

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-244
ADDRESS: 143 CEDAR ST
LEGAL DESCRIPTION: NCB 935 BLK B LOT S 43.8 FT OF E 100FT OF 9 & N 6.2FT OF E 100FT OF 10
ZONING: MF-33, H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Burda House
APPLICANT: Jim Poteet/Poteet Architects
OWNER: Dwight Hobart Patty Ortiz
TYPE OF WORK: Rehabilitation, foundation repair, window repair, roof repair, fencing, swimming pool installation, construction of a rear addition and Historic Tax Certification

REQUEST:

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

1. Rehabilitate the historic structure including the installation of a new foundation, a new standing seam metal roof, the restoration of the front porch and repair of the existing wood windows.
2. Install a side window bay on the southern façade.
3. Construct a rear addition to feature one and one half story.
4. Install front yard and rear yard fencing.
5. Receive Historic Tax Certification.
6. Install a middle window in both existing side window bays. (Withdrawn)

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

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)

- 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.

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.

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.

8. Architectural Features: Foundations

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.

FINDINGS:

- a. The structure at 143 Cedar Street was constructed circa 1915 in the Folk Victorian style. The structure features a wraparound front porch, fluted columns with Corinthian capitals and other architectural elements commonly featured on Folk Victorian structures. The structure first appears on the 1951 Sanborn Maps.
- b. REHABILITATION – The applicant has proposed to rehabilitate the historic structure including the installation of a new foundation, a new standing seam metal roof, the restoration of the front porch and repair of the existing wood windows. The proposed rehabilitative items are consistent with the Guidelines for Exterior Maintenance and Alterations. The new standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
- c. SIDE WINDOW BAY – The applicant has proposed to construct a side window bay on the southern façade of the primary historic structure. The proposed side window bay is to be located to the rear of the original window bay. The proposed bay is to feature a massing and design that is subordinate to the two original window bays on the historic structure. The applicant has proposed window openings that are consistent with those on the primary historic structure. The applicant has proposed to detail this bay window differently than those that are original to the structure. Staff finds that the subordinate massing in addition to the difference in detailing that the proposed bay is appropriate.
- d. REAR ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition to feature one and one half stories. 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 addition to include two gabled roofs, a setback from the wall plan of the historic structure on the south elevation and a ridgeline that is the same as that of the primary historic structure.
- e. SCALE, MASS AND FORM – Regarding scale, mass and form, the applicant has proposed for the addition to feature a roof height that is the same as that of the primary historic structure, a width that is subordinate to that of the primary historic structure and a footprint that is subordinate to that of the primary historic structure. Regarding height, the applicant has proposed an addition that features one and one half stories. Staff finds that the applicant should provide both a line of sight study and perspectives to ensure that the proposed rear addition will not feature

a massing that will dominate the primary historic structure.

- f. **MATERIALS** – The applicant has proposed materials which include board and batten siding, horizontal wood siding and a standing seam metal roof. The new standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. The proposed board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide.
- g. **FENCING** – The applicant has proposed to install a wood privacy fence in the side yard and rear yard to be six (6) feet in height as well as a front yard wood fence to be four (4) feet in height. The applicant has not provided a detail of the proposed front yard fence.
- h. **WINDOW INSTALLATION AT EXSITING BAYS** – The primary historic structure features two window bays, both of which feature middle windows that are half the profile of their flanking windows. Both windows feature a decorative window pane. The applicant has proposed to remove these two windows and install windows that feature a profile to match the two flanking windows. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window openings should be preserved. While three windows of equal size are typically found in bays on Folk Victorian Structures, staff finds the existing window sizes and panes to be original to the structure and that the installation of new window sizes would be a false representation of history.
- i. **HISTORIC TAX CERTIFICATION** – **HISTORIC TAX CERTIFICATION** – The requirements for Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

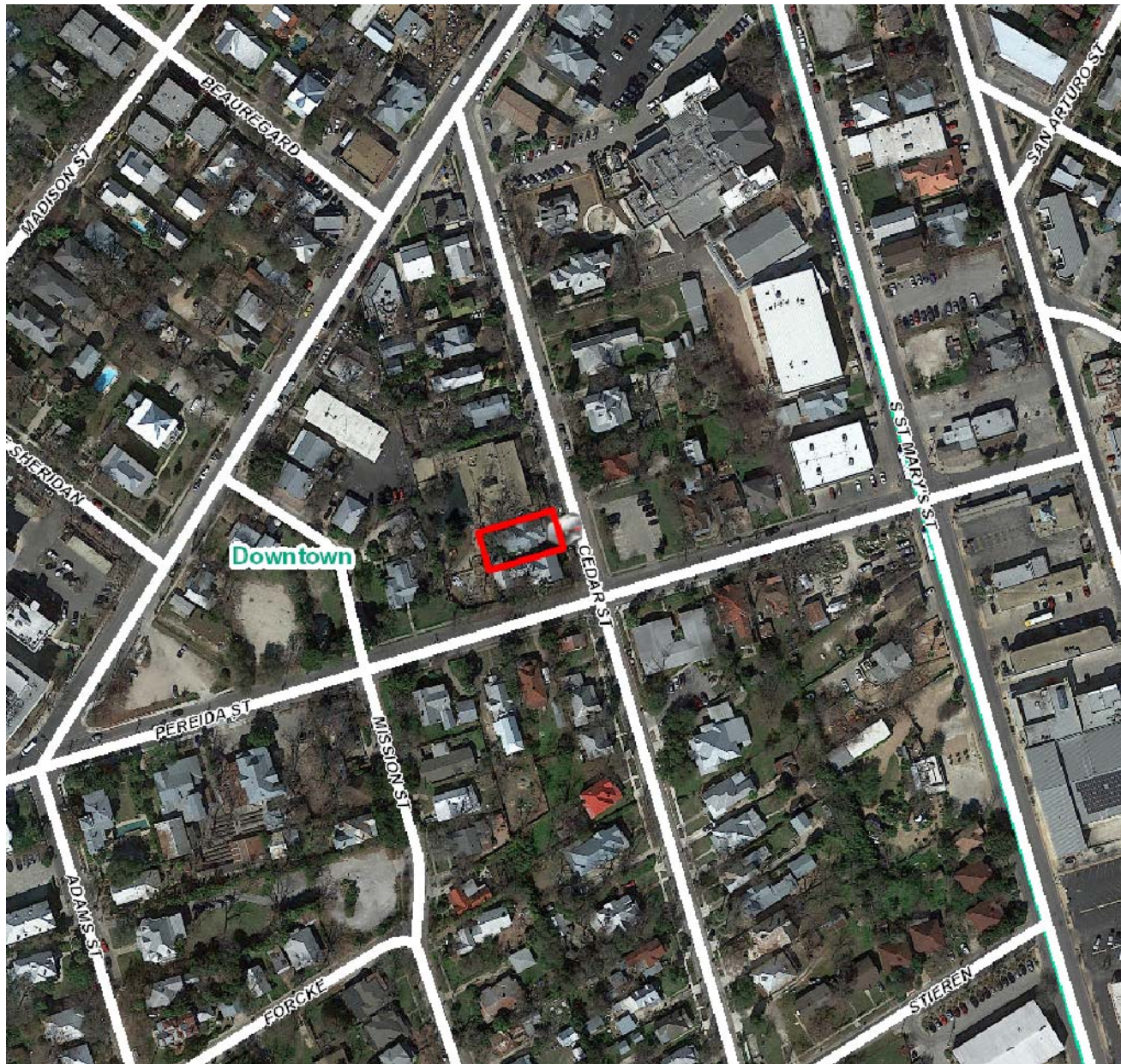
Staff recommends approval of items #1 through #5 based on findings a through g and i with the following stipulations:

- i. That the applicant install wood windows that are consistent with the Historic Design Guidelines, Window Policy Document as noted in finding n that are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- ii. That the applicant install a standing seam metal roof that feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish and that the board and batten siding that features boards that are twelve (12) inches wide with battens that are 1 – ½” wide.
- iii. That the applicant provide a fencing detail of the proposed front yard fence to ensure an appropriate height and design.

Staff does not recommend approval of item #6 based on finding h.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 22, 2017

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TEXAS
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143 Cedar Street

Pereida St

Cedar St

Cedar St

Pereida St



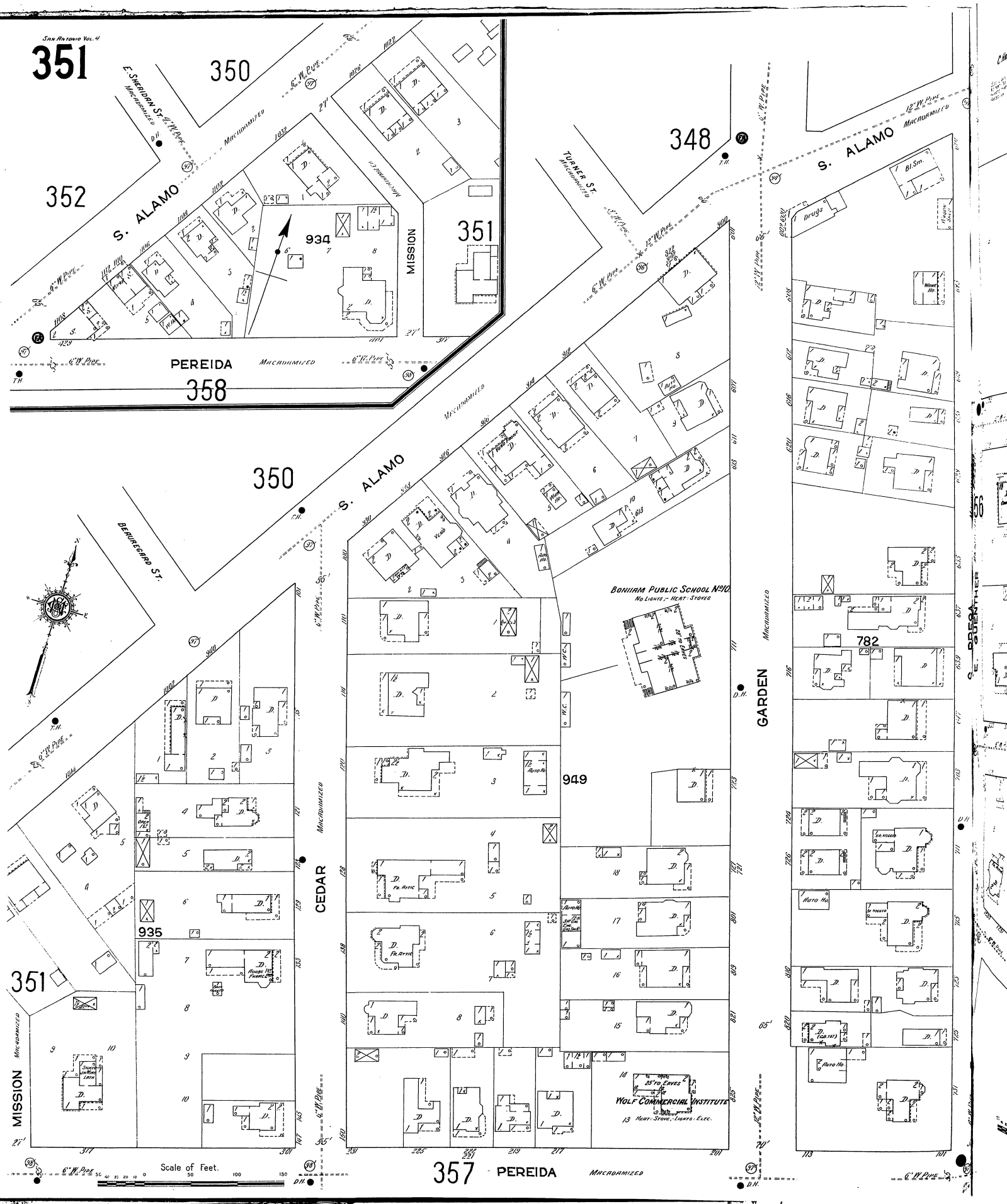
143 Cedar Street

Perida St

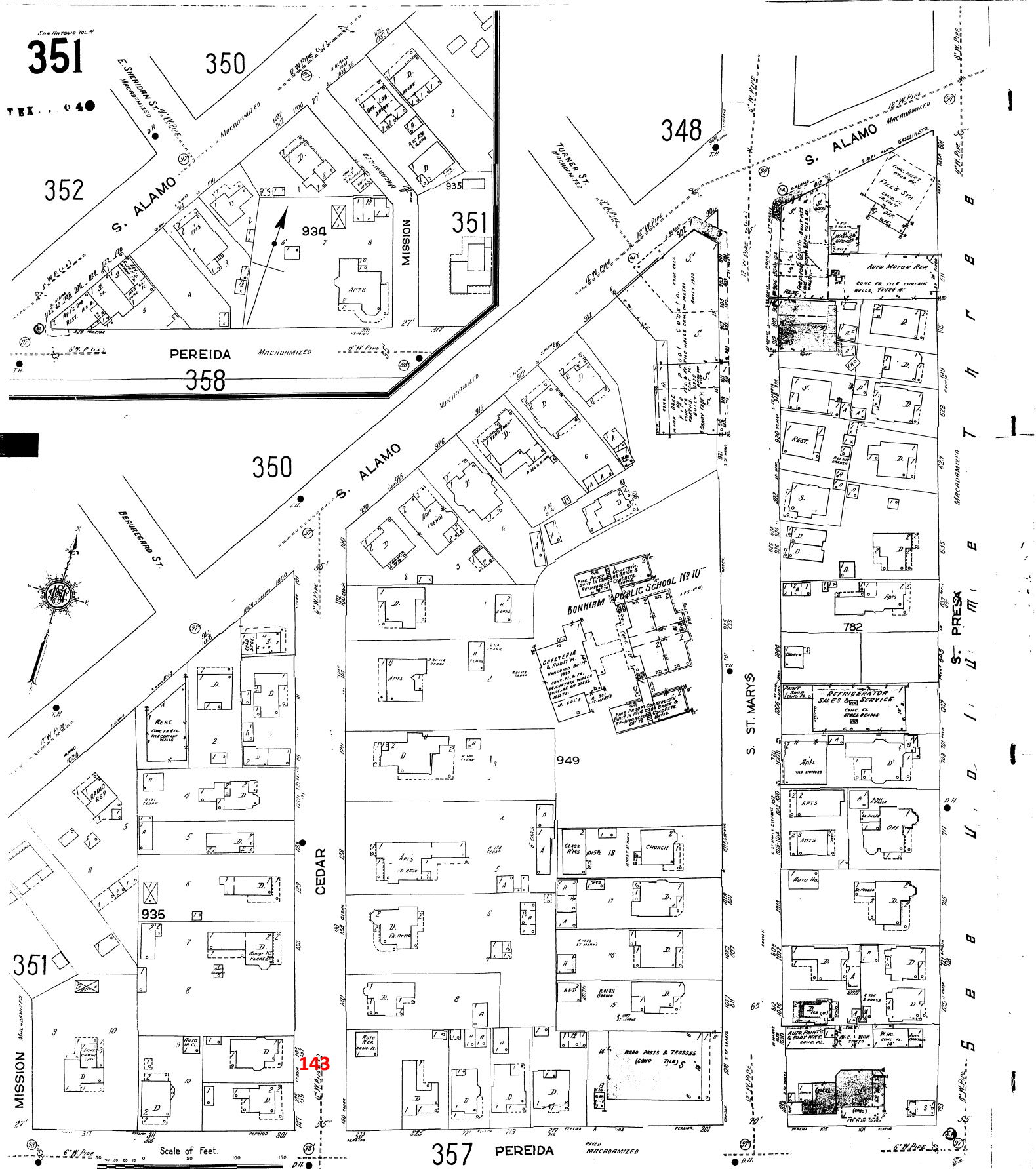
Cedar St

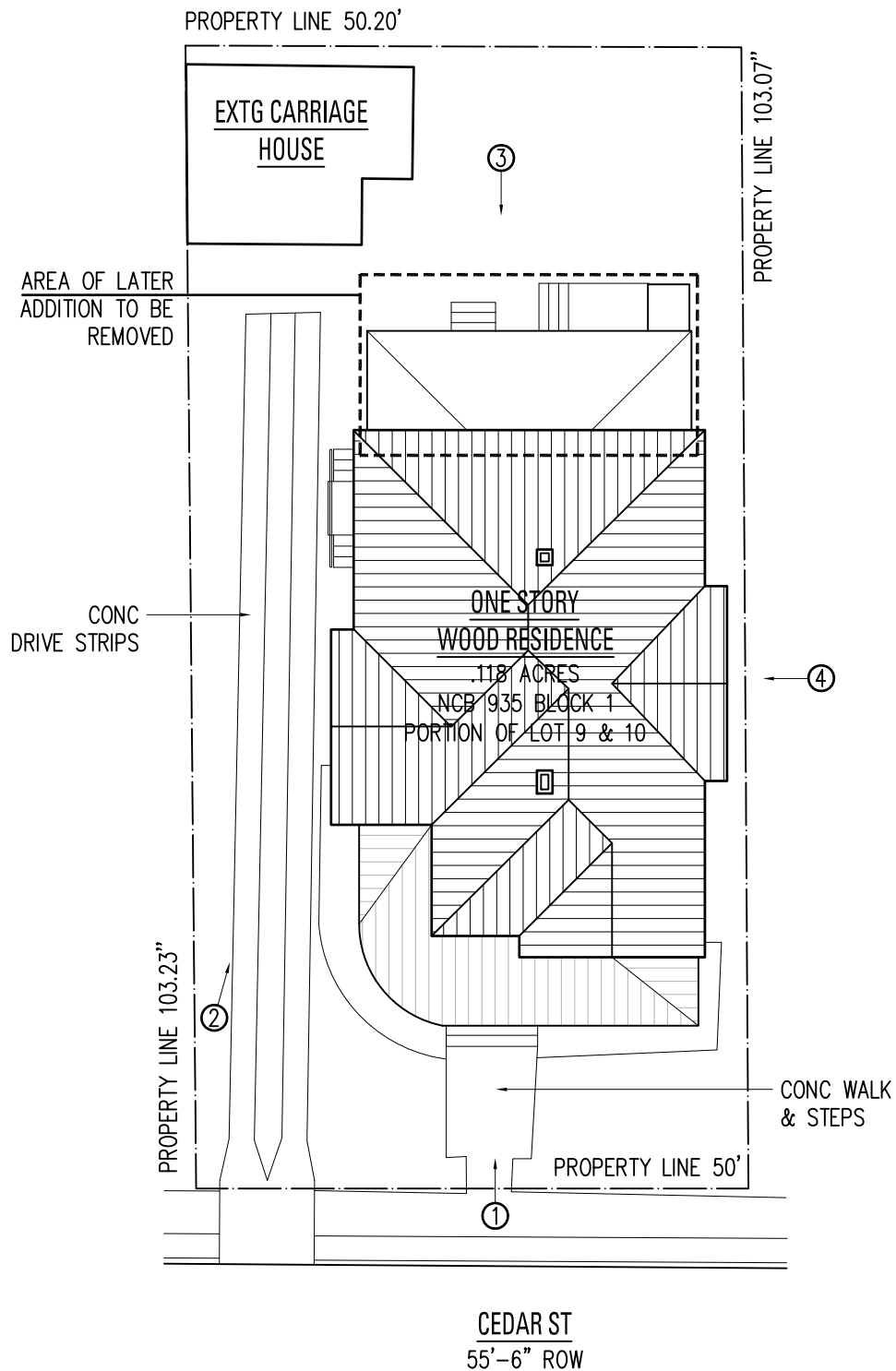
Perida St

1912 SANBORN MAP



1951 SANBORN MAP

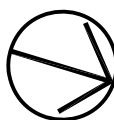




NOTE: NUMBERED STATIONS CORRESPOND TO THE
NUMBERED PHOTOS

EXTG SITE PLAN

SCALE: 1/16" = 1'-0"



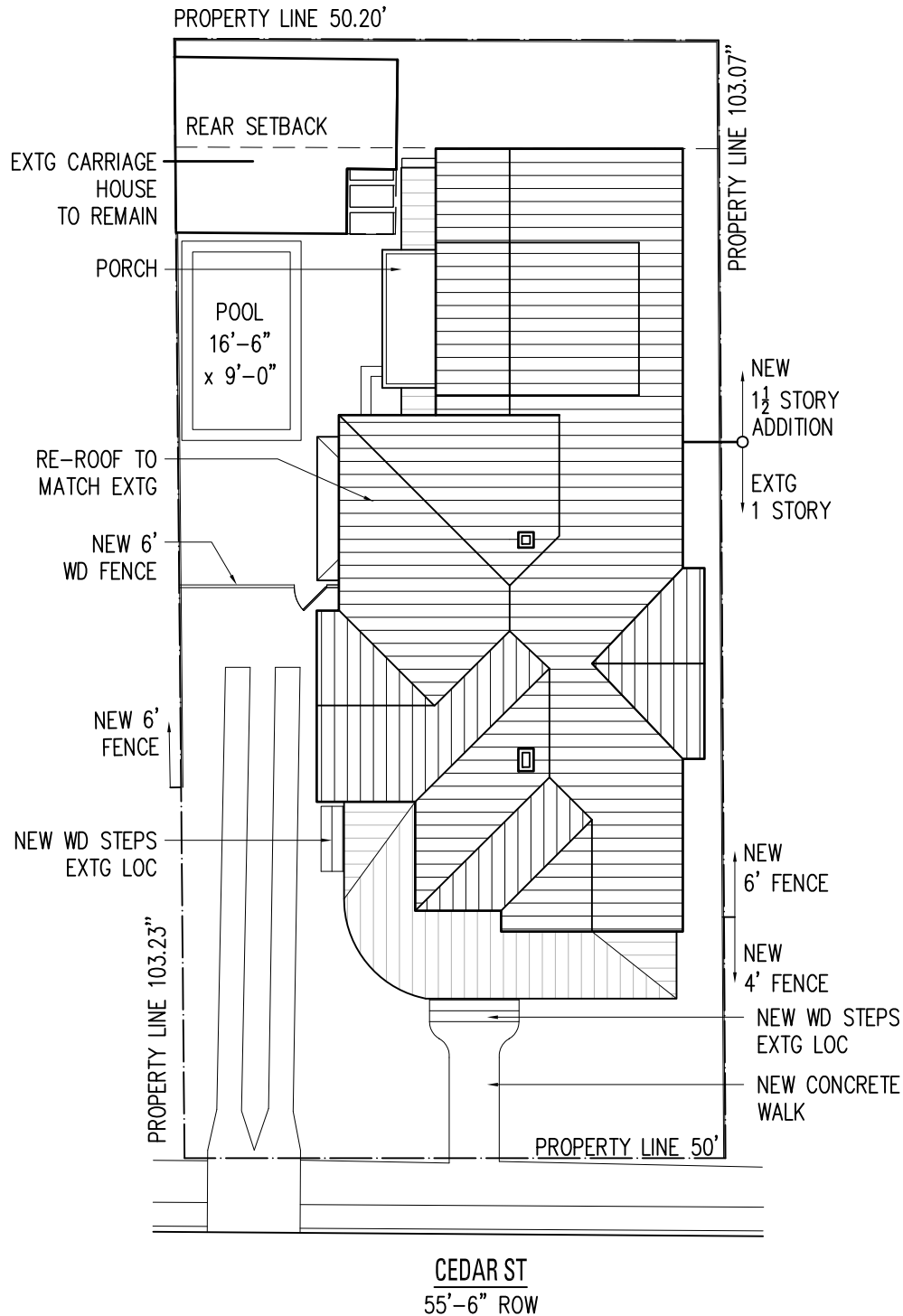
143 CEDAR

DATE: MAY 12, 2017

POTEET ARCHITECTS, LP

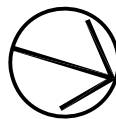
A0.1

SHT 1 OF 5

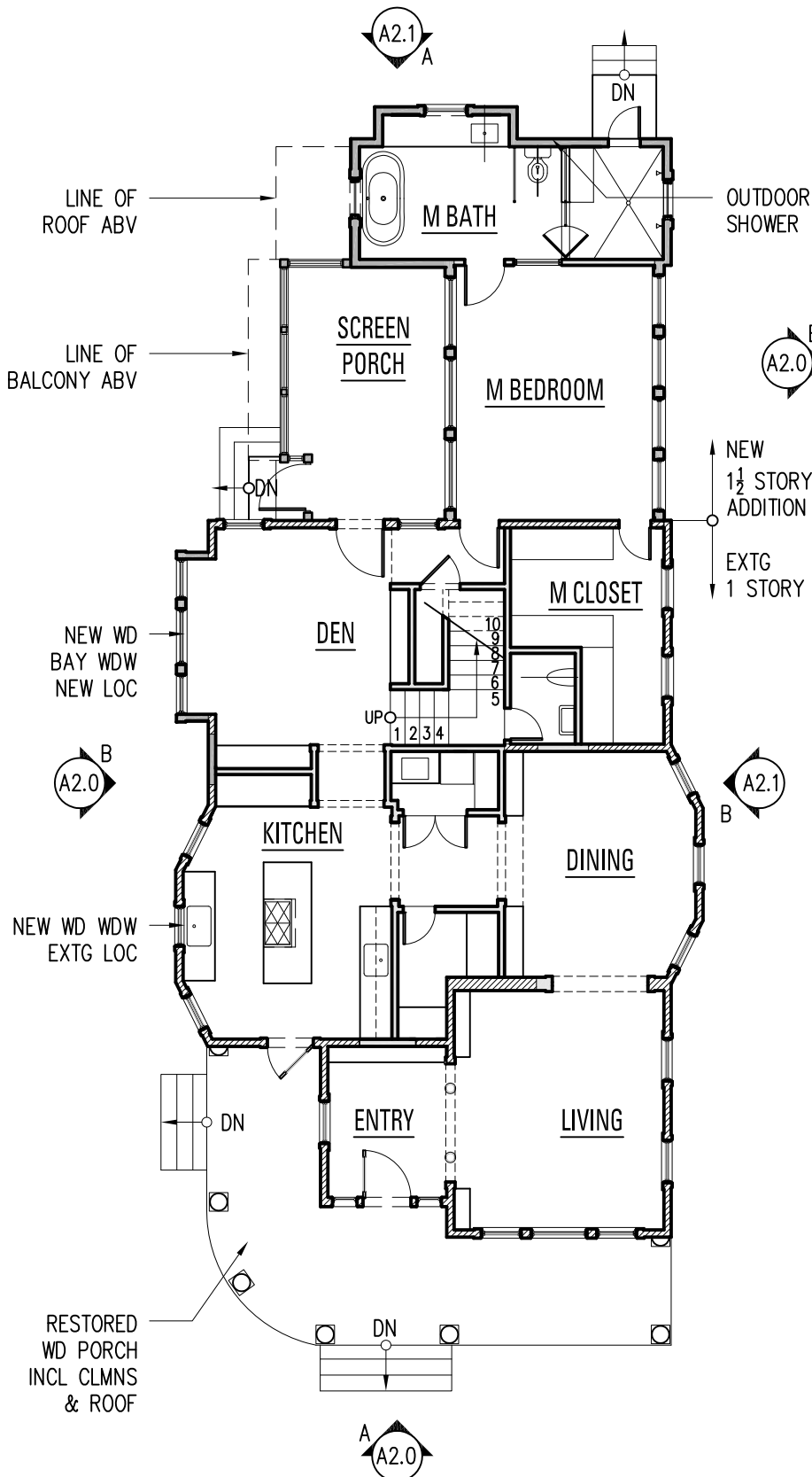


SITE PLAN: PROPOSED

SCALE: 1/16" = 1'-0"

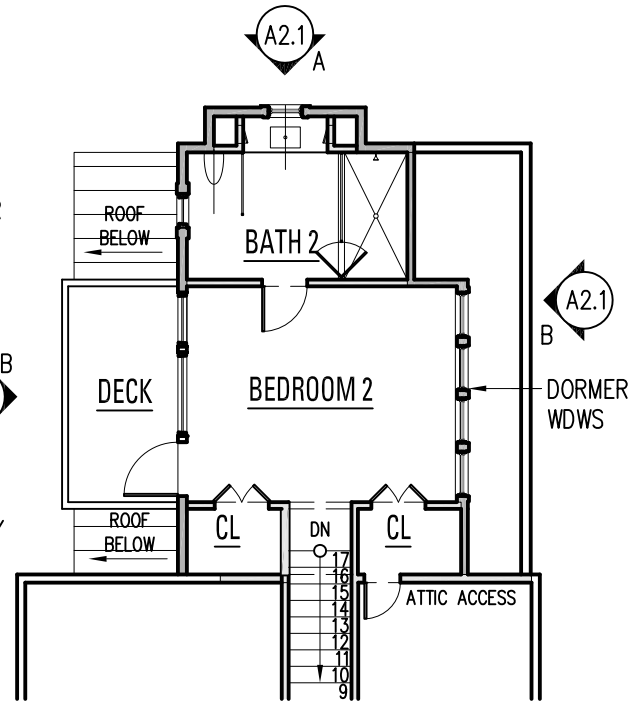


143 CEDAR	A1.0 SHT 2 OF 5
DATE: MAY 12, 2017	
POTEET ARCHITECTS, LP	



FLOOR PLAN: PROPOSED FIRST LVL

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



FLOOR PLAN: PROPOSED SECOND LVL

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

FLOOR PLAN LEGEND:

	EXTG WALL TO REMAIN
	NEW EXTERIOR WALL
	NEW INTERIOR WALL

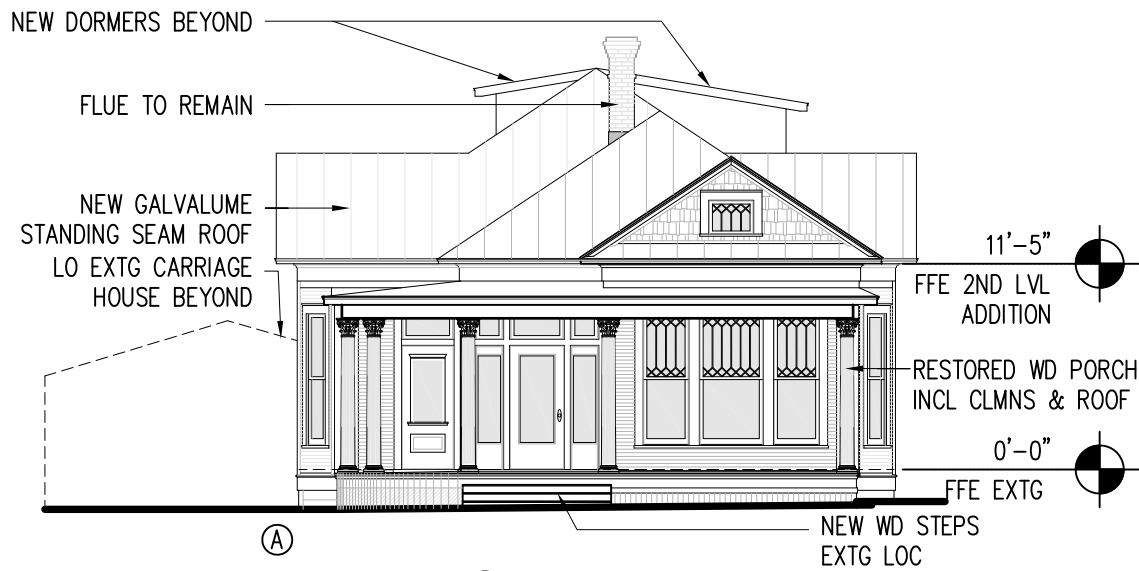
143 CEDAR

DATE: MAY 12, 2017

POTEET ARCHITECTS, LP

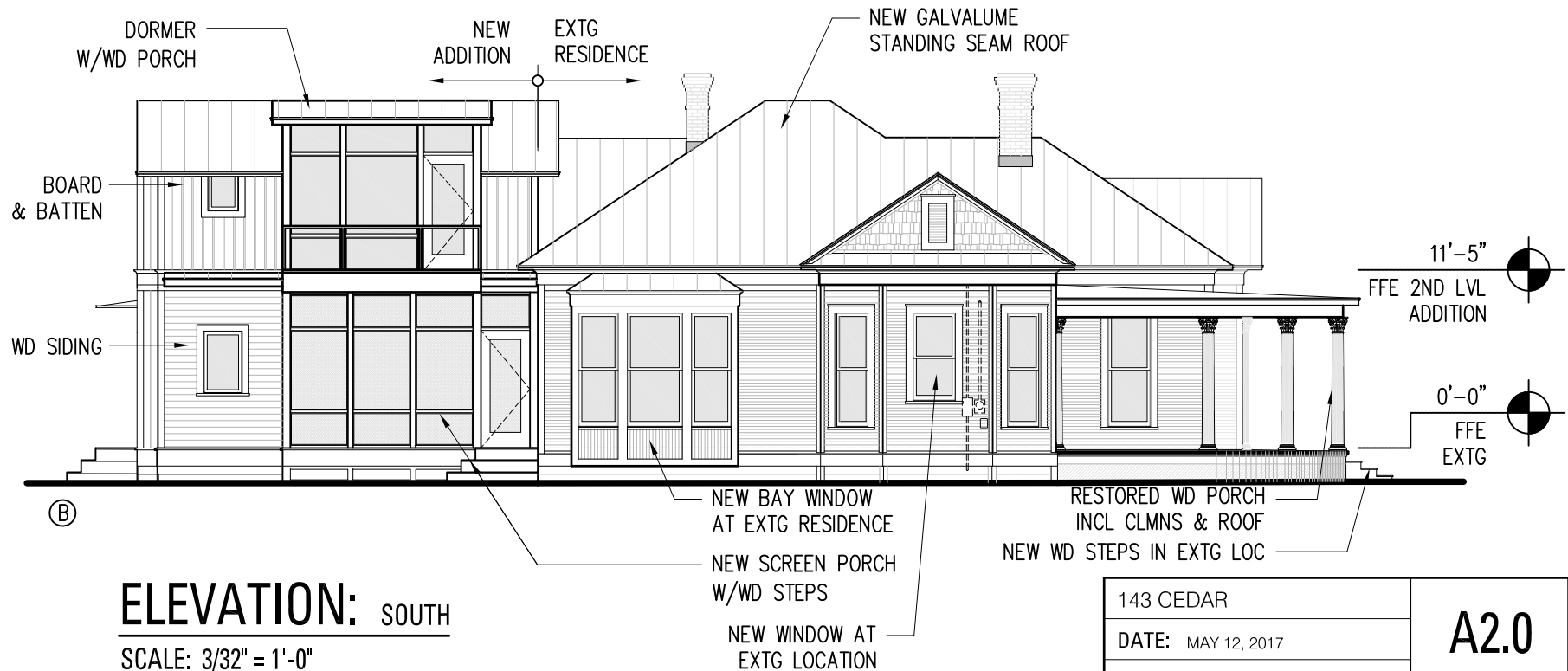
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SHT 3 OF 5



ELEVATION: EAST

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



ELEVATION: SOUTH

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

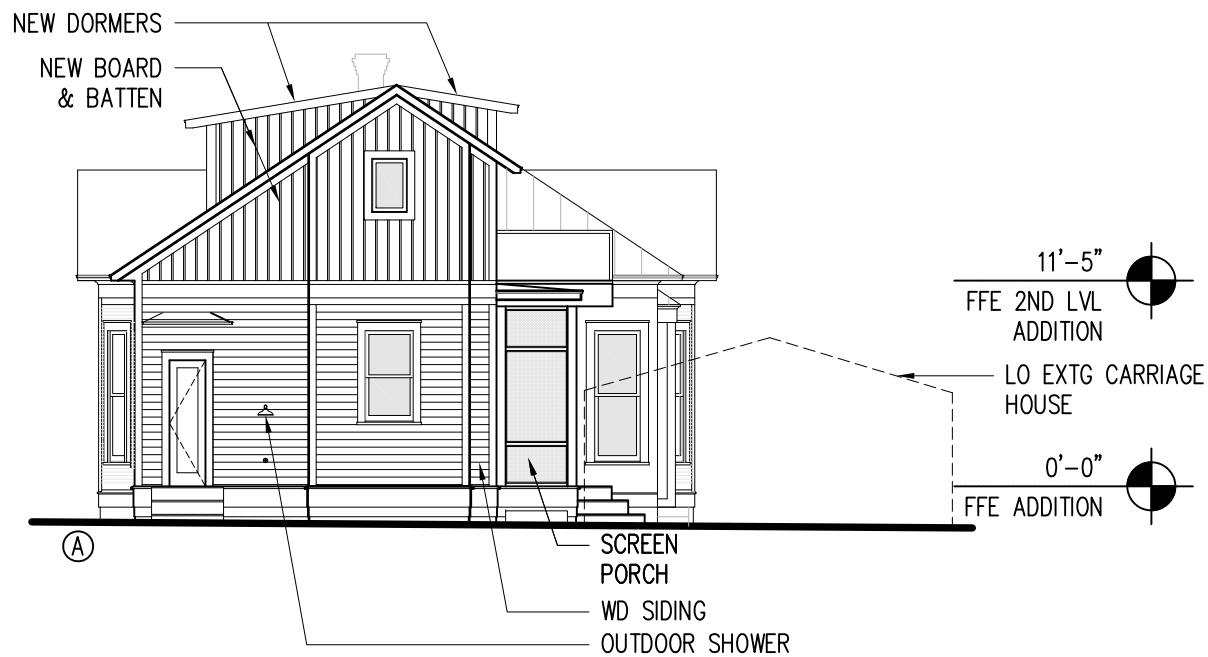
143 CEDAR

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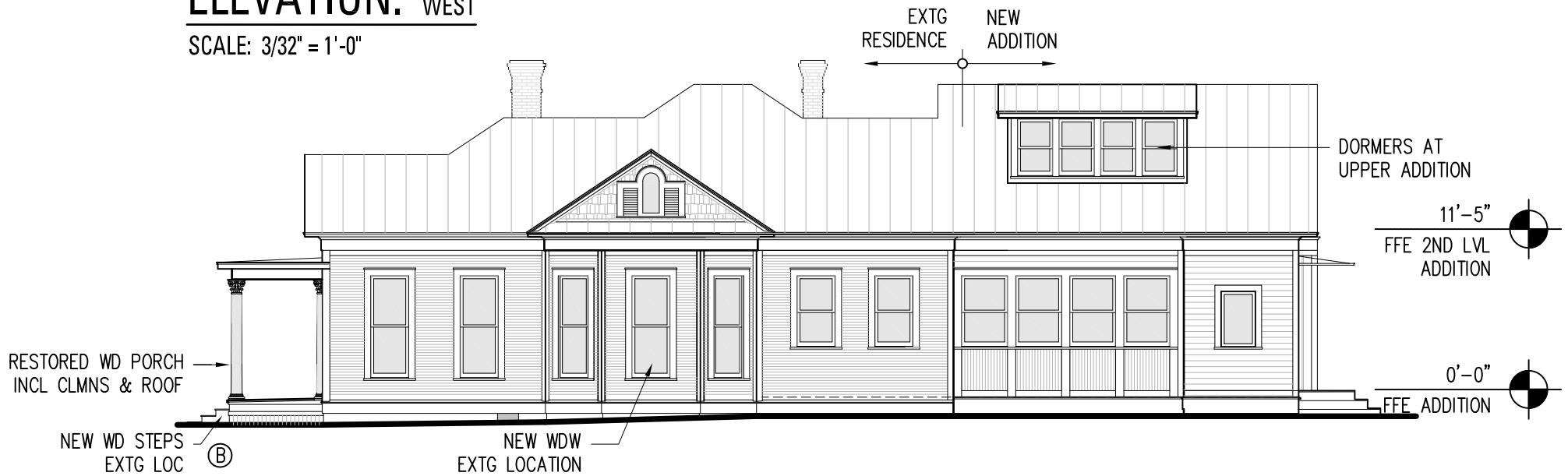
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SHT 4 OF 5



ELEVATION: WEST

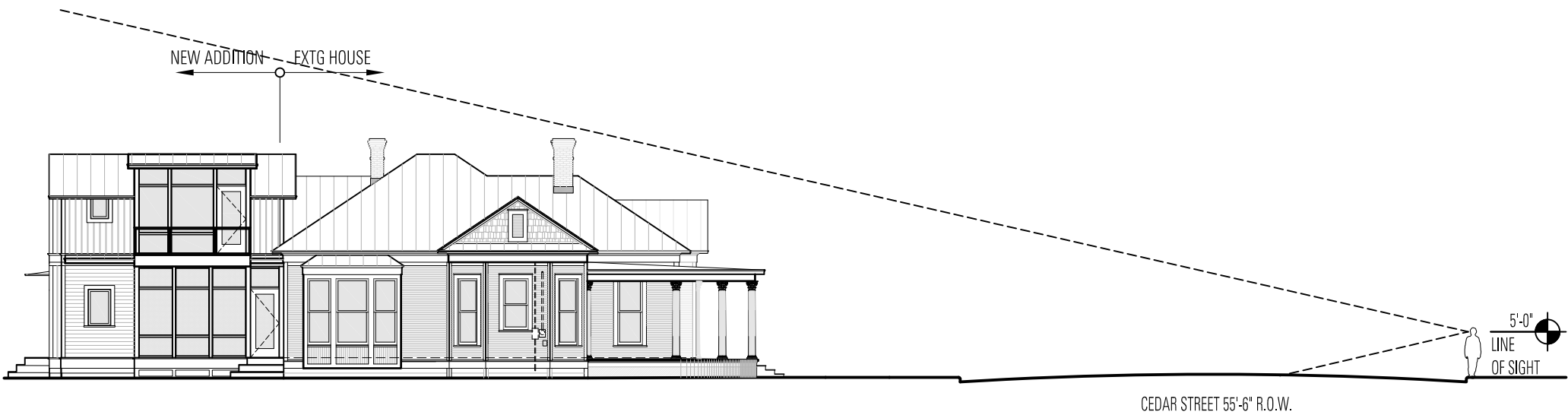
SCALE: 3/32" = 1'-0"



ELEVATION: SOUTH

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

143 CEDAR	A2.1 SHT 5 OF 5
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ELEVATION: LINE OF SIGHT

SCALE: 1/16" = 1'-0"

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DATE: MAY 23, 2017	
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PERSPECTIVE STUDY: VIEW FROM OPPOSITE SIDE OF STREET

143 CEDAR	SHT 2 OF 2
DATE: MAY 23, 2017	
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① 143 Cedar
View looking west

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② 143 Cedar
View looking north west

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③ 143 Cedar
View looking east

143 CEDAR ST

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VIEW

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④ 143 Cedar
View looking south

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8 May 2017

Patty Ortiz & Dwight Hobart
143 Cedar Street
San Antonio, TX 78210

RE: Tax Certification, 143 Cedar Rehabilitation

Patty, Dwight:

We have put together a scope of work for the improvements to the house at 143 Cedar. As you know, we are working with you to create a new addition and selected changes to the interior. The improvements below constitute a selection of work items that will increase the longevity of the original house.

Work Items with Pricing:

Foundation, concrete pier, full replacement with beam replacement	23,250.00
New Galvalume Standing Seam Roof	20,500.00
Rehabilitation of existing windows	4,400.00
Replace exterior wood rot (trim, siding soffits) in kind	4,800.00
Repair porch, new wood steps	5,600.00
Paint House	6,000.00
New insulation, attic and walls	5,500.00
New central HVAC	14,500.00
New skirting	7450.00
New electrical panel and distribution	11,250.00

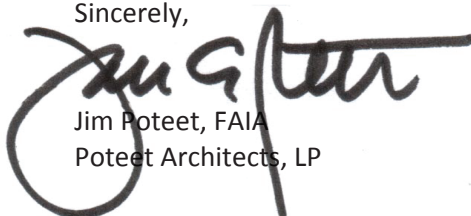
TOTAL **103,250.00**

All above work to be done in accordance with the rules of the City of San Antonio Historic and Design Commission (HDRC). This work will form the basis for your application for a City property tax abatement.

Based on our experience working on houses in this area, we believe the work listed above can be constructed in ten months.

Please let me know if you have any questions.

Sincerely,



Jim Poteet, FAIA
Poteet Architects, LP

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