

## HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

**HDRC CASE NO:** 2018-465  
**ADDRESS:** 233 MADISON ST  
**LEGAL DESCRIPTION:** NCB 740 BLK 3 LOT N 41.6 FT OF E 100.5 FT OF 19 OR F  
**ZONING:** RM-4, HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Glaeser House #1  
**APPLICANT:** Don Fry  
**OWNER:** Don Fry  
**TYPE OF WORK:** Install front and rear porch railing  
**APPLICATION RECEIVED:** September 6, 2018  
**60-DAY REVIEW:** November 5, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install front porch railing featuring traditional turned balusters.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations
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.

### 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.

### FINDINGS:

- a. The primary structure at 233 Madison was constructed circa 1896 in the Folk Victorian style, is located within the King William Historic District, and is individually designated as the Glaeser House #1 historic site. The one-story single-family residential structure features a traditional L-plan, a standing seam metal roof, a covered porch featuring intact scroll work and gingerbread trim, and wood windows and siding. Glaeser House #1 is nearly identical to its neighboring Glaeser House #2 at 237 Madison, except the subtle difference in gingerbread trim and the modification of a front dormer to feature a secondary apartment door entrance.

- b. FRONT PORCH RAILING – The applicant has proposed to install a wood railing featuring traditional turned balusters. Per the Guidelines for Exterior Maintenance and Alterations 7.B.iv., new elements and details should be simple to not detract from the character of the building nor create a false historic appearance. Staff finds that there is no evidence that the front porch historically featured railing. Additionally, staff finds that the proposed balusters create a false historic appearance and is not consistent with the Guidelines.

**RECOMMENDATION:**

Staff does not recommend approval of new front porch railing and balusters based on finding b. If the commission finds the railing as proposed to be appropriate, the applicant is to submit details of the proposed railing for staff for review and approval prior to the issuance of a COA. The railing should include both a top and bottom rail. The bottom rail should be raised above the porch decking.

**CASE MANAGER:**

Huy Pham



233 Madison

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233 Madison

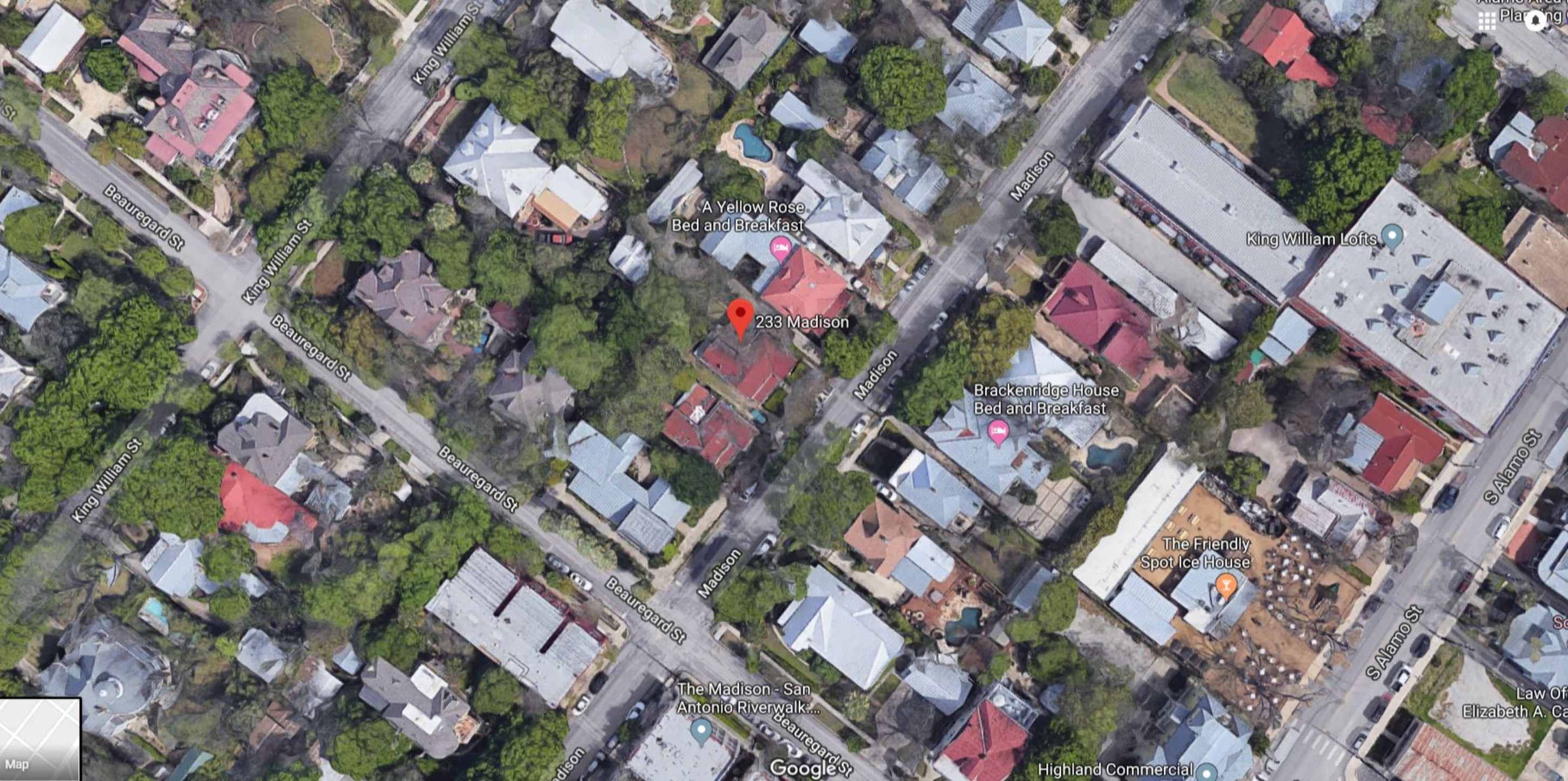
Bed and Breakfast

Madison

Google

Map





A Yellow Rose  
Bed and Breakfast

233 Madison

Brackenridge House  
Bed and Breakfast

King William Lofts

The Friendly  
Spot Ice House

The Madison - San  
Antonio Riverwalk:...

Google

Highland Commercial

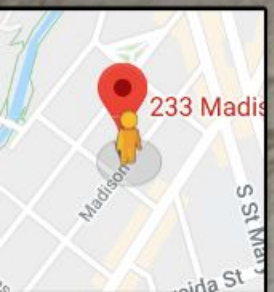
Law Of  
Elizabeth A. Ca...



236 Madison  
San Antonio, Texas

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Street View - Jan 2017







Front Porch





WOOD BALUSTERS