HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 25

HDRC CASE NO:	**2015-432**
ADDRESS:	415 CEDAR ST
LEGAL DESCRIPTION:	NCB 2968 BLK 3 LOT 4
ZONING:	RM4 H HS
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	House
APPLICANT:	Jim Poteet/Poteet Architects, LP
OWNER:	James & Kate Ball
TYPE OF WORK:	Tax Certification, rehabilitation and addition

REQUEST:

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

1. Rehabilitate the primary historic structure.
2. Demolish an existing, non contributing addition.
3. Convert an existing, roofless concrete block accessory structure into an outdoor screened room.
4. Receive Historic Tax Certification.
5. Construct a new, two story addition at the rear of the primary historic structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance e 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. Façade 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.

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

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters.
v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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

A. MAINTENANCE (PRESERVATION)
i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)
i. Details—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. Ventilation—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. Drainage—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. Repair—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Replacement features—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be

applied to have minimal visual impact.
ii. Alternative materials—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. Shoring—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. New utilities—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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 Alternations 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 house at 415 Cedar is of the Folk Victorian style and was constructed circa 1920. The property currently features a rear addition constructed circa 1960 that the applicant has proposed to remove as well as a rear concrete masonry unit accessory structure which the applicant has proposed to rehabilitate into a screened room and storage area.
b. This request was reviewed by the Design Review Committee on October 27, 2015. At that meeting, committee members noted that the overall size of the addition's windows were larger than appropriate, that the applicant should show the proximity of other houses in a diagram, that the applicant's proposed materials are appropriate, that the addition's ridgeline is generally appropriate being lower than that of the primary historic structure's and that additional perspectives and a line of sight study should be provided. At a site visit on October 27, 2015, Design Review Committee members noted that the proposed addition will be hidden by the primary historic structure and neighboring structures.
c. The applicant has proposed to restore the front porch to its original state, replace the missing foundation skirting, install a new standing seam metal roof, restore each of the existing wood windows and wood doors, repair all of the rotten wood siding to match the existing and repaint the façade. Each of these requests are consistent with the Guidelines for Exterior Maintenance and Alterations.
d. At the rear of the primary historic structure exists an addition built circa 1960 which the applicant has proposed to demolish. Staff finds this proposal appropriate, however, recommends that the applicant salvage any wood siding materials, wood windows and wood doors to be reused throughout the proposed project.
e. At the rear of the primary historic structure, the applicant has proposed to construct a new, two story addition. According to the Guidelines for Additions 1.A.i., residential additions should be located at the rear of the primary historic structure to minimize view from the public right of way. The applicant has located the proposed addition at the rear of the existing structure, however, staff is concerned with the overall height of the proposed structure. Staff recommends that the applicant provide a line of sight study to ensure that the proposed addition will not impact the street facing façade of the primary historic structure.
f. According to the Guidelines for Additions 1.A.ii., new residential additions should be in keeping with the existing, historic context of the block. This block of Cedar is primarily composed on single story structures, however, there are examples of multi story residential structure in the immediate vicinity of 415 Cedar. While multi level residential structures exist in the vicinity, staff finds that a two story addition at the proposed height at the rear of the single story historic structure is not appropriate. Staff recommends the applicant provide additional perspectives to ensure that the proposed addition will not negatively impact the historic structure's appearance from the public right of way.
g. The applicant has proposed for the addition to feature both a gabled and shed roof. Staff finds the combination of these two roof forms appropriate and consistent with the Guidelines for Additions 1.A.iii.
h. The applicant has proposed for the addition's to feature a change in materials as well as a modified roof form and plane from that of the original structure to provide a transition for the primary structure to the addition. This is consistent with the Guidelines for Additions 1.A.iv.
i. Additions should be designed in a manner that their massing should be subordinate to that of the principle facades. The applicant has provided an elevation of the front elevation which displays the proposed addition being seen from the public right of way, above the roof line of the historic structure. This is not consistent with the Guidelines for Additions 1.B.i.
j. While the applicant has not provided staff with specifics regarding the proposed square footage of the addition, the applicant has provided a site plan noting the added footprint to the site. While the added footprint is larger than typical for a rear addition, staff finds it appropriate given the amount of side yard that will remain lawn area.
k. Generally, the height of new additions should be consistent with the height of the existing structure. While the applicant has proposed for the addition's ridge line to be below that of the tallest ridge line of the primary structure, the majority of the addition will be taller than the primary historic structure. As noted in finding e, staff recommends the applicant provide additional perspectives to ensure that the proposed addition will not negatively impact the

historic structure's appearance from the public right of way.

l. The applicant has proposed materials that are generally consistent with the Guidelines including a standing seam metal roof and wood siding. The applicant however has proposed for the first level of the addition to be clad in stucco, a material which staff finds is not appropriate for the King William Historic District nor consistent with the Guidelines. Staff recommends the applicant also provide additional information regarding the proposed windows, their framing and materials.

m. Staff finds that generally the applicant has incorporated contemporary interpretations that complement the primary historic structure, however, staff has concerns over the proposed window fenestration of the addition, particularly the size and grouping of window openings. Staff recommends the applicant propose window openings that complement the rhythm and fenestration commonly found throughout King William.

n. At the rear of the property the applicant has proposed to rehabilitate an existing, roofless accessory structure constructed of concrete masonry units. The applicant has proposed to infill the existing openings, create new openings, install a copper screen in the existing openings and install a new standing seam metal roof. The applicant has also proposed to stucco over the existing CMU walls. This structure was at one time used as a garage. Staff finds the proposed modifications appropriate, including covering the existing walls with stucco given the location and non contributing status of the structure.

o. The applicant has also requested Historic Tax Certification for which the majority of the work consists of the restoration of the primary historic structure.

p. The applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer including photos and invoices.

RECOMMENDATION:

At this time, staff does not recommend final approval of items #1 through #5. Staff recommends conceptual approval with the following stipulations. The applicant should provide the following information to Office of Historic Preservation staff as well as the Historic and Design Review Commission prior to receiving final approval:

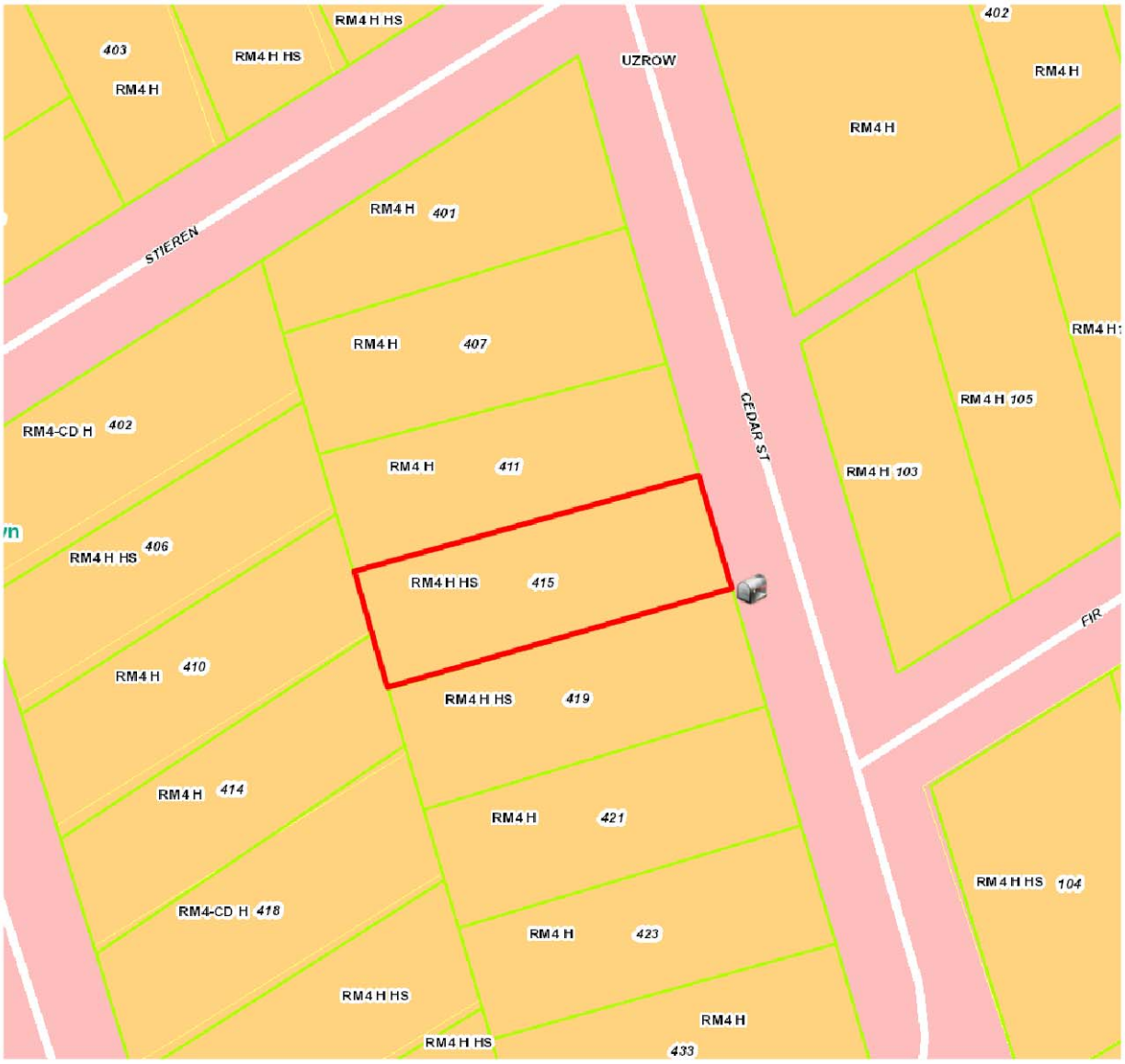
i. A line of sight study to ensure that the proposed addition will not impact the street facing façade of the primary historic structure as noted in finding e.

ii. Additional perspectives to ensure that the proposed addition will not negatively impact the historic structure's appearance from the public right of way as noted in finding k.

iii. Additional information including a window study regarding the proposed windows, their framing and materials as well as their appropriateness for the King William Historic District as noted in findings l and m. Windows that contain proportions that relate to or are derived from historic examples located throughout King William are appropriate. While contemporary interpretations of historic windows openings may be used, staff finds that appropriate window openings and proportions may reduce the overall perceived weight and mass of the proposed addition. Diagrams as well as additional architectural documents should be provided.

CASE MANAGER:

Edward Hall



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Flex Viewer

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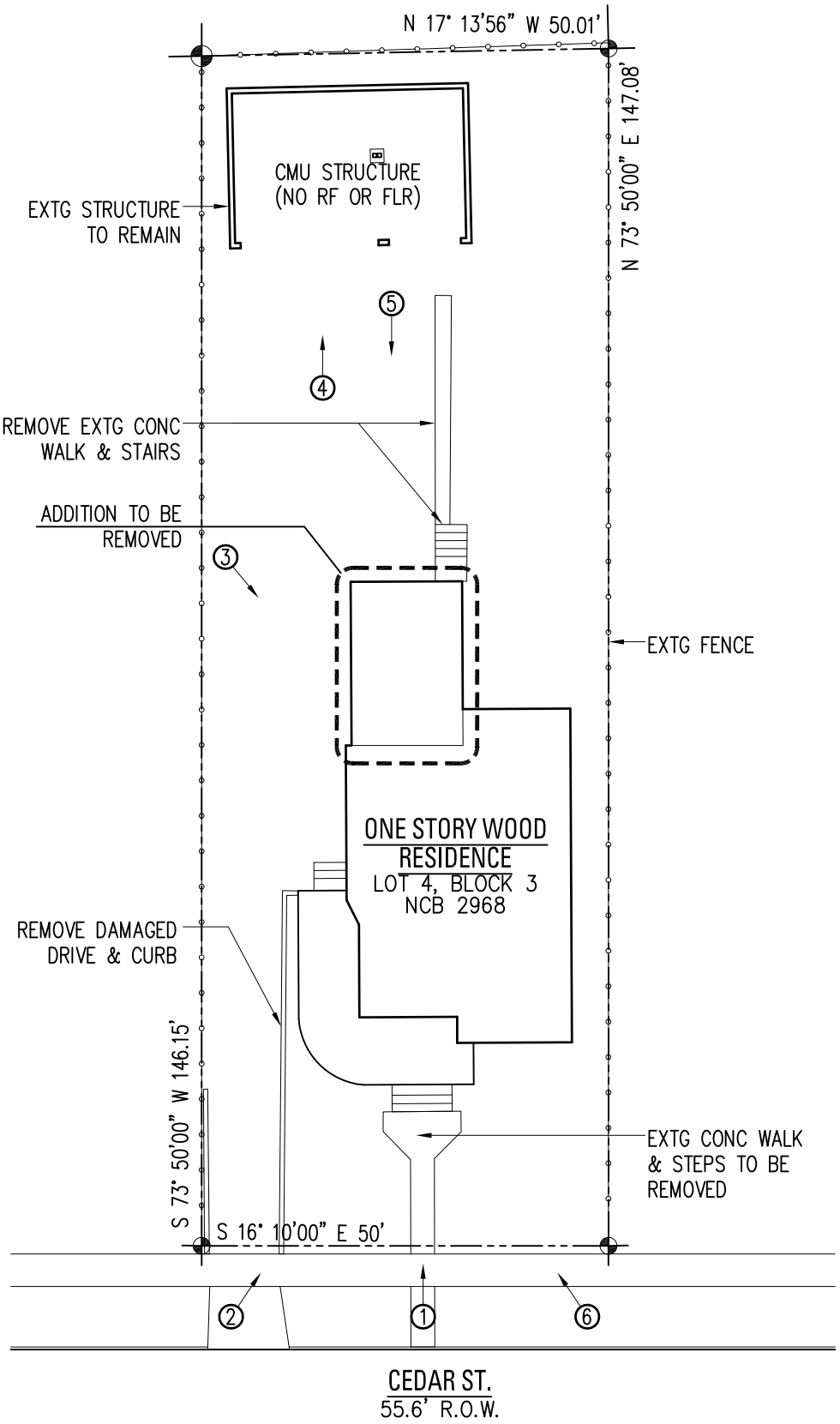
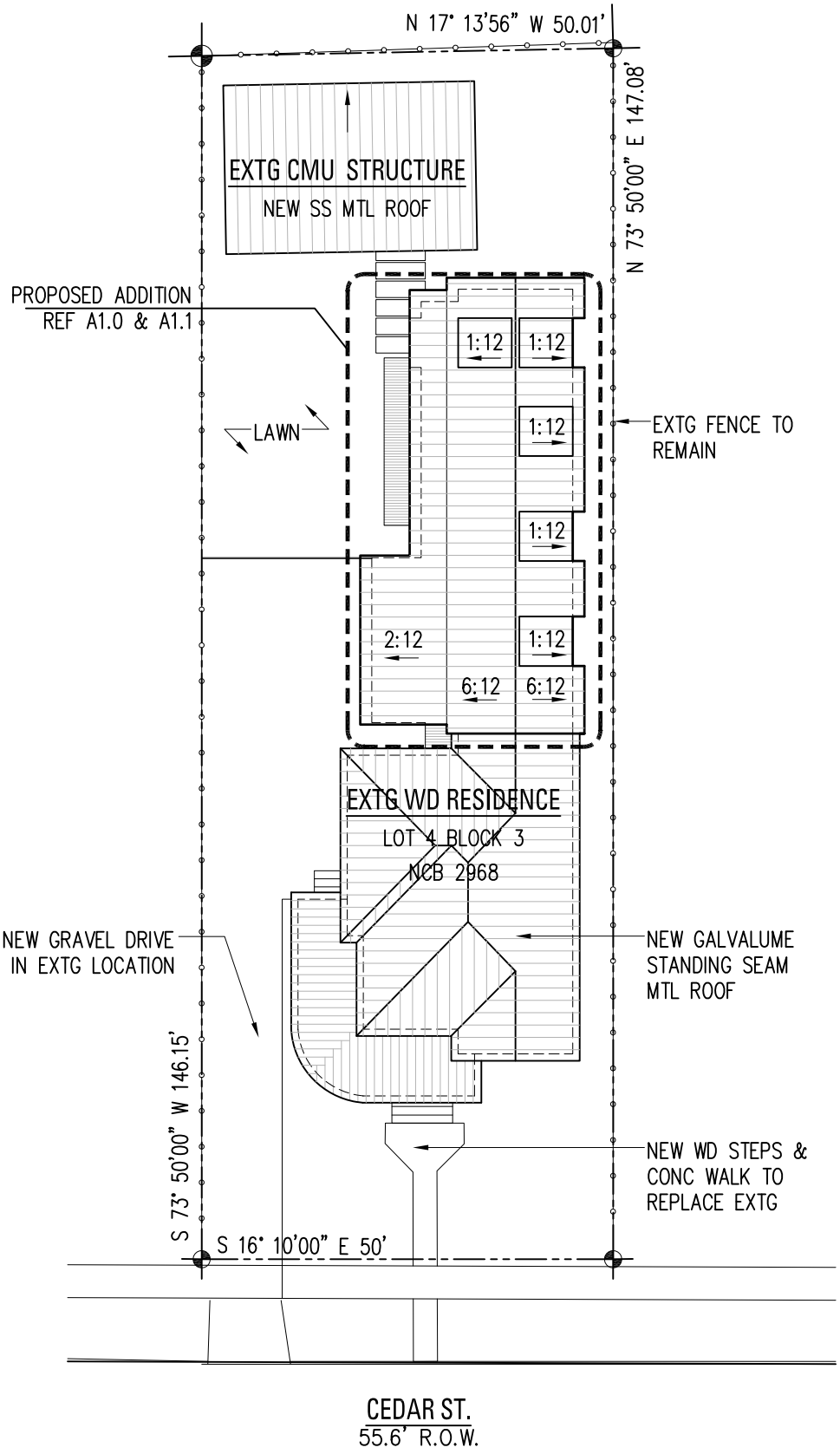
Printed:Oct 27, 2015



1 EXTG SITE PLAN

SCALE: 1" = 20'-0"

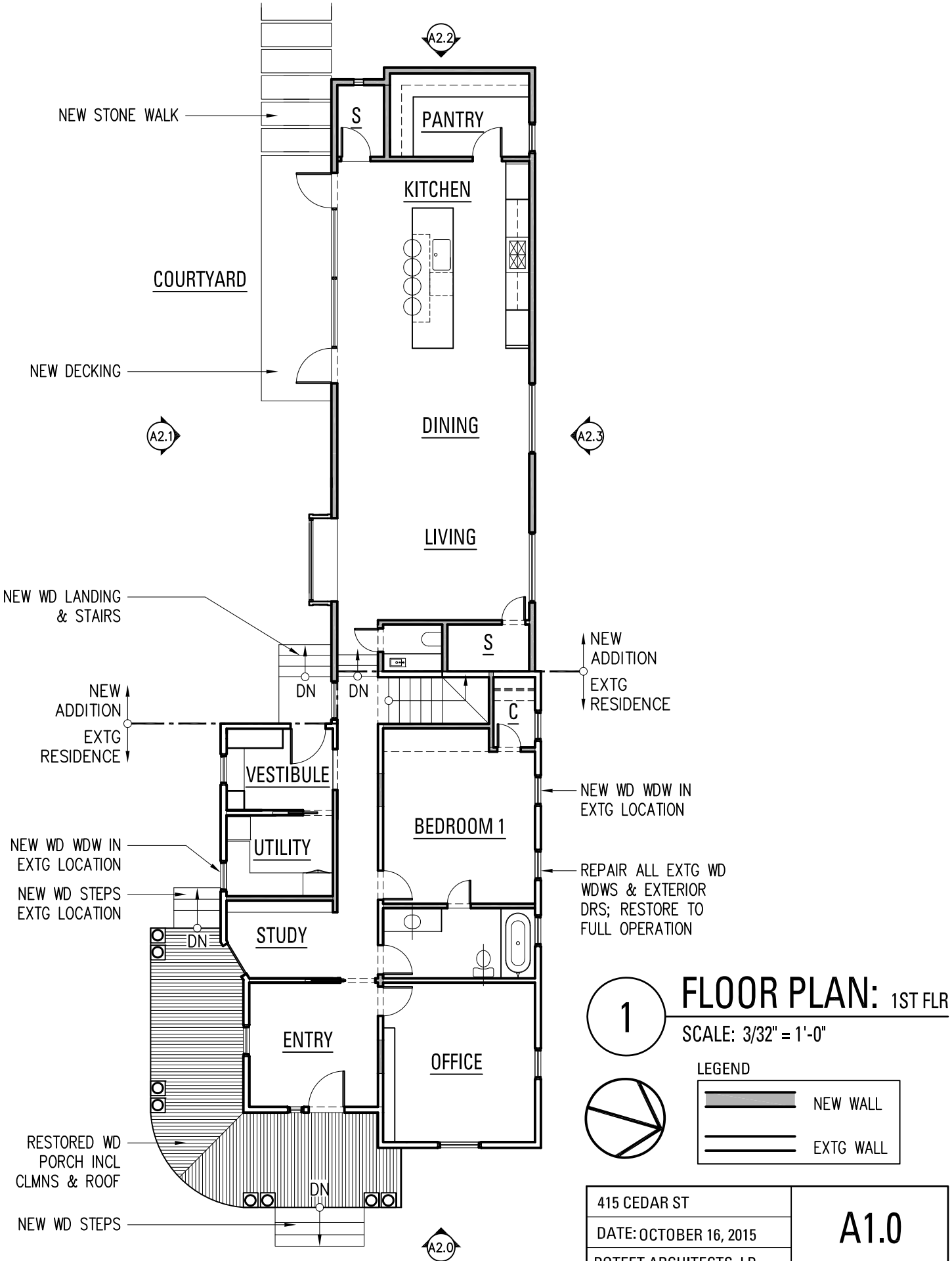
415 CEDAR ST	A0.1
DATE: OCTOBER 16, 2015	
POTEET ARCHITECTS, LP	SHT 1 OF 17



1 **SITE PLAN**

SCALE: 1" = 20'-0"

415 CEDAR ST	A0.2
DATE: OCTOBER 16, 2015	
POTEET ARCHITECTS, LP	SHT 2 OF 17



1 **FLOOR PLAN:** 1ST FLR

SCALE: 3/32" = 1'-0"

LEGEND

NEW WALL

EXTG WALL

415 CEDAR ST	A1.0
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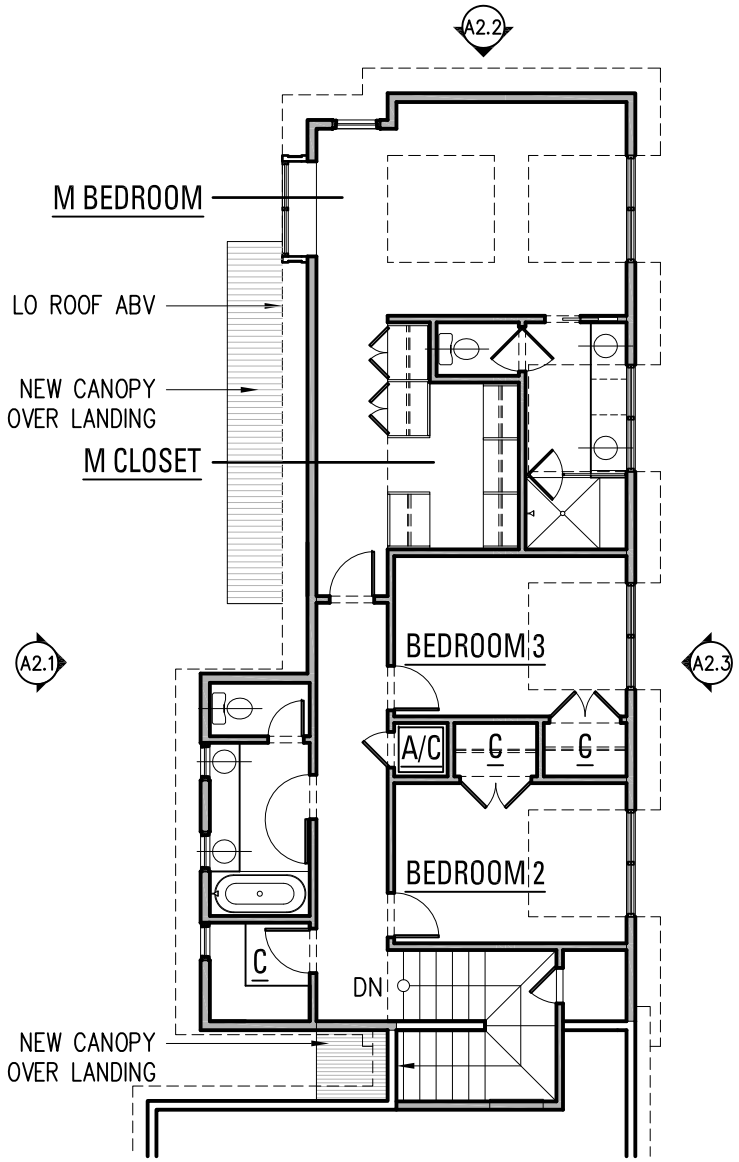

1 **FLOOR PLAN:** 2ND FLR

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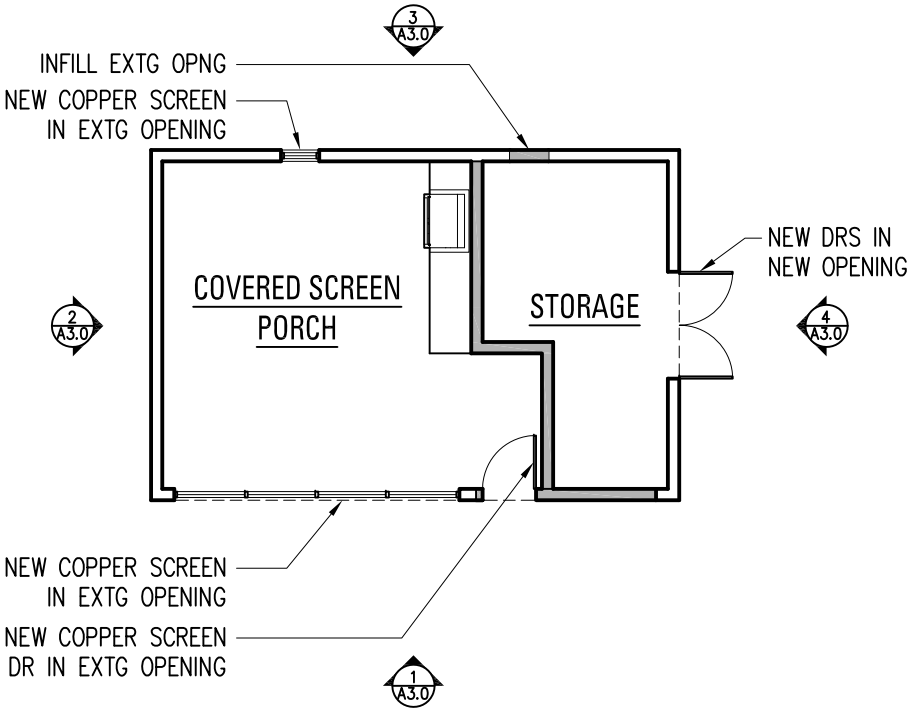

2 **FLOOR PLAN:** OUTBUILDING

SCALE: 3/32" = 1'-0"

LEGEND

NEW WALL

EXTG WALL

415 CEDAR ST	A1.1
DATE: OCTOBER 16, 2015	
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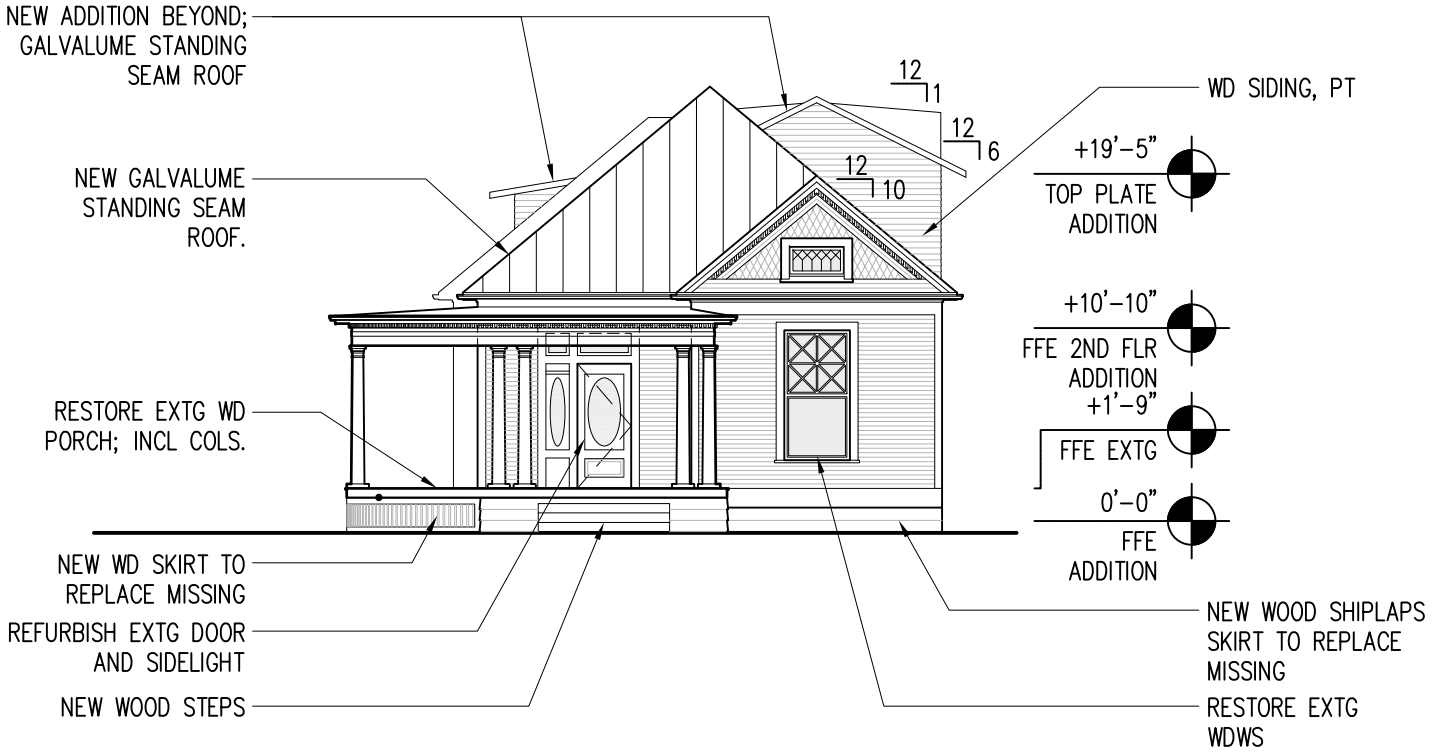

EXTERIOR ELEVATION: EAST

SCALE: 3/32" = 1'-0"

415 CEDAR ST	A2.0
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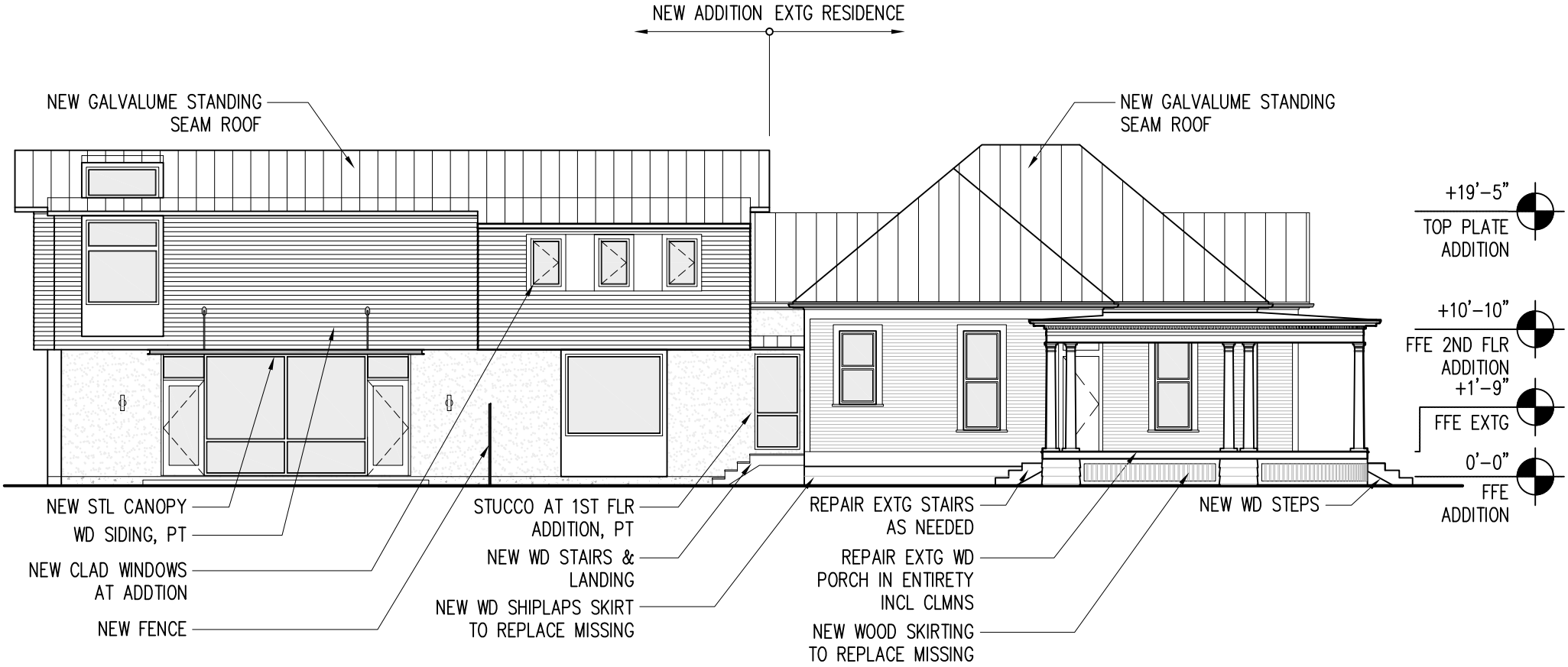
POTEET ARCHITECTS, LP	



EXTERIOR ELEVATION: SOUTH

SCALE: 3/32" = 1'-0"

415 CEDAR ST	A2.1
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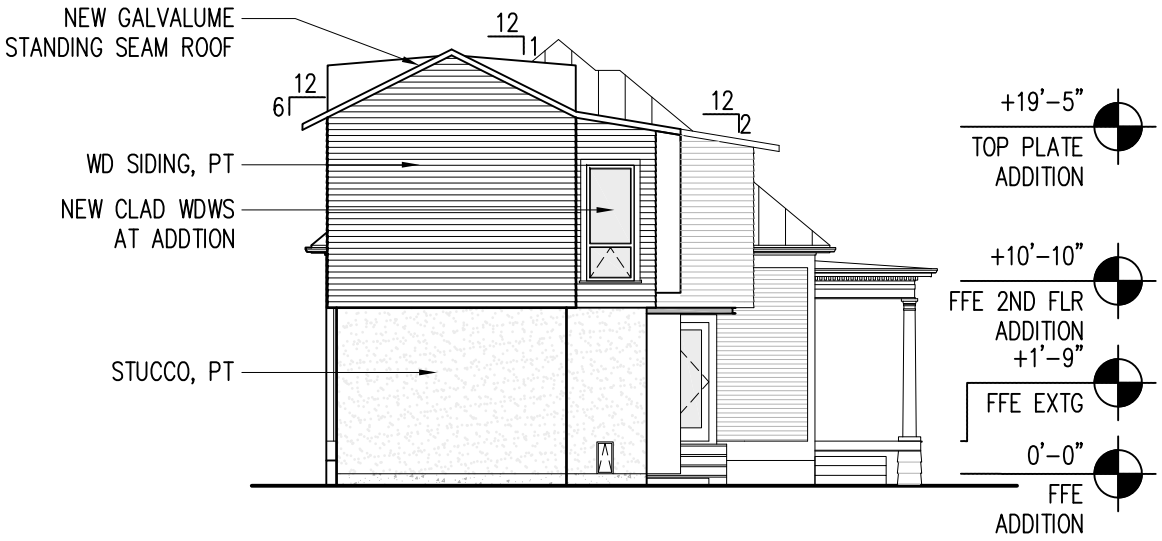

EXTERIOR ELEVATION: WEST

SCALE: 3/32" = 1'-0"

415 CEDAR ST	A2.2
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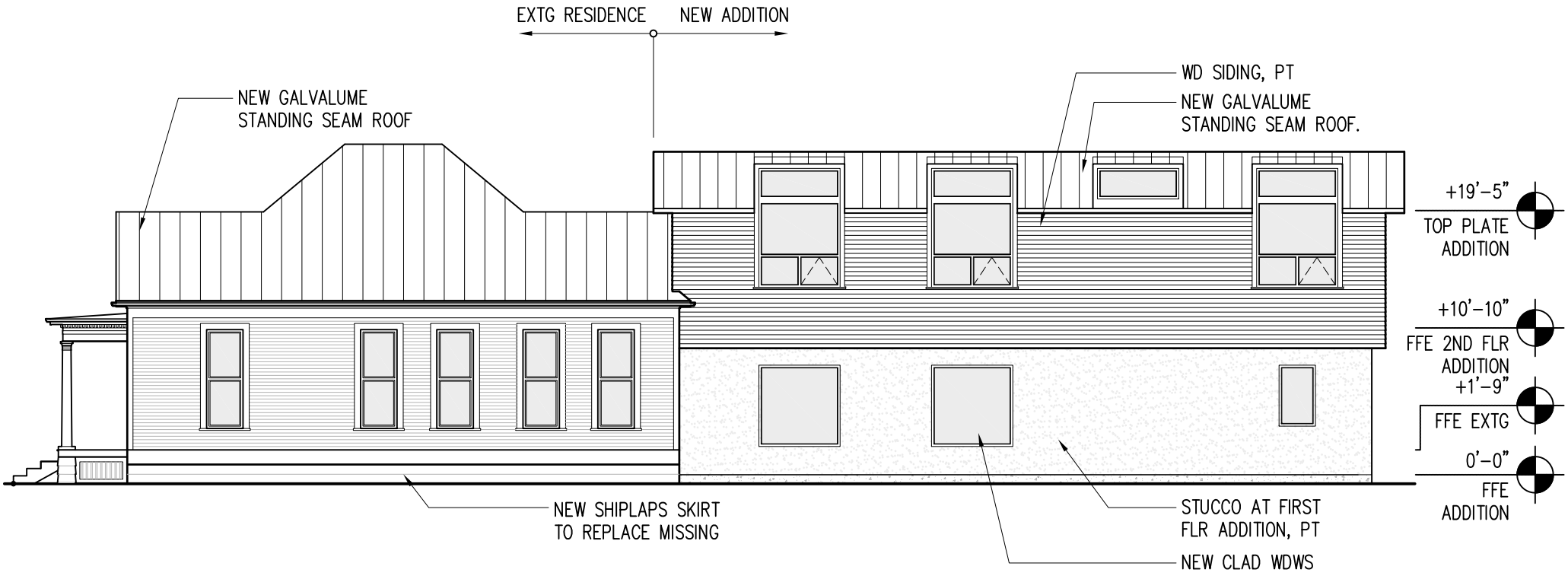

EXTERIOR ELEVATION: NORTH

SCALE: 3/32" = 1'-0"

415 CEDAR ST	A2.3
DATE: OCTOBER 16, 2015	
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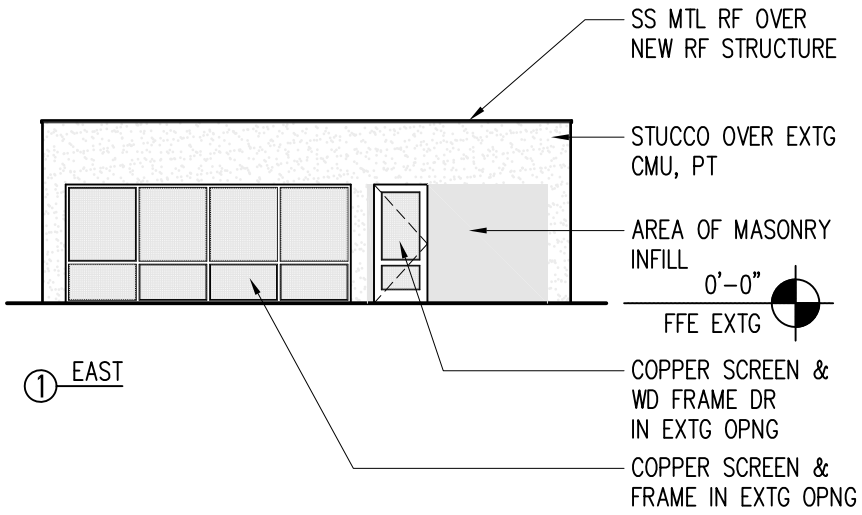

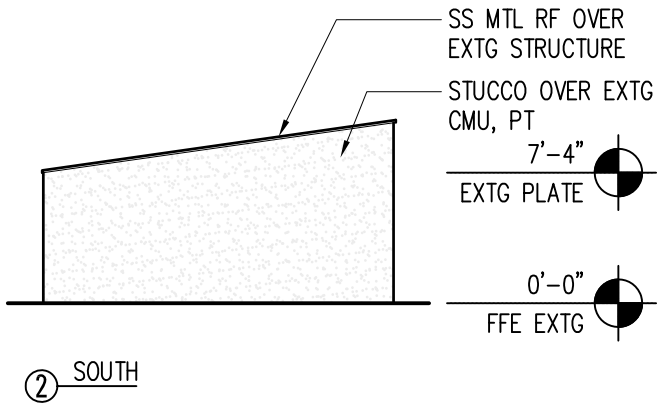

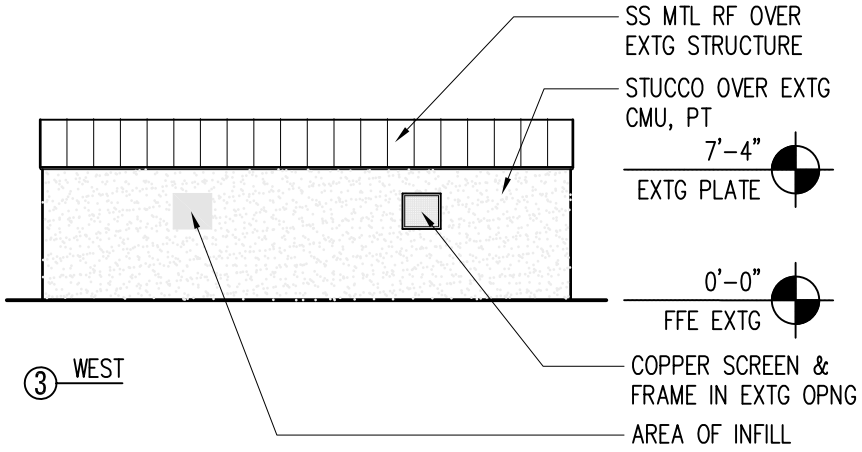

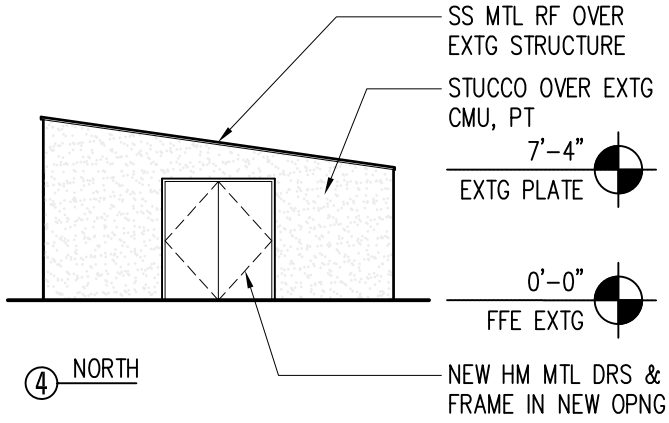

EXTERIOR ELEVATION: OUTBUILDING

SCALE: 3/32" = 1'-0"

415 CEDAR ST	A3.0
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POTEET ARCHITECTS, LP	SHT 9 OF 17

1 415 Cedar
1955 Sanborn Map
Acquired from San Antonio Conservation Society

415 CEDAR ST	**MAP**
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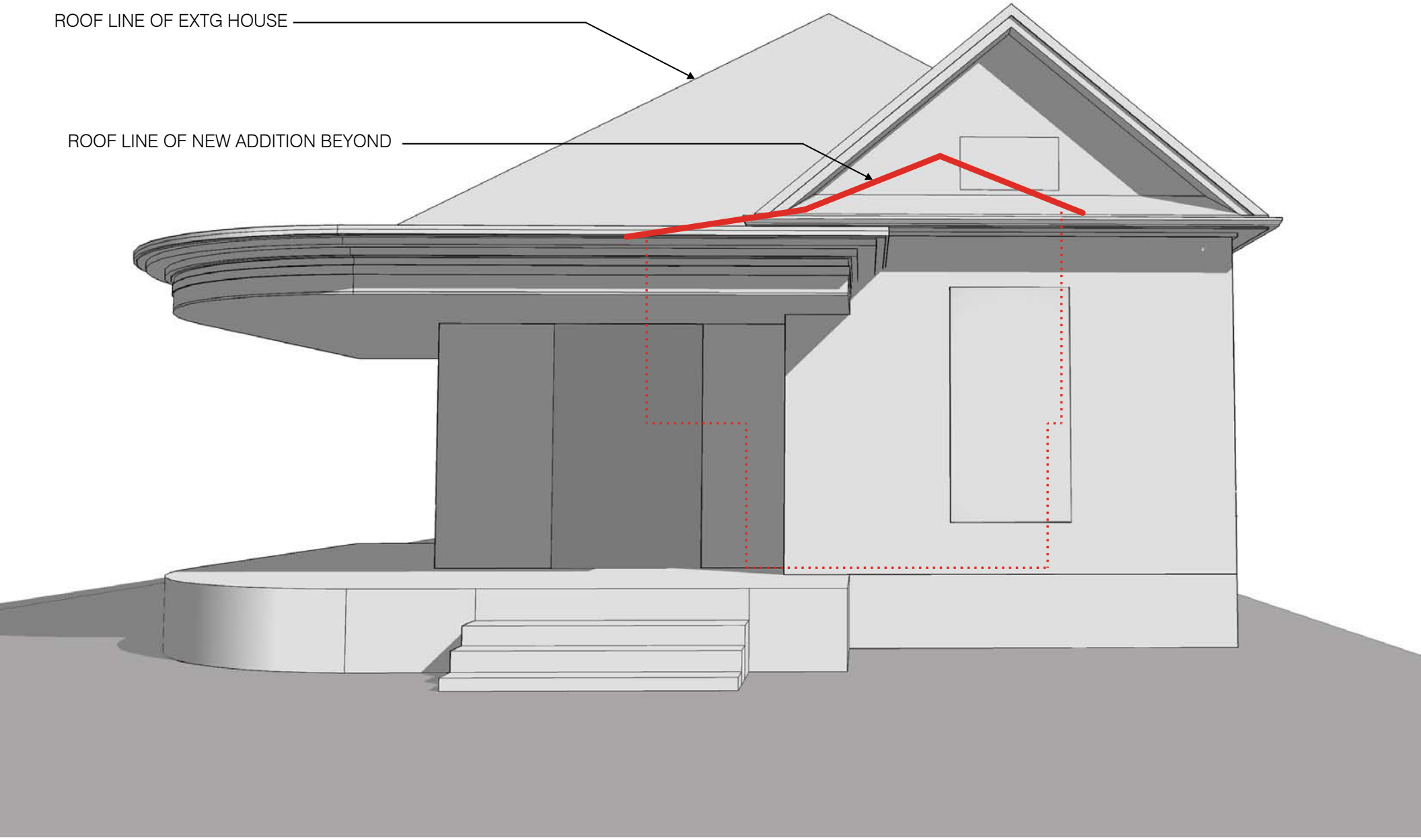

1 415 Cedar
Sketch Perspective from Cedar St

415 CEDAR ST	**SK**
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1 415 Cedar
View looking west

415 CEDAR ST	**VIEW**
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2 415 Cedar
View looking north west

415 CEDAR ST	**VIEW**
DATE: OCTOBER 16, 2015	
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3 415 Cedar
View looking south west

415 CEDAR ST	**VIEW**
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4 415 Cedar
View looking west

415 CEDAR ST	**VIEW**
DATE: OCTOBER 16, 2015	
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5 415 Cedar
View looking south east

415 CEDAR ST	**VIEW**
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6 415 Cedar
View looking south west

415 CEDAR ST	**VIEW**
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refined general contractors, llc.
p.o. box 680547
san antonio, tx 78268
210.748.7282
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commercial and residential
www.refinedgc.com

October 14, 2015

Dr. & Mrs. James Ball
415 Cedar Street
San Antonio, Texas 78210

RE: Exterior Restoration to the
Existing House at 415 Cedar Street
San Antonio, Texas 78210

Dear Mr. Ball,
Refined General Contractors, LLC is pleased to submit a proposal for the Exterior Restoration to your Existing House at 415 Cedar Street, San Antonio, Texas 78210. Our proposal is based on the scope of work as discussed during our meetings with Poteet Architects, LP., and as outlined below. We propose to accomplish the work for a **total cost of $76,298.00 with sales tax**.

Schedule of Values

Foundation-Concrete Piers/Beams	$17,826
Galvalume Standing Seam Metal Roof	$14,283
Tongue and Groove Porch Floor	$7,438
Wood Window Restoration	$1,826
Wood Front Door and Sidelite Restoration	$552
Rotten Wood Siding and Trim Repairs	$8,598
Prep and Paint Exterior	$14,109
Restore Wall Skirting to Match Existing	$1,714
Sub-Total	**$66,346**
15% OH&P	**$9,952**
Total	**$76,298 with sales tax**

Description of Work

- Replace all foundation posts with new concrete pier and beam foundation
- Replace roofing on house and front porch with new Galvalume standing seam metal roof
- Replace front porch flooring with new tongue and groove wood flooring
- Repair, re-glaze and rehang all existing wood double hung windows
- Restore front entry wood door and sidelite
- Repair all exterior wood siding and wood trim
- Prep and paint all exterior wood siding, windows, and wood trim
- Construct new wall skirting to match existing where foundation work was performed

Qualifications

- Sales tax on materials is included
- A City of San Antonio Building Permit is included
- This bid is good for 30 days
- All work to be performed during normal business hours
- Builder's Risk insurance is excluded
- Utilities (electricity and water) required for the work shall be provided and paid for by owner

We anticipate to complete this work by May 2016.

Payments shall be made as the work progresses with final payment made upon completion of the work.

Should you have any questions, clarifications or need additional information, please call me at 210-748-7282.

We look forward to working with you.

Sincerely,

Rene Munoz