

# HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2023

**HDRC CASE NO:** 2023-497  
**ADDRESS:** 509 KING WILLIAM  
**LEGAL DESCRIPTION:** NCB 748 BLK 7 LOT SE IRR 241.07 FT OF 1 THRU 5  
**ZONING:** RM-4 S, H, HL  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Daniel Cruz/Design Coop  
**OWNER:** PLUMBFIELD J W FAMILY LIVING TRUST  
**TYPE OF WORK:** Fenestration modifications to the accessory structures  
**APPLICATION RECEIVED:** November 30, 2023  
**60-DAY REVIEW:** January 29, 2023  
**CASE MANAGER:** Jessica Anderson  
**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval to modify four detached accessory structures: the carriage house, servants quarters, natatorium, and kitchen.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 2. Materials: Masonry and Stucco

#### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 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.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### 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.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other nontraditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

#### 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

##### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not

feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## *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 façade of the original structure in terms of their scale and mass.
- ii. *Roof 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

- ii. *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.

#### *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 property at 509 King William includes five existing buildings: the primary house, a three-story limestone Second Empire-style house built in 1871; a single-story wood-clad structure near the north end of the natatorium, built c. 1896; a two-story stone and wood carriage house, built c 1896; a one-story servants quarters built c. 1904; and a brick natatorium built c 1913. At this time, the applicant is only requesting work on the accessory structures. The property is located on a parcel bound to the southeast by King William St, the northeast by E Johnson, and the northwest (rear) of the property by the San Antonio River. The property is an individual landmark and contributes to the King William Historic District.
- b. **CARRIAGE HOUSE:** The c. 1896 two-story carriage house features stucco-clad limestone on three elevations and wood board-and-batten siding on the east elevation, facing the primary structure. The bottom course of limestone is visible on the three stone elevations. The hipped roof has wood singles and wide eaves with exposed rounded rafter tails. The east elevation has two sets of garage doors on the ground floor, with one modern pedestrian door centered on the elevation and another at the south end of the elevation. The north elevation has a single window at top center; the south elevation has the same window at top center, along with a door and small window at ground level. The west elevation has two rows of small windows.
- c. **CARRIAGE HOUSE: ADDITIONS:** The applicant proposes to construct one-story additions on the east and west elevations. Additions will be clad in board-and-batten, with porches featuring composite decking and steel railings. The porch on the west elevation wraps around the southwest corner and continues on the south elevation. On the east elevation, the addition has two double-bay garage doors. On the west elevation, the addition includes two sets of French doors and a single pedestrian door to access storage spaces. The size of the additions are unknown since construction drawings submitted by the applicant do not include dimensions. Staff finds the additions generally appropriate.
- d. **CARRIAGE HOUSE: PORCHES:** The applicant proposes to construct one-story additions with second-story porches on the east and west elevations. Historic Design Guidelines for Additions 3.A.i states that 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. Guideline 3.B.i says 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. Staff finds the porches generally appropriate, but that the applicant should propose wood decking and a wood railing rather than the composite decking and steel railing proposed.
- e. **CARRIAGE HOUSE: EAST ELEVATION (GARAGE DOORS):** The applicant proposes to install two new double-bay garage doors. Historic Design Guidelines for Exterior Maintenance and Alterations 9.B.i says to ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. Staff finds the proposed garage doors generally appropriate, but that they should be wood or wood-look.
- f. **CARRIAGE HOUSE: EAST ELEVATION (SECOND-STORY DOORS):** The applicant proposes to install two sets of French doors behind two sets of sliding wood barn doors on the second floor of the east elevation. Staff finds this generally appropriate, since the sliding barn doors create the illusion that the second floor was not modified by the design. The applicant must submit specifications for the French doors for staff review.
- g. **CARRIAGE HOUSE: FENESTRATION INFILL AND MODIFICATION:** The applicant proposes to modify the fenestration pater across all three limestone elevations of the carriage house. The applicant proposes to infill six windows to match the existing stucco cladding, add two new doors where there are currently windows, and add three new windows. The applicant also proposes to add fixed windows in six of the existing small openings on the south and west elevations and to replace an existing door on the south elevation. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to preserve existing window and door openings, and to avoid filling in historic door or window openings. Staff finds these fenestration modifications

generally appropriate since they are limited to the non-primary elevations of the structure. Material specifications for the new first-floor south door must be submitted to staff for review.

- h. **SERVANTS QUARTERS:** The c. 1904 one-story servants quarters is an end-gabled structure with a wood shingle-clad roof, wood siding, six-over-six windows on the east and west elevations, and two pedestrian doors on the west elevation, one at ground level and the other at the top of a ramp and stairs. Modifications to the door and windows with higher head heights are the result of a 1983 project to turn the small duplex into a visitor center; the lower windows and door are in their historic locations. There is a brick chimney on the north side of the structure; the south elevation has no fenestration.
- i. **SERVANTS QUARTERS: MODIFICATIONS:** The applicant proposes to replace the existing ramp and stairs with new wood steps and to replace the right door with a new door. Staff finds both scope appropriate, but that the applicant must submit material specifications for the replacement door to staff for review.
- j. **NATATORIUM:** The c. 1913 natatorium is a flat-roof brick-clad structure divided by pilasters into four bays on the long elevations and with several decorative brick bands below the parapet. It features six-lite casement windows below divided fan lites on most elevations, covered on the exterior by wood window screens. There are doors with fan lites in each end bay of the south elevation. Two windows and a door on the north elevation are simpler in design and lack fan lites above.
- k. **NATATORIUM: PATIO, STAIRS, AND RAILING INSTALLATION:** The applicant proposes to install a wood deck and pavers with stairs and planters on the east side of the natatorium, a wood deck behind the kitchen, new stairs with metal railings at the northwest and southwest corners of the building, and new railings on the existing ramp between the natatorium and the pool house. The size of these proposed features are unknown since construction drawings submitted by the applicant do not include dimensions. Historic Design Guidelines for Additions 3.A.i states that 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. Guideline 3.B.i says 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. Staff finds the porches and patios generally appropriate. The applicant must also provide a measured site plan.
- l. **NATATORIUM: FENESTRATION CHANGES:** The applicant proposes to replace six windows with French doors, which includes the removal of brick below the existing windows. On the west elevation, the request includes adding Juliet balconies across the four new openings. The applicant also proposes to replace the existing north door with a pair of doors with side lites and transoms, which includes removal of bricks from that elevation. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to preserve existing window and door openings. Staff finds the proposed window modifications generally appropriate, but that the applicant must provide a cut sheet and material specifications for the new windows and doors.
- m. **NATATORIUM: NEW WINDOWS AND DOOR IN EXISTING OPENINGS:** The applicant proposes to replace existing casement windows on the south elevation with four-lite windows and replace the existing doors on the east elevation, with no changes to the size of the openings. Staff finds this generally appropriate, but that the applicant must provide a cut sheet and material specifications for the new windows and material specifications for the new door for staff review.
- n. **KITCHEN:** The small wood-clad structure adjacent to the north end of the natatorium appears on Sanborn maps in 1896; staff will refer to this as the kitchen to match how its labeled on plans. It has a brick chimney on the north elevation, one window on the west elevation, and a door centered on the east elevation. The side-gabled roof is clad in wood shingles.
- o. **KITCHEN: FENESTRATION MODIFICATIONS:** The applicant proposes to replace the east-facing door with French doors with side lites, and the west-facing window with a pair of bifold windows. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to preserve existing window and door openings. Guideline 6.B.iv says to install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. Staff finds the proposed door and window modifications do not conform to guidelines. The existing door opening size should be retained, and a traditional-sized window should be proposed for the rear of the structure.
- p. **KITCHEN: OUTDOOR KITCHEN:** The applicant proposes to add an outdoor kitchen at the northeast corner of the existing kitchen building. The size and materials of the proposed outdoor kitchen are unknown since construction drawings submitted by the applicant do not include dimensions or materials information. Staff finds the request generally appropriate, but that the applicant must submit measured drawings and a measured site plan as well as materials information for the proposed outdoor kitchen for staff review.

## **RECOMMENDATION:**

Staff recommends approval of modifications to the c. 1896 carriage house, based on findings b through g, with the following stipulations:

- i. That the applicant submits fully dimensioned elevations and site plans, as noted in finding c.
- ii. That the applicant proposes wood decking and wood railing rather than the composite decking and steel railing proposed, as noted in finding d.
- iii. That the new garage doors are wood or wood-look, as noted in finding e.
- iv. That the applicant submits material specifications for the French doors and new first-floor south door for staff review and approval, as noted in findings f and g.

Staff recommends approval of modifications to the c. 1904 servants quarters, based on findings h and i, with the following stipulation:

- i. That the applicant submits material specifications for the replacement door for staff review and approval, as noted in finding i.

Staff recommends approval of modifications to the c. 1913 natatorium, based on findings j through m, with the following stipulations:

- i. That the applicant submits fully dimensioned elevations and site plans, as noted in finding k.
- ii. That the applicant provides materials specifications for all proposed new features, as noted in finding k.
- iii. That the applicant submits cut sheets and/or material specifications for all new windows and doors for staff review and approval, as noted in findings l and m.

Staff recommends approval of modifications to the c. 1896 kitchen, based on findings n through p, with the following stipulation:

- i. That the existing door opening size should be retained, and a traditional-sized window should be proposed for the rear of the structure.
- ii. That the applicant submits measured drawings and a measured site plan as well as materials information for the proposed outdoor kitchen for staff review and approval.









The applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

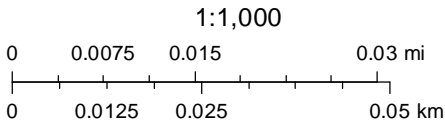


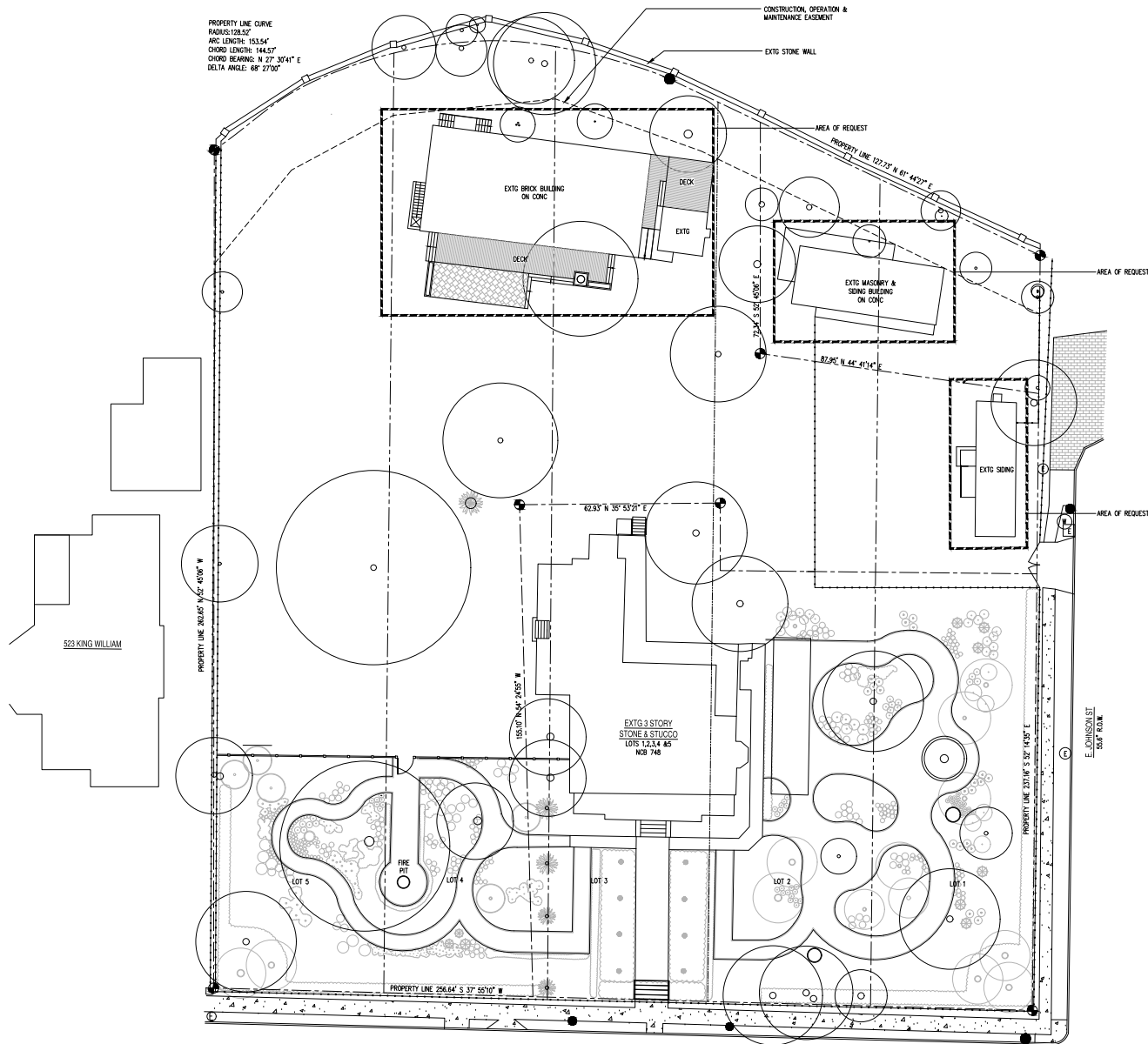
# City of San Antonio One Stop



June 16, 2023

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels
-  Recorded Plats
-  Preliminary Plats
-  COSA City Limit Boundary





1 SITE PLAN:  
SCALE: 1/16" = 1'-0"

INDEX OF DRAWINGS	
ARCHITECTURAL:	
A0.1	SITE PLAN
A1.0	FLOOR PLAN CARRIAGE HOUSE
A1.1	EXTERIOR ELEVATIONS CARRIAGE HOUSE
A1.2	EXTERIOR ELEVATIONS CARRIAGE HOUSE
A2.0	FLOOR PLAN COTTAGE
A2.1	EXTERIOR ELEVATIONS COTTAGE
A3.0	FLOOR PLAN NATATORIUM
A3.1	EXTERIOR ELEVATIONS NATATORIUM
A3.2	EXTERIOR ELEVATIONS NATATORIUM

DATE	ISSUED FOR
1.20.23	HDRC
DESIGN COOP	
509 KING WILLIAM SAN ANTONIO, TEXAS	
DRAWN: wck CHECKED: dc APPROVED: DATE: NOVEMBER 30, 2023	
SHEET NO. SITE PLAN	
A0.1	





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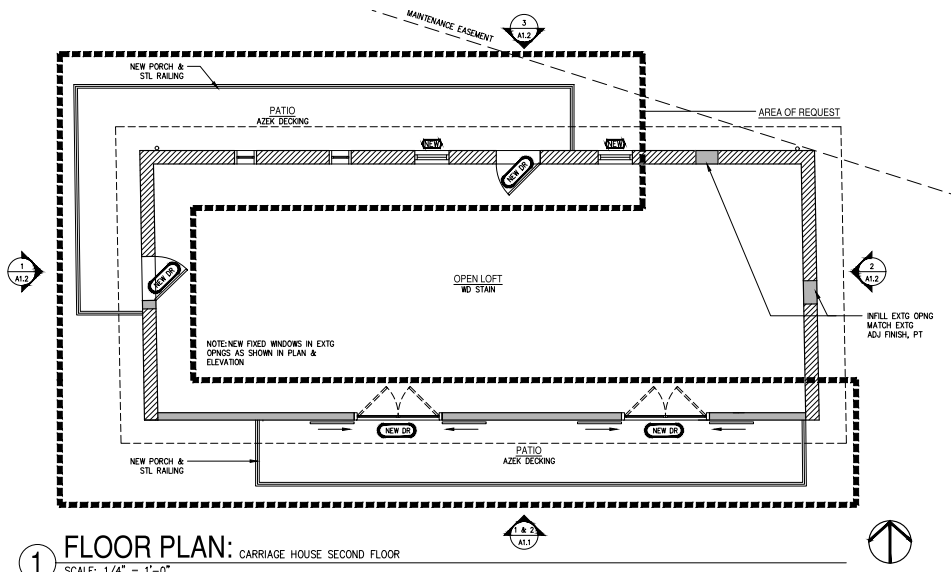


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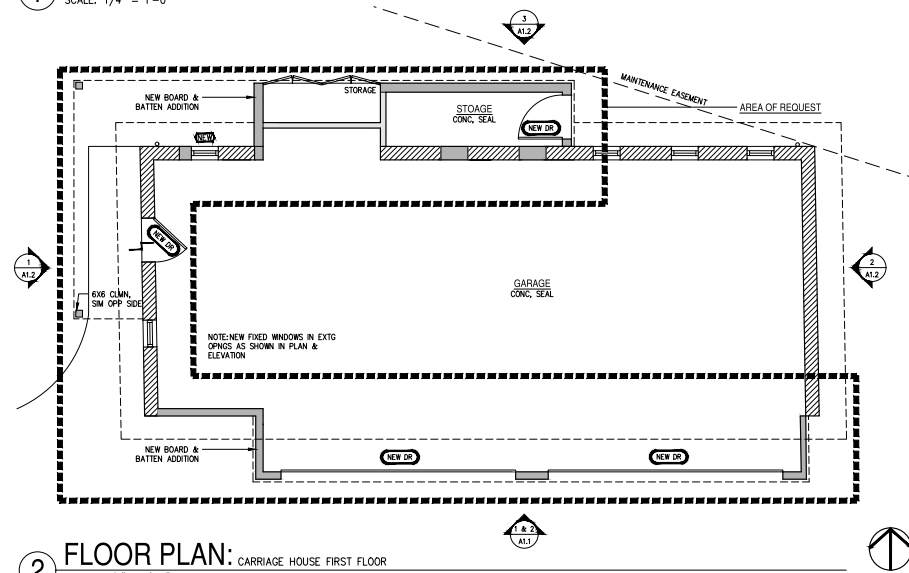




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**1 FLOOR PLAN:** CARRIAGE HOUSE SECOND FLOOR  
SCALE: 1/4" = 1'-0"

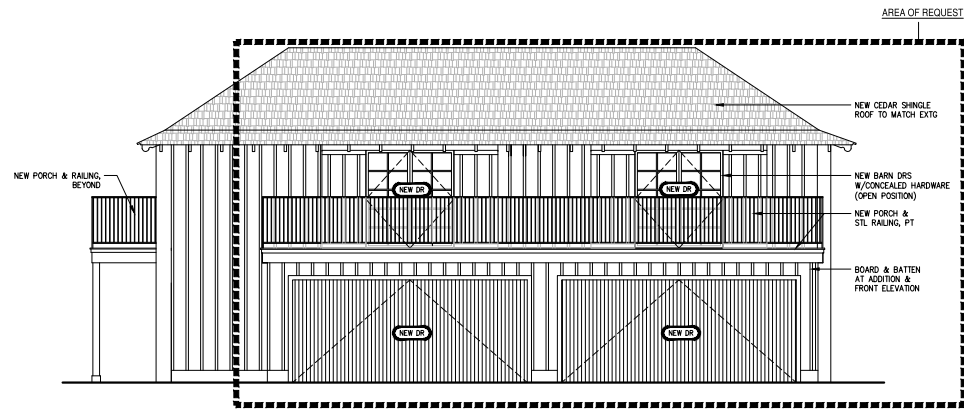


**2 FLOOR PLAN:** CARRIAGE HOUSE FIRST FLOOR  
SCALE: 1/4" = 1'-0"

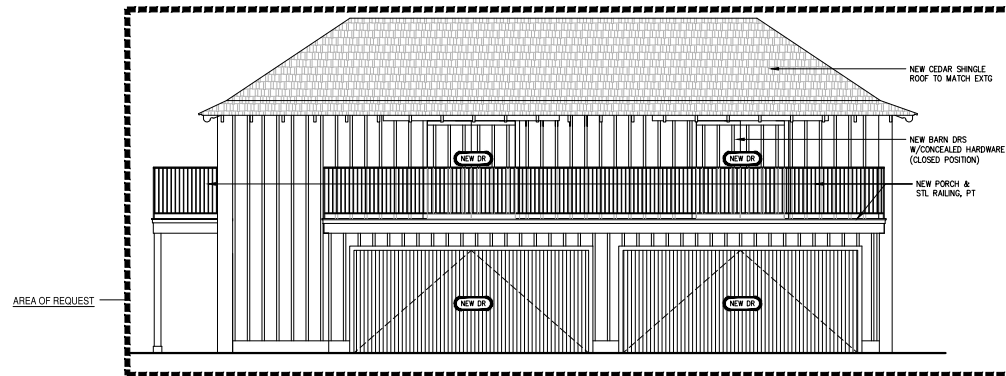
LEGEND

	EXTG WALL TO REMAIN
	NEW WALL; EXTERIOR TO MATCH ADJ

DATE	ISSUED FOR
<b>DESIGN COOP</b> <small>702.555.5559 info@designcoop.com 10000 Katy Road, Suite 100 Houston, TX 77059</small>	
<b>509 KING WILLIAM</b> SAN ANTONIO, TEXAS	
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DATE: NOVEMBER 30, 2023	
SHEET NO. FLOOR PLAN	
A1.0	



① EXTERIOR ELEVATION: LOOKING NORTH (BARN DOORS OPEN)  
SCALE: 1/4" = 1'-0"



② EXTERIOR ELEVATION: LOOKING NORTH (BARN DOORS CLOSED)  
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR

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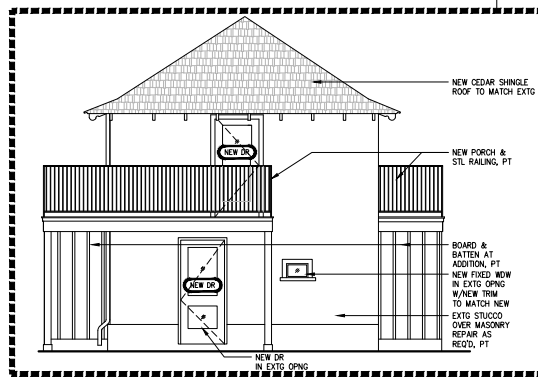
Tel: 210.888.1233  
Fax: 210.888.1249  
Email: [info@designcoop.com](mailto:info@designcoop.com)  
San Antonio, TX 78209

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SAN ANTONIO, TEXAS

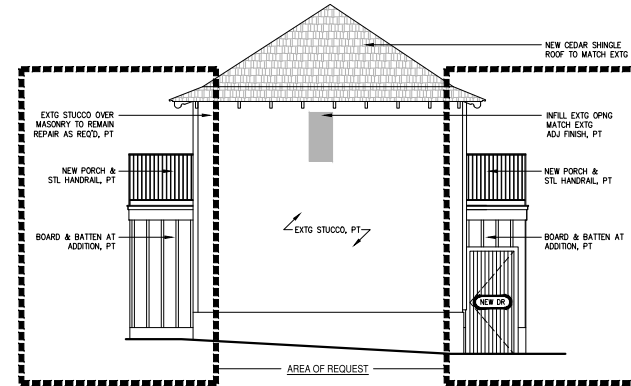
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CHECKED: DC  
APPROVED:  
DATE: NOVEMBER 30, 2023

SHEET NO.  
CARRIAGE HOUSE  
EXTERIOR ELEVATIONS

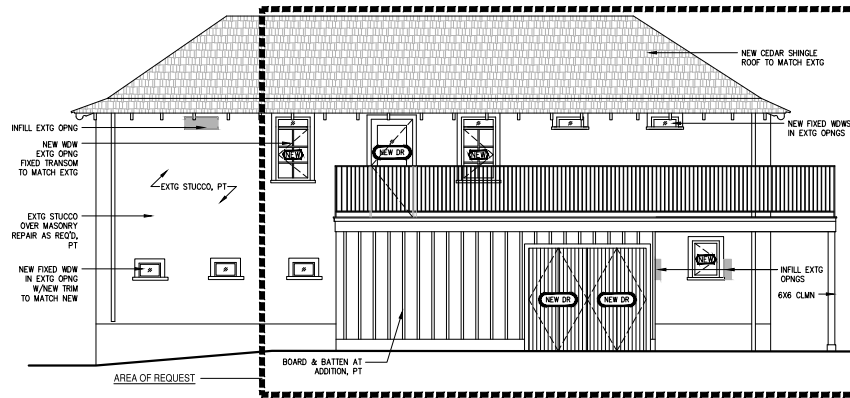
A1.1



1 EXTERIOR ELEVATION: LOOKING EAST  
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION: LOOKING WEST  
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION: LOOKING SOUTH  
SCALE: 1/4" = 1'-0"

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DESIGN COOP

Tel: 210.888.1235  
Fax: 210.301.8249  
Email: info@designcoop.com  
San Antonio, TX 78209

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CHECKED: DC  
APPROVED:  
DATE: NOVEMBER 30, 2023  
SHEET NO.  
CARRIAGE HOUSE  
EXTERIOR ELEVATIONS

A1.2





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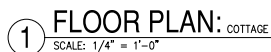
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	EXTG WALL TO REMAIN
	NEW WALL; EXTERIOR TO MATCH ADJ



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APPROVED:
DATE: NOVEMBER 30, 2023
SHEET NO.
COTTAGE FLOOR PLAN
COTTAGE ELEVATIONS

A2.0





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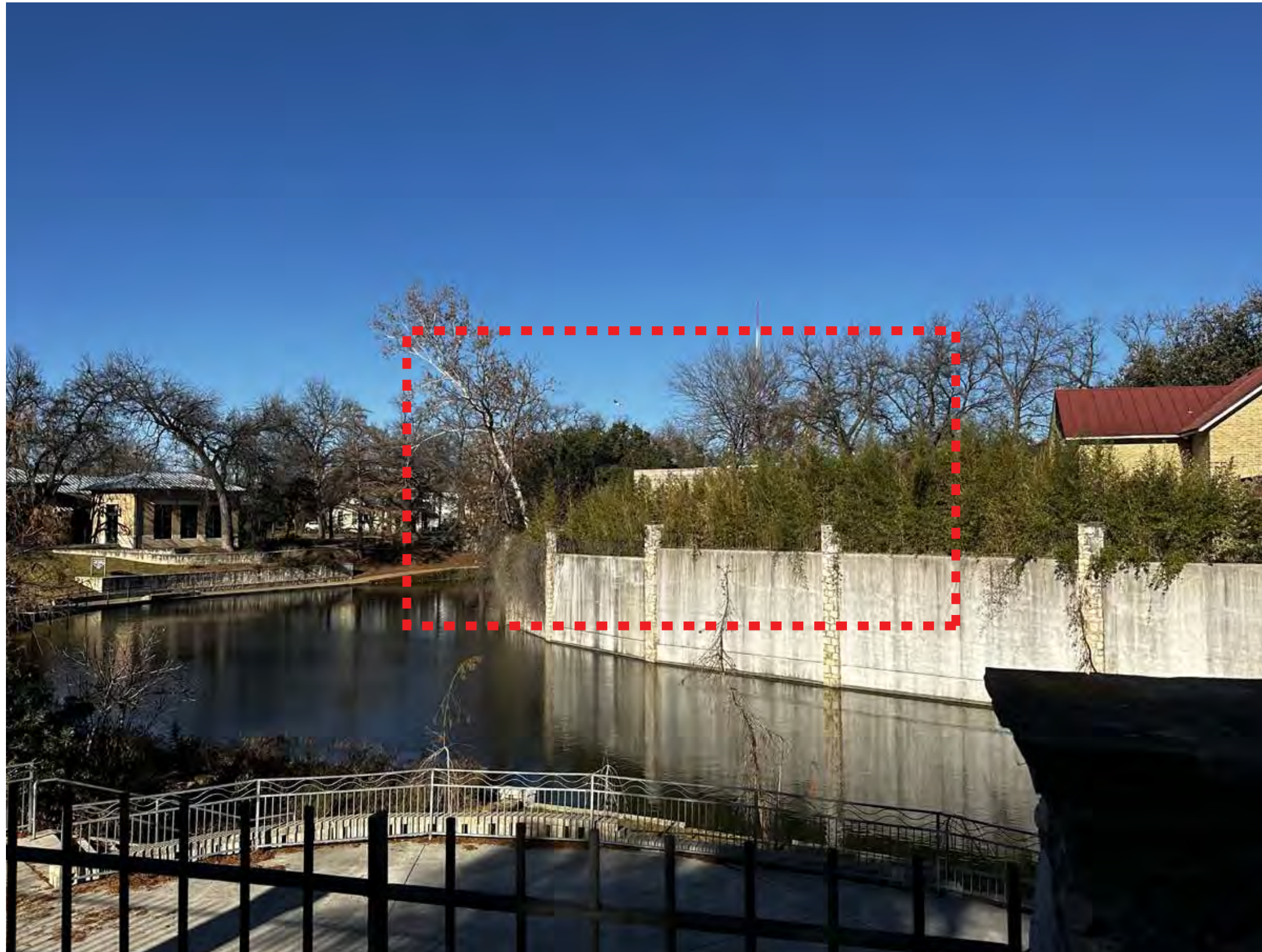
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FEB 24 2023	
DESIGN COOP	





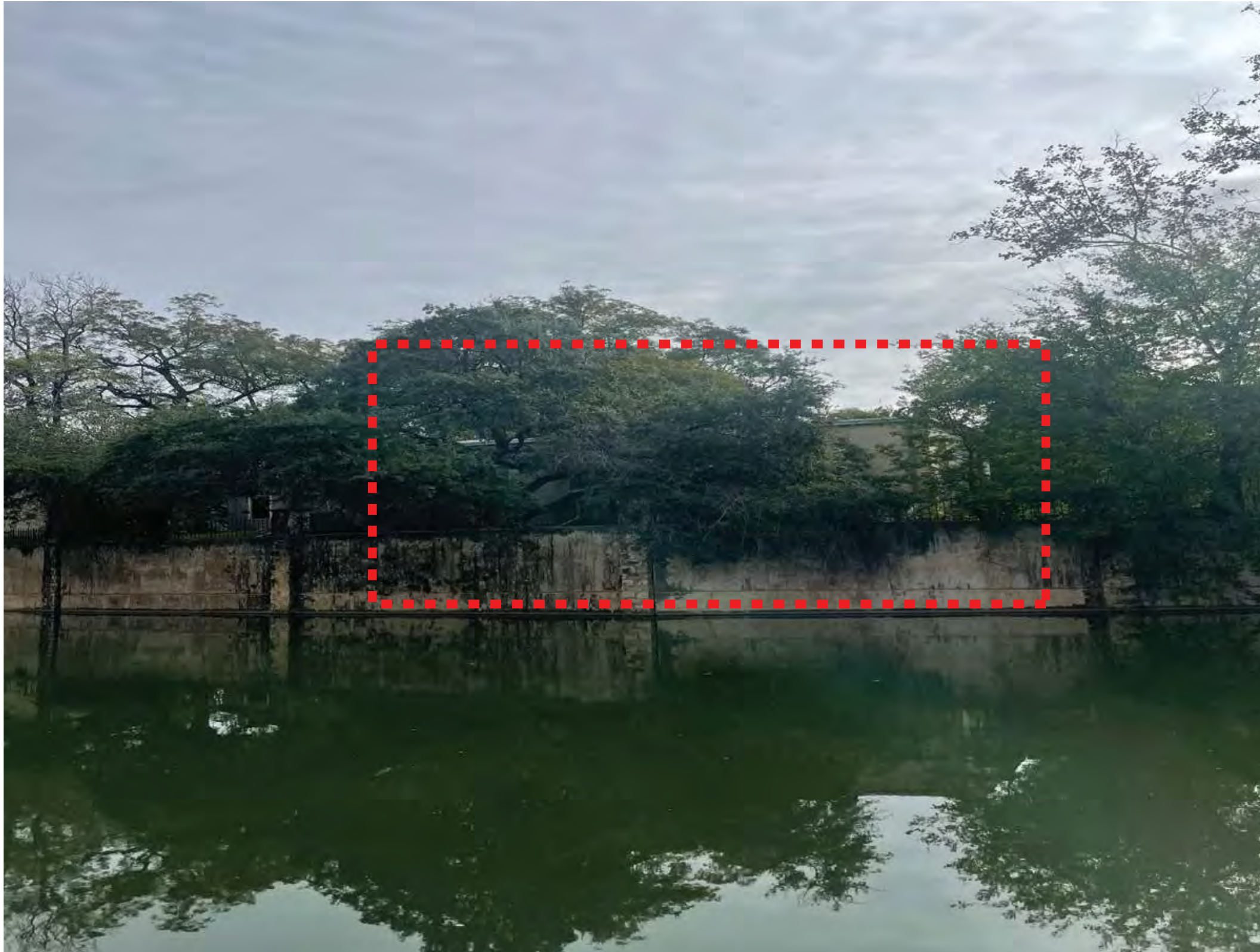
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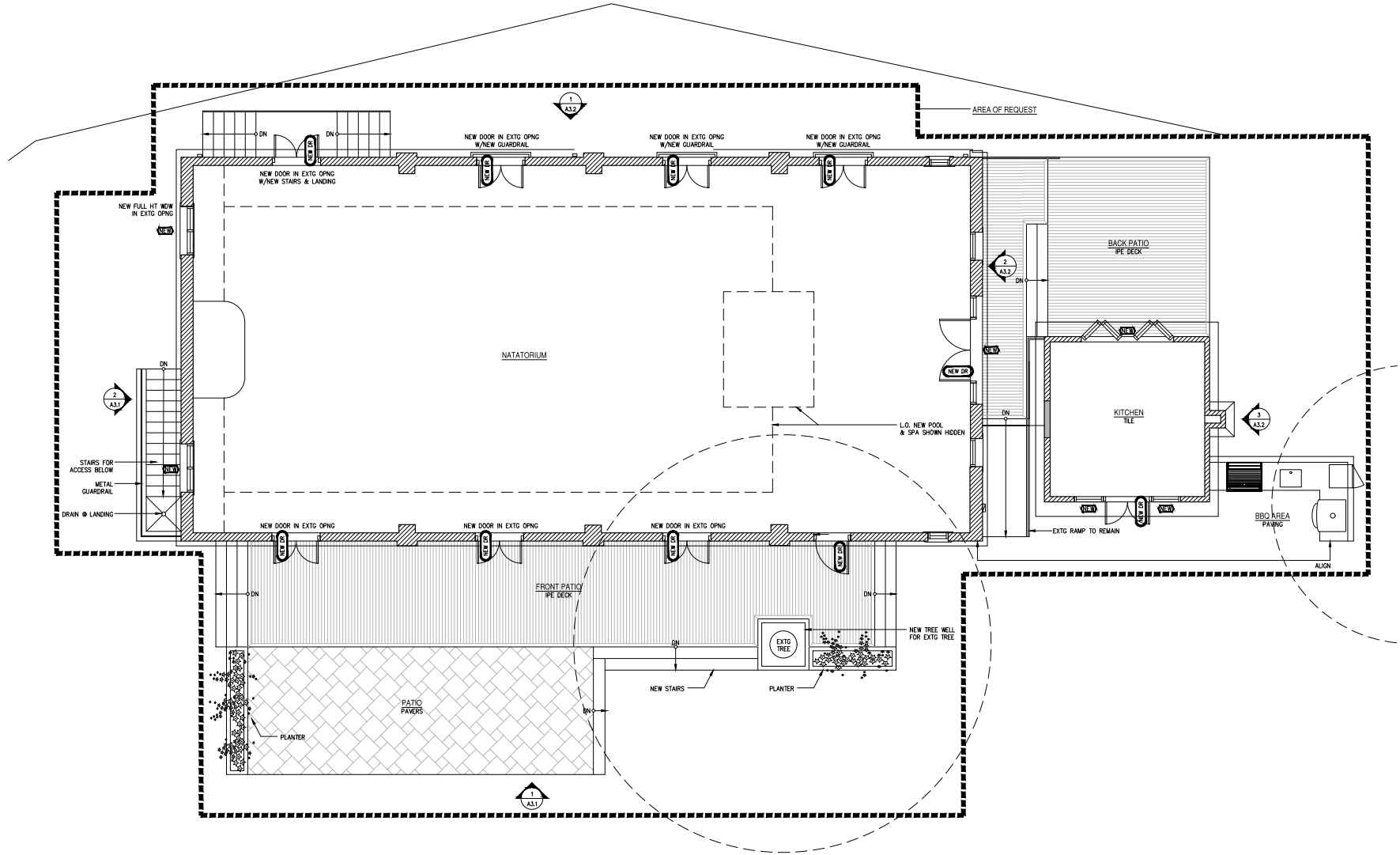


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**1 FLOOR PLAN:** PROPOSED FIRST FOOR – NATATORIUM  
SCALE: 1/4" = 1'-0"

	EXTG WALL TO REMAIN
	NEW WALL; EXTERIOR TO MATCH ADJ



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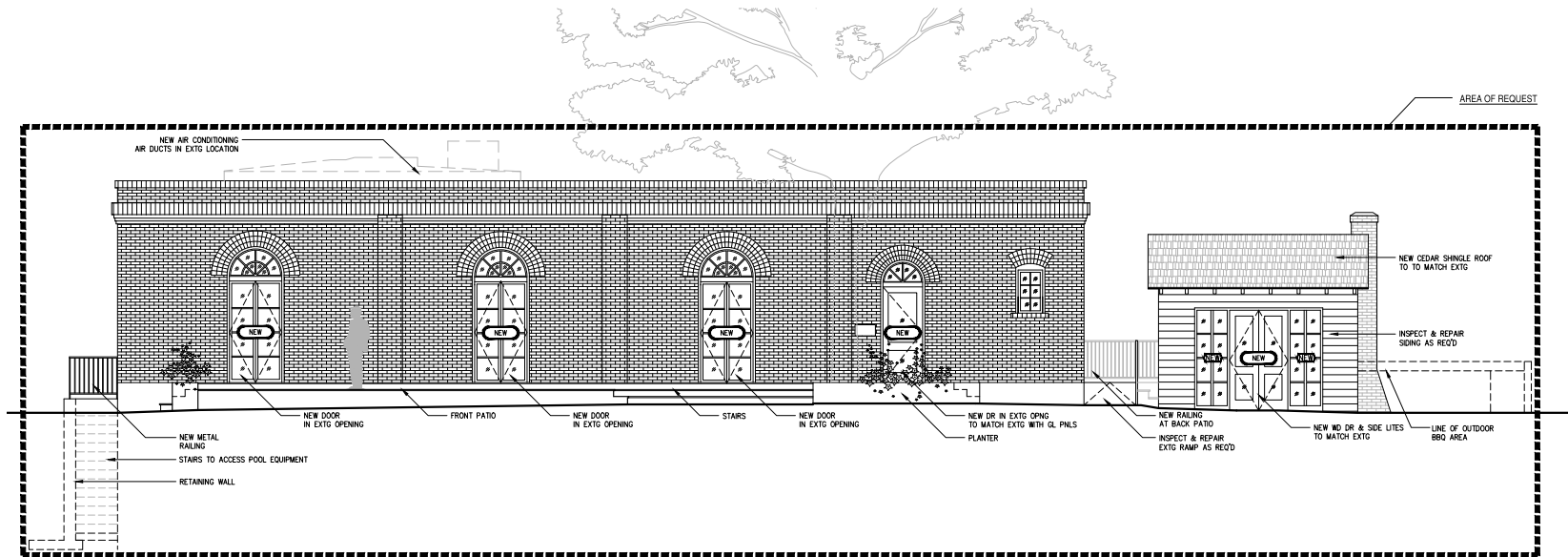
**509 KING WILLIAM**  
SAN ANTONIO, TEXAS

Tel: 210.850.5009  
Fax: 210.850.5049  
Email: info@designcoop.com  
San Antonio, TX 78209

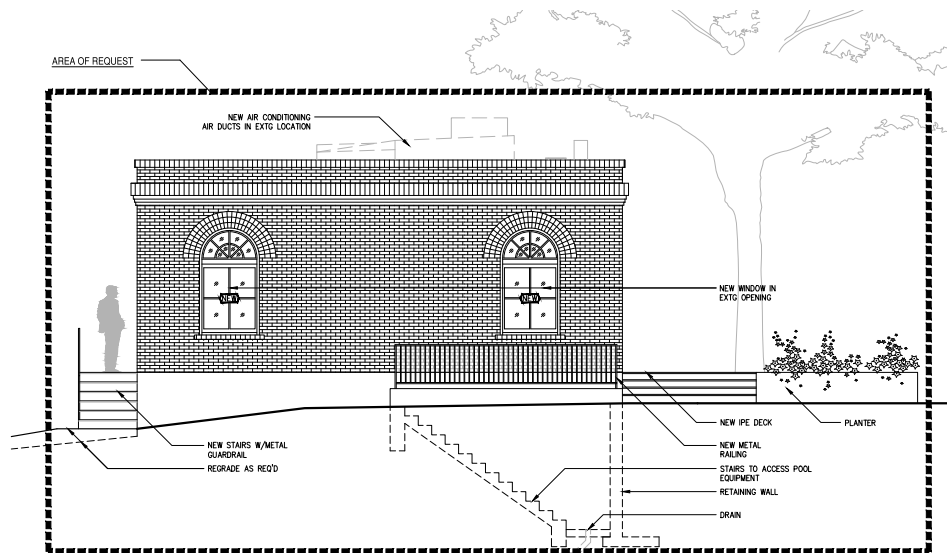
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CHECKED: dc  
APPROVED:  
DATE: NOVEMBER 30, 2023

SHEET NO.  
FLOOR PLAN

**A3.0**



1 EXTERIOR ELEVATION: LOOKING NORTH  
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION: LOOKING EAST  
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR

DESIGN COOP

TX 78204-2025  
Phone: 210.581.5249  
Email: info@designcoop.com  
San Antonio, TX 78209

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DRAWN: KJK
CHECKED: DC
APPROVED:
DATE: NOVEMBER 30, 2023

SHEET NO.  
NATATORIUM  
EXTERIOR ELEVATIONS

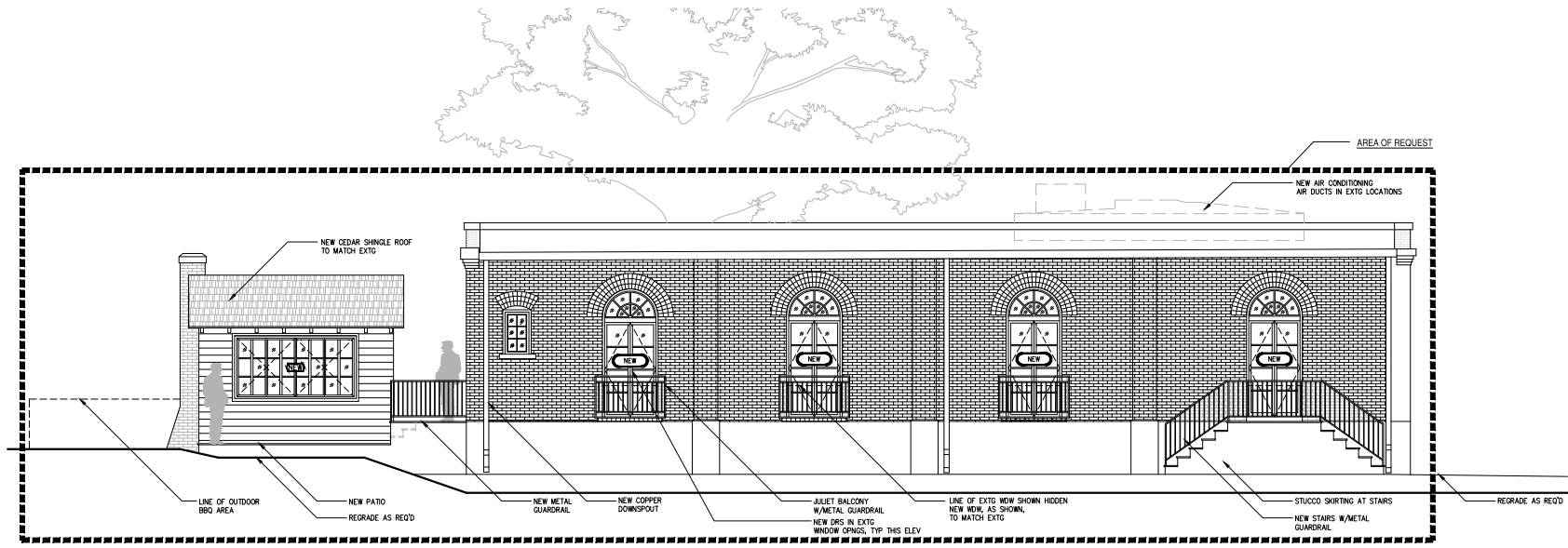
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DATE	ISSUED FOR

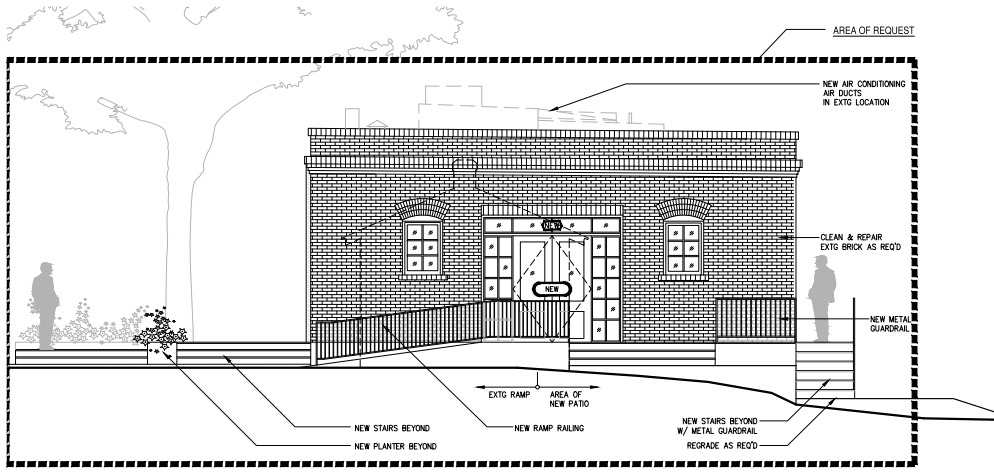
**DESIGN COOP**  
 Tel: 210.588.5225  
 Fax: 210.588.5249  
 Email: info@designcoop.com  
 San Antonio, TX 78209

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 SAN ANTONIO, TEXAS

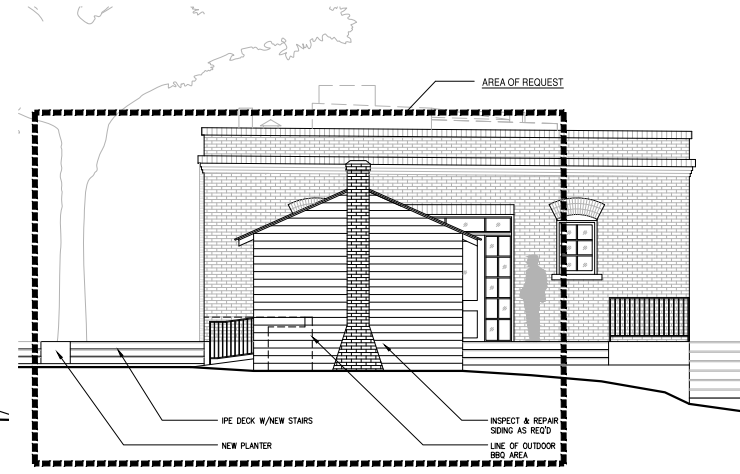
DRAWN: KJK  
 CHECKED: DC  
 APPROVED:  
 DATE: NOVEMBER 30, 2023  
 SHEET NO.  
 NATATORIUM  
 EXTERIOR ELEVATIONS  
**A3.2**



**1 EXTERIOR ELEVATION:** LOOKING SOUTH  
 SCALE: 1/4" = 1'-0"



**2 EXTERIOR ELEVATION:** LOOKING WEST  
 SCALE: 1/4" = 1'-0"



**3 EXTERIOR ELEVATION:** LOOKING WEST  
 SCALE: 1/4" = 1'-0"