

HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

HDRC CASE NO: 2021-602
ADDRESS: 614 CEDAR ST
LEGAL DESCRIPTION: NCB 2912 BLK 1 LOT W 134.5 FT OF 4
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: James Finley/FINLEY JAMES & KATHERINE GILLEN
OWNER: James Finley/FINLEY JAMES & KATHERINE GILLEN
TYPE OF WORK: chimney removal, foundation repair
APPLICATION RECEIVED: November 09, 2021
60-DAY REVIEW:
CASE MANAGER: Hannah Leighner
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform foundation repairs to include leveling of the house and removal of the chimney on the northwest façade. The removed chimney will be repaired with in-kind siding to match the existing siding of the house.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

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.

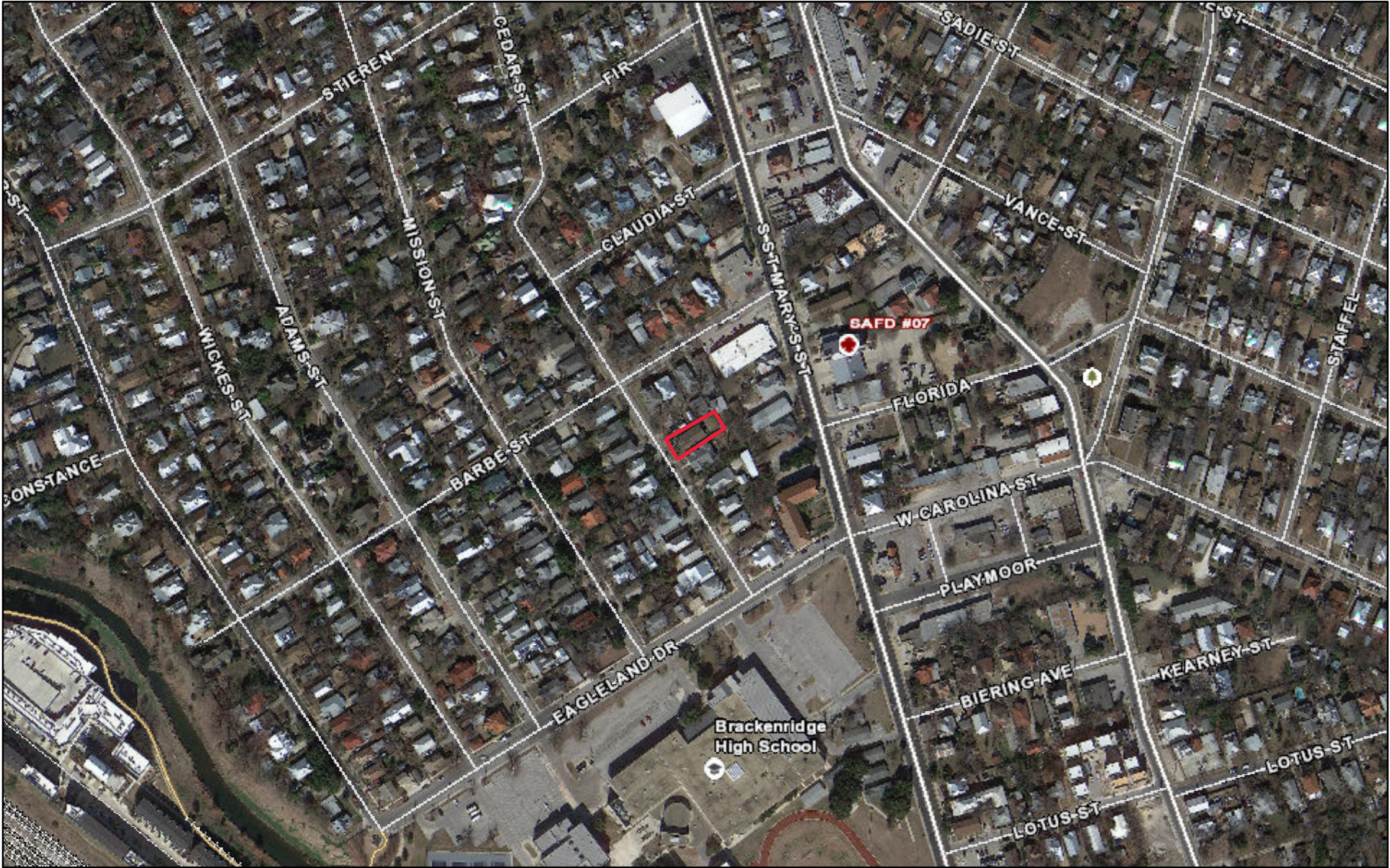
FINDINGS:

- a. The primary structure located at 614 Cedar Street is a single-story, single-family, craftsman-style structure. The property first appears on the 1931 Sanborn map. The property is contributing to the King William Historic District.
- b. CHIMNEY REMOVAL – The applicant has proposed to remove the existing chimney from the northwest façade of the primary structure as part of foundation repairs. The Historic Design Guidelines 3.B.vii state that existing historic roof vents should be maintained. 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. Staff finds the proposal to be inconsistent with the Guidelines.

RECOMMENDATION:

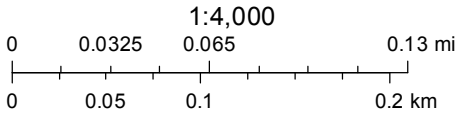
Staff does not recommend approval of the removal of the chimney based on finding b, and recommends that the applicant repair the foundation maintaining the chimney in place.

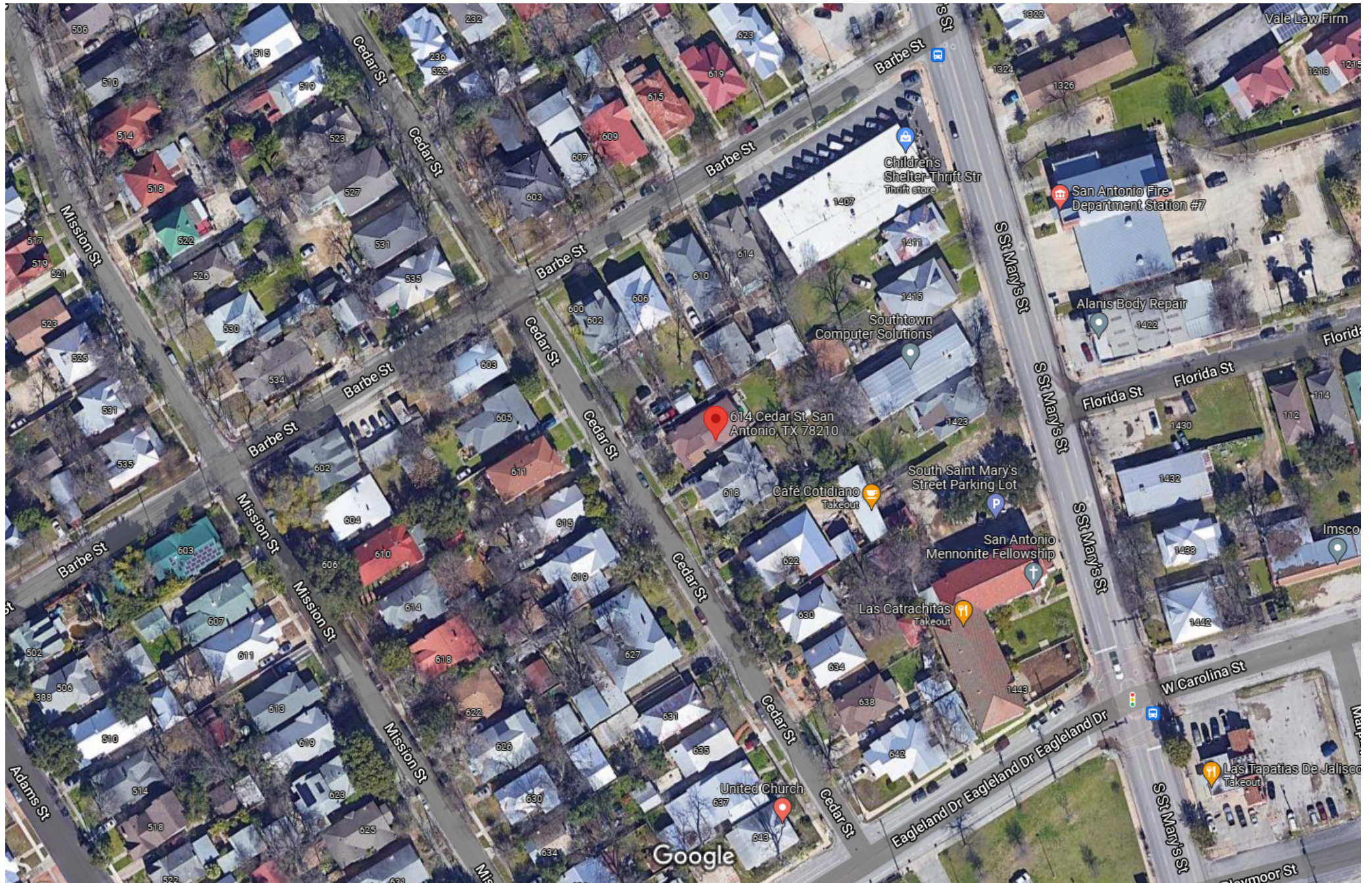
City of San Antonio One Stop



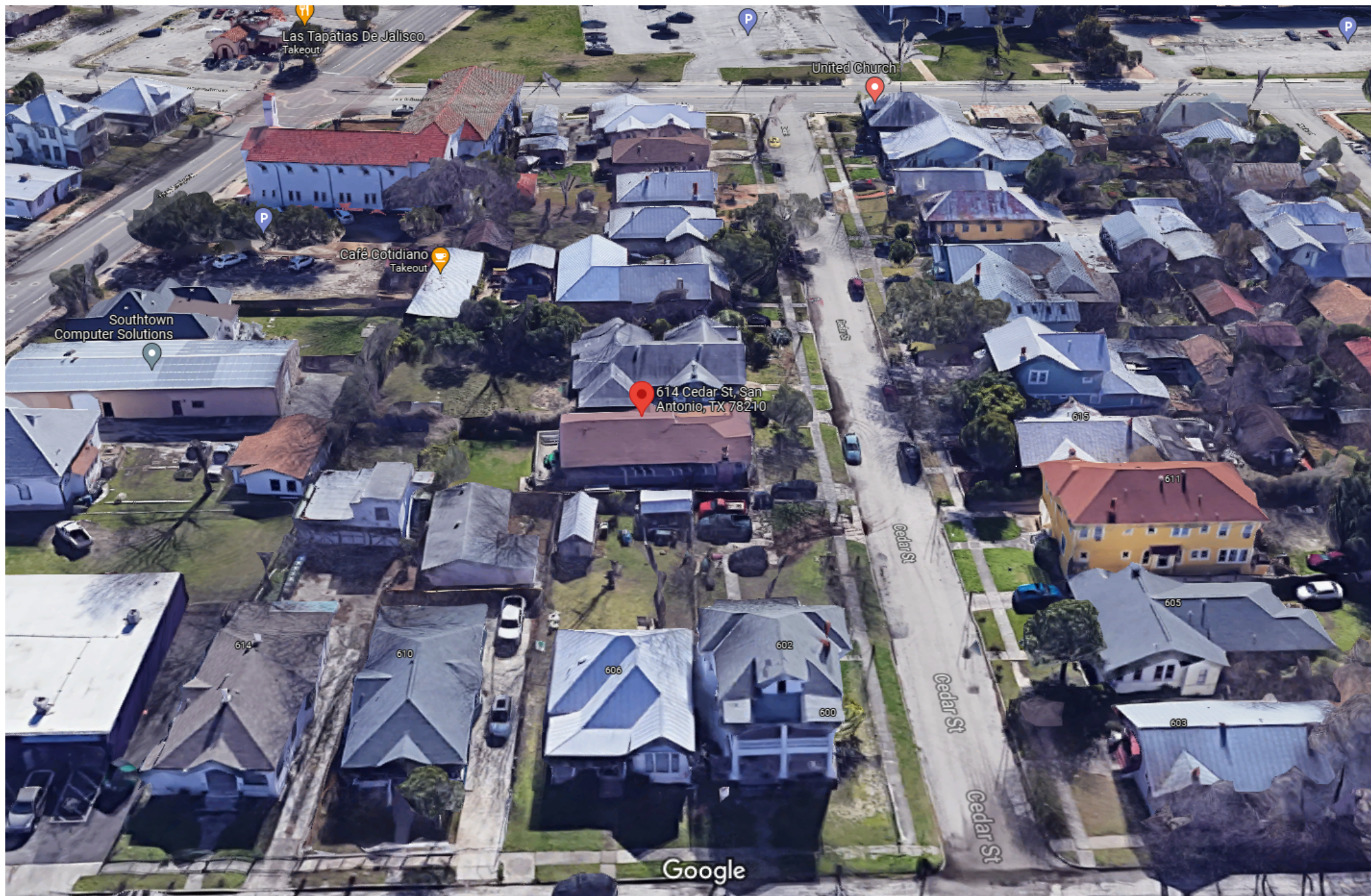
October 29, 2021

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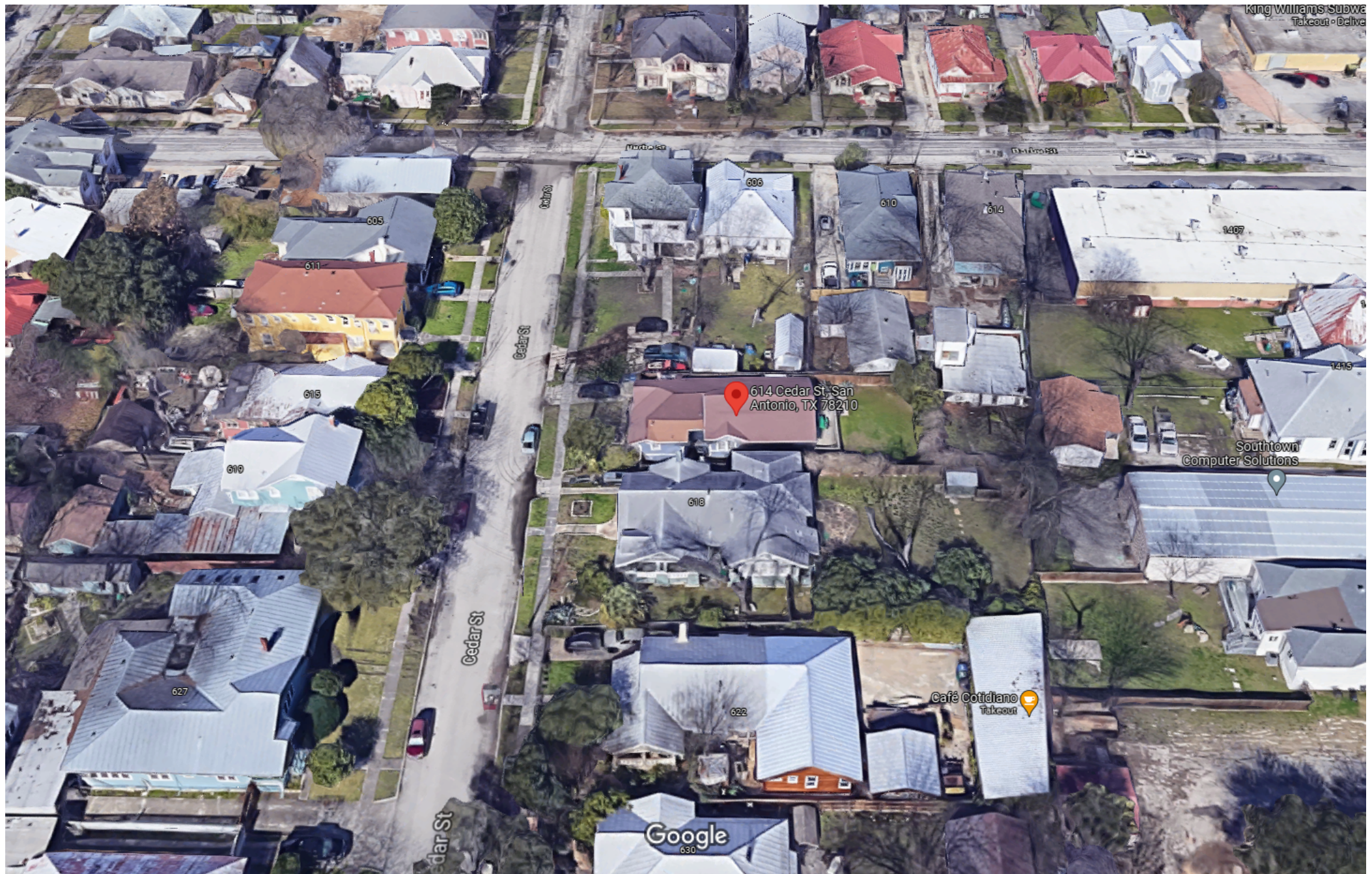


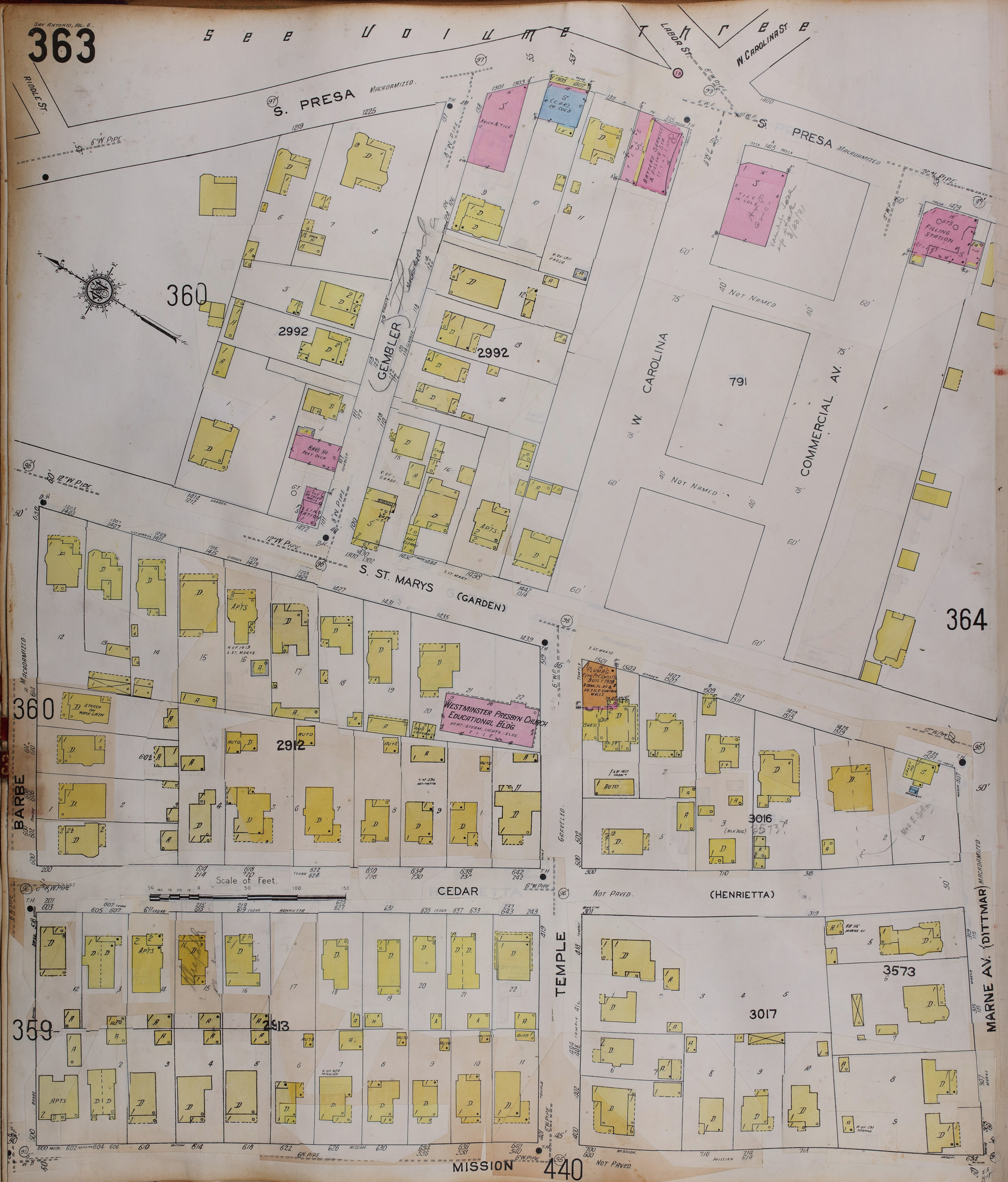






















RODRIGUEZ AND SONS HOUSE LEVELING

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Date: 11/04/2021

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Inspection Details

I Antonio M. Rodriguez; owner of Rodriguez and Sons House Leveling was called to 614 Cedar ST for an inspection on a foundation. When we arrived, I could tell the chimney on the home was causing problems to side of the exterior of the home. I then then proceeded to make further inspections from underneath the home where the chimney was located to find that it no longer had a base, therefore the house is carrying all the weight on its exterior. There was a beam placed underneath the chimney that isn't helping because it is not properly shimmed on the piers holding it up. The outside beam is sinking due to the weight and lack of support, in my opinion the chimney is creating many issues not only for the foundation but for the roof as well. In my opinion from working on historical homes it looks like a more recently built chimney of around approximately 20 years old. I would suggest demolishing it and fixing the issues on the outside wall. The house needs to be re-leveled and shimmed from all the damage the chimney has created on that corner of the home.

RODRIGUEZ AND SONS HOUSE LEVELING

Antonio M. Rodriguez