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

Re: HDRC Case #2017-404: 1011 S. Main – *Nathan Historic District*

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

1. Install an additional foot in height atop an existing, six foot tall privacy fence.

The applicant is requesting conceptual approval to:

2. Construct a first floor, rear addition.
3. Construct a second story patio at the rear of the historic structure.

Dear HDRC Commissioners,

The King William Association Architectural Advisory Committee reviewed the project and do not concur with OHP staff findings and recommendations for approving item #1, 2 or 3.

Item #1: The applicant has not cited any hardship to justify the need to exceed the 6' height limitation for side and rear fences on this residential zoned lot as required by the UDC Section 35-514 or the Historic Design Guidelines. The proposed lattice extension is awkward in scale and proportion. Per the drawing it is difficult to tell if the proposed 7' side yard fence extends beyond the front façade of the house. Allowing an unjustified increase in height and location will set an undesired precedent for future cases plus variances would need to be approved by the Board of Adjustment and we could not support the variance request.

Items #2 and 3: The drawings submitted attempting to describe the addition and the second floor patio unfortunately create more questions than answers. We cannot support this application due to a lack of information about the design. The applicant should be required to submit drawings in sufficient detail, as required by the HDRC, to accurately describe the design intent. In addition we are concerned that the addition will not be able to meet rear yard setbacks creating a need for a variance which we could not support. Due to the lack of information we are not able to support approval at this time.

Best Regards,

Mickey Conrad
Chair, Architectural Advisory Committee

Chris Price
President, KWA Board of Directors