HISTORIC AND DESIGN REVIEW COMMISSION

December 02, 2015

Agenda Item No: 19

HDRC CASE NO:	**2015-462**
ADDRESS:	236 E ROSEWOOD AVE
LEGAL DESCRIPTION:	NCB 6728 BLK 4 LOT 18 19 AND 20
ZONING:	MF33 H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Trent Patrick/Patrick Remodeling
OWNER:	Dr. Frank Duperier
TYPE OF WORK:	Demolition of Existing Accessory Structure and New Construction

REQUEST:

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

1. Demolish the rear accessory structure at 236 E Rosewood;
2. Construct a new garage in place of the existing accessory structure. The new construction will closely match that of the existing accessory structure.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-617 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 application 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.

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations
Principle#2: Preservation of Features in Place is Preferred Over Replacement
Maintaining and repairing features is preferred over replacing features as to maintain the high-quality materials, characters, and embodied energy of historic buildings and to reduce the amount of waste that goes to a landfill. However, if features are deteriorated beyond repair (more than 50%), in-kind replacement using new components that match the original in form, finish, and materials is favored while replacement with comparable substitutes will be considered.

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.

FINDINGS:

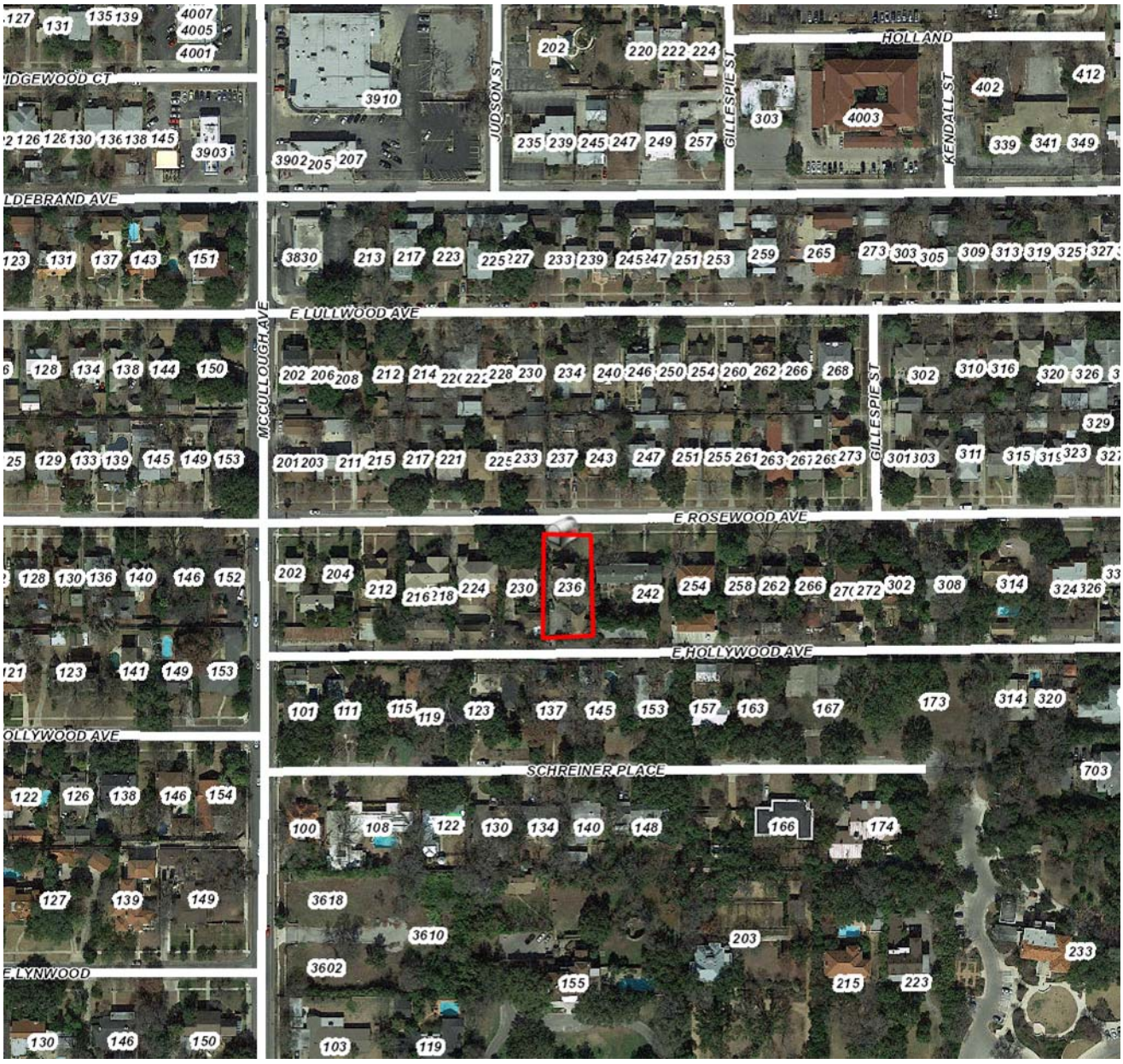
a. The home at 236 E. Rosewood and its accessory garage first appear on the 1924-1952 Sanborn map. The existing garage mirrors the footprint of accessory illustrated on the Sanborn map.
b. The accessory structure features sliding garage doors made of wood and glass that appear to be original to the structure, true 2-inch drop siding, evidence of a wood shingle roof that has since been replaced with asphalt shingles and a gable-on-hip roof. Consistent with the Guidelines for Maintenance and Alterations Principle #2, maintaining and repairing features is preferred over replacing features as to maintain the high quality materials, character, and embodied energy of historic buildings. However, if features are deteriorated beyond repair (more than 50%), in kind replacement using new components that match the original as close as possible should be considered. Pictures submitted by the applicant show that the majority of its original material is in good condition and not damaged beyond repair.
c. On June 25, 2015, two members of the Demolition and Designation Committee met on site at 236 E. Rosewood. It was determined that the accessory structure is contributing to the character of the neighborhood. A contributing property or structure is defined as being historically significant and contributes to the character of the historic district.
d. The applicant submitted an engineer's letter. The letter concluded that, based on a visual inspection, the garage is not structurally adequate and presents a danger to the individuals using it.
e. The applicant has submitted two separate cost estimates. The first is for a proposed garage renovation with an estimated cost of $244,835. The second is for the proposed demolition and reconstruction of the garage with an estimated cost of $97,700. While rehabilitating this structure would be costly, the applicant has not submitted sufficient information to prove economic hardship.
f. In accordance with UDC Section 35-614, demolitions of contributing structures are to be reviewed and approved simultaneously with the proposed replacement plans for the property. Replacement plans have been submitted by the applicant to include a new garage that will be built in place of the existing accessory structure.
g. The proposed new garage will feature a similar footprint and rear orientation as the existing accessory structure. This is consistent with the Guidelines for New Construction, 5, B, i., which recommends new garages match the predominant garage orientation found along the block.
h. According to the Guidelines for New Construction, 4, A, i., new construction should not attempt to mirror or replicate historic features, but should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The proposed roof style of the new garage will feature side gables, and will not feature the hip-on-gable style seen on the existing accessory structure. This is appropriate and consistent with the guidelines.
i. The proposed garage will feature Hardie Board siding and a composite shingle roof. According to the Guidelines for New Construction, 3, A, iii and v., Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture; and roof materials should be similar in terms of form, color, and texture to traditionally used in the district. Staff finds these proposed materials to be consistent with the guidelines, and recommends that the Hardie Board siding be visually similar to the existing wood siding found on the existing accessory structure.
j. The proposed garage will feature contemporary overhead garage doors. According to the Guidelines for New Construction, 5, A, v., garage doors with similar proportions and materials as those traditionally found in the district should be incorporated into new designs. Contemporary overheard doors would not be consistent with the guidelines.

RECOMMENDATION:

1. Staff does not recommend approval for item 1 based on findings a through e.
2. If demolition is approved, then staff recommends conceptual approval of the proposed replacement plans based on findings f – j.

CASE MANAGER:

Katie Totman



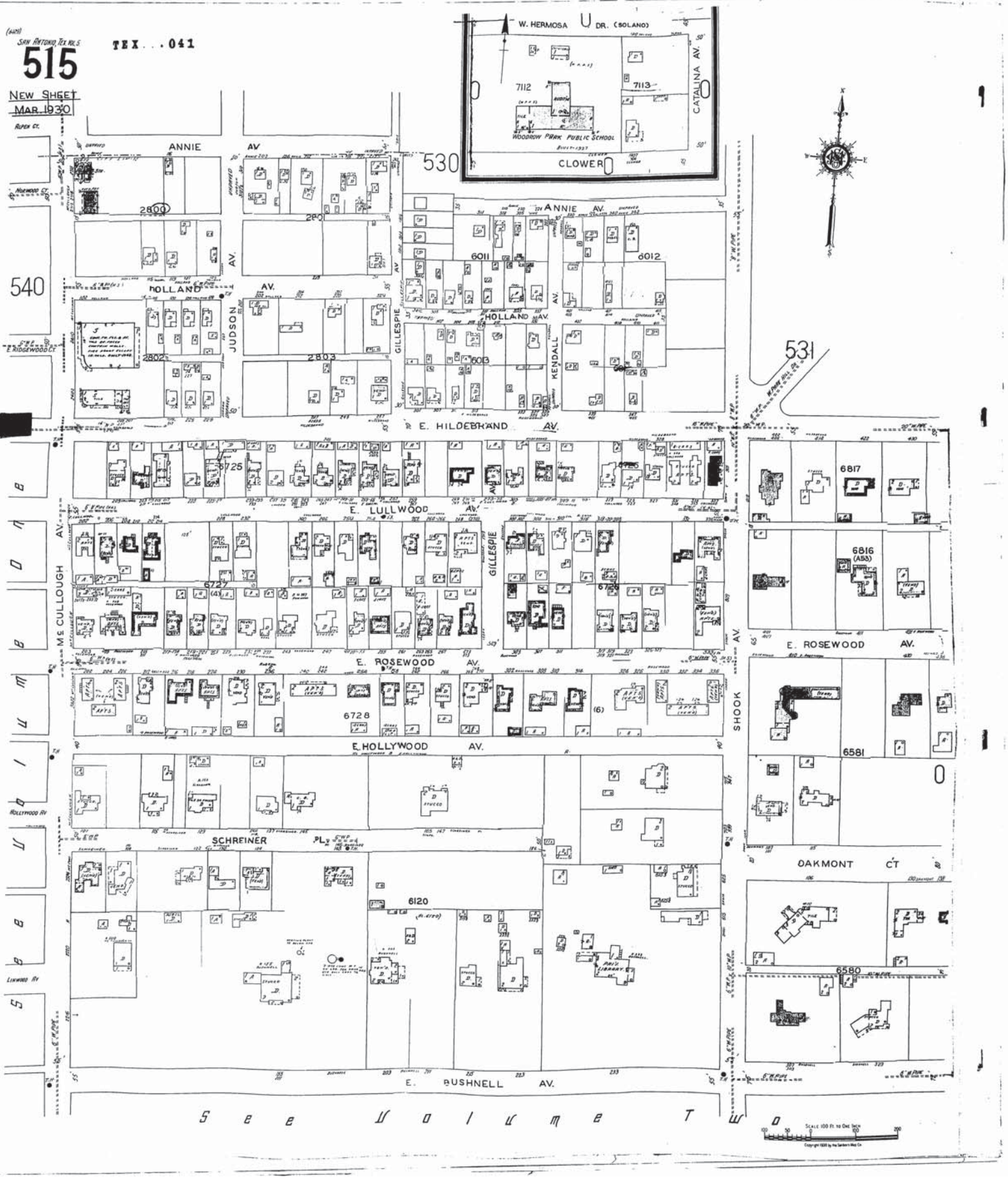
N

236 E Rosewood

Monte Vista Historic District

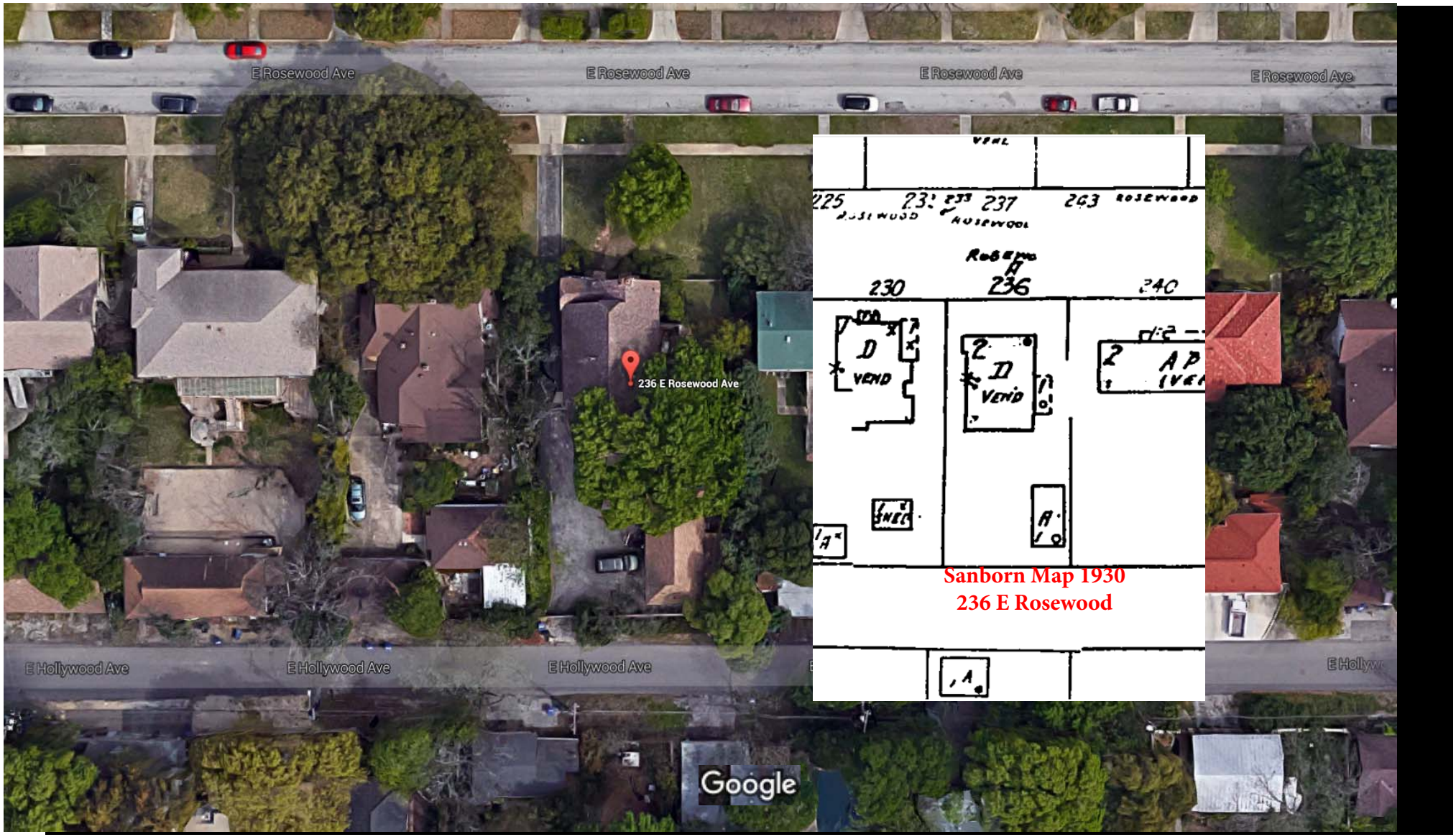
Printed:Nov 25, 2015

Sanborn Map, March 1930



Google Maps 236 E Rosewood Ave

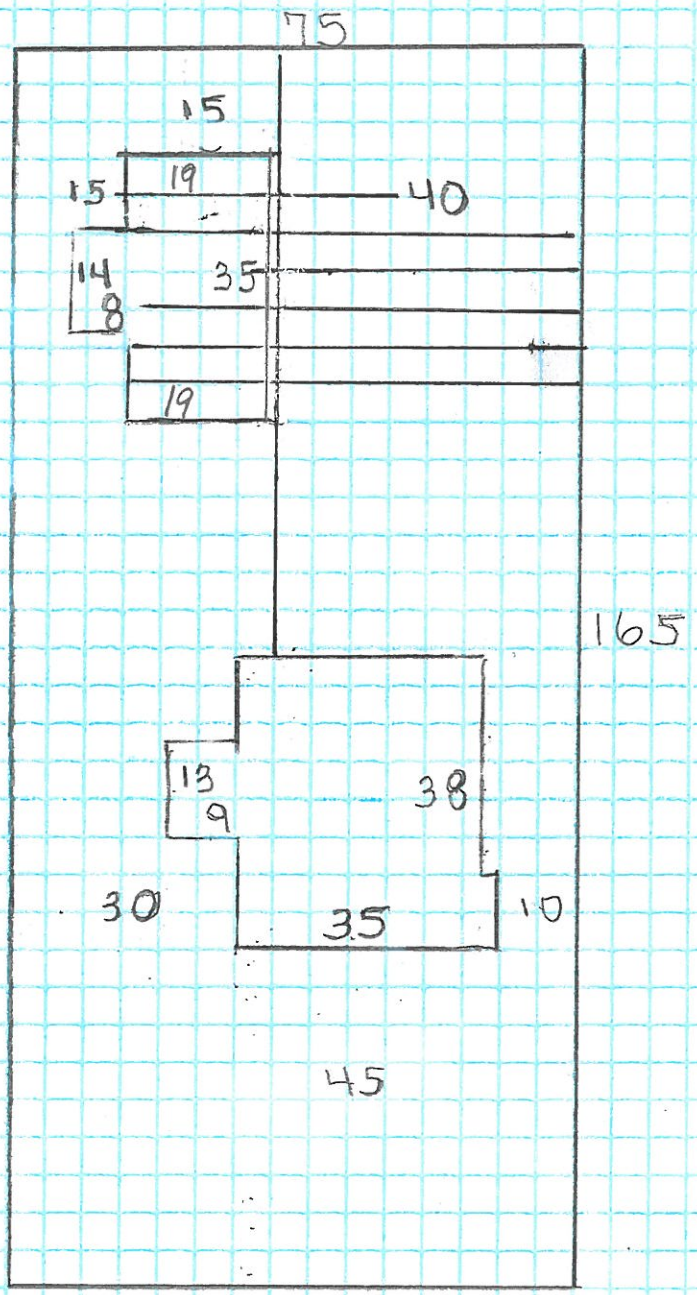
Staff's Insertion Comparing Sanborn Map to Current Footprint



Imagery ©2015 Google, Map data ©2015 Google 20 ft

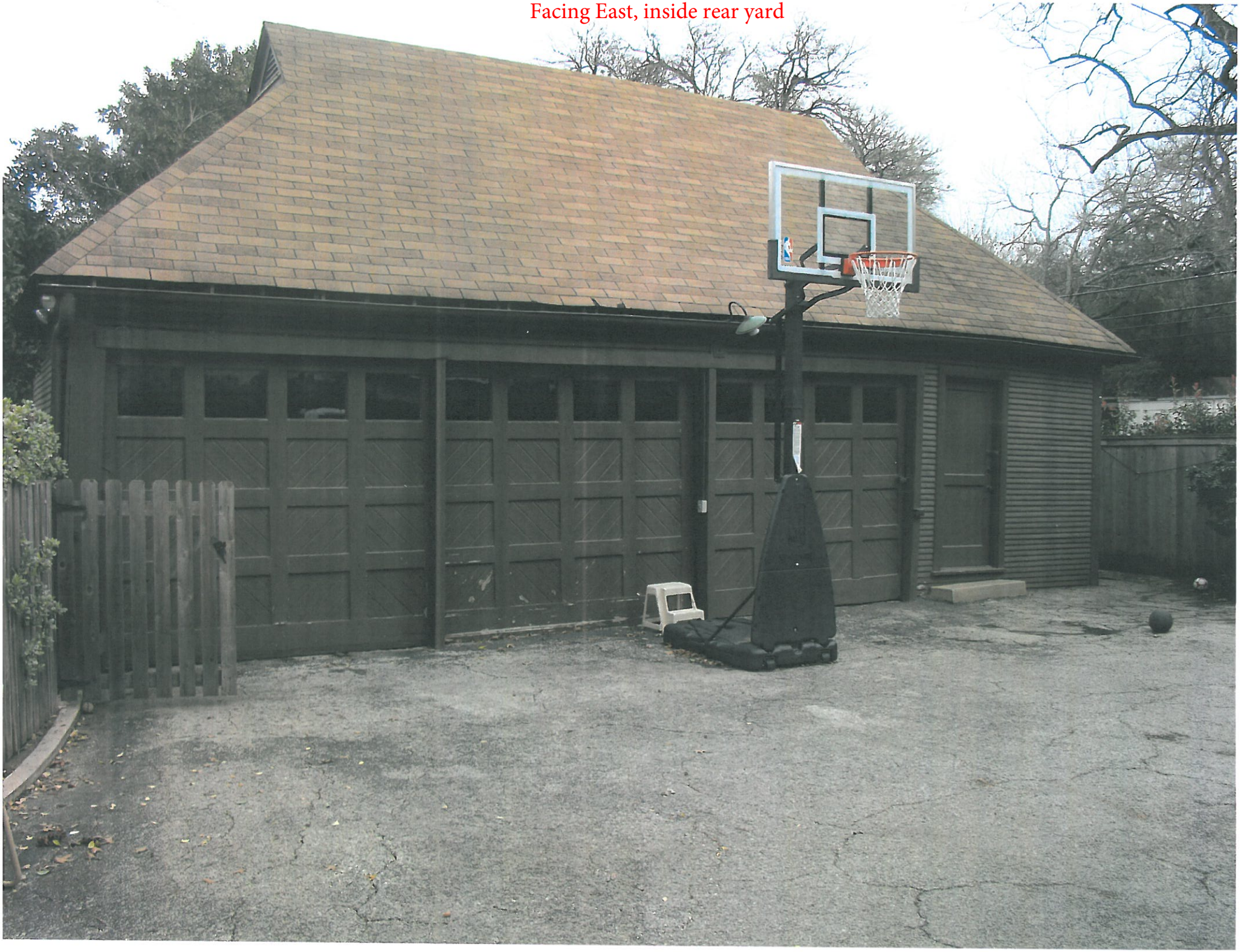
Site Plan Submitted by Applicant

236 East Rosewood
S.A., TX 78212



Facing East, inside rear yard

Facing East, inside rear yard

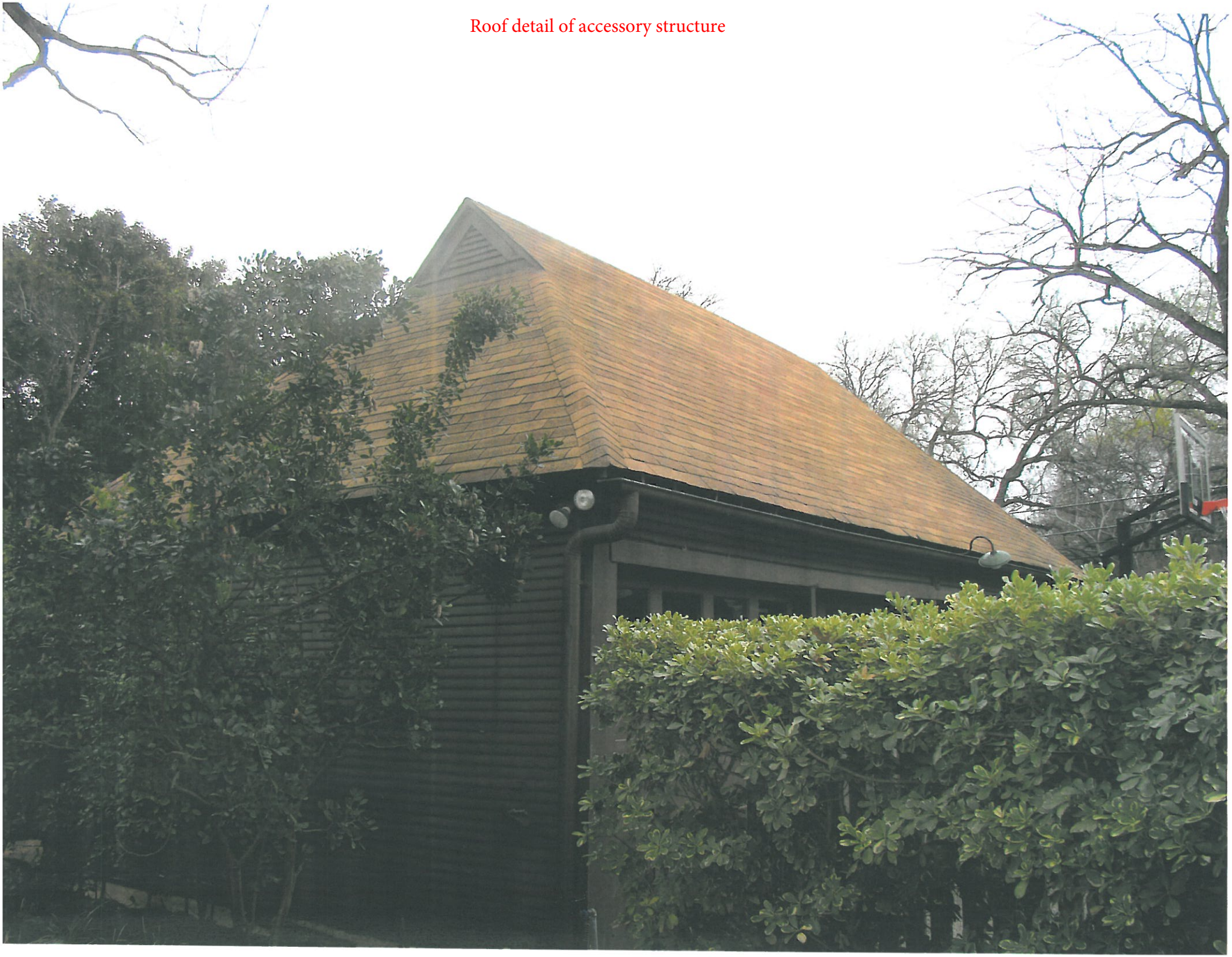


Facing South, away from main house

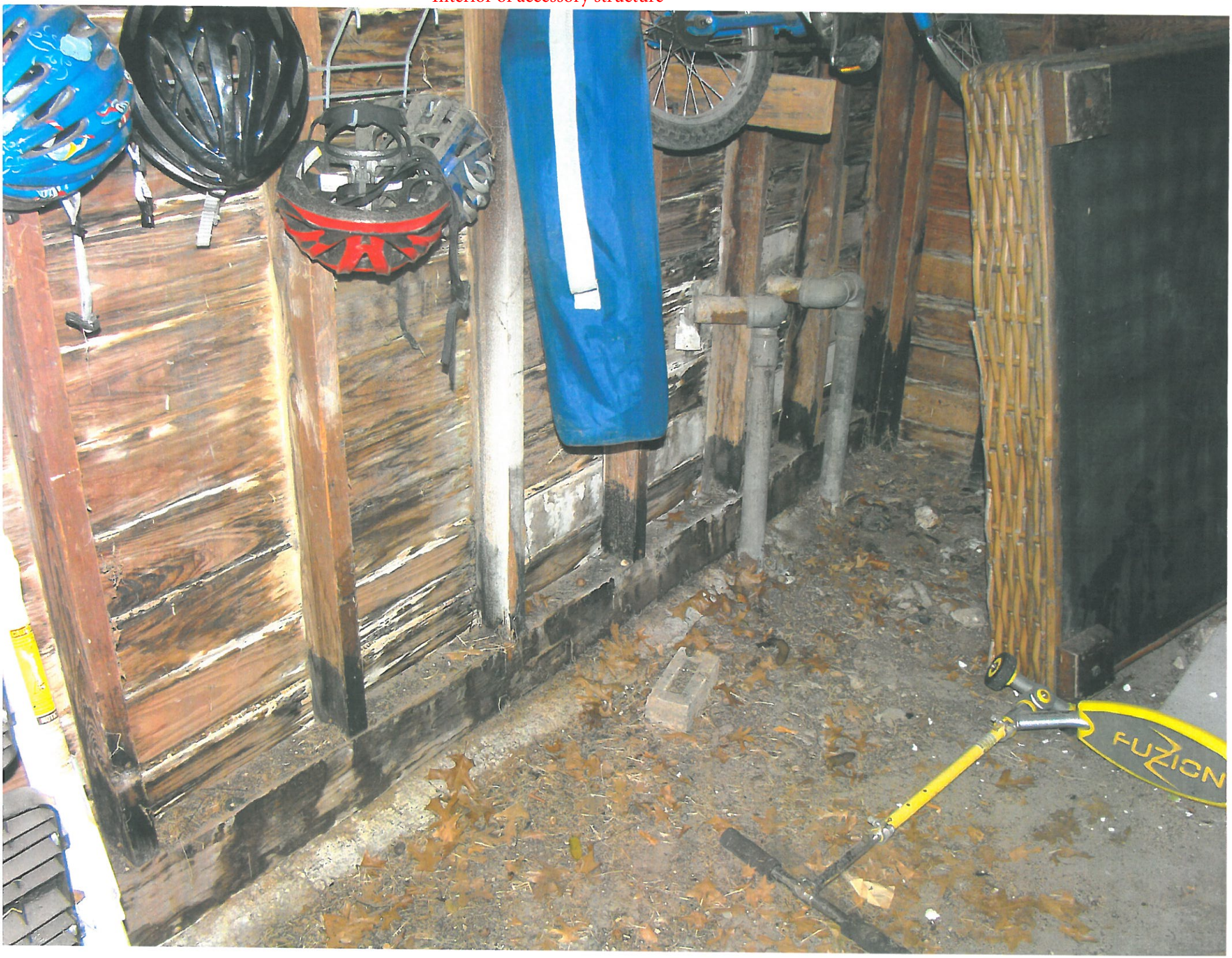
Looking West, away from east property line at existing accessory structure

East side of existing accessory structure

Roof detail of accessory structure



Interior of accessory structure



Interior of accessory structure

Interior of accessory structure

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Demolition and Designation Committee

DATE: 6/25/15 HDRC Case#

ADDRESS: 236 E. Rosewood Meeting Location: on-site

APPLICANT: Frank Duppier (owner) Trent Patrick (Applicant)

DDC Members present: Tim Cone, Jack Judson

Staff present: Adrianna Ziga, Claudia Guerra, Alyssa Smith

Others present:

REQUEST: Demolition of Garage
- Determine if building is contributing

COMMENTS/CONCERNS:

- roofline unique
- condition is good
- doors appear original - sliding
- loft above - original wood shingle roof.
- old concrete floor
- true 2" siding
- tear drop siding

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

garage is contributing

Committee Chair Signature (or representative)

6-25-2015
Date

MANGOLD Engineering Company
5596 CR 5710
Devine, TX 78016

Phone: (830) 931-0400
Cell: (210) 213-3912
FIRM NO. F-5549

Date: October 14, 2015

Dr. Terrive Duperier
236 East Rosewood
San Antonio, Texas 78212

Subject: Structural condition of garage building located at 236 East Rosewood in San Antonio, Bexar County, Texas.

Dear Dr. Duperier:

A visual structural inspection was carried out for the subject garage with the following findings. The garage roof is not properly framed and could not withstand loads which would be in compliance with the applicable codes in San Antonio, Texas. The roof structure is applying lateral loads to the top of the framed walls. The walls are not supported to resist these loads which then must be resisted by bending in the roof rafters. This is not a proper method for reacting the applied loads considering the size, design, and spacing of the existing roof members.

As is, the garage structure is not structurally adequate and presents a danger to the people using the garage. Since a new structure is desired, the existing structure should be demolished and a new garage structure should be constructed in it's place. If you have any questions, or if you require further information, please feel free to call.

Sincerely,

Stephen A. Mangold

Stephen A. Mangold, P.E.

Letter stating economic hardship from the property owner

City Of San Antonio
Office of Historic Preservation
1901 S. Alamo
San Antonio, Texas 78204
210-215-9274 ohp@sanantonio.gov

July 21, 2015

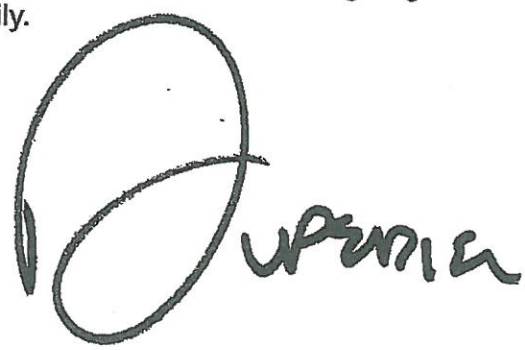
Ref: 236 East Rosewood
Monte Vista

To Whom It May Concern:

This letter is for your requirement of proof of economic hardship or loss of significance as required by the Unified Development Code. The cost of renovating/restoring the current garage in it's dis-functional, unsafe, pest and rodent infested state far surpass the cost of rebuilding the garage into a functional, safe structure in the same style as the current structure. To renovate or restore the garage would create economical hardship on me and my family.

Sincerely,

Frank Duperier
210-827-2137



PATRICK REMODELING, INC.

210-392-9167

patrickremodeling1@gmail.com

October 12, 2015
Terrive Duperier
236 East Rosewood
San Antonio, TX 78212
210-827-2137 Cell 210-736-1342 Home

Breakdown for Garage Renovation

Secure and stabilize garage before raising	$10,250.00
Elevation and lowering of garage	$45,850.00
Foundation	$31,768.00
Addition to garage to allow for a car to be park in it	$18,900.00
Removal and rewiring of electrical and upgrades	$3,500.00
Remodel of garage	$95,342.00
Debris clean up and removal	$2,500.00
Profit and overhead	$36,725.00

All the work stated above to be completed in a workman like manner for the sum of **$244,835.00 Patrick Remodeling, Inc. will provide a one-year warranty for all workmanship.** Any alteration or deviation to above said contract must be made in writing. All changes must have a change order before work can begin.

Please contact Patrick Remodeling, Inc. with any changes, questions or concerns.

Thank-you! We look forward to doing business with you.

PATRICK REMODELING, INC.

210-392-9167
patrickremodeling1@gmail.com

November 19, 2015
Terrive Duperier
236 East Rosewood
San Antonio, TX 78212
210-827-2137 Cell 210-736-1342 Home

Proposal for demolition and reconstruction of garage

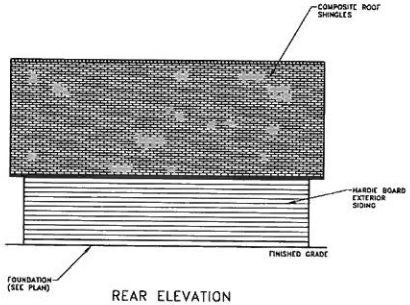
Patrick Remodeling, Inc will demolish existing detached 19.2' x 37 . 6' garage. We will be utilizing 40 yard dumpsters for debris. We will remove existing electrical poles and relocate. We will pour foundation for new garage and pour a concrete slab for driveway and parking area that leads up to the garage. We will build new garage to match plans. The inside of the garage will be finished out. A 20' x 24' room will be framed and finished out inside the garage for a game room. A two car parking area will be framed and finished out for inside the garage. The remaining space will be framed and finished out for storage. We will haul all debris. Patrick Remodeling Inc., is responsible for pulling and paying for permits.

All the work stated above to be completed in a workman like manner for the sum of **$97,700.00 Patrick Remodeling, Inc. will provide a one-year warranty for all workmanship.** Any alteration or deviation to above said contract must be made in writing. All changes must have a change order before work can begin.

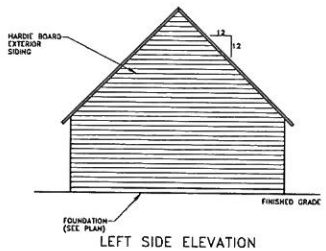
Please contact Patrick Remodeling, Inc. with any changes, questions or concerns.

Thank-you! We look forward to doing business with you.

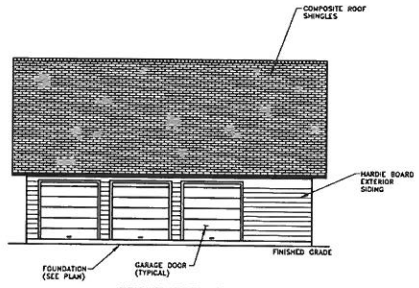
Replacement Plans



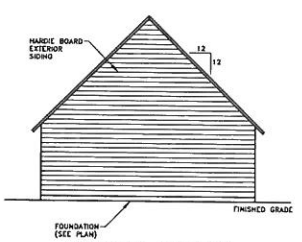
REAR ELEVATION



LEFT SIDE ELEVATION



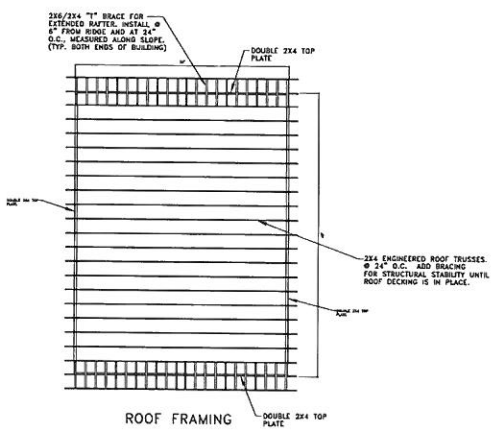
FRONT ELEVATION



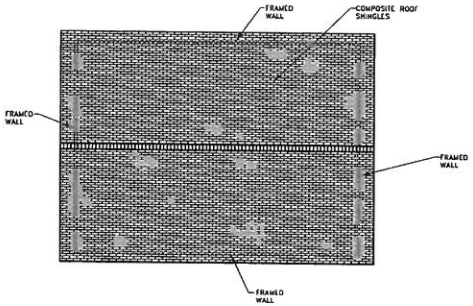
RIGHT SIDE ELEVATION

ELEVATIONS

(SEE DETAILS AND NOTES)
Scale: 1/8" = 1'-0"
INSTALL APPROPRIATE FLASHING AND TRIM



ROOF FRAMING

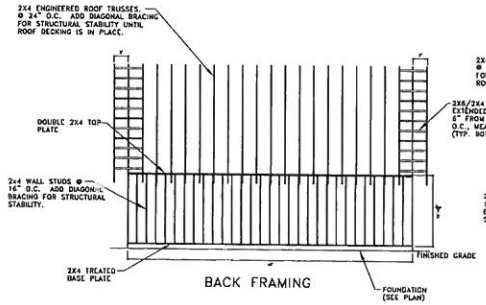


ROOF PLAN

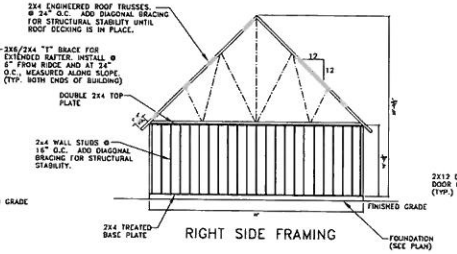
(SEE DETAILS AND NOTES)
Scale: 1/8" = 1'-0"

FRAMING PLANS

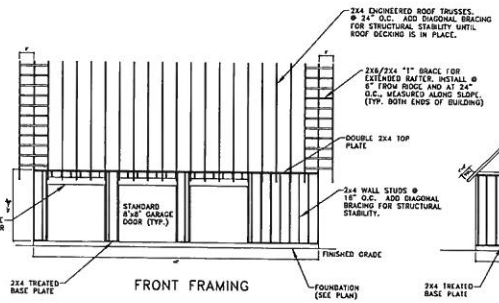
(SEE DETAILS AND NOTES)
Scale: 1/8" = 1'-0"



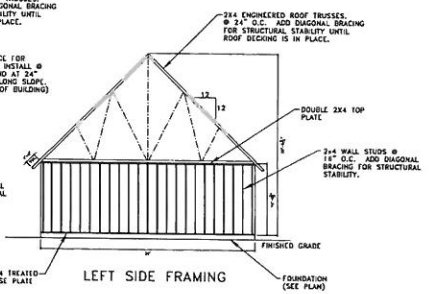
BACK FRAMING



RIGHT SIDE FRAMING



FRONT FRAMING



LEFT SIDE FRAMING

Plans For: DUPERIER

MANGOLD ENGINEERING COMPANY
5596 CR 5710
Devine, Texas 78016
FIRM NO. F-5549
Phone: (830) 931-0400
FAX: (830) 931-9826

Dwg: 200-1215
Date: 4/1/15
Revision: I.R.
Drawn: K. BROWN
Sheet: 1 of 3

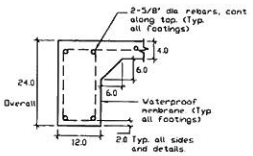
STATE OF TEXAS
Stephen Alan Mangold
57956
LICENSED PROFESSIONAL ENGINEER
4/1/15

Replacement Plans

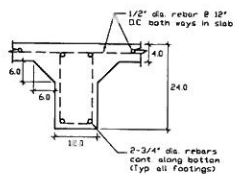
Foundation Details

Scale: 3/4" = 1'-0"

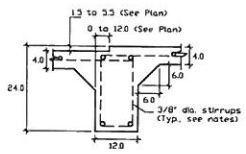
ALL DIMENSIONS ARE IN INCHES



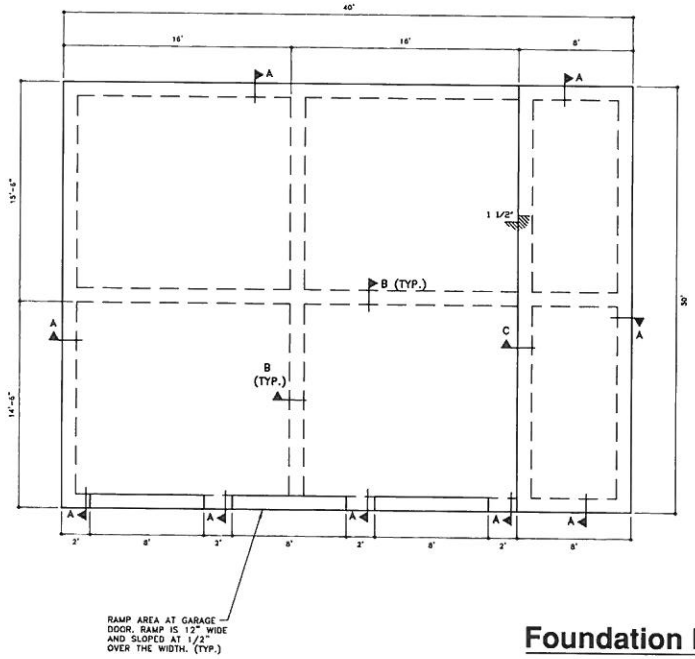
Section A



Section B



Section C



Foundation Plan

(SEE DETAILS AND NOTES)

Scale: 1/4" = 1'-0"

SLAB AREA = 1200 SQ. FT.

NOTES:

1. 4" thick concrete slab will extend over entire building & porch areas. Slab will be reinforced with #4 rebars spaced @ 12" O.C. both ways.
2. All beams are to be 12" wide with depth as shown. Beams are to be reinforced with 2-#5 rebars @ top and 2-#6 rebars @ bottom running continuously. Beams deeper than 36" shall have 2-#5 rebars running continuously between the top and bottom steel. Intermediate steel shall be spaced evenly between the top and bottom steel with a maximum vertical spacing of 36 inches. Stirrups to be #3 rebars spaced @ 12" O.C. for 18" deep beams, 18" O.C for 24" deep beams, and 24" O.C. for 30" deep or deeper beams. Beams will extend a minimum of 12" into undisturbed soil. Beams shall extend to a sufficient depth to protect against tree roots where required.
3. The entire site where the slab is to be built will be stripped of all vegetation.
4. Sand, or compacted base will be used for all fill material. Base material shall be compacted to 95% of Standard Proctor density in 6" maximum lifts.
5. After final fill material is placed and leveled, the entire slab area will be watered in order to settle fill and pre-swell undisturbed soil, only if sand was used as fill material. Waterproof membrane will be laid in place immediately after the watering process has been completed.
6. The entire slab surface including the porch area will be finished using a motor trowel. After surface has been trowelled, the appropriate finish, such as a broom finish, may be applied at the proper time.
7. A vibrator will be used during the pour to settle the concrete and alleviate the possibility of voids in the beams, and slab.
8. The upper slab surface will extend a minimum of 8" above finished grade.
9. After pouring, concrete should be allowed a minimum of 14 days to cure before any significant load is applied to the foundation.
10. Slope on all outside surfaces shall be 1/4" drop per foot of run away from the building.
11. Proper location and orientation of the slab on the building site shall be the responsibility of the property owner, and/or builder.
12. Do not place concrete when temperature is below 40 degrees Fahrenheit, unless cold weather concrete procedures are followed, as specified in ACE 306-66. Calcium chloride should not be used. Exercise special care to prevent high temperature (in hot weather) in fresh concrete, in accordance with ACI 305-72. Use water reducing set retarding admixtures in such quantities, as especially recommended by manufacturer, to assure that concrete remains workable.
13. TERMITE TREATMENT: Locate under all concrete slabs, grade beams, and around perimeter of building, including backfill. Treat just prior to pouring concrete and after backfill is placed. (Repeat process if ruin occurs) Mixture shall be suitable for area and meet regulatory and water district regulations as applicable. Apply in accordance with Manufacturer's recommendations and regulations.
14. Since a Geotechnical investigation was not furnished, the foundation design was based on average soil conditions in the area. Since we did not have the benefit of the laboratory investigation of a Geotechnical engineer, Mangold Engineering Company cannot accept responsibility for the structural performance of any part of the foundation design described herein, if soil conditions vary from those assumed for the design described herein.
15. All concrete and steel reinforcing shall meet ASTM A615 & ACI 117 (Standard Tolerances for Concrete Construction and Materials), U.N.O. The strength which is based on 28 day compressive stress shall be 3000 psi. Reinforcing shall be ASTM 615, Grade 60 deformed bars. #3 bars may be grade 40. Reinforcing bars shall be lapped 30 bar diameters unless otherwise noted on drawings. Provide corner bars at all corners and "T" intersections equal in size and number, to bean or slab reinforcing respectively. All anchor bolts, shall not be wet set. Use template to set and secure all in concrete bolts and structural extensions.
16. Convey and place concrete in such a manner that there will be no separation of ingredients in accordance with ACI 304-73 and as specified below. Maximum height of concrete free fall is 5 feet. Regulate rate of placement so concrete remains elastic and flows into position. Thoroughly consolidate concrete with reinforcement, and embedded items, and insure that concrete flows completely into corners. All concrete dimensions are to be as specified in the drawings.
17. Concrete steps are not part of the foundation plans. Verify location, and size of all concrete steps, and add to the foundation as required. Add block outs to slab at exterior door locations as required.
18. It shall be the responsibility of the General Contractor, Concrete Contractor, and Owner to verify that these plans match the Architectural drawings of the building to their satisfaction, prior to construction of any part of the foundation.
19. Provide conduit for all electrical outlets and devices not located adjacent to walls.

Plans For:
DUPERIER

MANGOLD ENGINEERING COMPANY
5596 CR 5710
Devine, Texas 78016
FIRM NO. F-5549
Phone: (830) 931-0400
FAX: (830) 931-9826

Dwg: 200-1215
Date: 4/1/15
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Drawn: K. BROWN
Sheet: 3 of 3