

HISTORIC AND DESIGN REVIEW COMMISSION

October 4, 2023

HDRC CASE NO: 2023-381
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 & Mary Wells
TYPE OF WORK: Porch modifications, rear porch addition, fenestration modifications, hardscaping, fencing, and rear accessory modifications
APPLICATION RECEIVED: September 15, 2023
60-DAY REVIEW: November 14, 2023
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for 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 an architectural shingle roof.
3. Demolish the rear deck and construct a new rear covered porch with an architectural shingle roof, composite PVC decking, and a new column that replicates the existing historic column at the rear.
4. Modify the existing fenestration pattern at the rear façade.
5. Remove existing rear parking pad and install a new hardscaping.
6. Repair the existing fence and gates.
7. Add two windows on the north façade to match existing in size and appearance.
8. Demolish a non-original CMU portion of the detached accessory.
9. Modify the detached accessory by installing a 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

I. 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 striping 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 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.

iv. *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. COMPLEMENTARY MATERIALS

i. *Complementary 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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 4, New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

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.

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 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: 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. 1913 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. DESIGN REVIEW COMMITTEE – On September 27, 2023, the applicant shared with the Design Review Committee the changes and modifications to the request since receiving conceptual approval on August 16, 2023. Commissioners in attendance were Jeff Fetzer, Roland Mazuca, Lori Castillo, and Jason Vasquez. Changes discussed focused primarily on the fenestration modifications to the north façade and the proposed modifications to the rear accessory. The commissioners present did not indicate preference for the rear accessory modifications.
- c. CONCEPTUAL APPROVAL – This project received conceptual approval from the HDRC on August 16, 2023, with the following stipulations:
 - i. That the applicant construct the rear porch with a roof and deck that matches the front porch. ***This stipulation has been met.***
 - ii. That the applicant submit measured elevation drawings for the east elevation on the primary structure for final approval. ***This stipulation has NOT been met.***
 - iii. That the applicant install traditional one-over-one windows rather than the proposed fixed windows on the east elevation of the primary structure. ***This stipulation has been met.***
 - iv. That the applicant install a fully wood or aluminum-clad 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. ***This stipulation has NOT been met; fixed windows are proposed for the rear (east) façade and portions of the rear accessory building.***
 - v. That the applicant retain the door configuration on the east and north elevation and repair any damage in-kind. ***This stipulation has NOT been met. However, the current proposed door configuration closely resembles the current, non-original conditions.***
 - vi. That the applicant submit a measured landscape plan showing that the proposed hardscape elements allow for 50% natural greenery. ***This stipulation has been met.***
 - vii. That the applicant submit a measured site plan and material details for the replacement or repair of the existing fence. ***This stipulation has NOT been met; however this may be submitted to staff for administrative approval.***
 - viii. That the applicant spot repair the horizontal wood siding on the rear accessory. ***This stipulation has been met.***
 - ix. That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable. ***This stipulation has been met.***
 - x. The HDRC referred the proposed primary structure's fenestration pattern modifications and the rear accessory's modifications to committee. ***This stipulation has been met.***
- d. FRONT PORCH (MATERIALS) – The applicant is requesting 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 an architectural shingle 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 the proposed installation of composite PVC decking material generally appropriate. Staff finds the installation of an architectural shingle porch roof generally appropriate.

- e. **REAR PORCH (DEMOLITION & MATERIALS)** – The applicant is requesting approval to demolish the rear deck and replace the wood flooring with composite PVC decking material and to install an architectural shingle 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 the proposed installation of composite PVC decking material generally appropriate. Staff finds the installation of the architectural shingle porch roof and porch column generally appropriate.
- f. **FENESTRATION PATTERN (WEST ELEVATION)** – The applicant is requesting 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 are generally appropriate; however, the windows should feature a one-over-one configuration. Staff finds the modification of the door opening and door removal generally appropriate.
- g. **DOORS (MATERIAL)** – The applicant is requesting approval to replace the existing rear patio 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.
- h. **HARDSCAPING** – The applicant is requesting approval to modify the rear yard by introducing stone pavers and a 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.
- i. **FENCE REPAIR** – The applicant is requesting approval to repair the fence and gate. If the repair is done in-kind, this scope of work would be eligible for administrative approval.
- j. **FENESTRATION MODIFICATIONS (NORTH FAÇADE)** – The applicant is requesting to introduce two new wood window openings on the north façade of the primary structure. Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings. The *Windows: Repair, Replacement & New Construction* Policy Document states to that new windows should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds the fenestration modifications to the north façade of the primary structure and material and configuration of the proposed windows generally conform to guidelines.
- k. **REAR ACCESSORY (MASSING AND FOOTPRINT)** – The applicant is requesting approval to modify the rear accessory structure's massing and footprint. The Historic Design Guidelines for Additions 1.A. notes that the design of new residential additions should be in keeping with the existing, historic context of the block and utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Additions 1.B. states to design residential additions, including porches and balconies, to be subordinate to the principal façade in terms of scale and mass, that the building footprint should respond to the size of the lot, that residential additions should not be so large as to double the existing building footprint, and the height of new additions should be consistent with the height of the existing structure. The applicant is proposing to demolish the non-original CMU portion of the rear accessory and utilize some of the existing footprint for a new design. Staff finds the proposed height and general massing conforms to guidelines.
- l. **REAR ACCESSORY MODIFICATIONS (DEMOLITION)** – The applicant is requesting 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.
- m. **REAR ACCESSORY (FENESTRATION PATTERN)** – The applicant is requesting 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. Staff finds that the addition of new openings using consistent sizes and window configurations would be more appropriate.
- n. **REAR ACCESSORY WINDOWS (MATERIAL)** – The applicant is requesting approval to remove the existing wood windows and replace with new aluminum-clad wood 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 in-kind.

- o. REAR ACCESSORY SIDING – The applicant is requesting approval to repair and paint the wood horizontal siding on the structure and install board and batten wood siding for the proposed rear accessory additional sections. 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 repair and painting of the historic siding conforms to guidelines. Staff finds the addition of board and batten siding on the new sections of the rear accessory generally appropriate.
- p. REAR ACCESSORY GARAGE DOOR – The applicant is requesting 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 a single, double-wide garage door opening does not conform to guidelines. While staff finds that the existing configuration may be modified, a divided bay configuration would be more appropriate.
- q. REAR ACCESSORY BALCONY – The applicant is requesting approval to construct a balcony on the south and west elevations with decking matching the request for the front and rear porches on the main structure. Guidelines for 7.A.i. states to not add new porches, balconies, or porte-cocheres where not historically present. However, staff finds this modification to be generally appropriate for an accessory structure.
- r. REAR ACCESSORY ROOF FORM – The applicant is requesting 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 is generally appropriate.

RECOMMENDATION:

- 1. Staff recommends approval to replace the existing wood front porch decking with composite PVC decking with the stipulation:
 - i. *That the applicant specify a decking material that is a 1x3" tongue-and-groove in profile and does not include a faux wood grain. The material shown in the exhibits does not appear to meet this requirement.*
- 2. Staff recommends approval to replace the existing wood shake shingle roof on the front porch with an architectural shingle roof.
- 3. Staff recommends approval to demolish the rear deck and construct a new rear covered porch with the stipulations:
 - i. *That the applicant specify a decking material that is a 1x3" tongue-and-groove in profile and does not include a faux wood grain. The material shown in the exhibits does not appear to meet this requirement.*
 - ii. *That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable.*
- 4. Staff recommends approval to modify the existing fenestration pattern at the rear façade with the stipulation:
 - i. *That the applicant specify windows that meet staff's standards for windows as noted in finding c.*
- 5-8. Staff recommends approval as submitted.
- 9. Staff recommends approval of modifications to the rear accessory with the following stipulations:
 - i. *That existing window openings on the south and north elevations be maintained based on finding m.*
 - ii. *That a split bay garage door configuration be maintained based on finding p.*
 - iii. *That the existing sash windows on the west elevation be reused on that façade based on finding m.*
 - iv. *That the square, fixed windows specified (W6) be eliminated. Any new windows should meet staff's standards for windows as noted in finding c.*
 - v. *That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable.*

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328 MADISON ST

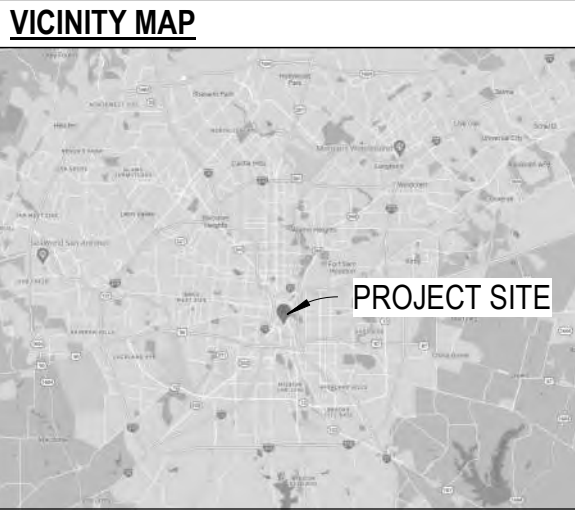


The house at 328 Madison is a prairie style residence with craftsman influence that was built in 1913 as an investment by Charles and Minnie Sckerls. The two-story brick house was originally a duplex and converted into a single family residence in 2000 by Patrick Conroy and Paula K. Shireman. At the time of the conversion, modifications to the front entry were made as well as the enclosure of the original rear porches.

At the rear of the property there is an accessory garage apartment that is original to the property. However, the building has undergone modifications throughout the years including a CMU addition.

The new scope of work proposes the following:

1. Replacement of existing front wood porch deck with composite decking. Several areas of the existing wood deck show signs of deterioration and replacement is desired to reduce overall maintenance.
2. Replace the front porch wood shake shingle roof with a composite asphalt shingle roof. The existing wood shake shingles show signs of deterioration and algae growth. The water damaged wood soffit was likely caused from a roof leak.
3. Demolish the rear deck to construct a new rear covered porch with a composite asphalt shingle roof and composite porch decking.
4. Modify the existing fenestration pattern at the rear façade by installing clad-wood doors and windows at the 1st floor and wood windows at the 2nd floor.
5. Replace existing brick paved driveway at the rear with a new concrete driveway and hardscape features.
6. Repair the existing fence and gates.
7. Modify the detached accessory garage apartment by demolishing a non-original CMU portion and installing new, double garage door, clad-wood windows and doors and roof form.



328 MADISON ST. REMODEL + IMPROVEMENTS



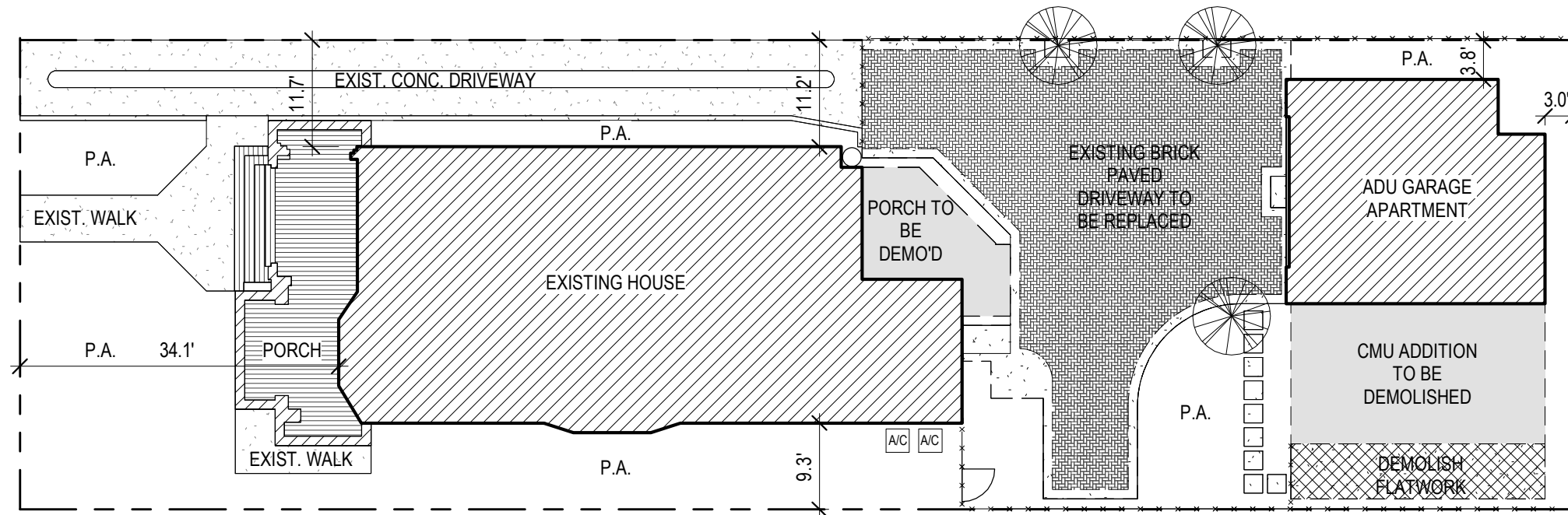
GEORGE TORRES
ARCHITECT

328 MADISON ST.
REMODEL + IMPROVEMENTS

SHEET NAME

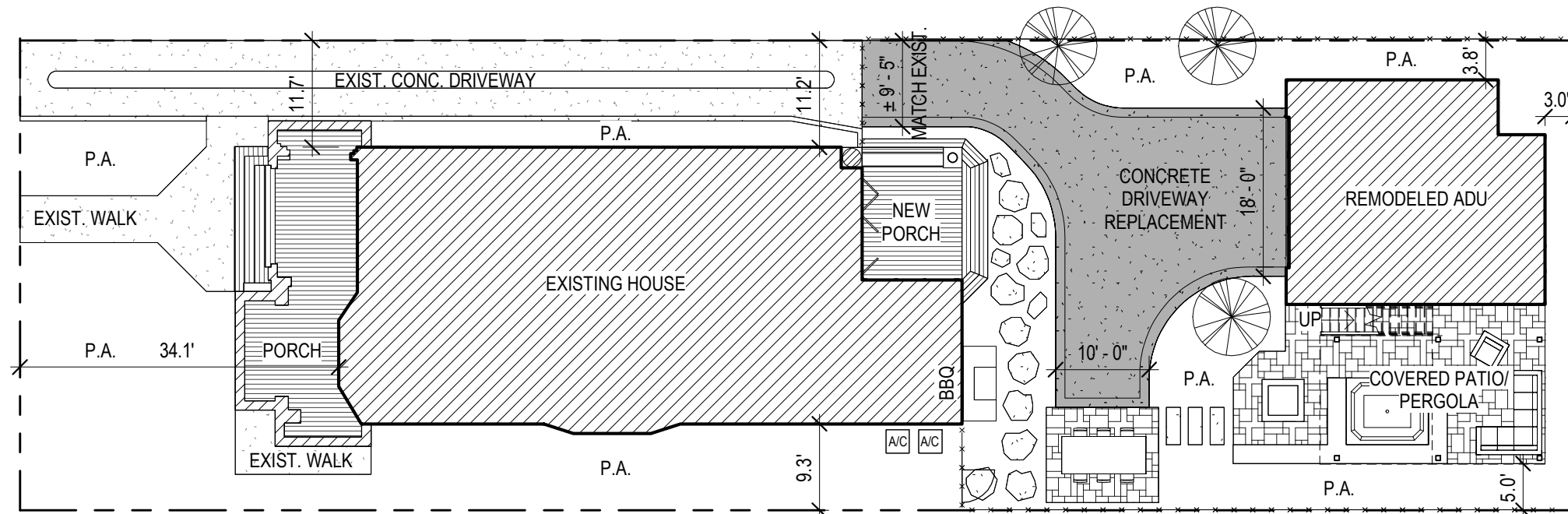
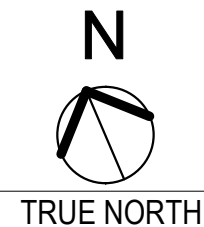
SITE PLAN

DATE: 9/15/2023



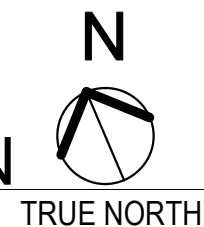
P.A. = PLANTING AREA

1 EXISTING SITE PLAN
1/16" = 1'-0"



P.A. = PLANTING AREA

2 PROPOSED SITE PLAN
1/16" = 1'-0"



IMPERVIOUS COVER CALCULATION
EXISTING

OVERALL PROPERTY	8,300 SF
IMPERVIOUS COVER	
MAIN HOUSE + PORCHES -	(2,367 SF)
ADU GARAGE APT. -	(1,036 SF)
FLATWORK -	(1,566 SF)
TOTAL -	4,969 SF
IMPERVIOUS COVER	
4,969 / 8,300 = 0.598	60%

IMPERVIOUS COVER CALCULATION
PROPOSED

OVERALL PROPERTY	8,300 SF
IMPERVIOUS COVER	
MAIN HOUSE + PORCHES -	(2,405 SF)
ADU GARAGE APT. -	(630 SF)
FLATWORK -	(1,630 SF)
TOTAL -	4,665 SF
IMPERVIOUS COVER	
4,665 / 8,300 = 0.562	56%



FRONT PORCH WOOD SHINGLE ROOF TO BE REPLACED.



FRONT PORCH WOOD SHINGLE ROOF TO BE REPLACED.



FRONT (NORTHWEST) ELEVATION OF HOUSE LOOKING TOWARDS
ADU GARAGE APARTMENT



FRONT (WEST) ELEVATION OF HOUSE

PROPOSED WORK

1. REPLACEMENT OF WOOD SHAKE SHINGLE ROOF AT FRONT PORCH WITH COMPOSITE ASPHALT SHINGLE ROOF.
2. REPLACEMENT OF PORCH WOOD DECK WITH COMPOSITE DECKING.



GEORGE TORRES
ARCHITECT

328 MADISON ST. REMODEL + IMPROVEMENTS

SHEET NAME

EXISTING
CONDITIONS -
MAIN HOUSE
FRONT PORCH

DATE: 9/15/2023



FRONT PORCH WOOD DECK



FRONT PORCH WOOD DECK DAMAGE



FRONT PORCH WOOD DECK CONDITION



FRONT PORCH WOOD DECK CONDITION

PROPOSED WORK

- 1. REPLACEMENT OF PORCH WOOD DECK WITH COMPOSITE DECKING.



REAR PORCH AND CRAWLSPACE DOOR



REAR (EAST) HOUSE ELEVATION + PORCH & AWNING

PROPOSED WORK

1. INSTALLATION OF TWO WOOD WINDOWS AT NORTH FACADE TO PROVIDE ADDITIONAL LIGHTING INTO THE FOYER.
2. ADJUST DOWNSPOUT LOCATION TO ACCOMMODATE PROPOSED WINDOWS

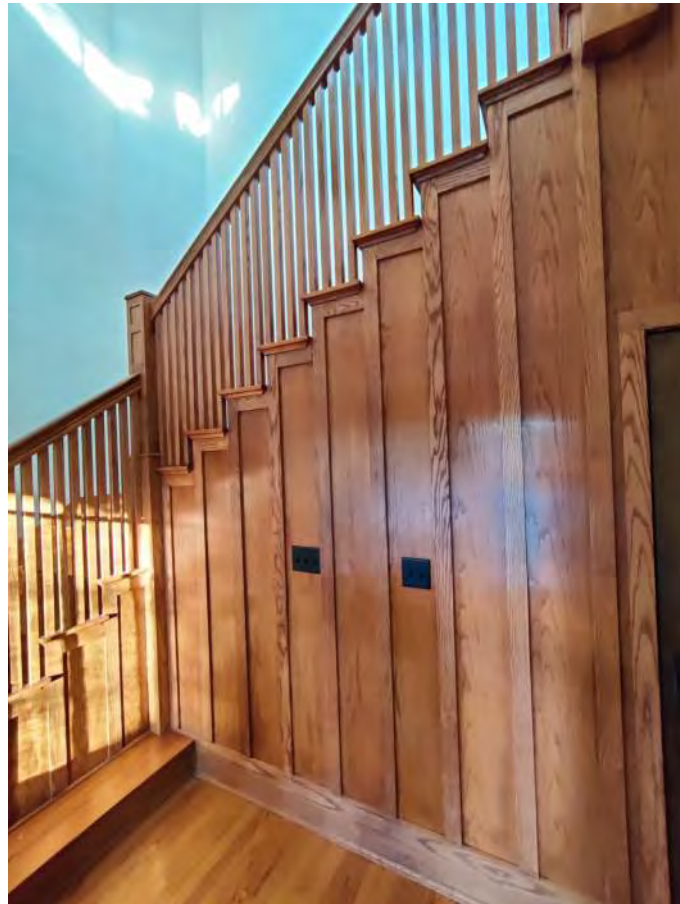


GEORGE TORRES
ARCHITECT

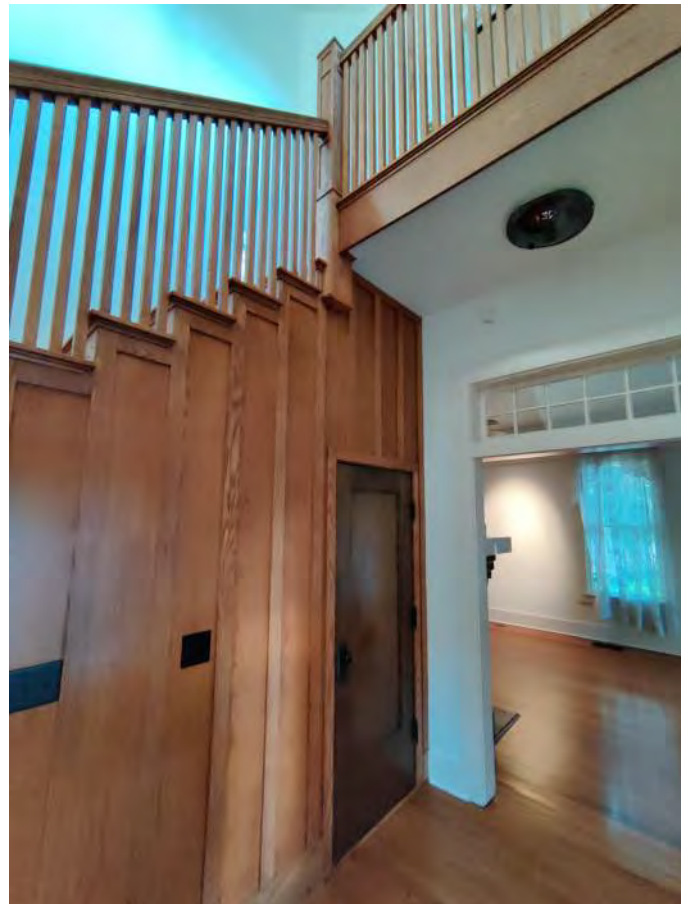
328 MADISON ST. REMODEL + IMPROVEMENTS



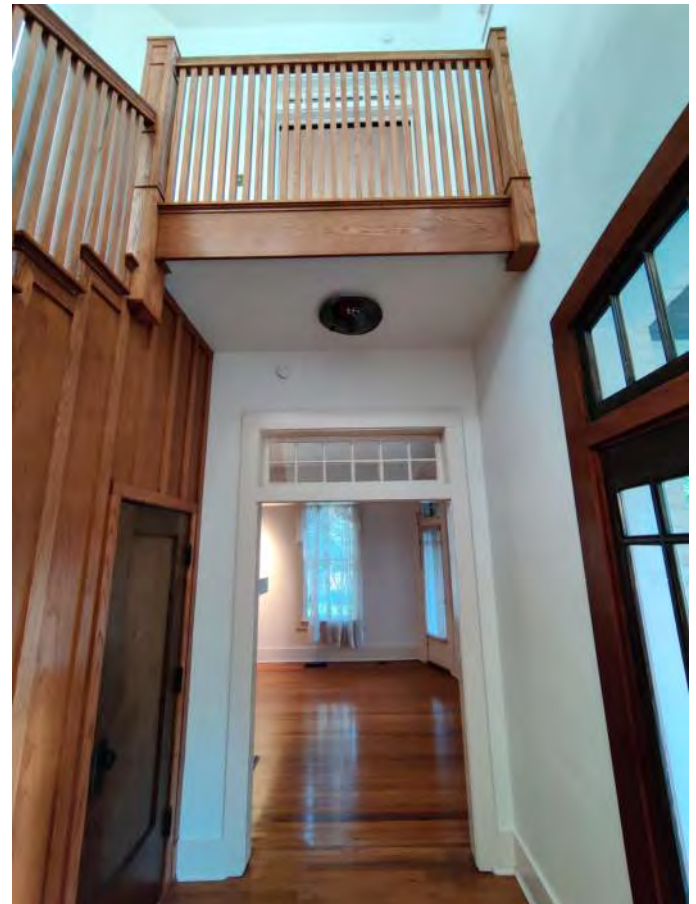
FRONT PORCH WOOD DECK



FRONT PORCH WOOD DECK DAMAGE



FRONT PORCH WOOD DECK CONDITION



FRONT PORCH WOOD DECK CONDITION

SHEET NAME

EXISTING
CONDITIONS -
FOYER & N.
FACADE

DATE: 9/15/2023



SIDE (NORTH) HOUSE ELEVATION AT REAR PORCH



SIDE (NORTH) HOUSE ELEVATION AT REAR PORCH



REAR PORCH AND CRAWLSPACE DOOR



REAR (EAST) HOUSE ELEVATION + PORCH & AWNING

PROPOSED WORK

1. DEMO AND REPLACEMENT OF REAR DECK WITH NEW COVERED PORCH.
2. COMPOSITE DECKING AT PORCH.
3. COMPOSITE ASPHALT SHINGLE ROOF AT PORCH.
4. NEW CLAD-WOOD PATIO DOORS AND WINDOWS.
5. FENESTRATION MODIFICATIONS TO 2ND FLOOR WINDOWS, NEW WOOD WINDOWS.

**328 MADISON ST.
REMODEL + IMPROVEMENTS**





REAR YARD - GATE ENTRANCE & BRICK PAVED DRIVEWAY



REAR YARD CONDITION LOOKING NORTH BY ADU



HARDSCAPE AT CMU ADDITION



FENCE CONDITION LOOKING SOUTH BY MAIN HOUSE

PROPOSED WORK

1. REPLACE BRICK PAVED DRIVEWAY WITH NEW CONCRETE DRIVEWAY.
2. FENCE REPAIR.

328 MADISON ST.
REMODEL + IMPROVEMENTS



FRONT (WEST) ELEVATION OF ADU GARAGE APARTMENT



SIDE (NORTH) ELEVATION OF ADU GARAGE APARTMENT



REAR (EAST) ELEVATION OF ADU GARAGE APARTMENT

PROPOSED WORK

1. REMODEL OF ADU GARAGE APARTMENT INCLUDING NEW GARAGE DOOR, CLAD WOOD DOORS AND WINDOWS. EXISTING SIDING, TRIM AND METAL ROOF TO REMAIN. NEW SIDING TO DIFFER FROM ORIGINAL.
2. DEMOLITION OF CONCRETE MASONRY UNIT ADDITION.



GEORGE TORRES
ARCHITECT

328 MADISON ST. REMODEL + IMPROVEMENTS

SHEET NAME

EXISTING
CONDITIONS -
ADU GARAGE
PARTMENT

DATE: 9/15/2023



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. REMODEL OF ADU GARAGE APARTMENT INCLUDING NEW GARAGE DOOR, CLAD WOOD DOORS AND WINDOWS. EXISTING SIDING, TRIM AND METAL ROOF TO REMAIN. NEW SIDING TO DIFFER FROM ORIGINAL.
2. DEMOLITION OF CONCRETE MASONRY UNIT ADDITION.



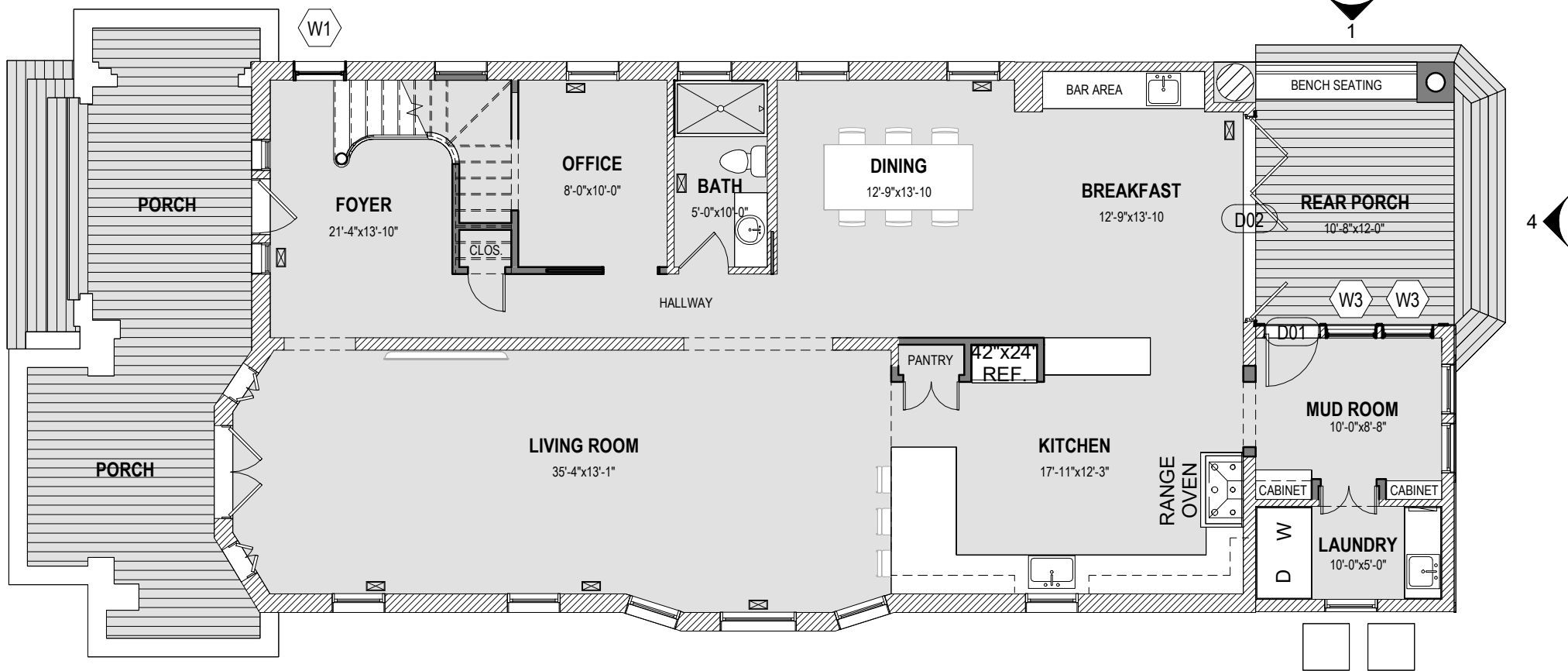
GEORGE TORRES
ARCHITECT

328 MADISON ST. REMODEL + IMPROVEMENTS

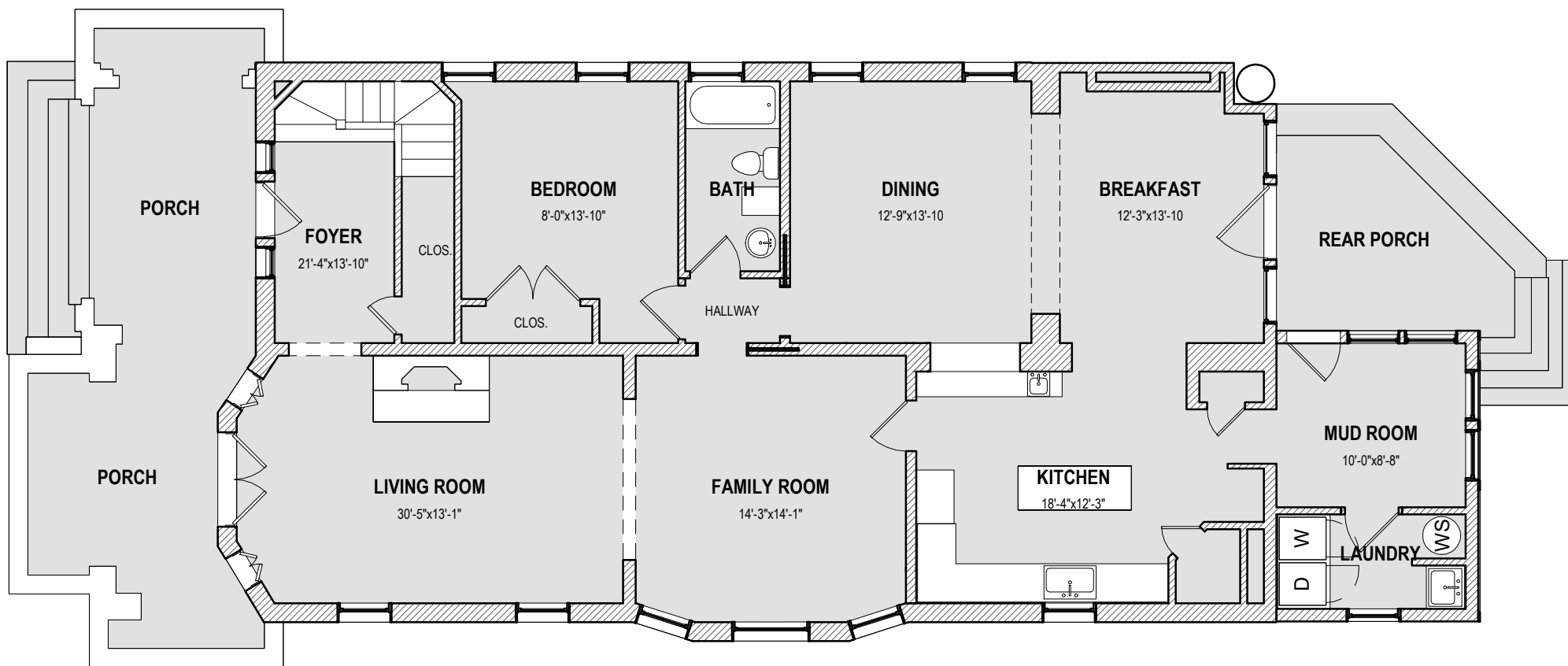
SHEET NAME

EXISTING
CONDITIONS -
ADU GARAGE
APARTMENT

DATE: 9/15/2023



2 1ST FLOOR PLAN - PROPOSED
1/8" = 1'-0"



1 1ST FLOOR PLAN - EXISTING
1/8" = 1'-0"

LEGEND - FLOOR PLAN

EXISTING WALL

PROPOSED WALL

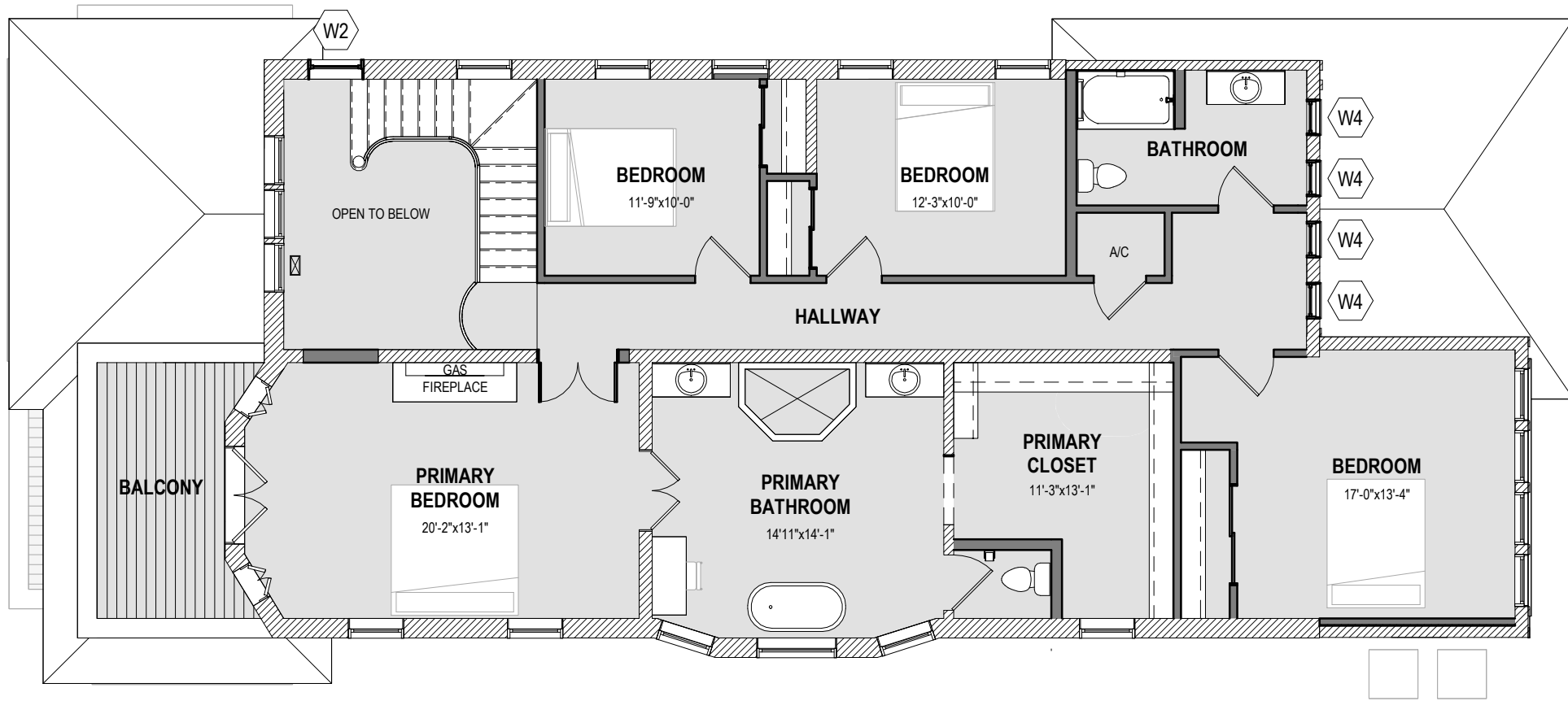
- KITCHEN SPECS**
1. RANGE - 48"
 2. FRIDGE - 36"
 3. RANGE VENT HOOD
 4. DRAWER MICROWAVE
 5. DISHWASHER
 6. DISPOSAL
 7. PULL-OUT TRASH/RECYCLE
 8. DEEP DRAWERS
 9. LAZY SUSAN @ PENINSULA
 10. PANTRY - TOASTER OVEN



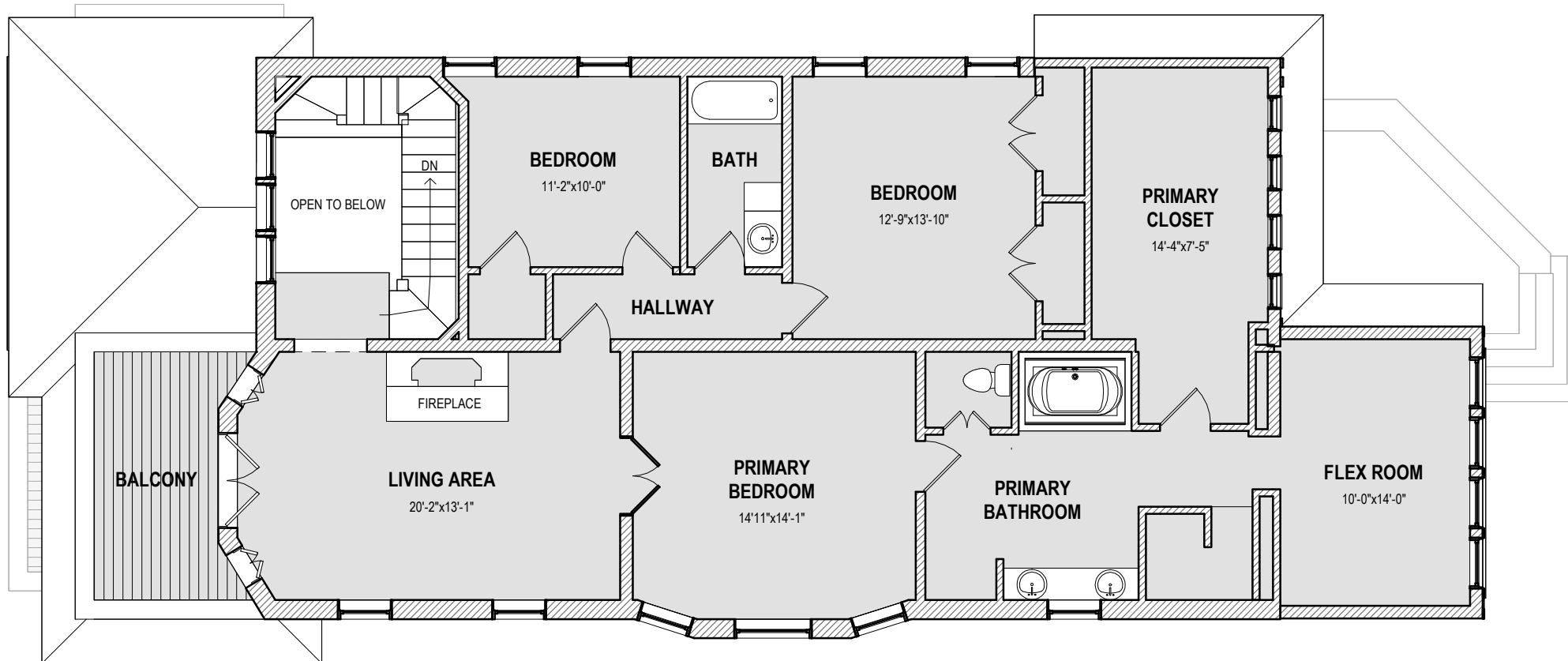
GEORGE TORRES
ARCHITECT

328 MADISON ST.
REMODEL + IMPROVEMENTS





2 2ND FLOOR PLAN - PROPOSED
1/8" = 1'-0"



1 2ND FLOOR PLAN - EXISTING
1/8" = 1'-0"

LEGEND - FLOOR PLAN

EXISTING WALL

PROPOSED WALL



GEORGE TORRES
ARCHITECT

328 MADISON ST.
REMODEL + IMPROVEMENTS



SHEET NAME
**2ND FLOOR
PLAN - MAIN**

DATE: 9/15/2023



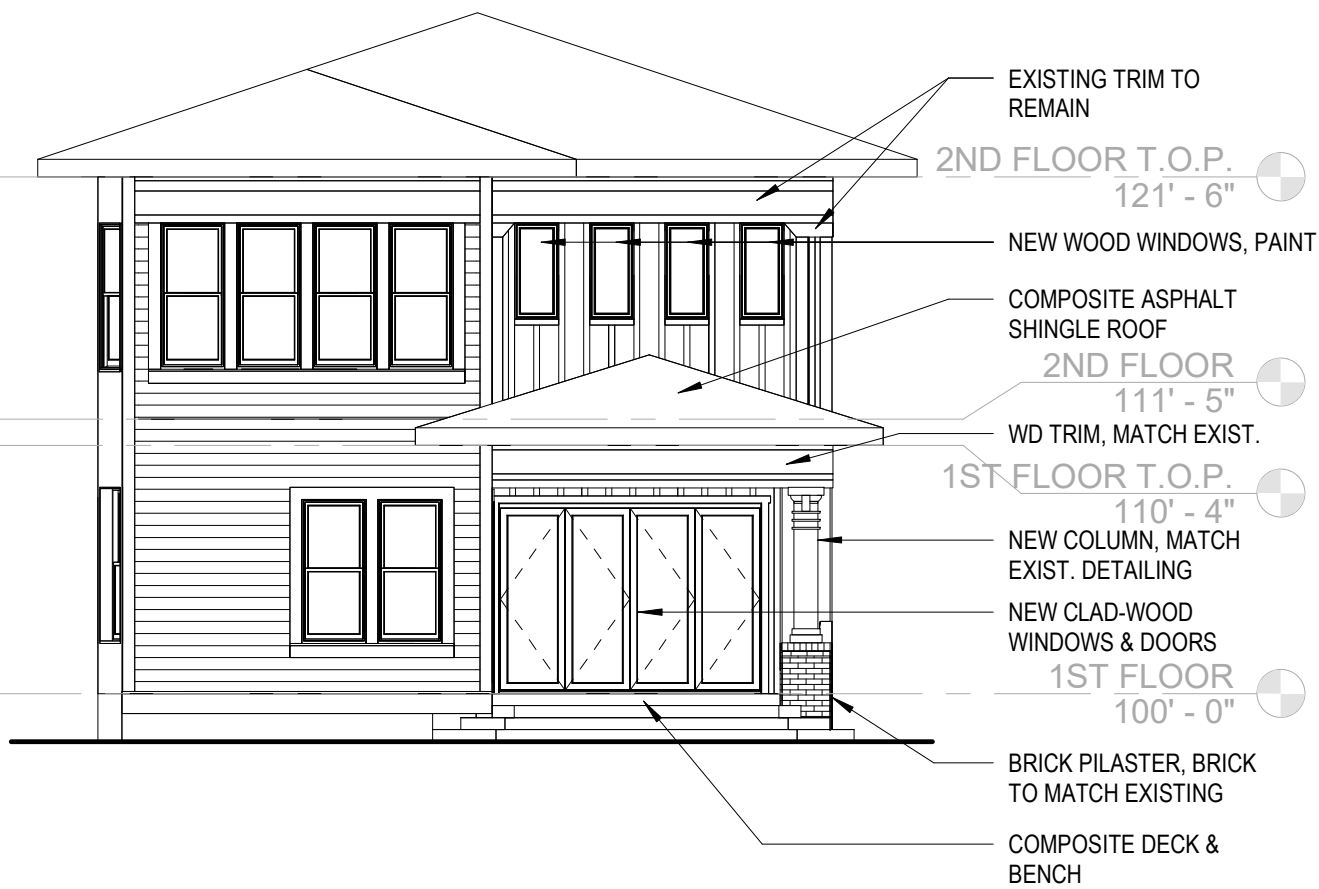
GEORGE TORRES
ARCHITECT

328 MADISON ST.
REMODEL + IMPROVEMENTS

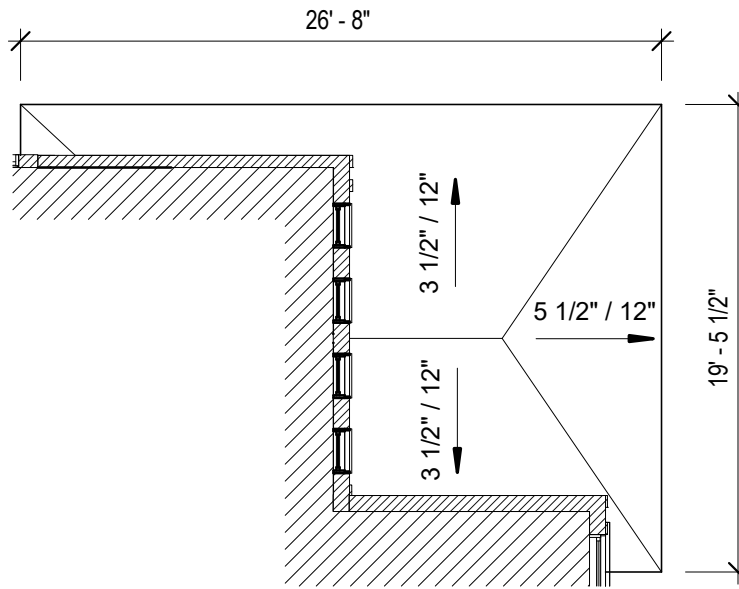
SHEET NAME

ENLARGED
PLANS &
ELEVATIONS

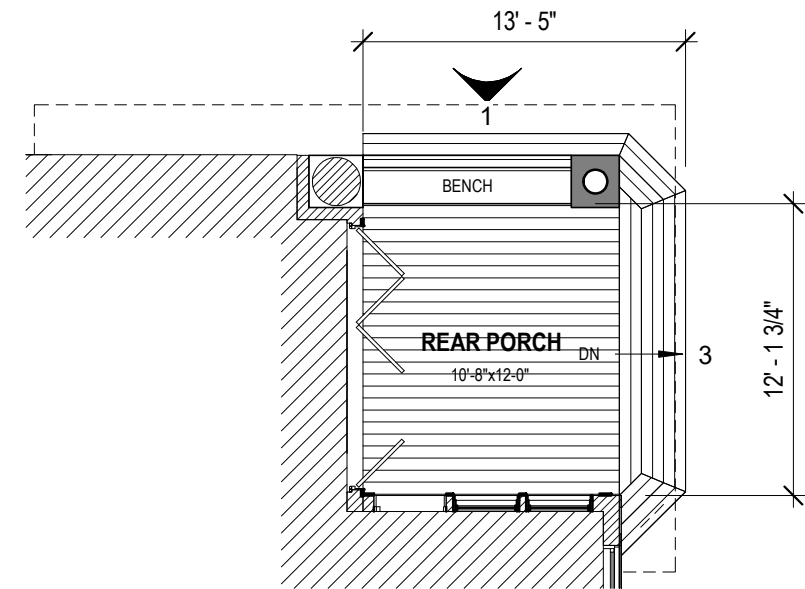
DATE: 9/15/2023



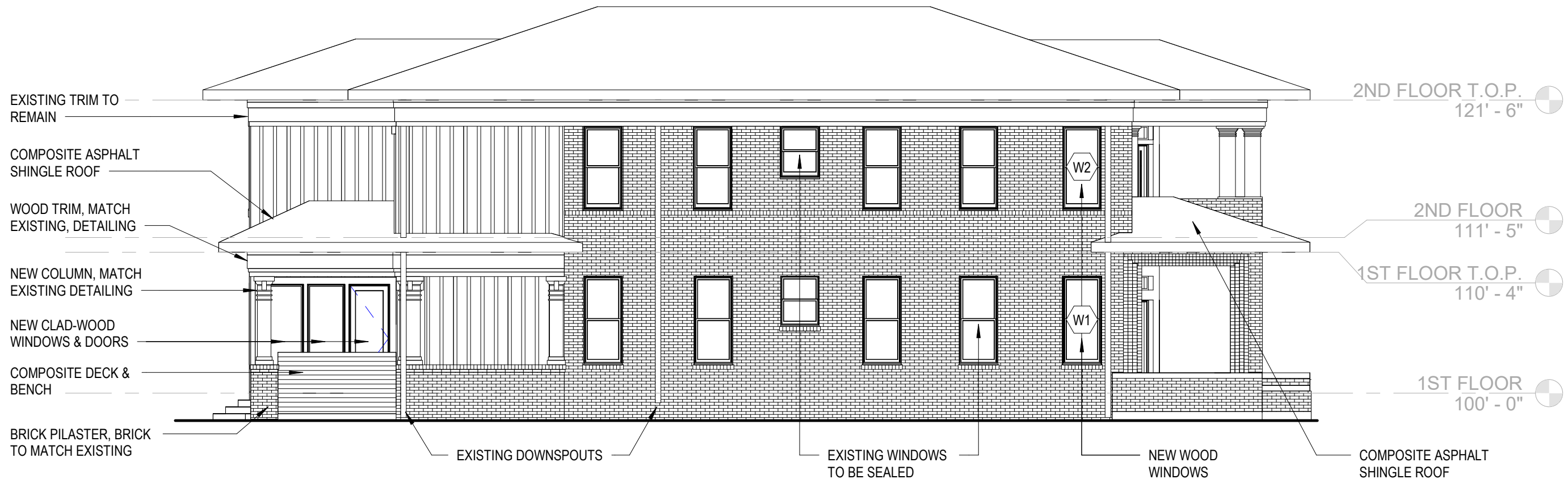
3 EAST ELEVATION
1/8" = 1'-0"



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



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



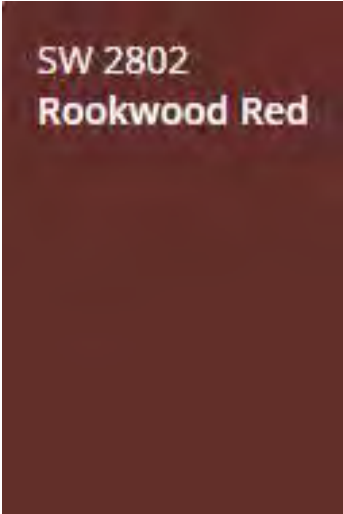
4 NORTH ELEVATION
1/8" = 1'-0"



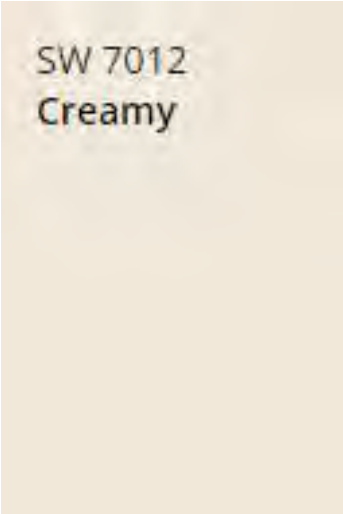
PORCH WOOD TRIM DETAILING
TO MATCH EXISTING



NEW PORCH COLUMN AND BRICK PILASTER
TO MATCH EXSTING DETAILING



LOCATION:
WINDOWS



LOCATION:
WINDOW BRICK MOULD / CASING
COLUMNS
SIDING FIELD COLOR



LOCATION:
TRIM
SOFFITS



BI-FOLD CLAD WOOD PATIO DOOR
SW 2802 ROOKWOOD RED



ASPHALT COMPOSITE SHINGLES
PORCH ROOFS
(COLOR TO MATCH EXISTING)



CLAD WOOD WINDOWS AND PATIO DOORS AT 1ST FLOOR
& WOOD WINDOWS AT 2ND FLOOR
SW 2802 ROOKWOOD RED (WINDOWS)
SW 7012 CREAMY (WINDOW CASING)



COMPOSITE DECKING
FRONT & REAR PORCHES



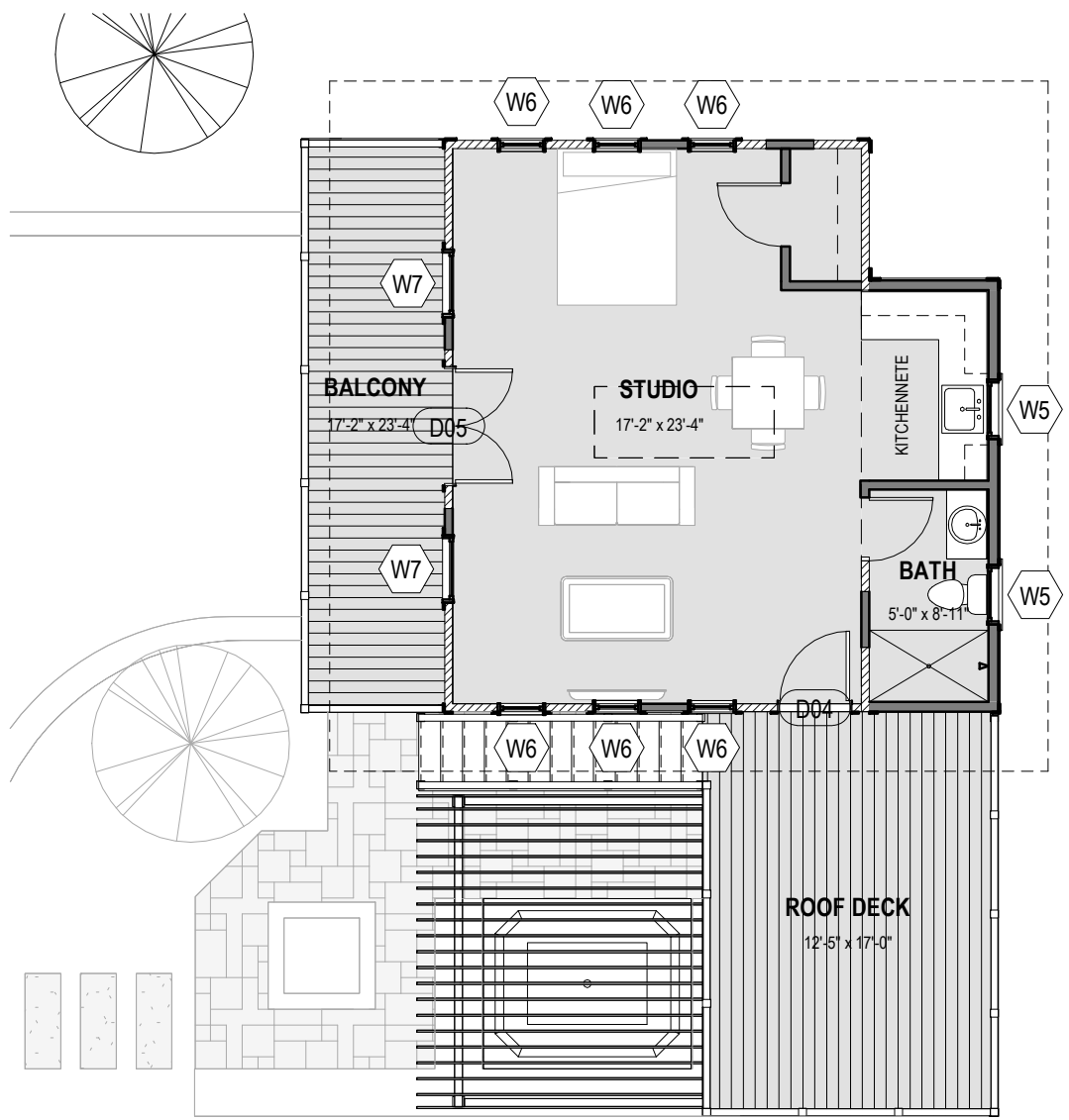
GEORGE TORRES
ARCHITECT

328 MADISON ST. REMODEL + IMPROVEMENTS

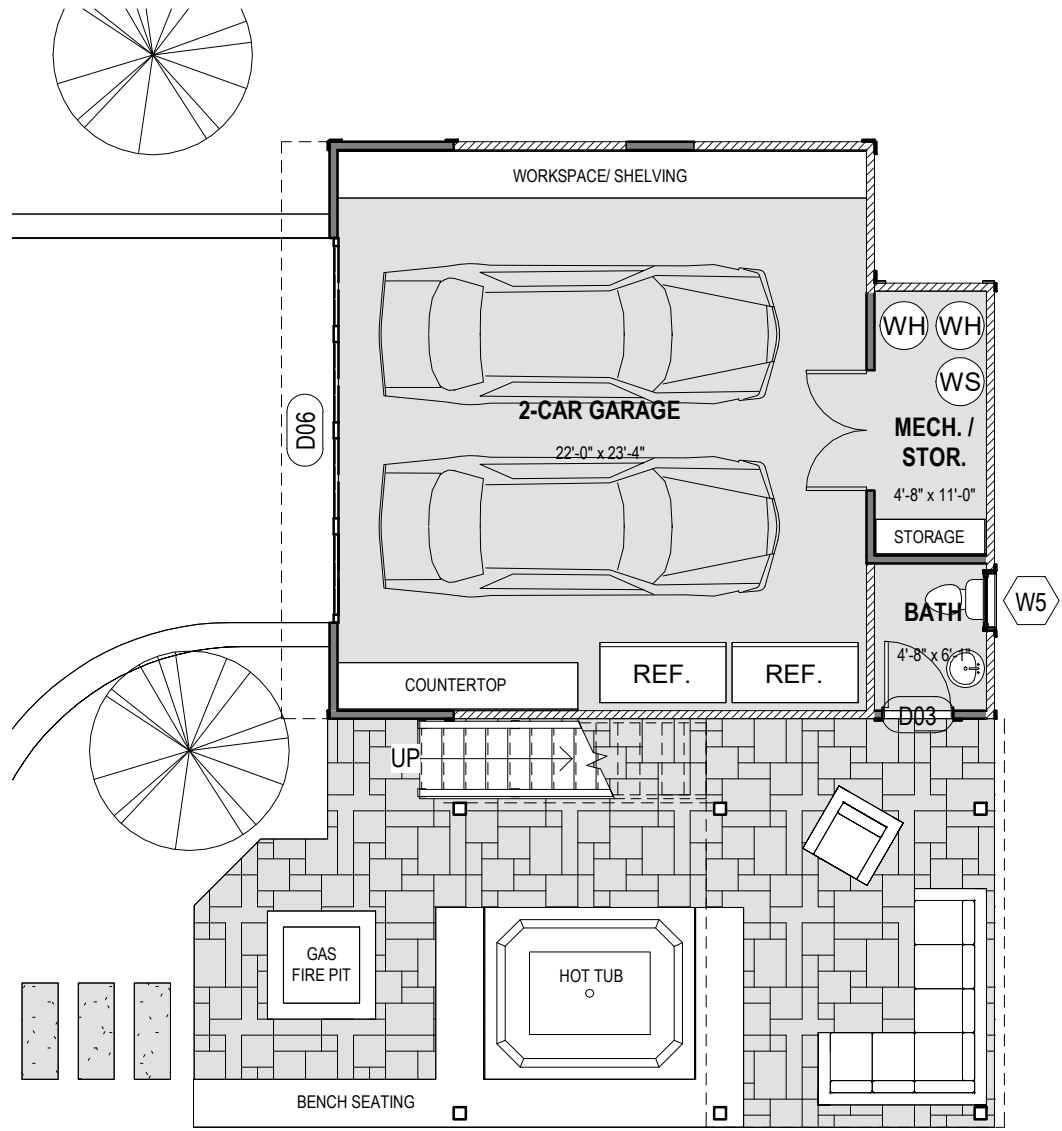
SHEET NAME

PROPOSED
MATERIALS -
MAIN HOUSE

DATE: 9/15/2023



2 **2ND FLOOR PLAN**
1/8" = 1'-0"



1 **1ST FLOOR PLAN**
1/8" = 1'-0"

LEGEND - FLOOR PLAN

EXISTING WALL

PROPOSED WALL

328 MADISON ST.
REMODEL + IMPROVEMENTS

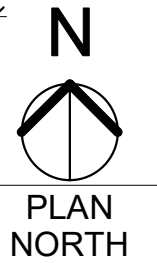




SHEET NAME

ROOF PLAN -
ADU GARAGE
APARTMENT

DATE: 9/15/2023



1 ROOF PLAN

$$\frac{1}{8}'' = 1'-0''$$



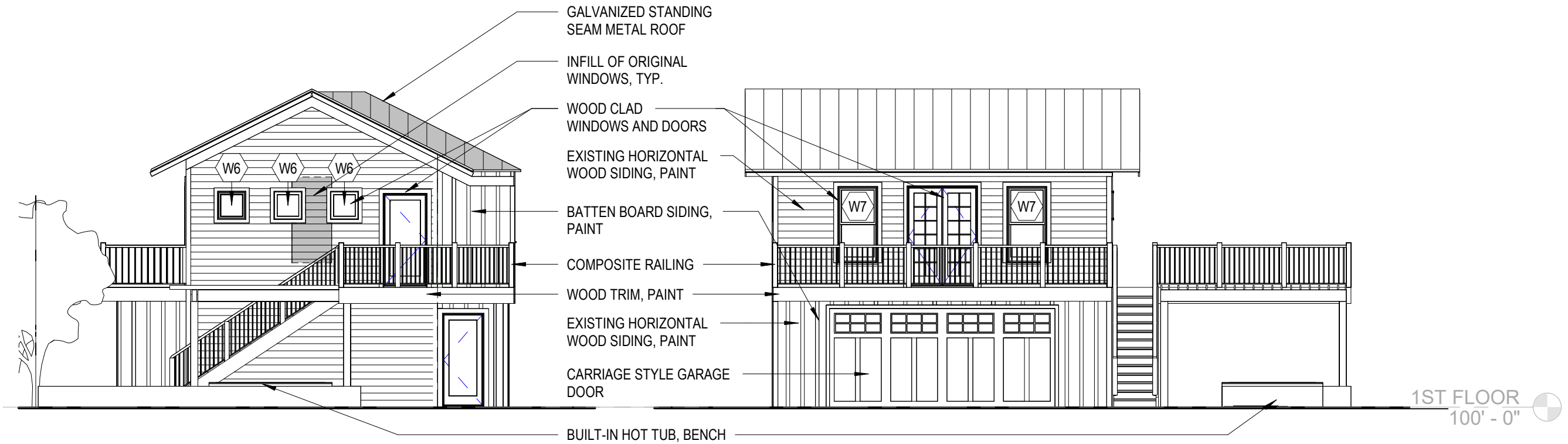
GEORGE TORRES
ARCHITECT

328 MADISON ST.
REMODEL + IMPROVEMENTS

SHEET NAME

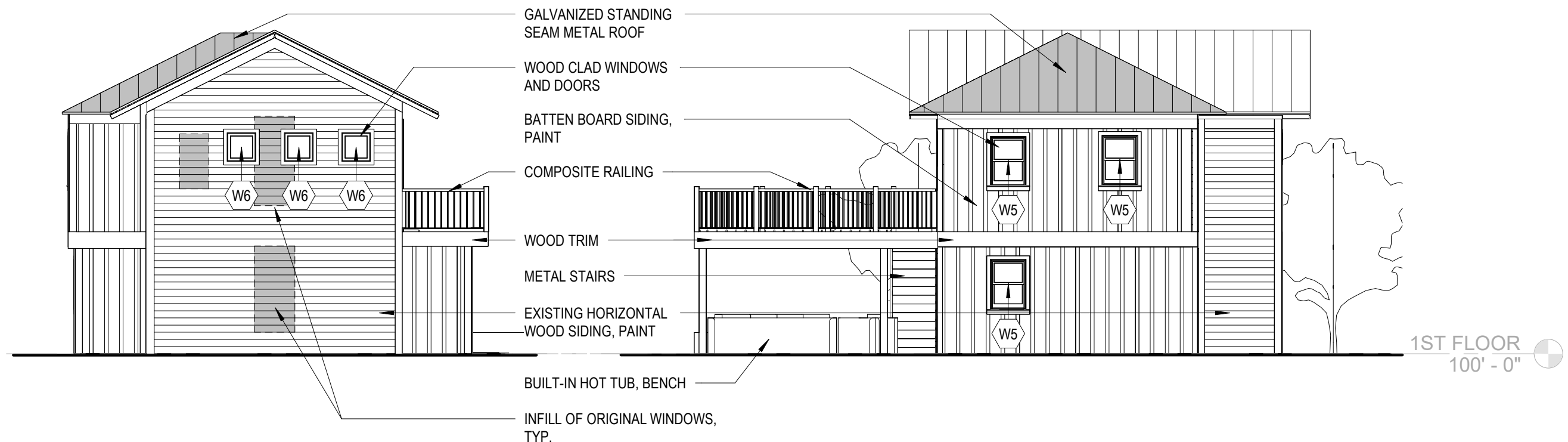
BUILDING
ELEVATIONS -
ADU GARAGE
APARTMENT

DATE: 9/15/2023



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

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

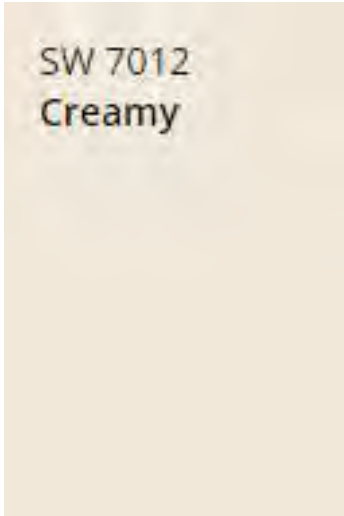


4 NORTH ELEVATION
1/8" = 1'-0"

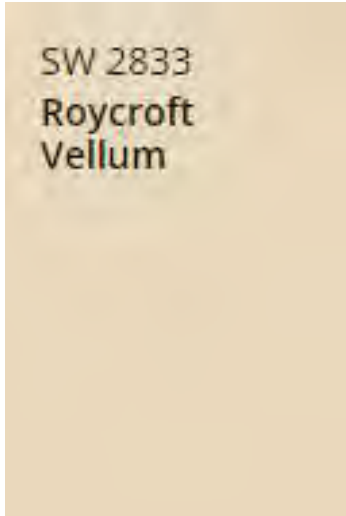
3 EAST ELEVATION
1/8" = 1'-0"



LOCATION:
WINDOWS



LOCATION:
WINDOW BRICK MOULD / CASING
COLUMNS
SIDING FIELD COLOR



LOCATION:
TRIM
SOFFITS



CLAD WOOD WINDOWS AND PATIO DOORS



EXISTING GALAVANIZED
STANDING SEAM METAL ROOF TO REMAIN



INSULATED GARAGE DOOR
CARRIAGE DESIGN
(SW CREAMY 7012)



WOOD SIDING
MATCH EXISTING PROFILE
(PAINT COLOR TBD)



COMPOSITE DECKING
(COLOR TBD)



CLAD WOOD SLIDING FRENCH DOOR



STAIRS WITH COMPOSITE DECK AND RAILING



COMPOSITE RAILING
(WHITE)



LIMESTONE PAVERS
(FRENCH PATTERN)



GEORGE TORRES
ARCHITECT

328 MADISON ST.
REMODEL + IMPROVEMENTS

SHEET NAME

PROPOSED
MATERIALS -
ADU GARAGE
APARTMENT

DATE: 9/15/2023



328 MADISON ST.

REMODEL + IMPROVEMENTS

SHEET NAME

DOOR & WINDOW SCHEDULES

DATE: 9/15/2023

WINDOW SCHEDULE - MAIN HOUSE & ADU							
WINDOW TYPE	SIZE		FRAME			GLAZING	COMMENTS
	WIDTH	HEIGHT	FUNCTION	FINISH	MATERIAL	TYPE	
W1	2' - 10"	6' - 6"	DOUBLE HUNG	PAINT	WOOD	LOW-E	MATCH EXISTING WINDOWS
W2	2' - 10"	6' - 1"	DOUBLE HUNG	PAINT	WOOD	LOW-E	MATCH EXISTING WINDOWS
W3	2' - 9"	8' - 0"	FIXED	ALUM.	WOOD	LOW-E	TEMPERED GLAZING
W4	1' - 10"	4' - 0"	FIXED	ALUM.	WOOD	LOW-E	
W5	2' - 6"	3' - 6"	SINGLE HUNG	ALUM.	WOOD	LOW-E	
W6	2' - 0"	2' - 0"	FIXED	ALUM.	WOOD	LOW-E	
W7	2' - 10"	5' - 5"	SINGLE HUNG	ALUM.	WOOD	LOW-E	

