

## HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2017

**HDRC CASE NO:**

**2017-497**

**ADDRESS:**

622 CEDAR ST

**LEGAL DESCRIPTION:**

NCB 2912 BLK 1 LOT S 25 FT OF 6 & N 40 FT OF 7

**ZONING:**

RM-4, H

**CITY COUNCIL DIST.:**

1

**DISTRICT:**

King William Historic District

**APPLICANT:**

Felix Ziga/Ziga Architecture Studio

**OWNER:**

Maureen & Ricardo Ruiz

**TYPE OF WORK:**

Construction of a rear addition and rear porch

**REQUEST:**

The applicant is requesting conceptual approval to construct an addition at the rear of the primary historic structure to replace an existing, rear addition to include a side addition and rear yard deck.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

##### B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

#### 3. Materials and Textures

##### A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

*iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### 4. Architectural Details

##### A. GENERAL

*i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

*ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

*iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

#### FINDINGS:

- a. The historic structure at 622 Cedar was constructed circa 1925 and is found on the 1951 Sanborn Map. The structure was constructed in the Craftsman style and features a front facing gabled roof, a side gabled porch roof and a brick chimney.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. REAR ADDITION – At the rear of the primary historic structure, the applicant has proposed to replace an existing, rear addition to include a side addition. The existing, rear addition, was constructed circa 1960 and features steel casement windows and a shed roof. The applicant has proposed to remove this existing addition and construct a new addition to replace the existing addition's footprint as well as extend to the side (west) of the footprint of the primary historic structure.
- d. REAR ADDITION – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the rear addition to feature a side gabled roof that is subordinate to the roof form and height of the historic structure and has located the structure towards the rear of the primary historic structure. While the proposed addition will extend to the side of the primary structure, it is set back significantly from the front façade and features massing that is generally consistent with that of the primary historic structure. Staff finds the proposed location and massing of the proposed addition to be appropriate.
- e. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the addition to feature a roof height that is subordinate to that of the primary historic structure and generally a footprint that is appropriate for the footprint of the primary historic structure.
- i. MATERIALS – The applicant has proposed materials that include salvaged wood siding and windows from the historic structure, wood lap siding, a standing seam metal roof to match the existing and a rear wood deck. At this time, the applicant has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed. 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. Details on each should be submitted to staff for review.
- f. REAR DECK – At the rear of the proposed addition, the applicant has proposed to construct a wood deck. Staff

finds the profile, materials and location of the proposed deck to be appropriate.

**RECOMMENDATION:**

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

- i. That the proposed wood siding match that of the historic structure or feature an exposure of no more than four (4) inches.
- ii. That the applicant install wood or aluminum clad wood windows should be installed. 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. Details on each should be submitted to staff for review.
- iii. That the proposed fixed windows on the east elevation be sash windows.
- iv. That the standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 26, 2017

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Cedar St





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## 622 CEDAR ST. – NARRATIVE

Requesting conceptual approval to reconstruct an existing non-historic rear addition and to construct a new side addition. The proposed reconstruction will keep the existing footprint but will modify the roof so that the floor height in that portion of the house, matches the original historic house.

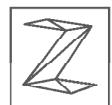
The new side addition will be set back as far from the front of the house as possible to minimize impact and visibility from the street. The proposed addition will be shorter than the main roof on the historic house, and will be obscured by existing vegetation and an existing privacy fence. The proposed addition will have a gable roof to match the house. Existing details such as moldings will be carried over to the addition in a simplified form to tie in the new with the old. The addition will have a standing seam metal roof to match existing, wood frame windows and horizontal wood siding in a different profile from the existing teardrop siding.

Three existing wood windows located on the east side of the house, will be removed and salvaged to be reused. Teardrop siding being removed will also be salvaged after removal.

A rear wood deck will be constructed to allow access to the backyard from the back of the house.



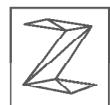
**FRONT**



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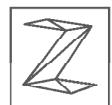
**EAST**



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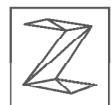
**EAST**



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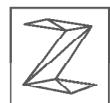
**WEST**



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**REAR**



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## FRONT PERSPECTIVE VIEW

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\*ARTISTIC RENDERING - NOT FOR CONSTRUCTION

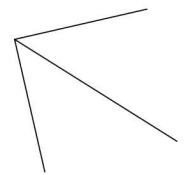


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Maureen and Ricardo Ruiz  
Ruiz Residence - 622 E. Cedar  
schematic design: proposed front elevation diagrams  
3/32" = 1'-0"  
8.17.2017



north



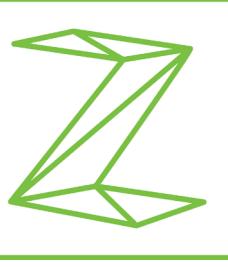
front elevation silhouette



front elevation tree silhouette



front elevation trees



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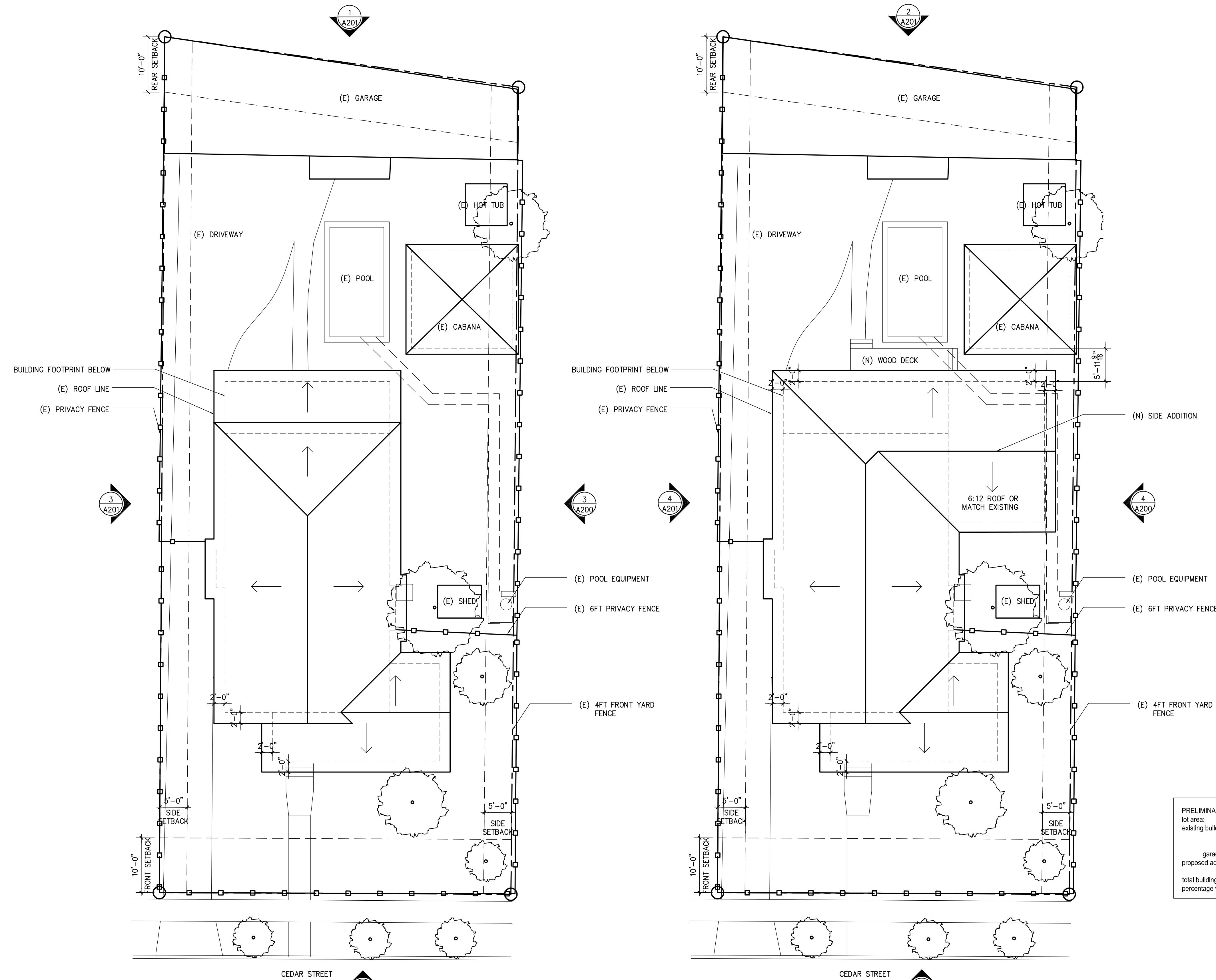
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MAUREEN AND RICARDO RUIZ

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ISSUE # DATE DESCRIPTION  
1 09/15/2017 CLIENT REVIEW

PRELIMINARY ANALYSIS  
lot area: 9754 sf  
existing building footprint: 3179 sf  
cabana 339 sf  
garage/studio 1152 sf  
proposed addition footprint: 448 sf  
total building footprint: 4111 sf  
percentage yard coverage: 42%



1 EXISTING SITE/ROOF PLAN  
SCALE: 1'=10'-0"

↑  
PLAN  
NORTH

↗  
TRUE  
NORTH

2 PROPOSED SITE/ROOF PLAN  
SCALE: 1'=10'-0"

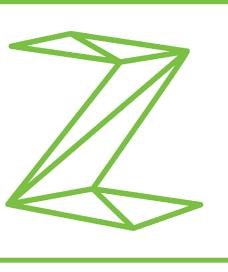
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PLAN  
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TRUE  
NORTH

EXISTING & PROPOSED  
SITE/ROOF PLAN

PROJECT NO. 17-132  
DATE: 09.15.2017  
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REVIEWED BY: FJZ  
PROJECT ARCHITECT:  
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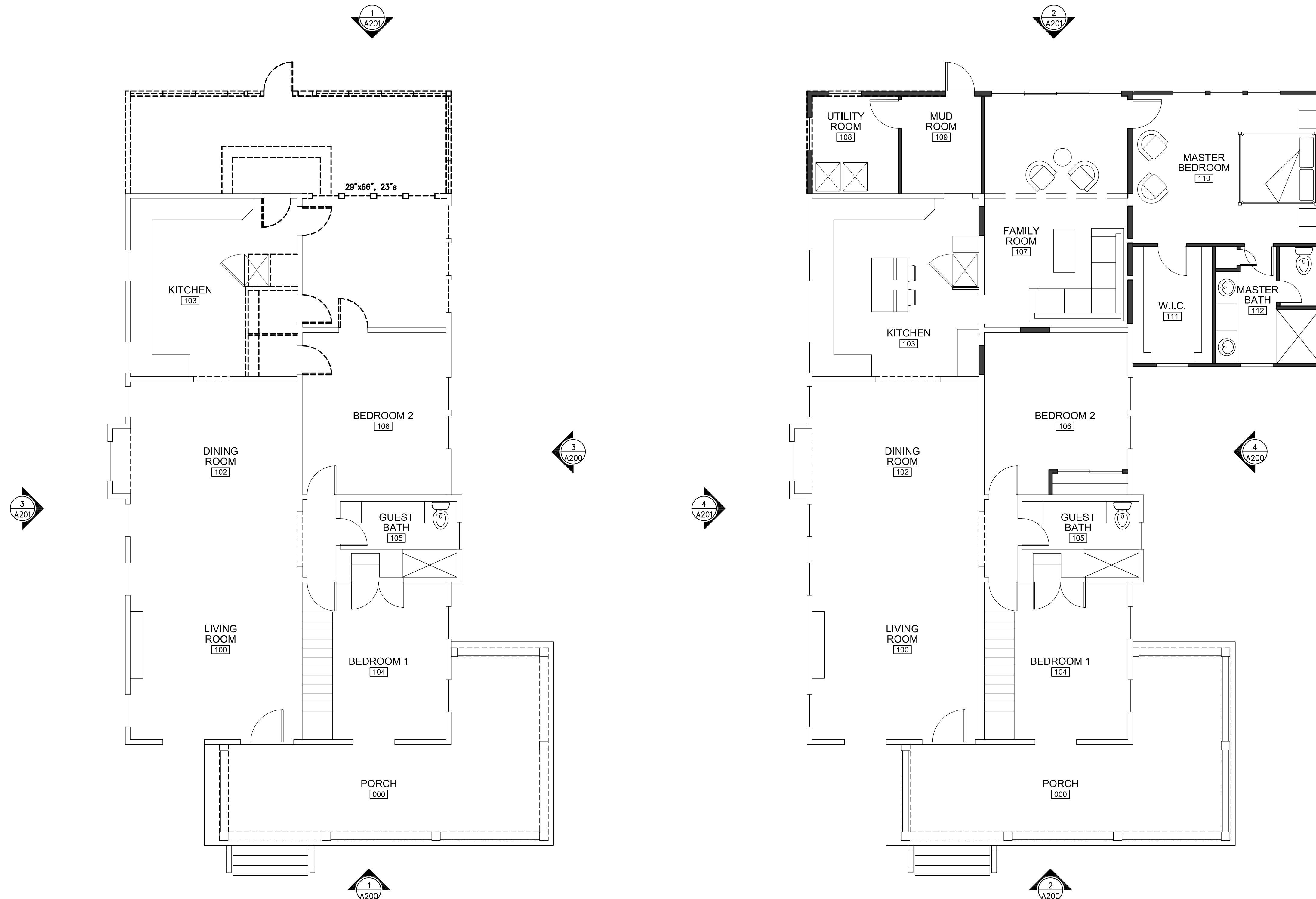
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1 EXISTING/DEMO FLOOR PLAN  
SCALE: 3/16"=1'-0"

PLAN  
NORTH  
1  
A200

TRUE  
NORTH

2 PROPOSED FLOOR PLAN  
SCALE: 3/16"=1'-0"

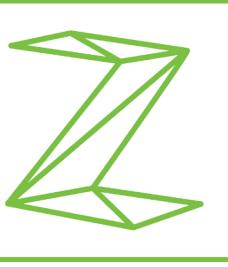
PLAN  
NORTH  
2  
A200

TRUE  
NORTH

EXISTING &  
PROPOSED FLOOR  
PLAN

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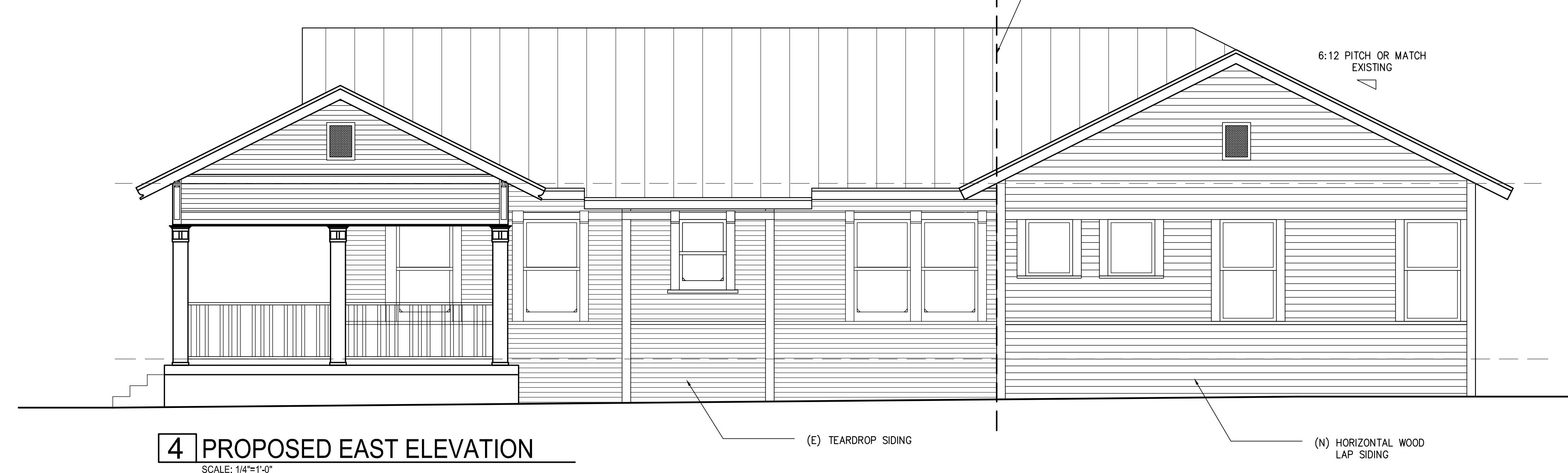
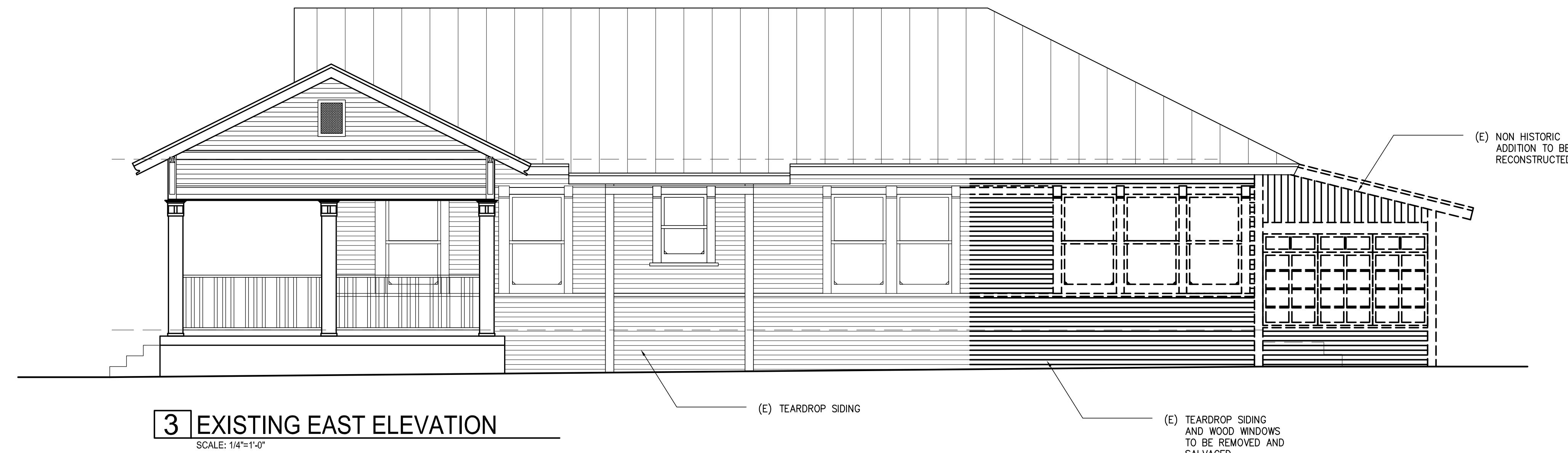
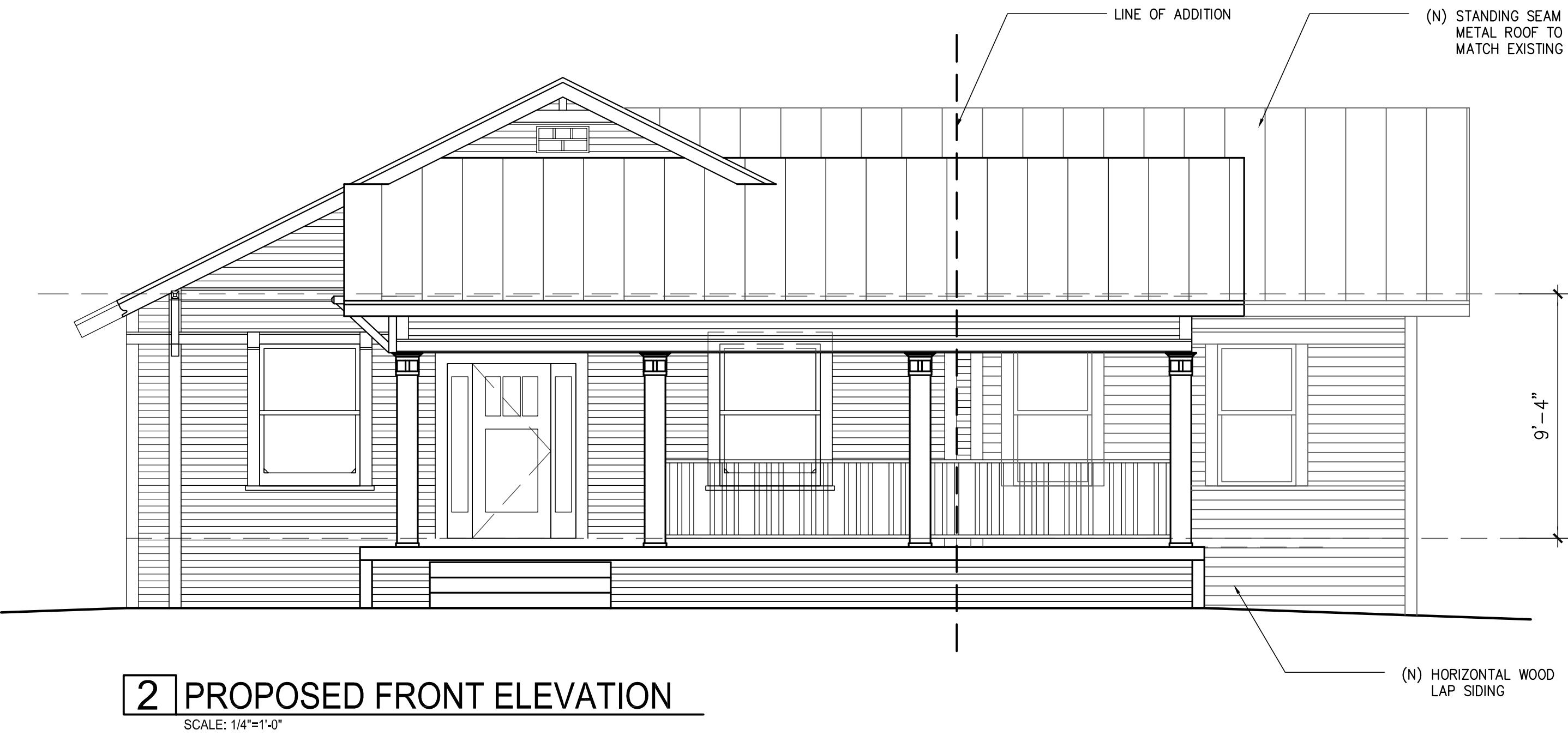
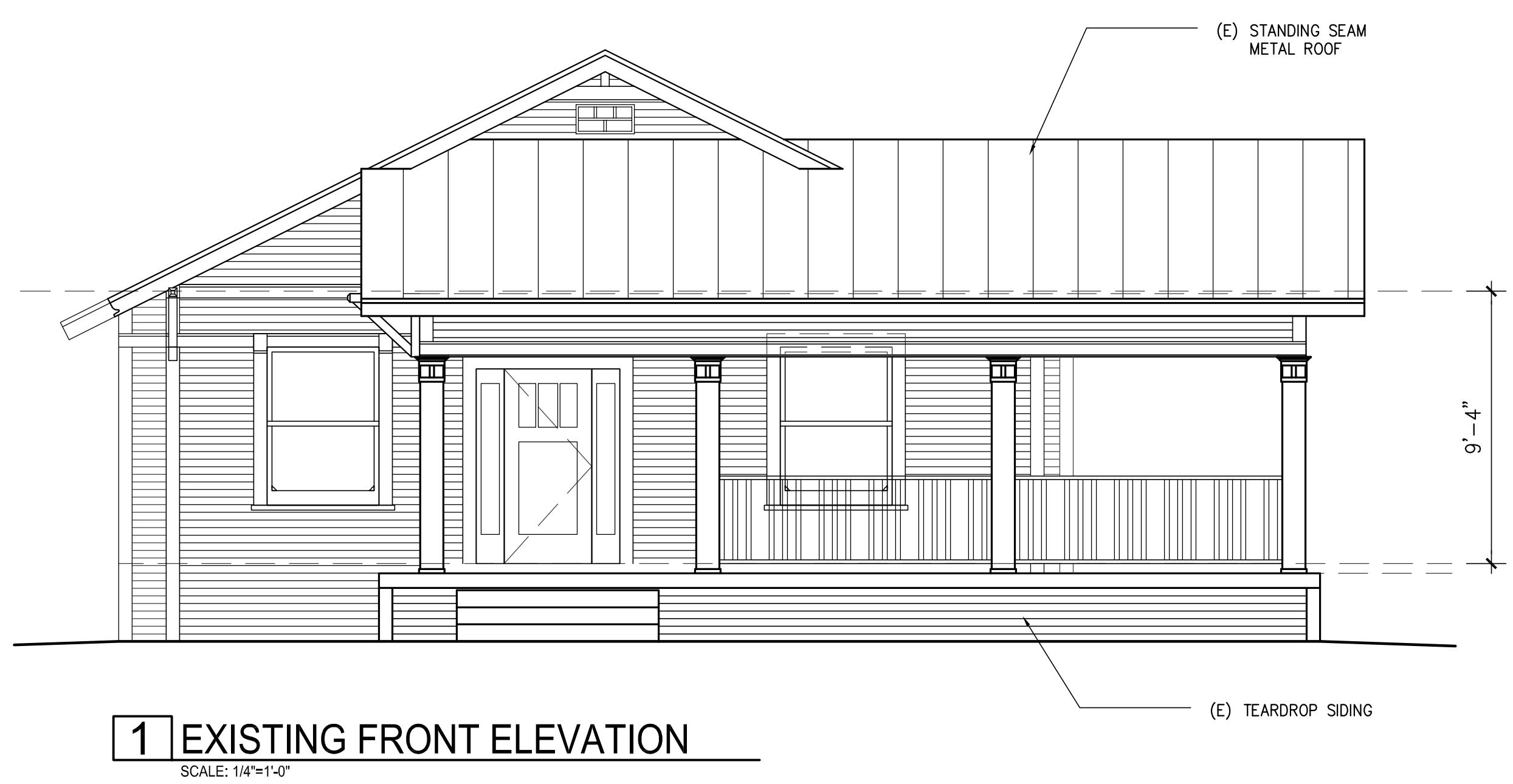


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#### PROPOSED EXTERIOR ELEVATIONS

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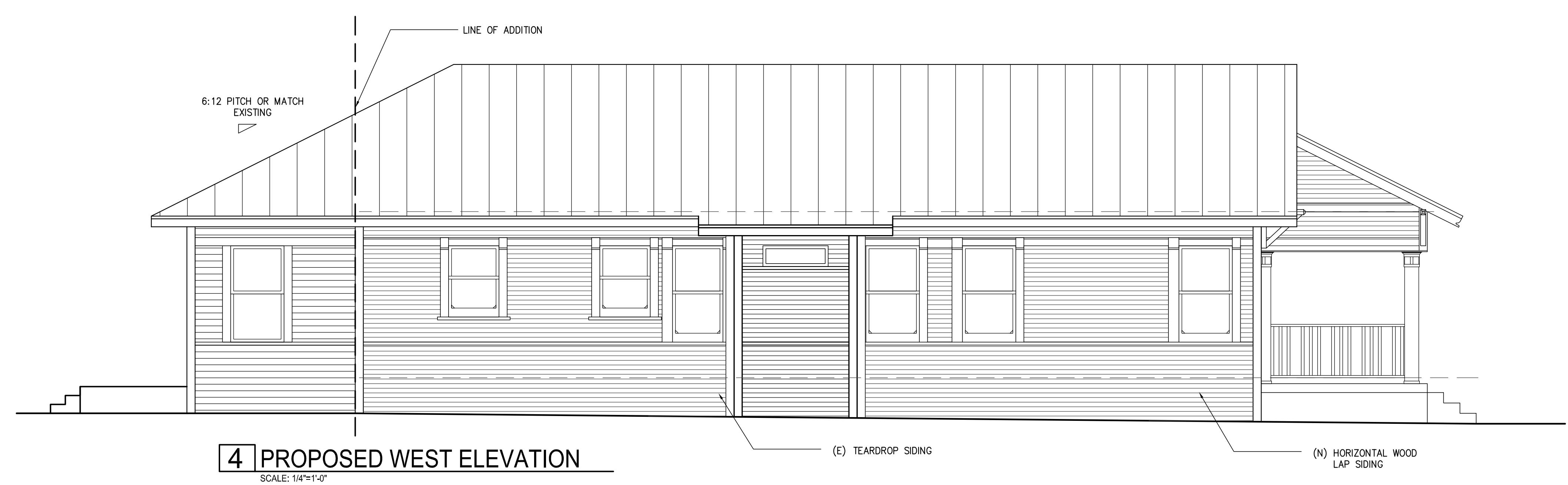
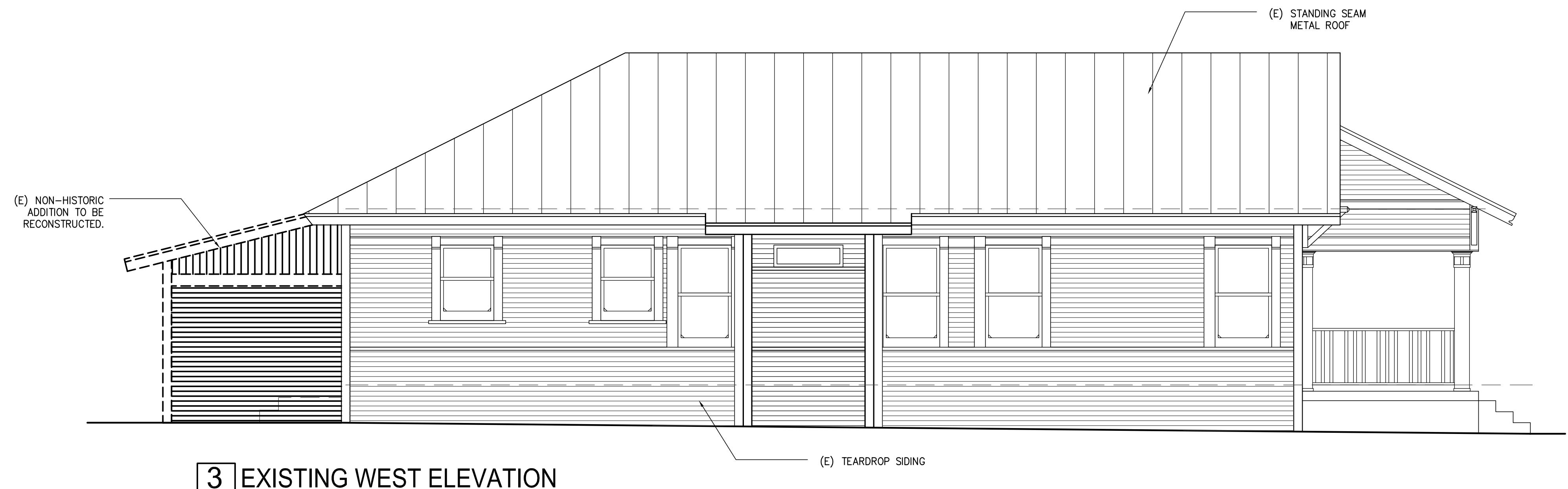
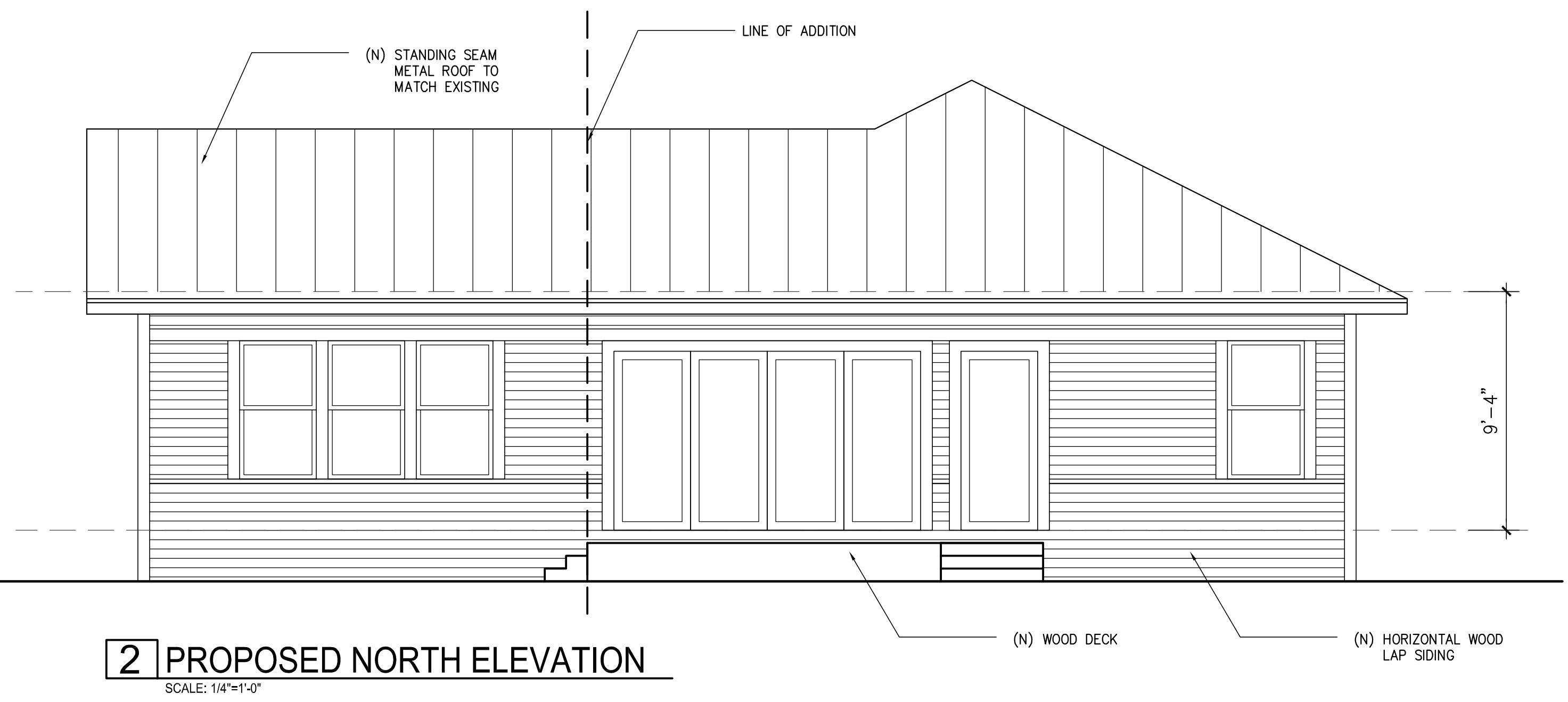
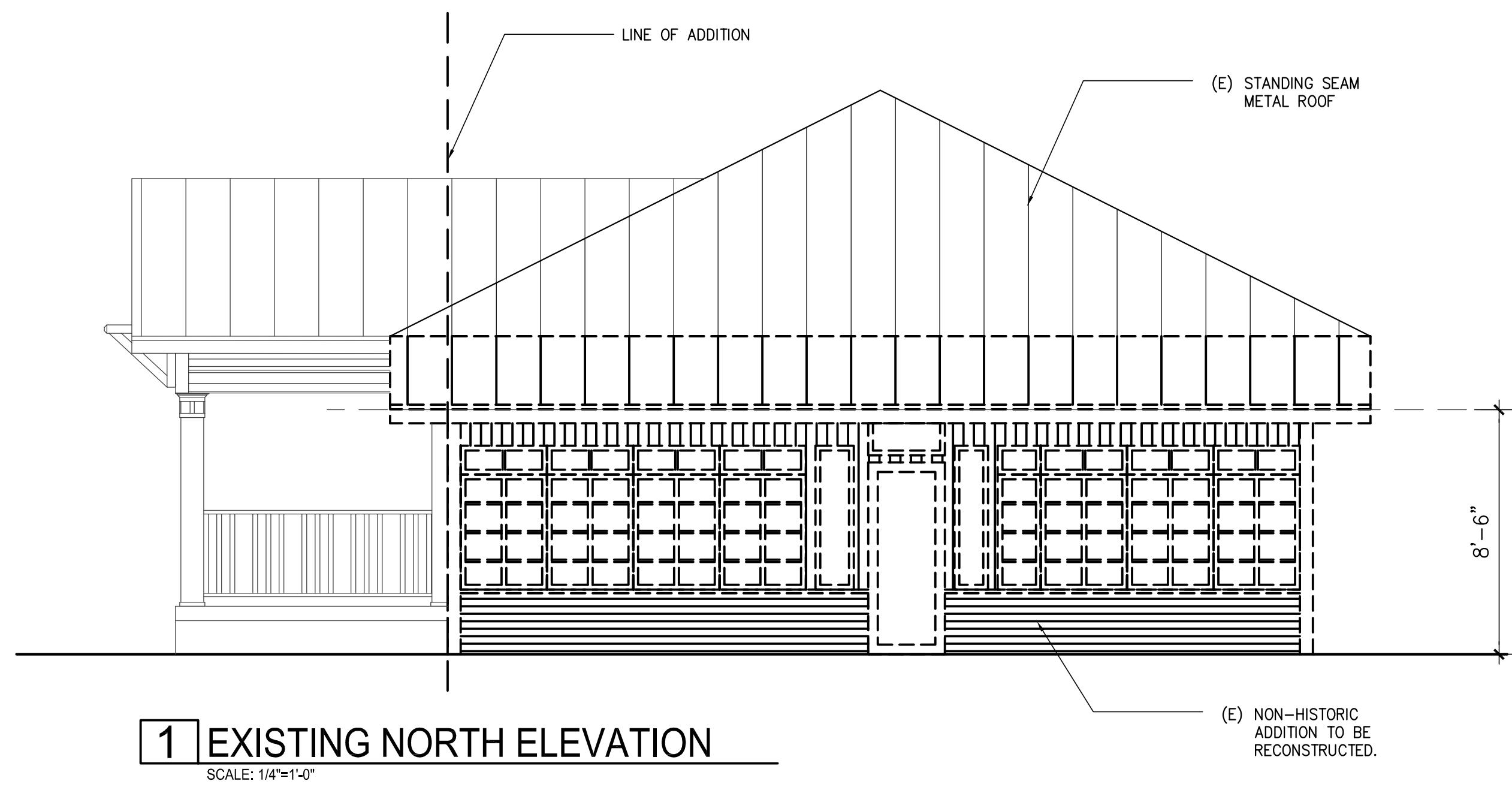
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EXTERIOR ELEVATIONS

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