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November 2, 2016

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

Re: Case #2016-5645: 131 City St. – *King William District*  
Certificate of Appropriateness – Demolition and reconstruction of rear addition

Dear HDRC Commissioners,

The King William Association Architectural Advisory Committee reviewed the project. We agree with the location of the proposed rear addition, applaud the applicants desire to restore the historic structure and the integration of salvaged materials in the work, however we do not concur with the OHP staff recommendation for approval at this time for the following reasons:

1. The drawings submitted with the application are ambiguous with conflicting information which raises more questions about the proposed work. Some of the intent described in the narrative is not supported in the drawings.
2. One hand sketched site plan drawing indicates the existing historic structure to be 3 feet from the side yard setback on the north and the addition to have a 5 foot setback while the other site plan drawing calls for the addition to be in the same plane as the historic structure. This ambiguity in setbacks should be resolved. Additionally, the floor plan indicates the addition to be in the same plane as the historic structure. The Guidelines require a building offset between the historic structure and the addition. We recommend at least a one foot offset to differentiate the addition from the historic structure.
3. Proposed roof pitches are not defined and the north elevation drawing is not included. From the hand drawn, out of scale sketches, the proposed addition roof appears to be overly complicated. The gable form proposed on the west elevation should span the width of the addition to eliminate the low sloped shed portion, yet will still have the massing be subordinate to the historic structure.
4. The application mentions a rear porch but it appears that what is proposed is uncovered and therefore would be a deck – not a porch.
5. This application does not indicate a request for tax exemption, but cost information is included. Additionally, the cost information includes the work on the “casita” at 319 W. Sheridan which is not part of this application.
6. Finally, how did the work on the garage apartment (casita) get approved without going through the review process? The work accomplished to date is lacking in appropriate details. The porch addition on the “casita” should be revisited and details corrected.

Based on the decisions regarding details used on the "casita", and lack of details on the plans/elevations provided we strongly suggest that the applicants' design/construction team meet with the OHP and the KWA AAC to review the proposed details of the project prior to be given approval on this application.

Best Regards,

A handwritten signature in blue ink, appearing to read "Mickey Conrad".

Mickey Conrad  
Chair, Architectural Advisory Committee

A handwritten signature in blue ink, appearing to read "Chris Price".

Chris Price  
President, KWA Board of Directors