

## HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

**HDRC CASE NO:** 2018-066  
**ADDRESS:** 407 CEDAR ST  
**LEGAL DESCRIPTION:** NCB 2968 BLK 3 LOT 2  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Fernando Morales/Candid Rogers Architect, LLC  
**OWNER:** James & Pamela Duerr  
**TYPE OF WORK:** Construction of a rear addition  
**APPLICATION RECEIVED:** January 17, 2018  
**60-DAY REVIEW:** March 18, 2018  
**REQUEST:**

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

1. Perform rehabilitative scopes of work to the historic structure including roof replacement, painting, wood siding repair, column repair and porch modifications.
2. Remove an existing, rear addition and construct a new addition to feature 712 square feet.
3. Reconstruct an existing, deteriorated rear accessory structure.
4. Install a rear yard deck, swimming pool, resurface the existing driveway and install new fencing.

### 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.

## 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 407 Cedar was constructed circa 1905 in the Folk Victorian style and features a front facing gabled roof, a wraparound porch and a brick chimney. The structure currently features a rear addition that was constructed circa 1955. This rear addition is not found on the 1951 Sanborn Map.
- b. **REHABILITATIVE ITEMS** – The applicant has proposed to install a new standing seam metal roof, repair existing wood siding, paint the historic structure repair porch columns and install a wood porch and porch decking over the existing concrete porch. The existing concrete porch is significantly lower than that the original wood porch. Staff finds each of the proposed scopes of work to be appropriate. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. The proposed new porch deck is to feature decking that features a historic profile.
- c. **EXISTING ADDITION** – The existing rear addition was constructed circa 1955 and is not found on the 1951 Sanborn Map. Staff performed a site visit on January 29, 2018, and found that the rear addition features many architectural elements that are not in keeping with the historic structure, specifically exposed rafter tails and the addition's roof form.
- d. **REAR ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct an addition to feature approximately 712 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. Per the application documents, the applicant has proposed a rear addition that is to feature a ridgeline that is subordinate to that of the primary historic structure's, feature an east facing shed roof and feature vertical 1x6 siding to differentiate it from the primary historic structure. Staff finds neither the proposed roof form nor the proposed siding material to be consistent with the Guidelines.
- e. **SCALE, MASS & FORM** – Regarding scale, mass and form, the applicant has proposed an addition that features a footprint and height that is appropriate and consistent with the Guidelines; however, staff finds the proposed roof to be inappropriate for a historic structure featuring gabled and hipped roofs.
- f. **MATERIALS** – The applicant has proposed materials that include 1x6 cedar, ship-lap siding and a standing seam metal roof. The applicant has not specified window materials at this time. Staff finds the use of a standing seam metal roof to be appropriate; however, staff finds that the proposed wood siding should be horizontally oriented



- and feature an exposure similar to that of the primary historic structure's siding. The proposed standing seam metal roof should match the specifications noted in finding b for the replacement of the historic structure's roof.
- g. **WINDOW MATERIALS** – As noted in finding f, the applicant has not specified window materials. Staff recommends the installation of wood or aluminum clad wood windows. 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.
  - h. **ARCHITECTURAL DETAILS** – As noted in finding i, the proposed shed roof is not consistent with the Guidelines. Staff finds that a rear facing gabled or hipped roof would be appropriate. A contemporary design could be featured. Staff finds that horizontal wood siding that matches the profile of that of the primary historic structure appropriate.
  - i. **ARCHITECTURAL DETAILS (FENESTRATION)** – The applicant has proposed window and door openings that are not found historically in the King William Historic District. Staff does not find the proposed fenestration to be consistent with the Guidelines; however, the proposed window fenestration will not be visible from the public right of way.
  - j. **ACCESSORY STRUCTURE** – The applicant has proposed to reconstruct the rear, accessory structure to match its existing profile. Staff finds the proposed reconstruction of the rear accessory structure to be appropriate and consistent with the Guidelines. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. The applicant is to submit the proposed new garage door to staff for review and approval. Staff recommends a wood door.
  - k. **SITE ELEMENTS** – The applicant has proposed to construct a rear deck, install a rear yard swimming pool, resurface the existing driveway and install new fencing. The driveway will be resurfaced with gravel, a wood privacy fence will be installed at the side bay of the historic structure and a three foot tall wood fence will be installed on the side of the property. Staff finds the proposed site elements, per the site plan, appropriate.

#### **RECOMMENDATION:**

Staff recommends approval of item #1, rehabilitation of the historic structure based on finding b with the following stipulations:

- i. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- ii. That the proposed new porch deck is to feature decking that features a historic profile.

Staff recommends approval of item #2, construction of a rear addition based on findings d through i with the following stipulations:

- i. That a roof form that is consistent with the Guidelines and that of the primary historic structure (hipped or gabled) be installed.
- ii. That horizontal siding that features an exposure similar to that of the primary historic structure be installed on the addition.

Staff recommends approval of item #3, the reconstruction of the rear accessory structure with the following stipulations:

- i. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- ii. That a wood garage door be installed.

Staff recommends approval of item #4 as submitted.

#### **CASE MANAGER:**

Edward Hall



359

TEX 040



358

357

STIEREN

407

CEDAR

360

362

WICKES

ADAMS

MISSION

CLAUDIN ST

CEDAR (HENRIETTA) MICROFILMED

2880

2878

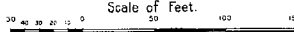
2878

BARBE

363

Scale of Feet.

440





## **Project Description**

**407 Cedar St.  
San Antonio, TX 78210**

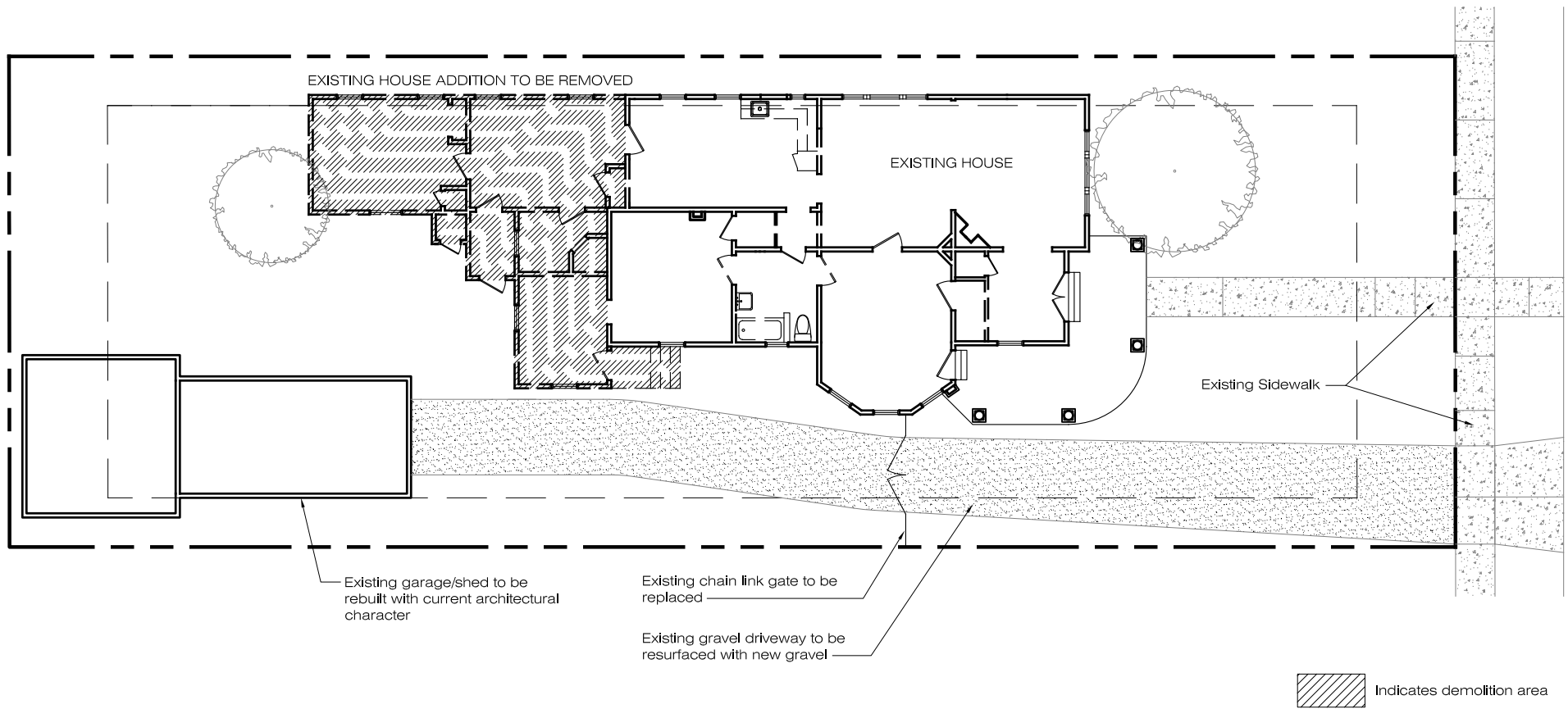
The proposed work at 407 Cedar St. will include removal of a non-historic addition at the back of the historic home and the addition of a new 712 sq. ft. single story master suite in its place that will not be visible from the street. The work will also include the rebuilding of an existing dilapidated garage and shed, matching its existing architectural character. Other improvements will include a new backyard wood deck and swimming pool, resurfacing of existing gravel driveway with new gravel, new wood fencing at side and back property lines and replacement of existing chain link driveway gate.

The exterior of the historic home will receive a new 24 ga. standing seam metal roof, paint, and rotted wood will be replaced with new material matching the original. The exiting concrete front porch will be covered with a new wood porch with steps, and the existing classical porch columns will be refurbished. Approval of paint colors will be sought at a later time.

### **New Material Specifications:**

- Roofing at original house, new addition and rebuilt garage/shed: 24 gauge standing seam metal, natural gray, with historic munched seams
- Siding at new addition: 1x6 slate stained cedar shiplap, vertically oriented
- Siding at rebuilt garage/shed: painted board and batten wood siding
- Wood decking at front and rear porches: lpe





# 1 DEMO FLOOR PLAN

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

Project:

## Cedar Street Residence

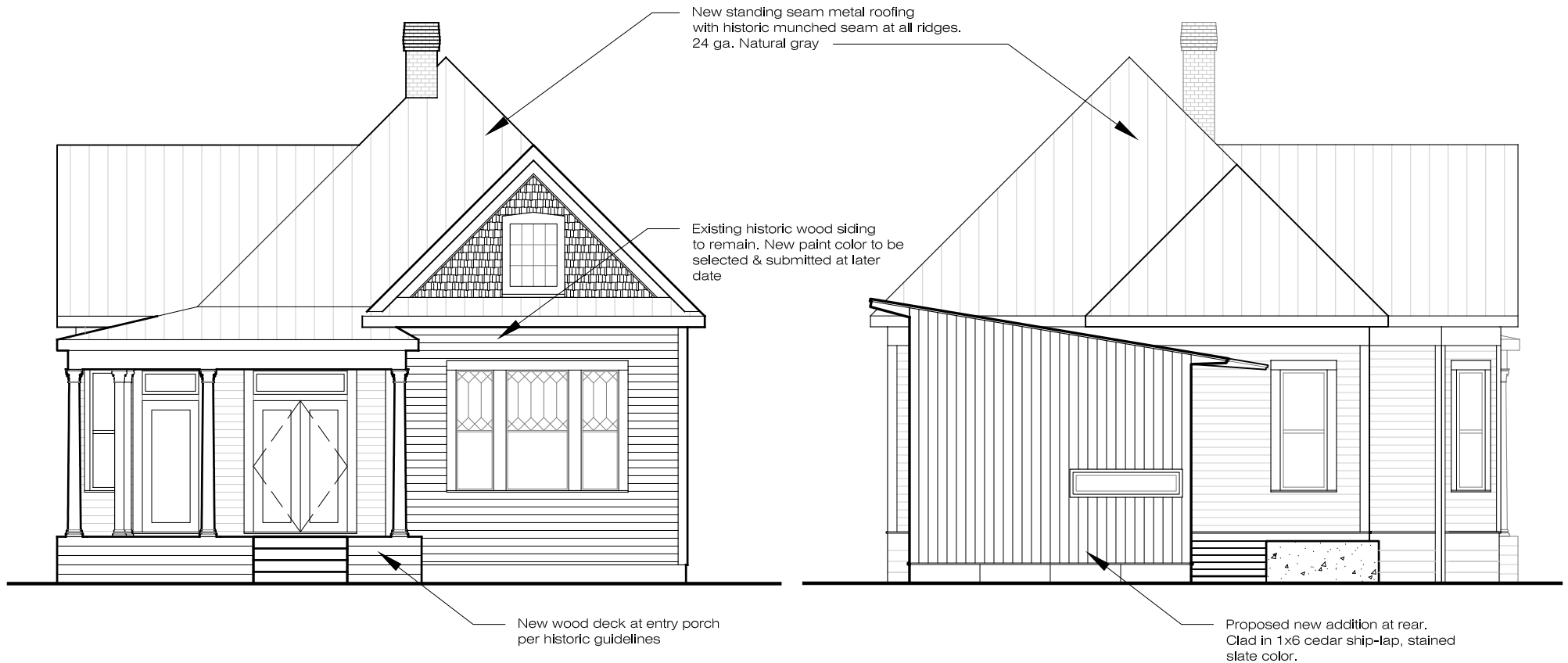
407 Cedar St.  
San Antonio, TX 78210

Sheet:

A

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**1** EAST ELEVATION  
Scale: 1/8"=1'-0"

**2** WEST ELEVATION  
Scale: 1/8"=1'-0"

Project:

# Cedar Street Residence

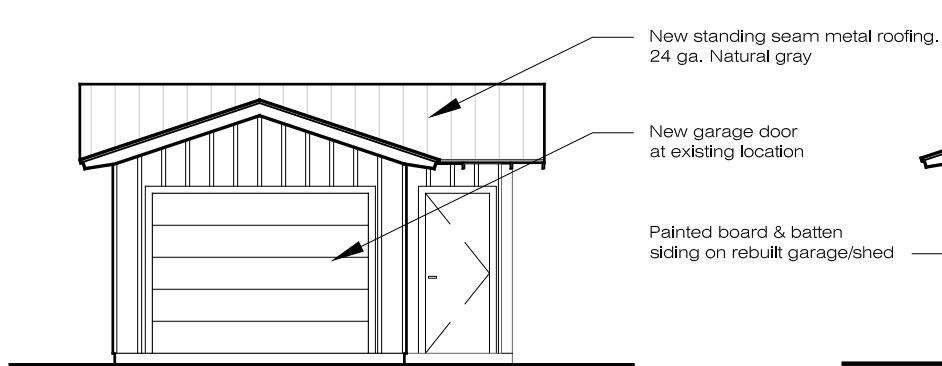
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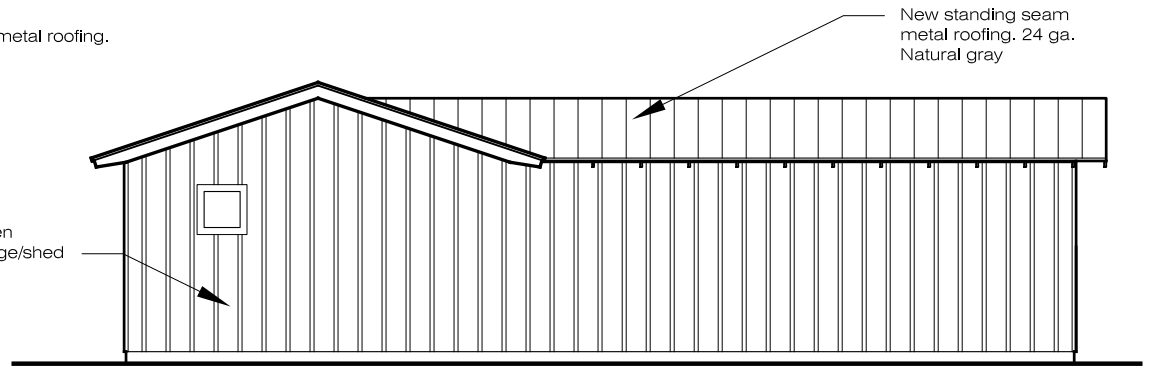
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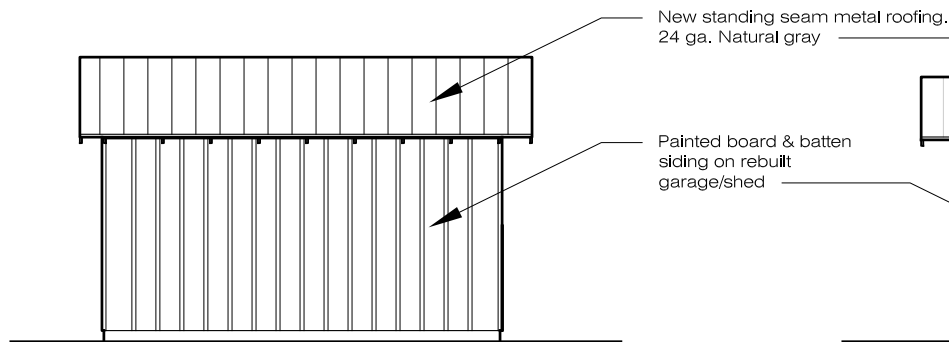




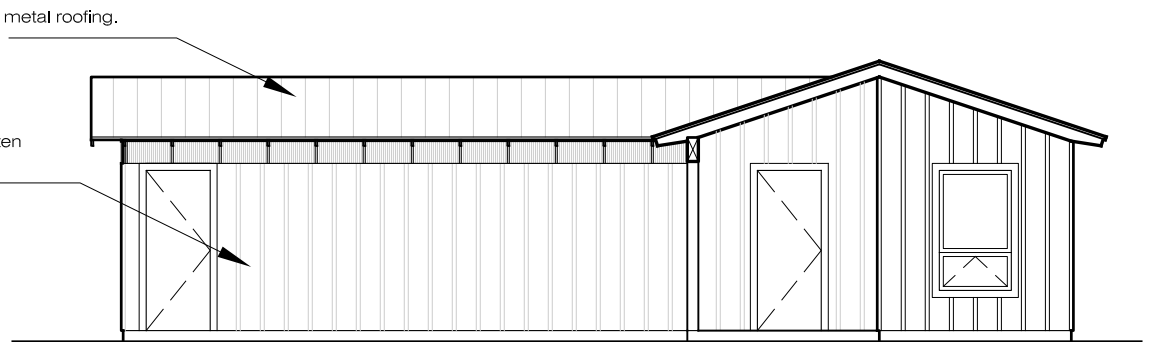
**1 EAST ELEVATION**  
Scale: 1/8"=1'-0" @ GARAGE/SHED



**2 SOUTH ELEVATION**  
Scale: 1/8"=1'-0" @ GARAGE/SHED



**3 WEST ELEVATION**  
Scale: 1/8"=1'-0" @ GARAGE/SHED



**4 NORTH ELEVATION**  
Scale: 1/8"=1'-0" @ GARAGE/SHED

Project:

# Cedar Street Residence

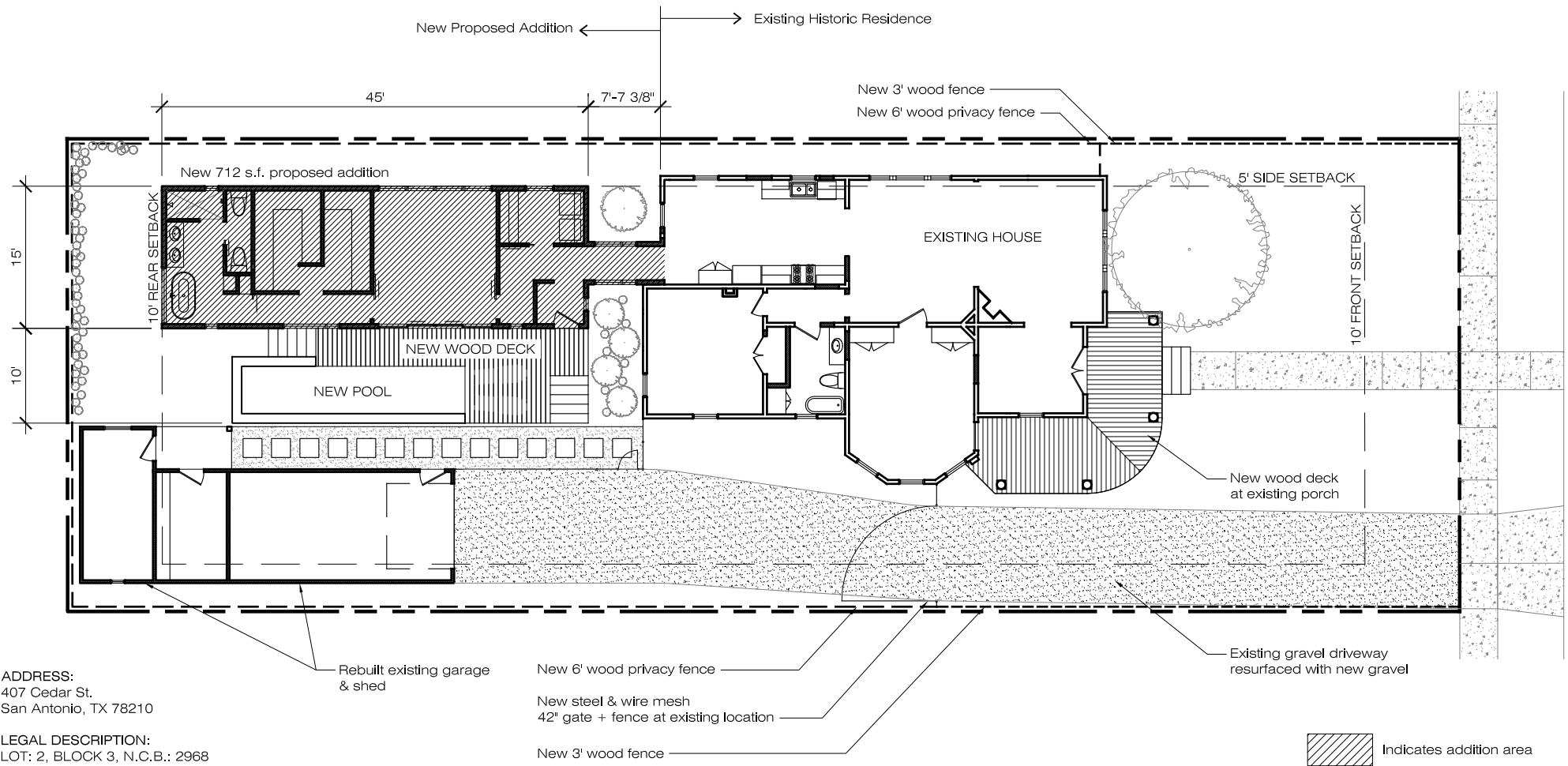
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Project:

# Cedar Street Residence

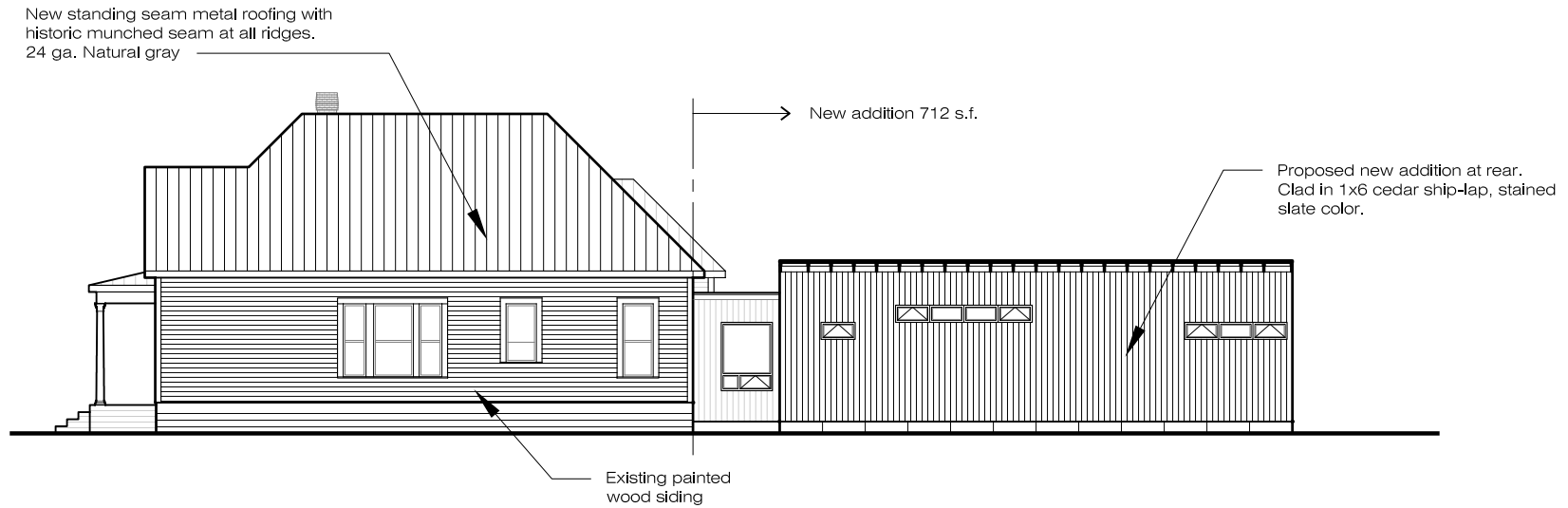
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Sheet:

B

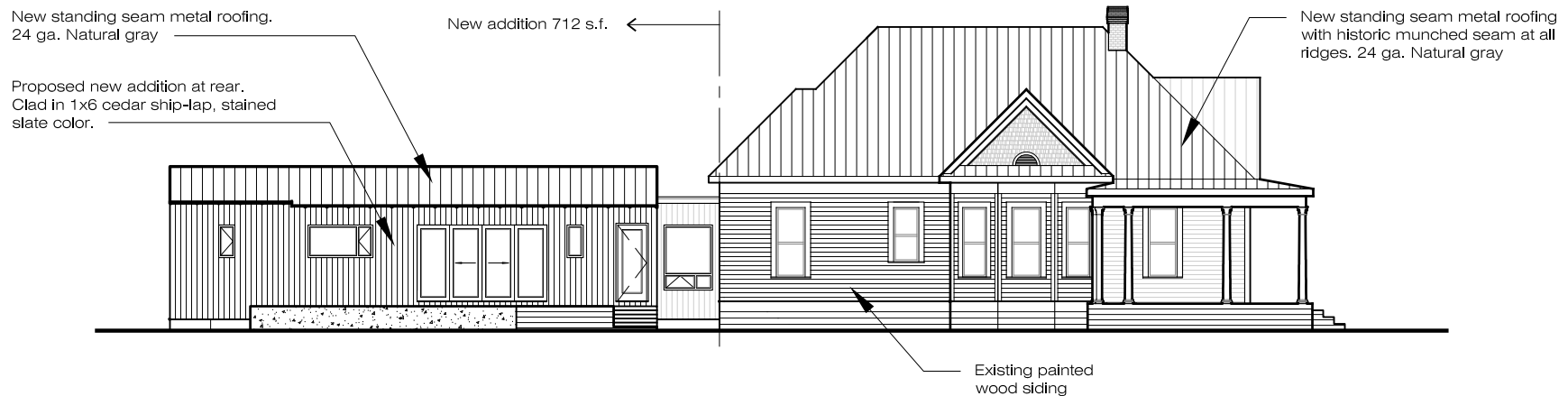
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# 1 NORTH ELEVATION

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



# 2 SOUTH ELEVATION

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

Project:

## Cedar Street Residence

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Sheet:

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