

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2023

HDRC CASE NO: 2023-323
ADDRESS: 229 MADISON ST
LEGAL DESCRIPTION: NCB 740 BLK 3 LOT 18
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Daniel Cruz/Design Coop
OWNER: Brad Jackson/MEMG LLC
TYPE OF WORK: Roof deck railing installation
APPLICATION RECEIVED: July 21, 2023
60-DAY REVIEW: September 19, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a steel railing at the existing roof deck.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish.

Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

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.

FINDINGS:

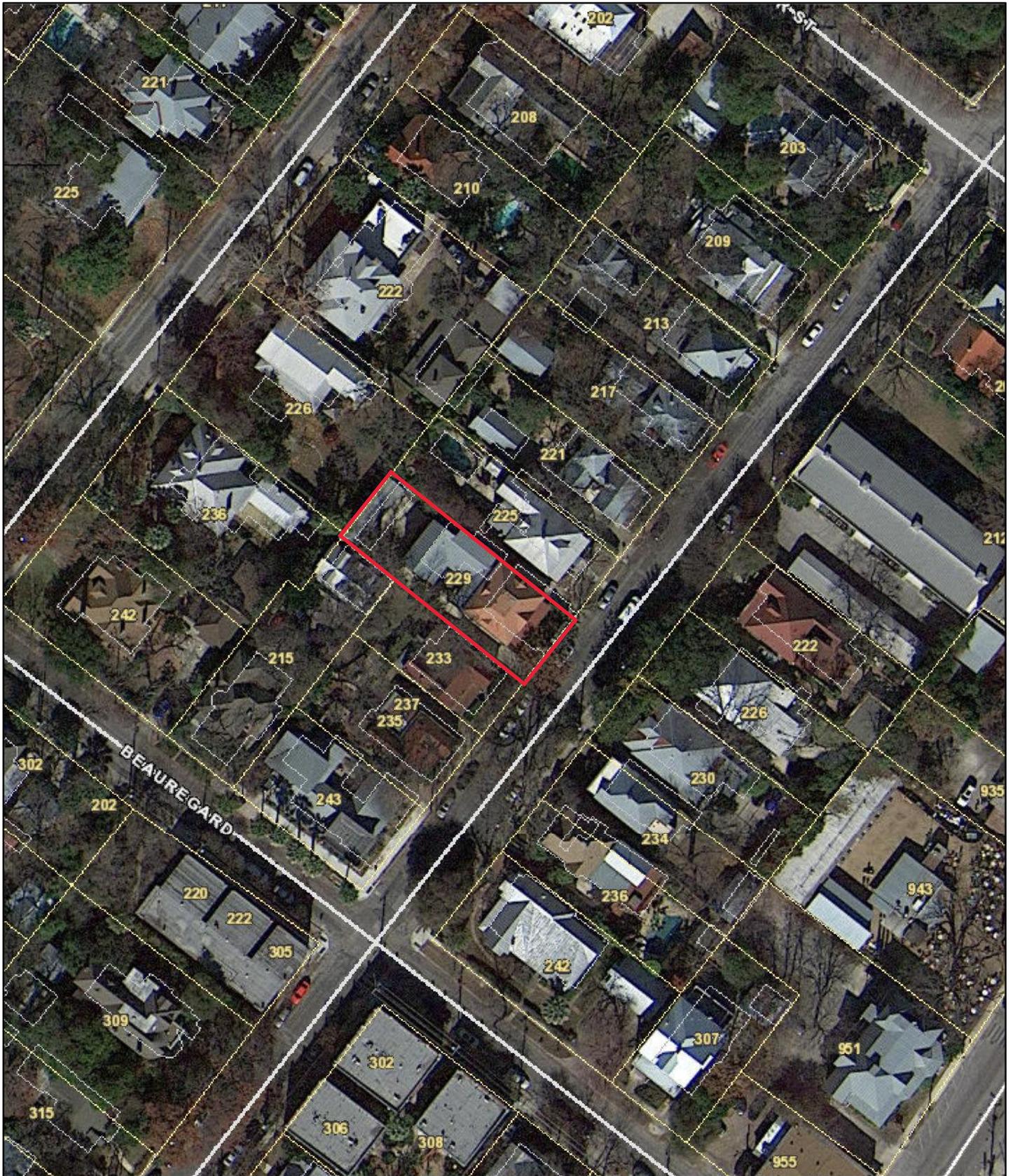
- a. The primary structure located at 229 Madison is a 2-story structure constructed in 1895 in the Folk Victorian style and is commonly known as the Mueller House. The structure first appears on the 1896 Sanborn Map. The structure features a standing seam metal clipped pyramidal roof with a flat roof deck at the apex, and a decorative front gable and gable dormers on each side of the roof. The structure features brick cladding, a full-width 1-story front porch with wood spindle posts and rails and gingerbread detailing, and one-over-one wood windows with stone headers and sills. The property is contributing to the King William Historic District.
- b. ROOF DECK RAILING INSTALLATION – The applicant has proposed to install a 3-foot-tall decorative steel railing at the perimeter of the existing roof deck. Guideline 3.B.iii for Exterior Maintenance and Alterations states that 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 should be preserved and repaired. According to Guideline 4.B.iii, metal features should be added based on accurate evidence of the original, such as photographs. The design should be based on the architectural style of the building and historic patterns if no such evidence exists. The roof currently features a flat roof deck at the apex. While the applicant has not provided evidence that a railing or cresting historically existed at the roofline, metal cresting is a typical architectural feature on Victorian and Folk Victorian homes. Staff finds the proposal appropriate. The application materials include an annotation for new roof decking. The applicant is no longer requesting to install new roof decking or to modify the existing decking and that item is not under review.

RECOMMENDATION:

Staff recommends approval of the roof deck railing installation based on findings a through b with the following stipulation:

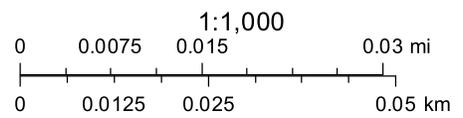
- i. That the applicant submits product specifications for the railing to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



August 11, 2023

— User drawn lines









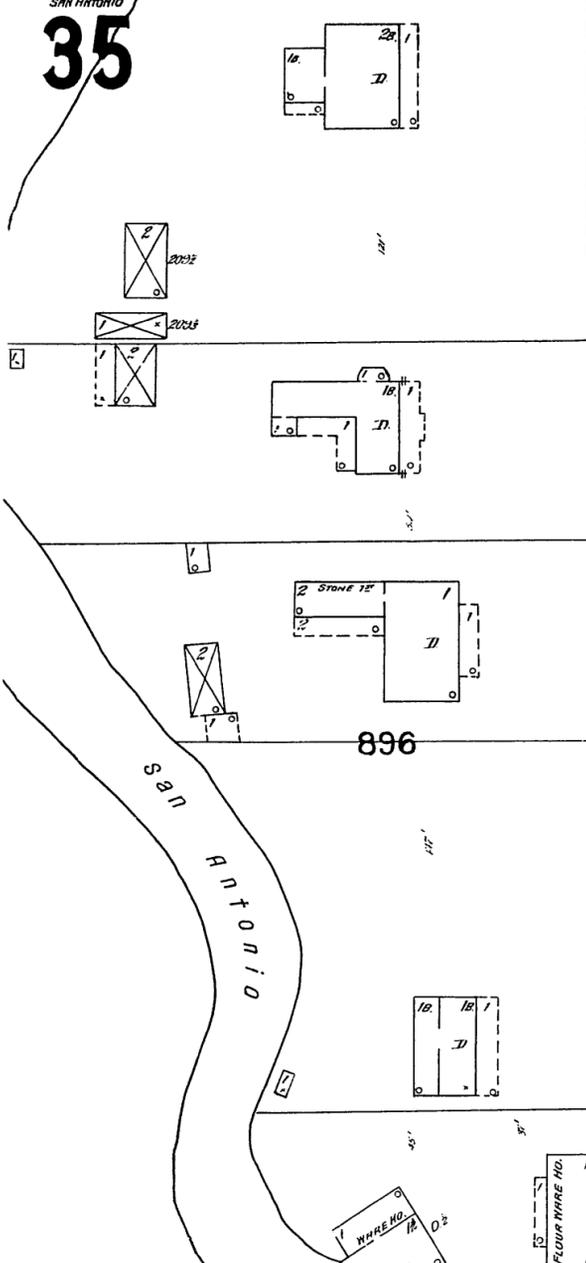




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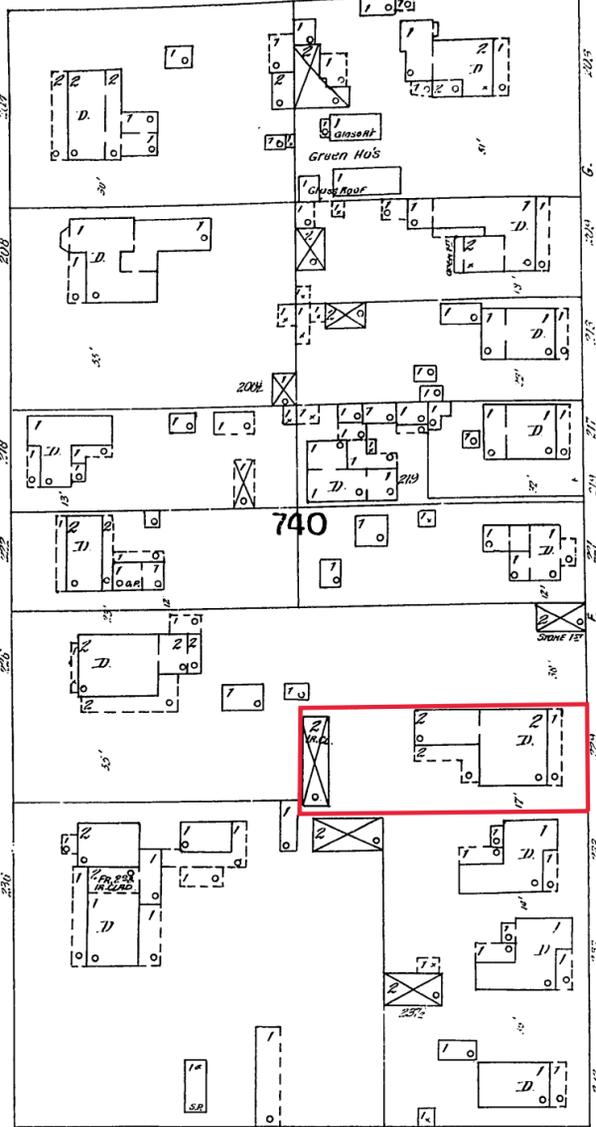
TURNER

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WASHINGTON

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740

MADISON

MADISON

BEAUREGARD

3635

GUENTHER'S MILLS (UPPER MILL)
 1ST FLOOR -
 ONE DOUBLE SET GRAYS ROLLS -
 ONE BRANDUSTER - ONE SEPARATOR -
 ONE STONE BRAKER - ROUINING MILL -
 ONE 2 1/2 TON SMYTH MACHINE -
 2ND FLOOR -
 ONE CENTRIFUGAL REEL -
 ONE SMYTH PURIFIER -
 ONE BULGING CHEST -
 TWO CORN M-L-BOLTS -
 ONE CYCLONE DUST COLLECTOR -
 ONE HOMINT & GRITS PURIFIER -
 NIGHT WATCHMAN & CLOCK BY OFFICE -
 150' 22" HOSE - POWER, WATER -
 WATER BARRELS & PAILS DISTRIBUTED -

GUENTHER'S MILLS
"UPPER MILL"
CAPCY 150 BBL PER 24 HOURS

IRON BRIDGE

River

ARSENAL

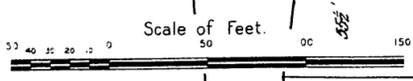
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KING WILLIAM

E. SHERIDAN

38



CITY ST.

Scale of Feet

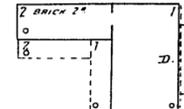
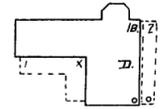
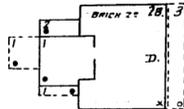
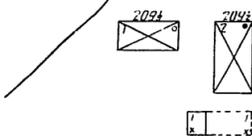
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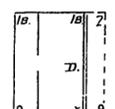
TURNER

MACADAMIZED

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896



NO WATCHMAN
POWER WATER NO FIRE APPS
HEAT-STOVES LIGHTS ELECTRIC

Antonio

IRON BRIDGE

River

ARSENAL

CITY

16

WASHINGTON

MACADAMIZED

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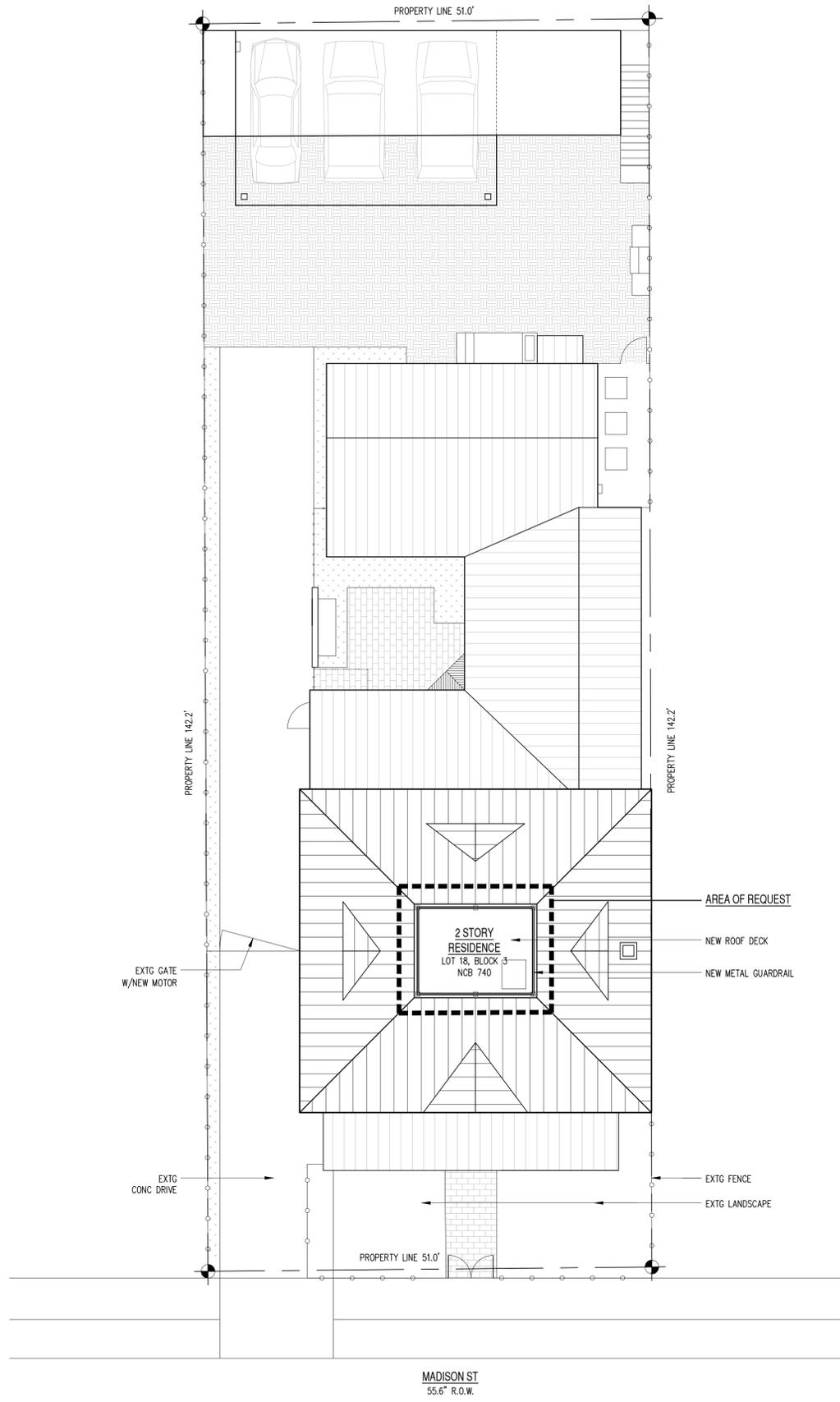
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1 SITE PLAN: PROPOSED
 SCALE: 1/8" = 1'-0"



DATE	ISSUED FOR

DESIGN COOP
 Tel: 214.866.5609
 Fax: 214.866.5609
 Email: info@designcoop.com
 PO BOX 99046
 San Antonio, TX 78209

229 MADISON ST
 SAN ANTONIO, TEXAS

DRAWN: kk
 CHECKED: dc
 APPROVED:
 DATE: JULY 12, 2023
 SHEET NO.
 SITE PLAN

A0.1

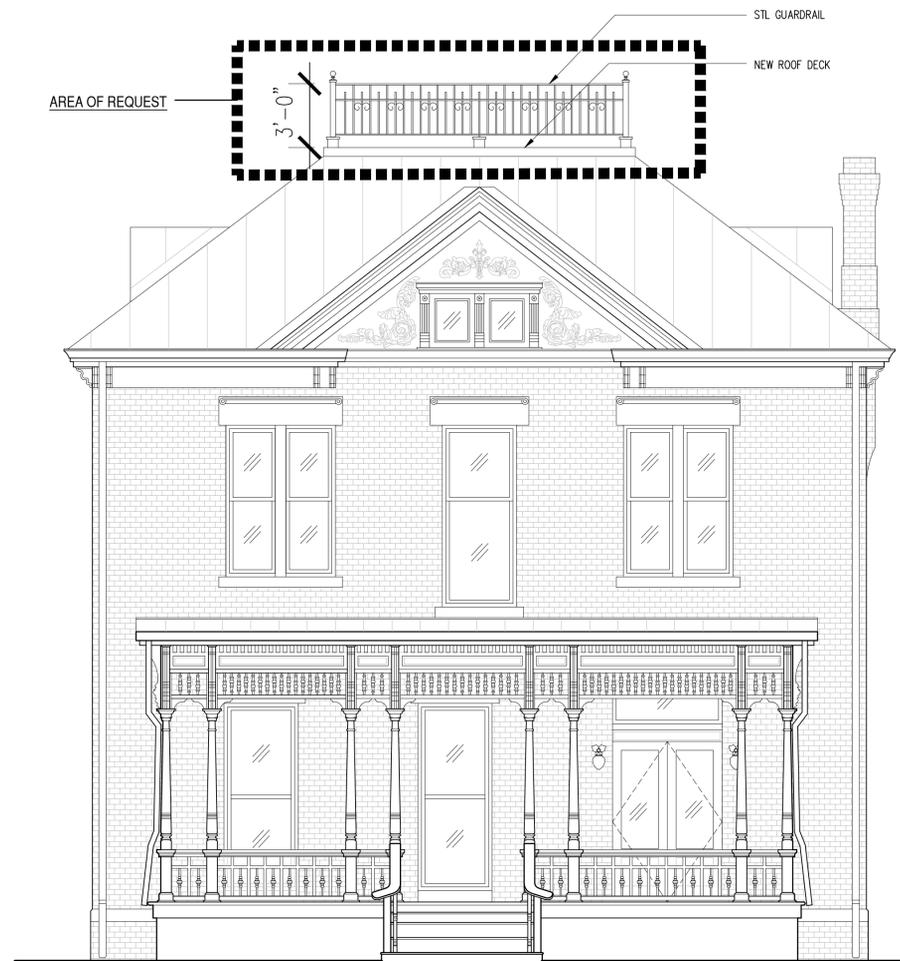
DATE	ISSUED FOR

DESIGN COOP
 Tel: 210.853.5209
 Fax: 210.853.5209
 Email: info@designcoop.com
 PO BOX 99046
 San Antonio, TX 78209

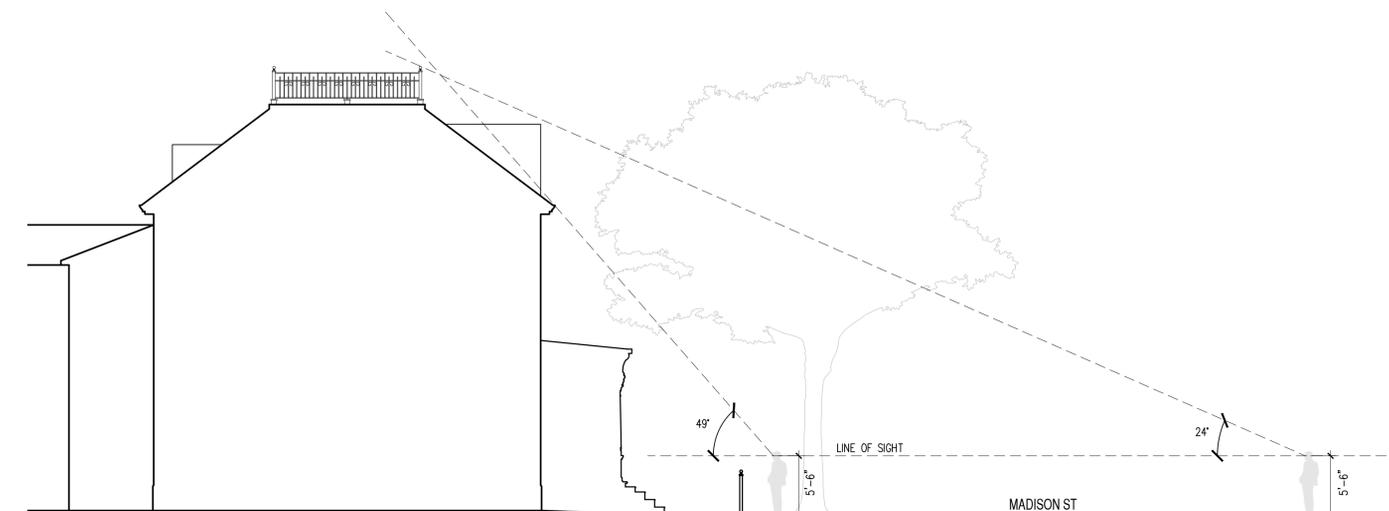
229 MADISON ST
 SAN ANTONIO, TEXAS

DRAWN: kk
 CHECKED: dc
 APPROVED:
 DATE: JULY 12, 2023
 SHEET NO.
 EXTERIOR ELEVATION

A2.0



1 EXTERIOR ELEVATION: PROPOSED FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 DIAGRAM: MADISON ST. LINE OF SIGHT
 SCALE: 1/8" = 1'-0"



HDRC

PHOTO: VIEW FROM MADISON ST

SCALE: N.T.S.

229 MADISON	
DATE: JULY 12, 2023	
DESIGN COOP	
SHEET 1 OF 1	



PHOTO: FRONT ELEVATION

SCALE: N.T.S.

HDRC

229 MADISON	
DATE: JULY 27, 2023	
DESIGN COOP	
SHEET 1 OF 5	



PHOTO: SIDE ELEVATION
SCALE: N.T.S.

HDRC

229 MADISON	
DATE: JULY 27, 2023	
DESIGN COOP	
SHEET 2 OF 5	



PHOTO: SIDE ELEVATION

SCALE: N.T.S.

HDRC

229 MADISON	
DATE: JULY 27, 2023	
DESIGN COOP	
SHEET 3 OF 5	



PHOTO: SIDE ELEVATION

SCALE: N.T.S.

HDRC

229 MADISON	
DATE: JULY 27, 2023	
DESIGN COOP	
SHEET 4 OF 5	



PHOTO: REAR ELEVATION

SCALE: N.T.S.

HDRC

229 MADISON	
DATE: JULY 27, 2023	
DESIGN COOP	
SHEET 5 OF 5	