

HISTORIC AND DESIGN REVIEW COMMISSION

July 1, 2015

Agenda Item No: 24

HDRC CASE NO: 2015-234
ADDRESS: 1902 SAN PEDRO AVE
LEGAL DESCRIPTION: NCB 1858 BLK 1 LOT 12 AND 13
ZONING: C2 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Marcus Guerra
OWNER: Goen Otha Morris
TYPE OF WORK: Exterior alterations
REQUEST:

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

1. Clean and patch exterior walls. Exterior paint. Replace existing tile detailing with new black tile to match existing pattern. Resurface parking lot. Repair existing storefront. Replace existing doors.
2. Infill two existing window openings on the side.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

iv. *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)

i. *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.

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.

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.

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.

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.

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.
- 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.

11. Canopies and Awnings

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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).
- 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.

FINDINGS:

- a. The case was first heard by the HDRC on June 17, 2015, at that time the case was referred to the Design Review Committee. The applicant submitted revised drawings at the DRC meeting to address some of the staff and Commission's concerns. The DRC noted removing the side windows would be acceptable if properly infilled, and recommended that if installation of the canopy was still in the plan to look for historic photos. The Committee expressed concern regarding the modifications to the proportions of the front doors but found the proposed solution appropriate.
- b. According to the Guidelines for Exterior Maintenance and Alterations, existing door and window openings should be preserved. The proposed window repairs are consistent with the guidelines.
- c. Consistent with the Guidelines for Exterior Maintenance and Alterations, historic doors should be repaired if possible. When deteriorated beyond repair, doors should be replaced in kind to match existing. Although the existing doors appear to be original, the proposed replacement doors will allow for placement of interior push bars which are required for emergency egress.
- d. Consistent with the Guidelines for Exterior Maintenance and Alterations, filling in historic window or door openings should be avoided. The proposed infill of the existing windows should be avoided.

RECOMMENDATION:

- 1. Staff recommends approval of item 1 as submitted based on findings a-b.
- 2. Staff does not recommend approval based on finding c.

CASE MANAGER:

Adriana Ziga

Circa Building

1902 San Pedro Ave. - Monte Vista



San Pedro Ave - Frontage



North Alley - Side Elevation



W. Craig Place - Side Elevation





EXISTING WINDOW FRAME



EXISTING FRONTAGE



EXISTING "STOREFRONT"



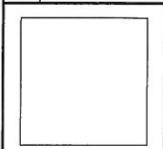
GOEN SOUTH



CIRCA BUILDING
REMODELING/ FINISH OUT
1902 SAN PEDRO AVE.
SAN ANTONIO, TX

THORNGRAVES
ARCHITECTS PLANNERS INTERIORS
105 MONTGOMERY • ALAMO HEIGHTS, TX 78209 • PHONE 210.222.0194 • FAX 210.222.0195

NO	REVISIONS/DATE
01	JAN / 2015-04-14



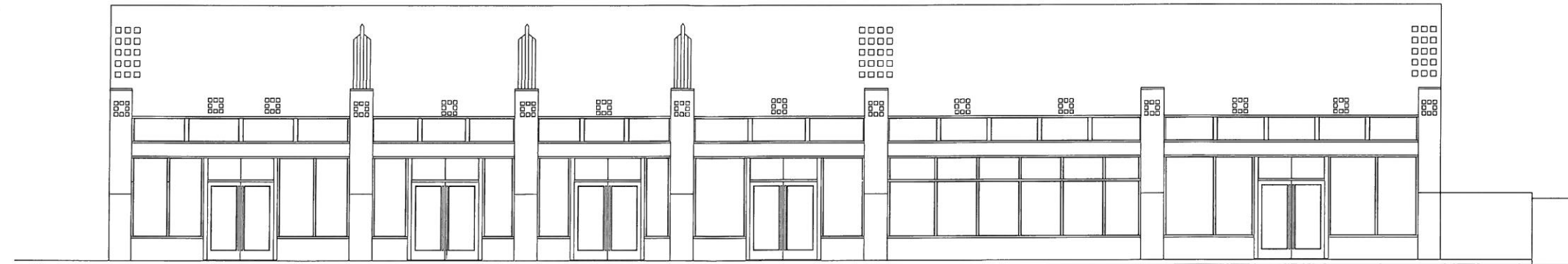
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CHECKED	LAT	DATE	02.27.2015

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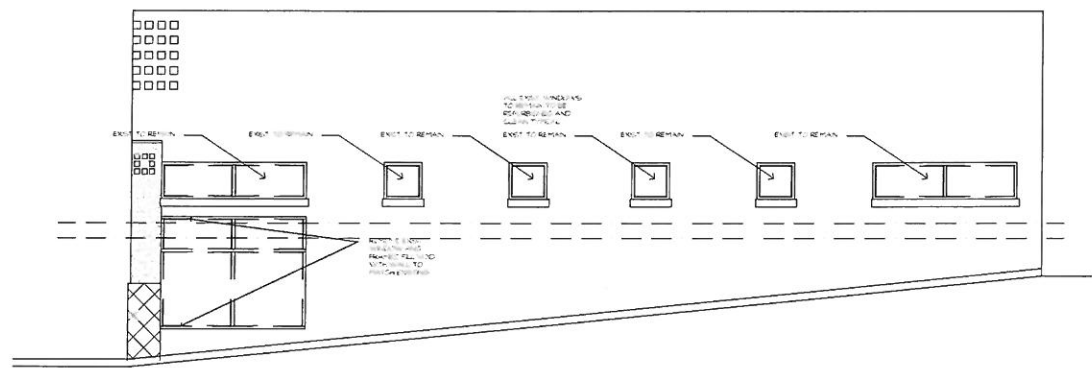
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NEW WORK

SHEET NO

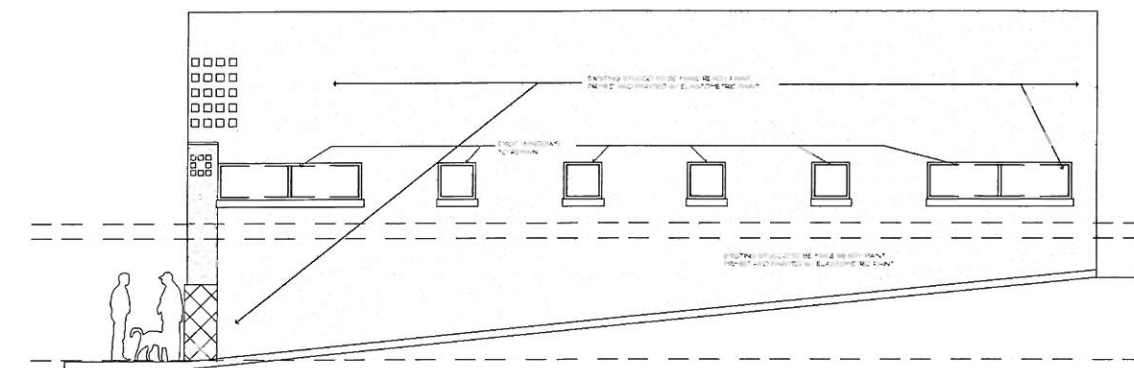
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4 EXISTING ELEVATION
SCALE 3/8" = 1'-0"

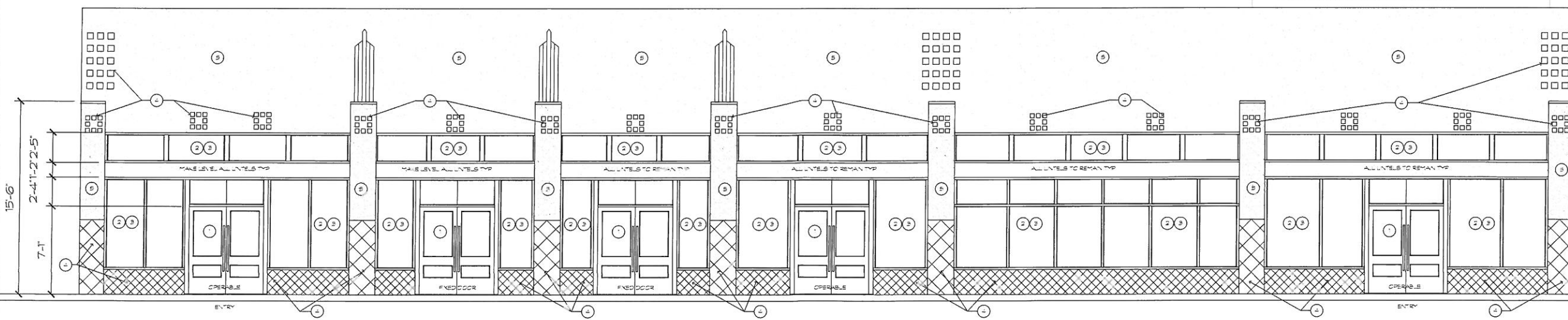


3 EXISTING SIDE ELEVATION
SCALE 3/8" = 1'-0"



2 NEW SIDE ELEVATION
SCALE 3/8" = 1'-0"

- KEY NOTES:
- EXISTING WOOD DOOR/VERT FRAMES TO REMAIN AND BE REFURBISHED TYPICAL NEW WOOD DOORS TO BE INSTALLED
 - EXISTING WINDOWS ARE TO REMAIN AND REPAIRED WHERE NEEDED
 - EXISTING WOOD WINDOW VERTICAL FRAMES AND TRIM TO REMAIN AND BE REFURBISHED TYPICAL
 - REMOVE EXIST TILE AND REPLACE WITH NEW TILE TO MATCH EXIST COLOR TO BE SELECTED BY OWNER ARCH
 - WHERE EXISTING PLUMBING OR EXISTING WALL OCCURS TO MATCH EXISTING WALL EXTERIOR STUCCO SHALL BE REINFORCED STUCCO TO MATCH EXISTING WALL SURFACE ON EXPANDED AT LATH BACKED W/ FELTS AND SHEATHING OVER STUCCO SYSTEM FINISH WITH ELASTOMERIC PAINT COLOR TO BE SELECTED



1 NEW FRONT ELEVATION
SCALE 1/4" = 1'-0"

D

SW 7014
Eider White

SW 7015
Repose Gray

SW 7016
Mindful Gray

SW 7017
Dorian Gray

SW 7018
Dovetail

SW 7019
Gunite Gray

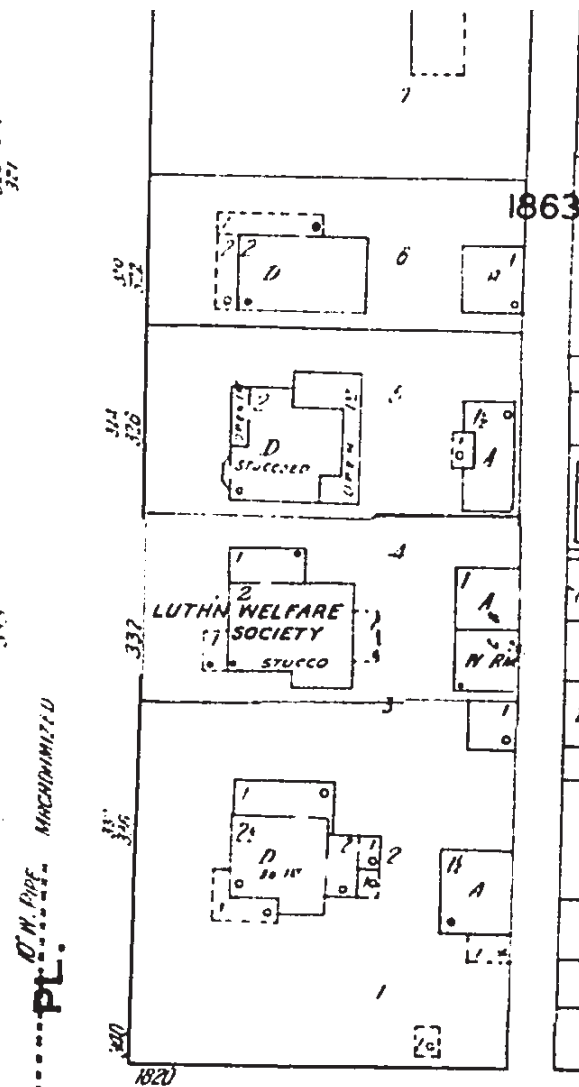
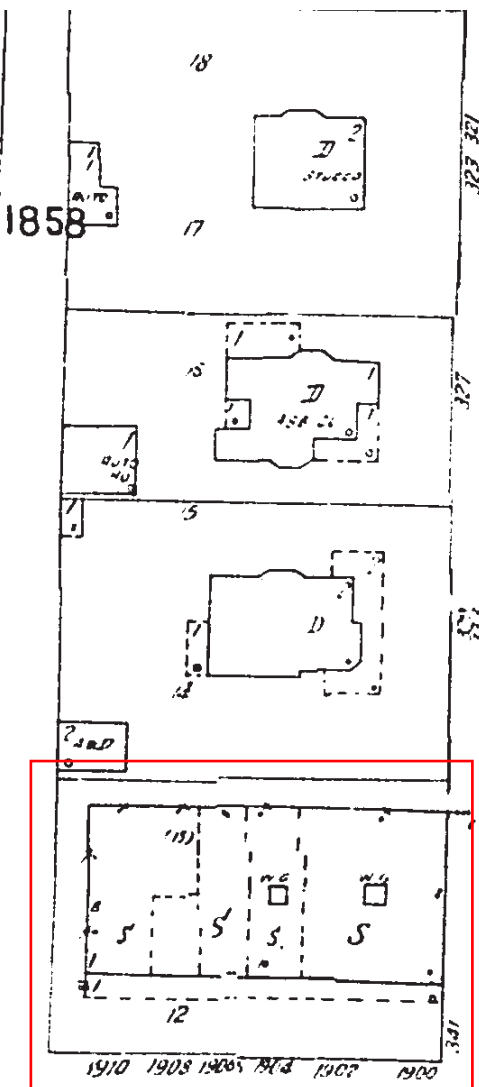
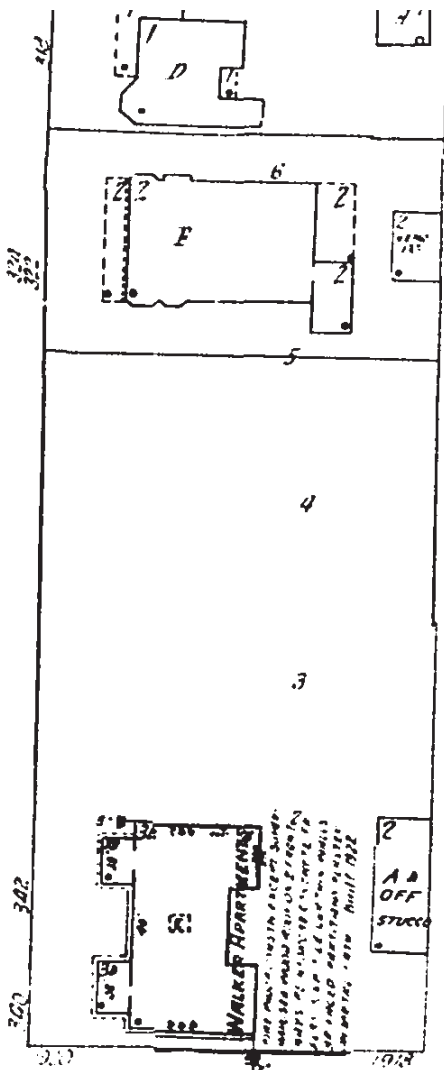
MAIN EXTERIOR WALL

ABOVE AND BELOW MAIN
ENTRY DOORS

COLUMNS

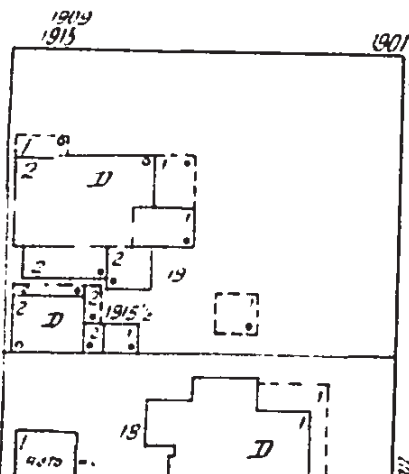
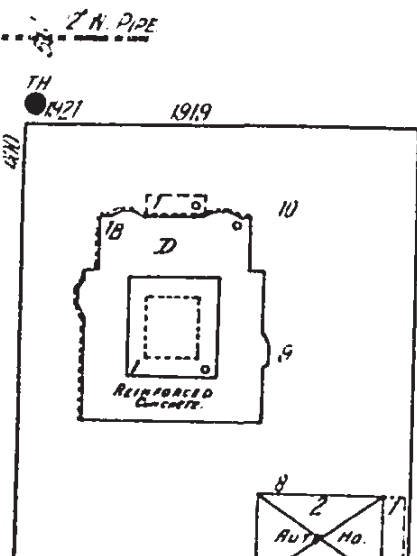
W. WOODLAWN

AV.

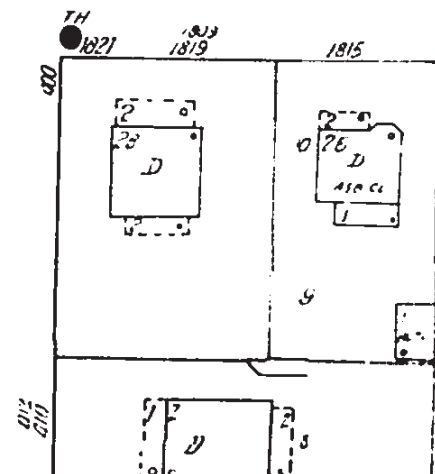


SAN PEDRO

AV.



W. CRAIG





CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 6/23/15

HDRC Case# _____

ADDRESS: 1902 San Pedro

Meeting Location: 1901 S. Alamo

APPLICANT: Marcus Guerra

DRC Members present: _____

Staff present: Aeliana Ziga

Others present: _____

REQUEST: Exterior modifications.

COMMENTS/CONCERNS: MG - putting everything back the

way it is. tile - not salvageable, chipped a too much paint.
TC - can you determine type of tile? MG - Yes, we'll go back
to it as close as possible. BF - so only one window is
being removed? MG - Yes, it keeps getting broken. TC - proper
solution for infill. MG - inset stucco to show original opening
TC - new doors dramatically changed proportions. MG -
require push bars inside. TC - if you want the canopy, look
for historic photos. Look for evidence on hardware. MG -
would be ok w/ partial canopy BF - WAK if he can't afford to put
it back completely I wouldn't recommend it.

COMMITTEE RECOMMENDATION:

APPROVE ☒

DISAPPROVE ☐

APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

6/23/15
Date