

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-437
ADDRESS: 429 MADISON ST
LEGAL DESCRIPTION: NCB 746 BLK 5 LOT 7
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Wells, W L - House
APPLICANT: Jay Monday
OWNER: Tom and Jan Patterson
TYPE OF WORK: Exterior Alterations to the Existing Carriage House
APPLICATION RECEIVED: August 29, 2018
60-DAY REVIEW: October 28, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing carriage house to include a small addition, exterior modifications and fenestration modifications.

APPLICABLE CITATIONS:

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

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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 historic structure at 429 Madison was constructed circa 1920 in the Folk Victorian Style. The structure has been modified from its original form to include an enclosed porch and a stucco façade. At this time, the applicant has proposed to perform modifications to the rear accessory structure, including a small addition and fenestration modifications and modifications to roof form. The accessory structure is found on the 1951 Sanborn map where it features a narrow width and two structures.
- b. **ADDITION & ROOF MODIFICATIONS** – The applicant has proposed to construct an addition to the southern façade of the accessory structure that will result in an extension of first and second floor massing as well the creation of a cross gabled roof to replace the existing shed roof. Staff finds these modifications appropriate given that the existing, street facing gabled roof will remain. The existing shed roof is not original to the structure.
- c. **FENESTRATION MODIFICATIONS** – The applicant has proposed to replace the existing, single window centered under the gable with double windows. Staff finds this to be appropriate; however, the windows should be separated by a mullion of at least six (6) inches in width.
- d. **FENESTRATION MODIFICATIONS** – To the immediate right of the proposed double windows, the applicant has proposed to install a large fixed window. Staff finds the proposed window opening to be appropriate; however, staff finds that the opening should feature two, one over one windows rather than a large fixed window.
- e. **FENESTRATION MODIFICATIONS (Garage doors)** – Immediately below the proposed fixed window, the applicant has proposed to install an additional garage door. Staff finds this installation to be appropriate. Staff recommends either a wood or metal door.
- f. **FENESTRATION MODIFICATIONS** – On the north and south facades, the applicant has proposed to install fixed windows. Staff finds windows at these locations appropriate; however, one over one windows featuring widths found historically on the site should be installed.
- g. **MATERIALS** – The applicant has noted materials that include Hardie siding (horizontal and board and batten), a standing seam metal roof and new windows and doors. Staff finds that the standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. The Hardie siding should feature a smooth finish and an exposure of four inches, or an exposure to match that found on the historic house. The board and batten siding should feature boards that are 12 inches wide and battens that are 1 – ½” wide. At this time, the applicant has not specified window materials.
- h. **WINDOW MATERIALS** – As noted in finding g, the applicant has not specified window materials. Staff recommends the installation of wood or aluminum clad wood windows. 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 an 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.

RECOMMENDATION:

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

- i. That the fixed window on the street facing elevation be modified to feature two, one over one windows separated by a mullion of six (6) inches in width, to match the double windows beneath the gable as noted in finding d.
- ii. That the proposed garage door consist of wood or metal construction.
- iii. That the proposed fixed windows be modified to feature sash windows with one over one profiles and widths comparable to originally found on the historic structure.
- iv. That the standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- v. That the Hardie siding should feature a smooth finish and an exposure of four inches, or an exposure to match that found on the historic house and that the board and batten siding feature boards that are 12 inches wide and battens

that are 1 – ½” wide.

- vi. That wood or aluminum clad wood windows be installed. 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 an 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.

CASE MANAGER:

Edward Hall



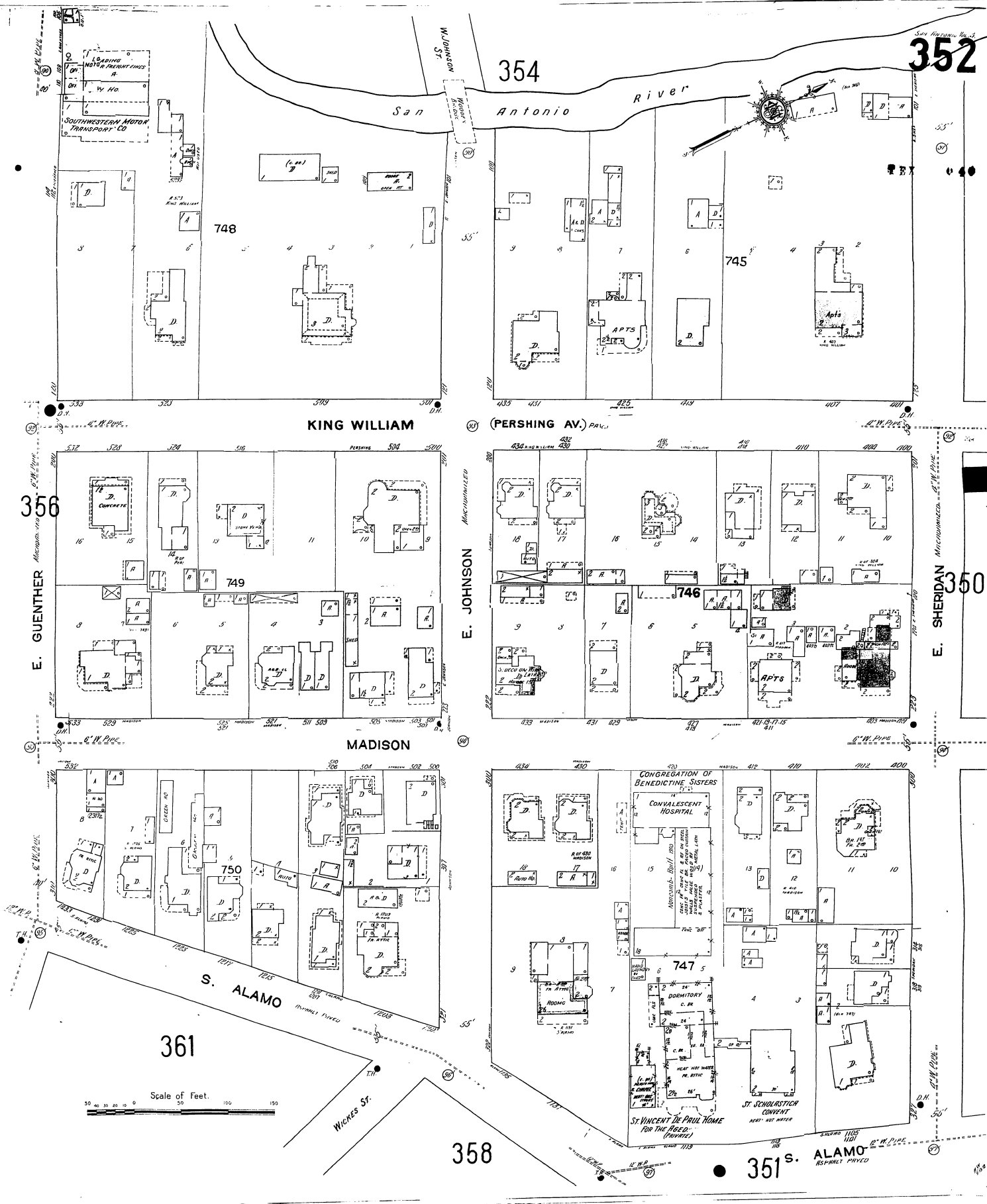
Flex Viewer

Powered by ArcGIS Server

Printed: Sep 11, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

1951 SANBORN MAP

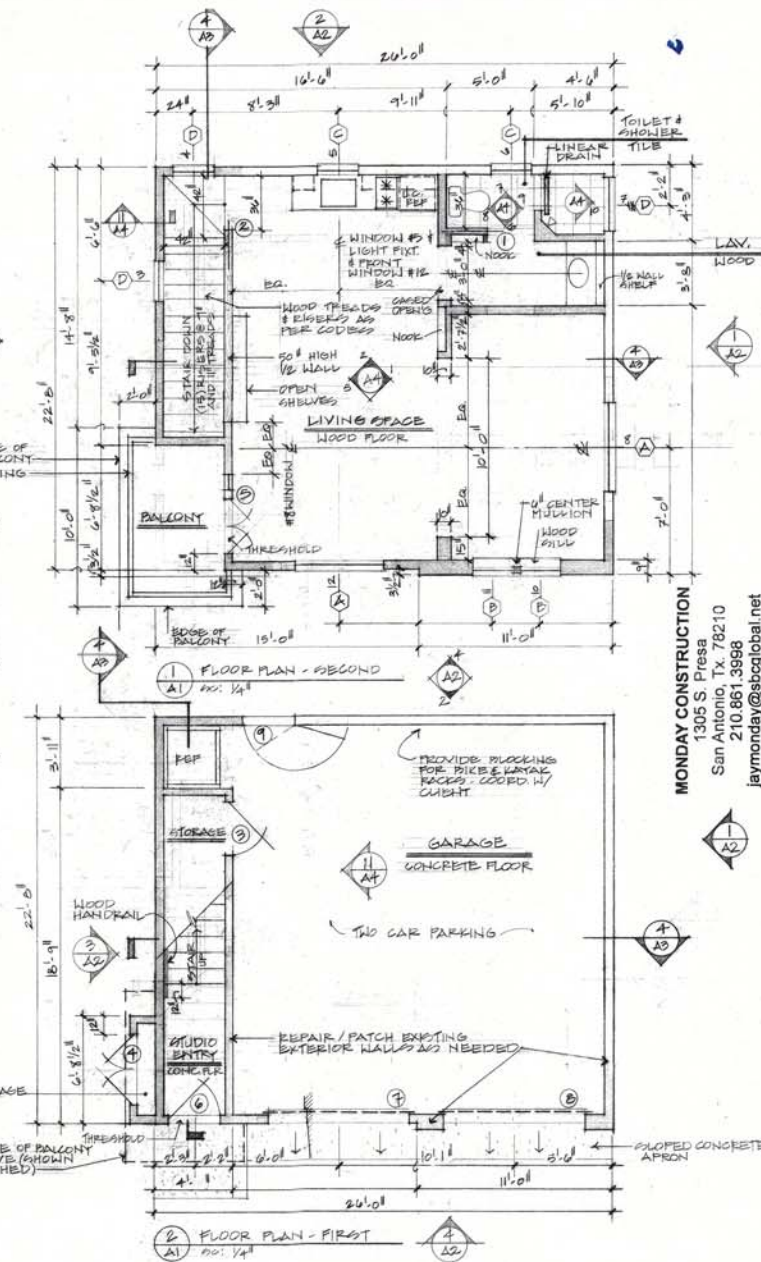
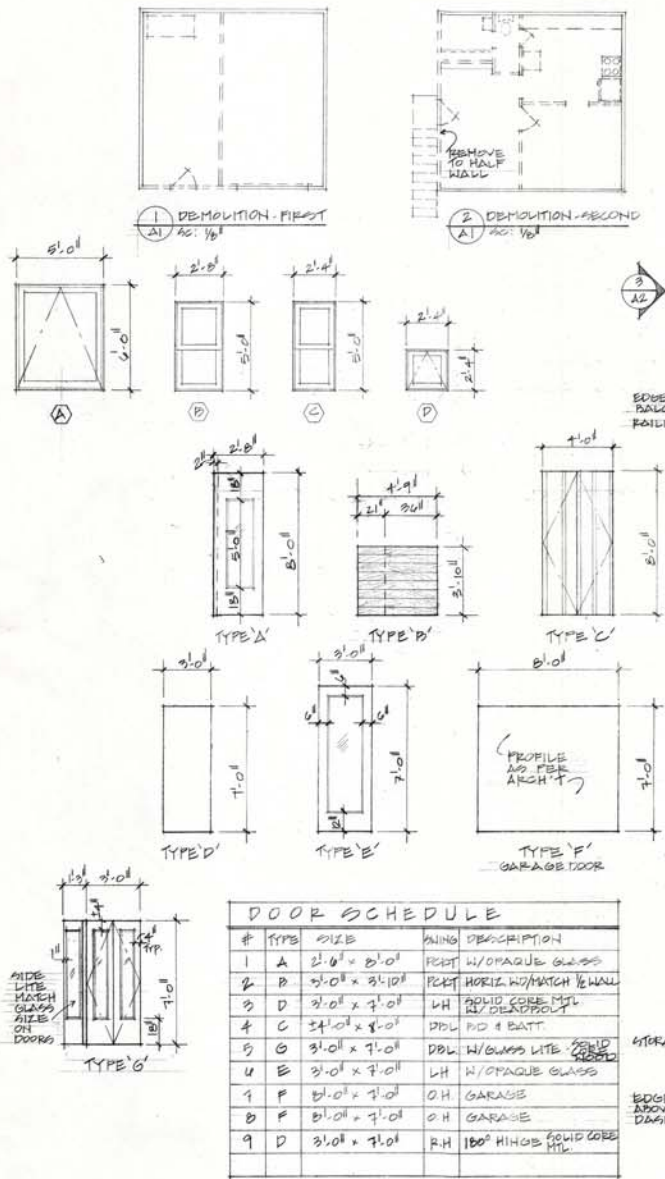












1 A2

2 A2

3 A2

4 A2

5 A2

6 A2

7 A2

8 A2

9 A2

10 A2

11 A2

12 A2

13 A2

14 A2

15 A2

16 A2

17 A2

18 A2

19 A2

20 A2

21 A2

22 A2

23 A2

24 A2

25 A2

26 A2

27 A2

28 A2

29 A2

30 A2

31 A2

32 A2

33 A2

34 A2

35 A2

36 A2

37 A2

38 A2

39 A2

40 A2

41 A2

42 A2

43 A2

44 A2

45 A2

46 A2

47 A2

48 A2

49 A2

50 A2

51 A2

52 A2

53 A2

54 A2

55 A2

56 A2

57 A2

58 A2

59 A2

60 A2

61 A2

62 A2

63 A2

64 A2

65 A2

66 A2

67 A2

68 A2

69 A2

70 A2

71 A2

72 A2

73 A2

74 A2

75 A2

76 A2

77 A2

78 A2

79 A2

80 A2

81 A2

82 A2

83 A2

84 A2

85 A2

86 A2

87 A2

88 A2

89 A2

90 A2

91 A2

92 A2

93 A2

94 A2

95 A2

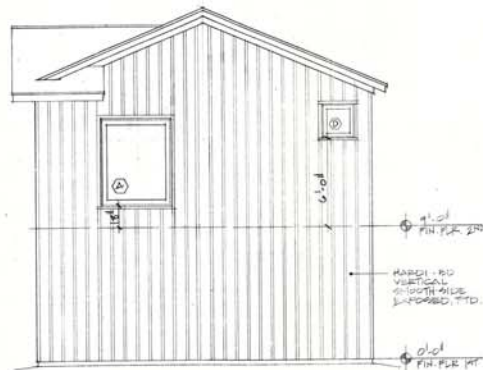
96 A2

97 A2

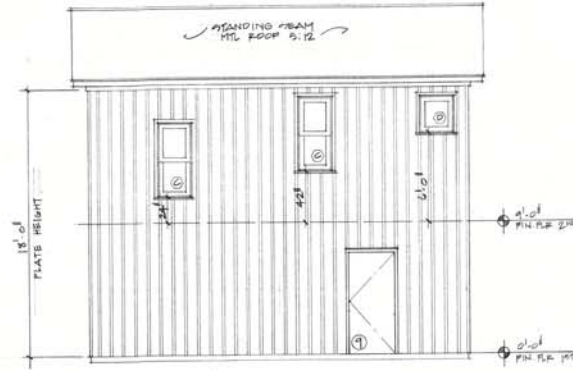
98 A2

99 A2

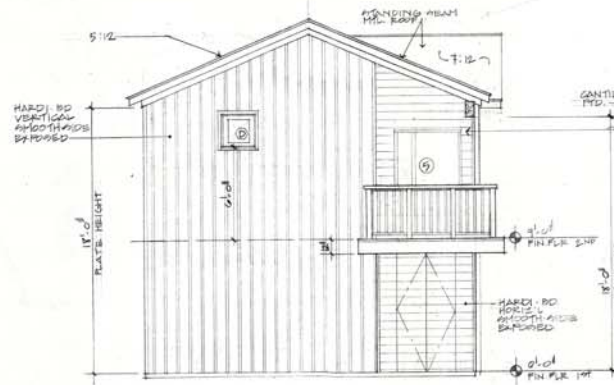
100 A2



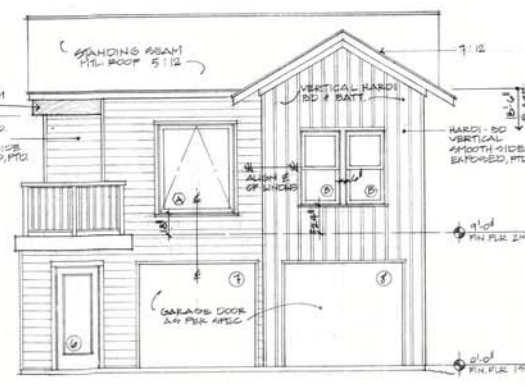
1 EXTERIOR ELEVATION - NE VIEW
A2 NO. 1/4" = 1'-0"



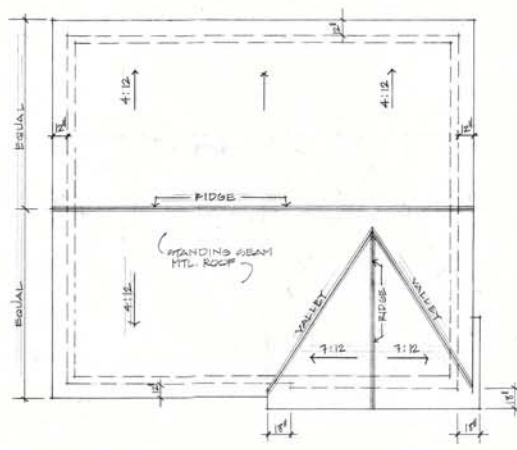
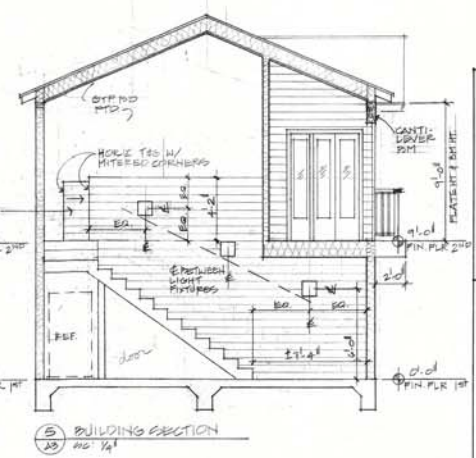
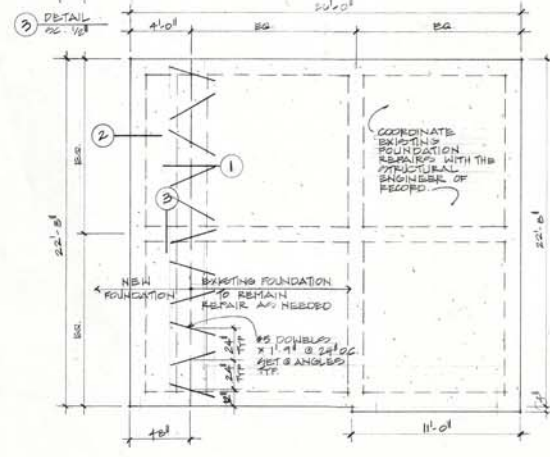
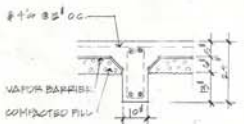
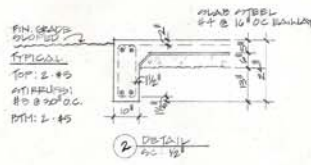
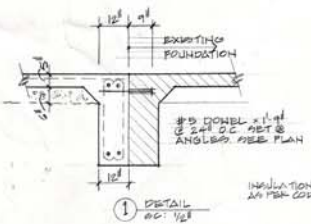
2 EXTERIOR ELEVATION - REAR VIEW
A2 NO. 1/4" = 1'-0"



3 EXTERIOR ELEVATION - SW VIEW
A2 NO. 1/4" = 1'-0"



4 EXTERIOR ELEVATION - STREET VIEW
A2 NO. 1/4" = 1'-0"

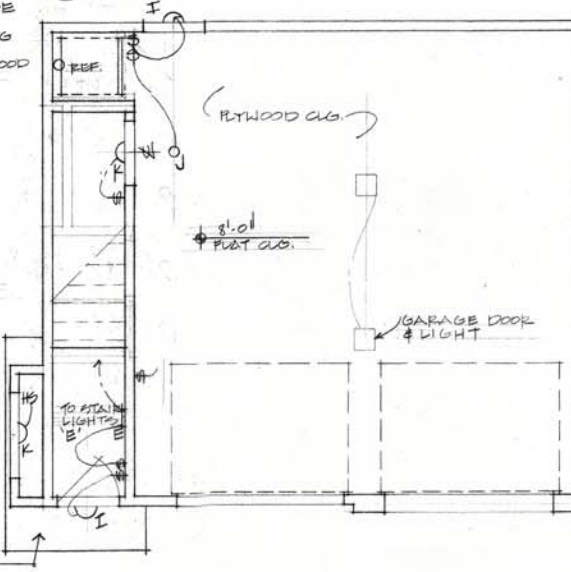
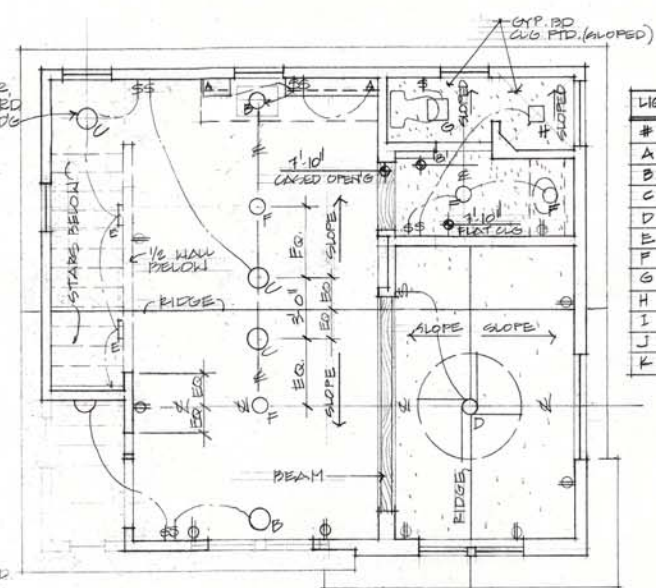
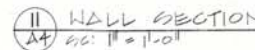
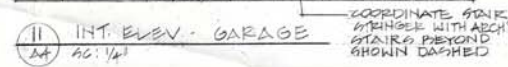
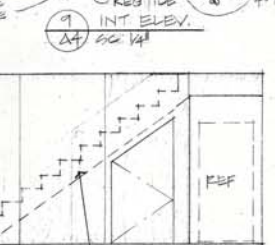
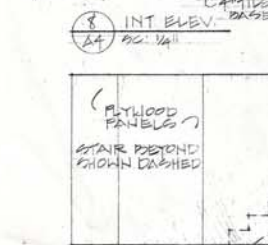
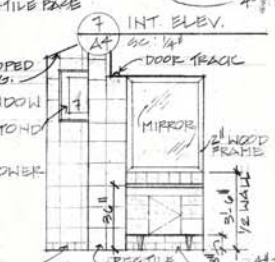
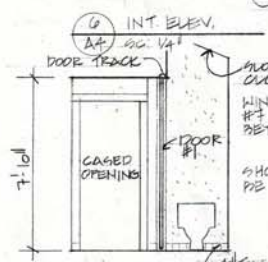
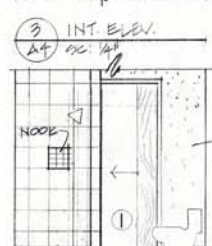
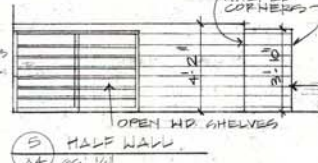
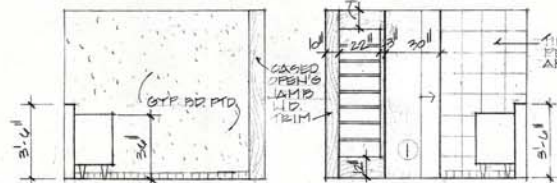
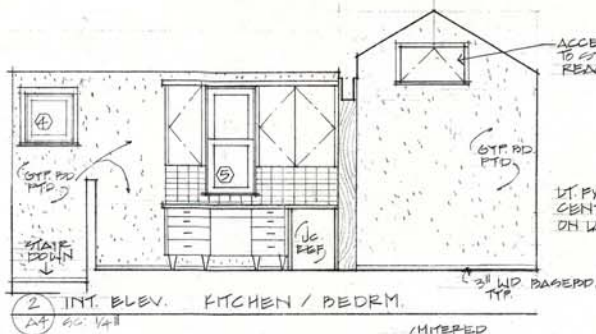
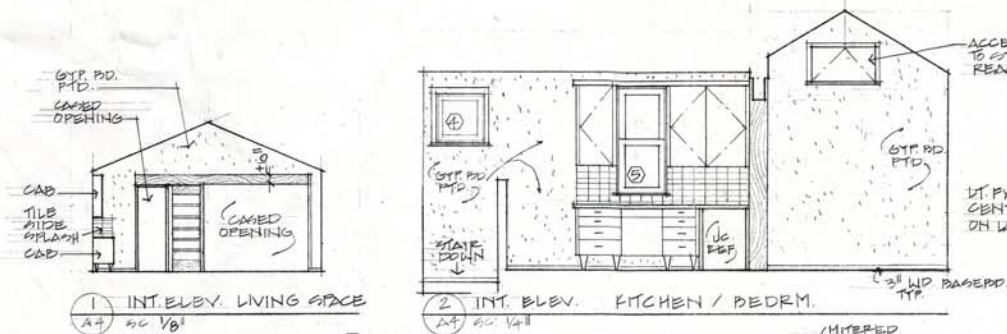


NORRIS ARCHITECTURE
1115 E. 12th St., Suite 400
San Antonio, TX 78204
CONTACT: 214.591.1234

PATTERSON RESIDENCE
STUDIO APARTMENT / GARAGE
429 MADISON SAN ANTONIO, TX 78204

ROOF PLAN
BUILDING SECTIONS
FOUNDATION PLAN
DETAILS

A3



LIGHT FIXTURES	
#	TYPE
A	JC. LED
B	PENDANT
C	PENDANT
D	CLG FAN
E	WALL/SURFACE
F	RECESSED
G	LIGHTFIXTURE
H	SHOWER
I	WALL MOUNT
J	RECESSED
K	WALL MOUNT

NORED ARCHITECTURE
7115 S. ALAMO
SAN ANTONIO, TX. 78205
210.410.2493
nored@noredarchitecture.com

PATTERSON RESIDENCE
STUDIO APARTMENT / GARAGE
429 MADISON SAN ANTONIO, TX 78204

R.C.P. & ELECTRIC PLAN
INTERIOR ELEVATIONS
WALL SECTION

A4