

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-468
ADDRESS: 900 BROADWAY
LEGAL DESCRIPTION: NCB 454 BLK 32 LOT 1&2
ZONING: FBZ T6-1, RIO-4, HS
CITY COUNCIL DIST.: 1
LANDMARK: Barbera Sporting Goods
APPLICANT: Anissa Chettouh
OWNER: Ridgemont Properties, Inc
TYPE OF WORK: Rehabilitation, exterior modifications, signage
REQUEST:

The applicant is requesting conceptual approval to:

1. Perform rehabilitative scopes of work to the historic structure including the repair of existing steel industrial windows, aluminum windows, the existing fire escape, the entrance portico and masonry facades.
2. Install a new aluminum storefront system to replacement the existing, non-original aluminum and wood storefront systems.
3. Rebuild damaged and modified window openings.
4. Create a new pedestrian entrance on the north elevation adjacent to the parking lot.
5. Open previously enclosed storefront systems on the Ninth Street Elevation.
6. Modify existing garage doors on the Ninth Street Elevation and alley elevation.
7. Install signage (wall and blade signs) on the Broadway and Ninth Street Elevations.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- 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.
- Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- 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.
- 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)

- 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.
- 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.
- 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.
- 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.

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 non-traditional 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.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

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:

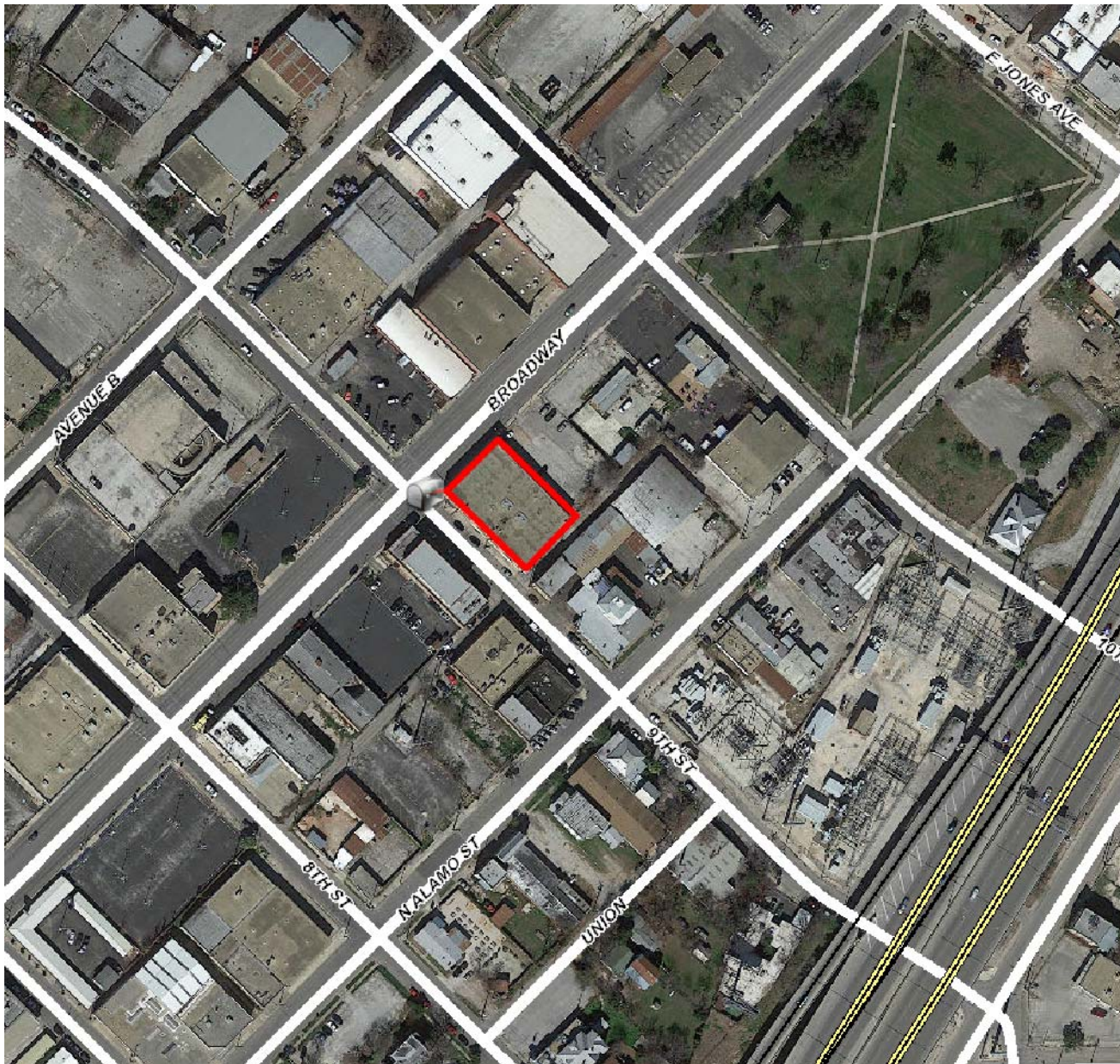
- a. The historic structure at 900 Broadway was constructed circa 1925 as the Poe Motor Company, an automobile dealership. Since that time, the structure has been known as the Murray Motor Sales Company. The structure was constructed in the Spanish Colonial style and features decorative portico.
- b. REHABILITATION – The applicant has proposed rehabilitative scopes of work to the historic structure that include the repair of existing steel industrial windows, aluminum windows, the existing fire escape, the entrance portico and masonry facades. This is consistent with the Guidelines for Exterior Maintenance and Alterations.
- c. STOREFRONT SYSTEM – The applicant has proposed to install new, aluminum storefront systems to replace the existing, aluminum and wood storefront system that is not original to the historic structure. The applicant has noted that the new aluminum storefront will be detailed to reflect the storefront systems that were originally installed. Staff finds this appropriate and consistent with the Guidelines. When submitting for final approval, the applicant should provide detailed drawings and color profiles that complement the historic structure.
- d. WINDOW OPENING RESTORATION – The applicant has proposed to restore existing window openings that have been previously modified. These modifications include the removal or modification of brick mullions. The applicant has proposed to remove the non-original brick and reconstruct the brick columns to restore the window openings. Aluminum windows to match those on the second story of the Broadway elevation will be installed. Staff finds the proposed restoration to be appropriate and consistent with the Guidelines.
- e. PEDESTRIAN ENTRANCE – On the north (parking lot) elevation, the applicant has proposed to install a pedestrian entrance door. This elevation lacks the architectural significance found on the Broadway and Ninth Street elevations and is void of façade openings with the exception of four, second level windows. Staff finds the installation of a pedestrian entrance on this façade to be appropriate given the non-primary status of this elevation; however, this entrance should be profiled in a manner that is complementary of the historic structure.
- f. STOREFRONT OPENING RESTORATION – On the Ninth Street façade, the applicant has proposed to reopen the enclosed storefront openings. The openings are original to the structure and per the applicant will be reintroduced to match those on the Broadway façade. Staff finds this to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- g. GARAGE DOOR MODIFICATIONS – Both the Ninth Street elevation as well as the rear alley elevation features overhead, rolling garage doors. The applicant has proposed to remove the garage doors on the Ninth Street elevation and install a fixed, pedestrian door and an aluminum storefront system with divided lites to replicate a garage door. Staff finds both proposals appropriate. The alley façade’s door and door opening will be removed and infilled. The infilled opening will feature an inset to show the original opening.
- h. SIGNAGE – The applicant has noted the installation of three signs, each in the location of historic signs that have been previously removed. Generally, staff finds the proposed signage to be appropriate. The signage should conform to the Guidelines for Signage.

RECOMMENDATION:

Staff recommends conceptual approval as submitted based on findings a through h.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 15, 2017

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Murray Motors Office Lofts
900 Broadway, San Antonio

The building at the Northeast corner of Broadway and Ninth was built c. 1925 as the Poe Motor Company automobile dealership. Not used as an auto dealership facility since the mid-1970s, the building became a sporting goods store then an antique store. The building is to be repurposed as loft office space geared towards housing start-up companies.

The highly detailed entry portico on the Broadway elevation includes cast stone pilasters and engaged columns, cornices, dentils, a cartouche, and curved arch will be repaired, restored, and cleaned. Missing pieces will be replicated and installed. All masonry on the building (brick and cast stone) will be cleaned of graffiti, repaired, repointed as required, and cleaned of environmental pollution, dirt and grime.

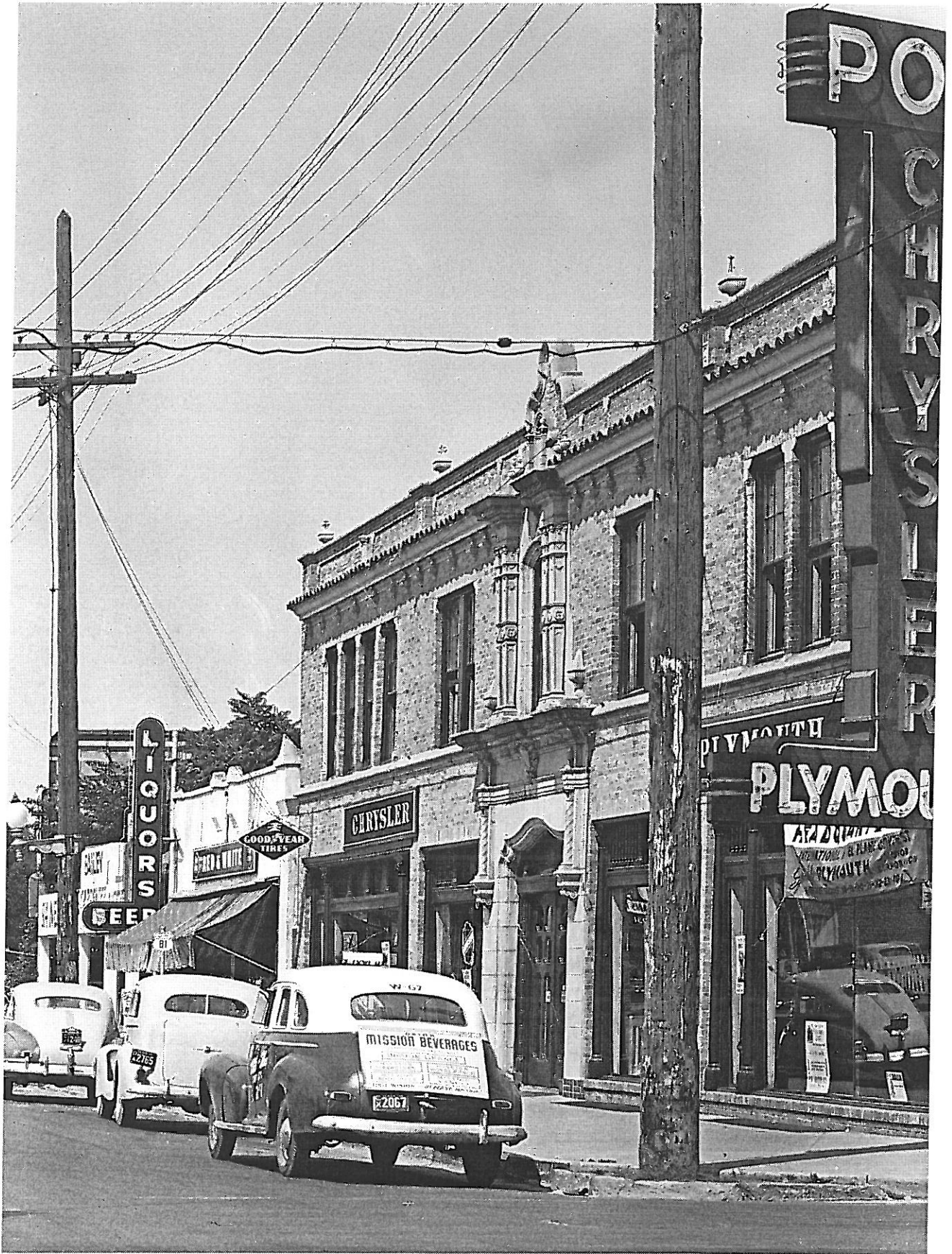
The non-original aluminum and wood storefronts along Broadway and Ninth Streets at the ground floor will be replaced with new aluminum detailed to reflect the storefronts that were originally installed in the building. The windows located on the second floor facing Broadway will remain. They are not original, but are older aluminum frames probably installed in the late 1950s or early 60s. They will be cleaned, repaired, and re-caulked. All the existing divided-lite steel industrial pivot windows on all elevations will be repaired, cleaned and repainted. The window opening located on the second floor of the Ninth Street elevation (closest to Broadway) had been reduced in size and infilled with incompatible brick at some point in time, and the original brick columns (similar to those on the Broadway elevation) had been removed. The existing windows and brick infill will be removed and the brick columns rebuilt and new aluminum windows to match those on the Broadway elevation will be installed.

A new main entrance will be created on the north side of the building adjacent to the parking lot, which will be regraded and repaved. A simple canvas awning will be added above the new entry. A new exit door on this same side of the building (further east towards the alley) will be installed as required by code. The windows on this elevation of the building will remain in place and rehabbed as noted above, and the concrete columns and beams will be cleaned and remain exposed.

The openings on the ground floor of the Ninth Street elevation, currently filled in with stucco and glass block, will be reopened with aluminum storefront installed to match the other new storefront. At the east bay of this elevation are two garage doors. A small one at the end that was used to access the ramp to the basement and a larger one adjacent to it (to the west). The smaller one will be a new door fixed in place, the larger one will be infilled with an aluminum storefront system with vertical divided lites to replicate a garage door.

The alley side of the building (east elevation) will be cleaned of graffiti, and the brick repointed as needed. The existing steel fire escape will be repaired, sandblasted and repainted. It will be load-tested to ensure stability and structural integrity, for continued safe usage as a fire exit from the second floor. The garage door (new door but original opening) will be removed and infilled with stucco and set back in from the exterior wall so the original opening will read.

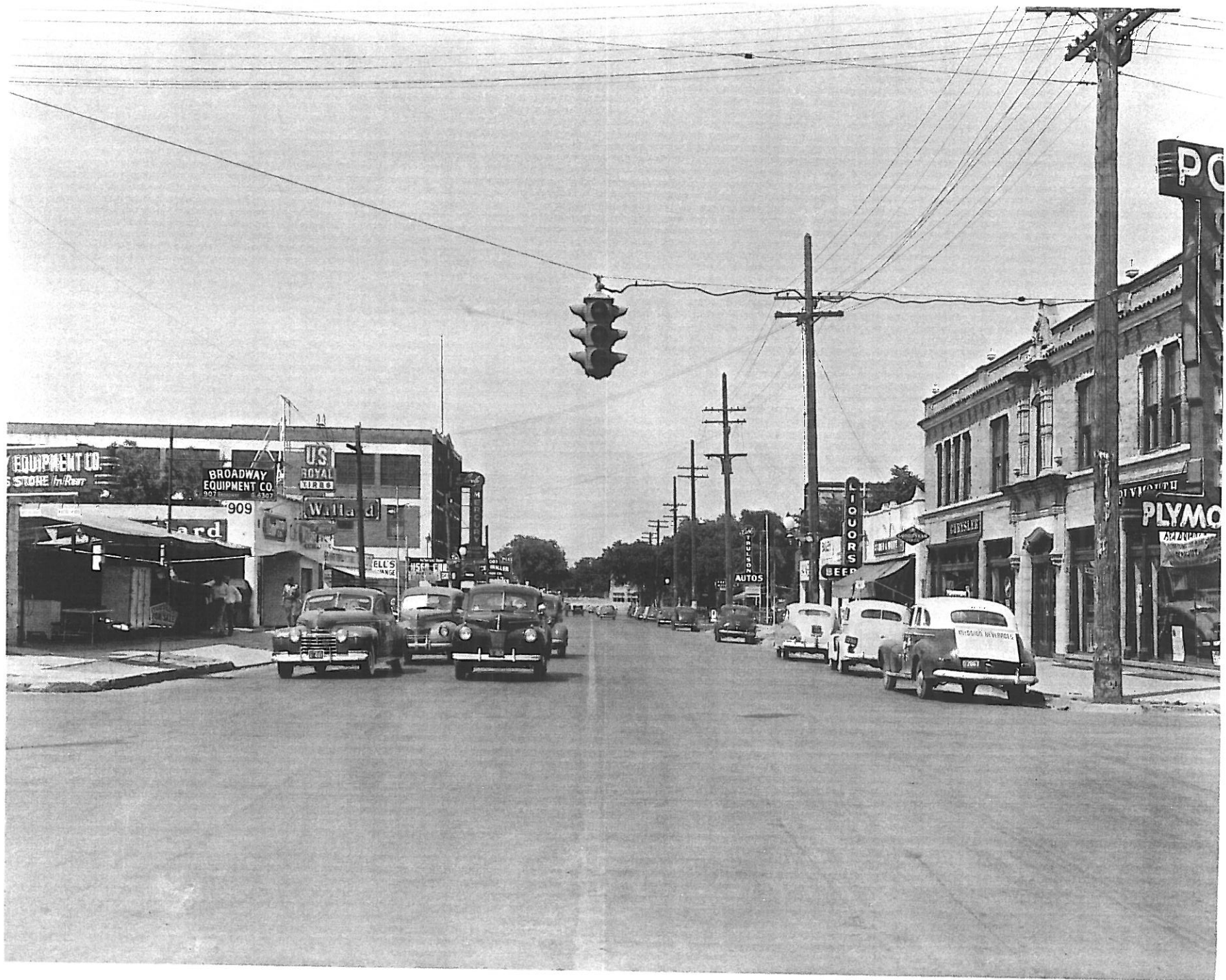
New signage will be added to the front façade to reflect the signage that was originally there (see historic photos) – a blade sign on the corner and banners along the front above the storefronts.



Detail of
Z-0908-A-4



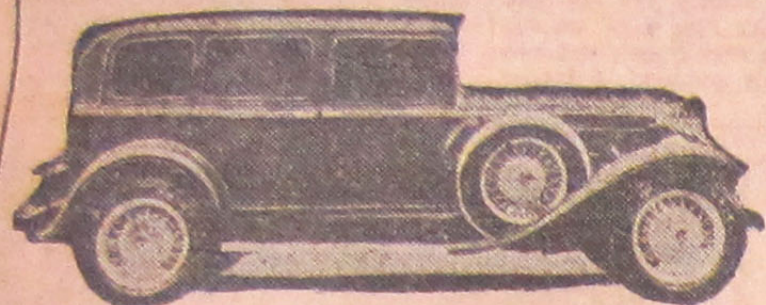
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Z-0908-A-4

900 block Broadway 1948

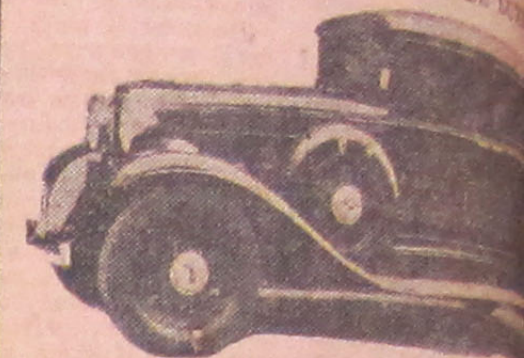
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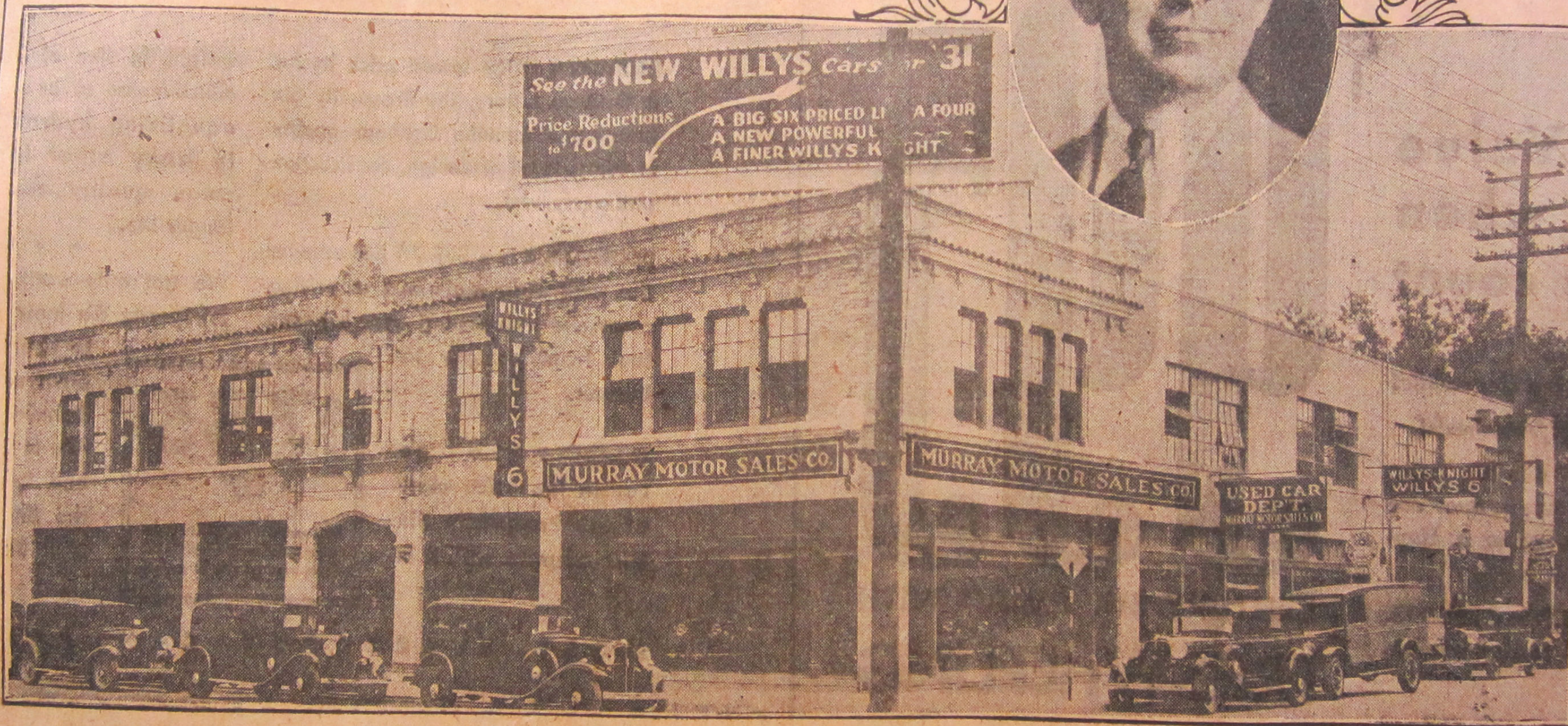
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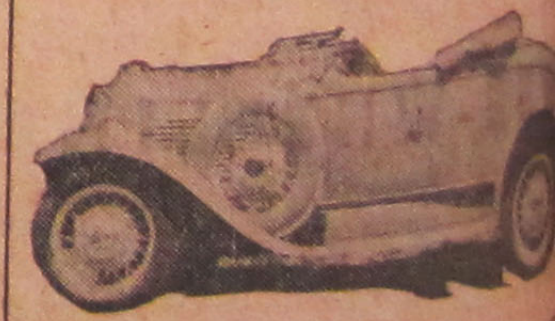
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SAN ANTONIO, TEXAS

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T. P. Haynie Bastrop, Texas
Youngs Auto Co. Boonville, Texas
Dismick Motor Co. Carrizo Springs, Texas
Winerich Motor Co. Corpus Christi, Texas
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A. J. Gustler Fayetteville, Texas
Ever-Ready Motor Co. Fredericksburg, Texas
A. G. Braun Motor Co. Georgetown, Texas
R. R. Benschel Gonzales, Texas
Jakobik Whippet Co. Oldenza, Texas

Thallman Motor Co. Hondo, Texas
Karnes City Motor Co. Karnes City, Texas
Eritz Von Minden LaFayette, Texas
Knight-Whippet Co. LaFayette, Texas
Winerich Motor Co. of Laredo. Laredo, Texas
Capps Motor Co. Mason, Texas

Modern Motor Co. Mathis, Texas
Schulte Sales Co. Maxwell, Texas
Ruppel-Haase Auto Co. New Braunfels, Texas
Quillian Motor Co. Pleasanton, Texas
Younger Motor Sales Co. San Marcos, Texas

Smith Whippet Co. San Saba, Texas
H. P. Schaefer Schulenburg, Texas
Janak Motor Co. Smithville, Texas
Taylor Knight-Whippet Co. Taylor, Texas
Frank J. Mainsh Auto Supply Co. Temple, Texas

Z. T. Whitecotton San Antonio, Texas
Leuschner-Blauch Motor Co. San Antonio, Texas
Joe B. Pleece San Antonio, Texas
Overland Sales Co. San Antonio, Texas
Ballard & Brown San Antonio, Texas



WEST



WEST



WEST



WEST



NORTH



NORTH



EAST – NORTH



NORTH



EAST 2ND FLOOR



EAST 1ST FLOOR



EAST



EAST



EAST – 2nd FLOOR



EAST 2ND FLOOR



SOUTH



EAST 1ST FLOOR



EAST - 2ND FLOOR AT FIRE ESCAPE



EAST - AT FIRE ESCAPE



EAST - 2ND FLOOR AT FIRE ESCAPE



EAST - 1ST FLOOR AT ELECTRICAL SERVICE



SOUTH



SOUTH



SOUTH



SOUTH



ROOF

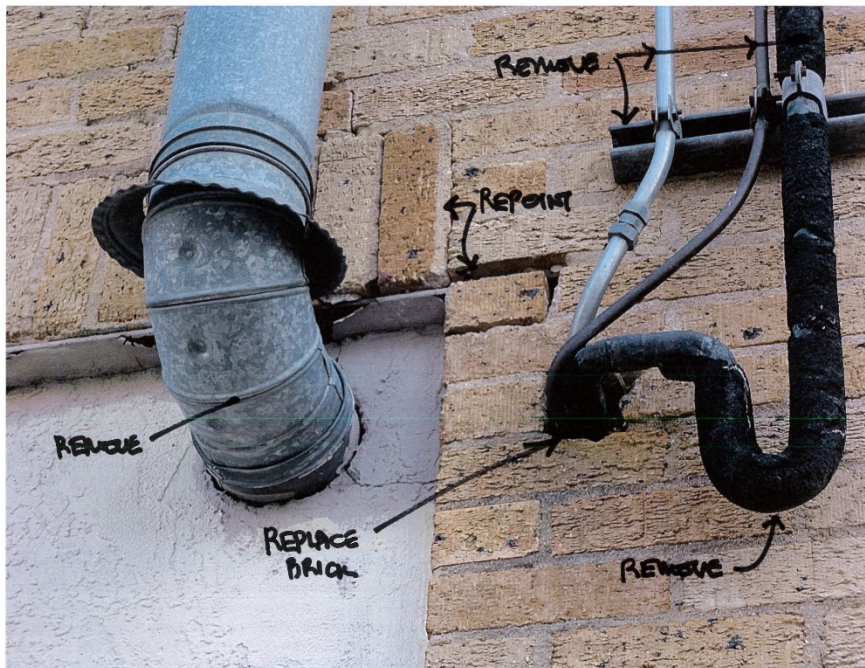
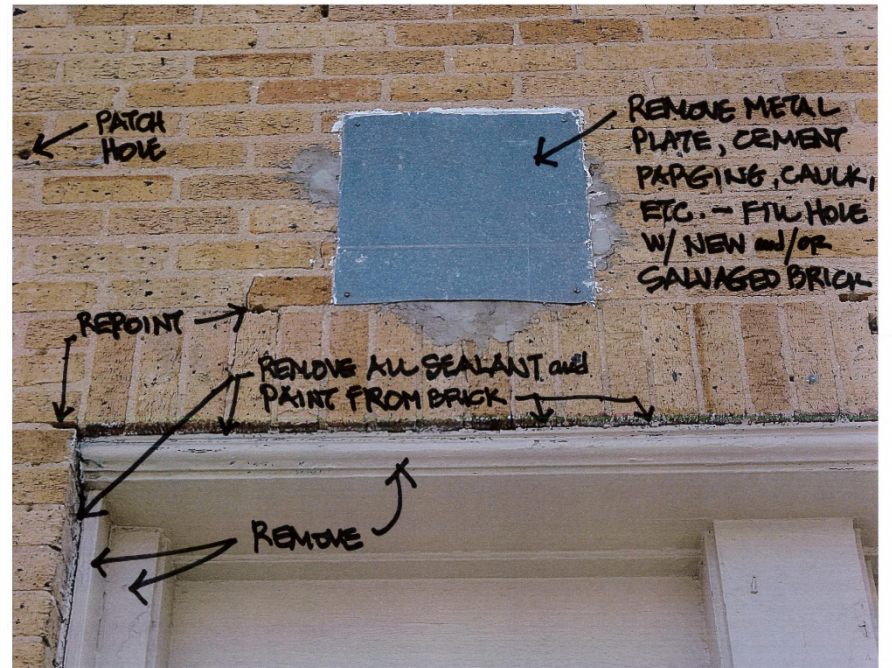


ROOF



MURRAY MOTOR OFFICE LOFTS
900 BROADWAY, SAN ANTONIO, TX

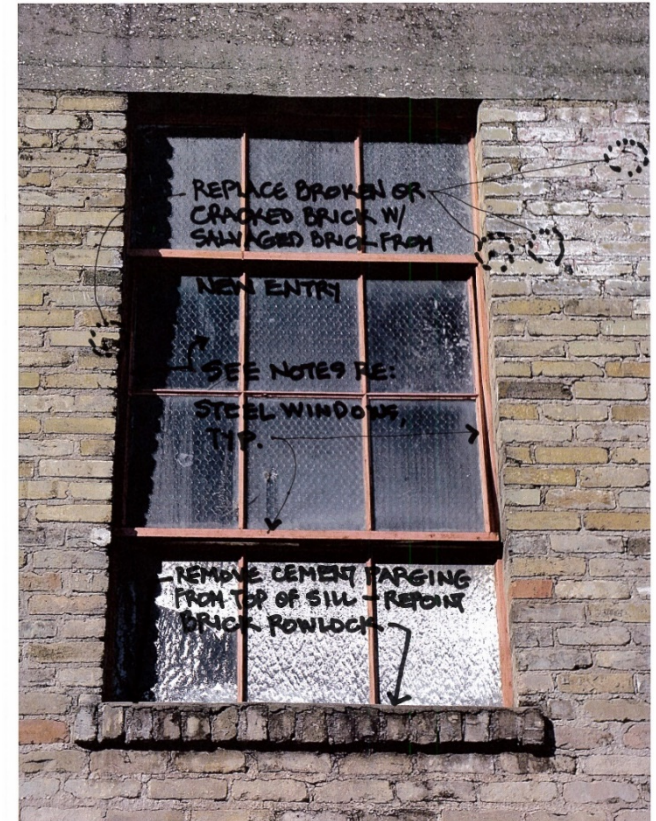
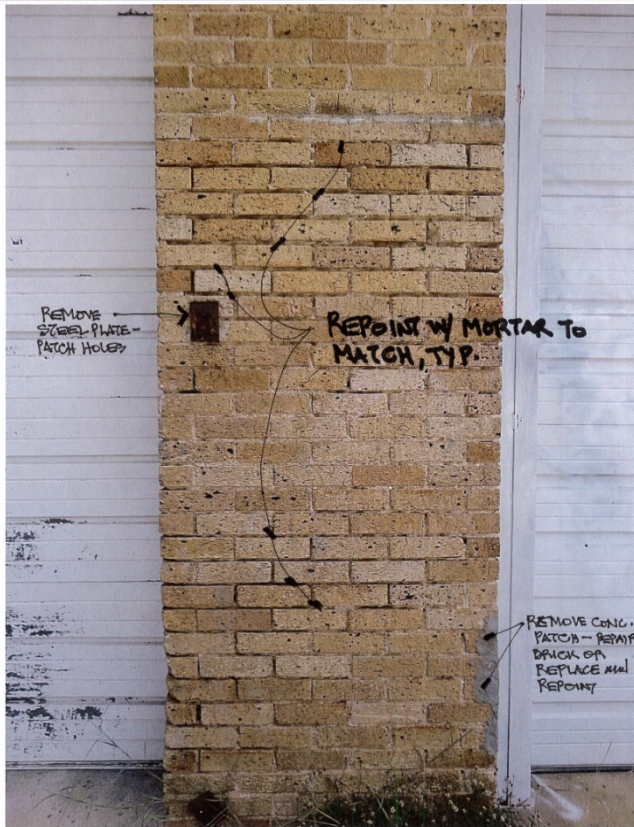


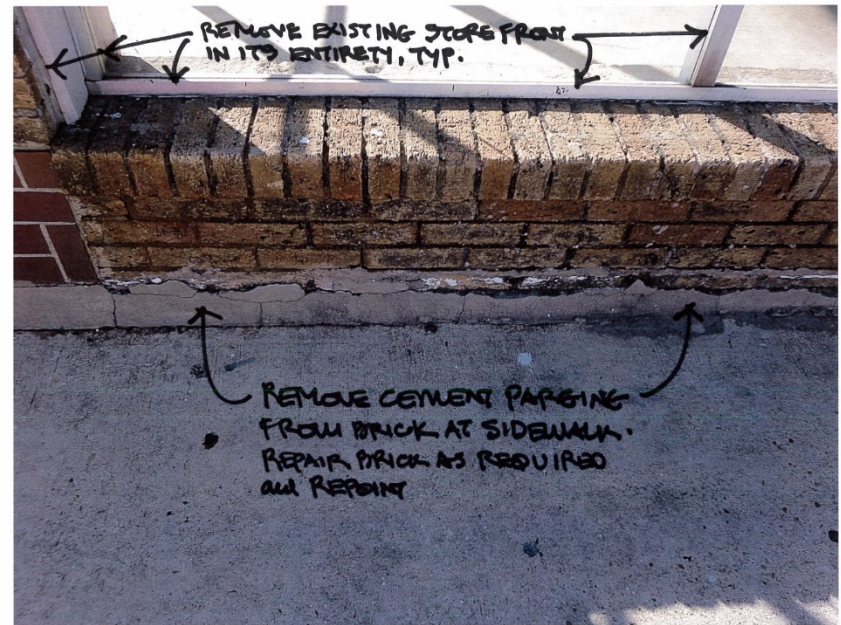
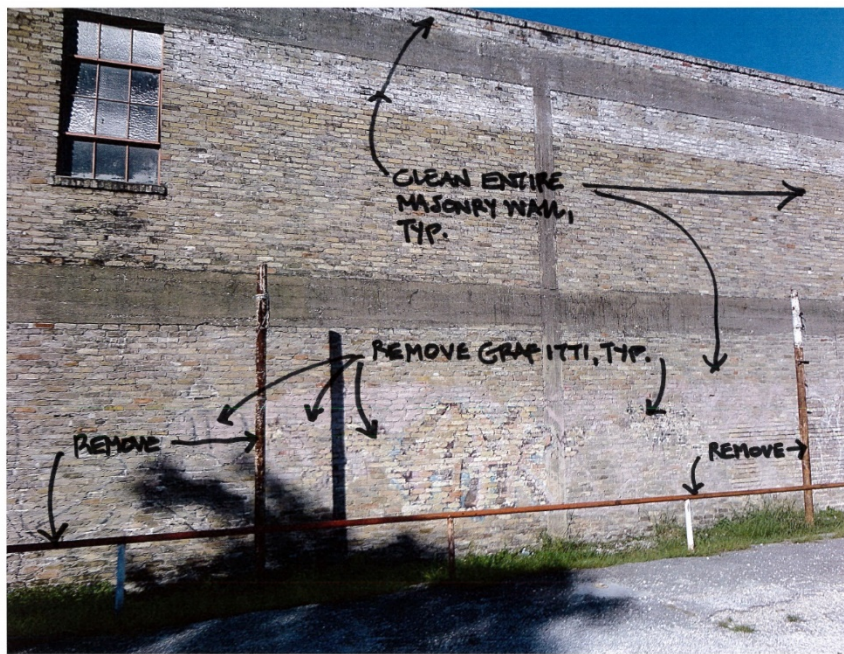


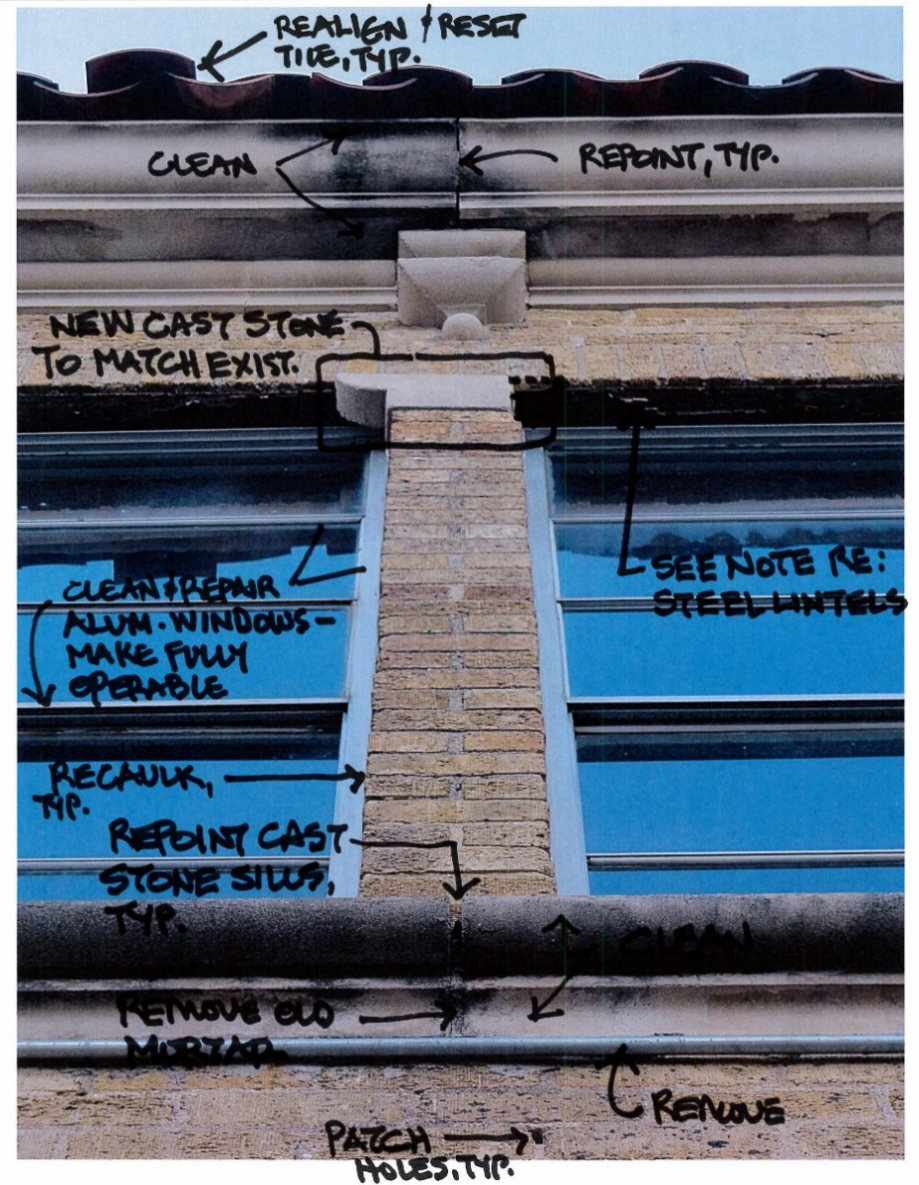
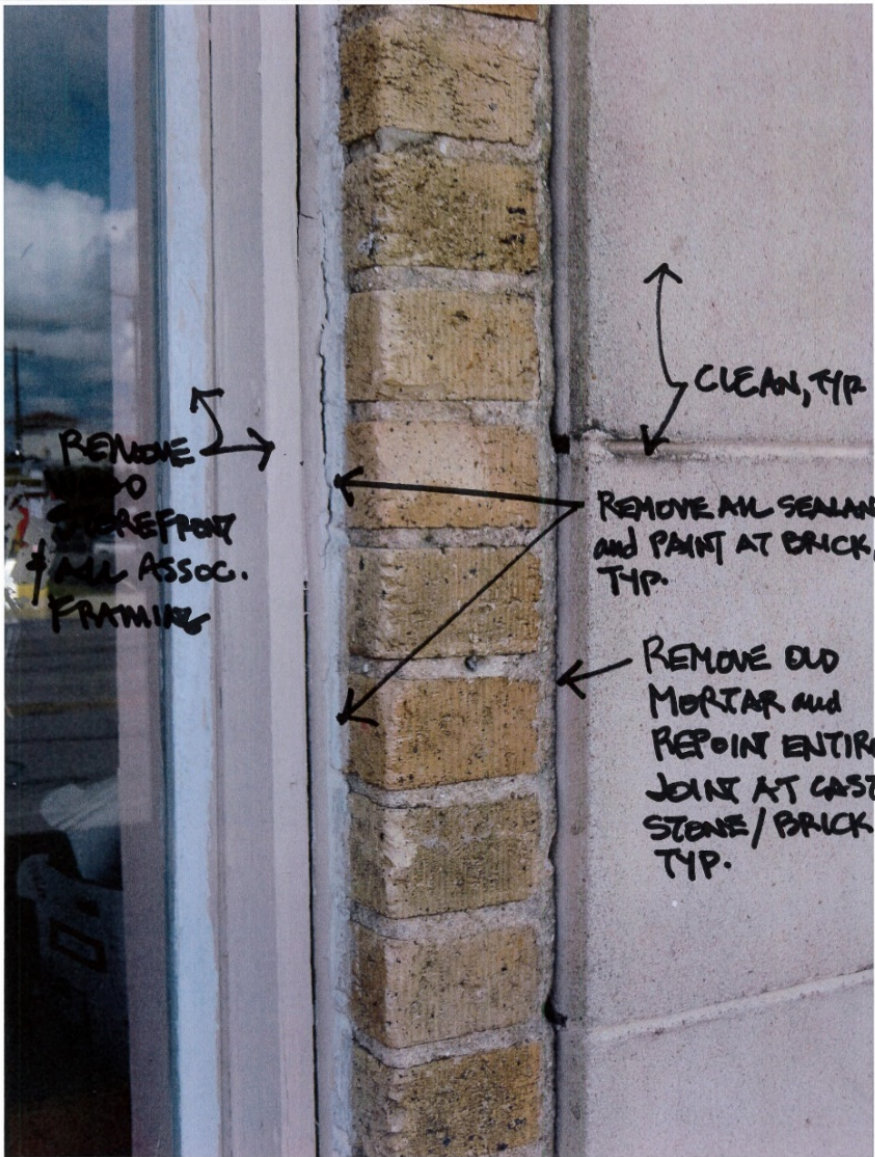
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PROPERTIES

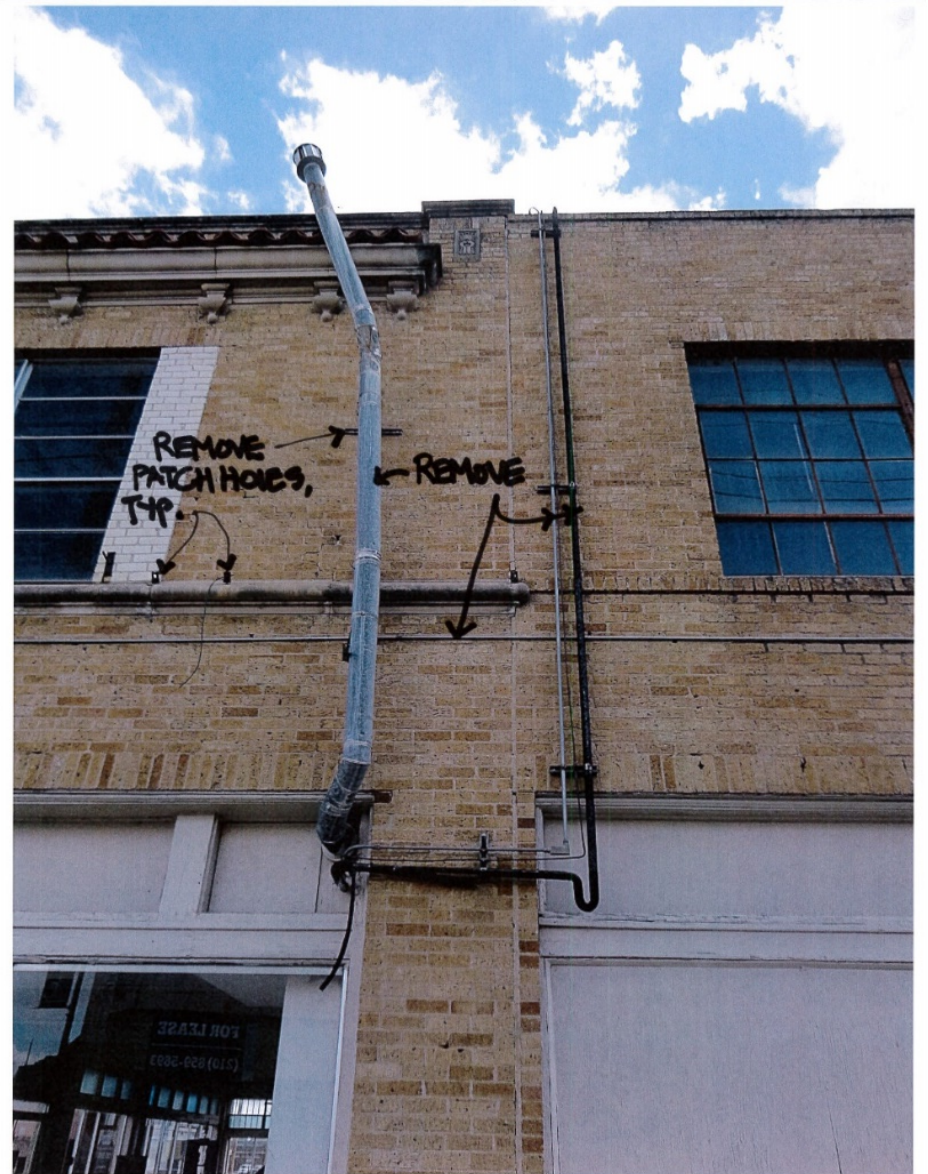
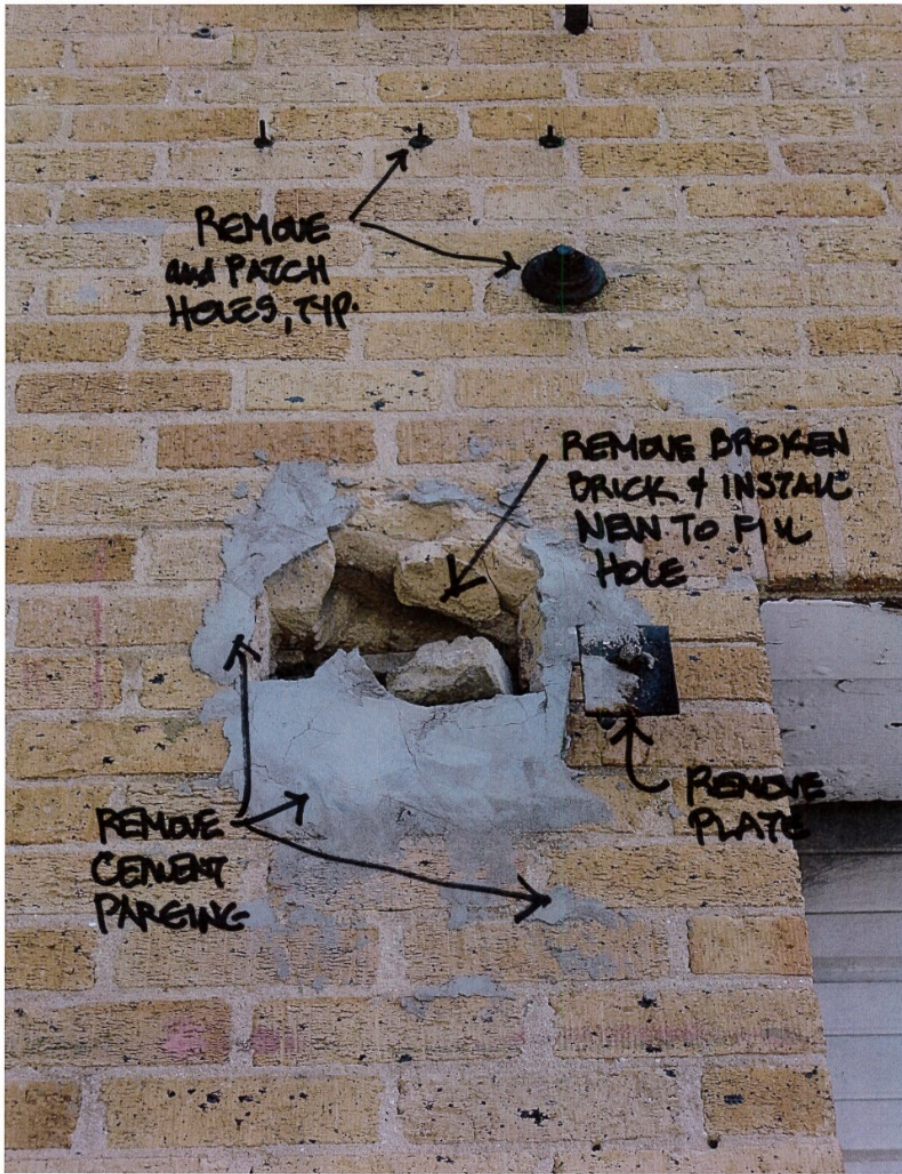
MURRAY MOTOR OFFICE LOFTS
900 BROADWAY, SAN ANTONIO, TX

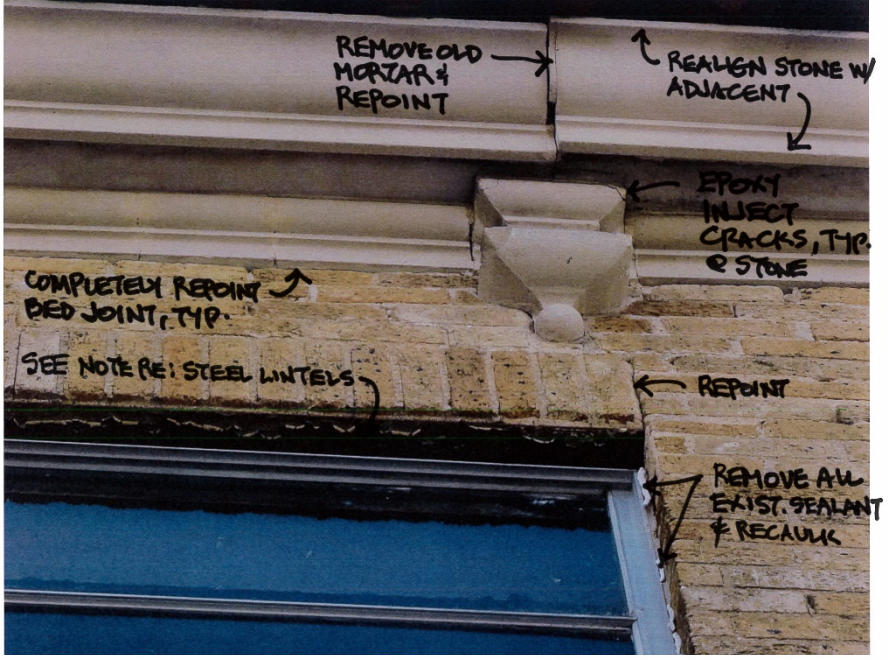
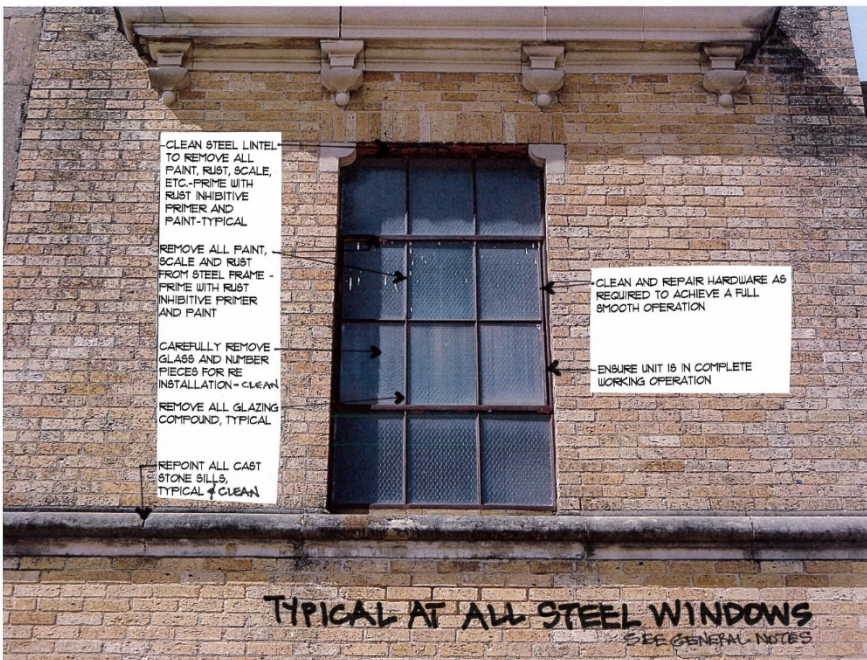














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