HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 23

HDRC CASE NO:	**2016-119**
ADDRESS:	1921 FREDERICKSBURG RD
LEGAL DESCRIPTION:	NCB 6692 BLK 1 LOT N W 108.2 FEET OF 1
ZONING:	C2NA H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	David Komet/1921 Deco Building LLC
OWNER:	David Komet/1921 Deco Building LLC
TYPE OF WORK:	New Construction

REQUEST:

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

1. Build a single story, 1,324 square foot commercial building on a corner lot, with a height of 23.3", consisting of corrugated metal siding, black tiles, vue glass block, and a sheet metal awning, with 5 parking spaces.
2. Place one 2.5' by 7.75' wall mounted sign with externally lit dimensional lettering on the front façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be

considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design
A. PLANTINGS
iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
B. ROCKS OR HARDSCAPE
i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.
C. MULCH
Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.
D. TREES
ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

6. Non-Residential and Mixed Use Streetscapes
A. STREET FURNITURE
i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.
B. STREET TREES
i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.
C. PAVING
i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.
D. LIGHTING
i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).

ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.

v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

7. Off-Street Parking
A. LOCATION
i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.
B. DESIGN
i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General
A. GENERAL
i. *Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

ii. *New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

iii. *Scale*—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

FINDINGS:

a. The applicant received conceptual approval on April 6, 2016; the HDRC approved with the stipulations that the applicant enhances the street presence of the building on Elmendorf Street, that the applicant explores the functional use of the corner element, that the applicant provided further lighting details and landscape details before returning to the HDRC for final approval, and that the applicant meet with the Design Review Committee before the next HDRC hearing in order to review the metal details and how the structure relates to the historic landmark.
b. The DRC reviewed this case on April 13, 2016, where committee members found the new construction to relate well to the neighboring landmark, commented on plant material details, ground cover details, siding material and lighting.
c. The Monticello Park Historic District was created by ordinance in 5 phases starting in 1995, and the last phase designated in 2010. The district includes a mixture of uses and building types. The commercial node around

Fredericksburg Road features various examples of art deco architecture and is known as the Deco District. Art deco is a decorative architecture style that is characterized by sharp angular or zigzag surface forms and ornaments. The Historic Design Guidelines apply to all local historic districts, including Monticello Park Historic District.

d. The applicant is proposing to build a one story building at the corner of Fredericksburg Road and Elmendorf Street. The existing lot is a vacant lot, void of trees or structures.
e. The proposed structure neighbors the historic landmark, Gallagher-Blaize Drug Company, at 1909 Fredericksburg Road.
f. The applicant is proposing to build a one story building with a 24' prow at the corner of the building nearest the intersection. According to the Guidelines for New Construction 2.A., new construction in historic districts should feature a similar height and scale as the surrounding structures. Staff made a site visit on March 28, 2016, and found that the surrounding properties on Fredericksburg Road are typically one stories. The applicant's proposed height is consistent with the Guidelines.
g. Commercial structures found along the Fredericksburg Rd commercial corridor, all generally feature a common orientation, fronting the street and angular corners, with a setback that is consistent with the structures sited on adjacent properties. The applicant is proposing to orient the building to front Fredericksburg Road but not to front Elmendorf Street. According to the Guidelines for New Construction 1.A., the front façade orientation should be consistent with historic buildings along the street frontage. Staff finds the proposed footprint and orientation is a missed opportunity to take advantage of a uniquely shaped and placed lot. Staff finds that the applicant should continue the building around the corner and address both Fredericksburg Road and Elmendorf Street. Changing the footprint to have some street presence on Elmendorf would be done without impact to the overall site plan.
h. The applicant is proposing to orient the primary entrance for the commercial building along the façade that fronts Fredericksburg Road and is proposing a secondary rear entrance to face the proposed parking lot. While the applicant's proposed entrances are appropriate and consistent with the Guidelines for New Construction 1.B.i., staff finds that it would be appropriate for the corner to have function.
i. In regards to historic context, the Guidelines for New Construction 4.A.i. state new construction should be designed in a manner which reflects its own time, but is complementary of the surrounding district. Staff finds that the proposal gives a nod to elements found in the Art Deco style, such as the marquee banding on the front façade and the building prow, however at this time the proposed orientation and footprint is not consistent with examples of art deco commercial buildings.
j. The applicant is proposing that the new building have a floor to ceiling storefront along Fredericksburg Road, a glass rear double door, and ribbons of glass block between the wall planes on the corner façade. According to the Guidelines for New Construction 2.C.ii., blank walls should be avoided on elevations that face the street and new construction should feature window and door openings with a similar proportion of wall to window space as found in historic facades. The proposed façade configuration is not consistent with the Guidelines.
k. The applicant is proposing materials consisting of corrugated metal siding, black tile, Pittsburgh corning glass block, sheet metal awning, and a grid storefront glazing on each side of the rear door. The wall cladding is galvanized corrugated metal cladding, that are horizontal and 24-guage. The glass blocks are clear and are 12' x 12". According to the Guidelines for New Construction 3.A., contemporary materials may be appropriate as long as new materials are visually similar to the traditional material. Staff finds the materials appropriate and consistent with the guidelines.
l. The applicant is proposing a roof form that is consistent with those typically found along Fredericksburg Road. This is consistent with the Guidelines for New Construction 2.B.i.
m. According to the Guidelines for New Construction 4.A.ii., architectural details that are in keeping with the predominant architectural style. The applicant is proposing an office building with black tiles at the base of the building, with a marquee awning covered in sheet metal, and featuring a prow consisting of 10 vertical fins separated by glass blocks. Staff finds the tile base and marquee awning consistent with the art deco architectural style.
n. Mechanical equipment and roof appurtenances should be screened from the public right-of-way per the Guidelines for New Construction 6.A. and B. The applicant noted the equipment will be interior and not placed on the exterior.
o. In regards to off-street parking, the Guidelines for Site Elements 7.A. state that parking areas should be placed at the rear of the site, behind primary structures. The applicant is proposing to place 5 parking spaces behind the new construction, with access from Elmendorf St. This is consistent with the Guidelines.

p. In regards to landscaping, the Guidelines for Site Elements 6., state that streetscape elements should be consistent and continuous along the street. The applicant is proposing to plant four trees to shade the western façade and parking lot, install a two-tier rounded planter bed at the street intersection and install an ivy planter bed along the façade that faces the neighboring landmark at 1909 Fredericksburg Road. Staff finds the planters consistent with the Guidelines; however the applicant has not provided details of plant materials or ground cover. Staff recommends that the applicant installs plants that are native to South Texas.

q. In regards to lighting, the applicant is proposing to install interior light between planar walls, recessed exterior can lights under the front and rear awning shining downward. According to the Guidelines for Site Elements 6.D., lighting should be scaled for pedestrian walkways and light spill on adjacent properties should be limited. Staff finds the proposal consistent with the Guidelines.

r. The Guidelines for Signage state that each building is allowed up to three signs, which a maximum total square footage of 50 square feet. The Guidelines also reference appropriate materials and lighting. The applicant is proposing at 7.75’ x 2.5’ (19.4’ sq ft) major wall mounted sign to be placed on the front façade. The sign will be dimensional lettering and externally lit by either a wall sconce or lighting hidden between the "fins" of the parapets. The signs will be made of colored acrylic shaped on a CNC mill. Staff finds the proposed signage consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval at this time. Staff recommends:

i. That the applicant install plants that are native to South Texas and provide details of the ground cover.
ii. That the applicant enhance the street presence of the building on Elmendorf Street.
iii. That the applicant explore the functional use of the corner element.

CASE MANAGER:

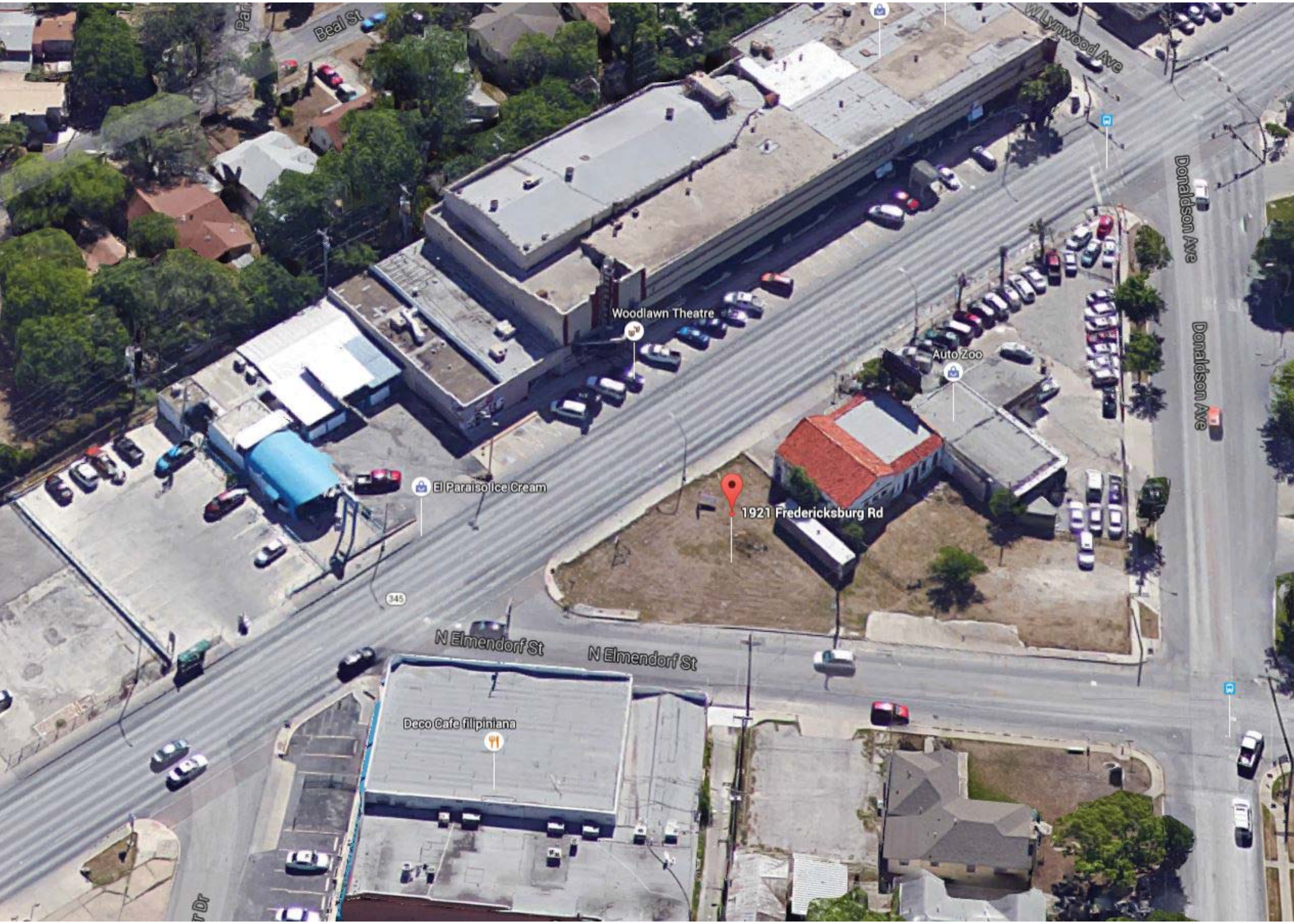
Lauren Sage

N

1921 Fredericksburg

New Construction

Printed:Mar 16, 2016


Beal St
W Lynwood Ave
Donaldson Ave
Donaldson Ave
Woodlawn Theatre
Auto Zoo
El Paraiso Ice Cream
1921 Fredericksburg Rd
345
N Elmendorf St
N Elmendorf St
Deco Cafe filipiniana

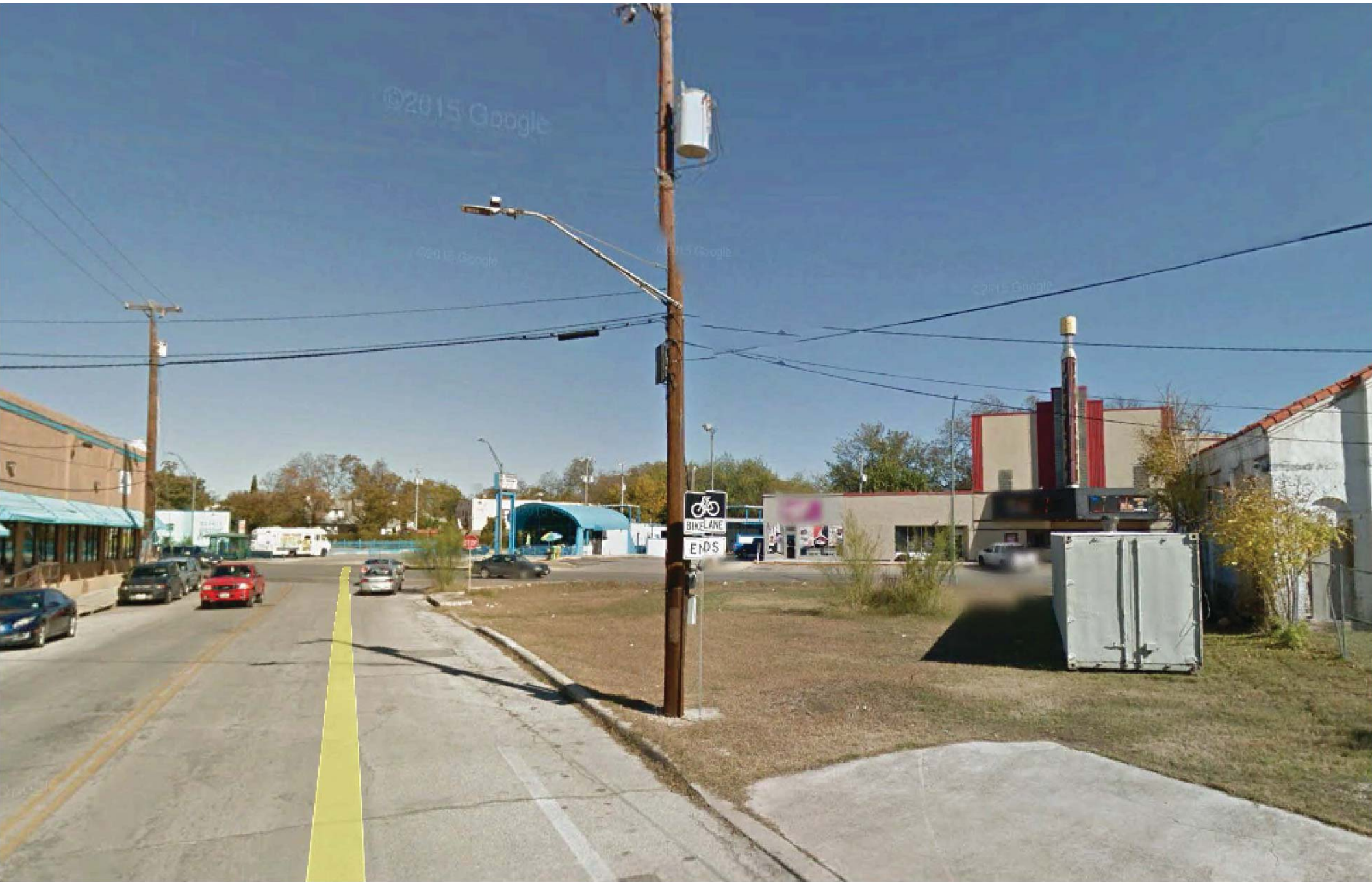

Deco Cafe filipiniana
Fur Dr
Fredericksburg Rd
W Rosewood Ave
Deano's Discoun
N Elmendorf St
N Elmendorf St
1921 Fredericksburg Rd
El Paraiso Ice Cream
Auto Zoo
Woodlawn Theatre


N. ELMENDORF
3300
ADULT DAY CARE
737-6955
ADULT DAY CARE
GO SPURS GO
ADULT DAY CARE
Vitrans


WOODLAWN
BROADWAY NIGHTS
is at
10:30 PM
NO COVER
CASH BAR
30


CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 1921 FREDERICKSBURG RD
REQUEST: NEW CONSTRUCTION
HEARING DATE: 04-20
TIME: 3:00 PM
FOR MORE INF
30


WOODLAWN


BIKE LANE
ENDS


WOODLAWN
THEATRE

San Antonio Historic and Design Review Commission
Conceptual Design Review
1921 Fredericksburg Road

The proposed design for 1921 Fredericksburg Road is a one-story 1,324 square foot office building for One Point Insurance Services. The currently vacant site is triangular in shape and covers 0.142 acres with frontage on Fredericksburg Road and North Elmendorf Street. The existing corridor on Fredericksburg road is characterized by art deco architecture, with the most notable example being the nearby historic Woodlawn Theatre.

In an effort to embody the character of Fredericksburg Road's existing historic architecture, the proposed new construction will be fashioned in an art deco style. Instead of using art deco flourishes to decorate a plain shell, likeness in style is achieved by form and material to provide a strong aesthetic while appearing understated in relation to some of its older and heavily ornamented neighbors. The proposed building pays homage to the neighboring Woodlawn Theatre by mimicking the distinctly art deco characteristics of its stepped marquee.

The primary ingress for the office will be located along glazed storefront windows on Fredericksburg Road. The storefront will be separated from the sidewalk with a 5' landscaping buffer and covered with a chrome awning that resembles an art deco marquee. Parking is screened from Fredericksburg Road and accessed from North Elmendorf Street. Five perpendicular spots (one handicapped) are provided with a 25' wide aisle for backing out. A rear entrance to the building faces the parking lot and is parallel to the main entry on Fredericksburg Road.

The exterior of the building is to be cladded in sheet metal similar to what is commonly seen on old art deco diners. The material palette also calls for dark tile base trim to match that of the Woodlawn Theatre's exterior. The "prow" of the building is located at the street intersection and features walls that are raised and staggered into an art deco design. The "prow" rises to 24' in height, providing a distinct space for signage without appearing to compete with Woodlawn Theater's iconic marquee. A proposed spiral staircase would act purely as a service amenity and allow access to the roof for maintenance.

The narrow footprint of the building is emphasized by renouncing corners in favor of layered planar walls. The planes are separated by ribbons of glass block, which also serve to strengthen the art deco aesthetic. At nighttime, the separation of walls will be emphasized by interior light reflecting onto where the planes appear to meet.

The existing site has no trees or landscaping. The proposed design includes four trees to shade the western façade and parking lot. Additional landscaping will be provided within a rounded planter bed at the street intersection.

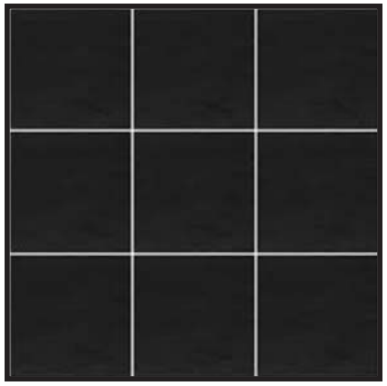
urbanearth
2323 Buena Vista St.
San Antonio, TX
78207

no planters - submitted at
HDRC 4.6.16

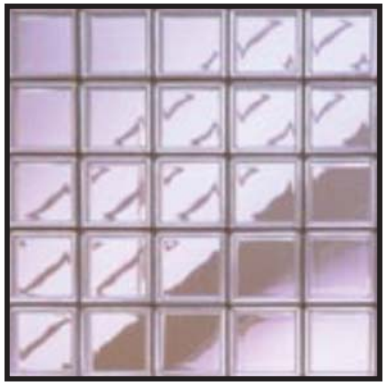

WOODLAWN
1921
ONEPOINT
no planters

1921 FREDERICKSBURG ROAD
EXTERIOR FINISH SAMPLES

Corrugated metal siding
Galvanized, graffiti-resistant
Similar to deco era diners



Black tile
Base of wall to match
Woodlawn Theatre



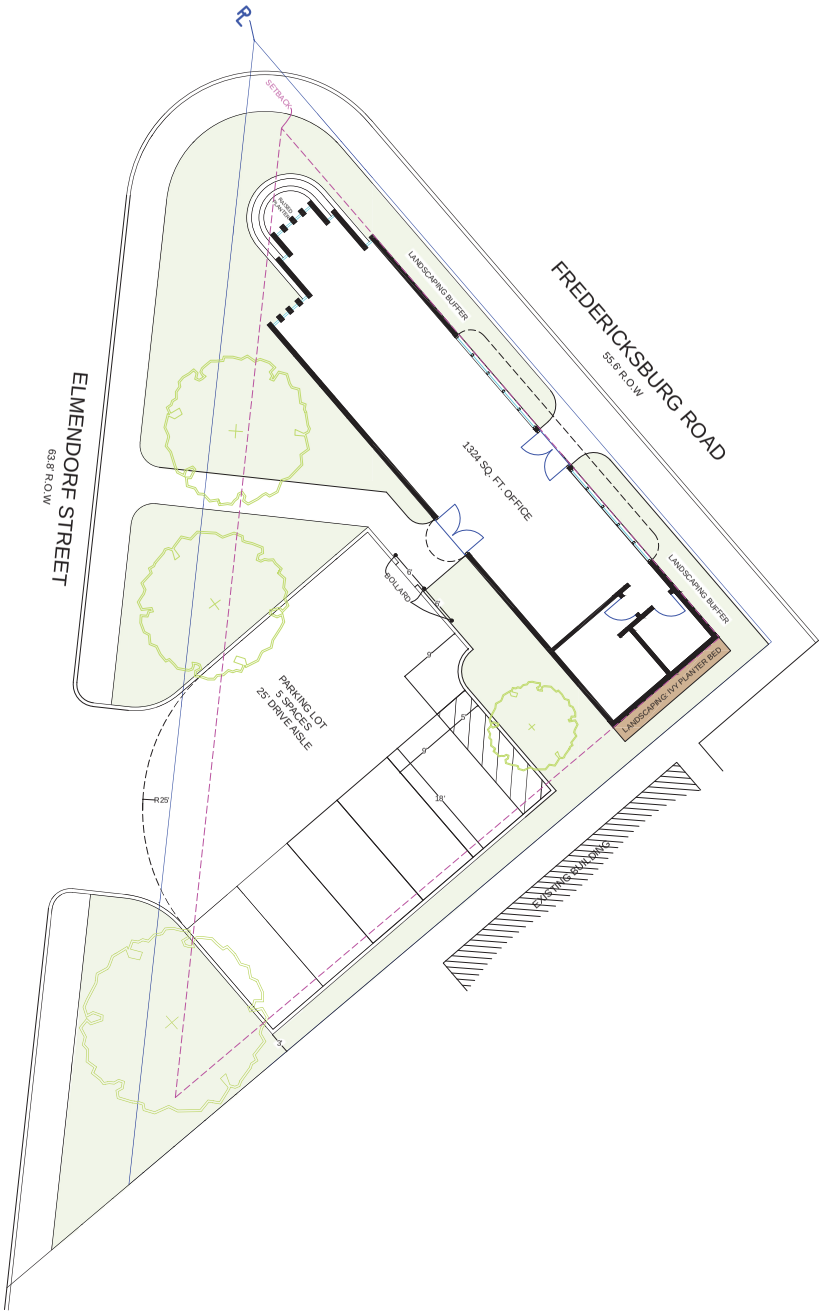
Pittsburgh Corning
Vue Glass Block
12″ x 12″ x 4″

Sheet metal awning
Art deco style

Storefront glazing
No mirror tint

urbanearth
2323 Buena Vista Street
San Antonio, Texas
78207

NORTH



URBAN EARTH
2323 BUENA VISTA STREET
SAN ANTONIO, TEXAS
78201

PHONE
(847)-421-9989

JOB
1921 DECO

ADDRESS
1921 FREDERICKSBURG ROAD, SAN ANTONIO, TEXAS, 78201

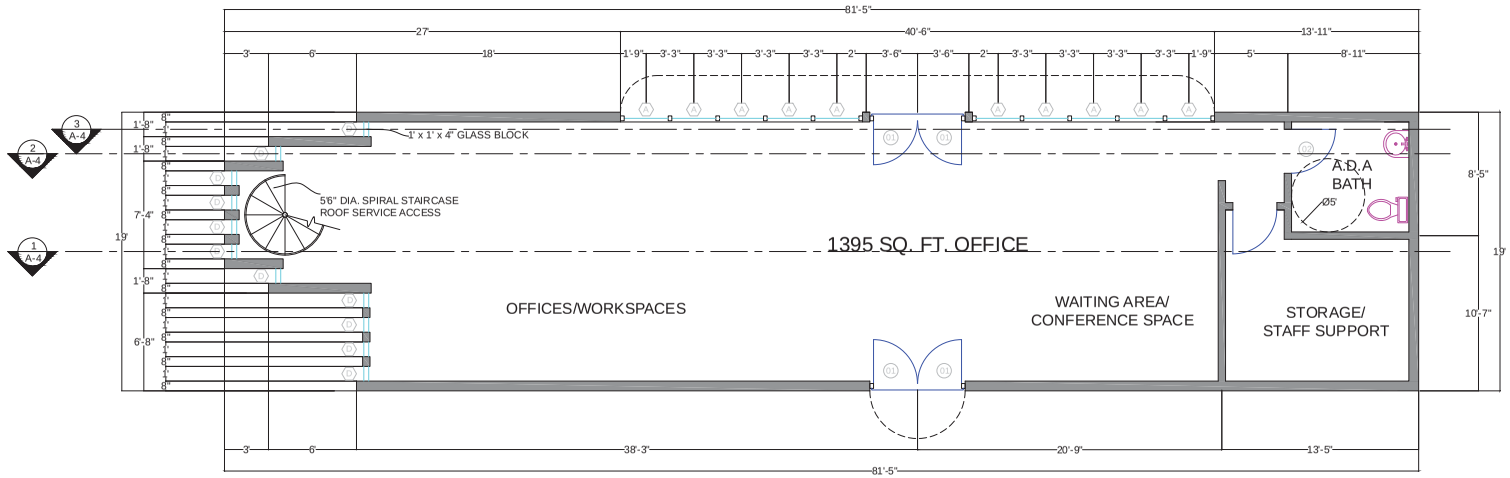
DRAWN BY
ANDREW JACOBY

CHECKED BY
ANDREW JACOBY

DATE
MARCH 2016

SCALE
1/8"=1'-0"

SHEET:
A-1
SITE PLAN



URBAN EARTH

2323 BUENA VISTA STREET
SAN ANTONIO, TEXAS
78201

PHONE

(847)-421-9989

JOB

1921 DECO

ADDRESS

1921 FREDERICKSBURG
ROAD, SAN ANTONIO,
TEXAS, 78201

DRAWN BY

ANDREW JACOBY

CHECKED BY

ANDREW JACOBY

DATE

MARCH 2016

SCALE

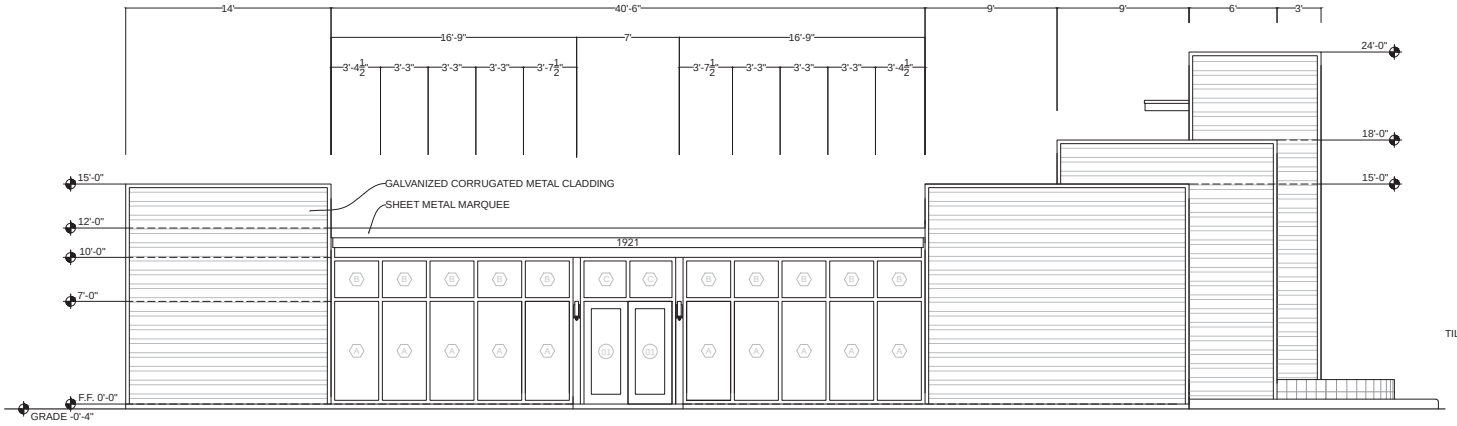
1/4"=1'-0"

SHEET:

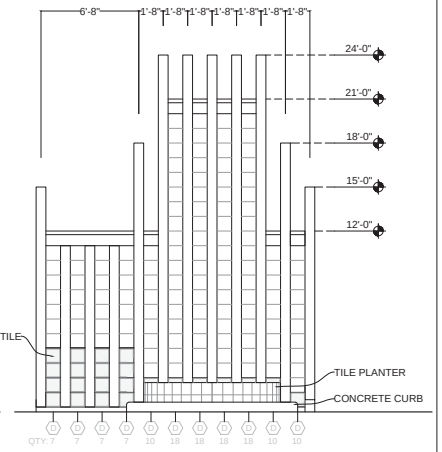
A-2

FLOOR PLAN

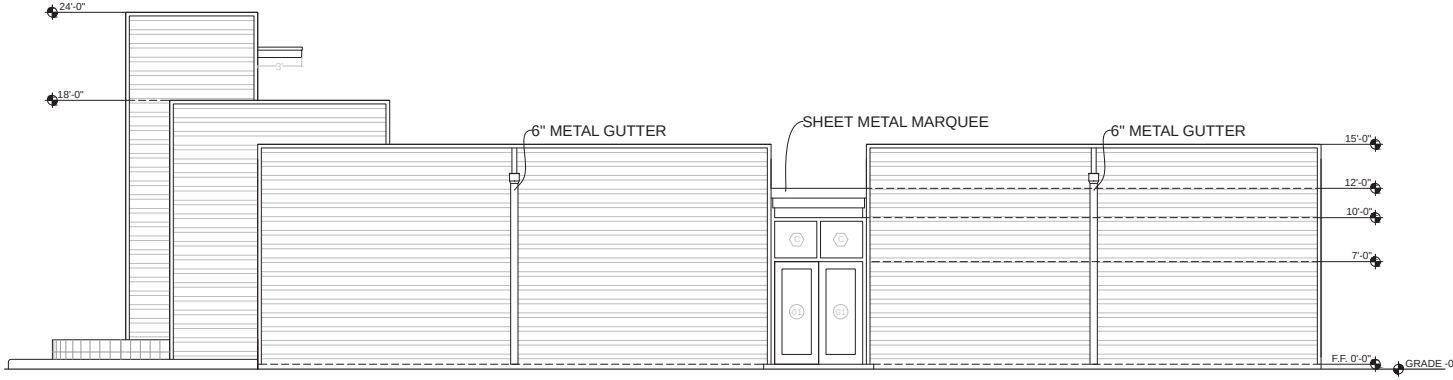
WALL CLADDING:
TYPE: 7.2 WALL PANEL (HORIZONTAL)
MANUFACTURER: MBCI
FINISH: SMOOTH, SILVER METALLIC
NOTES: GALVANIZED, 24-GAUGE, EXPOSED FASTENERS 20" O.C.



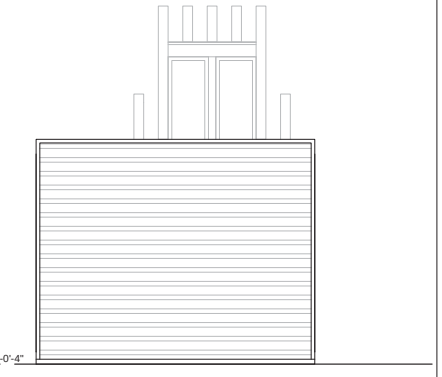
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

URBAN EARTH
2323 BUENA VISTA STREET
SAN ANTONIO, TEXAS
78201

PHONE
(847)-421-9989

JOB
1921 DECO

ADDRESS
1921 FREDERICKSBURG
ROAD, SAN ANTONIO,
TEXAS, 78201

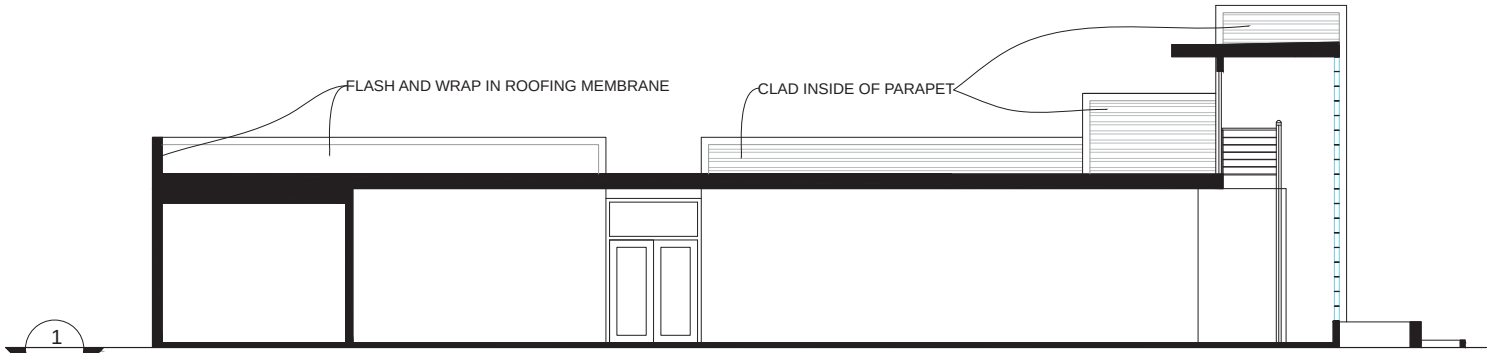
DRAWN BY
ANDREW JACOBY

CHECKED BY
ANDREW JACOBY

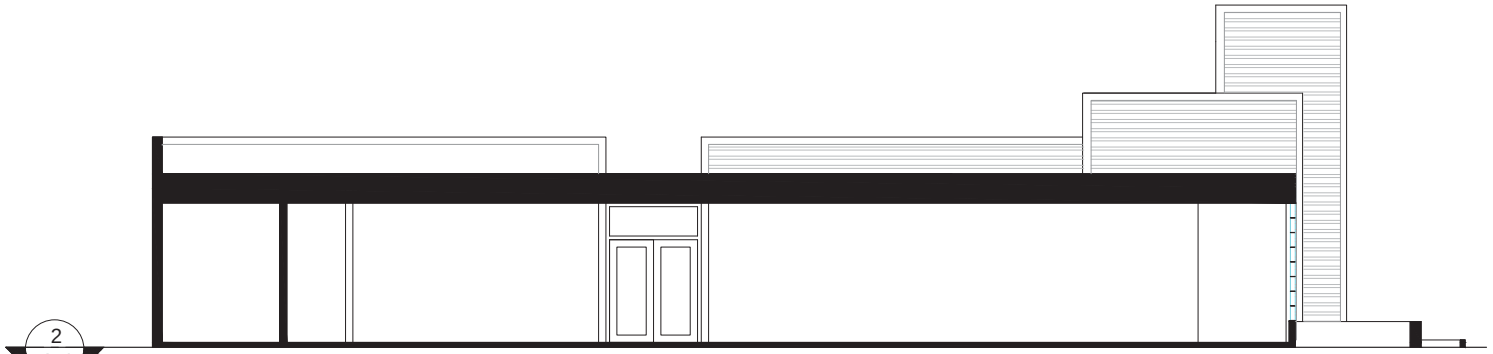
DATE
MARCH 2016

SCALE
1/4"=1'-0"

SHEET:
A-3
ELEVATIONS



1
A-4



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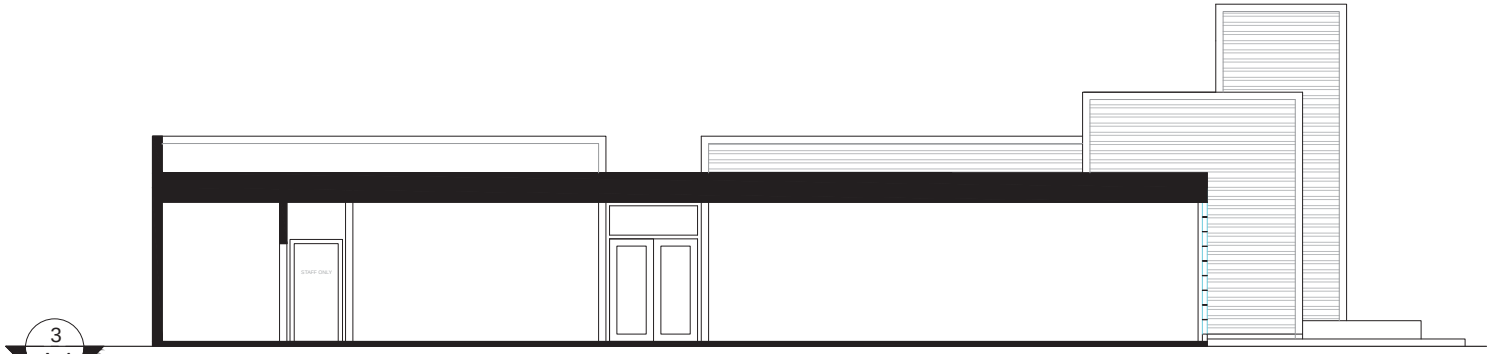
A-4



3
A-4

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PHONE
(847)-421-9989

JOB
1921 DECO

ADDRESS
1921 FREDERICKSBURG ROAD, SAN ANTONIO, TEXAS, 78201

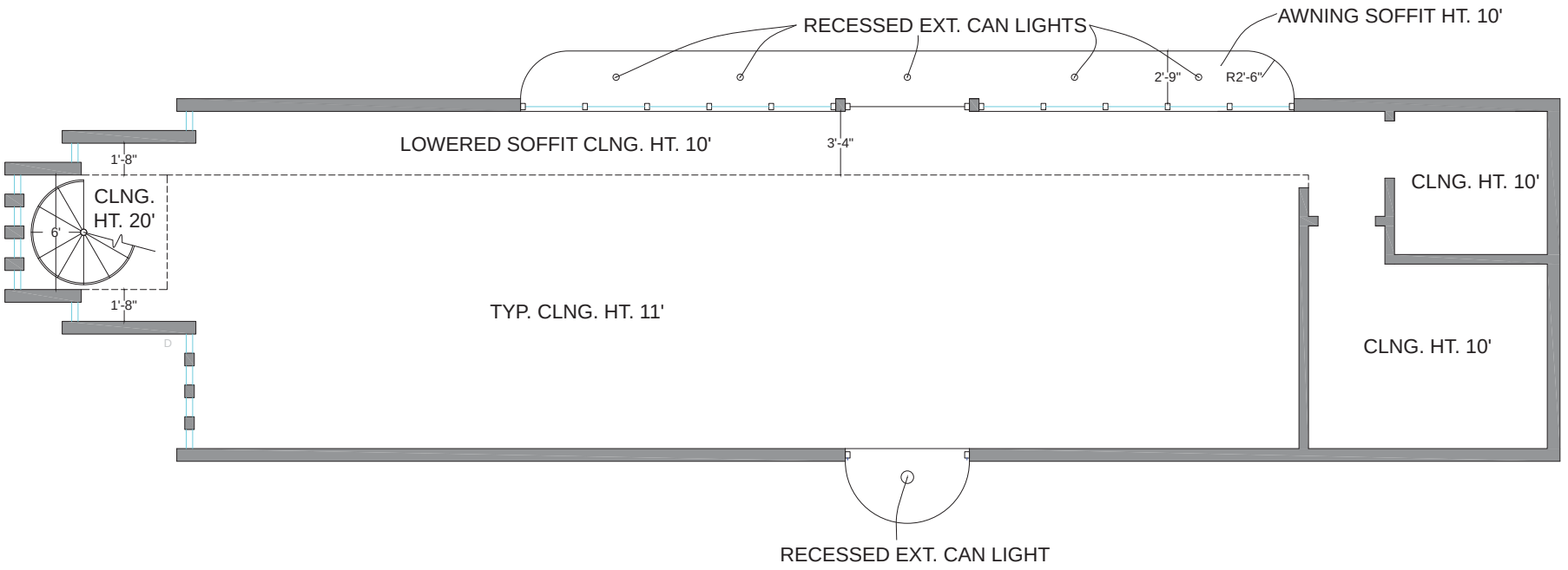
DRAWN BY
ANDREW JACOBY

CHECKED BY
ANDREW JACOBY

DATE
MARCH 2016

SCALE
1/4"=1'-0"

SHEET:
A-4
SECTIONS



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TEXAS, 78201

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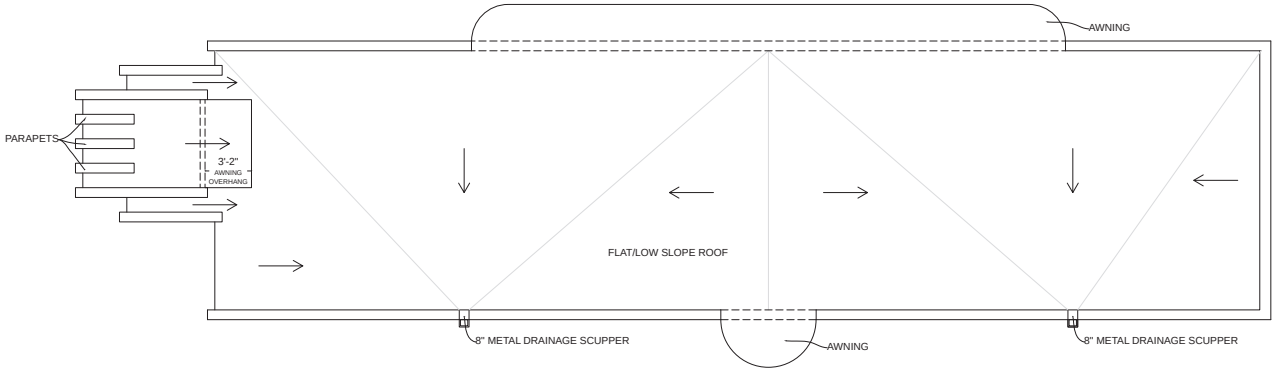
MARCH 2016

SCALE
3/8"=1'-0"

SHEET:
A-5
REFLECTED
CEILING
PLAN

NORTH



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ANDREW JACOBY

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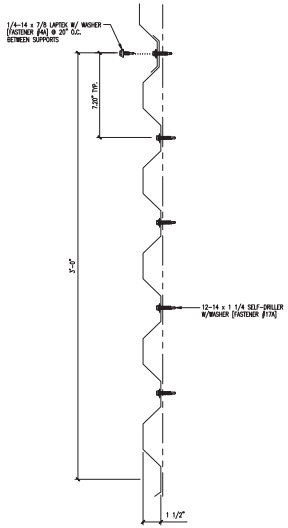
ANDREW JACOBY

DATE
MARCH 2016

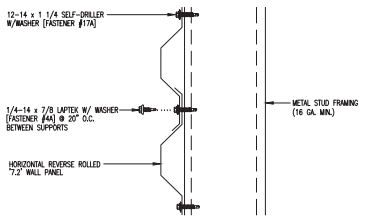
SCALE
1/4"=1'-0"

SHEET:
A-6
ROOFING
PLAN

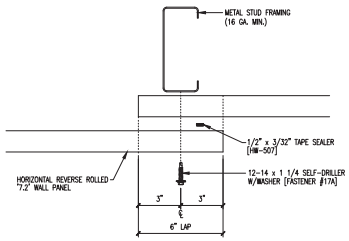


HORIZONTAL REVERSE ROLLED 7.2 FASTENER SPACING @ PANEL ENDS & INTERMEDIATE SUPPORTS

NOTE:
MBCI RECOMMENDS THAT A REVERSE ROLLED 7.2 PANEL BE USED IN HORIZONTAL APPLICATIONS SO THAT THE LAP FASTENERS CAN BE INSTALLED IN THE LOW RIBS.

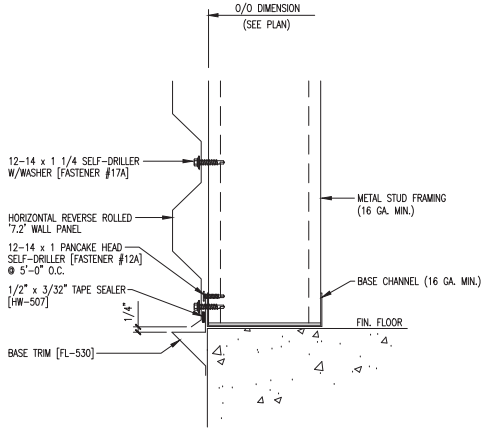


HORIZONTAL REVERSE ROLLED 7.2 SIDE LAP



HORIZONTAL REVERSE ROLLED 7.2 END LAP

NOTE:
MBCI RECOMMENDS THAT A REVERSE ROLLED 7.2 PANEL BE USED IN HORIZONTAL APPLICATIONS SO THAT THE LAP FASTENERS CAN BE INSTALLED IN THE LOW RIBS.



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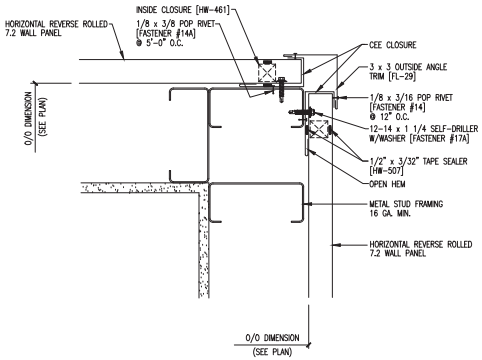
BASE OF WALL



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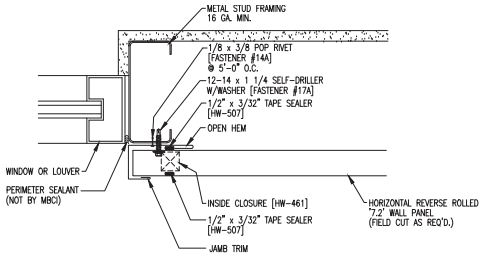

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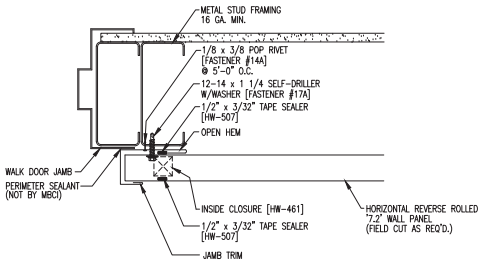

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DRAWN BY
ANDREW JACOBY

CHECKED BY
ANDREW JACOBY

DATE
MARCH 2016

SCALE

SHEET:
A-7.1
DETAILS

1921 FREDERICKSBURG ROAD
SIGNAGE MOCK-UP

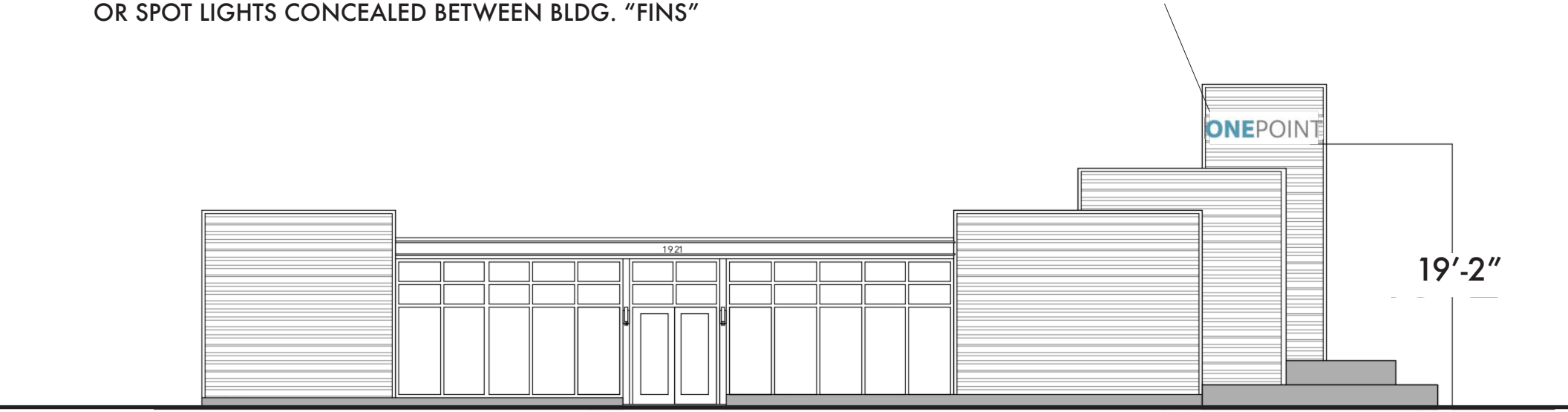
urbanearth
2323 Buena Vista Street
San Antonio, Texas
78207

DIMENSIONAL LETTERING
CNC-MILLED FROM 1/4"-1/2" STEEL
GLOSSY PAINT FINISH TO MATCH LOGO
MOUNTED OFF FACE WITH 1/2" SPACERS
EXTERNALLY ILLUMINATED BY WALL SCONCE
OR SPOT LIGHTS CONCEALED BETWEEN BLDG. "FINS"

7'-6"

1'-9"

ONEPOINT



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 4-13-16 HDRC Case# 2016

ADDRESS: 1921 Fredericksburg Rd Meeting Location: Lonestar

APPLICANT: David Komet

DRC Members present: Betty Feldman, John Laffoon, Daniel Lazareene

Staff present: Lauren Sage

Others present: Drew Jacoby

REQUEST: New construction of commercial

COMMENTS/CONCERNS:

BF: outside end of buttress? on neighboring site?

DL: asked about use of neighbor

BF: no more planters?

JL: in ground? what is the ground cover?

BF: awning?

JL: select plant materials for that narrow space

DL: siding material? Dimensions? See seems every 3'?

COMMITTEE RECOMMENDATION: **APPROVE [✓] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

04/13/2016

Committee Chair Signature (or representative) Date

DL: Are there vertical seems? NO. Gutters hide only vertical seam

DL: What is prow overhang?

DL: Lighting on front facade?

DL: Landscape on site plan is needed

BF: Site plan shows relation to neighbor well