

## HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2020

**HDRC CASE NO:** 2020-468  
**ADDRESS:** 1009 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 744 BLK 3 LOT 3 & W 5.1 FT OF 2  
**ZONING:** C-3 IDZ, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Kelly Welker/Welker Financial LTd and Bijous Betties  
**OWNER:** 1009 S ALAMO LLC  
**TYPE OF WORK:** Construction of rear accessory structures, ADA ramp installation, landscaping and site modifications  
**APPLICATION RECEIVED:** October 16, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant is requesting approval to construct a 30' by 12' prefabricated accessory structure in the rear yard.

### APPLICABLE CITATIONS:

4. Guidelines for New Construction

5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

#### *Standard Specifications for Windows in Additions and New Construction*

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by

a wood window screen set within the opening.

- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **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. COMPLIANCE – On a site visit conducted on October 8, 2020, staff found that two rear accessory structures were installed prior to permitting and approval. The applicant submitted an application including other future scopes of work on October 16, 2020, to be reviewed at the next available hearing. Staff approved a number of items that were eligible for administrative approval, withheld review of items that lacked sufficient application materials, and escalated the remaining compliance item for commission review.
- c. REAR ACCESSORY STRUCTURE – The applicant has proposed to install a prefabricated 30-foot wide, 12-foot deep, and 8' tall rear accessory structure with aluminum windows and doors, T-111 plywood panel siding, and a v-crimp metal roof and full width wood porch.
- d. MASSING & FORM – The proposed rear accessory structure features a turned gable form with a full width front porch and features 30-feet in width, 12-feet in depth, and 8-feet in height. Per the Guidelines for New Construction 5.A.i., outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the proposed massing and form appropriate.
- e. BUILDING SIZE – The proposed rear accessory structure features 360 square feet. Per the Guidelines for New Construction 5.A.ii., New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. Staff finds the proposed square footage is below 40 percent of the square footage of the principal structure, including the 160 and 168 square-foot prefabricated sheds recently approved.
- f. CHARACTER – The proposed rear accessory structure features T1-11 plywood panel siding, and a v-crimp metal roof and full width wood porch with simple square columns and 1x6 wood plank decking. Per the Guidelines for New Construction 5.A.iii., Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the v-crimp metal roof and simple wood construction porch decking and columns are appropriate for a rear accessory structure. However, staff finds that horizontal wood lap or smooth Hardie lap siding with 4 inch exposure or vertical board-and-batten siding with 12 inch panels to be more appropriate than the T1-11 plywood panel siding.
- g. WINDOWS & DOORS – The proposed rear accessory structure features aluminum windows with faux divided lites and a 9-lite aluminum door. Per the Guidelines for New Construction 5.A.iv., applicants should design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. Staff finds the proposed steel door with a true divided 9-lite design to be appropriate. However, staff finds that the proposed windows do not adhere to *Standard Specifications for Windows for New Construction* regarding trim, sash profiles, faux divided lites, and nailing fin installation.
- h. SETBACK – The proposed construction is set to the rear of the property and substantially setback from the front right-of-way. Per the Guidelines for New Construction 5.B.ii., applicants should Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. Staff finds that the proposed placement of the rear accessory structure to be generally appropriate. The applicant is responsible for meeting all side and rear setback requirements for permitting.

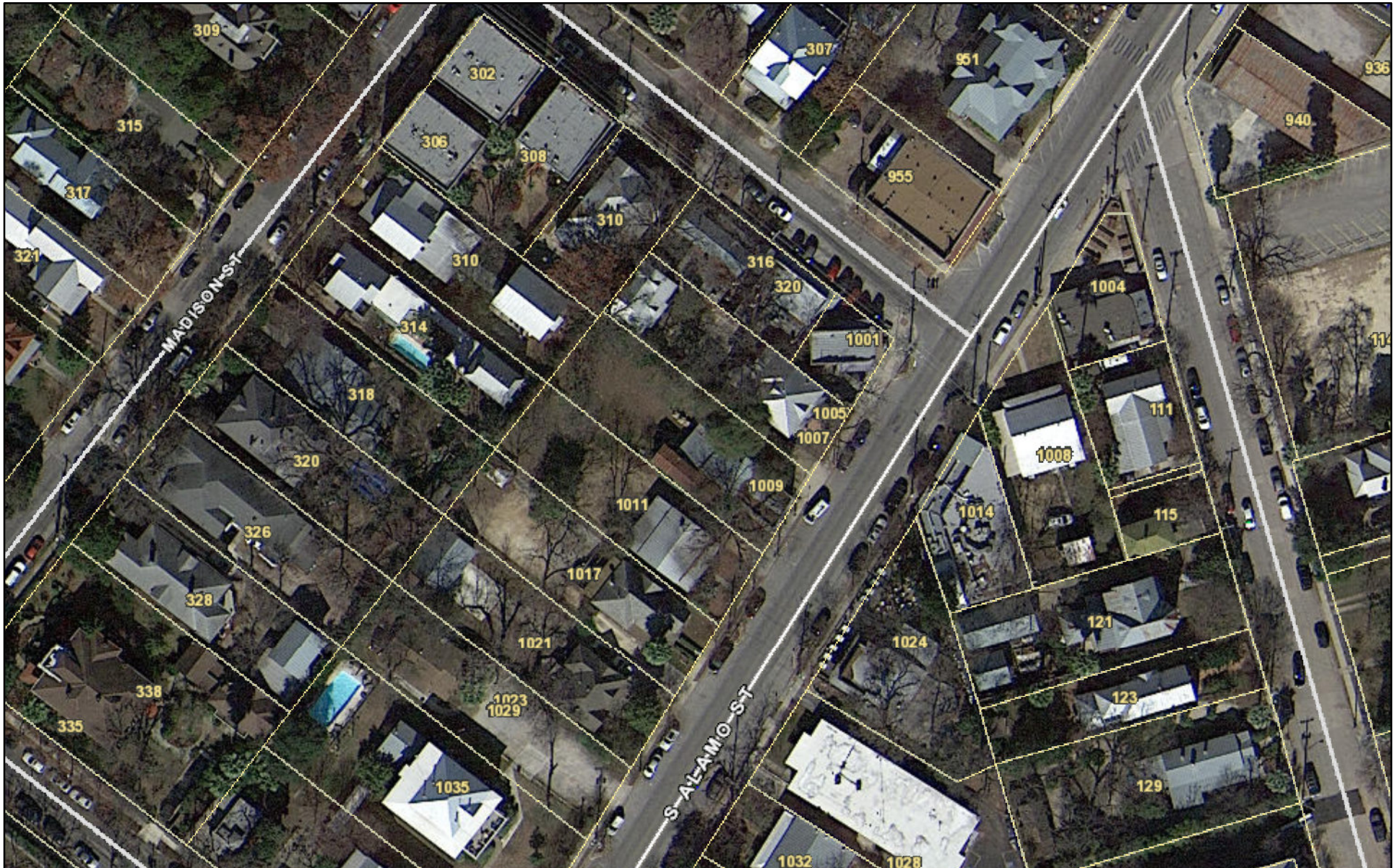
**RECOMMENDATION:**

Staff recommends approval based on findings c through h with the following stipulations:

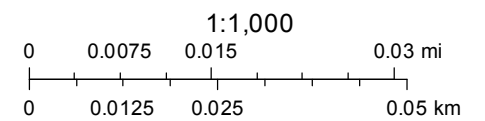
- i. That the windows adhere to *Standard Specifications for Windows for New Construction* instead of the proposed windows which are non-conforming in trim, sash profiles, faux divided lites, and nailing fin installation. An appropriate window product must be submitted to staff for verification prior to purchase and installation.
- ii. That the siding feature complementary materials such as horizontal wood lap or smooth Hardie lap siding with 4 inch exposure or vertical board-and-batten siding with 12 inch panels – instead of the proposed tan the T1-11 plywood panel siding. If Hardie or similar quality composite material is used, no faux wood grain texture should be used.

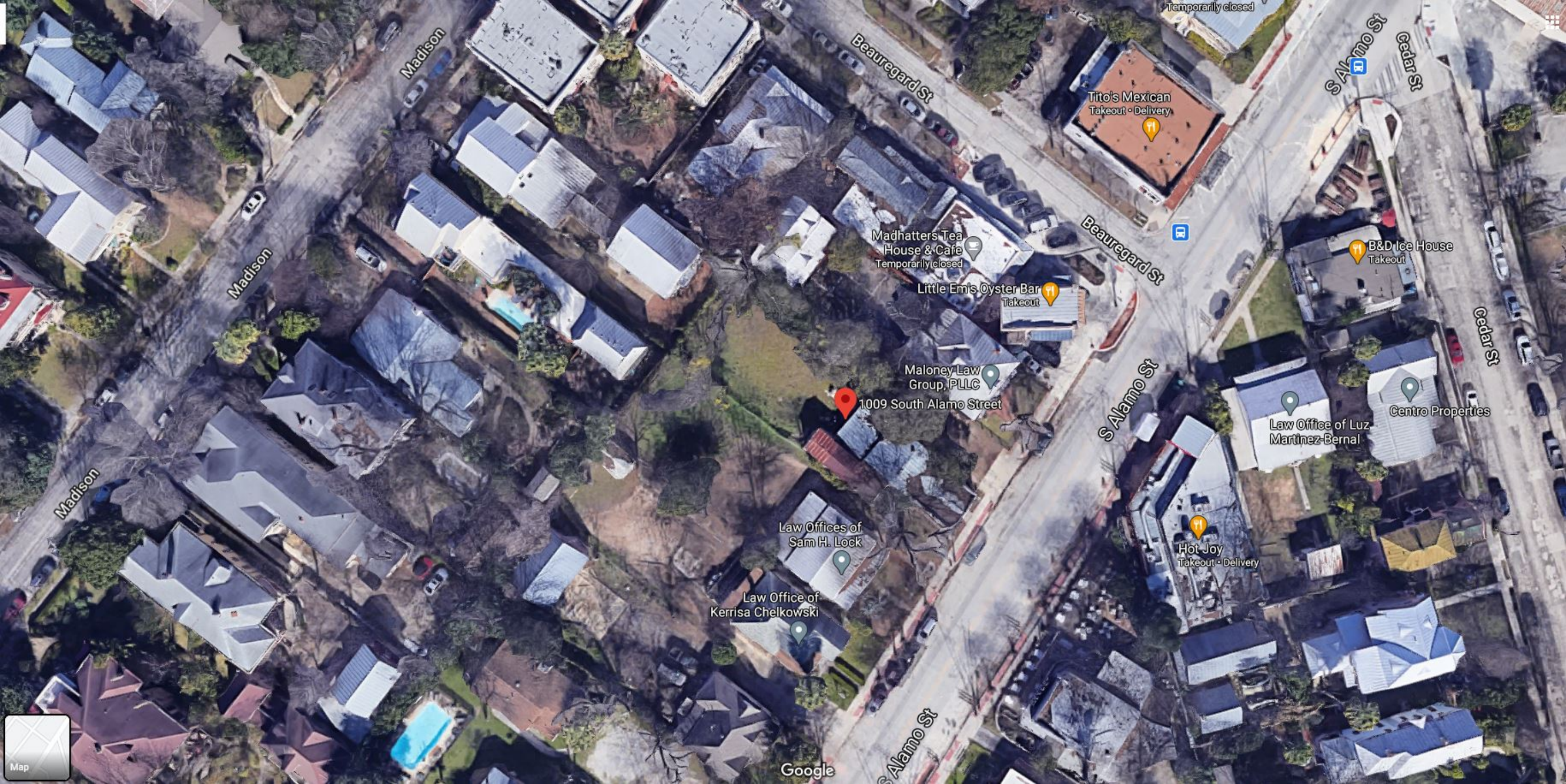
The applicant is responsible for meeting all side and rear setback requirements for permitting.

# 1009 S Alamo



October 28, 2020





Madison

Beauregard St

S Alamo St

Cedar St

Tito's Mexican  
Takeout • Delivery

Madhatters Tea  
House & Cafe  
Temporarily closed

Little Em's Oyster Bar  
Takeout

Maloney Law  
Group, PLLC

1009 South Alamo Street

Law Offices of  
Sam H. Lock

Law Office of  
Kerrisa Chelkowski

Hot Joy  
Takeout • Delivery

B&D Ice House  
Takeout

Law Office of Luz  
Martinez-Bernal

Centro Properties

Cedar St

S Alamo St

Madison

Google

S Alamo St





1009 South Alamo Street

Law Offices of  
Sam H. Lock

Law Office of  
Kerrisa Chelkowski

Madhatters Tea  
House & Cafe  
Temporarily closed

Tito's Mexican  
Takeout - Delivery

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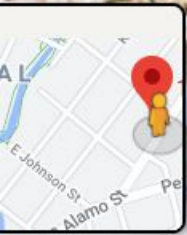


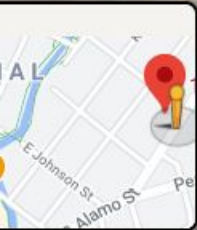
Google

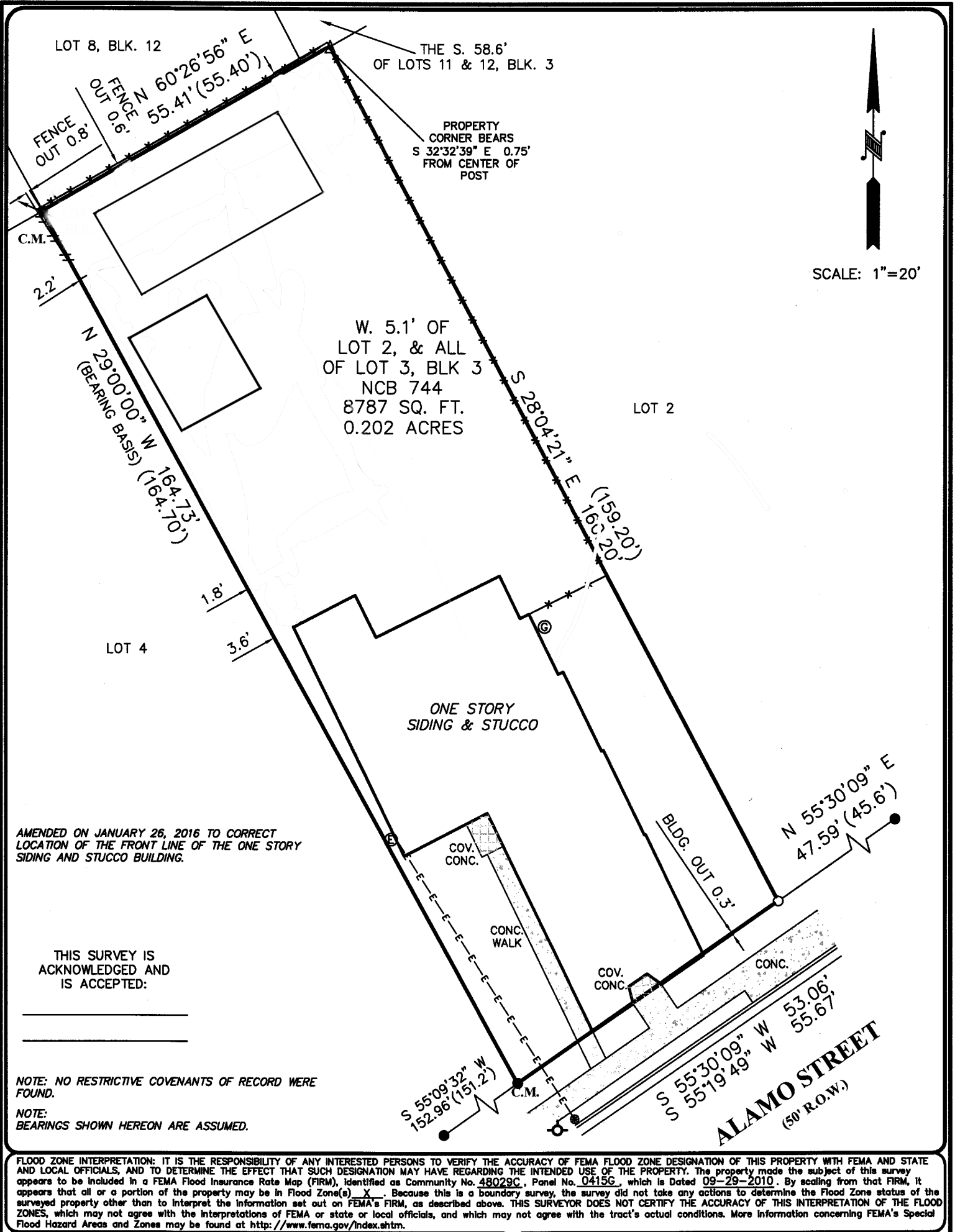


KING WILLIAM  
ASSOCIATION  
1967-2017

DO NOT  
BLOCK  
DRIVEWAY  
PARKING  
IN REAR







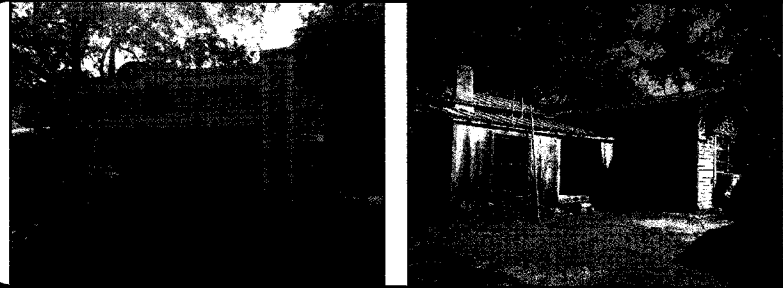
AMENDED ON JANUARY 26, 2016 TO CORRECT  
LOCATION OF THE FRONT LINE OF THE ONE STORY  
SIDING AND STUCCO BUILDING.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE  
FOUND.

NOTE:  
BEARINGS SHOWN HEREON ARE ASSUMED.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:  
1009 S ALAMO ST  
Property Description:  
WEST 5.1 FEET OF LOT 2, AN ALL OF LOT 3, BLOCK 3,  
NEW CITY BLOCK 744 IN THE CITY OF SAN ANTONIO,  
BEXAR COUNTY, TEXAS.

Owner:  
STACEY HILL AND ERICK SCHLATHER

FIRM REGISTRATION NO.  
10111700

**Westar  
Alamo**

LAND SURVEYORS, LLC.  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

**LEGEND**

- = 1/2" IRON ROD TO BE SET
- = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊙ = POWER POLE
- ⊕ = FIRE HYDRANT
- ⊖ = ELECTRIC METER
- ⊗ = OVERHEAD ELECTRIC
- ⊘ = WIRE FENCE
- ⊙ = WOOD FENCE
- ⊙ = GAS METER
- ⊙ = CALCULATED POINT

DRAWN BY: JS/JW

STATE OF TEXAS  
REGISTERED  
MARK J. EWALD  
5095  
PROFESSIONAL  
LAND SURVEYOR

I, MARK J. EWALD, Registered Professional  
Land Surveyor, State of Texas, do hereby  
certify that the above plat represents an  
actual survey made on the ground under my  
supervision, and there are no discrepancies,  
conflicts, shortages in area or boundary  
lines, or any encroachment or overlapping of  
improvements, to the best of my knowledge  
and belief, except as shown herein.

*Mark J. Ewald*  
MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095



LOT 6, BLK. 12

FENCE OUT 0.8'  
FENCE OUT 0.6'  
N 60°26'56" E  
55.41' (55.40')

THE S. 58.6'  
OF LOTS 11 & 12, BLK. 3

PROPERTY OWNER BEARS  
S 23°32'30" E 0.75'  
NADAL CENTER OF  
POST

SCALE: 1"=20'

5.1' OF  
LOT 2, & ALL  
OF LOT 3, BLK 3  
NCB 744  
8787 SQ. FT.  
0.202 ACRES

String Lights  
LOT 2

S 28°04'21" E (158.20')  
160.20'

New Fence Gate

LOT 4

ONE STORY  
HOUSE IN STUCCO

AMENDED ON JANUARY 26, 2016 TO CORRECT  
LOCATION OF THE FRONT LINE OF THE ONE STORY  
SIBING AND STUCCO BUILDING.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE  
FOUND.

NOTE: ELEVATIONS SHOWN HEREON ARE ASSUMED.

S 55°09'12" W  
152.96' (151.2')

55°30'09" W 53.06'  
55°19'49" W 55.67'

ALAMO STREET  
(50' R.O.W.)

FOR FLOOD ZONE DESIGNATION, IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH THE  
LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of  
this survey is a Flood Insurance Rate Map (FIRM) identified as Community No. 480226, Panel No. 04126, which is Dated 09-29-2010. By using this  
survey, the user acknowledges that the surveyor does not verify the accuracy of this information.

## Order Information

Store: Eagle Ridge Barn Builders #5  
 Sales Person: Craig Hostetler  
 Order Date: 09/24/2020  
 Est. Delivery Period: 11/03/2020 - 11/08/2020

**Tax Rate** 8.250%  
**Order Type** Purchase  
**Product Type** Building  
**Product Build** Build to order

Order ID: 39684



www.eagleridgebarnbuilders.com  
 craig.eagleridgebarns@gmail.com  
 (817) 837-0206

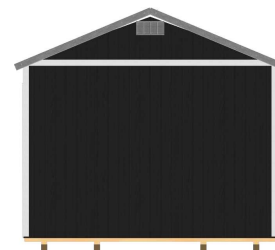
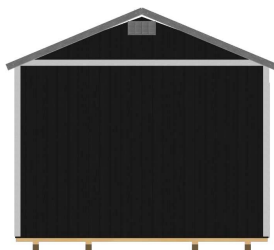
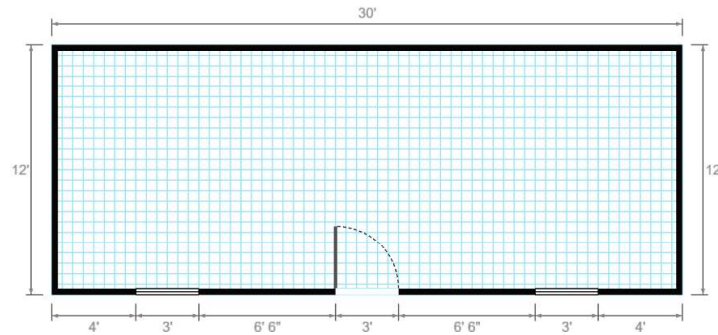
\*Special orders may extend beyond the estimated delivery period.

## Customer Information

Name: Kelly Welker  
 Address: 1009 South Alamo  
 City / State / Zip: San Antonio / Texas / 78210 /

Phone: (210) 865-5607  
 Home Phone:  
 Email: kelly.welker@rwmgtx.com

**Building Location**  
 Address: 1009 South Alamo  
 City / State / Zip: San Antonio / Texas / 78210 /





October 8, 2020 at 11:54 AM  
1005 S Alamo St  
San Antonio TX 78210  
United States



October 8, 2020 at 11:52 AM  
1009 S Alamo St  
San Antonio TX 78210  
United States



October 8, 2020 at 11:52 AM  
1009 S Alamo St  
San Antonio TX 78210  
United States



October 8, 2020 at 11:53 AM  
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