

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2015

Agenda Item No: 13

HDRC CASE NO: 2015-290
ADDRESS: 521 MADISON ST
LEGAL DESCRIPTION: NCB 749 BLK 8 LOT 4 EXC N 7.13 FT & LOT SW IRR 4.39 FT OF 3
ZONING: RM4 H HS RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Devine, Thomas N - House
APPLICANT: Daniel Sexton/Buffalo Contracting Services LLC
OWNER: Deng Hong
TYPE OF WORK: Exterior modifications
REQUEST:

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

1. Remove the existing, non original lattice work on the lower rear porch.
2. Extend the porch and porch cover at the lower level by an additional four feet in width and sixteen feet in length featuring screen panels, and a painted pine frame and relocate the existing stairs from the rear to the side by the driveway.
3. Replace the existing porch siding with 1 x 4 tongue and groove siding; located between the first and second levels.
4. Enclose the existing second level open air balcony to match the existing façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guides for Exterior Maintenance and Alterations

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6. Architectural Features: Doors, Windows and Screens

A. MAINTENANCE (PRESERVATION)

- i. 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.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new

porches, balconies, or porte-cocheres where not historically present.

ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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

FINDINGS:

- a. This request was originally heard by the Historic and Design Review Commission on August 5, 2015, where it was referred to the Design Review Committee. This request was reviewed by the Design Review Committee on August 25, 2015, where committee members noted that the applicant's revised design was appropriate.
- b. The applicant has proposed to remove the existing, non original lattice work on the lower rear porch. According to the Guidelines for Exterior Maintenance and Alterations 7.B.iv., inappropriate elements or elements and details that create a false historic appearance should not be added. The proposed removal of the lattice is appropriate.
- c. The applicant has proposed to extend the porch at the lower level by an additional four feet in width and sixteen feet in length and relocate the existing stairs from the rear to the side by the driveway. The Guidelines for Additions 1.A. states that residential additions should be sited at the side or rear of the primary historic structure whenever possible, that views of the addition should be limited from the public right of way and that additions should be designed to be in keeping with the historic context of the block all while featuring a transition between the original structure and the addition. The applicant's proposal is consistent with the Guidelines.
- d. In regards to scale, massing and form, residential additions should be designed to be subordinate to the principal façade of the original structure, should feature a footprint that responds to the size of the lot and should feature a height that is consistent with the original structure. The applicant has designed the addition in a modest form

regarding detailing and has designed it at 64 square feet. This is consistent with the Guidelines for Additions 1.B.

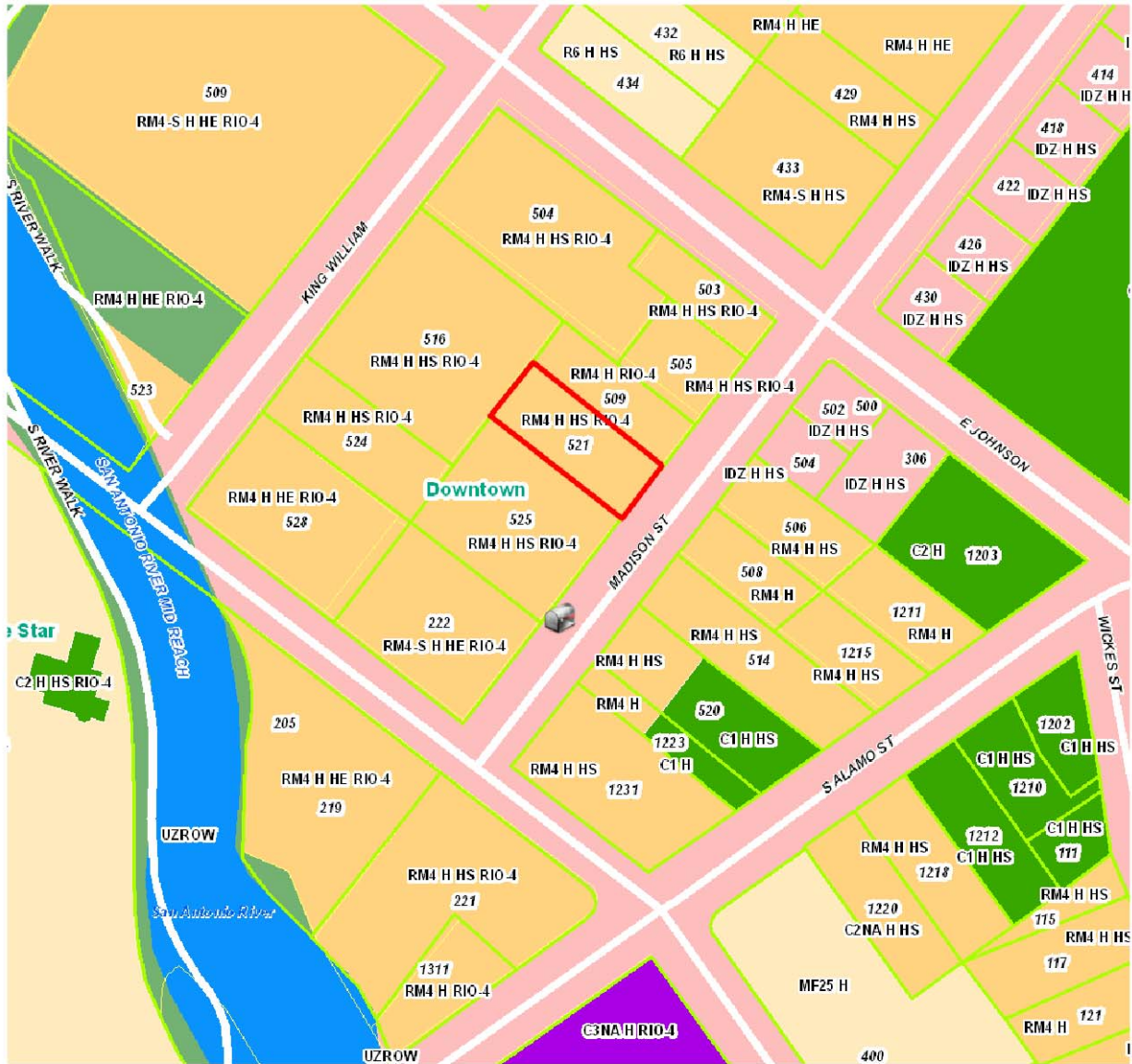
- e. The applicant has proposed materials that include screening, tongue and groove siding to match that of the primary structure, wood trim and a composite shingle roof. The applicant's proposed materials are consistent with the Guidelines for Additions 3.A.
- f. The applicant has proposed an addition that is in keeping with the historic context of the block as well as an addition that incorporates appropriately scaled architectural details. The applicant will remove existing siding associated with the existing porch and replace it with tongue and groove siding to match the original. This is consistent with the Guidelines for Additions 4.A.
- g. The structure currently features a rear second level balcony. The applicant has proposed to enclose this balcony, maintaining the original footprint, install three windows in three bays that represent the previous columns grid featured in exiting second level balcony. Staff finds that the applicant's proposal is appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 7.B.ii., architecturally conveying that the space was previously used as a balcony.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through g.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Jul 29, 2015

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Customer- Deng Hong
521 Madison

HDRC Material specs

Roofing- Asphalt dimensional shingle to match existing - *Owens Corning - Chateau Green*

Paint- Match existing colors

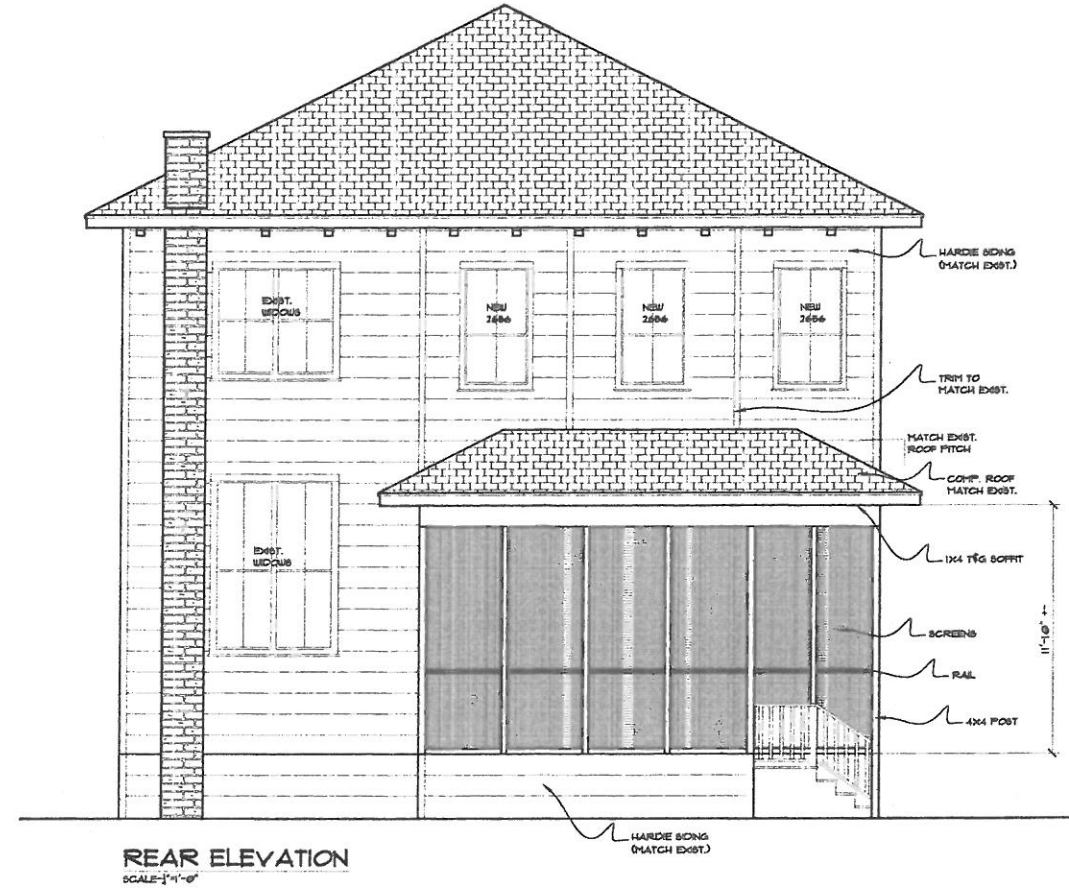
Siding- Asbestos replica cement fiber shingle

Skirting- Hardi 12" lap siding to match existing

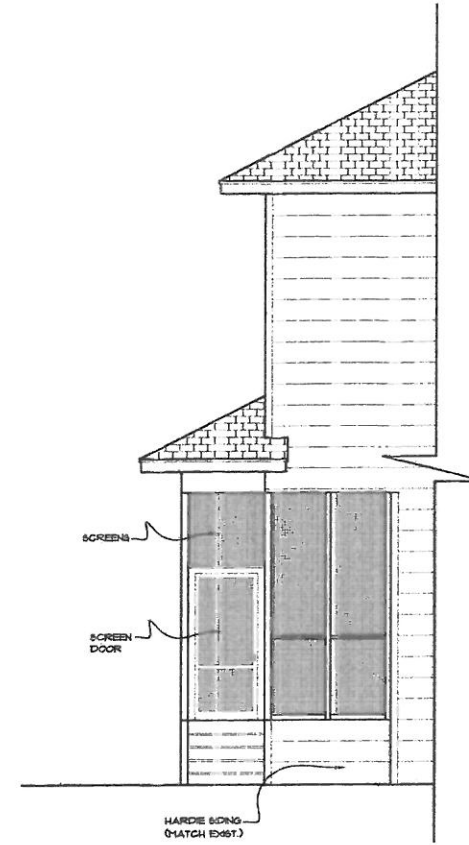
Trim- paint grade pine to match existing

Windows- Jeld-Wen wood window to match existing sash style

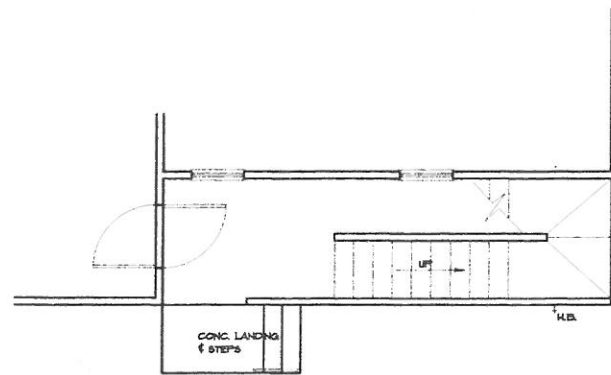
Porch and soffit material- 1x4 T&G pine to match existing



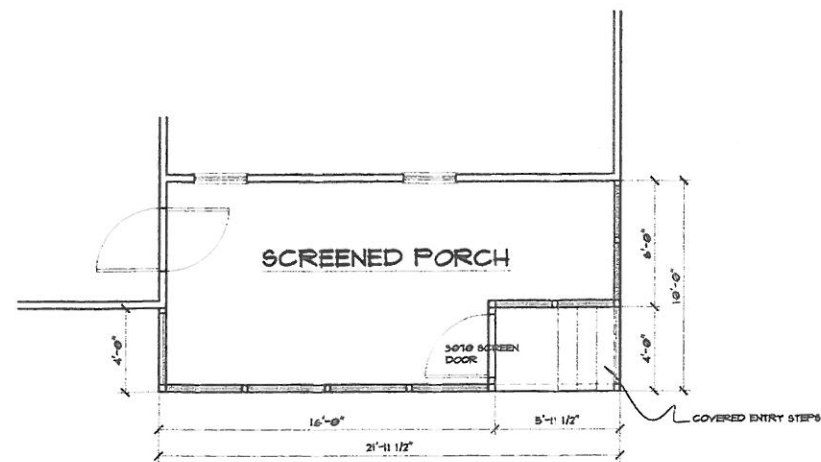
REAR ELEVATION
SCALE: 1/4"=1'-0"



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



EXISTING PLAN
SCALE: 1/4"=1'-0"

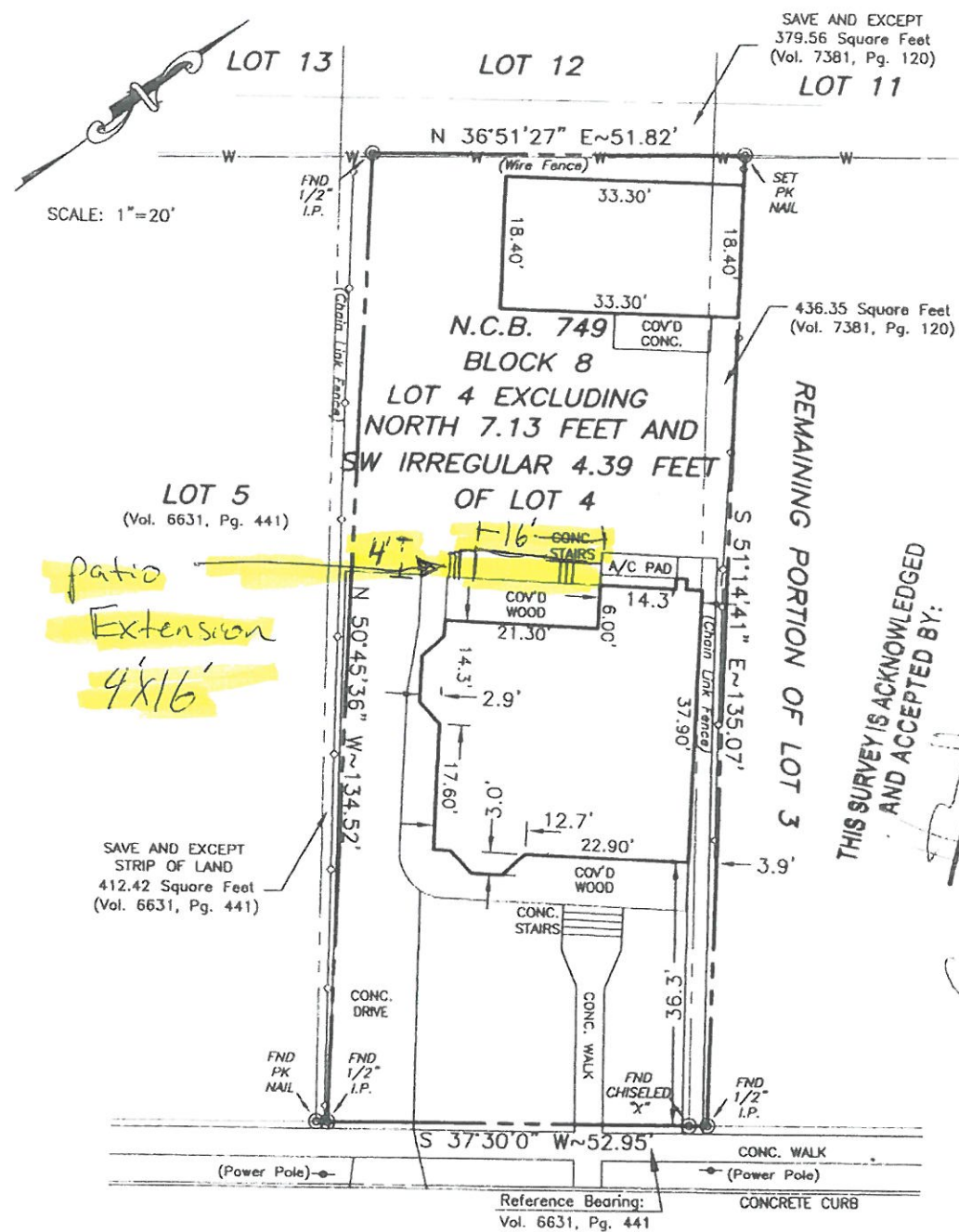


NEW PLAN
SCALE: 1/4"=1'-0"

521 MADISON

Notes:

Project	Sheet
Date 8-19-15	1 of 1
Scale 1/4"=1'-0"	



MADISON ST. (Per Vol. 6631, Pg. 441)
MADISON (Per Bexar County Appraisal District)

AT SHOWING: A 0.156 acre tract being all of Lot 4, Block 8, New City Block 749, in the City of San Antonio, Bexar County, Texas, and that call 436.35 square foot tract described in Volume 81, Page 120, Real Property Records of Bexar County, Texas, SAVE AND EXCEPT that called 379.56 square foot tract being also described in Volume 7381, Page 120, Real Property Records of Bexar County, Texas, and being more particularly described in attached metes and bounds.

This Survey is not valid without an original seal and signature.

I hereby certify that the above plat has been prepared according to an actual survey made on the ground under my supervision.

DATE 07/18/07
FIDELITY TITLE
07-41002646
DATE OF COMMITMENT 06/11/07

FIELD WORK	DATE	BY
DRAFTING	07/20/07	R.A.
FINAL CHECK	07/20/07	S.S.
UP DATE		
REVISED		

SIA ENGINEERING, INC.
438 W. MAPLEWOOD
SAN ANTONIO, TEXAS 78216-6203
(210) 341-5500







CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: 8/25/2015 HDRC Case# 2015-240

ADDRESS: 521 MADISON Meeting Location: 1901 S ALAMO

APPLICANT: DANIEL SEXTON

DRC Members present: MICHAEL GUARINO, PAT AIGIOVANNI

Staff present: EDWARD HALL

Others present: _____

REQUEST: ENCLOSURE OF REAR, UPPER LEVEL BALCONY

COMMENTS/CONCERNS: MG: PROPOSED NEW DESIGN OF UPPER
BALCONY ENCLOSURE IS APPROPRIATE.

COMMITTEE RECOMMENDATION: APPROVE ☒ DISAPPROVE ☐
APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative)

8/25/15
Date