

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

HDRC CASE NO:	2017-612
ADDRESS:	517 E HOUSTON ST
LEGAL DESCRIPTION:	NCB 422 BLK 26 W 26 FT OF 5 ARB A2
ZONING:	D,HS
CITY COUNCIL DIST.:	1
DISTRICT:	Alamo Plaza Historic District
LANDMARK:	Rosenberg, Frank Building
OWNER:	Michael Litofsky
TYPE OF WORK:	remove plywood boards and install temporary plastic screens in storefront
APPLICATION RECEIVED:	November 8, 2017
60-DAY REVIEW:	January 7, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the plywood first floor façade with a SecureView Clearboarding system.

APPLICABLE CITATIONS:

10. Commercial Facades

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. New features—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. Historical commercial facades—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

FINDINGS:

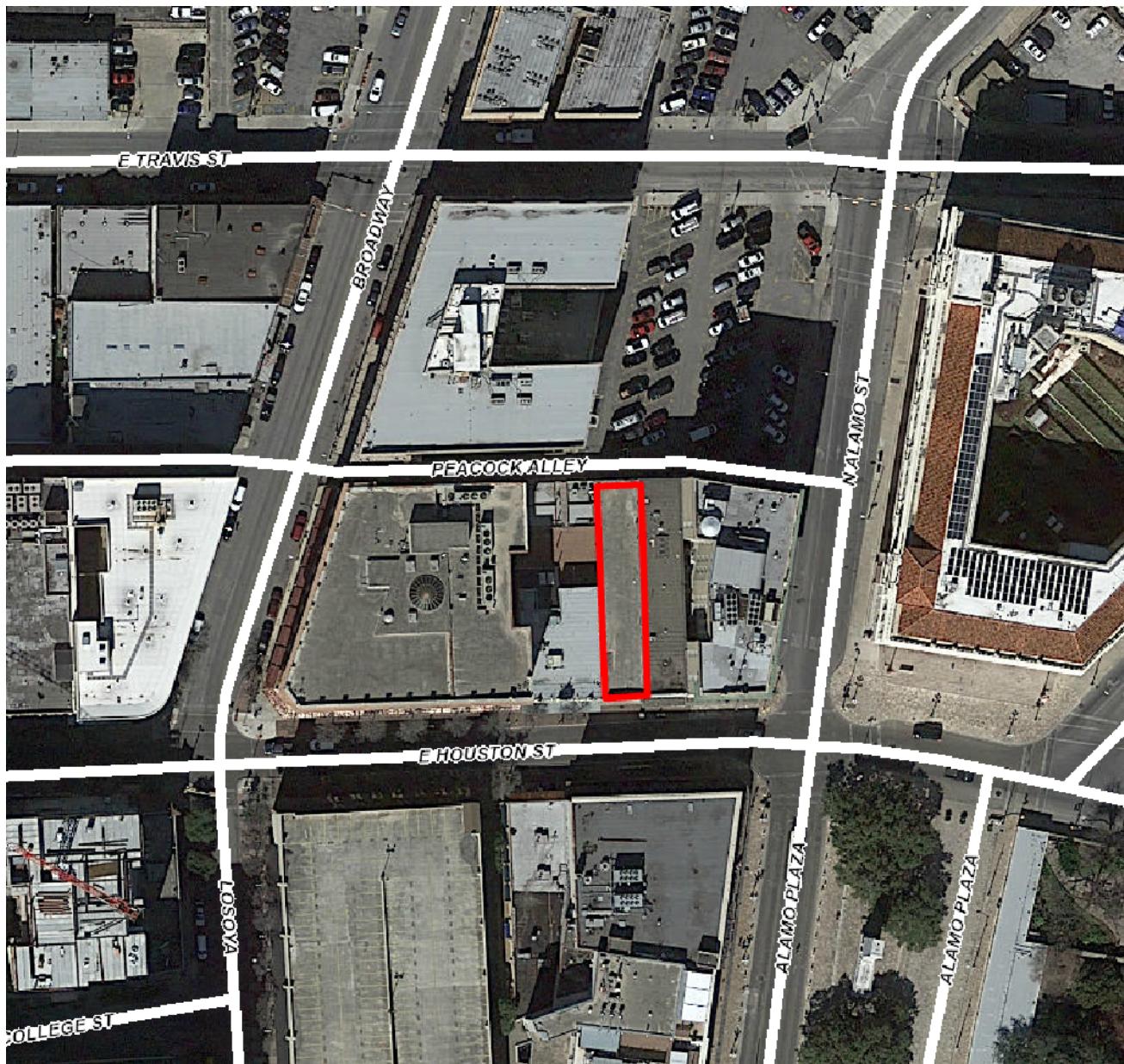
- a. The structure at 517 E Houston is a constructed circa 1920, in a contributing structure to the Alamo Plaza Historic District, and is a locally designated landmark known as the Frank Rosenberg Building.
- b. PRIOR APPROVAL – In May 2015 the HDRC approved a proposal to restore portions of the storefront and Houston Street façade. This work was requested by a previous owner and never initiated.
- c. FAÇADE – The façade originally featured a recessed storefront with Art Deco architectural details. The original façade at the ground level was previously removed and replaced with gray painted plywood that mimicked the second floor profile down to the ground level. In November 2017, the plywood façade was replaced with SecureView Clearboarding in order to improve security and visibility into the site.
- d. CLEARBOARDING – The applicant has proposed to install plastic screens supported by wood studs. The specific product is called Clearboarding and is manufactured by SecureView. The applicant notes in the request that Clearboarding is a temporary installation material, but no plans for a long-term solution have been submitted at this time. According to the guidelines for commercial facades, new façade elements that alter the historic building character or materials are not recommended. Staff finds that the proposed material and configuration is not consistent with the guidelines and is not appropriate as a long-term solution for the treatment of the façade.

RECOMMENDATION:

Staff does not recommend approval of the installation SecureView Clearboarding based on findings d as a long-term solution. Staff recommends that the Clearboarding be removed within 90 days and that applicant submit an updated plan with a timeline for a permanent solution that is consistent with the Historic Design Guidelines. The applicant may utilize the previously-approved storefront design as a reference.

CASE MANAGER:

Huy Pham



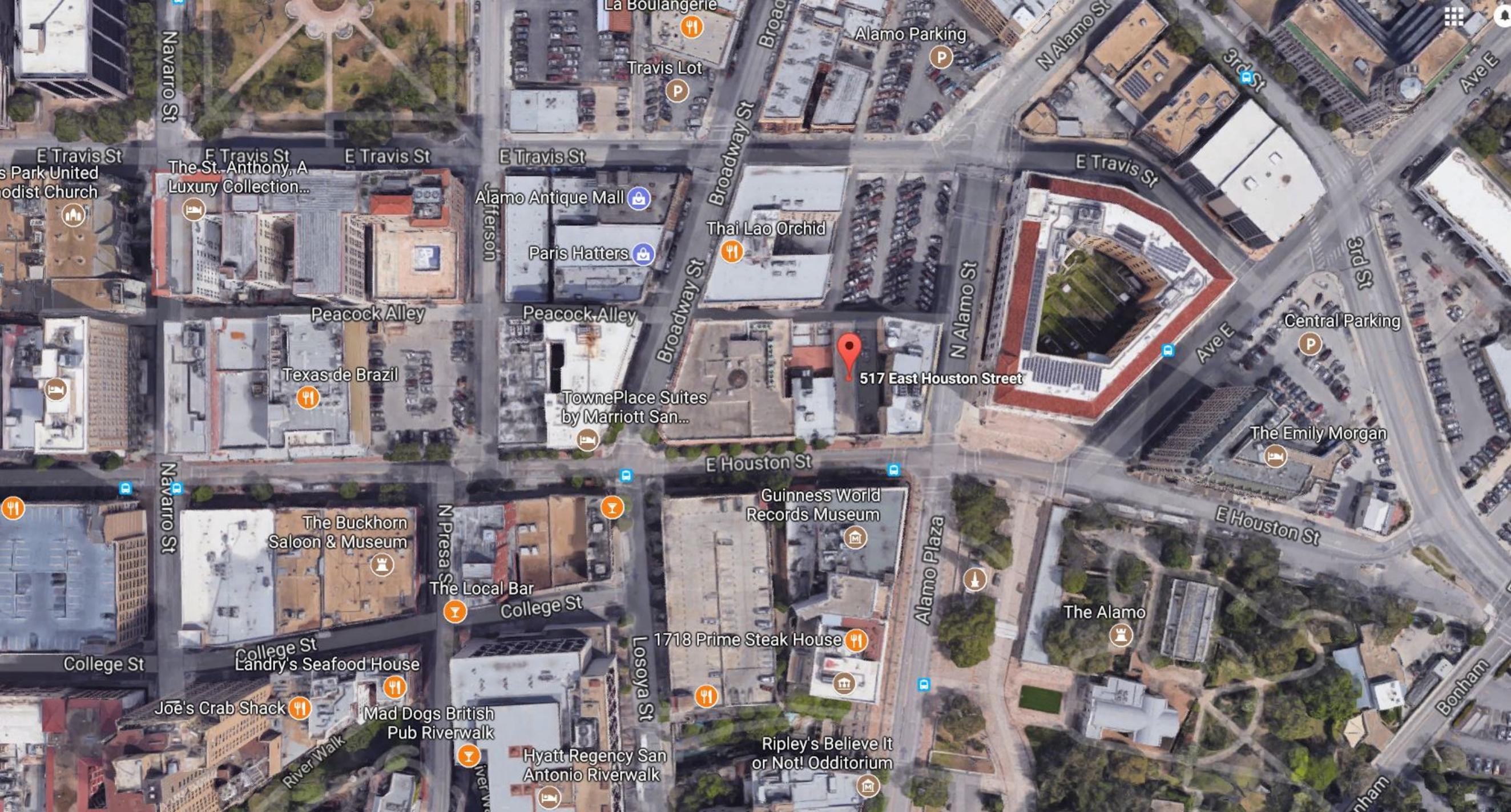
517 E Houston

Powered by ArcGIS Server

Printed: Nov 29, 2017

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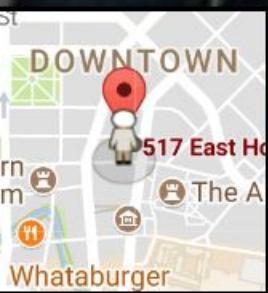


518 E Houston St

San Antonio, Texas

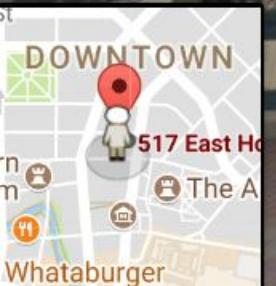
Google, Inc.

Street View - Oct 2007



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Google



DOWNTOWN

517 East Houston St

The Alamo
Whataburger

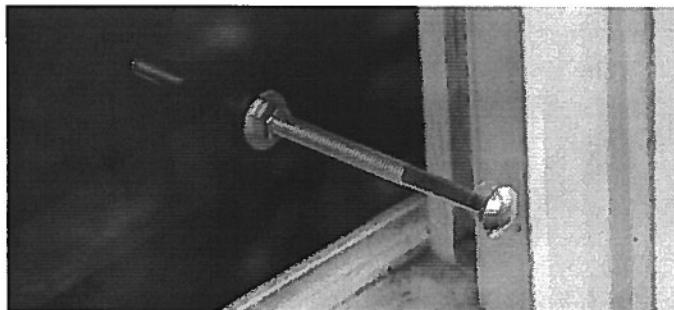




SecureView™ CLEARBOARDING SYSTEM US PATENT NO. 8,490,346 B2

SecureView™ ClearBoarding is a clear, polycarbonate, board-up securing system. The see-through sheets give the appearance of traditional windows, letting in natural light and reducing the stigma associated with traditional boarded properties. The system secures from the inside with no damage to the interior. Withstands inclement weather (although not hurricane-rated.)

- Certified Polycarbonate Clearboarding
- Factory Applied Watermark: **SECUREVIEW**
- Self Extinguishing
- Multiple sheet sizes available to maximize material yield
- Waterproof
- Unbreakable



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► SecureView™ Polycarbonate Sheets



SKU#12593101
INCLUDES
1 BRACING BAR

DIMENSIONS
4'x8'

PRICE PER UNIT
\$115



SKU#12597101
INCLUDES
2 BRACING BARS

DIMENSIONS
5'x8'

PRICE PER UNIT
\$169



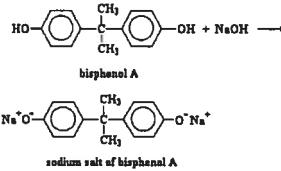
SKU#12599101
INCLUDES
2 BRACING BARS

DIMENSIONS
6'x8'

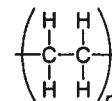
PRICE PER UNIT
\$199

MATERIALS

Polycarbonates are a group of thermoplastic polymers containing carbonate groups in their chemical structures. Polycarbonates used in engineering are strong, tough materials, and SecureView's grade is optically transparent.



► SecureView™ Bracing Bars



SKU#04057100

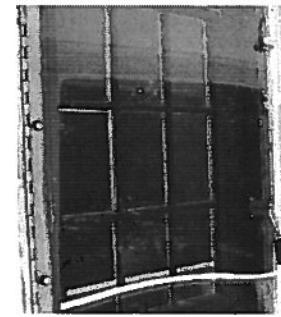
DIMENSIONS
1"x1.5"x8'

PRICE PER UNIT
\$9

MATERIALS

Repro HDPE High Density Polyethylene

► SecureView™ Security Doors WITH HINGE



SKU#04150101
DIMENSIONS
6' hinge on
4'x8' sheet

PRICE PER UNIT
\$395

MATERIALS

Polycarbonates used in engineering are strong, tough materials, and SecureView's grade is optically transparent.

Includes pre-mounted industrial strength stainless steel continuous (piano) hinge. Also includes three stainless steel hasps and all mounting hardware. Cut to size in the field.

Locks are not included.



SecureView Product Data Sheet

Description SecureView is an industrial grade sheet material extruded from SABIC Innovative Plastics internally recycled polycarbonate resins. The material is an excellent candidate for a wide range of flat or vacuum formed applications. It can also be used for non-aesthetic applications requiring impact resistance, good heat resistance, and formability.

Typical Property Values*

Property	Test Method	Unit	Value
Physical			
Specific Gravity, color dependent	ASTM D792	--	1.20
Mechanical			
Tensile Strength, Yield	ASTM D638	psi	8,000
Tensile Modulus	ASTM D638	psi	310,000
Flexural Strength, Yield	ASTM D790	psi	12,500
Flexural Modulus	ASTM D790	psi	310,000
Elongation , Break	ASTM D638	%	70
Impact Strength	Dynatup (1/2" diameter dart)	Ft-lbs	75 50
Izod Impact Strength	ASTM D256A	Ft-lbs	
Unnotched @ 75°F			No break
Unnotched @ -20°F			No break
Water Absorption @ 24 hr immersion equilibrium	ASTM D570	%	.35
Thermal			
Coefficient of Thermal Expansion	ASTM D696	in/in/°F	3.75 x 10-5
Heat Deflection Temperature @ 264 psi	ASTM D648	°F	270
@ 66 psi			280
Mold Shrinkage		in/in	.007-.009

These typical values are not intended for specification purposes. If minimum certifiable properties are required contact SecureView

Processing SecureView sheets can be used for thermoforming. It offers high, deep draw ratios, equal wall thickness distribution, and it can be formed into complex shapes using standard thermoforming equipment. Sandwich type heating systems give the best results. SecureView sheets have a forming temperature range of 350–400°F. When forming, a draft angle of at least 3° should be allowed, and post mold shrinkage of .007–.009 in/in taken into account.

Pre-drying It is important to ensure that SecureView sheets are free of moisture prior to thermoforming. A hot air circulating oven set at 250°F is recommended. Pre-drying times vary from 3–24 hours, depending on sheet thickness.

Assembling Parts made from SecureView sheets can be assembled with plastics, metals, rubber and other materials using many types of adhesive bonding, welding and mechanical fastening techniques. Since some of these materials can cause environmental stress cracking, please consult SecureView, for advice on specific applications

Painting SecureView is well-suited for use with a wide variety of modern decoration techniques. A list of approved paint systems and suppliers is available upon request.

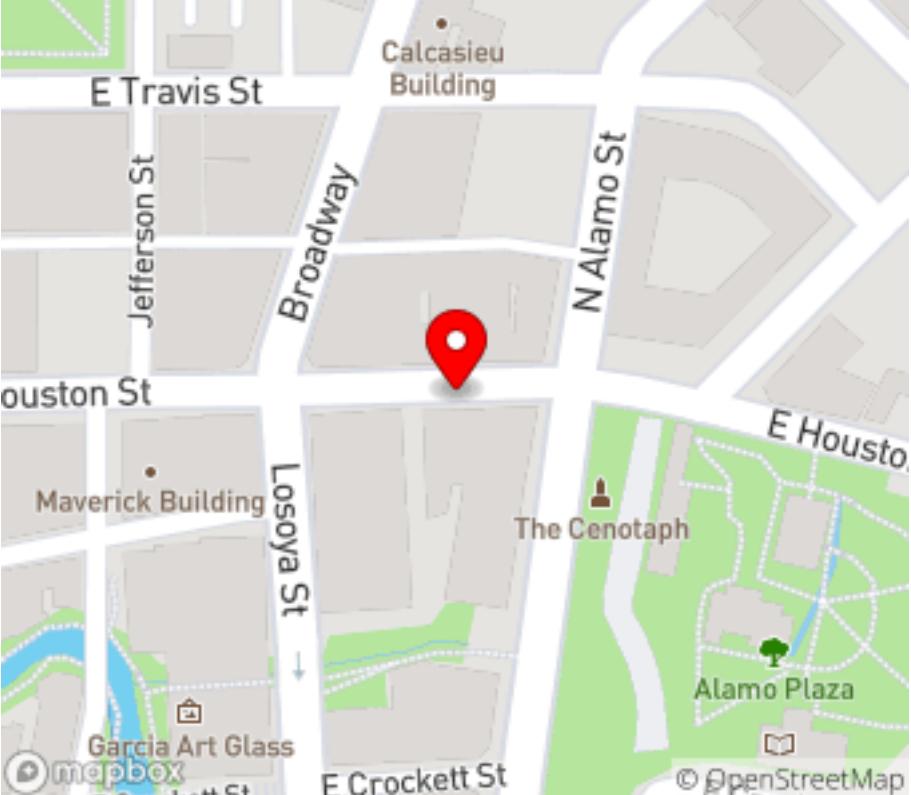
Chemical Resistance SecureView has sufficient resistance to most mineral oils, greases, aliphatic hydrocarbons and acids under low or moderate stress levels. Specific (application related) testing is always advised, especially in applications where the sheets will come into contact with aggressive chemicals.

Product Availability	Product code:	Lexan LT300 sheet
Textures/Masking		LT300 - Polished/Polished, poly cling masking LT304 - Polished/Polished, cling stick masking LT3011 - Haircell/Polished, no masking
Colors Standard:		Clear 112, Range Black 701, Range Gray 7030, and white



Investigation Report

Property

Address	517 E Houston
District/ Overlay	Alamo Plaza
Owner Information	Michael Litofsky
Location Map	 <p>Lat: 29.4264929137187 Long: -98.4872859189776</p>

Site Visit

Date	11/01/2017
Time	02:23 PM (-5 GMT)
Present Staff	Huy Pham
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Non-original plywood enclosure replaced with clear plastic.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	posted "Notice of Violation", Other [see field notes]
Deadline to contact office	11/01/2017
Field Notes	Letter sent to owner 11/1/2017.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

Documentation

Photographs

	A black metal rolling shutter door is shown from a low angle, slightly open. The door is made of vertical panels with visible metal frame. The date and time stamp in the top right corner of the image is Nov 1, 2017, 2:07:39 PM, San Antonio.	A view of a building facade with a large black metal rolling shutter door. Above the door, a yellow 'FOR LEASE' sign with the phone number 344-2200 is prominently displayed. The date and time stamp in the top right corner of the image is Nov 1, 2017, 2:07:48 PM, San Antonio.
	A close-up view of the black metal rolling shutter panels, showing their texture and how they are stacked when closed. The date and time stamp in the top right corner of the image is Nov 1, 2017, 2:07:56 PM, San Antonio.	A close-up view of the black metal rolling shutter panels, showing their texture and how they are stacked when closed. The date and time stamp in the top right corner of the image is Nov 1, 2017, 2:08:06 PM, San Antonio.
	A view of a building roof with a yellow 'FOR LEASE' sign with the phone number 344-2200. The sign is mounted on a metal frame. The date and time stamp in the top right corner of the image is Nov 1, 2017, 2:08:51 PM, San Antonio.	
11/01/2017 02:25 PM		