

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2021-154
ADDRESS: 1024 S ALAMO ST
LEGAL DESCRIPTION: NCB 935 BLK A LOT PT OF 5 OR E 127.7FT OF A14
ZONING: C-2, HS, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: Houston Carpenter
OWNER: Carpenter Carpenter Hospitality, LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: March 25, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1024 S Alamo.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d)Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

- a. The primary structure at 1024 S Alamo is a 1-story, commercial structure constructed circa 1946 in the International style. The structure features a flat roof, a vertical tower element, decorative parapet, a distinctive row of scuppers, painted masonry, and fixed aluminum windows. The structure is contributing to the King William Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, window replacement, repainting, signage installation, and landscaping.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

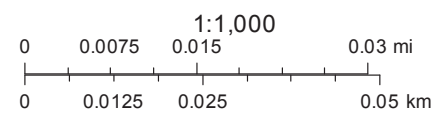
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

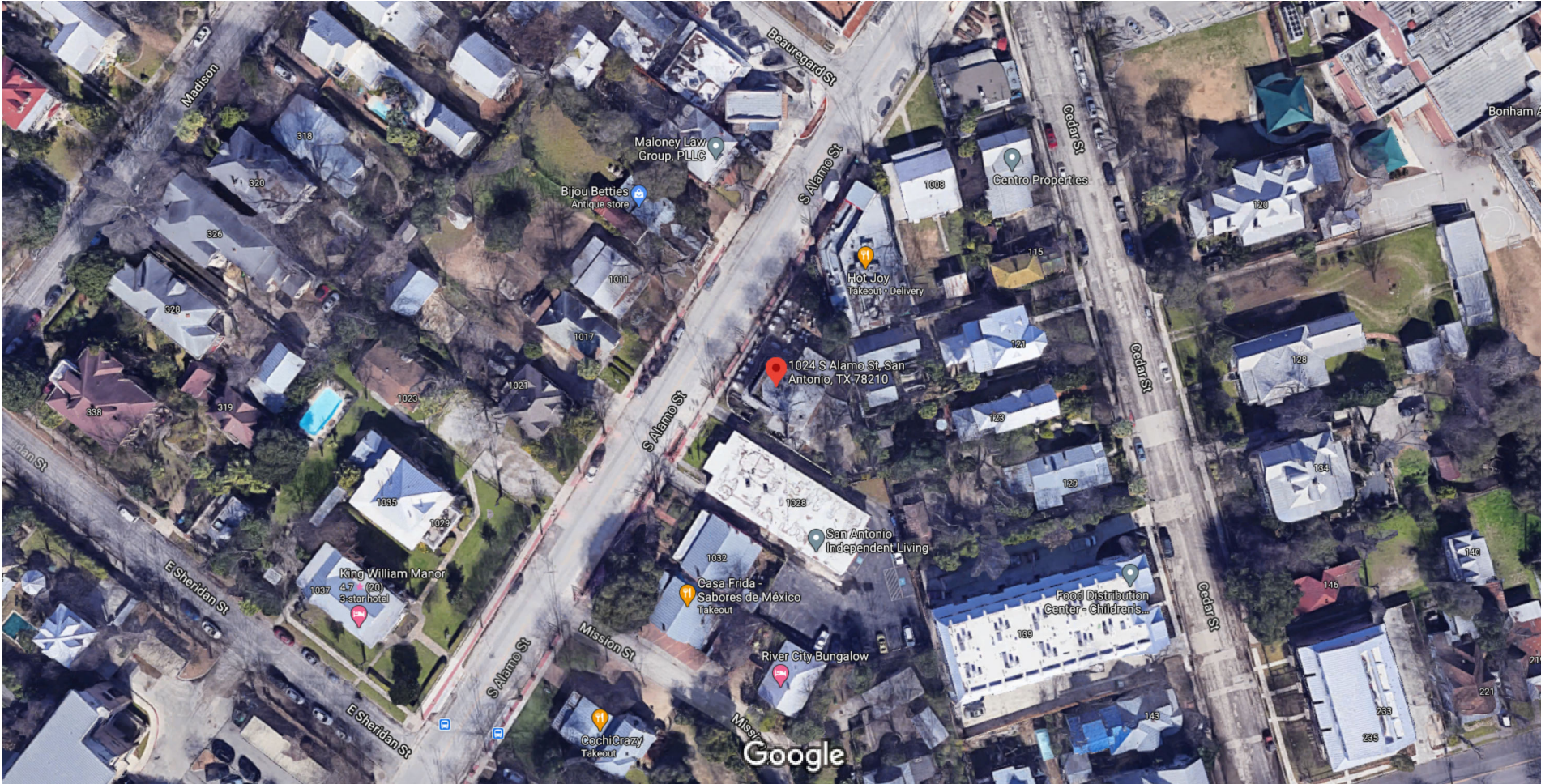


March 29, 2021

— User drawn lines



Google Maps 1024 S Alamo St



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft

Google Maps 1024 S Alamo St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Google Maps 1024 S Alamo St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Google Maps 1024 S Alamo St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Google Maps 1024 S Alamo St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft







ANNETTE'S

HOUSE OF BEAUTY

A

UNISEX

UNISEX

1024 South
Alamo

1024 S. ALAMO





Ligh blue neon light
(roughly 12' Tall x 2' Wide)

CHARCOAL BLUE (2739)
Sherwin Williams

Exterior paint color (no trim)

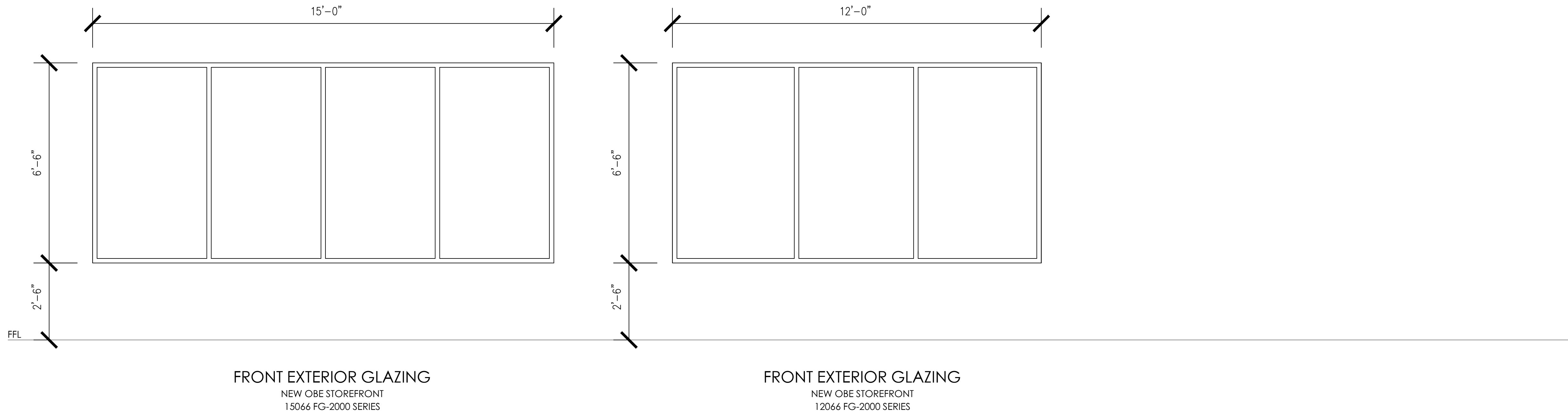
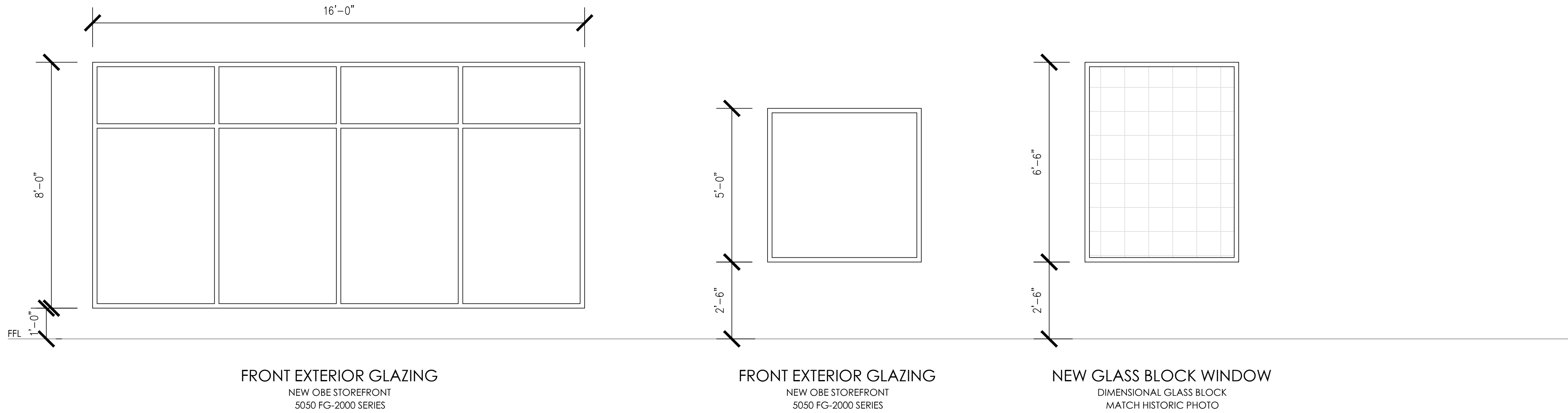


Glass block previously
installed here (see historic
picture for reference)



WINDOW SCHEDULE

SCALE: 1/2" = 1'



VOGES DESIGN, LLC.

123 MEADOWOOD LN, SAN ANTONIO, TX 78216

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF VOGES DESIGN, LLC, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTY PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT WRITTEN CONSENT.

THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL SINGLE-FAMILY DWELLING (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATIONS NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED.

ARCHITECT OF RECORD:

PROJECT NAME:
UPSCALE

PROJECT ADDRESS:
1024 S ALAMO ST.
SAN ANTONIO, TEXAS 78205
KING WILLIAM HISTORIC DISTRICT

PROJECT DETAILS
CASEWORK CONCEPT: HIGH
ISSUE DATE: N/A
DESIGN MANAGER: BRIAN VOGES

CHECKED BY:

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

TITLE SHEET:
WINDOW SCHEDULE

DRAWN BY: BLVOGES	SHEET # A1.0
DATE: 03/01/21	
SCALE: NOTED	

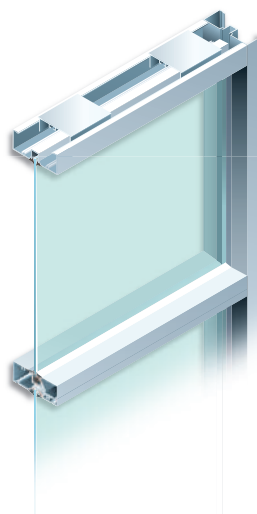
Charcoal Blue (2739)
Sherwin Williams





Standard Flush Glaze Storefront Systems— a wide range of storefront framing systems for efficient installation

Oldcastle BuildingEnvelope™ offers a complete line of storefront framing systems to **meet just about any storefront application and condition**. The Series 1000 is 1-3/4" x 4", and the Series 2000 is 1-3/4" x 4-1/2". Both are designed for 1/4" glazing but are **easily adapted to 5/16" or 3/8" infills**. The Series 3000 (2" x 4-1/2") is designed for 1" glazing and is adaptable to many different infills ranging from 1/4" to 1-1/8".



St. Benedicts Medical Arts Building, Ogden, UT
Architect: Babcock Design Group

Features

- Three different assembly methods: Screw Spline, Shear Block and Stacking
- Tested by independent laboratories:
 - Air Infiltration: <.06 allowable at 6.24 PSF
 - Water Resistance: 10 PSF
- Door framing components
- Sidelite bases to match door bottom rails
- Multiple corner post configurations
- Adjustable and 135° mullion
- Anodized or painted finishes

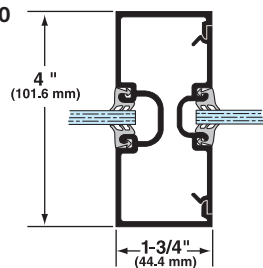


Oldcastle BuildingEnvelope™

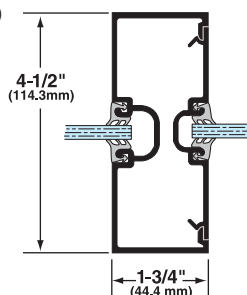
Engineering your creativity™

Details

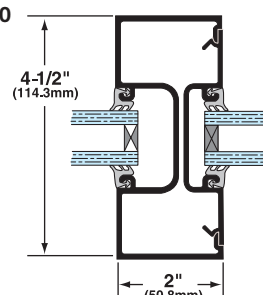
FG-1000



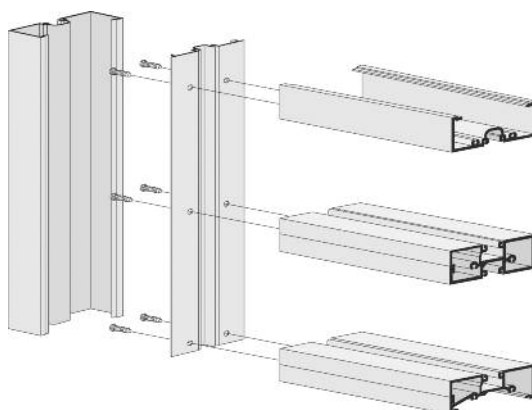
FG-2000



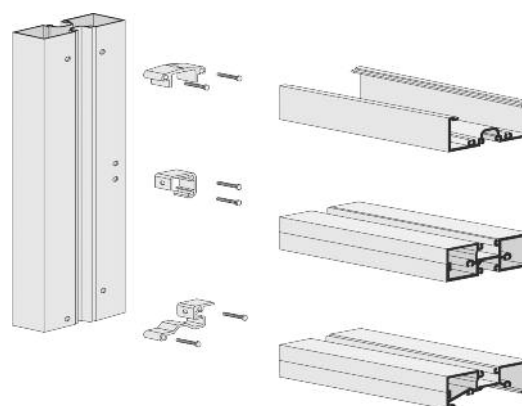
FG-3000



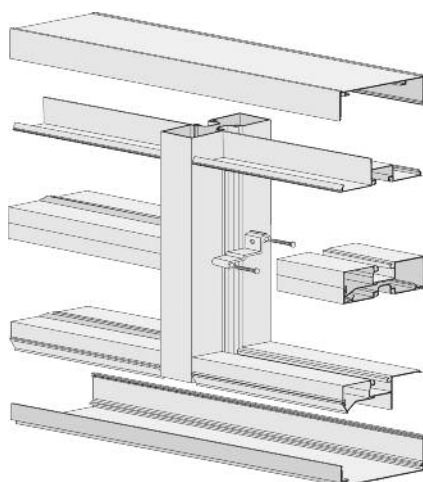
Screw Spline Assembly



Shear Block Assembly



Stack Assembly



135° Corner



Adjustable Mullion

