

HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2024

HDRC CASE NO: 2024-323
ADDRESS: 509 MADISON ST
LEGAL DESCRIPTION: NCB 749 BLK 8 LOT 3 EXC N IRR 7.13 FT AND EXC W IRR 2.5 FT
ZONING: RM-4, H, RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Christopher Rocha/Master Contracting
OWNER: BICOASTAL VENTURES LLC
TYPE OF WORK: Carport Construction
APPLICATION RECEIVED: September 12, 2024
60-DAY REVIEW: November 11, 2024
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a detached carport along the Northern side of the property over the existing driveway. The applicant has proposed two options for consideration. Option 1 is a hipped roof standing seam carport with columns. Option 2 is a cantilevered mono-pitch carport with aluminum framing and polycarbonate corrugated panels.

APPLICABLE CITATIONS:

GUIDELINES FOR NEW CONSTRUCTION:

2. BUILDING MASSING & FORM

A. Scale and Mass

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

B. Roof Form

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

3. MATERIALS & TEXTURE

A. New Materials

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

4. ARCHITECTURAL DETAILS

A. General

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

5. GARAGES & OUTBUILDINGS

A. Design & 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. 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.

B. Setbacks & Orientation

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:

ARCHITECTURAL DESCRIPTION - The property located at 509 Madison is a one-story, duplex constructed c. 1922 and first appears on the 1931 Sanborn map. The property features a centrally located chimney, two front doors, wood windows, and a standing seam metal roof. This property contributes to the King William Historic District.

CARPOT: FOOTPRINT – The applicant has proposed to construct a detached carport structure along the Northern side of the property over the existing driveway. The proposed footprint of Option 1 is approximately 350 square feet while Option 2 measures approximately 200 square feet. Guidelines for New Construction 5.A.ii stipulates that new outbuildings should be less than 40% the size of the primary structure in plan. Staff finds both options consistent with the Guidelines based on the open-air nature of the structure.

CARPOT: SETBACKS – The applicant has submitted drawings proposing two separate setbacks to for the new accessory structure. Guideline 5.B.ii for new construction stipulates that new garages and outbuildings should follow the historic orientation and setbacks common in the district. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable. Staff finds the carport should be set back fully behind the front wall plan of the primary structure in order to conform to the Guidelines. Staff additionally finds a carport that encroaches into the side yard at this location is not appropriate because there is no precedent for a non-conforming structure at this location.

a. **CARPOT: SCALE & MASS** – The applicant has proposed a 1-story carport structure with a hipped roof. Option 1 will measure approximately fourteen feet in height while option 2 will measure approximately eight feet at max height. Guidelines for New Construction 5.A.i. states that new

garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing and form. Staff finds both options consistent with the Guidelines.

- b. CARPORT: ROOF FORM & MATERIALS – Option 1 features fully wood columns, and a hipped roof clad with standing seam Galvalume and a hand-crimped ridge in keeping with the primary roof form and materiality. Option 2 features a mono-pitch roof form with aluminum framing and polycarbonate corrugated panels. The Guidelines for New Construction 3.A.i states that materials should complement the type, color, and texture of those found in the historic district. 2.B.i stipulates roof forms should be consistent with those predominately found on the block. Staff finds Option 1 appropriate. Staff does not find Option 2 appropriate.

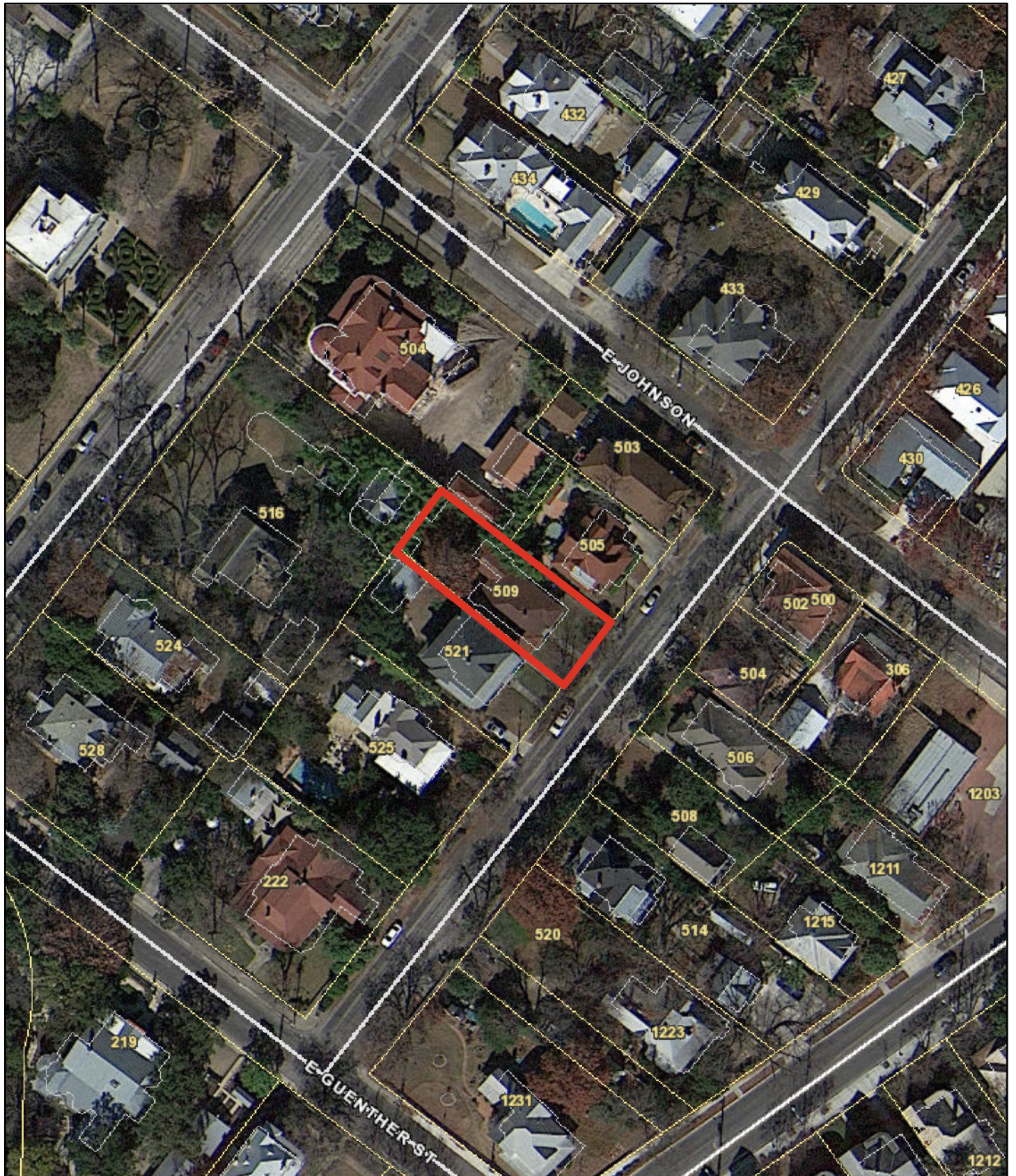
RECOMMENDATION:

Staff does not recommend either carport option at this location based on the findings. If the HDRC finds that a carport is appropriate, staff recommends the following stipulations be considered.

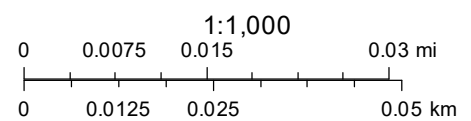
- I. The freestanding, wood construction carport design is preferred over the metal option.
- II. That the carport be set behind the front façade wall plane and reduced in length to accomplish this stipulation.
- III. That fully dimensioned and to-scale drawings that meet the stipulations be submitted to staff to receive a Certificate of Appropriateness (COA).

A variance from the Zoning Board of Adjustment must be approved prior to issuance of a permit.

City of San Antonio One Stop

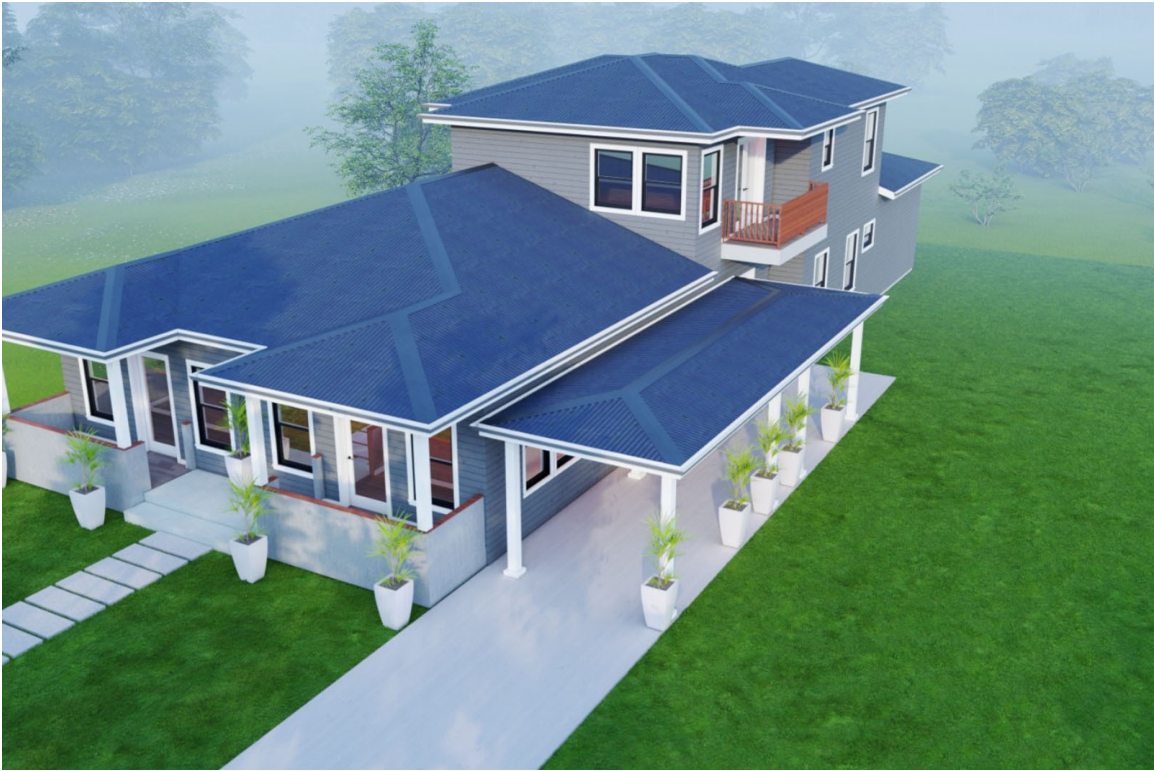


September 25, 2024























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NOTE: SCALE PAGE SIZE 18x24

MASTER CONTRACTING
(Christopher Rocha,
210-876-7881)

A-0.1



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|--|-------------------------|
|  | ROOF |
|  | SIDE WALK WAY |
|  | DRIVE WAY |
|  | PROPERTY LINE |
|  | WOODEN CHAIN LINK FENCE |
|  | 6FT WOOD PICKET FENCE |
|  | HOG WIRE FENCE |
|  | SET BACK LINE |
|  | WALL LINE |
|  | GAS METER |
|  | WATER METER |
|  | ELECTRICAL METER |
|  | DRAIN INLET |
|  | FRENCH DRAIN |

LINE	BEARING	DISTANCE
L1	S 32°00'00" W	49.49'
L2	S 37°53'29" W	49.49'
L3	N 32°00'00" E	45.13'
L4	N 37°53'29" E	45.13'

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS
SOUTH CENTRAL ZONE, NAD 83.

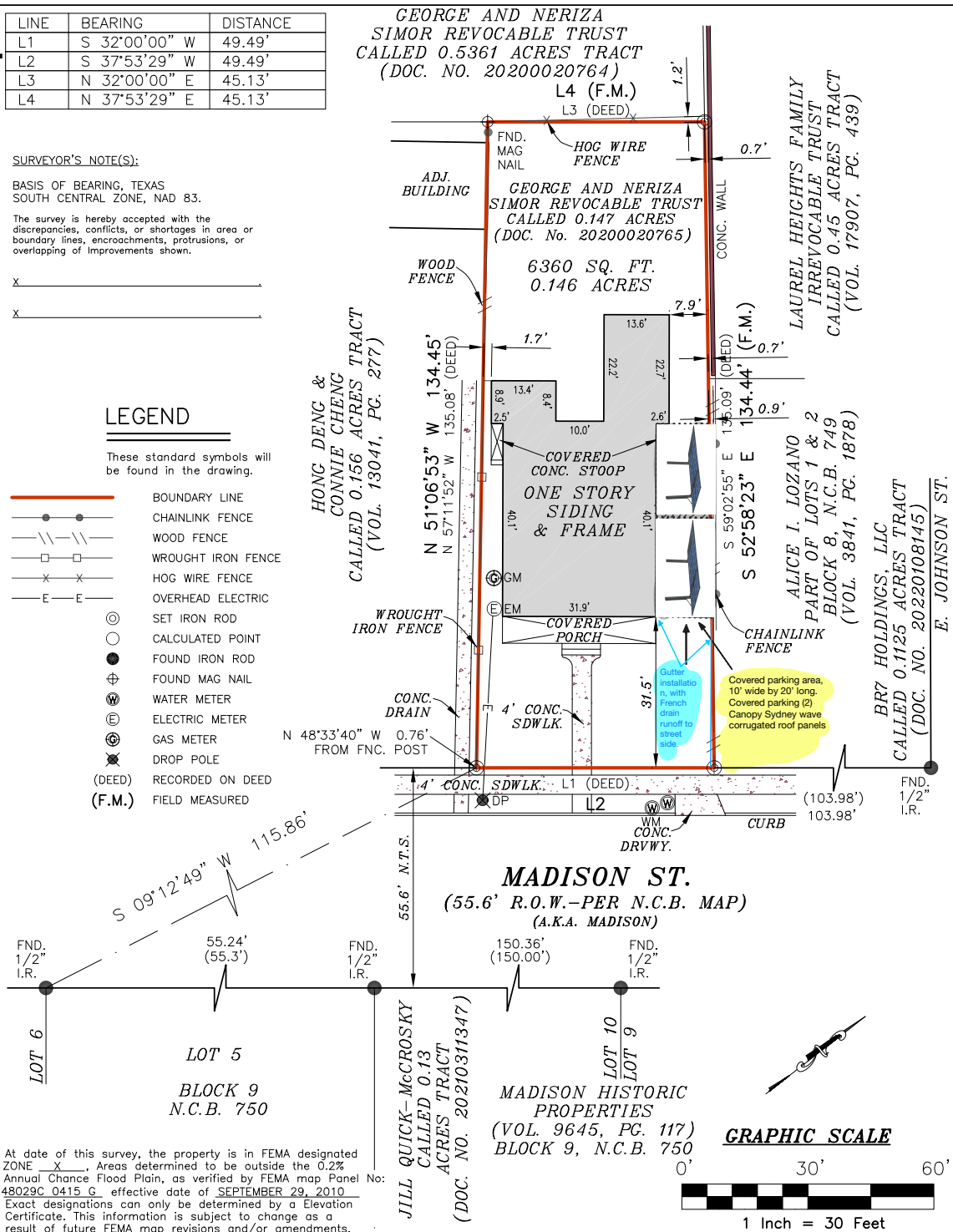
The survey is hereby accepted with the
discrepancies, conflicts, or shortages in area or
boundary lines, encroachments, protrusions, or
overlapping of Improvements shown.

X
X

LEGEND

These standard symbols will
be found in the drawing.

	BOUNDARY LINE
	CHAINLINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE
	HOG WIRE FENCE
	OVERHEAD ELECTRIC
	SET IRON ROD
	CALCULATED POINT
	FOUND IRON ROD
	FOUND MAG NAIL
	WATER METER
	ELECTRIC METER
	GAS METER
	DROP POLE
	(DEED) RECORDED ON DEED
	(F.M.) FIELD MEASURED



At date of this survey, the property is in FEMA designated
ZONE X. Areas determined to be outside the 0.2%
Annual Chance Flood Plain, as verified by FEMA map Panel No:
48029C 0415 G, effective date of SEPTEMBER 29, 2010.
Exact designations can only be determined by a Elevation
Certificate. This information is subject to change as a
result of future FEMA map revisions and/or amendments.

I, **ROBERT W. JOHNSTON**, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to **INDEPENDENCE TITLE**
and **CONVENTUS LLC**

that the above map is true and correct according to an actual field survey, made by me on the
ground or under my supervision, of the property shown hereon. I further certify that all easements and
rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no
visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts
in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date
of the field survey. I further certify that this survey meets or exceeds the minimum standards
established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: **BICOASTAL VENTURES LLC**
Address: **509 MADISON** GF No. **2343307-NBF**
Effective Date: January 10, 2024, Issued Date: January 22, 2024

Legal Description of the Land: Being 0.147 acres of land, more or less, and being all of Lot 3, Block 8,
New City Block 749, City of San Antonio, Bexar County, Texas. SAVE AND EXCEPT that portion described
in Volume 7381, Page 160, Deed Records, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: PROPERTY PHOTOGRAPH:



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM



FINAL "AS-BUILT" SURVEY

JOB NO.:	2401098361	NO.	REVISION	DATE
DATE:	01/24/24			
DRAWN BY:	JD/HM/IM			
APPROVED BY:	RWJ			



Robert W. Johnston
ROBERT W. JOHNSTON R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579

