

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 6

HDRC CASE NO: 2015-261
ADDRESS: 201 E GRAYSON ST
LEGAL DESCRIPTION: NCB 975 BLK 18 LOT 11, 12 & 13
ZONING: C3 RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: Jonathan Card/Urbanist Design
OWNER: Gray Street Partners
TYPE OF WORK: Exterior modifications

REQUEST:

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

1. Rehabilitate the façade as well as make minor exterior alterations to the primary structure at 201 E Grayson.
2. Partially demolish an adjacent steel frame structure on the property to create an open-air enclosed parking area.
3. Remove an existing overhead rolling door and metal door that are to be replaced by a new overhead rolling door and the creation of a new door opening to the right (south) of the existing openings.

APPLICABLE CITATIONS:

UDC Section 35-672. Neighborhood Wide Design Standards

(b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

- A. Within a fifty-foot setback from the edge of the river ROW use, at a minimum, type E; or
- B. Within a twenty-foot setback from a property line adjacent to a street use, at a minimum, type B; or
- C. Within a twenty-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

UDC Section 35-674. Building Design Principles

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units or five (5) acres, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles focus on promoting buildings that will be compatible in scale and appear to "fit" in the community by using materials and forms that are part of the San Antonio design traditions. The policies and standards also promote designs that enhance the streets in the area, as well as the Riverwalk, as places for pedestrians. As such, the policies and guidelines address only broad-scale topics and do not dictate specific design solutions, architectural styles, or details with the exception that the standards for "RIO-3" contain more specific requirements.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.

F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.

G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section 35-676. Alteration, Restoration and Rehabilitation

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

(a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

(b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

(c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.

(d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.

(f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.

(h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations

and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINDINGS:

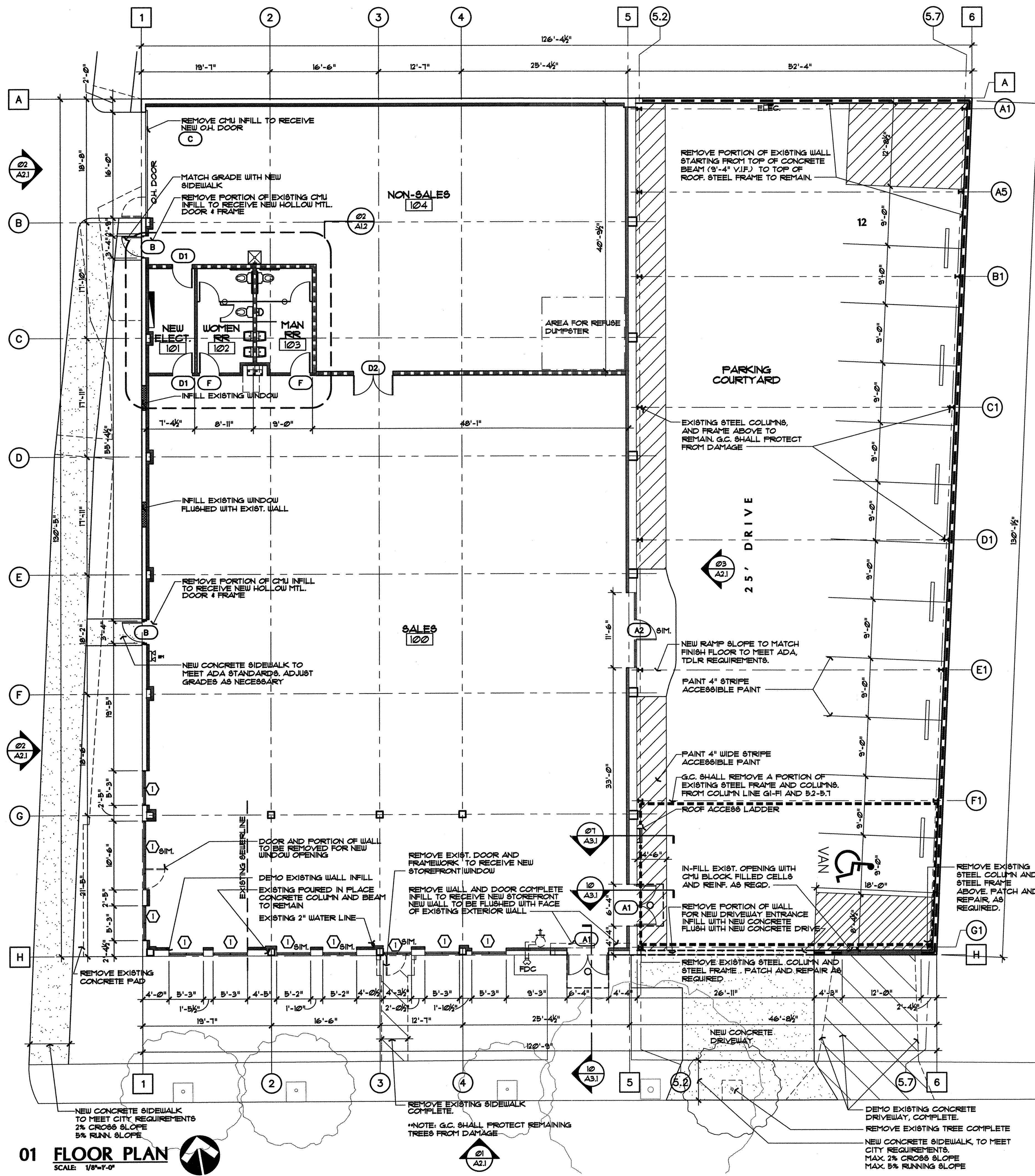
- a. This request was heard by the Design Review Committee on both April 7, 2015, and May 12, 2015. At the April 7 meeting, committee members expressed concern over the proposed alterations to the front façade fronting E Grayson. At the May 12 meeting, a revised design was presented which addressed both Office of Historic Preservation staff's concerns and the DRC's suggestions regarding the previous design.
- b. The primary structure at 201 E Grayson was constructed circa 1940 and is zoned RIO-2.
- c. Currently, the lot at 201 E Grayson features two structures which are joined. The first, the primary structure features a stucco façade and commercial storefront windows facing E Grayson. The second structure, joined to the primary structure on the east façade, is a steel frame building which the applicant is proposing to partially demolish and modify.
- d. On the south façade, the applicant has proposed to remove the existing store front system on the south facade, some of which has previously been altered, and install a new storefront system featuring 4 ½" clear anodized aluminum storefront frames with 1" grille dividers and tempered glass. In addition to the installation of a new storefront system, the applicant has proposed to install decorative panels in the existing vertical stucco space between each existing glazing system. The applicant's proposal retains the existing, original spacing and dimensions and is consistent with the UDC Section 35-676(i) which states that contemporary designs to existing properties should not destroy the existing architectural material in regards to size, scale, color material and character.
- e. The south façade of the primary structure features two door openings, both which are currently single width. The applicant has proposed to install a new aluminum storefront system for both of these doors and will not change the existing widths. With the installation of the easternmost storefront system on the south façade, the applicant will also close an existing second level window opening. While this window is original to the structure, staff finds that its enclosing is appropriate given that the main design intent of the existing original structure will largely remain intact. This is consistent with the UDC Section 35-676(i).
- f. On the east façade, the applicant has proposed to install a new door to be identical to the easternmost door of the south façade and a new storefront system to provide access from the proposed parking area into the structure. This is consistent with the UDC Section 35-676(i).
- g. Along with various minor repairs, the applicant has proposed to repair the exterior wall by patching any holes and restoring and repainting the existing tile work. This proposal is consistent with the UDC Section 35-676(i).
- h. Aside from the existing, primary structure, the site features a one story CMU structure to the north of the primary structure and a double height steel frame structure to the east of the primary structure. The applicant has proposed multiple alterations to these structures.
- i. The applicant has proposed to partially demolish the walls of the adjacent steel framed structure from 9' – 4" above the finished floor to the roof. The applicant has proposed to retain the existing steel structure and to incorporate on site parking behind the remaining structure. The applicant will enclose the existing garage door and create a new, wider opening to the left of the existing opening. The applicant's proposal to locate parking at the side of the site, buffered by the walls of the existing, partially demolished steel structure is consistent with UDC Section 35-672(b)(3) requirements regarding the buffering and screening of on-site parking, however the applicant has proposed CMU's to enclose these openings. Given the small amount of proposed additional CMU's, staff finds this request appropriate.
- j. The applicant has proposed a small area of decorative metal panels to include two decorative steel fans that are be attached to the steel frame. The applicant's proposals are consistent with the UDC Section 35-674(d)(1) and (2).
- k. According to the UDC Section 35-674(g), awnings, arcades and canopies should accentuate the character defining features of a building, should be constructed of metal, wood or fabric, should contain a color that is coordinated with that of the building. The applicant has proposed awnings that complement elements of the existing structure in both material and color. This is consistent with the UDC.
- l. The applicant is proposing to remove an existing overhead rolling door and adjacent metal at the rear of the existing structure and to replace them both with new doors. The new over head rolling door will be approximately 4 feet wider than the existing door requiring the applicant to create a new door opening to the right (south) of the existing openings. Given its location on a side street and it's non original status, staff finds that the replacement of both doors as well as the creation of a new door opening is appropriate.

RECOMMENDATION:

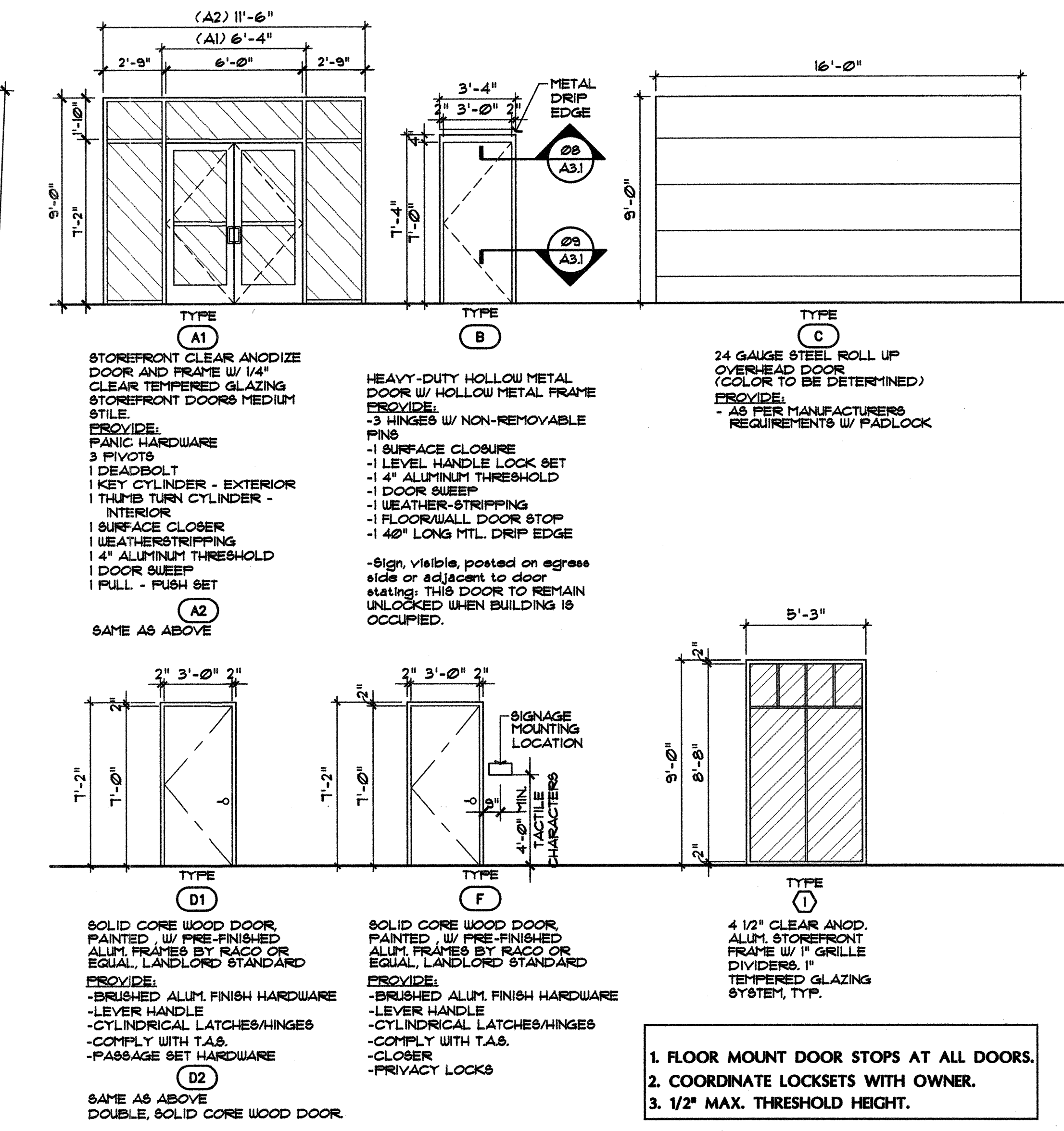
Staff recommends approval as submitted based on findings a through l.

CASE MANAGER:

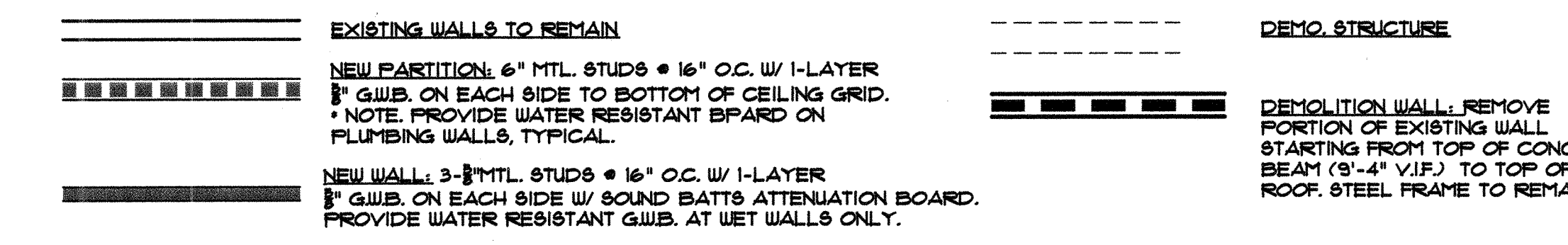
Edward Hall



DOOR TYPES:



WALL CONSTRUCTION LEGEND:



GENERAL NOTES:

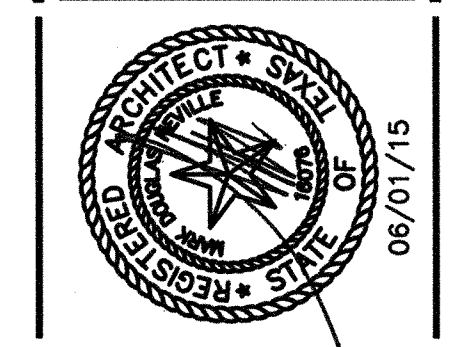
- 1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ARCHITECT OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
- 2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE OF WALL, UNLESS OTHERWISE NOTED. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF METAL PANEL OR STUCCO WALL UNLESS OTHERWISE NOTED.
- 3. PROVIDE NECESSARY BLOCKING IN WALLS WHERE FIXTURES, SIGNAGE, SHELVING, CABINETS, COUNTERS, CHAIR RAIL, CORNICE TRIM, AND OTHER MISCELLANEOUS ITEMS THAT REQUIRE A RIGID AND SECURE ATTACHMENT TO SAID WALL.
- 4. UNLESS NOTED OTHERWISE, ALL DOORS ARE TO BE LOCATED AT 4" FROM INSIDE FACE OF PARTITION TO EDGE OF JAMB.

REVISIONS	DATE	#

These drawings and accompanying Specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating dimensions at the job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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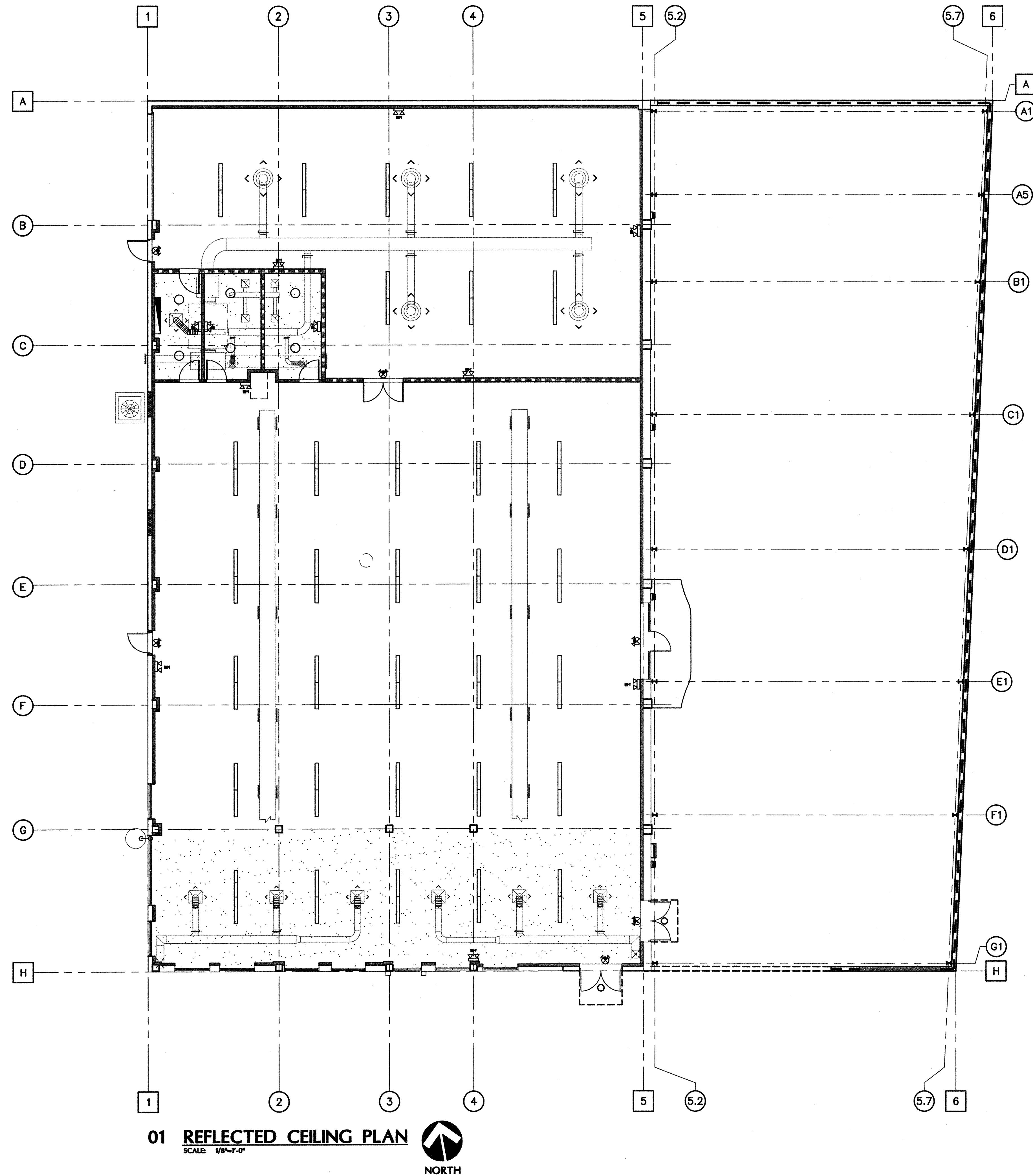
VILLA PARK
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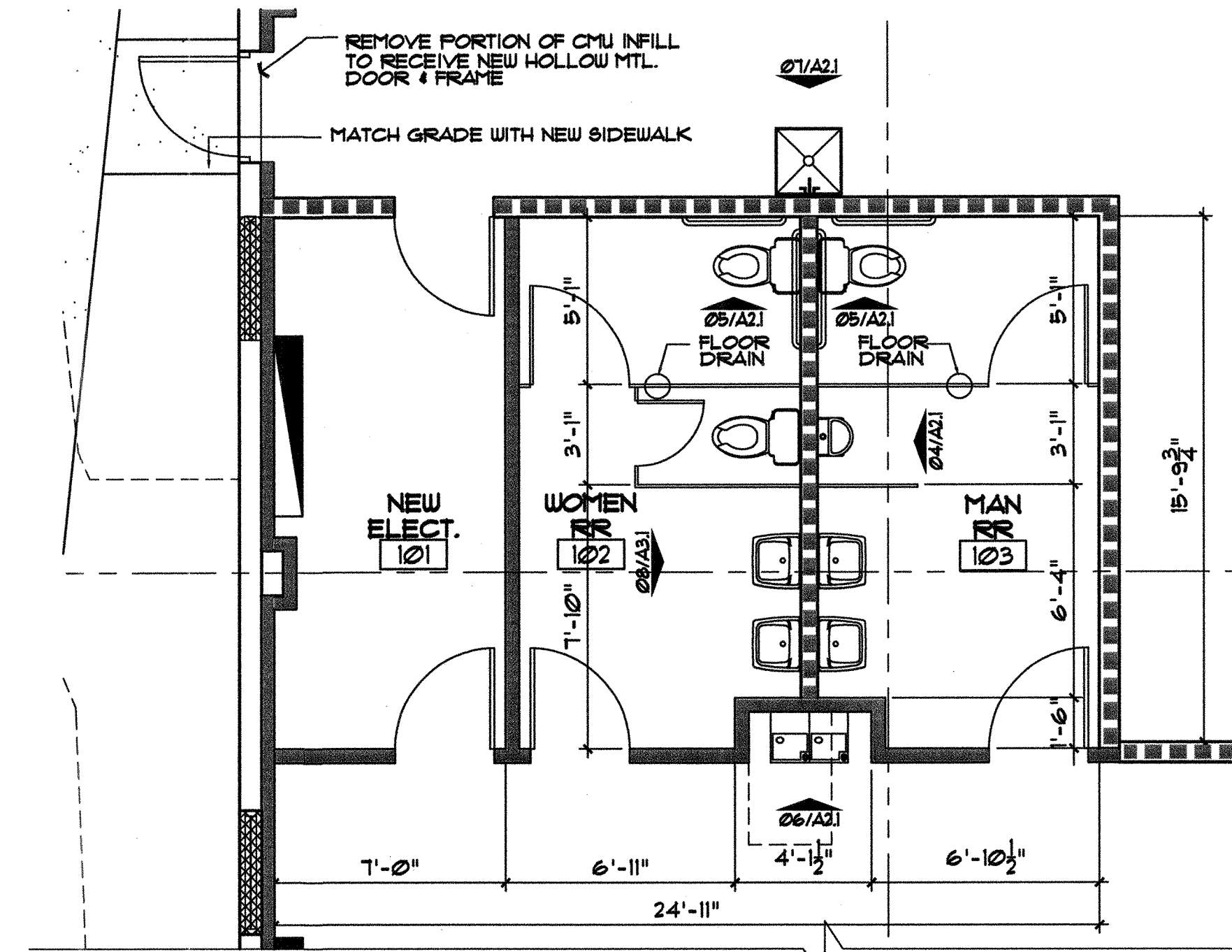
FLOOR PLAN

9,800 S.F. INTERIOR FINISH-OUT
201 E GRAYSON ST.
SAN ANTONIO, TEXAS 78215

DRAWN	ES
CHECKED	MDN
DATE	06/01/15
PROJECT	201 E GRAYSON
JOB NO.	15-011
SHEET	



01 REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"



02 ENLARGED FLOOR PLAN
SCALE: 1/4"=1'-0"



NOTE:
* REFER TO WALL CONSTRUCTION LEGEND/ALL

LIGHTING LEGEND: RE:MEP

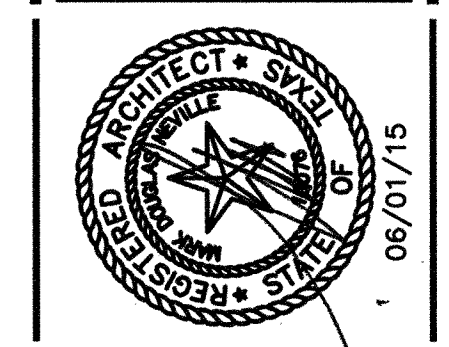
- 8' FLUORESCENT STRIP LIGHT FIXTURE
- NEW EXIT LIGHT WITH BATTERY BACKUP (VERIFY CONDITION OF EXIST.)
- NEW RECESSED CANNED LIGHTS
- NEW 5/8" GYP. BD. CEILING ON 6" MTL. STUDS @ 16" O.C., TYP. *ADD R-21 FOR ROOF INSULATION.
- COMPACT FLUORESCENT WALL PACK LIGHTS
- EMERGENCY LIGHTS - 2-HEAD, SURFACE MOUNTED WITH BATTERY BACKUP

REVISIONS	DATE	#
CITY COMMENTS	03/16/15	1

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RCP/ENLARGED FLOOR PLAN

9,800 S.F. INTERIOR FINISH-OUT
201 E GRAYSON ST.
SAN ANTONIO, TEXAS 78215

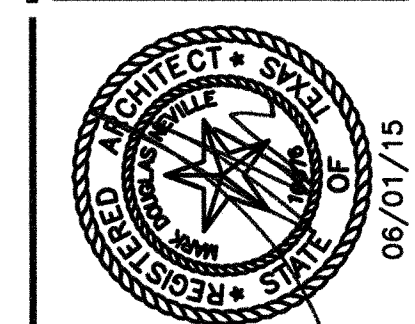
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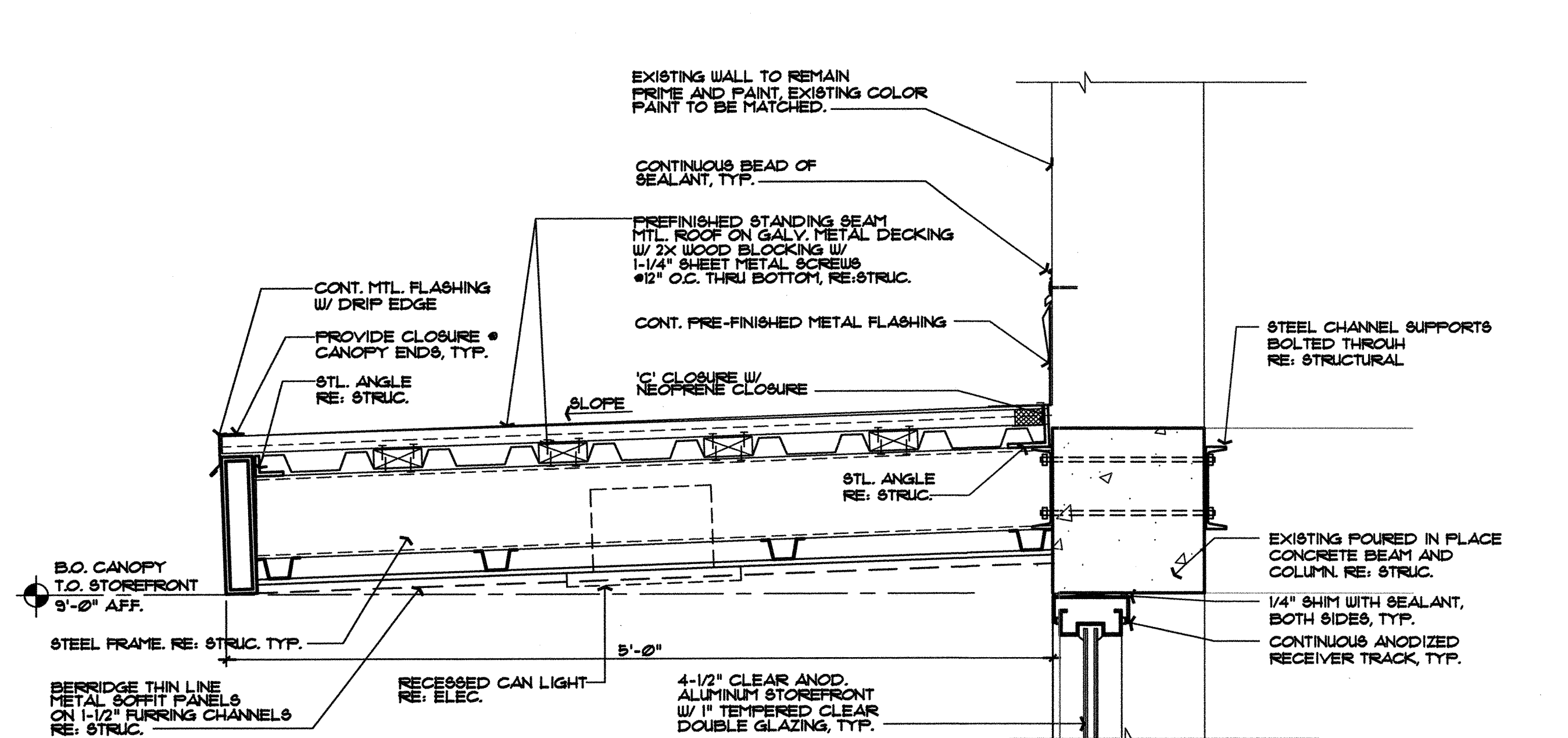
VILLA PARK
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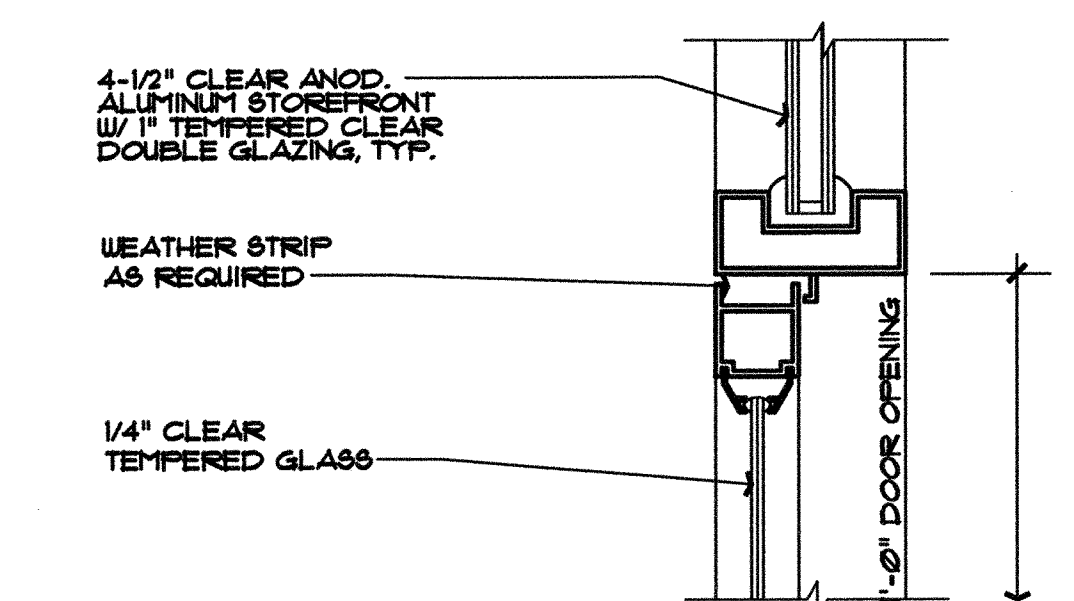
MISCELLANEOUS DETAILS

9,800 S.F. INTERIOR FINISH-OUT
201 E GRAYSON ST.
SAN ANTONIO, TEXAS 78215

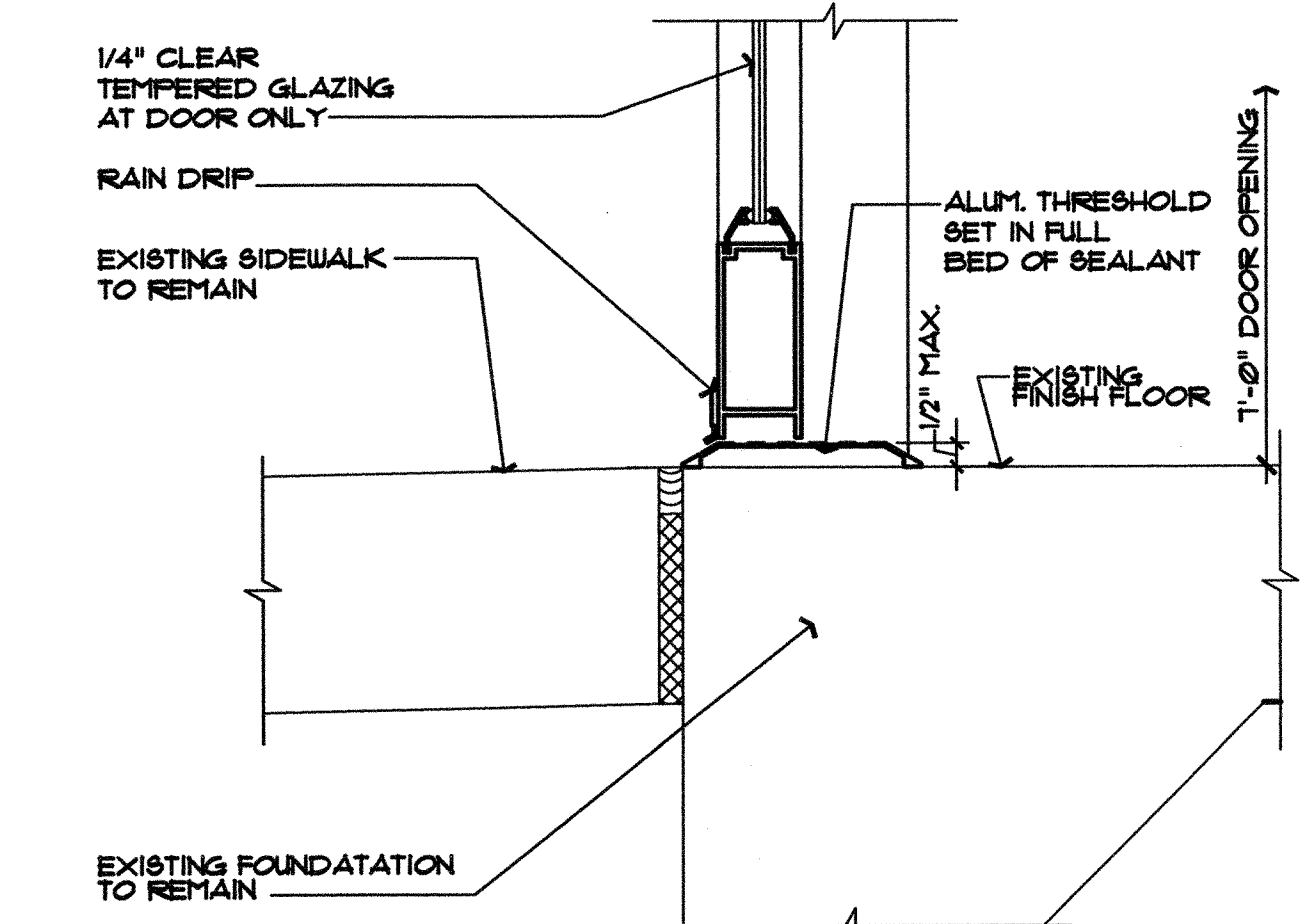
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CHECKED	MDN
DATE	06/01/15
PROJECT	201 E GRAYSON
JOB. NO.	15-011
SHEET	



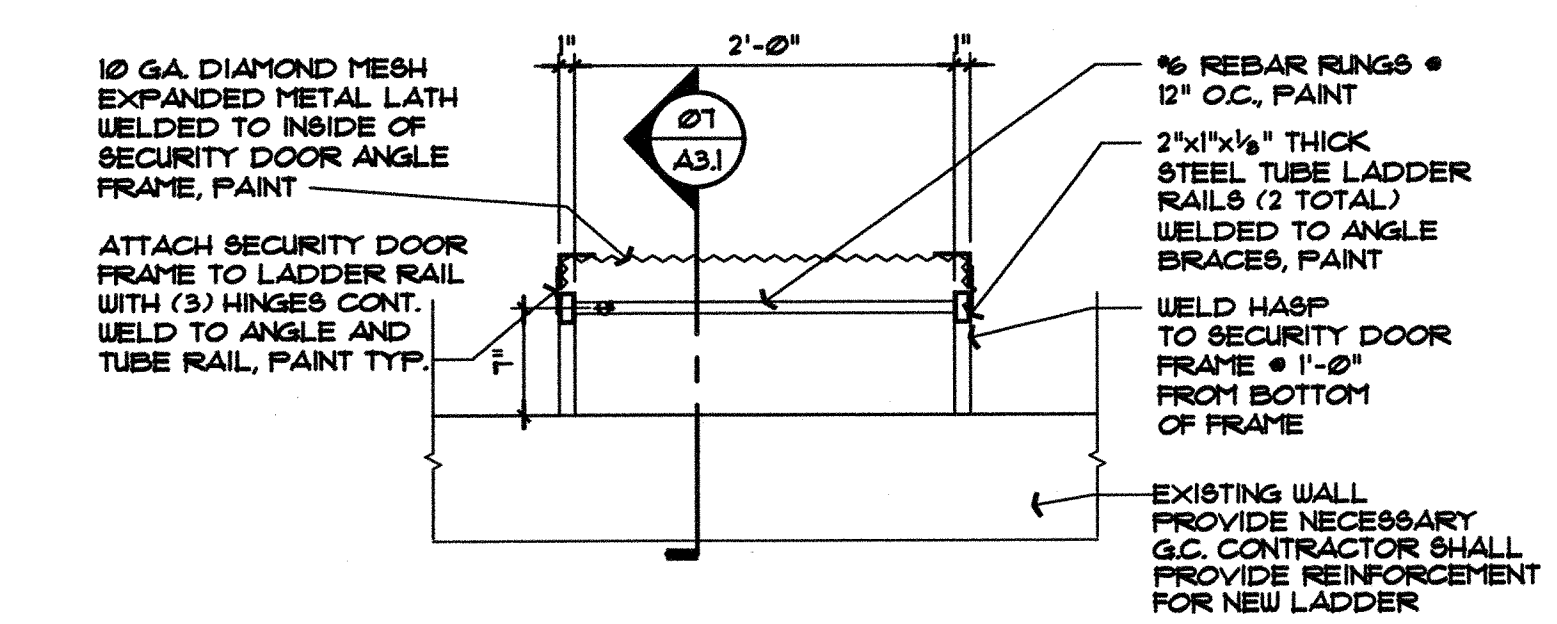
01 CANOPY DETAIL
SCALE: 1/2" = 1'-0"



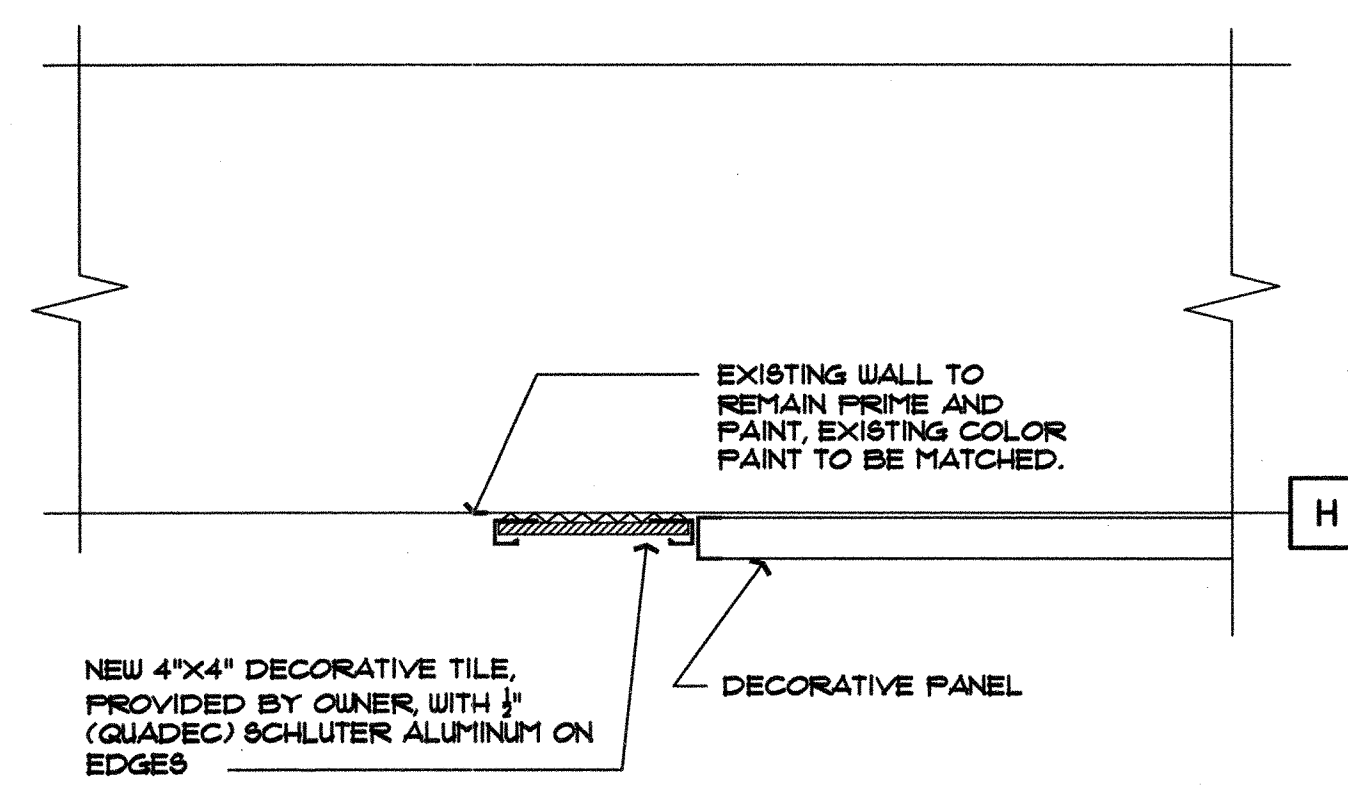
02 TRANSOM/JAMB DETAIL
SCALE: 3/4" = 1'-0"



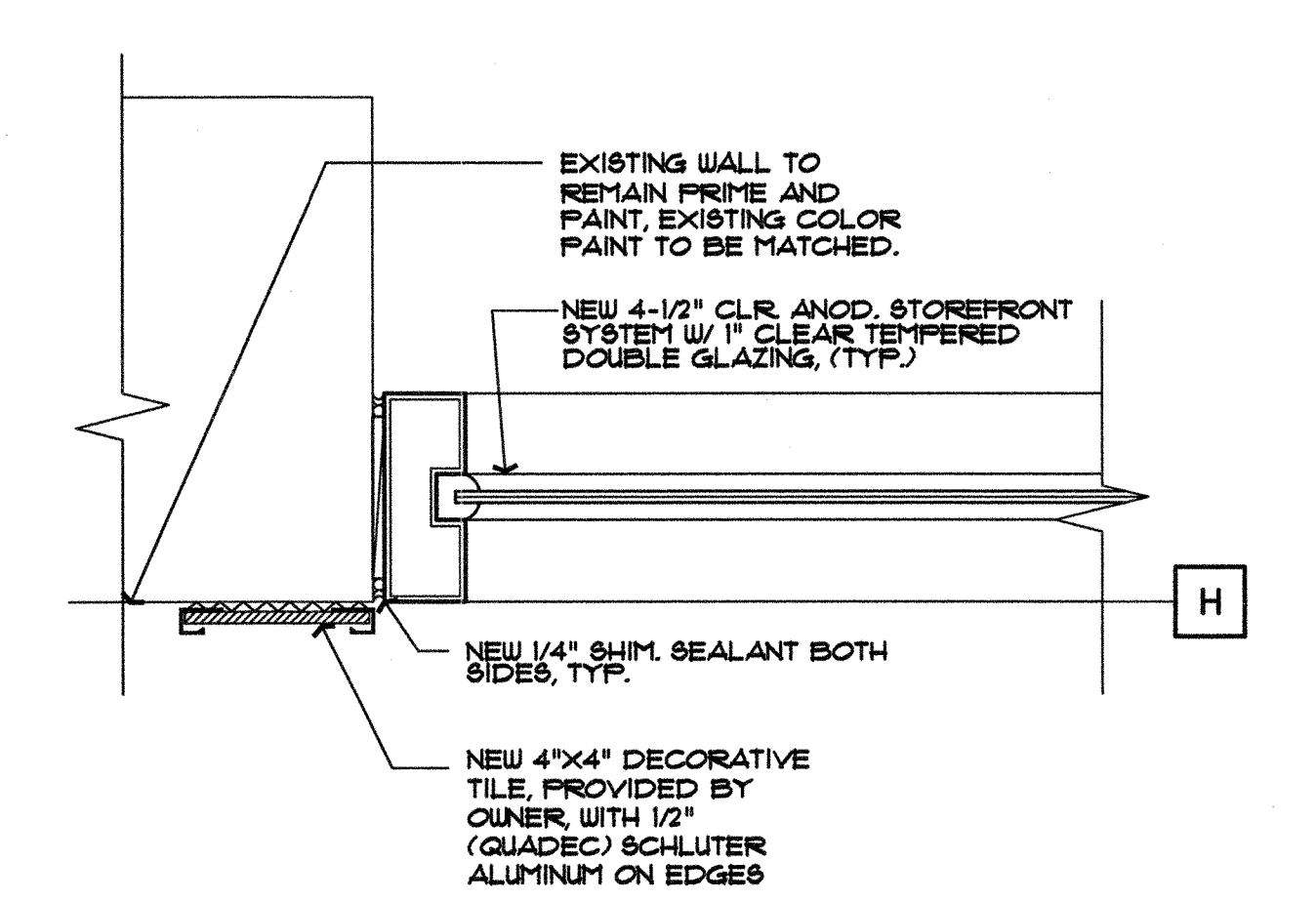
03 S.F. DOOR THRESHOLD
SCALE: 3/4" = 1'-0"



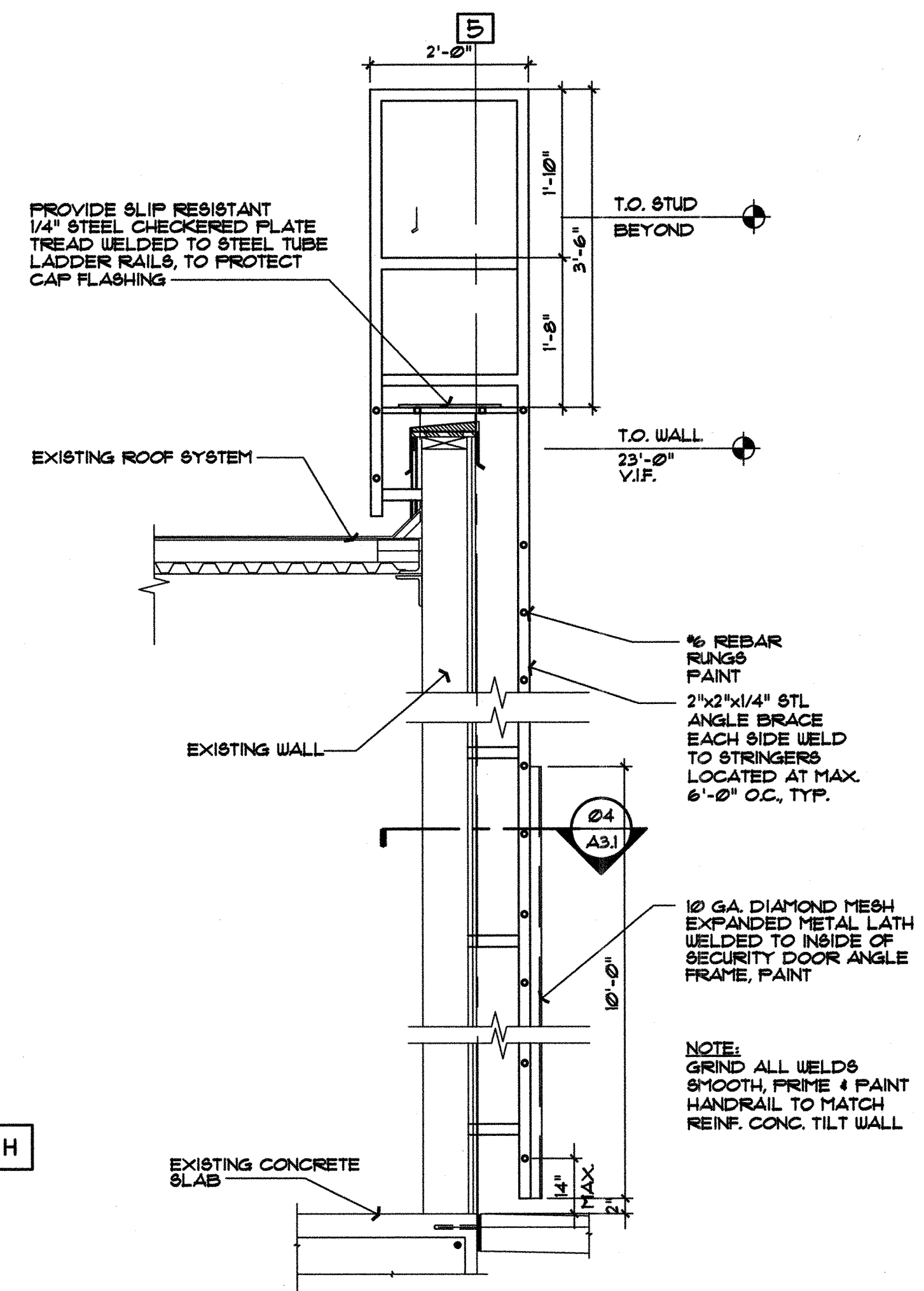
04 ROOF ACCESS LADDER
SCALE: 1" = 1'-0"



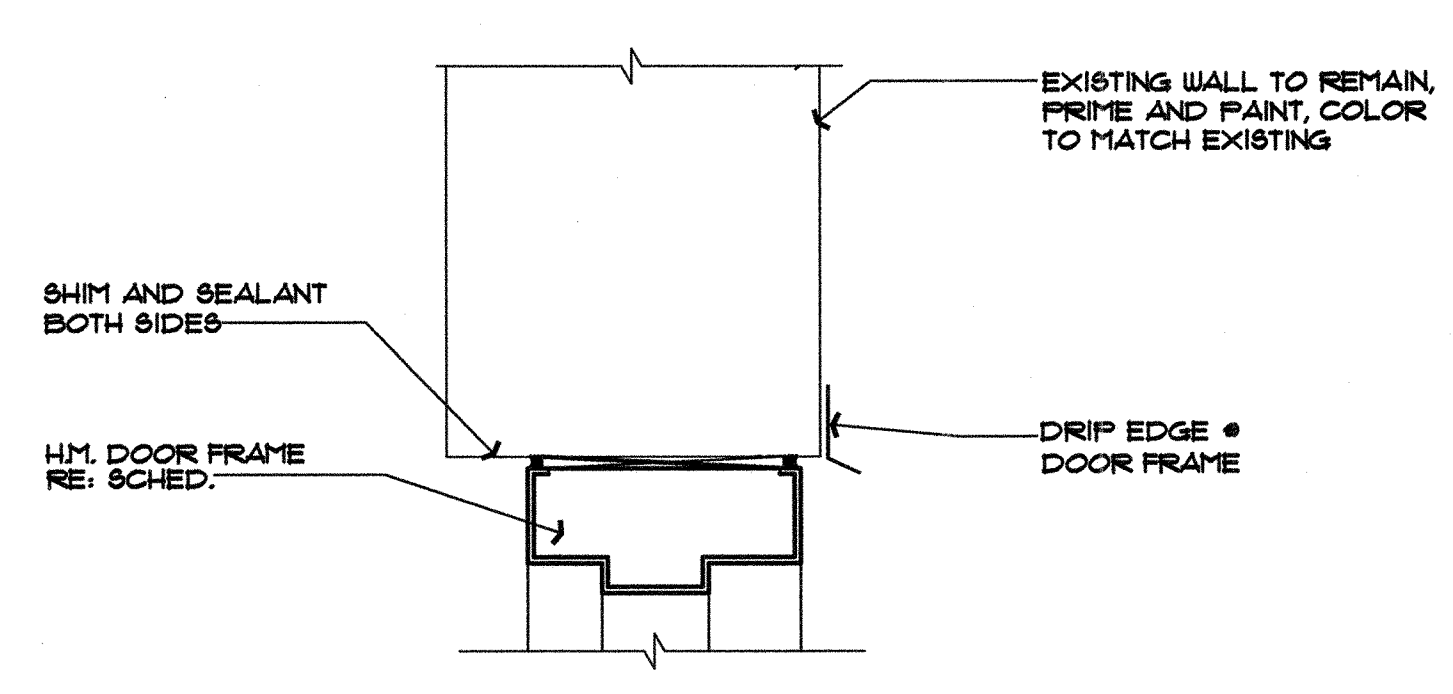
05 TILE AND MTL. PANEL DETAIL
SCALE: 3/4" = 1'-0"



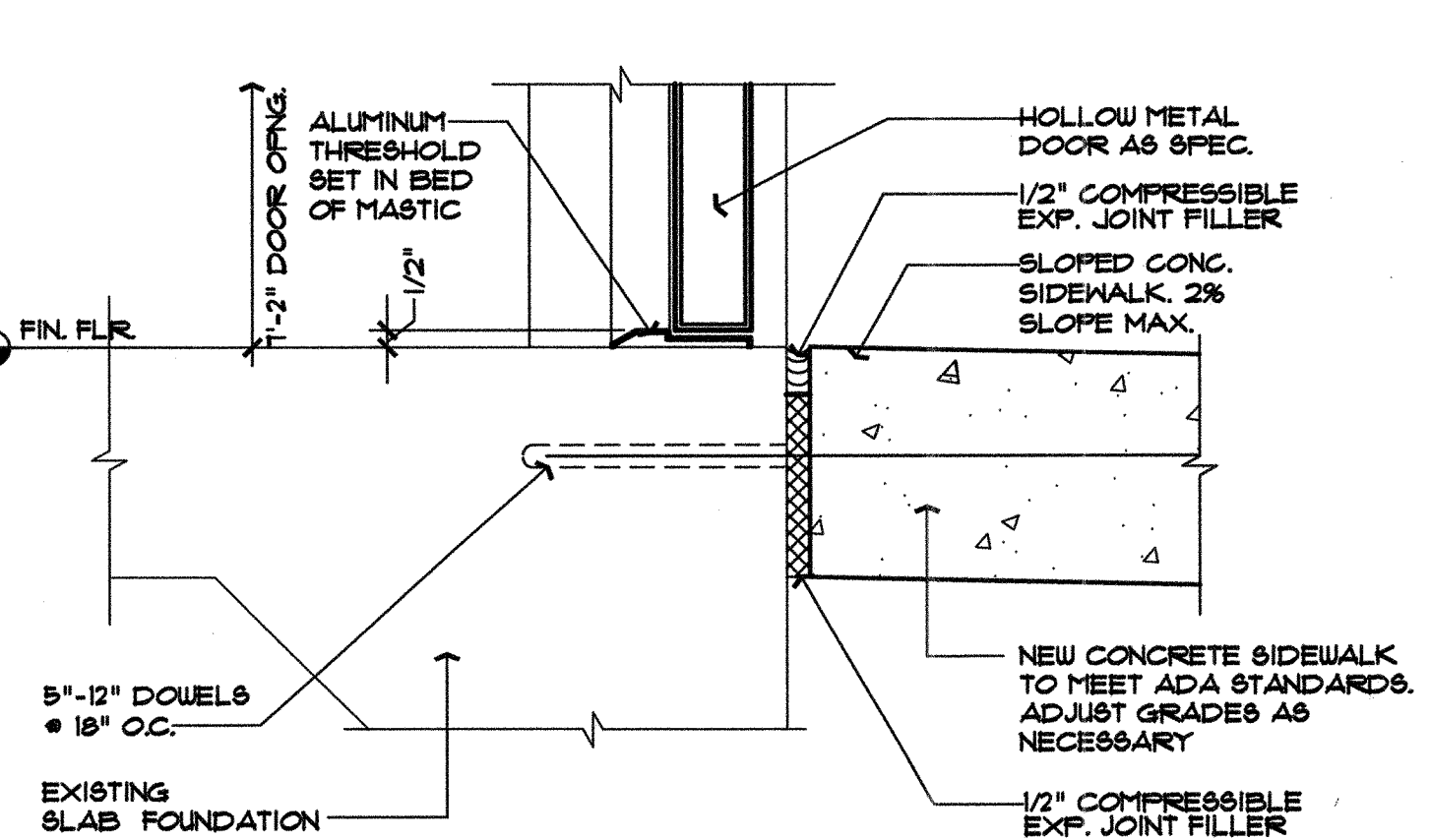
06 TILE DETAIL
SCALE: 3/4" = 1'-0"



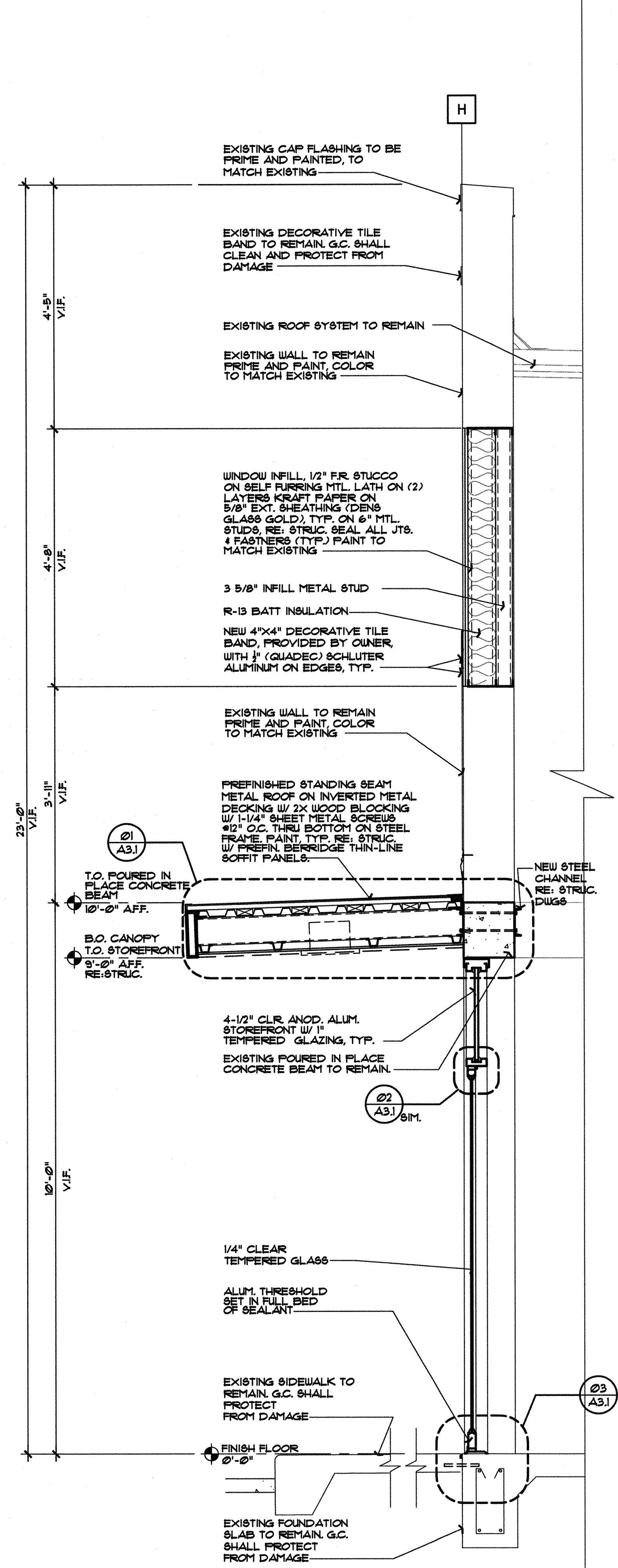
07 SECTION @ ACCESS LADDER
SCALE: 3/4" = 1'-0"



08 H.M. DOOR - HEAD/JAMB
SCALE: 3/4" = 1'-0"



09 H.M. DOOR - THRESHOLD
SCALE: 3/4" = 1'-0"



10 WALL SECTION
SCALE: 3/4" = 1'-0"



Grayson Retail - Gray Street LLC

Design Concept - Not for Construction

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