HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

HDRC CASE NO:	**2021-589**
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:	Kristin Hefty/Dado Group
OWNER:	Alex Garcia/GARCIA ALEJANDRO A
TYPE OF WORK:	Construction of a rear addition, site modifications
APPLICATION RECEIVED:	November 10, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a rear addition to the primary structure to measure approximately 530 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3,Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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 real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

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 structure is contributing to the King William Historic District.
b. FOOTPRINT – The applicant as proposed to construct a new 1-story addition to the primary structure totaling approximately 530 square feet. The existing primary structure's square footage is approximately 1,245 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal meets this guideline.
c. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear of the structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. Staff finds the orientation and setback generally consistent.
d. SCALE – The proposed addition is 1-story and will be subordinate to the primary historic structure's tallest ridge in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds that a 1-story addition that is subordinate to the primary structure is consistent with the Guidelines.
e. FENESTRATION – According to the Historic Design Guidelines, openings in new construction and additions should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted elevations, the applicant is requesting to use aluminum clad tri-panel casements and one small horizontal window. Staff finds that the existing wood windows that are in the location of the proposed

new addition should be reused in the addition in lieu of the proposed new windows. Updated elevations and a salvage and reuse plan are required.

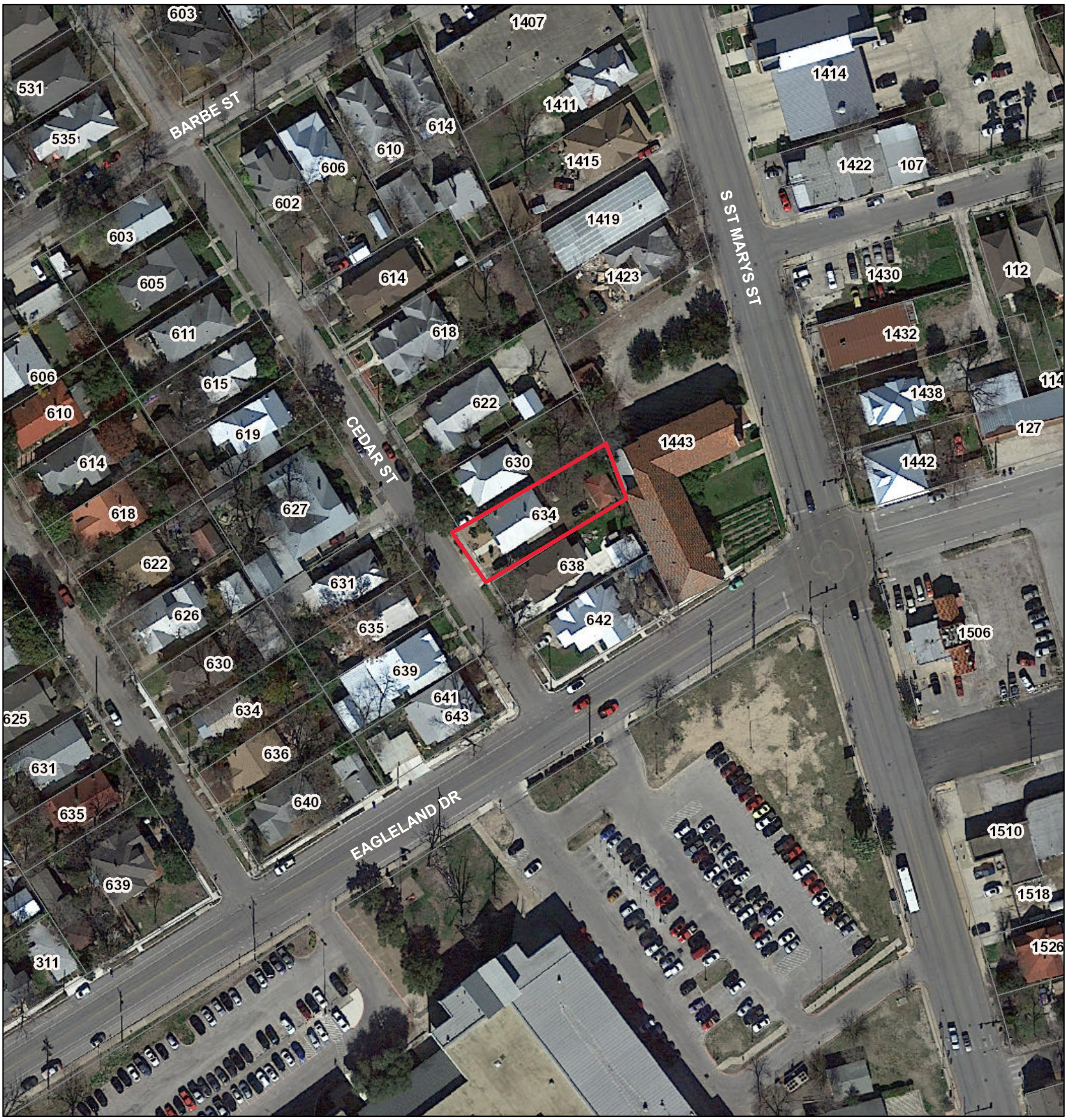
f. MATERIALITY – The applicant has proposed materials that include lap siding and a standing seam metal roof. Staff generally finds the material palette appropriate with the stipulations listed in the recommendation.
g. ROOF FORM – The proposed 1-story rear addition will utilize a low-sloping shed roof form that will dovetail into the existing rear hip of the primary structure. The roof will be shorter than the primary structure and will not be visible from the public right-of-way. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that the request generally consistent with the Guidelines.
h. ARCHITECTURAL DETAILS - According to the Guidelines for Additions, new additions should feature architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Staff finds the request consistent.
i. ADMINISTRATIVE APPROVAL – The submitted document include several scopes of work that are eligible for administrative approval, including wood window repair, siding repair and painting, rear landscaping and hardscaping, and rehabilitation of the rear accessory structure.

RECOMMENDATION:

Staff recommends approval of the request items based on findings a through h with the following stipulations:

i. That the applicant repurposes the wood windows on the primary structure on the addition as noted in finding e. Updated elevation drawings and a salvage and reuse plan are required prior to the issuance of a Certificate of Appropriateness.
ii. That the applicant submits final window specifications for the addition to staff for review and approval if applicable. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
iii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.
iv. That the applicant comply with all setback requirements as required by Zoning and obtain a variance from the Board of Adjustment if applicable.
v. That the applicant submit all final material specifications to staff prior to the issuance of a Certificate of Appropriateness. If fiber cement siding or skirting is used, boards should feature a smooth finish with a maximum reveal of six inches or reveal to match the existing historic structure. Faux grain is not permitted.

City of San Antonio One Stop



November 17, 2021

1:1,000

CoSA Addresses

CoSA Parcels

BCAD Parcels

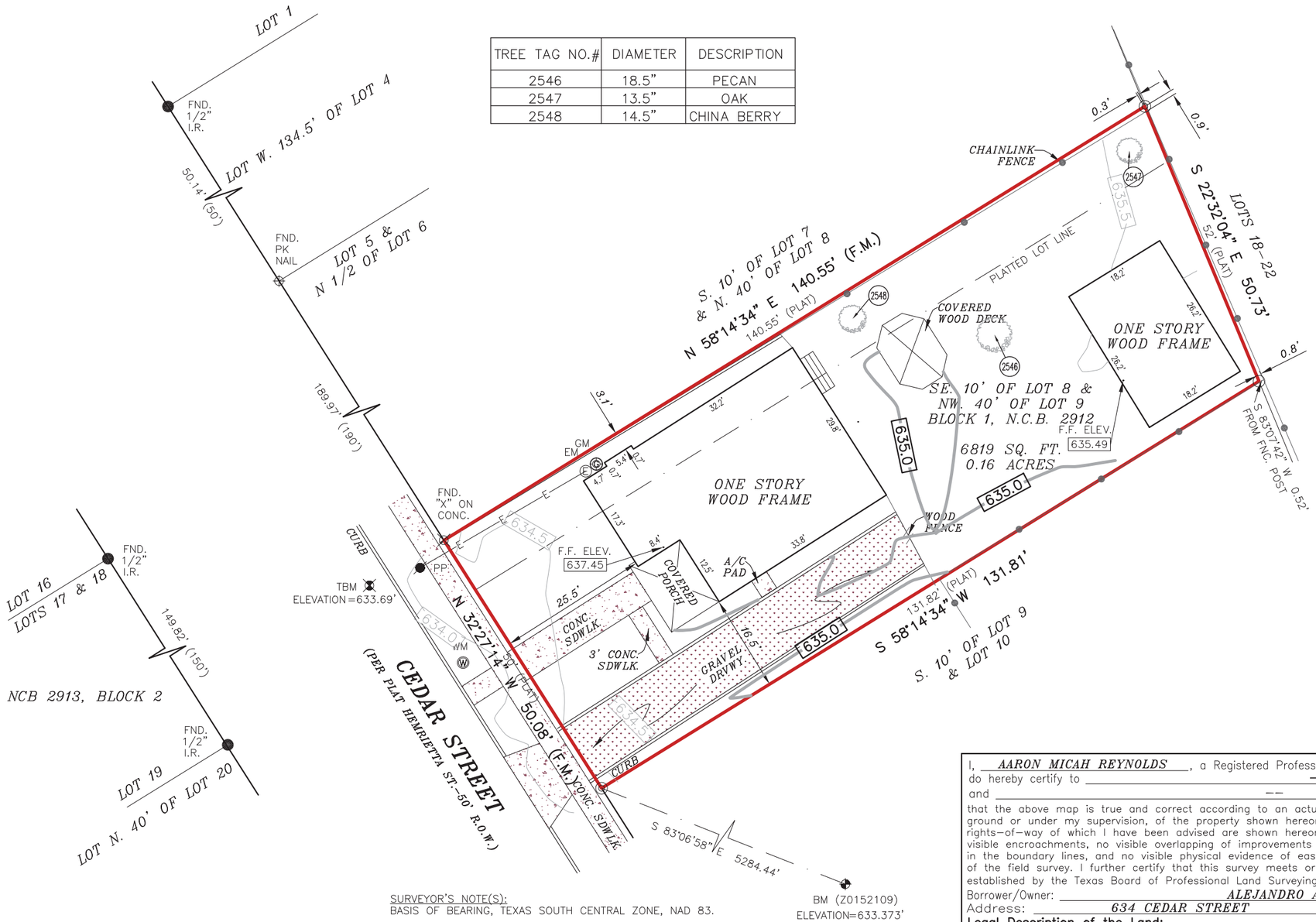
0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km


634


ADT

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.

X _____

X _____

GRAPHIC SCALE

0' 20' 40'

1 Inch = 20 Feet

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".

At date of this survey, the property is in FEMA designated 100 Year ZONE ___X___ as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010 Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

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 I, 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:

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

FINAL "TREE & TOPO" SURVEY

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

STATE OF TEXAS REGISTERED AARON MICAH REYNOLDS 6644 PROFESSIONAL LAND SURVEYOR

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

634 Cedar St. - Scope of Work Description

A new addition of 530 sq. ft. will be located along the rear of the existing house. This addition will be an extension to the kitchen, new baster bath and new master bedroom. A new hallway will lead from existing hallway to new master bedroom.

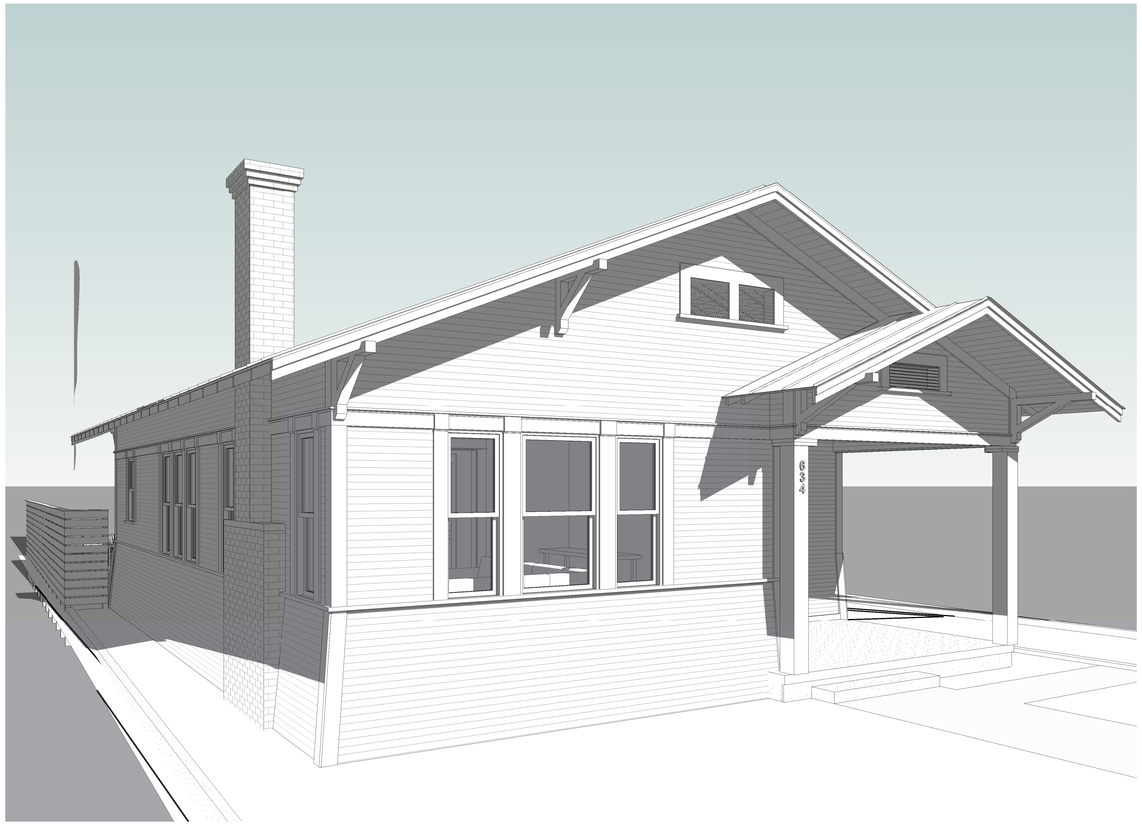
The existing driveway will be extended to a new courtyard outside of the master bedroom. The unused existing garage will also be remodeled to a fully functional garage.

All existing windows along the front and side elevations will be kept and repaired. All new windows will be aluminum clad wood. The existing siding will also remain with a new coat of paint, which will match the new siding on the addition.

There is an existing chain link along the rear of the property that will be replaced with a wood fence.

The existing hip roof segment on the back of the house will be removed to make way for the gable roof covering the new addition.

Some interior walls will be demolished as well to reorganize the existing rooms.



GARCIA REMODEL

634 CEDAR STREET
SAN ANTONIO, TEXAS 78210

ALEX AND MARLA

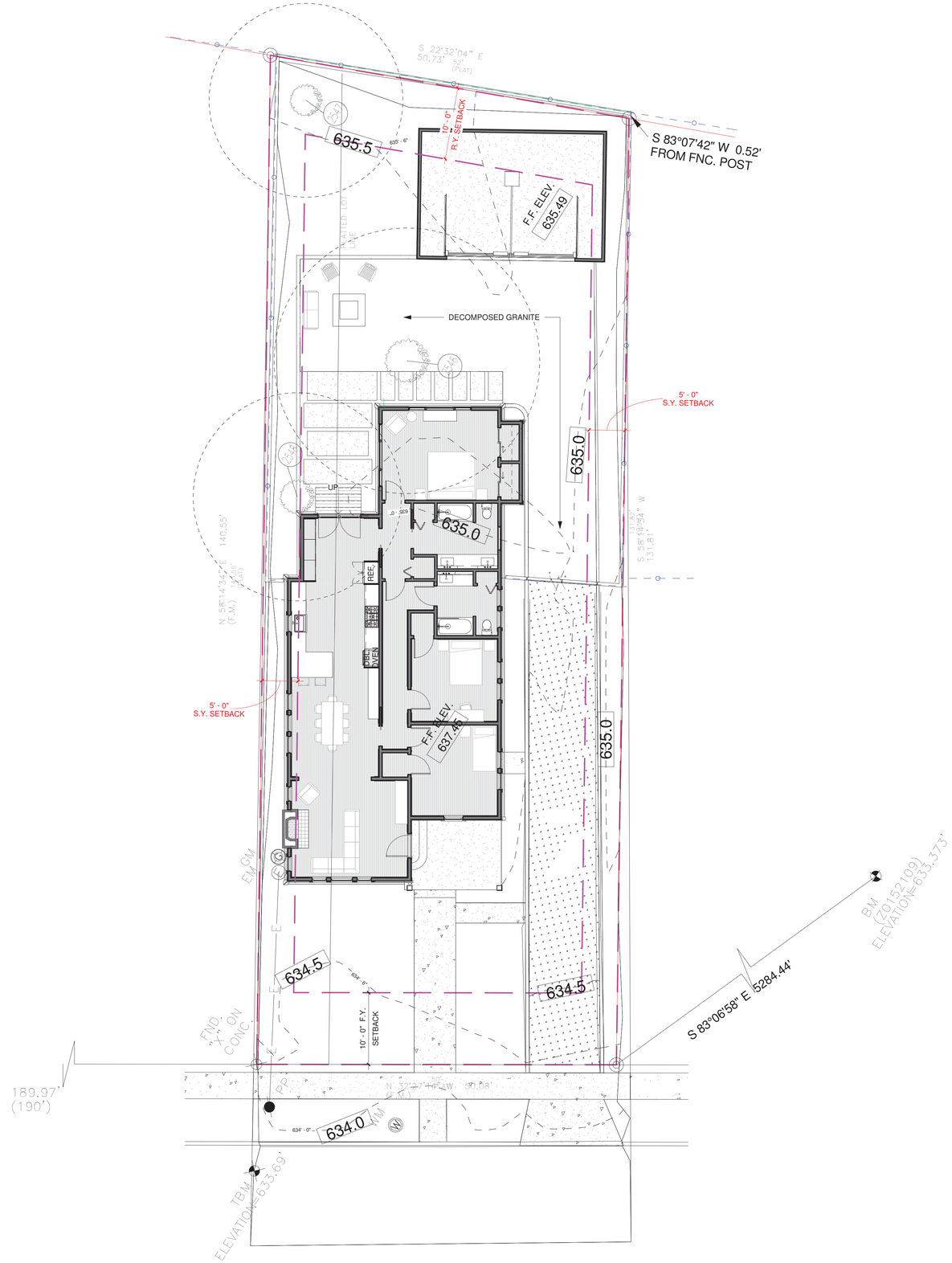
09-16-21

SCHEMATIC DESIGN

500 SIXTH STREET
SAN ANTONIO, TX 78215
P 210.828.4599
F 866.298.6057
www.dado-group.com

DADO group

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



1 NEW SITE PLAN
SCALE : 1/8" = 1'-0"

DADO group
500 SIXTH STREET
SAN ANTONIO, TX 78215
P 210.828.4599
F 866.298.6057
www.dado-group.com

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

GARCIA REMODEL

634 CEDAR STREET
SAN ANTONIO, TEXAS
78210

ARCHITECT
DADO GROUP, LLC
500 SIXTH STREET
SAN ANTONIO, TX 78215
210 828 4599 P
866 298 6057 F

09-16-21 DG PROJ. NO.
PROJ. ARCHITECT **K.H.** DRAWN BY: **L.V.**

SET ISSUE DATES

DATE	ISSUE
	SCHEMATIC DESIGN SET

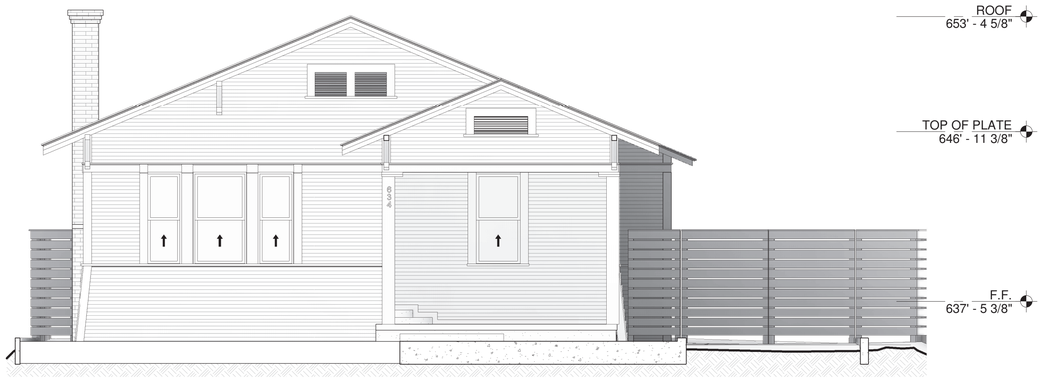
REVISIONS

NO.	DATE	DESCRIPTION

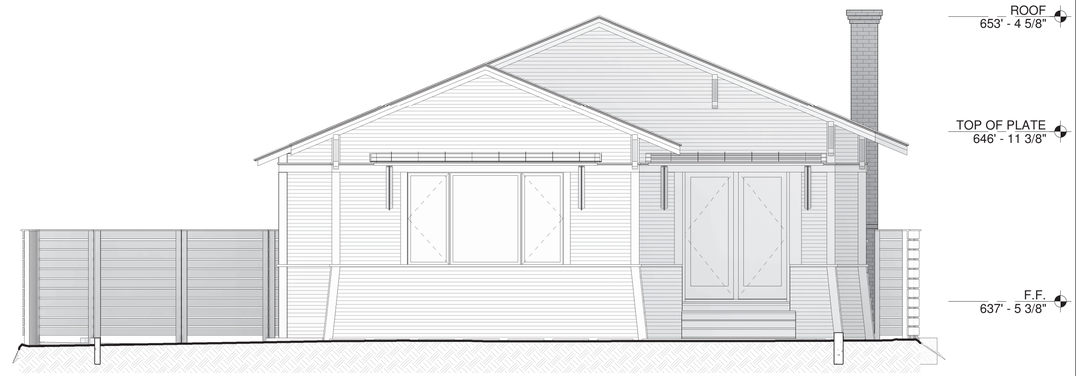
SCHEMATIC DESIGN

SITE PLAN

A100



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



3 NEW EXT. NORTH ELEVATION
SCALE : 1/4" = 1'-0"

2 NEW WEST EXT. ELEVATION
SCALE : 1/4" = 1'-0"

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

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SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

A400

NOTES:

-ALL DIMENSIONS ARE TO FACE OF STUD, MASONRY OR CONCRETE OR TO CENTERLINE OF STEEL.

-DO NOT SCALE FROM DRAWINGS.

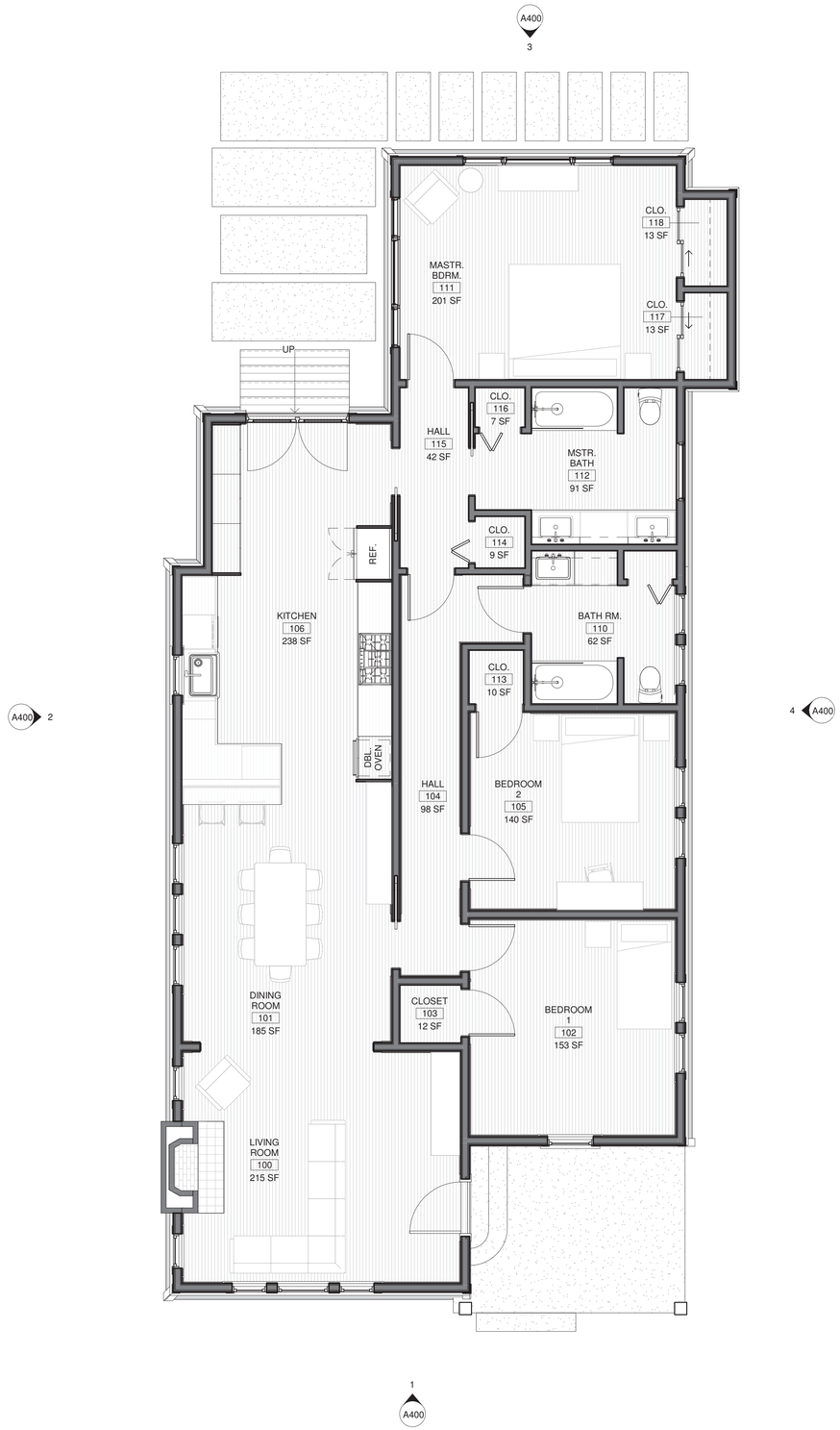
-HOSE BIB AND GAS LOCATIONS SHOWN ON THIS PLAN.

-COORDINATE GAS REQUIREMENTS WITH APPLIANCES.

-ALL EXTERIOR WALLS TO HAVE THERMAL INSULATION, ALL INTERIOR WALLS TO HAVE ACOUSTICAL INSULATION.

2x6 WALLS (STUDS @ 16" O.C.)

2x4 WALLS (STUDS @ 16" O.C.)



FLOOR LEGEND

- COMPOSITE WOOD DECKING
- WOOD FLOORING
- TILE
- SEALED CONCRETE

TRUE PROJECT

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

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DATE	ISSUE
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SCHEMATIC DESIGN

FLOOR PLAN

A200

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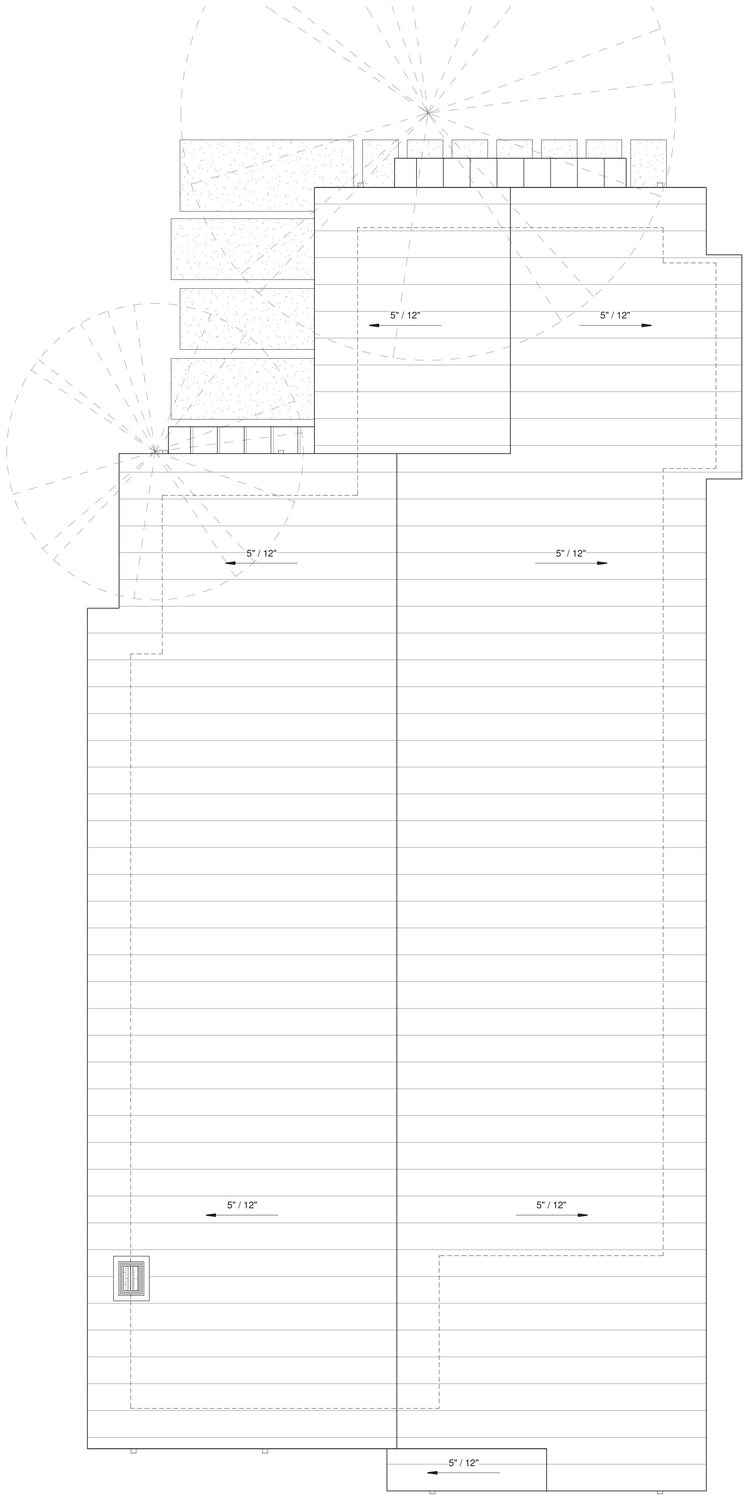
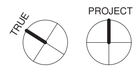


1 NEW ROOF PLAN
SCALE : 1/4" = 1'-0"



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DATE	ISSUE
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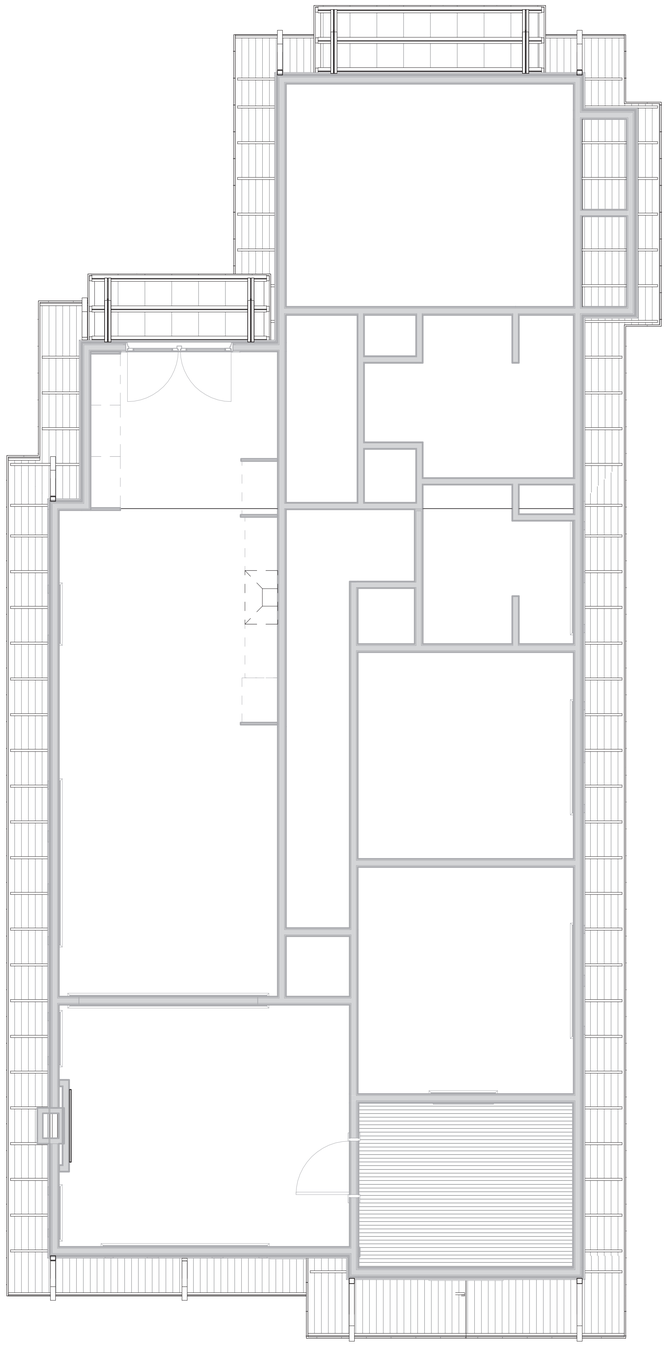
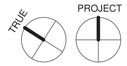
SCHEMATIC DESIGN

ROOF PLAN

A240

9/14/2021 5:10:15 PM C:\Users\Owner\Documents\Revit Local Files\Vera Garcia Remodel_09-13-21_Luis.rvt





1 NEW REFLECTED CEILING PLAN
SCALE : 1/4" = 1'-0"

DADO group
500 SIXTH STREET
SAN ANTONIO, TX 78215
P 210.828.4599
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NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

GARCIA REMODEL

634 CEDAR STREET
SAN ANTONIO, TEXAS
78210

ARCHITECT
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866 298 6057 F

09-16-21 DG PROJ. NO.
PROJ. ARCHITECT K.H. DRAWN BY: Author

SET ISSUE DATES

DATE	ISSUE
	SCHEMATIC DESIGN SET

REVISIONS

NO.	DATE	DESCRIPTION

SCHEMATIC DESIGN

REFLECTED CEILING PLAN

A300