

**HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD
May 17, 2024**

HDRC CASE NO: 2024-182
ADDRESS: 328 MADISON ST
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT 18
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Steven P Moreno | SM-LANDSCAPES
OWNER: WELLS SCOTT R & MARY K
TYPE OF WORK: Steel planter boxes construction
APPLICATION RECEIVED: May 7, 2024
60-DAY REVIEW: July 6, 2024

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a steel planter box along the right side of the front façade to measure 18 inches in height.
2. Construct an 8' x 8' planter box surrounding the front yard tree to measure 18 inches in height.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

FINDINGS:

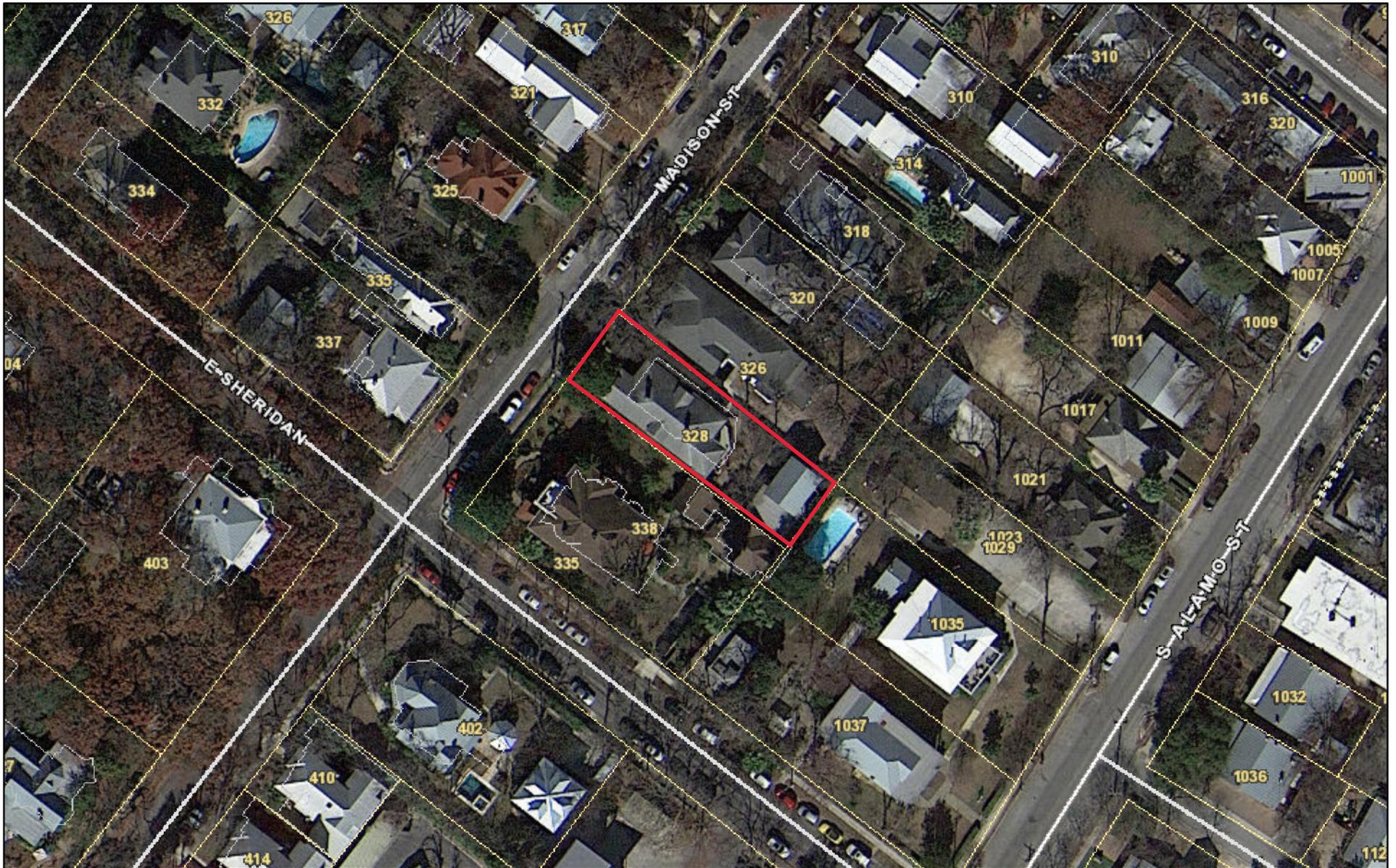
- a. The property located at 328 Madison is a two-story Prairie style residential structure constructed c. 1913 and first appears on the 1931 Sanborn map. The structure features gabled and hipped roof forms, wide and overhung eaves, and a front porch with large brick columns. The structure is clad in brick and features a composition shingle roof and a wood shake porch roof. The rear accessory features horizontal siding and a gabled standing seam metal roof. This property contributes to the King William Historic District.
- b. VIOLATION – On May 5, 2024, staff received a report of work beyond the issued Certificate of Appropriateness for landscape modifications. The violations include the installation of large, steel planter boxes with one located along the front façade of the primary structure and one placed around the front yard tree which were not properly called out in the approved landscaping plan. Staff notified the applicant of the violation, and the applicant submitted an application for the planter boxes as installed.
- c. PLANTER BOX CONSTRUCTION (FRONT FAÇADE) – The applicant is requesting approval to construct a steel planter box along the front façade of the primary structure to measure 18 inches in height. The Historic Design Guidelines for Site Elements 1.A.iii. states to minimize changes in topography resulting from new elements through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible. The construction of the proposed steel planter box does not conform to Guidelines.
- d. PLANTER BOX CONSTRUCTION (FRONT TREE) – The applicant is requesting approval to construct a steel planter box surrounding the front yard tree to measure 18 inches in height and eight-by-eight feet in size. Site

Elements 1.A.iii. states to minimize changes in topography resulting from new elements through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible. The construction of the proposed steel planter box does not conform to Guidelines.

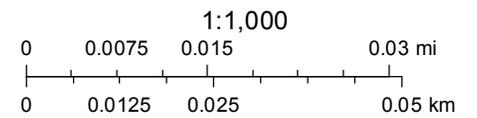
RECOMMENDATION:

Staff does not recommend approval of items 1 and 2, based on findings a through d. Staff recommends the applicant pursue a low-profile landscape edging for the desired design.

City of San Antonio One Stop



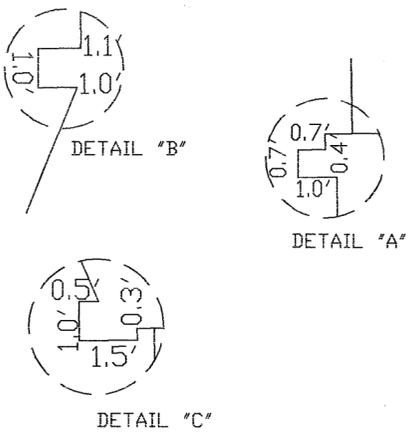
August 11, 2023



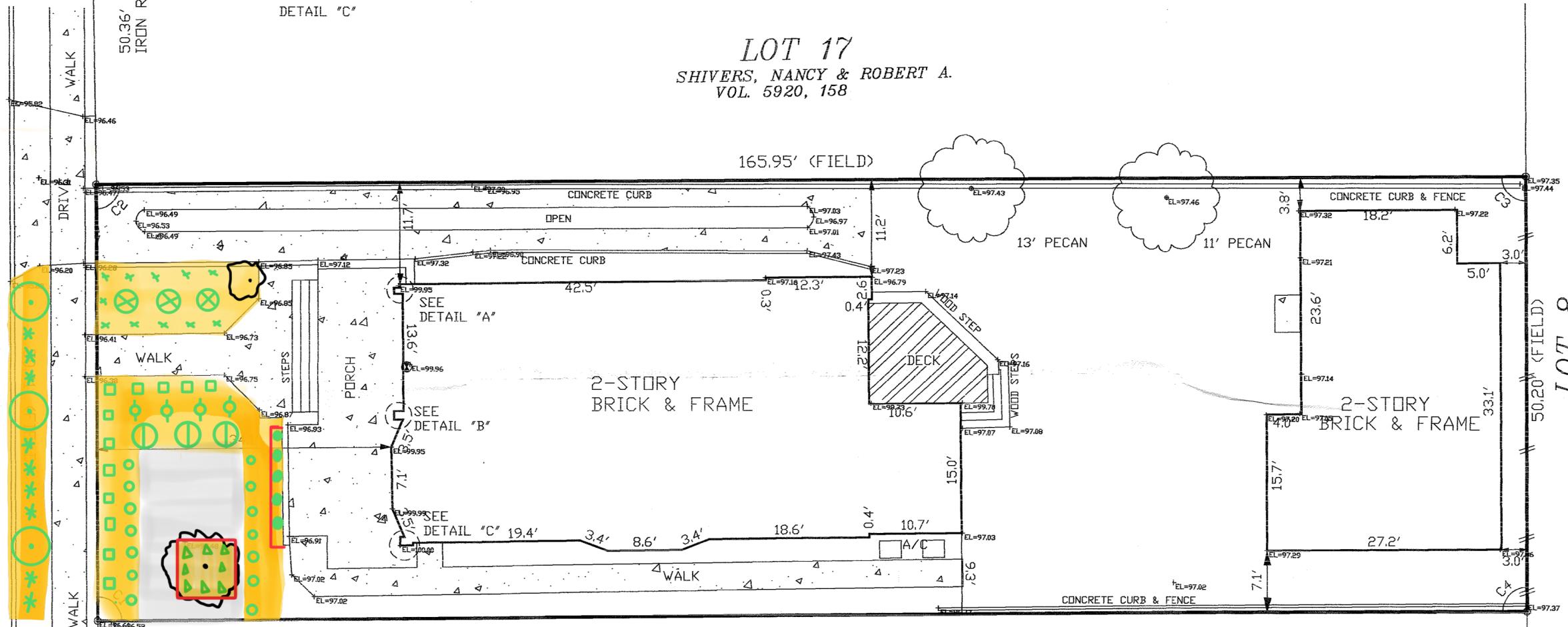
BENCH MARK

T.B.M. 1
T.B.M. ELEVATION 99.96
FINISH FLOOR

NUMBER	IC
C1	89°58'19"
C2	89°57'16"
C3	90°06'10"
C4	89°58'15"



LOT 17
SHIVERS, NANCY & ROBERT A.
VOL. 5920, 158



MADISON STREET
60.0' R.O.W./36.0' PVMT.

LOT 8
COLUMNS ON ALAMO LLC.
VOL. 7361, PG. 625

100.53' TIE TO A 1/2 INCH
IRON ROD FOUND.

- 5-petal holly
 - 14-Verticillata Flax lilly
 - 12-Fox tail Fern
 - ◇ 8-Spilt leaf Philadelphus
 - × 11-Purple larkspur
 - ⊕ 4-Fink Salvia
 - ⊖ 3-Whales tongue Agave
 - ⊗ 3-Soft leaf Yucca
 - ⊙ 9-Trailing Rosemary
- Areas in yellow will be black Marlech.
Area in grey will be s/g Shadow Stone.

LOTS 19 & 20
WHITELEY, THADDEUS G
& JOAN

LOT NO. 18 BLOCK NO. 3 SUBDIVISION
SECTION OR UNIT N.C.B. NO. 744 VOL. PG.
STREET ADDRESS 328 MADISON STREET CITY SAN ANTONIO
COUNTY BEXAR SURVEY FOR PATRICK T. CONROY REFERENCE

SCALE: 1"=10'

RESTRICTIONS:
NONE PROVIDED

BORROWER:

STATE OF TEXAS, COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROCHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.
THE BEARINGS ON THIS SURVEY PLAT ARE BASED OFF OF THE RECORDED SUBDIVISION PLAT BEARING ALONG THE COMMON PROPERTY LINE OF R.O.W. OF MADISON STREET
THIS PLAT MAY NOT CONFORM TO THE SUBDIVISION REGULATIONS OF VARIOUS GOVERNMENTAL ENTITIES.

UTILITY CONTACTS

SAN ANTONIO WATER SYSTEM (SAWS) 210-704-7112
8:00 a.m. to 4:00 p.m. WEEKDAYS
AFTER HOURS AND WEEKENDS 210-227-6143
PARAGON CABLE 210-222-9961 OR 210-222-9962
SOUTHWESTERN BELL TELEPHONE 210-954-4102
TEXAS DEP. OF TRANSPORTATION 210-615-5979
TEXAS ONE CALL SYSTEM 1-800-245-4545
AT&T 1-800-252-1133
BEXAR METROPOLITAN WATER DISTRICT 210-354-6338
CITY OF SAN ANTONIO TRAFFIC SIGNAL 210-299-7765

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⊗ "X" CUT ON CONC.
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- EDGE OF PAVEMENT
- WOVEN WIRE FENCE



FISHER ENGINEERING, INC.
11825 RADIIUM DR.
SAN ANTONIO, TEXAS 78216
(210) 308-9991

NEIL F. FISHER
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 05/28/04

WORK ORDER: 04-05027



