

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 5

HDRC CASE NO: 2016-148
ADDRESS: 803 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: Jim Poteet
OWNER: Raul Villareal
TYPE OF WORK: Exterior Alterations
REQUEST:

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

- 1.Relocated existing approved signage to adjacent existing entryways;
- 2.Install wood panel entrance surrounds for both entrances facing S St. Mary's which will include a cabinet for menu boards; and
- 3.Paint walls at the rear courtyard facing the parking lot.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

10. Commercial Facades

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).

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.

FINDINGS:

- a. The structure at 803 S St Mary's, also known as the King William Professional Building was constructed circa 1940, underwent façade alterations circa 1970 and is located at the corner of S St Mary's and Madison in the King William Historic District. The current fenestrations facing S St Mary's were approved and installed in 2015.
- b. The proposed alterations do not alter or destroy any historic or architectural significant elements of the building. The use of wood is an appropriate material selection for this building consistent with the Guidelines for Maintenance and Alterations 10.B.i.
- c. The proposed canopies are scaled appropriately for their locations. As submitted, the canopies are offset to the right side of each structural bay. Extending the canopies to the full width of each structural bay of the proposed installations would follow traditional installation patterns and would be more consistent with the Guidelines for Exterior Maintenance and Alterations 11.B.ii.
- d. The rear masonry walls of the building have been previously painted, and the proposed repainting is consistent with the Guidelines for Exterior Maintenance and Alterations 2.A.i.

RECOMMENDATION:

1-3. Staff recommends approval with the stipulation that the proposed awnings are extended to the full width of the structural bays in which they are placed based on finding c.

CASE MANAGER:

Cory Edwards

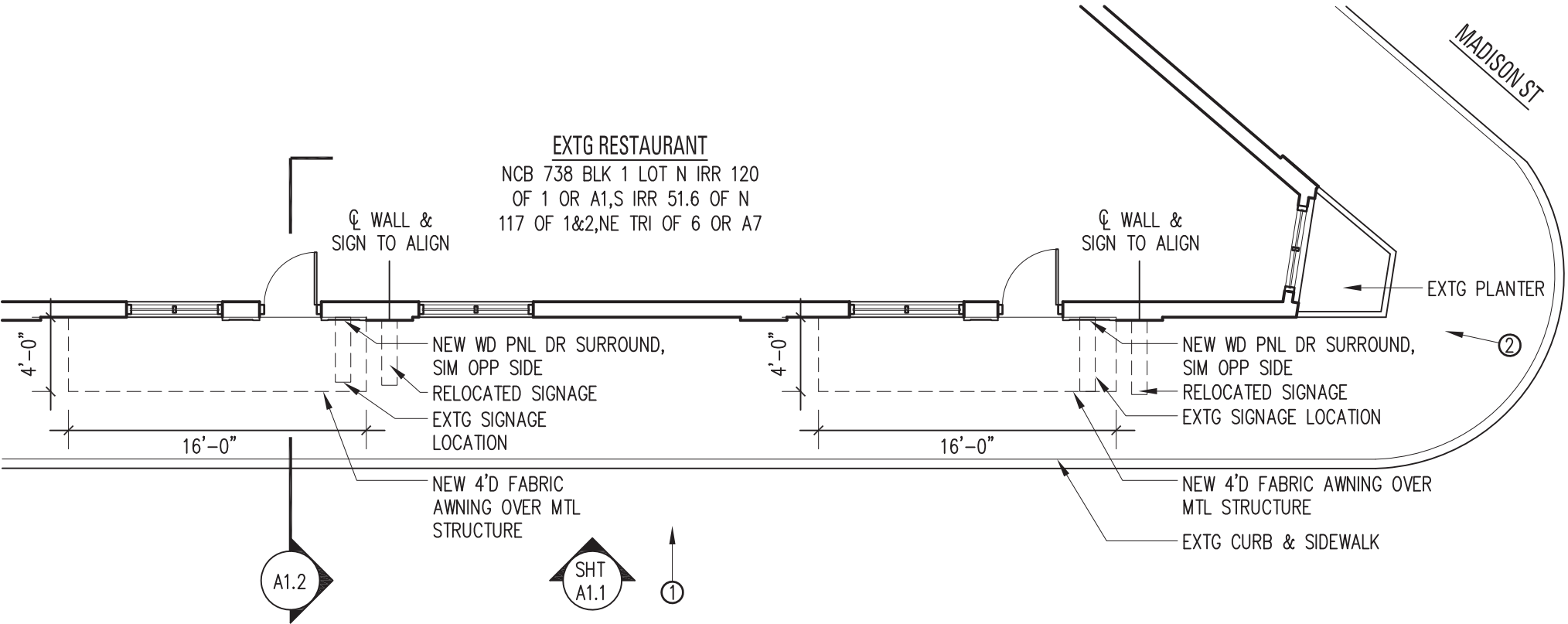


633 S St Mary's

Interpretive Panels

Printed: Apr 07, 2016

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EXTG RESTAURANT
 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

S SAINT MARY'S ST

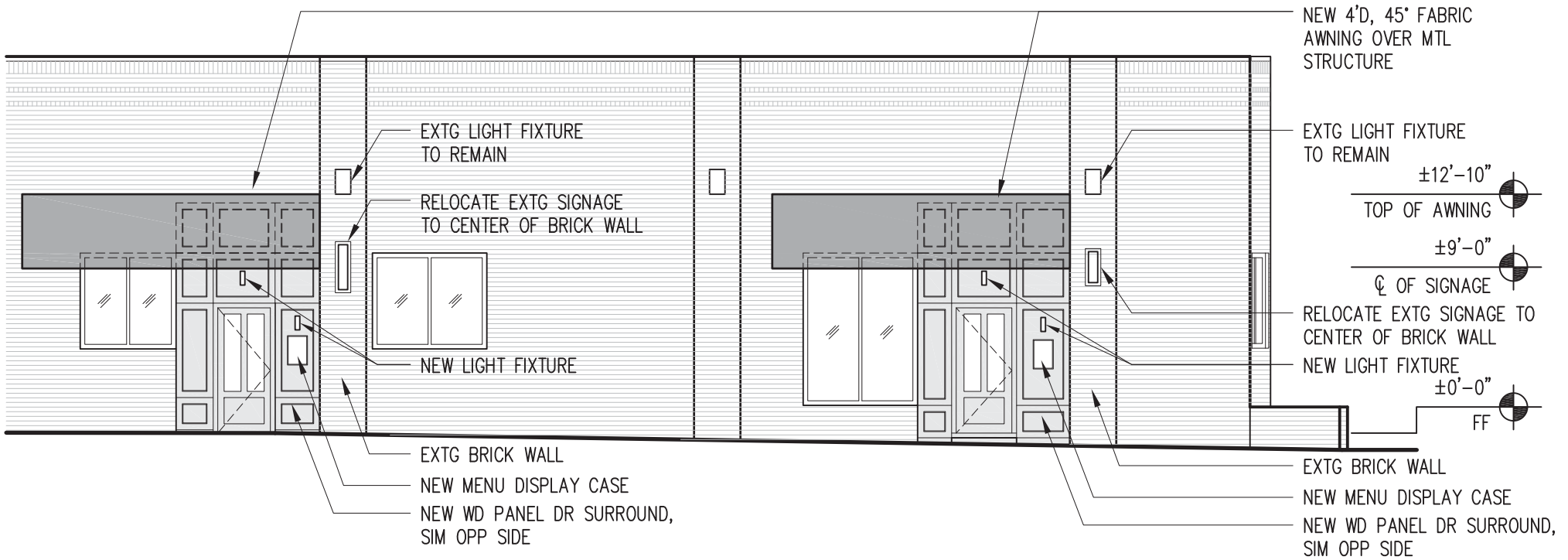
MADISON ST

FLOOR PLAN: AWNING & SIGNAGE
 SCALE: 1/8" = 1'-0"



NOTE: NUMBERED STATIONS
 CORRESPOND TO NUMBERED PHOTOS

803 S ST MARY'S ST	
DATE: APRIL 1, 2016	
POTEET ARCHITECTS LP	
A1.0	
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EXTERIOR ELEVATION: AWNING & SIGNAGE

SCALE: 1/8" = 1'-0"

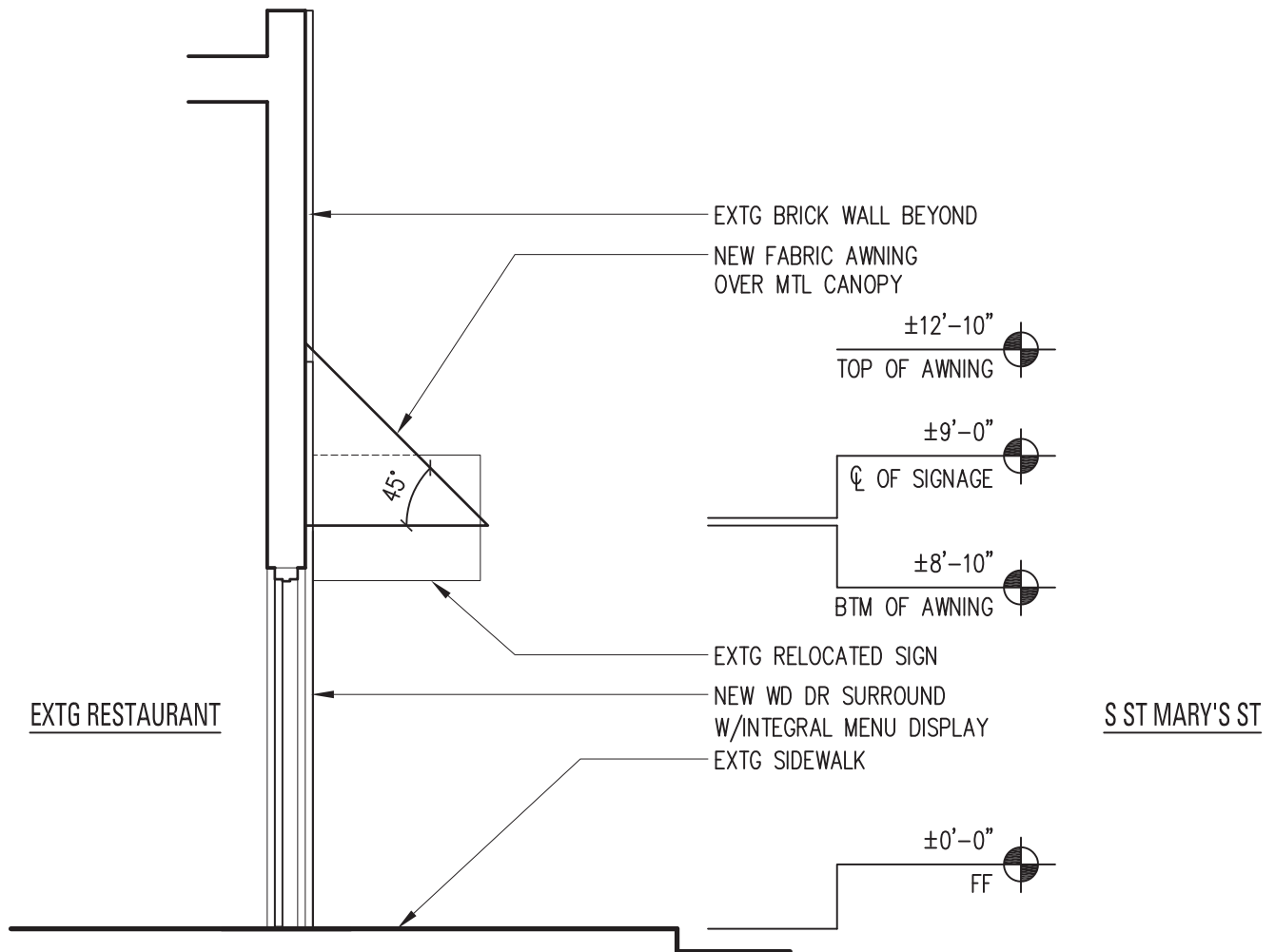
803 S ST MARY'S ST

DATE: APRIL 1, 2016

POTEET ARCHITECTS LP

A1.1

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AWNING SECTION

SCALE: 1/4" = 1'-0"

803 S ST MARY'S ST

DATE: APRIL 1, 2016

POTEET ARCHITECTS LP

A1.2

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① 803 S ST MARY'S
View looking south

803 S ST MARY'S ST	VIEW PAGE 3 OF 4
DATE: APRIL 1, 2016	
POTEET ARCHITECTS	



② 803 S ST MARY'S
View looking southeast

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POTEET ARCHITECTS	



③ 803 S ST MARY'S
View looking south

803 S ST MARY'S ST	VIEW PAGE 3 OF 3
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