

# HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2024

**HDRC CASE NO:** 2024-164  
**ADDRESS:** 429 MADISON ST  
**LEGAL DESCRIPTION:** NCB 746 BLK 5 LOT 7  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** John Lenz/Lenz Contractors, Inc.  
**OWNER:** Thomas Patterson/PATTERSON THOMAS F & JANE E  
**TYPE OF WORK:** Front porch additions  
**APPLICATION RECEIVED:** April 10, 2024  
**60-DAY REVIEW:** June 9, 2024  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct additions to the existing front stoop to create a full-width front porch.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

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.

*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 Alterations 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.

## **FINDINGS:**

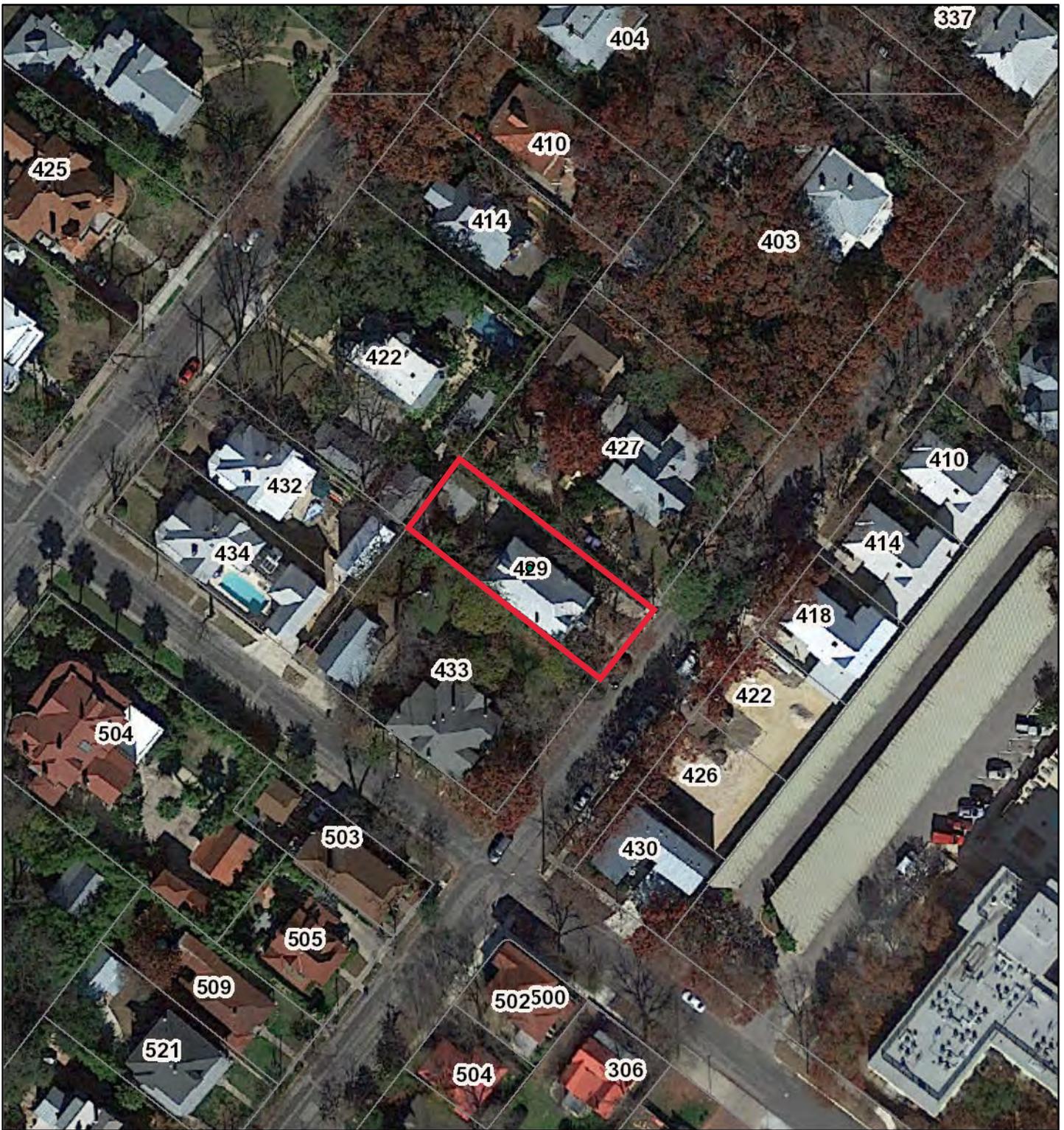
- a. The property at 429 Madison is a two-story residence built c 1918, with the original two-story front porch infilled by an unknown date. The property first appears in city directories in 1918 as a duplex addressed 429 and 431 Madison. It first appears on Sanborn Fire Insurance maps in 1931, with two-story front and back porches. The front porch was enclosed with cinderblocks, per a 1983 survey of the King William neighborhood. The property is clad predominately in wood 117 siding, and has a hipped standing seam metal roof with front-facing gable and dormer. There is a Colonial Revival-style stoop under a small extruding gable with round tapered columns. Windows are predominately one-over-one and wood, with metal casement windows on the porch infill. The property contributes to the King William Historic District.
- b. **ADMINISTRATIVE APPROVAL:** The applicant's request included reconstruction of a rear patio with new roof to match the previously existing footprint. This scope of work is eligible for administrative review and approval and does not require review by the HDRC.
- c. **FRONT PORCH ADDITION:** The applicant requests approval to construct additions to the existing front stoop to create a full-width front porch. Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i says do not add new porches, balconies, or porte-cocheres where not historically present. An addition of a new porch to a front facade would not typically conform to the Guidelines. However, staff finds there is a significant loss of original materials and design elements at the front facade, and a compatible front porch design may be appropriate in this instance.

## **RECOMMENDATION:**

Staff recommends approval of the applicant's request to construct additions to the existing front stoop to create a full-width front porch based on findings a through c, with the following stipulations:

- i. That the applicant installs 1"x3" wood tongue and groove flooring for the patio, installed perpendicular to the facade.
- ii. That the applicant installs wood lattice to match existing skirting rather than the brick proposed.
- iii. That the applicant submits a porch railing detail to staff for review prior to the issuance of a Certificate of Appropriateness.

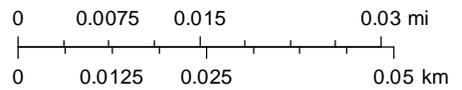
# City of San Antonio One Stop



April 22, 2024

1:1,000

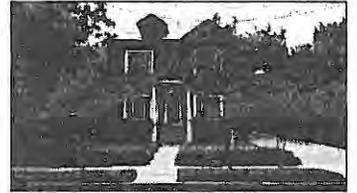
- CoSA Addresses
- Recorded Plats
- Community Service Centers
- Preliminary Plats
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels





13300 Old Blanco Rd #301  
San Antonio, TX 78216  
(210)369-9509

BORROWER/OWNER: COMPASS BANK  
ADDRESS: 489 MADISON STREET  
CITY, STATE, ZIP: SAN ANTONIO, TX 78204  
TITLE COMPANY: ---  
OF NUMBER: ---



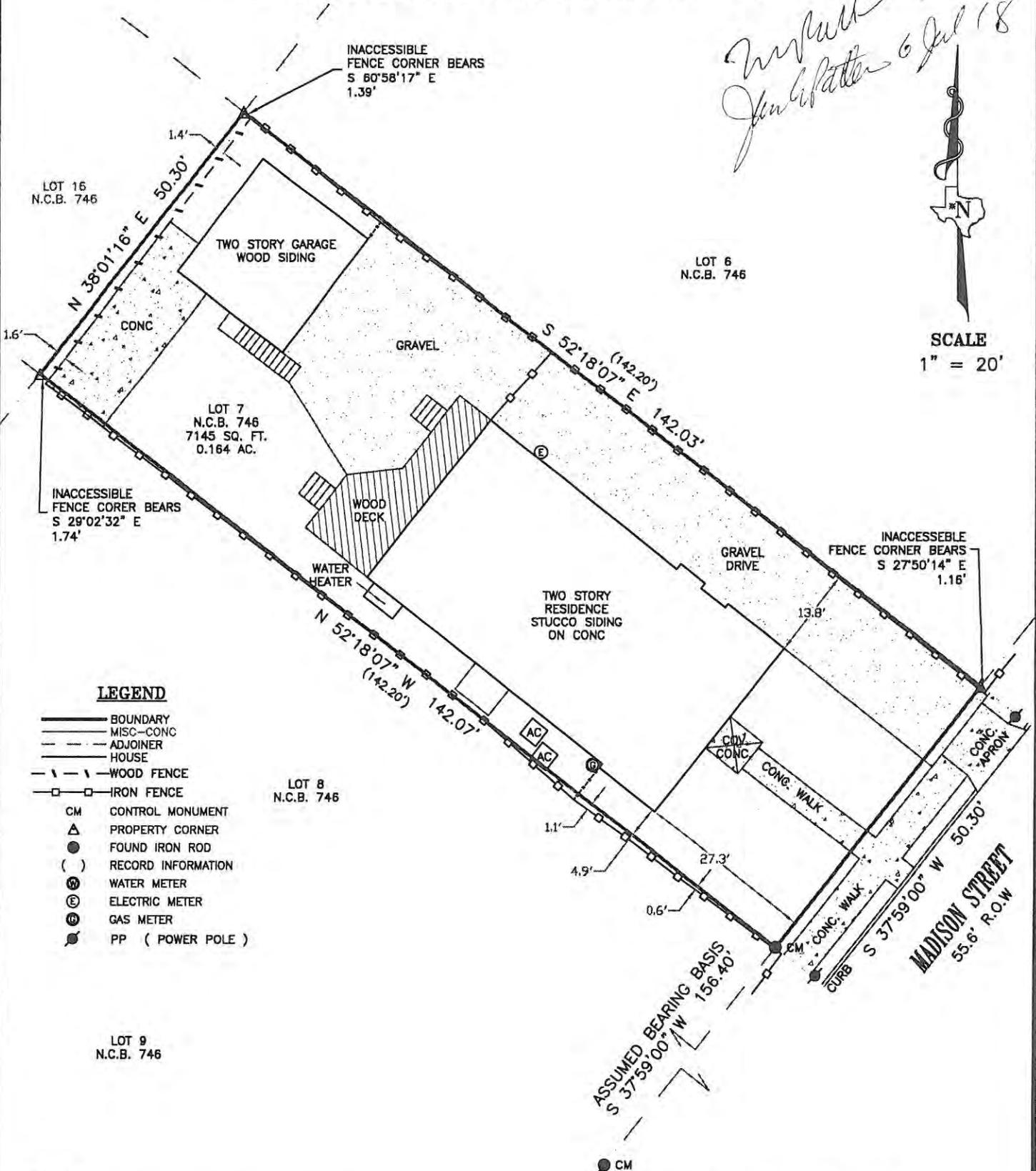
**LEGAL DESCRIPTION**

IDI 7, BLOCK 5, NEW CITY BLOCK 746, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

*Handwritten notes:*  
7/6/18  
Janifatter 6 Jul 18



SCALE  
1" = 20'



**LEGEND**

- BOUNDARY
- MISC-CONC
- - - ADJOINER
- HOUSE
- - - WOOD FENCE
- IRON FENCE
- CM CONTROL MONUMENT
- ▲ PROPERTY CORNER
- FOUND IRON ROD
- ( ) RECORD INFORMATION
- ⊙ WATER METER
- ⊕ ELECTRIC METER
- ⊙ GAS METER
- ⊙ PP ( POWER POLE )

**NOTES**

1. FIELD BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE RELATIVE POSITION OF THE NORTH ARROW SHOWN ON THE MAP OF NEW CITY BLOCK 746, ON FILE WITH THE CITY OF SAN ANTONIO ENGINEER'S OFFICE.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

X  
X

ACCORDING TO FEMA MAP NO.48029C0415G WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



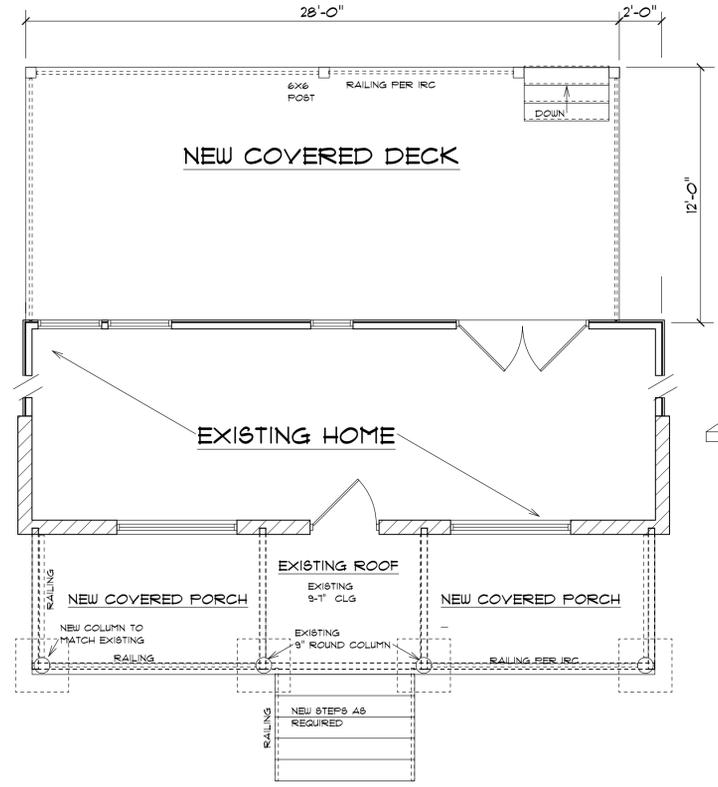
CAESAR A. GARCIA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5904

*Handwritten signature of Caesar A. Garcia*

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**EXISTING  
RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**EXISTING  
FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED  
RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

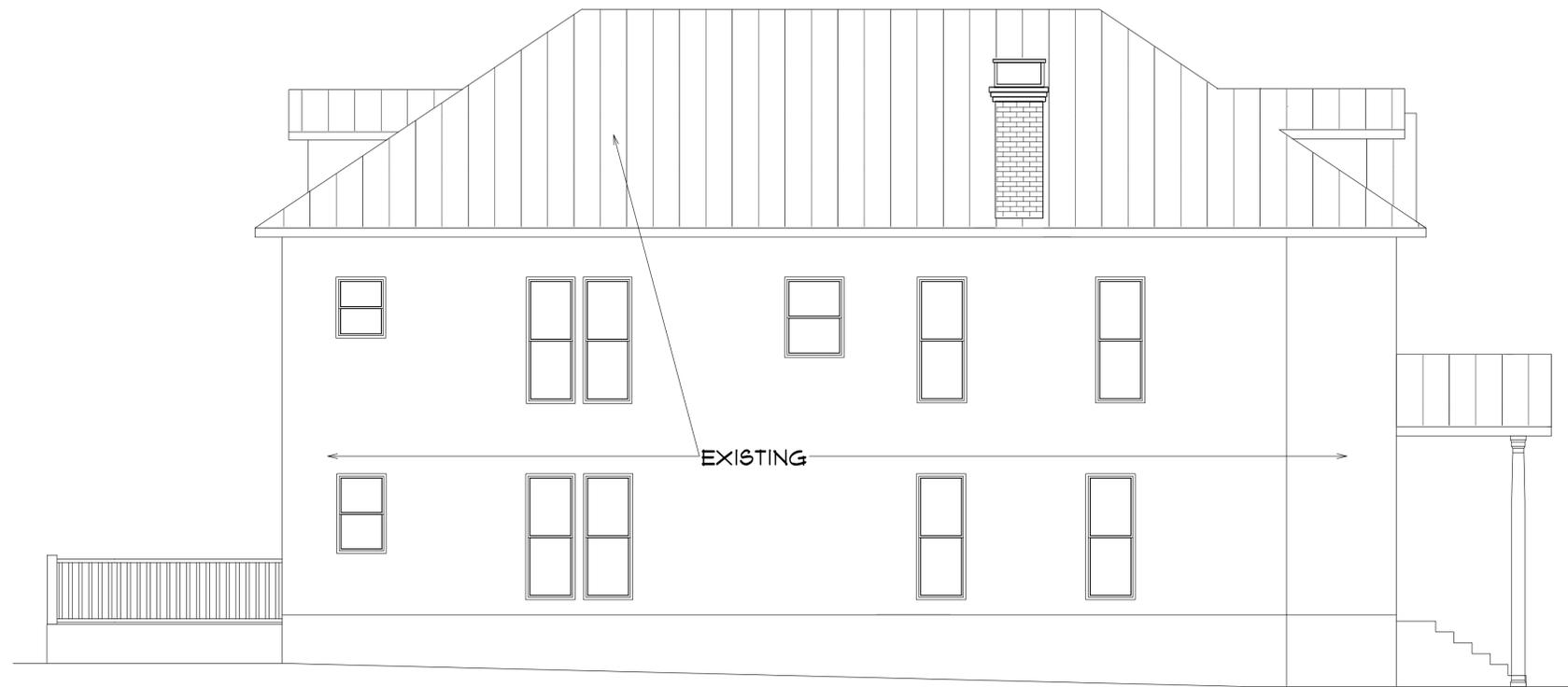
BUILDER / CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. PRISTINE DESIGNS IS NOT LIABLE FOR ERRORS. LICENSED FOR A ONE TIME BUILD.  
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**PATTERSON RESIDENCE**  
429 MADISON, SAN ANTONIO, TX. 78204

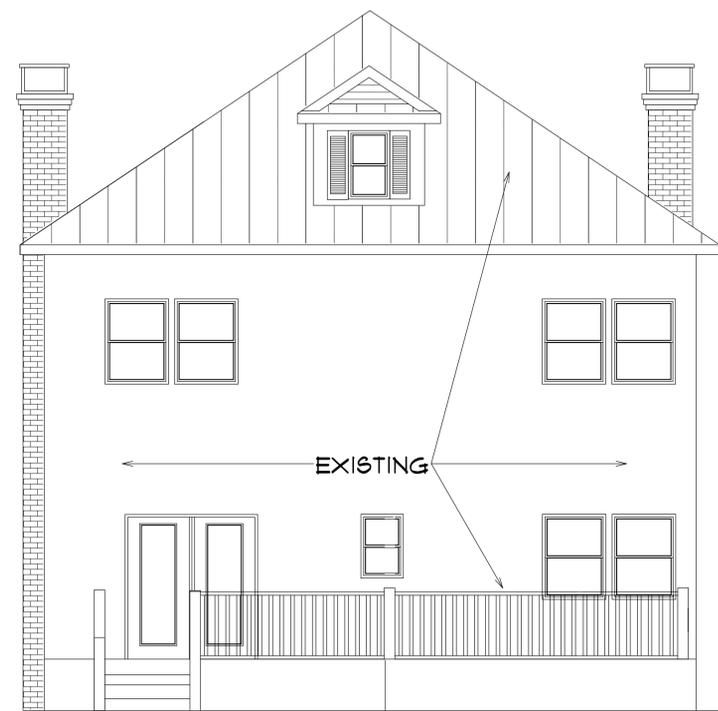
**PRISTINE DESIGNS**  
ELLIOTT LUKASIK 210-667-9060  
pristineplans.com

1/2

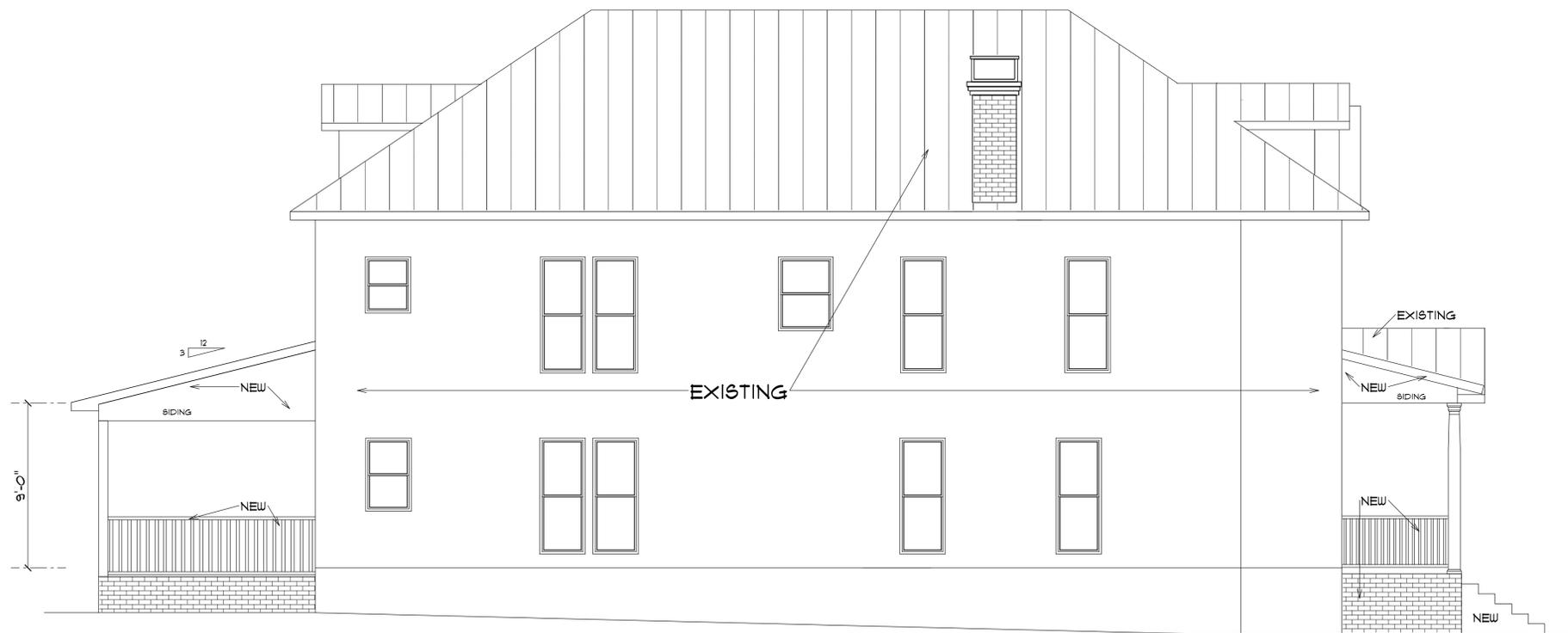
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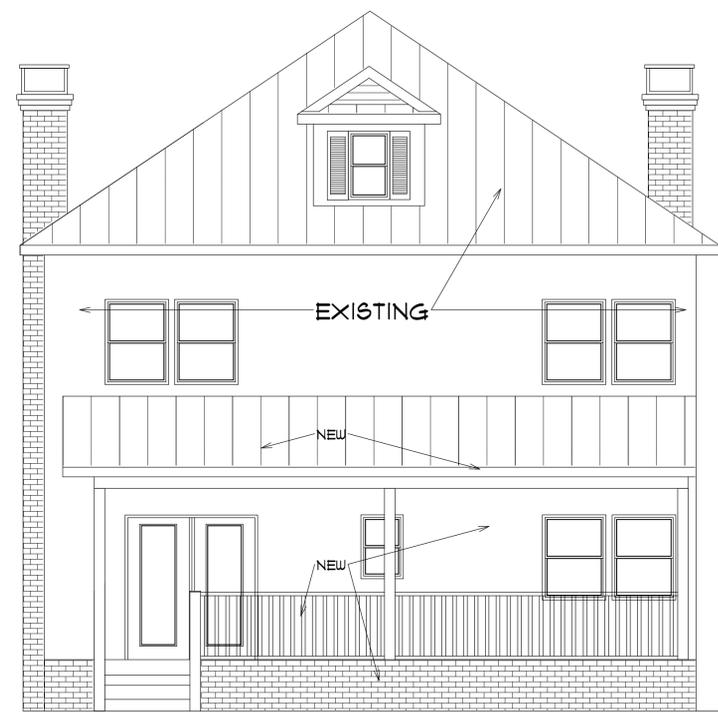
**EXISTING  
LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING  
REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED  
LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED  
REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**PATTERSON RESIDENCE**  
429 MADISON, SAN ANTONIO, TX. 78204

**PRISTINE DESIGNS**  
ELLIOTT LUKASIK 210-667-9060  
pristineplans.com













# Lenz

## **Work Description**

Front Elevation: Front Porch Roof Cover and Deck (see plans.) Restoration to original design built in 1899.

Rear Elevation: Add porch roof cover over existing deck.

**HISTORIC AND DESIGN REVIEW COMMISSION**

March 21, 2007

Agenda Item No: 8

**HDRC CASE NO:** 2007-068  
**IDENTIFIER:**  
**ADDRESS:** 429 Madison  
**LEGAL DESCRIPTION:** NCB 746 BLK 5 LOT 7  
**ZONING:** "RM-4 H HS"  
**PUBLIC PROPERTY:**  
**COUNCIL DISTRICT:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** W. L. Wells Residence - Historic Significance Landmark  
**APPLICANT:** Nored Architecture  
**OWNER:** Frederic Wile  
**TYPE OF WORK:** Exterior Renovations - Garage and Main House

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Conceptual Approval to:

- 1) Add wrought iron decorative fence and gate
- 2) Remodel and add additional square footage to existing two story one car garage.
- 3) Re-paint existing garage with the following colors:
  - a) Main walls (original board & batten) - Rice grain (light tan)
  - b) Main walls (addition woods siding) - Nacre (cream)
  - c) Trim - Divine White
  - d) Porch soffits - Languid blue
  - e) Wood window sashes - Bitter Chocolate (dark brown)
- 4) Re-roof existing garage with a standing seam metal roof.
- 5) Remodel the front of the house to include replacing porch, adding a skirt trim and replacing windows with wood double-hung windows.

The accompanying exhibits provide additional information.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

**CASE COMMENTS:**