

HISTORIC AND DESIGN REVIEW COMMISSION

December 21, 2022

HDRC CASE NO: 2022-570
ADDRESS: 337 MADISON ST
LEGAL DESCRIPTION: NCB 743 BLK 2 LOT 10 & SW 16.7 FT OF 9
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Cathy Spar/SPAR DENNIS & CATHY
OWNER: SPAR DENNIS & CATHY
TYPE OF WORK: Construction of exterior elevator
APPLICATION RECEIVED: July 27, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct an exterior elevator.

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.
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. COMPLIMENTARY MATERIALS

- i. *Complimentary 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.

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the

massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

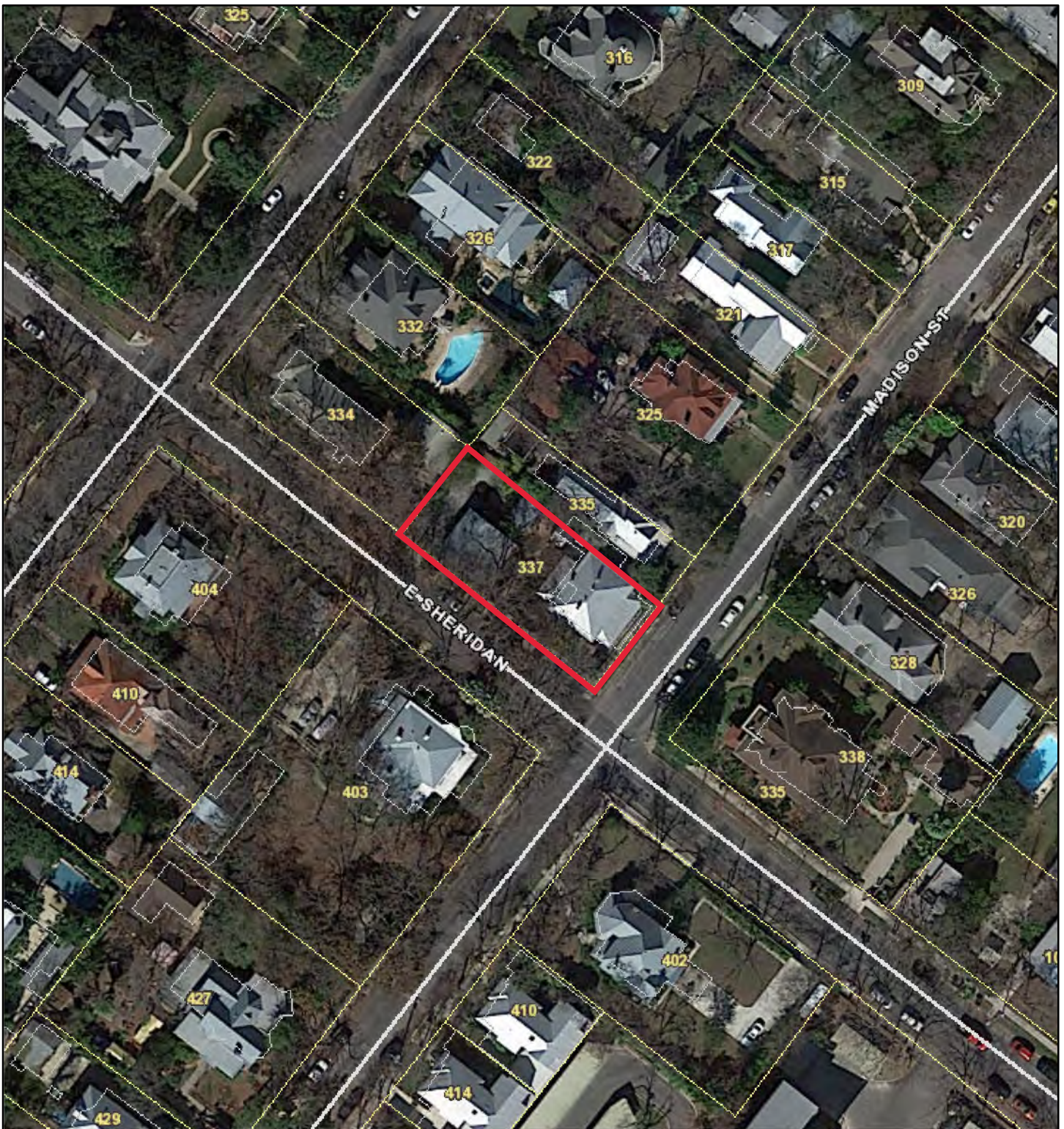
FINDINGS:

- a. The property at 337 Madison includes a two-story stone Italianate residence built c 1892 with two single-story outbuildings. The property first appears in the San Antonio city directory in 1892, and on a Sanborn Fire Insurance map in 1896. The house is constructed of stucco-clad limestone with brick chimneys, shuttered wood windows, and wood doors. The front and back elevations are dominated by two-story porches with chamfered columns. The property contributes to the King William historic district.
- b. CASE HISTORY: On August 17, 2022, the project received conceptual approval from the Historic and Design Review Commission with stipulations that the applicant salvage any brick and stone removed for the project and store it on site and that any reinforcement be engineered to allow for future removal and infill with organic materials.
- c. VISUAL IMPACT: The applicant requests approval to add an exterior elevator to the northeast side of the house. The proposed addition is 5'x5' and clad in board and batten with a standing-seam metal shed roof. Guidelines for Additions 1.A.i says residential additions should be located at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. Staff finds the proposed addition conforms to this guideline.
- d. SCALE, MASSING, AND FORM: The proposed exterior elevator is 5'x5' and clad in board and batten with a standing-seam metal shed roof. Guidelines for Additions, 1.B.i says residential additions should be subordinate to principal facades in scale and mass, and 1.B.iv and v state the proposed footprint and height should relate to the size of the lot. Staff finds the additional 25 square feet comprising the proposed addition conforms to these guidelines.
- e. MATERIALS AND TEXTURES: The applicant proposes an exterior elevator clad in board and batten with a standing-seam metal shed roof. Guidelines for Additions 3.A.i states 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. Wood-frame Italianate homes of this era typically featured horizontal wood siding. Staff finds board and batten does not conform to guidelines.
- f. REVERSIBILITY: The applicant requests approval to add an exterior elevator to the northeast side of the house. The applicant confirmed by email that his plan is to punch new 40"-wide doorways through the stone wall at the first and second stories and reinforce the frame openings with structural steel since the walls are loadbearing. Staff is concerned about the reversibility of such an intervention. The Secretary of the Interior's Standards for Rehabilitation 9 and 10 state that additions and exterior alterations shall not destroy historic materials that characterize the property and that new additions shall be undertaken in such a manner that, if removed in future, the essential form and integrity of the historic property and its environment would be unimpaired. Because the introduction of new fenestration to accommodate the proposed elevator would result in an irreversible condition, namely the cutting of existing load-bearing stone members, staff finds the proposed addition does not conform to these guidelines

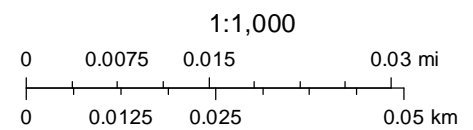
RECOMMENDATION:

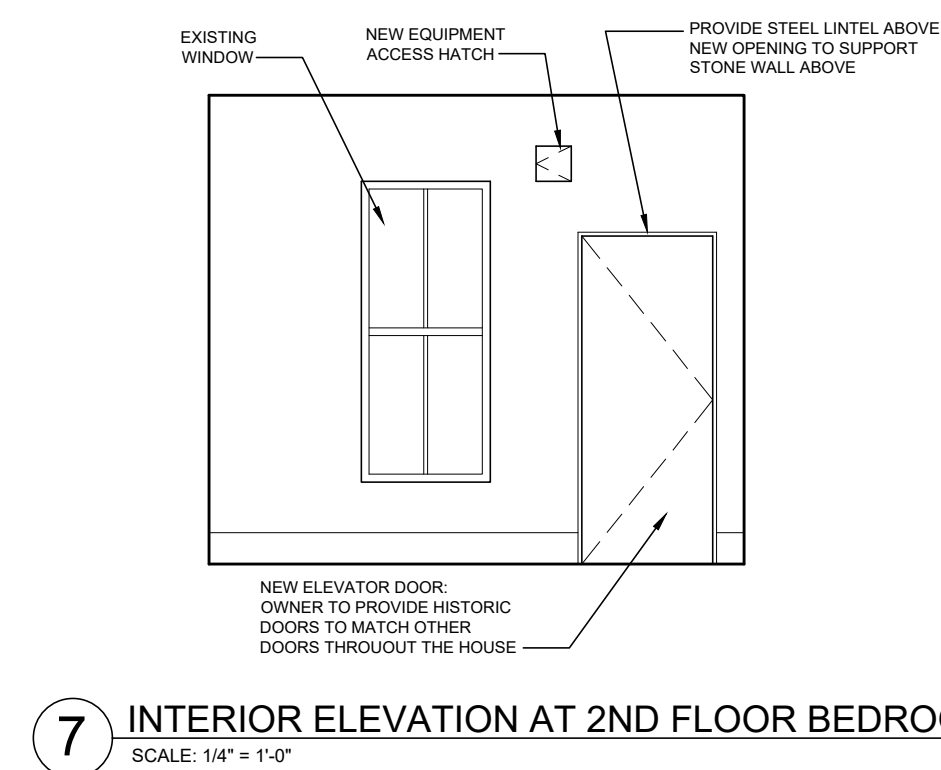
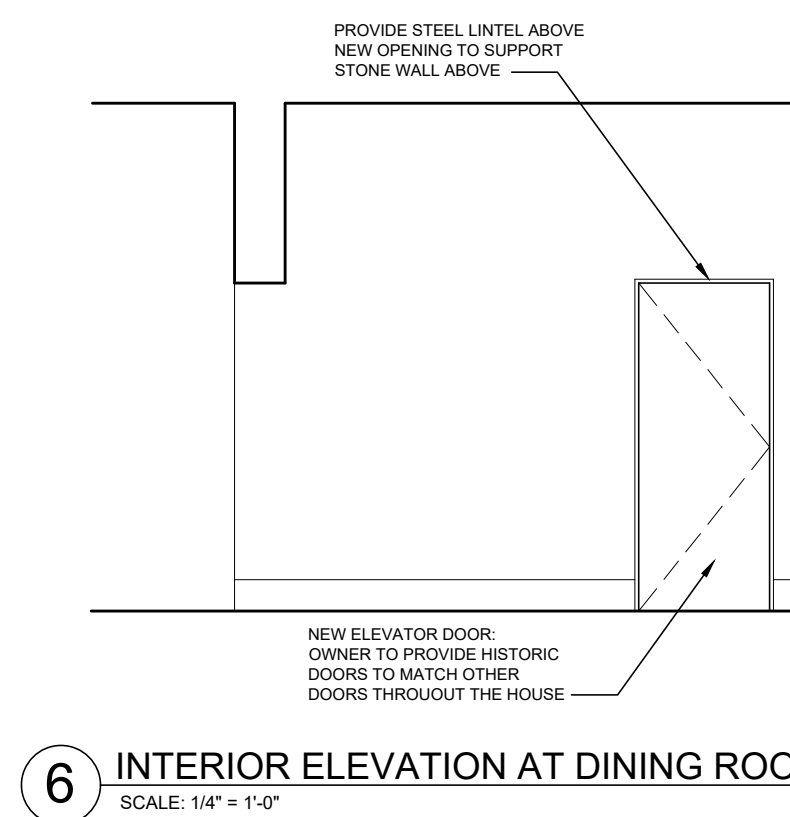
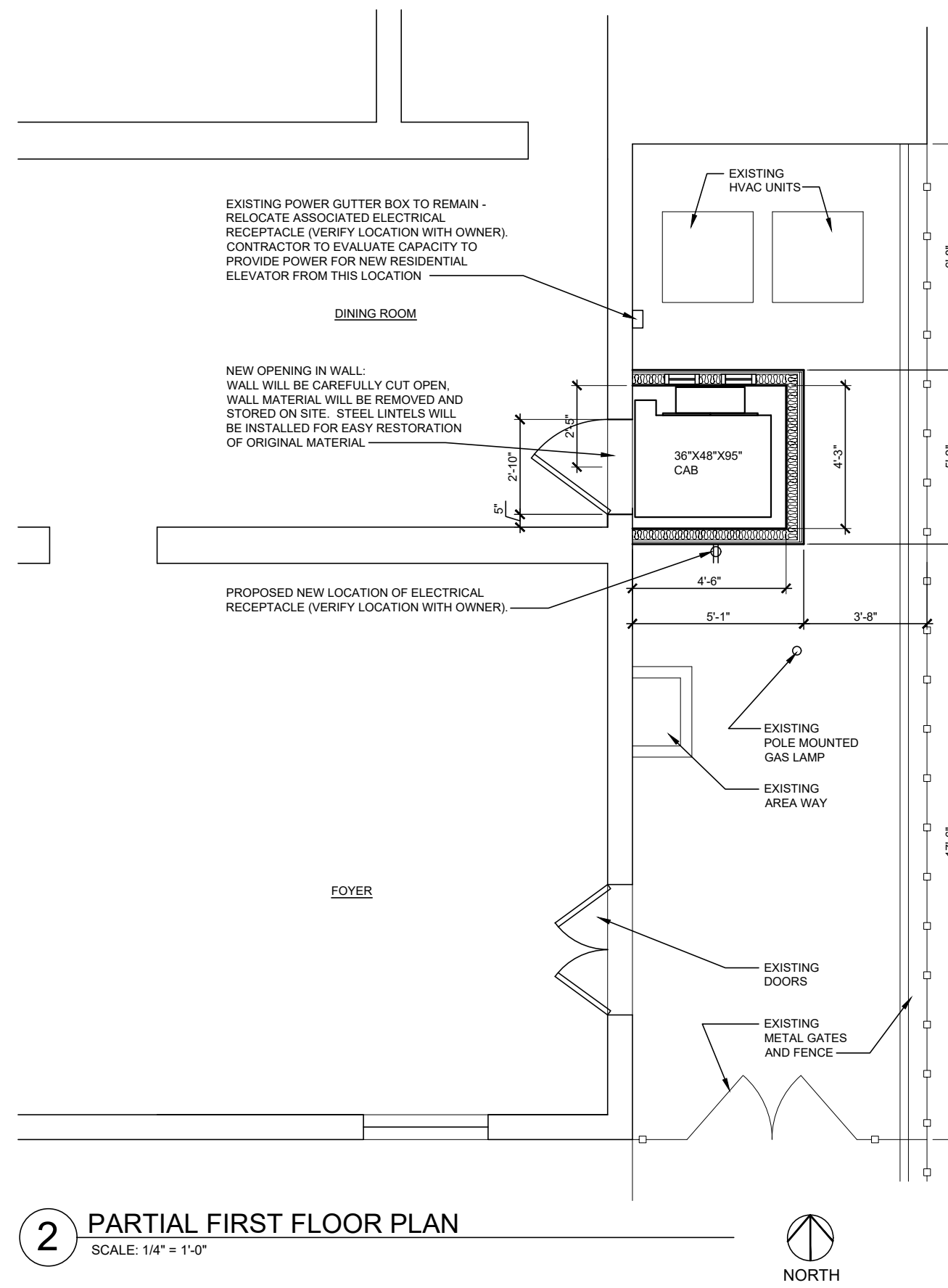
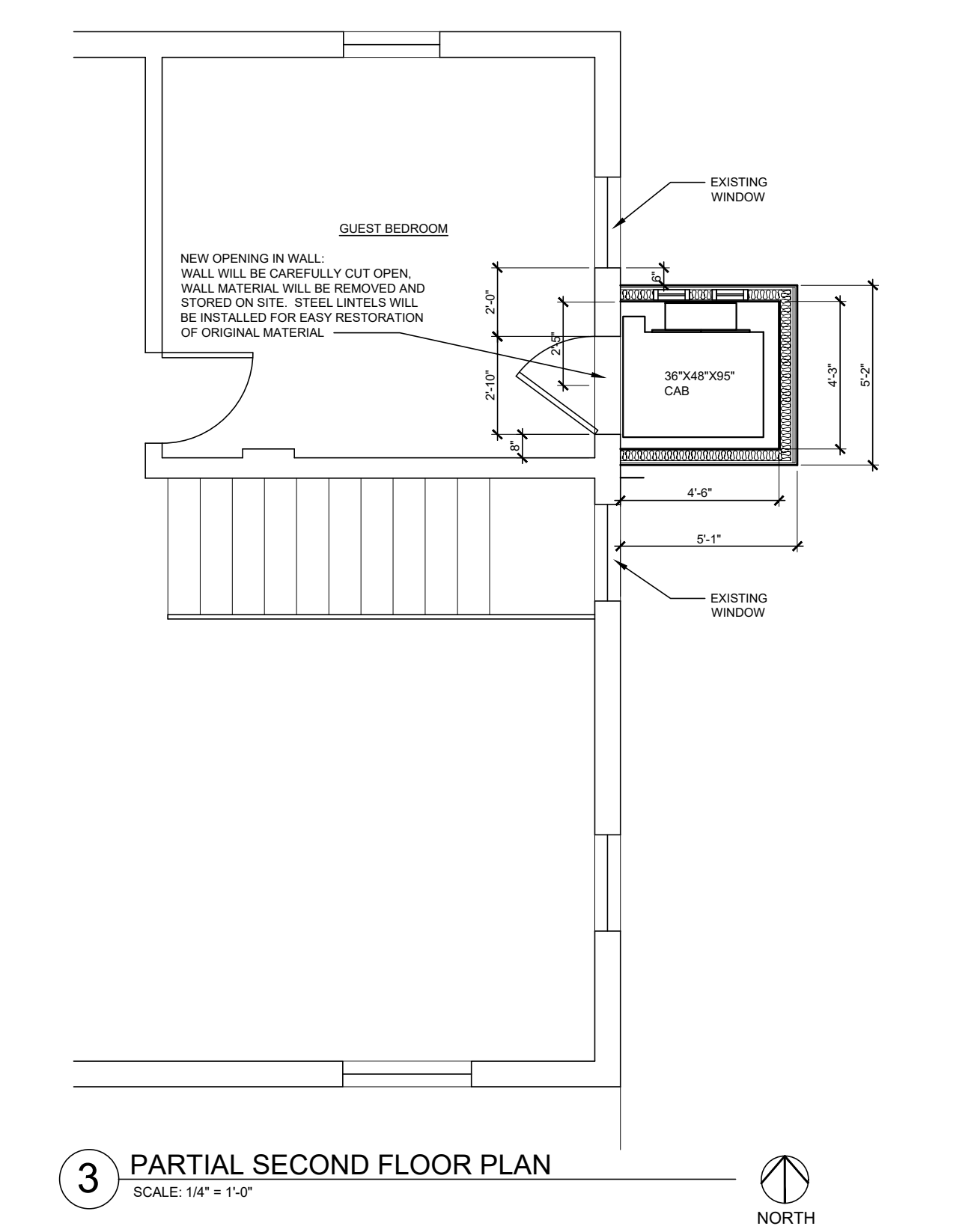
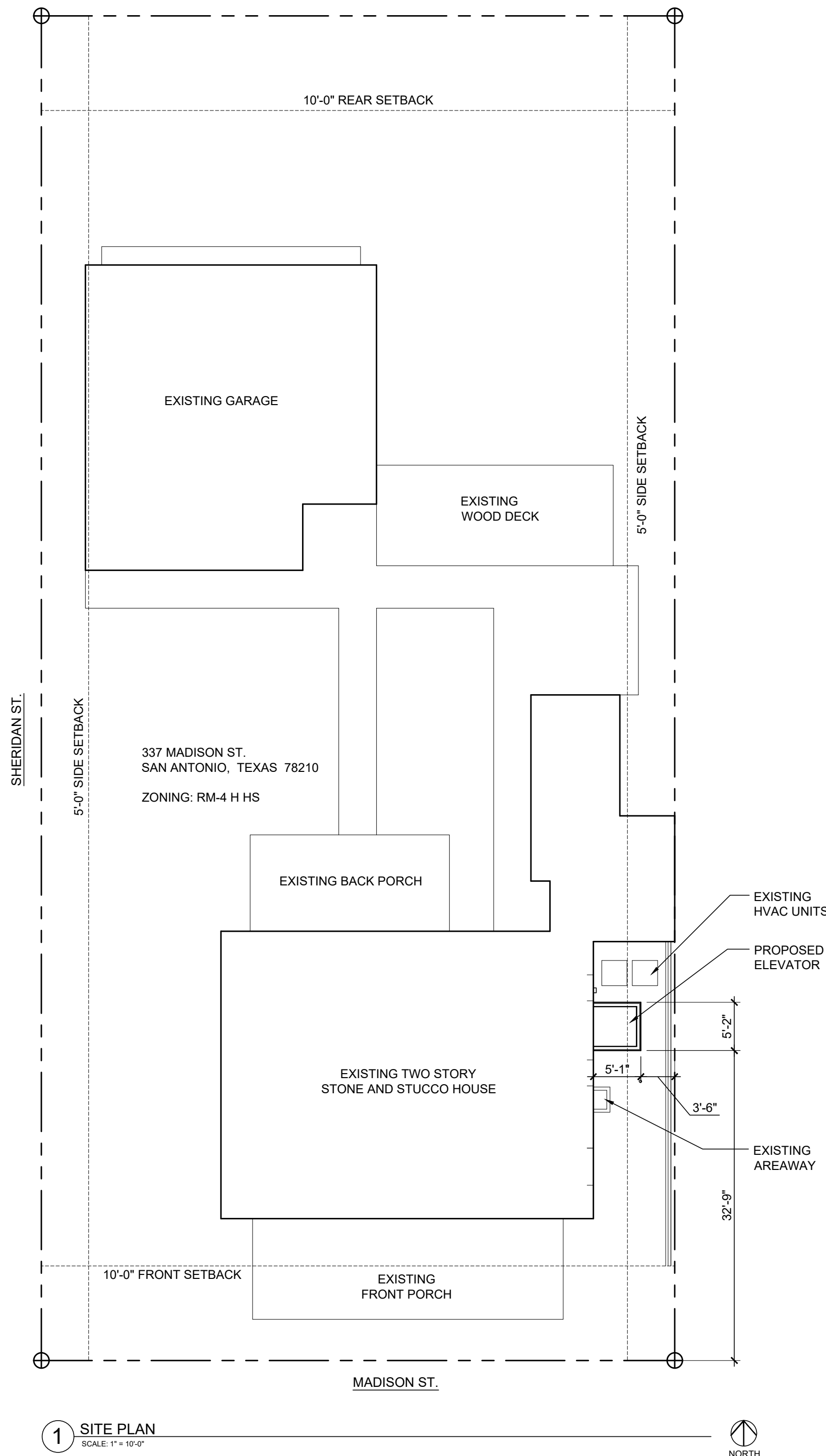
Staff does not recommend approval to construct an exterior elevator based on finding f. Staff recommends the applicant explore other options that do not include introducing new fenestration to the stone structure.

City of San Antonio One Stop



December 14, 2022





PROJECT INFORMATION

ADDRESS: 337 MADISON ST., SAN ANTONIO, TEXAS 78204
LEGAL DESCRIPTION: NCB 743 BLK 2 LOT 10 & SW 16.7 FT OF 9
ZONING: RM-4 H HS
BCAD PARCEL ID: 108451
TYPE: REAL
PROPERTY USE: SINGLE FAMILY
PROPERTY USE CODE: 001

SCOPE OF WORK

CONSTRUCT NEW ELEVATOR ADDITION TO EAST SIDE OF HOUSE

APPLICABLE BUILDING CODES

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

11/22/2022

FRENCH & MICHIGAN
337 MADISON
ELEVATOR ADDITION
SAN ANTONIO, TEXAS 78204

A1

337 Madison - Elevator Addition - Project Photos



South Elevation (Front facing Madison)

337 Madison - Elevator Addition - Project Photos



East Elevation Side Yard (location of proposed Elevator)

337 Madison - Elevator Addition - Project Photos



North Elevation (Rear of House)

337 Madison - Elevator Addition - Project Photos



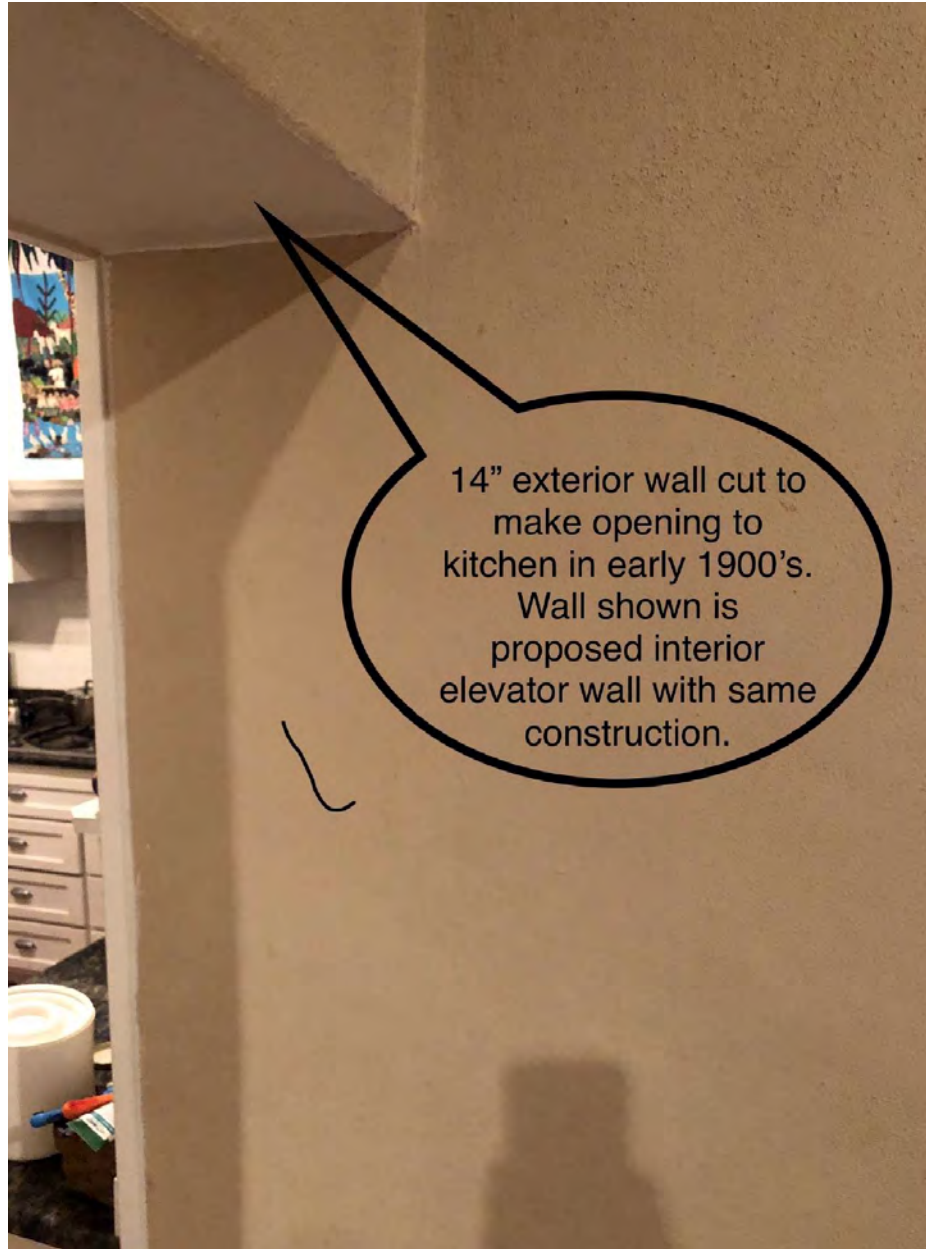
West Elevation (Side Yard facing Sheridan)

337 Madison - Elevator Addition - Project Photos



Proposed Elevator Location Diagram

337 Madison - Elevator Addition - Project Photos



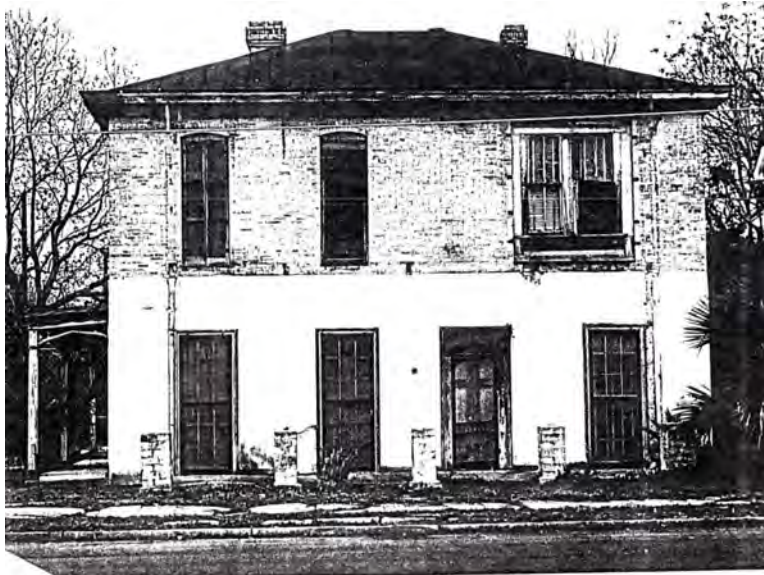
Interior Wall - Similar Conditions

337 Madison - Elevator Addition - Project Photos



Historic Photos

337 Madison - Elevator Addition - Project Photos



Historic Photos

337 Madison - Elevator Addition - Project Photos



Historic Photos