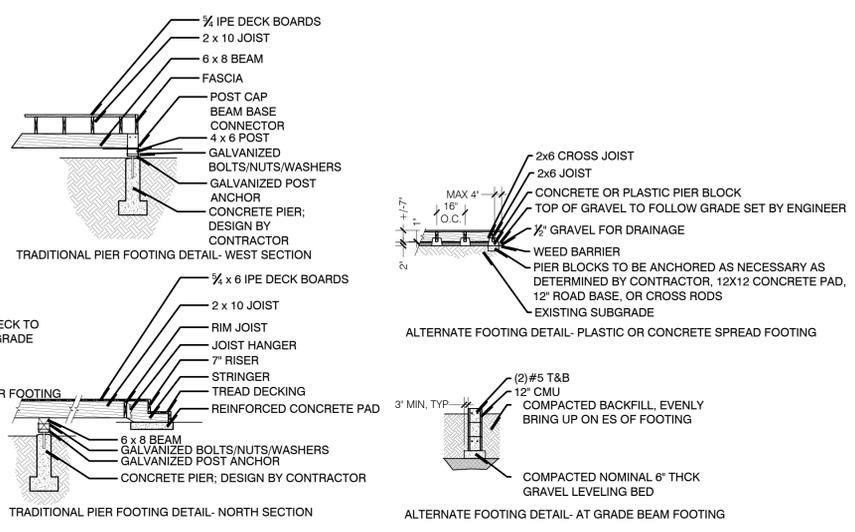
PLAN SET	
City Submittal	8/5/2024

Hardscape Details

8/4/2024

L4.0

NOTES:
CONTRACTOR RESPONSIBLE FOR CALCULATING ALL LOADS, SPANS AND MEMBER SIZING. CONTRACTOR TO PROVIDE SEALED SHOP DRAWINGS INCLUDING MEMBER SIZING, SPANS AND FASTENERS PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION. ALL FASTENERS IN WOOD MEMBERS TO BE STAINLESS STEEL SCREWS. NO NAILS TO BE USED.
-PIER/ FOOTING DETAILS TO BE DETERMINED BY CONTRACTOR. UTILIZE TRADITIONAL PIER FOOTINGS WHEN POSSIBLE. WHEN IN CLOSE PROXIMITY TO EXISTING TREES- CONTRACTOR TO USE SPREAD FOOTING OR APPROVED ALTERNATIVE
-ALL PIER BLOCKS TO BE FIRMLY SET AND LEVEL. PIER BLOCKS TO BE ANCHORED AS NECESSARY AS DETERMINED BY CONTRACTOR. DECK TO MAINTAIN AN ELEVATION
-ALL WOOD DECKING SHALL BE CONSTRUCTED WITH CEDAR TO MATCH EXISTING STEPS
-FINALIZE LAYOUT WITH CLIENT BEFORE CONSTRUCTION.
-WHERE EDGE OF DECK IS FORMED BY ENDS OF DECK BOARDS, THERE SHALL BE A 4" MAX OVERHANG.
-PRIOR TO CONSTRUCTION, CONFIRM CRZ & LOCATIONS FOR LIVE OAK TREES.
-NO CUT OR FILL GREATER THAN FOUR (4) INCHES WITHIN THE 1/2 CRZ. NO CUT OR FILL WITHIN THE 1/4 CRZ.
-ANY WORK DONE WITHIN THE 1/4 CRZ OF EXISTING TREES TO BE DONE WITH HAND TOOLS, AIR SPADES, OR SMALL EQUIPMENT.

















PREPARED BY

Colton Krejci
CK Outdoor Advantage
coltonkrejci@gmail.com
Wye Dr, San Antonio, TX 78217, USA

PREPARED FOR

Ryan Mcwhirter
Lush Greenscape
(210) 823-7365
Ryan@lushgreenscape.com
634 Cedar St, San Antonio, TX 78210, USA

PROPOSAL DETAILS

634 Cedar St, San Antonio, TX 78210, USA

This quote is in response to using the existing shed footprint as a carport. I do not recommend using this as the height has to be changed which will cause the slabbed to be reinforced, as well as many other factors. This building will need all new siding and roofing due to the change in height as well. Framing will have to be adjust and a lot redone due to age and condition.

DESCRIPTION- COST OF REPAIR	QTY	UNIT PRICE	TOTAL
Redo sheet metal Install new sides and roof	1,600 Square Feet	\$12.86	\$20,571.43
Demo sheet metal Removing sides and roofing	1,300 Square Feet	\$8.57	\$11,142.86
Adjust framing Adjust and add additional framing to support structure as well as to raise it up so that it would be able to fit a vehicle. This will go to 10' walls	1 Each	\$8,142.86	\$8,142.86
Concrete repair Drill and tie in 10 piers to hold slab from sinking	10 Each	\$785.71	\$7,857.14
Haul off Haul off debris from repair	1 Each	\$2,142.86	\$2,142.86
Tree trimming Once it is getting ready to frame up we will have to trim and prune trees above to allow the height of the vehicles to fit. This will cause trees to be lop sided due to the branched to be removed to stay 3ft away from from roof line for insurance purposes	1 Each	\$3,928.57	\$3,928.57
Double door Install metal framed double door on side for access	1 Each	\$2,142.86	\$2,142.86
Driveway relocation Drive way will have to be relocated at an angle which would cut into the courtyard layout. This reflects the additional price of curving the driveway to where existing shed is.	400 Square Feet	\$25.71	\$10,285.71
SUBTOTAL			\$66,214.29
TAX			\$0.00
REPAIR TOTAL			\$66,214.29

DESCRIPTION- COST OF DEMO

DESCRIPTION- COST OF DEMO	QTY	UNIT PRICE	TOTAL
Demo and haul off Demo and haul off shed and slab. We will provide dumpsters to haul off, also will go through with magnets to remove any scrap metal or nails in the yard.	468 Square Feet	\$17.14	\$8,022.86
DEMO TOTAL			\$8,022.86