

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

HDRC CASE NO: 2022-433
ADDRESS: 337 MADISON ST
LEGAL DESCRIPTION: NCB 743 BLK 2 LOT 10 & SW 16.7 FT OF 9
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Cathy Spar/SPAR DENNIS & CATHY
OWNER: SPAR DENNIS & CATHY
TYPE OF WORK: Conceptual approval for addition of exterior elevator
APPLICATION RECEIVED: July 27, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant is requesting conceptual approval to construct an exterior elevator.

APPLICABLE CITATIONS:

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.
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. COMPLIMENTARY MATERIALS

- i. *Complimentary 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.

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the

massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

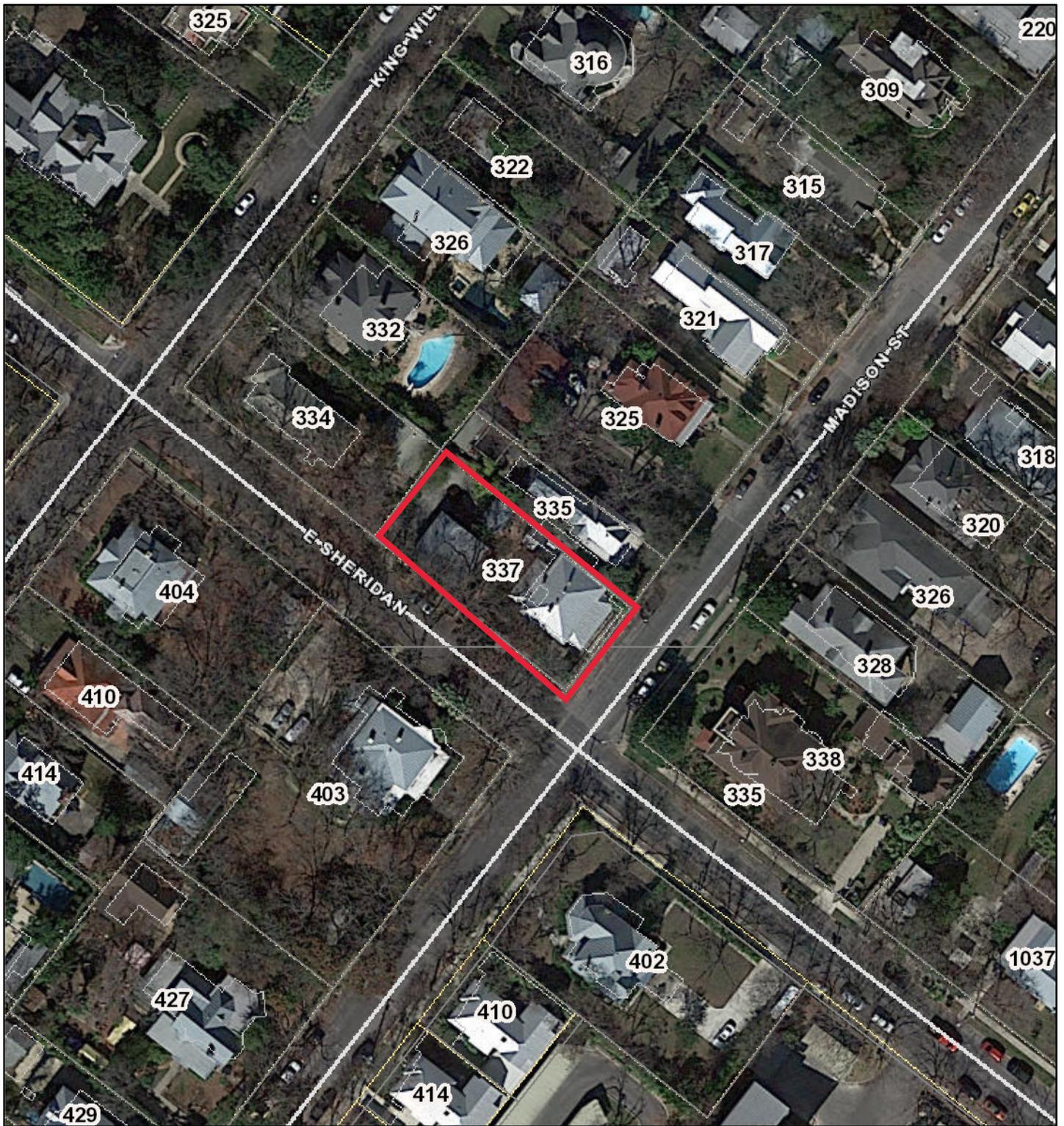
FINDINGS:

- a. The property at 337 Madison includes a two-story stone Italianate residence built c 1892 with two single-story outbuildings. The property first appears in the San Antonio city directory in 1892, and on a Sanborn Fire Insurance map in 1896. The house is constructed of stucco-clad limestone with brick chimneys, shuttered wood windows, and wood doors. The front and back elevations are dominated by two-story porches with chamfered columns. The property contributes to the King William historic district.
- b. VISUAL IMPACT: The applicant requests conceptual approval to add an exterior elevator to the northeast side of the house. The proposed addition is 5'x5' and clad in board and batten with a standing-seam metal shed roof. Guidelines for Additions 1.A.i says residential additions should be located at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. Staff finds the proposed addition conforms to this guideline.
- c. SCALE, MASSING, AND FORM: The proposed exterior elevator is 5'x5' and clad in board and batten with a standing-seam metal shed roof. Guidelines for Additions, 1.B.i says residential additions should be subordinate to principal facades in scale and mass, and 1.B.iv and v state the proposed footprint and height should relate to the size of the lot. Staff finds the additional 25 square feet comprising the proposed addition conforms to these guidelines.
- d. MATERIALS AND TEXTURES: The applicant proposes an exterior elevator clad in board and batten with a standing-seam metal shed roof. Guidelines for Additions 3.A.i states that 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. Wood-frame Italianate homes of this era typically featured horizontal wood siding. Staff finds board and batten does not conform to guidelines.
- e. REVERSIBILITY: The applicant requests conceptual approval to add an exterior elevator to the northeast side of the house. The applicant confirmed by email that his plan is to punch new 40"-wide doorways through the stone wall at the first and second stories and reinforce the frame openings with structural steel since the walls are loadbearing. Staff is concerned about the reversibility of such an intervention. The Secretary of the Interior's Standards for Rehabilitation 9 and 10 state that additions and exterior alterations shall not destroy historic materials that characterize the property and that new additions shall be undertaken in such a manner that, if removed in future, the essential form and integrity of the historic property and its environment would be unimpaired. Because the introduction of new fenestration to accommodate the proposed elevator would result in an irreversible condition, namely the cutting of existing load-bearing stone members, staff finds the proposed addition does not conform to these guidelines

RECOMMENDATION:

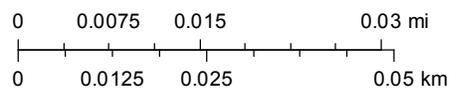
Staff does not recommend conceptual approval to construct an exterior elevator based on finding e. Staff recommends the applicant explore other options that do not include introducing new fenestration to the stone structure.

City of San Antonio One Stop



August 12, 2022

1:1,000



- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels



1. SOUTH ELEVATION (FRONT)



2. EAST ELEVATION (SIDE)

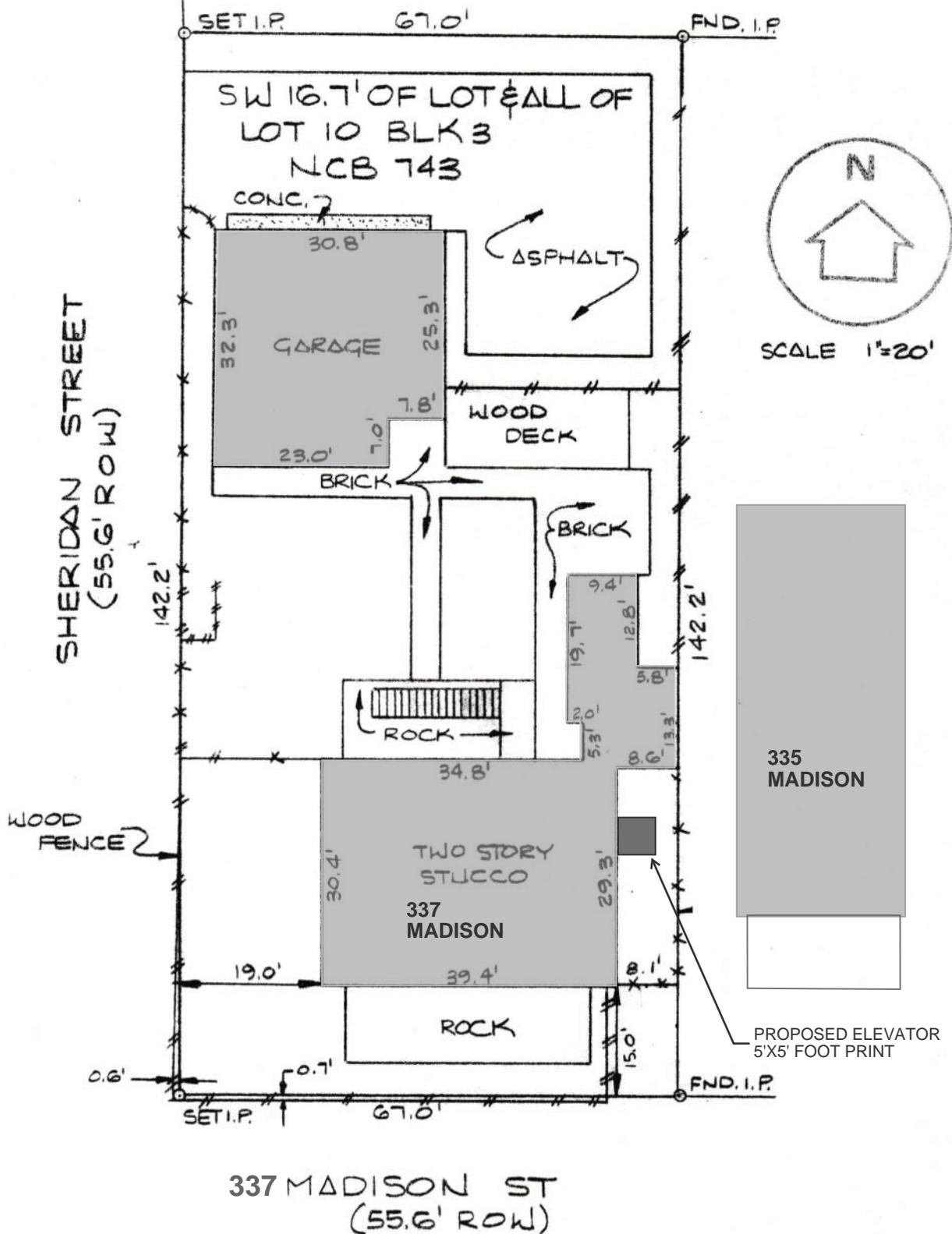


3. NORTH ELEVATION (BACK)



1912 SANBORN INSURANCE MAP

Original located at the Dolph Briscoe Center for American History, University of Texas at Aust

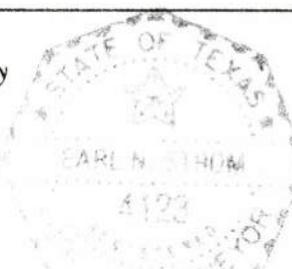


**337 MADISON
PROPOSED ELEVATOR
CONCEPTUAL APPROVAL
7/14/2022**

LEGAL DESCRIPTION Southwest 16.7' of Lot 9, all of Lot 10, Block 3, NCB 743, City of San Antonio, Bexar County, Texas.

ADDRESS 337 Madison
PURCHASER Michael P. & Carol F. Hodge

American Surveying Company
of Houston, Inc.
2200 W. Loop South, Suite 410
Houston, Texas 77027
(713) 871-0094



Earl N. Strom

Subject Property IS NOT Located in a Federal Insurance Administration designated Flood Hazard Area
As per map 480045
Panel 0039 B Dated 12-15-83

DATE JAN 29, 1986
TITLE CO. ALAMO
G.F.# _____
J.O.# 1-391-86

I do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), and is correct, and there are no encroachments unless shown.

	DATE	BY
FIELD WORK	1-28-86	JD
DRAFTING	1-29-86	HS
FINAL CHECK		
KEY MAP LOCATION		



122 MADISON ST.
SAN ANTONIO, TX 78204

PHONE: (210) 227-8786
FAX: (210) 227-8030

INFO@OURKWA.ORG
WWW.OURKWA.ORG

July 19, 2022

Dennis and Cathy Spar
337 Madison
San Antonio, Texas 78204

Re: Elevator at 337 Madison

Dennis and Cathy,

Thank you for reaching out to the King William Association Architectural Advisory Committee to get feedback on your concept for adding an exterior elevator. The proposed location in the side yard court has a number of benefits in regards to the Historic Design Guidelines. It will have minimal visual impact when viewed from the street with vegetation and the neighboring house contributing to the screening of it. It will also be the least invasive to your historic home when compared to an interior installation. In fact, the exterior elevator would be considered “reversible”, whereby it could be removed, and openings filled without compromising the original home structure.

The AAC is available to help you thru the HDRC approval process. In fact we will review the case again when you apply for conceptual approval. At this point you have the AAC support.

Sincerely,

Mickey Conrad
Chair, Architectural Advisory Committee

Shawn Campbell
President, KWA Board of Directors



337 MADISON

335 MADISON



337 MADISON

335 MADISON



**PROPOSED ELEVATOR
5'X5' FOOT PRINT
BOARD & BATTEN HARDI SIDING
PAINTED TO MATCH HOUSE
SCREENED BY EXISITNG VEGETAION**



PROPOSED ELEVATOR
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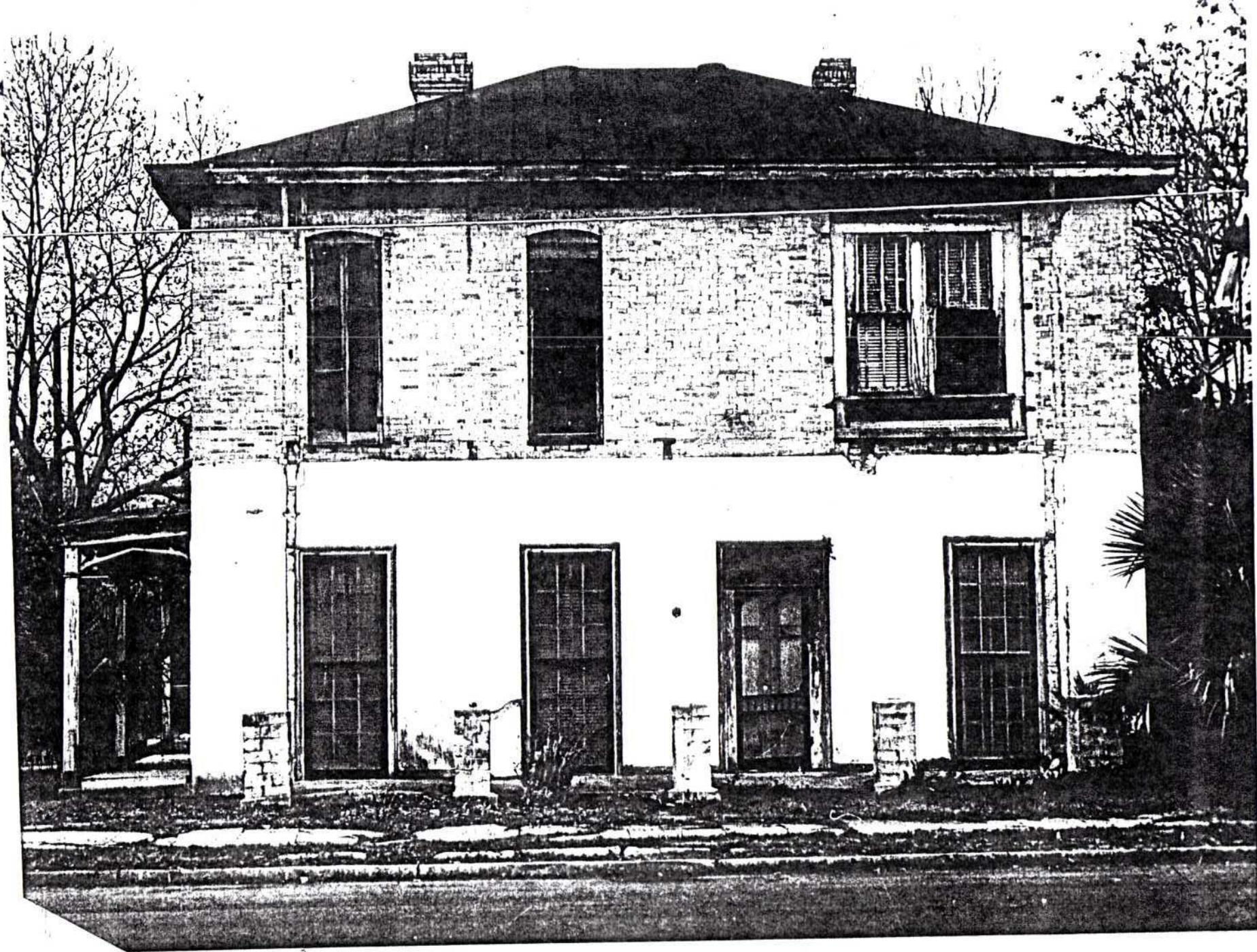
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NO
PARKING
ANYTIME
AWAY ZONE
←



337

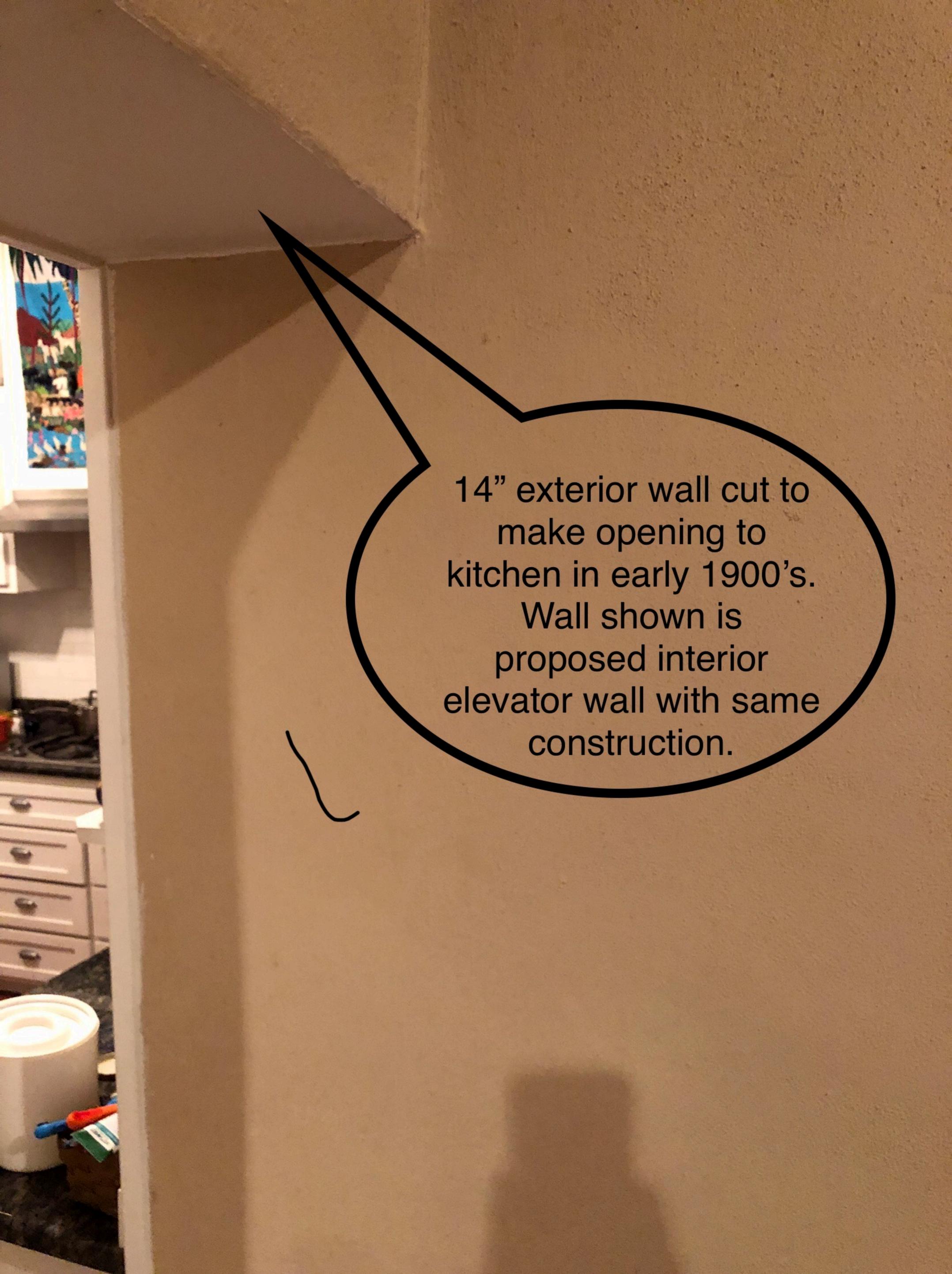












14" exterior wall cut to
make opening to
kitchen in early 1900's.
Wall shown is
proposed interior
elevator wall with same
construction.