

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2023

HDRC CASE NO: 2023-152
ADDRESS: 320 MADISON ST
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT 16
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: MARGRET WILMOTH
OWNER: MARGRET WILMOTH
TYPE OF WORK: Construction of a 2-story rear accessory structure
APPLICATION RECEIVED: April 14, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 2-story rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—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.

ii. *Facade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. 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.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction 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.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that 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. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *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.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

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.

7. 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 located at 320 Madison is a 2-story, single-family structure constructed circa 1900. The property first appears on the 1904 Sanborn Map. The structure features a composition shingle hip roof, overhanging eaves, wood cladding, divided lite and one-over-one windows, a 2-story front porch, and Corinthian columns. The property previously featured a rear accessory structure that was removed following extensive damage from a fallen tree. The property is contributing to the King William Historic District.
- b. CASE HISTORY – The applicant previously received HDRC approval to construct a 1-story rear accessory structure on July 7, 2021. The applicant previously proposed to construct a 1-story, 726-square-foot garage structure featuring a standing seam metal pyramidal roof, wood siding, one (1) 2-car garage door and one (1) 1-car garage door, and no windows. The request was approved with the stipulations that the applicant install three (3) single-car garage doors in lieu of the proposed 2-car garage door and that final material specifications for fully wood garage and pedestrian doors were submitted to staff for review and approval. The applicant has submitted an updated application for modifications to the previously approved proposal.
- c. NEW CONSTRUCTION: SETBACKS & ORIENTATION – The applicant has proposed to construct a 2-story rear accessory structure at the rear of the property. At this time, the applicant has not submitted a comprehensive site plan showing setbacks. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the rear accessory structure on the lot to generally reflect that of the previous rear accessory structure on the site. Staff finds that the applicant should submit an comprehensive site plan to staff showing the proposed setbacks.
- d. NEW CONSTRUCTION: SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a 2-story rear accessory structure. Adjacent properties feature 1-story and 2-story rear accessory structures. The overall configuration of the building in terms of its footprint, roof form, and architectural details is consistent with the development pattern of the district.
- e. NEW CONSTRUCTION: FOOTPRINT – The applicant has proposed a footprint of approximately 734 square feet. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The proposal is consistent with the historic development pattern of the district. Staff finds that the proposed footprint is appropriate for the property and the district.
- f. NEW CONSTRUCTION: ROOF FORM – The applicant has proposed a hip roof form with a projecting pyramidal volume on the south side of the structure. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those

predominantly found on the block. The roof form on the primary structure is a hip roof configuration. Staff finds the form consistent with the Guidelines.

- g. NEW CONSTRUCTION: WINDOW OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed to install one-over-one and fixed windows on the second floor of the structure in varying proportions. Staff finds that the applicant should propose a fenestration pattern that is more in keeping with the Guidelines.
- h. NEW CONSTRUCTION: DOOR OPENINGS – Guideline 5.A.v for New Construction states that applicants should incorporate garage doors with similar proportions and materials as those traditionally found in the district. The applicant has proposed to install 2 garage bays featuring one 2-car garage door and one 1-car garage door on the north elevation. The applicant has expressed that the existing pool, the turn radius into a third single-car garage bay would be limited. The applicant has proposed to install two (2) divided lite pedestrian doors on the north elevation to access the first floor and to access the stairs to the second story. The applicant has not submitted material specifications at this time. Staff finds that the applicant should modify the fenestration pattern to feature 3 garage bays, featuring three 1-car garage doors to match those found on historic garages in the district. Fully wood doors would be most appropriate.
- i. NEW CONSTRUCTION: MATERIALS – The applicant has noted the use of standing seam metal roofing material and horizontal wood siding to on the rear accessory structure. Guideline 5.A.iii for New Construction states that new garages should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that fully wood or aluminum clad wood windows would be most appropriate. 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.
- j. NEW CONSTRUCTION: ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has proposed to construct a side porch on the north elevation with a pyramidal roof and square columns. Additionally, the applicant has proposed to install two (2) Juliet balconies on the front elevation of the rear accessory structure to match the railings on the primary structure. The applicant has expressed that the design of the railing in the rendering is not the design that is currently proposed. Staff finds that a Juliet balcony at window openings to be inappropriate and not in keeping with the historic context of the district. Staff finds that the applicant should submit updated drawings showing side porch column details and should propose architectural details in keeping with the Historic Design Guidelines.
- k. DRIVEWAY MODIFICATIONS – At this time, the applicant has not proposed modifications to the previous approval to repave the existing driveway with concrete within the existing driveway footprint, not to exceed 10 feet in width, and to install rear driveway pavers from the front porch to the rear elevation wall plane. According to Guideline 5.B.i for Site Elements, historic driveway configurations should be retained and repaired in place. Applicants should incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Any modifications to the previously approved driveway request will require an additional application for review and approval.

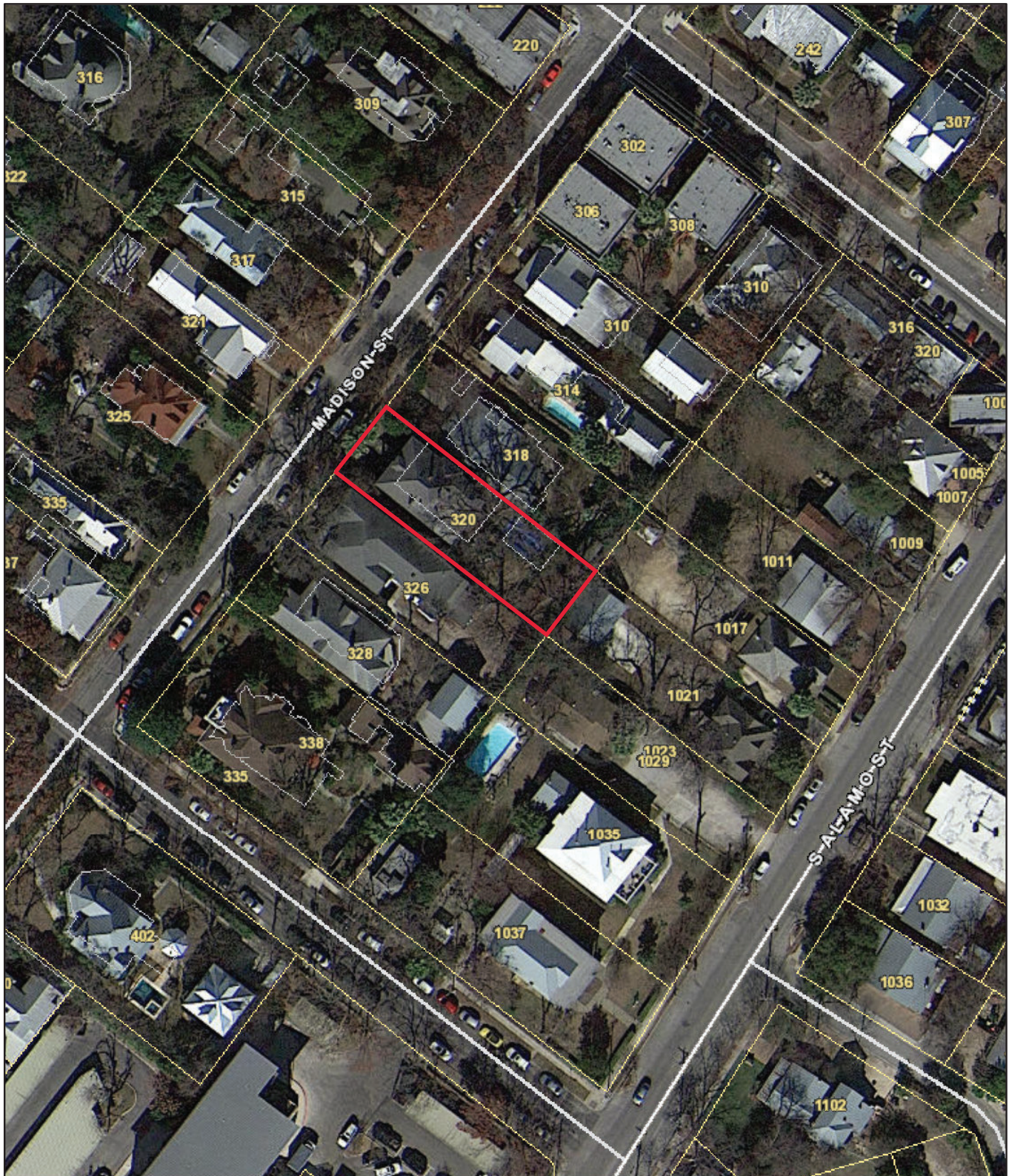
RECOMMENDATION:

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

- i. That the applicant submits a comprehensive site plan showing the proposed setbacks to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding c.

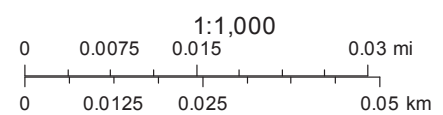
- ii. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in finding g and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant installs wood or aluminum-clad wood windows based on finding i. An alternative window material may be proposed, provided that the window features meeting rails that are 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. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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. Faux divided lites are not permitted.
- iv. That the applicant installs single-car garage doors in lieu of the proposed 2-car garage door based on finding h. Updated elevation drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- v. That the applicant submits final material specifications for fully wood garage doors and pedestrian doors based on finding h to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- vi. That the applicant submits porch column details based on finding j showing that the proposed wood columns will be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.
- vii. That the applicant submits updated elevation drawings that propose architectural details that are in keeping with the Historic Design Guidelines and do not feature Juliet balconies based on finding j.
- viii. That any driveway modifications are submitted in a separate application for review and approval based on finding k.

City of San Antonio One Stop



June 23, 2021

— User drawn lines



Google Maps 320 Madison



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 50 ft

Google Maps 320 Madison



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

Google Maps 320 Madison



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

Google Maps 320 Madison



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

Google Maps 320 Madison



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

GARDEN

ASPHALT PAVED

1904

PUBLIC SCHOOL No. 18
No LIGHTS
HEAT STOVES

949

CEDAR NOT PAVED

S. ALAMO

BEAUREGARD

MISSION

MADISON

E. SHERIDAN

22

PERIEDA

21

20

TURNER
MACRODRUMED

21

19

TURNER 20
MACRODRUMED

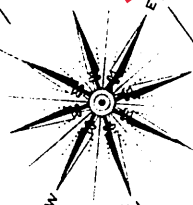
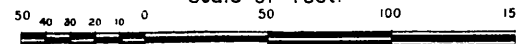
19

MADISON
MACRODRUMED

21

18

Scale of Feet.



SAN ANTONIO YOU

348

MACROHMIZED

WASHINGTON

(PERSHING AV)

BEAUREGARD

PRYED

MADISON

351

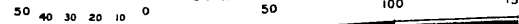
S. ALAMU⁶⁵

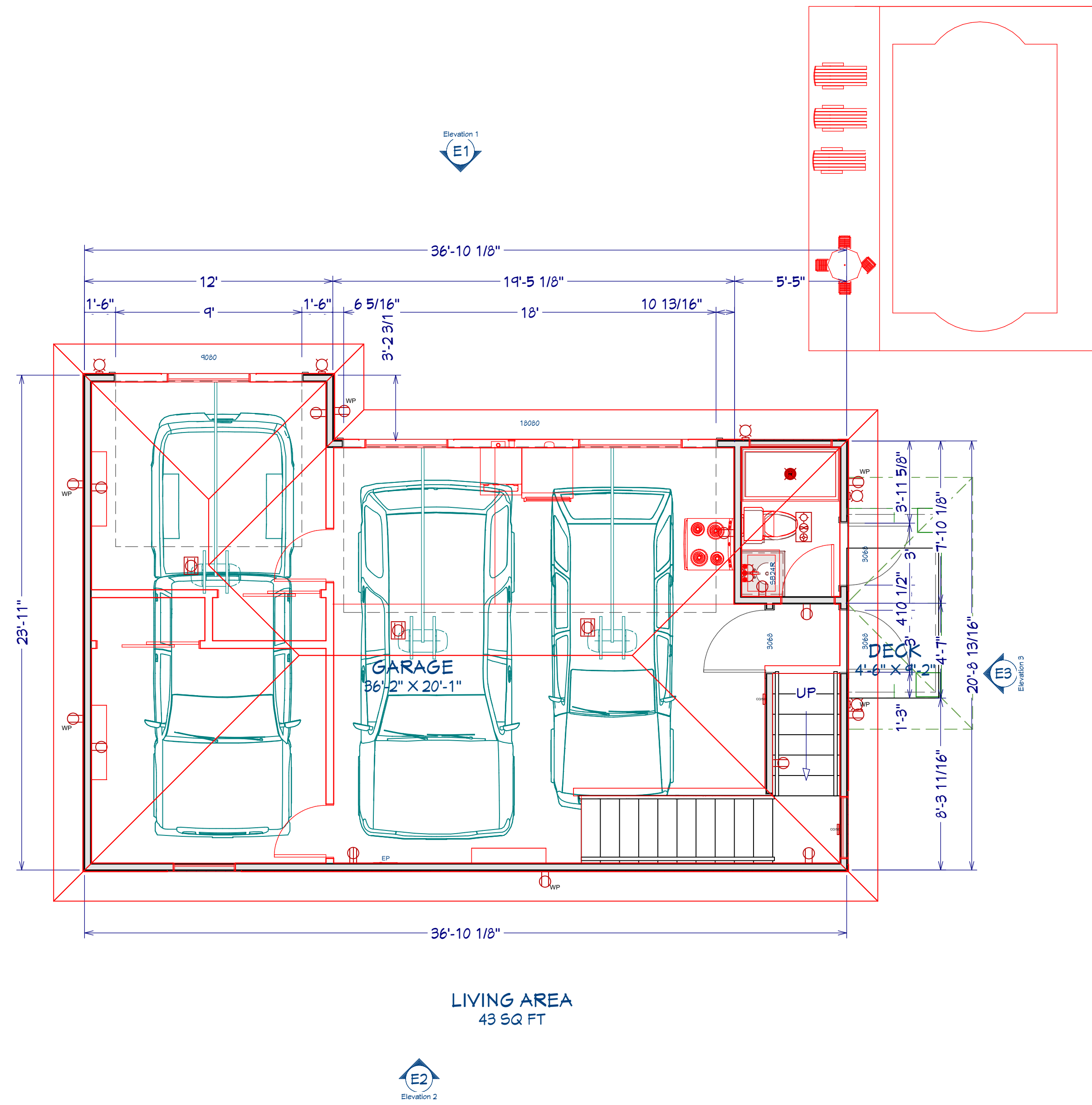
E. SHERIDAN

352

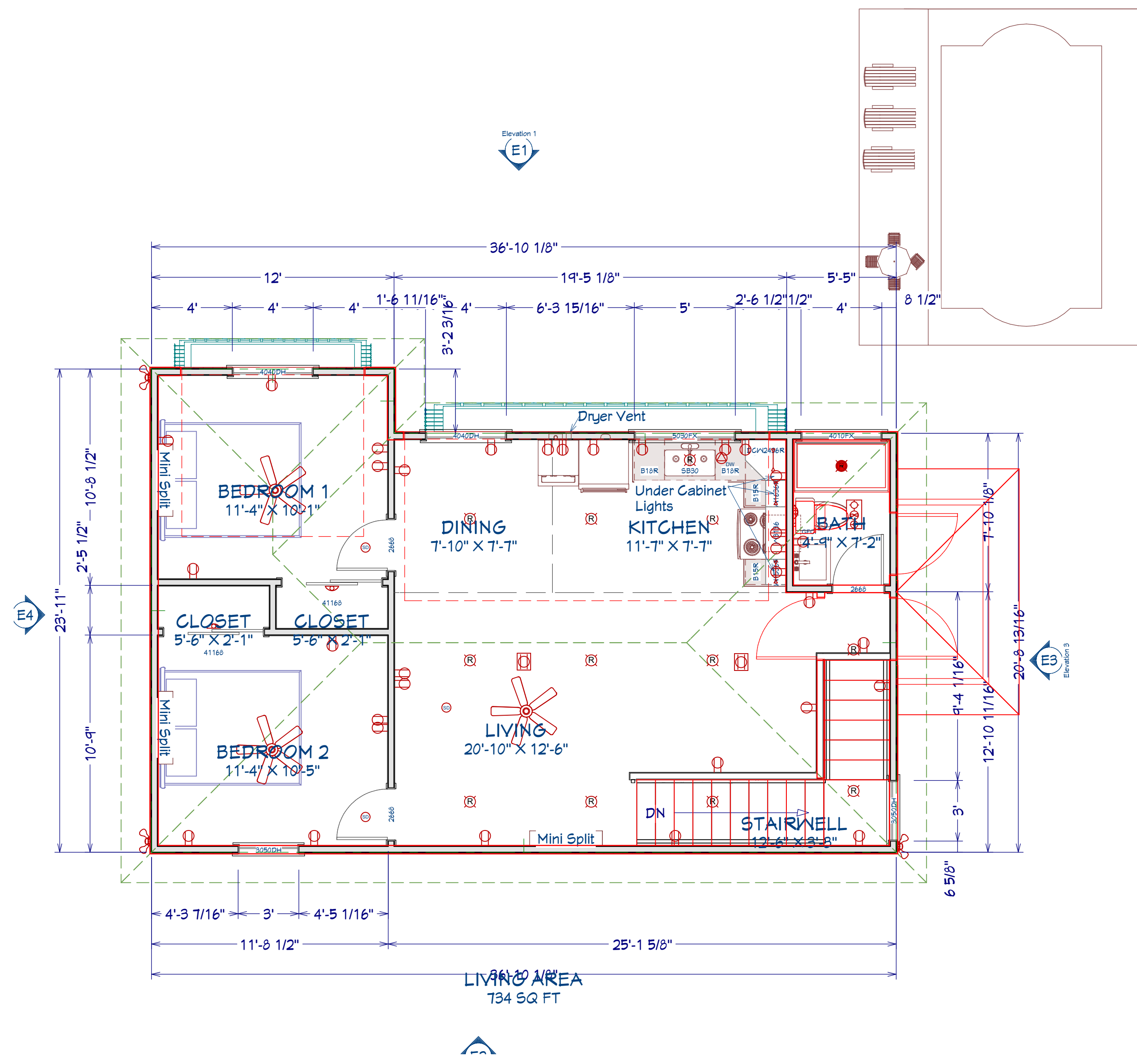
Scale of Feet.

4" W Pipe



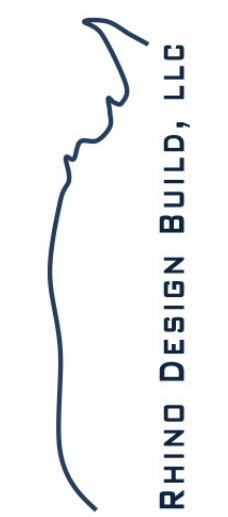


1st Floor



2nd Floor

REVISION TABLE	
NUMBER	DATE



Willmoth Residence
320 Madison
San Antonio, TX 78204

DRAWINGS PROVIDED BY:
Rhino Design Build, LLC
4335 Vance Jackson, STE 101-B
San Antonio, TX 78230
210.413.8170
www.RhinoDesignBuild.com

DATE:

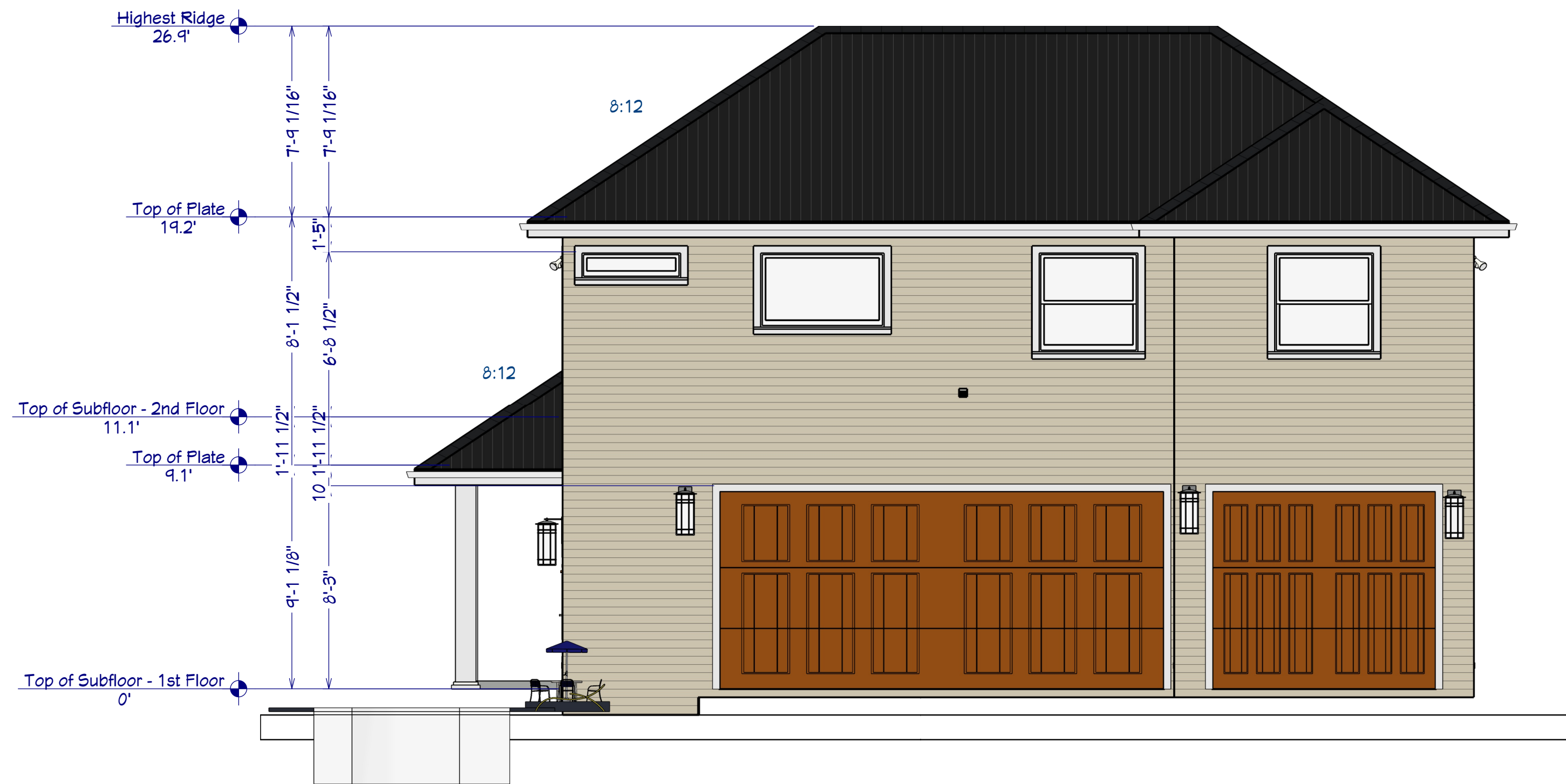
4/12/2023

SCALE:

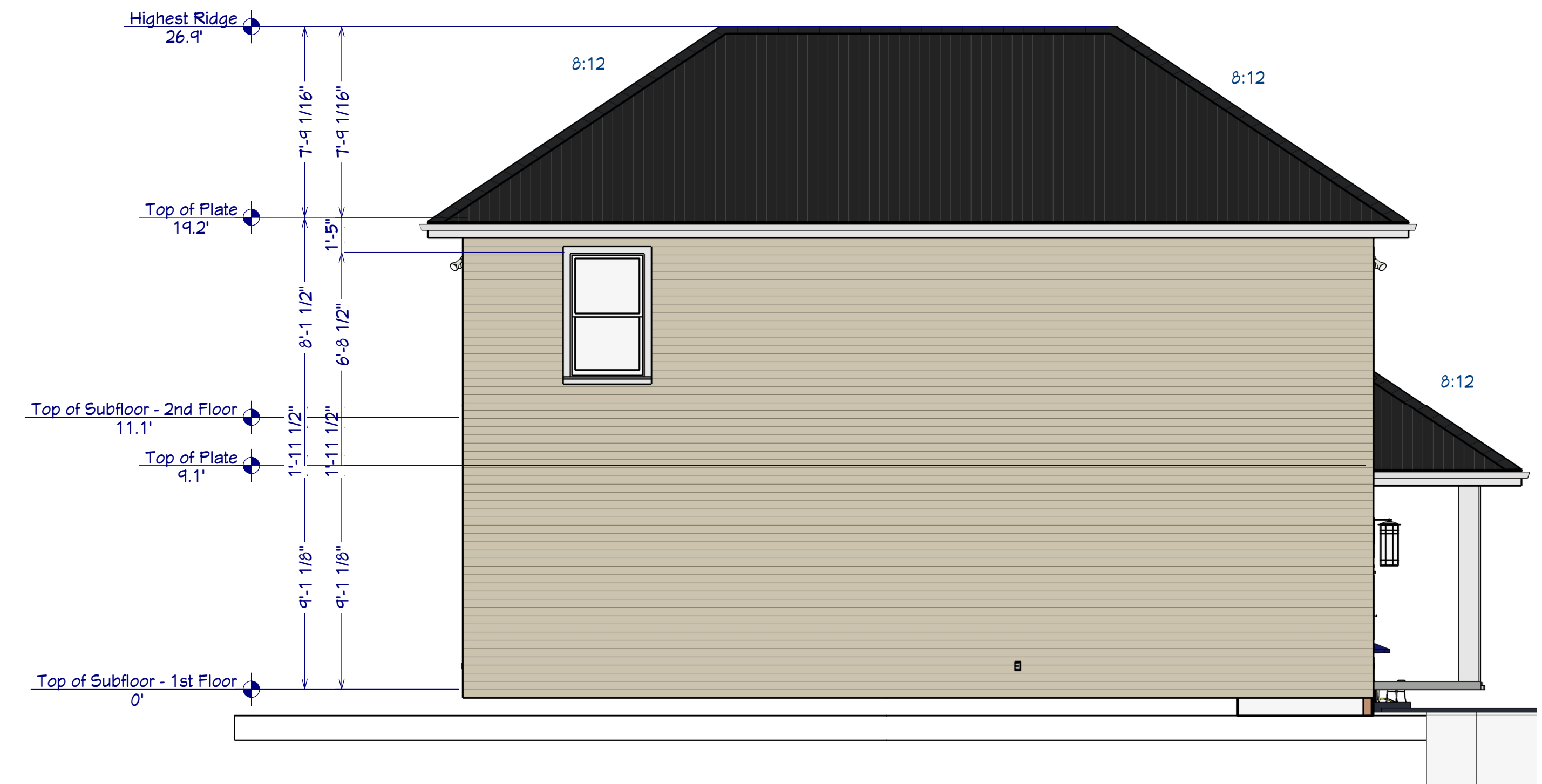
1/8" = 1'

SHEET:

A-1



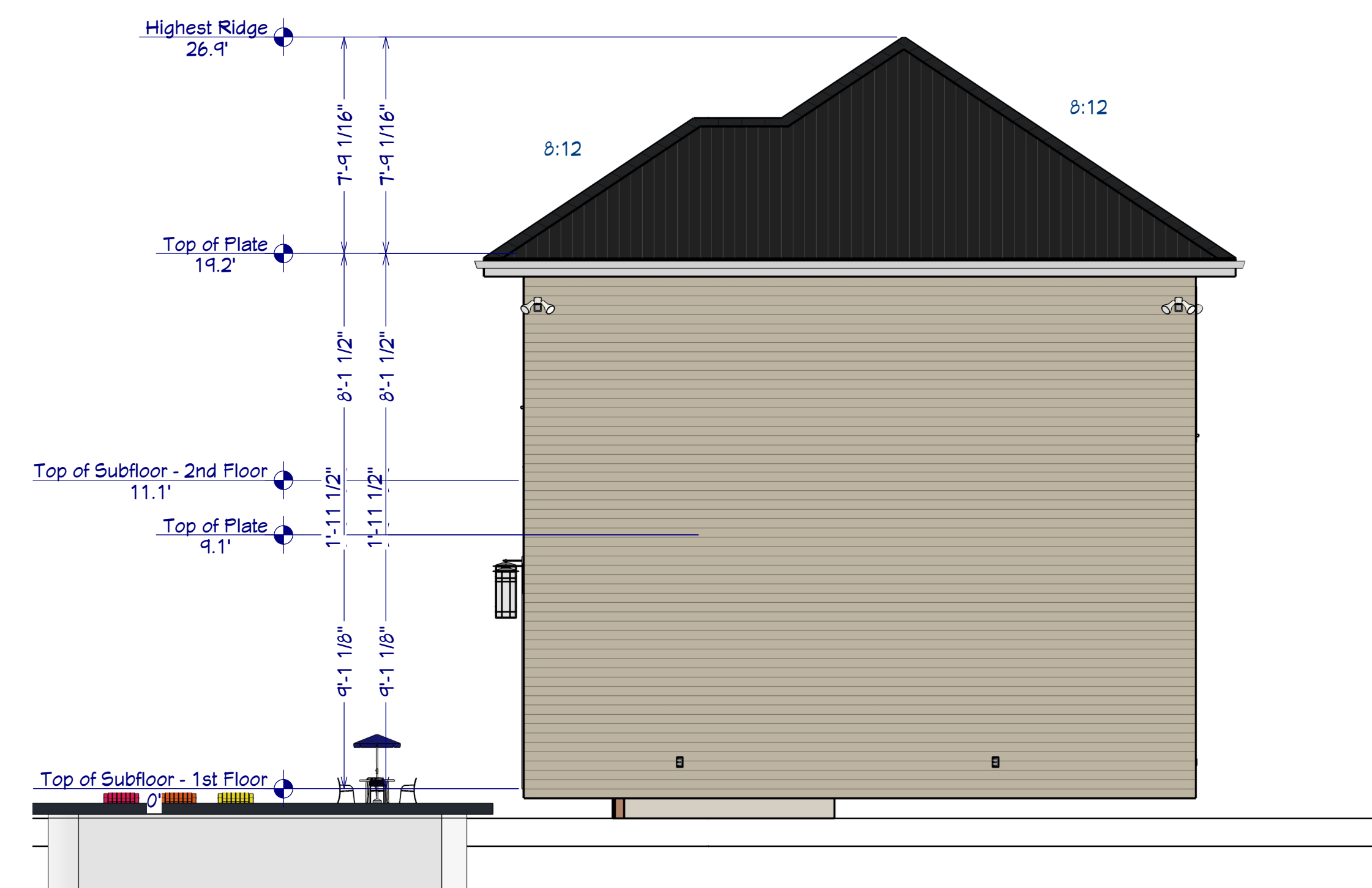
Elevation 1



Elevation 2

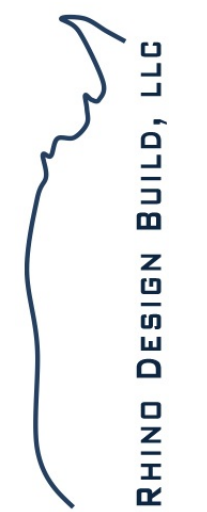


Elevation 3



Elevation 4

REVISION TABLE	
NUMBER	DATE



Wilmoth Residence
320 Madison
San Antonio, TX 78204

DRAWINGS PROVIDED BY:
Rhino Design Build, LLC
4935 Vance Jackson, STE 101-B
San Antonio, TX 78230
210.413.8784
www.RhinoDesignBuild.com

DATE:
4/12/2023

SCALE:

SHEET:



Camera 1



Camera 1

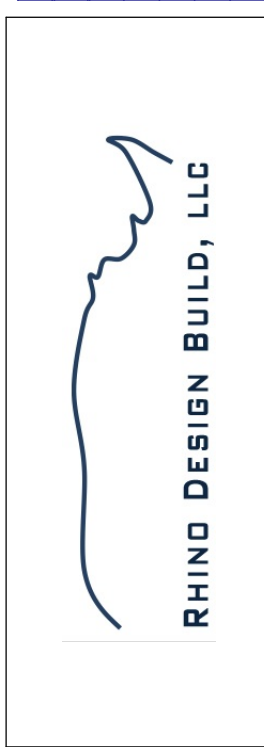


Camera 7



Camera 4

REVISION TABLE	
NUMBER	DESCRIPTION



Wilmoth Residence
 320 Madison
 San Antonio, TX 78204

DRAWINGS PROVIDED BY:
 Rhino Design Build, LLC
 4335 Vance Jackson, STE 101-B
 San Antonio, TX 78230
 210.413.8784
www.RhinoDesignBuild.com

DATE:

4/12/2023

SCALE:

SHEET:



DESIGNOLOGY

Exterior Design
Scheme
for
320 Madison
San Antonio,
TX Ridge 78204



Revised 4/5/23



DESIGNOLOGY

Exterior Design
Scheme
for
320 Madison
San Antonio,
TX Ridge 78204



Conceptual Image Only

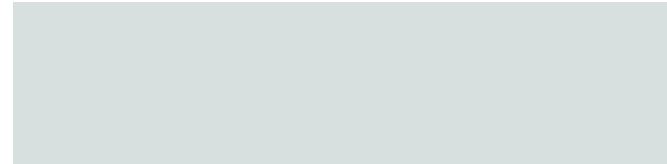
Revised 4/5/23

Exterior Design Selections – 320 Madison

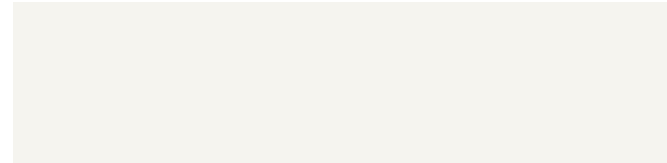


Berridge Metal Roof -
Charcoal Grey
(CoA issued previously)

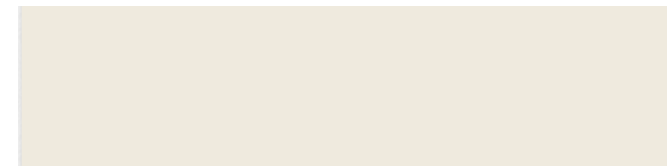
Exterior
Fixtures



Porch Ceilings
SW6224 Mountain Air



Fascia Trim/Railings
SW9541 White Snow



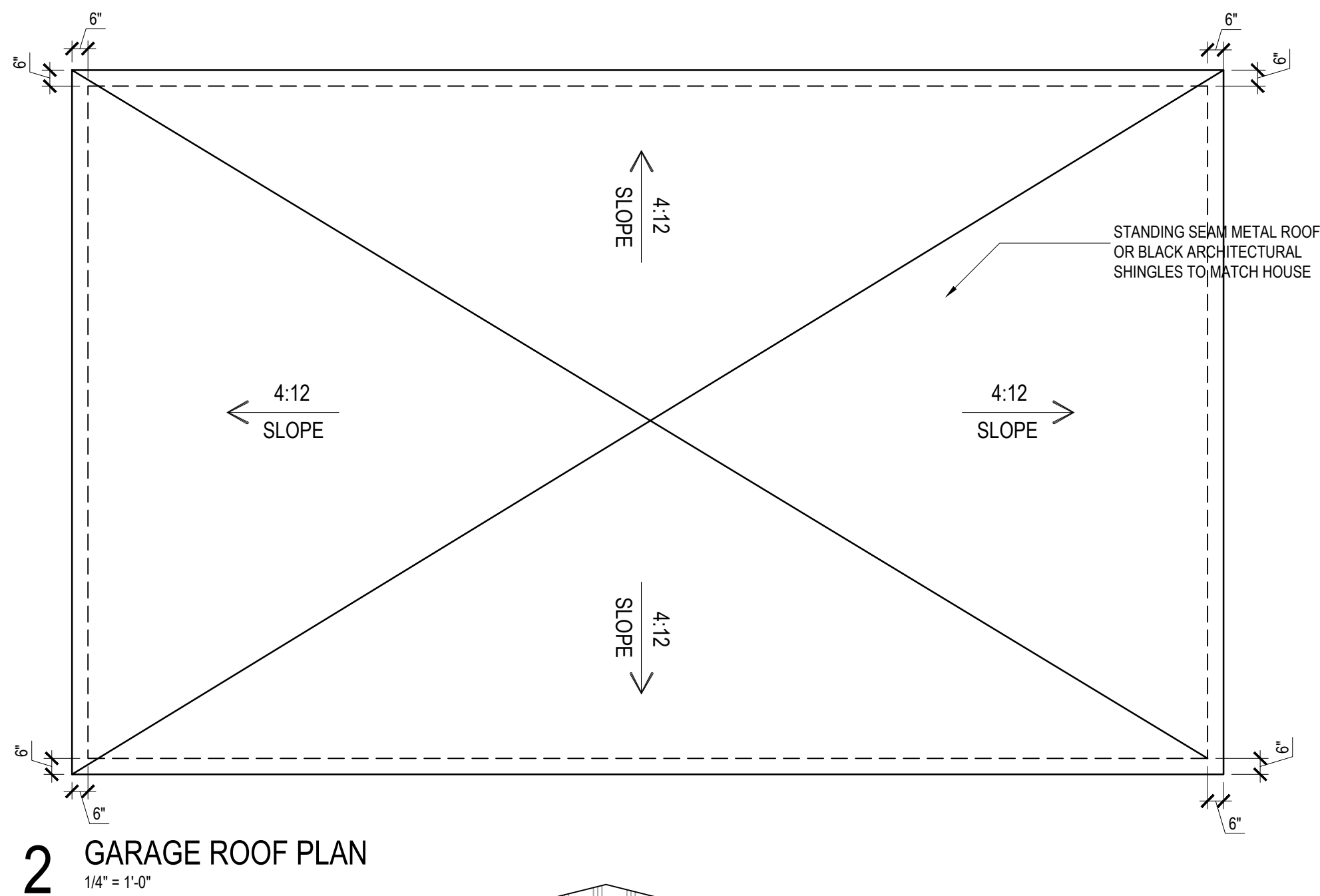
Siding
SW6385 Dover White



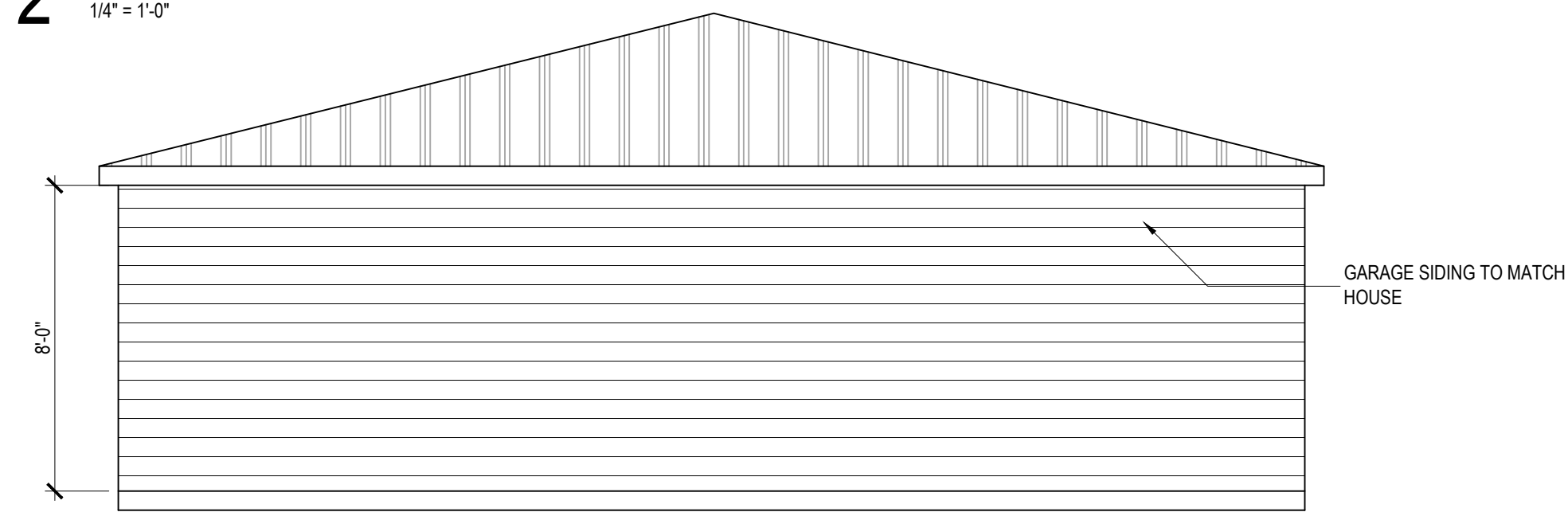
Front Door Option
Behr S480-7
Midnight in the Tropics



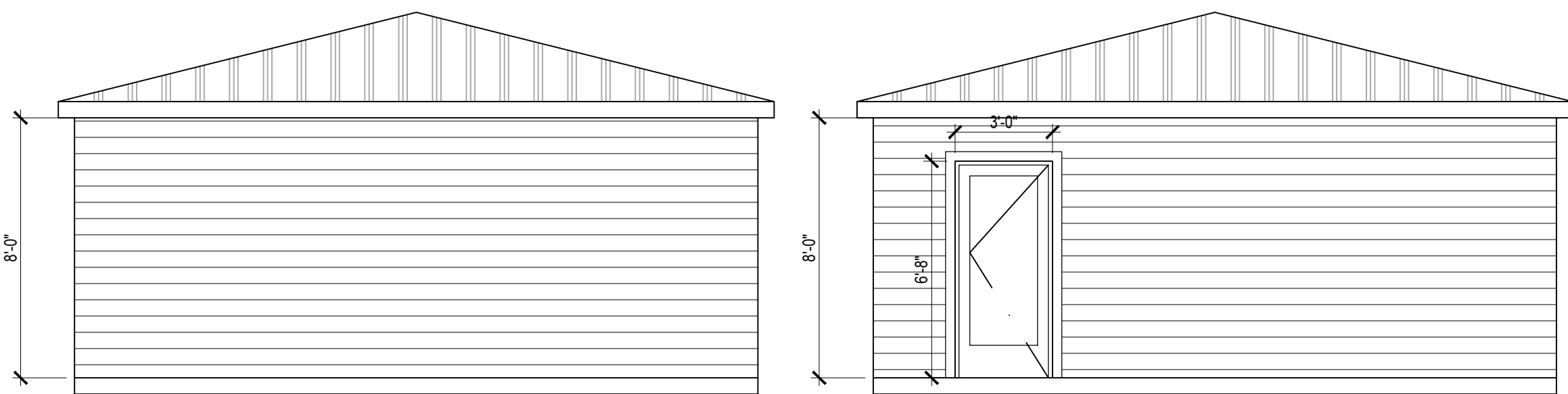
Front Door Option
SW 2810
Rockwood Sash Green



2 GARAGE ROOF PLAN
1/4" = 1'-0"

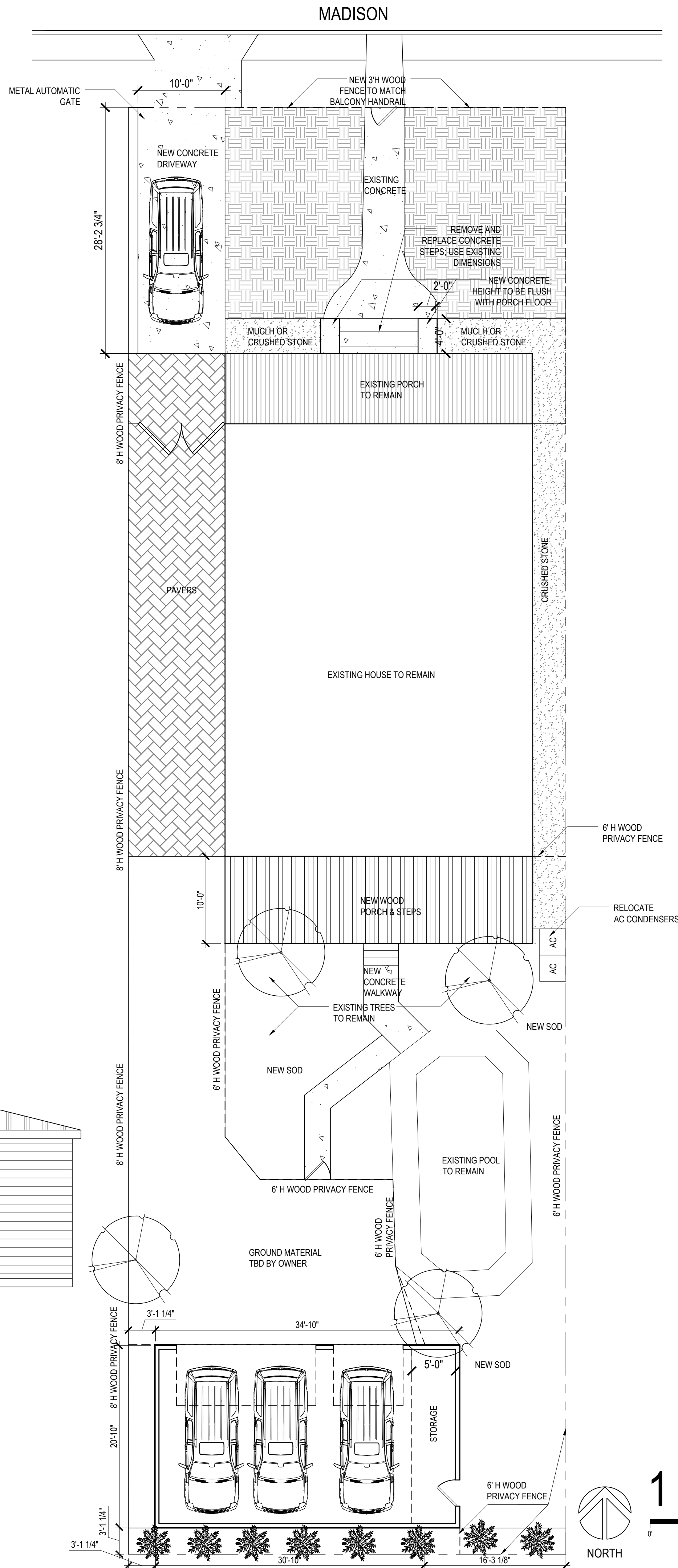


N GARAGE EXTERIOR ELEVATION
1/4" = 1'-0"



W GARAGE EXTERIOR ELEVATION
1/4" = 1'-0"

E GARAGE EXTERIOR ELEVATION
1/4" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"

