

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

HDRC CASE NO: 2017-433
ADDRESS: 209 CEDAR ST
LEGAL DESCRIPTION: NCB 933 BLK 5 LOT S IRR 77.36 FT OF N 140.64 FT OF 1
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Stapper, Felix - House #1
APPLICANT: Alberto Gonima
OWNER: Alberto Gonima
TYPE OF WORK: Construction of a rear addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition at 209 Cedar.

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

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.

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 209 Cedar Street was constructed circa 1905 in the Folk Victorian style and features a front facing gabled roof, a brick chimney and two over two, double hung sash windows. At this time, the applicant has proposed to construct a rear addition at the location of an existing, non-original rear deck.
- b. **ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition to feature an overall footprint of forty-eight (48) square feet. 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 a shed roof that is to be subordinate to that of the historic structure’s hipped roof. Staff finds that the proposed roof form serves as a visual transition between the historic structure and proposed addition.
- c. **SCALE, MASS & FORM** – Regarding scale, mass and form, the applicant has proposed for the addition to feature an overall footprint of forty-eight (48) square feet. The applicant has proposed a footprint that is appropriate in regards to the massing and form of the primary historic structure.
- d. **MATERIALS** – The applicant has proposed materials for the addition that include wood siding, a standing seam metal roof, a wood support column, clad wood windows, a repurposed rear door and a wood landed. Staff finds that the proposed siding should match that of the historic structure, that the clad wood windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. 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. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish and a crimped ridge seam.
- e. **TRANSITION** – As noted in finding b, staff finds that the proposed addition’s massing and roof form provide an adequate transition that is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the flowing stipulations:

- i. That the proposed siding match that of the primary historic structure.

- ii. That the proposed windows be either wood or aluminum clad wood, feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. 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.
- iii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish and a crimped ridge seam. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roofing specifications are met.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The applicant is responsible for complying with zoning requirements regarding rear setbacks.



Flex Viewer

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209 Cedar Street

Cedar St

Cedar St

Cedar St

Pereida St

Pereida St

Pereida St

Pereida St

357

S E E U O I L E T h r e e

DEYING ST

SEYING ST

S. PRESA

MACHINIZED

GARDEN

MACHINIZED

CEDAR

MACHINIZED

MISSION

MACHINIZED

MISSION

MACHINIZED

FORREST

358

360

351

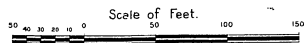
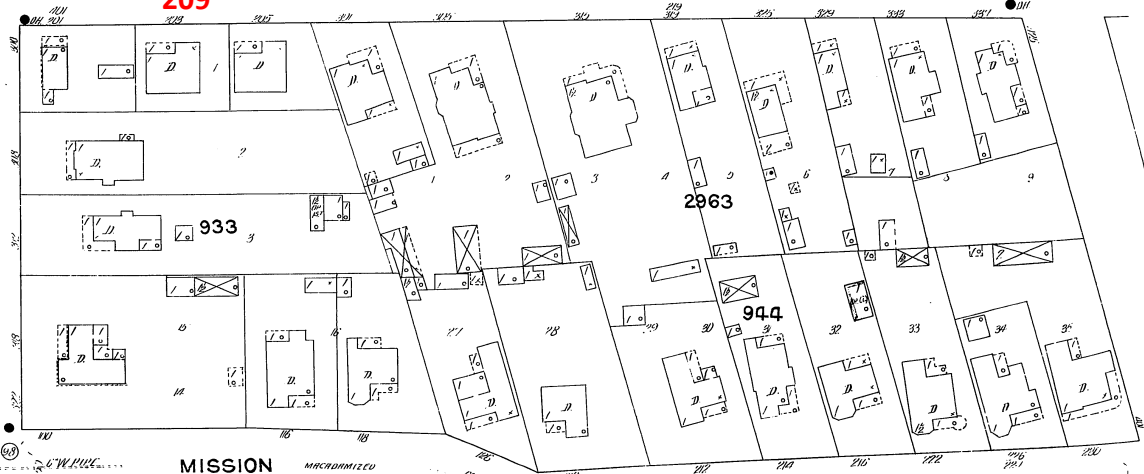
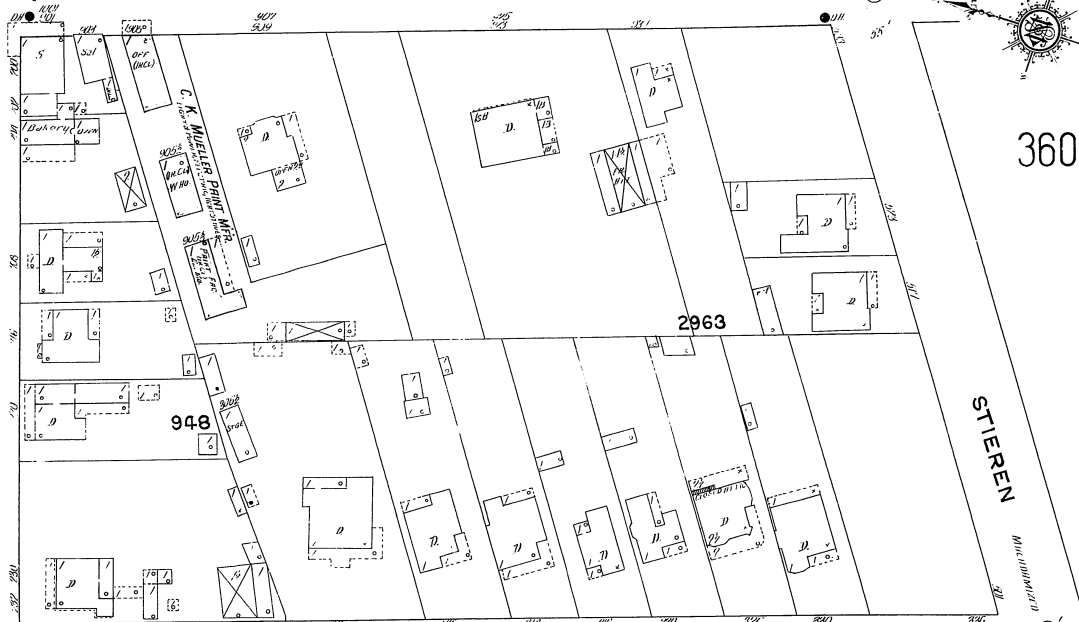
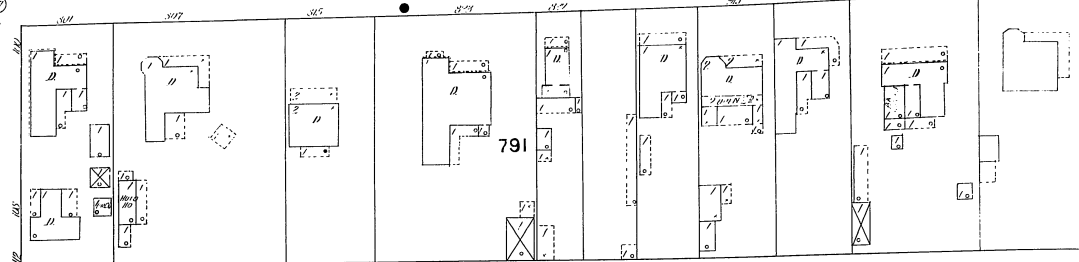
361

359

PEREIDA

STIEREN

WICKES



LOT 2

914/-/-A
08/02/2017

N 15°38'32" W 80.75'

2.9'

5.7'

12.4'

15.4'

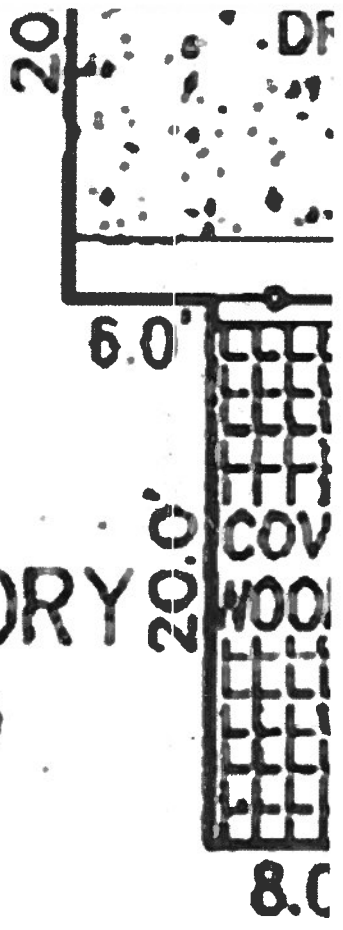
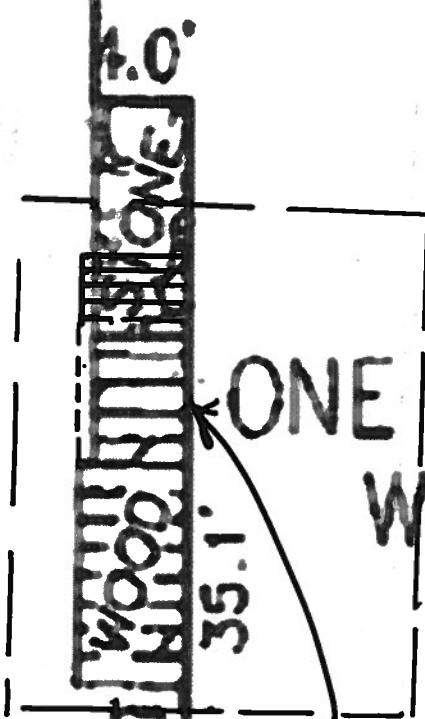
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11.8'

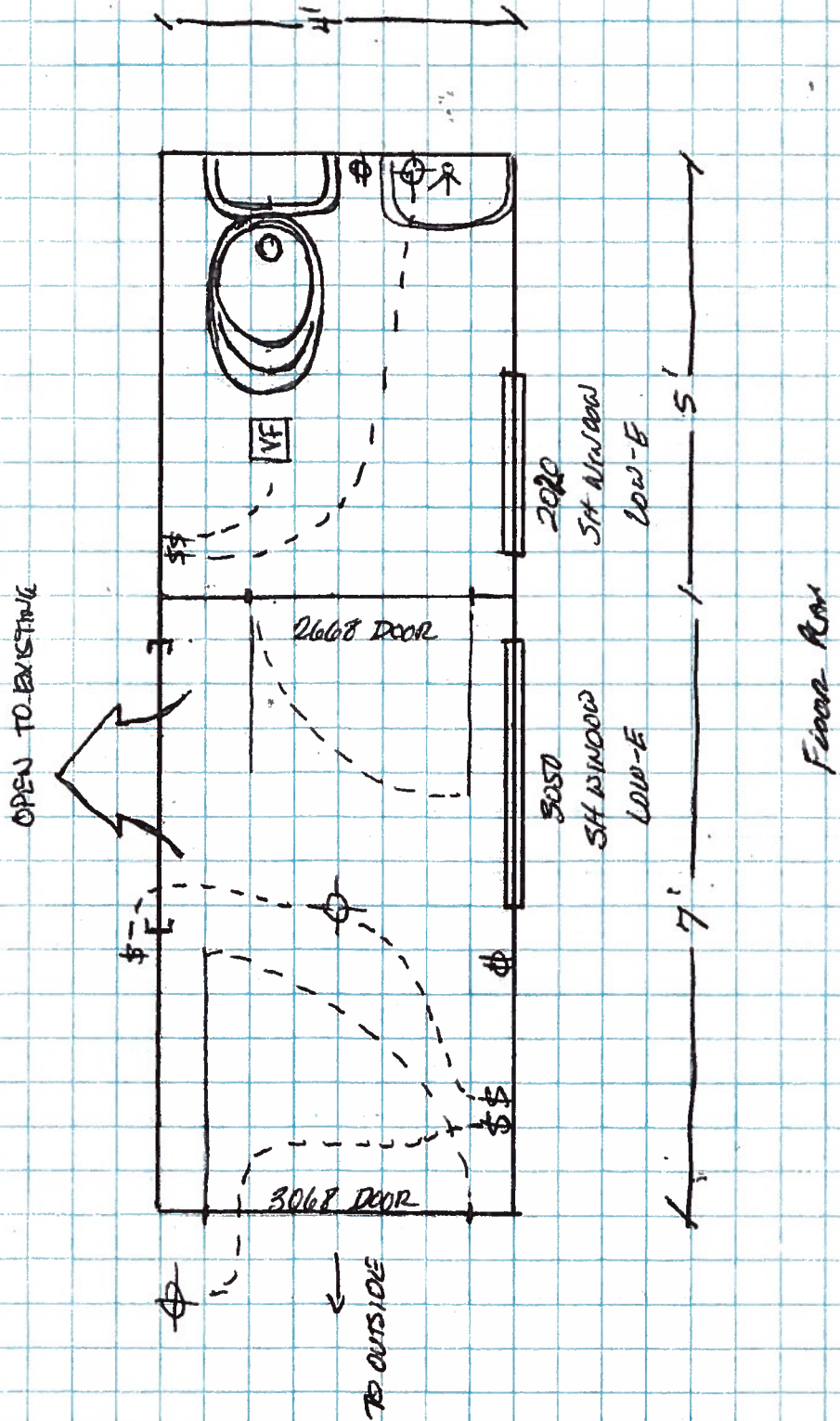
22.0'

4429 SQ.
0.102 AC
N.C.B. 9

S 74°34'28" W 56.



- 209 CEDAR STREET -



Applicant signature:

Alh...
07/31/2017

209 Cedar St.

Extended
metal roof

House metal roof

Supporting
column
4"x4"

25 x 25

wood
siding

3050
SH WINDOW
LOW E

treated
wood
stair

4'

10"

30"

concrete pier

concrete
pier
12'

Existing

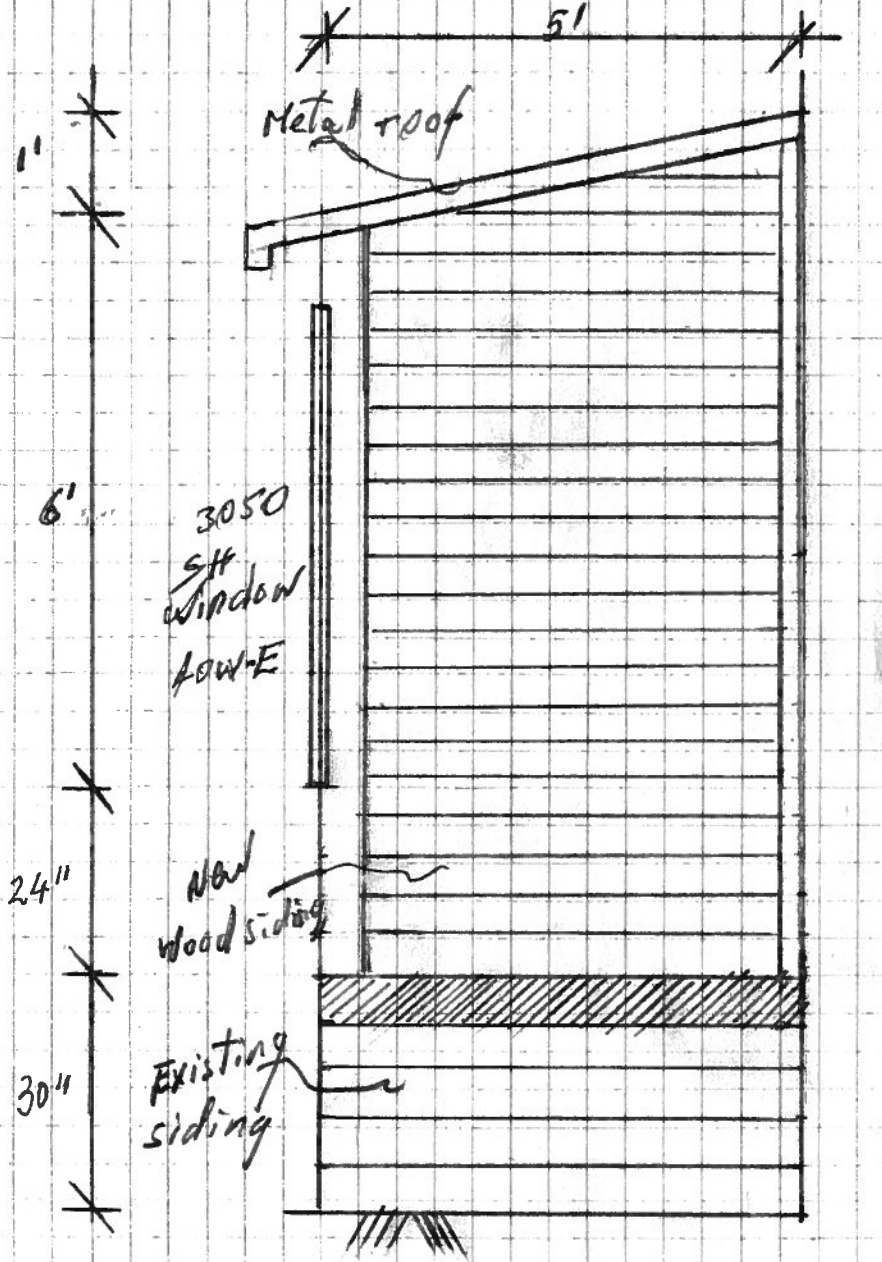
concrete
pier

30'

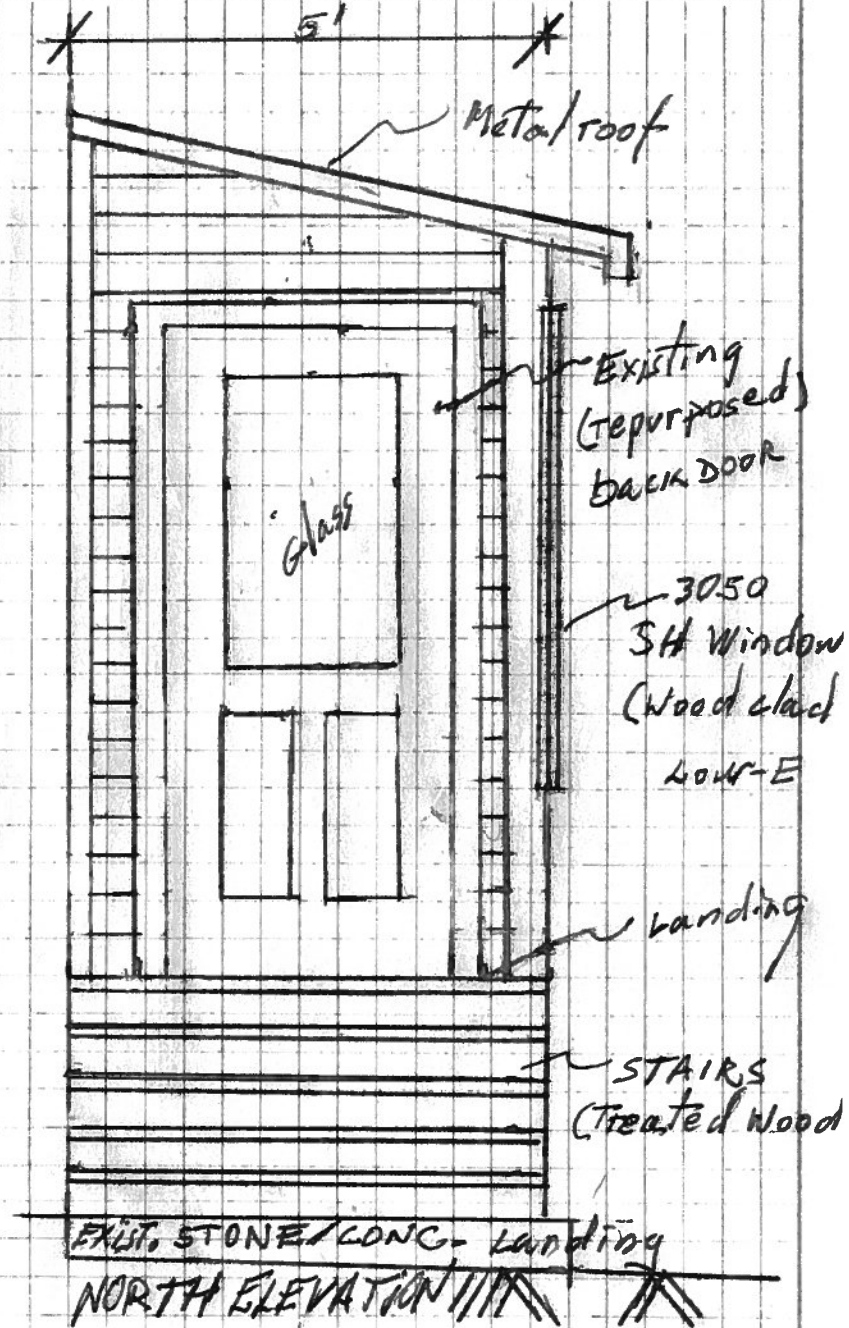
30'

West Elevation

209 Cedar Street,



SOUTH ELEVATION



NORTH ELEVATION

08/01/2017
All in A







