

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-571
ADDRESS: 209 MADISON ST
LEGAL DESCRIPTION: NCB 740 BLK 3 LOT 13 & SW 25.075FT OF 12
ZONING: RM-4, HE
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Greabner-Giles House
APPLICANT: Samuel and Elisa Madrid
OWNER: Samuel and Elisa Madrid
TYPE OF WORK: Construction of a rear accessory structure
APPLICATION RECEIVED: November 14, 2018
60-DAY REVIEW: January 13, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 209 Madison. The applicant has proposed for the structure to feature a footprint of approximately 1,000 square feet to accommodate parking for three vehicles.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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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 applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 209 Madison. The applicant has proposed for the structure to feature a footprint of approximately 1,000 square feet to accommodate parking for three vehicles. The primary historic structure at 209 Madison was constructed circa 1878.

- b. **MASSING & HEIGHT** – The applicant has proposed a one story, rear accessory structure that features one story in height. The Guidelines for New Construction 5.A. note that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of height, massing and form, and should be no larger in plan than forty (40) percent of the primary historic structure’s footprint. The historic structure features a footprint of approximately 2,500 square feet. Generally, the proposed accessory structure is consistent with the Guidelines.
- c. **ARCHITECTURAL DETAILS** – The Guidelines for New Construction 5.A.iii. notes that new garages and outbuildings should relate to the period of construction of the primary historic structure through complementary materials and simplified architectural details. The applicant has proposed a side gabled roof, dormers and a unique void in the structure’s form to accommodate an existing pecan tree. Staff finds the proposed architectural details to be appropriate.
- d. **MATERIALS** – The applicant has proposed materials that include salvaged wood windows, wood siding to match that of the historic structure and columns and trim to match those found on the historic structure. The applicant has proposed a standing seam metal roof. Staff finds that panels should feature 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Staff finds that wood windows that match those existing on site should be used.
- e. **SETBACKS & ORIENTATION** – The applicant has proposed for the accessory structure to be located in the rear corner of the lot, consistent with the location of a previous accessory structure and historic accessory structures found throughout the district. Staff finds this to be appropriate and consistent with the Guidelines; however, the applicant is responsible for obtaining any variances that may be needed for zoning setbacks.

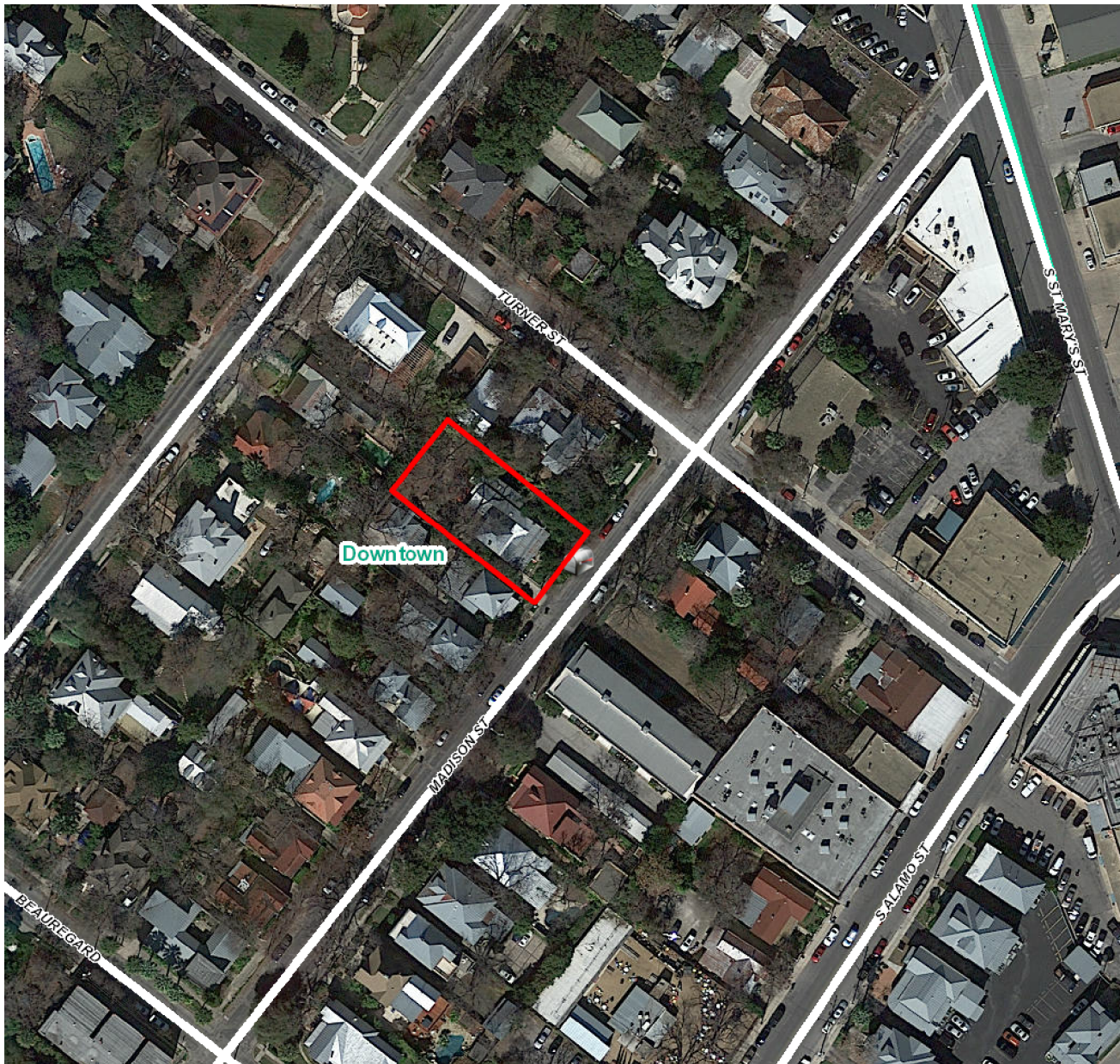
RECOMMENDATION:

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

- i. That the applicant install wood windows that match those found existing on the site and that all siding and trim match that of the primary historic structure.
- ii. That the standing seam metal roof 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.
- iii. That the applicant obtain any variances that may be needed for zoning setbacks.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

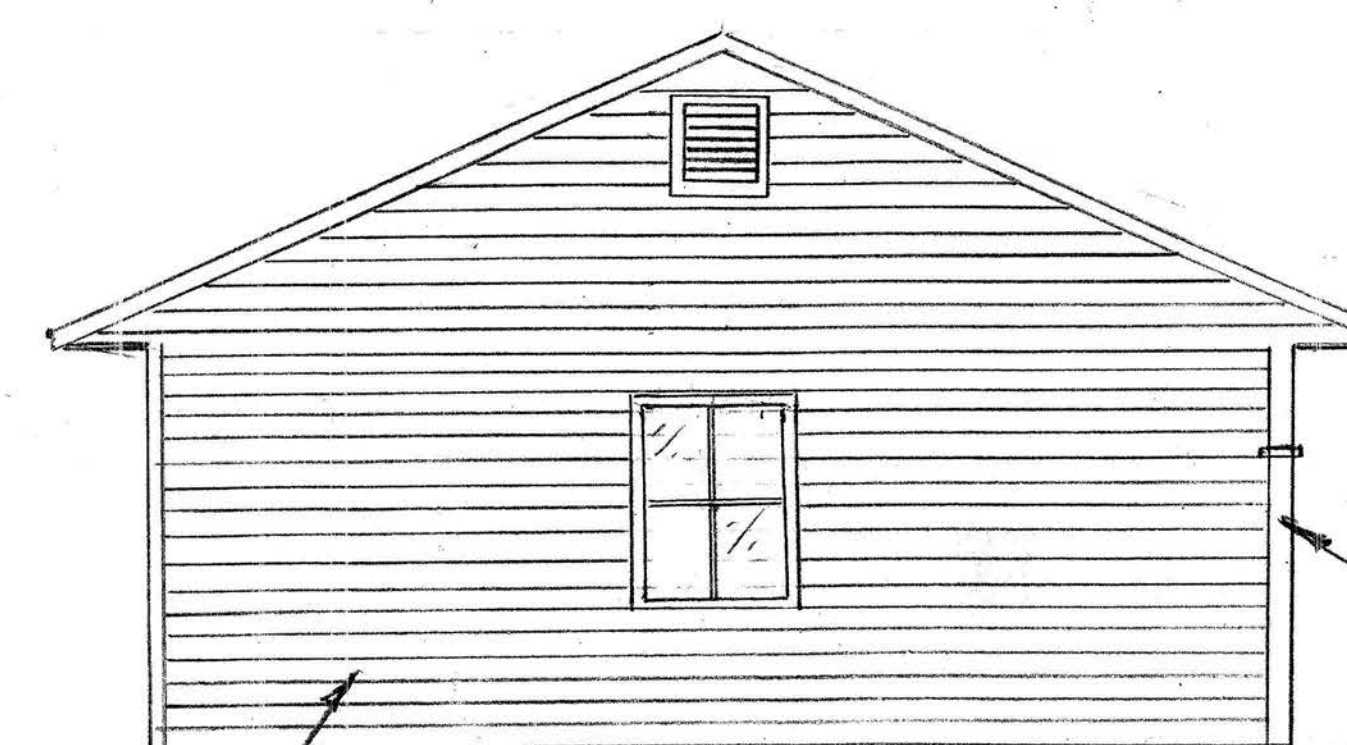
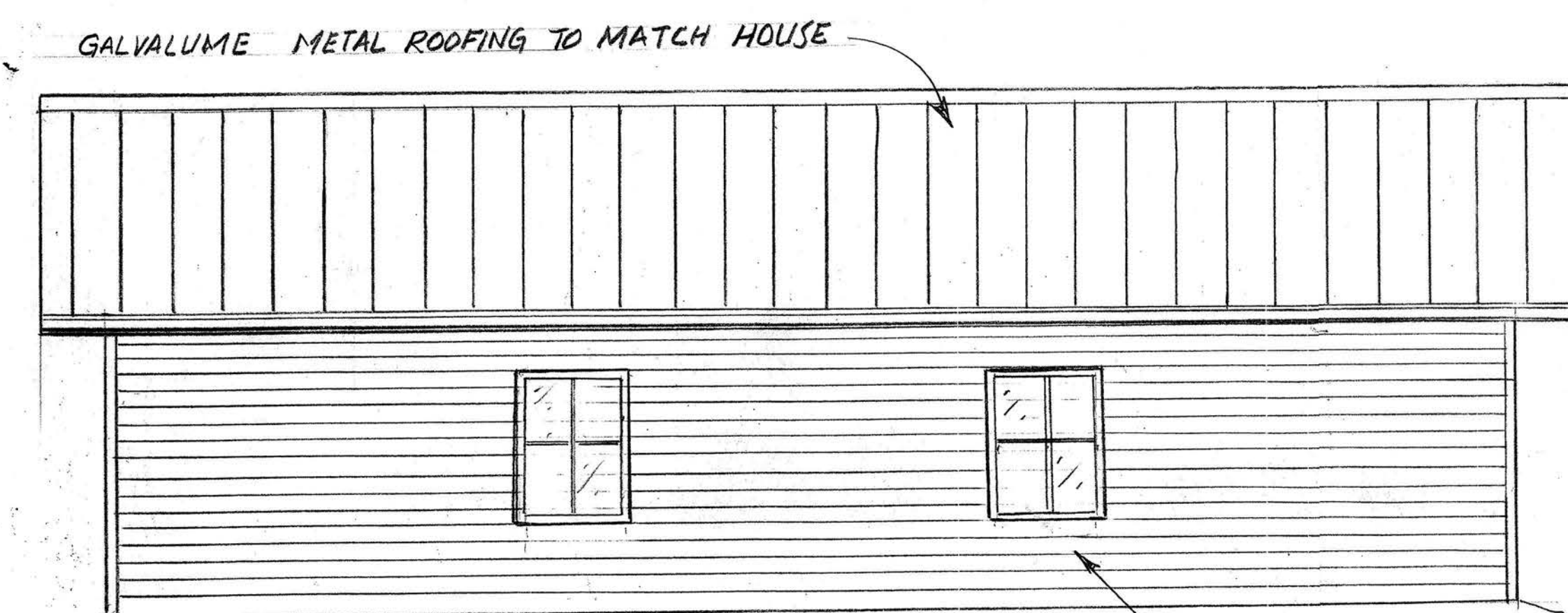
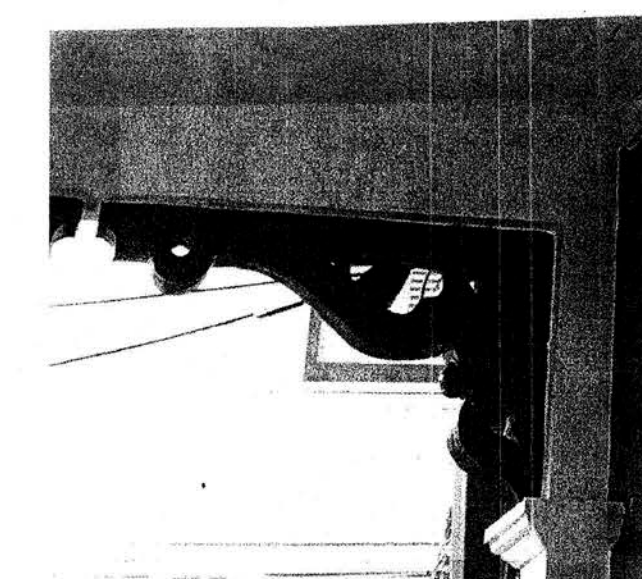
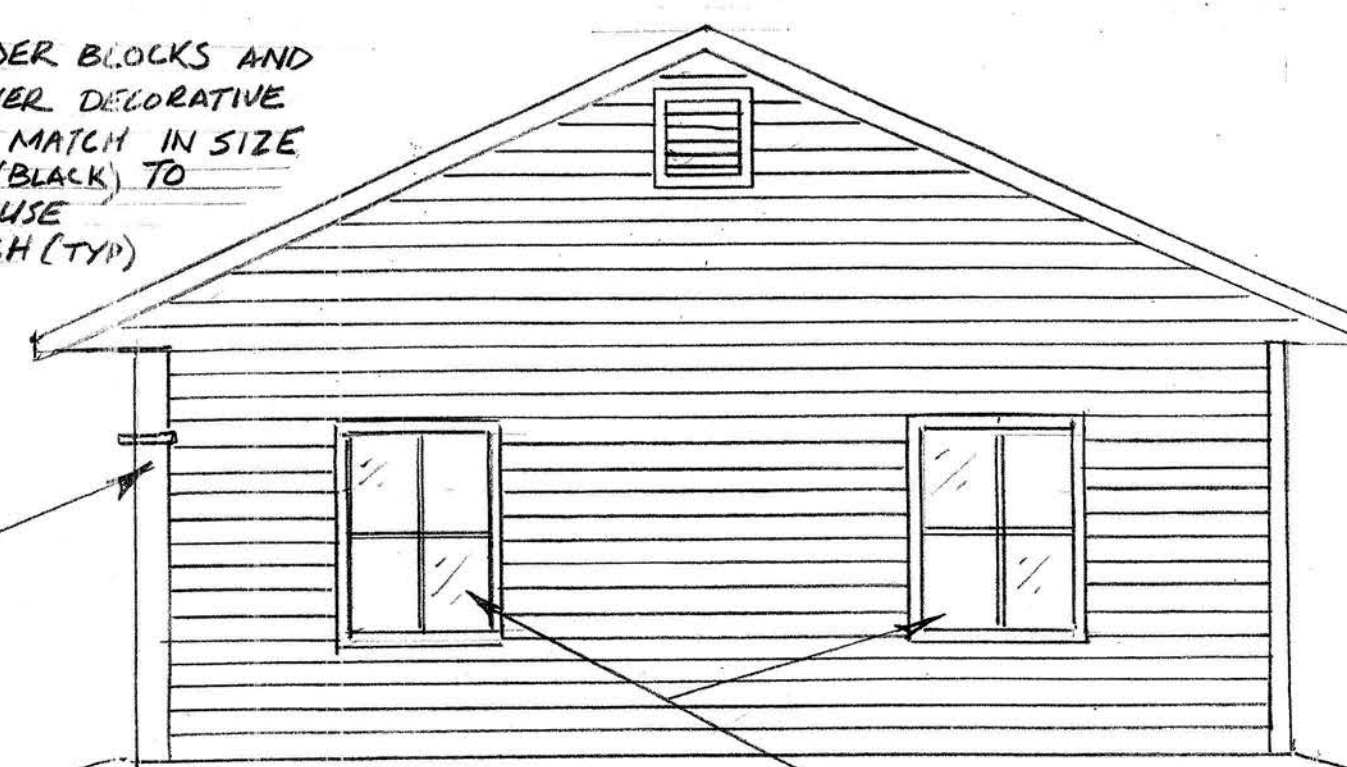
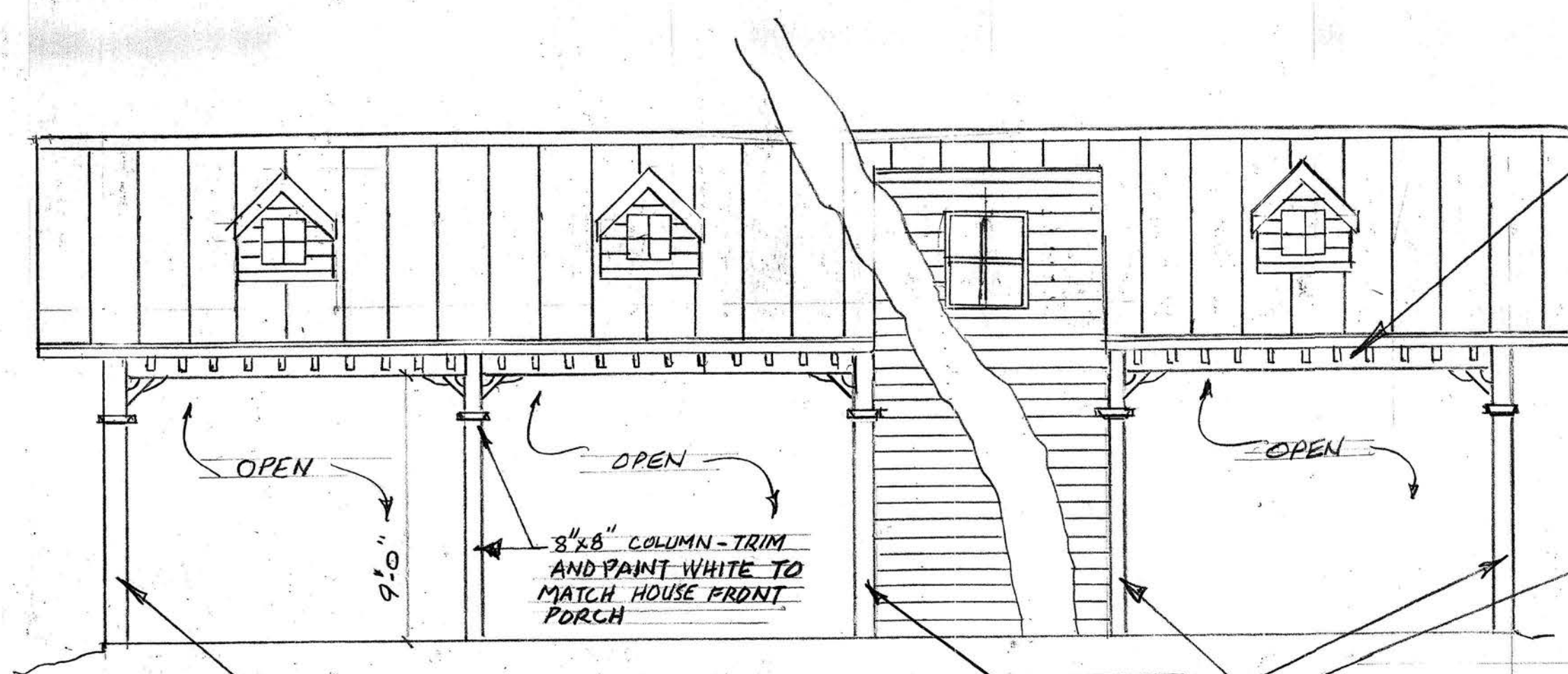
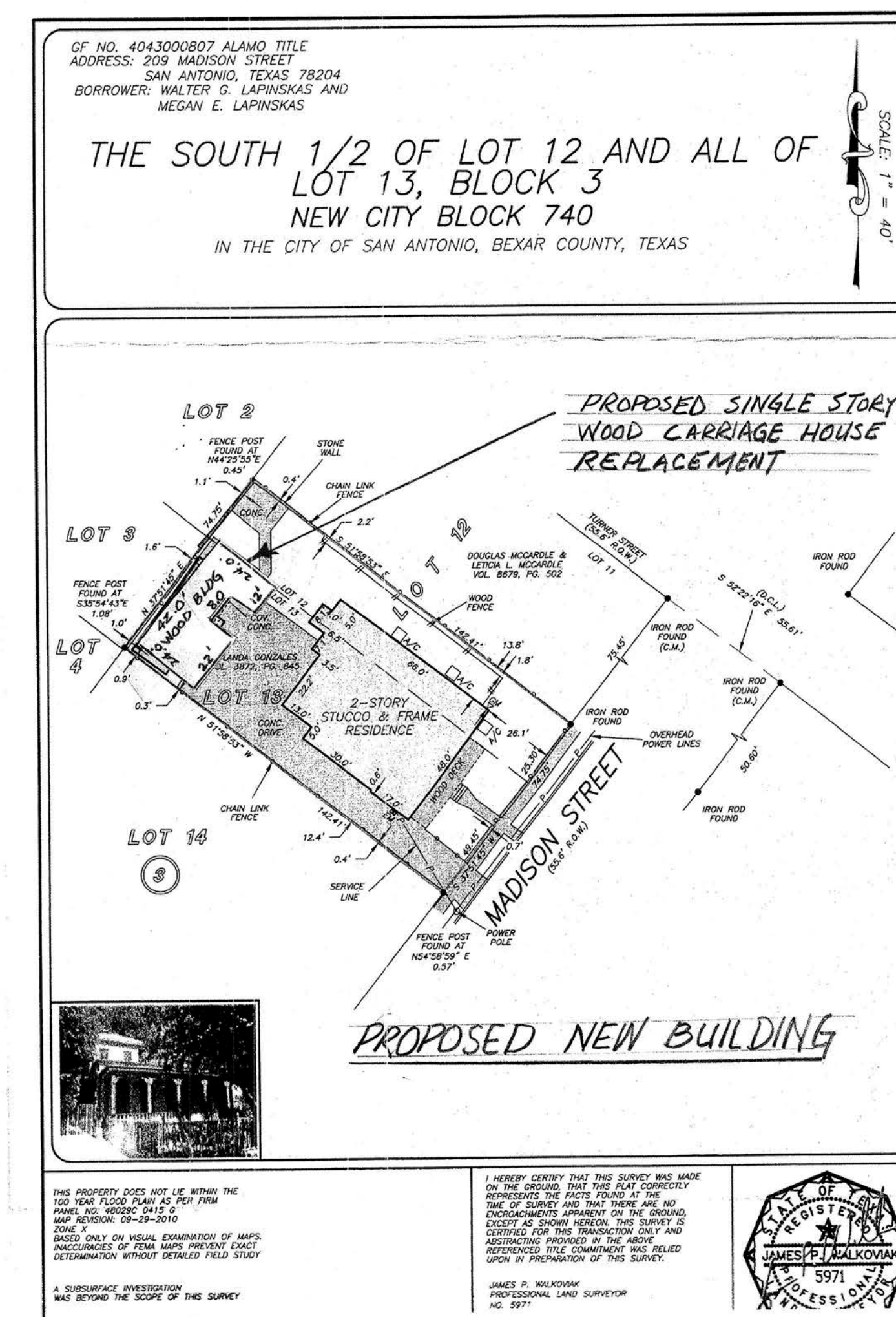
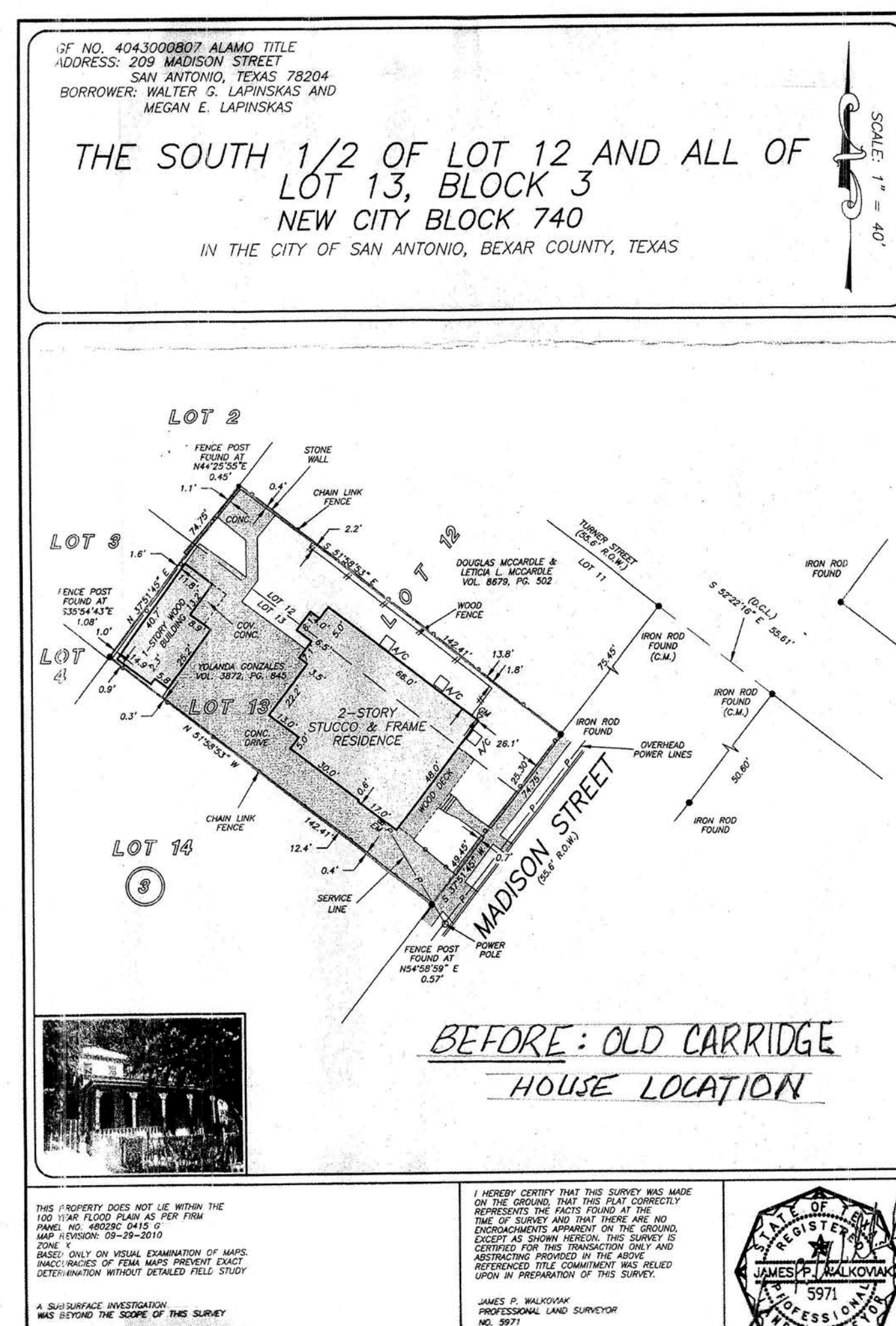
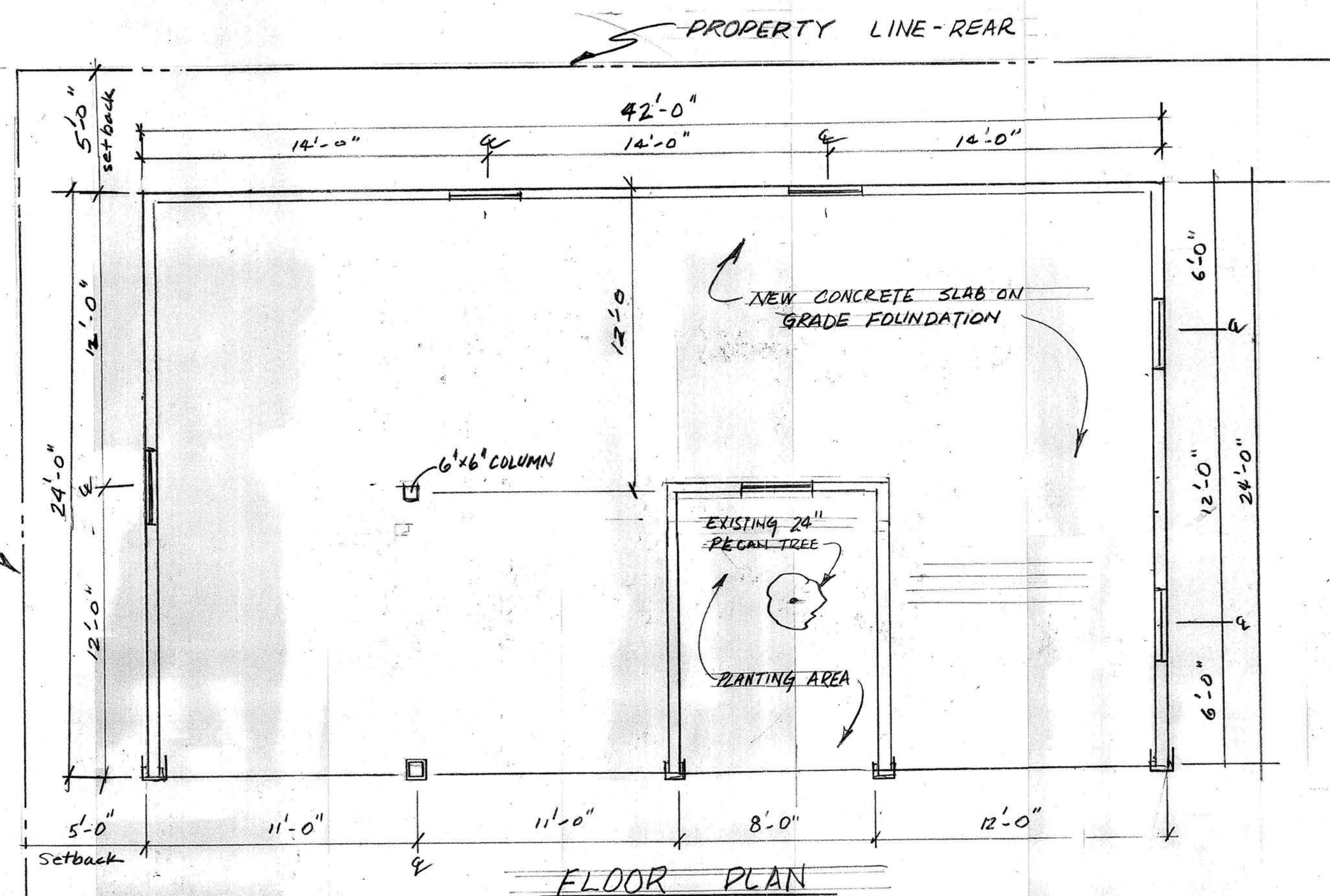
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209 Madison





PAINT COLORS

SIDING :	GRAY	SW 7665	HALL STREET
COLUMNS :	WHITE	SW 6404	EXTRA WHITE
TRIM :	WHITE	SW 6404	EXTRA WHITE
DENTAL BLOCKS :	BLACK	SW 6993	BLACK OR NIGH
BRAKETS :	BLACK	SW 6993	BLACK OR NIGH
FASCIAS :	WHITE	SW 6404	EXTRA WHITE

