

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-174
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: Alejandro Garcia/GARCIA ALEJANDRO A
TYPE OF WORK: Garage modifications, repair foundation, exterior modifications, roof repair
APPLICATION RECEIVED: March 17, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform modification to the existing, rear accessory structure to include the following scopes of work:

1. Repair the existing foundation.
2. Add a new 18'-0" wide garage door.
3. Add a side door to the west façade.
4. Increase the top plate height by approximately 2'-10" for a total new height of approximately 14' – 0".
5. Remove the existing, board and batten siding and install profile 117 siding.
6. Install a new standing seam metal roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

i. Inspections—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.

ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.

iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.

iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.

v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures.

Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

i. Cleaning—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. Repair—Repair metal features using methods appropriate to the specific type of metal.

iii. Paint—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

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.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. Materials—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Garage doors—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. Replacement—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. Reconstruction—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

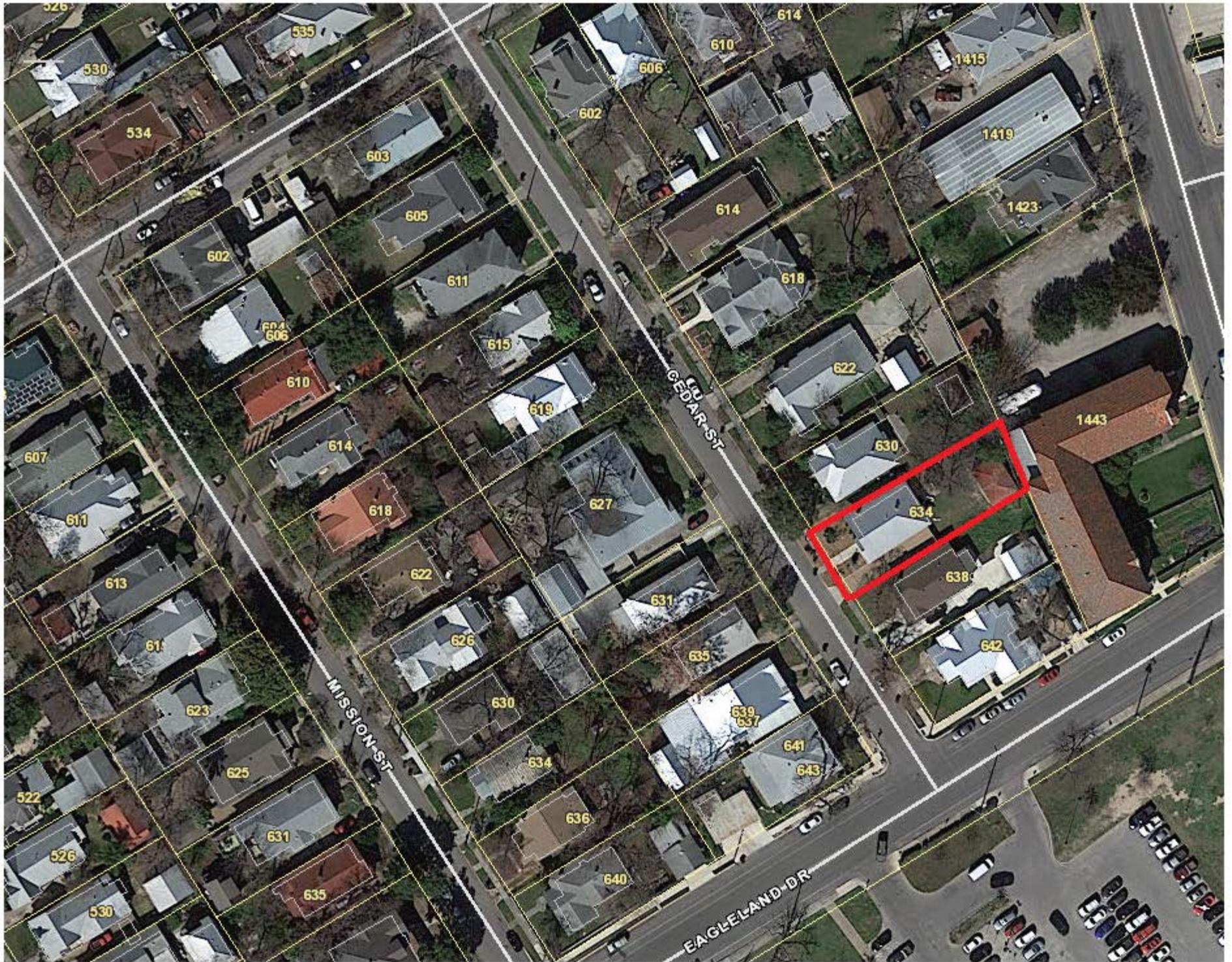
FINDINGS:

- 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. At this time the applicant is requesting a Certificate of Appropriateness for approval to perform various modifications to the rear accessory structure.
- b. FOUNDATION REPAIR – The applicant has proposed foundation repair. Staff finds the proposed scope of work to be appropriate.
- c. GARAGE DOOR REPLACEMENT—The applicant has proposed to remove the existing, sliding garage doors and install a centered, overhead garage door. Generally, staff finds the modification replacement to be appropriate; however, staff finds that the applicant should install two separate doors with sizes and profiles to be consistent with those found historically within the district and that doors appear to be wood.
- d. PEDESTRIAN DOOR INSTALLATION – The applicant has proposed to install a pedestrian door on the west elevation of the garage. Generally staff finds this modification to be minor and on a façade that is not readily visible from the right of way. Staff finds this to be appropriate.
- e. HEIGHT INCREASE – The applicant has proposed to increase the top plate height of the rear accessory structure by approximately 2'-10" for a total new height of approximately 14' – 0". Generally, staff finds the increase in height to be appropriate as this will not impact the structure's appearance in a significant way.
- f. SIDING REPLACEMENT – The applicant has proposed to replace the existing, board and batten siding with profile 117 siding. The Guidelines note that when new materials are needed, they should match the existing in material, color, durability and texture. A change in siding profile is not consistent with the Guidelines.
- g. ROOF REPLACEMENT – The applicant has proposed to replace the existing metal roof with a standing seam metal roof. Staff finds this to be appropriate and consistent with the Guidelines. The new roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth with no striations or corrugation. A roofing inspection must be scheduled with OHP staff to inspect the materials prior to installation.

RECOMMENDATION:

1. Staff recommends approval of item #1 based on finding c, foundation repair as submitted.
2. Staff recommends approval of item #2, the installation of a new garage door in a modified location and profile. Staff recommends the garage doors be a similarly styled wood doors be installed to match those found historically in the district in profile.
3. Staff recommends approval of item #3, the installation of a pedestrian door on the side façade.
4. Staff recommends approval of item #4, the increase of the top plate height based on finding e.
5. Staff does not recommend approval of item #5, siding profile modifications and replacement based on finding f.
6. Staff recommends approval for item #6, roof replacement based on finding g with the following stipulations:

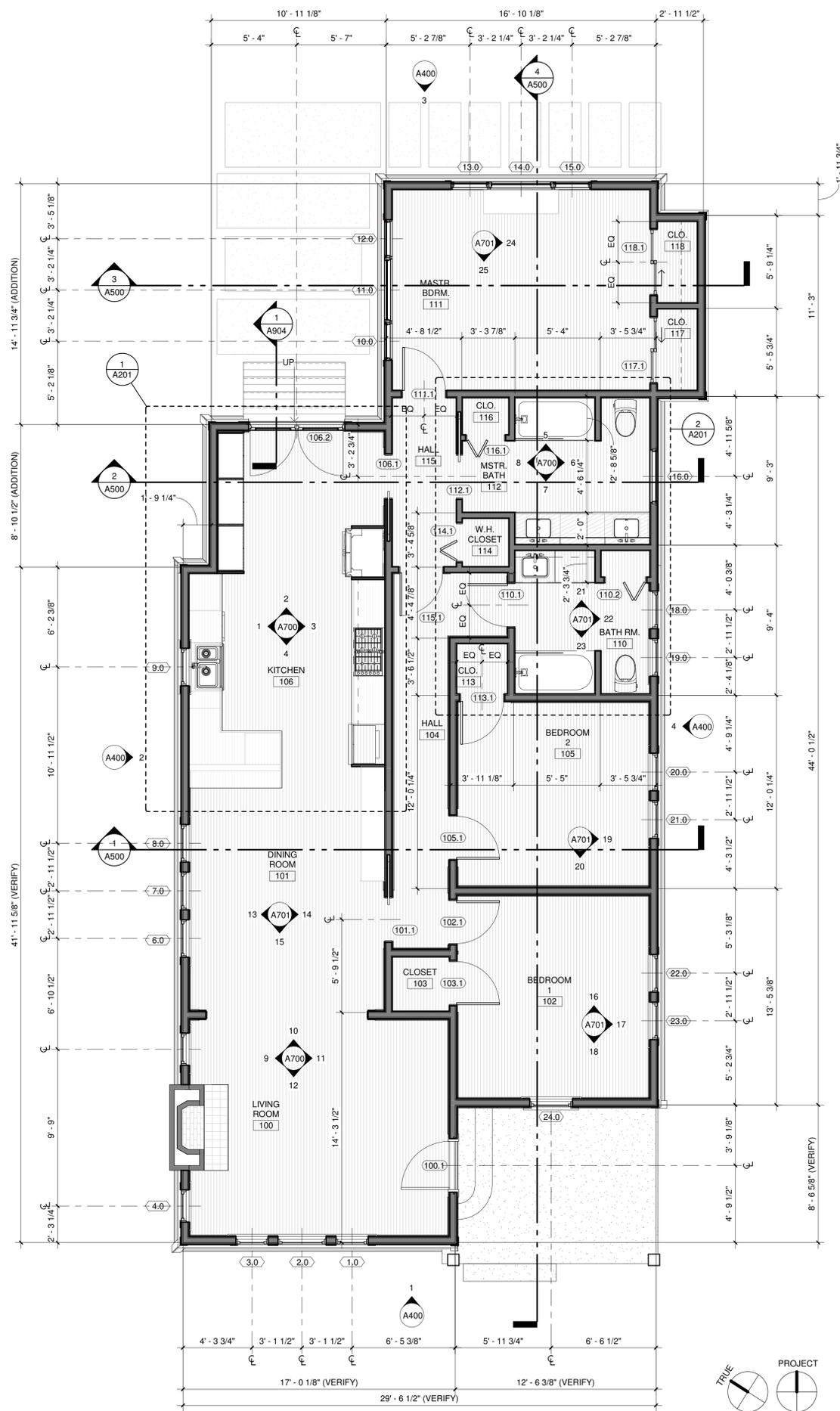
- i. That the replacement roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth with no striations or corrugation. A roofing inspection must be scheduled with OHP staff to inspect the materials prior to installation.











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

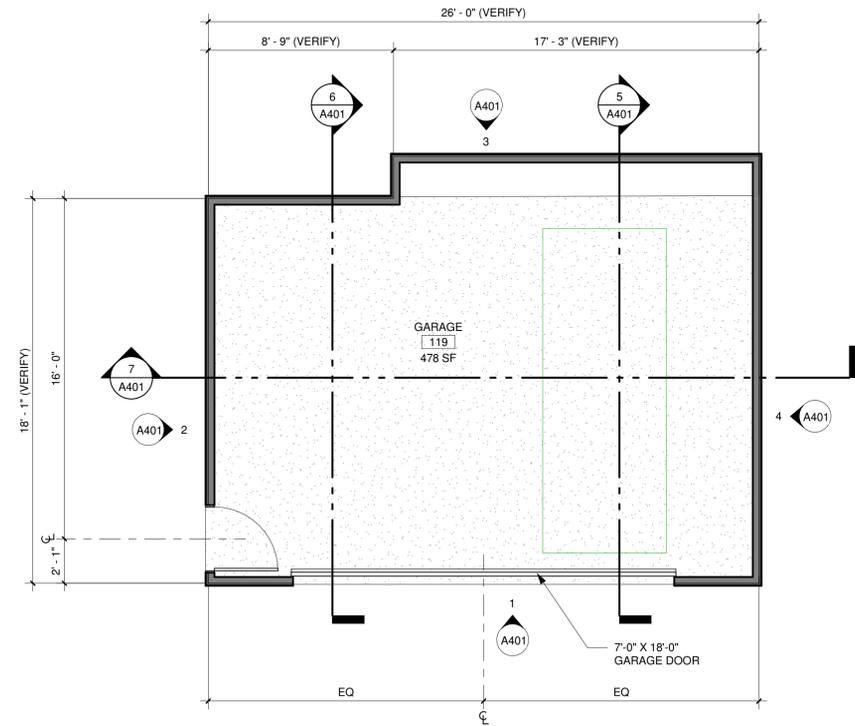
NOTES:

- 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



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

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

01-18-21 DG PROJ. NO.
PROJ. ARCHITECT K.H. DRAWN BY: L.V.

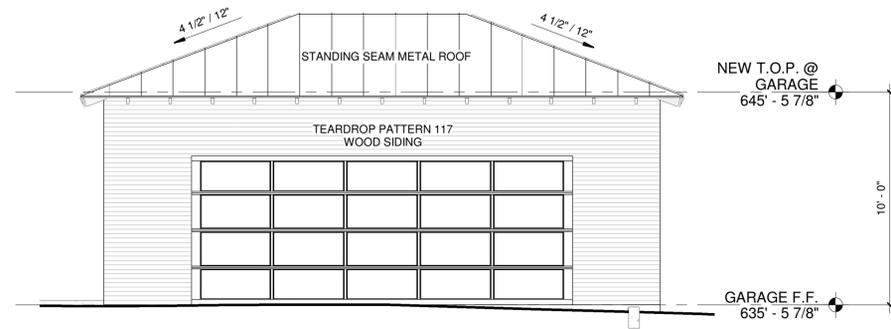
SET ISSUE DATES
DATE ISSUE
DESIGN DEVELOPMENT SET

REVISIONS
NO. DATE DESCRIPTION

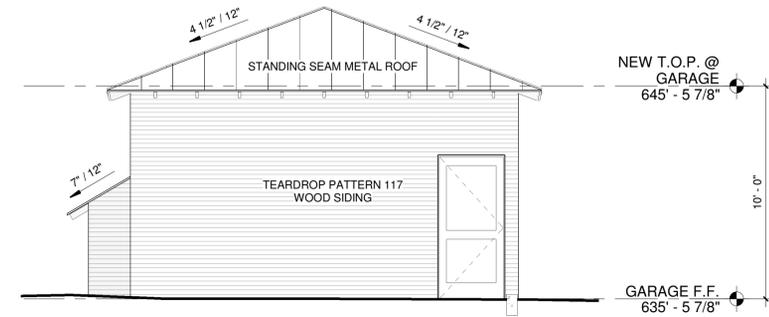
DESIGN DEVELOPMENT

FLOOR PLANS

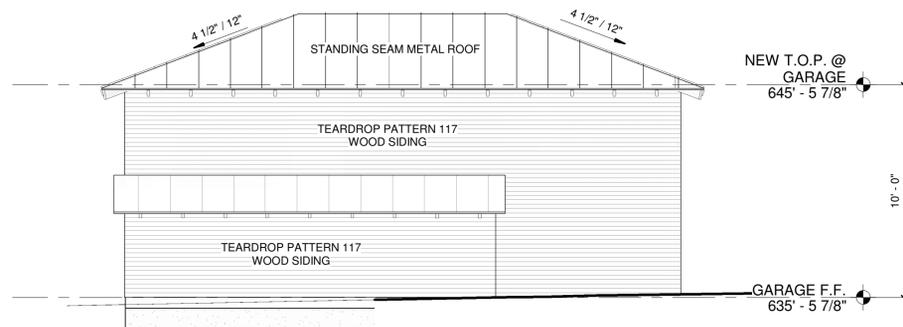
A200



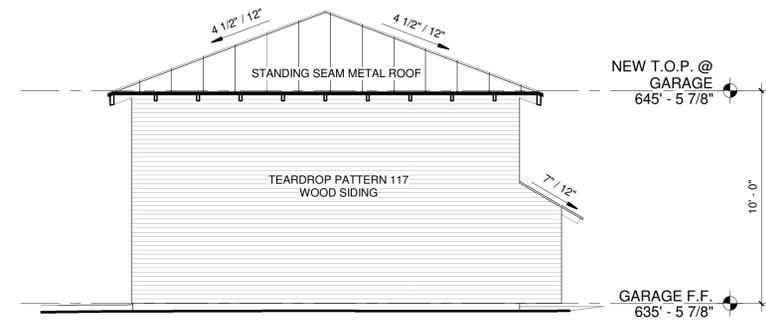
1 GARAGE SOUTH EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



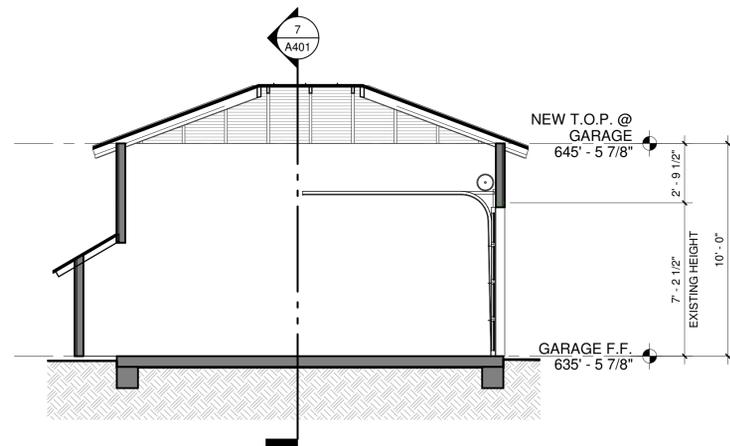
2 GARAGE WEST EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



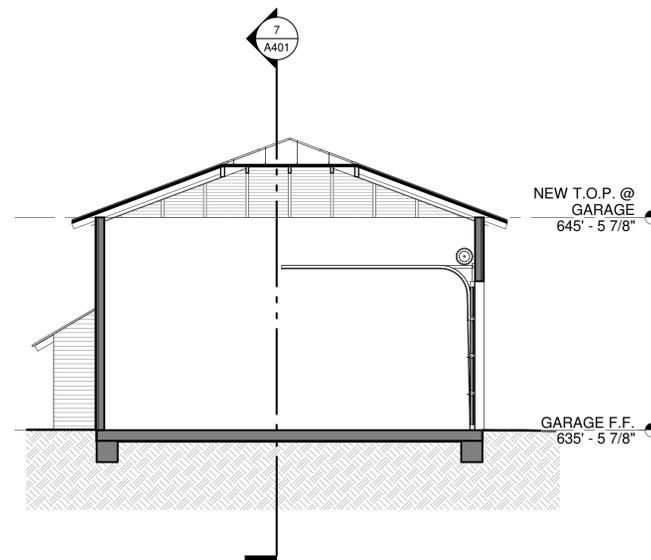
3 GARAGE NORTH EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



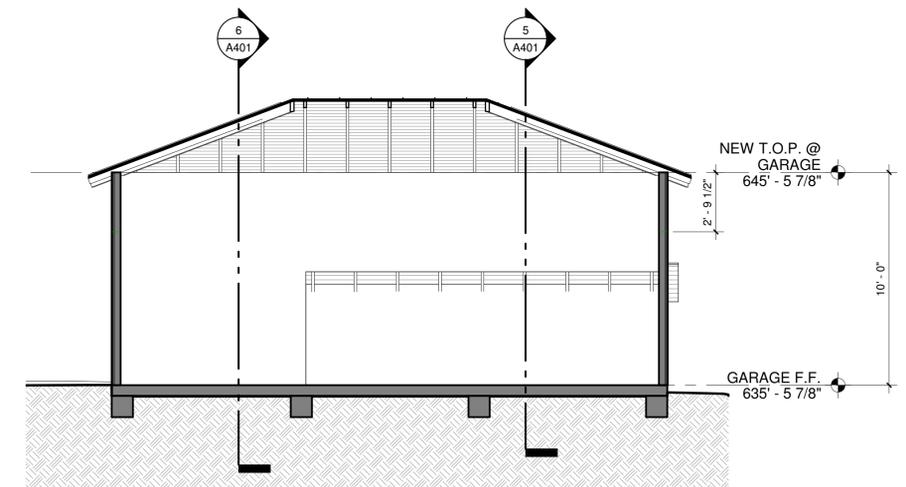
4 GARAGE EAST EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



5 Section 2
SCALE : 1/4" = 1'-0"



6 Section 3
SCALE : 1/4" = 1'-0"



7 Section 1
SCALE : 1/4" = 1'-0"

**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

01-18-21 DG PROJ. NO.
PROJ. ARCHITECT **K.H.** DRAWN BY: **L.V.**

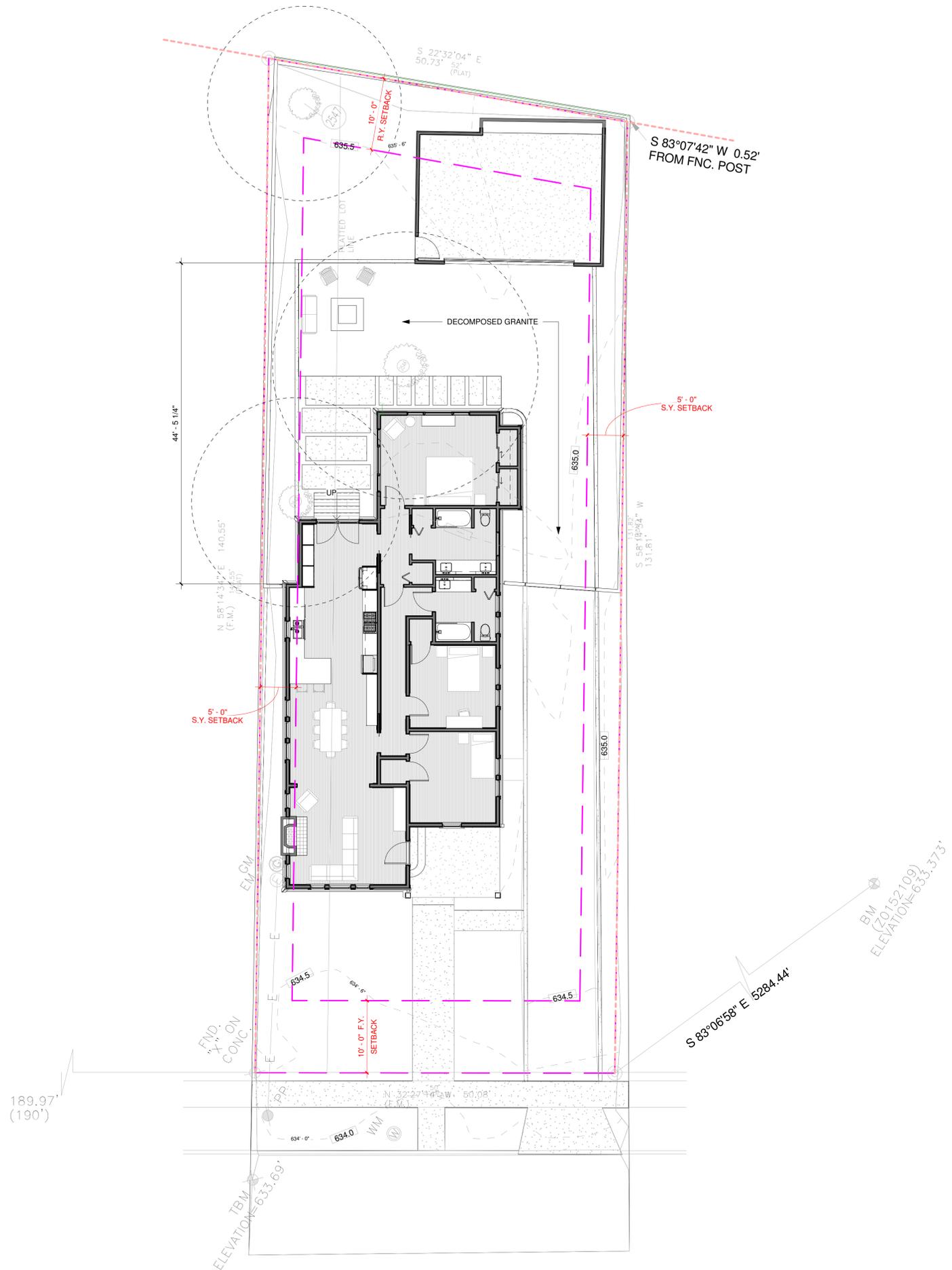
SET ISSUE DATES
DATE ISSUE
DESIGN DEVELOPMENT SET

REVISIONS
NO. DATE DESCRIPTION

**DESIGN
DEVELOPMENT**

**GARAGE
EXTERIOR
ELEVATIONS /
SECTIONS
A401**

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"

**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

01-18-21 DG PROJ. NO.
PROJ. ARCHITECT K.H. DRAWN BY: L.V.

SET ISSUE DATES	
DATE	ISSUE
	DESIGN DEVELOPMENT SET

REVISIONS		
NO.	DATE	DESCRIPTION

**DESIGN
DEVELOPMENT**

SITE PLAN

A100