

**HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

October 18, 2024

HDRC CASE NO:	2024-317
ADDRESS:	504 MADISON ST
LEGAL DESCRIPTION:	NCB 750 BLK 9 LOT 10 (MADISON HISTORIC PROPERTIES)
ZONING:	IDZ, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Ramiro Sepulveda
OWNER:	Daniel Sepulveda /SEPULVEDA DANIEL H
TYPE OF WORK:	Construction of a pergola
APPLICATION RECEIVED:	August 22, 2024
60-DAY REVIEW:	October 21, 2024
CASE MANAGER:	Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 160sf pergola with 6x4 wood posts, 2x6 rafters, and a 5V crimped standing seam metal roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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 principal 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 property at 504 Madison is a single-story Folk Victorian residence that makes its first appearance on the 1912 Sanborn map. The primary structure features wood lap siding, traditional sashed windows with wood window screens, a standing seam metal roof. The property contributes to the King William Historic District.
- b. PERGOLA – The applicant requests approval to construct a 160sf pergola with 6x4 wood posts, 2x6 rafters, and a 5V crimped standing seam metal roof, measuring approximately 9.5' in height. The Guidelines for New Construction 5.A.i notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The proposed pergola is set back from the front façade and constructed at a height that meets the soffit line of the primary structure. This is consistent with the Guidelines.
- c. MATERIALS (FRAME) – The Guidelines for New Construction 5.A.iii and iv note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant proposes a 160sf pergola with 6x4 wood posts, 2x6 rafters, and a 5V crimped standing seam metal roof. Staff finds the proposed materials are appropriate and conform to the guidelines.
- d. MATERIALS (ROOF) – The Guidelines for New Construction 5.A.iii and iv note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant proposes a pergola that features exposed rafters for the roof with a 5v crimped standing seam metal roof. Staff finds that the proposed roof material and form are appropriate.
- e. SETBACK – The Zoning Board of Adjustment approved a variance for the side setback on October 7, 2024, with the condition that the design be updated to include gutters and a predominantly open pergola. These changes to the design will be required to receive a permit from Development Services Department.

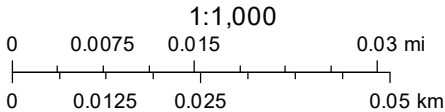
RECOMMENDATION:

Staff recommends approval with the stipulations that the design be modified to include the conditions of the October 7 BOA approval: to include gutters and a predominantly open pergola.

City of San Antonio One Stop



September 13, 2024









CITY OF SAN ANTONIO

Property of
City of San Antonio























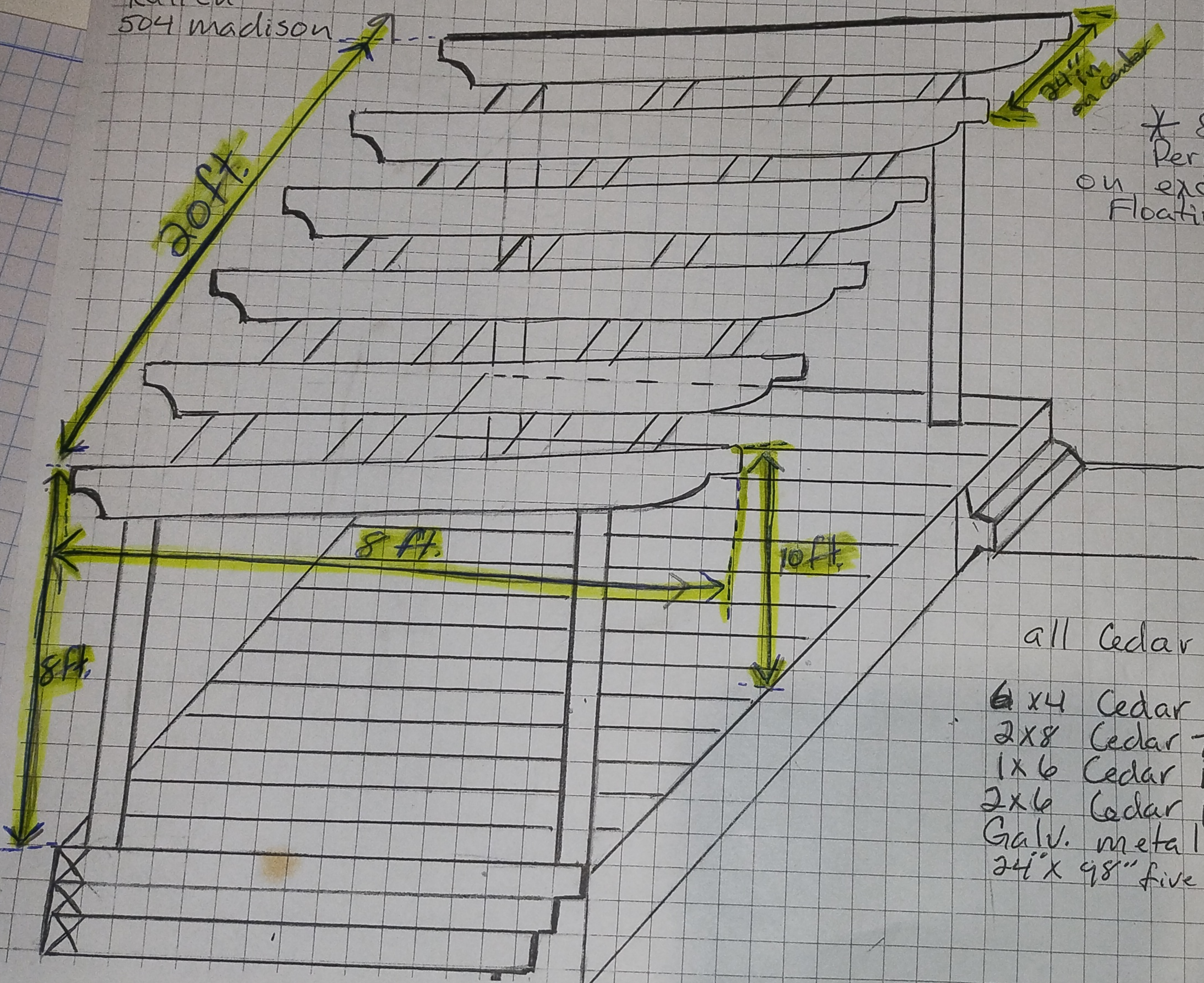








Daniel Sepulveda
Ralieh
504 madison



* 8x20
Pergula
on existing
Floating Deck

all Cedar build.

6x4 Cedar Post
2x8 Cedar Top Plates
1x6 Cedar Runners
2x6 Cedar Rafter
Galv. metal Roof
24"x98" five Point

Back fence

Pergola
8' x 20'

Shed
Existing

House

504
madison st