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Historic and Design Review Commission
1901 S Alamo St
San Antonio, Texas 78204

Re: Case #2016-1984: 534 Mission St. – *King William Historic District*
Certificate of Appropriateness
Renovations

Dear HDRC Commissioners,

The King William Association Architectural Advisory Committee met to review the project and concurs with the OHP staff recommendation of partial approval of items 1-5 and their request for additional information to support items 7-9. In regards to xeriscape we want to reiterate that the river rocks previously approved in the King William Historic District are not historically accurate and the approval of river rocks located against the sidewalk have created tripping hazards for neighbors, guests and tourists.

1. Repair foundation.
2. Remove existing vinyl siding and repair the original wood siding.
3. Repaint the exterior of the house.
4. Replace the existing wood privacy fence to match existing as well as remove the chain link fence.
5. Modify and addition's roof pitch to match that of the historic structure.

7. Replace the existing, original wood windows.
8. Modify the existing, rear detached accessory structure constructed circa 1980.
9. Xeriscape the front and rear yards.

The AAC requests that approval of item 6 "to remove and replace the existing roof with dimensional shingles" be withheld until the applicant can determine, thru forensic demolition, the type of roof material that was original to the house and replace that material in-kind. According to the historic structure's survey of the S. Alamo/S. St. Mary's Historic District, this lot was platted in the 1883 Barbe Subdivision. Much of Barbe's subdivision was later developed by a succession of developers, builders and lumber companies. In this district there are 272 metal roofs and 176 asphalt shingle roofs. Based on the architectural style, Craftsman Bungalow, the house was built circa 1920 and asphalt shingles were an available product. Like the OHP we also suspect that this bungalow style house originally had a standing seam metal roof.

Best Regards,

Mickey Conrad, AIA
Chair, Architectural Advisory Committee

Harry Shafer
President, KWA Board of Directors