

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2016

Agenda Item No: 7

HDRC CASE NO: 2016-190
ADDRESS: 226 MADISON ST
LEGAL DESCRIPTION: NCB 741 BLK 4 LOT 7
ZONING: RM4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Ankerson House
APPLICANT: Kristen Webber/Poteet Architects, LP
OWNER: Phillip & Lara Beverlyly
TYPE OF WORK: Construction of a rear addition
REQUEST:

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

1. Repair and replace the windows and doors on the west and south facades.
2. Demolish a non-contributing rear addition and construct a new rear addition totaling approximately 400 square feet.
3. Construct a screened porch on the south façade.
4. Construct a privacy fence along the sides and rear of the property.

APPLICABLE CITATIONS:

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

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.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. 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)

- i. 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.
- ii. 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.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. 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.
- v. 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.
- vi. 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.

- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *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.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for 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.

FINDINGS:

- a. The structure at 226 Madison was constructed circa 1890 and features traditional architectural elements including a symmetrical façade, a standing seam metal roof and a front porch that space the entire front façade.
- b. **EXTERIOR MODIFICATION** – At the southwest corner of the structure, the applicant has proposed to alter a non-original screened porch that currently functions as a dining room. The applicant has proposed to repair and if needed, replace any wood windows and doors that are in a non-repairable condition. In addition to the repair of the existing wood windows and doors, the applicant has proposed to relocate an existing door opening as well as construct new porch steps. Staff finds the relocation of the door as well as the construction of new porch steps to be appropriate.
- c. **WINDOWS AND DOORS** – According to the Guidelines for Exterior Maintenance and Alterations, historic doors and window should be preserved. While these doors and windows in question are not original to the structure, staff recommends the applicant restore each of them and salvage materials that are no longer to be used. If the applicant cannot reuse an existing window or door, a window or door of matching profile is to be approved by staff prior to installation.
- d. **ADDITION** – The southeast corner of the structure features a non-contributing addition that the applicant has proposed to demolish and in its place construct a new addition that is to feature approximately 400 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the rear addition to feature a hipped roof and feature a wall plane that aligns with the primary structure. The primary

structure and the proposed new addition are separated by an inset section of the façade. This is consistent with the Guidelines for Additions.

- e. **SCALE, MASSING & FORM** – Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and comparable floor to ceiling heights as the primary historic structure. This is consistent with the Guidelines for Additions 1.A.
- f. **MATERIALS** – The applicant has noted that materials for the proposed addition will include a standing seam metal roof, wood siding and wood windows, all to match those of the primary historic structure. This is consistent with the Guidelines for Additions. The applicant should ensure that the new roof feature panels that are eighteen to twenty-one inches in width, crimped seams that are one to two inches in height, a low profile ridge cap and a galvalume finish.
- g. **PORCH** – At the rear of an existing addition, the applicant has proposed to construct a new screened porch that is to feature similar form, massing and materials as the primary structure and proposed addition. Staff finds the applicant’s proposal appropriate and consistent with the Guidelines.
- h. **FENCING** – Along the west, south and east property lines toward the rear of the property, the applicant has proposed to install a wood privacy fence. The applicant is responsible for ensuring that the fence does not exceed six (6) feet in height at any location.

RECOMMENDATION:

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

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 16, 2016

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Madison St



226 Madison St

Brackenridge House
Bed and Breakfast





STREET FACADE - NORTH ELEVATION



WEST (SIDE) ELEVATION



SOUTH (BACK) ELEVATION



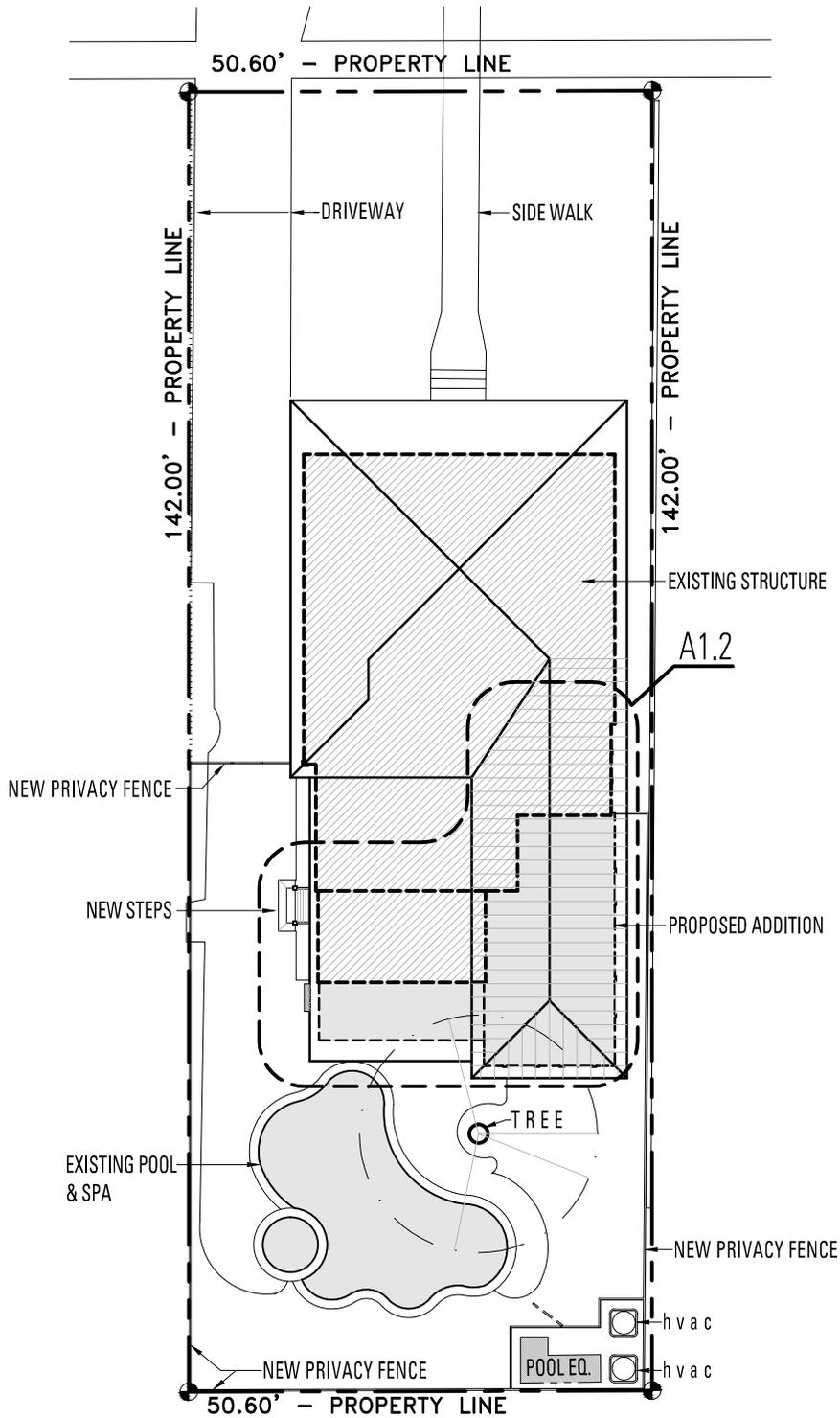
SOUTH (BACK) ELEVATION - OLD LEAN-TO SHED ADDITIONS



SOUTH (BACK) ELEVATION - DINING ROOM EXTERIOR ELEVATIONS



EAST (SIDE) ELEVATION



LEGAL DESCRIPTION

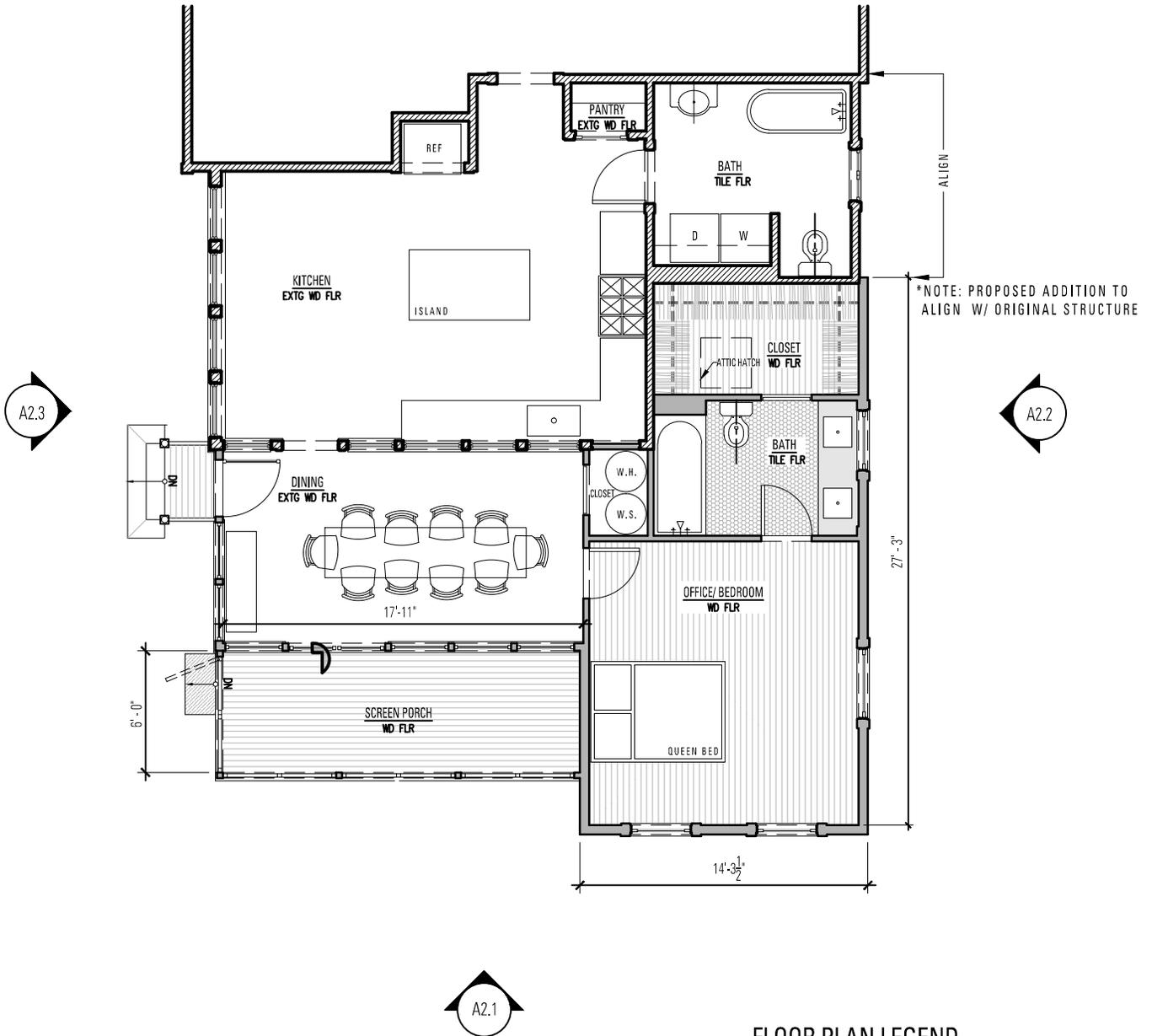
PROPERTY ADDRESS:
 226 MADISON
 SAN ANTONIO, TEXAS

BEING:
 LOT 7, BLOCK 4, NEW CITY BLOCK 741,
 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

SITE PLAN: W/ PROPOSED ADDITION
 SCALE: 1" = 20'-0"



BEVERLY RESIDENCE		A1.1
DATE: MAY 10, 2016		
POTEET ARCHITECTS, LP		



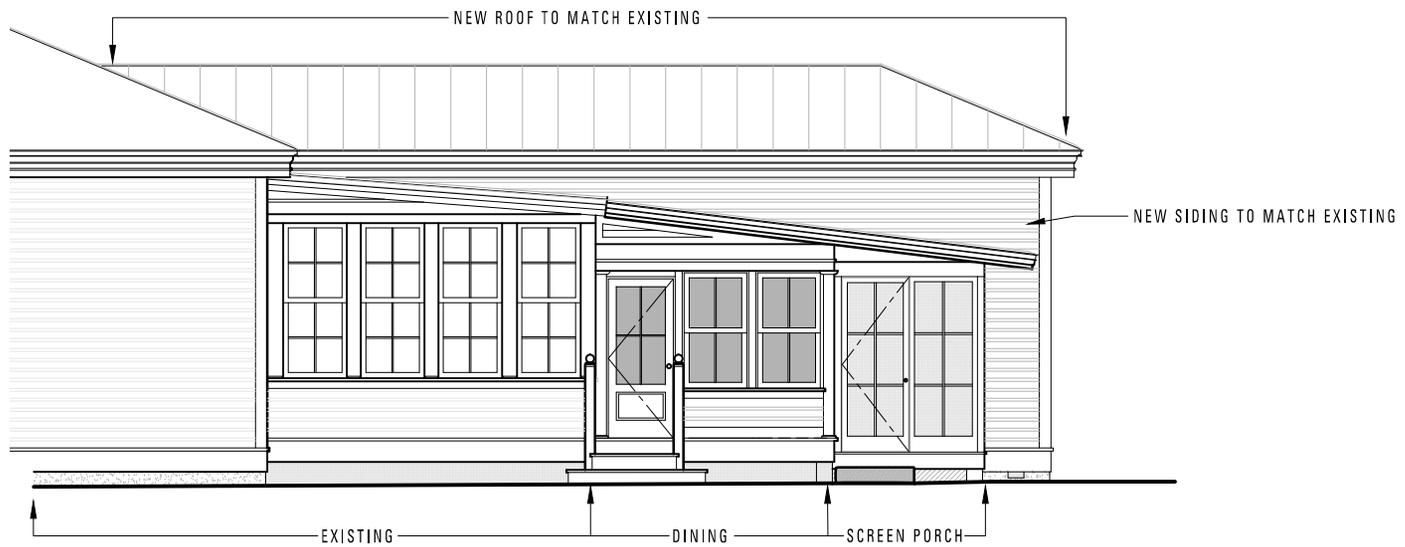
FLOOR PLAN LEGEND

	EXTG WALL
	NEW WALL

BEVERLY RESIDENCE	A1.2
DATE: MAY 10, 2016	
POTEET ARCHITECTS, LP	

PLAN: FLOOR PLAN @ PROPOSED ADDITION
 SCALE: 1/8" = 1'-0"

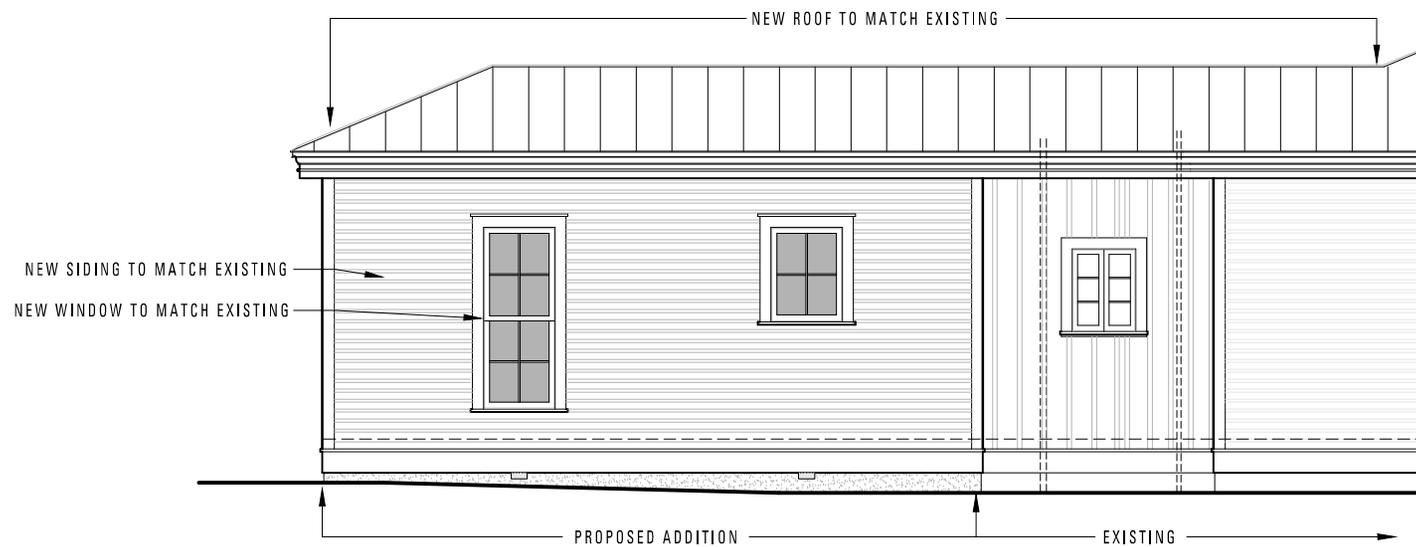




ELEVATION: PROPOSED ADDITION - WEST

SCALE: 1/8" = 1'-0"

BEVERLY RESIDENCE	A2.3
DATE: MAY 10, 2016	
POTEET ARCHITECTS, LP	



ELEVATION: PROPOSED ADDITION - EAST

SCALE: 1/8" = 1'-0"

BEVERLY RESIDENCE	A2.2
DATE: MAY 10, 2016	
POTEET ARCHITECTS, LP	



ELEVATION: PROPOSED ADDITION - SOUTH

SCALE: 1/8" = 1'-0"

BEVERLY RESIDENCE	A2.1
DATE: MAY 10, 2016	
POTEET ARCHITECTS, LP	