

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

HDRC CASE NO: 2020-202
ADDRESS: 910, 912 S ALAMO ST
LEGAL DESCRIPTION: NCB 949 BLK N PT 3 LOT 8&9
ZONING: C-2, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Garden Food Store
APPLICANT: Gustavo Valadez/Stratton Construction
OWNER: ROSAS BRUNA TR
TYPE OF WORK: Storefront door replacement
APPLICATION RECEIVED: May 04, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace a set of double doors.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

FINDINGS:

- a. The property address at 912 S Alamo features an attached storefront to the primary commercial structure at 910 S Alamo, first appears on the 1951 Sanborn map annotating a 1920 construction date, contributes to the King William Historic District, and is also individually designated as the Garden Food Store historic site. The brick masonry storefront at 912 S Alamo feature wood framed windows and doors and a band of five transom windows.
- b. **COMPLIANCE** – On site visit conducted on April 20, 2020, staff found that the property at 912 S Alamo was subject to door replacement prior to approval. Staff advised the contractor on site to repair the existing wood doors for administrative approval or to request wholesale door replacement to be heard at the next available Historic and Design Review Commission hearing. The work was completed prior to the hearing.
- c. **DOOR REPLACEMENT** – The applicant has proposed to replace the existing wood doors with new doors and matching paint. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., applicants should replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair; when in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element. The applicant has provided photo evidence that the doors were subject to wood rot and deterioration. Staff finds that the proposed replacement is consistent with the Guidelines.

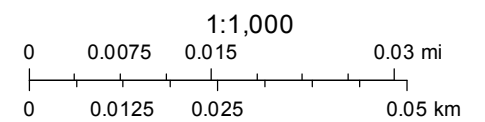
RECOMMENDATION:

Staff recommends approval based on finding c.

910-912 S Alamo



May 25, 2020





Alamo City Cryotherapy

King William Association

Metro. Planning Org.
(MPO) B-Cycle Station

Turner Street Parking Lot

Alamo Area Metropolitan
Planning Organization

La Focaccia Italian Grill
Takeout

910 South Alamo Street

The Rutherford
Law Firm, PLLC

Maloney Law
Group, PLLC

Fisher Heck Architects

Marynell Maloney
Law Firm, PLLC

Brown Coffee
Co - Southtown
Takeout

Señor Veggie
Takeout · Delivery

Brackenridge House
Bed and Breakfast

The Friendly
Spot Ice House
Takeout

Southtown Dental Group

Cascabel Mexican Patio
Takeout

Hitchings & Pollock

Christina's Tangles n Toes

Highland Commercial
Properties

Law Offices of

Google





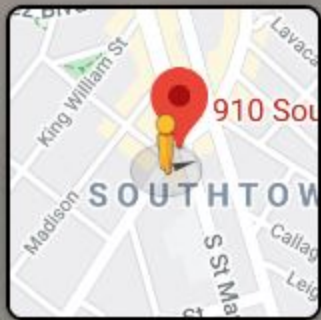
Alamo Area Metropolitan
Planning Organization

910 South Alamo Street

Brown Coffee
Co - Southtown
Takeout



Google







BICYCLE
WAY USE
FULL LANE

312

CURRENT

May 21, 2020 at 11:45 AM
915 S Alamo St
San Antonio, TX 78205
United States





Investigation Report

Property

Address	912 S Alamo
District/Overlay	King William
Owner Information	Rosas Burna TR

Site Visit

Date	04/20/2020
Time	11:40 AM (-5 GMT)
Context	drive-by
Present Staff	Huy Pham, Edward Hall
Present Individuals	Contractor(s)
Contractor/Realtor Companies	Stratton Construction, Gustavo Valadez
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Existing wood doors, door frame and trim have been removed and new doors with a new frame have been installed.
Description of interaction	OHP staff spoke with the contractor on site who noted that the current doors collapsed. The contractor has noted that the current work can be reversed and that the removed doors will be reinstalled; wood door trim repair only; awaiting COA application.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s), Posted additional "Stop Work Notice"
Will post-work application fee apply?	No

Documentation



Investigation Report

Photographs





Investigation Report





Investigation Report



04/20/2020 11:46 AM










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FULL L

