

# HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2023

**HDRC CASE NO:** 2023-199  
**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:** Exterior modifications and fenestration changes (primary), fence replacement  
**APPLICATION RECEIVED:** February 24, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval of the following scopes of work on the primary structure:

1. Replace the existing metal canopy on the rear elevation with two copper canopies.
2. Replace one window on the second floor of the primary elevation with a door.
3. Relocate two windows and two doors on the rear of the house by switching their positions.
4. Remove a second-floor addition to the northeast corner of the house and replace it with a screened-in porch.
5. Add a rooftop deck with steel guardrail.
6. Replace the existing wood fence along King William St and the wood post and metal mesh fence along E Johnson St with a steel fence that replicates the design of the wood King William fence.

## 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. *Facade 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.

### 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.

## *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 Alterations 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.

### *Historic Design Guidelines, Chapter 5, Site Elements*

### 2. Fences and Walls

#### A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

#### B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure. *Location*—Avoid installing a fence or wall in a location where one did not historically exist,



particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

- ii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iii. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing. v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. *Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

#### C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location*—Do not use privacy fences in front yards.

#### FINDINGS:

- a. The property at 509 King William includes four existing buildings: the primary house, a three-story limestone Second Empire-style house built in 1871, 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 primary. 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 house is a textbook example of Second Empire symmetry on the primary addition, with a central bay of stacked doors flanked by pairs of hooded windows on the first and second floor and ornate dormers on the concave mansard roof. There is a full-width two-story porch, arcaded on the first floor, and a two-story porch that wraps around the northeast-facing rear elevations. The King William St edge of the parcel is enclosed by a wood fence, with a wood post and metal mesh fence along E Johnson St that extends to a wood swinging gate across the driveway. The property is an individual landmark and contributes to the King William Historic District.
- b. **REAR CANOPY:** The applicant requests approval to replace the existing L-shaped continuous metal canopy on the rear of the property with two copper canopies that cover the second-story exterior doors. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.iv says to design replacement elements 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. The proposed canopies are simple in design and minimize the visual impact of the existing continuous metal canopy. Staff finds the request conforms to guidelines.
- c. **FENESTRATION CHANGES (PRIMARY ELEVATION):** The applicant requests approval to replace one window on the second floor of the primary elevation with a door. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.1 says to preserve existing window and door openings. The proposed door does not require modification of the existing window dimensions. Staff finds the request conforms to guidelines. The window removed should be salvaged and stored on site.
- d. **FENESTRATION CHANGES (REAR):** The applicant requests approval to relocate two windows and two doors on the rear of the house by switching their positions. The windows and doors are on the east-facing elevation of the rear wing. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.1 says to preserve existing window and door openings. Though the request results in modifications to the existing openings, staff finds the location allows the request to minimally impact the site and that the request is generally appropriate.
- e. **PARTIAL DEMOLITION (ADDITION):** The applicant requests approval to remove a second-story addition. Staff was unable to determine when the addition was constructed, but the applicant provided an undated historic photo showing the northeast corner of the house was built as an open porch with a hooded door and low balustrade that matches the one immediately adjacent. The applicant also provided a photo showing that the original fenestration in the stone was retained inside the wood-framed and plaster-clad addition. Staff finds the



addition noncontributing and that removal of the second-story wood-framed and plaster-clad addition is appropriate. The window removed should be salvaged and stored on site or otherwise reused.

- f. **SECOND-STORY PORCH:** The applicant requests approval to construct a screened-in porch where the second-story addition is proposed for removal. Historic Design Guidelines for Additions 4.A.i says to 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. The applicant has proposed porch details that mimic those found on the first-story porch immediately below. Staff finds the request conforms to guidelines.
- g. **ADDITION (ROOFTOP DECK):** The applicant requests approval to add a rooftop deck with steel guardrail. Historic Design Guidelines for Additions 1.B.ii says to 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. The applicant provided a line of site study illustrating that the rooftop deck is not visible from the right-of-way. Staff finds the proposed deck and guardrail conform to guidelines.
- h. **FENCING:** The applicant requests approval to replace the existing wood fence along King William St and the wood post and metal mesh fence along E Johnson St with a steel fence that replicates the design of the wood King William fence. Historic Design Guidelines for Site Elements 2.A.i says to retain historic fences and walls, and 2.A.ii says to replace only deteriorated sections that are beyond repair. Staff found evidence that the existing wood fence along King William St dates to 1871, though it has been repaired over time. Staff finds the replacement of the wood post and metal mesh fence with a steel fence that replicates the wood fence along King William St appropriate, but that replacement of the wood fence along King William St does not conform to guidelines.

## **RECOMMENDATION:**

Staff recommends approval of items 1 through 5, based on findings a through g, with the following stipulation:

- i. That the all removed windows removed be salvaged and stored on site.
- ii. That stone removed when switching the locations of rear doors and windows, as described in finding d, should be salvaged and stored or reused on site.
- iii. That the applicant provide a measured drawing or detailed specifications for the treatment of the fenestration exposed by removal of the second-story addition for staff review.

Staff does not recommend approval of item 6, replacing existing fences with a steel fence, based on finding h. Staff recommends that the existing fence along King William be repaired in-kind as needed. A matching steel fence may be introduced along the side street where the historic fence is not currently present.

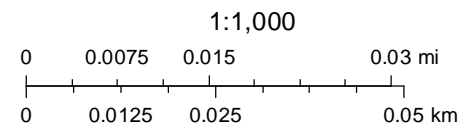


# City of San Antonio One Stop



June 16, 2023

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







509 KING WILLIAM	HDRC
FEB 24 2023	
DESIGN COOP	





509 KING WILLIAM

FEB 24 2023

DESIGN COOP

HDRC





509 KING WILLIAM	HDRC
FEB 24 2023	
DESIGN COOP	





AREA OF REQUEST

**PHOTO:** LOOKING NORTH  
SCALE: N.T.S.

509 KING WILLIAM

DATE: MAY 19, 2023

DESIGN COOP

**HDRC**

SHEET 1 OF 5



AREA OF REQUEST



**PHOTO:** LOOKING EAST  
SCALE: N.T.S.

509 KING WILLIAM

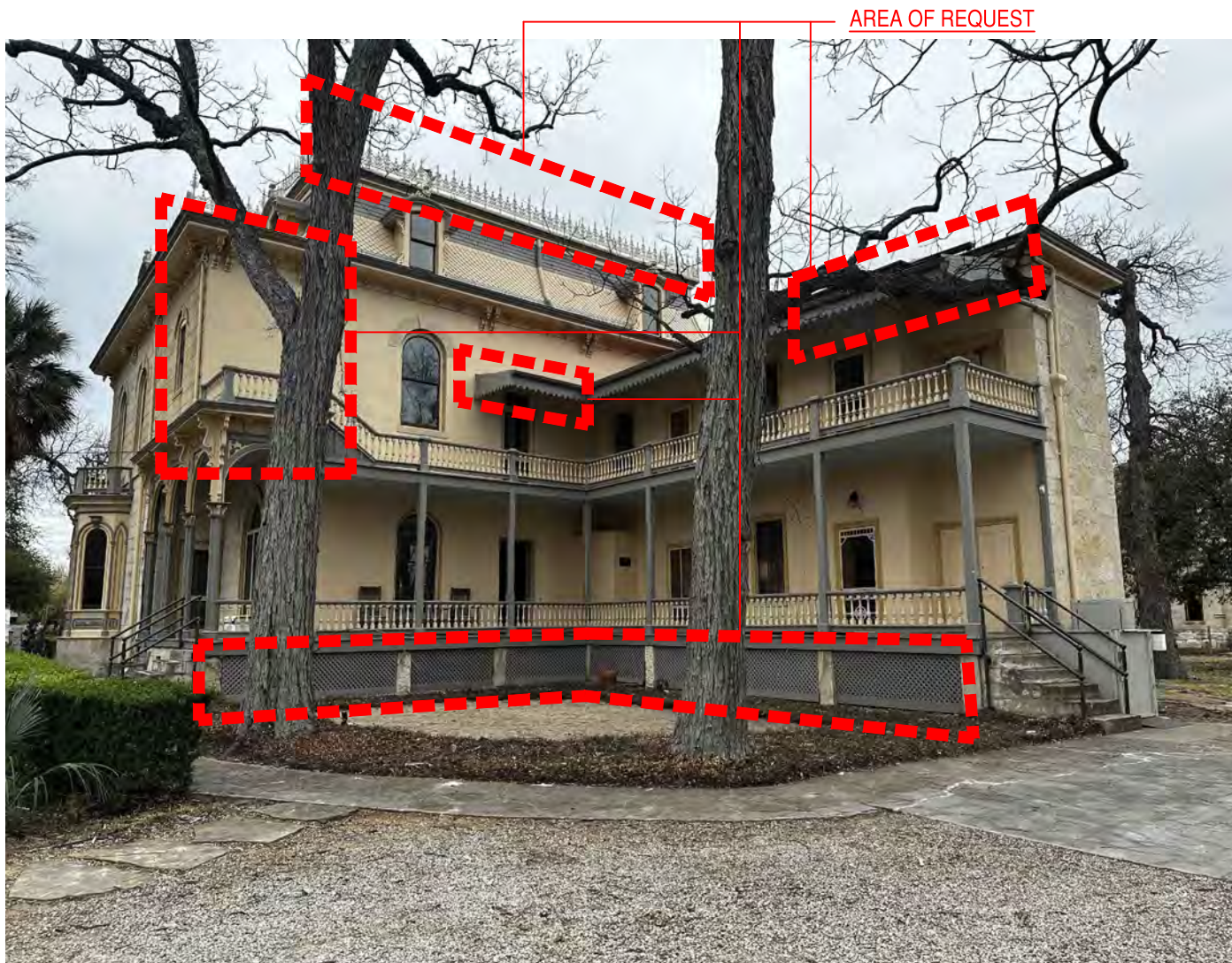
DATE: MAY 19, 2023

DESIGN COOP

**HDRC**

SHEET 2 OF 5





**PHOTO:** LOOKING SOUTH  
SCALE: N.T.S.

509 KING WILLIAM

DATE: MAY 19, 2023

DESIGN COOP

**HDRC**

SHEET 3 OF 5





**PHOTO:** LOOKING WEST  
SCALE: N.T.S.

509 KING WILLIAM

DATE: MAY 19, 2023

DESIGN COOP

**HDRC**

SHEET 4 OF 5



AREA OF REQUEST



**PHOTO:** HISTORIC EVIDENCE  
SCALE: N.T.S.

509 KING WILLIAM

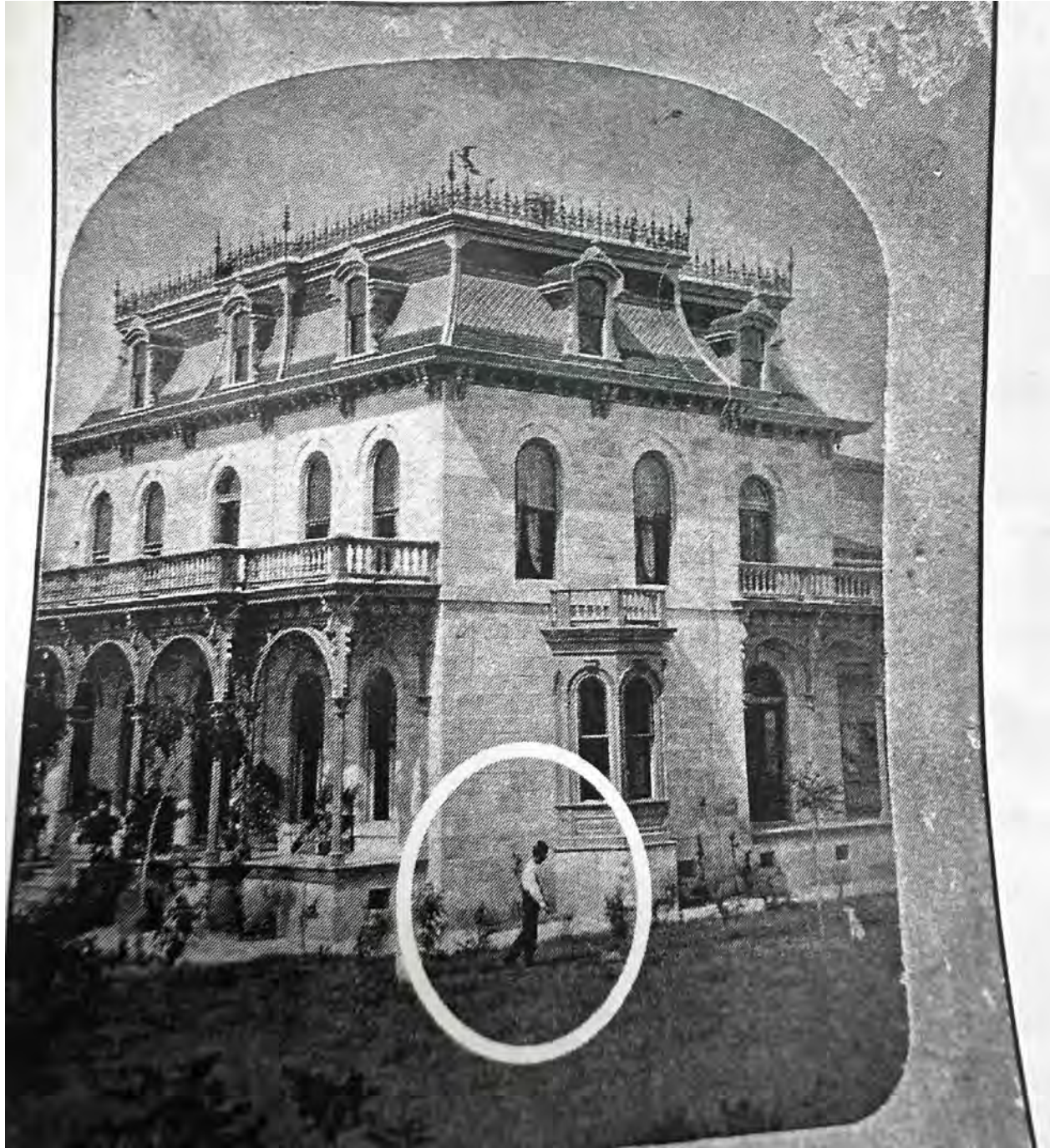
DATE: JUNE 14, 2023

DESIGN COOP

**HDRC**

SHEET 1 OF 1





**PHOTO:** HISTORIC EVIDENCE  
SCALE: N.T.S.

509 KING WILLIAM	<b>HDRC</b> SHEET 5 OF 5
DATE: MAY 19, 2023	
DESIGN COOP	





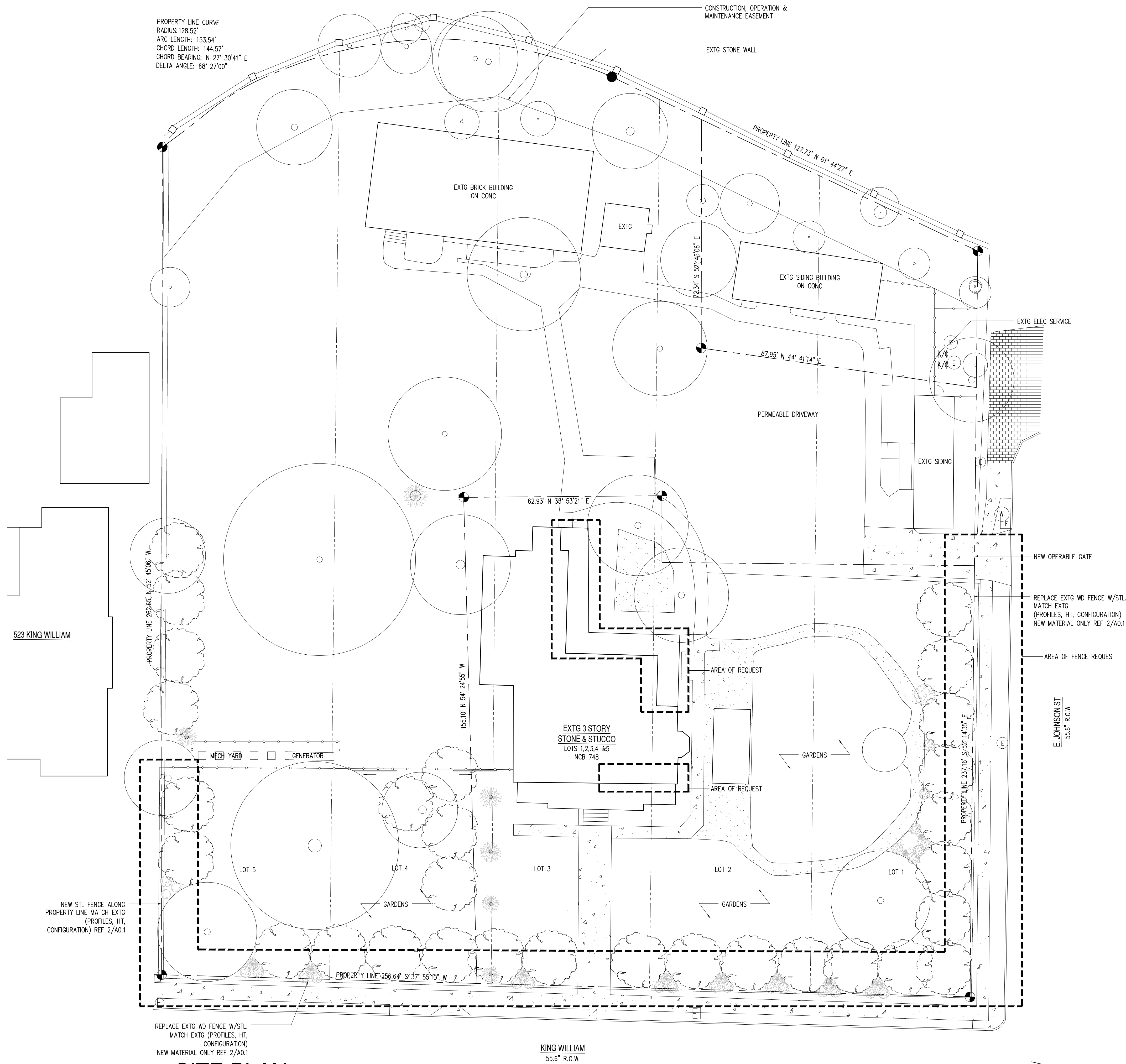
509 KING WILLIAM

FEB 24 2023

DESIGN COOP

HDRC





PROPERTY LINE CURVE  
RADIUS: 128.52'  
ARC LENGTH: 153.54'  
CHORD LENGTH: 144.57'  
CHORD BEARING: N 27° 30' 41" E  
DELTA ANGLE: 68° 27' 00"

CONSTRUCTION, OPERATION &  
MAINTENANCE EASEMENT

EXTG STONE WALL

PROPERTY LINE 127.73' N 61° 44' 22" E

EXTG BRICK BUILDING  
ON CONC

EXTG

EXTG SIDING BUILDING  
ON CONC

72.34' S 57° 45' 06" E

87.95' N 44° 41' 14" E

PERMEABLE DRIVEWAY

EXTG ELEC SERVICE

EXTG SIDING

62.93' N 35° 53' 21" E

NEW OPERABLE GATE

REPLACE EXTG WD FENCE W/STL  
MATCH EXTG (PROFILES, HT, CONFIGURATION)  
NEW MATERIAL ONLY REF 2/A0.1

AREA OF FENCE REQUEST

E. JOHNSON ST  
55.6' R.O.W.

EXTG 3 STORY  
STONE & STUCCO  
LOTS 1,2,3,4 & 5  
NCB 748

LOT 2

LOT 1

LOT 5

LOT 4

LOT 3

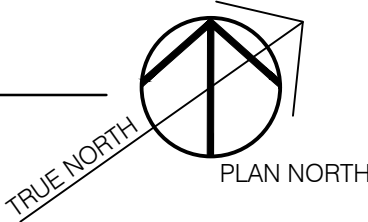
GARDENS

GARDENS

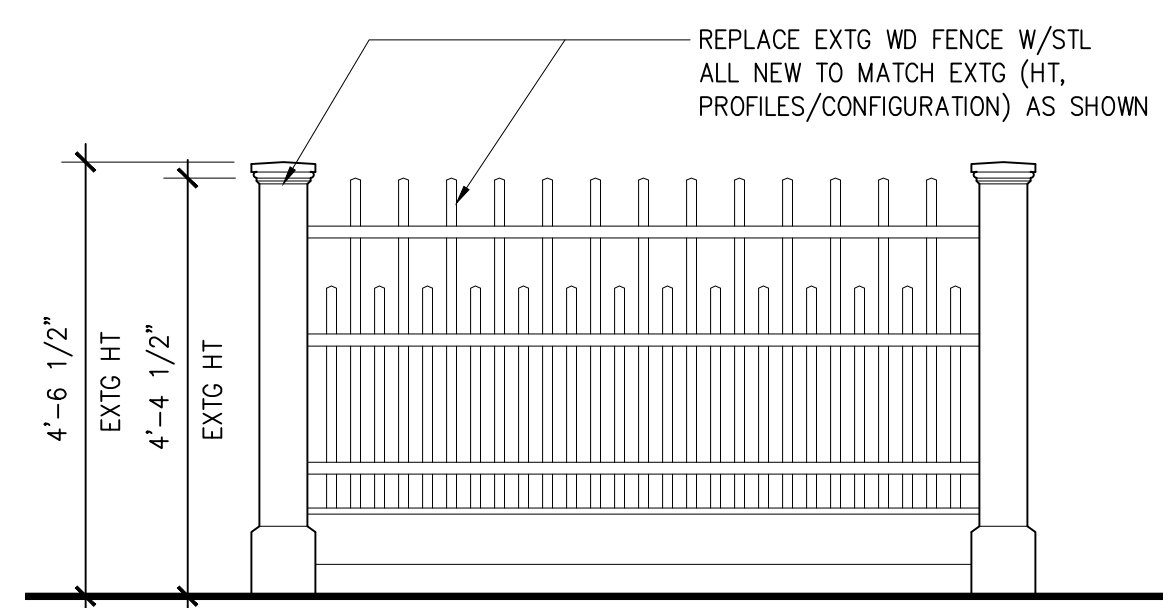
PROPERTY LINE 256.64' S 37° 55' 10" W

REPLACE EXTG WD FENCE W/STL  
MATCH EXTG (PROFILES, HT,  
CONFIGURATION)  
NEW MATERIAL ONLY REF 2/A0.1

KING WILLIAM  
55.6' R.O.W.



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



**2 DETAIL:** STL FENCING AT PROPERTY LINE  
SCALE: 1/2" = 1'-0"

DATE	ISSUED FOR
2.17.23	HDRC
5.19.23	HDRC

## DESIGN COOP

Tel: 210.883.5509  
Fax: 210.883.5509  
Email: info@designcoop.com  
PO BOX 99046  
San Antonio, TX 78209

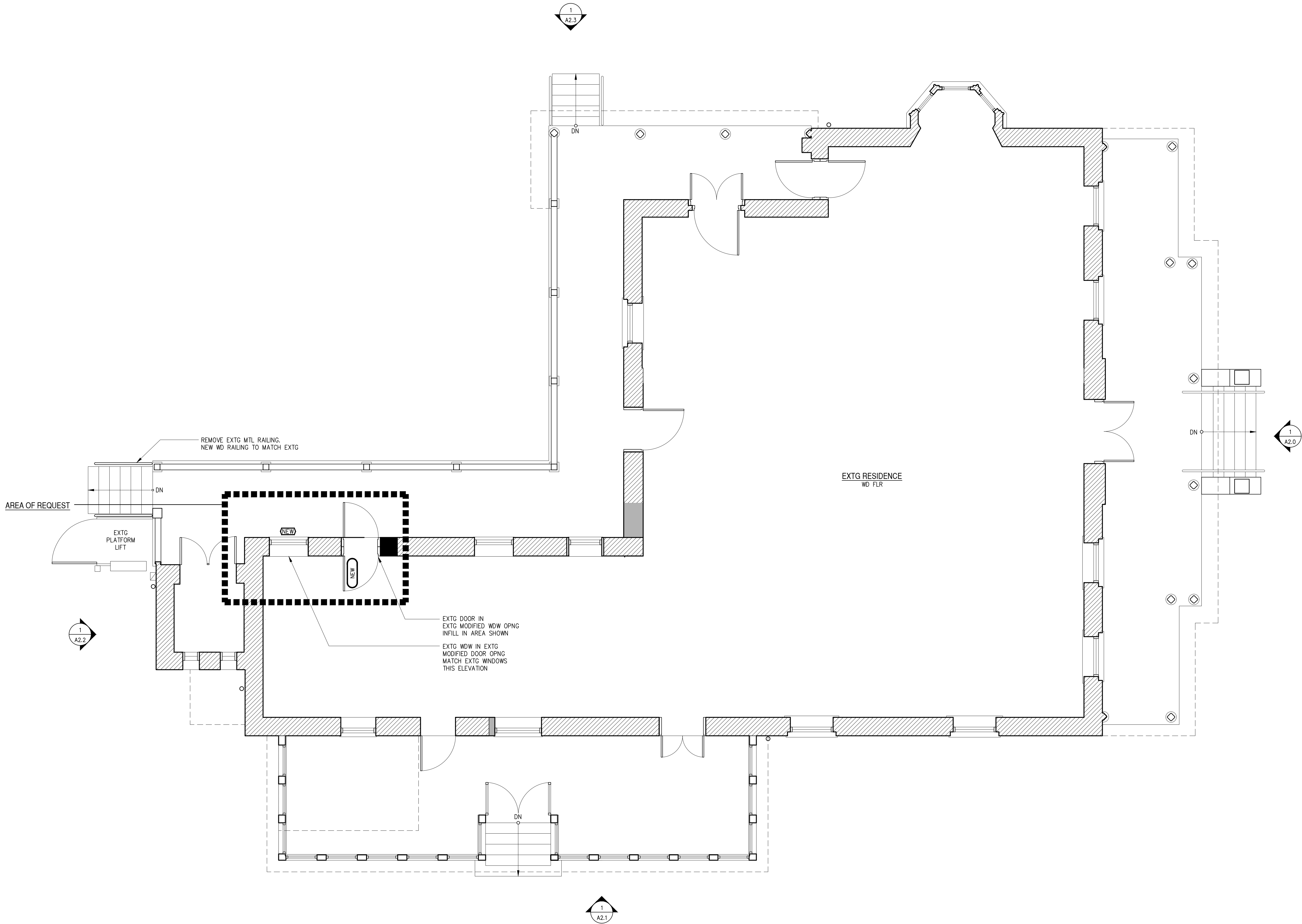
## 509 KING WILLIAM

SAN ANTONIO, TEXAS

DRAWN: IK  
CHECKED: DC  
APPROVED:  
DATE: JUNE 14, 2023  
SHEET NO.  
SITE PLAN

A0.1

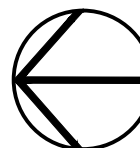




1

**FLOOR PLAN:** PROPOSED FIRST FLOOR MAIN RESIDENCE

SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR
2.17.23	HDRC
5.19.23	HDRC

**DESIGN COOP**

Tel: 210.855.5509  
Fax: 210.855.5509  
Email: info@designcoop.com  
PO BOX 99046  
San Antonio, TX 78209

**509 KING WILLIAM**  
SAN ANTONIO, TEXAS

DRAWN: IK

CHECKED: DC

APPROVED:

DATE: JUNE 14, 2023

SHEET NO.  
FLOOR PLAN

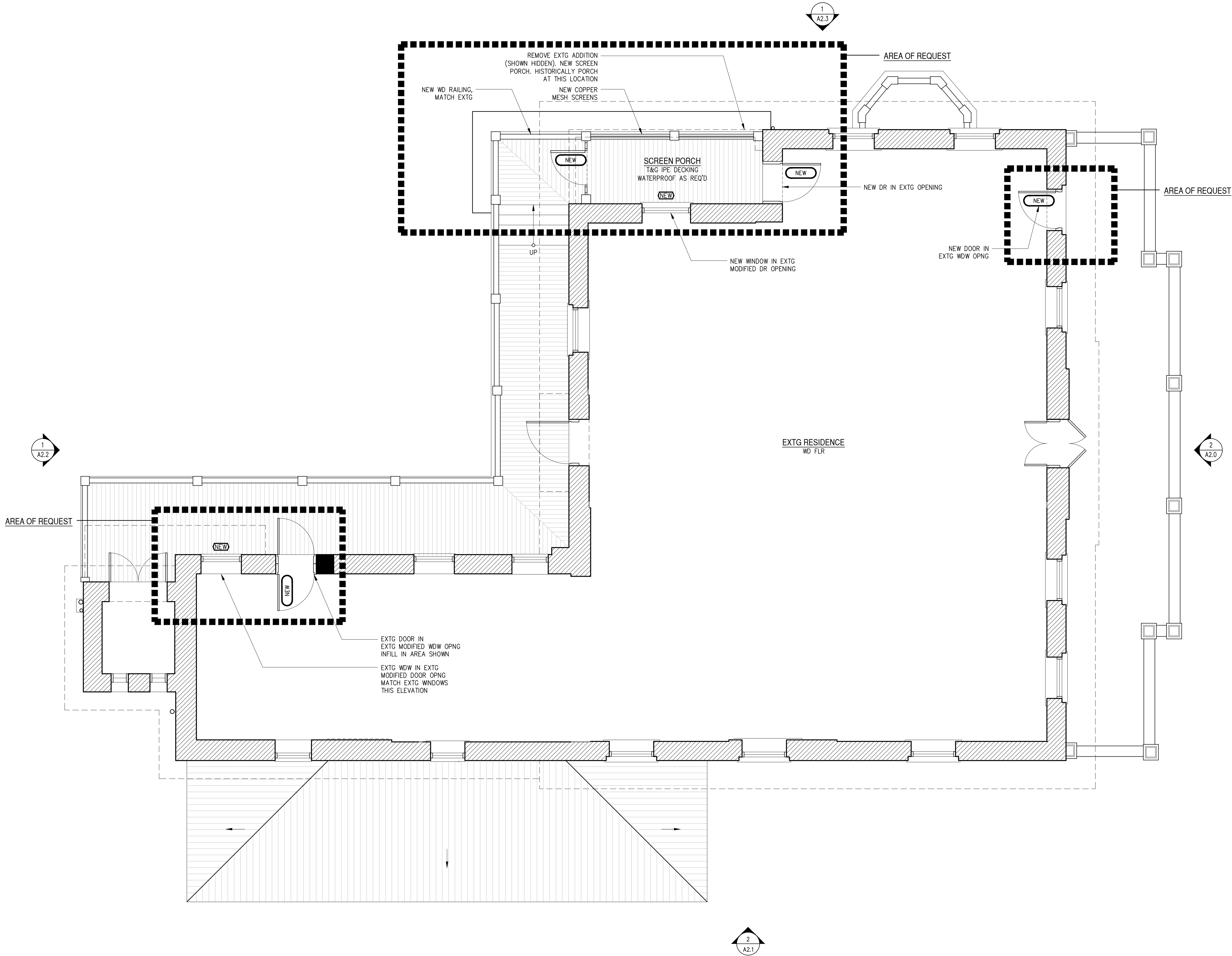
**A1.0**



1

FLOOR PLAN: PROPOSED SECOND FLOOR MAIN RESIDENCE

SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR
2.17.23	HDRC
5.19.23	HDRC

DESIGN COOP

Tel: 210.855.5509  
Fax: 210.855.5509  
Email: info@designcoop.com  
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509 KING WILLIAM  
SAN ANTONIO, TEXAS

DRAWN: IK  
CHECKED: DC  
APPROVED:  
DATE: JUNE 14, 2023  
SHEET NO.  
FLOOR PLAN

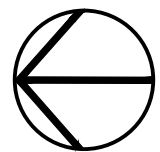
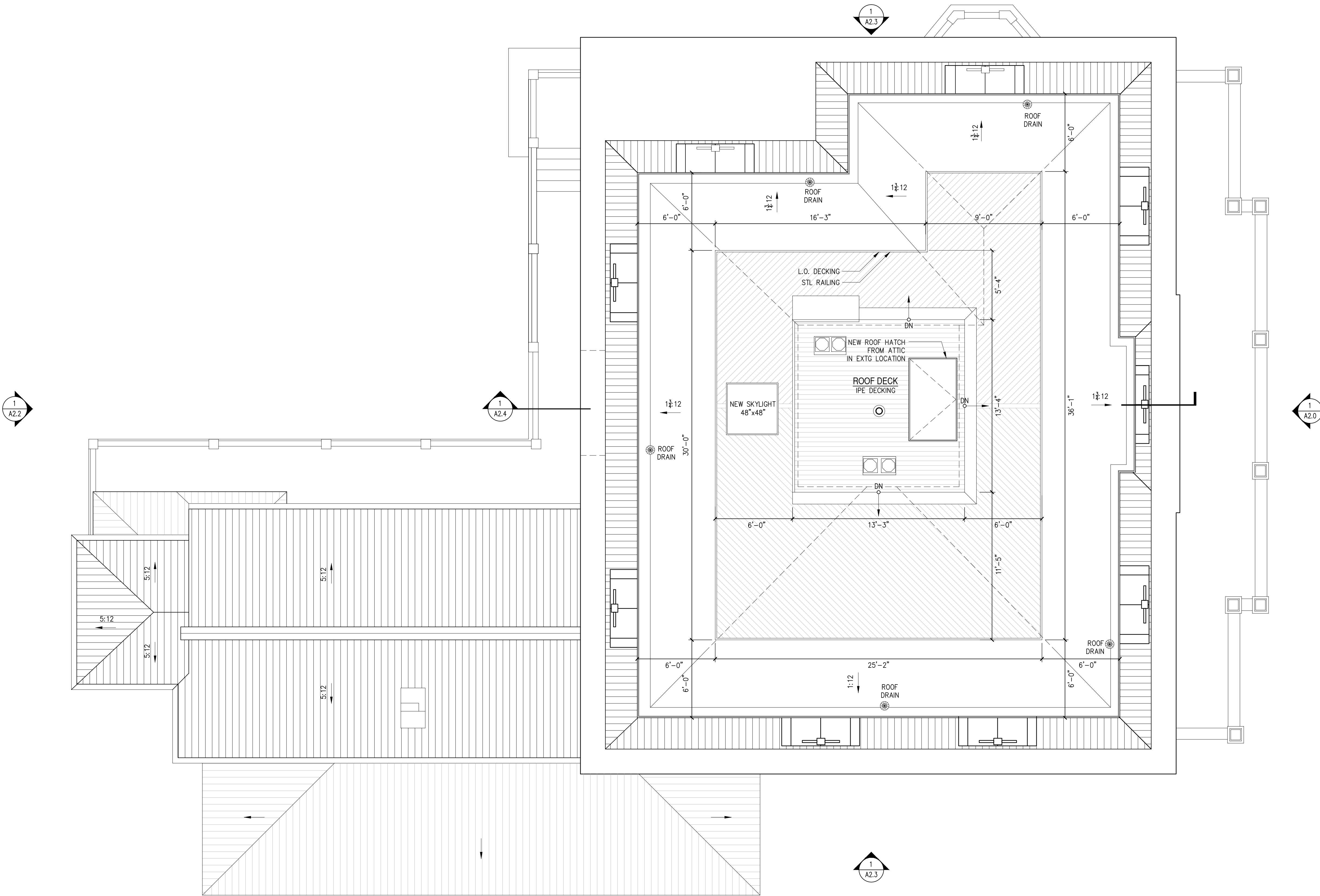
A1.1



1

FLOOR PLAN: PROPOSED ROOF PLAN MAIN RESIDENCE

SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR
1.20.23	HDRC
5.19.23	HDRC

DESIGN COOP

509 KING WILLIAM

SAN ANTONIO, TEXAS

Tel: 210.885.5509  
Fax: 210.885.5509  
Email: info@designcoop.com  
PO BOX 99046  
San Antonio, TX 78209

DRAWN: IK

CHECKED: DC

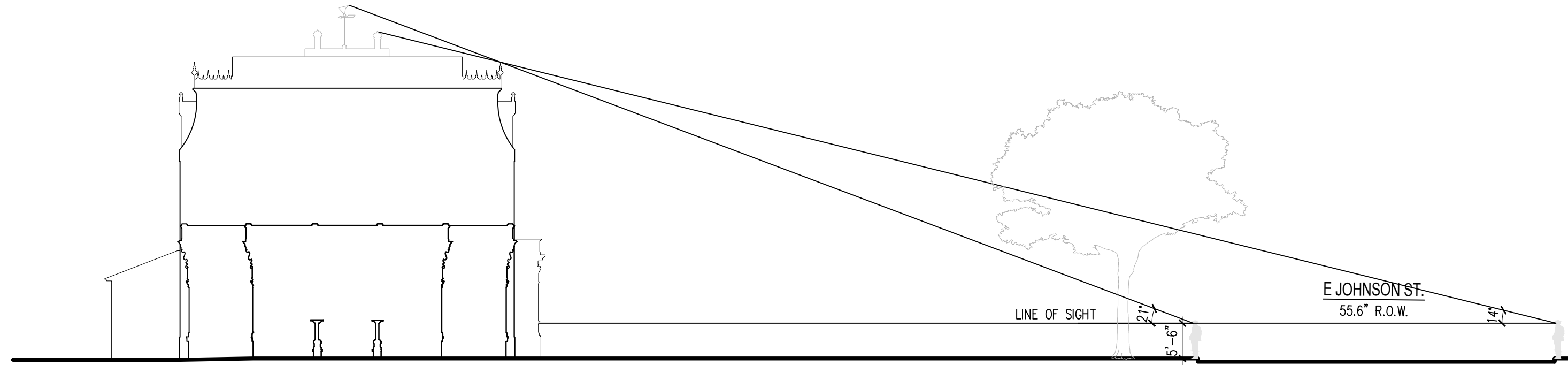
APPROVED:

DATE: JUNE 14, 2023

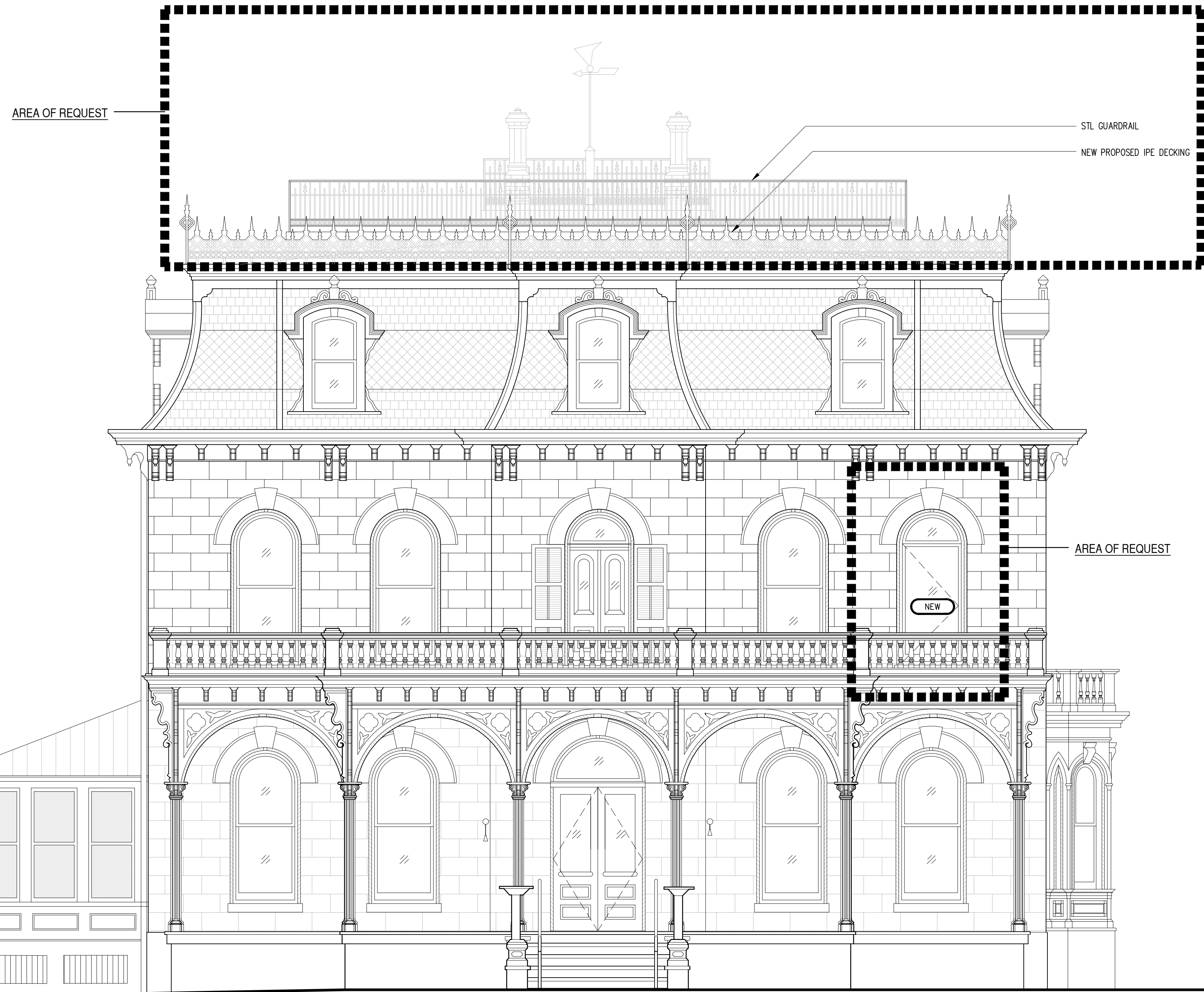
SHEET NO.  
FLOOR PLAN

A1.2





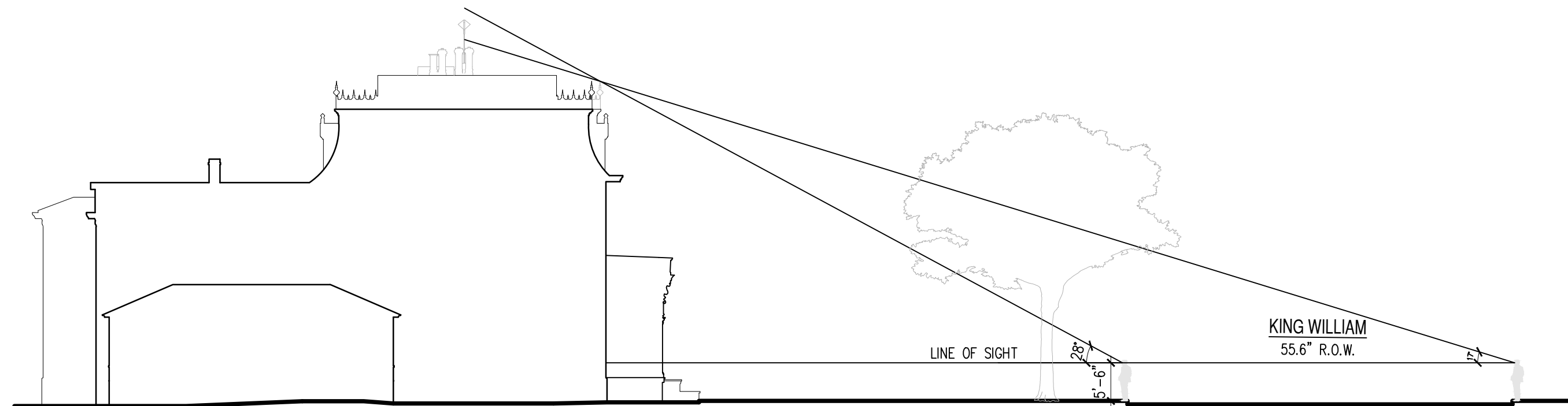
1 **DIAGRAM:** E JOHNSON ST. LINE OF SIGHT  
SCALE: 1/16" = 1'-0"



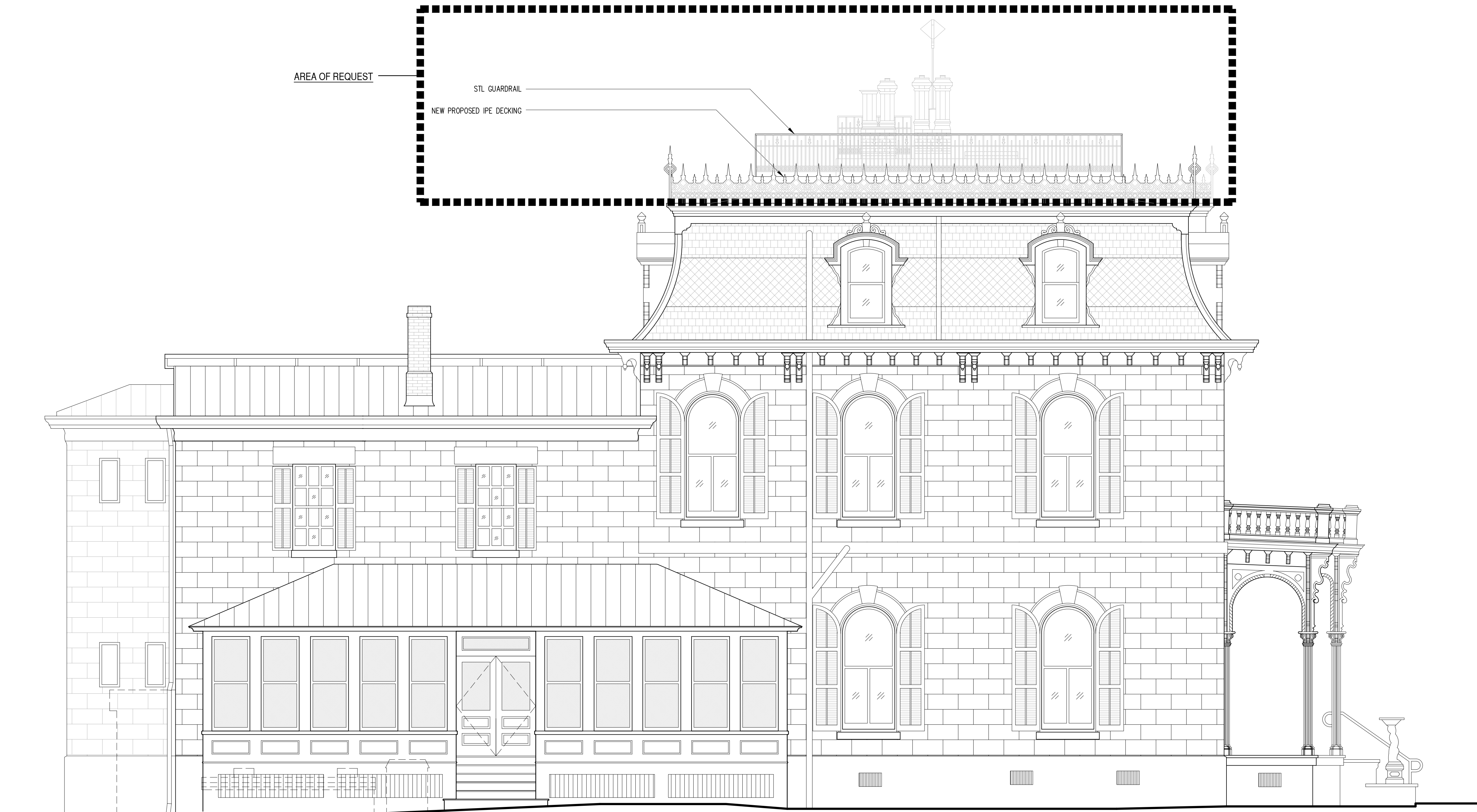
2 **EXTERIOR ELEVATION:** MAIN RESIDENCE LOOKING NORTH  
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR
1.20.23	HDRC
5.19.23	HDRC
DESIGN COOP	
509 KING WILLIAM	
SAN ANTONIO, TEXAS	
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APPROVED:	
DATE: JUNE 14, 2023	
SHEET NO.	
EXTERIOR ELEVATION	
A2.0	





1 **DIAGRAM:** KING WILLIAM ST LINE OF SIGHT  
SCALE: 1/16" = 1'-0"



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

DATE	ISSUED FOR
1.20.23	HDRC
5.19.23	HDRC

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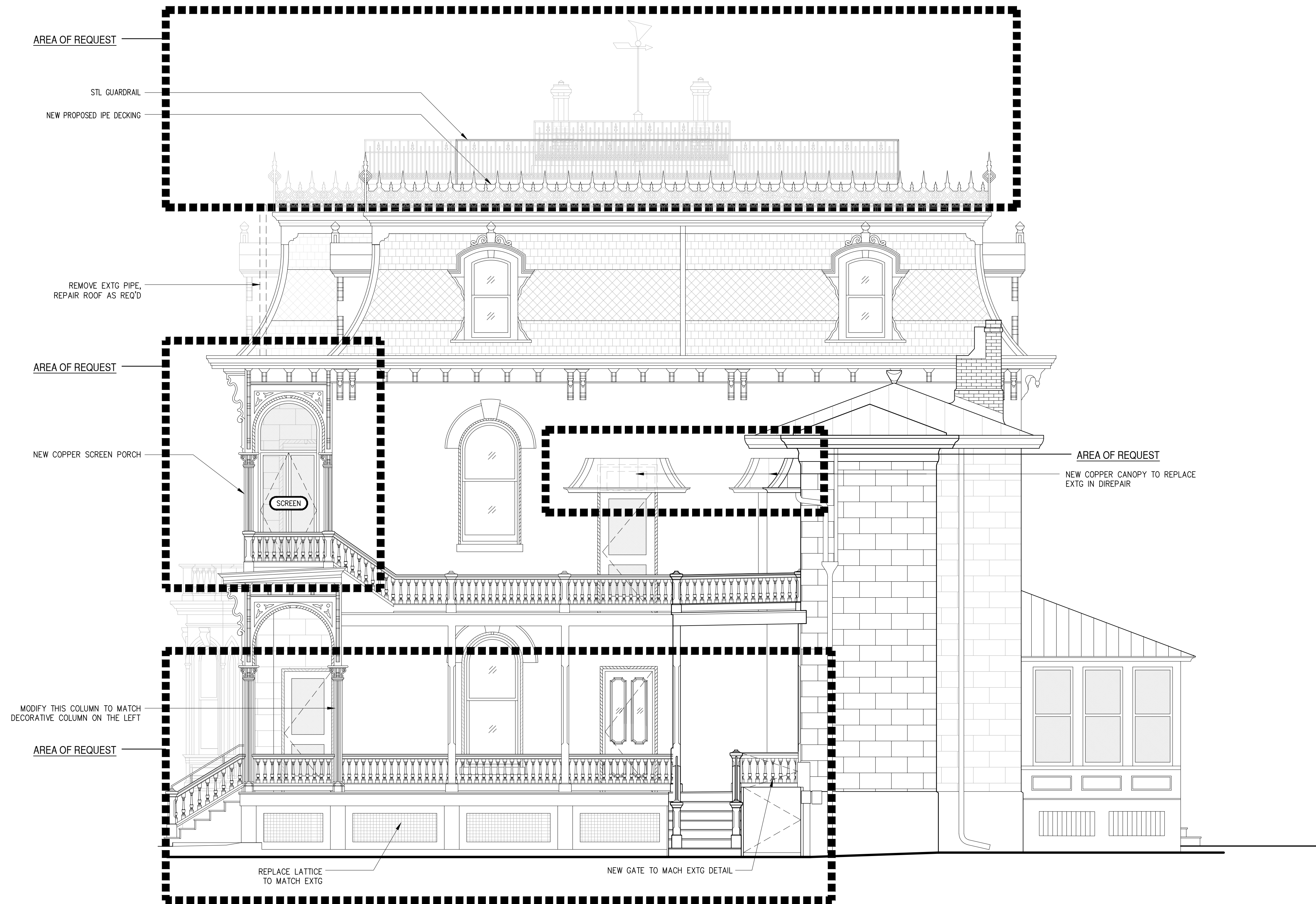
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SAN ANTONIO, TEXAS

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SHEET NO.  
EXTERIOR ELEVATION

A2.1





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

DATE	ISSUED FOR
1.20.23	HDRC
5.19.23	HDRC

DESIGN COOP

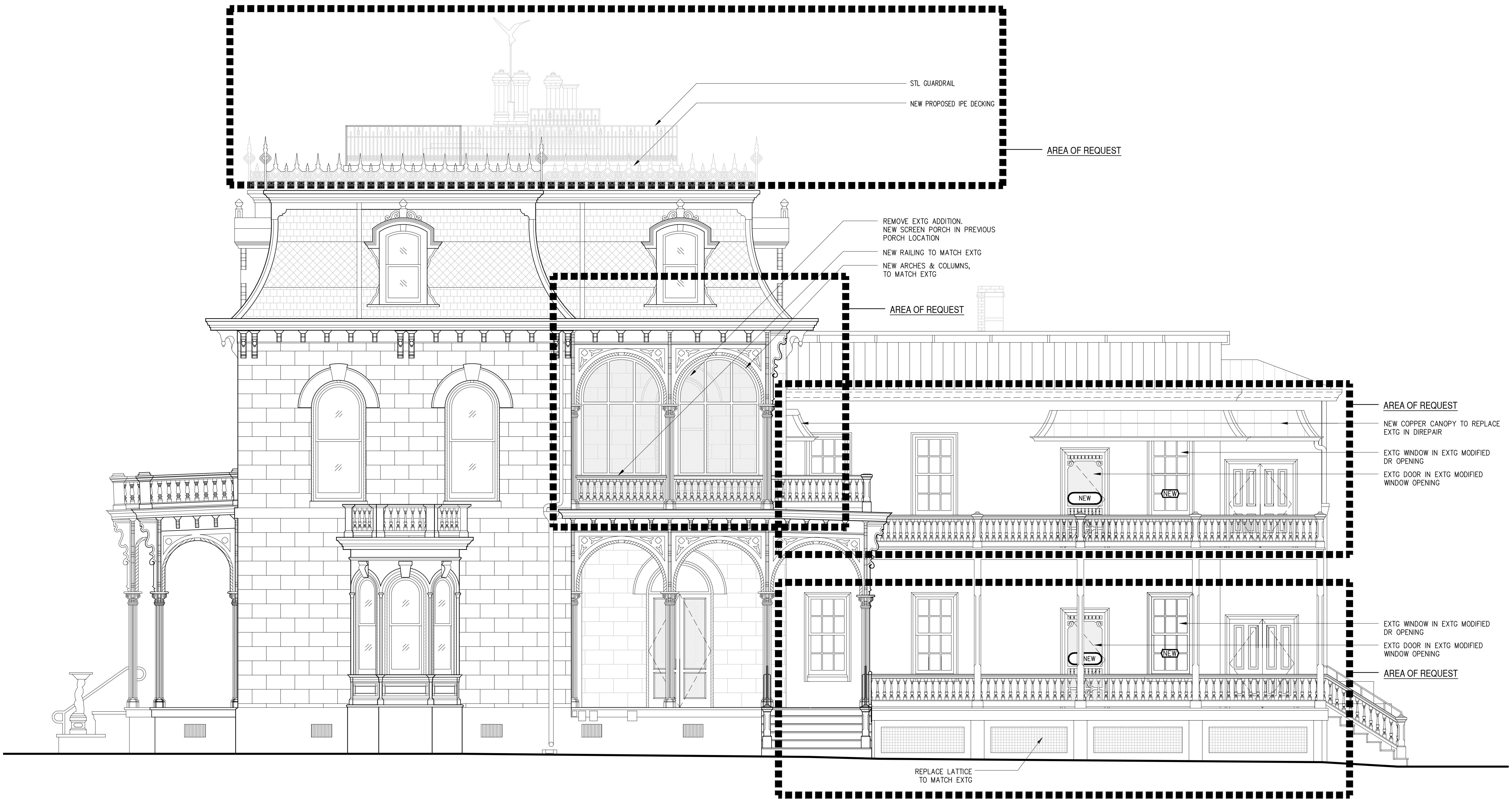
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EXTERIOR ELEVATION

A2.2





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

DATE	ISSUED FOR
1.20.23	HDRC
5.19.23	HDRC

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EXTERIOR ELEVATION

A2.3







