

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2015

Agenda Item No: 3

HDRC CASE NO: 2015-398
ADDRESS: 1617 W COMMERCE ST
LEGAL DESCRIPTION: NCB 2302 BLK 4 LOT E IRR 42 FT OF 5 & NE TRI 26 FT OF 6
ZONING: I1 HL
CITY COUNCIL DIST.: 5
APPLICANT: Eduardo Garcia/Duende Design
OWNER: Daniel Markson/521 W Commerce, LLC
TYPE OF WORK: Conceptual approval of rehabilitation and an addition
REQUEST:

The applicant is requesting conceptual approval to perform various rehabilitative tasks as well as construct an addition of approximately 1,200 square feet at the rear of the Contreras Ice House. Specifically within this request the applicant has proposed to demolish and reconstruct the existing flat roof canopy on the west side of the structure, restore the existing neon sign, restore the original W Commerce façade, remove the non original W Commerce canopy and various site improvements.

APPLICABLE CITATIONS:

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

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.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as

photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

iii. Lighting—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

iv. Awning materials—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

v. Building features—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

vi. Support structure—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

i. Historic context—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. Preferred location—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. Similar roof form—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. Height—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. Total addition footprint—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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

i. 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.

FINDINGS:

- a. The Contreras Ice House was constructed circa 1920 as the Lone Star Ice Company Station with an original address of 2117 W Commerce. In 1951, the property was identified as the Long Star Ice Delivery and by 1955 it was known as the Contreras Ice House. Circa 1955, the property obtained its current footprint and a refrigeration machine along the west elevation. The Contreras Ice House, also known as 1617 W Commerce was designated a local historic landmark on March 21, 2013.
- b. The applicant has proposed a number of rehabilitative tasks to the ice house, notably the demolition and replacement of the flat roof canopy on the west side of the structure, the removal of various electrical conduit on the facades, the restoration of the existing neon sign reading “Contreras Ice House”, the restoration of the original ice house structure, the removal of the non original and deteriorated storefront along W Commerce and the replacement of the exterior canopy and deteriorated columns. According to the Guidelines for Exterior Maintenance and Alterations 10.A., character defining features should be preserved, missing features should be replaced and the replacement of any materials should be done appropriately with in kind materials. Generally, the applicant’s proposal is consistent with the Guidelines. Staff recommends that the applicant provide additional details regarding materials upon returning to the HDRC.
- c. According to the Guidelines for Exterior Maintenance and Alterations 10.B.ii., non historic facades should be returned to their original design based on photographic evidence. The applicant has noted that the non original, deteriorated storefront along W Commerce will be removed. This is consistent with the Guidelines.
- d. The applicant has noted that the existing exterior canopy and deteriorated columns along W Commerce will be replaced. According to the Guidelines for Exterior Maintenance and Alterations 11.B.i., canopies should be replaced in kind whenever possible. New canopies should be based on photographic evidence of the original. The applicant is responsible for complying with this section of the Guidelines.
- e. At the rear of the historic structure, the applicant has proposed to construct an addition featuring approximately 1,200 square feet to house new restrooms, dining area and kitchen. According to the Guidelines for Additions 2.A., new additions should be designed to be in keeping with the existing, historic context of the block, be located at the side or rear of the building and feature a similar roof form and a transition between the historic structure and the new. Generally, the applicant’s proposal is consistent with the Guidelines.
- f. The applicant has proposed a number of site improvements including a new deck, ramps, lighting, rear yard seating and fencing along Alazan creek. A detailed landscaping plan has not been provided, however, the applicant has provided a site plan noting many of the previously mentioned requests. Staff recommends that the applicant provide additional information regarding site improvements prior to returning to the HDRC.

RECOMMENDATION:

Staff recommends conceptual approval of the proposed rehabilitation, site work and addition at the Contreras Ice House with the stipulations that the applicant provide more information regarding architectural detailing and materials as well as

meet with the Design Review Committee prior to returning to the HDRC.

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Edward Hall





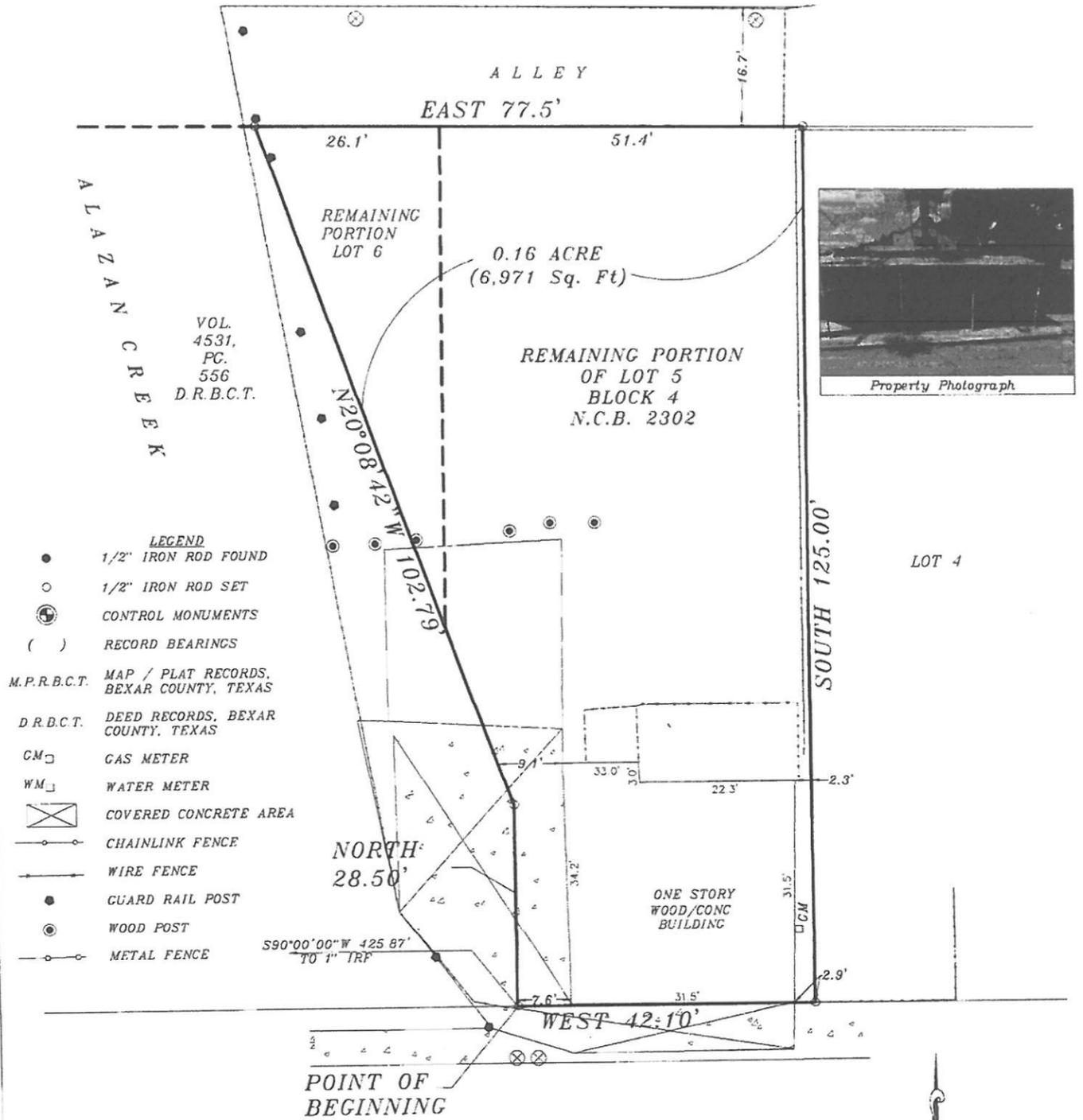
Flex Viewer

Powered by ArcGIS Server

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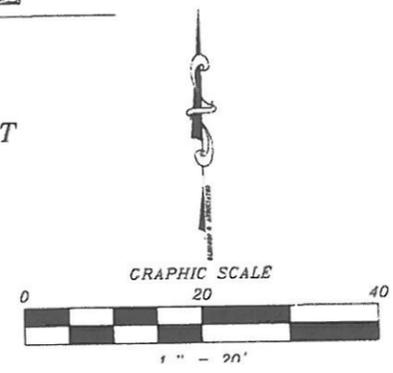
FLOOD ZONE INTERPRETATION. IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No 48029 C, Panel No 0395 G, which is Dated September 29, 2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) AE. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



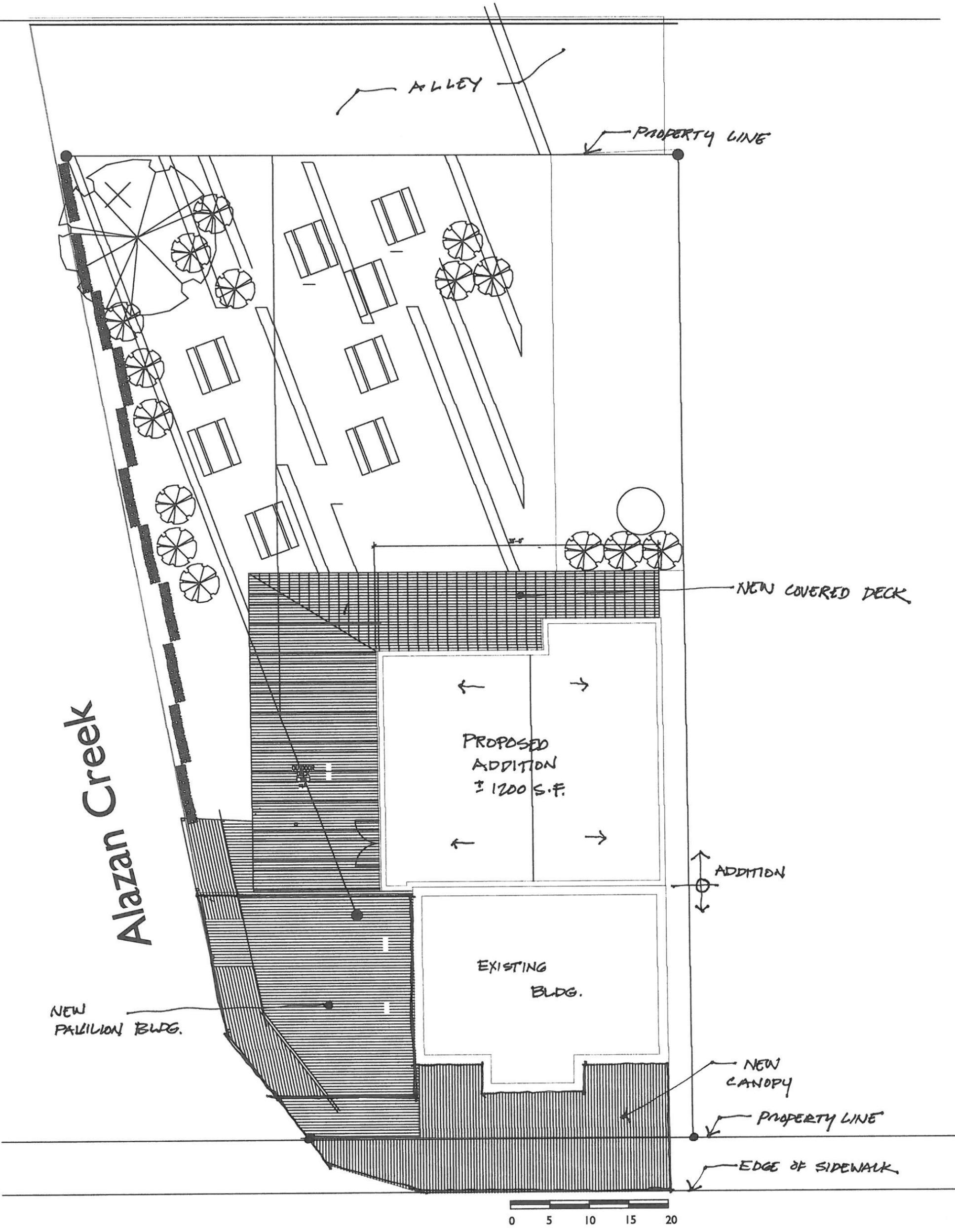
- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - ⊙ CONTROL MONUMENTS
 - () RECORD BEARINGS
 - M.P.R.B.C.T. MAP / PLAT RECORDS, BEXAR COUNTY, TEXAS
 - D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS
 - CM □ GAS METER
 - WM □ WATER METER
 - ⊠ COVERED CONCRETE AREA
 - CHAINLINK FENCE
 - +— WIRE FENCE
 - GUARD RAIL POST
 - ⊙ WOOD POST
 - METAL FENCE

LEGAL DESCRIPTION:
 ALL OF LOTS 5 AND 6, BLOCK 4, NEW CITY BLOCK 2302, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT, HOWEVER THAT PORTION OF LOT 6 CONVEYED TO THE CITY OF SAN ANTONIO BY DEED RECORDED IN VOLUME 817 PAGE 508, BEXAR COUNTY DEED RECORDS; AND FURTHER SAVE AND EXCEPT THAT PORTION THEREOF CONVEYED TO SAN ANTONIO RIVER AUTHORITY BY DEED RECORDED IN VOLUME 4531 PAGE 556, BEXAR COUNTY DEED RECORDS.

W. COMMERCE STREET
 (50' RIGHT-OF-WAY)
 (BEARING BASIS)

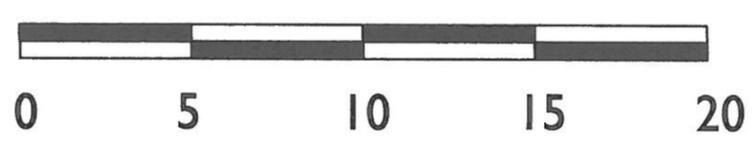
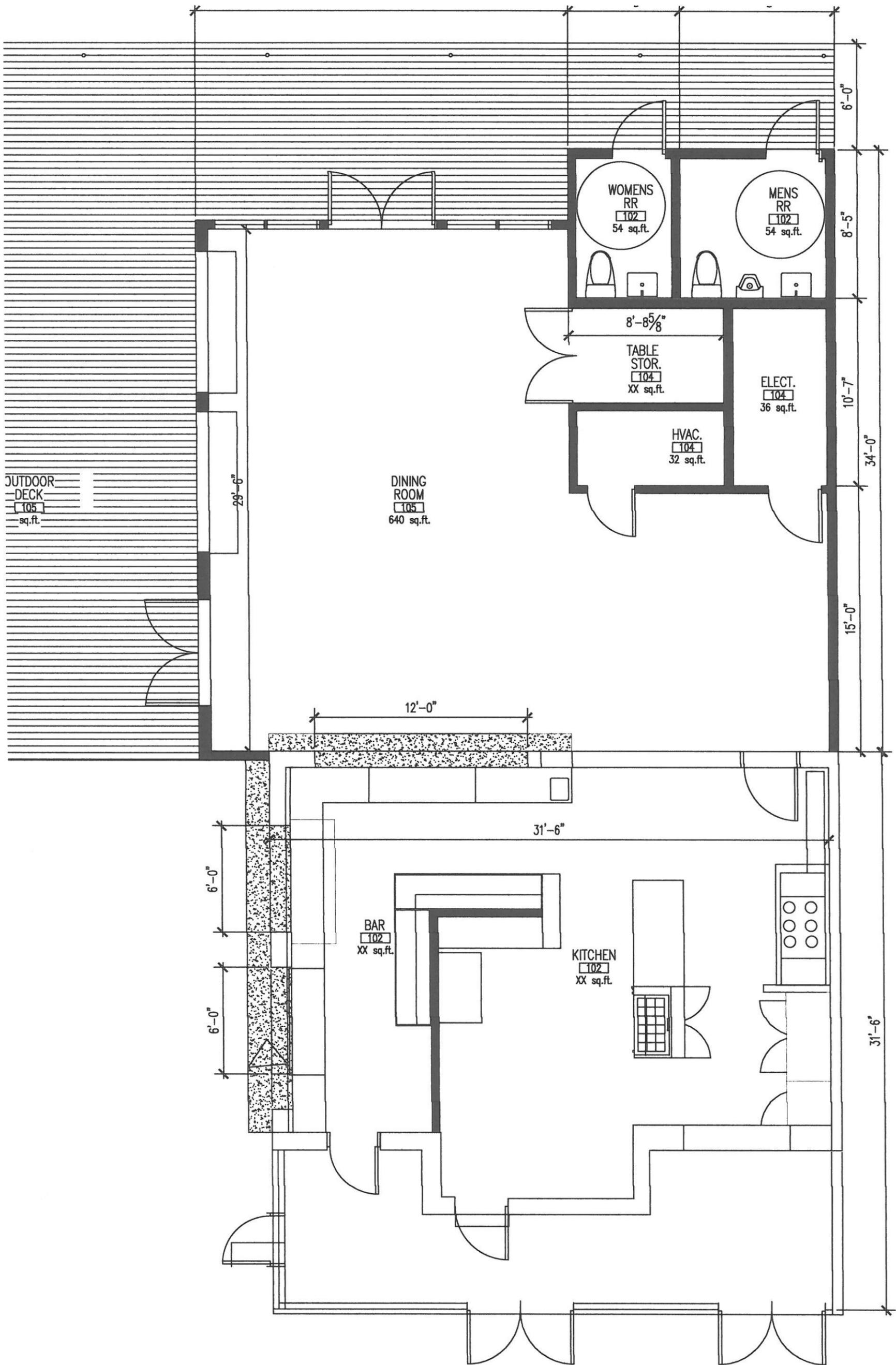


PROPOSED BORROWER: JAIME MACIAS



Commerce St.





CONTRERAS ICE HOUSE - FLOOR PLAN

$\frac{1}{8}'' = 1'-0''$

NEW | EXISTING
← ⊕ →

16'-0"
STUCCO

MTG. ROOF

PIPE COLS

GLASS OVER-HEAD DOORS

NEW OVERHEAD DOORS
NEW PAVILLON ROOF
NEW STEEL COLS.

WEST ELEVATION
 $3/16" = 1'-0"$
0 2 4 6 8
DDA



