

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2024-046
ADDRESS: 509 MADISON ST
LEGAL DESCRIPTION: NCB 749 BLK 8 LOT 3 EXC N IRR 7.13 FT AND EXC W IRR 2.5 FT
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Christopher D Rocha | Master Contracting
OWNER: Bicosalventures LLC
TYPE OF WORK: Fenestration modifications and rear addition construction
APPLICATION RECEIVED: January 19, 2024
60-DAY REVIEW: March 19, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Modify the fenestration of the front façade.
2. Construct a two-story rear addition with a single-story extension at the rear.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- 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.
- Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- 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.

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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 roof 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 509 Madison is a one-story, duplex constructed c. 1922 and first appears on the 1931 Sanborn map. The property features a centrally located chimney, two front doors, wood windows, and a standing seam metal roof. This property contributes to the King William Historic District.
- b. **FRONT FAÇADE MODIFICATIONS** – The applicant is requesting approval to infill two exterior front doors and install one centered front door. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings and avoid filling in historic door or window openings. Maintenance and Alterations 6.A.ii. states to preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures. Staff finds the infilling of the front doors does not conform to guidelines.
- c. **REAR ADDITIONS (LOT COVERAGE)** – The applicant has proposed to construct an approximately 1,129-square-foot combined, one- and two-story rear addition. According to the Historic Design Guidelines, the building footprint for new construction should be limited 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. The lot is 7,590 sqft, proposed addition's footprint is approximately 379 sqft, and the existing building footprint is 1,716 sqft. A building footprint should respond to the size of the lot. Staff finds that the size of the proposed addition is generally appropriate.

- d. REAR ADDITIONS (ROOF FORM) – The applicant has proposed to install a hipped roof form for the rear addition. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form conforms to guidelines.
- e. REAR ADDITIONS (ROOF MATERIAL) – The applicant has proposed to install a standing seam metal roof on the proposed rear addition. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as historic metal roofs. Staff finds the proposed roof material conforms to guidelines.
- f. REAR ADDITIONS (MATERIALS) – The applicant is requesting approval to install lapped siding matching the existing structure. Additions 3.A.i. states to 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 and that 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. Staff finds the proposed siding conforms to guidelines.
- g. REAR ADDITIONS (ARCHITECTURAL DETAILS) – The applicant is requesting approval to construct a one- and two-story rear addition. Additions 4.A.ii states additions should 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. Additions 4.A.iii states applicants should 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. Additions 2.A.v recommends that for side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds the proposed rear addition's architectural details generally appropriate.
- h. REAR ADDITIONS (MATERIALS: NEW WINDOWS & DOORS) – The applicant has proposed to install wood windows on the rear addition and have not specified door material. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds the material proposed for the rear addition's windows generally appropriate; however, the applicant must provide staff window and door specifications for review.
- i. REAR ADDITION (ONE-STORY: MASSING & FOOTPRINT) – The applicant has proposed to construct a one- and two-story rear addition with an added footprint of approximately 379 sqft. The existing primary structure is a 1-story, duplex structure. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states 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. Staff finds the first story of the rear addition conforms to guidelines.
- j. REAR ADDITION (ONE-STORY: NEW WINDOWS & DOORS: SIZE AND PROPORTION) – The applicant is requesting approval to install on the first story of the proposed rear addition a pair of sliding wood doors on the left elevation and two one-over-one windows on the rear elevation. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed windows generally appropriate. Staff finds the installation of the proposed sliding wood doors generally appropriate.
- k. REAR ADDITION (ONE-STORY: RELATIONSHIP OF SOLIDS AND VOIDS) – According to the Historic Design Guidelines, new construction should 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. 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. Staff finds the proposed fenestration pattern does not conform to guidelines.
- l. REAR ADDITION (TWO-STORY: MASSING & FOOTPRINT) – The applicant has proposed to construct a one- and two-story rear addition. The second story will add approximately 750 sqft. The existing primary structure is a 1-story, duplex structure. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 1.B.v. states that 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, and the addition height should never

be so contrasting as to overwhelm or distract from the existing structure. Additions 2.B.iv states 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. Staff finds the proposed second story of the rear addition generally appropriate.

- m. **REAR ADDITION (TWO-STORY: NEW WINDOWS & DOORS: SIZE AND PROPORTION)** – The applicant is requesting approval to install on the second story of the proposed rear addition three clerestory windows on the front elevation; two one-over-one windows on the rear elevation; one one-over-one window on the left elevation; and a pair of patio doors, a sliding clerestory window, and two one-over-one windows on the right elevation. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the installation of the proposed patio doors generally appropriate. Staff finds the proposed one-over-one windows generally appropriate. Staff finds the proposed clerestory windows does not conform to guidelines.
- n. **REAR ADDITION (TWO-STORY: RELATIONSHIP OF SOLIDS AND VOIDS)** – According to the Historic Design Guidelines, new construction should 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. 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. Staff finds the proposed fenestration pattern on the second story does not conform to guidelines.
- o. **REAR ADDITION (TWO-STORY: BALCONY)** – The applicant is requesting approval to construct a balcony attached to the proposed second story addition’s right elevation measuring approximately 49 sqft. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 1.B.v. states that 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, and the addition height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the construction of a second story balcony generally appropriate.

RECOMMENDATION:

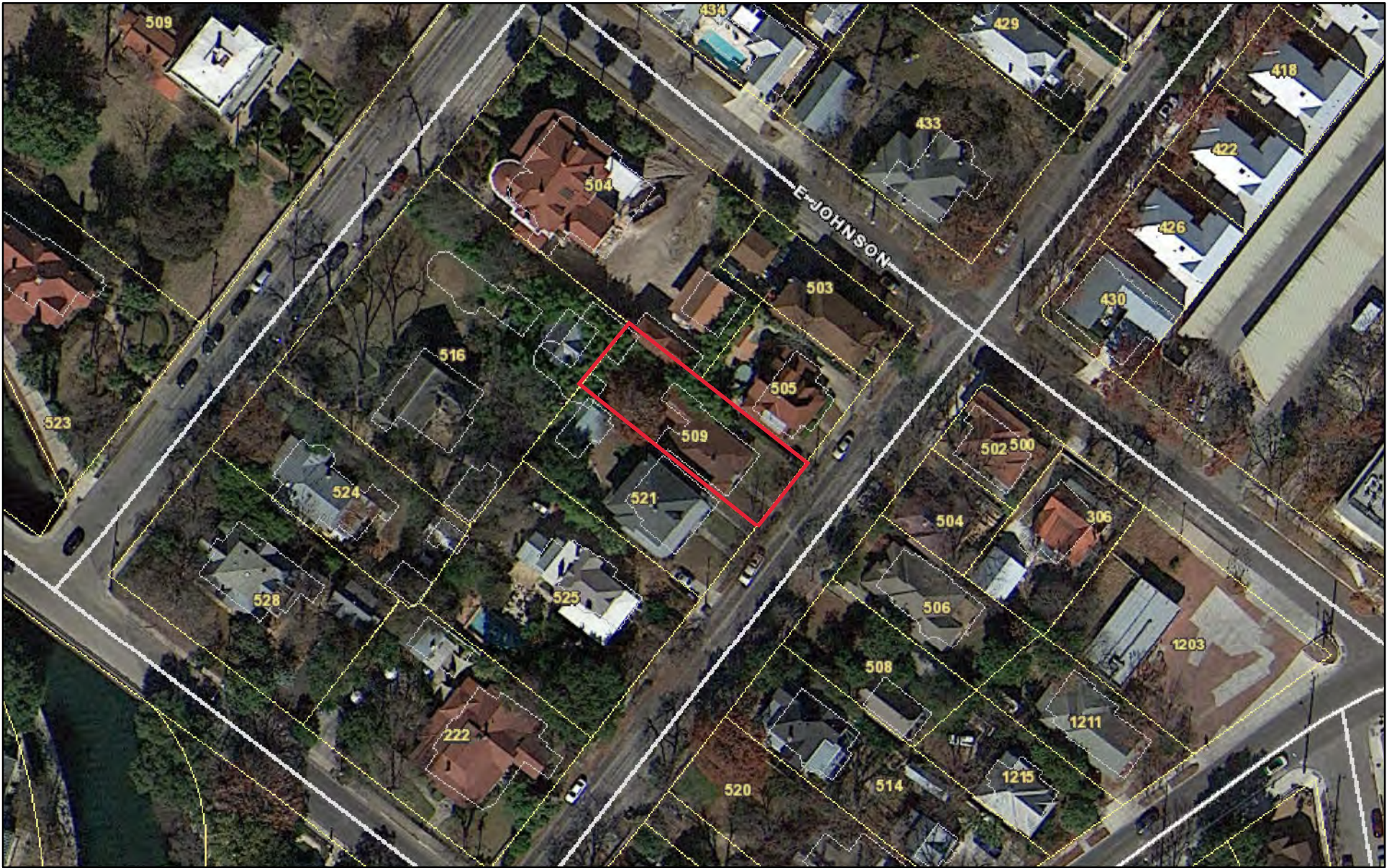
Staff does not recommend approval of item 1, based on findings a and b. Staff recommends the applicant retain the existing front fenestration.

Staff recommends approval of item 2, based on findings a and c through o, with the following stipulations:

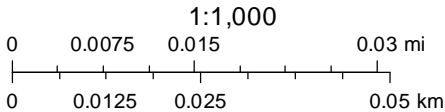
- i. That the applicant use wood lapped siding for the addition to match the existing siding condition found on the structure.
- ii. That the applicant install a fully wood window that meet staff’s standard window stipulations and submits updated specifications to staff for review and approval. The windows 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.
- iii. 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 match the current finish or 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. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- iv. That the applicant provide door specifications to staff for review.

- v. That the applicant incorporate traditional window openings and additional fenestration on the front, left, right, and rear elevations and submit revised construction documents for review by staff.
- vi. That the applicant meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



January 29, 2024













509 Madison

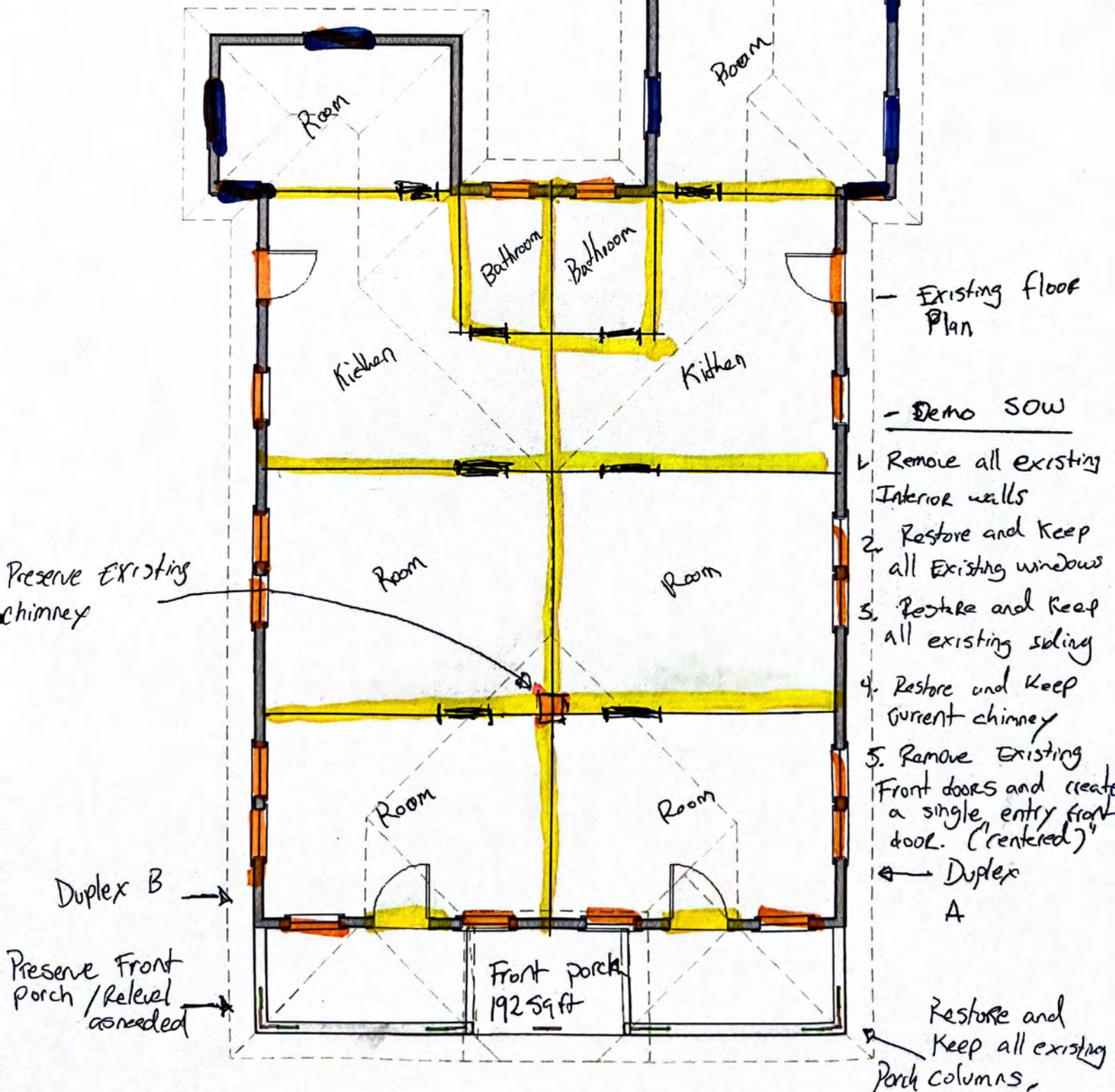
 - Chimney

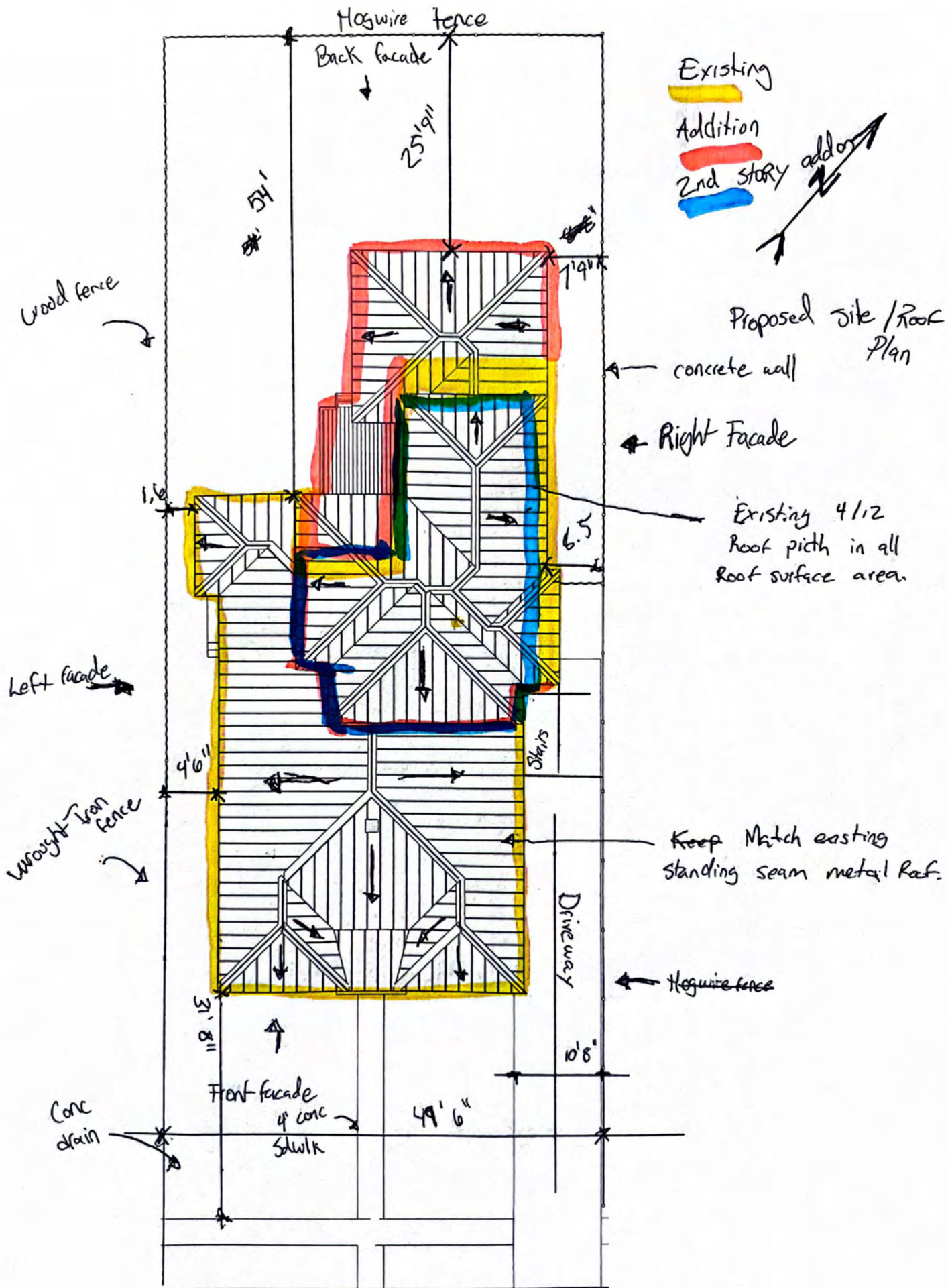
 - Demo

 - wood windows/wood door

 - Aluminum windows/Aluminum sliding door

Existing sqft is 1717 sqft





| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 32°00'00" W | 49.49' |
| L2 | S 37°53'29" W | 49.49' |
| L3 | N 32°00'00" E | 45.13' |
| L4 | N 37°53'29" E | 45.13' |

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS
SOUTH CENTRAL ZONE, NAD 83.

The survey is hereby accepted with the
discrepancies, conflicts, or shortages in area or
boundary lines, encroachments, protrusions, or
overlapping of Improvements shown.

X _____

X _____

LEGEND

These standard symbols will
be found in the drawing.

- BOUNDARY LINE
CHAINLINK FENCE
WOOD FENCE
WROUGHT IRON FENCE
HOG WIRE FENCE
OVERHEAD ELECTRIC
SET IRON ROD
CALCULATED POINT
FOUND IRON ROD
FOUND MAG NAIL
WATER METER
ELECTRIC METER
GAS METER
DROP POLE
(DEED) RECORDED ON DEED
(F.M.) FIELD MEASURED

GEORGE AND NERIZA
SIMOR REVOCABLE TRUST
CALLED 0.5361 ACRES TRACT
(DOC. NO. 20200020764)

L4 (F.M.)

L3 (DEED)

ADJ.
BUILDING

GEORGE AND NERIZA
SIMOR REVOCABLE TRUST
CALLED 0.147 ACRES
(DOC. No. 20200020765)

6360 SQ. FT.
0.146 ACRES

HONG DENG &
CONNIE CHENG
CALLED 0.156 ACRES TRACT
(VOL. 13041, PG. 277)

WOOD
FENCE

N 51°06'53" W 134.45'

N 57°11'52" W 135.08' (DEED)

1.7'

13.4'

8.4'

2.5'

10.0'

40.1'

COVERED
CONC. STOOP

ONE STORY
SIDING
& FRAME

COVERED
PORCH

31.9'

4' CONC.
SDWLK.

31.5'

CONC.
DRAIN

WROUGHT
IRON FENCE

N 48°33'40" W 0.76'

FROM FNC. POST

4' CONC.
SDWLK.

L1 (DEED)

L2

WM
CONC.
DRVWY.

CURB

(103.98')

103.98'

FND.
1/2"
I.R.

MADISON ST.

(55.6' R.O.W.-PER N.C.B. MAP)

(A.K.A. MADISON)

LOT 6

LOT 5

LOT 10

LOT 9

LOT 8

LOT 7

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LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

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LOT 10

LOT 9

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LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

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LOT 4

LOT 3

LOT 2

LOT 1

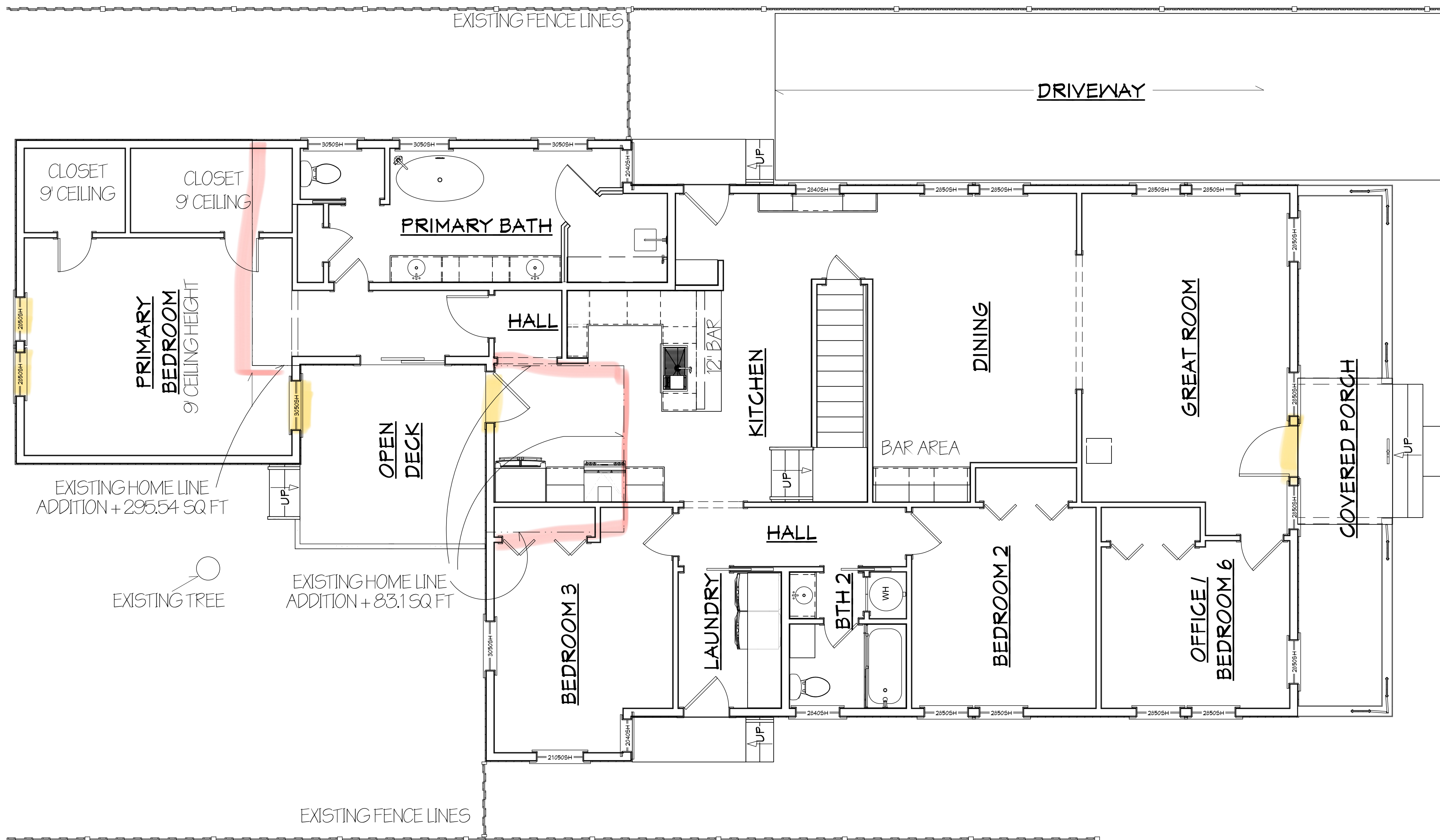
LOT 10

LOT 9

LOT 8

LOT 7

LOT 6



| AREA DESCRIPTION: | SQ. FT. | TOTAL: |
|---------------------------------------|---------|--------|
| FIRST FLOOR - LIVING - EXISTING + NEW | 2285.36 | |
| SECOND FLOOR - LIVING - NEW | 700.09 | |
| FRONT PORCH - EXISTING | 179.54 | |
| DECK - NEW CONSTRUCTION | 123.16 | |
| BALCONY - NEW CONSTRUCTION | 49.22 | |
| SIDE PORCH - LEFT - EXISTING | 22.75 | |
| SIDE PORCH - RIGHT - EXISTING | 22.75 | |

SHEET TITLE:
**FIRST FLOOR
PRELIMINARY**

PROJECT DESCRIPTION:
**509 MADISON ST - SATX
REMODEL / REDESIGN**

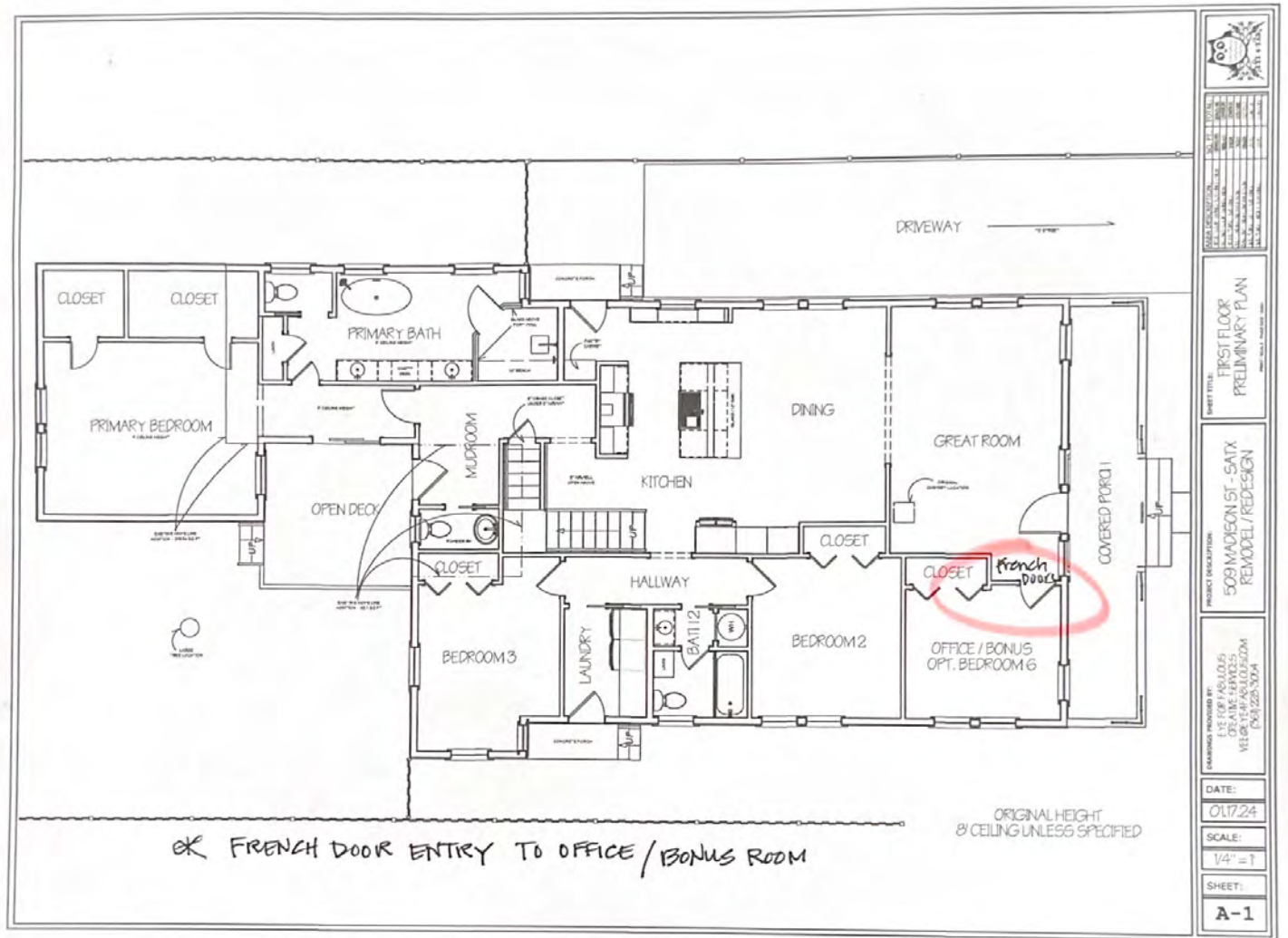
DRAWINGS PROVIDED BY:
**EYE FOR FABULOUS
CREATIVE SERVICES
VEE@EYEFABULOUS.COM
(361) 228-3054**

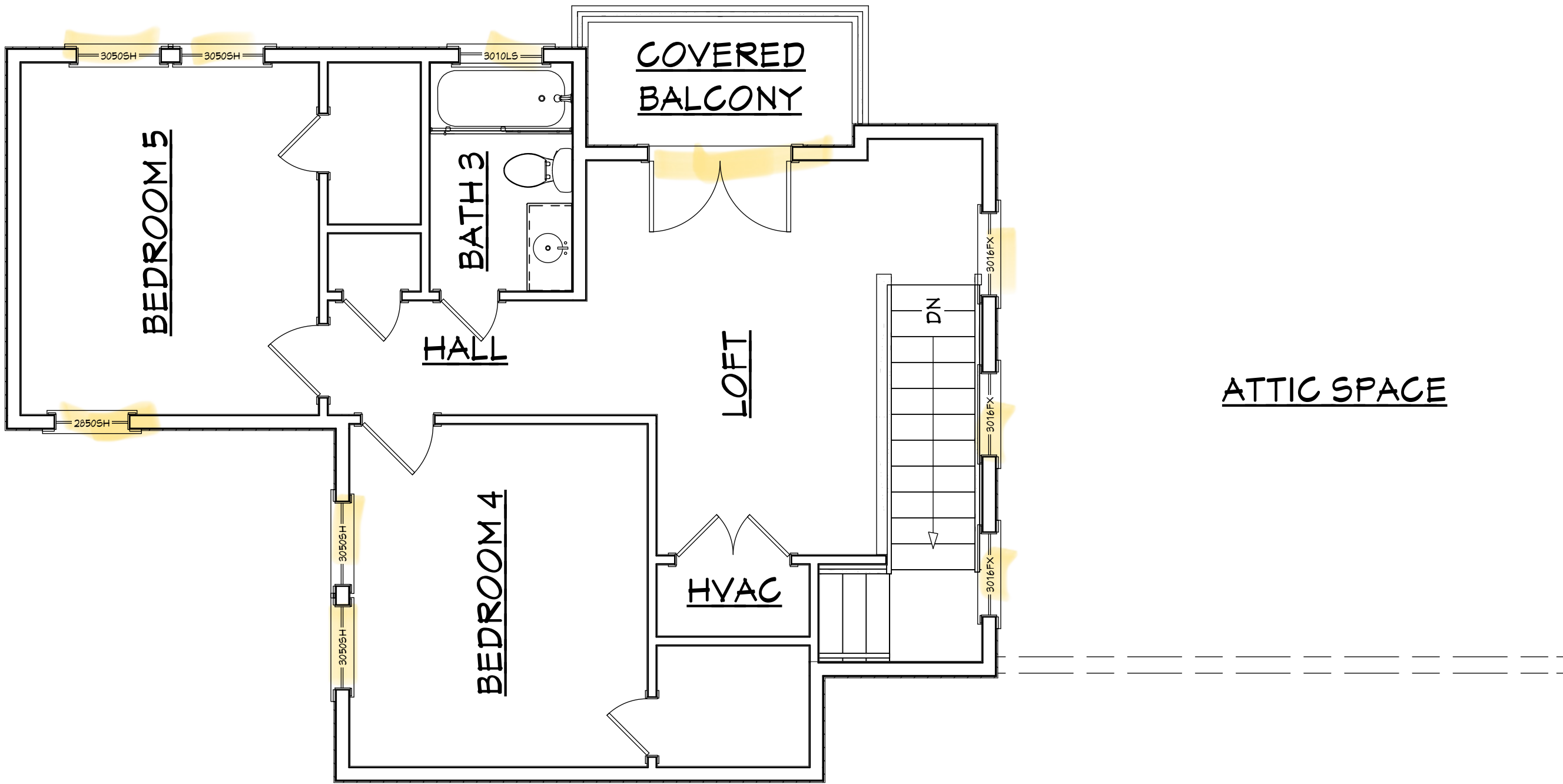
DATE:
01.19.24

SCALE:
1/4" = 1'

SHEET:
A-1

8' CEILING HEIGHT
UNLESS NOTED





| WINDOW SCHEDULE | | |
|-----------------|----------------------|-----|
| FLOOR | TYPE | QTY |
| 1 | 32"x60" Single Hung | 14 |
| 1 | 32"x48" Single Hung | 2 |
| 1 | 36"x60" Single Hung | 5 |
| 1 | 34"x60" Single Hung | 1 |
| 1 | 24"x48" Single Hung | 2 |
| 2 | 36"x60" Single Hung | 4 |
| 2 | 36"x12" Left Sliding | 1 |
| 2 | 36"x18" Fixed Glass | 3 |
| 2 | 32"x60" Single Hung | 1 |

8' CEILING HEIGHT
UNLESS NOTED



| AREA DESCRIPTION: | SQ. FT. | TOTAL: |
|---------------------------------------|---------|--------|
| FIRST FLOOR - LIVING - EXISTING + NEW | 2285.36 | |
| SECOND FLOOR - LIVING - NEW | 700.09 | |
| FRONT PORCH - EXISTING | 179.54 | |
| DECK - NEW CONSTRUCTION | 123.16 | |
| BALCONY - NEW CONSTRUCTION | 49.22 | |
| SIDE PORCH - LEFT - EXISTING | 22.75 | |
| SIDE PORCH - RIGHT - EXISTING | 22.75 | |

SHEET TITLE:
SECOND FLOOR
PRELIMINARY

PROJECT DESCRIPTION:
509 MADISON ST - SATX
REMODEL / REDESIGN

DRAWINGS PROVIDED BY:
EYE FOR FABULOUS
CREATIVE SERVICES
VEE@EYEFABULOUS.COM
(361) 228-3054

DATE:
01.19.24

SCALE:
1/4" = 1'

SHEET:
A-2



FRONT VIEW



BACK VIEW



| AREA DESCRIPTION: | SQ. FT. | TOTAL: |
|---------------------------------------|---------|---------|
| FIRST FLOOR - LIVING - EXISTING + NEW | 2285.36 | 2285.36 |
| SECOND FLOOR - LIVING - NEW | 70.09 | 2355.45 |
| FRONT PORCH - EXISTING | 179.54 | 3045.00 |
| DECK - NEW CONSTRUCTION | 123.16 | 3168.16 |
| BALCONY - NEW CONSTRUCTION | 49.22 | 3217.38 |
| SIDE PORCH - LEFT - EXISTING | 22.75 | 3240.13 |
| SIDE PORCH - RIGHT - EXISTING | 22.75 | 3262.88 |

SHEET TITLE:
ELEVATION VIEWS
PRELIMINARY

PROJECT DESCRIPTION:
509 MADISON ST - SATX
REMODEL / REDESIGN

DRAWINGS PROVIDED BY:
EYE FOR FABULOUS
CREATIVE SERVICES
VEE@EYEFABULOUS.COM
(361) 228-3054

DATE:

01.19.24

SCALE:

1/4" = 1'

SHEET:

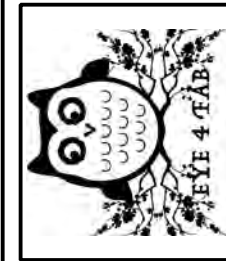
EL-1



LEFT SIDE VIEW



RIGHT SIDE -
DRIVEWAY



| AREA DESCRIPTION: | SQ. FT. | TOTAL: |
|---------------------------------------|----------|----------|
| FIRST FLOOR - LIVING - EXISTING + NEW | 2,000.36 | 2,000.36 |
| SECOND FLOOR - LIVING - NEW | 700.09 | 2,700.45 |
| FRONT PORCH - EXISTING | 179.54 | 3,040.09 |
| DECK - NEW CONSTRUCTION | 123.16 | 3,163.25 |
| BALCONY - NEW CONSTRUCTION | 49.22 | 3,212.47 |
| SIDE PORCH - LEFT - EXISTING | 22.75 | 3,235.22 |
| SIDE PORCH - RIGHT - EXISTING | 22.75 | 3,257.97 |

SHEET TITLE:
ELEVATION VIEWS
PRELIMINARY

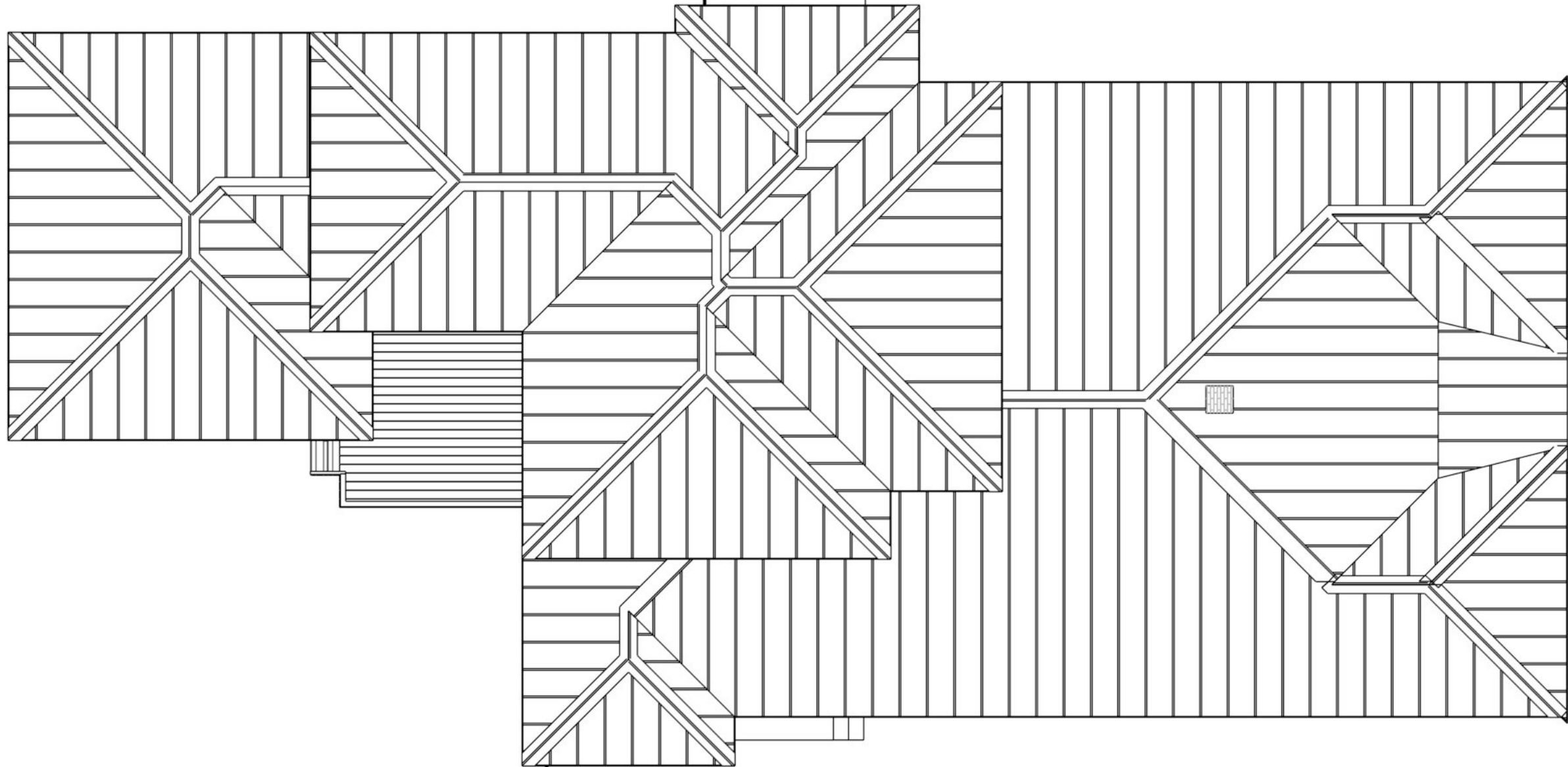
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REMODEL / REDESIGN

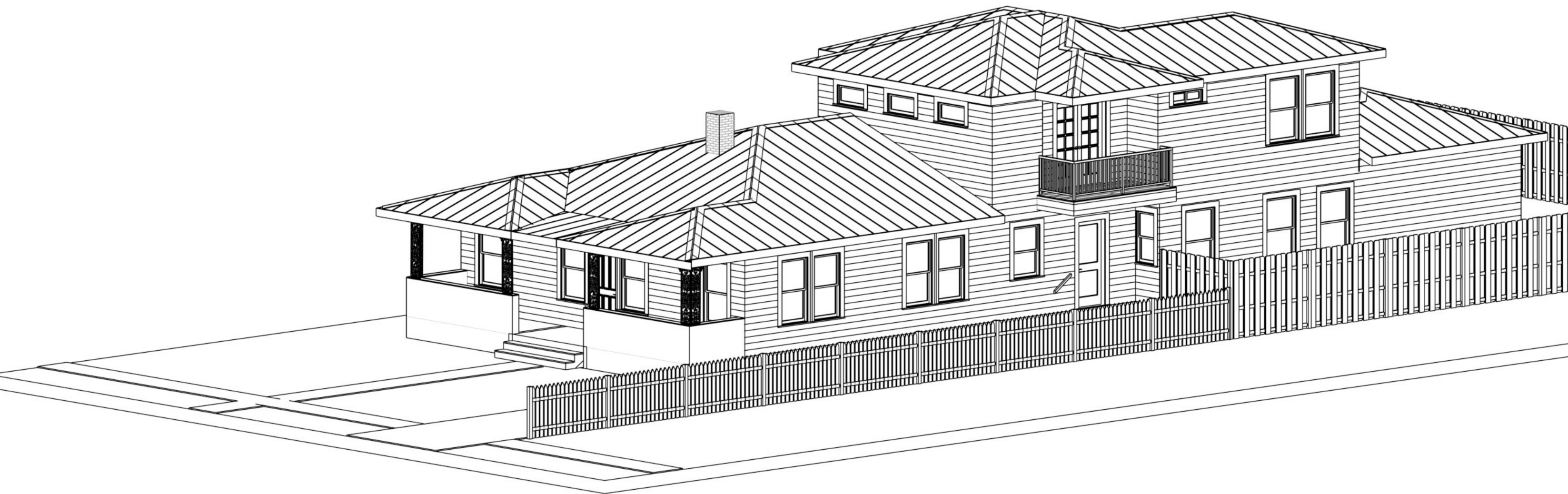
DRAWINGS PROVIDED BY:
EYE FOR FABULOUS
CREATIVE SERVICES
VEE@EYEFABULOUS.COM
(361) 228-3054

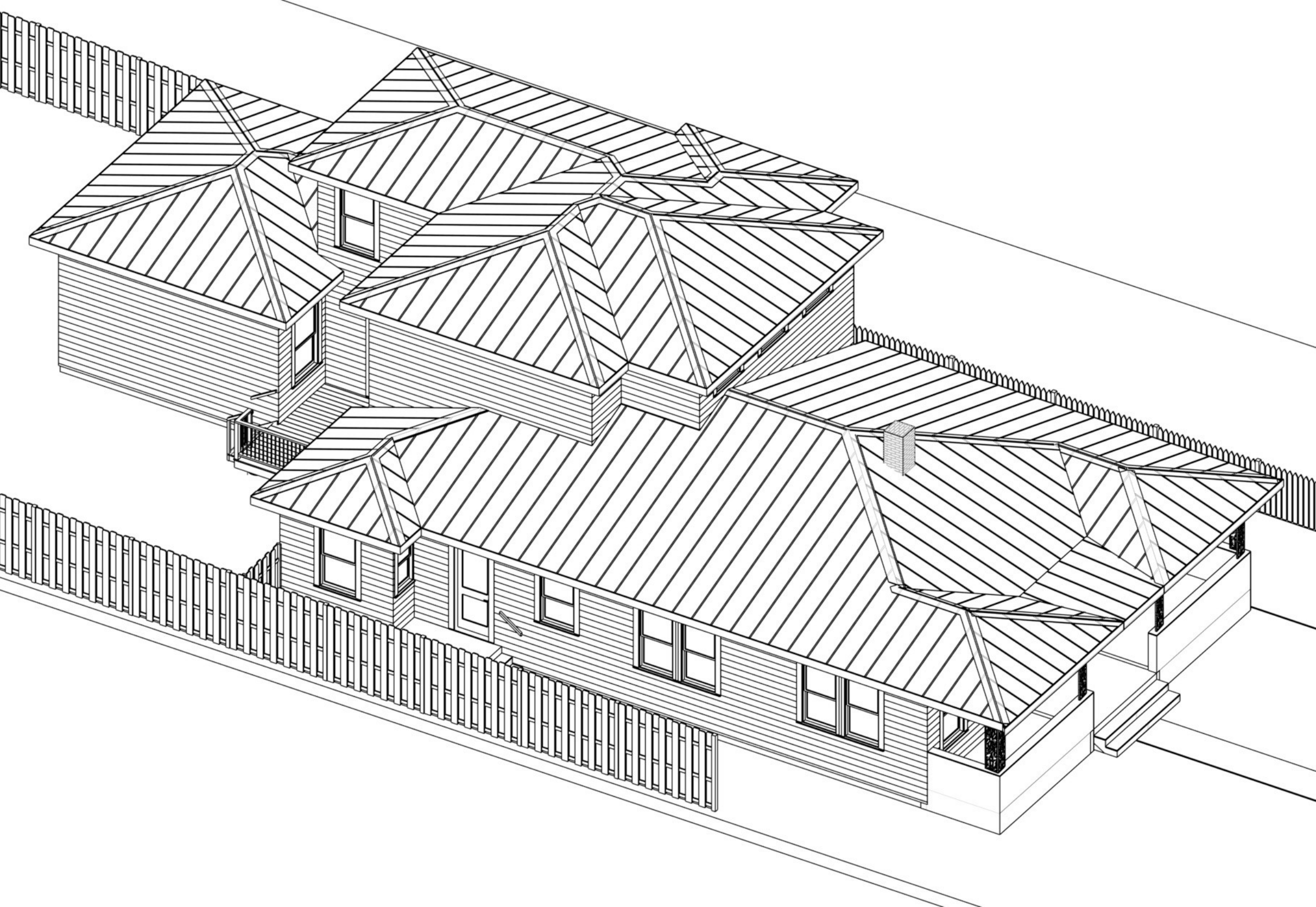
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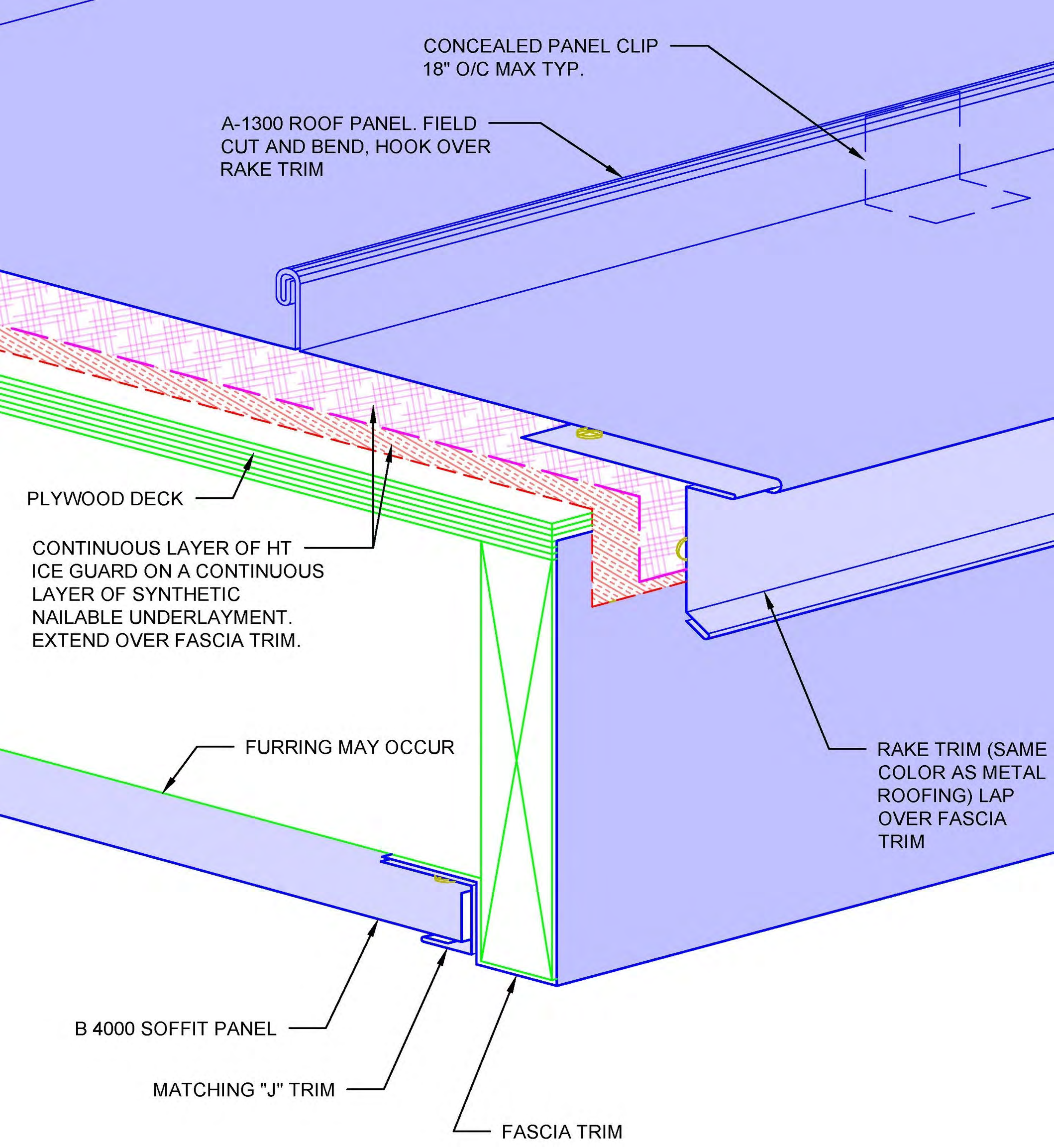
SCALE:
1/4" = 1'

SHEET:
EL-2









CONCEALED PANEL CLIP
18" O/C MAX TYP.

A-1300 ROOF PANEL. FIELD
CUT AND BEND, HOOK OVER
RAKE TRIM

PLYWOOD DECK

CONTINUOUS LAYER OF HT
ICE GUARD ON A CONTINUOUS
LAYER OF SYNTHETIC
NAILABLE UNDERLAYMENT.
EXTEND OVER FASCIA TRIM.

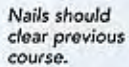
FURRING MAY OCCUR

RAKE TRIM (SAME
COLOR AS METAL
ROOFING) LAP
OVER FASCIA
TRIM

B 4000 SOFFIT PANEL

MATCHING "J" TRIM

FASCIA TRIM



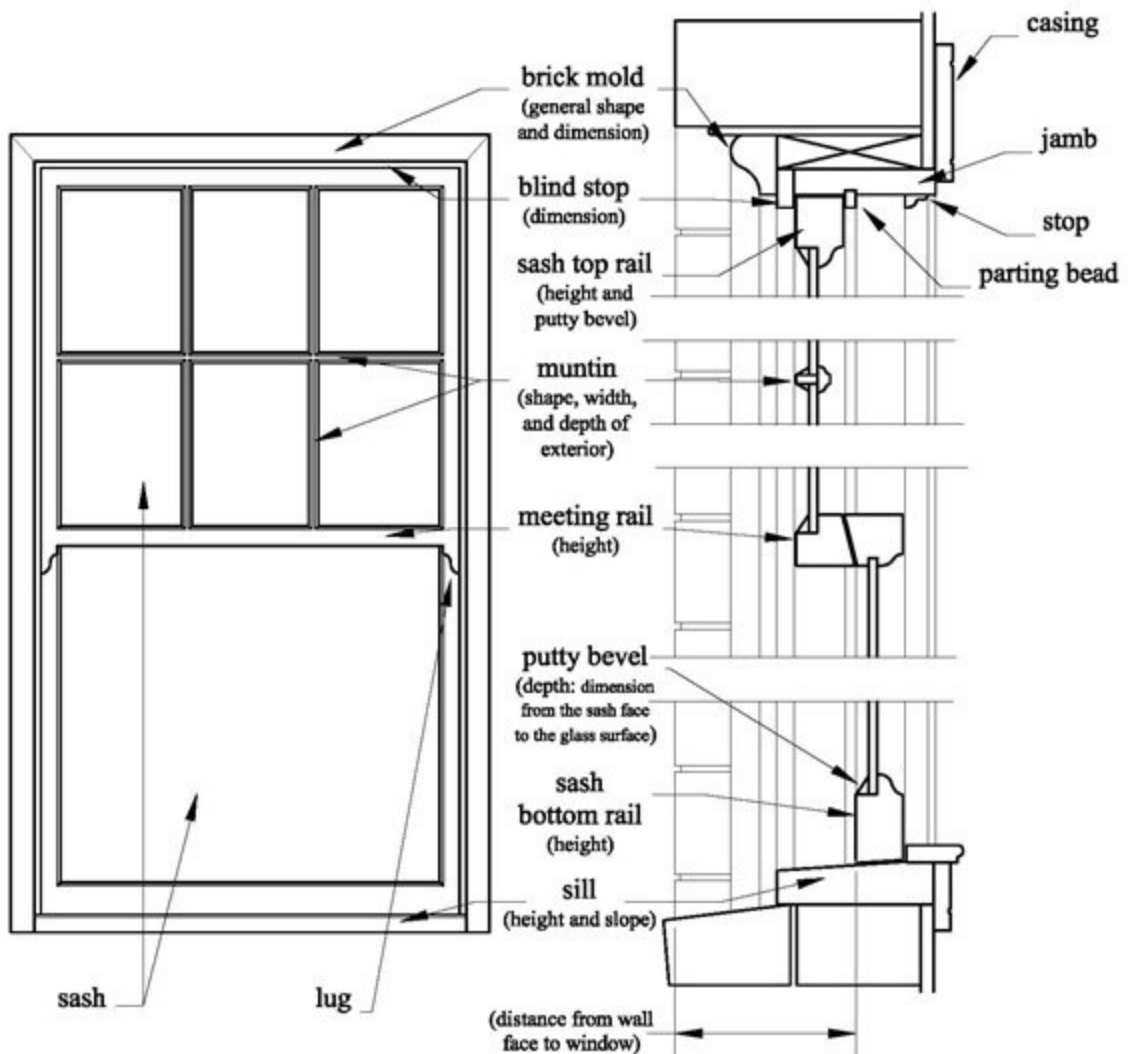
Nails should
clear previous
course.

1-in.-
minimum lap

Nails should
penetrate
1½ in. into
framing.

Wood Windows

The drawings below show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. Note that the section drawing on the right shows the relationship of the window sash to the exterior wall plane.





MACON COURT

(4w) b 602 W Euclid ave, ext s 1-2
blk (Buy Appler new city map)

- 101—J A & Inez Nix (h); T4585
101—W R & Mary Sien (h); T8735
103—Mrs Luna Dumont (r); T4588
104—L E & Olive Sien (r); T8735
106—H E & Allene McClure (r); T3386

MADELEINE TERRACE

In Alamo Heights

MADERO AL

(3w) (formerly San Fernando al)

- 30—P & Pablo Martinez (r)
b 520 San Fernando, ext s 4 blks
203—E & Luz Perez (r)
203, rear—S & Guadalupe Gomez (r)
210—Mrs Ursula S Frias (r)
210½—Mrs Leonarda Trevino (r)
212—P & Angela Trevino (r)
214—S & Maria Menriques (r)
214½—M & Lorenza Salazar (r)
215—A & Guadalupe Robledo (r)
216—M Estrada (r)
219—M & Herminia Sandoval (r)
220—Mrs Jovita B Idar (r)
221—A Z & Eusebia Degrosa (r)
225—M & Josefa Esparza (r)
300 blk—M Estrada (r)
414—J & Rafaela Valle (r)
—J & Sara Zapata (r)
706—Mrs Serapia Garza (h)
716—Luz T Marinas (r)
716, rear—P & Guadalupe Marinas (r)
—L & Martina Razo (r)

MADISON

(8w) b 505 Garden, ext sw to E
Guenther (Buy Appler's map)

- Garden 100 E Sheridan 400
Turner 200 E Johnson 500
Beauregard 300 Guenther
101—H & Nellie Morris (h); C2948
103—Mrs Alice Brown (h); T7023
105—A & Hattie Halff (h); C2953
107—M & Eliza Mora (h); T1825
116—C E & Lalla R Dietz (r); T3338
117—Dr Alfred C McDaniel (h); T319
117, rear—Wm & Mary Smith (r)
122—W T & Alice Wilson (r)
203—Mrs Pauline Henyon (h); C2366
203—Mrs Anna K Schuwrth (h); John &
Amelia Zadic; C6754
206—O A & Agatha Nesbitt (h)
209—T & Ivonne Pereda (r); C8710
210—Mrs Sallie Chase (h); C2298
213—Mrs Josephine Sullivan (r); T4495
214—Mrs C Siemerling (h); C5604
217—H F & Sophie Zoller (h); C5105
217, upstairs—C B & Josephine Sieler (r)
220—O & Edna Boerner (r); T2940
221—H & Gertrude Brede (r); T5401
222—Alf G & Margaret Witte (h); C8248
225—J S & Henrietta Saylor (h); T6051
226—Mrs Bertha Rouff (r); T3917
229—A & Lena Basse (h); Mrs Elsie
Williams (h)
230—Miss Katherine, Agnes, Anne & Helen
Relly (h); C8908
233—H F & Katie Glaesser (h)
234—J M & Bettie Knight (h); C1602
236—S T & Marion Moore (r); C1918
237—U B & Laura Owings (r)
242—Mrs Minnie G Cain (h); T3131
243—Maurer Apts; Mrs Consuela Maurer
302—Vacant
305—B F & Minnie McDaniel (r)
306—Miss Sophia Rasmussen (r); C3714
309—J D & Lillie Oppenheimer (h); C1047
310—Mrs J A Oliver (h); C3284; Geo H &
Ethel Altekruus
314—Vacant
317—Dr C H & Ora Dewey (h); C5452
318—Mrs Consuela Maurer (h); T7062
320—Benno & Louise Kayton (h); C4424
321—R E & Annie Nickens (r); T4882

- 325—Mrs R M Matlock (r); T7926
326—O A & Minnie Sckerla (h); C7603
328—Mrs Cora Wurabach (r); C7556
330—E & Rosie Longini (r); T1028
335—O & Dora Rodefeld (r); T1705
335½—W P & Alice Eason (r); T8160
337—R C & Marie McCutchen (r); T8161
338—O & Ray Berman (h); C898
402—C L & Leona Peck (r); C2528
402, rear—Fannie Todd (c) (r)
403—Mrs Mary V Chabot (h); C3469
410—J E Gallagher (h); T540
412—Mrs J May Lang (r); C6521
415-417-419-421—Chabot Apts
415—W M & Sallie Mae Sykes (r)
417—J O & Pauline Hanan (r)
419—S M & Eula M Womack (r)
421—E E & Maude Turner (r); C1180
427—C J & Olive Chabot (h); C4907
429—L F & Eleanor Reynolds (r); T4526
430—Vacant
431—K T & Anna Womack (h); T6919
433—J & Juana Filizola (h); C6124
434—Vacant
500—J H & Henrietta Katz (r); C3415
502—Mrs Lula Griesenbeck (h); C5244
504—W J & Edna Gembler (r)
506—J M & Irma Krakauer (r); T6936
509—New house, vacant
511—New house, vacant
521—Vacant
525—G M & Tillie H Froebel (h); T6081
529—Werner N Beckmann (h); C5641

MADISON AL

(4w) b 312 Richmond ave, ext ne 2 blks

- 1—Hattie Eastley (c) (r)
2—Ella McCray (c) (r)
3—Mills Mitchell (c) (r)

MAGENDIE

(7w) b 2220 Virginia blvd, ext s to
401 South Heights st

- 111—Vacant
114—Jas & Belle Taylor (c) (h)
117—R & Mattie Rucker (c) (h)
121—J M & Rosa Martinez (r)
125—H B & Julia Gordon (c) (h)
127—G & Pearl Hamilton (c) (r)
131—F Davila (r)
136—J & Felicitas Fuentes (r)
—B & Ignacia Hernandez (r)

MAGNOLIA AVE, E

(4w) b 2700 Main ave, ext s 1
blk to McCullough ave

- 101—A S & Marie Shackelford (r); C4465
101-A—D D & Mayme Saunders (r); T4610
107—C & Florence Crowell (h); C7862
107, rear—Laurel Hsta Press
111—H M & Hester Harrison (h); C4139
112—Mrs Janie Bell (h); C1178
115—W M & Eva Ratcliffe (h); T4121
116—P C & Hannah Blown (r)
120—E W & Sarah McCamish (h); C5250
124—F C & Mary Walsh (h); C7174
128—Mrs Oma B Hocker (h); C4025
132—E & Seawillow McLannahan (h); T3864
138—T A & Ethel Casey (r); T6641
140—W R & Lyle Fields (r)

MAGNOLIA AVE, W

(4w) b 2701 Main ave, ext w to
A P track (See Appler's map)

- Main ave 100 I & N track
Howard 200 Acadian ave
Belknap Pl 300 Blanco rd
San Pedro ave 400 Grant ave
Breedon ave 500 Michigan ave
N Flores 600 Canitol ave
Hill ave 700 A P RR track
103—R G & Clara Jersig (r); C578
105—A E & Laura Lowe (h); C4780
111—P D & Bennie Brown (r); T4132
114—H P & Augusta Hazemeler (h); C3798
115—R L & Ophelia Stephens (r)
116—L R & Bernice F Ilfield (r); C4847

- 118—A J & Grace Walser (h); T5087
119—J H & Clara Logan (h); T3998
120—W M & Bessie Shotwell (r)
123—C G Carstens (h)
126—R W & Lillian Davis (h); T5375
126-A—G E & Hazel Sielaki (r)
202—H & Leontine Dusolier (h)
206—G B & Esther Buescher (r)
210—P B & Josephine Caldwell (h); T6407
214—Mrs Lorena Robertson (r); C7747
216—O F & Tom Bordelon (h); T4855
218—HMC & Constance Johnson (h); C5844
220—W W & Lena Taylor (r); T2328
228—Mrs Mary Schmitt (h); T1761
228, upstairs—D H Hanson (r); C3617
237—J B & Stella Martindale (h); C3965
301—Mrs Amanda Jones (r); T2809
302—J G & Elizabeth Hardie (h); T2901
309—H S & Minnie S Hyman (h); C4608
314—B S & Isabel Fisk (h); T5477
315—O A & Gertrude Keeran (h); C8260
315, rear—Ben & Mandy Rucker (c) (r)
318—T S & Jean Goggan (h); C3209
324—L & Mant Taylor (h); C2508
325—Wm B & Estelle Lupe (h); C3120
331—C L & Mary Milburn (h)
333—E B & Alberta C Lowry (h); C4109
334—H T & Birdie Rand (h); C7218
403—D C & Lillian R Millinger (h); C1666
405—W F Sprague (h); T2447
414—Mrs Carolyn Bodenheimer (h); T870
419—P & Henrietta Marks (h); C3736
420—M & Fannie Piccard (h); C1333
423—K & Cecile Wimer (h); T1850
423, rear—A & Maryland Taylor (c) (r)
424—S & Ray Wallach (h); C2531
427—O D & Allene Hall (r); C6244
430—Vacant
432—Mrs Ione W Scales (h); T6425
436—E N & Hattie Merriman (h); T4034
437—P O & Ruth Sergeant (h); T1085
437, rear—B & Annie Winkfield (c) (r)
501—C M & May Chambers (h); C8883
503—T J & Alma S Newton (h); C2217
504—S H & Sarah Speir (h); T805
508—G P & Minnie Trimble (h); T2298
511—A G & Ellen Beckmann (h); C7473
512—W S & Minnie Bieham (h); T5670
515—G F & Margaret Jackson (h); T2608
516—D & Virginia Gonzales (h); C7328
518—John S Lake (h); C738
519—E & Terry Jones (h); C7602
523—F A & Mary Perrenot (h); C1396
525—C F & Marie Bauer (h); T7857
526—H A & Fav James (h); C7760
527—L H & Virginia Hornor (r); T8168
528—Wm J Weber (h); C4856
531—A C Johns (h); C6466
533—D & Nellie Analey (h); C8028
534—P A & Nina Linnartz (h); T2663
534, rear—D & Laura White (c) (r)
535—Vacant
535-37-39—Magnolia Apts; T6046
537—R F & Mattie Wilson (r); T2042
537½—J J Burges (h); T6046
538—G H & Linnie M Bradford (h); T5518
539—H H & Maude Helmick (r)
580—G H & Rose Lee Nichols (r); C5405
603—H & Nan Waller (h); C6088
603, rear—D & Blanche Williams (r)
611—Mrs Mary F Benson (h); S K & Inez
Keller (r); C2809
612—V & Maria Castro (h); T8262
615—Mrs F T Allred (h); C5117
618—H F & Mae Smith (h); C8875
619—W S & Louise Grothaus (h); T7991
622—Fred Glvde C Gantner (r); T8126
623, rear—Anderson Sykes (c)
623—H D Watkins (h)
627—C J & Hilda Worswick (h); C5832
628—R G & Grace Garman (r)
635—J & Antonia Cortinas Sr (h)
637—E & Hilario Zenada (h)
602—H I & Anne Salinas (h); T2706
605—W A & Jessie Silveus (h); C8171
606—C M & Erma Koontz (r); T7800
610—P E & Lillian Gragg (h); C5512
617—Mrs Lizzie Jean (h); C1961