

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-321
ADDRESS: 523 CEDAR ST
LEGAL DESCRIPTION: NCB 2878 BLK 3 LOT 11
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: TREVINO EDUARDO R &
OWNER: TREVINO EDUARDO R &
TYPE OF WORK: Porch Replacement
APPLICATION RECEIVED: May 31, 2019
60-DAY REVIEW: August 18, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, tongue and groove front porch decking with new 1x6 decking.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

FINDINGS:

- a. The primary structure at 523 Cedar was constructed circa 1905 in the Folk Victorian style and first appears on the 1912 Sanborn map addressed at 125 Henrietta. The structure originally featured a primary hipped roof with a wraparound porch. The turned portion of the porch has been enclosed. The porch featured tongue-and-groove siding with classical columns featuring Corinthian capitals.
- b. **COMPLIANCE** – On a site visit conducted on May 30, 2019, staff found that the front porch tongue-and-groove decking was replaced with 1x6 boards including the removal of some column capitals. The applicant submitted an application May 31, 2019, to be heard at the next available HDRC hearing.
- c. **PORCH DECK** – The applicant has proposed to install 1x6 wood boards to replace traditional wood tongue-and-groove decking; the orientation of the boards remains perpendicular to the front façade plane of the home. Per the Guidelines for Exterior Maintenance and Alterations 2.7.B.iii., porch elements should be replaced in-kind when deteriorated beyond repair and 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. Staff finds that the 1x6 boards are inconsistent with the Guidelines and replacement decking should feature wood tongue-and-groove decking with approximately 1 inch in height and 3 inches in width laid perpendicular to the front façade plane of the historic structure.

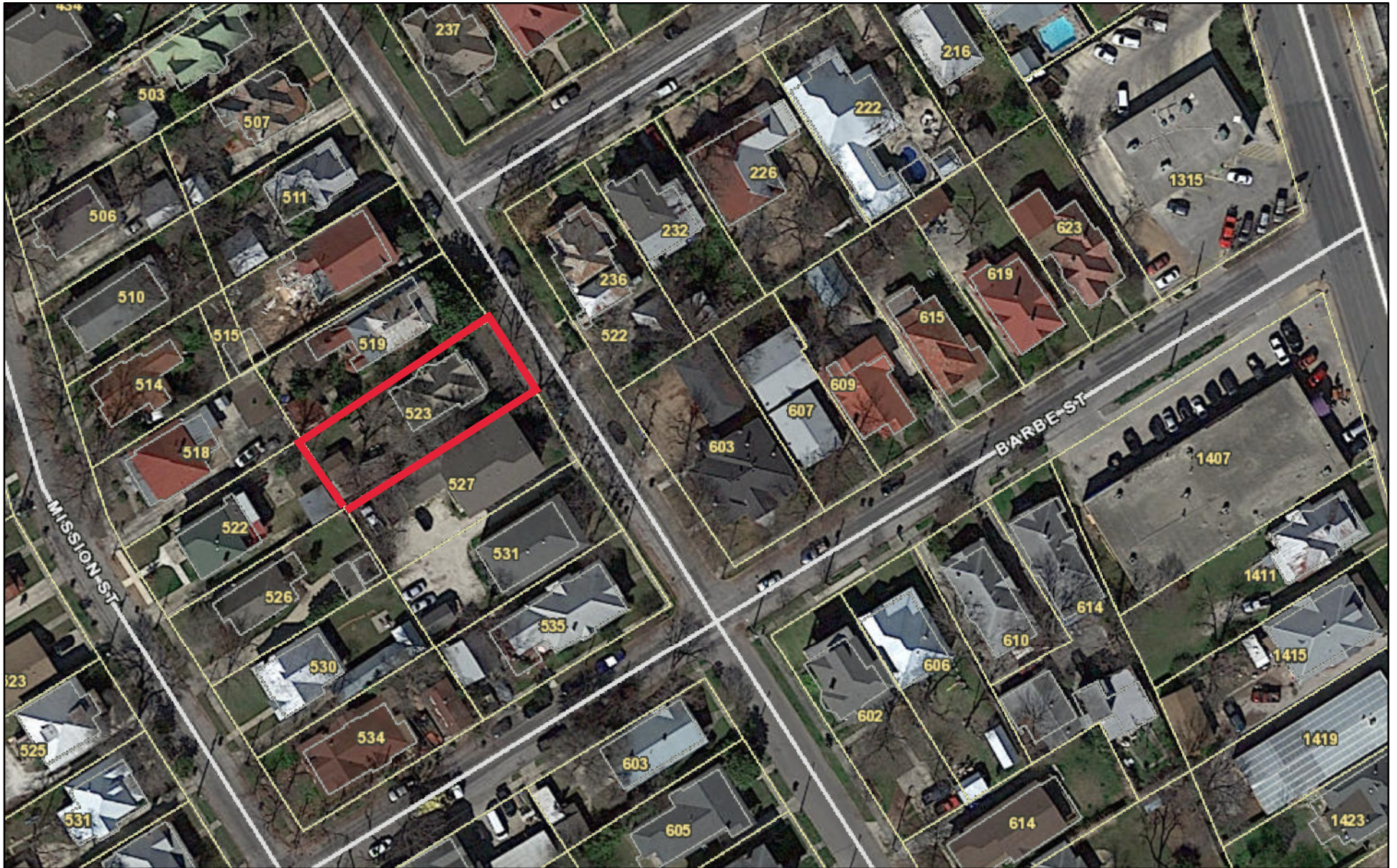
RECOMMENDATION:

Staff does not recommend approval based on finding b and c. In-kind replacement of 1x3 tongue-and-groove decking should be installed instead and the column capitals should be restored.

CASE COMMENT:

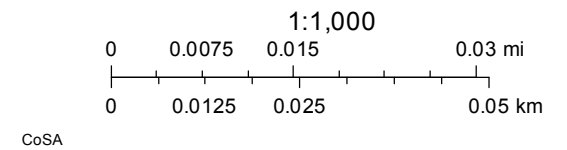
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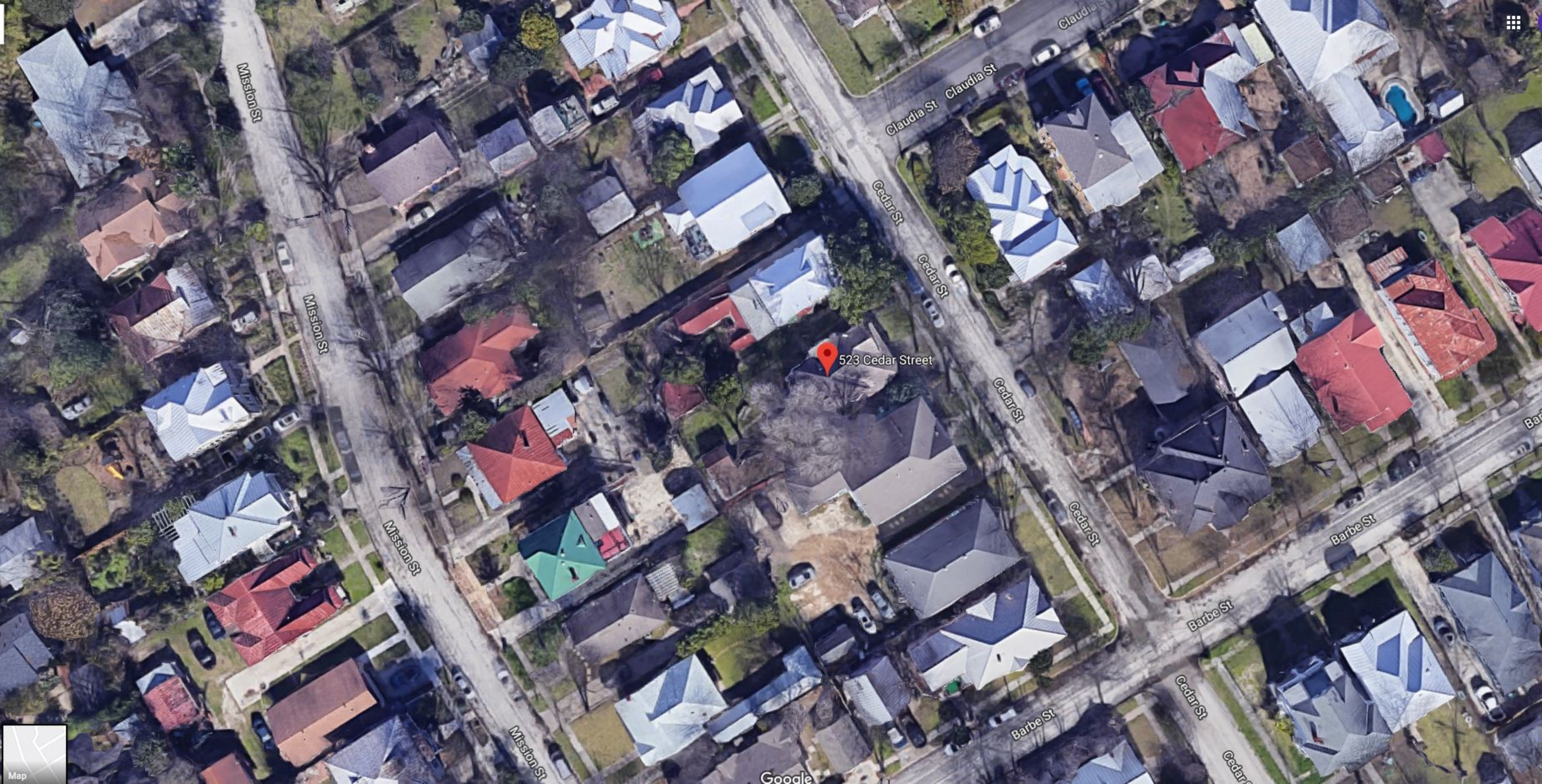
523 Cedar



June 12, 2019

□ COSA City Limit Boundary





Mission St

Mission St

Mission St

Mission St

Claudia St
Claudia St

Cedar St

Cedar St

Cedar St

Cedar St

Barbe St

Cedar St

Cedar St

Barbe St

Barbe St

Barbe St

523 Cedar Street

Google





523 Cedar Street







MISSION

(96)

MUNICIPALIZED

360 359

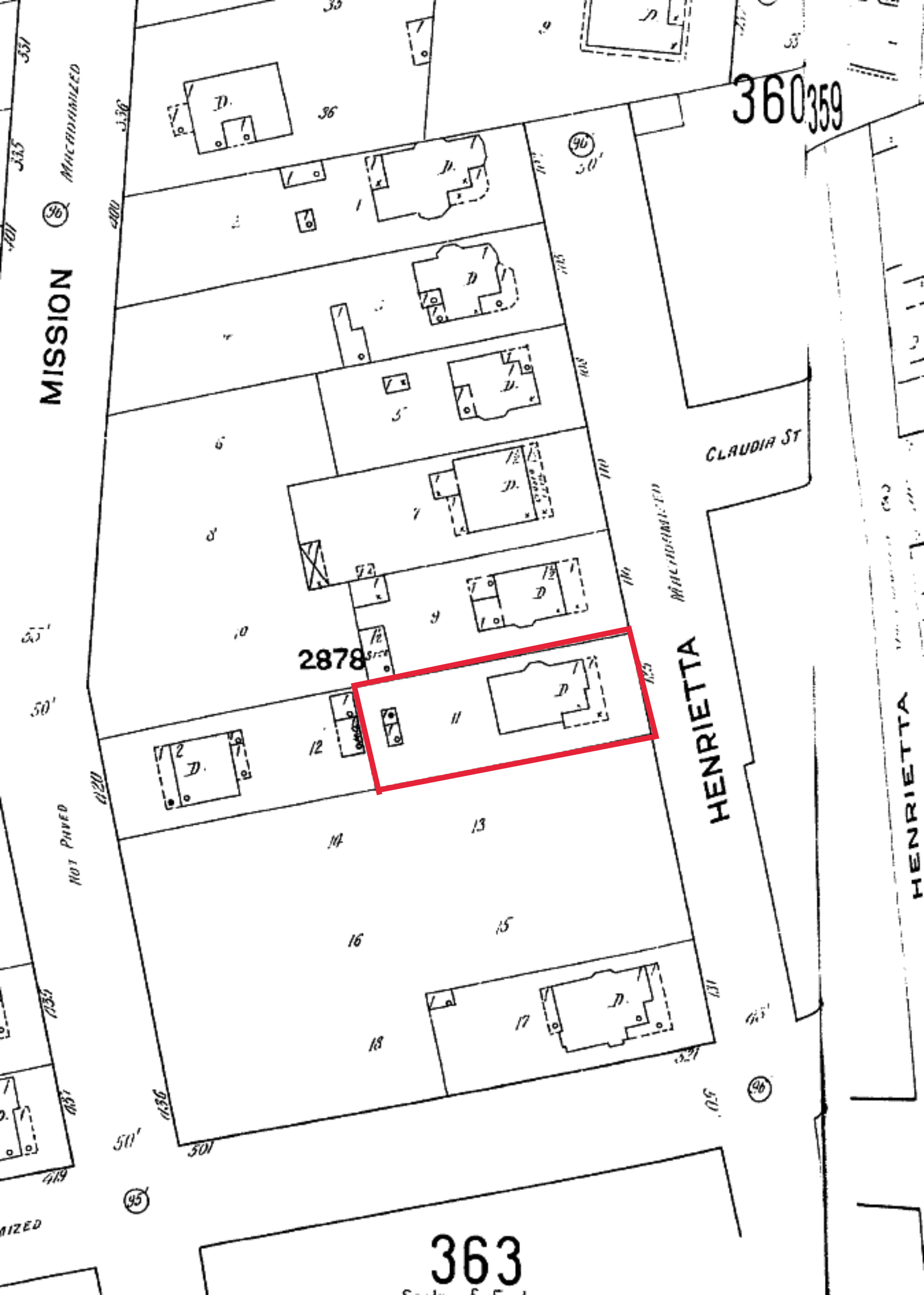
CLAUDIA ST

HENRIETTA

HENRIETTA

2878

363







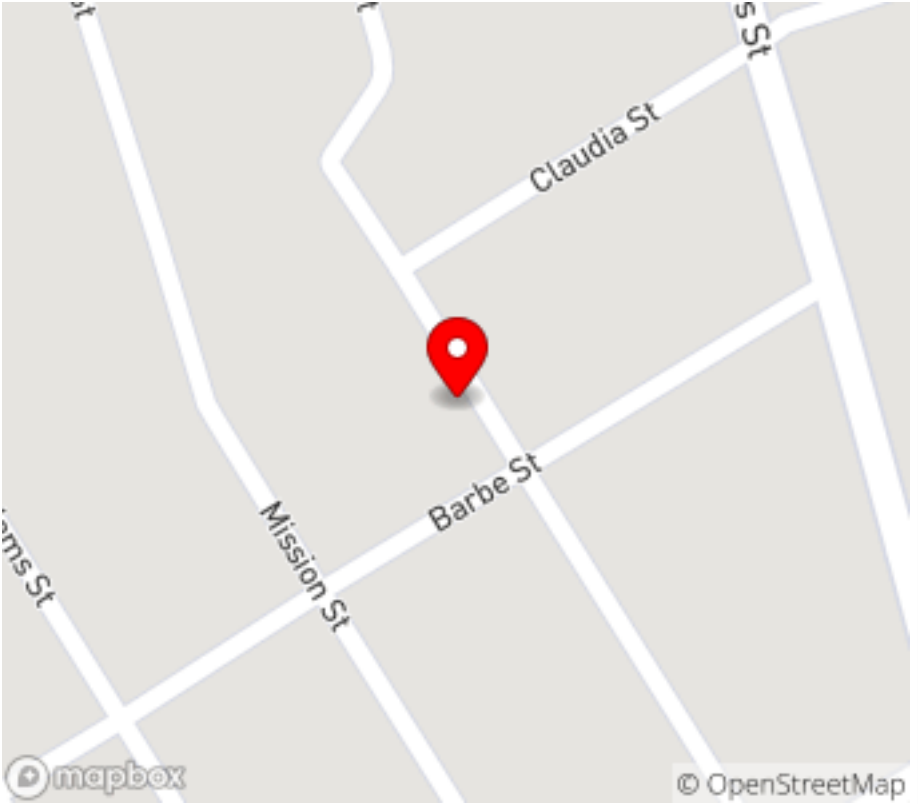






Investigation Report

Property

Address	523 Cedar
Owner Information	Eduardo and Hortence Trevino
Location Map	
Lat: 29.4081870330998 Long: -98.4886664125577	

Site Visit

Date	05/30/2019
Time	03:40 PM (-5 GMT)
Context	drive-by
Present Staff	Huy Pham, Edward Hall
Present Individuals	Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Porch decking replacement with 1x6 wood planks. One capital has been removed and visible on site.
Description of interaction	Staff spoke to contractors who were driving away and advise that the owner should review the stop work order.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s), Posted "Notice of Investigation"



Investigation Report

Documentation

Photographs





Investigation Report





Investigation Report



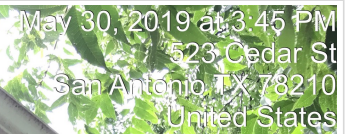


Investigation Report





Investigation Report



05/30/2019 03:46 PM