

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-500
ADDRESS: 311 CEDAR ST
LEGAL DESCRIPTION: NCB 2963 BLK 11 LOT 3&4
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Billy Lambert/French and Michigan
OWNER: Bart Huffman
TYPE OF WORK: Historic Tax Certification, construction of a rear addition, removal of an existing rear accessory structure, construction of a rear accessory structure, repair and exterior modifications
APPLICATION RECEIVED: September 28, 2018
60-DAY REVIEW: November 27, 2018
REQUEST:

The applicant is requesting a conceptual approval to:

1. Perform exterior maintenance and repair.
2. Construct a rear, screened porch addition.
3. Construct a dormer addition at the rear of the primary historic structure.
4. Construct a rear accessory structure in the location of an existing rear accessory structure.
5. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

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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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the

district.

B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. The historic structure at 311 Cedar was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features a reconstructed wraparound front porch, both hipped and gabled roofs and a standing seam metal roof. The rear of the property features a number of accessory structure and number of rear accessory structures and site elements.
- b. MAINTENANCE – The applicant has proposed exterior maintenance that includes in-kind siding repair. This is appropriate and consistent with the Guidelines. The in-kind repair of siding and other historic wood elements in eligible for administrative approval.
- c. REAR ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition consisting of a screened porch. The rear of the historic structure currently features a non-original structure that does not feature an architectural form that is complementary of the structure. 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 rear screened porch addition to feature an overall height that is subordinate to that of the first floor of the primary historic structure, feature an inset from the wall plane of the historic structure, and feature materials that are complementary of the historic structure. Staff finds the proposed screened porch addition to be appropriate and consistent with the Guidelines.
- d. DORMER ADDITION – The applicant has proposed to construct a dormer addition to the rear of the historic structure in the location of an existing, single width dormer. The proposed dormer will feature a width of approximately eight (8) feet and will feature an overall height that is six (6) inches less than that of the peak of the hipped roof. The Guidelines for Additions 1.B.iii. notes that dormers are to be compatible in size, scale, proportion, placement and detail with the style of the historic structure. Additionally, dormers are to be located on non-primary facades. Staff finds the proposed dormer addition to be appropriate and consistent with the Guidelines.
- e. EXISTING REAR ACCESSORY STRUCTURE – The applicant has proposed to demolish an existing rear accessory structure and construct a new accessory structure. The existing accessory structure features a concrete, slab on grade foundation, facades that include board and batten and plywood, aluminum windows and a corrugated metal roof. Staff does not find the accessory structure contributing and finds that its demolition is eligible for administrative approval.
- f. PROPOSED REAR ACCESSORY STRUCTURE – The applicant has proposed to construct a rear accessory structure to feature a footprint of 800 square feet and one story in height. The Guidelines for New Construction 5.A.i. notes that accessory structures are to be visually subordinate to the primary historic structure in terms of their height, massing and form, should not be larger in plan than 40 percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure through comparable materials and simplified architectural details. Staff finds the proposed accessory structure to be appropriate and consistent with the Guidelines.
- g. SETBACKS & ORIENTATION – The applicant has proposed both setbacks and an orientation that are appropriate for the King William Historic District and consistent with the Historic Design Guidelines. Staff finds this to be appropriate. The applicant is responsible for complying with all zoning setback requirements.
- h. MATERIALS – The applicant has proposed materials that include lap siding, a standing seam metal roof and both one over one and fixed windows. Regarding the siding, staff finds that wood or composite siding should be used that features an exposure to match that of the primary historic structure. If composite siding is used, it should feature a smooth finish. The standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- i. WINDOW MATERIALS – At this time the applicant has not specified window materials. Staff finds that wood

or aluminum clad wood windows should be installed that 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.

- j. **HISTORIC TAX CERTIFICATION** – The applicant has requested Historic Tax Certification for the property at 311 Cedar. The applicant has submitted an estimated total cost and an estimated timeline for completion. All work is to be shall as approved.

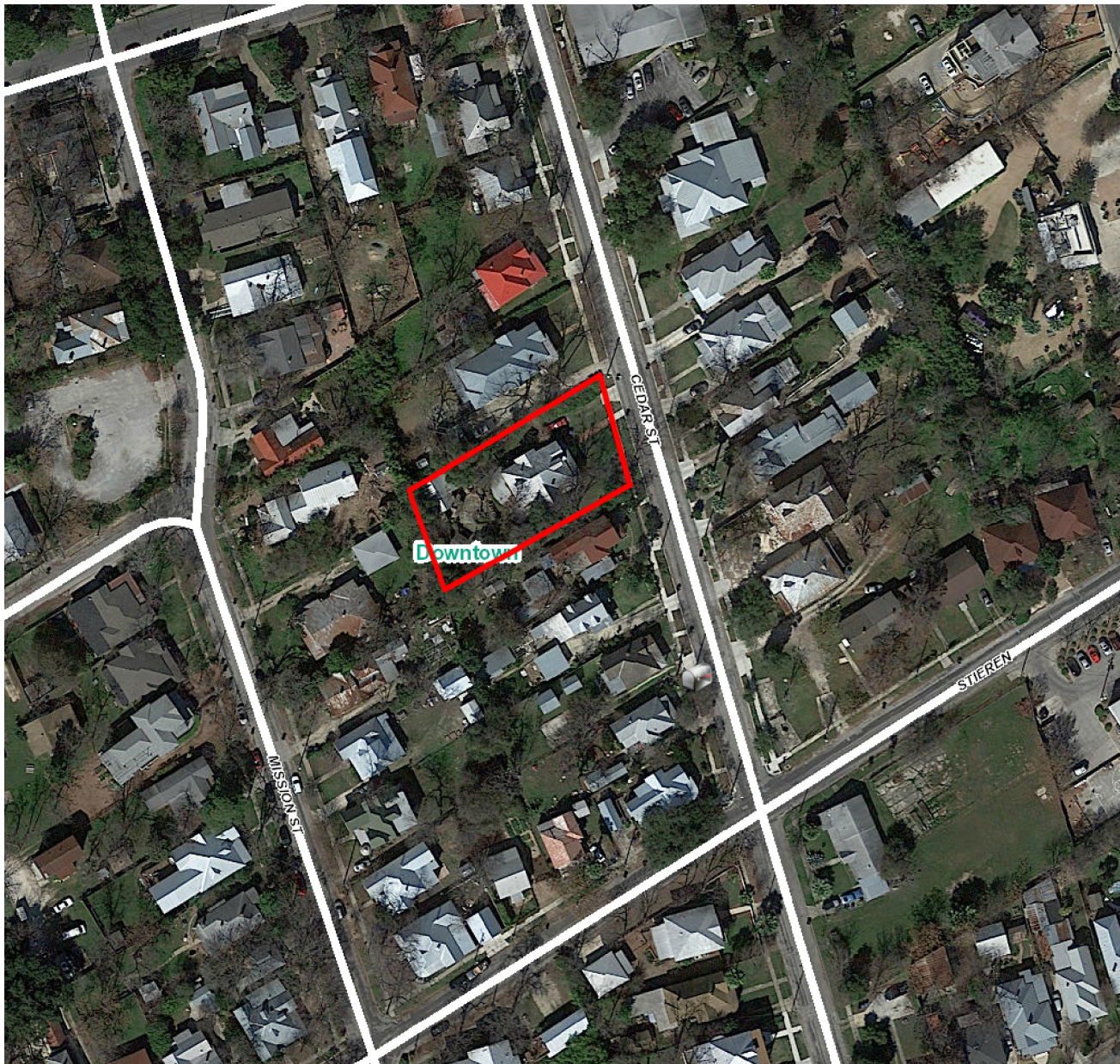
RECOMMENDATION:

Staff recommends approval of items #1 through #4 based on findings a through i with the following stipulations:

- i. That the applicant proposed materials that are consistent with the Guidelines, that siding feature a smooth finish and an exposure to match that of the primary historic structure and that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.
- ii. That wood or aluminum clad wood windows be installed that 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.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

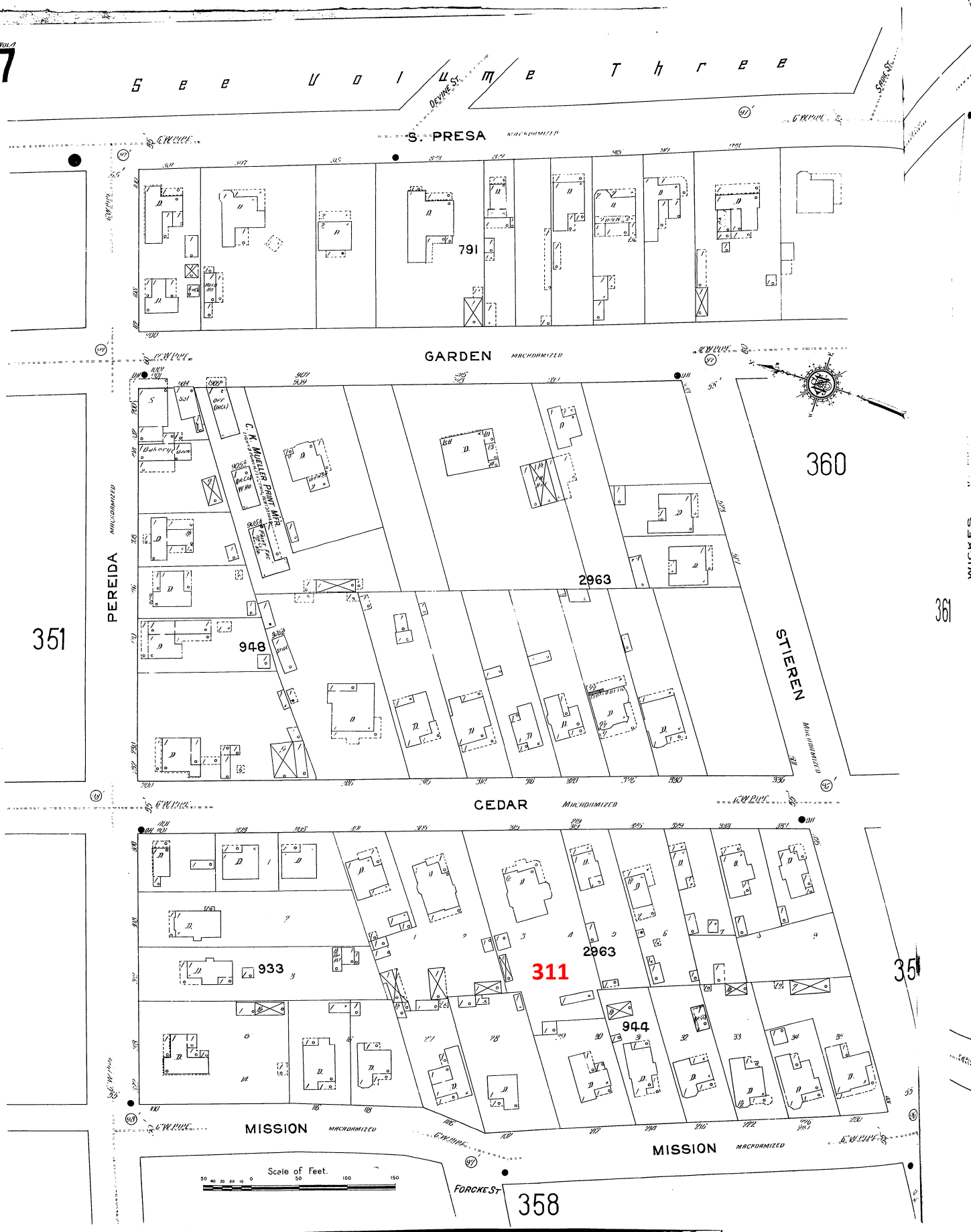
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311 Cedar St

357



1951 SANBORN MAP

357

S E E U D I U E T h r e e

S-PRESA

3. ST. MARYS

PAVED

360

351

PEREIDA

STIEREN

CEDAR

MICRODRIMED

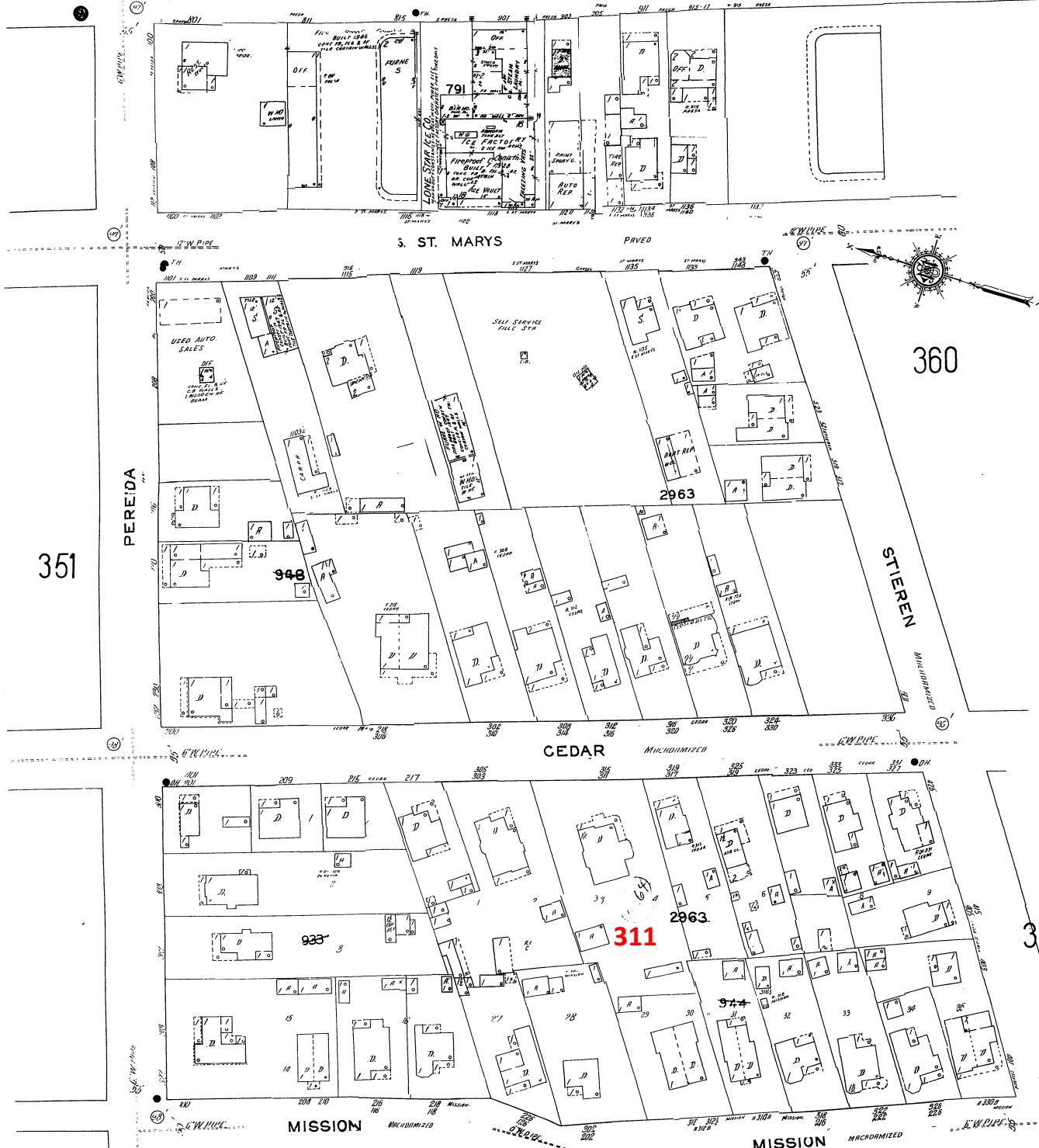
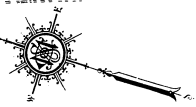
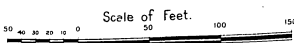
MISSION

MISSION

FORKEST

358

359



311 Cedar St. San Antonio, Texas 78212



311 Cedar St Front Elevation (East Face)

311 Cedar St. San Antonio, Texas 78212



Side Elevation (North Face)

311 Cedar St. San Antonio, Texas 78212



Rear Elevation (West Face)



Side Elevation (South Face)







Project Description:
New rear screen porch addition to existing two-story house.
New rear dormer on 2nd floor
Interior renovation

Code Information

- For new work:**
- 2015 International Building Code
 - 2015 International Mechanical Code
 - 2015 Fuel Gas Code
 - 2015 Energy Conservation Code
 - 2015 National Standard Plumbing Code
 - 2014 National Electrical Code

Energy Code Prescriptive Measures:

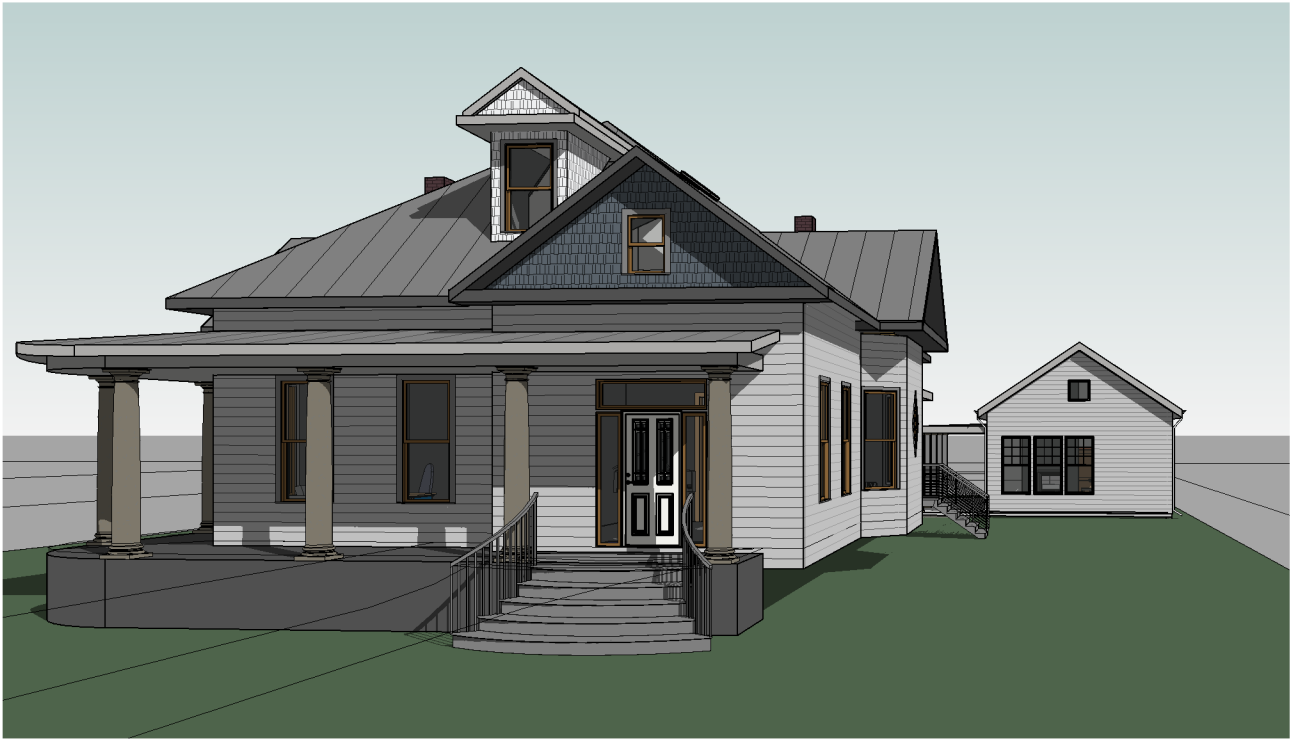
All new exterior walls to be 2x4 construction, 3 1/2" CCSF plus = R- 23

All Roofs to be CCSF 7" = R-49
Roof is currently framed with 2x4 rafters. Rafters can be packed down with a 2x4 to create a cavity @ 7 1/2" deep

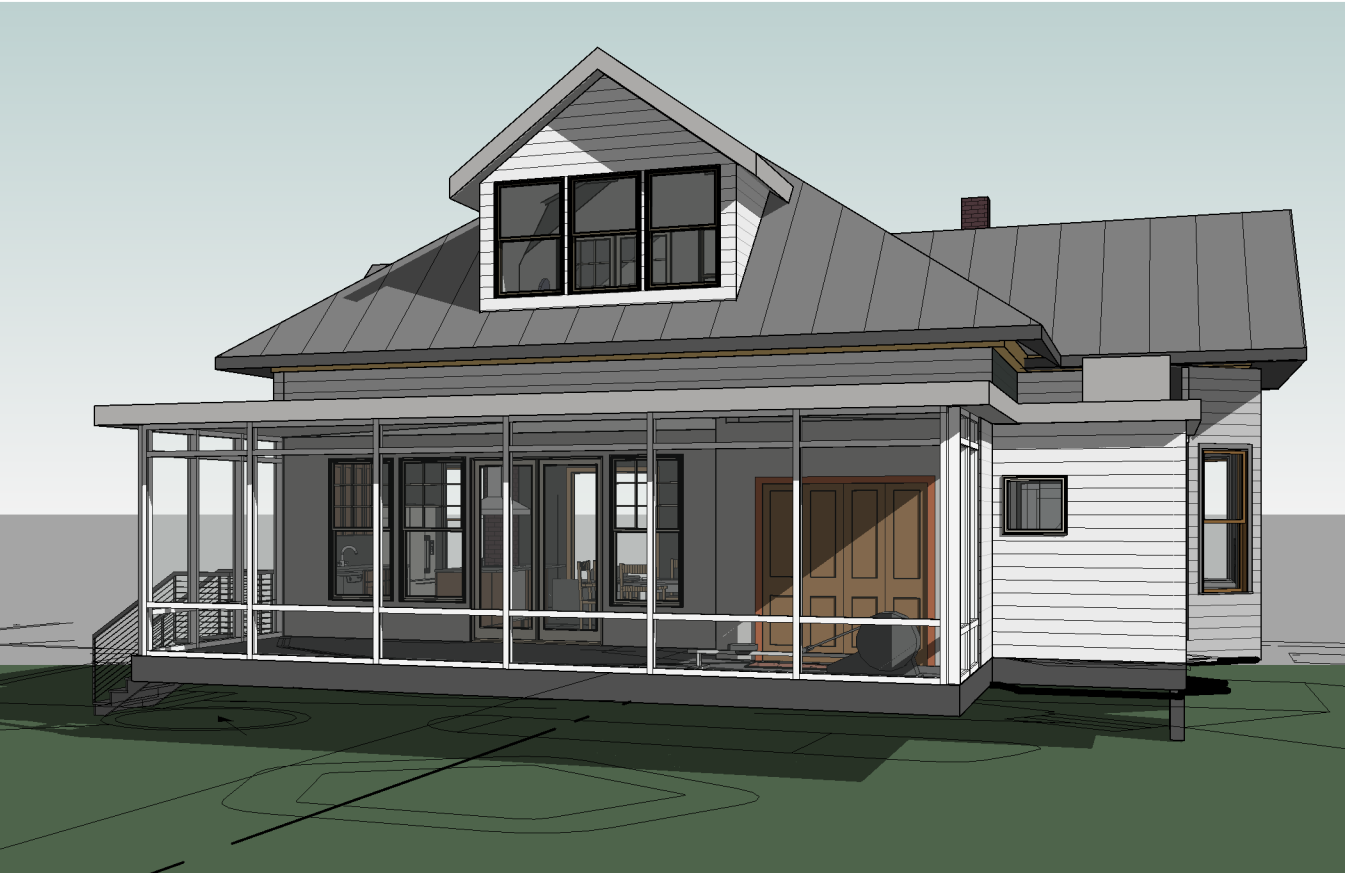
Mechanical ventilation to be provide by 110 CFM bath fan on intermittent timer.

All ductwork to be inside thermal envelope
Cuurently ductwork to the first floor runs under the house and is un-insulated. Recommend routing new ductwork in first floor ceiling as noted on plan

Sheet List	
Sheet Number	Sheet Name
A-1	Cover Sheet
A-2	Site & Impervious Coverage
A-3	Zoning Worksheets
A-4	Demolition Plans
A-5	First Floor
A-6	Second Floor
A-7	Exterior Elevations
A-8	Exterior Elevations
A-9	Main House Sections
A-10	Back House First Fl. Plan
A-11	Back House Exterior Elevations
A-12	Rear House Section



1 Perspective from Street Showing Back Building



2 Perspective From Backyard

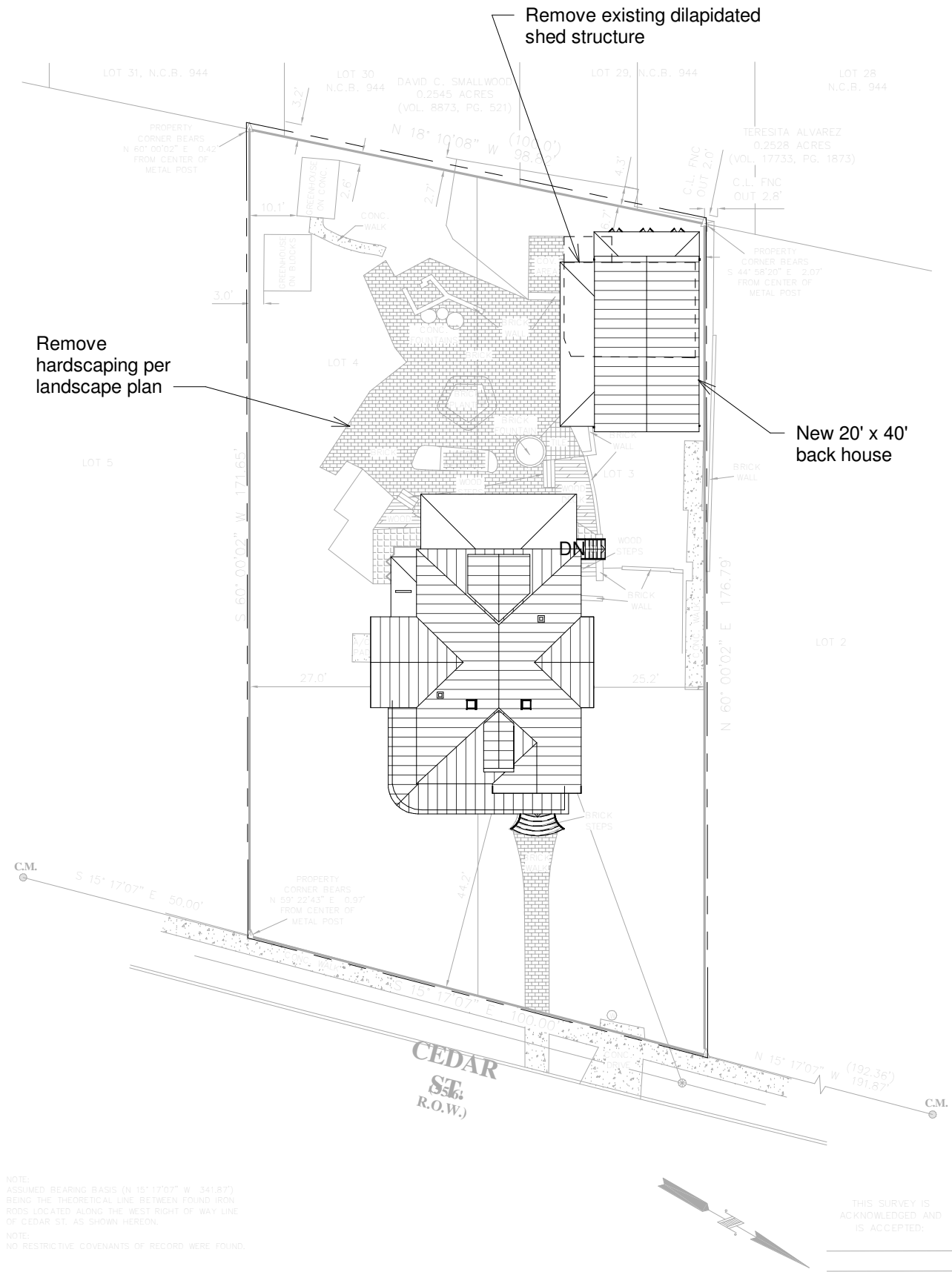
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78210**

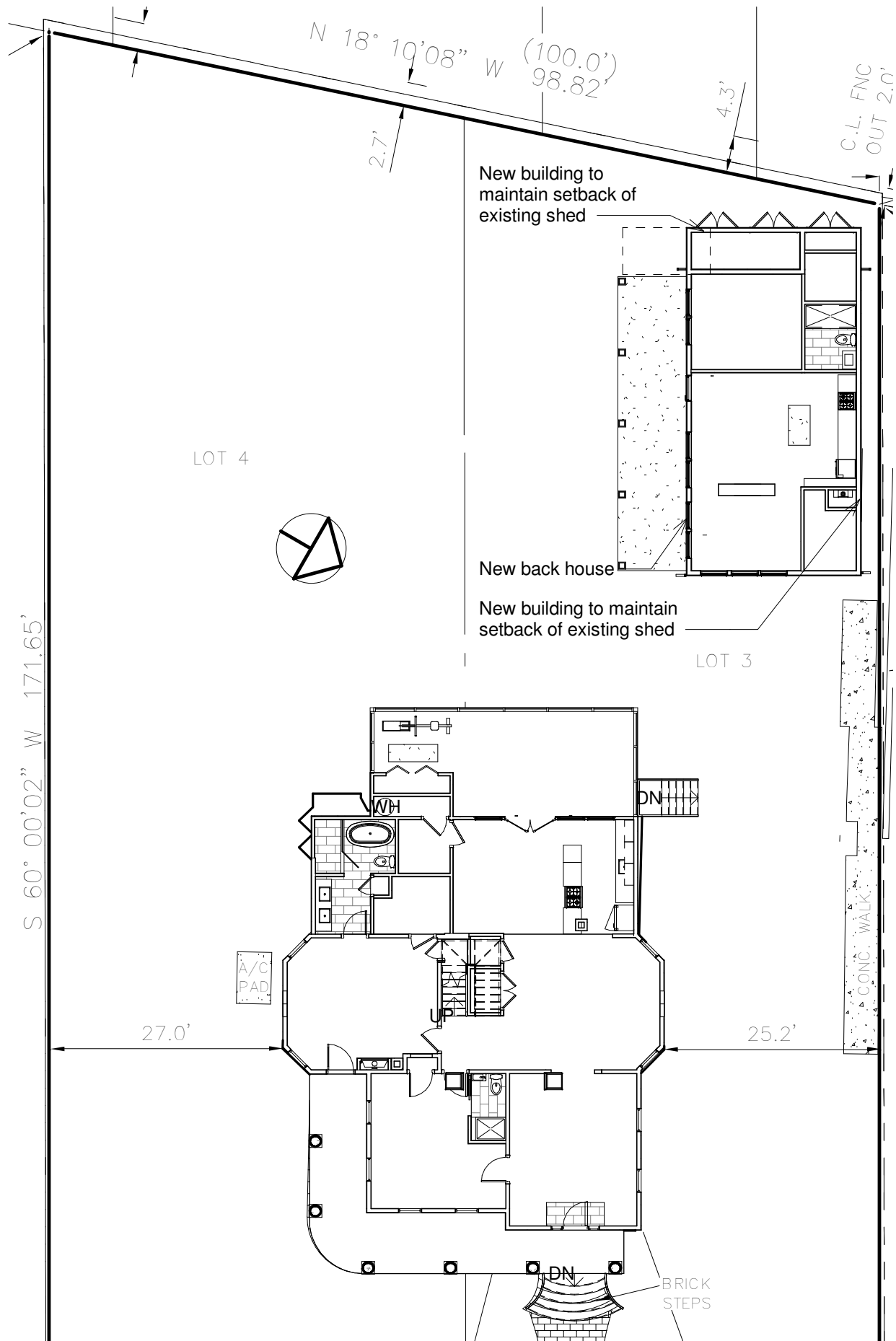
Block xxxx, Lot xx

12/08/16	
1-25-18	For Prelim. Pricing
3-13-18	Revised
4-3-18	Revised

A-1



1 Site Plan
1" = 30'-0"



2 Site Plan, Enlarged
1/16" = 1'-0"

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07/26/16	
1-25-18	For Prelim. Pricing
3-13-18	Revised
4-3-18	Revised

A-2

Impervious Coverage			
	Existing	Proposed	Comments
Restrictions			
Lot Area			
Impervious Coverage Allowed			
Dwelling			
First Floor Main Volume			
Front Steps			
Front Path			
Front Porch/stoop			
Driveway			

Zoning Requirements Schedule					
	Required Min./Allowa...	Existing	Proposed	Variance Req'd?	Comments
Lot Area					
Lot Frontage					
Lot Depth					
Lot Width					
Dwelling					
Max Building Height					
Floor Area					
Parking Spaces					
Front Yard					
Rear Yard					
Right Side Yard					
Left Side Yard		-			
Building Setback:Heig...					

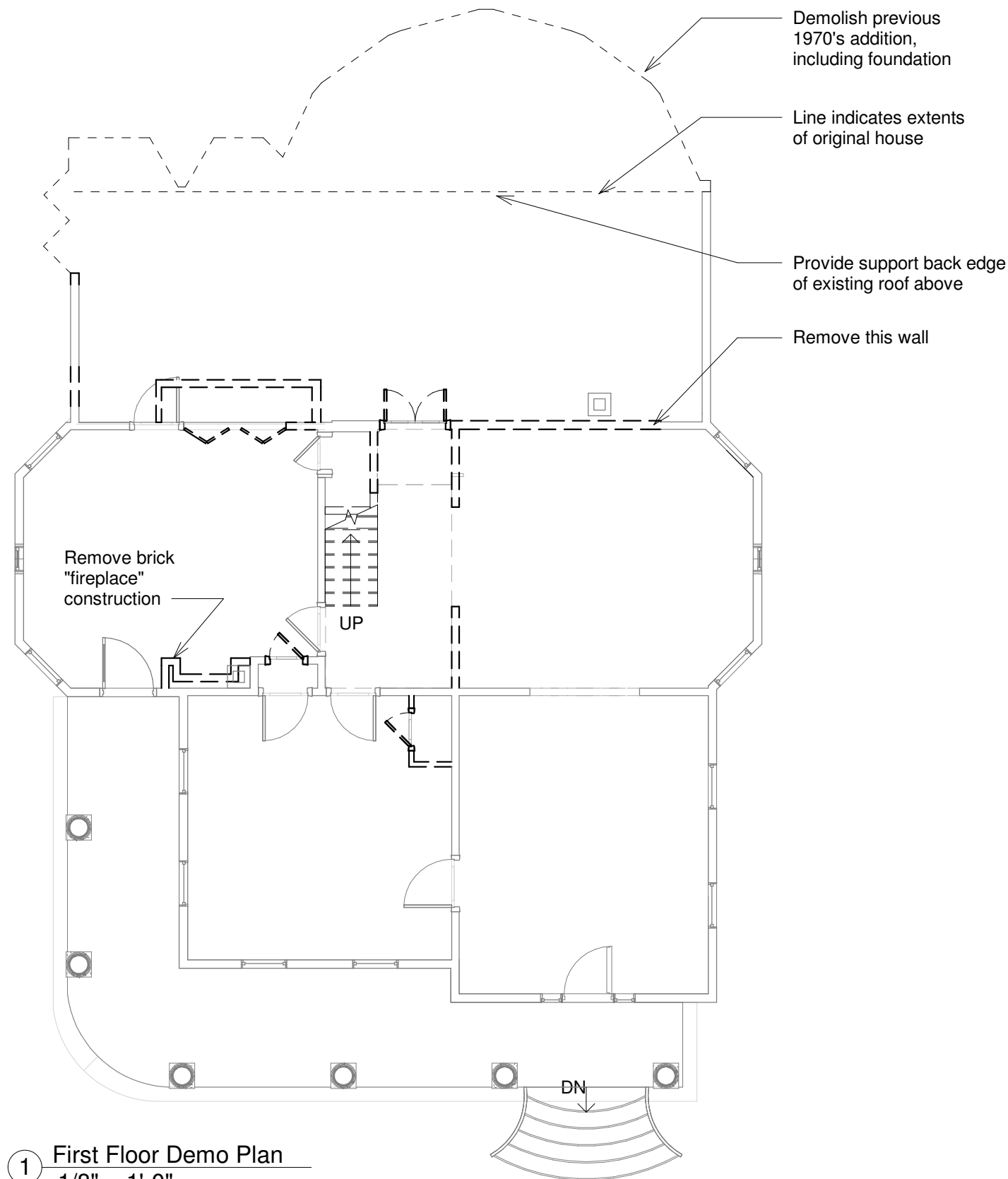
FAR Worksheet		
	Proposed	Comments
Restrictions		
Lot Size		
FAR Allowable		
Dwelling		
Basement		Basement meets the definition of basement in the ordinance and does not count towards FAR
First Floor		Includes garage
Second Floor		
Attic		Meets definition of attic
Open Porch		Meets exemption (covered porch<200sf does not...

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09/19/16	
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3-13-18	Revised
4-3-18	Revised



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Edge of new roof above

2
A-5

Ductwork to front of house in lowered ceiling over laundry and W.I.C

Soffit for ductwork to front of house

New gas insert fireplace

1
A-9

Screen Porch

Closet

WH

Air hand.

W/D & linens

WIC

Stor.

Stor.

UP

18" w sink

4' - 0"

DN

Edge of new roof above

Wood framed screen porch on conc. pier foundation

Screen door

DN

This wall is located correctly in relationship to existing roof above

Marvin Integrity IDTH 3876 for pricing purposes

Marvin Integrity IIFD 6080 inswing french door for pricing purposes

Exist. chimney for old hw heater, approx. location
Chimney to remain per historic preservation requirements

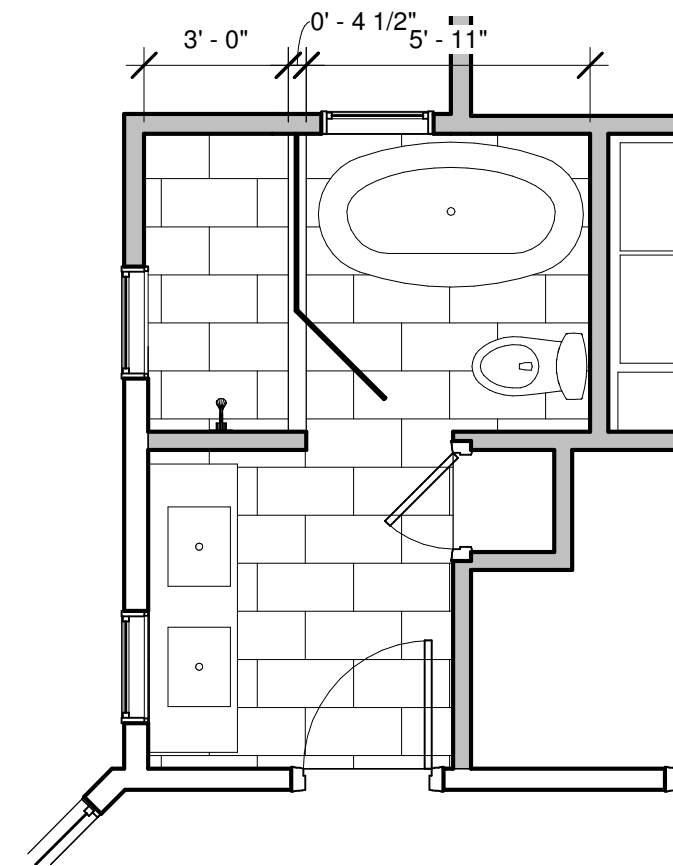
TV

2
A-9

New 60" x 96" cased opening

Lower ceiling to conceal ductwork to front of house

1 First Floor Building Plan
1/8" = 1'-0"



2 Enlarged Master Bathroom
1/4" = 1'-0"

General Work Notes:

- All foundation posts to be replaced
- New HVAC system for 1st floor to be located as hown on plan, ductwork to be below 1st floor ceiling joists (all inside thermal envelope)
- All existing exterior walls to be insulated w/ blown-in cellulose
- Underside of 1st floor joists to be insulated with Closed cell spray foam
- Replace rotted floorboards as req'd.

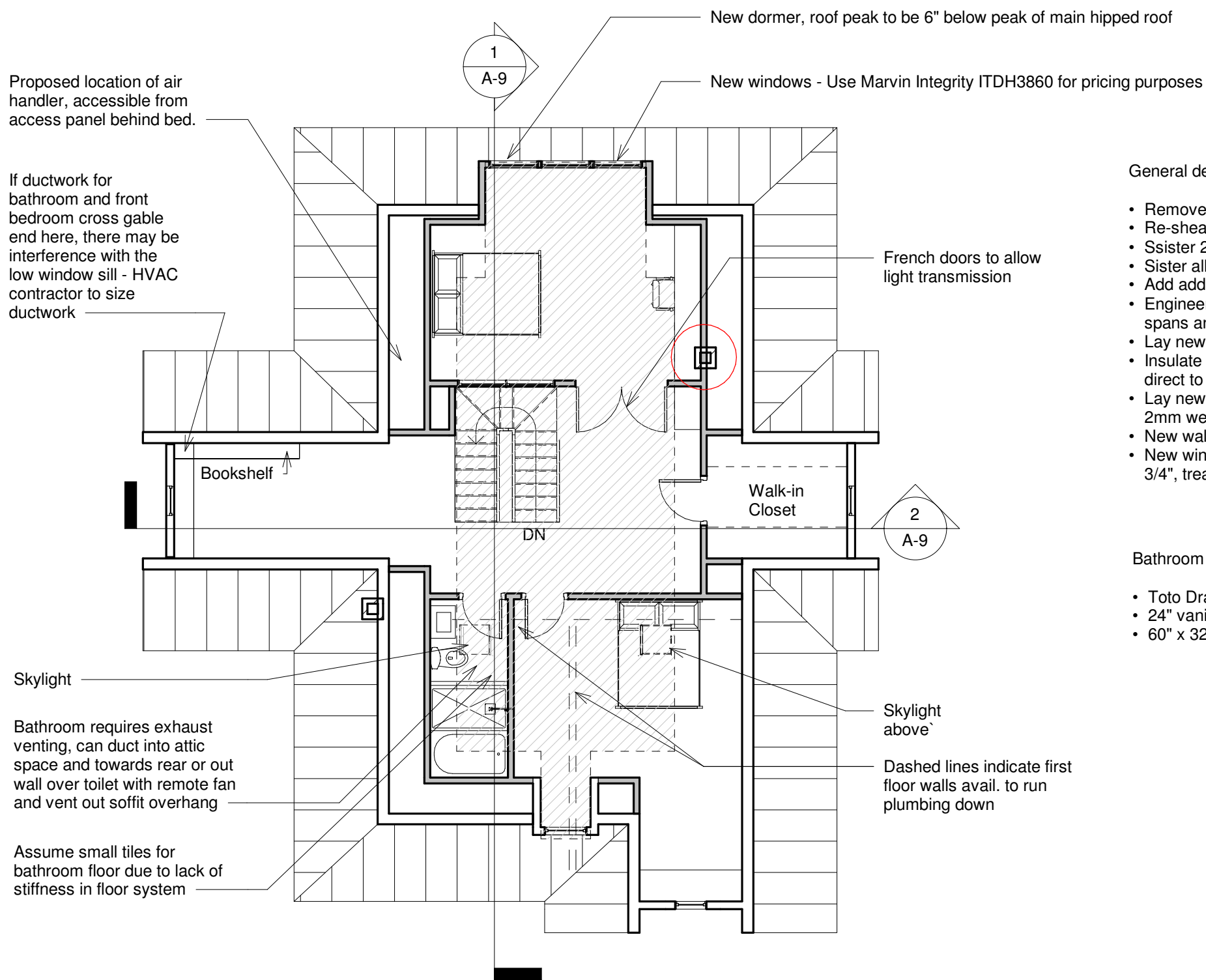
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4-3-18	Revised

A-5



General description of work:

- Remove existing metal and shingle roofing (to rafters)
- Re-sheath entire roof w/ 3/4" plywood
- Sister 2x4 rafters if re'q after engineering review
- Sister all 2x4 floor joists with 2x8 MicroLams
- Add additional 2x8 M.L under new bathroom in span centers (12" O.C.)
- Engineer to determine need to further reinforce floor system based on spans and anticipated loads
- Lay new subfloor, flush with existing pine floor in center of 2nd floor
- Insulate entire roof with closed cell spray foam (R 6.7 per inch = @ R 23), direct to underside of roof deck
- Lay new flooring - 3/4" wood, site-finished, or 3/4" engineered wood with 2mm wear layer min.
- New walls to be 2x4 with 1/2" gyp. bd.
- New winder stair with code compliant handrail and guards - riser hgt. @ 7 3/4", treads 10" rough cut dimension (11" actual tread)

Bathroom Fixture assumptions:

- Toto Drake II toilet
- 24" vanity
- 60" x 32" shower base (acrylic or tileable)

1 Second Floor Building Plan
1/8" = 1'-0"

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4-3-18	Revised



① West Driveway Elevation
1/8" = 1'-0"



② North (Street) Elevation
1/8" = 1'-0"

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① South (Rear) Elevation
1/8" = 1'-0"



② East Elevation
1/8" = 1'-0"

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11/18/16	
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4-3-18	Revised

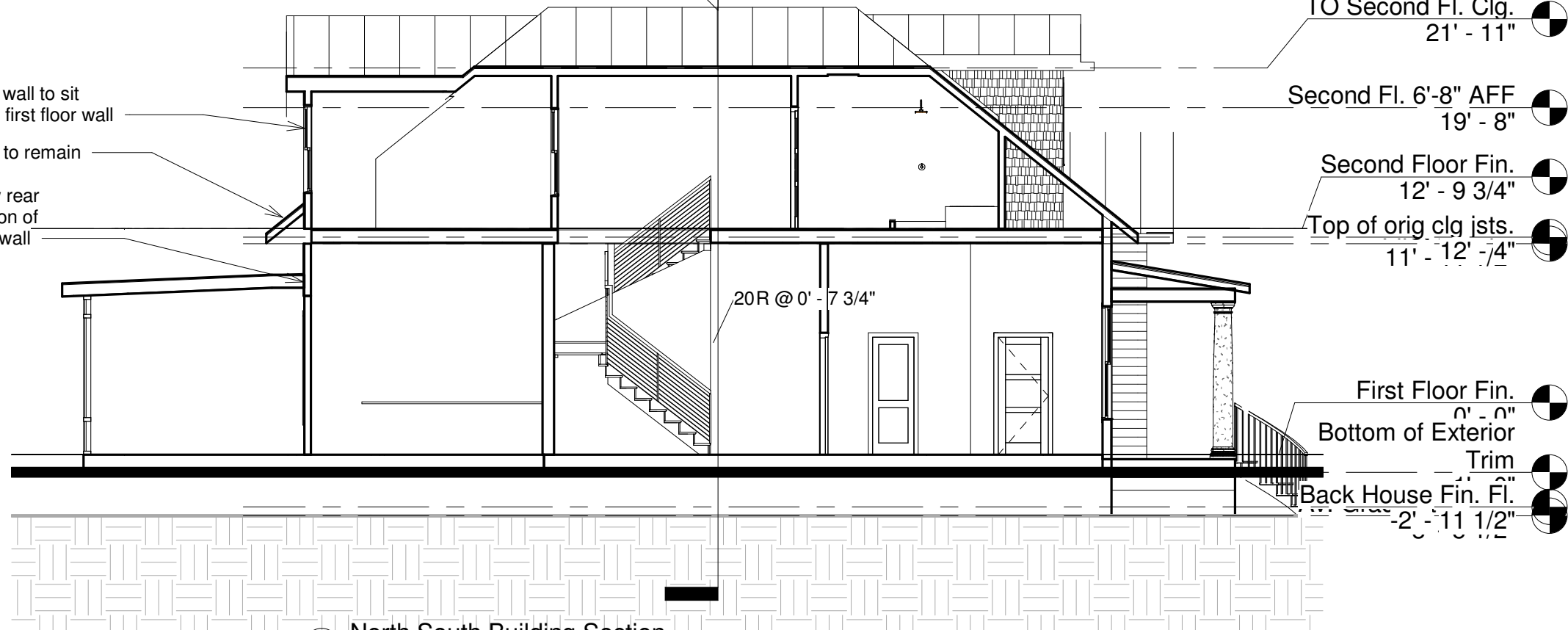
A-8

2
A-9

New dormer wall to sit
flush on new first floor wall

Existing roof to remain

Position new rear
wall at location of
original rear wall



1 North South Building Section
1/8" = 1'-0"



2 East West Building Section.
1/8" = 1'-0"

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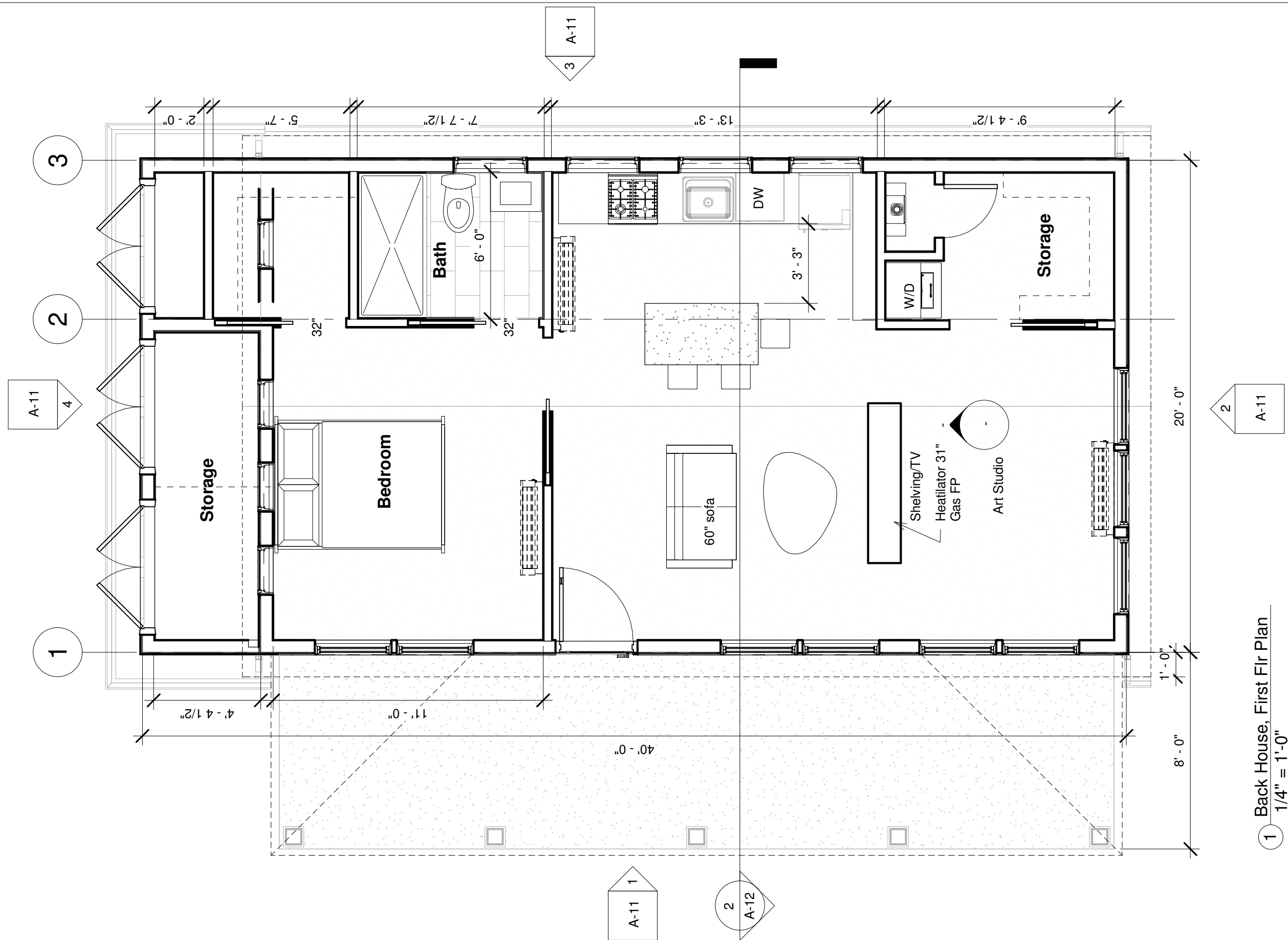
04/21/17

1-25-18 For Prelim. Pricing

3-13-18 Revised

4-3-18 Revised

A-9



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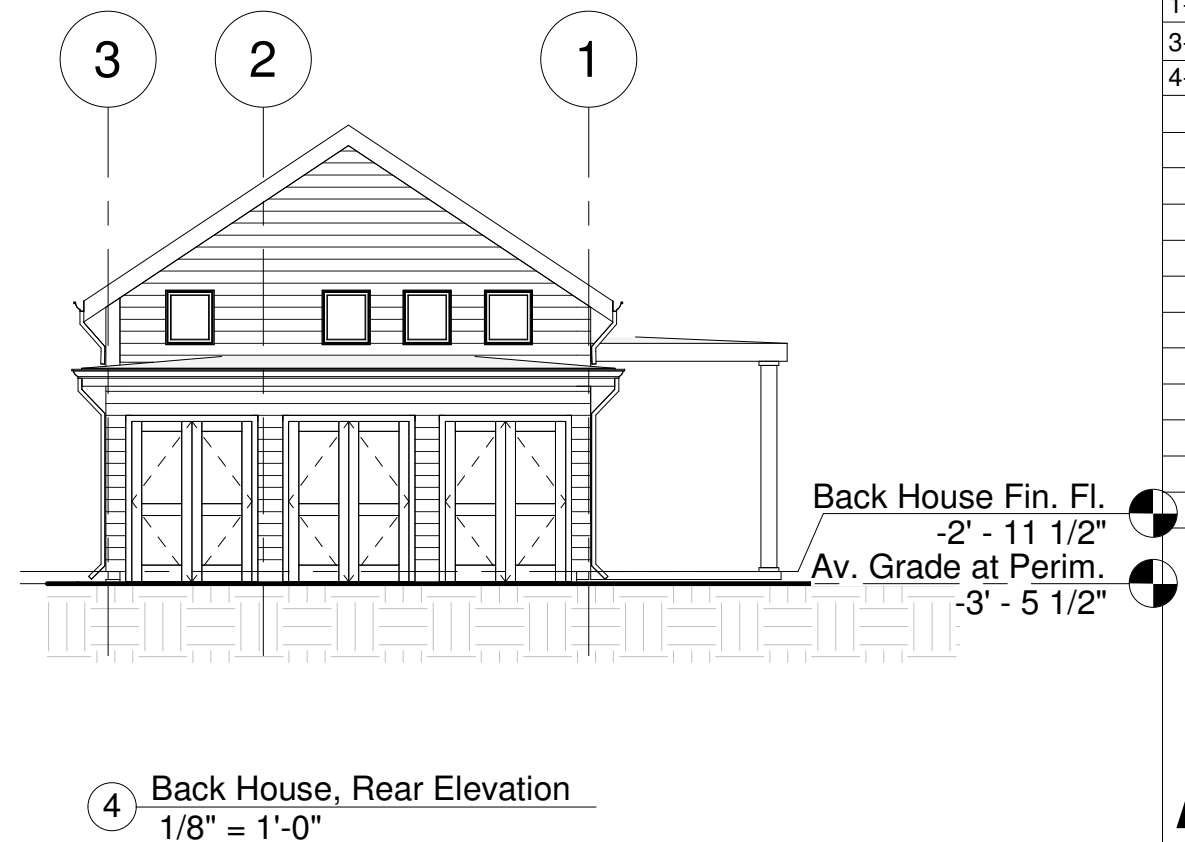
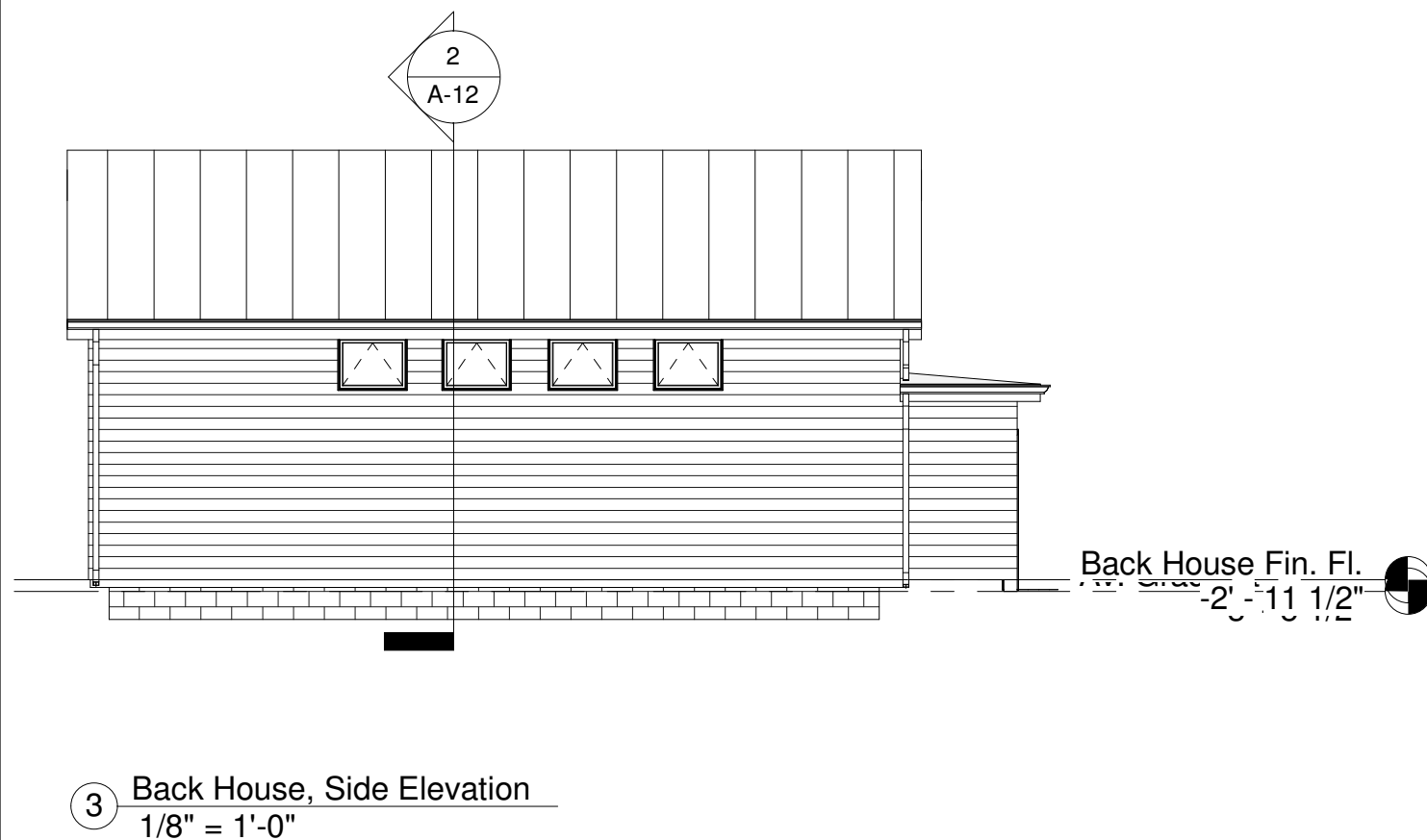
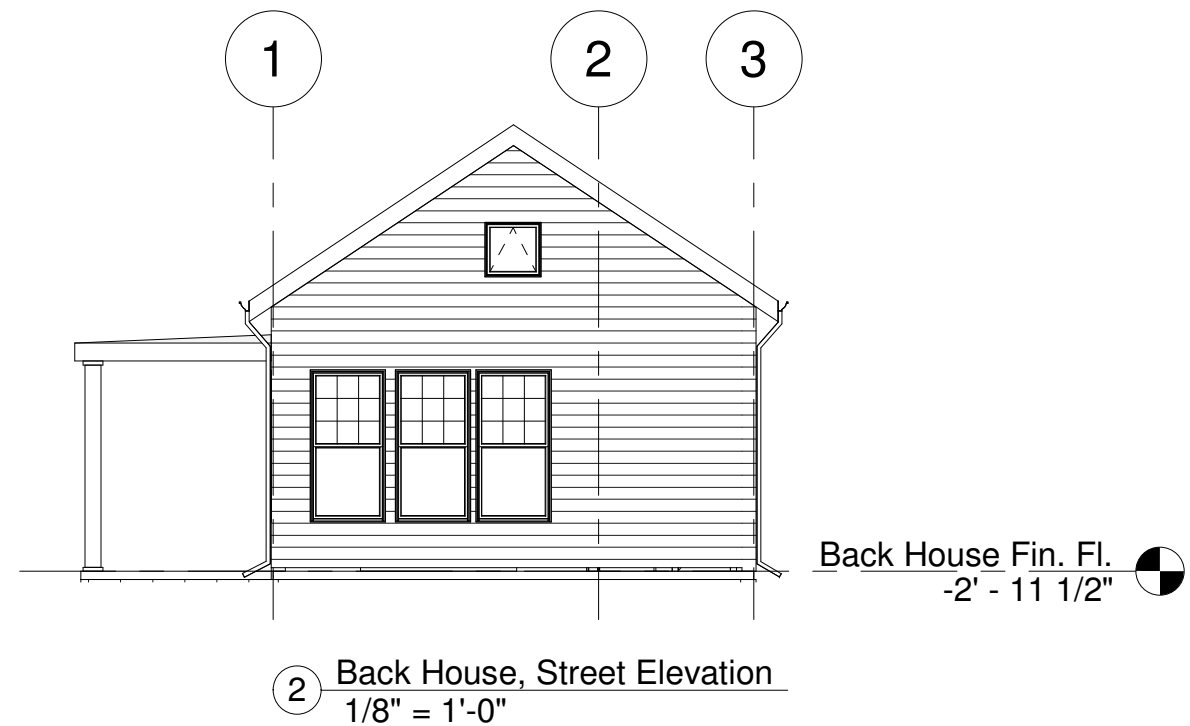
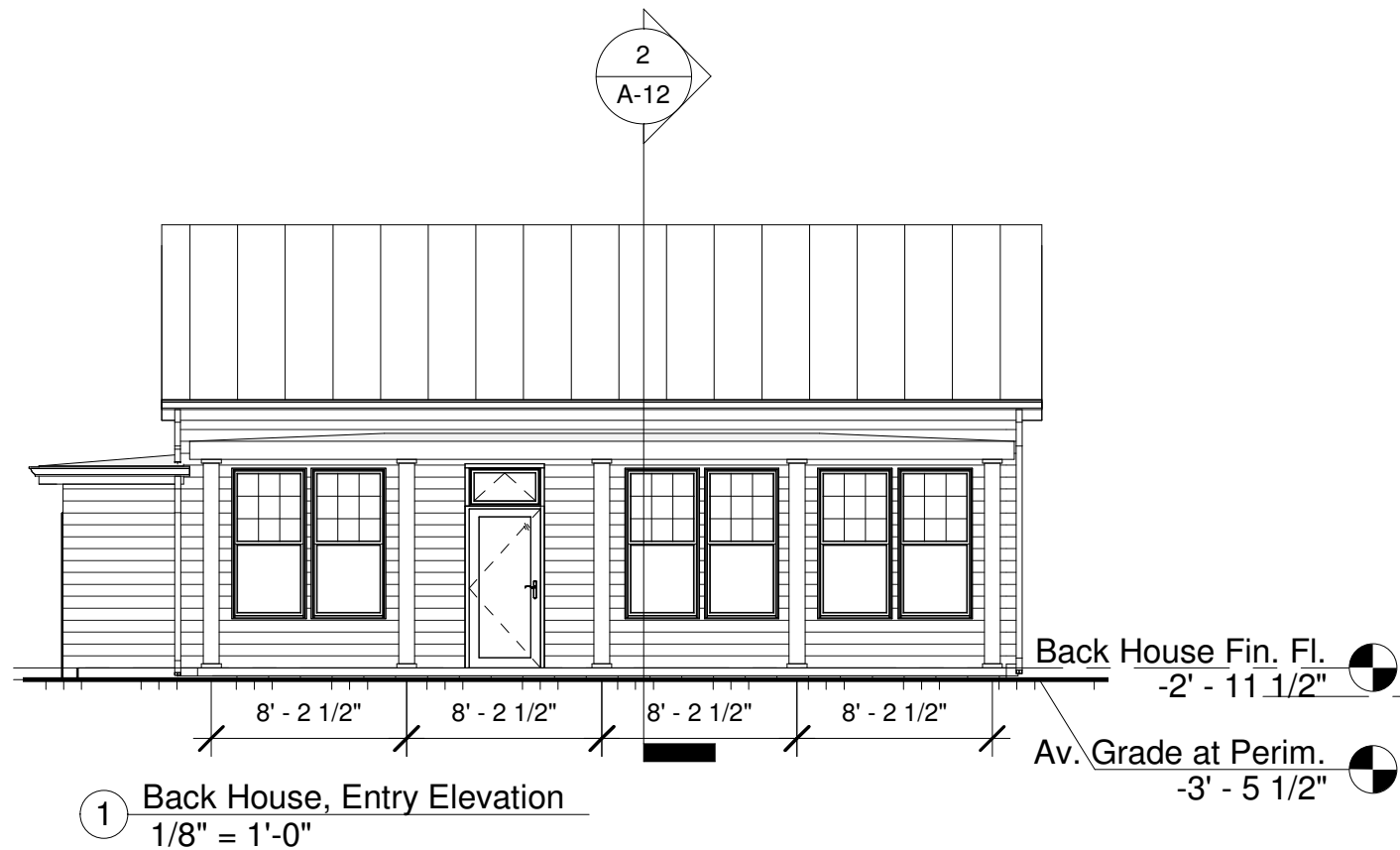
03/06/18

1-25-18 For Prelim. Pricing

3-13-18 Revised

4-3-18 Revised

A-10



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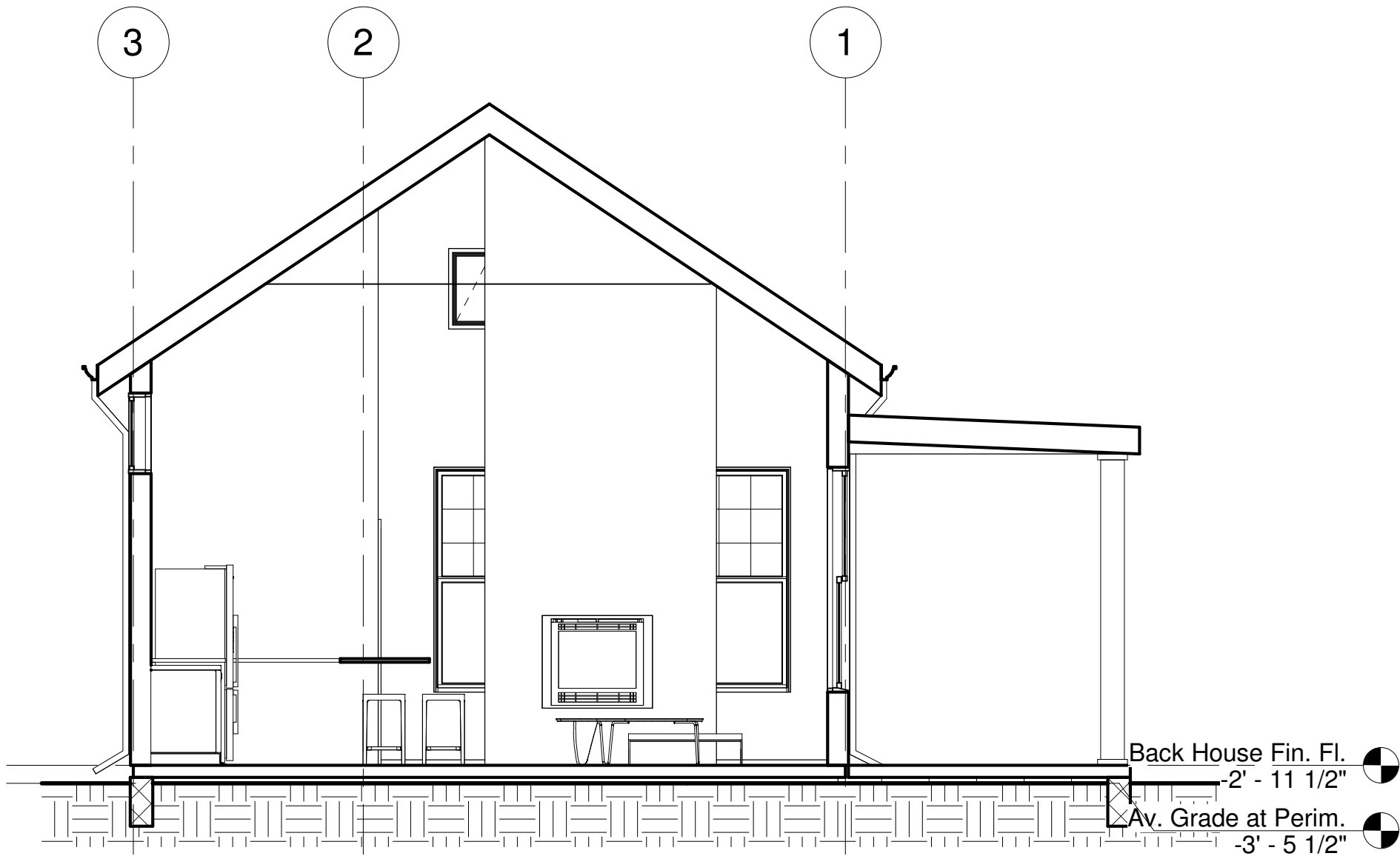
03/06/18

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3-13-18 Revised

4-3-18 Revised

A-11



2 Cross Section Thru Rear House
1/4" = 1'-0"

Heatilator GDST3831I 31" See-Through gas fireplace

Model Specifications

GDST3831I 31" See-Through

Appliance Width:	37-5/8"
Appliance Height:	34-1/2"
Appliance Depth ¹ :	16"
Framing Height:	34-3/4"
Framing Depth ² :	15"
Framing Front Width:	38-1/8"
BTU/hr Input:	21,000
Viewing Area:	27-3/16 x 18-1/16"

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A-12