

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

HDRC CASE NO: 2017-584
ADDRESS: 525 MADISON ST
LEGAL DESCRIPTION: NCB 749 BLK 8 LOT SE IRR 133.4 FT OF 5 AND SE IRR 130.3 FT OF 6
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Devine, Thomas N - House
APPLICANT: Nathan Manfred/French & Michigan
OWNER: Edward H Slezak Caroline Matthews
TYPE OF WORK: Construction of a rear accessory structure
APPLICATION RECEIVED: November 13, 2017
60-DAY REVIEW: January 12, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 525 Madison. The accessory structure will feature a footprint of 400 square feet and will be located adjacent to a proposed carport structure over an existing concrete slab. Total square footage for the proposed new construction is 1,000 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

FINDINGS:

- a. The historic structure located at 525 Madison was constructed circa 1895 and features a two story porch with two story columns on the east and south elevations. The structure features a stuccoed brick façade with wood frame additions at the rear. At the rear of the property, the applicant has proposed to construct a detached accessory structure to feature an overall footprint of 400 square feet, Hardi and cedar siding. The construction of this accessory structure will require the demolition of an existing, rear accessory structure.
- b. **EXISTING ACCESSORY STRUCTURE** – Both the 1912 and 1951 Sanborn Maps note an accessory structure at the location of the existing; however, on both maps the accessory structure varies in footprint. Both maps consistently place the accessory structure in the north corner of the property. The applicant has submitted two

property surveys, the first from c 1970 when the current owner purchased the property and the second from c 1980 when a rear addition was constructed. The survey produced c 1970 notes the accessory structure as the 1951 Sanborn Map does; however, the survey produced c 1980 notes a modification to the rear accessory structure to its current form and location.

- c. **EXISTING ACCESSORY STRUCTURE** – The applicant has provided photos and information regarding the structure’s current state. The structure as it currently exists features T-111 plywood siding, treated and dimensional lumber, board and batten siding, roofing consisting of corrugated metal and translucent fiberglass. Given the modifications to the existing shed and the change in footprint over the past sixty years, staff does not find the existing structure to be in its original location. Staff finds the removal of this structure appropriate; if any materials are determined to be from the original accessory structure, they are to be salvaged for use throughout the district.
- d. **NEW CONSTRUCTION** – Per the Guidelines for New Construction 5.A., new accessory structures should feature designs that are visually subordinate to the primary historic structure in terms of their height, massing and form, should not be larger in plan than forty percent of the primary historic structure’s footprint, should relate to the period of construction of the primary historic structure through the use of complementary materials and simplified architectural details and should feature windows and doors that are similar to those found on the primary historic structure.
- e. **NEW CONSTRUCTION** – The applicant has proposed for the structure to feature an overall height of 14’ – 8”, an overall footprint of 1,000 square feet with 400 square feet being the enclosed accessory structure, side gabled roofs, board and batten siding, a corrugated roof and wood doors. Generally, the proposed new construction is consistent with the Guidelines. The proposed carport will feature a footprint of 600 square feet; however, the structure will be open air and will be constructed over an existing concrete slab. Staff finds that given the openness of the carport, the structure will not be visually obtrusive the rear yard.
- f. **SETBACKS & ORIENTATION** – Per the Guidelines for New Construction 5.B., new accessory structures should match the predominant orientation found along the block and should follow historic setback patterns found throughout the district. The applicant has located the proposed accessory structure in a manner that is consistent with the Guidelines.

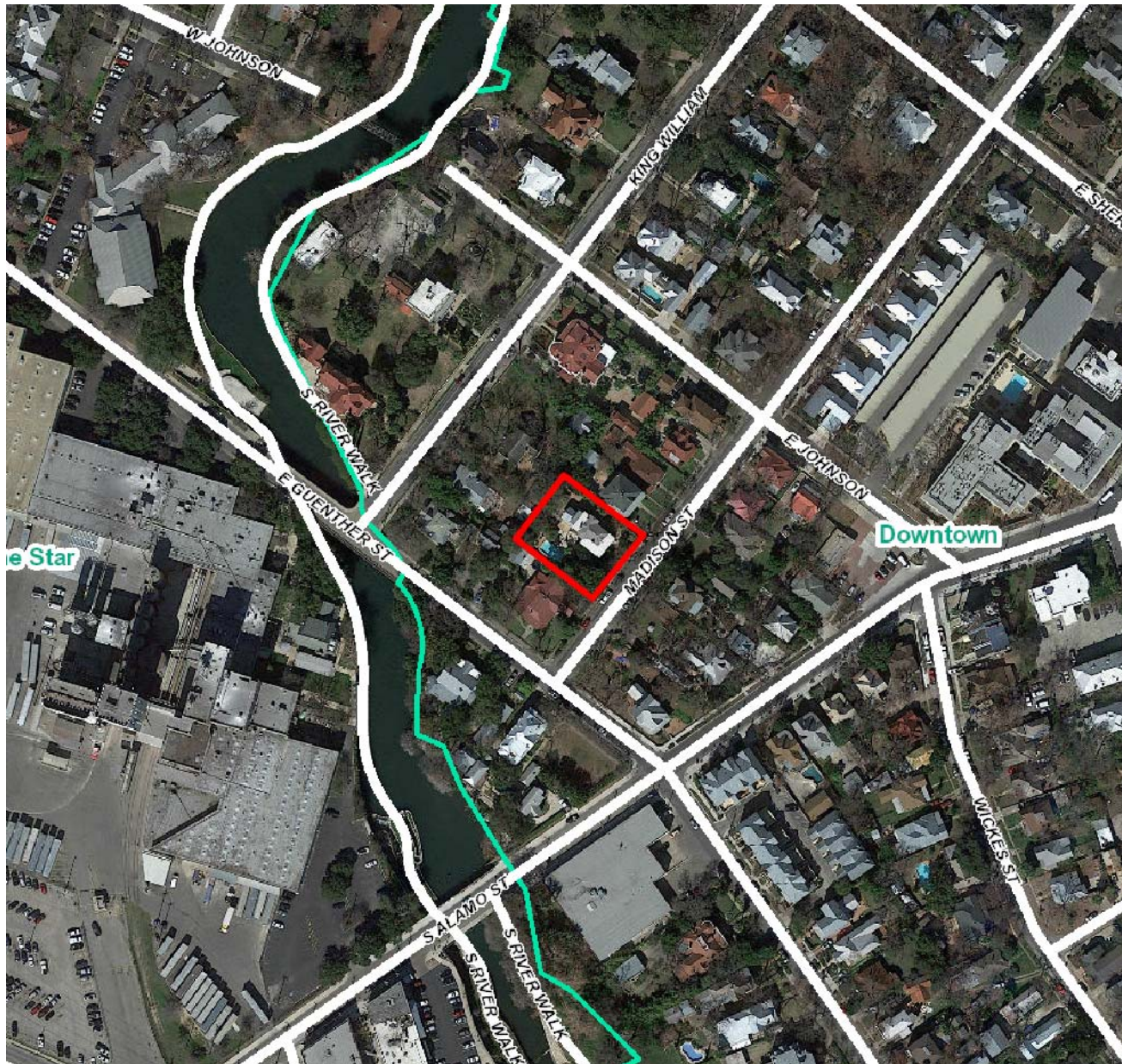
RECOMMENDATION:

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

- i. That either a 5v crimp or a standing seam metal roof be installed in place of the proposed corrugated metal roof. 18 to 21 inch wide panels, 1 to 2 inch tall seams and a crimped ridge seam are to be used for a standing seam metal roof.
- ii. That all historic wood from the existing structure be salvaged and reused where possible.
- iii. That the proposed board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide.

CASE MANAGER:

Edward Hall

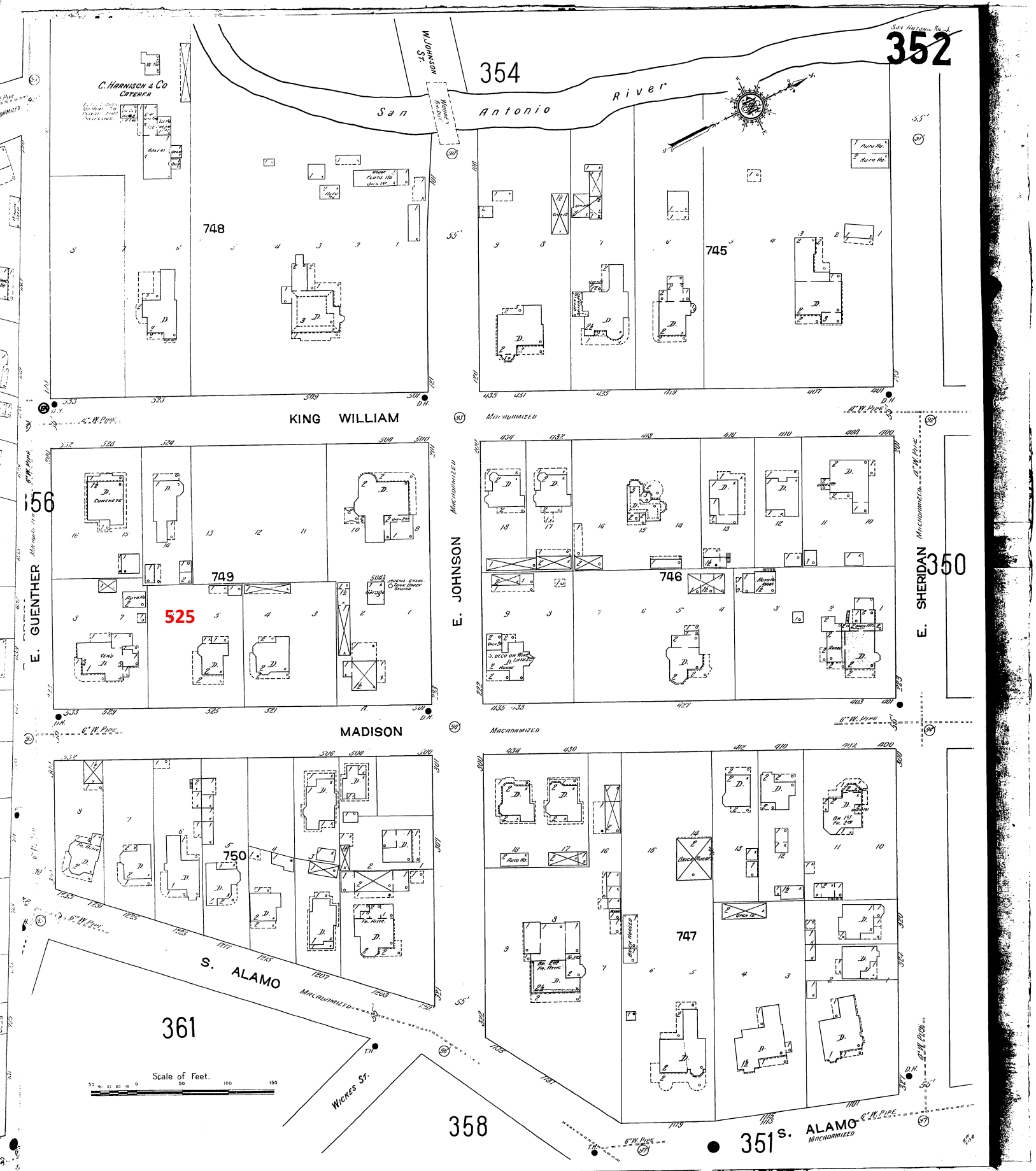


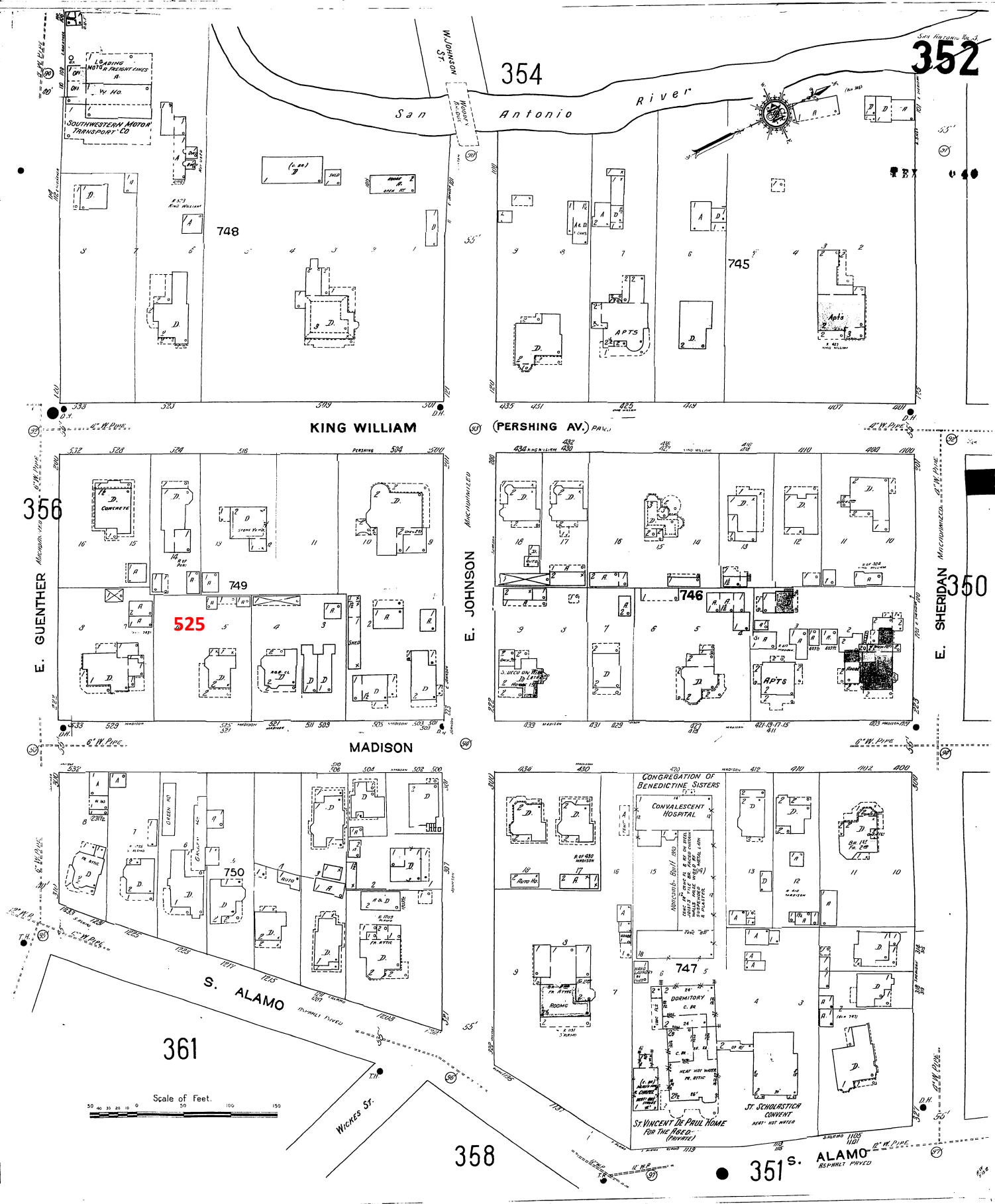
Flex Viewer

Powered by ArcGIS Server

Printed: Nov 29, 2017

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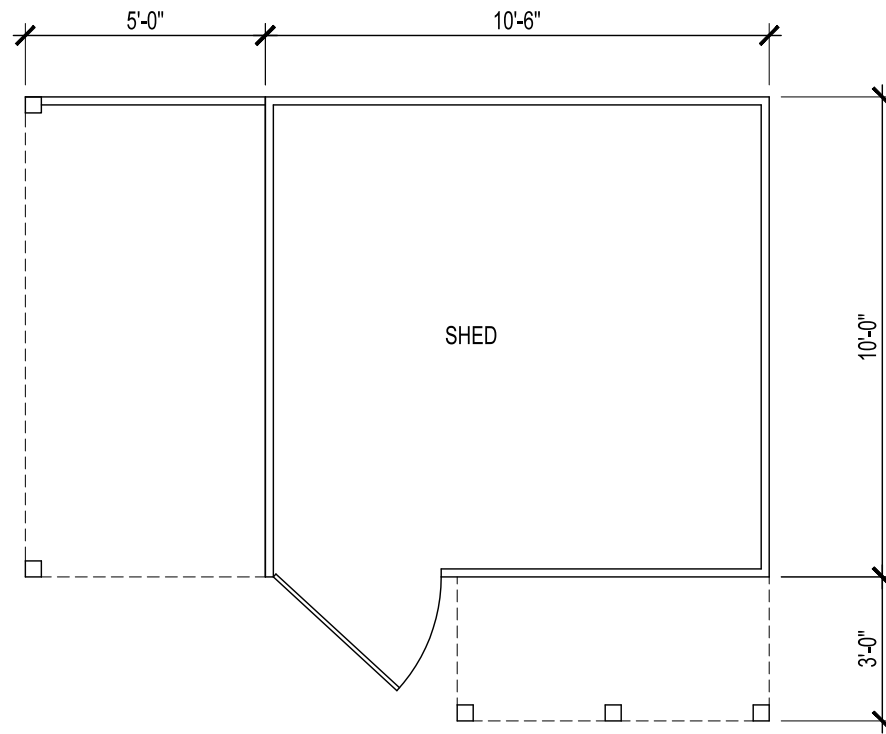












525 MADISON - EXISTING SHED

NOVEMBER 14, 2017

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



NORTH

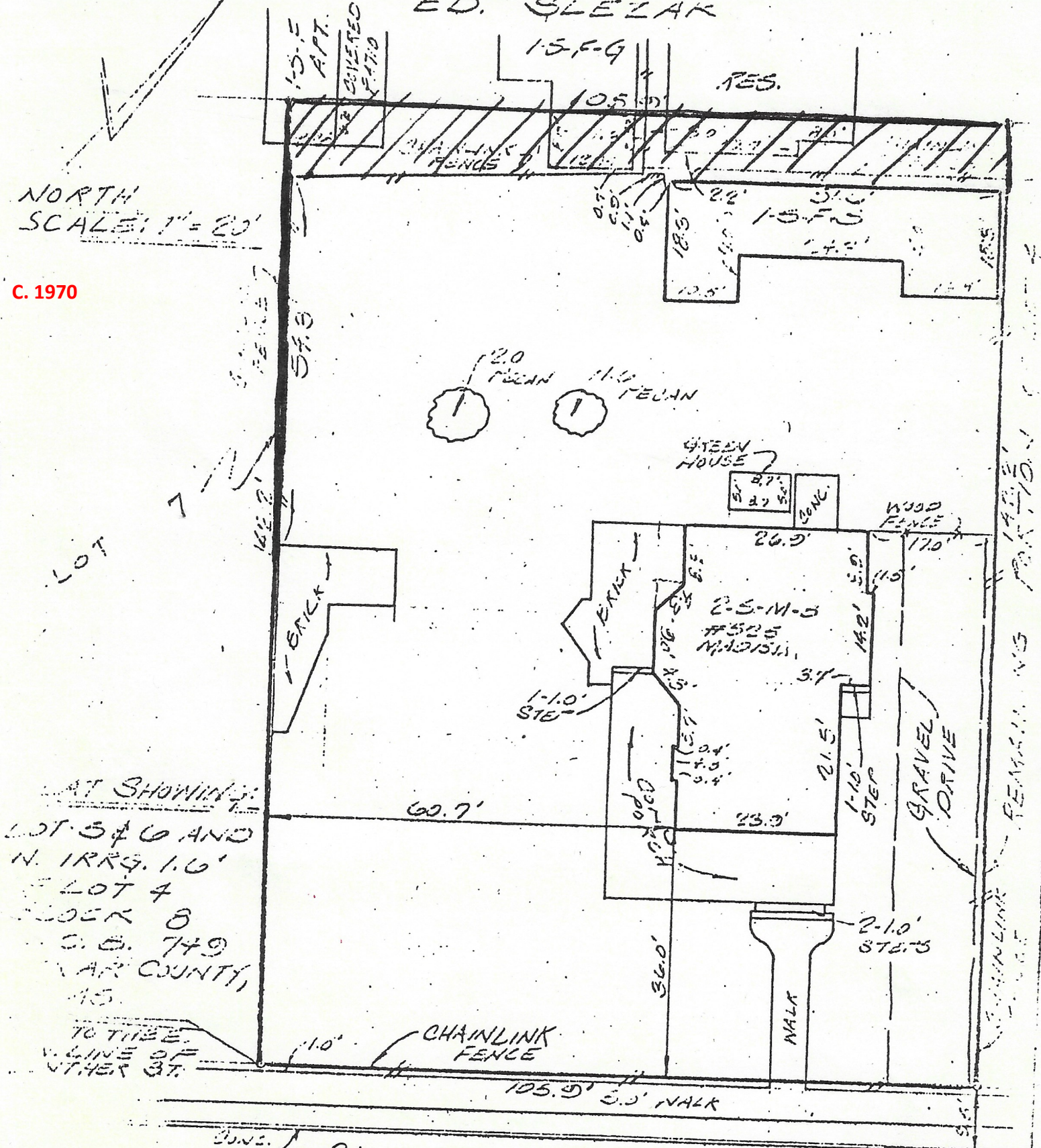


PLAN
NORTH

1-5-1-1
A.P.T.
COPYED
2-17-0

NORTH
SCALE: 1" = 20'

C. 1970



LOT SHOWING:
 LOT 3 & 6 AND
 N. 1 RR. 1.6'
 LOT 4
 BLOCK 8
 S. E. 749
 WAR COUNTY,
 MO.

دستخط و مهر

Plot of the Land

LOW
CURB

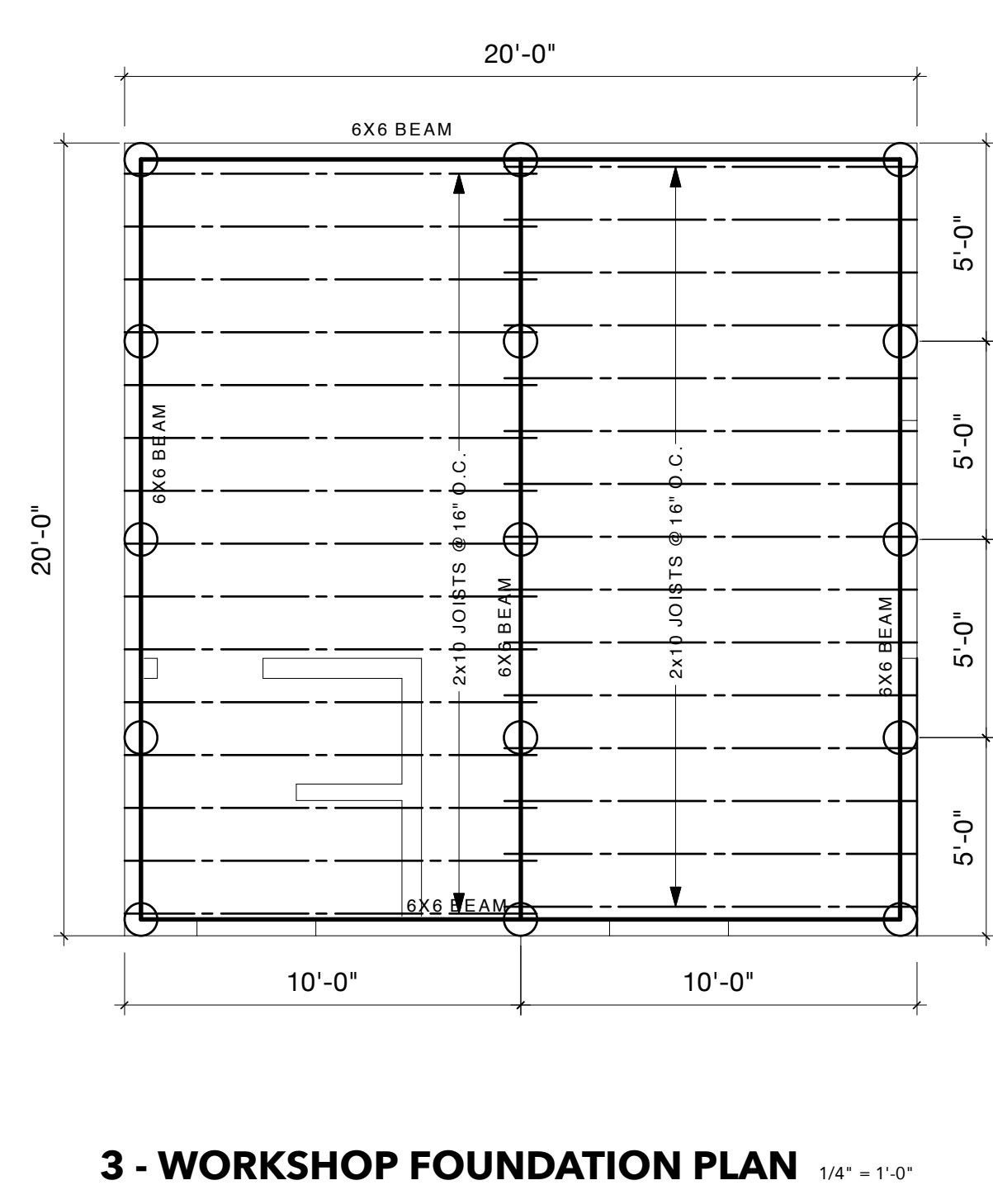
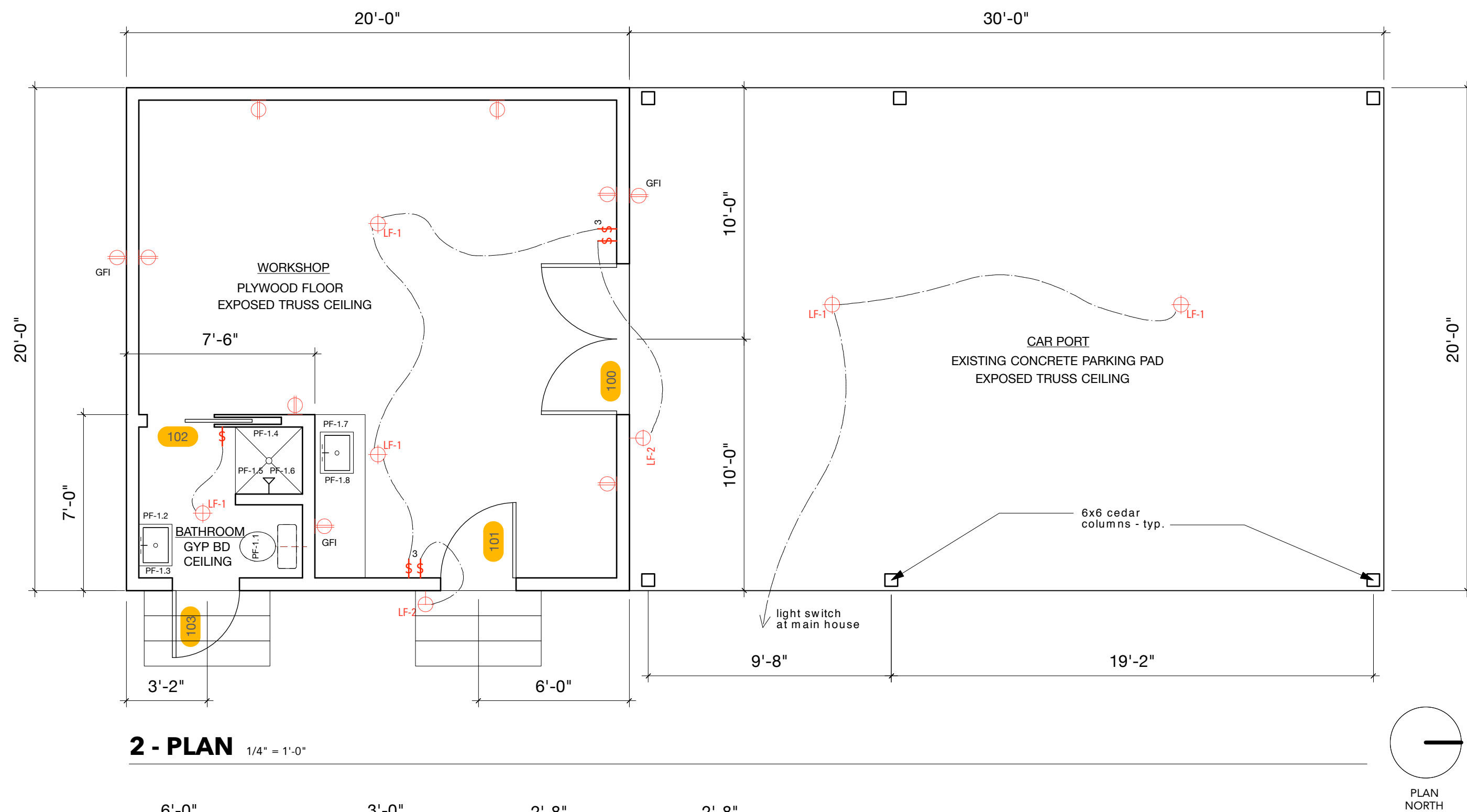
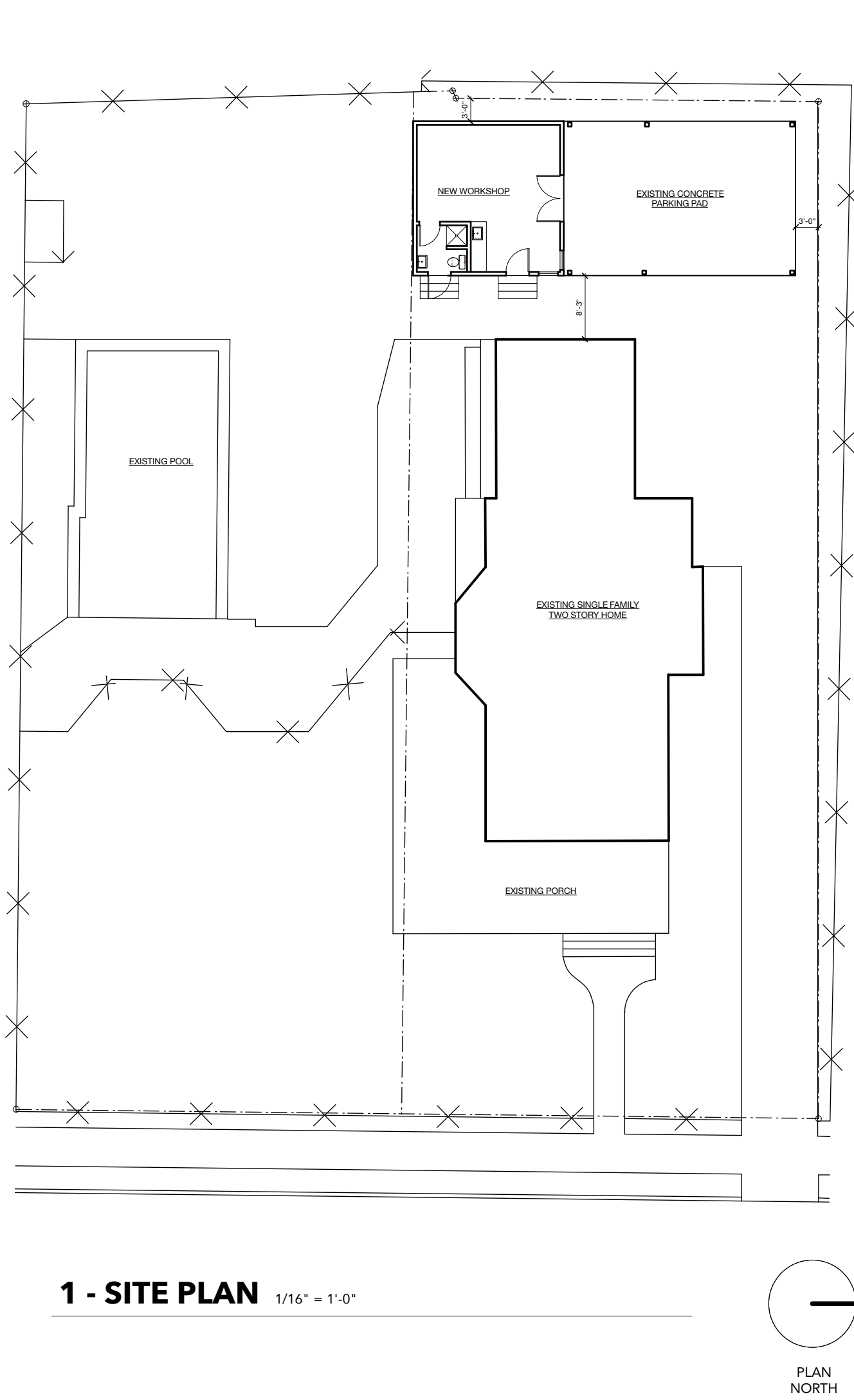
MADISON

37.

C. 1986



↓ PARCEL OF LAND

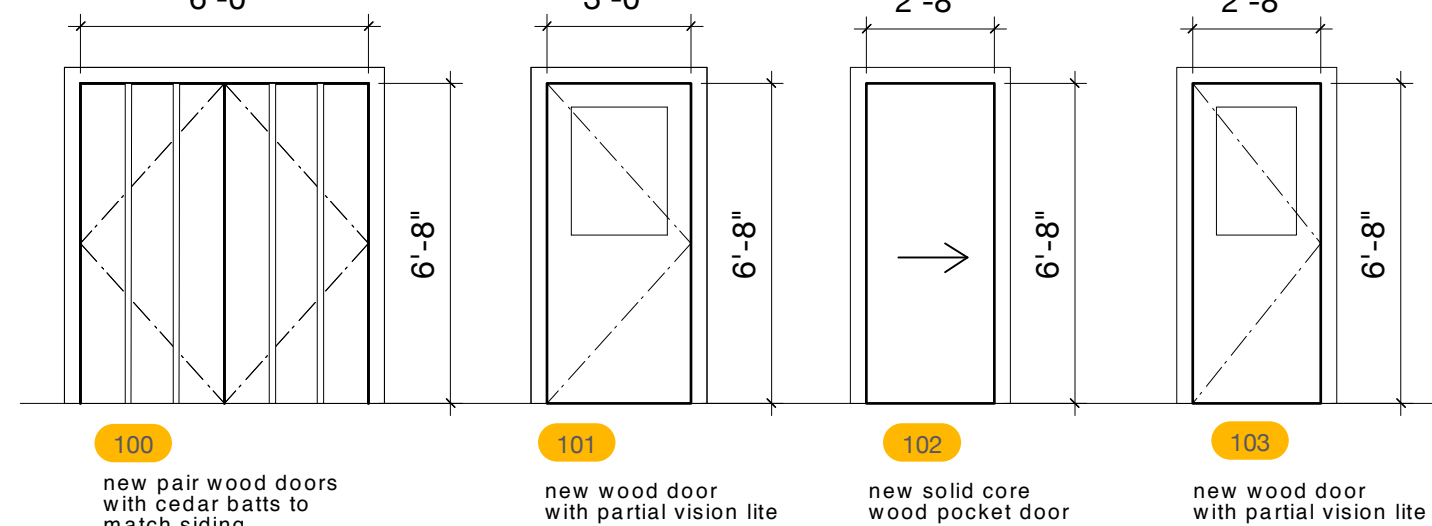


ELECTRICAL AND LIGHTING SCHEDULE

- 110V duplex outlet
- gfi
- 110V GFI duplex outlet
- cable connection
- switch
- three way switch
- ceiling mounted light fixture
- exterior wall sconce light fixture
- vent fan
- hose bib

PLUMBING FIXTURE SCHEDULE

- PF-1.1 new toilet - restroom
- PF-1.2 new faucet - restroom
- PF-1.3 new lavatory - restroom
- PF-1.4 shower - restroom
- PF-1.5 shower head - restroom
- PF-1.6 shower controls - restroom
- PF-1.7 new stainless steel sink - workshop
- PF-1.8 new faucet - workshop



DOOR SCHEDULE

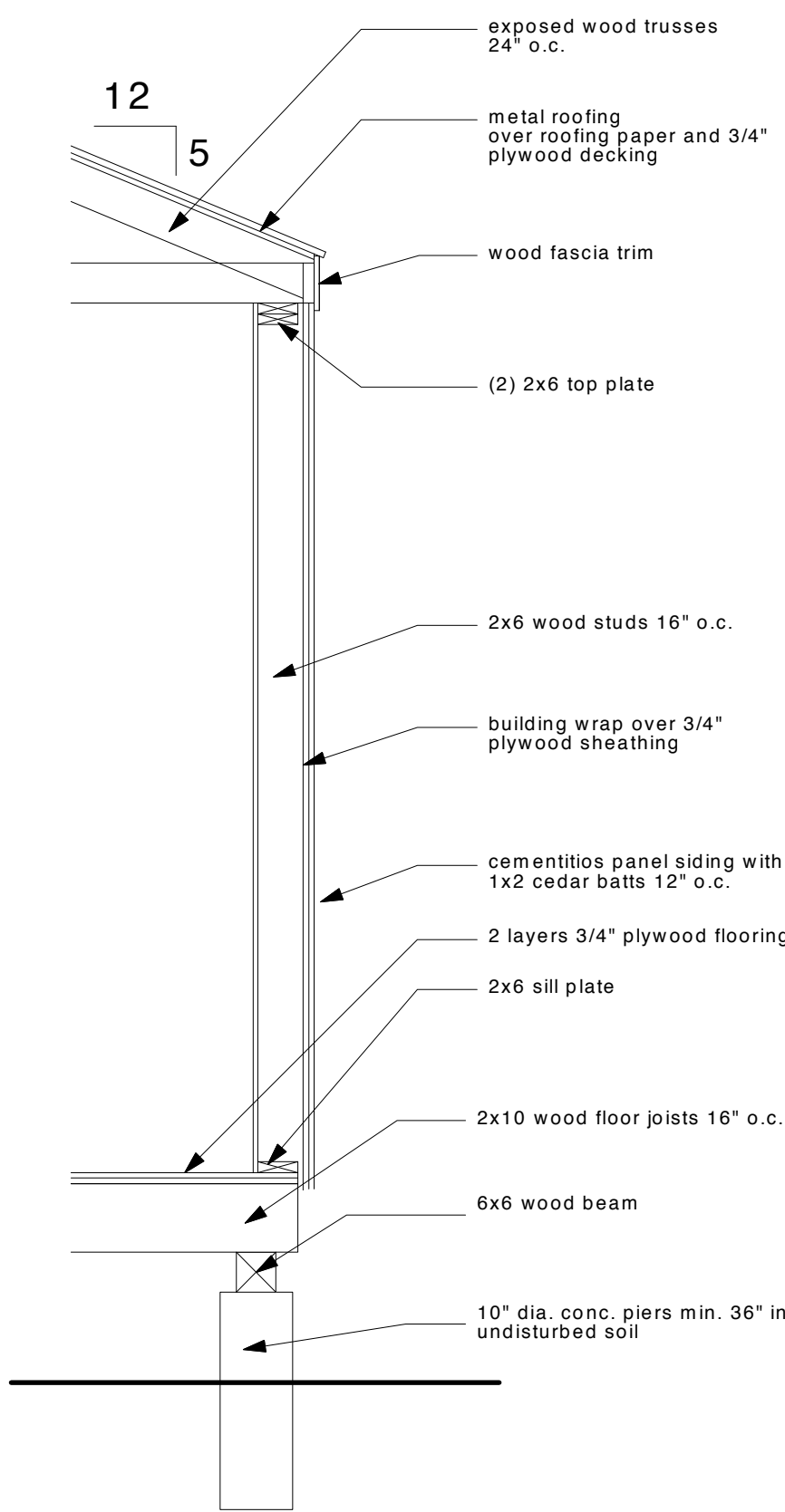
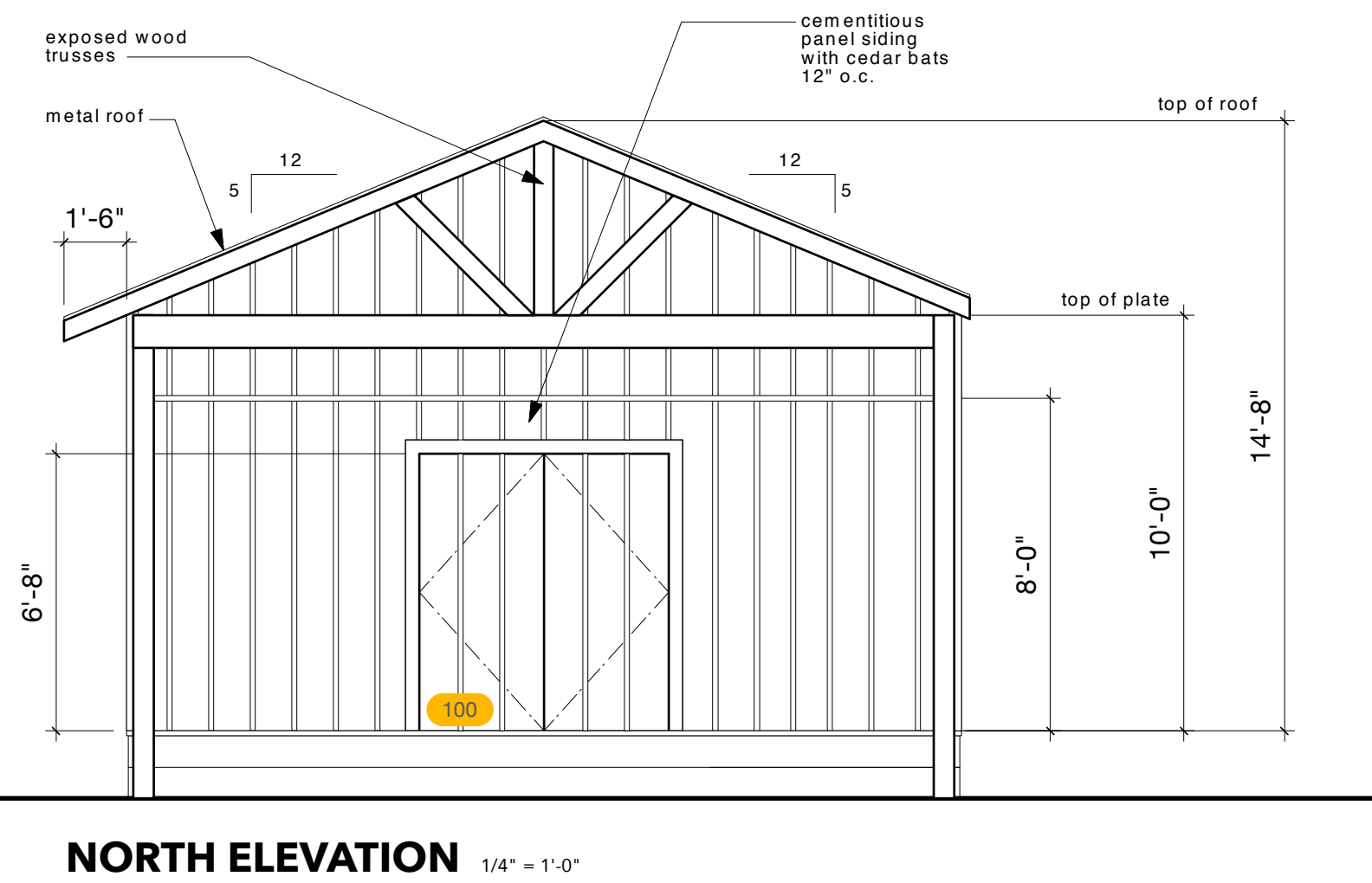
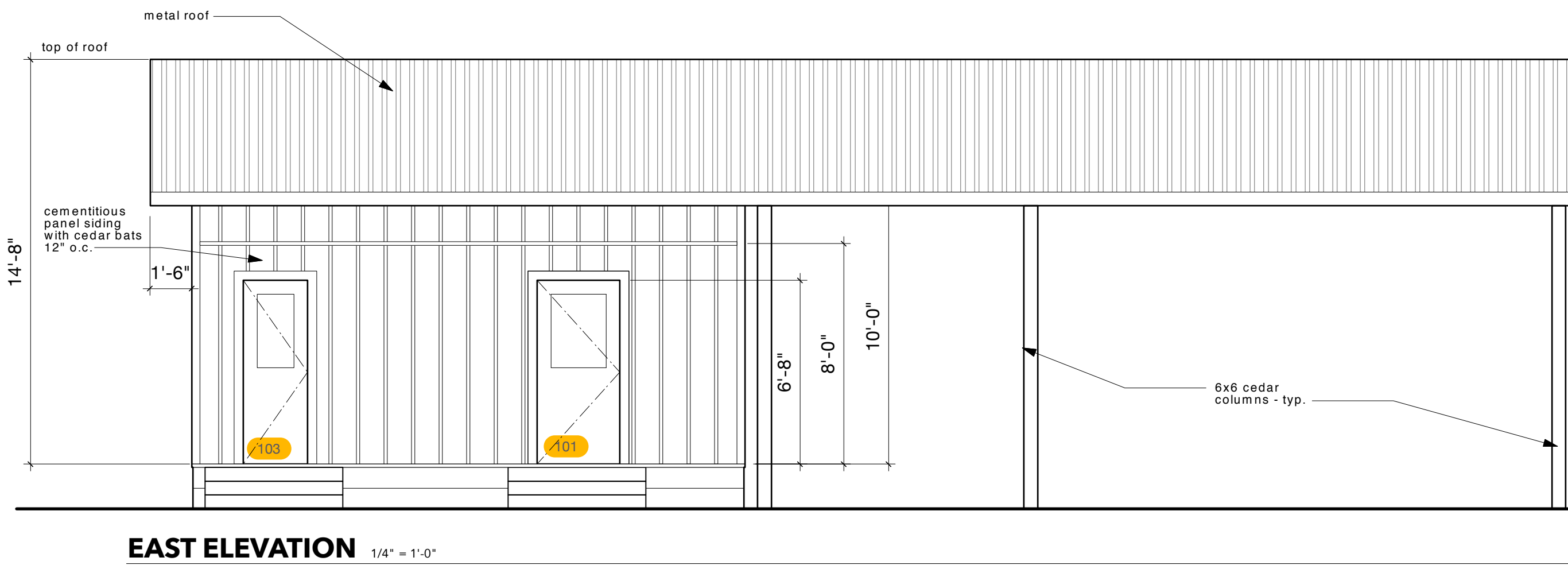
| | type | hardware | w | h |
|-----|--|----------|----------|-------|
| 100 | new pair solid wood doors | L / DB | pr 3'-0" | 6'-8" |
| 101 | new wood door with partial vision lite | L / DB | 3'-0" | 6'-8" |
| 102 | new solid core pocket door | | 2'-8" | 6'-8" |
| 104 | new wood door with partial vision lite | L / DB | 2'-8" | 6'-8" |

FINISH SCHEDULE

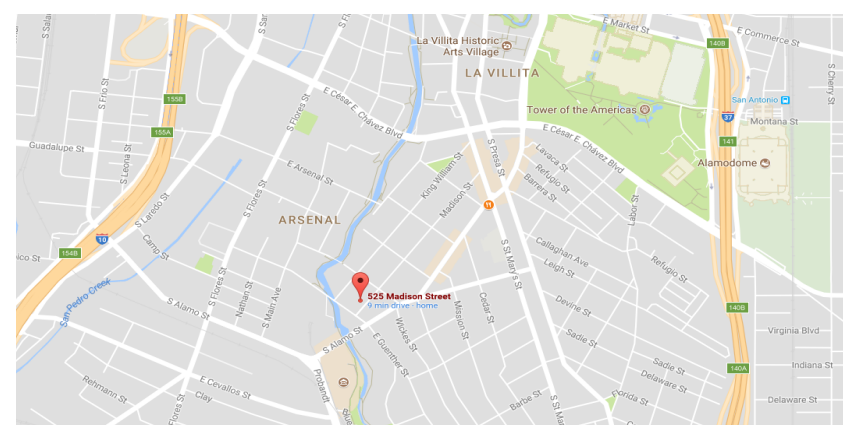
| Room | Floor | Base | N. Wall | E. Wall | S. Wall | W. Wall | Ceiling | Millwork | Notes |
|----------|-------|------|---------|---------|---------|---------|---------|----------|-------|
| Workshop | PWD | WB-X | PT-1 | PT-1 | PT-1 | PT-1 | -- | MW-1 | |
| Bathroom | VCT | WB-X | PT-1 | PT-1 | PT-1 | PT-1 | PT-1 | -- | |

FINISH LEGEND

| | |
|-------|-----------------------------------|
| Floor | Paint |
| PWD | Painted Plywood Floor |
| VCT | PT-1 paint |
| Base | Millwork |
| WB-1 | 1x4 rectangular wood base - paint |
| | MW-1 premanufactured cabinets |



PROJECT LOCATION



DESCRIPTION OF WORK

The project consists of a new 400 sq. ft. non-conditioned detached workshop building with a 600 sq. ft. carport. The carport portion will be built over an existing concrete slab.

PROJECT INFORMATION

| | | | |
|---|---|----------|---------------------|
| OWNER | Edward Slezak & Caroline Matthews | | |
| Name | 525 Madison, San Antonio, TX 78204 | | |
| Address | | | |
| Phone | | | |
| Email | dc9117@sbglobal.net | | |
| PARCEL | 525 Madison, San Antonio, TX 78204 | | |
| Legal Desc. | NCB 749 BLK 8 LOT SE IRR 133.4 ft of 5 and SE IRR 130.3 ft of 6 | | |
| Zoning | RM-4 H HS | | |
| Construction Type | V-B | | |
| Prop ID | 108492 | | |
| Geo ID | 00749-008-0050 | | |
| Prop Type | Real | | |
| Prop Use | Single Family | | |
| BUILDING | | | |
| Lot Size | .3199 acres (1,3936 sq ft) | | |
| New Detached Workshop Footprint | 400 sf (non-conditioned) | | |
| New Open Carport Footprint | 600 sf (open air) | | |
| APPLICABLE CITY OF SAN ANTONIO CODES | | | |
| 2015IBC | 2015IFGC | 2015IEBC | 2015IMC |
| 2015IECC | 2015IFGC | 2015IPC | 2015IRCOTFD 2014NEC |

A200

525 Adams Workshop & Carport



SET 2017.10.27
NM BL