

HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

HDRC CASE NO: 2021-225
ADDRESS: 714, 716, 718 LABOR ST
LEGAL DESCRIPTION: NCB 3003 BLK 1 LOT N 70.89 FT OF 1
ZONING: C-2NA, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Anthony Guajardo/Clearsite Construction
OWNER: GUAJARDO J ANTHONY CHILD TR
TYPE OF WORK: Roof replacement and pitch changes
APPLICATION RECEIVED: June 04, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing roof slope to feature a shed profile as well as to replace the existing, asphalt shingle roof with a standing seam metal roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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.

FINDINGS:

- a. The one-story, multi-tenant commercial structure at 714, 716, 718 Labor was constructed circa 1960, first appears on a 1963 aerial image, and is located in the Lavaca Historic District. The structure features a low sloping (nearly flat) asphalt roof, a flagstone masonry façade and plastered CMU side elevation walls.

- b. COMPLIANCE – Staff received a report that roof modification had begun on April 28, 2021, prior to the issuance of a Certificate of Appropriateness or permits. In coordination with Development Services Department, the applicant submitted a Certificate of Appropriateness Application on May 5, 2021.
- c. PREVIOUS REVIEW – This request was heard by the Historic and Design Review Commission at the June 2, 2021, HDRC hearing, where it was referred to the Design Review Committee.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on June 8, 2021. At that meeting the DRC commented on appropriate roof profiles and offered suggestions for roof repair that would not impact the structure's roof form and profile.
- e. ROOFING – The applicant has proposed to modify the existing roof slope to feature a shed profile as well as to replace the existing, asphalt shingle roof with a standing seam metal roof. Per the Guidelines for Exterior Maintenance and Alterations 3.B. ii., applicants should preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. Staff finds that the low slope, flat roof is characteristic of the commercial buildings of the era and should be repaired in-kind.

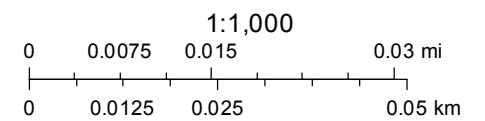
RECOMMENDATION:

Staff does not recommend approval based on finding e. Staff recommends in-kind repairs of the existing roof structure.

718 Labor



May 25, 2021





718 labor san antonio tx

go



← purchase image and/or print



Tweet

aerials

2016

1963

2014

topos

2012

atlases

2010

compare

2008

overlays

2004

measure

1995



1986

1983

1973

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+

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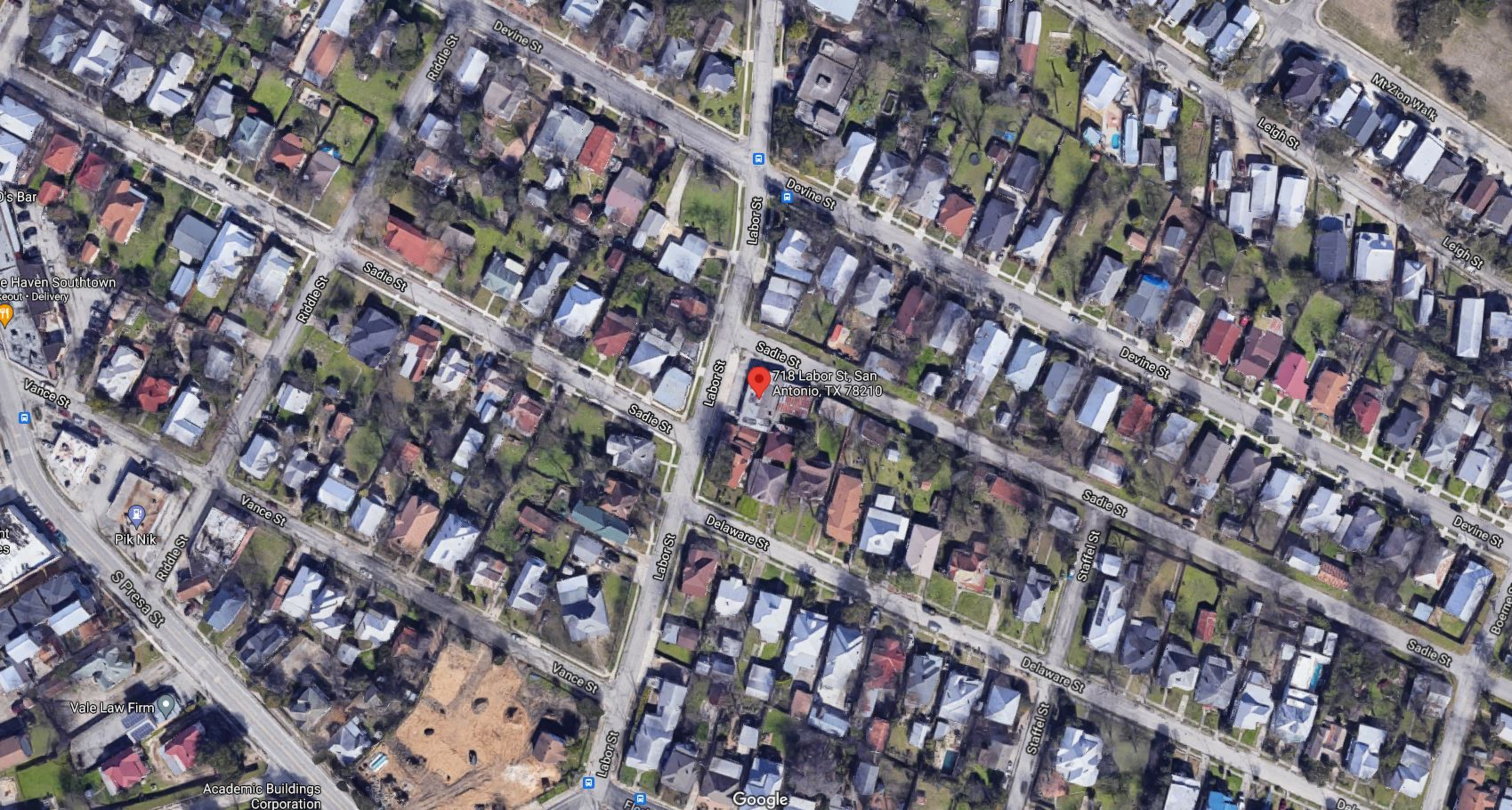
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50 ft

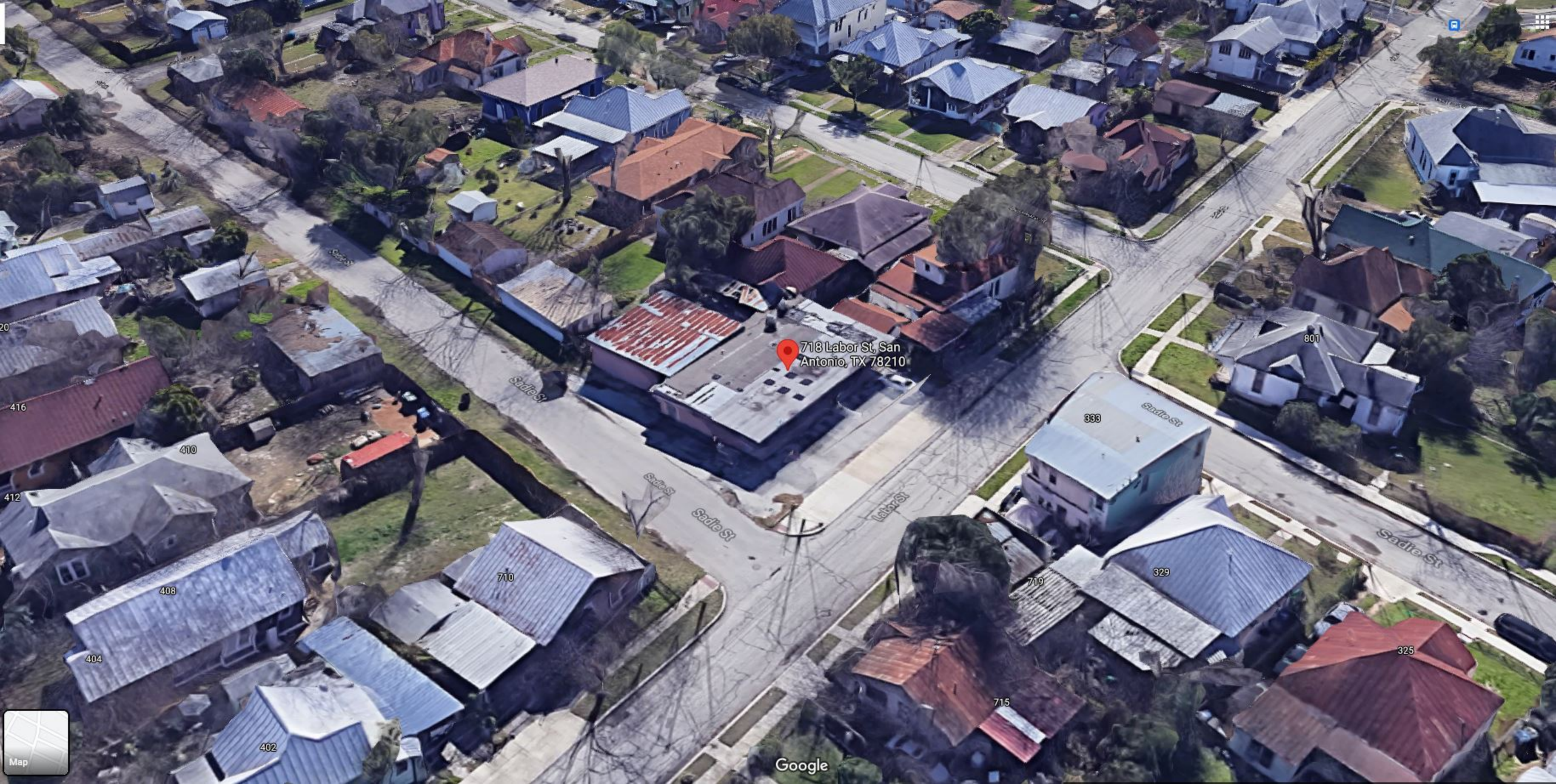
29.40936 : -98.48395

© OpenStreetMap, © NETRonline



718 Labor St, San Antonio, TX 78210

Google



718 Labor St, San Antonio, TX 78210

20

416

410

412

408

404

402

710

333

801

329

325

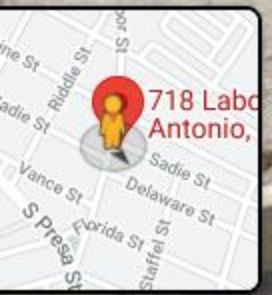
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719



Google







CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 6/8/3021

HDRC Case #: 2021-225

Address: 718 Labor

Meeting Location: Webex

APPLICANT: GUAJARDO J ANTHONY

DRC Members present: HDRC Commissioners Jeffrey Fetzer, Gabe Velasquez, DRC member Monica Savino

Staff Present: Huy Pham, Edward Hall

Others present:

REQUEST:

The applicant is request a Certificate of Appropriateness to perform roof replacement and pitch changes

COMMENTS/CONCERNS:

GV: questioned if the slope was minimal amount required for drainage, noted that the proposed form is characteristically different from the previous condition and similar commercial structures of the age/style in the district.

JF: Noted that low slope/flat roofs with bitumen cover are commonly repaired on commercial structures and that change in roof for is atypical. Suggested removing the failing roof plate on the canopy plane and dropping the trusses so that there would be no double eave/canopy condition. Also suggested exploration restoring the low pitch gable as evident in the side elevation profile, to which the applicant noted would not be feasible due to the rear addition. Also questioned the consistency of the request regarding metal or shingle finish which may alter the required slope for drainage.

MS: generally agreed with GV and JF that seeking, purchasing, and initiating roof modifications from a truss manufacture company immediately after storm damage was not prudent stewardship of the structure.

OVERALL COMMENTS:

The DRC was sympathetic to the applicant already having spent a large sum in an emergency situation. The DRC may support one of the two options JF suggested if the applicant is cooperative and thorough with their follow up documentation showing how the corrections will be appropriately completed.

Office of Historic Preservation
1901 South Alamo
San Antonio, TX 78204
Attention Design Review

Re: 718 Labor - Certificate of Appropriateness Required

To whom it concerns:

I understand the purpose of the OHP is to preserve and protect what was and I support that need where applicable and where possible. The issue at 718 Labor Street is that what was no longer exists as it did and therefore does not adequately serve the property without some changes. This property has a history of roof drainage problems which have continually caused significant leaking and damage to the property off and on for many years.

The current slope, pitch and fall of the roof does not work. I sought the expert advice of engineers and an architect to help me find a solution with the most minimal change available that would be required to eliminate the drainage problem and thus eliminate the perpetual roof degradation, while also keeping as close to the current building profile as possible. I was given a set of engineered plans for trusses that had the absolute minimal pitch/slope (1.5-12) required for the roof to positively and adequately drain. I was instructed by the engineer that the slope of those trusses could not be any less. I tried to keep the same shed style roof that the building currently has but with a slope that would work. I also chose standing seam metal for longevity (I have seen countless properties with in this historic district with standing seam metal roofs). As a business owner in the construction industry, I feel that the importance of choosing the best structurally sound options for the best longevity have to be equally as important as historical

integrity. This is not an historic designated building; however, I understand that it's existence in an historic district necessitates certain measures in keeping the property as close to the original format and profile as possible. At the last DRC meeting on June 9, 2021 committee member Mr. Fetzer suggested the option of going back to the original gable style roof design that evidently existed on this building many many years and many many versions ago. The problem is that gable style roof with the minimal slope it had was established before the addition to the building and would no longer provide adequate drainage without also making even more changes to the profile of the building (something that my new trusses have been chastised by the OHP for also doing). After some research, I have been able to ascertain that a new gable style roof would need a new center ridge beam of at least 6 to 7 feet tall in order to clear the addition roof, as well as, the construction of a pony wall along the front of the building to keep a 2-12 slope. Alternately, instead of the pony wall, the slope in the front of building would need to be changed to a 6-12 slope and with a 2-12 slope in the back of building. Once again, this gable style roof option would also change the profile of the building from what it was historically (which is something that the OHP has been thus far opposed to doing). For this project, change is necessary. What was no longer preserves the integrity of the building structurally.

Moving forward, I have already incurred a major financial investment in the new trusses and feel my option of the shed style roof is an efficient and structurally sound option with the least amount of change to the building profile as it exists today. I do not feel reinventing the wheel and starting from scratch with a totally new design option is necessary or financially feasible at this point. Despite the way the photographs appear, the new trusses are NOT sitting on top of the existing roof. The roof has been removed and the trusses are sitting on the CMU building walls. The trusses are 7.5" higher than the roof line to clear the existing electrical and

HVAC. I had an engineer do a site visit specifically to evaluate and insure the CMU walls could adequately support the new trusses and proposed roofing. I submitted his findings to the OHP. I would happily welcome a site visit from any DRC member at any time to examine the building and discuss any questions or concerns regarding my position.

As I have mentioned many times, resolution of this reroofing project is urgent. The recent and continual rains are devastating on many levels. The building takes in massive water with every shower and sustains more damage internally. My one and only tenant, a small business owner has been displaced for over a month now. As a beauty salon, she was greatly affected by the pandemic issues and now this interruption as well.

Respectfully,

Anthony Guajardo

SADIE ST

718 LABOR

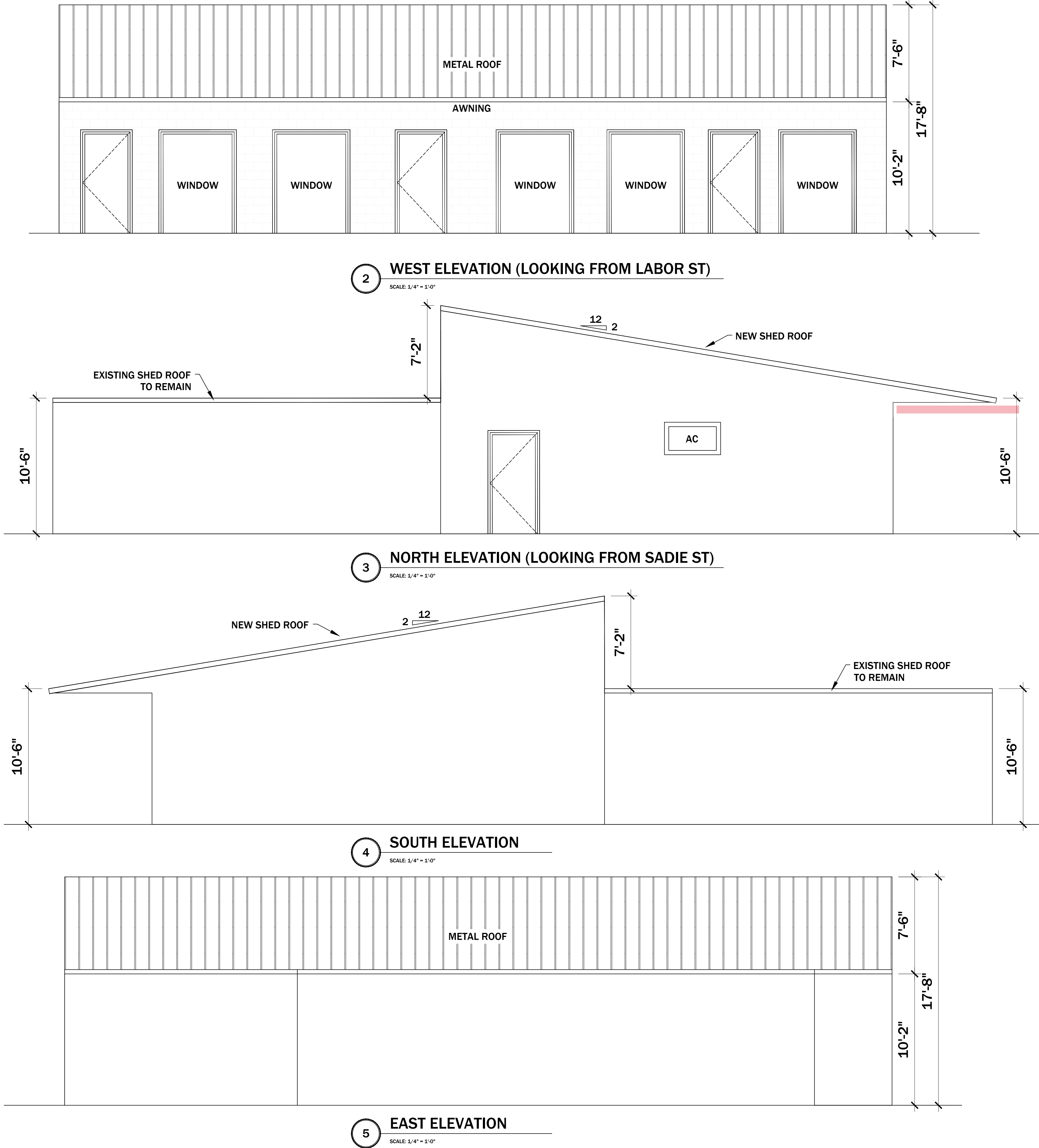
PARKING AREA

SIDEWALK

LABOR ST

1 SITE PLAN

SCALE: 1/8" = 1'-0"



PROJECT:

DATE:	05/03/2021
PROJECT NO.	007
REVISION	DATE
1	
2	
3	

MAIN LEVEL
FLOOR PLAN,
ELEVATIONS

SCALE: 1/8"=1'-0"

A1.1

DRAWN BY: OSCAR GORONA

Drwg:

NEB	FORCE	CSI	WEB	FORCE	CSI
1-9	223	0.03	5-13	-902	0.79
1-10	-1055	0.52	6-13	534	0.08
2-10	-1692	0.16	6-15	-1445	0.98
2-11	3585	0.55	7-15	905	0.13
3-11	-637	0.08	7-16	-2214	0.62
3-12	479	0.07	8-16	-256	0.13
5-12	209	0.03			

Web bracing required at each location shown.
Refer to BCSI for proper required lateral
restraint. For alternative web bracing,
see ITWBCG's standard details.
[PM]=PLATE MONITOR USED-See Joint Report
Designed per ANSI/TPI 1-2007
Fabrication Tolerance = 20.0%
This design does not account for long term
time dependent loading (creep). Building
Designer must account for this.
THIS DESIGN IS THE COMPOSITE RESULT OF
MULTIPLE LOAD CASES.
Loaded for 10 PSF non-concurrent BCLL.
Loaded for 200 lb non-concurrent moving
BCLL.
Permanent bracing is required (by others) to
prevent rotation/toppling. See BCSI
and ANSI/TPI 1.
20 psf bottom chord live load NOT required
on this truss, per IBC/IRC requirements for
fatics with limited storage.

End verticals are designed for axial loads only unless noted otherwise.

Extensions above or below the truss profile (if any) have been designed for loads indicated only. Horizontal loads applied at the end of the extensions have not been considered unless shown. A drop-leg to an otherwise unsupported wall may create a hinge effect that requires additional design consideration (by others).

UPLIFT REACTION(S) :

Support C&C Wind Non-Wind

1 -375 lb

2 -309 lb

HORIZONTAL REACTION(S) :

support 1 200 lb

support 2 200 lb

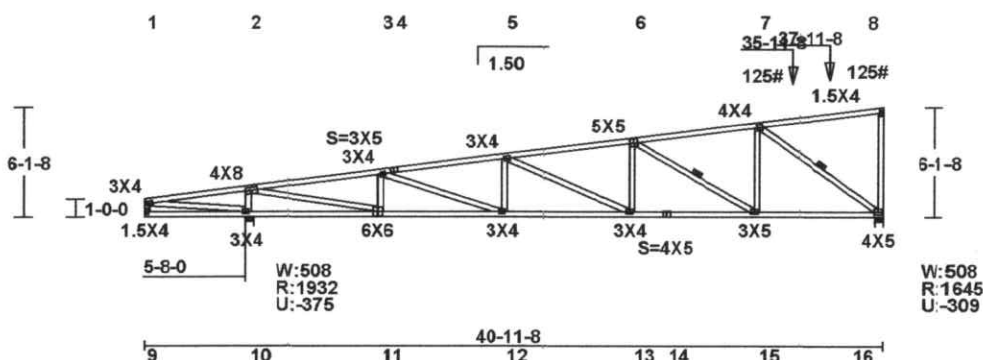
-----LOAD CASE #1 DESIGN LOADS-----

Dir	L.Pif	L.Loc	R.Pif	R.Loc	LL/TL
TC Vert	60.00	0- 0- 0	60.00	40-11- 8	0.67
BC Vert	20.00	0- 0- 0	20.00	40-11- 8	0.00
...Type...	lbs	X.Loc	LL/TL		
TC Vert	125.0	35-11- 8	0.50		
TC Vert	125.0	37-11- 8	0.50		

MAX DEFLECTION (span) :
L/999 MEM 5-6 (LIVE) LC 95
L= -0.34" D= -0.28" T= -0.63"
MAX DEFLECTION (cant) :
L/312 MEM 9-10 (LIVE) LC 95
L= 0.23" D= 0.06" T= 0.28"

===== Joint Locations =====

1	0-0-0	9	0-0-0
2	5-9-12	10	5-9-12
3	13-1-4	11	13-1-4
4	13-10-11	12	20-0-13
5	20-0-13	13	27-0-6
6	27-0-6	14	28-11-8
7	33-11-15	15	33-11-15
8	40-11-8	16	40-11-8



3/16/2015

All plates are 20 gauge Truswal Connectors unless preceded by "MX" for HS 20 gauge or "H" for 16 gauge, positioned per Joint Detail Reports available from Truswal software, unless noted. Scale: 3/32" = 1'



1010 Culebra, San Antonio, Tx. 78201
(210) 736-9629

WARNING Read all notes on this sheet and give a copy of it to the Erecting Contractor.

This design is for an individual building component not truss system. It has been based on specifications provided by the component manufacturer and done in accordance with the current versions of TPI and AFPA design standards. No responsibility is assumed for dimensional accuracy. Dimensions are to be verified by the component manufacturer and/or building designer prior to fabrication. The building designer must ascertain that the loads utilized on this design meet or exceed the loading imposed by the local building code and the particular application. The design assumes that the top chord is laterally braced by the roof or floor sheathing and the bottom chord is laterally braced by a rigid sheathing material directly attached, unless otherwise noted. Bracing shown is for lateral support of components members only to reduce buckling length. This component shall not be placed in any environment that will cause the moisture content of the wood to exceed 19% and/or cause connector plate corrosion. Fabricate, handle, install and brace this truss in accordance with the following standards: 'Joint and Cutting Detail Reports' available as output from Trussal software, 'ANSI/TPI 1', 'WTCA 11 - Wood Trusses Council of America Standard Design Responsibilities', 'BUILDING COMPONENT SAFETY INFORMATION' - (BCSI 1-03) and 'BCSI SUMMARY SHEETS' by WTCA and TPI. The Truss Plate Institute (TPI) is located at 583 D'Onofrio Drive, Madison, Wisconsin 53719. The American Forest and Paper Association (AFPA) is located at 1111 19th Street, NW, Ste 800, Washington, DC 20036.

Eng. Job: .EJ.	WO: 6261
Chk: fg	
Dsgnr: fg	
TC Live 20.00 psf	DurFacs L=1.25 P=1.25
TC Dead 10.00 psf	Rep Mbr Bnd 1.00
BC Live 0.00 psf	O.C.Spacing 2-0-0
BC Dead 10.00 psf	Design Spec IBC-2012
TOTAL 40.00 psf	Seqn T6.5.20 - 52202

April 30, 2021

Mr. Tony Guajardo
718 Labor St.
San Antonio, Texas 78210

Re: A Framing Inspection

Project: A Change of Roof Pitch at
718 Labor St.
San Antonio, Texas 78210

Legal Description: Lot No. N 70.89 Ft. of 1, Block No. 1, NCB 3003

Dear Mr. Guajardo:

At your request, qualified individuals from this office visited the above referenced site on April 29, 2021.

The purpose of our site visit was to make observations of the new roof trusses to be installed at this project for compliance with the International Building Code (IBC), 2018 Edition and with accepted structural engineering design principles.

The trusses are to be supported by the exterior concrete masonry unit (CMU) walls and an interior steel wide flange beams. These steel beams are supported by steel pipe columns.

This office performed a structural analysis on the roof trusses, the CMU walls and the steel beams to determine whether they can successfully support the new wood trusses.

In my opinion, based on our experience, knowledge, belief and information provided by you, the new proposed roof trusses we observed are constructed in general conformance with the requirements set forth in the IBC and with accepted structural engineering practices. Additionally, we determined the existing exterior CMU walls, steel beams and columns are adequate to support the new superimposed live and dead loads from these new roof trusses.

We performed our field observations according to generally accepted contractual guidelines as described in AIA Document C-141.

As denoted by the engineering seal on this letter, we believe that we have fulfilled our obligations as engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety and welfare in the practice of engineering. We further believe we have met those requirements

CONSULTING ENGINEERS

1135 W. Woodlawn Ave. - San Antonio, Texas 78201
Tel. No.: (210) 734-8500 - Fax No.: (210) 734-8513
Texas Board of Professional Engineer Firm No. F-1390

insofar as our responsibility for design and periodic observations of the work for conformance are concerned.

Should you have any questions on this matter, please feel free to contact me.

Yours truly,



Louis Faraklas, Jr., P.E.

File 043021TG.WPD



List of Materials for 718 Labor Roof Replacement:

1. Wood for framing
2. Plywood for decking
3. Metal Roofing

May 27, 2021 at 1:38 PM
714 Labor St
San Antonio TX 78210
United States



May 27, 2021 at 1:38 PM
400-436 Sadie St
San Antonio TX 78210
United States



May 27, 2021 at 1:39 PM
401-437 Sadie St
San Antonio TX 78210
United States



May 27, 2021 at 1:39 PM
401-437 Sadie St
San Antonio TX 78210
United States



May 27, 2021 at 1:39 PM
718 Labor St
San Antonio TX 78210
United States



May 27, 2021 at 1:39 PM
718 Labor St
San Antonio TX 78210
United States











720





