HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 3

HDRC CASE NO:	**2016-232**
ADDRESS:	1407 S ST MARYS
LEGAL DESCRIPTION:	NCB 2912 BLK 1 LOT 12 AND 13
ZONING:	C3NA H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Ryan Reed/French & Michigan
OWNER:	Annette Rodriguez/The Children's Shelter
TYPE OF WORK:	Exterior modifications and landscaping

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform exterior modifications to the structure at 1407 S St Mary's including the installation of a new storefront system, the addition of a steel canopy, landscaping and the introduction of a green wall. Neither signage nor a mural is part of this request.

APPLICABLE CITATIONS:

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

10. Commercial Facades
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.
ii. Historical commercial facades—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

FINDINGS:

a. The structure at 1407 S St Mary’s is a 1960’s commercial structure featuring a façade consisting of stone veneer with little minor penetrations. The applicant has proposed to modify the east facing façade by incorporating a storefront window system and a new green wall to feature climbing vegetation. According to the Guidelines for Exterior Maintenance and Alterations, new façade elements that alter or destroy the historic character of a structure should not be introduced. Staff performed a site visit on June 22, 2016, and found that the applicant’s proposed materials would not negatively impact the structure nor negatively impact the existing streetscape.
b. The applicant has proposed to install four 6’ x 5’ aluminum storefront windows, a trellis constructed of 3” round steel with a corrugated steel roof, four (4) corten planters will replace two parking spaces between the front (east) façade and the public right of way and 3” x 4” steel angles and hog wire mesh to provide a climbing surface for the proposed green wall ivy. Given the existing materials in use on this structure and its location on S St Mary’s in close proximity with other structures with various metal materials featured on their façade, staff finds this request appropriate. Staff finds that the applicant’s proposed green wall is an appropriate solution to improving the existing façade which lacks openings and depth providing features.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall

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Flex Viewer

Powered by ArcGIS Server

Printed:Jun 20, 2016

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Wickes St
Adams St
Mission St
Mission St
Mission St
Cedar St
Cedar St
Cedar St
1407 S St Mary's St
Subway
Claudia St
San Antonio
Mennonite Fellowship
Barbe St
S St Mary's St
S St Mary's St
AAA Freight
Salvage Sales
Eagleland Dr
S St Mary's St
Las Tapatias De Jalisco
Florida St
Florida St
Vale Law Firm
Mario's Automotive
Services
Imsco
Marplay
W Carolina St
Riddle St

1407
OPEN
RESERVED PARKING
RESERVED PARKING
DODGE
NITRO
TEXAS
DBL-H864
TEXAS
HGH-D158
NISSAN
SENTRA
BJH-4715

FRENCH & MICHIGAN

Edward Hall
Office of Historic Preservation, City of San Antonio
edward.hall@sanantonio.gov

Hi Ed,

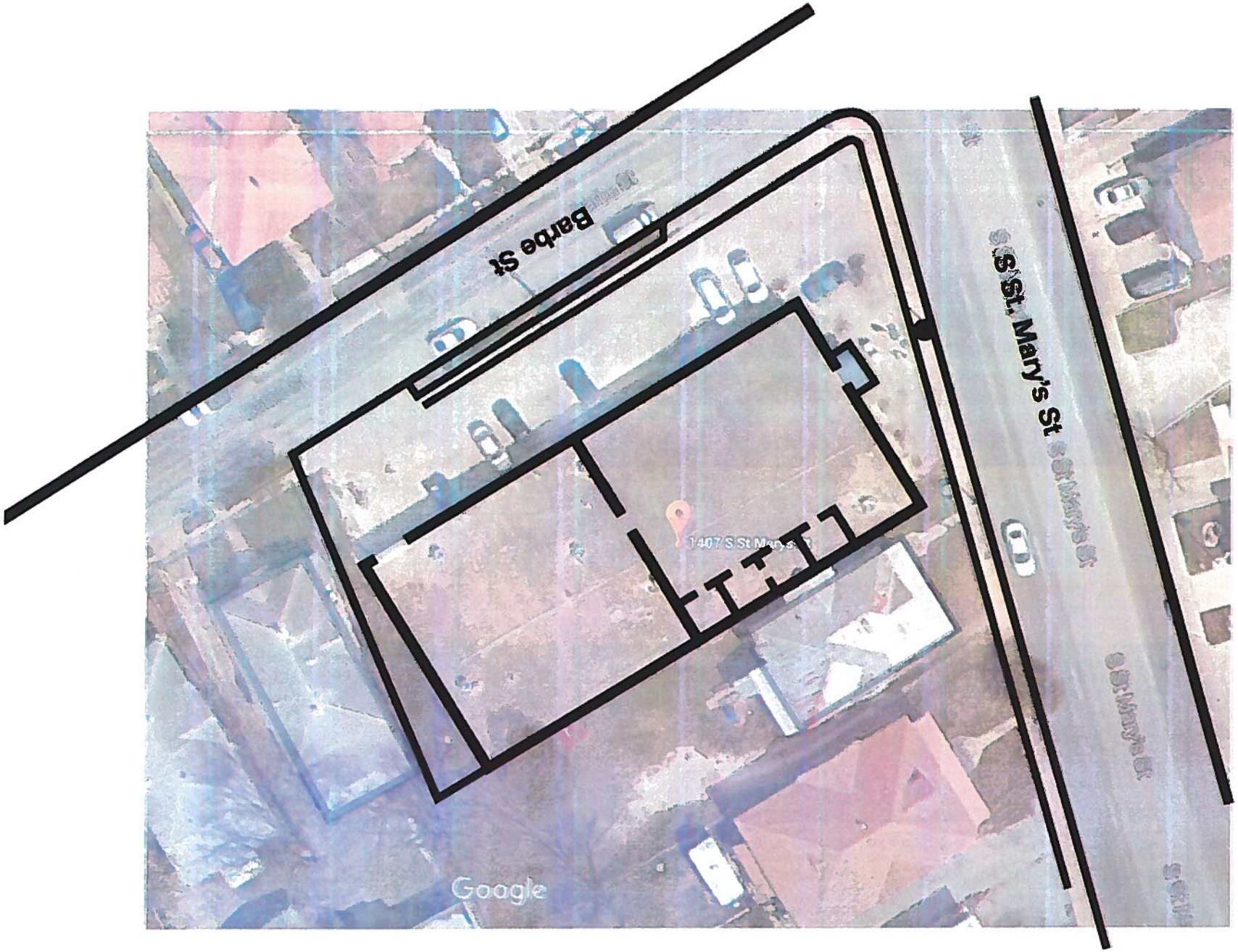
Attached is our final proposal for The Children's Shelter Thrift Boutique located at 1407 S. St. Mary's Street. Included in the proposal are our new elevations, hand renderings, and photographs showing the existing building, and several example of similar building modifications along S. St. Mary's in the King William district.

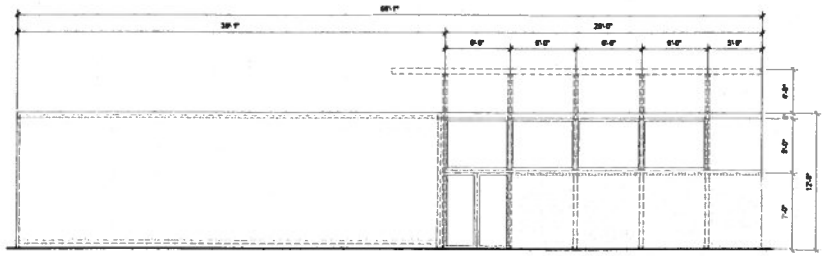
We presented these items to the King William Association on Tuesday, May 31, 2016, and they approved the design without and changes.

If you have any questions, please call me at 210.660.8822 or email me at ryan@frenchandmichigan.com.

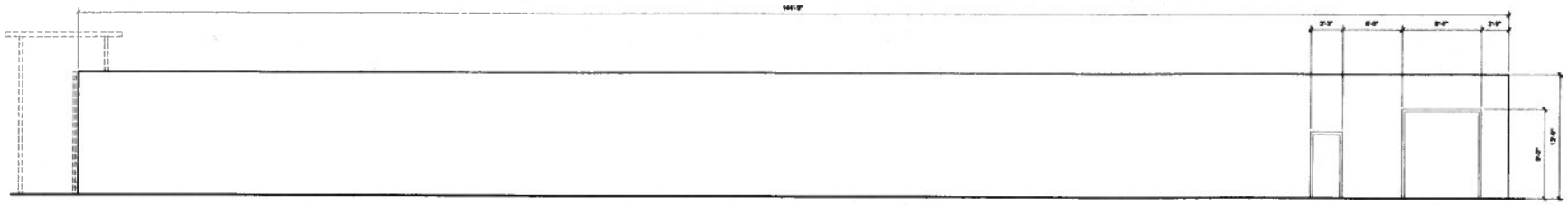
Thank you,

Ryan Reed


Barbe St
S St. Mary's St
1407 S St Mary's St
Google



Front Elevation SCALE 3/16" = 1'-0"



Right Side Elevation SCALE 3/16" = 1'-0"

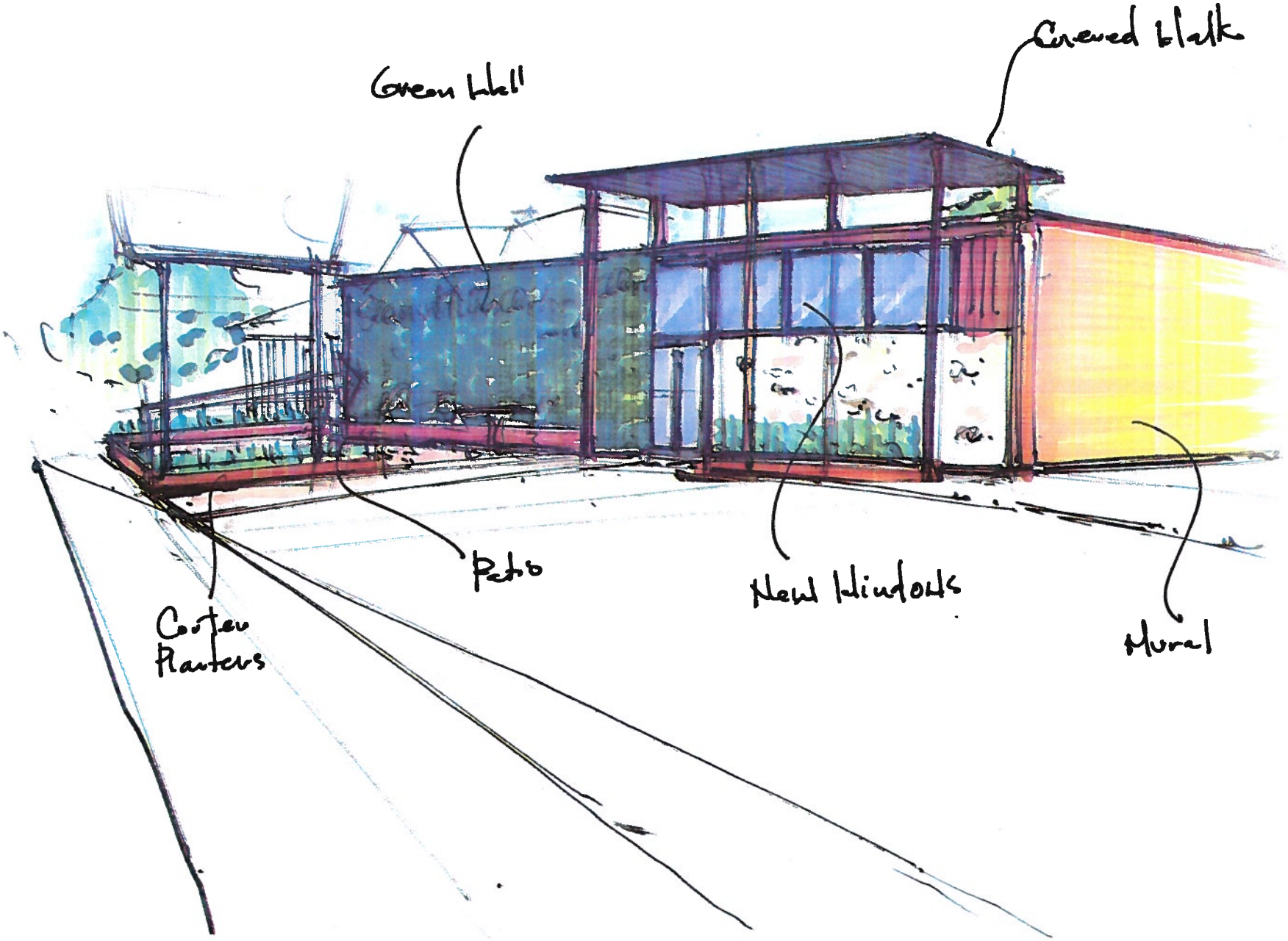
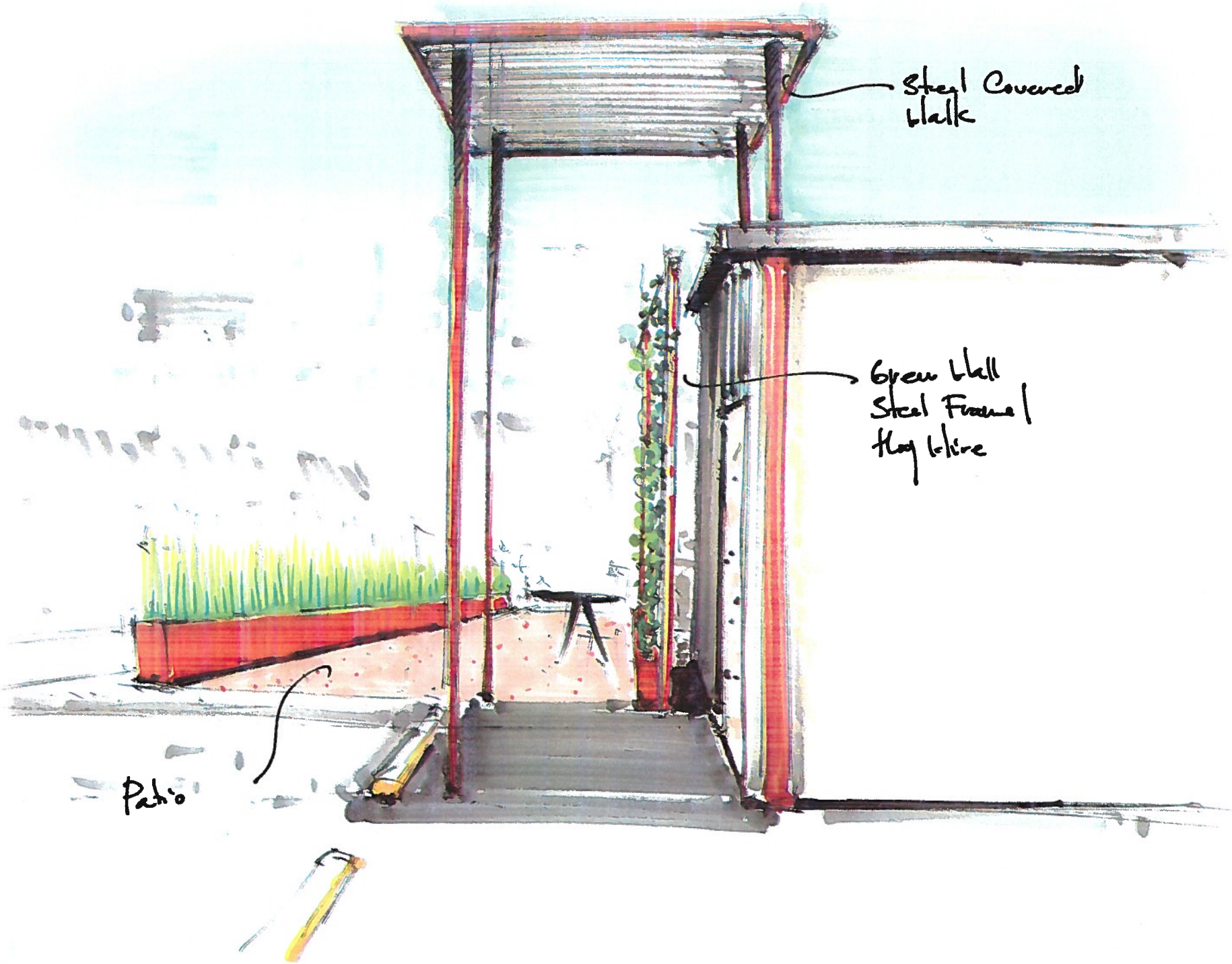
A000

STU 000 Children's Shelter Thrift Shop

SET 000.2010.05.20

VT: 00 000

Proposed Facade



Side View down Walkway