

# HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2016

Agenda Item No: 1

**HDRC CASE NO:** 2016-165  
**ADDRESS:** 419 CEDAR ST  
**LEGAL DESCRIPTION:** NCB 2968 BLK 3 LOT 5  
**ZONING:** RM4 H HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Jim Poteet/Poteet Architects  
**OWNER:** Your Loved Home Solutions  
**TYPE OF WORK:** Addition and Historic Tax Certification

## REQUEST:

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

1. Construct a one-story addition at the rear of the house at 419 Cedar. The proposed addition features matching wood siding and roofing;
2. Remove the non-original concrete front porch and restore the front porch to a more original condition including tongue-and-groove wood decking, wood stairs, wood lattice skirting, and restored wood columns. As an alternative, the applicant is requesting that fiberglass columns be installed should the existing wood columns be found to be beyond repair; and
3. The applicant is also requesting Historic Tax Certification.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Maintenance and Alterations*

### 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.
- 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.

#### 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.

*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.

#### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 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.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

**FINDINGS:**

- a. ADDITION - The proposed addition is sited at the rear of the house, is subordinate in height, and minimally impacts original portions of the house. This is generally consistent with the Guidelines for Additions in terms of scale, massing, and form.
- b. ADDITION - The proposed addition will incorporate existing materials found on the historic house. This is consistent with the Guidelines for Additions 3.A.i.
- c. ADDITION - Based on photos submitted, the addition will necessitate the removal of at least one original window. This window should be salvaged and reused consistent with the Guidelines for Additions 3.C.i.
- d. PORCH RESTORATION - The proposed restoration of the front porch using traditional wood elements characteristic to the style of the house is consistent with the Guidelines for Exterior Maintenance and Alterations 7.A. According to the Guidelines, porch elements such as columns should be replaced in-kind when feasible. Sufficient information which would warrant replacement of the original columns with a new material has not been presented. Therefore, and in-kind replacement with matching wood columns is most appropriate should the columns require replacement.
- e. TAX CERTIFICATION-The scope of work submitted for Historic Tax Certification largely consists of restoration work that is eligible for administrative approval including porch restoration, re-roof, window and door repair, and in-kind replacement of trim and exterior siding. Overall, staff finds that the property is in need of extensive repairs and commends the applicant for undertaking its rehabilitation.
- f. TAX CERTIFICATION-The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

**RECOMMENDATION:**

1. ADDITION - Staff recommends approval with the stipulation that the existing rear window be salvaged and incorporated into the addition based on finding c.

2. PORCH RESTORATION - Staff recommends approval with the stipulation that matching wood columns be installed should the original columns be found to be beyond repair based on finding d. The applicant must also provide additional evidence to staff which would warrant their replacement of the columns with any approved material.

3. TAX CERTIFICATION - Staff recommends approval of Historic Tax Certification based on findings e and f.

**CASE COMMENTS:**

A detached, one-story accessory in the rear of the property is proposed for future demolition. The proposed demolition is not part of the current request and will be made in a future application.

**CASE MANAGER:**

Cory Edwards



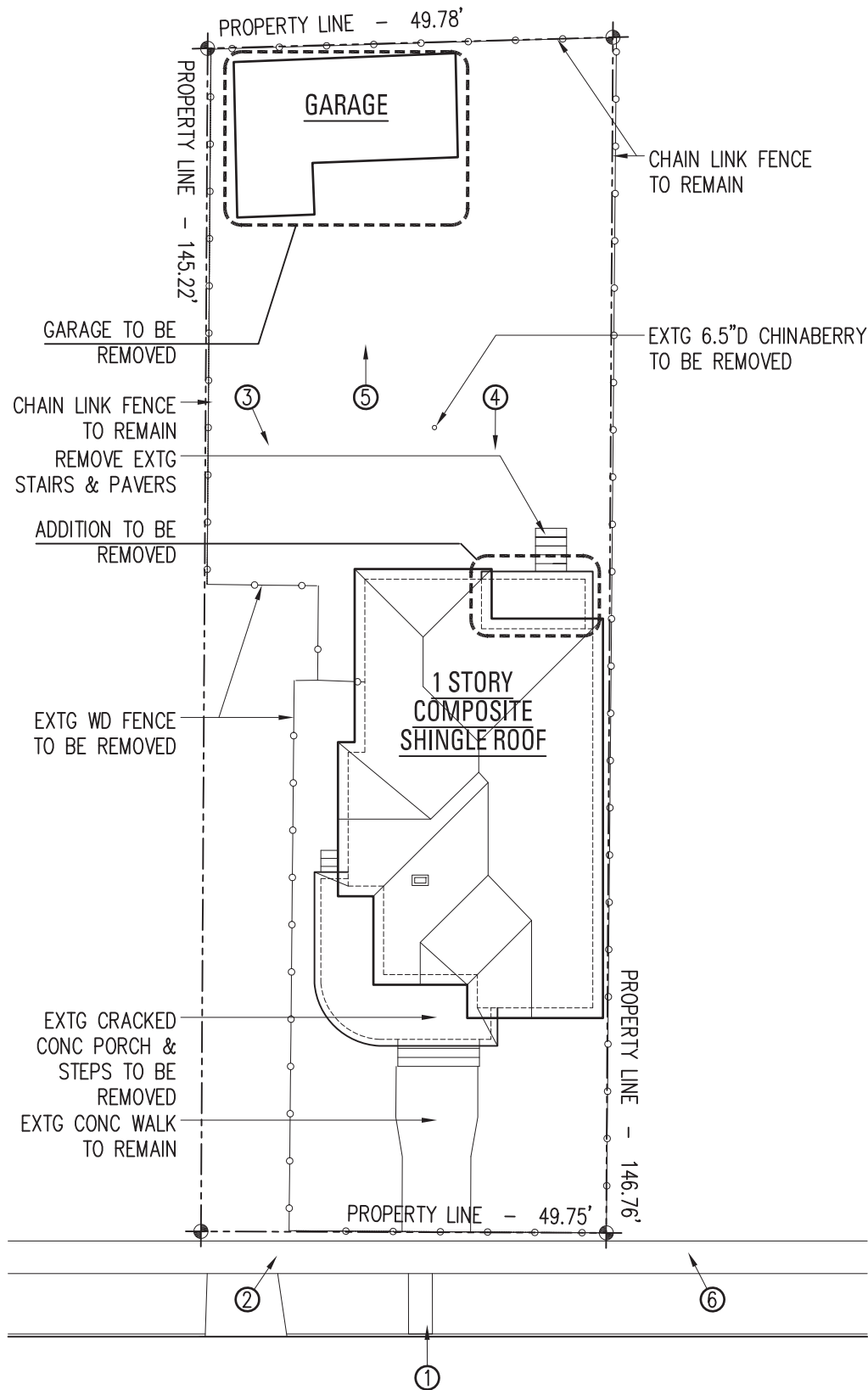
## Flex Viewer

Powered by ArcGIS Server

Printed: May 11, 2016

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# SITE PLAN: EXISTING CONDITIONS

SCALE: 1" = 20'-0"



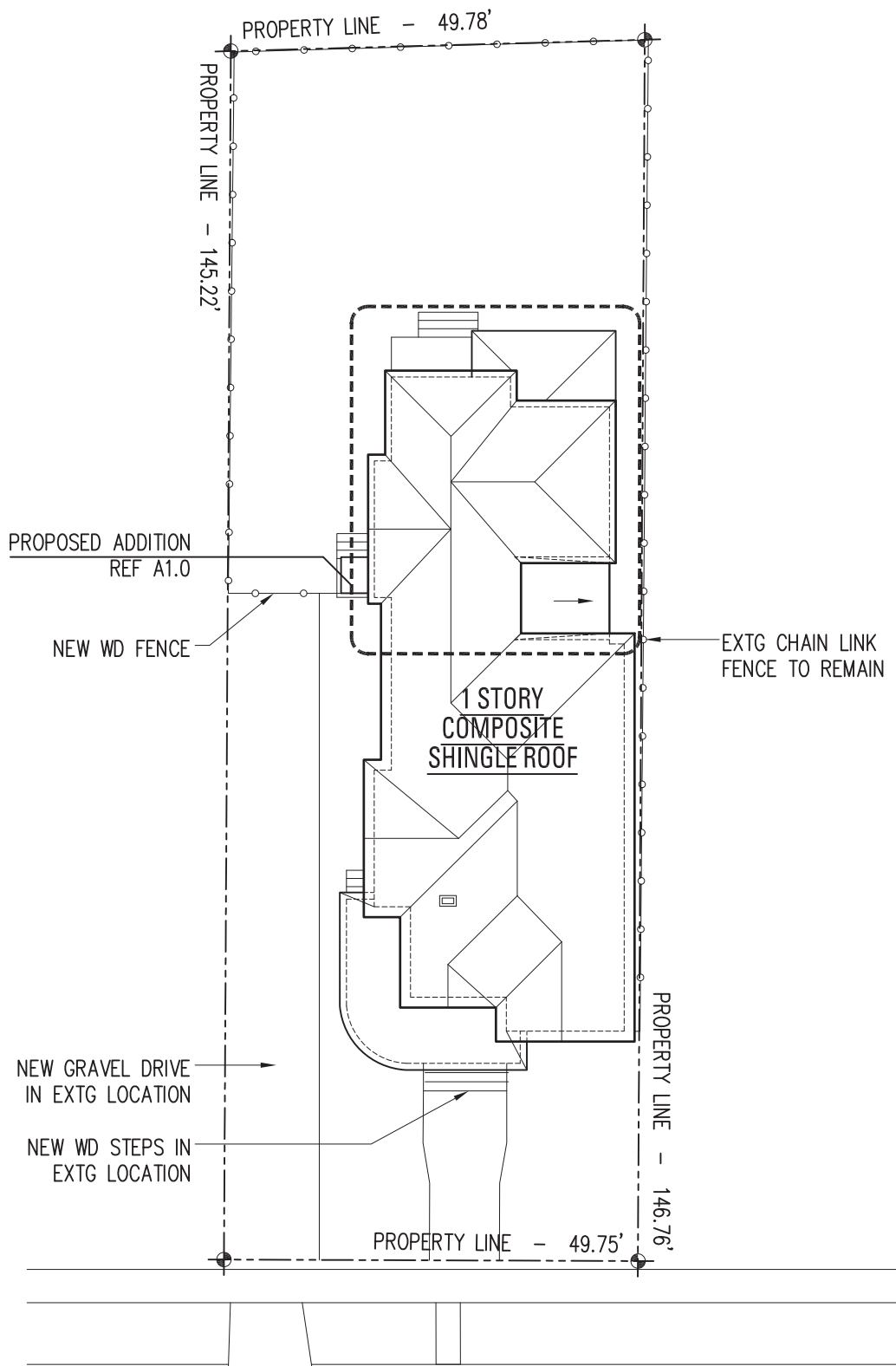
419 CEDAR ST

DATE: MAY 4, 2016

POTEET ARCHITECTS, LP

A0.1

SHT 1 OF 8



CEDAR ST.  
55.6' R.O.W.

# **SITE PLAN:** PROPOSED

SCALE: 1" = 20'-0"



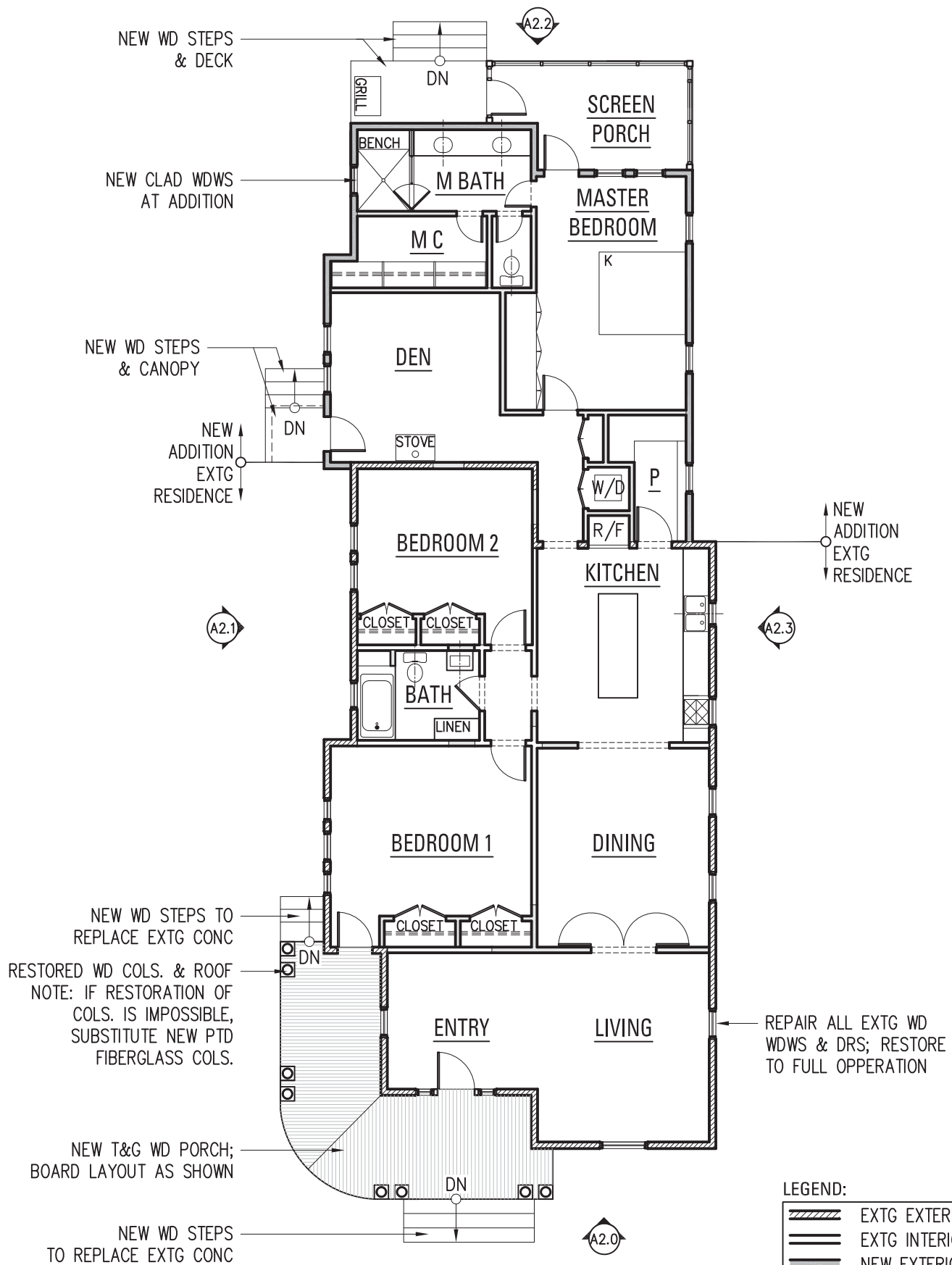
419 CEDAR ST

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**A0.2**

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# FLOOR PLAN: PROPOSED

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



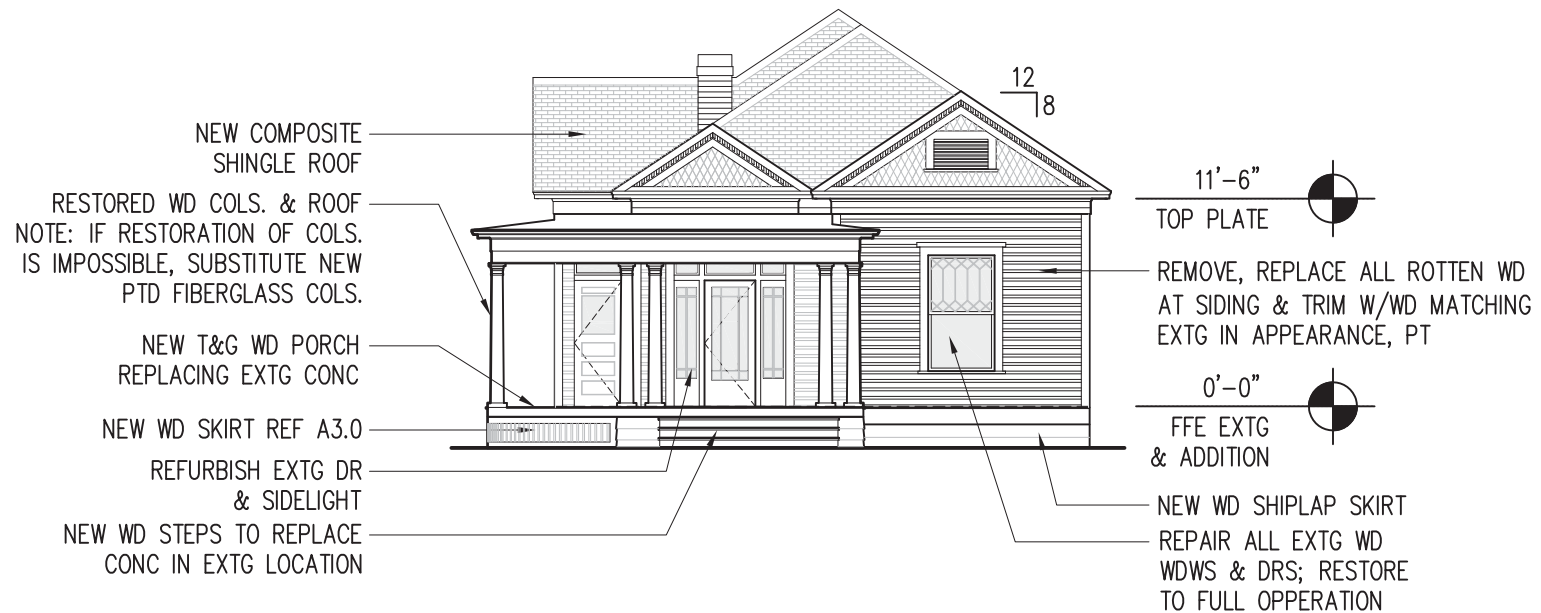
419 CEDAR ST

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A1.0

SHT 3 OF 8



## EXTERIOR ELEVATION: EAST

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

419 CEDAR ST

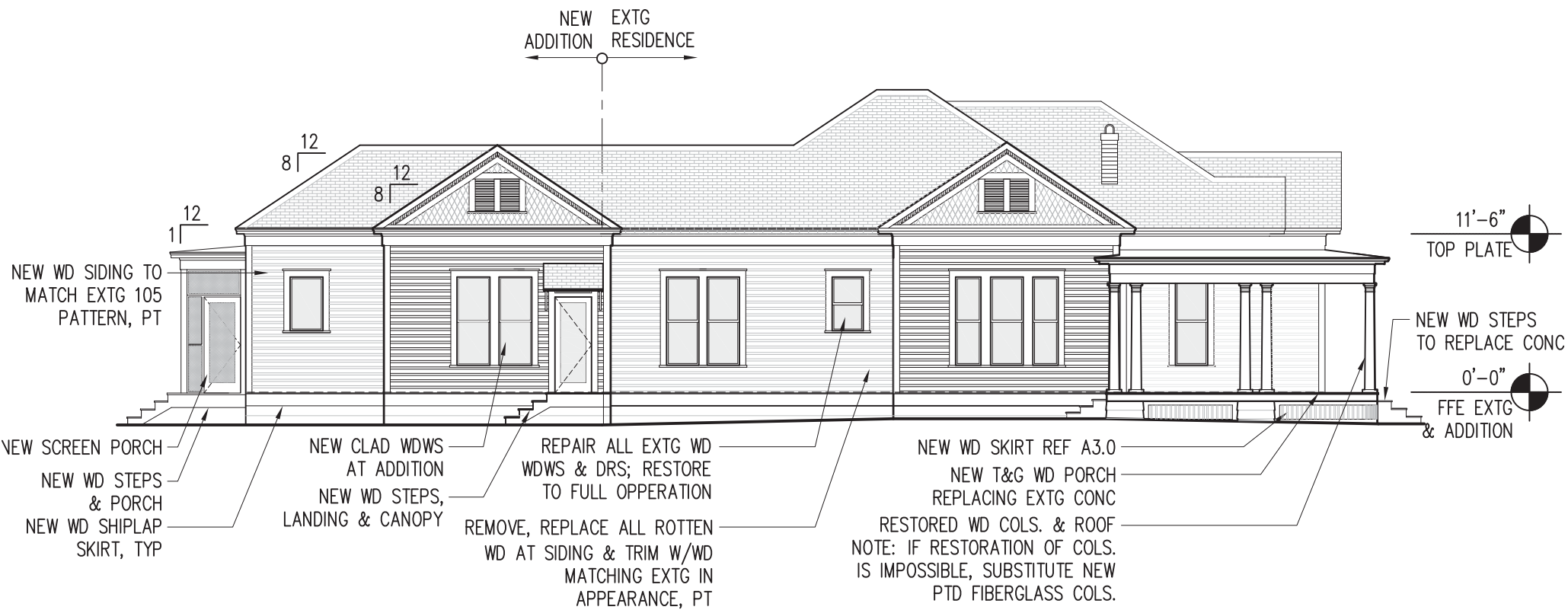
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A2.0

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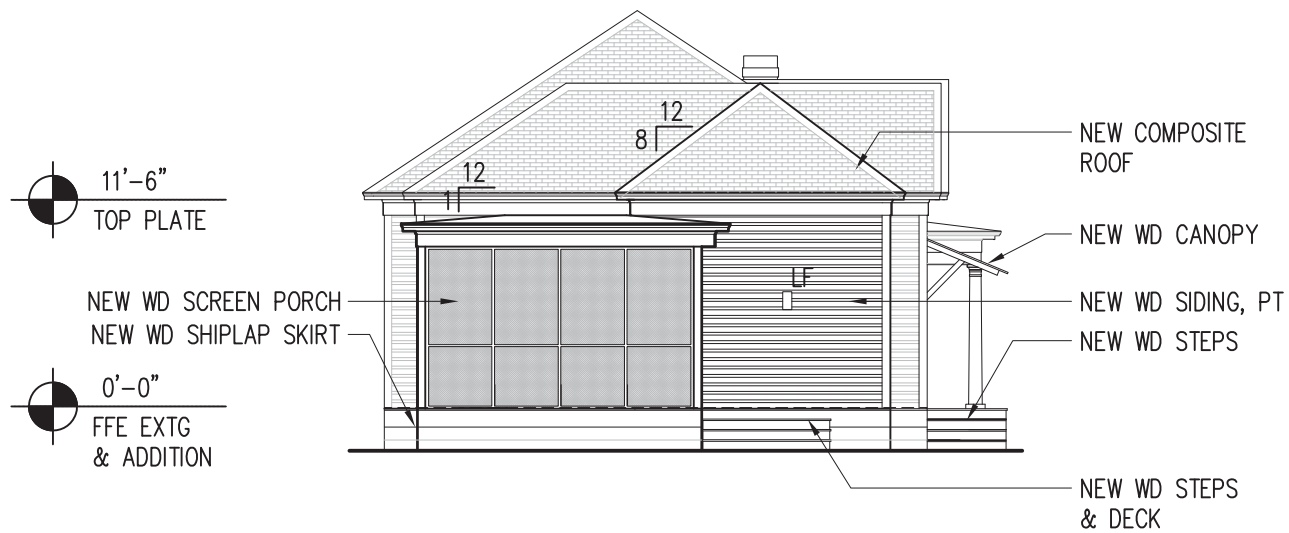




# EXTERIOR ELEVATION: SOUTH

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

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## EXTERIOR ELEVATION: WEST

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

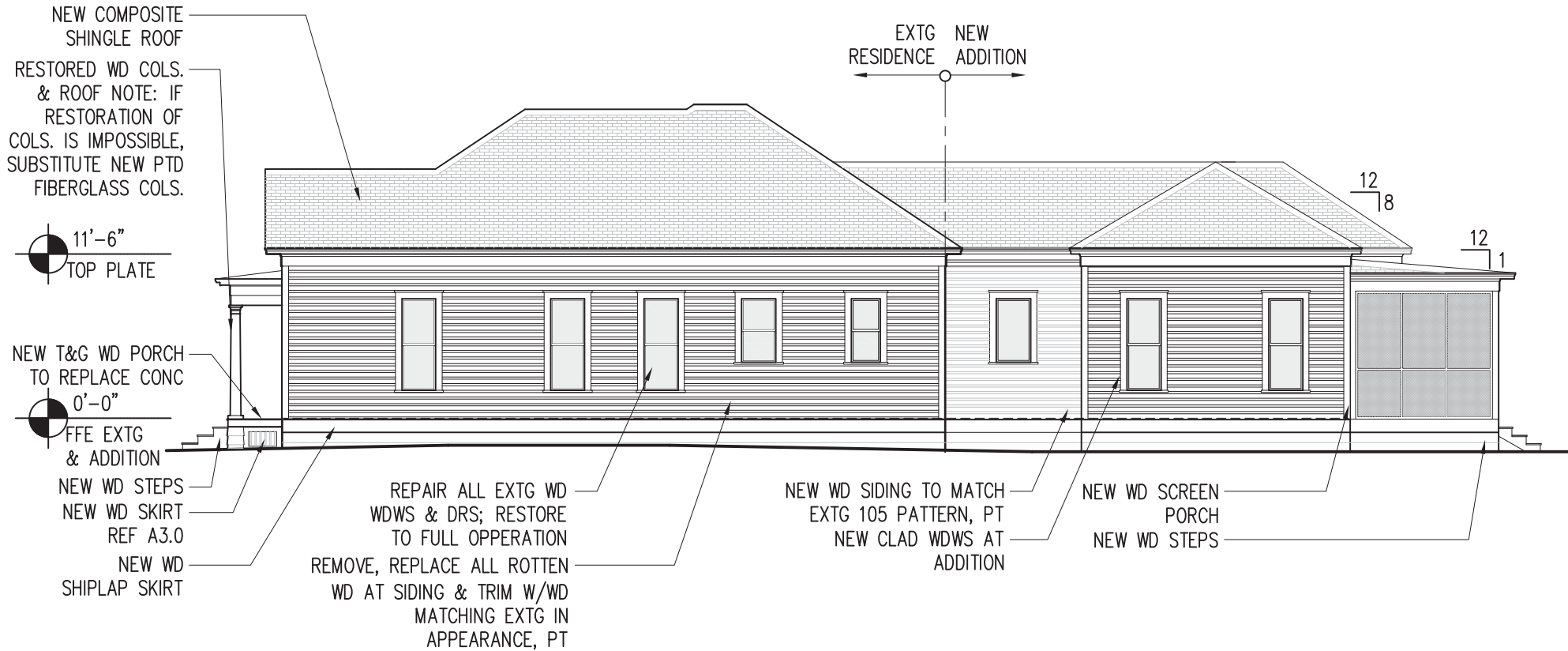
419 CEDAR ST

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A2.2

SHT 6 OF 8



## EXTERIOR ELEVATION: WEST

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

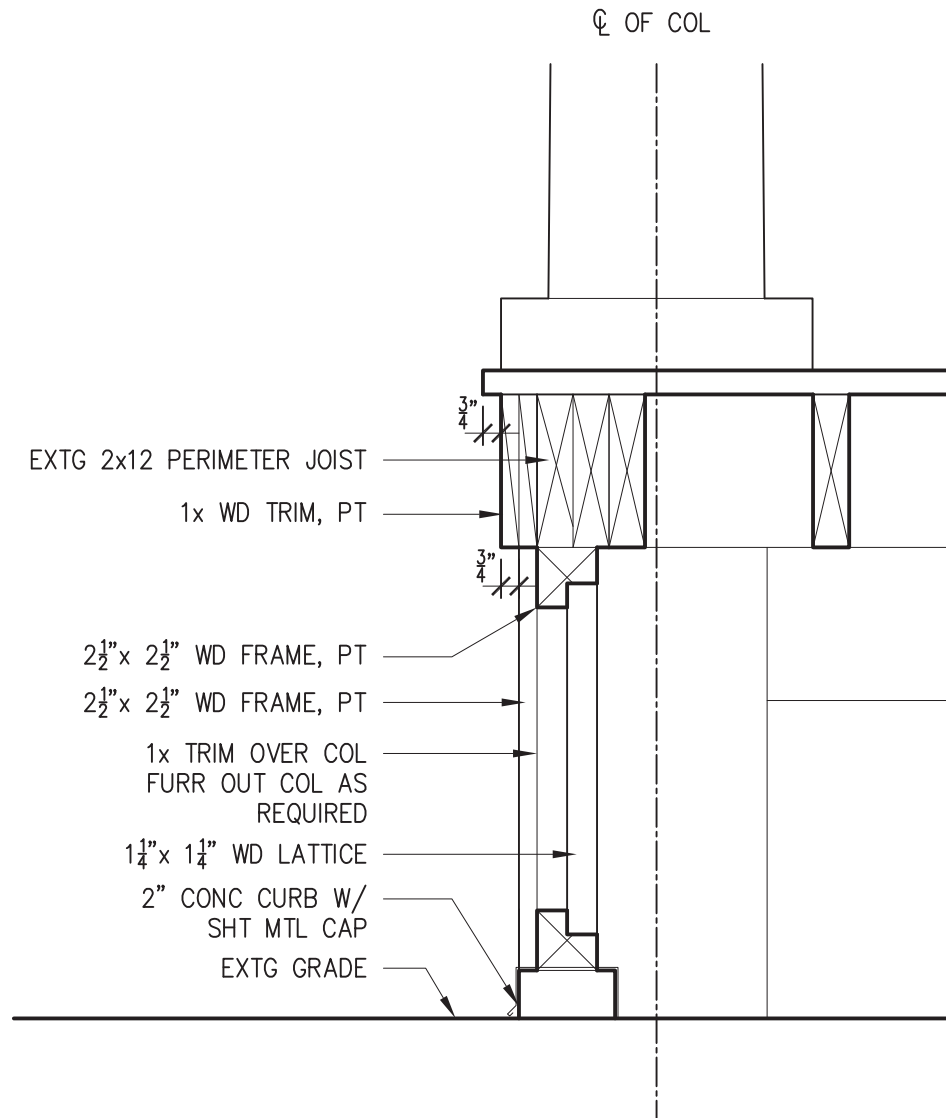
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A2.3

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## DETAIL: PORCH SKIRTING

SCALE: 1 1/2" = 1'-0"

419 CEDAR ST

DATE: MAY 4, 2016

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**A3.0**

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⑥ 419 Cedar  
View looking southwest

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4 419 Cedar  
View looking northeast

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③ 419 Cedar  
View looking north

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② 419 Cedar  
View looking west

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① 419 Cedar  
View looking west

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2134 Pecan Haven New Braunfels, IL 78130

April 28, 2016

Loved Homes, LLC.  
Dimitri Hammond  
1124 Byers Lane  
Austin, TX

RE: Repairs and Upgrades - 419 Cedar St

Dear Mr. Hammond:

Legend Homes, Inc. is pleased to submit a proposal for the Repairs and Upgrades to your residence at 419 Cedar St, San Antonio, Texas 78210. Our proposal is based on the scope of work as discussed during our meetings with Poteet Architects, LP on site, and as outlined below. We propose to accomplish the work for a **total cost of \$64,600 with sales tax.**

#### **Schedule of Values**

Foundation – Cedar Posts	\$ 12,000
New Shingle Roof	\$ 10,000
Window & Trim Repairs	\$ 4,700
Repair Wood Siding & Trim	\$ 5,000
Paint Exterior	\$ 6,000
Refurbished exterior doors	\$ 600
Plumbing Piping	\$ 9,800
New AC System	\$ 8,000
Replace Electrical Wiring	<u>\$ 8,500</u>
 TOTAL	 \$ 64,600

#### **Description of Work**

- Replace all foundation posts with new cedar posts and re-level house foundation
- Repair, re-glaze and rehang all existing wood double hung windows as needed
- Replace existing shingles with new 30 year composite shingle
- Repair and paint all exterior siding and trim
- Exterior doors will be sanded and refinished
- Upgrade all existing Plumbing piping with new to include replacing gas piping with new & extending the gas piping to the new central A/C heater
- Upgrade interior electrical panels to comply with current electrical codes and replace all the electrical wiring and devices in the house
- All repairs to the exterior will match existing exterior finishes

## Qualifications

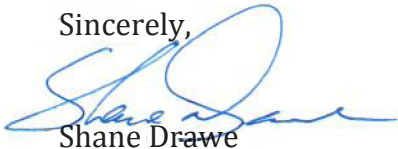
- Sales Tax on material is included
- A City of San Antonio Building Permit is included
- This bid is good for 30 days
- All work to be performed during normal business hours
- Builder's Risk insurance is excluded
- Utilities (electricity & water) required for the work shall be provided & paid for by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

We anticipate to complete this work by December 2016.

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

We look forward to working with you.

Sincerely,



Shane Drawe