

HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 11

HDRC CASE NO: 2015-107
ADDRESS: 801, 803, 809,815 S ST MARYS
LEGAL DESCRIPTION: NCB 738 BLK 1 LOT N IRR 120 OF 1 OR A1,S IRR 51.6 OF N 117 OF 1&2,NE TRI OF 6 OR A7
ZONING: C2 IDZ H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Bryan Penn
OWNER: Bryan Penn
TYPE OF WORK: Fencing and exterior modifications
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a wrought iron fence on the property.
2. Create 4 new window openings and install 4 new windows into the existing east façade.
3. Create a new window opening and install a new window into the existing north facade.
4. Create 1 new door opening and install 1 new door into the existing east façade.
5. Install festoon patio lighting with new metal supports.
6. Create 7 new window openings and install 7 new windows into the existing west facade.

APPLICABLE CITATIONS:

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

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

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 facade 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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.
- ii. *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.
- iii. *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.
- iv. *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.

FINDINGS:

- a. The structure at 801/803/809/815 S St Mary's, also known as the King William Professional Building was constructed circa 1940, underwent facade alterations circa 1970 and is located at the corner of S St Mary's and Madison in the King William Historic District. This property received Historic Tax Certification on September 4, 2013, for roof replacement, the cleaning of the brick facade and exterior painting.
- b. This case was reviewed by the Design Review Committee on April 7, 2015. At that meeting, committee members

expressed concern over the grouping and size of the proposed windows. Since that meeting, the applicant has reduced the number of proposed windows on both the S St Mary's and Madison facades and has altered both the size and grouping of the windows on the Madison façade.

- c. The applicant has proposed to install a wrought iron fence on the rear (southwest) side of the building to enclose a proposed outdoor patio. According to the Guidelines for Site Elements B., new fences should appear to be similar to those used historically within the district in terms of their scale, transparency and character and should be composed of materials that are complementary of those of the primary structure and other fences throughout the district. The applicant's proposal is consistent with the Guidelines.
- c. The applicant has proposed to create 4 new window openings in the east façade that fronts S St Mary's. Currently, the east wall features no windows. Staff finds that the creation of these four window openings as well as the installation of four new windows is appropriate given the proposed use of the structure which is a restaurant / bar. The applicant has proposed for the window frames to be long leaf pine with double paned Low-E glass with a slight gray tint. While the proposed wood windows are consistent, staff recommends that the applicant consider a glass with no tint to be consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.ii.
- d. The north façade of the structure forms a unique corner at the intersection of S St Mary's and Madison where the applicant has proposed to create a new window opening as well to install a new window with three slender window panes. Staff finds that the placement as well as size of this window is appropriate.
- e. The applicant has proposed to create a new door opening and install a new door to match the two existing single width doors on the east façade. Staff finds that given this structure's past façade alterations and the proposed location of the door, this proposal is appropriate.
- f. The applicant has proposed to install festoon lighting in the outdoor patio area where the proposed wrought iron fence is located. According to the Guidelines for Exterior Maintenance and Alterations, new light fixtures should be placed in a location that does not distract or damage the primary building's façade or any façade elements. The proposal to install festoon lighting is consistent with the Guidelines.
- g. The applicant has proposed to create seven new window openings in the west facade that fronts Madison Street. Currently, the west wall features no windows. The applicant has proposed for the windows on the Madison façade to be five (5) feet in height and to include two groupings of two windows and one grouping of three windows to further relate to the existing façade. Staff finds that this grouping is appropriate and the proposed materials are consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.ii. Staff recommends that the applicant use a window pane with no tint.

RECOMMENDATION:

Staff recommends approval of items #1 through #6 with the following stipulations:

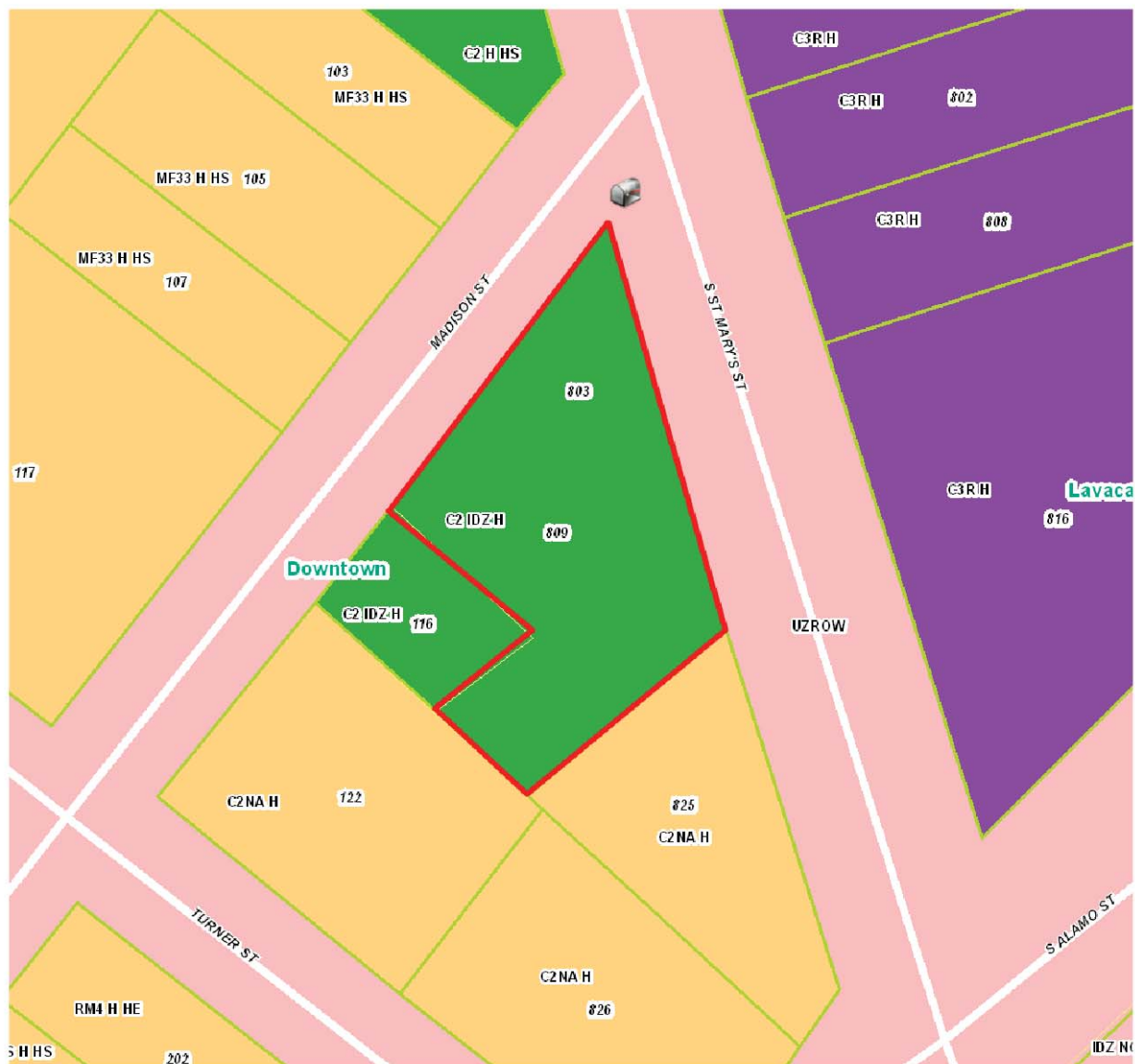
- i. That the proposed fence be no taller than four (4) feet in height at any location.
- ii. That the proposed metal pole supports for the outdoor patio festoon lighting match the wrought iron fence in appearance.

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

Printed: Mar 24, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



MARTINEZ ARCHITECTURE

1100 Broadway St., Suite 300R

San Antonio, Texas 78215

Marcello@MartinezAIA.com

4 March 2015

Office of Historic Preservation
1901 S. Alamo
San Antonio, TX 78204

Re: Francis BogSide (A/P # 2041122)

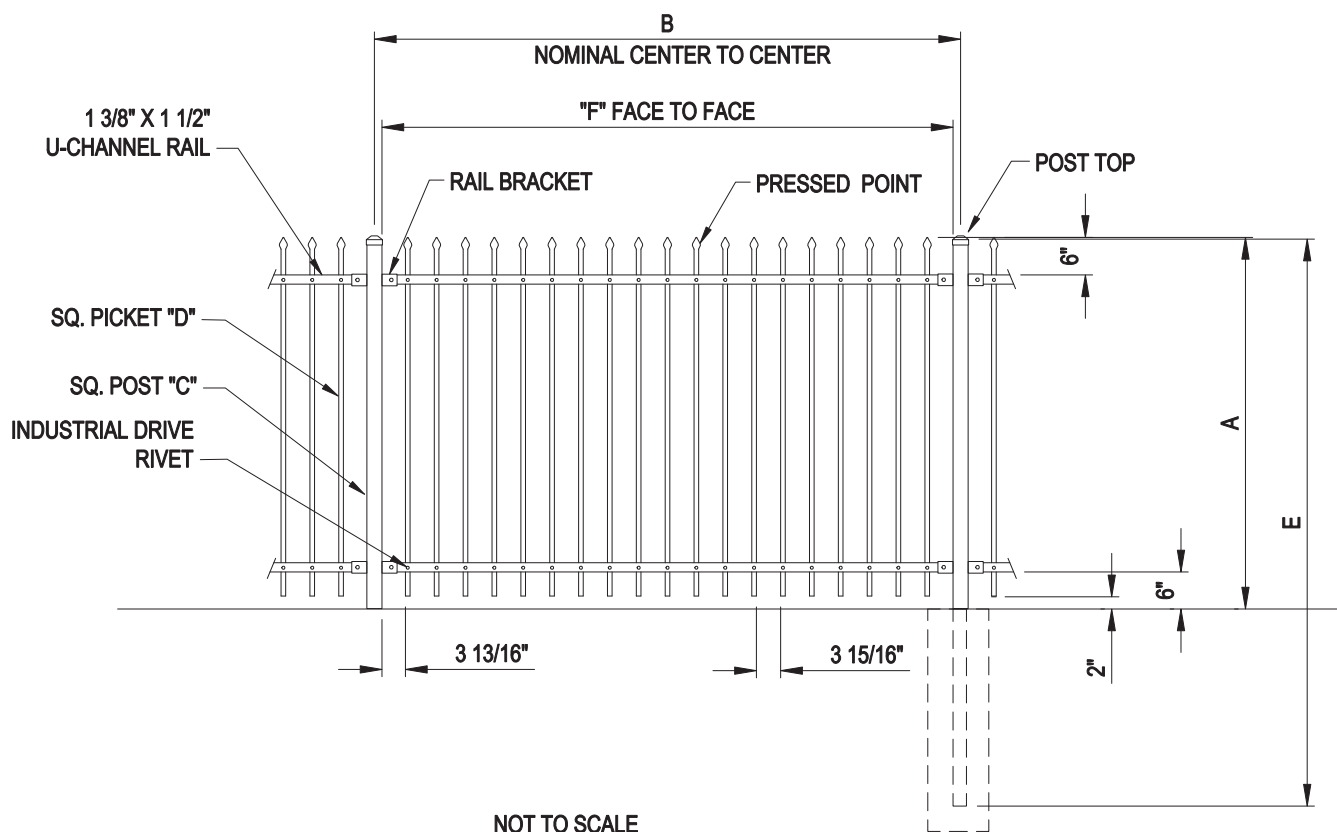
To Whom It May Concern:

The scope of work for Francis BogSide (A/P #2041122) consists mostly of an interior finish-out to an existing lease space within the King William Professional Building, located at 803 S. St. Mary's Street. Our scope of work does call for a wrought iron fence to enclose an outdoor patio at the rear of the lease space. This patio is currently a portion of an existing asphalt parking lot. The specifications for this wrought iron fence are included in the package for this office. This proposed patio is to be lit by typical outdoor festoon lights.

Included in the interior finish out for Francis BogSide will be 3-5 ton package units that will be placed on the roof of the existing lease space. Sheet A4.02 of our exhibit shows that the existing parapet wall is high enough to where it will completely hide the rooftop units from sidewalk, street, and parking lot view.



IRON WORLD
9390 DAVIS AVE.
HOWARD COUNTY, MD, 20723
PHONE: (301) 776-7448
TOLL FREE: 1-866-310-2747
FAX: (301) 776-7449
www.ironworldfencing.com



NOT TO SCALE

NOM HEIGHT (A)

3' - 0"
3' - 6"
4' - 0"
5' - 0"
6' - 0"
7' - 0"
8' - 0"

CUSTOM HEIGHTS
AVAILABLE

POST OPTION (C)

2" SQ X 14 GA
2 1/2" SQ X 12 OR 14 GA
3" SQ X 12 GA
4" SQ X 11 GA
6" SQ X 3/16" WALL

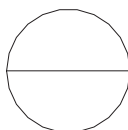
PICKET OPTION (D)

3/4" SQ 14 GA
OR 16 GA
1" SQ 18 GA

A ____ " NOM HEIGHT
B ____ " NOM SECTION LENGTH
C ____ " POST SIZE ____ GAUGE
D ____ " PICKET SIZE ____ GAUGE
E ____ " POST LENGTH
F ____ " FACE TO FACE OF POSTS W/
STD. FLAT MOUNT BRACKET

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER..
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION.
FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 2812-080.



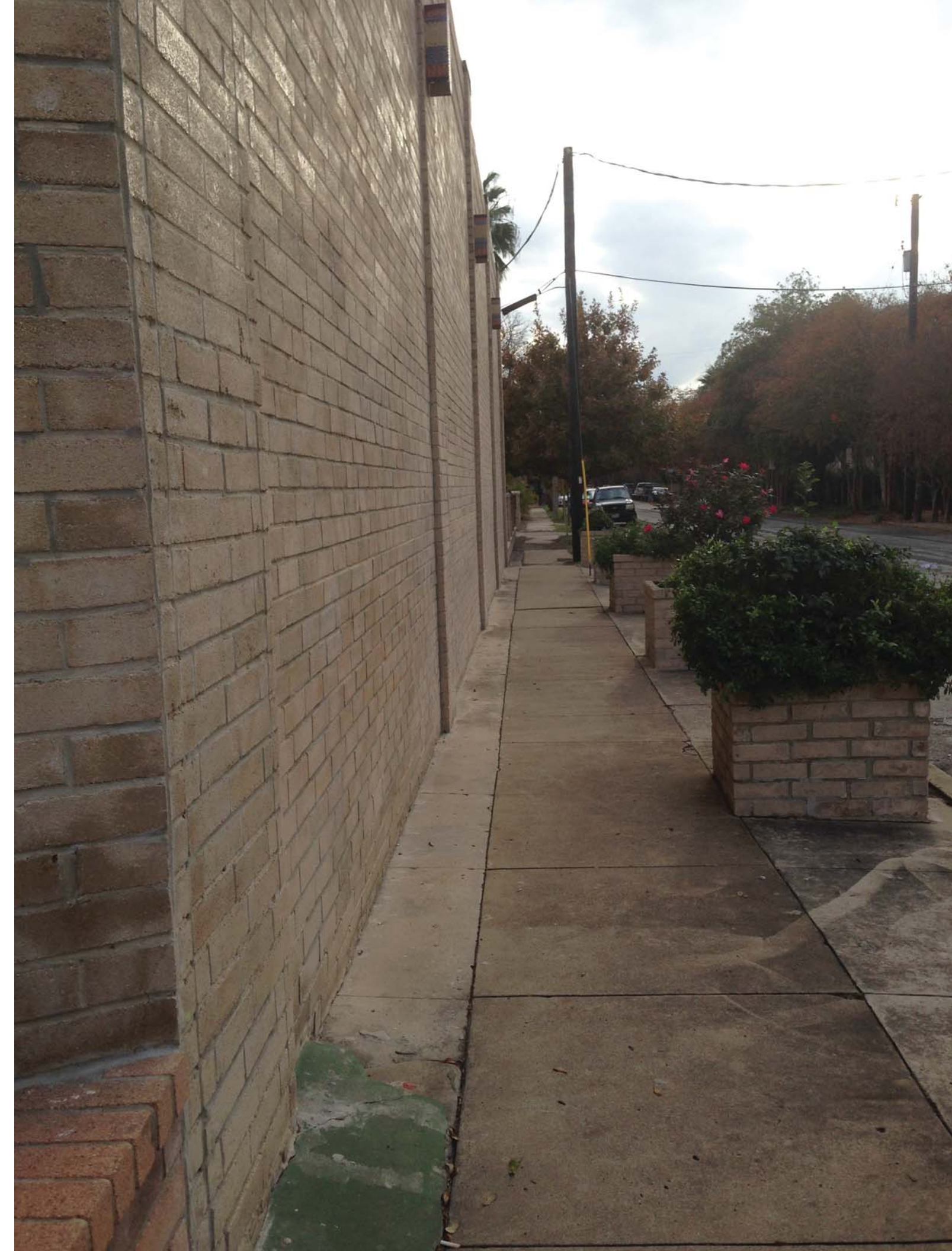
BARCELONA FENCE

2 RAIL















thurlow & co.
COMMERCIAL REAL ESTATE
FOR LEASE
CALL
THURLOW

Madison
S ST MAPS

YEAR

