

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2019

HDRC CASE NO: 2019-258
ADDRESS: 1009 S ALAMO ST
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT 3 & W 5.1 FT OF 2
ZONING: C-3 IDZ, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Pursch House
APPLICANT: Roland Morales
OWNER: 1009 S Alamo, LLC
TYPE OF WORK: Demolition of an existing, rear addition and construction of a rear addition
APPLICATION RECEIVED: April 24, 2019
60-DAY REVIEW: June 23, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant requests a Certificate of Appropriateness for approval to :

1. Demolish the existing, rear addition.
2. Construct a new rear addition that features approximately 497 square feet in place the existing, rear addition.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b)Unreasonable Economic Hardship.

(1)Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2)Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

- A. For all structures and property:
 - i. The past and current use of the structures and property;
 - ii. The name and legal status (e.g., partnership, corporation) of the owners;
 - iii. The original purchase price of the structures and property;
 - iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
 - v. The amount of real estate taxes on the structures and property for the previous two (2) years;
 - vi. The date of purchase or other acquisition of the structures and property;
 - vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
 - viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
 - ix. Any listing of the structures and property for sale or rent, price asked and offers received;
 - x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
 - xi. Any replacement construction plans for proposed improvements on the site;
 - xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
 - xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
 - xiv. Any property tax exemptions claimed in the past five (5) years.
- B. For income producing structures and property:
 - i. Annual gross income from the structure and property for the previous two (2) years;
 - ii. Itemized operating and maintenance expenses for the previous two (2) years; and
 - iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(d)Documentation and Strategy.

- (1)Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.
- (2)Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.
- (3)Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation

of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet	= \$2,000.00
2,501—10,000 square feet	= \$5,000.00
10,001—25,000 square feet	= \$10,000.00
25,001—50,000 square feet	= \$20,000.00
Over 50,000 square feet	= \$30,000.00

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition

must be compatible with the architectural style and materials of the original structure.

- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The historic structure at 1009 S Alamo was constructed circa 1900, is commonly known as the Pursch House and is first found on the 1912 Sanborn Map. The structure features a caliche stone structure with a plaster coat and both front and rear additions that are found on the 1952 Sanborn Map; both of which are contributing to the King William Historic District.
- b. DEMOLITION – The applicant has proposed to demolish the existing, rear addition, which features a rear racing shed roof, and a covered porch/patio element. The rear addition that features a rear facing, gabled roof is not included in the proposed demolition. As noted in finding a, staff finds this rear addition to be contributing to the King William Historic District and finds its demolition to be inappropriate; however, staff finds the demolition and reconstruction of the rear addition to match the existing footprint and architectural details to be appropriate.
- c. REAR ADDITION – At the rear of the historic structure, the applicant has proposed to construct an addition of approximately 497 square feet to replace the existing, rear addition that has been proposed to be demolished, as requested in item 1. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed a rear addition that features a rear facing, shed roof, and an inset from the historic structure’s primary walls. Generally, staff finds the proposed addition to be consistent with the Guidelines.
- d. ROOF FORM – The Guidelines for Additions 1.A.iii., notes that additions should feature a similar roof form to that of the primary historic structure. In this case, the applicant has proposed to construct a rear facing shed roof, comparable to that of the existing addition that has been proposed to be demolished. Generally, staff finds the applicant’s proposed to match the existing structure’s shed roof to be appropriate.
- e. HEIGHT – The applicant has proposed for the addition to feature a height that does not exceed that of the historic structure. The proposed addition’s height is consistent with the Guidelines.
- f. MATERIALS – The applicant has proposed materials that include wood siding to match the existing, and a standing seam metal roof. Staff finds the matching wood siding, that is to match the siding of the addition that has been proposed to be demolished to be appropriate. Staff finds that the new standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used.

- g. ARCHITECTURAL DETAILS – Generally, the applicant has proposed for the rear addition to feature a footprint, roof form and overall massing that is comparable to the existing; however, the applicant has proposed for enclosed, conditioned space where the previous addition featured a rear, covered porch/patio. Additionally, the applicant has proposed to eliminate an existing, north facing window opening and to connect the proposed addition's shed roof to the rear slope of the primary historic structure's side gabled roof. Staff finds that the applicant should match the roof form, height, footprint and architectural details of the existing, rear addition.

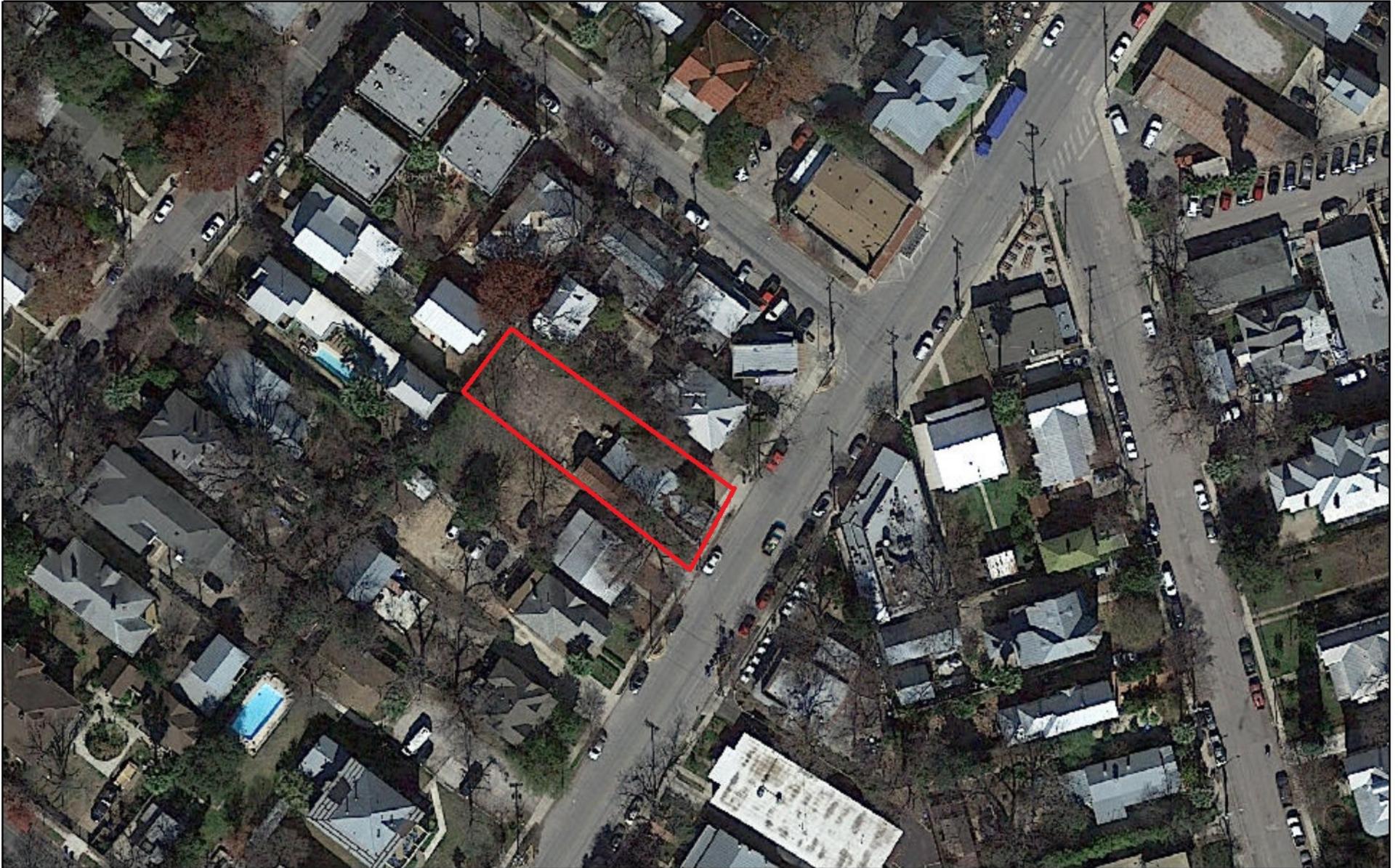
RECOMMENDATION:

Staff does not recommend approval of items #1 and #2, based on findings a through g.

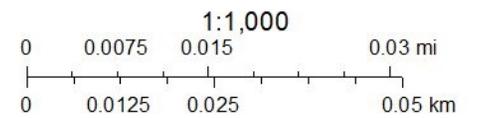
Staff recommends that the applicant reconstruct the rear addition to feature the following elements:

- i. A footprint that matches the footprint of the existing, rear addition. The existing, rear porch/patio may be reconstructed as interior space provided that rear facing windows that are salvaged from the existing, rear addition are incorporated.
- ii. A roof form that is subordinate to that of the primary historic structure's roof is installed; preferably that matches the slope of the existing addition. Staff does not recommend that the proposed addition's roof structure should tie directly into the rear facing slope of the original side gabled roof.
- iii. That the existing siding is salvaged when possible to be reused on site and that all existing wood windows be repaired and reinstalled within the proposed addition in locations that match their existing location.
- iv. That the standing seam metal roof feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

City of San Antonio One Stop



May 8, 2019





Mason St

109 S Alamo St

Brazos St

Cedar St

350

TURNER 348

BEAUREGARD

351

KING WILLIAM

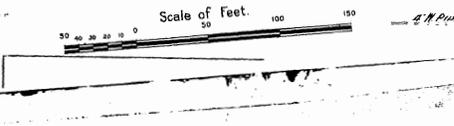
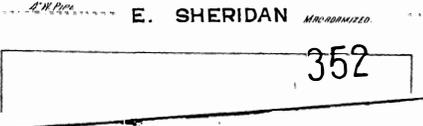
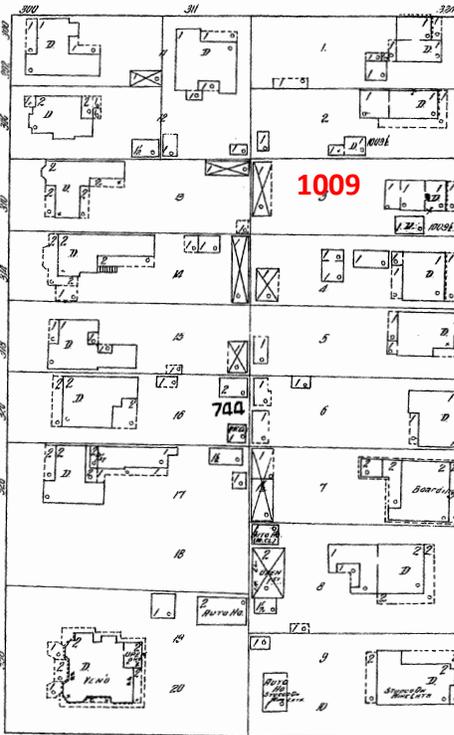
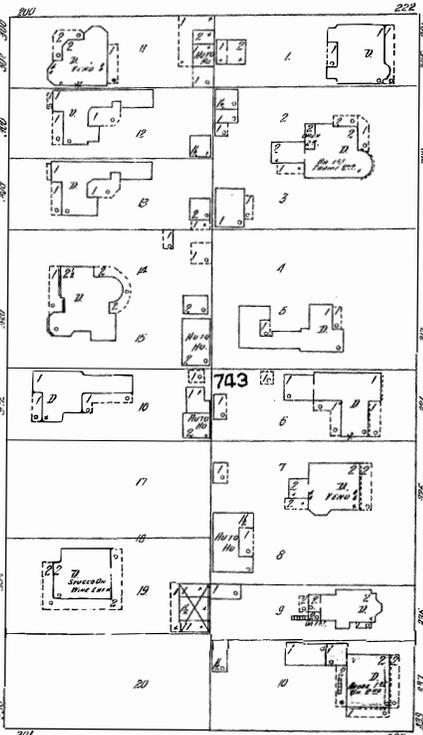
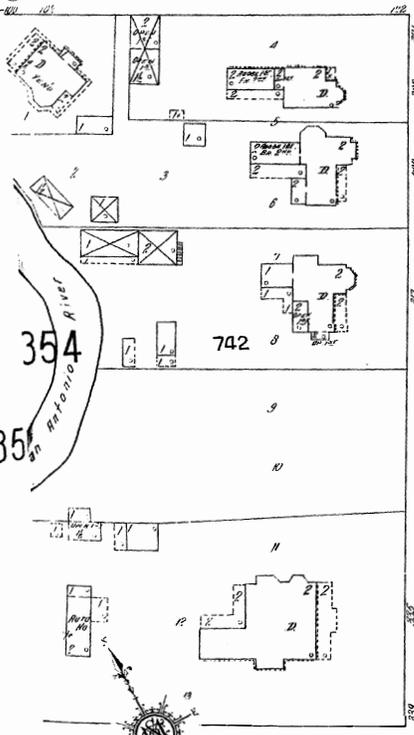
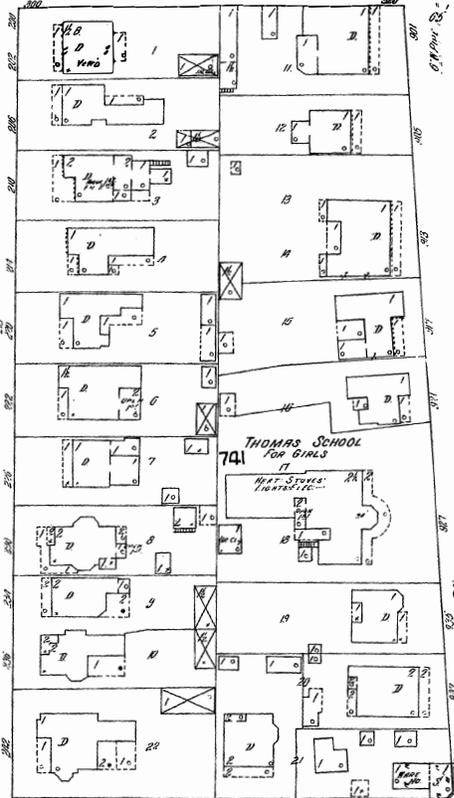
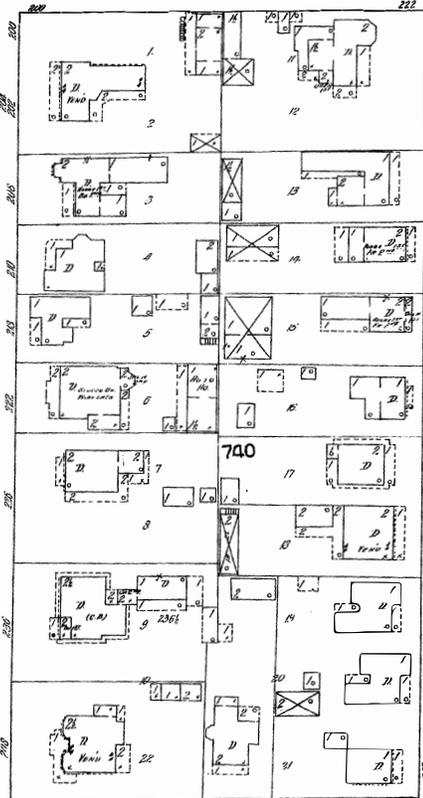
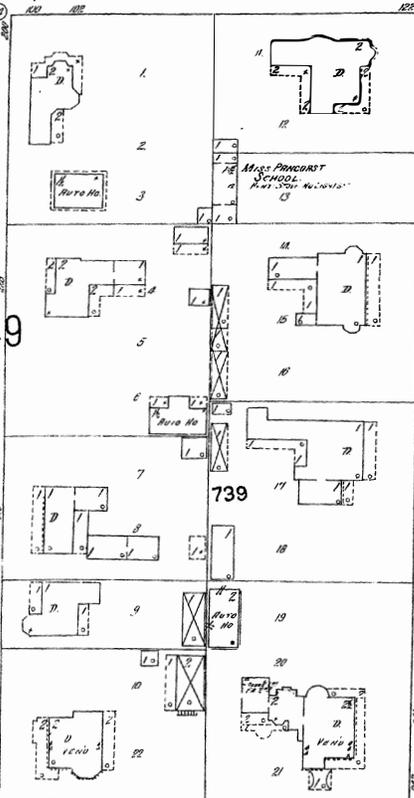
MADISON

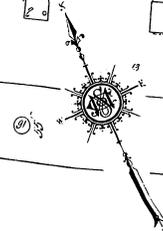
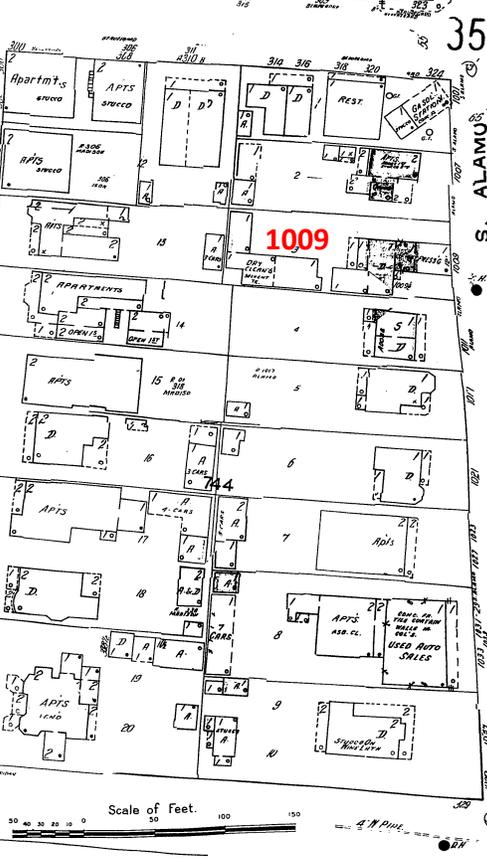
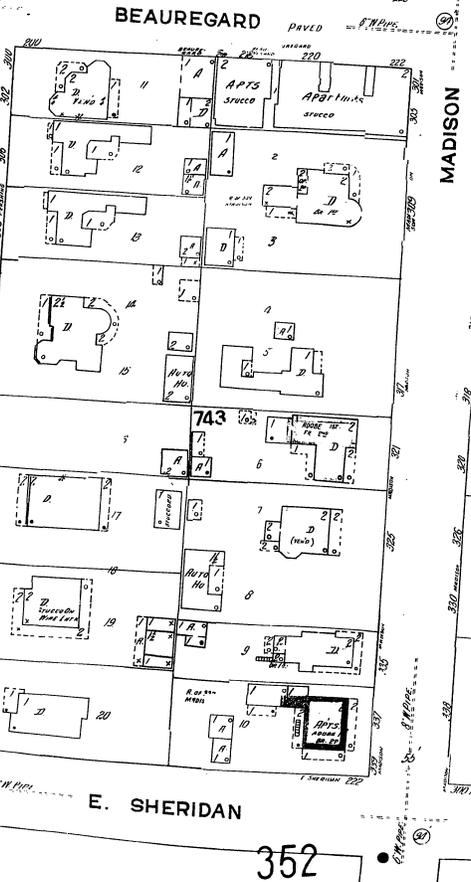
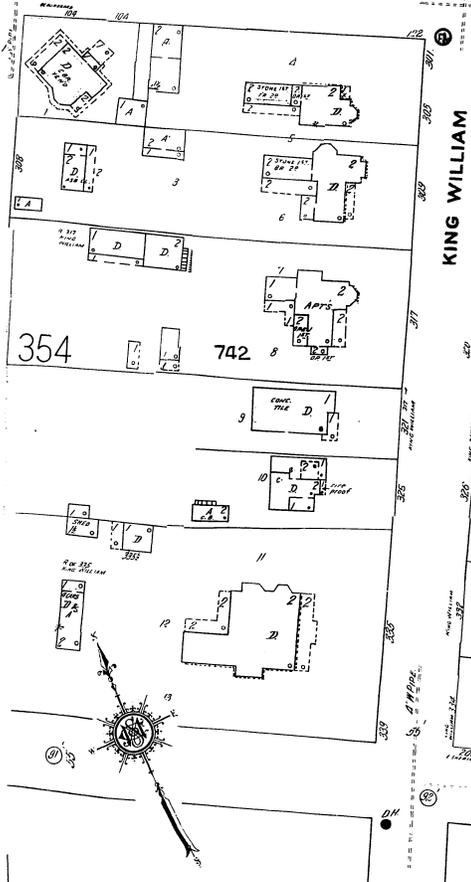
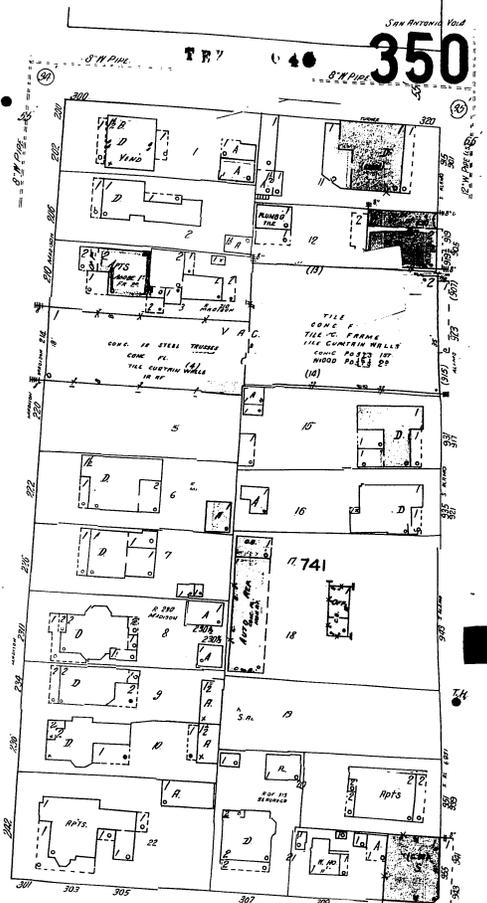
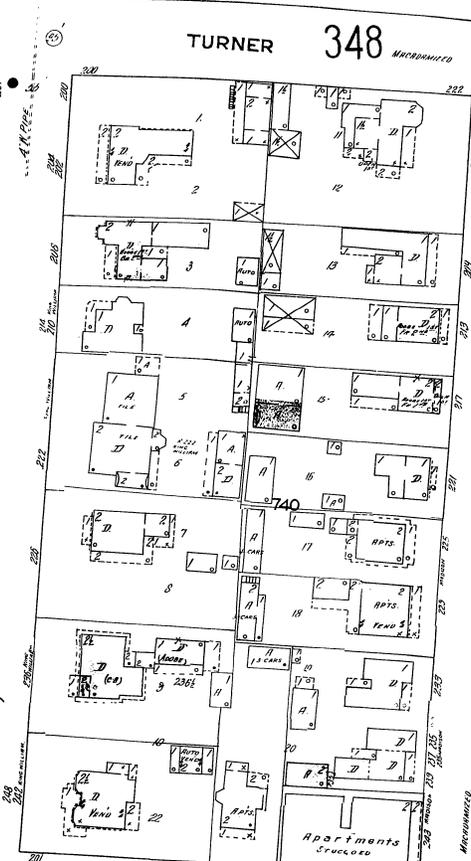
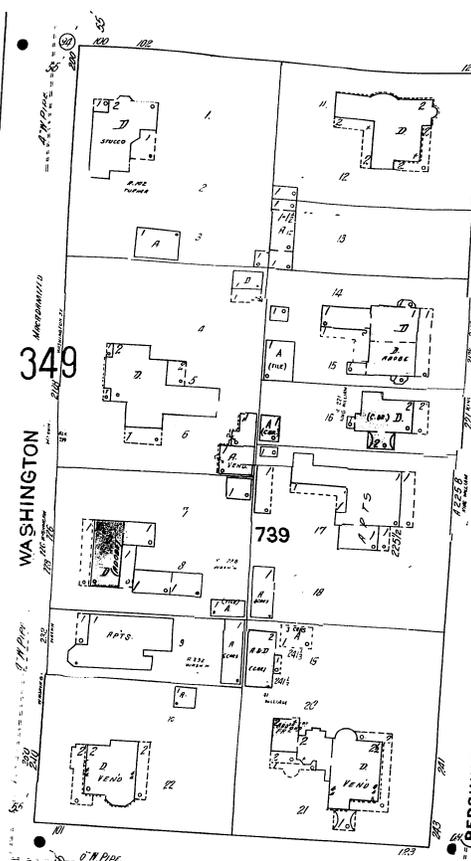
S. ALAMO

E. SHERIDAN

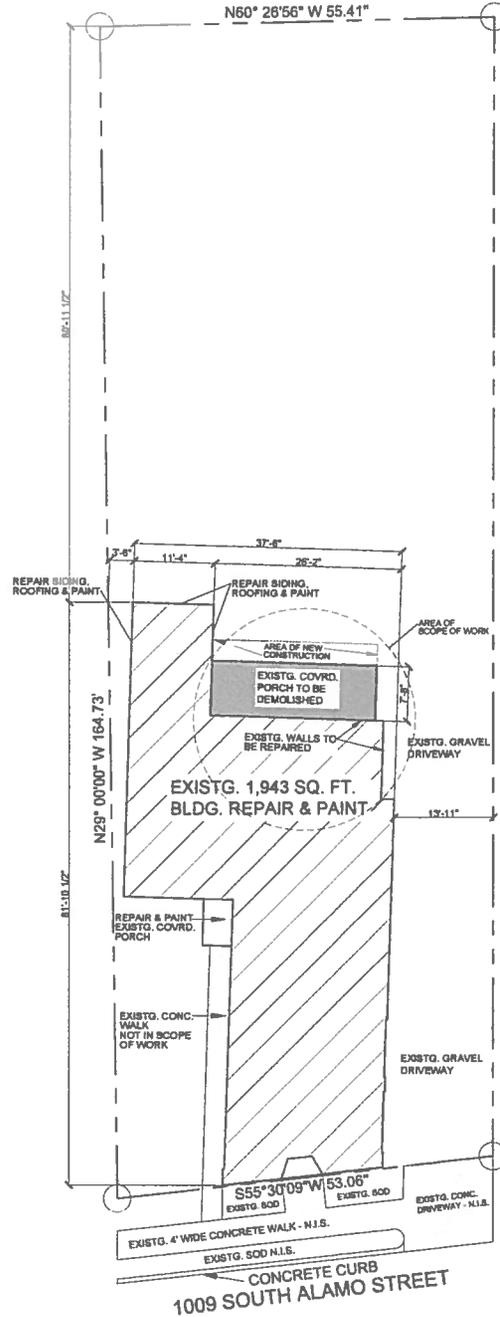
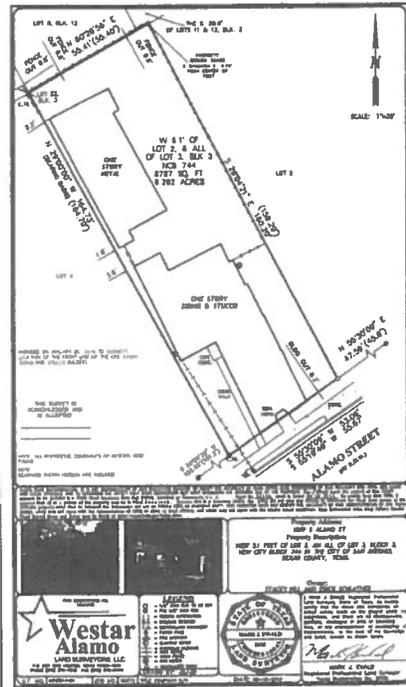
352

Scale of Feet.





Scale of Feet. 0 50 100 150



SITE PLAN SCALE: 1/8"=1'-0"
 WEST 5.1 FEET OF LOT 2, AN ALL OF LOT 3,
 BLOCK 3, N.C.B. 744
 1009 S ALAMO ST.
 SAN ANTONIO, BEXAR COUNTY, TEXAS

SCOPE OF WORK LEGEND
 [Hatched Box] GENERAL PAINT & REPAIR
 [Solid Box] DEMOLISH & REMODEL
 N. I. S. — NOT IN SCOPE OF WORK

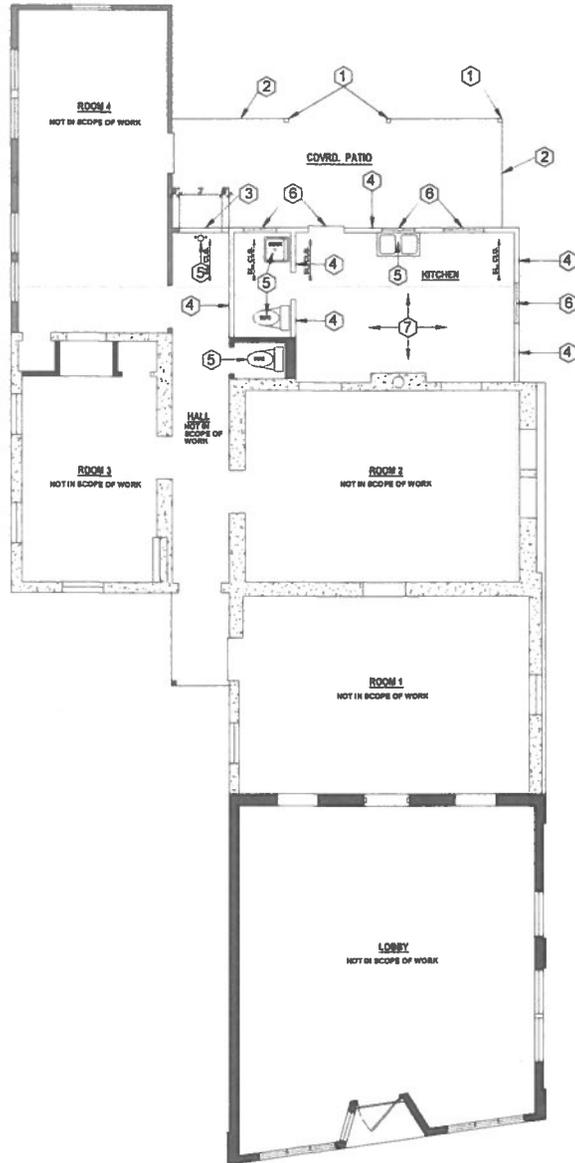
A CUSTOM REMODEL FOR:
SOAK MIND & BODY

1009 SOUTH ALAMO STREET SAN ANTONIO, TEXAS 78210
 LOT - W 5.1' OF LOT 2 & ALL OF LOT 3, N.C.B. - 744, BLOCK - 3

MARIO T. GARCIA
BUILDING DESIGN
 1518 BLANCO ROAD STE. 208 SAN ANTONIO, TEXAS 78212
 210 - 900 - 0295 mcs@mtgd.com

PROJECT NUMBER: C2010-12
 DATE: 04/1/19
 DRAWN BY: MTG
 SHEET NUMBER:

SP-1
 SITE PLAN

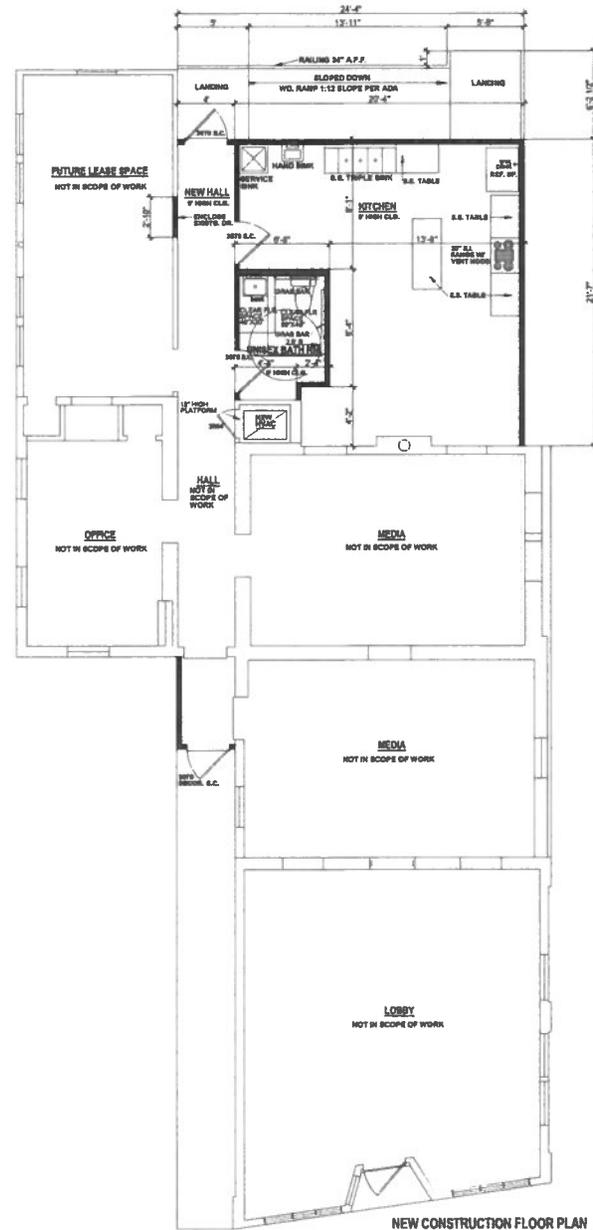


DEMOLITION FLOOR PLAN SCALE: 1/8" = 1'-0"

LEGEND
 - - - EXISTING WALLS TO BE REMOVED
 ——— EXISTING WALLS TO REMAIN

KEY NOTES

- ① REMOVE EXISTG. WD. COLS.
- ② REMOVE WD. DECK
- ③ REMOVE PORTION OF EXISTG. WALL & FRAME FOR A 3088 S.C. DR.
- ④ REMOVE EXISTG. WALL
- ⑤ REMOVE EXISTG. PLUMBING FIXTURES & CAP EXISTG. PLUMBING PIPES & DRAINS AS NECESSARY
- ⑥ REMOVE EXISTG. DOORS, WINDOWS, FRAMES, THRESHOLDS, & HARDWARE AS NECESSARY.
- ⑦ REPAIR FLOOR AS NECESSARY.



NEW CONSTRUCTION FLOOR PLAN SCALE: 1/8" = 1'-0"

LEGEND
 - - - EXISTING WALLS
 ——— EXISTING WALLS
 ——— NEW WALLS

AREAS:
 NEW CONSTRUCTION - 467 S.F.

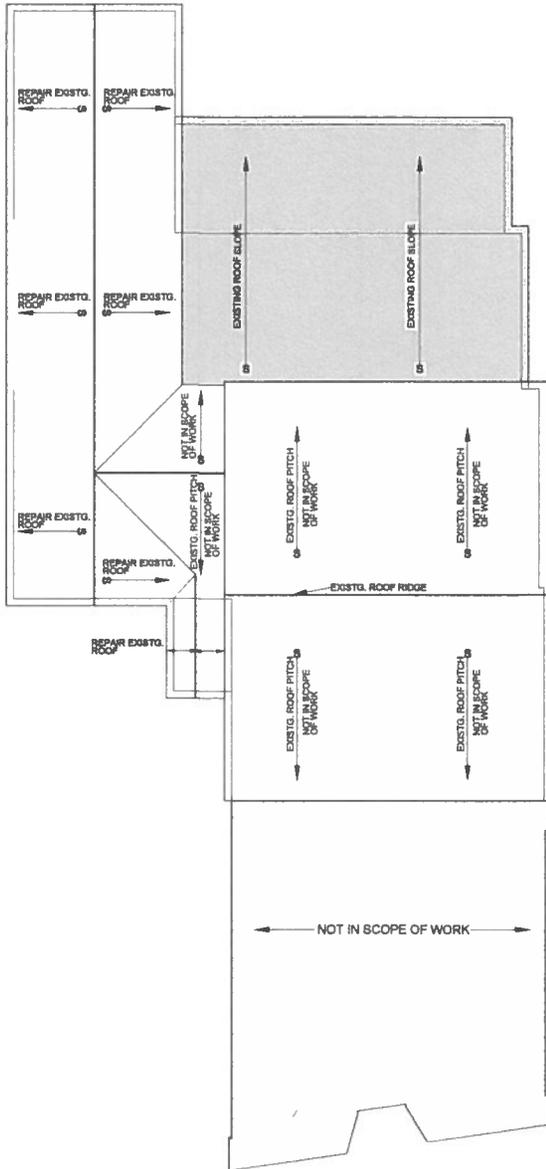
A CUSTOM REMODEL FOR:
SOAK MIND & BODY

1008 SOUTH ALAMO STREET SAN ANTONIO, TEXAS 78210
 LOT - W 5.1' OF LOT 2 & ALL OF LOT 3, N.C.B. - 74A, BLOCK - 3

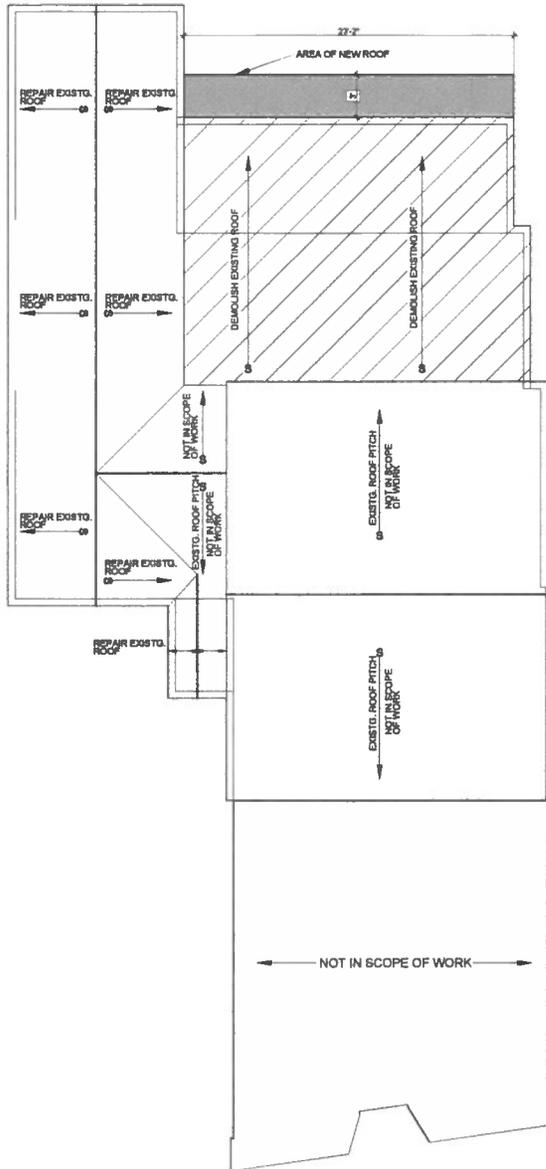
MARIO T. GARCIA
BUILDING DESIGN
 1518 BLANCO ROAD STE. 208 SAN ANTONIO, TEXAS 78212
 210 - 900 - 6235 ocanmvt1@yahoo.com

PROJECT NUMBER: C2010-12
 DATE: 4/01/18
 DRAWN BY: MTG
 SHEET NUMBER

A-200
 DEMOLITION PLAN
 NEW CONSTRUCTION FLOOR PLANS



EXISTING ROOF PLAN SCALE: 1/8"=1'-0"

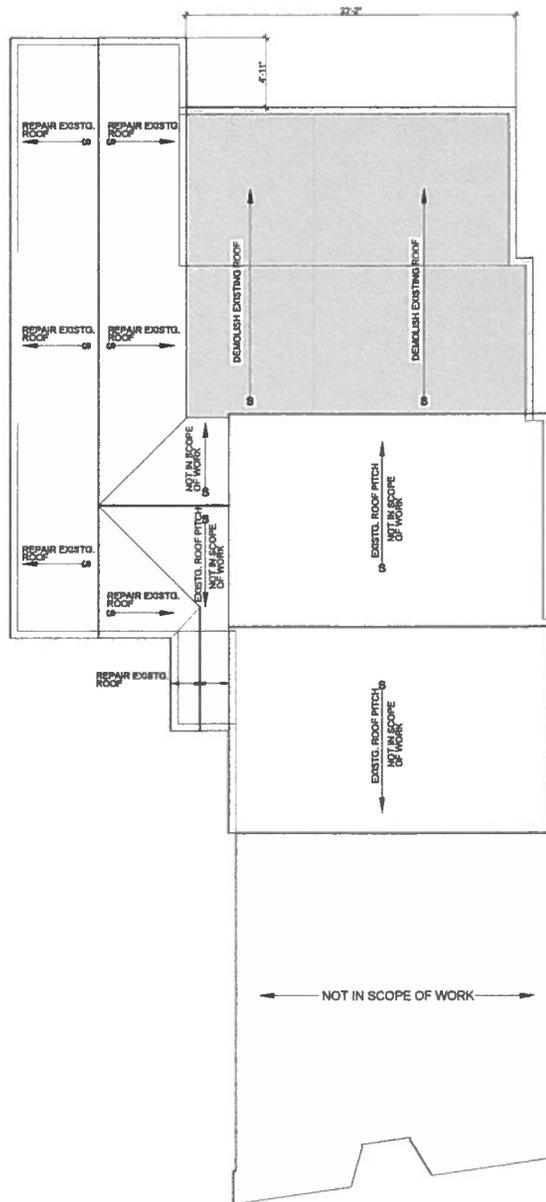


DEMOLITION ROOF PLAN SCALE: 1/8"=1'-0"

LEGEND

--- DEMOLISH

— NEW ADDITION ROOF



NEW ROOF PLAN SCALE: 1/8"=1'-0"

LEGEND

— NEW ADDITION ROOF

MARIO T. GARCIA
BUILDING DESIGN
 1518 BLANCO ROAD STE. 208 SAN ANTONIO, TEXAS 78210
 210-590-6265 cmariovt1@pbco.com

PROJECT NUMBER C2018-12
 DATE: 4/01/18
 DRAWN BY: MTG
 SHEET NUMBER

A-400
 ROOF PLAN

A CUSTOM REMODEL FOR:
SOAK MIND & BODY
 1008 SOUTH ALAMO STREET SAN ANTONIO, TEXAS 78210
 LOT - W 5.1' OF LOT 2 & ALL OF LOT 3, N.C.B. - 744, BLOCK - 3













DO NOT
BLOCK
DRIVEWAY
PARKING
IN REAR



