

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-244
ADDRESS: 328 MADISON ST
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT 18
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: George Torres III | George Torres Architect PLLC
OWNER: Scott and Mary Wells
TYPE OF WORK: Conceptual review of porch floor replacement, porch roof replacement (shingle to metal), partial demolition, rear porch addition, fenestration changes, hardscaping, fencing, and garage modifications
APPLICATION RECEIVED: June 16, 2023
60-DAY REVIEW: August 15, 2023
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting conceptual approval to:

1. Replace the existing wood front porch decking with composite PVC decking.
2. Replace the existing wood shake shingle roof on the front porch with a standing seam metal roof.
3. Demolish the rear deck and construct a new rear covered porch with a standing seam metal roof and composite PVC decking.
4. Modify the existing fenestration pattern at the rear façade.
5. Install a new rear driveway and hardscaping features.
6. Repair the existing fence and gates.
7. Modify the detached accessory by demolishing a non-original CMU portion and installing new, double garage door, windows, siding, sliding doors, and roof form.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

c) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received

approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet	= \$2,000.00
2,501—10,000 square feet	= \$5,000.00
10,001—25,000 square feet	= \$10,000.00
25,001—50,000 square feet	= \$20,000.00
Over 50,000 square feet	= \$30,000.00

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.

ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.

iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.

iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.

v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
 - iv. *Screens and shutters*—Preserve historic window screens and shutters.
 - v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
 - ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
 - iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
 - iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
 - v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
 - vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
 - vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
 - viii. *Security bars*—Install security bars only on the interior of windows and doors.
 - ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
 - 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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
 - ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
 - ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
 - iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location*—Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be

found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site.

Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property located at 328 Madison is a two-story Prairie style residential structure constructed c. 1919 and first appears on the 1931 Sanborn map. The structure features gabled and hipped roof forms, wide and overhung eaves, and a front porch with large brick columns. The structure is clad in brick and features a composition shingle roof and a wood shake porch roof. The rear accessory features horizontal siding and a gabled standing seam metal roof. This property contributes to the King William Historic District.
- b. FRONT PORCH (MATERIALS) – The applicant is requesting conceptual approval to replace the existing wood porch decking with a composite PVC decking material. Additionally, the applicant is proposing to replace the existing wood shake shingle roof on the front porch roof with a standing seam metal roof. The Historic Design Review Guidelines for Exterior Maintenance and Alterations 7.A.i. states to preserve porches, balconies, and porte-cocheres. Exterior Maintenance and Alterations 7.A.iii. states to preserve original wood or concrete porch floors and 7.B.iii. states to replace in-kind porch elements such as ceilings, floors, and columns, when such features are deteriorated beyond repair. In addition, Exterior Maintenance and Alterations 3.B.iv. states to replace roofing materials in-kind whenever possible when the roof must be replaced and to match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible. Staff finds that the proposed installation of composite PVC decking material and standing seam metal roof does not conform to guidelines, but that an alternative composite material that follows the adopted policy guide may be considered.
- c. REAR PORCH (DEMOLITION & MATERIALS) – The applicant is requesting conceptual approval to demolish the rear deck and replace the wood flooring with composite PVC decking material and to install a standing seam metal roof. In addition, the applicant is proposing to install one rear porch column to match the existing one at the rear. Exterior Maintenance and Alterations 7.A.iii. states to preserve original wood or concrete porch floors and 7.B.iii. states to replace in-kind porch elements such as ceilings, floors, and columns, when such features are deteriorated beyond repair. In addition, Exterior Maintenance and Alterations 3.B.iv. states to replace roofing materials in-kind whenever possible when the roof must be replaced and to match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible. Staff finds that the proposed installation of composite PVC decking material and standing seam metal roof does not conform to guidelines. Staff finds the installation of the porch column generally conforms to guidelines.
- d. FENESTRATION PATTERN (WEST ELEVATION) – The applicant is requesting conceptual approval to remove the four square windows on the west elevation and enlarge the openings and to change the rear door configuration. Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings and to avoid enlarging or diminishing to fit stock sizes or air conditioning units. Staff finds the window fenestration modifications generally conform to guidelines since it will occur on a non-historic plane; however, the windows should feature a one-over-one configuration. Staff finds the modification of the door opening and door removal does not conform to guidelines.

- e. **DOORS (MATERIAL)** – The applicant is requesting conceptual approval to replace the existing door with a bi-fold clad wood patio door. Exterior Maintenance and Alterations 6.A.ii. states to preserve doors including hardware, fanlights, sidelights, pilasters, and entablatures. Staff finds that the material generally conforms to guidelines; however, the modification of the door opening does not conform to guidelines as stated in finding d.
- f. **HARDSCAPING** – The applicant is requesting conceptual approval to modify the rear yard by introducing stone pavers and concrete driveway. The Historic Design Guidelines for Site Elements 3.B.i. states to not introduce large paves, asphalt, or other impervious surfaces where they were not historically located. Guidelines for Site Elements 3.B.ii. states that new pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings and if used, small planting should be incorporated into the design. Staff finds the driveway installation and paver installation to generally conform to guidelines; however, a landscape site plan will be needed for final approval.
- g. **FENCE REPAIR** – The applicant is requesting conceptual approval to repair the fence and gate. If the repair is done in-kind, this scope of work would be eligible for administrative approval. Staff requires a site plan and material description for final approval.
- h. **ADU MODIFICATIONS (DEMOLITION)** – The applicant is requesting conceptual approval to demolish the CMU portion of the detached rear accessory. This section of the accessory does not appear on the 1951 Sanborn map. Staff finds the demolition of the CMU portion of the rear accessory generally conforms to the UDC.
- i. **ADU (FENESTRATION PATTERN)** – The applicant is requesting conceptual approval to modify the fenestration patterns of the south, west, north, and east elevations of the detached accessory. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings. Staff finds the fenestration modifications on the accessory does not conform to guidelines.
- j. **ADU WINDOWS (MATERIAL)** – The applicant is requesting conceptual approval to remove the existing wood windows and replace with wood-clad windows. Exterior Maintenance and Alterations 6.A.iii. states to preserve historic windows. Staff finds the material of the proposed windows generally conform to guidelines; however, historic windows should be retained and repaired.
- k. **ADU SIDING** – The applicant is requesting conceptual approval to replace the existing horizontal siding with board-and-batten siding on the second floor and either remove and replace or repair the horizontal siding on the first floor. Exterior Maintenance and Alterations 9.A.ii. states to repair outbuildings and their distinctive features in-kind and when new materials are needed, they should match existing materials in color, durability, and texture. Staff finds the change in siding profile does not adhere to guidelines. Staff finds the wholesale removal of siding does not conform to guidelines.
- l. **ADU GARAGE DOOR** – The applicant is requesting conceptual approval to remove the split bay garage doors and central entry door and replace the area with one carriage garage door. Exterior Maintenance and Alterations 9.B.i. states to ensure that replacement garage doors are compatible with those found on historic garages in the district as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings. Staff finds the replacement of the garage doors and the introduction of one garage door opening does not conform to guidelines.
- m. **ADU BALCONY** – The applicant is requesting conceptual approval to construct a balcony on the south and west elevations. Guidelines for 7.A.i. states to not add new porches, balconies, or porte-cocheres where not historically present. Staff finds the installation of the balconies do not conform to guidelines.
- n. **ADU ROOF FORM** – The applicant is requesting conceptual approval to modify the historic roof form of the detached accessory. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.ii. states to preserve the original shape, line, pitch, and overhang of the historic roofs. Staff finds the modification of the roof form does not adhere to guidelines.

RECOMMENDATION:

Staff recommends conceptual approval of items 3 through 6, based on findings a, d, g, and h, with the following stipulations:

- i. That the applicant construct the rear porch with a roof and deck that matches the front porch.
- ii. That the applicant submit measured elevation drawings for the west elevation on the primary structure.
- iii. That the applicant install a more traditional one-over-one window rather than the proposed fixed windows on the west elevation of the primary structure.
- iv. That the applicant installs a fully wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches

within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 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.

- v. That the applicant retain the door configuration on the west elevation and repair any damage in-kind.
- vi. That the applicant submit a measured landscape plan showing that the proposed hardscape elements allow for 50% natural greenery.
- vii. That the applicant submit a measured site plan and material details for the replacement or repair of the existing fence.

Staff does not recommend approval of items 1-2, and 7, based on findings a through o.

[illegible]

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

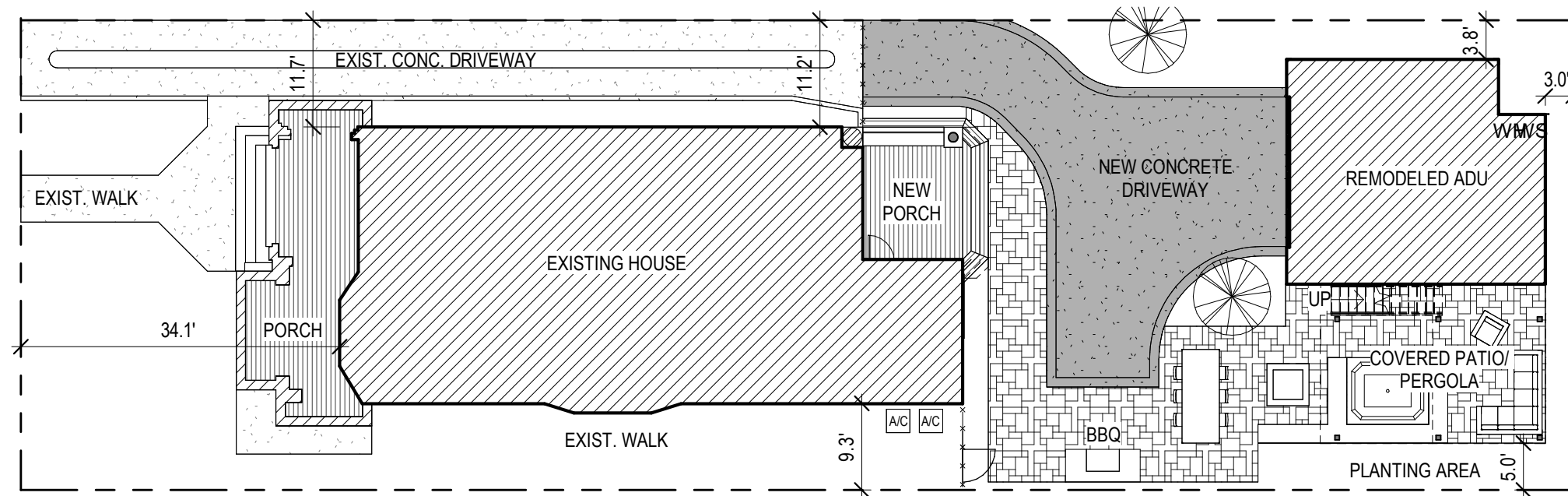


MADISON ST. REMODEL
328 MADISON ST. SAN ANTONIO TX, 78204

SHEET NAME

SITE PLAN

DATE: 6/16/2023



1 SITE PLAN
1/16" = 1'-0" TRUE NORTH

PROJECT SCOPE OF WORK

1. REPLACEMENT OF EXISTING WOOD DECK AT FRONT PORCH WITH COMPOSITE PVC DECKING.
2. REPLACEMENT OF EXISTING WOOD SHAKE SHINGLE ROOF AT FRONT PORCH WITH STANDING SEAM METAL ROOF.
3. DEMOLITION AND REPLACEMENT OF REAR PORCH WITH NEW COVERED PORCH WITH STANDING SEAM METAL ROOF AND COMPOSITE PVC DECKING.
4. ALTERATION OF FENESTRATION AT REAR OF THE MAIN HOUSE. REPLACEMENT OF EXISTING WINDOWS & NEW BI-FOLD PATIO DOORS.
5. REMODEL OF EXISTING ACCESSORY GARAGE/ APARTMENT INCLUDING PARTIAL DEMO OF EXISTING CMU BUILDING FOR A NEW COVERED PATIO/ ROOF DECK.
6. EXTERIOR IMPROVEMENTS INCLUDE: NEW CONCRETE DRIVEWAY SECTION AT ADU GARAGE APARTMENT, PAVING, FENCE AND GATE REPAIR.

VICINITY MAP





FRONT PORCH WOOD SHINGLE ROOF TO BE REPLACED.



FRONT PORCH WOOD SHINGLE ROOF TO BE REPLACED.



FRONT PORCH WOOD DECK



FRONT (WEST) ELEVATION OF HOUSE

PROPOSED WORK

1. REPLACEMENT OF WOOD SHINGLE ROOF AT FRONT PORCH WITH STANDING SEAM METAL ROOF.
2. REPLACEMENT OF WOOD DECK WITH COMPOSITE DECKING.



GEORGE TORRES
ARCHITECT

MADISON ST. REMODEL
328 MADISON ST. SAN ANTONIO TX, 78204

SHEET NAME

EXISTING
CONDITIONS -
MAIN HOUSE
FRONT PORCH

DATE: 6/16/2023



SIDE (NORTH) HOUSE ELEVATION AT REAR PORCH



SIDE (NORTH) HOUSE ELEVATION AT REAR PORCH



TYPICAL FENCE CONDITIONS



REAR (WEST) HOUSE ELEVATION + PORCH AND PORCH ROOF

PROPOSED WORK

1. DEMO AND REPLACEMENT OF REAR PORCH WITH NEW COVERED PORCH.
2. COMPOSITE DECKING AT PORCH.
3. STANDING SEAM METAL ROOF AT PORCH.
4. NEW PATIO DOORS AND WINDOWS.
5. FENESTRATION MODIFICATIONS TO 2ND FLOOR WINDOWS.



FRONT (WEST) ELEVATION OF ADU GARAGE APARTMENT



REAR (EAST) ELEVATION OF ADU GARAGE APARTMENT



SIDE (NORTH) ELEVATION OF ADU GARAGE APARTMENT

PROPOSED WORK

1. REMODEL OF ADU GARAGE APARTMENT INCLUDING NEW GARAGE DOOR, DOORS AND WINDOWS, SIDING AND ROOF.
2. PARTIAL DEMOLITION OF CONCRETE MASONRY UNIT SECTION.



REAR (EAST) ELEVATION OF CMU PORTION OF ADU GARAGE APARTMENT TO BE DEMOLISHED.



FRONT (WEST) ELEVATION OF CMU PORTION OF ADU GARAGE APARTMENT TO BE DEMOLISHED.



SIDE (SOUTH) ELEVATION OF CMU PORTION OF ADU GARAGE APARTMENT TO BE DEMOLISHED.

PROPOSED WORK

1. COMPLETE REMODEL OF ADU GARAGE APARTMENT INCLUDING NEW GARAGE DOOR, DOORS AND WINDOWS, SIDING AND ROOF.
2. PARTIAL DEMOLITION OF CONCRETE MASONRY UNIT SECTION.



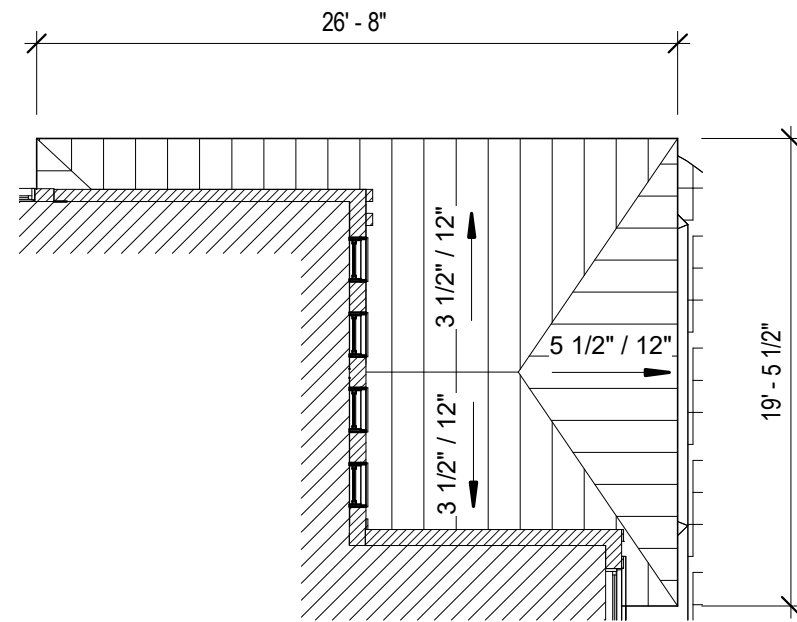
GEORGE TORRES
ARCHITECT

MADISON ST. REMODEL
328 MADISON ST. SAN ANTONIO TX, 78204

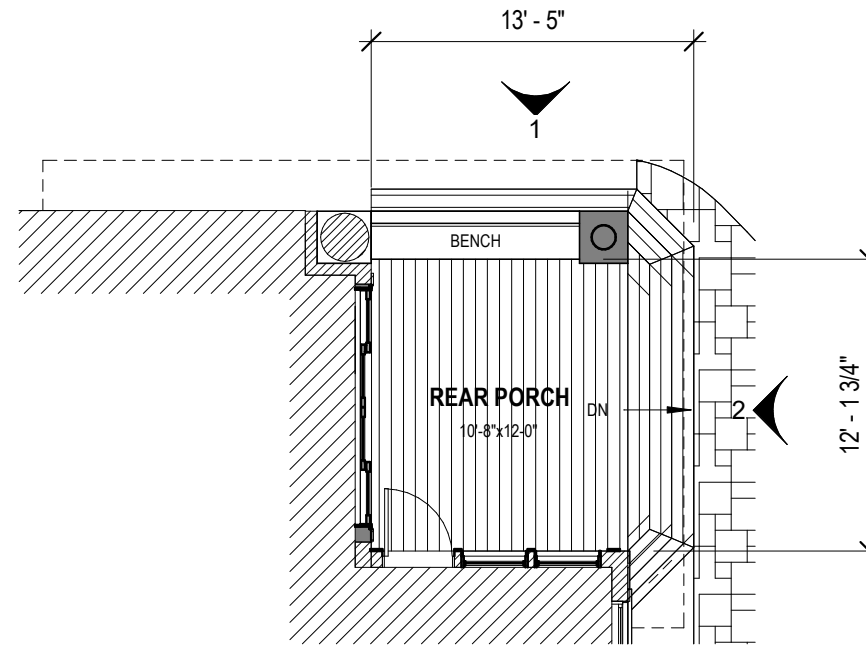
SHEET NAME

EXISTING
CONDITIONS -
ADU GARAGE
APARTMENT

DATE: 6/16/2023



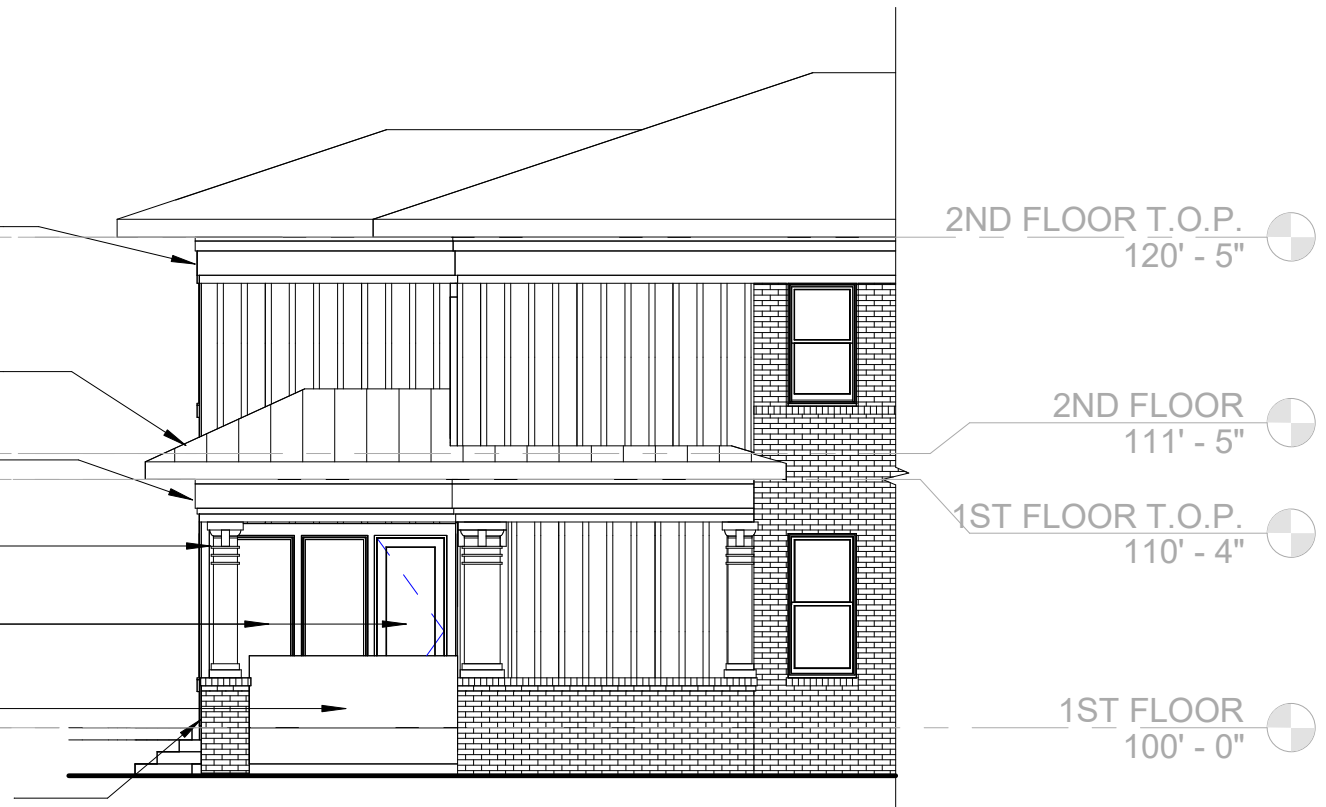
4 REAR PORCH ROOF PLAN
1/8" = 1'-0"



3 REAR PORCH PLAN
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 PARTIAL NORTH ELEVATION
1/8" = 1'-0"



GEORGE TORRES
ARCHITECT

MADISON ST. REMODEL
328 MADISON ST. SAN ANTONIO TX, 78204

SHEET NAME

ENLARGED
PLANS &
ELEVATIONS

DATE: 6/16/2023



PORCH WOOD TRIM DETAILING
TO MATCH EXISTING



NEW PORCH COLUMN AND BRICK PILASTER
TO MATCH EXSTING DETAILING



CLAD WOOD WINDOWS AND PATIO DOORS
(COLOR TBD)



COMPOSITE DECKING
FRONT & REAR PORCHES
(COLOR TBD)



BI-FOLD CLAD WOOD PATIO DOOR
(COLOR TBD)

Exterior View



COMPOSITE DECKING
FRONT & REAR PORCHES
(COLOR TBD)



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MADISON ST. REMODEL
328 MADISON ST. SAN ANTONIO TX, 78204

SHEET NAME

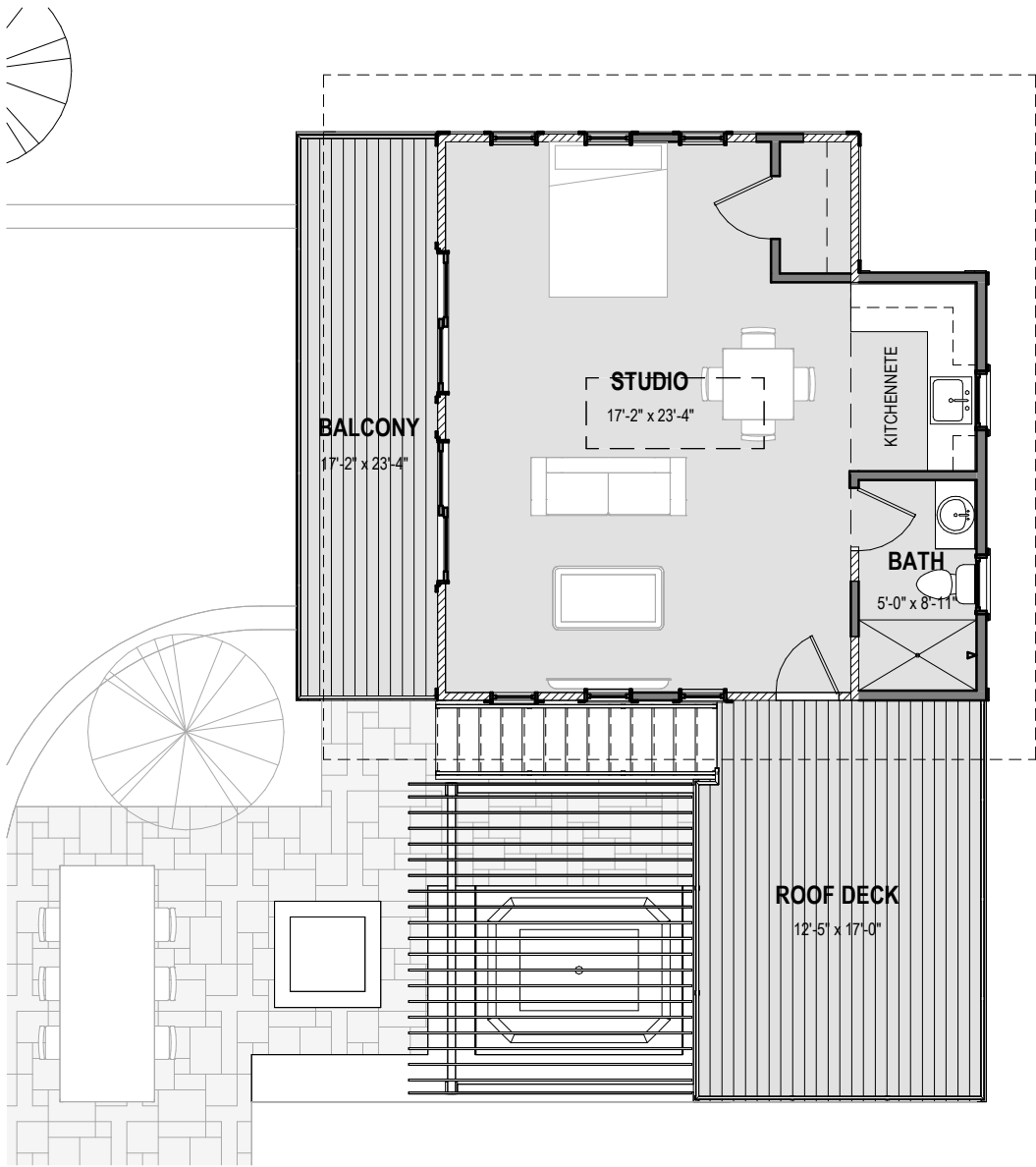
PROPOSED
MATERIALS -
MAIN HOUSE

DATE: 6/16/2023

LEGEND - FLOOR PLAN

EXISTING WALL

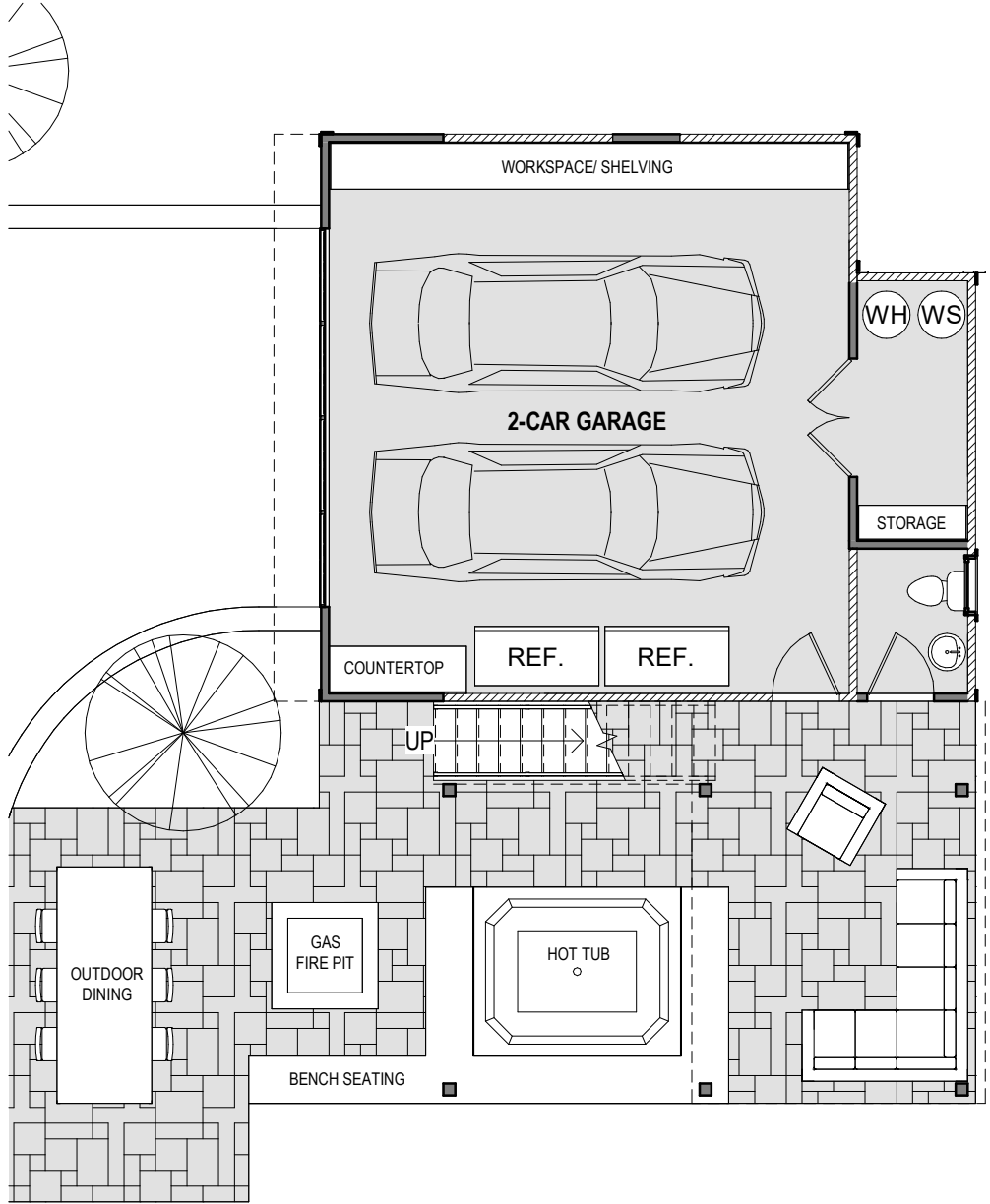
PROPOSED WALL



2

2ND FLOOR PLAN

1/8" = 1'-0"























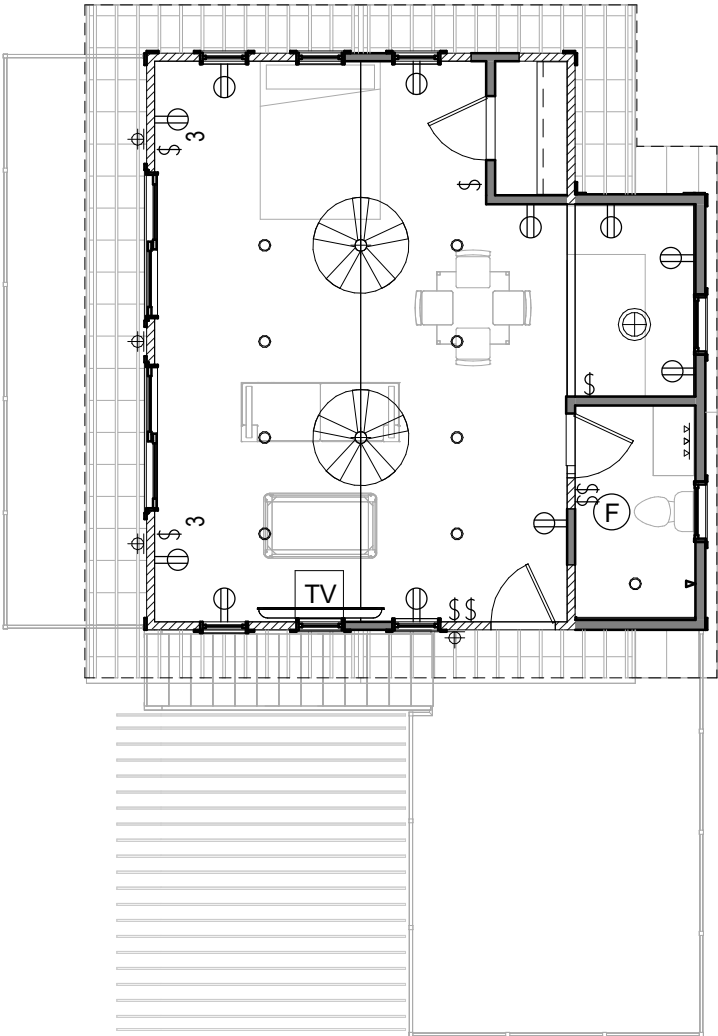
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1ST FLOOR PLAN

1/8" = 1'-0"



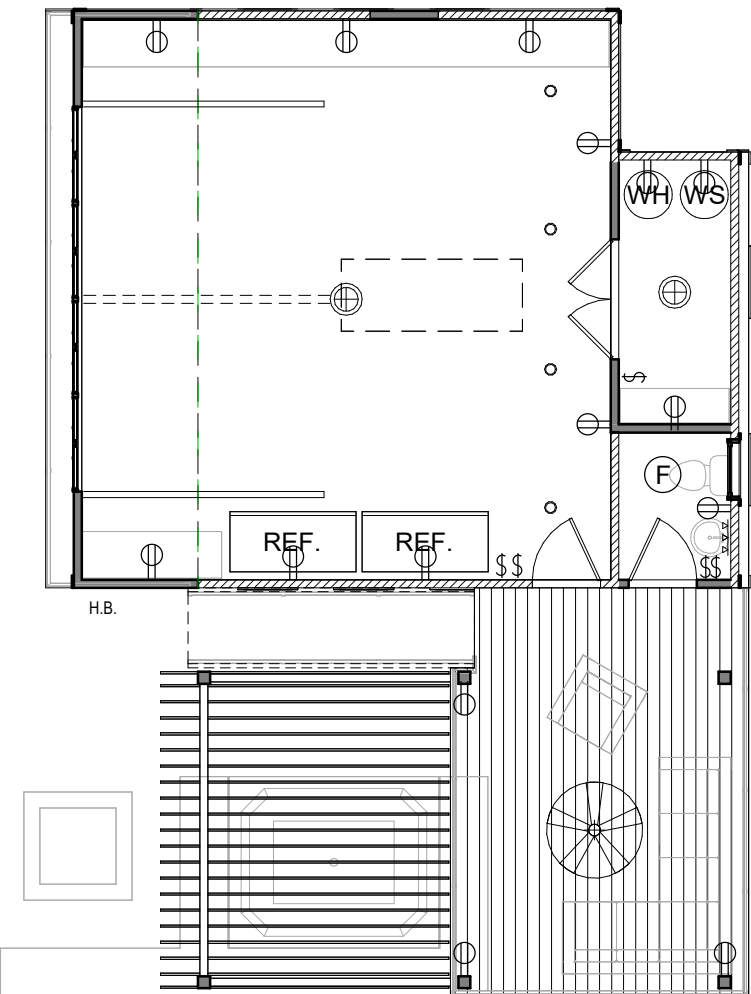
LEGEND - LIGHTING	
	CEILING FAN W/ LIGHT
	4" RECESSED CAN LIGHT
	PENDANT LIGHT
	WALL MOUNTED LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	LOW VOLTAGE CABINET LIGHTING
	VANITY LIGHT, OWNER SELECTED
	BATHROOM EXHAUST FAN
	DUPLEX RECEPTACLE (AC = ABOVE COUNTER)
	DUPLEX RECEPTACLE (AC = ABOVE COUNTER)
	GFI DUPLEX RECEPTACLE W/ GFCI
	220V 220V RECEPTACLE
	SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	THERMOSTAT
	SPEAKER
	DOOR BELL / CHIME
	TV LOCATION
	DATA/ ETHERNET RECEPTACLE



2

2ND FLOOR RCP

1/8" = 1'-0"



1

1ST FLOOR RCP

1/8" = 1'-0"





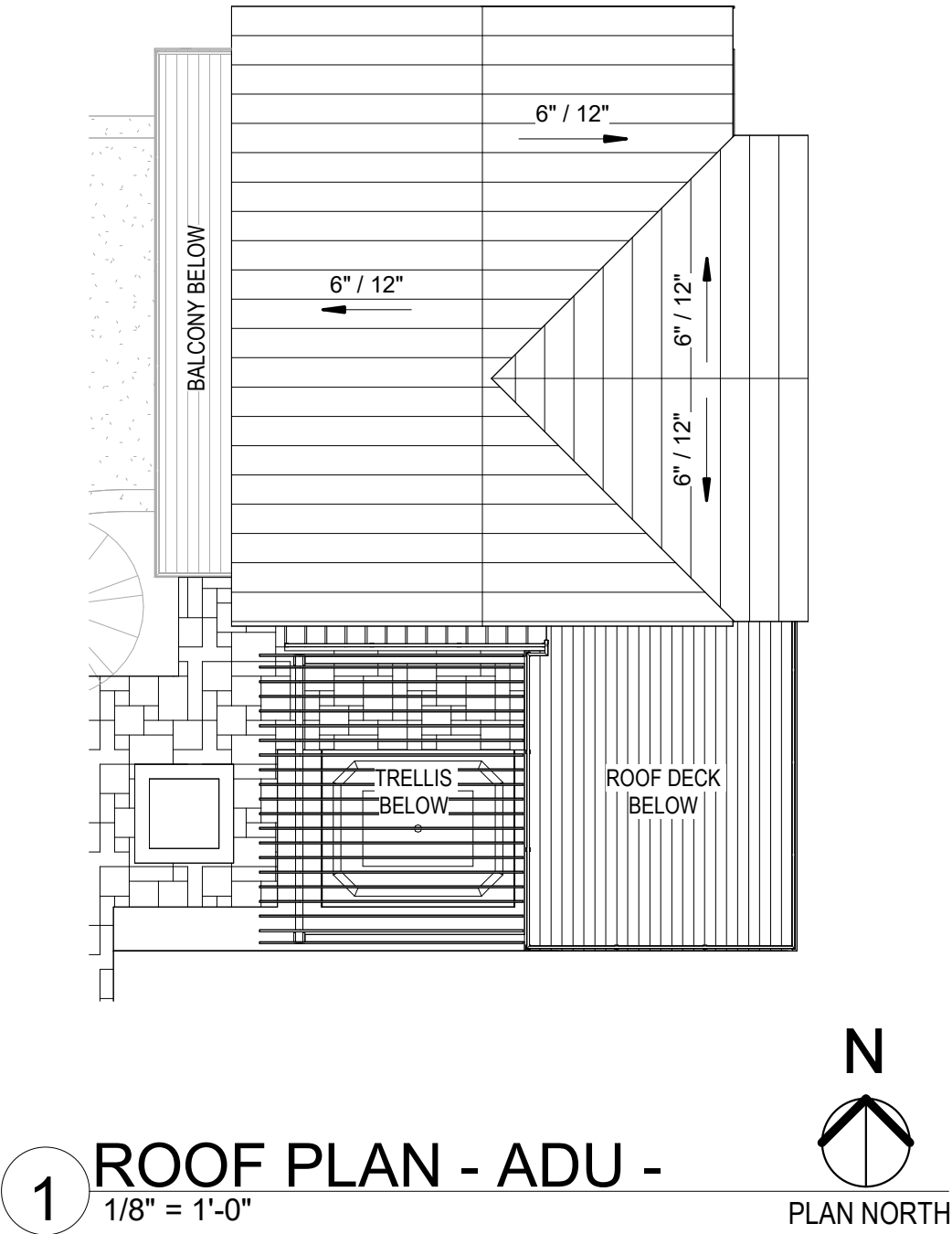
GEORGE TORRES
ARCHITECT

MADISON ST. REMODEL
328 MADISON ST. SAN ANTONIO TX, 78204

SHEET NAME

ROOF PLAN -
ADU GARAGE
APARTMENT

DATE: 6/16/2023





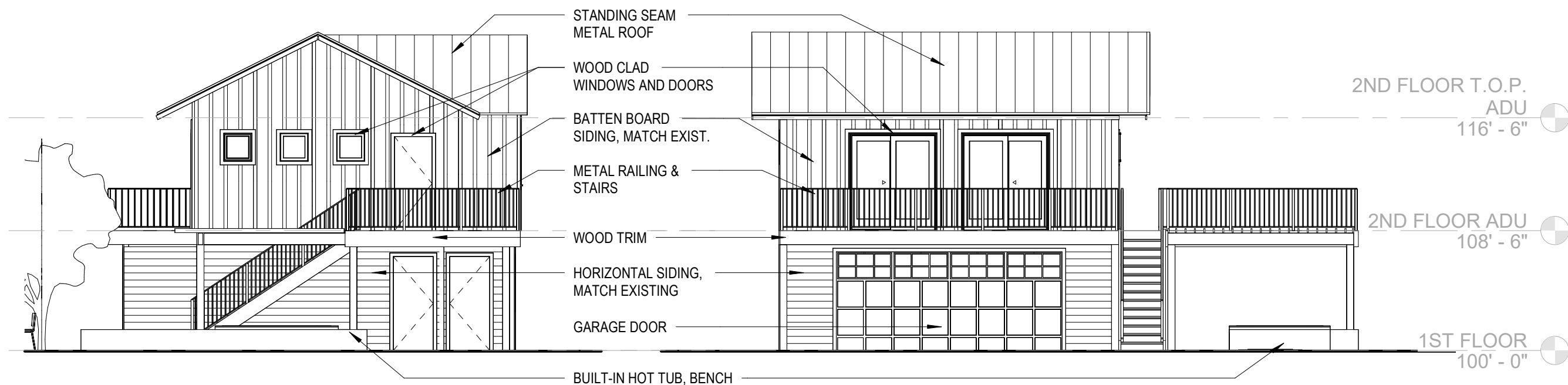
GEORGE TORRES
ARCHITECT

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SHEET NAME

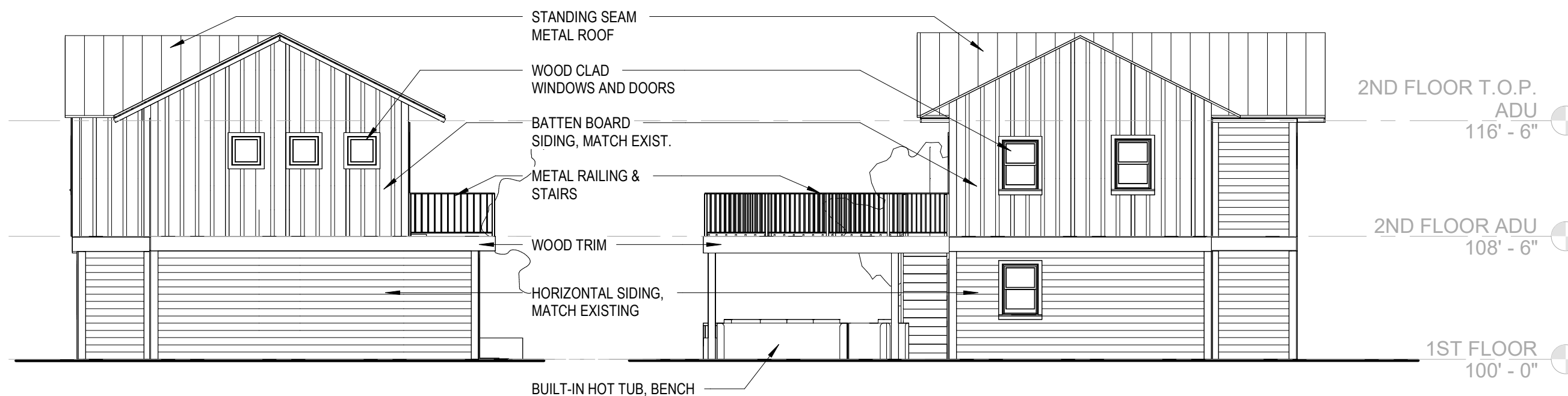
BUILDING
ELEVATIONS -
ADU GARAGE
APARTMENT

DATE: 6/16/2023



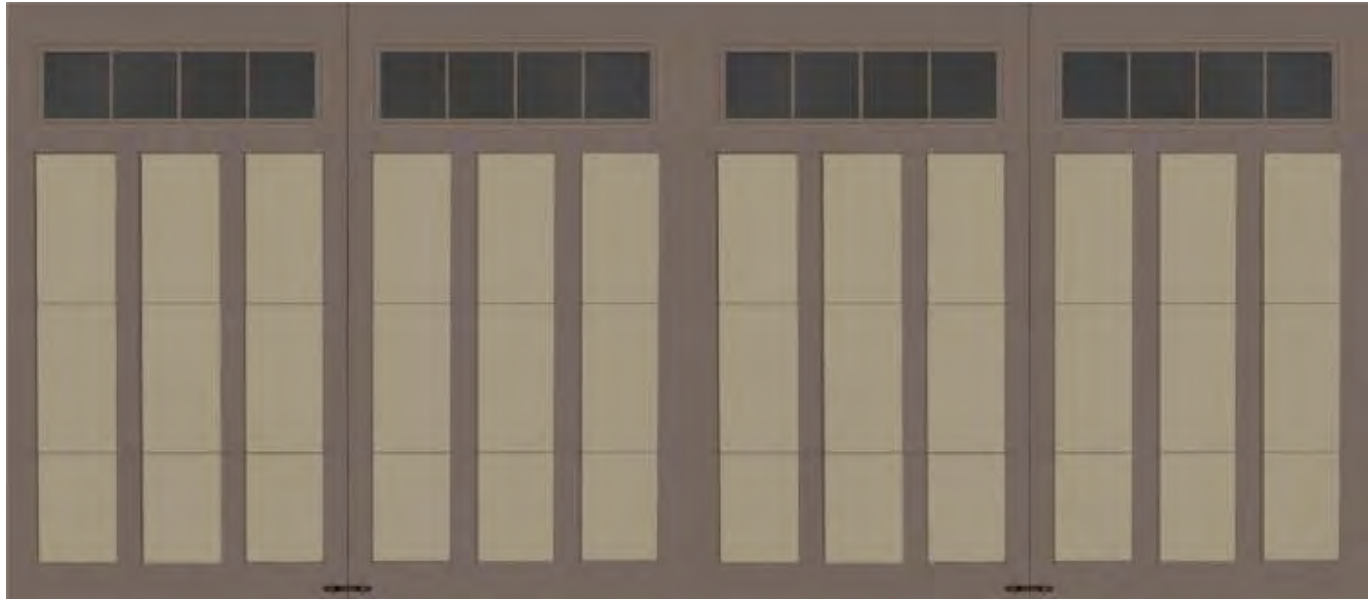
2 SOUTH ELEVATION
1/8" = 1'-0"

1 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

3 EAST ELEVATION
1/8" = 1'-0"



INSULATED GARAGE DOOR
(CARRIAGE DESIGN)



CLAD WOOD WINDOWS AND PATIO DOORS



STANDING SEAM METAL ROOF
(COLOR TBD)



WOOD SIDING
MATCH EXISTING PROFILE
(COLOR TBD)



BATTEN BOARD WOOD SIDING
MATCH EXISTING SPACING
(COLOR TBD)



CLAD WOOD SLIDING FRENCH DOOR



PAINTED STEEL STAIRCASE AND RAILING



LIMESTONE PAVERS
(FRENCH PATTERN)



COMPOSITE DECKING
(COLOR TBD)

MADISON ST. REMODEL

328 MADISON ST. SAN ANTONIO TX, 78204