

## HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2023

**HDRC CASE NO:** 2023-398  
**ADDRESS:** 107 MADISON ST  
**LEGAL DESCRIPTION:** NCB 737 BLK 2 LOT 13  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Donald P Noble | Noble Inns  
**OWNER:** Donald P Noble | Noble Inns  
**TYPE OF WORK:** Air condenser installation in front yard  
**APPLICATION RECEIVED:** September 18, 2023  
**60-DAY REVIEW:** November 17, 2023  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an air conditioner unit in the front yard of the property and to install screening for the proposed air conditioner unit.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 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.

### FINDINGS:

- a. The property located at 107 Madison is a one-story, single-family Folk Victorian structure built c. 1896 and first appears on the 1896 Sanborn Map. The primary structure features a prominent front-facing gable, hipped roof forms, a standing seam metal roof, brick exterior, wood two-over-two windows, and decorative porch detailing. This property contributes to the King William Historic District.
- b. **AIR CONDITIONER UNIT INSTALLATION** – The applicant is requesting to install a 45”H x 37”W x 34”D air conditioner unit in the front yard of the property. The Historic Design Guidelines for Additions 5.A.i. states to not locate air conditioners in front yards or in other locations that are clearly visible from the public right-of-way. Additions 5.A.ii. states to locate service areas toward the rear of the site to minimize visibility from the public right-of-way and, where service areas cannot be located at the rear of the property, compatible screens or buffers will be required. Staff finds the installation of the air conditioner unit at the front of the property does not conform to guidelines.
- c. **PROPOSED SCREENING** – The applicant is requesting to install four feet tall, wood lattice paneled screening to screen the air conditioner unit from the public right-of-way. Additions 5.B.ii. states to screen air conditioning units from public view by using a fence, hedge, or other enclosure. Staff finds the proposed screening generally appropriate; however, screening should be located at the rear or side of the structure.

### RECOMMENDATION:

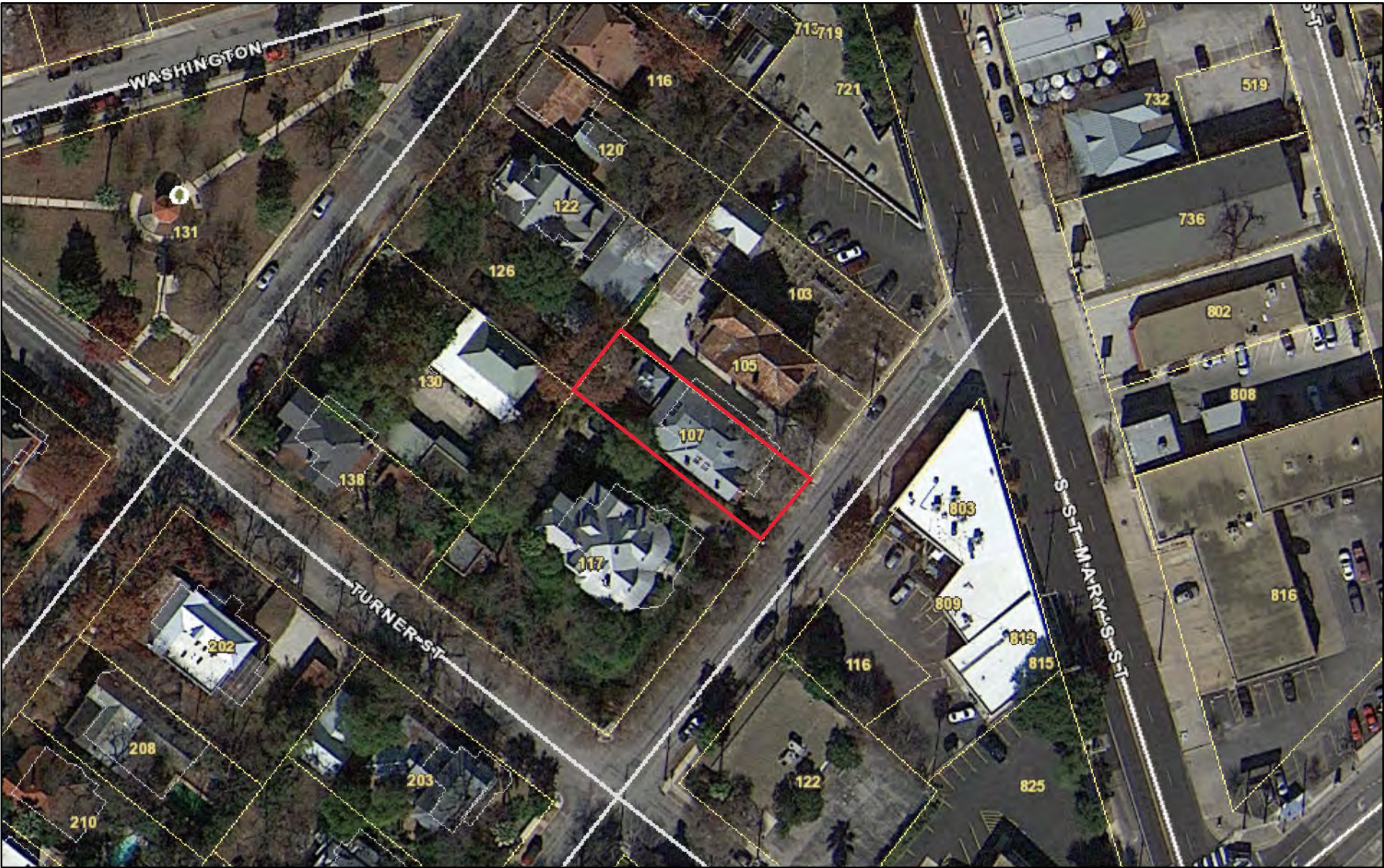
Staff recommends approval of the request, based on findings a through c, with the following stipulation:

- i. That the applicant install the air conditioner unit at the rear or side of the structure.

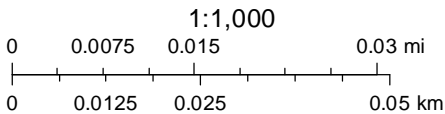
If the HDRC approves installation in the front yard, staff recommends the addition stipulation that enhanced screening be designed and submitted to staff that is consistent with the style and materials of the primary structure.



City of San Antonio One Stop



October 13, 2023

















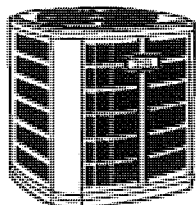




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**American Standard**  
HEATING & AIR CONDITIONING

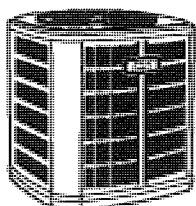
## Split System Cooling Single Phase – 1½-5 Tons



Gold 16  
(Two Stage)

**Table SC-3-A — Gold 16 R-410A Split System Two Stage Cooling (70/100% capacity)**

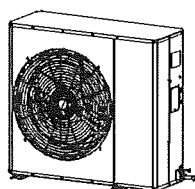
Model Number	Power Supply	Nom. Cap. Cooling (BTUH)	Uncrated Dimensions (in.)			Shipping Weight (lbs.)	Sound** Rating	MCA*	Max. Fuse*	Line Size (in)	
			H	W	D					OD Gas	OD Liq.
4A7A6024N1000A	208/230/1/60	24,000	41	37	34	280	72	13.4	20	3/4	3/8
4A7A6036N1000A	208/230/1/60	36,000	45	37	34	288	72	18.4	30	3/4	3/8
4A7A6048N1000A	208/230/1/60	48,000	45	37	34	296	73	28.0	45	7/8	3/8
4A7A6060N1000A	208/230/1/60	54,000	45	37	34	312	74	35.0	60	1 1/8	3/8



Silver 15  
(Single Stage)

**Table SC-3-B — Silver 15 R-410A Split System Single Stage Cooling**

Model Number	Power Supply	Nom. Cap. Cooling (BTUH)	Uncrated Dimensions (in.)			Shipping Weight (lbs.)	Sound** Rating	MCA*	Max. Fuse*	Line Size (in)	
			H	W	D					OD Gas	OD Liq.
4A7A5018N1000A	208/230/1/60	18,000	29	33	30	189	73	12.0	20	3/4	3/8
4A7A5024N1000A	208/230/1/60	24,000	29	33	30	190	73	13.0	20	3/4	3/8
4A7A5030N1000A	208/230/1/60	30,000	37	33	30	220	73	17.0	25	3/4	3/8
4A7A5036N1000A	208/230/1/60	36,000	37	37	34	246	71	18.0	30	7/8	3/8
4A7A5042N1000A	208/230/1/60	42,000	45	37	34	302	72	21.0	35	7/8	3/8
4A7A5048N1000A	208/230/1/60	48,000	45	37	34	306	72	24.0	40	7/8	3/8
4A7A5060N1000A	208/230/1/60	54,000	45	37	34	306	71	28.0	50	7/8	3/8



Silver 15  
(Single Stage)

**Table SC-3-C — Silver 15 R-410A Side Discharge Single Stage Cooling**

Model Number	Power Supply	Nom. Cap. Cooling (BTUH)	Uncrated Dimensions (in.)			Shipping Weight (lbs.)	Sound** Rating	MCA*	Max. Fuse*	Line Size (in)	
			H	W	D					OD Gas	OD Liq.
4A7L5024N1000A①	208/230/1/60	24,000	37	47	18	224	70	15.0	25	3/4	3/8
4A7L5030N1000A①	208/230/1/60	30,000	37	47	18	224	70	15.0	25	3/4	3/8
4A7L5036N1000A①	208/230/1/60	36,000	37	47	18	226	72	17.0	30	7/8	3/8
4A7L5042N1000A①	208/230/1/60	42,000	43	47	18	266	74	24.0	40	7/8	3/8
4A7L5048N1000A①	208/230/1/60	48,000	43	47	18	266	74	24.0	40	7/8	3/8

① For coastal applications where units are installed within one (1) mile of salt water, epoxy coated models are available for order. Model numbers with "COT" in the eleventh (11) through thirteenth (13) digits represent an epoxy coated coil. Example: 4A7L5036A1COTA These models have an 8 week lead time after order.

\* Information subject to change. Please confirm with current Product Data/Service Facts for current factory production.

\*\* Rated in accordance with AHRI Standard 270-2008 (Min/Max when applicable).

Split System Cooling

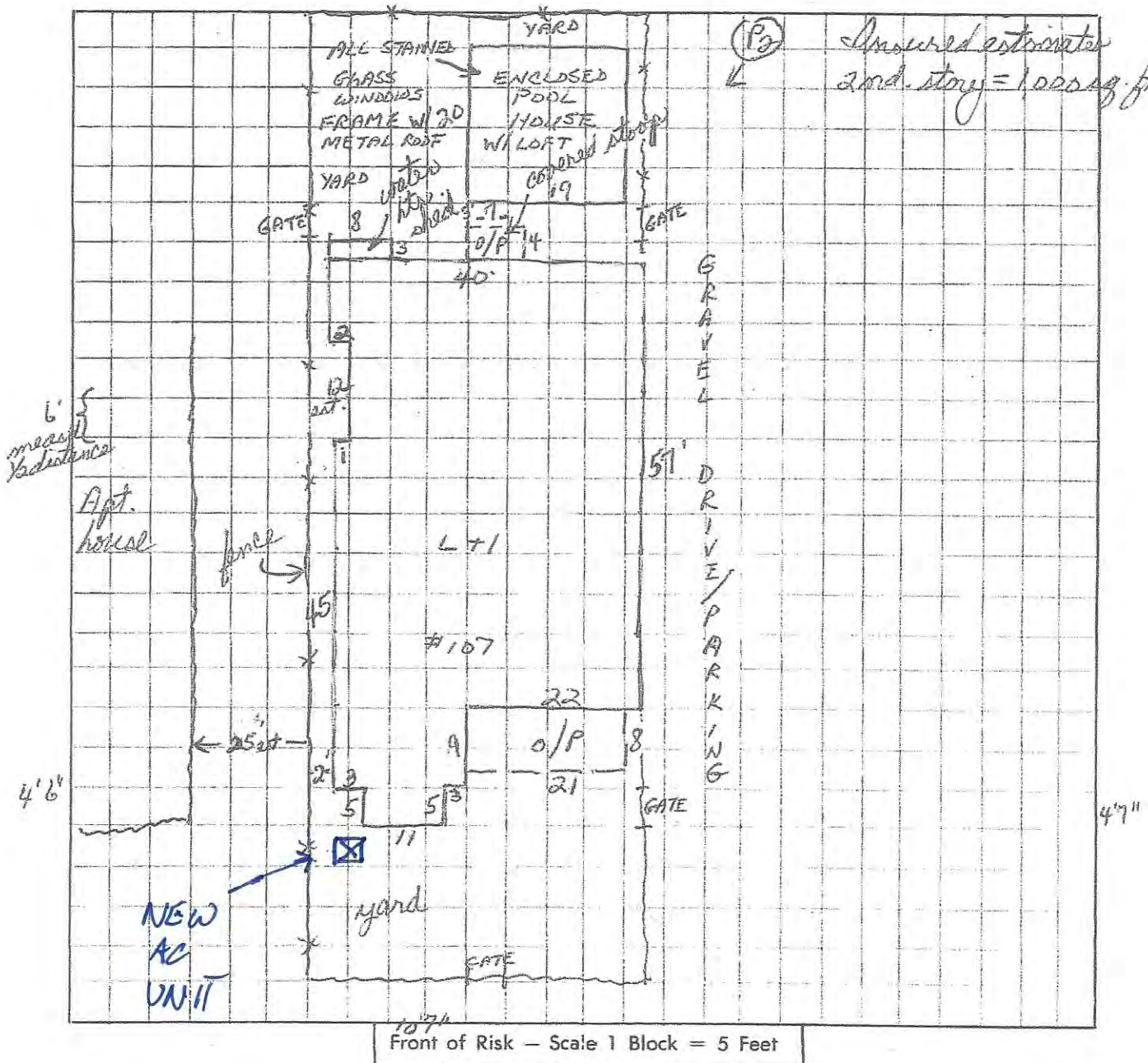


## INSPECTOR — DIAGRAM RISK BELOW AND ATTACH PHOTO

SHOW BUILDING(S) OCCUPIED OR INSURED, INCLUDING ALL OFFSETS  
AND SHOW DISTANCES BETWEEN INSURED BUILDING(S) AND EX-  
POSURES TO THE LEFT, RIGHT AND REAR.

sured

*drawn by insurance  
to inspector  
in 2000*

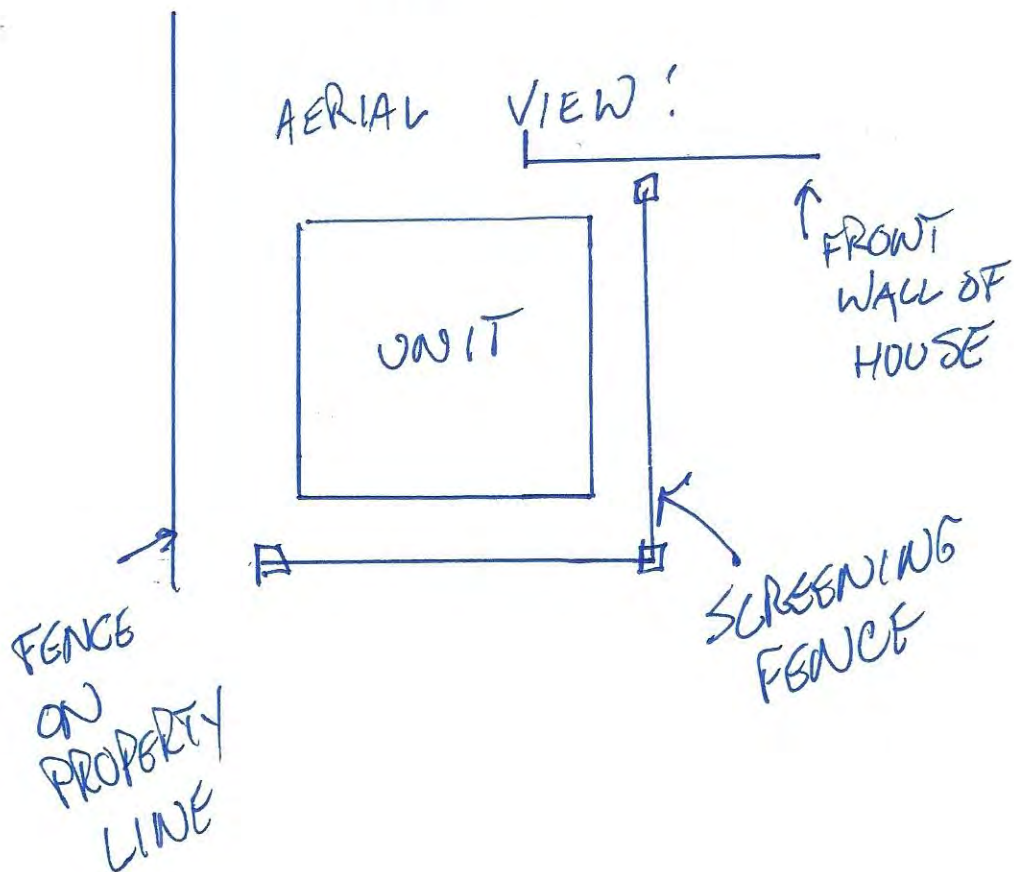
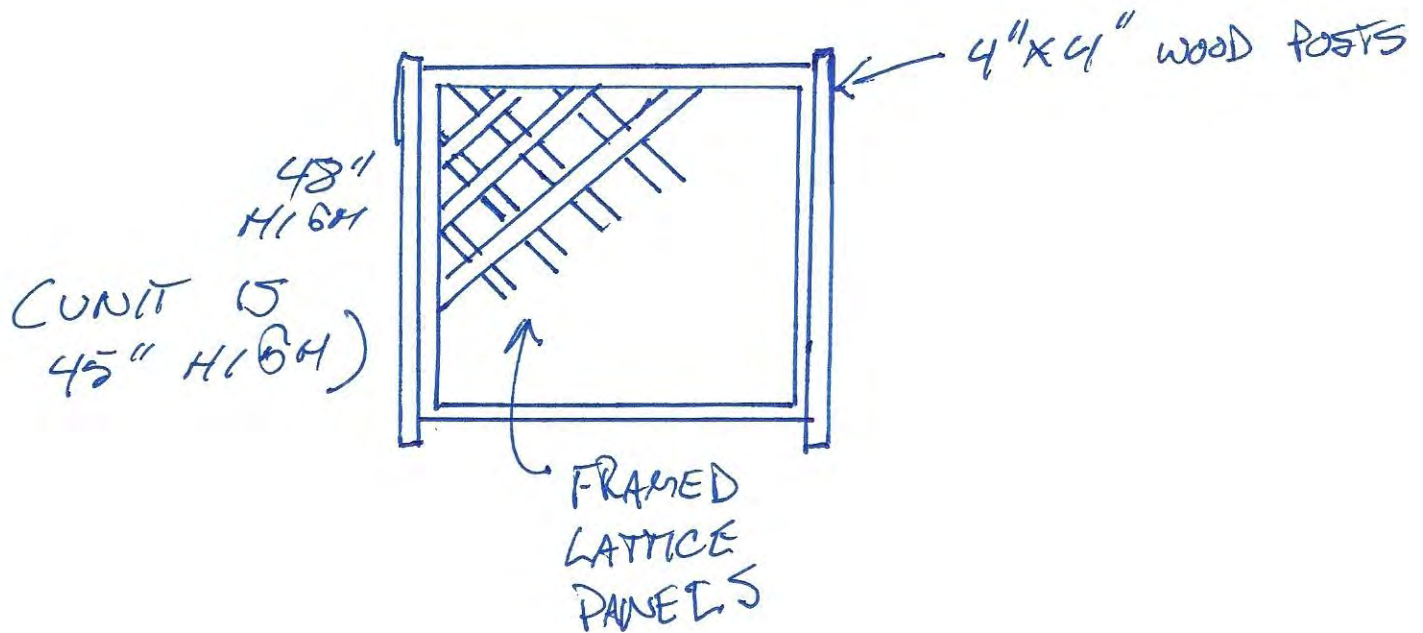


Width x depth = \_\_\_\_\_ sq. ft. of building at \$ \_\_\_\_\_ per ft. = replacement cost \$

Estimated actual cash value (minus land) depreciate 1% per year \$

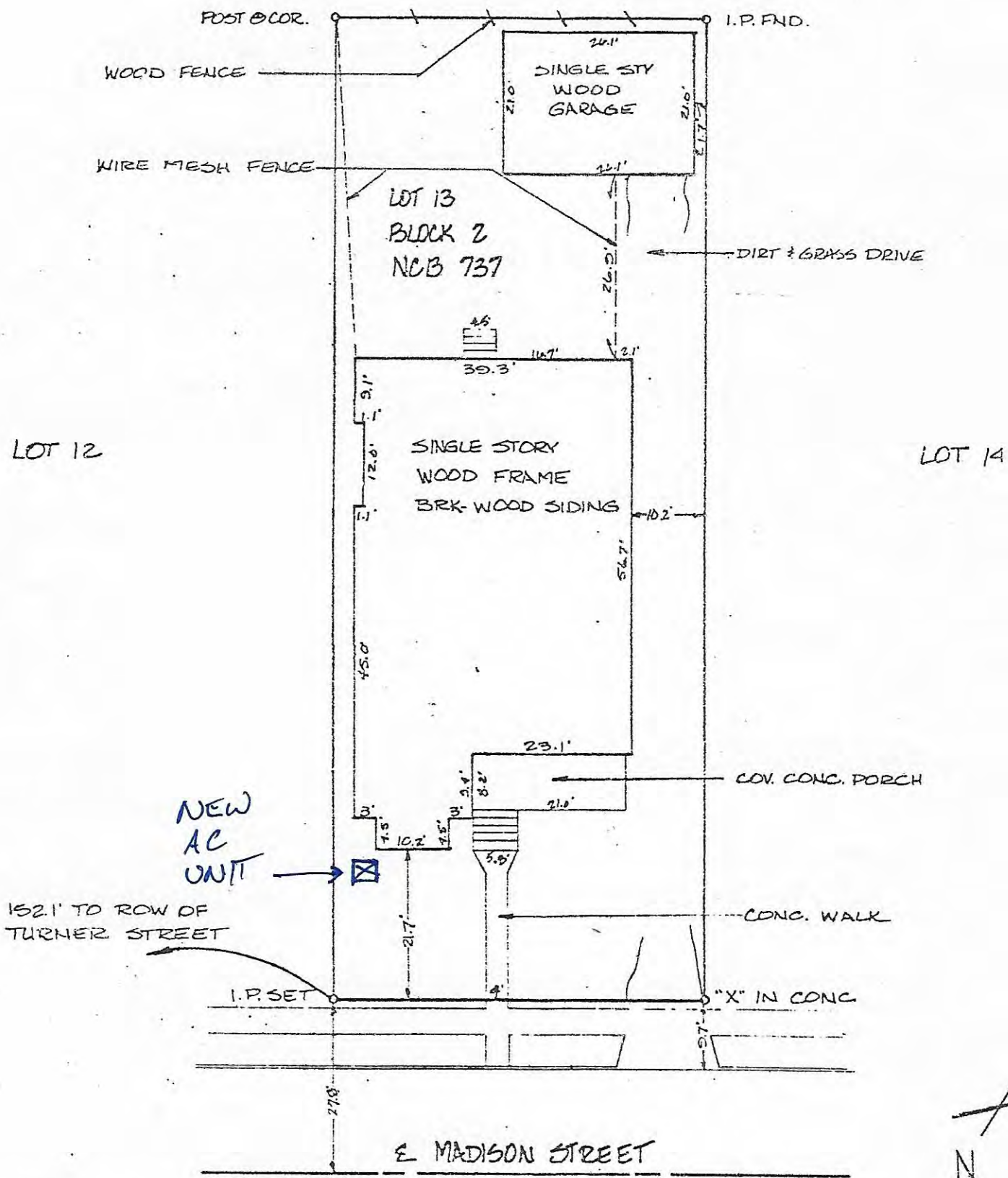


# SCREENING FENCE





*James L. Votey*



PLAT OF SURVEY

SCALE 1" = 20 FT

LOT NO. 13, BLOCK NO. 2, ADDITION OR SUBDIVISION \_\_\_\_\_  
SECTION OR UNIT \_\_\_\_\_, N.C.B. NO. 737, VOL. \_\_\_\_\_, PG. \_\_\_\_\_  
STREET ADDRESS 107 MADISON, CITY SAN ANTONIO  
COUNTY BEXAR SURVEY FOR COMMERCIAL REFERENCE 155718  
STATE OF TEXAS, COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.



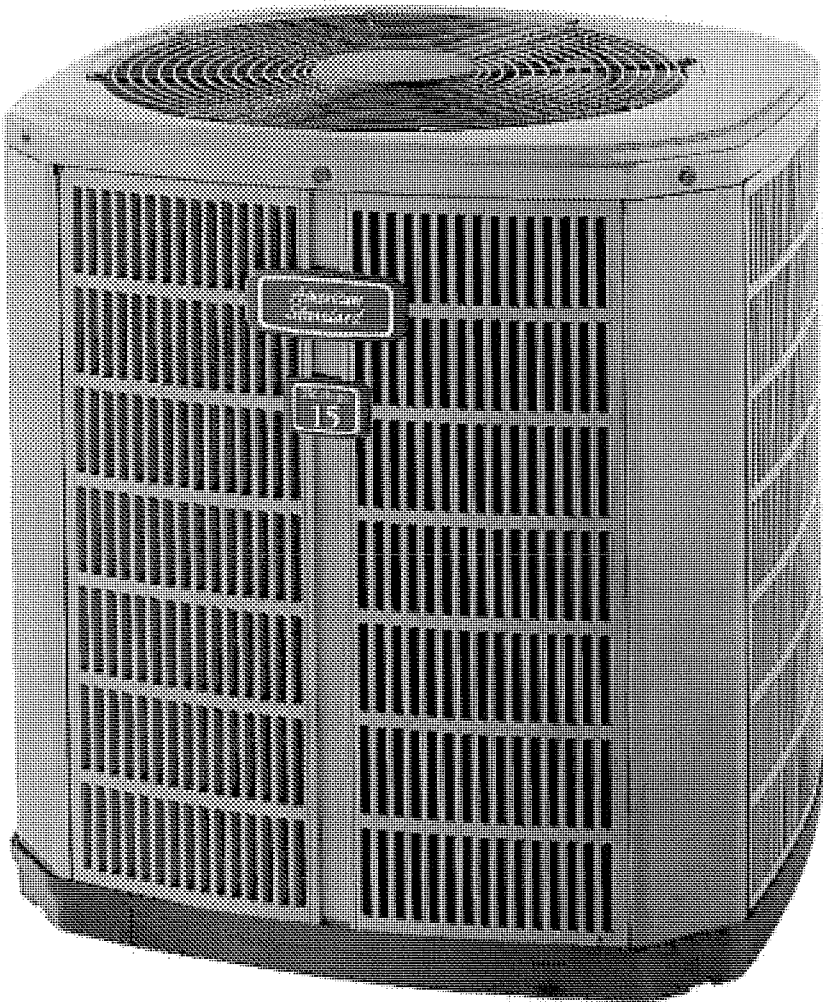
CAL-TON ASSOCIATES

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*Lawrence Calvetti*  
LAWRENCE CALVETTI P.E.  
TEXAS 36938  
3-1-78  
DATE



**American Standard HVAC 5 Ton, 15 SEER 1/3 hp Single-Stage R-410A Split-System Air Conditioner**





State: 

Texas

City: 

San Antonio

Date: 

1896

