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March 15, 2016

Historic and Design Review Commission
1901 S Alamo St
San Antonio, Texas 78204

Re: Case #2016-108: 1024 S. Alamo St. – *King William Historic District*
Certificate of Appropriateness

1. Enclose porch.
2. 420 SF addition.
3. Expand area of brick pavers.
4. Install steel structure along S. Alamo frontage.

Dear HDRC Commissioners,

The King William Association Architectural Advisory Committee met to review the project and find it troubling that this project was constructed and received a Certificate of Occupancy from Development Services in August 2011 without first obtaining a Certificate of Appropriateness from the HDRC. Upon review of the permit history and detail for 1024 S Alamo, A/P NBR X2129193, we find much of the detail in the drawings required by various departments to be lacking. We also could find no record of a signage permit and Health Department inspection records in the DSD online data base. Additionally, there is no date on the drawings which raises the question of whether the drawings were prepared before or after construction.

The fact that this application process is coming up five years after the building was occupied with a Certificate of Occupancy puts an unfortunate and unnecessary burden on the business owner/applicant, provided that what was constructed meets the building and health codes. In any case, based on the merits of this application for a Certificate of Appropriateness with no regard for chronology, the AAC concurs with the OHP staff recommendation to approve with the stipulations that the appropriate windows be installed and a landscape plan be provided.

Best Regards,

Mickey Conrad, AIA
Chair, Architectural Advisory Committee

Harry Shafer
President, KWA Board of Directors

Copy:
Roderick Sanchez, Director
Development Services
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