

HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

HDRC CASE NO: 2019-505
ADDRESS: 268 THORAIN BLVD
LEGAL DESCRIPTION: NCB 9009 BLK 5 LOT 12 AND 13
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: John Bonillas/CASA Exteriros
OWNER: RUEDA GABRIEL ANDRES & RUEDA JAIME & RUEDA LAURA E
TYPE OF WORK: Demolition of garage with new construction
APPLICATION RECEIVED: August 23, 2019
60-DAY REVIEW: October 22, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting final approval to:

1. Demolish the existing rear garage.
2. Reconstruct the rear garage in the same footprint, height, design, and configuration.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- 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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

FINDINGS:

- a. The structure at 268 Thorain Blvd is a 1-story single family house constructed circa 1940 in the Minimal Traditional style with Craftsman influences. The home features a cross gable configuration, stone chimney, and

asymmetrical front porch with a metal shed roof. The structure is contributing to the Olmos Park Terrace Historic District. The property also features a 1-story rear carriage structure with horizontal woodlap siding with a wide reveal, composition shingle roof, exposed rafter tails, and two wooden carriage doors, also contributing to the Olmos Park Terrace Historic District.

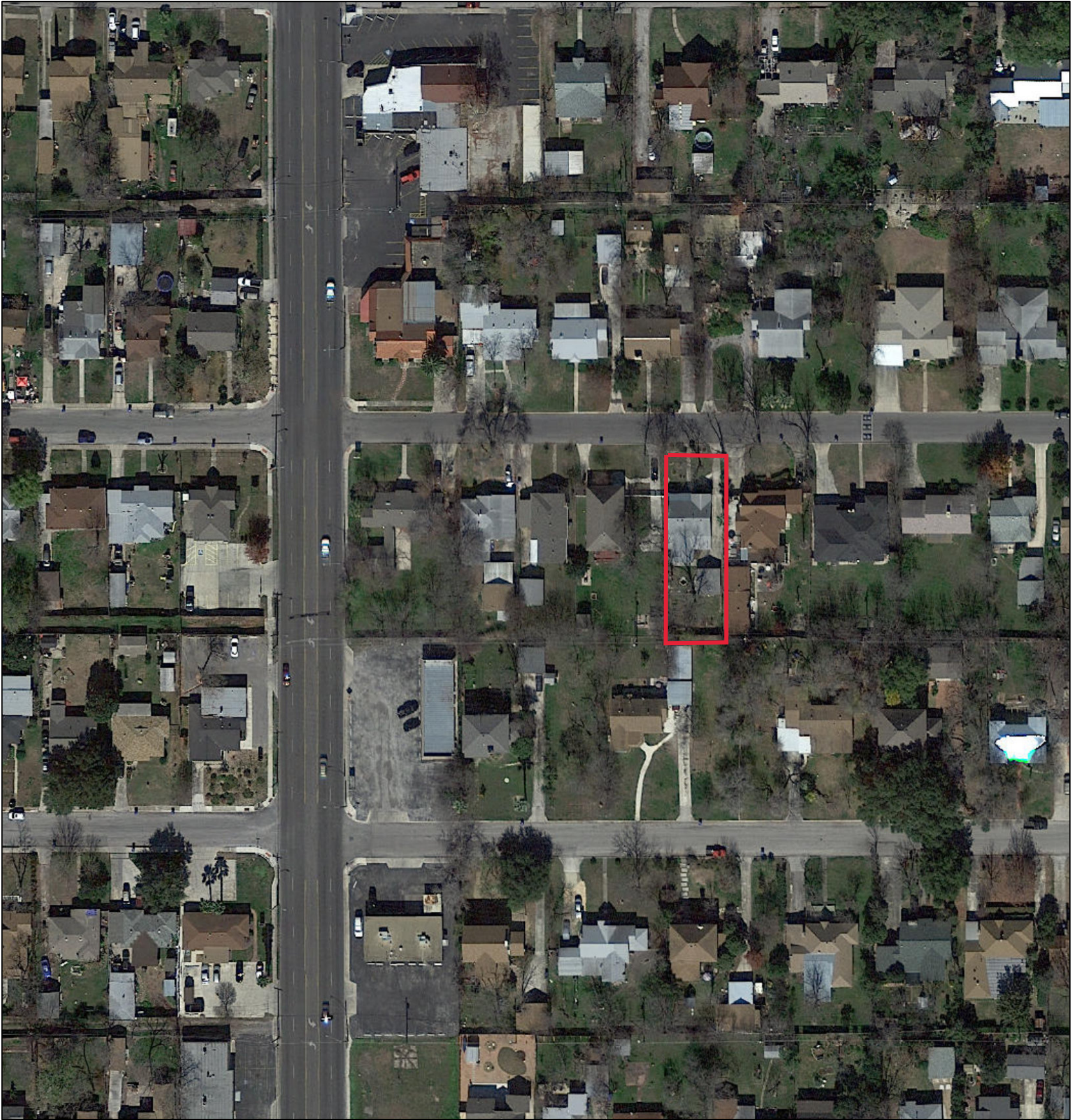
- b. RECONSTRUCTION – The applicant has proposed to demolish the existing, rear carriage structure. As noted in finding a, staff finds this rear structure to be contributing to the Olmos Park Terrace Historic District and finds its full demolition to be inappropriate; however, staff finds the demolition and reconstruction of the rear structure to match the existing footprint and architectural details to be generally appropriate.
- c. EXTERIOR MODIFICATIONS – The applicant has proposed to reconstruct the structure to closely match the existing configuration. The garage will feature an open carport configuration and the carriage doors will not be reintroduced. Staff finds that the overall proposal is generally appropriate, but finds that the exterior siding should be reused on the exterior where possible, and the roof form and exposed rafter tails should be retained as character defining features. A comprehensive deconstruction and reuse plan, as well as accurate and detailed construction drawings, is required for a Certificate of Appropriateness to be issued.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulations:

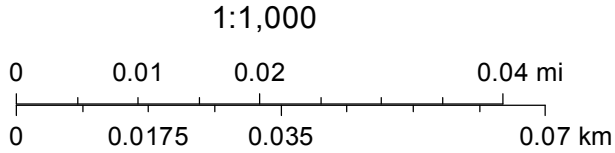
- i. That the existing structure is deconstructed versus demolished where feasible and that the existing siding is salvaged where possible to be reused in the reconstruction. A deconstruction and reuse plan should be submitted to staff as that clearly indicates the items to be salvaged and their proposed locations in the new structure prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submit final accurate, dimensioned, to-scale drawings for the reconstructed structure to staff prior to receiving a Certificate of Appropriateness. The roof form, including pitch and exposed rafter tails, must be retained in the new structure.
- iii. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.

City of San Antonio One Stop



September 26, 2019

—— User drawn lines







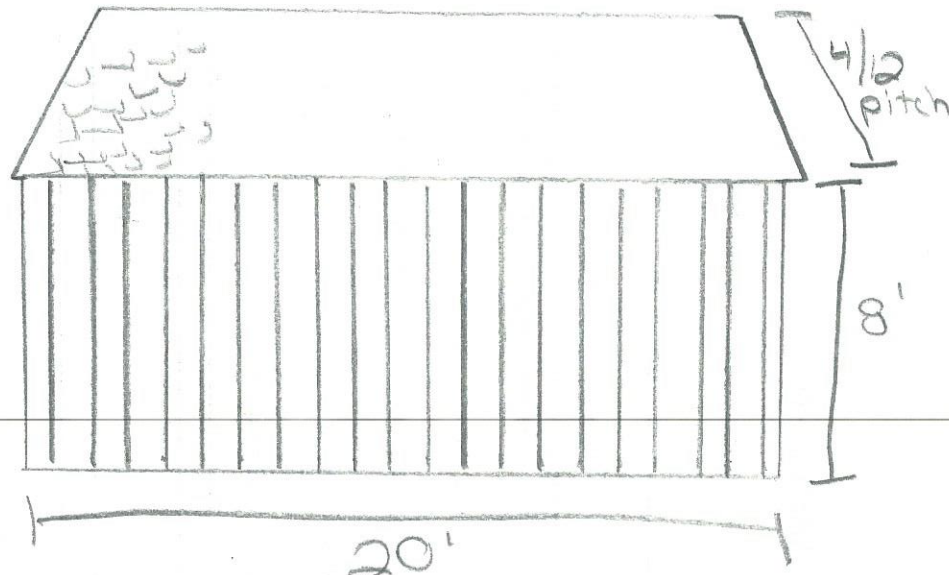






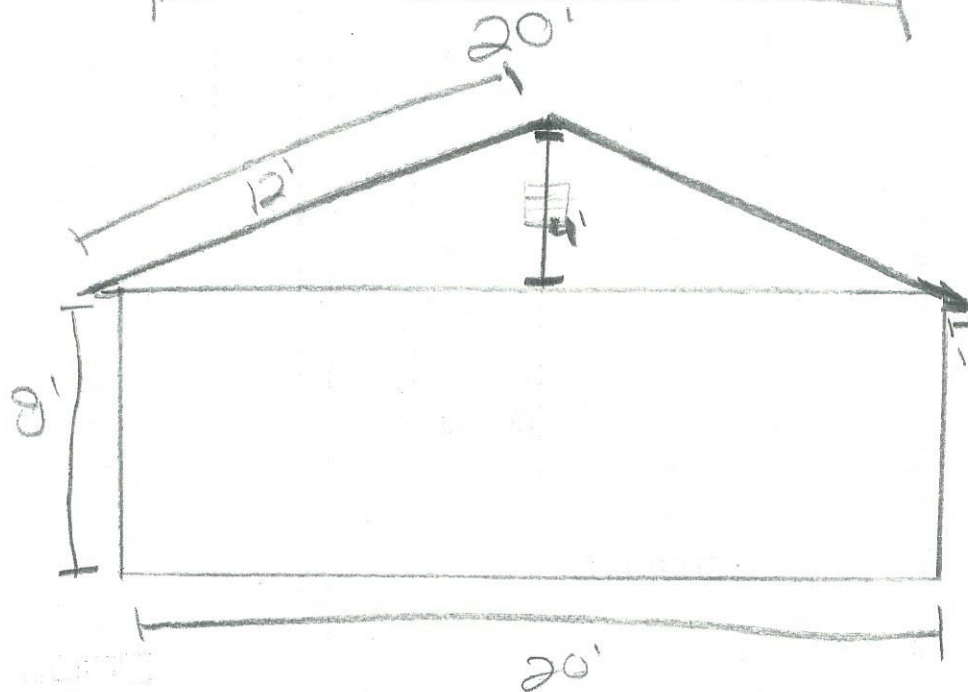
9/11/12

Elevation
Elevation



- Dimensional Shingle Roof
- Wood Board/Batten Siding
- No windows
- Exact dimensions/pitch as previous structure
- Follow IBC

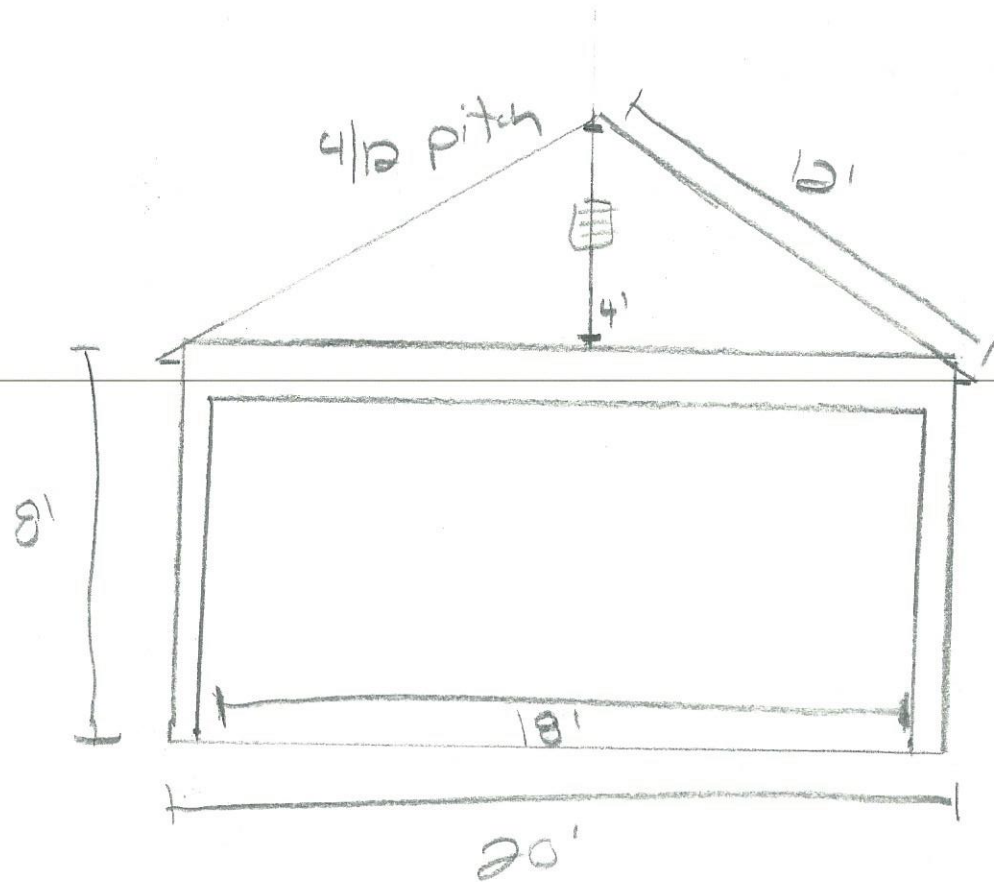
Rear Elevation



- Rear Gable Vent
- Wood Board/Batten Siding
- 1' overhang soffitt
- No windows
- Follow IBC

[Handwritten signature]

268 Theroin
78012



- No Garage Doors
- Double Car opening
- 1 Gable Vent
- Board/Batten Siding
- Follow IRC

[Handwritten signature]









***THE UNDERSIGNED PROPERTY DO HEREBY CONTRACT WITH AND AUTHORIZE
CASA EXTERIORS, ROOFING, & REMODELING LLC #HR-928553
TO FURNISH AND INSTALL THE FOLLOWING***

NAME: Mr./Mrs. Rueda PHONE : 956 - 369 - 3858 EMAIL: _____
ADDRESS: 268 Thorain CITY: San Antonio STATE: TX ZIP: 78212
DATE: 08/28/19

www.casaexteriors.com

*****OBTAIN ALL NECESSARY PERMITS TO CONSTRUCT PROJECT FROM START TO COMPLETION AS PER CITY CODE*****

PROPOSED WORK TO BE DONE/ADDENDUM

- 1) Demo and remove existing garage foundation.
- 2) Jack and reinforce perimeter footing of detached garage structure.
- 3) Pour 3000 PSI concrete 20'x20' for garage floor.

\$7,400

- 4) Remove and replace all perimeter siding to access rotted runner plate and stud framing.
- 5) Remove and replace all perimeter runner plate of garage.
- 6) Remove and replace all damaged studs(18-22 total)
- 7) Install all new siding that was removed, wood type lap siding.

\$3,200

- 8) Remove shingled roof, drip edge, and felt.
- 9) Remove and replace any damage decking.
- 10) Install new synthetic underlayment, drip edge, and re shingle using Oakridge Owens Corning Dimensional shingles.

\$1,800

- 11) Caulk and seal all corners, trims, fascia, butt joints and pressure wash structure for paint.
- 12) Primer and paint the entire exterior garage.

\$2,400

Concrete has major cracks throughout, greater than 2". Structure is unlevel due to concrete cracks and shifting. All runner/base plate of structure is rotted along with many studs. Roof has hail damage. Siding is rotted in many areas. Garage doors do not close properly.

Proposed work can not foresee any additional costs which are likely to occur. Those costs will be added onto a separate addendum.

Recommendation to wreck and rebuild structure. Would be less costly for homeowner and have a faster time of completion. New Structure would remain identical in size, dimensions, roof pitch and in the same location as existing.

CLEAN UP

HAUL-OFF ALL TRASH AND DEBRIS (THAT'S JOB RELATED)

YES / NO

WARRANTIES

A 10 YEAR WARRANTY ON INSTALLATION UPON COMPLETION
MANUFACTURES WARRANTY

YES / NO

YES / NO

TOTAL PRICE \$14,800 ***DEPOSIT*** _____ ***BALANCE*** upon completion

THIS CONTRACT, THE ENTIRE AGREEMENT BETWEEN THE PARTIES (OWNER AND CASA), AND NO RESPRESENTATION SHALL BE BINDING UPON EIT-HER PARTY, UNLESS HEREIN INCLUDED. SPECIAL ORDER PRODUCTS MAY NOT BE RETURNED CUSTOMER AGREES TO RESPONSIBILITY FOR PAYMENT OF PRODUCTS.

UPON AGREEMENT OF THIS CONTRACT HOMEOWNERS(S) AGREES TO ALLOW CASA TO CONTACT THE INSURANCE PROVIDER FOR ANY SUPPLEMENTS/ ADDENDUMS RELATING TO ALL AND OR ANY INSURANCE CLAIMS. ID REQUIRED FOR DISCOUNTS. DEPOSIT REQUIRED FOR MATERIALS AND DELIVERY FEES, BALANCE UPON FULLFILLMENT OF CONTRACT.ANY OUTSTANDING BALANCES WILL BE SENT TO COLLECTIONS AFTER 30 DAYS AND SUIT FILED. COMPLETED WORK MUST BE PAID IN FULL BEFORE ANY OTHER CONTRACTS/ADDENUMNS CAN BE ADDED, UNLESS OTHERWISE SPECIFIED BY CASA.

NOTICE OF RIGHT TO CANCEL: YOU THE OWNER, MAY RESCIND THE CONTRACT WITHOUT ANY PENALTY OR CHARGE WITHIN THREE DAYS OF CONTRACT DATE, MUST BE IN WRITING TO CUSTOMERSUPPORT@CASAEXTERIORS.COM, FULL REFUND OF DOWN PAYMENT WILL BE RETURNED.

CONTRACTOR John Bonillas

DATE 08/28/19

HOMEOWNER _____

DATE _____

HOMEOWNER _____

DATE _____

PLOT PLAN FOR BUILDING PERMITS

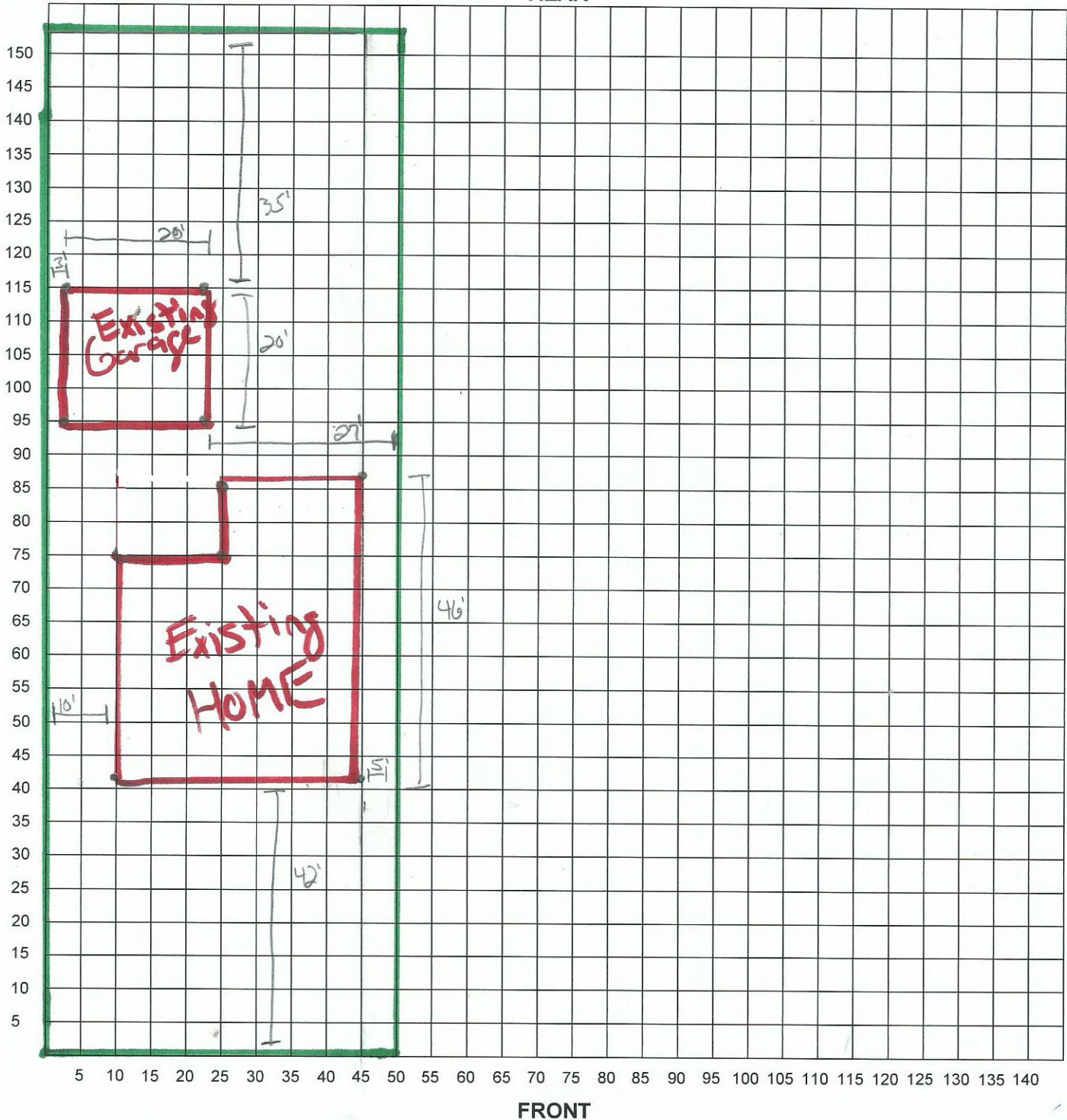
Address: 268 Tharin Blvd
78212

Lot: _____

Block: _____

NCB: _____

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 8/22/19

Signature of Applicant: _____