

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-011
ADDRESS: 506 MADISON ST
LEGAL DESCRIPTION: NCB 750 BLK 9 LOT NW 118.17 FT OF 3
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Eduardo Garcia
OWNER: Jill Quick-McCrosky/SCUDDER WILLIAM L
TYPE OF WORK: Exterior modifications, construction of a 2-story rear addition
APPLICATION RECEIVED: December 20, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish the non-original rear addition.
2. Construct a 2-story addition measuring approximately 950 square feet, to include a covered 1-story rear porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- 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.

Standard Specifications for Original Wood Window Replacement or Existing Windows

- **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 primary structure located at 506 Madison is a 1-story residential structure constructed circa 1925 in the Craftsman style. The structure features a primary hip roof with a hipped dormer, a full-length front porch with square columns, wood windows with a diamond pattern on the top sashes, and a non-original 1-story rear addition. The structure is contributing to the King William Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. EXISTING ADDITION – As noted in finding a, the structure contains an existing 1-story rear addition. Based on Sanborn Maps, the addition was constructed after 1951. Staff finds its removal eligible for administrative approval.
- d. FOOTPRINT – The applicant as proposed to construct a new 2-story addition to the primary structure totaling approximately 950 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal generally meets this guideline.
- e. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear of the structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. Staff finds the orientation and setback generally consistent. The applicant is responsible for complying with all setback requirements as required by Zoning
- f. SCALE – The proposed addition is 2-story and will be taller than the historic structure's tallest ridge in height. The peak of the addition's ridgeline will be visible from the front elevation. Due to the location of the addition, which is towards the eastern edge of the property line, a 2-story scale will not be concealed by the tall hip peak of the primary historic structure. The Historic Design Guidelines state that new additions should be subordinate to the primary structure in height. Staff finds that a 2-story addition may be appropriate, but finds that the ridge height as proposed should be lowered to be subordinate to the primary historic structure's ridgeline to minimize the impact of the addition on the primary historic structure and the view from the public right-of-way. This can be accomplished by lowering the plate heights, lowering the pitch of the roof, or other methods. As proposed, the clipped hip that connects the primary historic structure's roofline to the roofline of the new addition results in a condition where the mass of the addition overwhelms the rear elevation of the historic structure. Staff also finds that the addition should be separate from the existing ridgeline to minimize the overall mass of the second story on the primary historic structure. Staff finds that the applicant should explore ways to separate the historic

structure and addition via a camelback approach, exploration of a different roofline configuration, or similar strategy.

- g. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted elevations, staff finds the proposed fenestration locations consistent, but finds that the horizontal and square windows should be vertically oriented one over one windows with sizes and proportions that echo the primary structure.
- h. MATERIALITY – The applicant has proposed to use woodlap siding and skirting, asphalt shingle roofing to match the primary structure, and wood windows and doors. Staff generally finds the materials consistent with the Guidelines.
- i. ROOF FORM – As noted in finding f, the proposed 2-story rear addition will utilize a primary hip form with a clipped, lower-pitched hip that connects the addition to the primary structure. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. As proposed, the hip that connects the primary historic structure’s roofline to the roofline of the new addition results in a condition where the mass of the addition overwhelms the rear elevation of the historic structure. Staff also finds that the addition should be separate from the existing ridgeline to minimize the overall mass of the second story on the primary historic structure. Staff finds that the applicant should explore ways to separate the historic structure and addition via a camelback approach, exploration of a different roofline configuration, or similar strategy.
- j. ARCHITECTURAL DETAILS - According to the Guidelines for Additions, new additions should feature 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. Staff finds the architectural details generally consistent with the stipulations listed in the recommendation.
- k. ELEVATIONS – Though not included in the application request, the submitted elevations appear to include modifications to the fenestration on the primary historic structure, including new square windows and the removal of the rear two over two window on the western portion of the rear elevation. The applicant is required to submit detailed information on any exterior changes to the primary structure for final approval. Replacement of or modifications to original windows are not recommended.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through k with the following stipulations:

- i. That the applicant modifies the proposed addition’s roof form to separate the addition from the historic structure and visually reduces the weight and mass of the proposed addition’s roof form as noted in finding i. Updated elevations are required for final approval.
- ii. That the applicant reduces the height of the rear addition to be subordinate to the primary structure as noted in finding i. Updated elevations are required for final approval.
- iii. That the applicant modifies the proposed windows to be one over one and submits window specifications for final approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- iv. That the applicant includes detailed information on any proposed modifications to the primary historic structure as noted in finding k. The two over two window on the western part of the rear elevation, as well as windows on the side elevations that are indicated on floor plans as being enclosed or modified, should remain. All elevations should be fully accurate. If window modifications or replacement is proposed on the historic structure, the applicant is required to submit a comprehensive window schedule and photos indicating the condition of existing windows. Window replacement is not recommended.

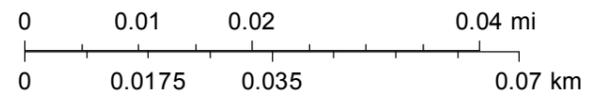
City of San Antonio One Stop



January 13, 2022

1:1,000

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels
-  CoSA City Limit Boundary





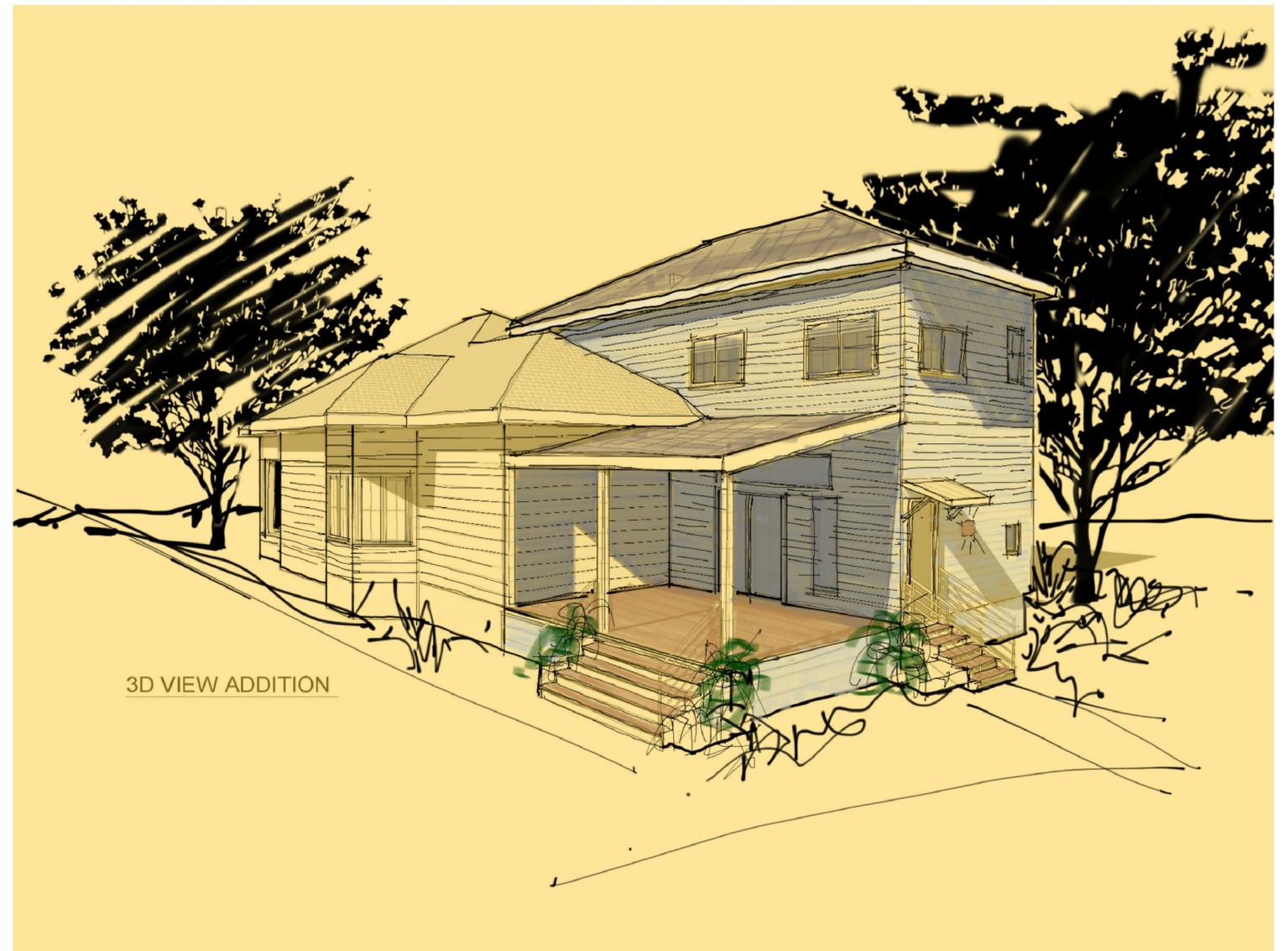
Madison Street Residence

Jill Quick-McCrosky
506 Madison Street
San Antonio, Texas 78204

INDEX TO DRAWINGS ARCHITECTURAL

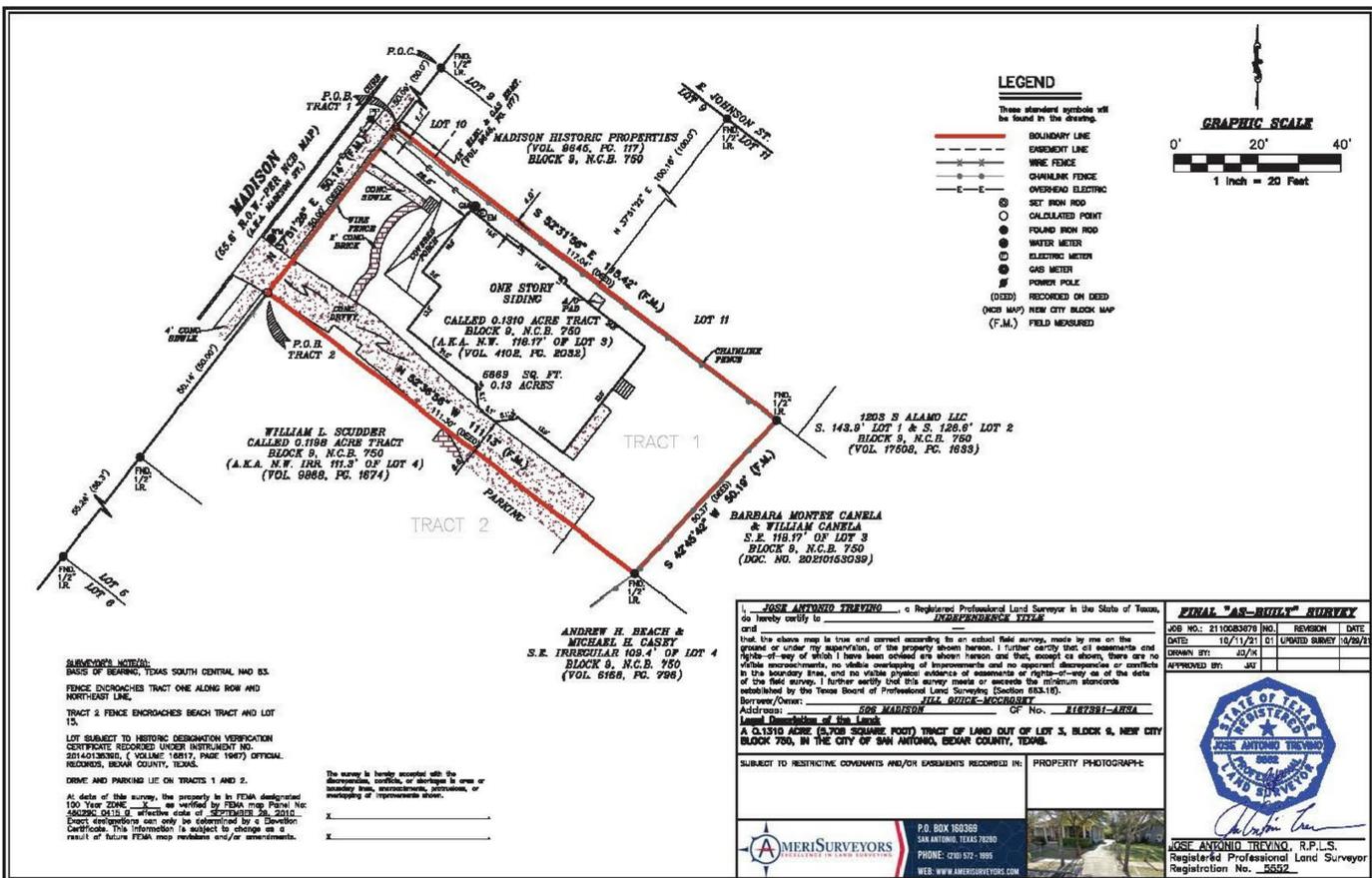
A1.0	SURVEY / SITE PLAN / ROOF PLAN / ZONING
A2.0	SITE PLAN / ROOF PLAN/ FLOOR PLANS
A3.0	BUILDING ELEVATIONS / MATERIALS
A4.0	BUILDING ELEVATIONS

A 0.1310 ACRE (5708 SQUARE FOOT) TRACT OF LAND OUT OF LOT 3, BLOCK 9, NEW CITY BLOCK 750, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

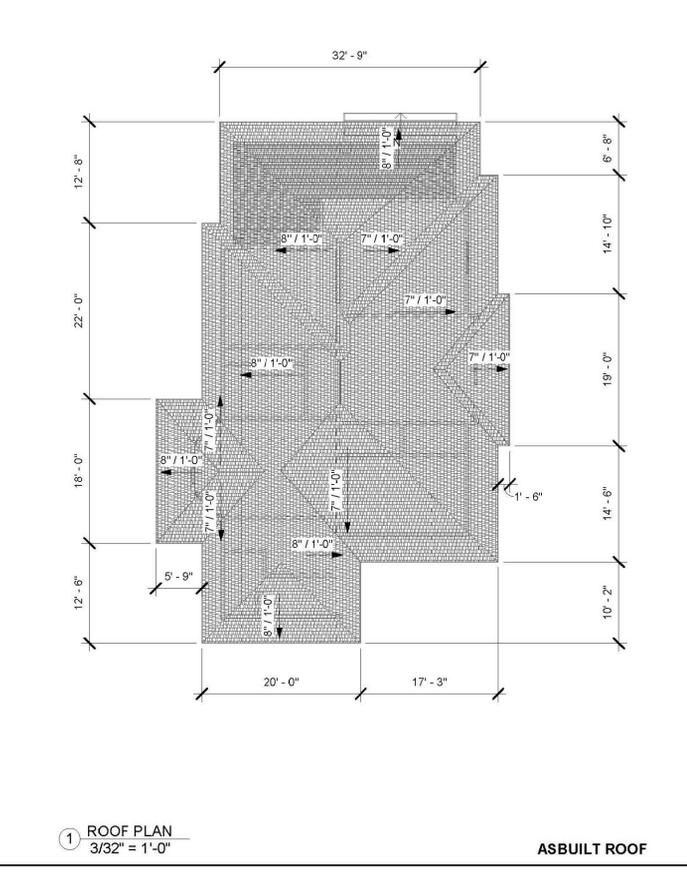


Residence Remodel and Addition

PROJECT: 21.12.003



1 SURVEY
 SCALE: Not to Scale

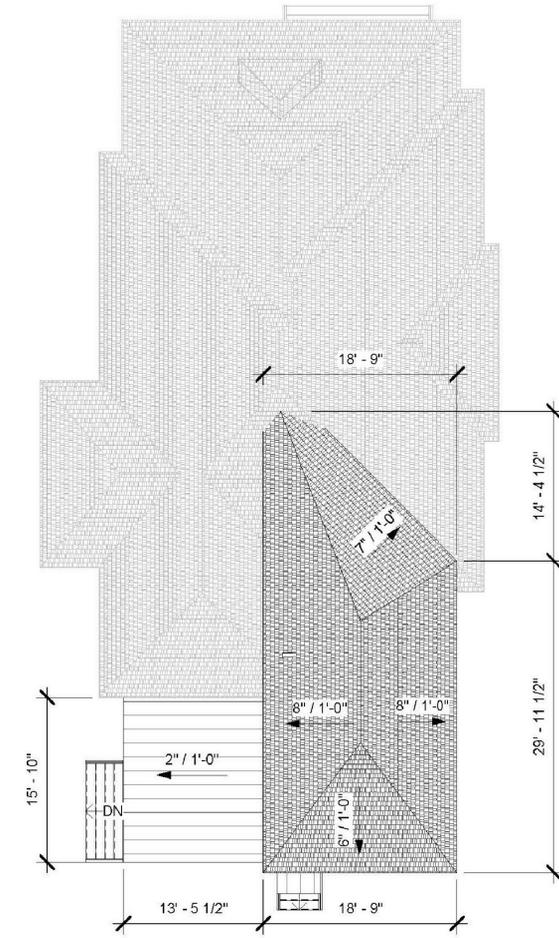
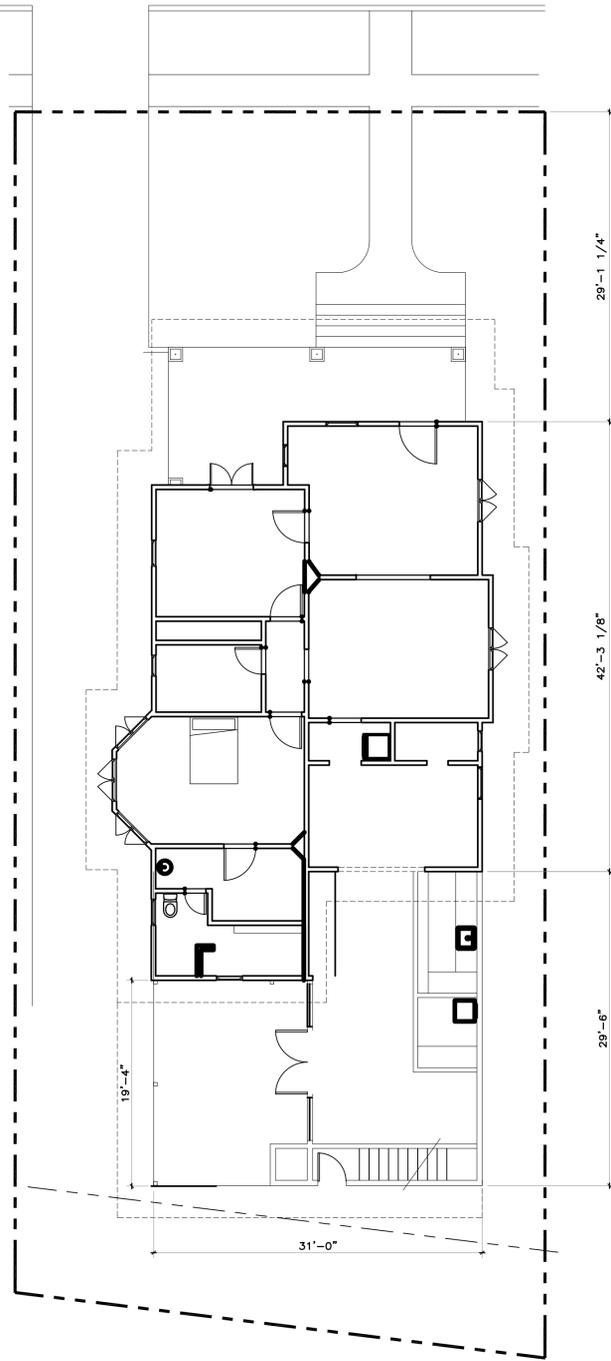


2 ROOF AS-BUILT
 SCALE: Not to Scale



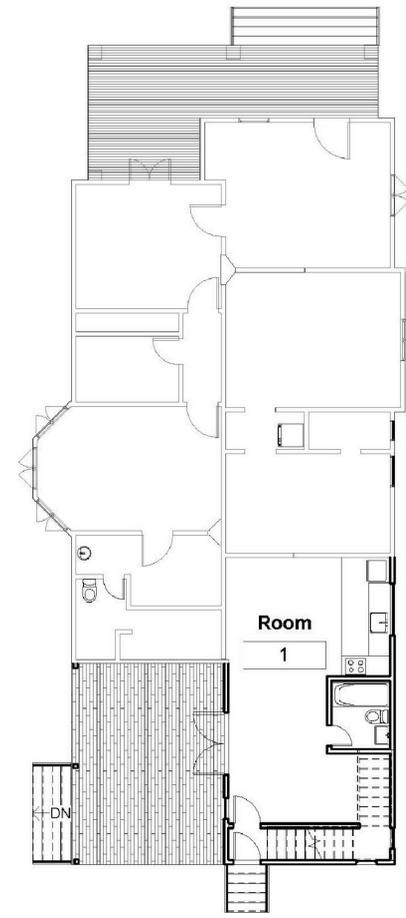
Zoning District	LOT DIMENSIONS										BUILDINGS ON LOT									
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RM-4	1231																			
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MADISON ST.



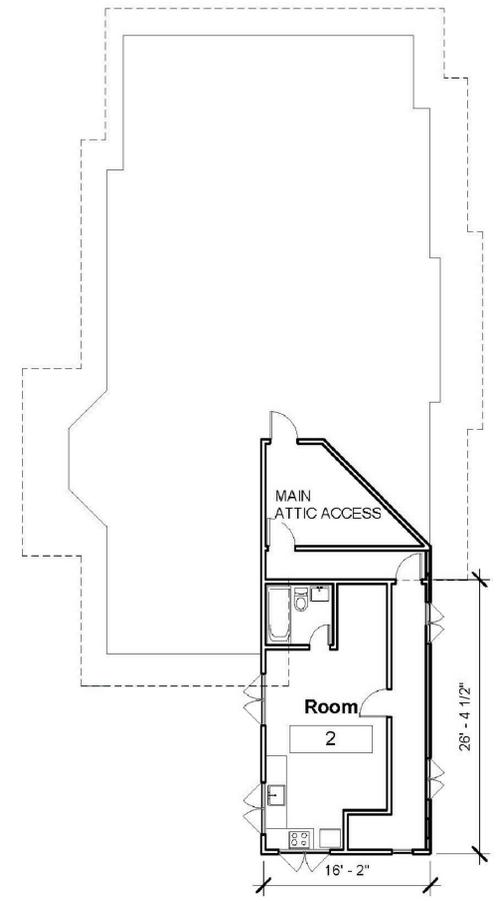
① ROOF PLAN NEW
3/32" = 1'-0"

FLOOR PLAN
SCALE: 1/8" = 1'-0"



① LEVEL 1 ADDITION
3/32" = 1'-0"

FLOOR PLAN
SCALE: 1/8" = 1'-0"



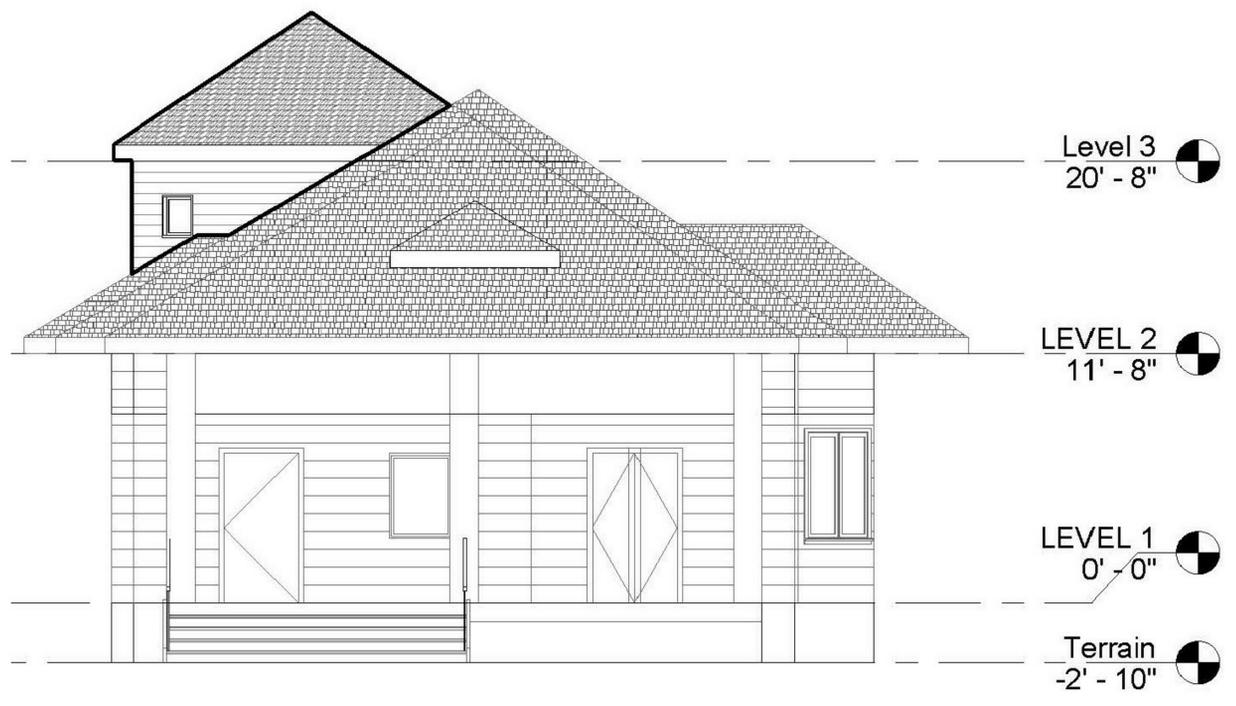
FLOOR PLAN
SCALE: 1/8" = 1'-0"

OVERALL SITE PLAN

SCALE: 1/8" = 1'-0"

Property Area (Per BCAD)	5706 S.F.
Existing Building Footprint	1612 S.F.
Demolition	166 S.F.
Building Addition Footprint	482 S.F.
Net Building Footprint	1962 S.F.
Percent of Total Building Area	34%





FRONT ELEVATION (NORTH)

1/8" = 1'-0"



SIDE ELEVATION (EAST)



COMPOSITE ROOF



WOOD DOUBLE-HUNG WINDOW



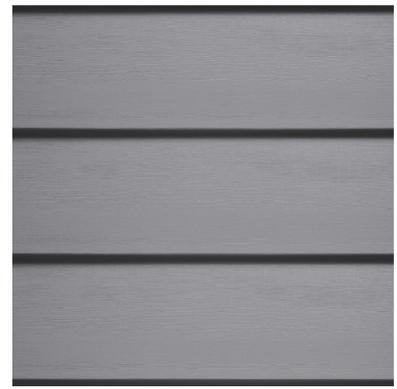
WOOD AWNING WINDOW



WOOD EXTERIOR DOORS



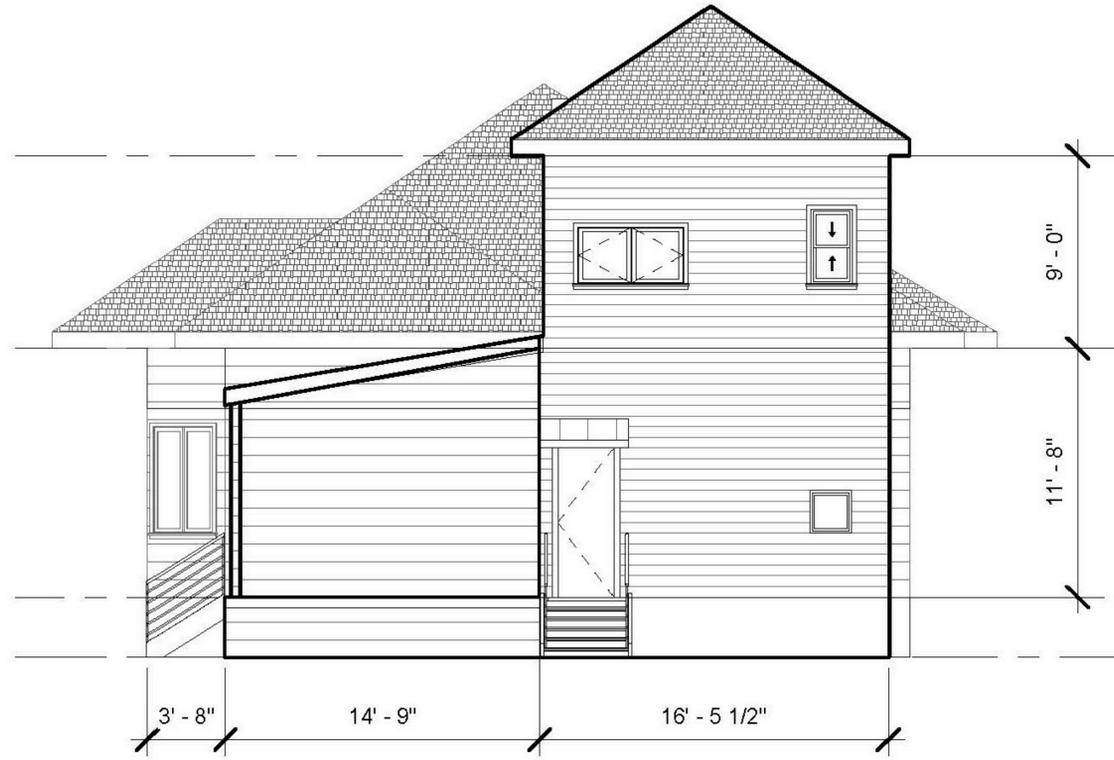
6" WOOD SIDING



10" WOOD SIDING - SKIRTING

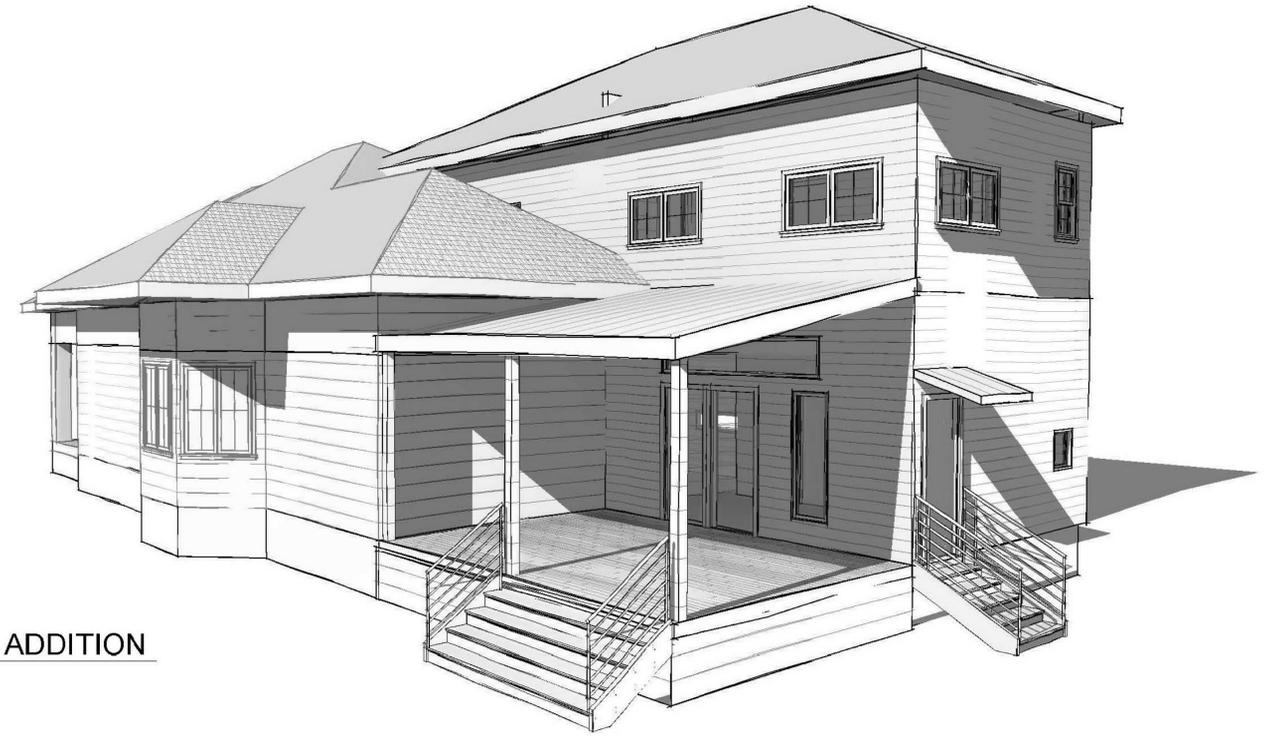
Conceptual Design : 506 Madison St.

HDCR SUBMISSION
JANUARY 3, 2022



REAR ELEVATION (SOUTH)

3D VIEW ADDITION



SIDE ELEVATION (EAST)