

APPRECIATION OF CONTRAST

BY DREW HENRY | PHOTOGRAPHY BY MARK MENJIVAR



CANDID ROGERS' RENOVATION OF A 120-YEAR-OLD HOME BLENDS NEW AND OLD, HONORING SAN ANTONIO'S HISTORY WHILE LOOKING TO THE FUTURE OF SUSTAINABLE LIVING.

The period front house was well preserved and features the original local brick alongside restored Corinthian columns, trim work and oversized windows. A new standing seam metal roof replaces what could have been original wood shingles for an updated yet timeless look.





The main living and dining spaces feel connected yet defined with an original pocket door divider. Original moldings and hardwood floors have been restored to their luster and contrasted with modern light fixtures and furnishings. The original shiplap has been exposed, revealing the home's authenticity and warmth.

LOCATED ON A QUIET SAN ANTONIO STREET IN THE historic King William neighborhood is a home that contains more than 100 years of the city's architectural history. So, when Candid Rogers and the Candid Works Architecture team took on the job of renovating the home for a contemporary family, they knew they'd have to find a way to blend the old and new while preserving the authenticity of the build.

Candid Works is a small architecture and design studio in San Antonio, Texas. The team works on projects locally and internationally, giving clients personal attention and creating structures that work in tandem with their environments. When approaching the historical project, Candid knew there would be challenges to overcome. "Historic renovations typically come with two main obstacles," explained Candid. "First, the process often reveals unexpected challenges. Second, replicating original materials or blending in new suitable options can be difficult."





The kitchen sits in its original floor plan but has been upgraded into a sleek contemporary space fit for a gourmet chef. White, flat-paneled custom wood cabinetry brightens the room, and the clean look is complemented by white solid surface counters and a shiny stainless steel JennAir® appliance package.

The guest bathroom combines traditional elements, like beadboard wainscoting, exposed brick and an original clawfoot tub alongside a contemporary vanity. Charming black and white patterned tiles replicate what may have been there in the early 1900s.

Fortunately, many original features of this home were well preserved, including original trims, windows and brickwork. Throughout the home's 120-year history, it only had three owners and limited alterations — a rarity. Candid said, "Most of the home was original aside from an enclosed back porch, which we removed to make way for a more suitable 600-square-foot bedroom suite addition."

While Candid preserved the original moldings, wood floors and shiplap of the early 1900s home, the new addition feels distinctly modern yet seamlessly connected to the rest of the property. It is set back off the existing residence and connects sensitively with a windowed hall while maintaining the scale of the original house.

Candid explained that blending the new and old relies on staying authentic to the original structure. He goes on to say, "Part of the philosophy of our work is that we like the idea of preserving the integrity of history while introducing a more contemporary vision. There is this appreciation of contrast. With this contrast, you can see and admire the new and the old for their respective qualities — heightening their beauty."

The element of contrast comes into play both inside and outside the home. On the exterior, the sleek metal addition with its clean lines juxtaposes 100-year-old brick while tying into the old house's standing seam roof. Inside, one can appreciate a modern dining room chan-



The new back addition contrasts the original 1900's style with a modern edge, but the scaled-down proportions allow the original structure to shine. The rear exterior is finished in the same standing seam metal to connect to the main home in a new way. Natural connections are brought in with exposed cedar soffits and wrap-around porches.

The team was able to move an existing shed to the back of the property, keeping it intact and renovating it as a casita that includes a bedroom and bathroom. Adjacent to the casita is a newly constructed carport.

delier adjacent to exposed shiplap, window transoms and intricately carved millwork.

In addition to creating a visual connection between the new and old, Candid and his team needed to find ways to make the home sustainable for modern living. "It is actually always more sustainable to work within an existing structure rather than starting from scratch," said Candid. "Additionally, old homes were designed to be efficient in their climates through elements like site orientation and high ceilings. We designed the addition to face away from the western sun to increase efficiency and sought to balance out less efficient parts of the old house with new elements. The old and new houses have their own controlled cooling systems since they have different needs."

Candid and his team also incorporated LED lighting, spray foam insulation, rainwater reclamation, an efficient tankless hot water system, passive cooling with proper window orientation, shading and native landscaping to create a sustainable design.



“When it comes to achieving authenticity in a historic renovation, you have to ask what is appropriate to preserve and what should be replaced,” said Candid. “At this home, we kept some of the home’s best original features while creating an enjoyable space to live.” ♦

CANDID WORKS ARCHITECTURE
210-444-1051 | Candid-Works.com

A window-lined hall leads to the cozy yet sleek bedroom suite in the new addition. The bright space features a wall of windows facing the eastern courtyard, quiet cork floors and colorful glass nightstand pendant lights. The large bathroom features luxurious tile and counters alongside functional storage options.