

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

September 20, 2024

HDRC CASE NO: 2024-282
ADDRESS: 502 MADISON ST
LEGAL DESCRIPTION: NCB 750 BLK 9 LOT 9 (MADISON HISTORIC PROPERTIES)
ZONING: IDZ, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Louis Reed/REED LOUIS GARY III
OWNER: Louis Reed/REED LOUIS GARY III
TYPE OF WORK: Installation of faux shutters
APPLICATION RECEIVED: August 05, 2024
60-DAY REVIEW: October 04, 2024
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness to add one (1) set of faux shutters on the north elevation facing E Johnson Street.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

(6) Architectural Features: Doors, Windows, and Screens

B. Alterations (Rehabilitation, Restoration, and Reconstruction)

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

FINDINGS:

- a. The structure located at 502 Madison Street is a Colonial Revival home built in 1920 and contains two living units. It features an asymmetrical front gabled double height porch, and a hipped metal standing seam roof. The property is located within the King William Historic District in addition to being an individual historic landmark.
- b. The scope of work includes adding one set of faux shutters on the North elevation facing East Johnson street. This element is inconsistent with the Guidelines for Exterior Maintenance and Alterations 6.B.x which states that shutters should only be incorporated where they existed historically and where appropriate to the architectural style of the house.
- c. Staff finds that this request is inconsistent with the Guidelines for Exterior Maintenance and Alterations and is not appropriate.

RECOMMENDATION:

Staff does not recommend approval based on findings a thru c.

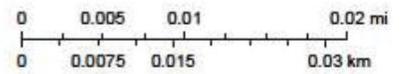
City of San Antonio One Stop



August 12, 2024

1:500

 User drawn lines





Madison Street Facade



E Johnson Street Facade



Examples Submitted by Applicant



117 Forcke Street



131 Adams Street



242 King William



302 King William



308 King William



1223 S Alamo (rear)