

# HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

**HDRC CASE NO:** 2018-354  
**ADDRESS:** 402 CEDAR ST  
**LEGAL DESCRIPTION:** NCB 2966 BLK 1 LOT 6  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Mark Hogensen  
**OWNER:** Mark Hogensen  
**TYPE OF WORK:** Exterior modifications, reconstruction of existing additions, replace porch decking, roof replacement  
**APPLICATION RECEIVED:** July 5, 2018  
**60-DAY REVIEW:** September 3, 2018  
**REQUEST:**

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

1. Reconstruct an existing laundry room and hot water heater closet addition on the west (Cedar Street) elevation.
2. Construct a front porch addition to include a new porch roof to match that found on the left side of the west elevation and perform front porch modifications.
3. Replace the existing porch decking with a composite decking material.
4. Replace the existing, asphalt shingle roof with a standing seam metal roof.

## APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance

### 3. Materials: Roofs

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

### 7. Architectural Features: Porches, Balconies and Porte-Cocheres

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

## FINDINGS:

- a. The structure at 402 Cedar was constructed circa 1945 and features traditional architectural elements include a side gabled roof. The structure features modifications including both side and front additions.
- b. **ADDITION RECONSTRUCTION** – The structure currently features two additions on its front (Cedar) façade. The applicant has proposed to reconstruct the laundry room addition to feature three, 2x2, single hung wood windows and a new door to match that found on the house. Per the application documents, the size of the proposed additions will not increase. While the Guidelines for Additions do not recommend additions be

constructed on the front façade, staff finds the proposed reconstruction and modification to the existing addition to be appropriate.

- c. **FRONT PORCH ADDITION** – The applicant has proposed to construct a new front porch roof on the right side of the front elevation to match that which currently exists on the left side. Within the construction of the proposed addition, the applicant has proposed to modify the pitch of the existing porch roof and add square wood columns to be 6x6. Generally, staff finds the proposed porch roof modifications and addition to be appropriate. The proposed columns should be painted and feature both base and capital trim.
- d. **PORCH DECKING** – The existing porch is concrete. The applicant has proposed to install a composite decking system to feature five inches in width per deck board. The 1951 Sanborn Map notes a concrete porch. The Guidelines for Exterior Maintenance and Alterations 7.A.iii. notes that original porch materials should not be covered by carpet, tile or other materials unless they were used historically. Staff finds the proposed composite decking installation to be inconsistent with the Guidelines.
- e. **ROOFING** – The applicant has proposed to remove the existing, asphalt shingle roof and install a standing seam metal roof. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi. metal roofs should be used on structures that historically featured one, or where a metal roof is appropriate for the architecture. The 1951 Sanborn Map does not note a roof material. Generally, staff finds that the installation of a standing seam metal roof is appropriate. The proposed roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam and a standard galvalume finish. An inspection is to be scheduled with OHP staff prior to the installation of roofing materials to insure an inappropriate ridge cap is not installed.

## **RECOMMENDATION:**

- 1. Staff recommends approval of item #1, the reconstruction of the laundry room and hot water heater closets with the following stipulations:
  - i. That the proposed new wood windows feature an installation depth that matches the existing wood windows.
  - ii. That the size of the additions does not increase and that materials match those found on the existing structure.
- 2. Staff recommends approval of item #2, the construction of a new porch roof and porch modifications based on finding c with the following stipulations:
  - i. That the proposed cedar columns be painted and feature capital and base trim. Column details are to be submitted to staff for review and approval.
- 3. Staff does not recommend approval of item #3, the installation of porch decking based on finding d.
- 4. Staff recommends approval of item #4, the installation of a standing seam metal roof based on finding e with the following stipulation:
  - i. The proposed roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam and a standard galvalume finish. An inspection is to be scheduled with OHP staff prior to the installation of roofing materials to insure an inappropriate ridge cap is not installed.

## **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 11, 2018

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402 Cedar St

357

STIEREN

MICROMINIMIZED

CEDAR

FIR

S. ST. MARYS (GARDEN)

CLAUDIA

CLAUDIA

BARBE

MICROMINIMIZED

363

360

TRX 040

STIERE ST.

FAGER ST.

S. PRESA

WINEY ST.

S. PRESA

MIDDLE ST.

Scale of Feet.

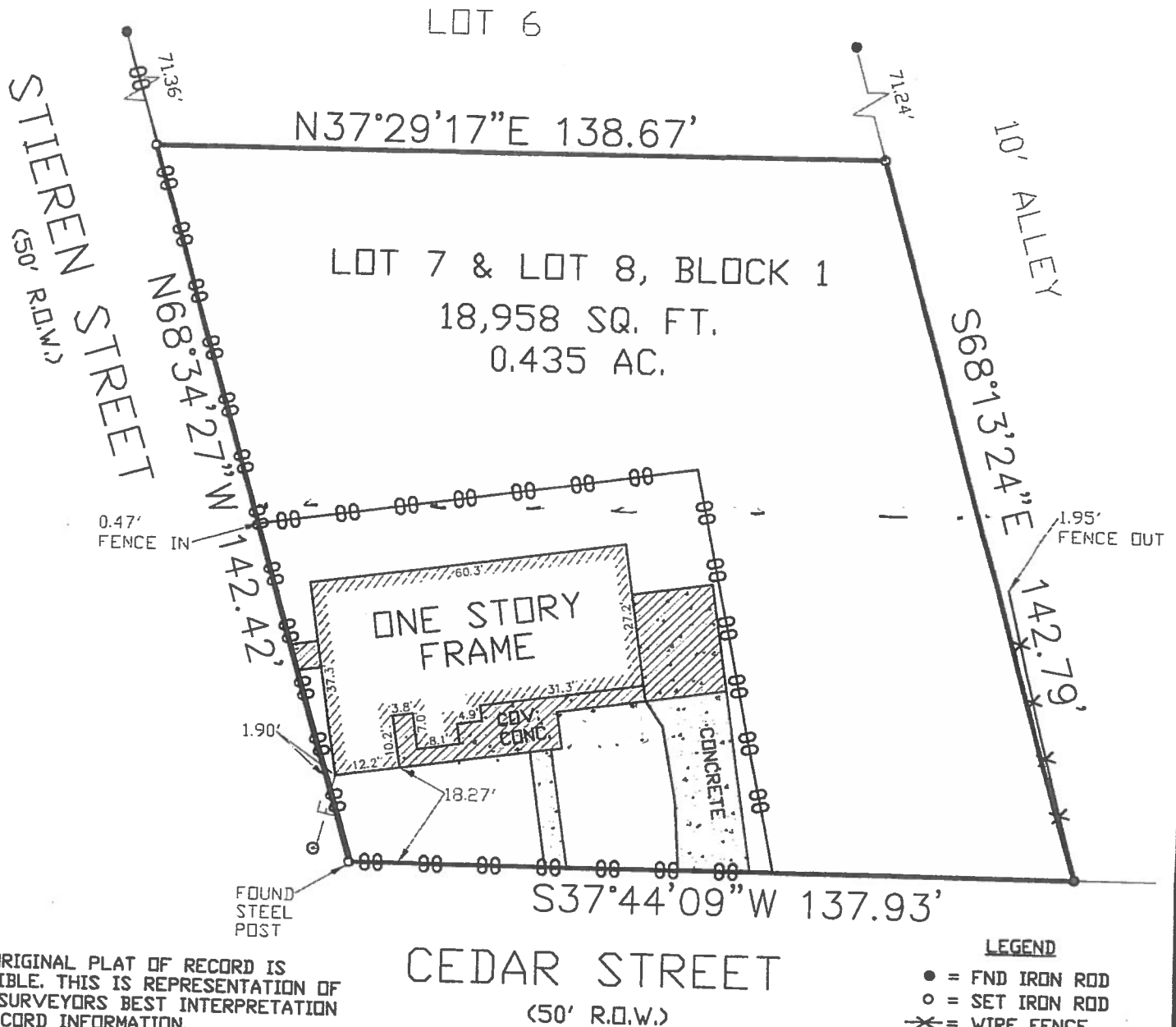
50 100 150

CHURCH OF THE FOUR SQUARE GOSPEL



Mark D. Hogensen  
402 Cedar Street  
San Antonio, TX 78210

SCALE: 1"=30'



NOTE:  
THE ORIGINAL PLAT OF RECORD IS  
ILLEGIBLE. THIS IS REPRESENTATION OF  
THIS SURVEYORS BEST INTERPRETATION  
OF RECORD INFORMATION.

Buyer

MARK DAVIES HOGENSEN  
402 CEDAR STREET

#### LEGEND

- = FND IRON ROD
- = SET IRON ROD
- ✕ = WIRE FENCE
- ⊗ = CHAIN LINK FENCE
- ⊙ = POWER POLE
- E—E—E— = ELECTRICITY LINE

#### Flood Zone Information

As scaled from FEMA'S FLOOD INSURANCE RATE  
MAP, Community No. 480045, Panel No. 0461 E,  
Dated 02-16-96, this tract is in Zone X and  
is not in a special flood hazard zone.

**Westar**  
**Alamo**  
LAND SURVEYORS, INC.  
POST OFFICE BOX 1036



LF# 03-05003952

July 25, 2003

JOB # 3085

#### Property Description

Lots 7 and 8, Block 1, New City Block 2966, in the City  
of San Antonio, Bexar County, Texas.

I, WILL PERRIN, Registered Professional Land  
Surveyor, State of Texas, do hereby certify that the  
above Plat represents an actual survey made on the  
ground on this day.

402 Cedar

Mark D. Hogensen  
402 Cedar Street  
San Antonio, TX 78210



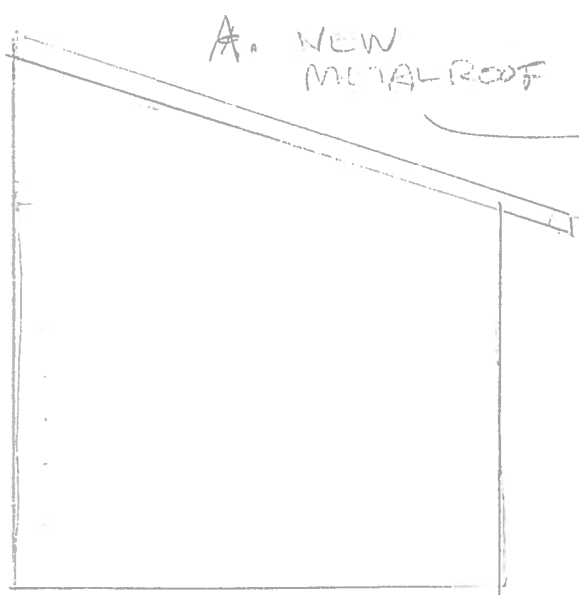
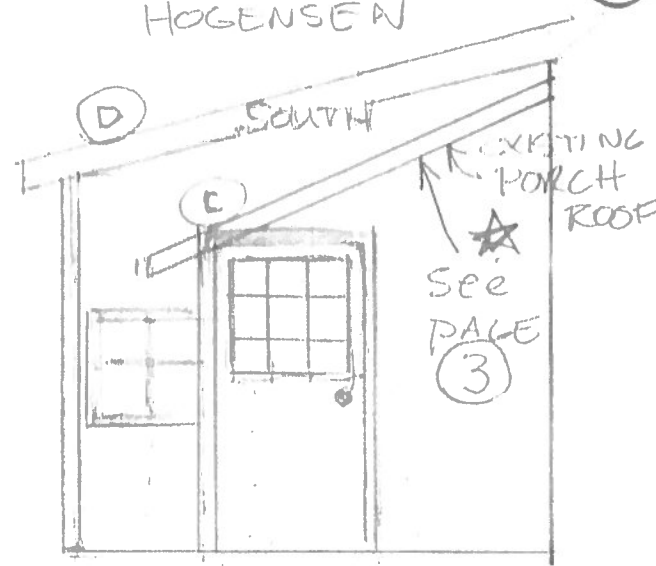
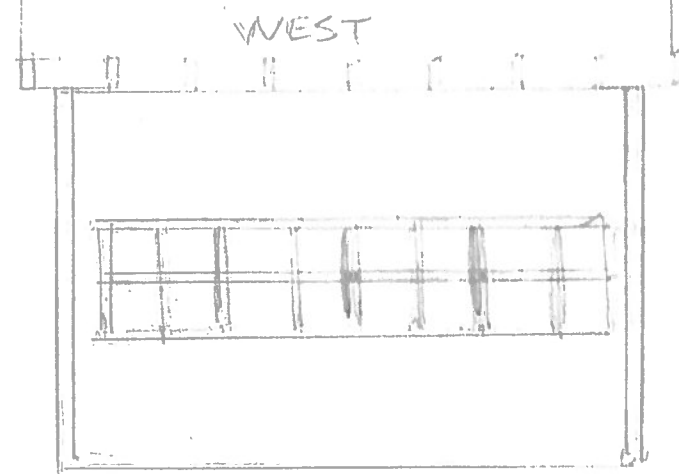
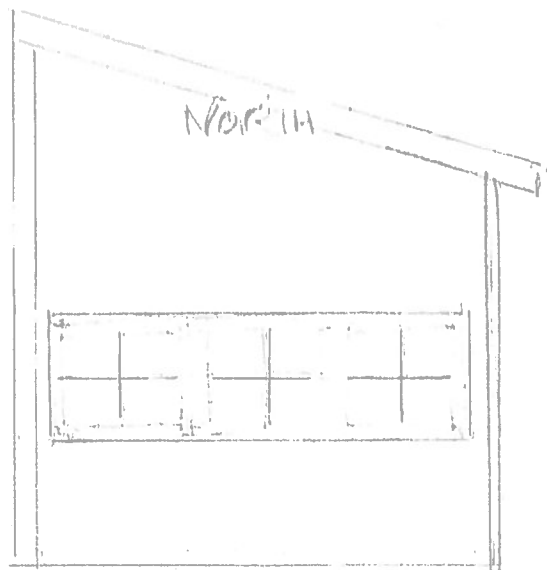
402 Cedar



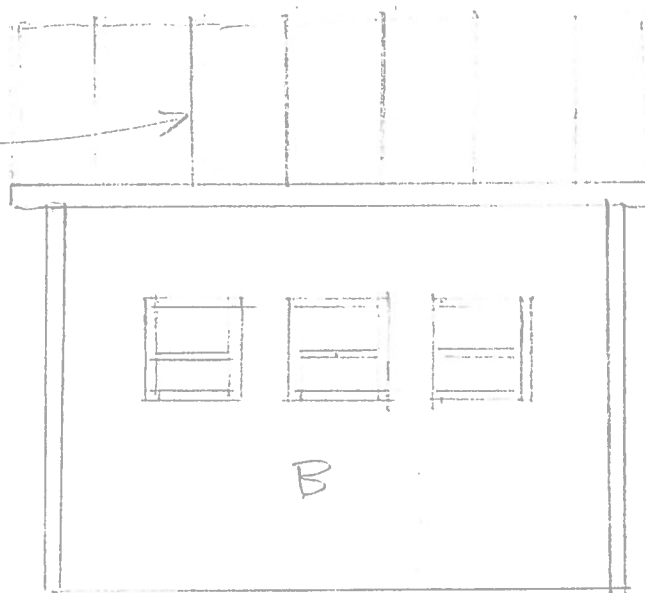
LAUNDRY ROOM  
EXISTING ELEVATIONS

402 CEDAR  
HOGENSEN

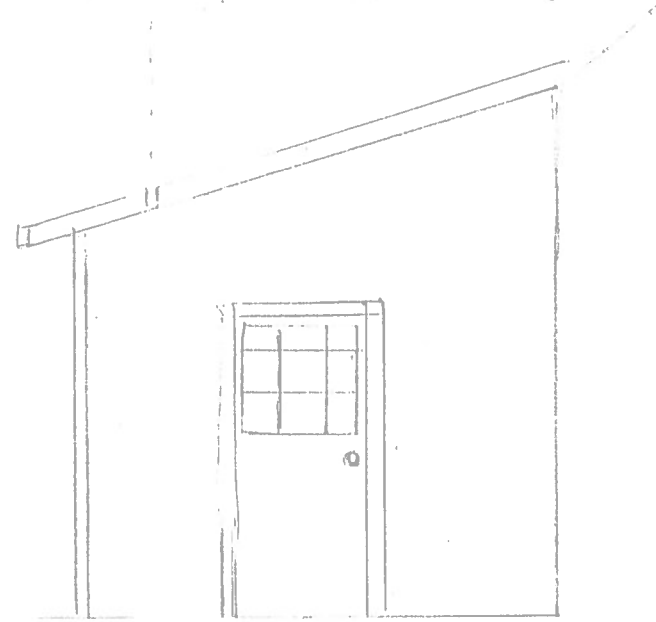
①



A. NEW  
METAL ROOF



B



PROPOSED ELEVATIONS

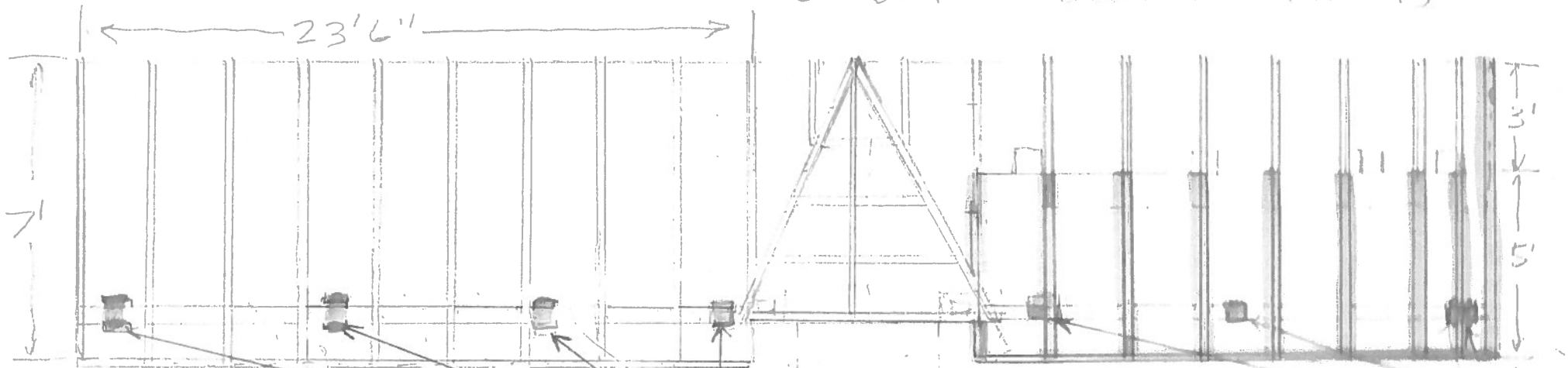
A. NEW STANDING SEAM  
METAL ROOF 24ga.  
MARCUS PERPLEK ROOFING  
CONTRACTOR

B. REPLACE WINDOWS  
W WOOD/SINGLE HUNG  
2'x2' (Approx.)

C. REPLACE  
DOOR W/  
9 LITE ENTRY  
TO MATCH  
HOUSE ENTRY



EXISTING CEDAR PT ELEVATION (IMP.)



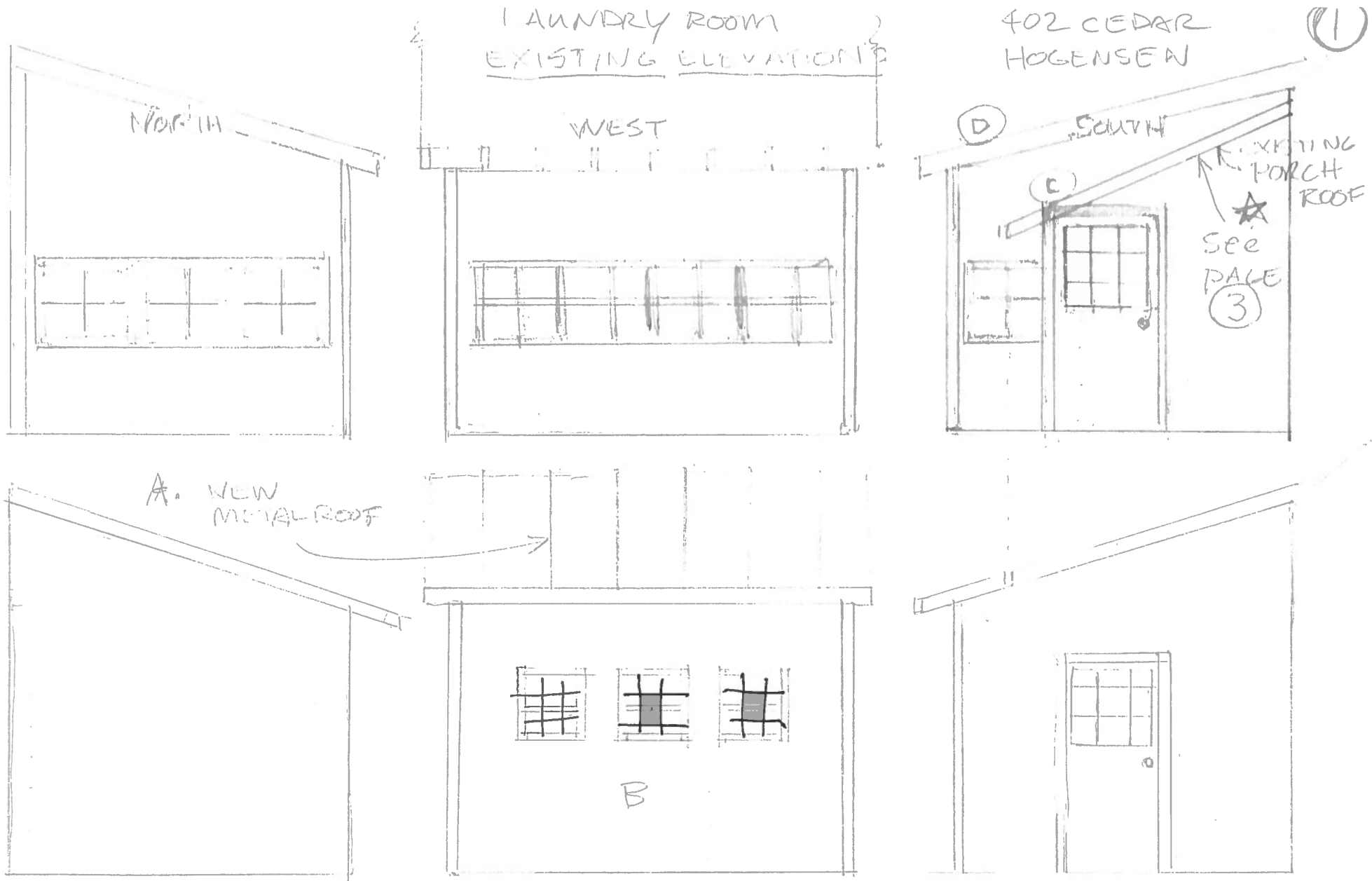
6X6 CEDAR POSTS  
POSTS WILL BE SPACED EVENLY  
4 ON LEFT SIDE  
3 ON RT SIDE

6"x6"  
cedar  
post

UNEVEN CONCRETE PORCH  
REMOVE/REPLACE W/ 2X6 TREX  
MANUFACTURED WOOD - TO EXTEND  
TO EXISTING DIMENSION EVENLY  
ACROSS FRONT OF HOUSE  
1X6 FASCIA

GRAPED AREA SHOWS HOW  
EXTENDING THE PORCH  
LEFT SECTION FOR  
COMPARISON WITH EXISTING  
FRONT OF HOUSE

PORCH FASCIA 1X6  
PROPOSED FOR ELEVATION



A. NEW STANDING SEAM  
METAL ROOF 24ga.  
MARCUS PEPPELE ROOFING  
CONTRACTOR

PROPOSED ELEVATIONS  
B. REPLACE WINDOWS  
W WOOD/SINGLE HUNG  
2'x2' (Approx.)

C. REPLACE  
DOOR W/  
9 LITE ENTRY  
TO MATCH  
HOUSE ENTRY



Current posts  
are 1x6 casing  
around 3" metal pipe



THIS WINDOW  
ELIMINATE

NEW  
DOOR  
(MATCH)





EDGE OF  
EXTENDED  
PORCH  
(DECK)

DECK BUILT ON  
TOP OF THIS  
SLAB



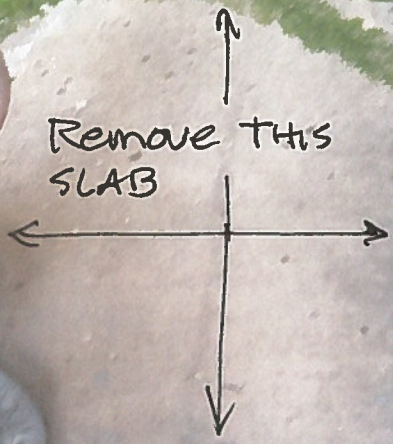
EXTEND THIS LINE  
TO MATCH LEFT SIDE

402

Porch (Deck) extension



new post  
foundations



Remove this  
SLAB

THIS STAYS



ELIMINATE GAP


THIS SLOPE TO MATCH

ALL NEW POSTS 6x6" CEDAR

SEPARATION →

PROPOSE:  
RAISING THIS SLOPE





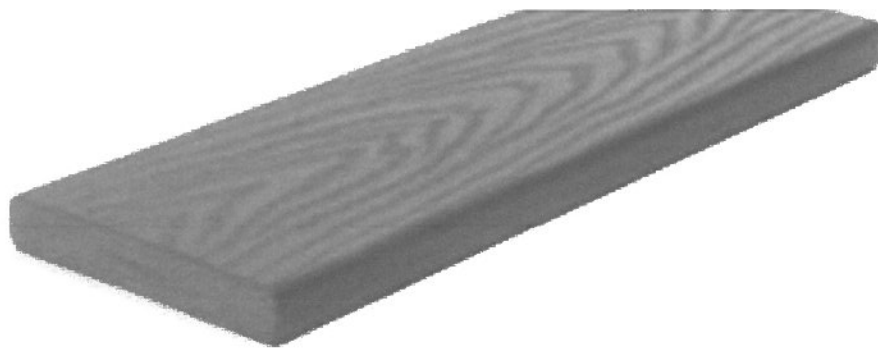
REMOVE & REPLACE  
w/ 3 approx 2x2 single hung

FACING CEDAR ST



FRONT DOOR  
FACING CEDAR ST





## **1" SQUARE EDGE BOARD**

» Actual dimensions:

- » .82 in x 5.5 in x 12 ft (20 mm x 140 mm x 365 cm)
- » .82 in x 5.5 in x 16 ft (20 mm x 140 mm x 487 cm)
- » .82 in x 5.5 in x 20 ft (20 mm x 140 mm x 609 cm)

Our square edge boards install traditionally like wood—with deck screws.