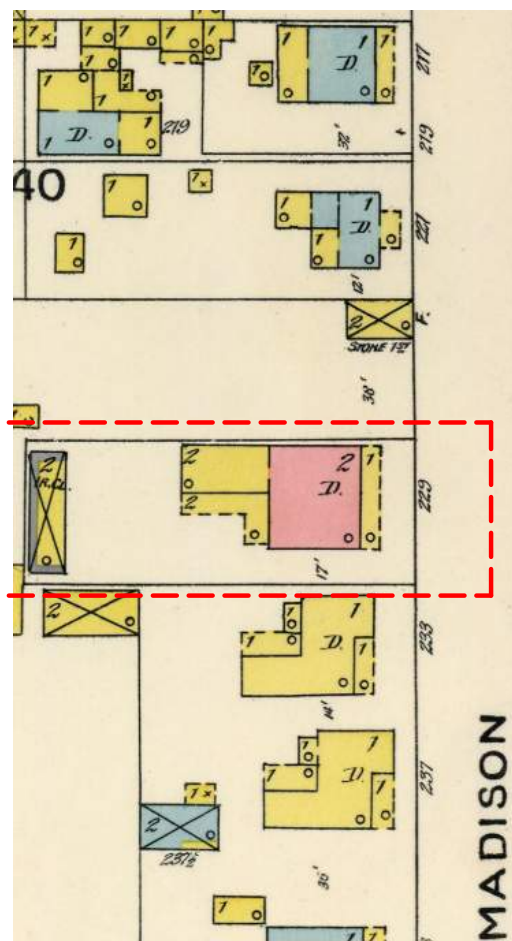
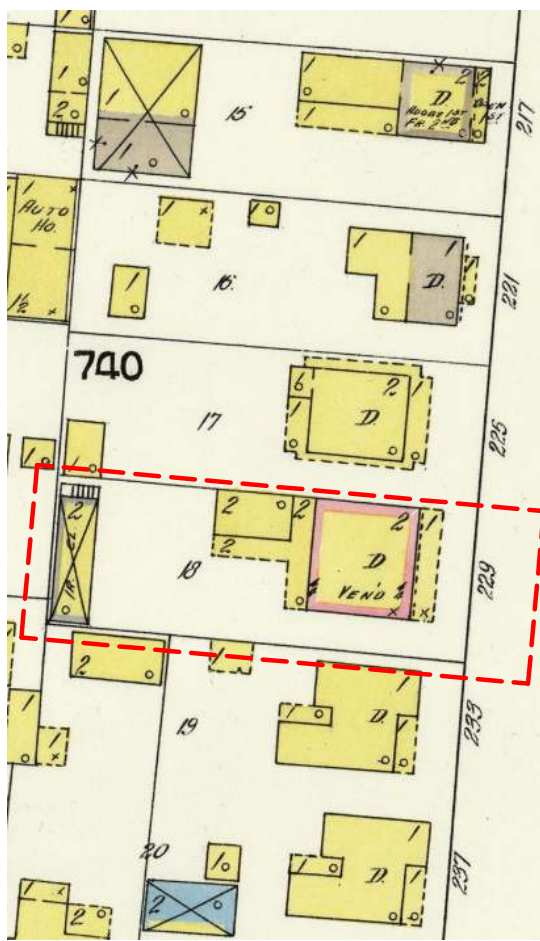
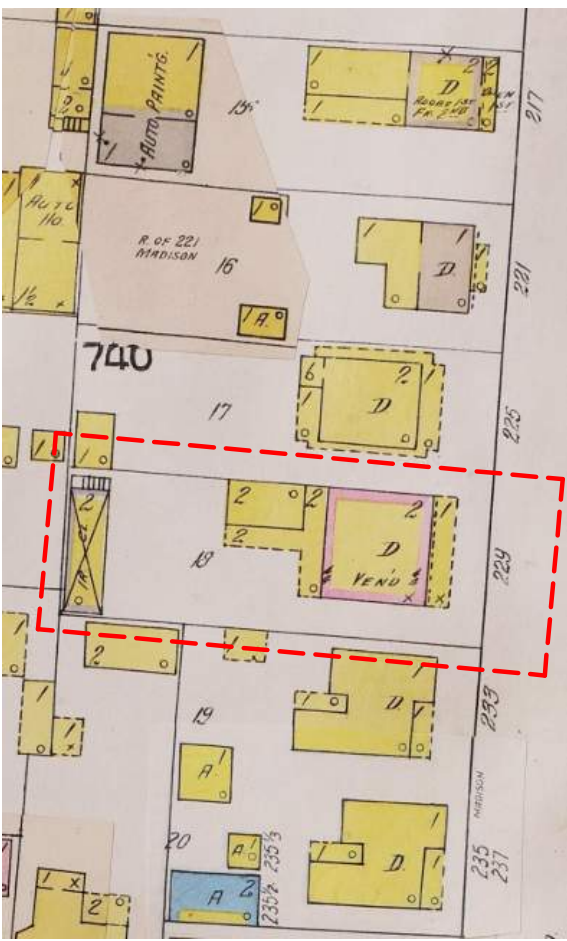




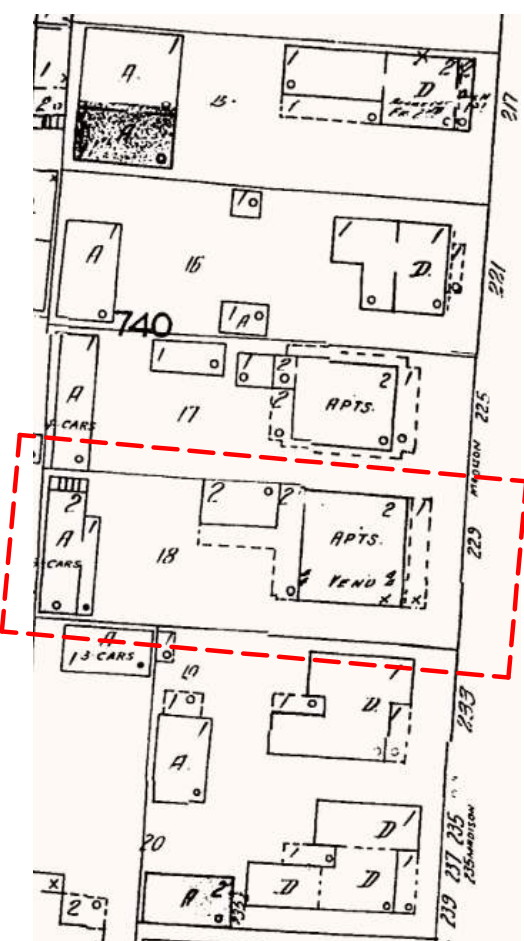
1896 SANBORN MAP



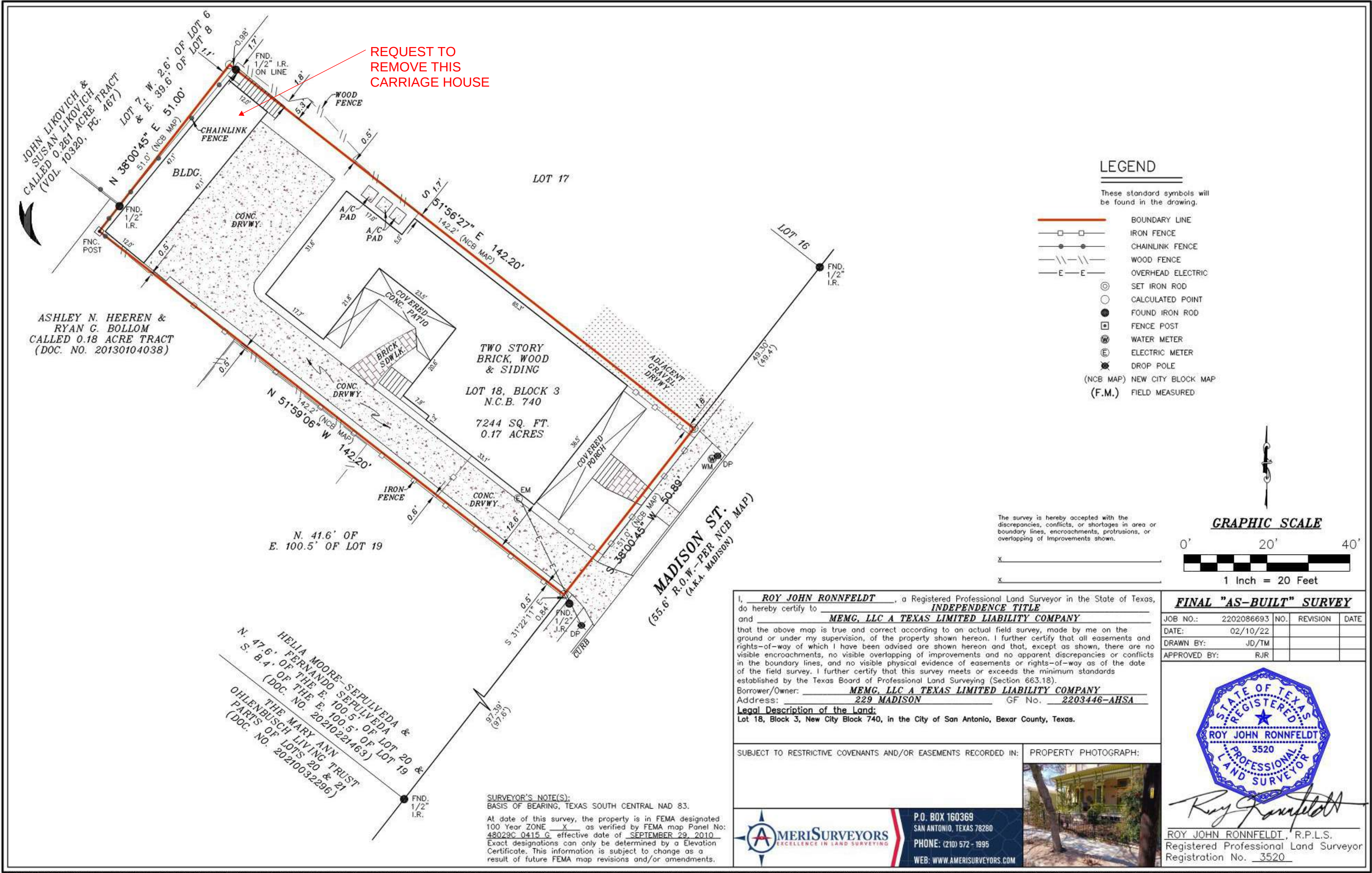
1912 SANBORN MAP



1931 SANBORN MAP



1951 SANBORN MAP



VICINITY MAP (not to scale)



PROJECT INFORMATION

PROJECT LOCATION: 229 Madison St, San Antonio, TX 78204
ZONING: NCB 740 BLK 3 LOT 18 | RM-4 CD / Zoning Overlay: H HE HS
Lot Size: 0.1663 acres / 7,244.03 sf
Primary Use: Single Family Residence (4 dwelling units per lot)
Conditional Development/Use: B&B: Detached Accessory Structure listed as Yellow Rose B&B
Minimum Lot Size: 4,000 sf. Setbacks: Min Front: 10' / Side: 5' / Rear: 10'; Height: 35'3 stories.
Historic District: King William / Neighborhood
Historic Landmark: Individual Landmark, completed circa 1895. Appears on the Sanborn map with a rear (carriage house) structure.
Historic Development Standards:
Total Building SF Footprints upon Completion of All Phases - not to exceed 50% of total lot area (3,622 sf)
Total Impervious Cover upon Completion of All Phases - not to exceed 50% of total lot area (3,622 sf)
Non-Historic Addition: 1992 Bed and Breakfast Addition to Rear of House

STATEMENT OF PURPOSE:

The Architect & applicant is requesting approval to remove the existing carriage house, with the intent to build a new accessory structure in its place that accommodates two bays of parking, a workshop, and an upstairs guest room and bath with no kitchen facilities. The Architect had previously applied to reuse portions of the carriage house in a remodel and received a Certificate of Appropriateness to do so. However, upon review of the existing conditions with a Structural Engineer and after obtaining an estimate from a General Contractor, the cost of the work to bring the existing conditions to code is prohibitively expensive for the homeowners. The Architect is requesting an amendment to the original Certificate of Occupancy to include removal and replacement of the existing carriage house with a new construction accessory structure.

Exhibits include: Sanborn maps (on this page), existing conditions photos (on sheet A001), existing conditions site plans (A100), an Architect's Letter taking inventory of the carriage house materials, an Engineer's Letter reviewing the structural integrity of the carriage house, and a Contractor's Letter comparing the cost of renovating the carriage house with building a new, code-compliant structure.

SHEET INDEX	
Sheet Number	Sheet Name
A001	EXISTING CONDITIONS PHOTOS
A100	SITE PLANS - EXISTING

MADISON HOUSE SITE IMPROVEMENTS
25019

OHP APPLICATION -
REQUEST FOR REMOVAL OF EXISTING CARRIAGE HOUSE
07.15.2026

smithdish
ARCHITECTURE

**NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**



LOW CLEARANCE AT EXISTING LOWER LEVEL OF CARRIAGE HOUSE.



SOUTH SIDE YARD NEXT TO CARRIAGE HOUSE.



EAST FACADE OF CARRIAGE HOUSE.



NORTH FACADE AND STAIR OF CARRIAGE HOUSE.



WEST FACADE OF 1990s ADDITION TO MAIN HOUSE.



VIEW OF PAVED MOTORCOURT BETWEEN 1990s ADDITION (RIGHT) AND CARRIAGE HOUSE (LEFT).



SOUTH FACADE OF 1990s ADDITION.



VIEW INTO EXISTING COURTYARD.



SOUTH FACADE OF MAIN HOUSE - VIEW OF COURTYARD & CARRIAGE HOUSE BEYOND.



SOUTH FACADE OF MAIN HOUSE FROM DRIVEWAY ENTRANCE.



STREET FACADE OF MAIN HOUSE.



NORTH FACADE OF MAIN HOUSE & NEIGHBOR'S DRIVEWAY, VIEWED FROM MADISON.

smithdish
ARCHITECTURE

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

PROJECT TEAM

ARCHITECT:
Smithdish Architecture
307 Blanco Rd
San Antonio, Texas 78212
(210) 625-2440

REVISION LOG

MADISON HOUSE SITE
IMPROVEMENTS

NOTE: DRAWINGS WILL PRINT
TO ANNOTATED SCALE ON
24" X 36" SHEETS.

Proj. No.	25019
Date	07.15.2026
Drawn By	SMITHDISH

EXISTING
CONDITIONS
PHOTOS

A001

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PROJECT TEAM

ARCHITECT:
Smithdish Architecture
307 Blanco Rd
San Antonio, Texas 78212
(210) 623-2440

REVISION LOG

MADISON HOUSE SITE
IMPROVEMENTS

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SITE PLANS -
EXISTING

A100

