

HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 2021

HDRC CASE NO: 2021-388
ADDRESS: 514 MADISON ST
LEGAL DESCRIPTION: NCB 750 BLK 9 LOT 5
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Daniel Cruz/Design Coop
OWNER: Will and Jessica Conway
TYPE OF WORK: Amendment to a previous approval for modifications and addition to an accessory structure
APPLICATION RECEIVED: July 30, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting an amendment to a previous HDRC approval to construct a side addition to an existing two car garage. The addition will be approximately 380 square feet in footprint. The prior request, which was granted approval by the HDRC on April 21, 2021, was for a 250 square foot addition.

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 Windows in Additions and New Construction

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

FINDINGS:

- a. The primary structure at 514 Madison is a 2-story, single-family residence constructed circa 1915 in the Folk Victorian style. The property does not appear on the 1912 Sanborn map and is oriented facing S Alamo on the 1951 Sanborn map. The structure features a pyramidal composition shingle roof with prominent front, side, and rear gables, wood siding, a 2-story wraparound front porch with spindled column and rail detailing, one-over-one and divided lite windows, and a 2-story rear garage. The property is contributing to the King William Historic District.
- b. PREVIOUS APPROVAL – The applicant received approval from the Historic and Design Review Commission (HDRC) for a 250-square foot addition on April 21, 2021. At that time, the request added one additional garage door and a second dormer to the S Alamo street frontage. Updates to this design include a fourth garage door, a new uncovered porch between the two dormers, and updates to the interior-facing façade.
- c. MASSING AND FOOTPRINT – The applicant has proposed to construct a 2-story, 380-square-foot addition on the east side of the existing 2-story rear garage. Guideline 5.A.i for New Construction stipulates that new

garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The principal historic structure is a 2-story volume, and the existing rear garage is a 2-story structure as well. Staff finds that the proposed garage addition is an appropriate scale for the existing property.

- d. **LOT COVERAGE** – The applicant has proposed to construct a 2-story addition to the detached garage. Guideline 2.B.iv for Additions states that 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. Additionally, Guideline 1.A.i for Additions states that residential additions should be sited at the side or rear of the building whenever possible to minimize the views of the addition from the public right-of-way. Guideline 1.A.iv for Additions stipulates that additions should utilize a setback or recessed area and a small change in detailing at the sea, of the historic structure and new addition to provide a clear visual distinction between old and new building forms. As the property is a double lot, staff finds the proposal consistent with the Guidelines.
- e. **GARAGE ADDITION: MATERIALS** – The applicant has proposed to construct a 2-story garage addition. The applicant has proposed to construct the addition from concrete with stucco cladding and a standing seam metal roof to match existing. The applicant has proposed to install an exterior wood staircase on the south elevation for second story access. Guideline 3.A.i for New Construction stipulates that materials should 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. Staff finds the proposal consistent with the Guidelines.
- f. **NEW DORMER WINDOW INSTALLATION** – The applicant has proposed to construct a side addition that features a second dormer to match the single dormer on the existing garage with a standing seam metal roof. The addition will also incorporate a new uncovered balcony centered between the two dormers. Guideline 4.A.ii for Additions states that architectural details should be incorporated to complement the architectural style of the original structure. Staff finds the proposal appropriate.
- g. **NEW WINDOWS AND DOORS** – The applicant has proposed to install two windows on the second floor of the east elevation and one dormer window on the front façade of the garage to match existing. The applicant has proposed to install a new door on the second floor of the south elevation and a new garage door to match existing on the west elevation to accommodate a 4-car garage. At this time, the applicant has not provided material specifications for the new windows and doors. Staff finds that the applicant should submit material and product specifications for the proposed windows and doors.
- h. **ARCHITECTURAL DETAILS** – The applicant has proposed to match the addition to the existing structure. Guideline 4.A.ii for Additions states that applicants should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and complement 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 proposal appropriate.
- i. **ADMINISTRATIVE APPROVAL** – The applicant has proposed to modify the existing rear pergola and install a vertical garden structure in the rear yard. This scope of work is eligible for administrative approval and does not require review by the HDRC.

RECOMMENDATION:

Staff recommends approval of the amendment for the construction of an addition to the rear accessory structure based on findings a through i with the following stipulations:

- i. That the applicant submits final window specifications to staff for review and 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.
- ii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without

striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

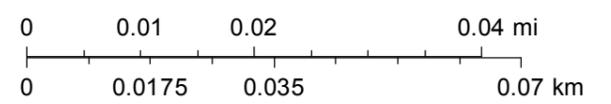
- iii. That the applicant submit all material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant comply with all setback requirements as administered by Zoning and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



August 11, 2021

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514 MADISON	HDRC
APRIL 2, 2021	
DESIGN COOP	



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DESIGN COOP	



514 MADISON	HDRC
APRIL 2, 2021	
DESIGN COOP	

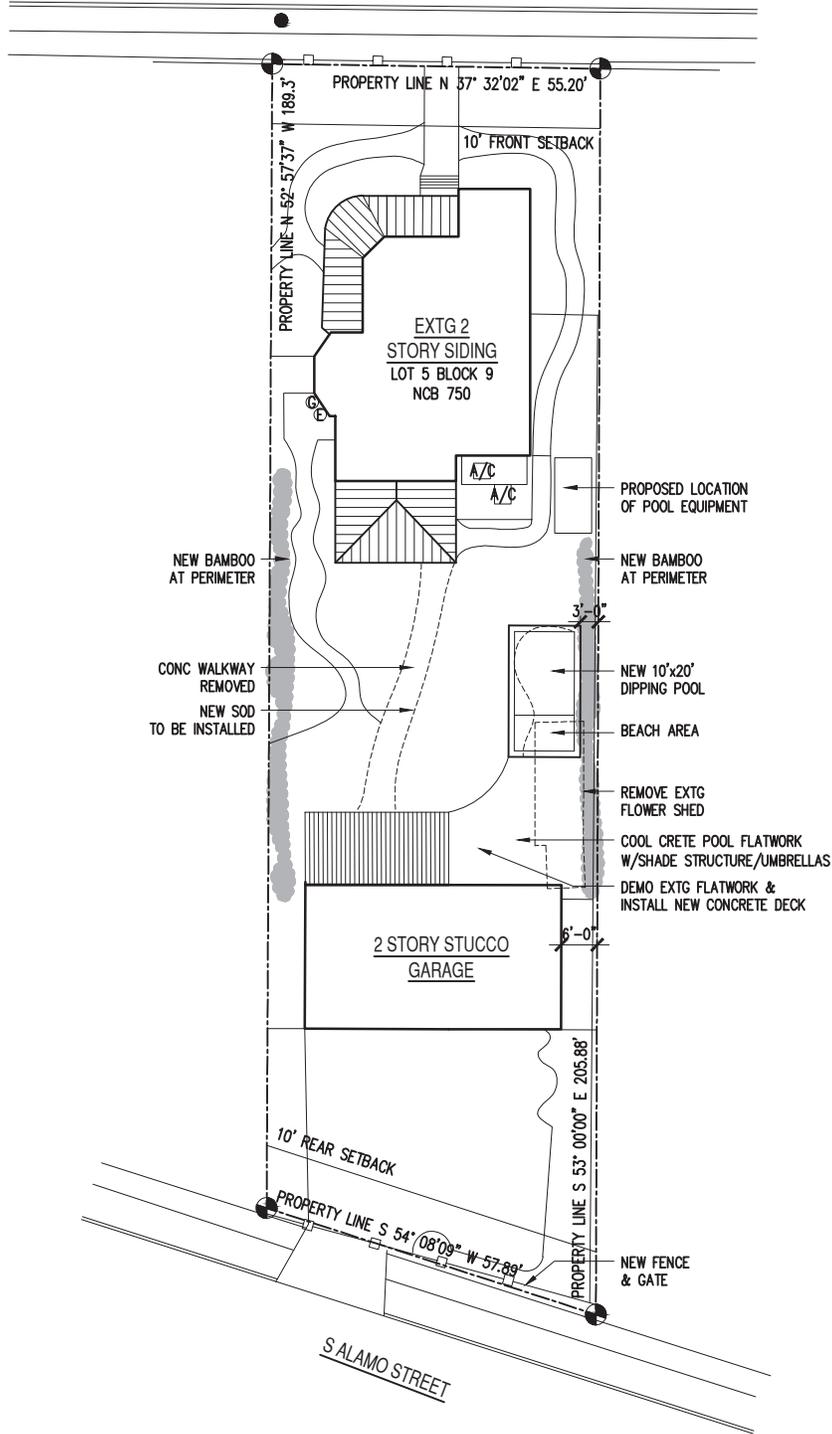


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MADISON

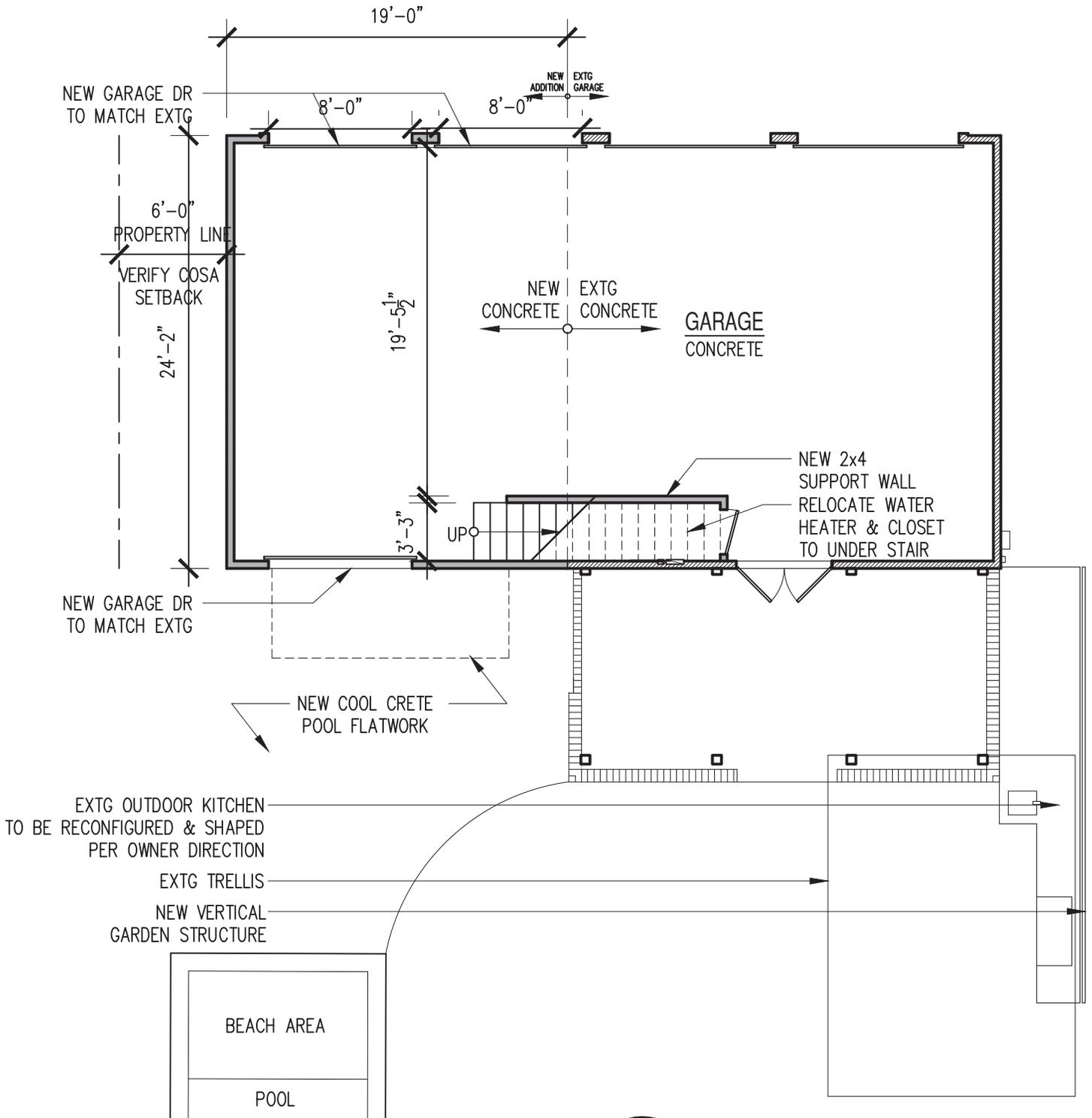


SITE PLAN: PROPOSED

SCALE: 1/32" = 1'-0"



514 KING WILLIAM	HDRC SHEET 1 OF 7
DATE: JULY 30, 2021	
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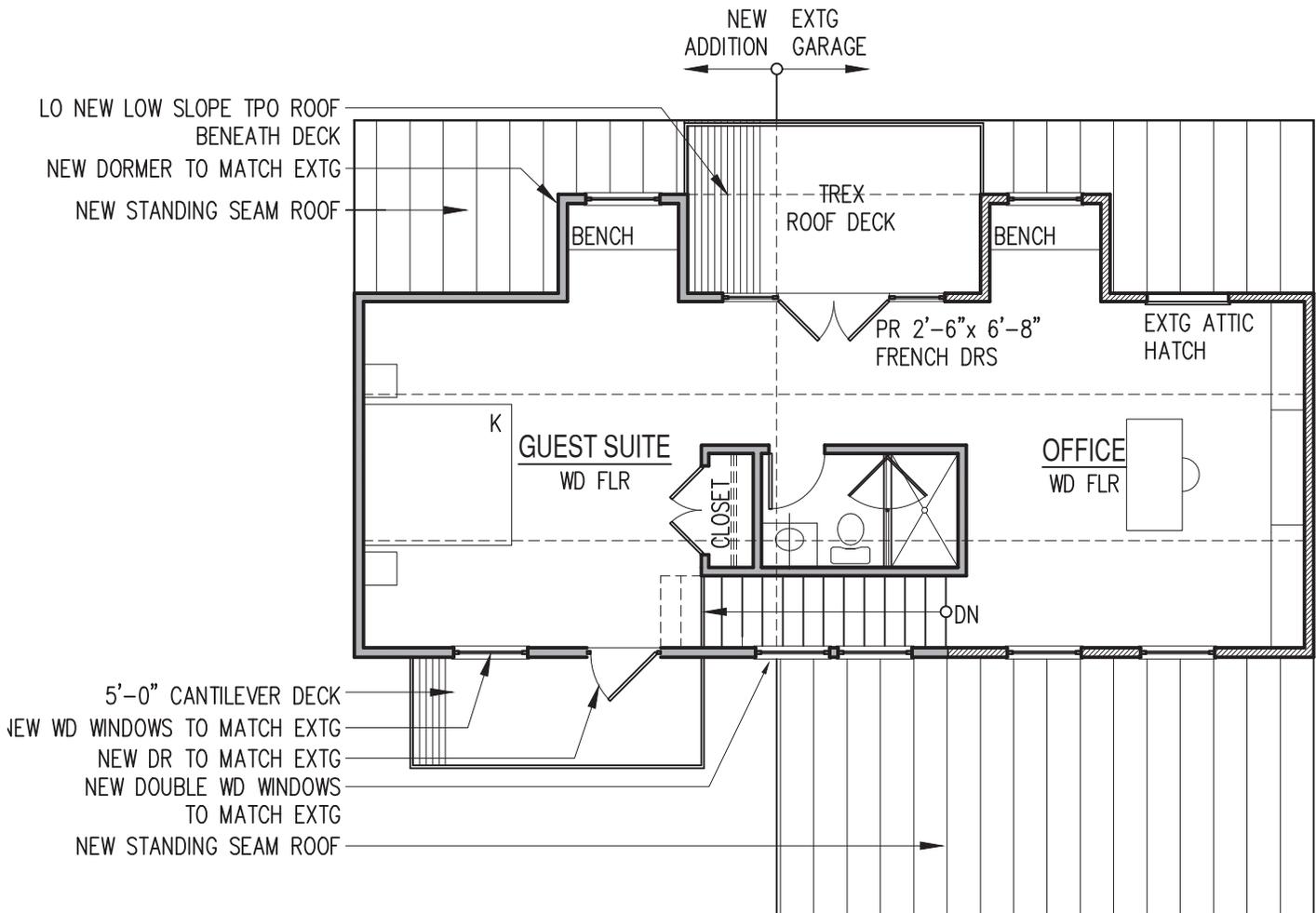


FLOOR PLAN: FIRST LEVEL

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



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DATE: JULY 30, 2021	
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SHEET 2 OF 7	

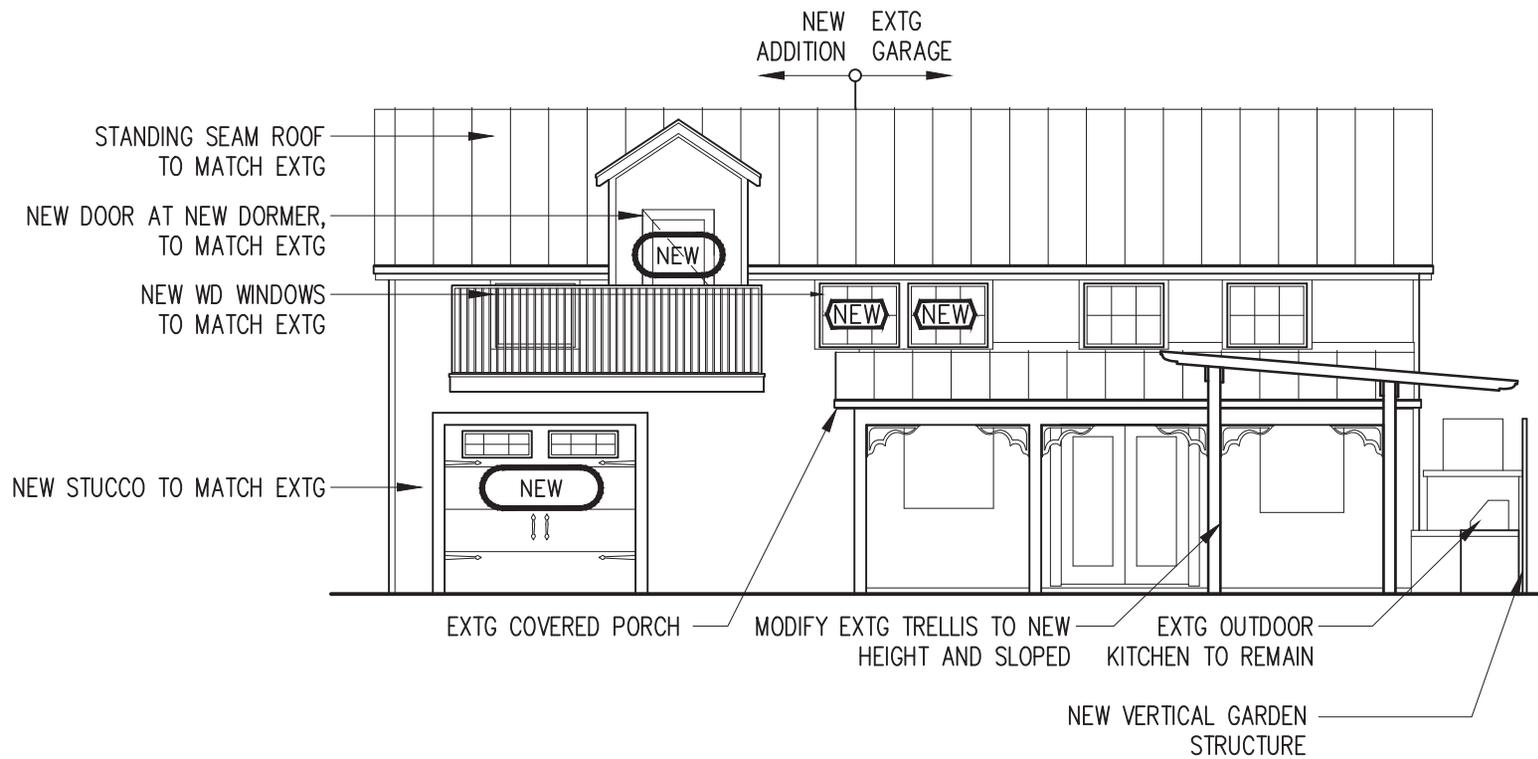


FLOOR PLAN: SECOND LEVEL

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



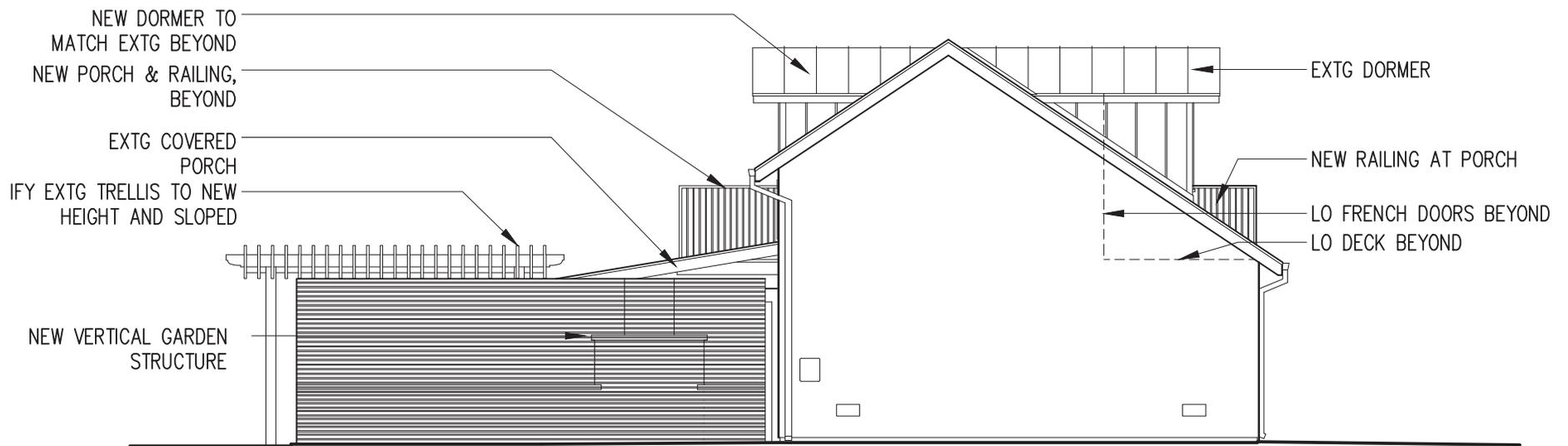
514 KING WILLIAM	HDRC
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EXTERIOR ELEVATION: LOOKING EAST

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

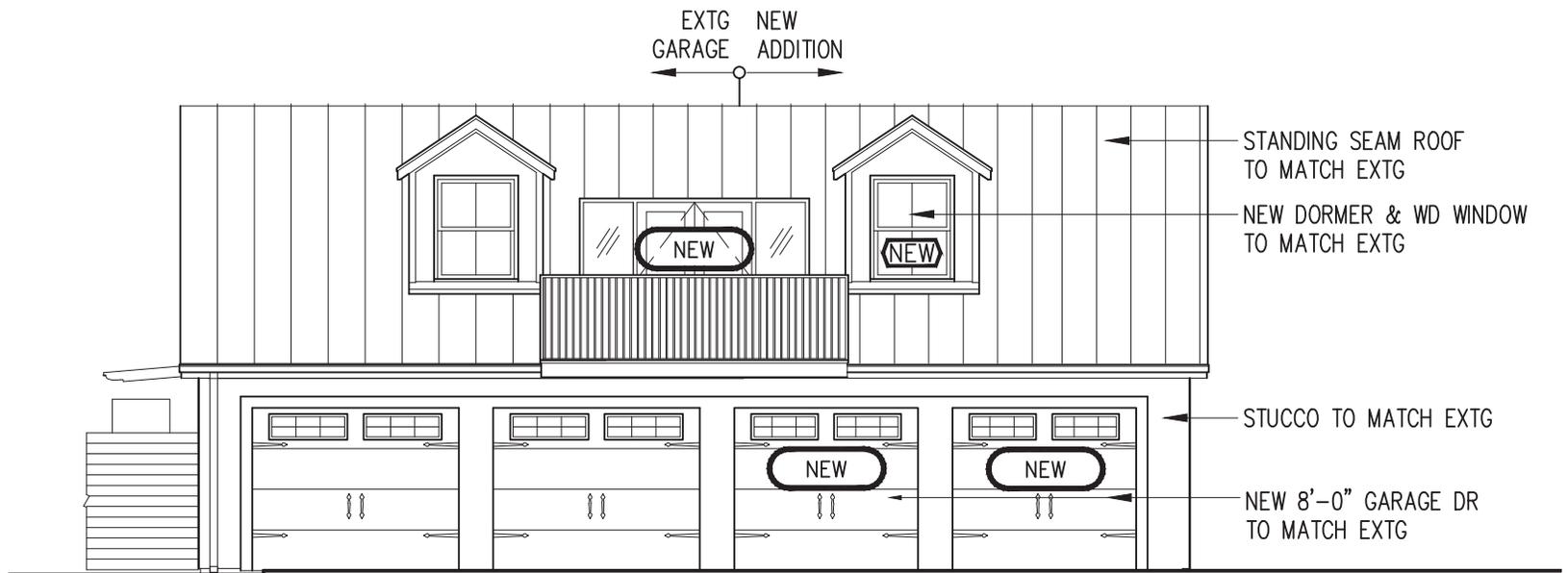
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EXTERIOR ELEVATION: LOOKING NORTH

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

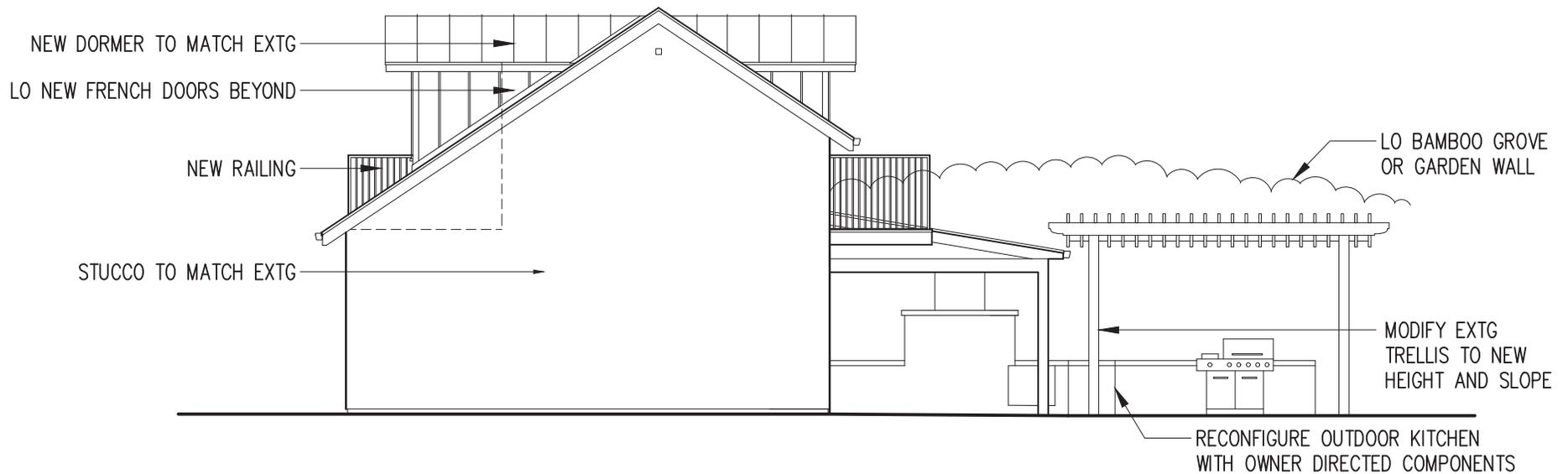
514 KING WILLIAM	HDRC SHEET 5 OF 7
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EXTERIOR ELEVATION: LOOKING WEST

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

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EXTERIOR ELEVATION: LOOKING SOUTH

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

514 KING WILLIAM

DATE: JULY 30, 2021

DESIGN COOP

HDRC

SHEET 7 OF 7