HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2024

HDRC CASE NO:	**2024-353**
ADDRESS:	128 CEDAR ST
LEGAL DESCRIPTION:	NCB 949 BLK 2 LOT 4 & 5 OR A 24
ZONING:	MF-33, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Cameron Smith/Smithdish Architecture
OWNER:	James McClain/SEPULVEDA ANNA MARIE
TYPE OF WORK:	Demolition of an accessory structure, construction of an accessory structure, rehabilitation, exterior modifications, relocation of an accessory structure on site, site and landscaping work
APPLICATION RECEIVED:	September 30, 2024
60-DAY REVIEW:	November 29, 2024
CASE MANAGER:	Edward Hall

REQUEST:

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

1. Demolish an existing, rear accessory structure.
2. Construct a new, rear accessory structure to feature a footprint of approximately 600 square feet in the location of the existing, rear accessory structure that is proposed to be demolished (request item 1).
3. Relocate an existing, rear accessory structure within the rear yard and perform in-kind repair.
4. Perform exterior modifications to the existing, rear addition constructed at the rear of the primary historic structure.
5. Perform a series of site and landscaping modifications to include the installation of a gravel motor court, an in-ground swimming pool, fencing, and a rear deck element.

A new, multi-family residential structure is shown on the site plan for context; however, this structure is not part of the current request.

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 applicationgar 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 is 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.

c) 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, 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, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters.
v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other nontraditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. Security bars—Install security bars only on the interior of windows and doors.
ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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, Guidelines for 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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

FINDINGS:

a. The primary historic structure at 128 Cedar was constructed circa 1895 and is first found on the 1896 Sanborn Map. The historic structure features a brick façade with rear additions featuring wood siding and a standing seam metal roof. The structure was previously known as the Arno House and is contributing to the King William Historic District.
b. DESIGN REVIEW COMMITTEE – The Design Review Committee met on site on Wednesday, October 9, 2024, to view the condition of the existing rear accessory structures and the primary historic structure. At that site visit, Commissioners commented on the need to salvage existing material from the historic garage structure, and noted that the large accessory structure adjacent to the rear property line was not contributing.
c. NON-CONTRIBUTING REAR ACCESSORY STRUCTURE – The application documents note an accessory structure at the rear property line that features multiple sections and bays. OHP staff performed a site visit on Wednesday, October 9, 2024, and found this structure to be a reconstruction of a previously existing structure. Staff subsequently found this structure to be non-contributing, and its demolition eligible for administrative approval. This structure is not part of this request.
d. CONTRIBUTING REAR ACCESSORY STRUCTURE DEMOLITION – The applicant has proposed to demolish one, existing rear accessory structure that is contributing to the site. This structure is found on the 1951 Sanborn Map, and features construction details and materials that are contributing to the site and the King William Historic District.
e. 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 submitted two documents to substantiate the request for demolition. The first, a letter from a licensed engineer notes the structural deficiencies that currently exist, including, fire damage, inadequate roof framing that cannot adequately support live loads, inadequate wall framing that cannot adequately support lateral loads, and inadequate footings that offer no wind uplift and lateral resistance. The second, a letter from a licensed contractor provides a breakdown of costs associated with deconstruction ($17,250), demolition ($5,750), rehabilitation ($290,000), and new construction ($260,000).
f. 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 the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. OHP staff finds that the structure has maintained its historic and architectural significance; however, staff finds that the applicant has provided sufficient information to prove an unreasonable economic hardship.
g. DECONSTRUCTION: Should the HDRC approve demolition of the existing detached accessory structure, it is subject to the City's deconstruction ordinance and must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or before 1920 or 1945 are required to be deconstructed, depending on location. On January 1, 2025, the ordinance will automatically expand to include residential structures up to eight units. The year-built threshold will be raised from 1920 to 1945 anywhere within the City limits, and from 1945 to 1960 for

properties designated historic or located within a Neighborhood Conservation District. For ordinance details and a list of Certified Deconstruction Contractors, please visit www.sareuse.com/deconstruction.

h. NEW CONSTRUCTION (Rear Accessory Structure) – The applicant has proposed to construct a new, rear accessory structure to feature a footprint of approximately 600 square feet in the location of the existing, rear accessory structure that is proposed to be demolished (request item 1).

i. SCALE & MASS (Rear Accessory Structure) – The applicant has proposed for the rear accessory structure to feature a footprint of approximately 600 square feet. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. The current footprint of the primary historic structure, including contributing additions is 3,200 square feet. The proposed rear accessory structure's footprint is consistent with the Guidelines.

j. ORIENTATION & SETBACKS (Rear Accessory Structure) – The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with the Guidelines.

k. MATERIALS (Rear Accessory Structure) – The applicant has proposed materials that include stained Douglas Fir shiplap siding, columns, rafter tails, and doors and TPO roofing. The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should relate to the period of construction of the primary structure on site through the use of complementary materials and simplified architectural details. Generally, staff finds the proposed materials to be appropriate.

l. CHARACTER / ARCHITECTURAL DETAILS (Rear Accessory Structure) – The Guidelines for New Construction 5.A. notes that new garages and outbuildings should relate to the period of construction of the primary structure on site through the use of simplified architectural details. Generally, staff finds the proposed architectural details to be appropriate. The applicant has proposed a low-slope hipped roof, that while featuring an atypical slope allows for the structure to be subordinate to adjacent, historic elements.

m. ACCESSORY STRUCTURE RELOCATION & REPAIR – The applicant has proposed to repair an existing, rear accessory structure within the rear yard and perform in-kind repair. Staff finds the proposed relocation and repair work to be appropriate and consistent with the Guidelines.

n. EXTERIOR MODIFICATIONS (Fenestration at Addition) – The applicant has proposed to exterior modifications to the existing, rear addition constructed at the rear of the primary historic structure. The proposed modifications include the removal of existing windows openings within a rear addition to the primary historic structure. The windows that have been proposed to be removed are located on the rear (east) façade, beneath a gable, and on the side (south) façade, within a previously, open-air porch. On the rear façade, the applicant has proposed to install larger windows, more consistent in size and profile as those found on elsewhere on the original structure and the contributing addition. On the side façade, the applicant has proposed to install three sets of aluminum clad wood sliding doors. This modification will result in the previously enclosed porch appearing and functioning again as a porch element. Staff finds both proposed modifications to be appropriate. Final material specifications for the aluminum clad wood windows and the aluminum clad sliding doors should be consistent with the adopted window and door standards, and that all window and door product documents be submitted to OHP staff for review and approval.

o. SITE ELEMENTS (Driveway, Fencing, Pool and Deck) – The applicant has proposed a series of site and landscaping modifications to include the installation of a gravel motor court, an in-ground swimming pool, fencing, and a rear deck element. The proposed gravel motor court will feature a location and configuration consistent with the existing. The proposed fencing will feature six feet in height and welded wire mesh. Fencing will be located within the rear yard. The proposed pool and deck will be located at the rear of the historic structure's additions, between the relocated accessory structure and the proposed accessory structure. Generally, staff finds each proposed site element to be appropriate. Driveway width should not exceed ten (10) feet in width, fencing heights should not exceed six (6) feet in height, and final fencing details should be submitted to OHP staff for review and approval.

RECOMMENDATION:

1. Staff recommends approval of item #1, the demolition of an existing, rear accessory structure based on findings d through g with the following stipulations:
    i. That the structure be deconstructed by a Certified Deconstruction Contractor, as required by the Chapter 12, Article II of the City Code of Ordinances.
    ii. That the applicant explore the reuse of salvaged materials on site.
2. Staff recommends approval of item #2, the construction of a new, rear accessory structure to feature a footprint of approximately 600 square feet in the location of the existing, rear accessory structure that is proposed to be demolished (request item 1), based on findings h through l, as submitted.
3. Staff recommends approval of item #3, the relocation of an existing, rear accessory structure within the rear yard and its in-kind repair, based on finding m, as submitted.
4. Staff recommends approval of item #4, exterior modifications to the existing, rear addition constructed at the rear of the primary historic structure, based on finding n, with the following stipulations:
    i. That final material specifications for the aluminum clad wood windows and the aluminum clad sliding doors should be consistent with the adopted window and door standards.
    ii. That final material specifications and window and door documents be submitted to OHP staff for review and approval.
5. Staff recommends approval of item #5, a series of site and landscaping modifications to include the installation of a gravel motor court, an in-ground swimming pool, fencing, and a rear deck element, based on finding o with the following stipulation:
    i. That the proposed driveway width does not exceed ten (10) feet.
    ii. That the proposed fence height does not exceed six (6) feet. Final fencing details and should be submitted to OHP staff for review and approval.

City of San Antonio One Stop

October 30, 2024

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

1895 SANBORN MAP

SAN. ANTONIO

36

31

TURNER

8" W. PIPE

MADISON

MADISON

741

BEAUREGARD

744

GARDEN

28

PUBLIC SCHOOL
WINDOWS ALL SIDES

949

128

CHURCH

S. ALAMO

6" W. PIPE

CEDAR

935

MISSION ST.

934

PEREIDA

6" W. PIPE

S. ALAMO

934

PEREIDA

6" W. PIPE

4" W. PIPE

E. SHERIDAN

Scale of Feet.

38

36

40

0

38

36

40

0

1951 SANBORN MAP

SAN ANTONIO VOL. 4.

351

TEX. . . 040

350

352

348

358

357

E. SHERIDAN ST.

S. ALAMO

MISSION

TURNER ST.

PEREIDA

BEAUREGARD ST.

CEDAR

S. ST. MARYS

S. PRESA

MACADAMIZED

12" W. PIPE

6" W. PIPE

GASOLINE STA.

AUTO MOTOR REP.

CONC. FR. TILE CURTAIN WALLS, TRUSS RF.

FILLG STA.

REFRIGERATOR SALES & SERVICE

CONC. FL. STEEL BEAMS

PUBLIC SCHOOL No 10

BONHAM

CAFETERIA & AUDIT'M.

CHURCH

CLASS R'MS

APTS

REST.

AUTO PAINTING & BODY WKS.

WOOD POSTS & TRUSSES (CONC TILE) S

RADIO REP

949

935

934

782

128

Scale of Feet.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: October 9, 2024

HDRC Case #: 2024-353

Address: 128 Cedar

Meeting Location: 128 Cedar

APPLICANT: Cameron Smith/Smithdish

DRC Members present: Jeff Fetzer, Monica Savino, Jimmy Cervantes

Staff Present: Edward Hall

Others present: Rubiola Construction (John Rubiola, Shane Valentine)

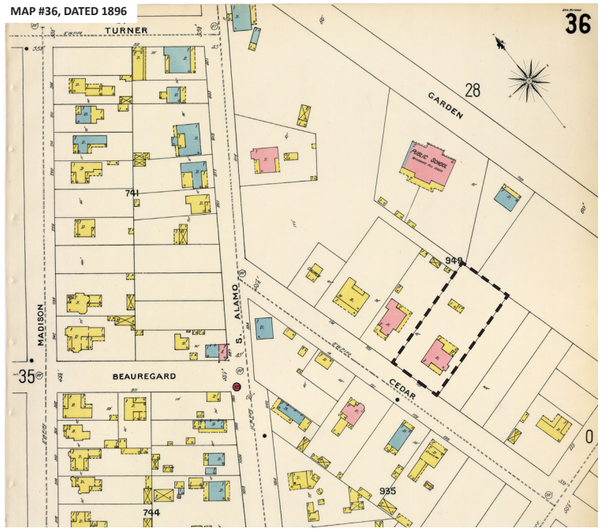
REQUEST:
Demolition of an accessory structure, rehabilitation, exterior modifications, relocation of an accessory structure on site, site and landscaping work

COMMENTS/CONCERNS:
CS: Overview of new project - rehabilitation of primary structure, rehabilitation of accessory structure, demolition of rear accessories and construction of new.
Rubiola Team: Overview of rehab of existing structures (lift structure to pour slab. Repair in place (box framing), etc.
MS: Questions regarding existing structure not being usable for modern parking standards.
MS/JC: Larger accessory structure does not appear contributing.
MS: Overview of proposal at rear of historic structure.
JF/MS: Questions about impacts to historic facades at side and rear of historic structure.
JF: Would materials from existing structures be able to be reused on site?
CS: Can be explored.
JF: Will screens be kept? CS: Yes. Will be shown on documents.

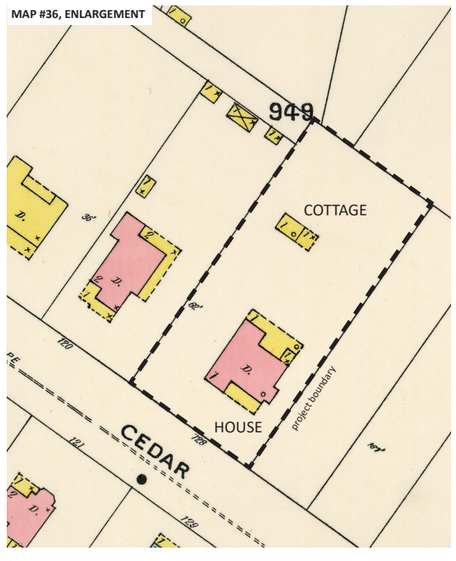
OVERALL COMMENTS:

SANBORN MAPS (not to scale)

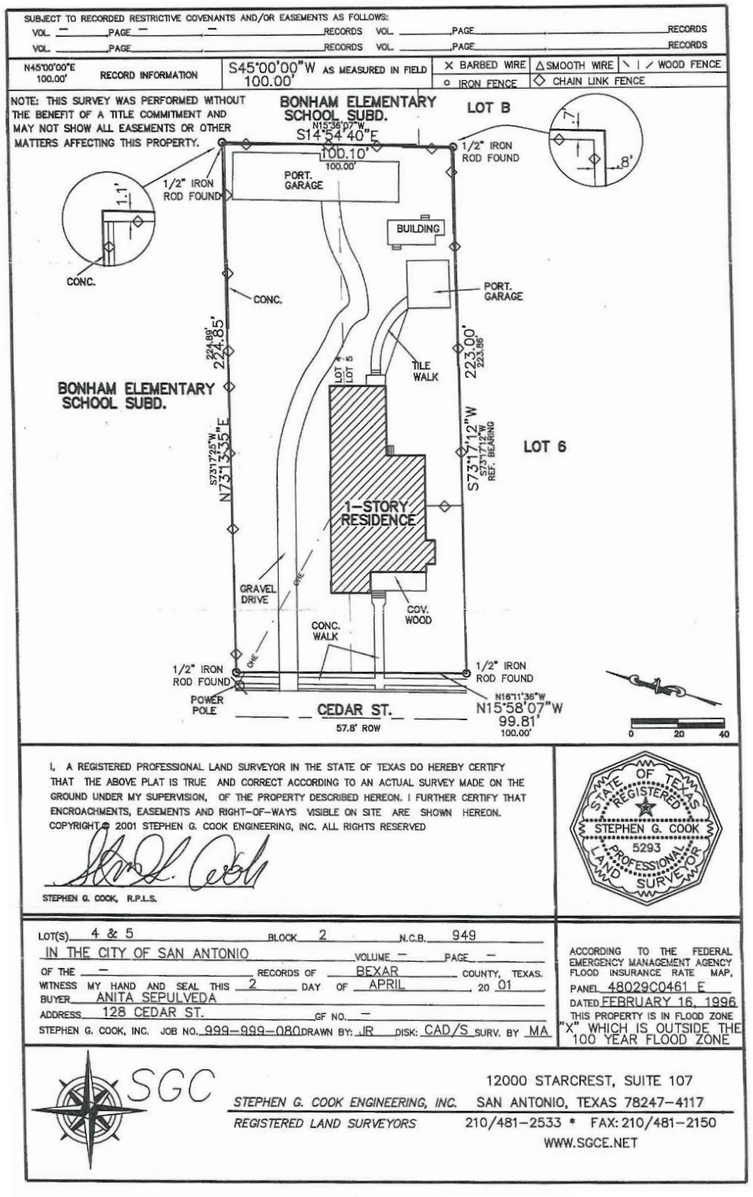
MAP #36, DATED 1896



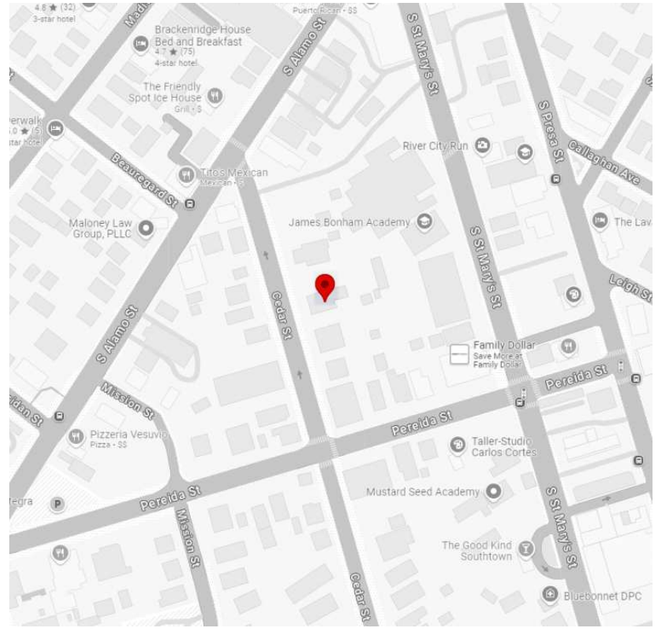
MAP #36, ENLARGEMENT



PROJECT PLAT



VICINITY MAP (not to scale)



PROJECT INFORMATION

PROJECT LOCATION: 128 Cedar Street, San Antonio, TX 78210

ZONING: NCB 949 BLK 2 LOT 4 & 5 OR A 24 | MF-33 (Multi-family, Medium Density)
Historic District: King William / Neighborhood (BCAD): ACEQUIA MADRE NAT/LOC HIST (SA)
Previous Zoning: R-6 (1965); C, D (Apartment, 1938)
Setbacks: Min Front: 20' / Side: 5' / Rear: 10'; Height: 45', with exceptions.

SCOPE OF THE WORK:

DEMOLITION or DECONSTRUCTION: The Owner and Architect have proposed removal of two garage accessory structures on the property. With regard to the small garage, the Architect has evaluated that non-rotted portions of siding, 2x4 rafters and 2x6 cross ties may be salvaged for reuse on the interior of the new garage. Portions of the metal roof may be used to patch and repair the cottage roof.

RENOVATION: The Owner and Architect have proposed a mostly interior remodel of the main house, with new openings on the east and south facade of the main house addition, out of view from the public right-of-way. Specifically, the new windows and doors will be aluminum-clad wood. This concept document also proposes relocation and renovation of the existing cottage, to be used as a pool cabana.

NEW CONSTRUCTION: The Owner and Architect have proposed a new pool adjacent to the south lot line and a new detached garage east of the main house.

ADDITIONAL EXHIBITS:

CONTEXT PHOTOS - Included in this document, Sheets A001 & A002.

ENGINEER'S LETTER - Providing an overview of the structural condition of the large garage and the small garage, ie the structures the Owner and Architect propose be removed.

COST ANALYSIS LETTER (PERTINENT TO THE SMALL GARAGE) - This is the General Contractor's narrative comparing the costs of 1. conventional demolition, 2. deconstruction, 3. rehabilitation, and 4. new construction. Rehabilitation will be cost prohibitive to the Owner and result in a structure that cannot be used for an intended purpose (ie, parking two vehicles), due to insufficient depth.

SHEET INDEX

128 CEDAR STREET

24023

HDRC APPLICATION - DESIGN DOCUMENTS

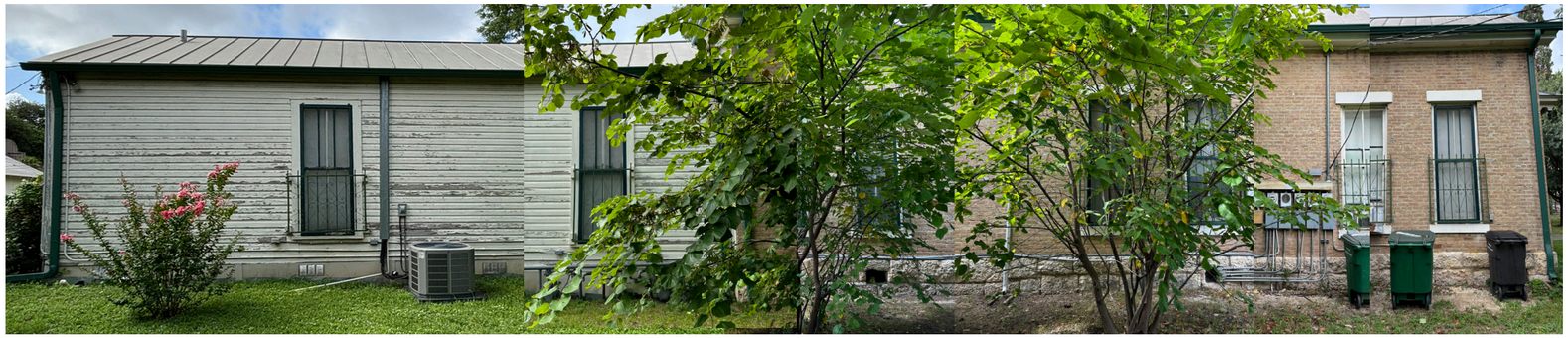
10.15.2024

smithdish ARCHITECTURE

NOT FOR PERMITTING OR CONSTRUCTION

MAIN HOUSE - WEST (STREET) FACADE

MAIN HOUSE - NORTH FACADE



MAIN HOUSE - SOUTH FACADE, CLOSER TO STREET

MAIN HOUSE - SOUTH FACADE, NEAR SIDE LOT LINE

MAIN HOUSE - EAST & SOUTH FACADES (AREA OF RENOVATION ON RIGHT SIDE)

MAIN HOUSE - EAST (REAR) FACADE (AREA OF RENOVATION)

COTTAGE - NORTH FACADE

COTTAGE - WEST FACADE

COTTAGE - SOUTH FACADE

COTTAGE - EAST FACADE

COTTAGE - INTERIOR, VIEW NORTH

COTTAGE - INTERIOR, VIEW SOUTH

smithdish
ARCHITECTURE

NOT FOR PERMITTING OR CONSTRUCTION

PROJECT TEAM

ARCHITECT:
Smithdish Architecture
307 Blanco Rd
San Antonio, Texas 78212
(210) 625-2440

STRUCTURAL ENGINEER:
Accutech Consultants
909 NE Interstate 410 Loop #900
San Antonio, TX 78209
(210) 930-5355

GENERAL CONTRACTOR:
Rubiola Construction Company
1805 Capitol Ave
San Antonio, TX 78201
(210) 738-2900

128 CEDAR STREET

SAN ANTONIO, TX 78210

NOTE: DRAWINGS WILL PRINT TO ANNOTATED SCALE ON 24" X 36" SHEETS.

Proj. No.	24023
Date	10.15.2024

HDRC APPLICATION - DESIGN DOCUMENTS

CONTEXT PHOTOS - MAIN HOUSE & COTTAGE

A001

LARGE GARAGE - NORTH FACADE

LARGE GARAGE - WEST FACADE

LARGE GARAGE - SOUTH FACADE

LARGE GARAGE - EAST FACADE

SMALL GARAGE - SOUTH FACADE

SMALL GARAGE - WEST FACADE

SMALL GARAGE - SOUTH FACADE (CLOSE TO SIDE YARD FENCE)

SMALL GARAGE - EAST FACADE

SMALL GARAGE -
INTERIOR PHOTOS (LEFT)

The Architect has evaluated that non-rotted portions of siding, 2x4 rafters and 2x6 cross ties may be salvaged for reuse on the interior of the new garage. Portions of the metal roof may be used to patch and repair the cottage roof.

smithdish
ARCHITECTURE

NOT FOR PERMITTING OR CONSTRUCTION

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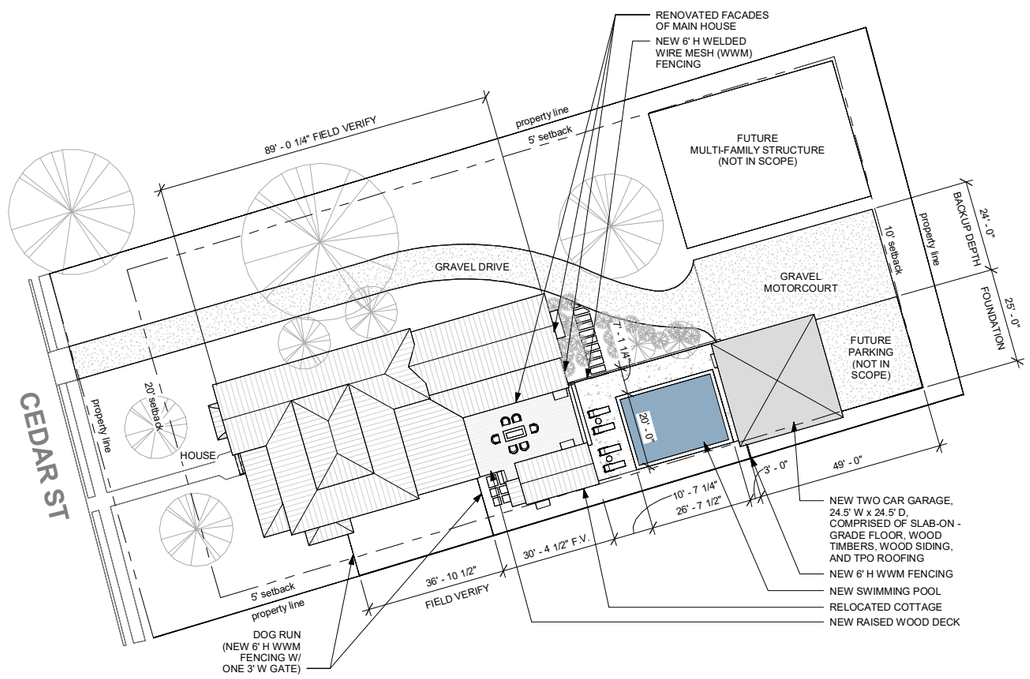
HDRC APPLICATION - DESIGN DOCUMENTS

CONTEXT PHOTOS - LARGE & SMALL GARAGES

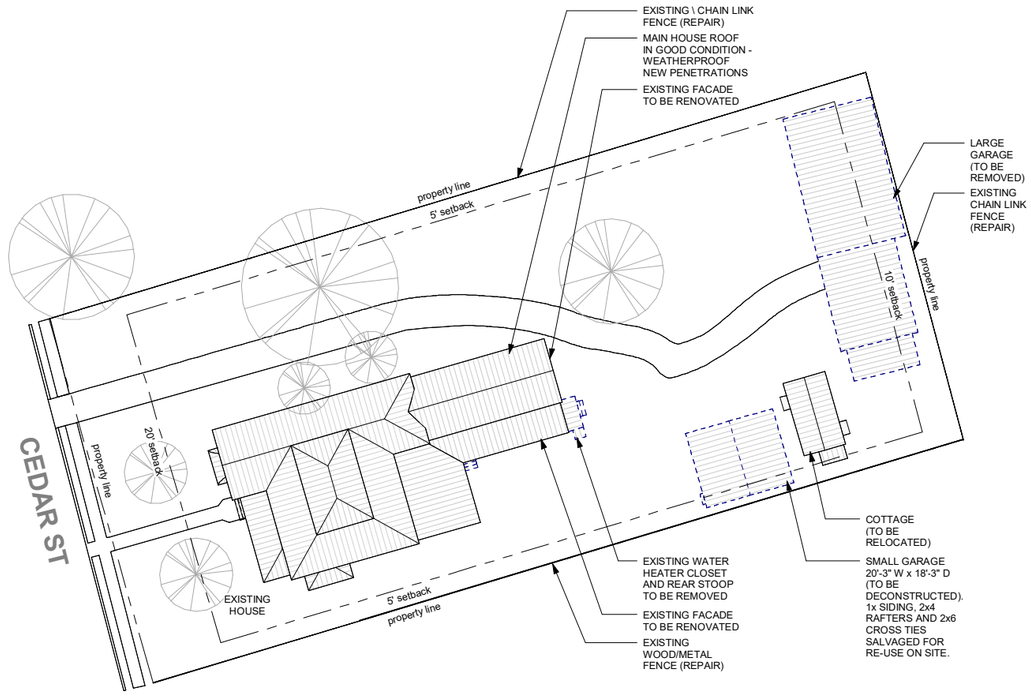
A002



Total lot size:	0.5073 ACRES = 22,098 SF
Historic Building Footprint:	3200 SF
Accessory 1 Footprint (relocate):	224 SF
Accessory 2 Footprint (non-contributing, demolish):	1395 SF
Accessory 3 Footprint (contributing, demolish - deconstruction):	383 SF
New Accessory Footprint:	598 SF
New Pool and Pool Deck Footprint:	1110 SF
Future Accessory Footprint:	1718 SF
Total Impervious Cover, Existing	5202 SF (24%)
Total Impervious Cover with New Accessory Footprint & Pool	5132 SF (23%)
Total Impervious Cover with Future Accessory Footprint	6850 SF (31%)

0 5' 10' 20' 40'

2 RENOVATION SITE PLAN
1" = 20'-0"



NOTE: DEMOLITION / DECONSTRUCTION SCOPE IS SHOWN WITH BLUE DASHED LINES.

0 5' 10' 20' 40'

PROJECT TRUE NORTH

1 EXISTING CONDITIONS SITE PLAN
1" = 20'-0"

smithdish
ARCHITECTURE

NOT FOR PERMITTING OR CONSTRUCTION

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SAN ANTONIO, TX 78210

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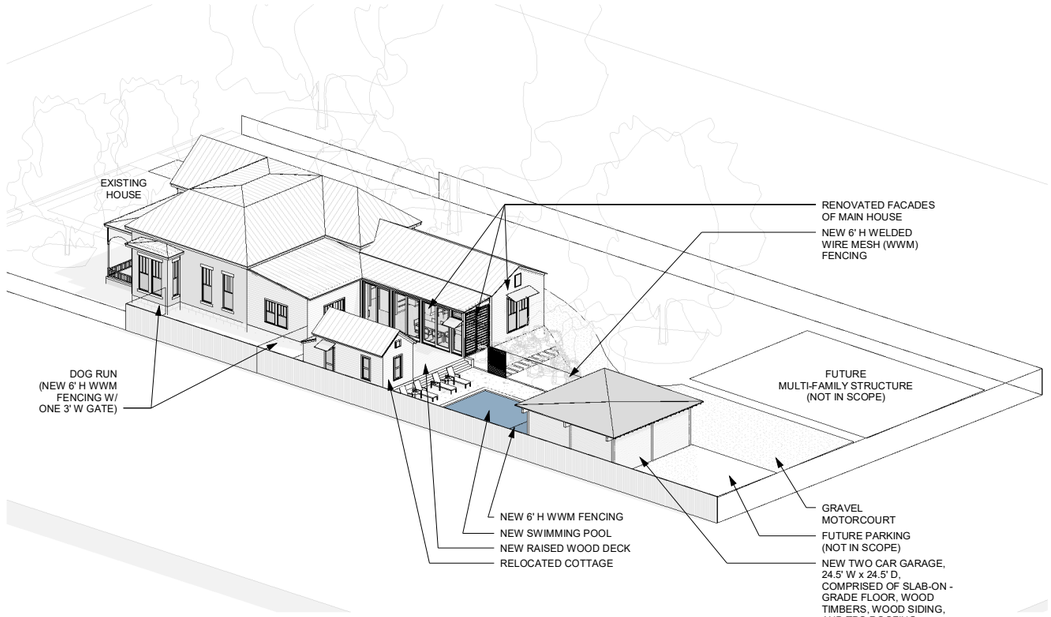
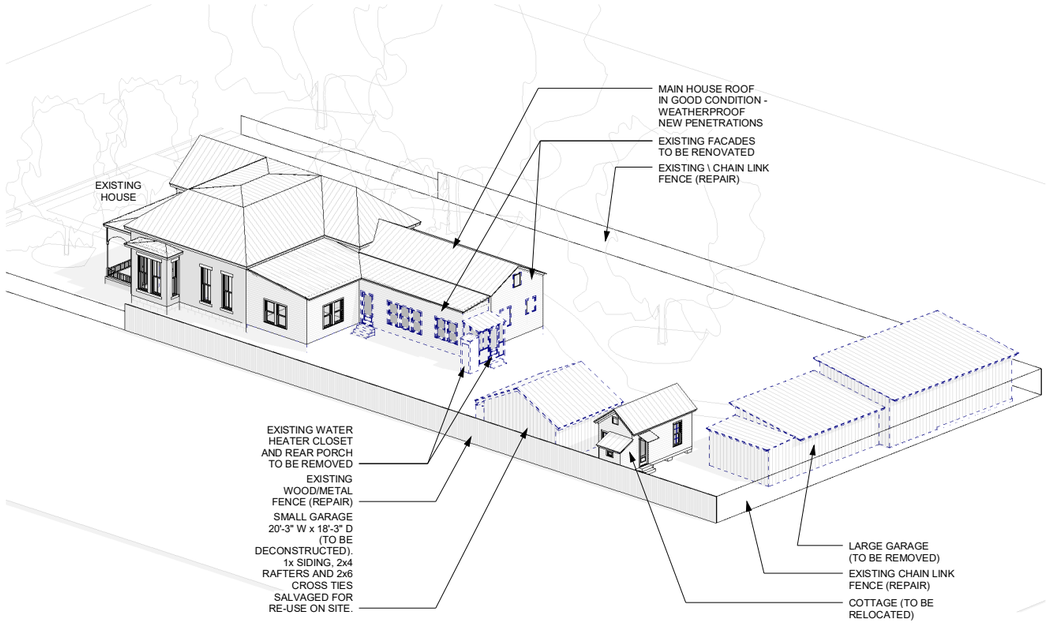
HDRC APPLICATION - DESIGN DOCUMENTS

SITE PLAN - EXISTING AND NEW

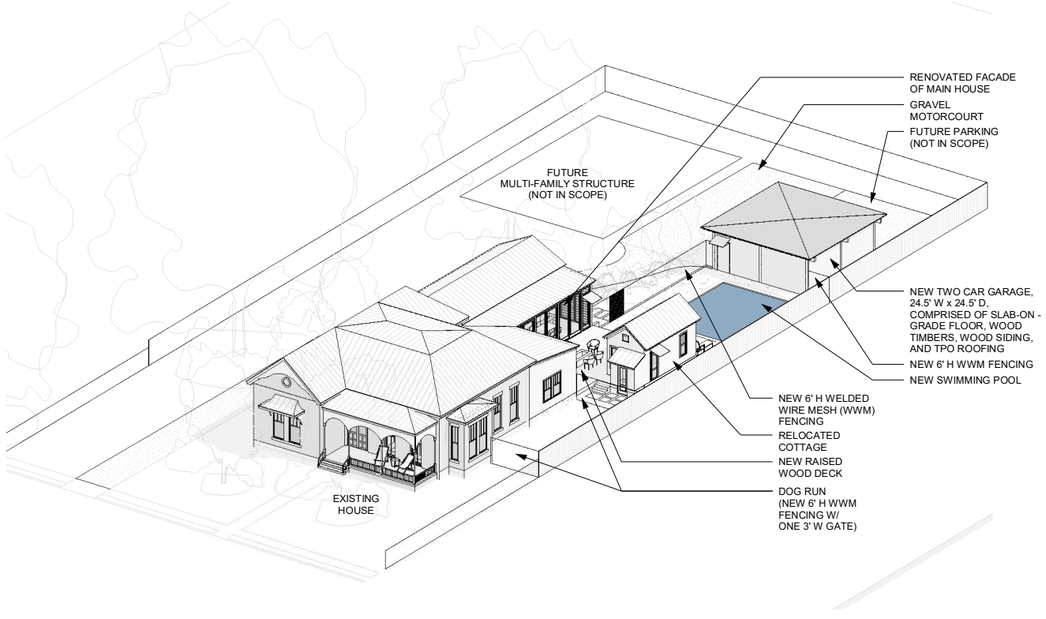
A100



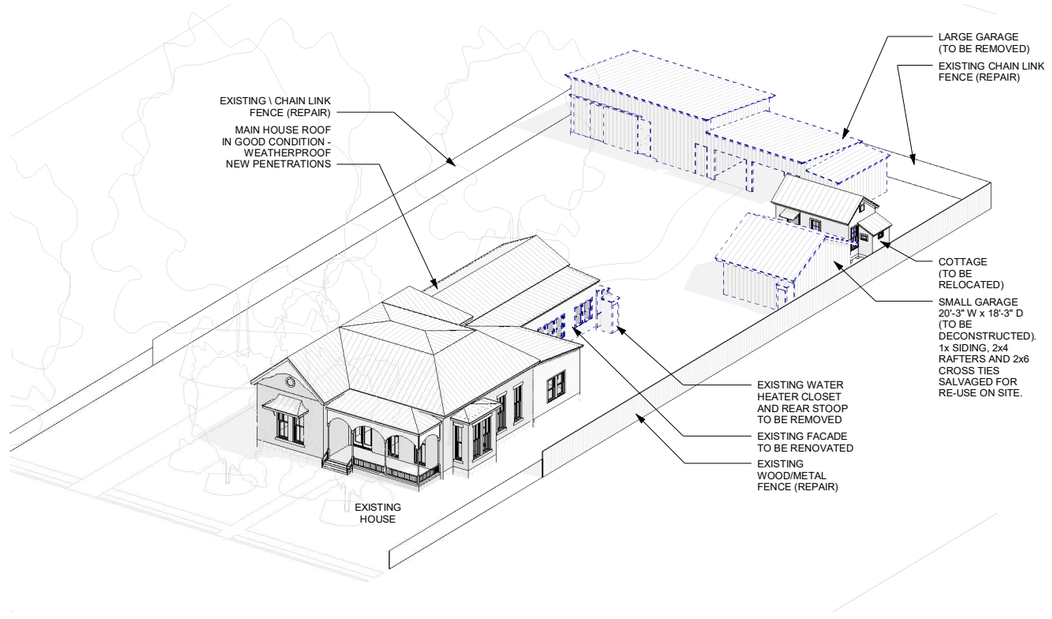
4 SOUTHEAST AERIAL VIEW - NEW CONSTRUCTION



3 SOUTHEAST AERIAL VIEW - EXISTING



2 SOUTHWEST AERIAL VIEW - NEW CONSTRUCTION



NOTE: DEMOLITION / DECONSTRUCTION SCOPE IS SHOWN WITH BLUE DASHED LINES.

1 SOUTHWEST AERIAL VIEW - EXISTING

smithdish
ARCHITECTURE

NOT FOR PERMITTING OR CONSTRUCTION

PROJECT TEAM

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307 Blanco Rd
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128 CEDAR STREET

SAN ANTONIO, TX 78210

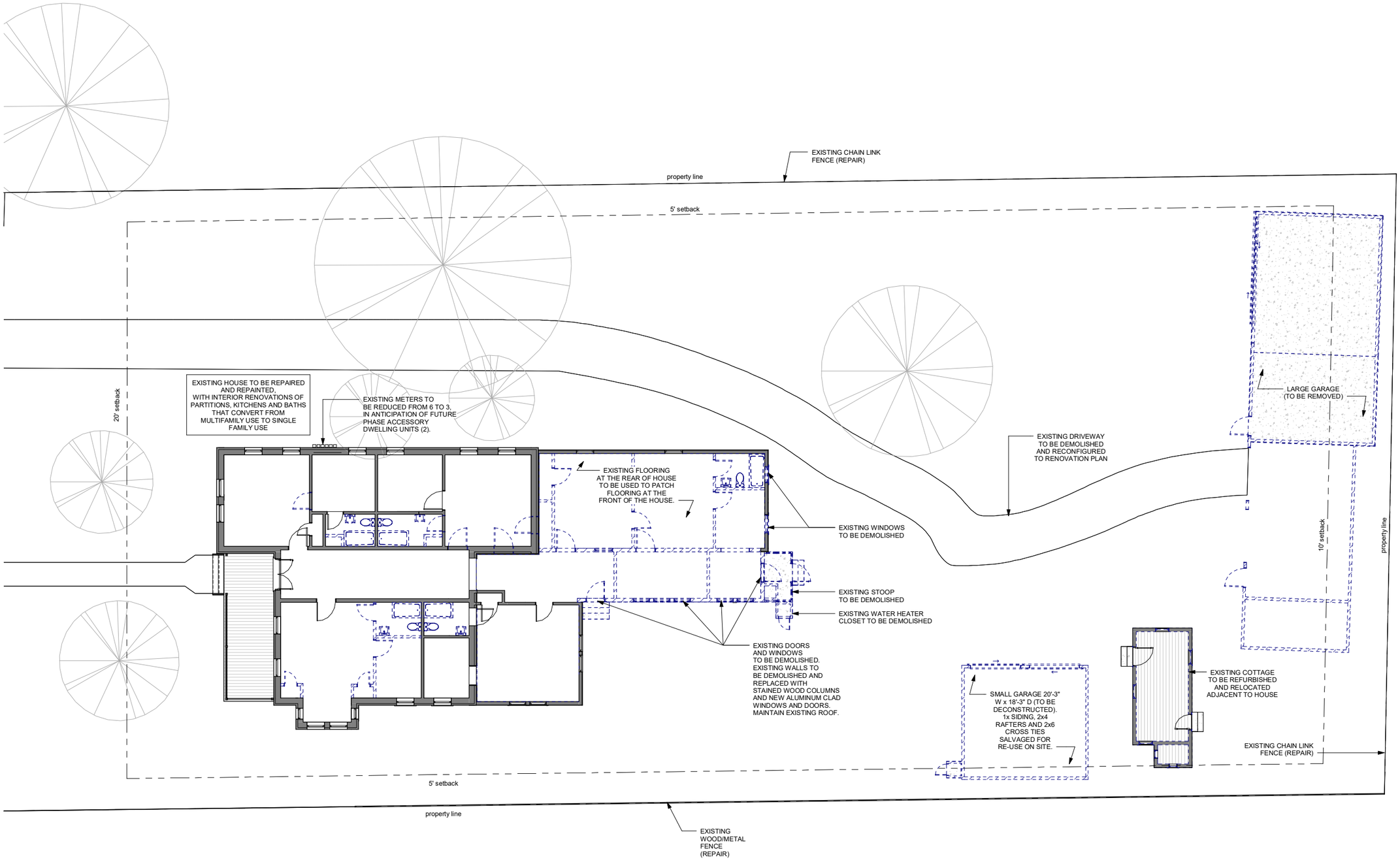
NOTE: DRAWINGS WILL PRINT TO ANNOTATED SCALE ON 24" X 36" SHEETS.

Proj. No.	24023
Date	10.15.2024

HDRC APPLICATION - DESIGN DOCUMENTS

AERIAL VIEWS - EXISTING AND NEW

A101



1 EXISTING CONDITIONS FLOOR PLAN
1/8" = 1'-0"

NOTE: DEMOLITION / DECONSTRUCTION SCOPE IS SHOWN WITH BLUE DASHED LINES.

0 2' 4' 8' 16'

PROJECT NORTH / TRUE NORTH

smithdish
ARCHITECTURE

NOT FOR PERMITTING OR CONSTRUCTION

PROJECT TEAM

ARCHITECT:
Smithdish Architecture
307 Blanco Rd
San Antonio, Texas 78212
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128 CEDAR STREET
SAN ANTONIO, TX 78210

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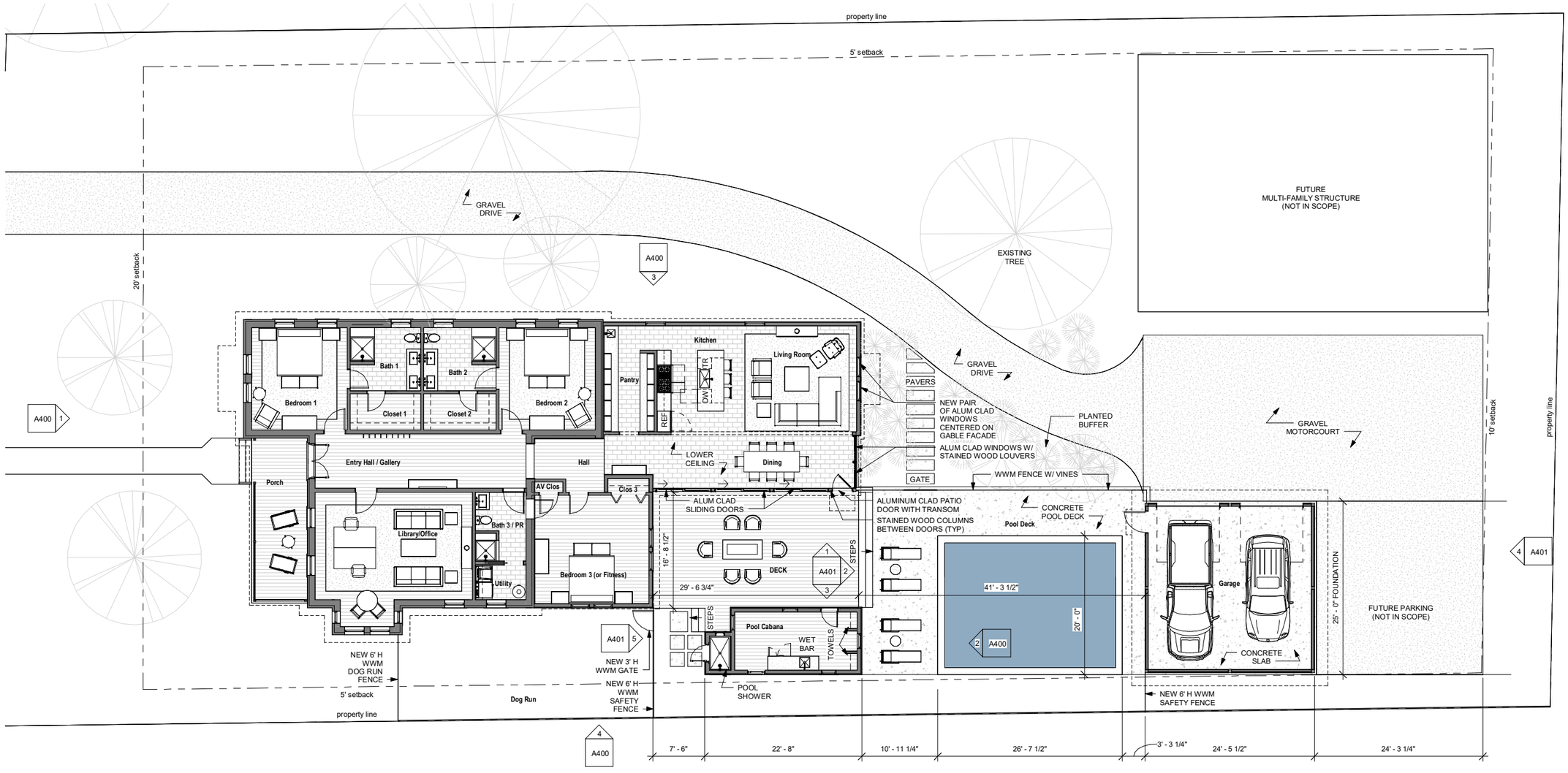
Date	10.15.2024

HDRC APPLICATION - DESIGN DOCUMENTS

EXISTING FLOOR PLAN

A200



1 RENOVATION FLOOR PLAN
1/8" = 1'-0"

0 2' 4' 8' 16'

PROJECT NORTH / TRUE NORTH

smithdish
ARCHITECTURE

NOT FOR PERMITTING OR CONSTRUCTION

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128 CEDAR STREET
SAN ANTONIO, TX 78210

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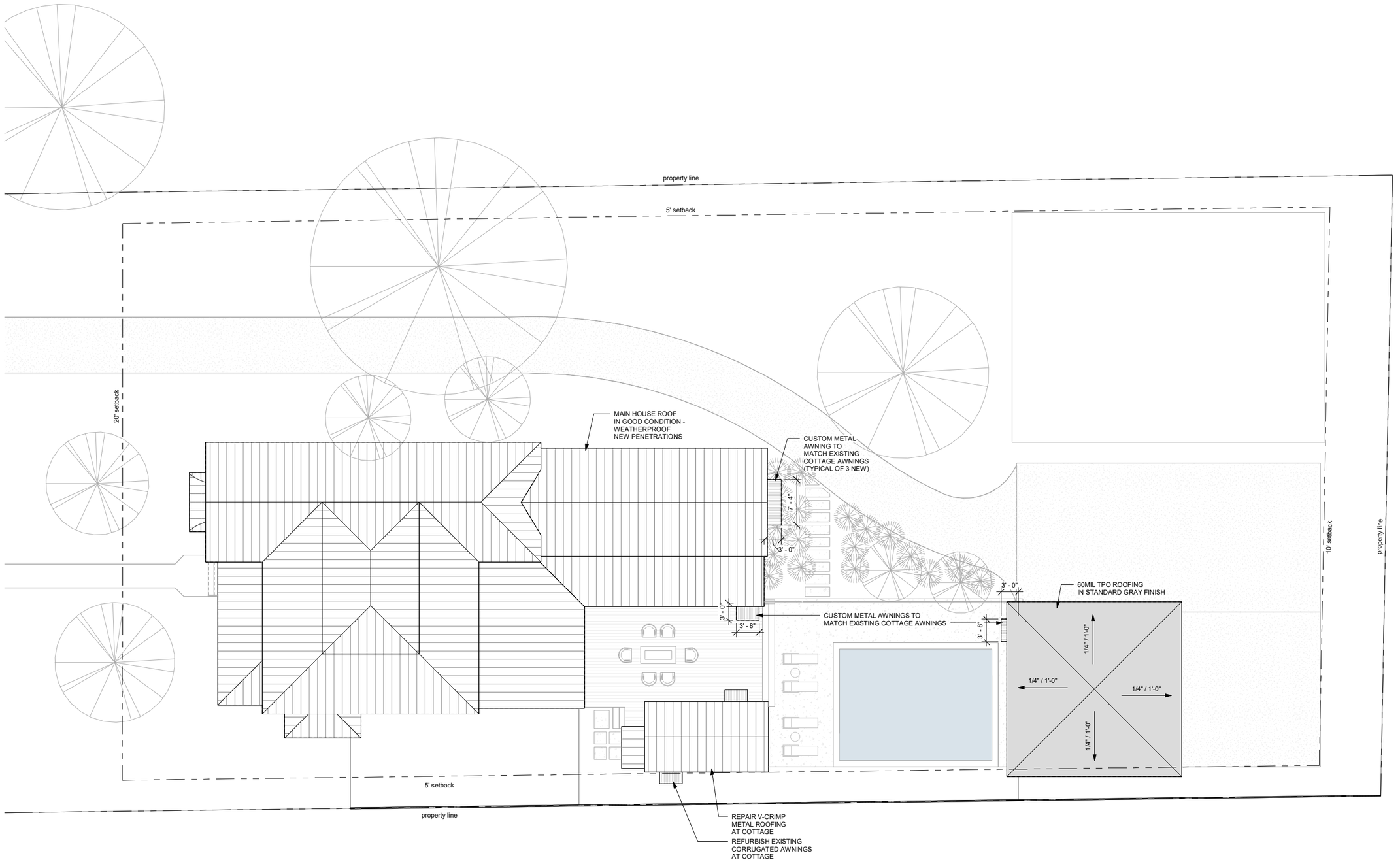
HDRC APPLICATION - DESIGN DOCUMENTS

RENOVATION FLOOR PLAN

A201



1 RENOVATION ROOF PLAN
1/8" = 1'-0"

0 2' 4' 8' 16'

PROJECT NORTH | TRUE NORTH

smithdish
ARCHITECTURE

NOT FOR PERMITTING OR CONSTRUCTION

PROJECT TEAM

ARCHITECT:
Smithdish Architecture
307 Blanco Rd
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128 CEDAR STREET

SAN ANTONIO, TX 78210

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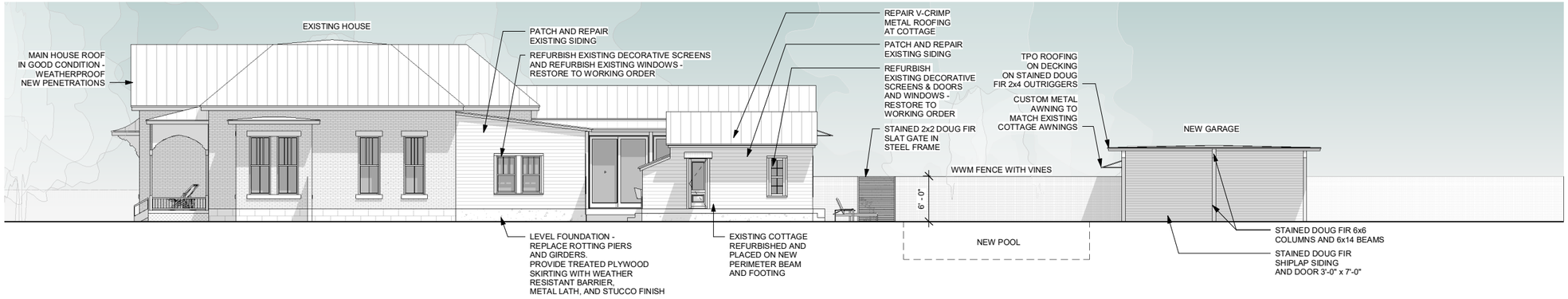
Date	10.15.2024

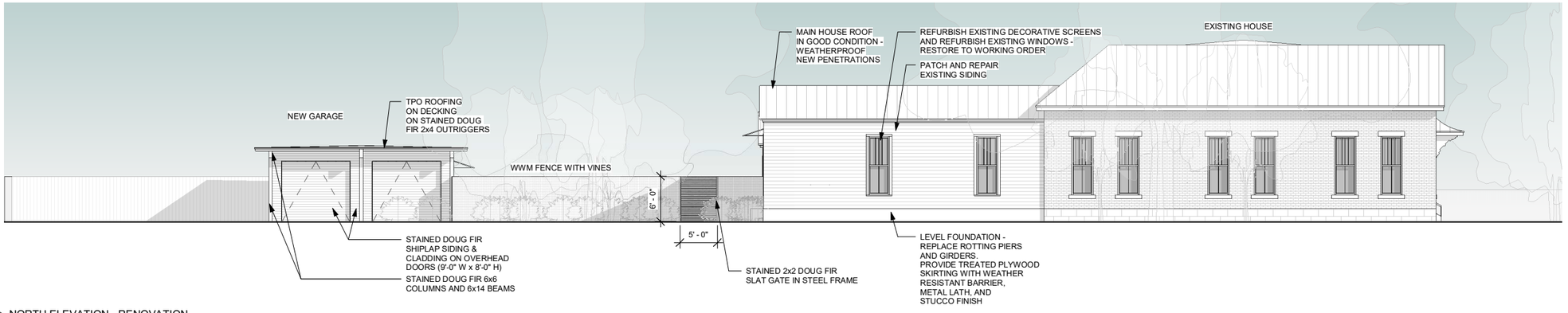
HDRC APPLICATION - DESIGN DOCUMENTS

ROOF PLAN - RENOVATION & NEW CONSTRUCTION

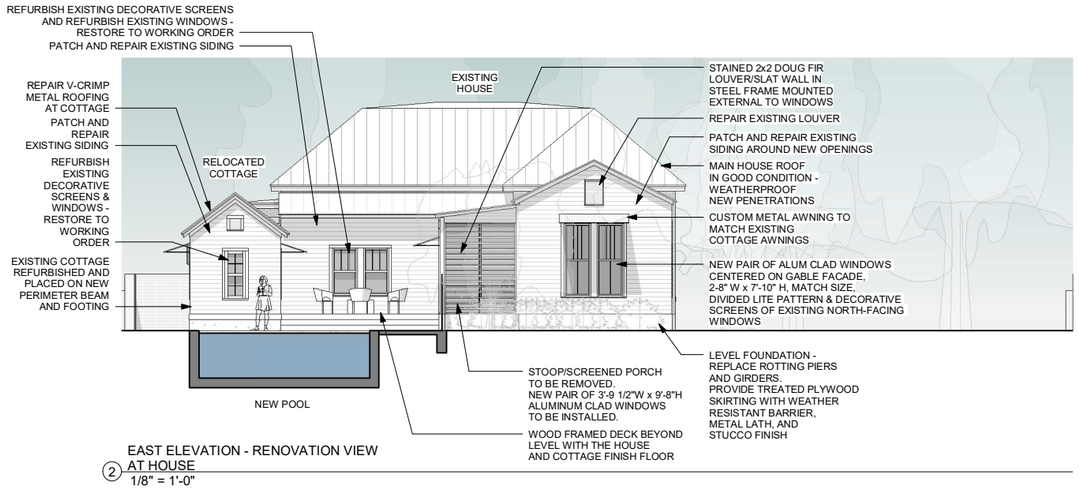
A240



4 SOUTH ELEVATION - RENOVATION
1/8" = 1'-0"



3 NORTH ELEVATION - RENOVATION
1/8" = 1'-0"



2 EAST ELEVATION - RENOVATION VIEW AT HOUSE
1/8" = 1'-0"

1 WEST ELEVATION - STREET VIEW
1/8" = 1'-0"

0 2' 4' 8' 16'

smithdish
ARCHITECTURE

NOT FOR PERMITTING OR CONSTRUCTION

PROJECT TEAM

ARCHITECT:
Smithdish Architecture
307 Blanco Rd
San Antonio, Texas 78212
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128 CEDAR STREET
SAN ANTONIO, TX 78210

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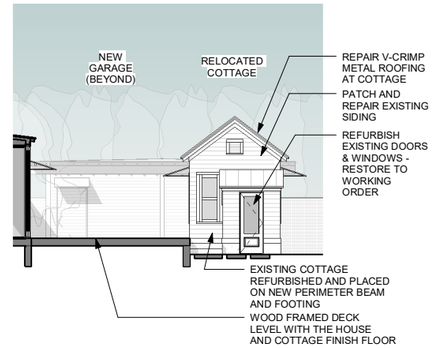
Proj. No.	24023
Date	10.15.2024

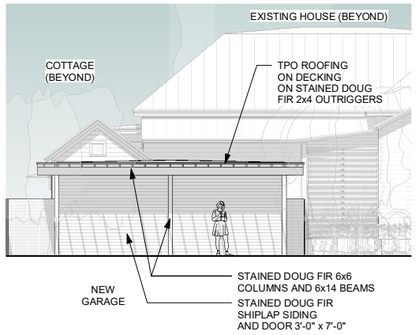
HDRC APPLICATION - DESIGN DOCUMENTS

BUILDING ELEVATIONS - RENOVATION & NEW CONSTRUCTION

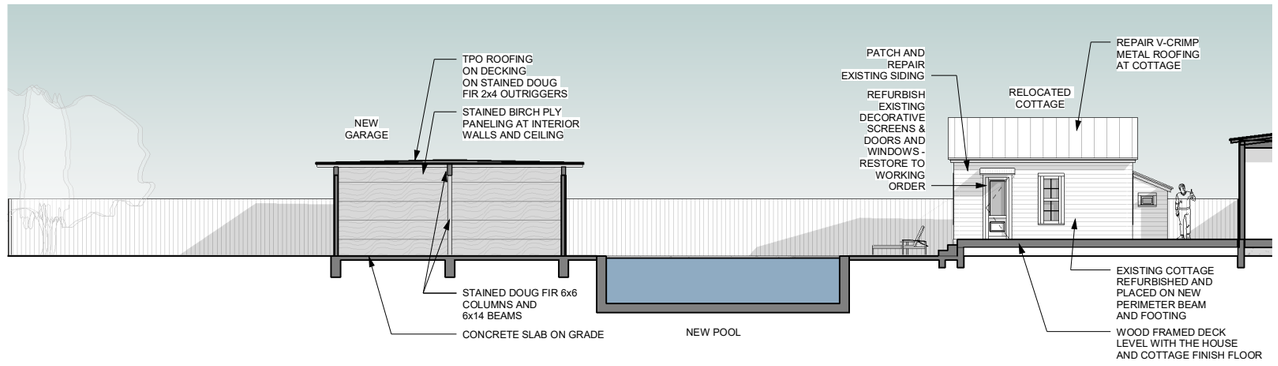
A400



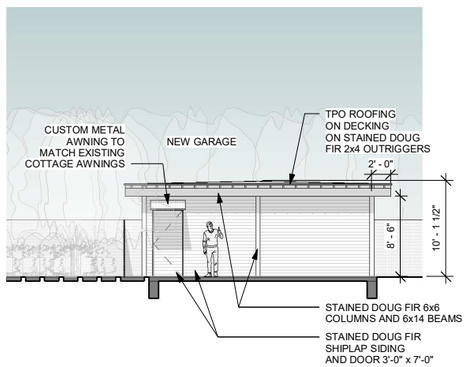
5 WEST ELEVATION - RELOCATED COTTAGE
1/8" = 1'-0"



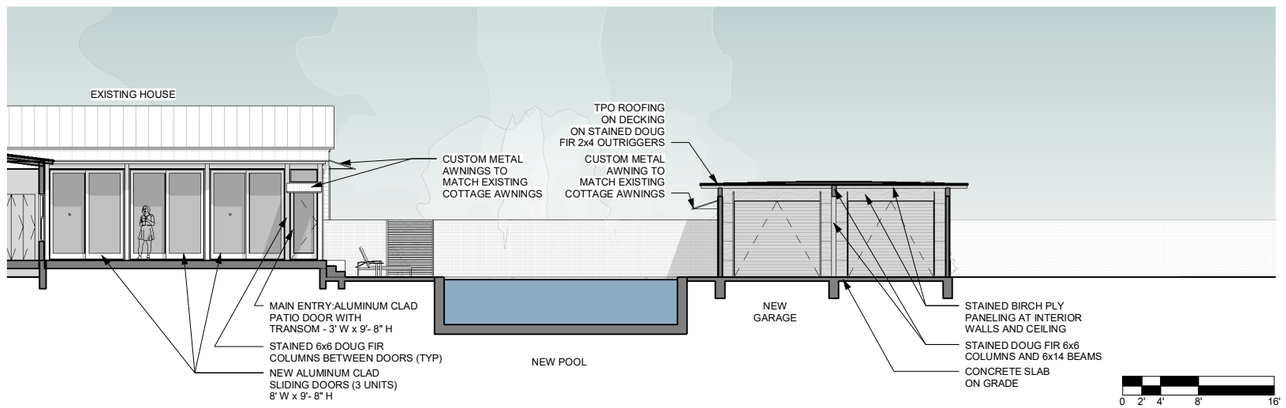
4 EAST ELEVATION - NEW GARAGE
1/8" = 1'-0"



3 NORTH ELEVATION - RELOCATED COTTAGE
1/8" = 1'-0"



2 WEST ELEVATION - NEW GARAGE
1/8" = 1'-0"



1 SOUTH ELEVATION - RENOVATION VIEW AT HOUSE
1/8" = 1'-0"

smithdish
ARCHITECTURE

NOT FOR PERMITTING OR CONSTRUCTION

PROJECT TEAM

ARCHITECT:
Smithdish Architecture
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Proj. No.	24023
Date	10.15.2024

HDRC APPLICATION - DESIGN DOCUMENTS

BUILDING ELEVATIONS - RENOVATION & NEW CONSTRUCTION

A401

AccuTech
Consultants, LLC

October 9, 2024

Ms. Cameron Smith, AIA, NCIDQ, LEED AP BD+C
Smith Dish Architecture
307 Blanco Road
San Antonio, Texas 78212

Re: 128 Cedar St.
San Antonio, TX 78210

Dear Ms. Smith,

In response to your request, a site visit was made to the above referenced residence. The purpose of our visit was to assess the condition of the small garage and the large garage that are located at the rear of the property. Our visit was made on October 7, 2024.

The small garage is a wood framed structure with a gable roof. This garage is approximately 20 feet by 18 feet in size. The perimeter walls are supported on small concrete footings and the building has no floor. Our observations with respect to the structural integrity of the garage include:

- The roof is framed with 2x4 rafters spaced approximately 24 inches apart. These rafters are undersized for the given span and cannot support the roof live load specified in the International Residential Code (IRC).

- The roofing system consists of a metal roof deck that is supported on 1x purlins. This roof is inadequate to transfer lateral wind loads via diaphragm action to the perimeter walls.

- The perimeter walls are constructed with widely spaced studs and board and batten siding. The walls are in poor condition with wood rot observed in a number of locations. Several of the original wood studs have been replaced with new studs. Some of these new studs are discontinuous. These walls lack the structural integrity necessary to serve as a load path for gravity and wind loads.

- The small concrete footings that support the perimeter walls are of unknown depth. The perimeters walls are not anchored to the footings as required by the IRC and therefore offer no wind uplift or lateral resistance.

The large garage is a wood framed structure with a shed roof. This garage is approximately 19 feet wide and 70 feet long. The perimeter walls are supported on small concrete footings and the

building has no floor. Our observation with respect to the structural integrity of this garage include:

- It is our understanding that most of this structure was fire damaged, demolished, and reconstructed.

- The roof in the original (not fire damaged) portion of this garage is framed with 2x4 joists spaced approximately 24 inches apart. These joists are supported by the end walls and a single 2x beam at midspan. This roof framing system cannot support roof live loads as specified in the IRC.

- The perimeter walls are constructed with widely spaced 2x4 studs, 2x4 girts and a combination of the original wood board siding and plywood siding. These walls are poorly framed and do not contain adequate strength and stiffness to resist the IRC specified gravity and lateral load.

- The concrete footings the serve the perimeter walls are of unknown depth. No anchorage exists between the walls and footings as required by the IRC and therefore offer no wind uplift and lateral resistance.

It is our opinion that both garage structures are in poor condition and in their current condition do not satisfy the minimum standards of the 2021 International Residential Code as adopted by the City of San Antonio. Furthermore, we believe that conducting the necessary repairs to restore these buildings to be code compliant would be unreasonably extensive and cost prohibitive. These structures have far exceeded their useful life and therefore we would recommend they be demolished.

We hope this will provide you with the information you require. However, please do not hesitate to contact our office should you have any questions or comments regarding this matter.

Sincerely,
AccuTech Consultants, LLC

Henry Martinez, P.E.
Principal

Rubiola Construction Company

GENERAL CONTRACTORS

Date: October 10, 2024

Ms. Cameron Smith, AIA, NCIDQ, LEED AP BD+C
Smithdish Architecture
307 Blanco Road
San Antonio, TX 78212

re: 128 Cedar Street, San Antonio, TX 78210

Dear Ms. Smith,

Based on our site visits with our Team and JR Ramon Demolition, our demolition subcontractor we have the following estimates for the different scenarios for your review, we are assuming the existing large garage that was rebuilt is now non-conforming:

1. Demolition cost to remove existing small garage structure with equipment, if the structure was non-conforming, including overhead and profit: **$5,750**
2. Deconstruction cost to selectively remove building components by hand and salvage the long leaf pine 1x12 board and batten and 2x materials, less cost to reinstall materials onsite, including overhead and profit: **$17,250**
3. Rehabilitation Costs to bring current 383 sqft structure up to code and provide concrete foundation, we will need to complete a similar scope of work to new construction plus the added costs of steel supports to shore the existing structure while we place the new foundation: **$290,000**
4. New Construction of 598 sqft 2 Car Garage as designed by Smithdish Architecture: **$260,000**

Please feel free to reach out with any questions or concerns.

Sincerely,

Shane Valentine, Preconstruction Manager
Rubiola Construction Company
shane@rubiolaconstruction.com
(210) 392-6425