

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-463
ADDRESS: 833 W CYPRESS
835 W CYPRESS
LEGAL DESCRIPTION: NCB 129 BLK 1 LOT 1,2 AND W 5.3 FEET OF 3
ZONING: R-4, HS
CITY COUNCIL DIST.: 1
LANDMARK: House
APPLICANT: Francisco Rodriguez
OWNER: Francisco Rodriguez
TYPE OF WORK: Roof material change, window replacement, deck addition, paint
APPLICATION RECEIVED: August 27, 2018
60-DAY REVIEW: October 26, 2018
REQUEST:

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

- 1) Replace the existing, standing seam metal roof with an asphalt shingle roof.
- 2) Replace the existing wood windows with vinyl windows.
- 3) Construct a rear covered deck.

APPLICABLE CITATIONS:

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.

6. Architectural Features: Doors, Windows, and Screens

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.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres 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 building and historic patterns.

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- 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.

FINDINGS:

- a. The primary structure at 833 W Cypress was constructed circa 1910 in the Folk Victorian style and is an individually local landmark. The one-story single-family structure has been modified into a duplex structure and an enclosed front porch. The structure features a traditional L-plan, original wood siding and one-over-one windows, and a standing seam metal roof.
- b. On a site visit conducted on August 24, 2018, staff found that roof replacement, window replacement, and the

construction of a rear deck had initiated or completed prior to the issuance of a Certificate of Appropriateness. The property owner was issued a Stop Work Order from the DSD Code Enforcement and submitted a COA application to staff on August 27, 2018.

- c. **ROOF REPLACEMENT**– The applicant is proposing to replace the existing, standing seam metal roof with an asphalt shingle roof. Per the Guidelines for Exterior Maintenance and Alterations 3.B.iv. roofing materials should be replaced in-kind whenever possible when the roof must be replaced. Staff finds that the standing seam metal roof is a character-defining feature and is featured on the property on the 1912 Sanborn map. Staff finds that the proposed change in roofing material is inconsistent with the Guidelines. The standing seam metal roof should be repaired in-place or replaced in-kind. New metal roofs must adhere to the following specifications: panels should be 18-21 inches wide, seam should be 1-2 inches tall and appropriate to the slope of the roof, a crimped ridge seam that is consistent with the historic application is to be used along with a standard galvalume finish. Vented ridge caps are not to be used, and a low-profile ridge cap/v-crimp panels will require HDRC approval.
- d. **FENESTRATION CHANGES**
 - i. **EXISTING WINDOWS** – The property has been subjected to gradual window modifications without approval over the past few decades to accommodate its conversion into a duplex. Staff finds that four window openings (three on the right-side elevation and one of the Camaron St elevation) likely feature the original window openings. The applicant has noted that all eight (8) of the existing windows were wood.
 - ii. **WINDOW REPLACEMENT** – The applicant has proposed to replace all wood windows with vinyl windows of varying location, dimension, and configuration changes. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. Staff finds that due to the long-term vacancy of the property, many of the windows were likely deteriorated beyond repair.
 - iii. **NEW WINDOWS/OPENINGS** – The applicant has proposed to replace all wood windows with new vinyl windows of varying location, dimension, and configuration changes. New windows include two-over-two, one-over-one, nine-over-six, and a ten-light fixed window – each with faux interior muntins. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that new windows are to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and details. Staff finds that the proposed windows are not compatible in style, material, or configuration that is appropriate for the Folk Victorian structure. Staff does find the removal of the secondary door opening and the restoration to a single-family structure appropriate.
- e. **REAR COVERED DECK** – The applicant has proposed to install a rear covered deck featuring eight (8) feet in width and 21 feet in depth. Per the Guidelines for Exterior Maintenance and Alterations 7.B.ii, side and rear porches should result in a space that functions and is visually interpreted as a porch. Staff finds that the proposal is generally appropriate given that the current rear elevation is an un-fenestrated wall. However, the applicant has not provided sufficient documentation including elevation drawings with rear window, door, and railing, and foundation detail and site plan noting the roof form and materials.
- f. **PAINT** – The applicant has proposed to paint the primary structure. This request item is eligible for administrative approval when if the property has no outstanding violations or pending design approvals.

RECOMMENDATION:

- i. Staff does not recommend approval of the change in roofing material based on finding b. Staff recommends in-place repair or in-kind replacement. New metal roofs must adhere to the standard stipulations: *panels should be 18-21 inches wide, seam should be 1-2 inches tall and appropriate to the slope of the roof, a crimped ridge seam that is consistent with the historic application is to be used along with a standard galvalume finish. Vented ridge caps are not to be used, and a low-profile ridge cap/v-crimp panels will require HDRC approval.*
- ii. Staff does not recommend approval of the window replacement and fenestration modifications at this time based on finding d. Staff finds that the applicant should submit for review a elevation drawings that are consistent with the Guidelines and typical of the Folk Victorian style. The property may be eligible for window replacement if the new windows adhere to the standard stipulations: *Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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 concealed by a wood window screen set within the opening.

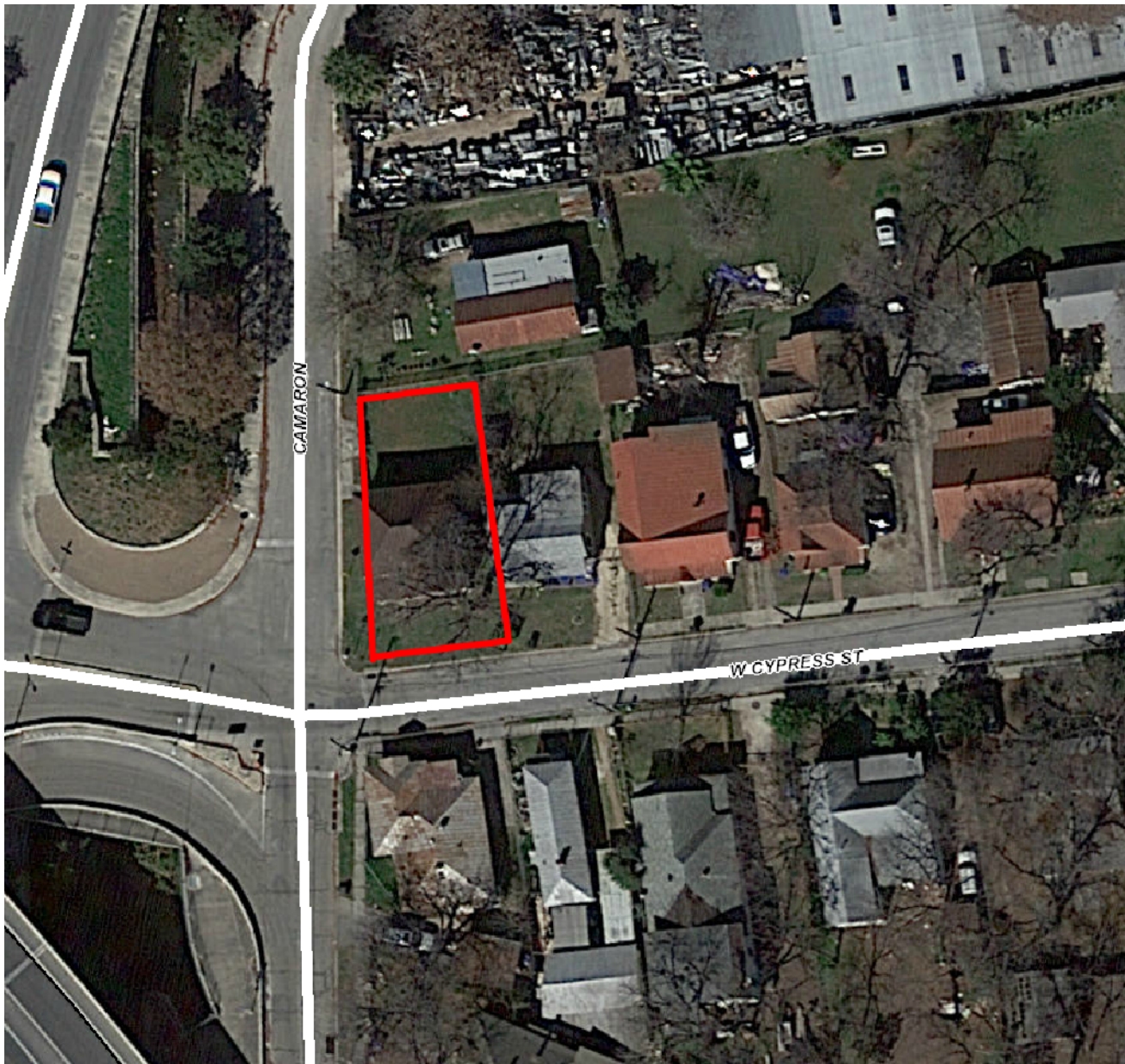
- iii. Staff recommends conceptual approval of the rear covered deck based on finding e with the stipulation that the applicant submits complete construction documents that are consistent with the Historic Design Guidelines for final approval.

CASE COMMENT:

On a site visit conducted on August 24, 2018, staff found that roof replacement, window replacement, and the construction of a rear deck had initiated or completed prior to the issuance of a Certificate of Appropriateness. The property owner was issued a Stop Work Order from the DSD Code Enforcement and submitted a COA application to staff on August 27, 2018. The \$500 post-work application fee has been paid.

CASE MANAGER:

Huy Pham

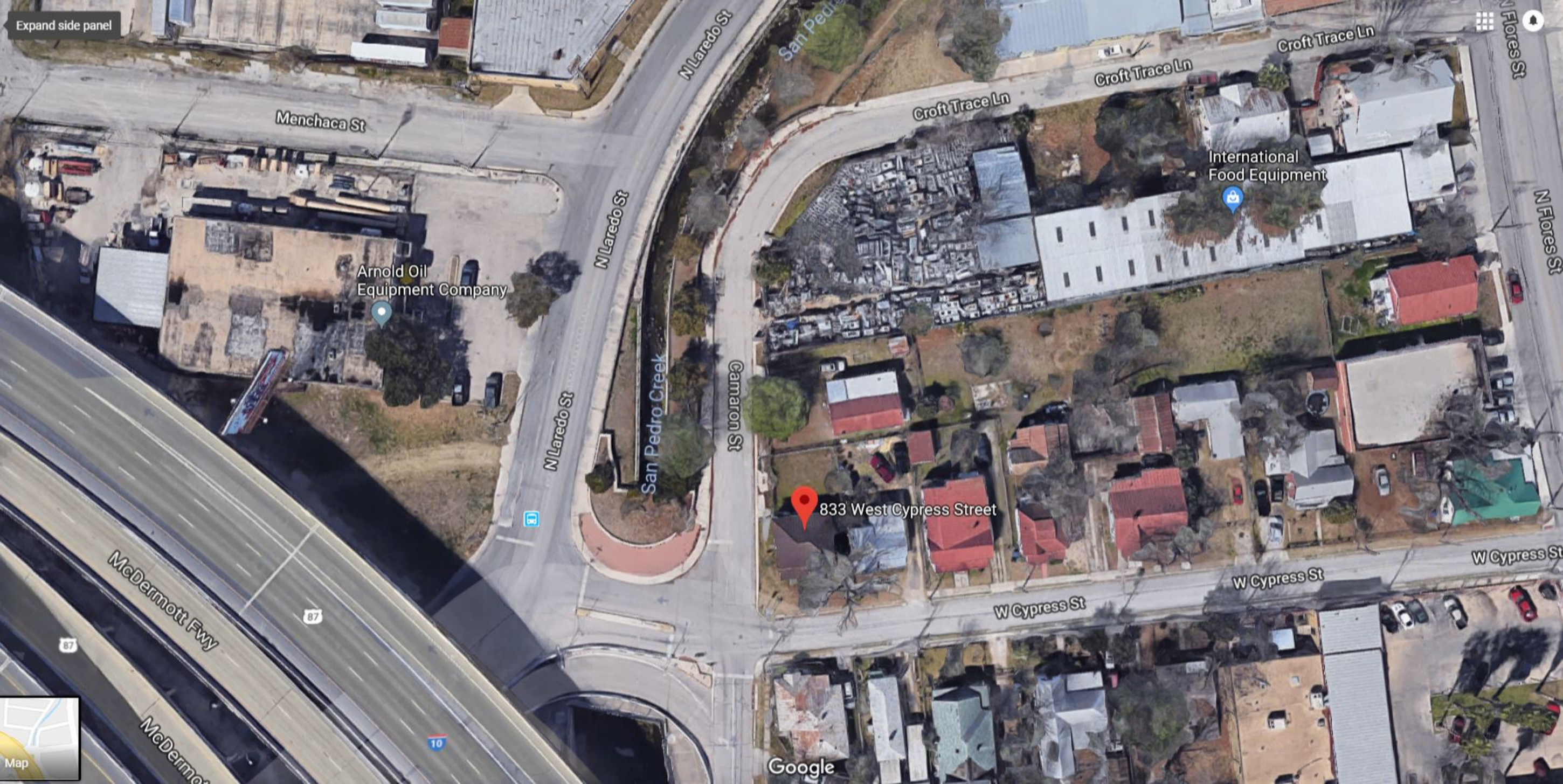


833 W Cypress

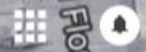
Powered by ArcGIS Server

Printed: Sep 12, 2018

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Expand side panel



Menchaca St

Arnold Oil
Equipment Company

N Laredo St

N Laredo St

San Pedro Creek

Cameron St

Croft Trace Ln

Croft Trace Ln

Croft Trace Ln

International
Food Equipment

N Flores St

N Flores St

833 West Cypress Street

W Cypress St

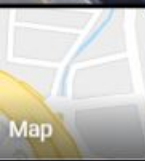
W Cypress St

W Cypress St

McDermott Fwy

87

10



Map

Google



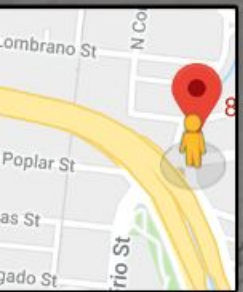
833 West Cypress Street

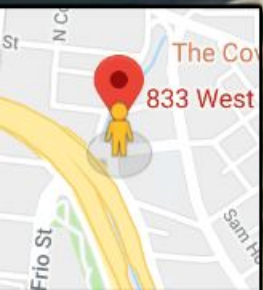
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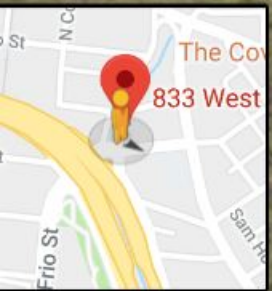
Cameron St

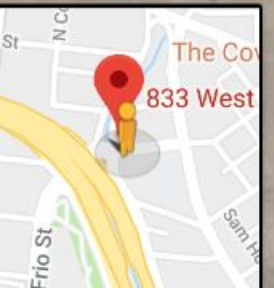
Google











August 24, 2018 at 2:22 PM
829 W Cypress St
San Antonio TX 78212
United States



August 24, 2018 at 2:22 PM
829 W Cypress St
San Antonio TX 78212
United States



August 24, 2018 at 2:22 PM
836 W Cypress St
San Antonio TX 78212
United States



August 24, 2018 at 2:22 PM
1614–1698 Camaron St
San Antonio TX 78212
United States



August 24, 2018 at 2:22 PM
1614–1698 Camaron St
San Antonio, TX 78212
United States



September 14, 2018 at 10:41 AM
835 W Cypress St
San Antonio TX 78212
United States



CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 833 W CYPRESS
REQUEST: 835 W CYPRESS
Roof material change, window
replacement, covered deck
addition

HEARING DATE: September 19, 2018 at 3:00 PM

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

September 14, 2018 at 10:41 AM
835 W Cypress St
San Antonio TX 78212
United States



September 14, 2018 at 10:41 AM
835 W Cypress St
San Antonio TX 78212
United States



September 14, 2018 at 10:42 AM
833 W Cypress St
San Antonio TX 78212
United States



833 W Cypress

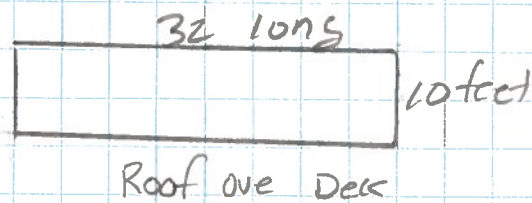
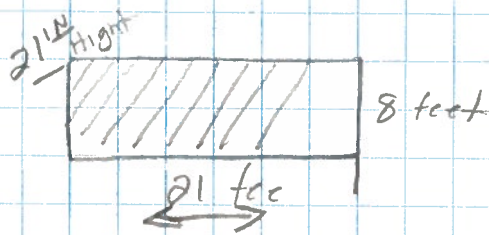
Roofing old metal To : Shingle

WINDOWS wood : VINYL windows

Paint the House Light Blue Trim white

Deck 8 wide 21 Long

Roof over Deck 10 wide Long 32



Address: _____ Lot: _____ Block: _____ NCB: _____

NCB: _____



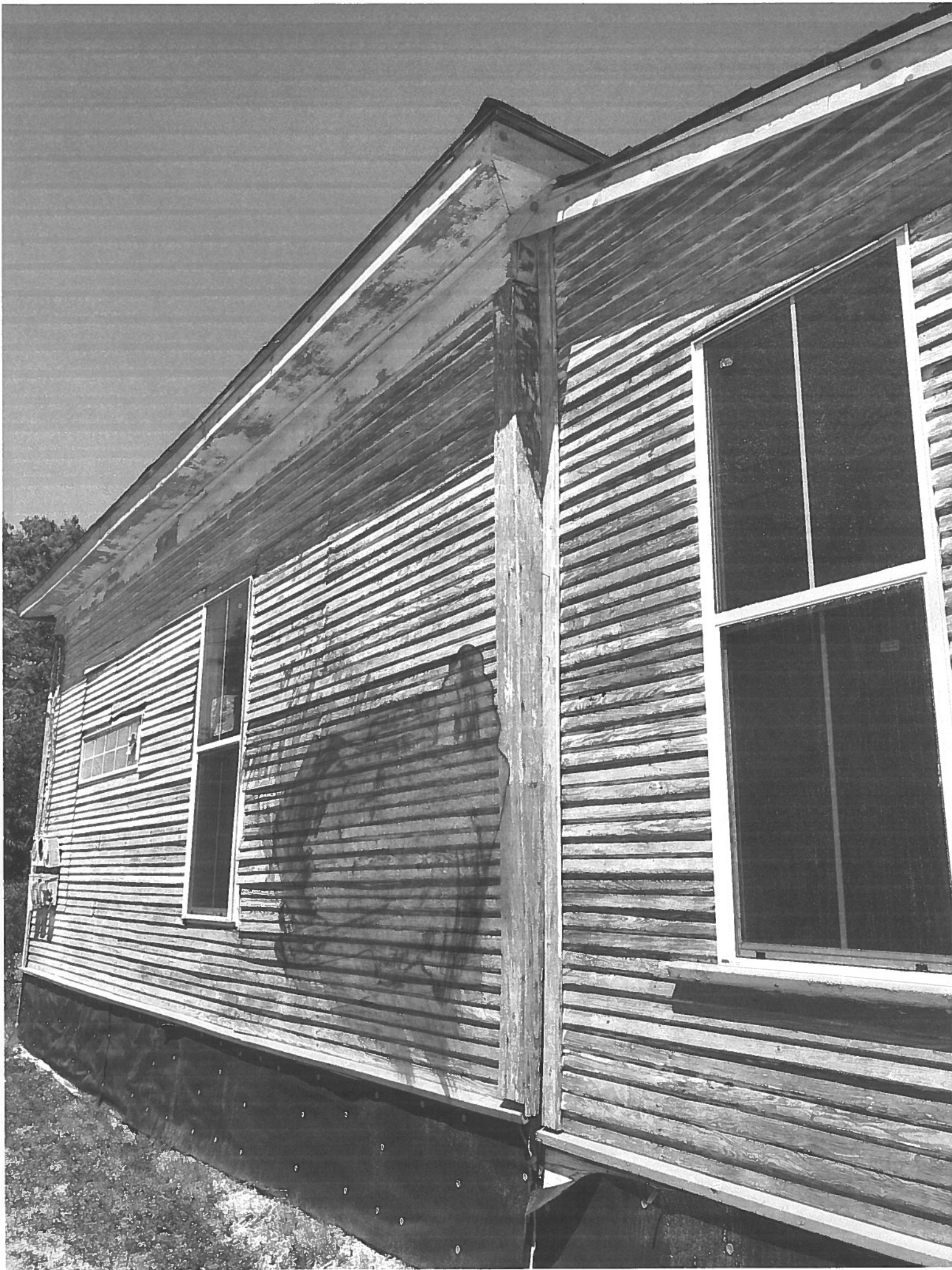
Signature of Applicant: _____



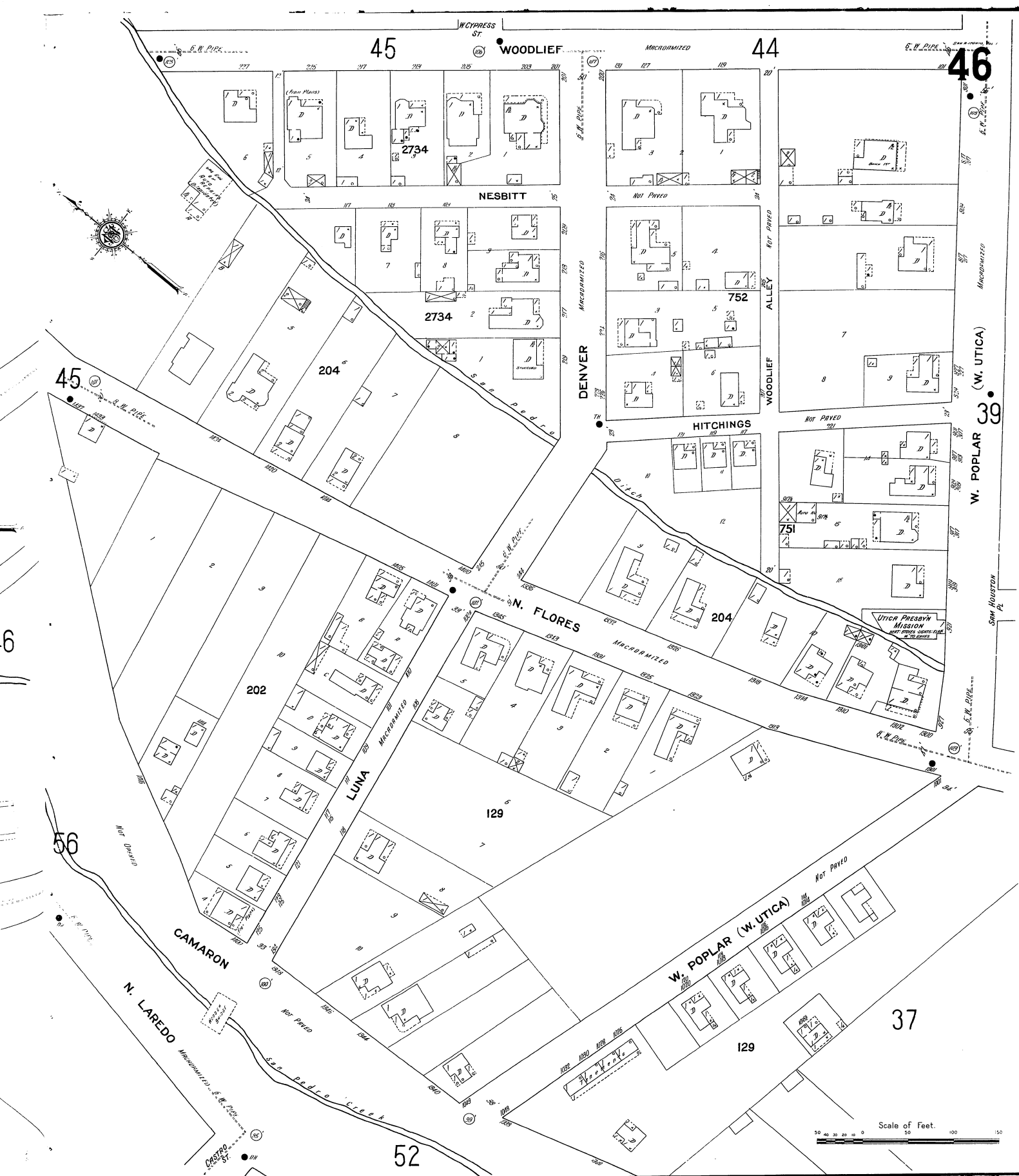














Scale of Feet.
50 100 150