

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 4

HDRC CASE NO: 2015-193
ADDRESS: 1303 S ST MARYS
LEGAL DESCRIPTION: NCB 2877 BLK 2 LOT 8
ZONING: C3 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Sheila Torres
OWNER: Marina Bogrande
TYPE OF WORK: Exterior painting
REQUEST:

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

Paint the existing structure a dark plum color; a color which is not widely used or as common throughout the King William Historic District. The applicant has proposed to paint the building's cornice and two exterior door like panels the plum color. The majority of the structure's façade is to remain tan.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.

FINDINGS:

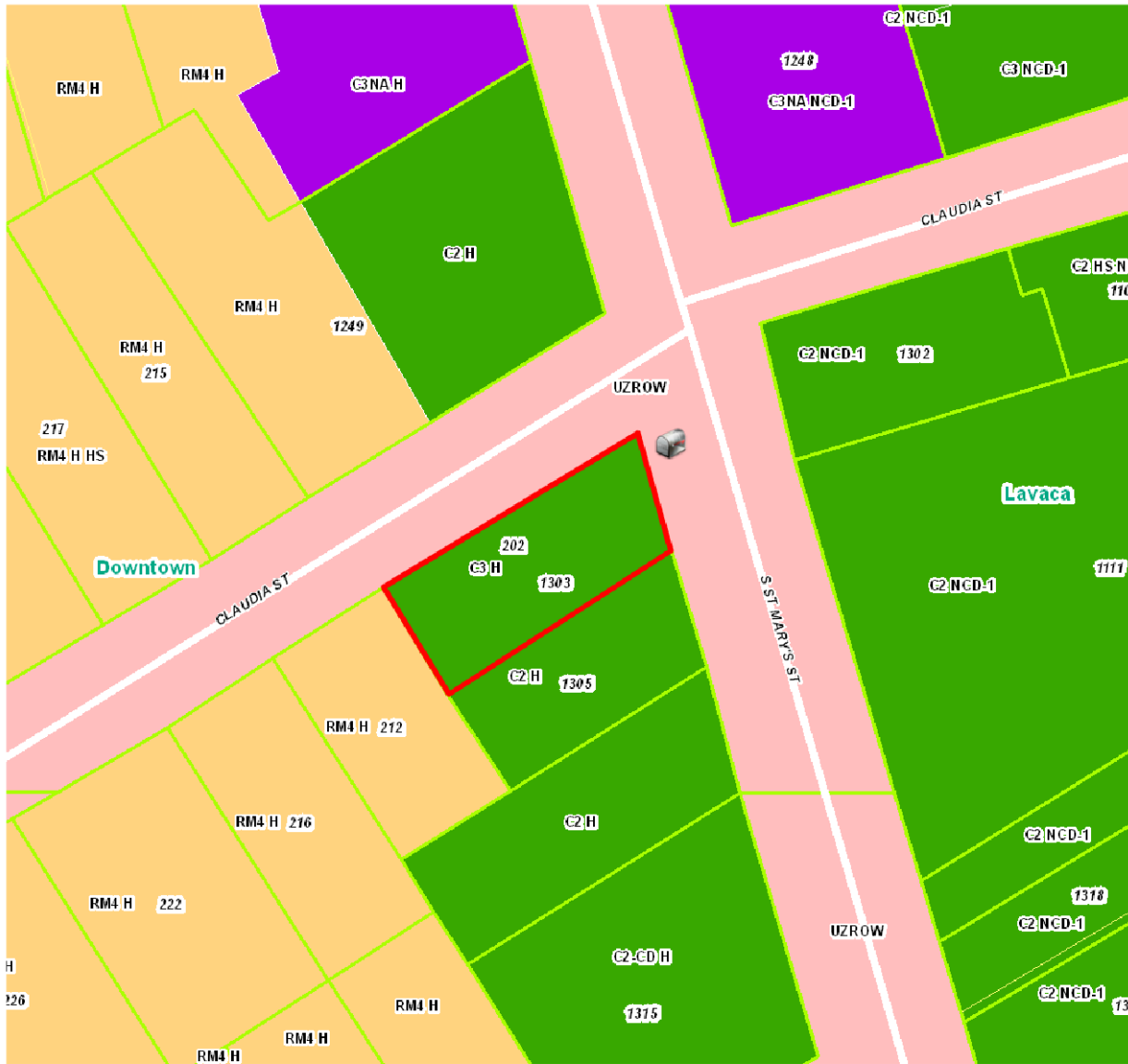
- a. The applicant has proposed to paint wood elements of the existing structure as well as two door like panels. The applicant's proposal to paint these wood elements is consistent with the Guidelines for Exterior Maintenance and Alterations 2.A.iii. and iv.
- b. Typically, dark colors are not used as the main paint colors for structures in the King William Historic District. The applicant has proposed to paint a portion of the structure plum that is far less than half of the structure's painted façade area. In addition to this, paint is perhaps the most reversible alteration to a historic structure. Staff finds the applicant's proposal appropriate.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: May 12, 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.



Plum

A

Plum

Plum

B

B

1303

Plum