

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-403
ADDRESS: 1903 W MULBERRY AVE
LEGAL DESCRIPTION: NCB 1944 BLK 22 LOT 1
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Mario Cordero/CORDERO MARIO J & SYLVIA R
OWNER: Mario Cordero/CORDERO MARIO J & SYLVIA R
TYPE OF WORK: Replace existing garage doors and replace siding
APPLICATION RECEIVED: September 08, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to rehabilitate the rear garage structure to include:

1. Removing the existing tile and vertical board siding, repair damage, and install Hardie plank siding
2. Replace the existing wooden garage doors with two aluminum garage doors.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

FINDINGS:

- a. The rear accessory structure at 1903 W Mulberry was constructed circa 1930, first appears on the 1951 Sanborn map, and contributes to the Monticello Park Historic District. The two-car garage originally featured a primary gable with a north-flanking shed clad with tile siding to which a south-flanking shed was added later featuring vertical board siding and providing symmetric form to the overall structure.
- b. COMPLIANCE – On a site visit conducted on April 6, 2020, staff found that the original wood garage doors were removed and discarded prior to approval. The applicant complied with the Stop Work Order and submitted an application on September 8, 2020, including additional scopes of work to be heard at the next available commission hearing.
- c. ACCESSORY SIDING – The applicant has proposed to replace all of the asbestos tile and vertical wood board siding with new Hardie lap siding. Per the Guidelines for Exterior Maintenance and Alterations 1.B.iii., applicants should replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair. Staff finds that Hardie lap siding is an appropriate replacement product for asbestos siding. However, staff finds that the vertical wood board portion should maintain the inset wall plane and vertical trim piece to provide a visual distinction between original and additional forms. The proposed Hardie siding should feature a profile of four (4) inches and a smooth finish. The existing corner trim profile may be re-installed.
- d. GARAGE DOORS – The applicant has proposed to replace the original wood garage doors with new aluminum garage doors. The doors were discarded prior to approval. Per the Guidelines for Exterior Maintenance and Alterations 9.B.i., applicants should ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure; when not visible from the public right-of-way, modern paneled garage doors may be acceptable. Staff finds that the doors are highly visible from the public right-of-way and should be reconstructed in-kind with wood and similar panel configuration.

RECOMMENDATION:

Staff recommends approval of item 1 and 2 based on findings c and d with the following stipulations:

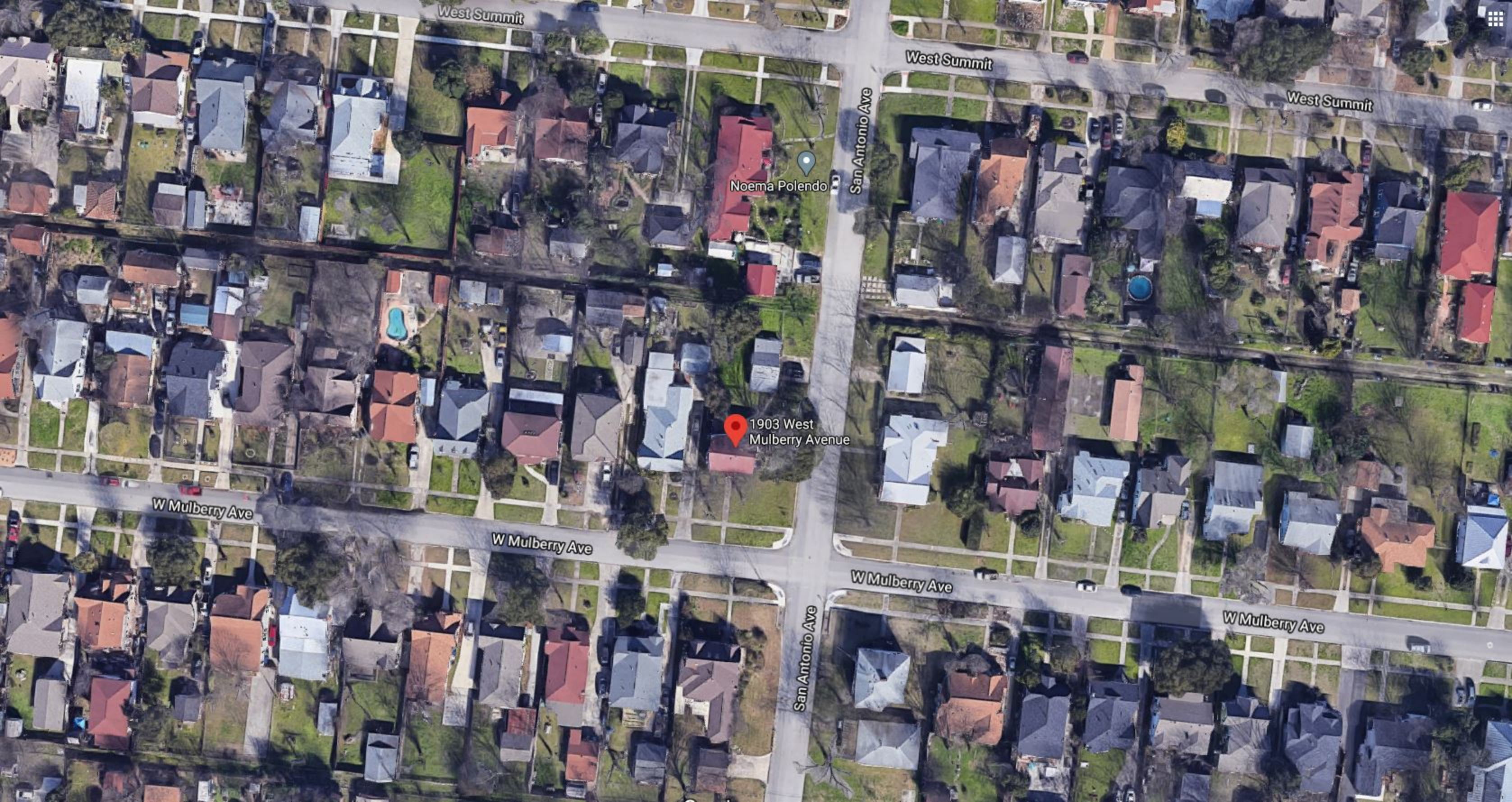
- i. That the replacement Hardie siding feature a profile of four (4) inches and a smooth finish. Additionally, staff recommends that the addition on the south elevation maintain the inset to differentiate itself from the primary accessory structure. The corner trim profile may be re-installed.
- ii. That the garage doors reconstructed in-kind with wood material and similar panel configuration.

1903 W Mulberry



September 30, 2020





West Summit

West Summit

West Summit

San Antonio Ave

Noema Polendo

1903 West Mulberry Avenue

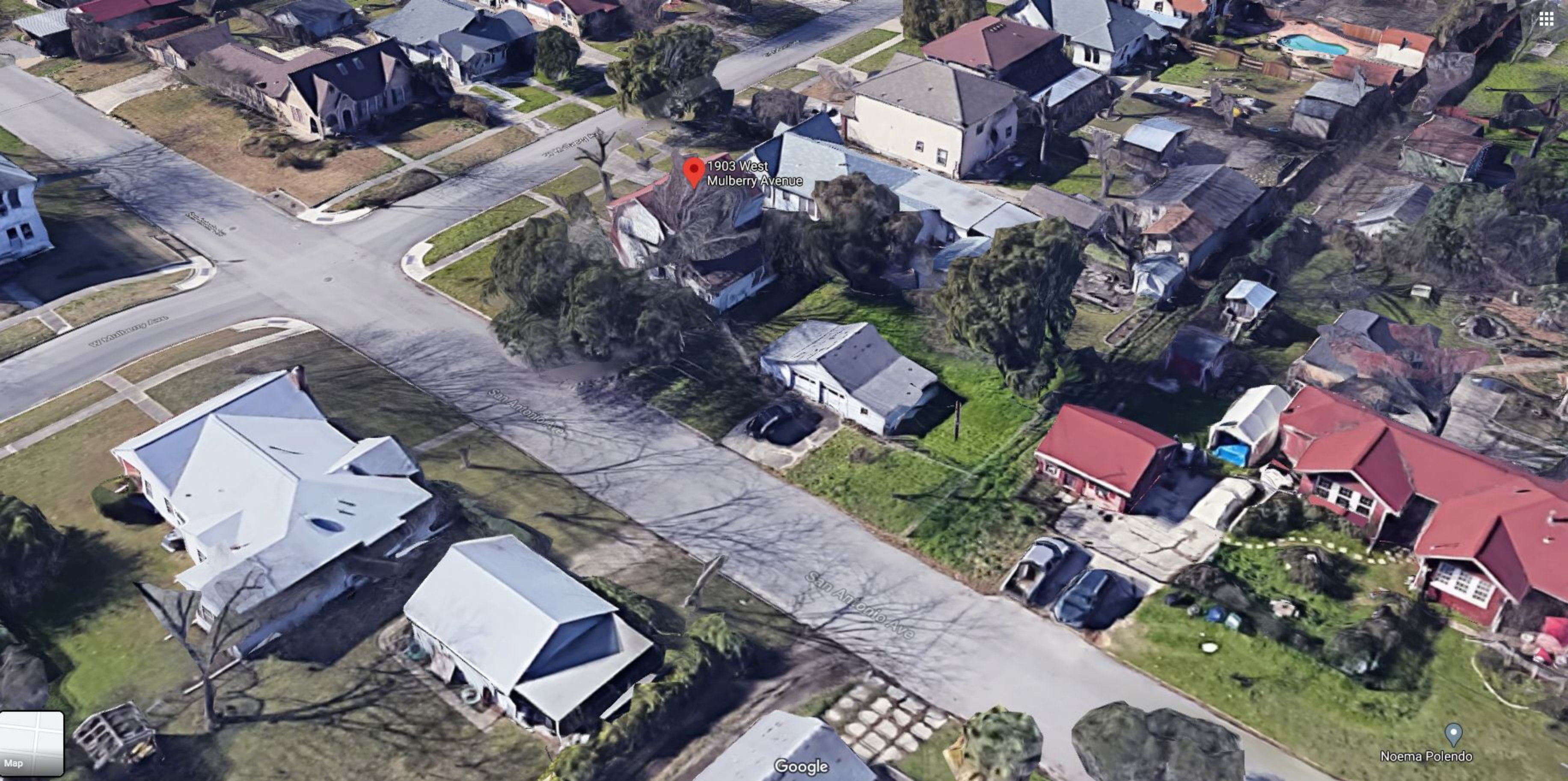
W Mulberry Ave

W Mulberry Ave

W Mulberry Ave

San Antonio Ave

W Mulberry Ave



1903 West
Mulberry Avenue

San Antonio Ave

San Antonio Ave



Google

Noema Polendo



701 San Antonio Ave
San Antonio, Texas

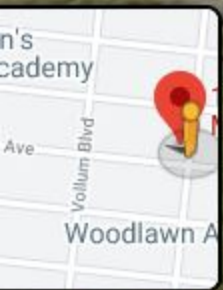
Google

Street View - Feb 2019



Currently shown: Feb 2019

2011 2019



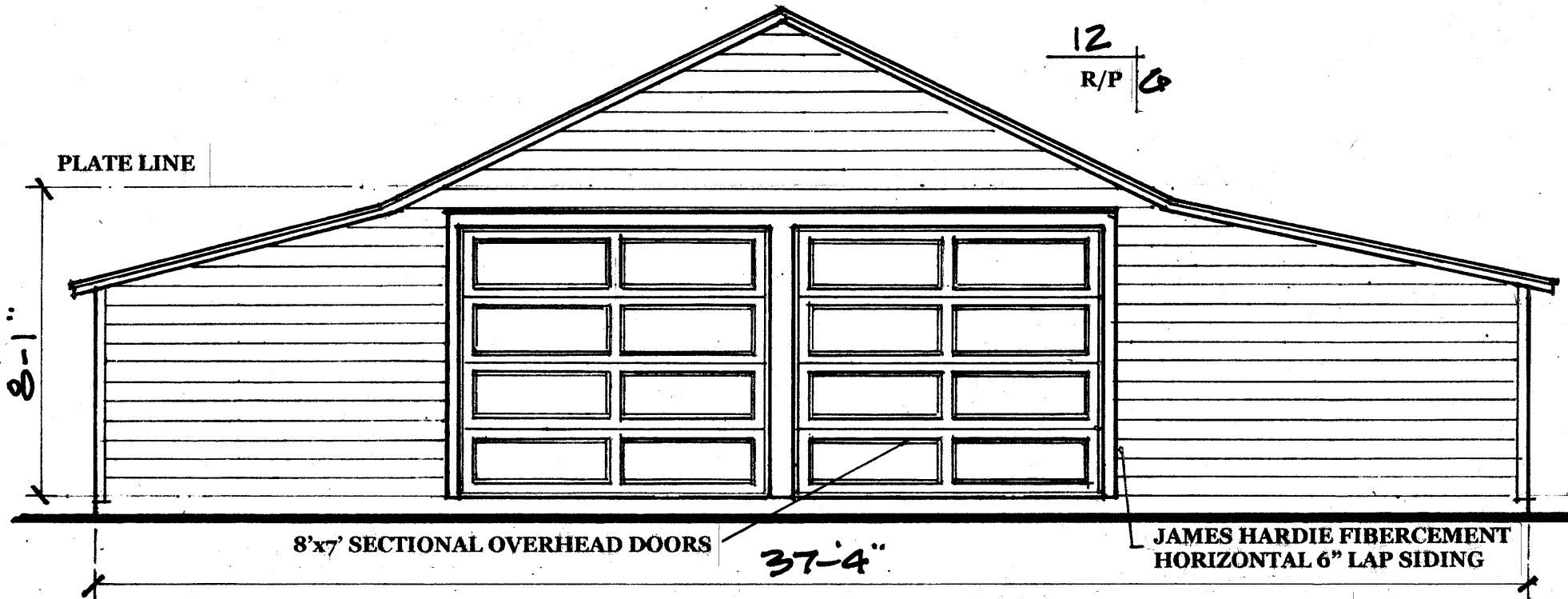
Google











PROPOSED NEW GARAGE DOORS

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

MR. & MRS. CORDERO RESIDENCE
1903 W. Mulberry Avenue





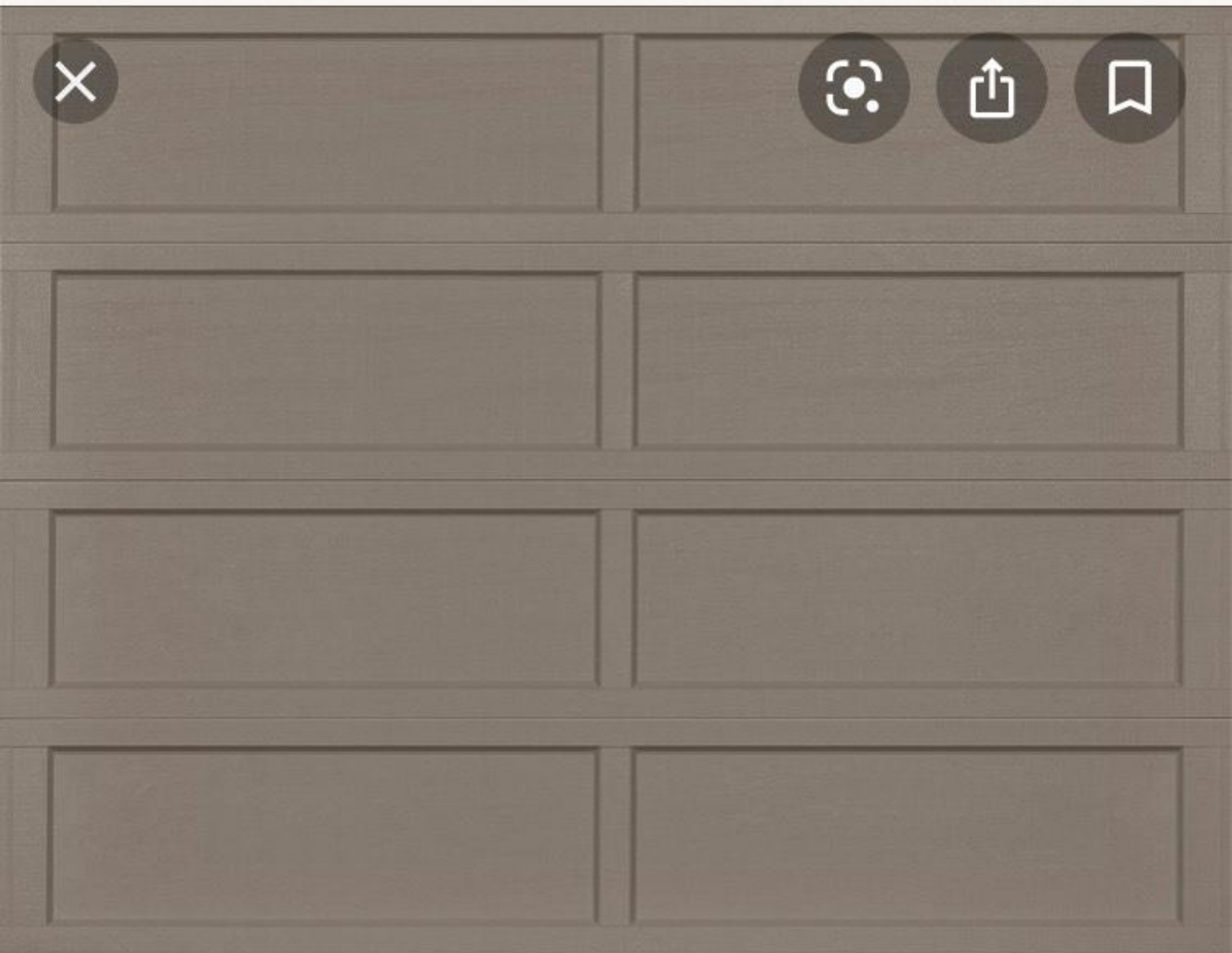




10:00 ↗



🔍 🔒 chi model 2294 no windows



QUOTE

8'x7' Model 2294

Recessed Panel LP,

Steel Back Insulated,

Polyurethane, Solid,

Standard Color, Rope,

PWS, ORB, Top Strut,

Inside Lock, Standard

Lift









525
MARY LOUISE DRIVE

FURR DRIVE (CONSTANTIA)

DONALDSON AV.

W. GRAMERCY PL. (JOHN A.)

W. KINGS HIGHWAY

W. SUMMIT AV

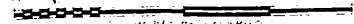
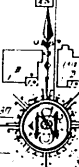
W. MULBERRY AV.

FREDRICKSBURG

BLVD (AV)

SAN ANTONIO

ELMENDORF



546

003



Investigation Report

Property

Address	1903 W Mulberry
Owner Information	Mario & Sylvia Cordero

Site Visit

Date	04/06/2020
Time	12:37 PM (-5 GMT)
Context	other [see field notes]
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	50%
Description of work	Removal of garage doors, driveway replacement.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Posted "Notice of Investigation"
Will post-work application fee apply?	To be determined

Documentation

Photographs	
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Investigation Report



04/06/2020 12:41 PM