HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 8

HDRC CASE NO:	**2016-246**
ADDRESS:	114 CAMP ST (Unit 401)
LEGAL DESCRIPTION:	NCB 2561 BLK 4 LOT 5 THRU 11 SAVE & EXCEPT IRR 95 SQ FEET OF LOT 11 & W 7 FT OF ALLEY **MASTERFILE CAMP STREET RESIDENCES CONDOMINIUMS
ZONING:	IDZ HS
CITY COUNCIL DIST.:	1
LANDMARK:	Tobin Survey Co
APPLICANT:	Jim Poteet/Poteet Architects, LP
OWNER:	Griffith Park, LLC
TYPE OF WORK:	Removal of 3 windows to create an open air porch

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove six (6) glass and steel windows from the southeast corner of the fourth floor of 114 Camp to create an open air sitting area and install a glass guardrail with a finish height of 42" above the finished floor.

APPLICABLE CITATIONS:

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

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.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

FINDINGS:

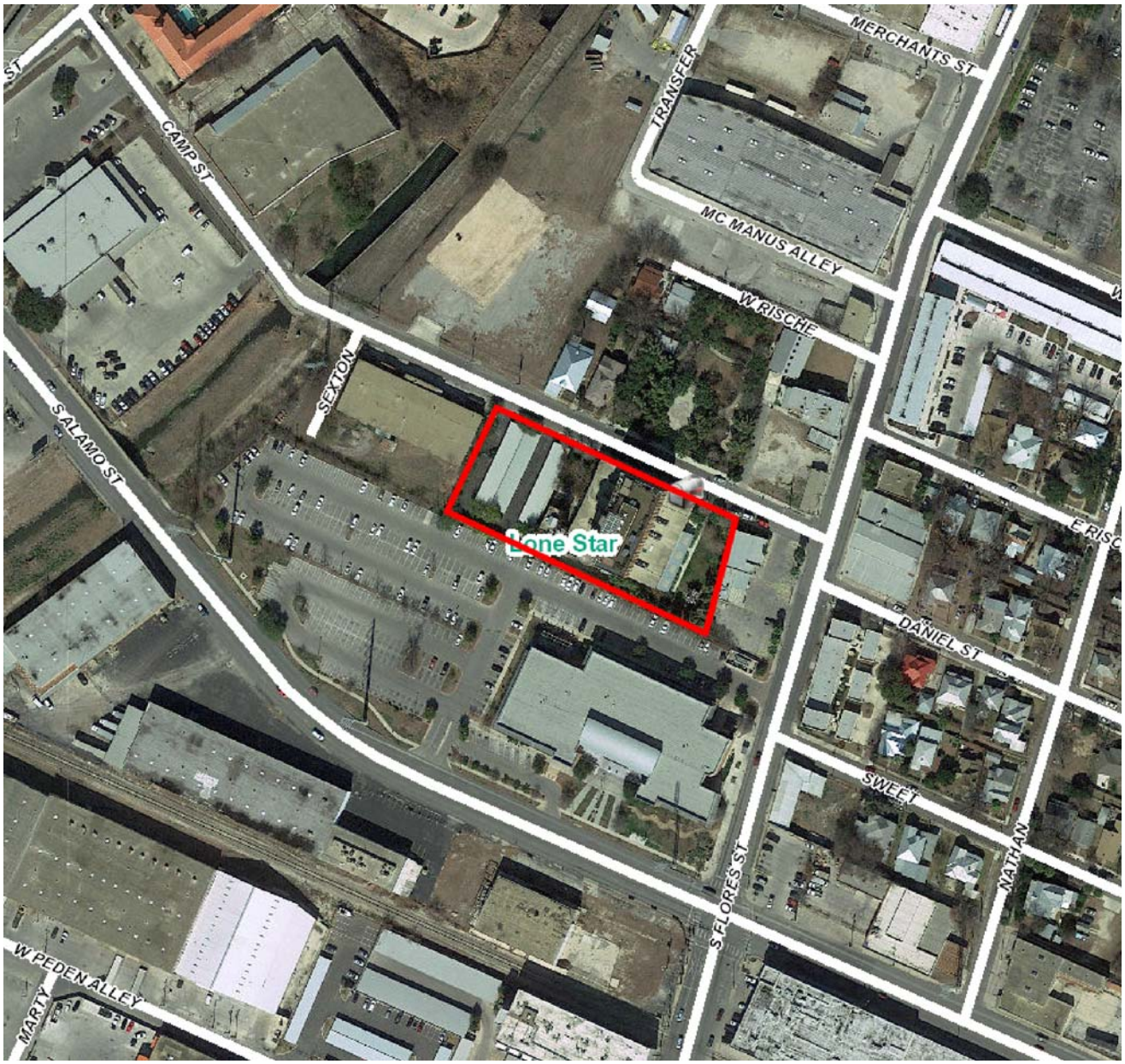
a. The applicant has proposed to remove six (6) original glass and steel windows, without altering the size or shape of the opening, from the southeast corner of the fourth floor of 114 Camp to create an open air sitting area. The applicant has proposed to remove three (3) windows on the east façade and three (3) windows on the south façade. According to the Guidelines for Exterior Maintenance and Alterations, existing window and door openings should be preserved. Staff finds the applicant's request consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.i. given that the original openings will be neither modified nor enclosed. The applicant has noted that the windows that are to be removed will be maintained and stored on site for potential reinstallation in the future.
b. Staff performed a site visit on June 23, 2016, and found that the proposed window removal will not negatively impact the architectural integrity of the structure.
c. The applicant has noted that a glass guardrail will be installed in each window opening to be 42" above the finished floor. The applicant has noted that these guardrails will match existing guardrails found on other window openings. Staff finds the applicant's proposed material and installation appropriate.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b with the stipulation that the applicant store the removed windows on site for future use.

CASE MANAGER:

Edward Hall



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Flex Viewer

Powered by ArcGIS Server

Printed:Jun 14, 2016

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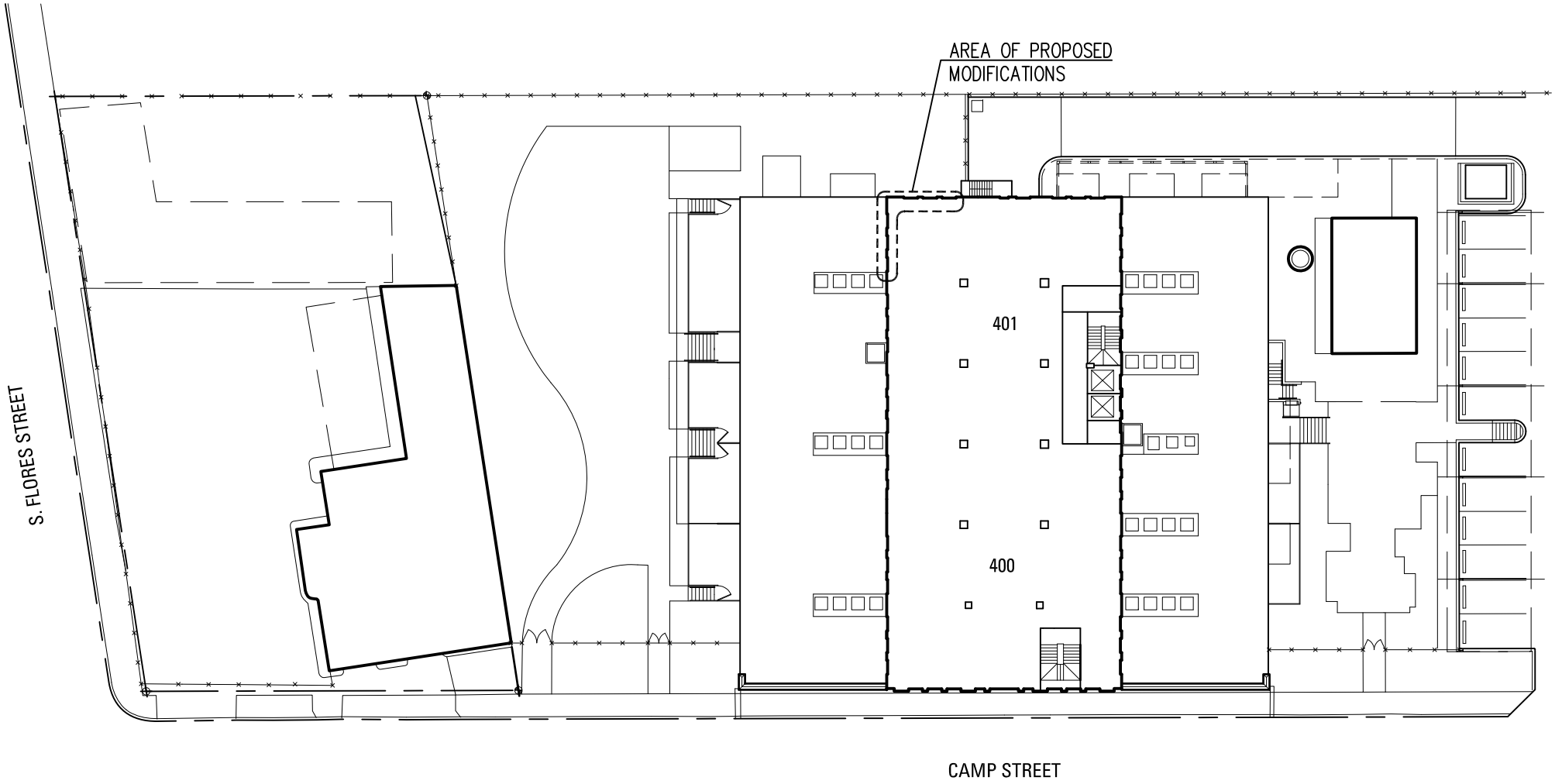
San Pedro Creek
114 Camp St
Camp St
Chris Park
San Antonio
Development Services

1 114 CAMPSTREET
EAST ELEVATION

114 CAMPSTREET, UNIT 401	**VIEW**
DATE: JUNE 10, 2016	
POTEET ARCHITECTS	PAGE 1 OF 2

1 114 CAMPSTREET
SOUTH ELEVATION

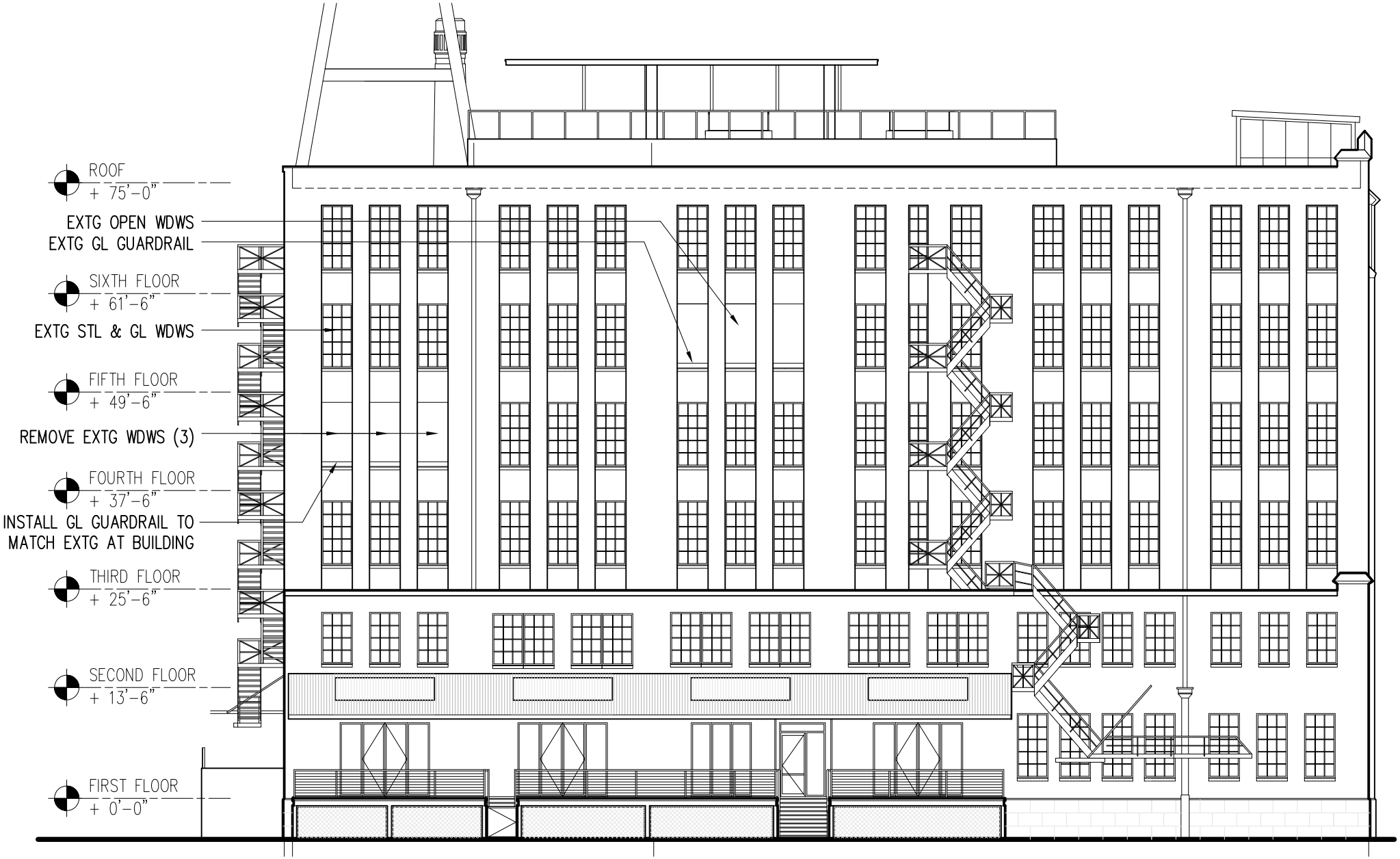
114 CAMPSTREET, UNIT 401	**VIEW**
DATE: JUNE 10, 2016	
POTEET ARCHITECTS	PAGE 2 OF 2



SITE PLAN

SCALE: 1" =40'-0"

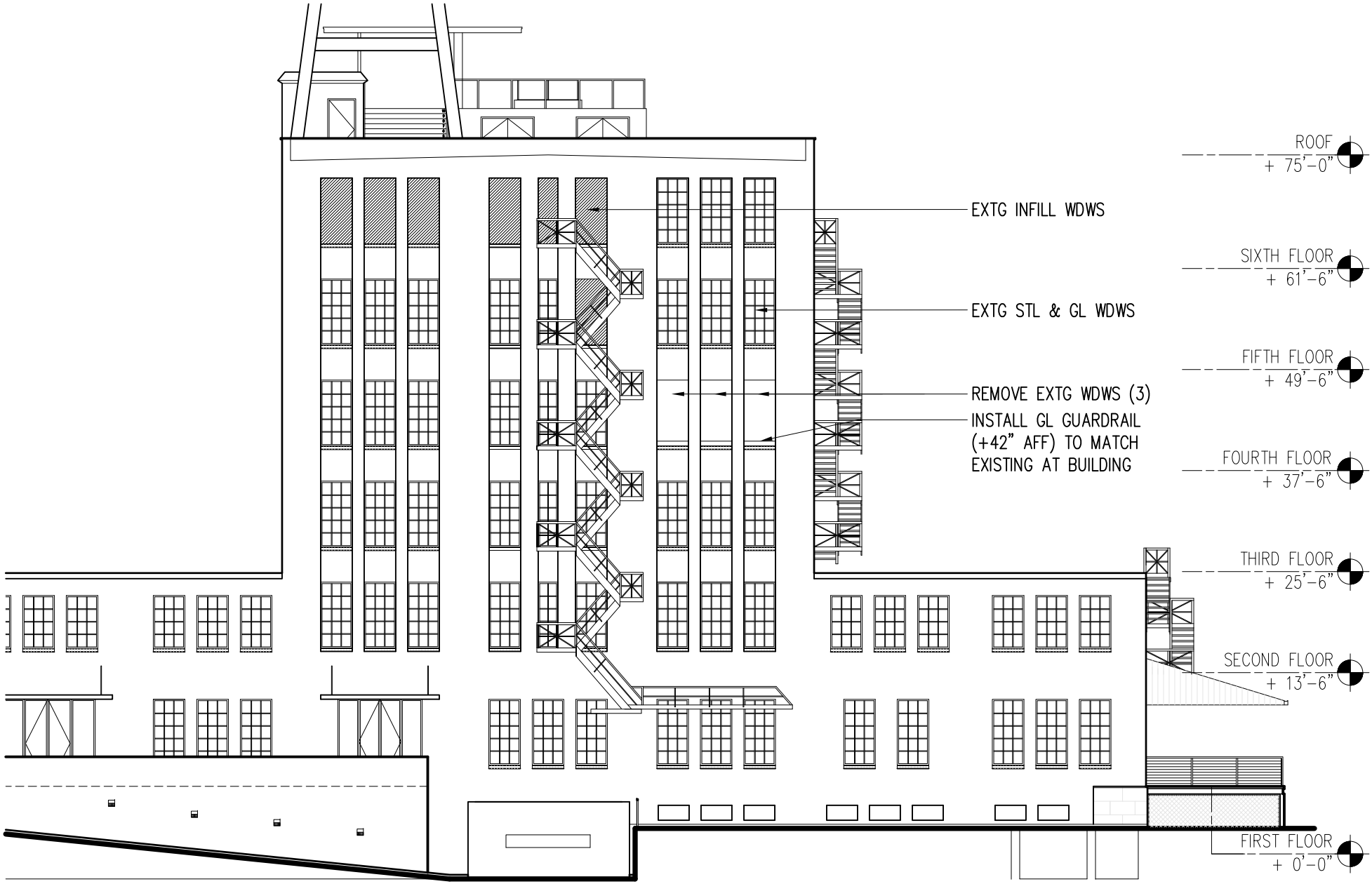
114 CAMPSTREET UNIT 401	A1.0
DATE: JUNE 10, 2016	
POTEET ARCHITECTS, LP	SHT 1 OF 3



EXTERIOR ELEVATION: EAST

SCALE: 1/16" = 1'-0"

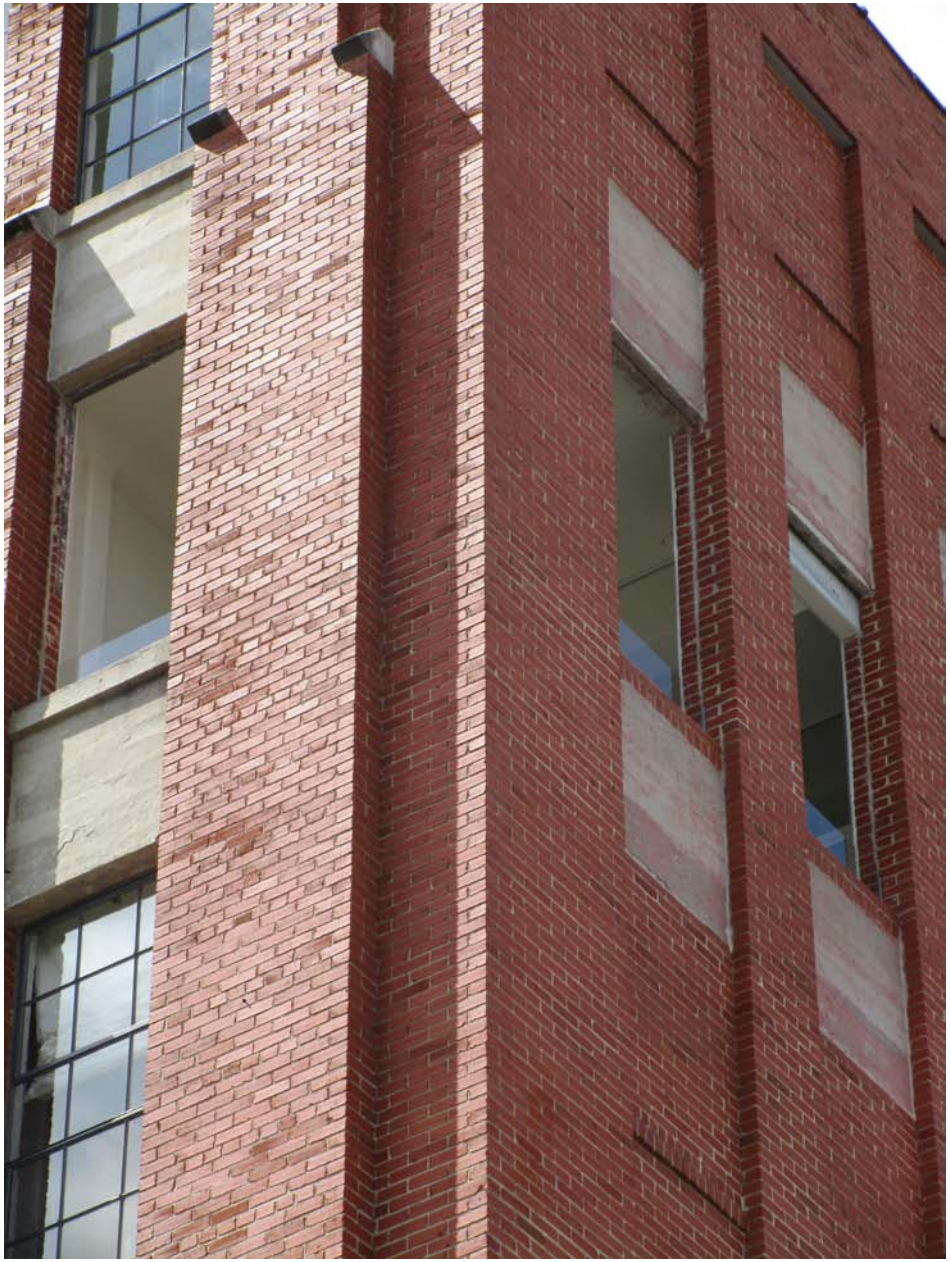
114 CAMPSTREET UNIT 401	A2.0
DATE: JUNE 10, 2016	
POTEET ARCHITECTS, LP	SHT 2 OF 3



EXTERIOR ELEVATION: SOUTH

SCALE: 1/16" = 1'-0"

114 CAMPSTREET UNIT 401	A2.1
DATE: JUNE 10, 2016	
POTEET ARCHITECTS, LP	SHT 3 OF 3



TOP OF GLASS IS 42" AFF

1 114 CAMPSTREET
EXISTING OPENINGS TO MATCH

114 CAMPSTREET, UNIT 401	**VIEW**
DATE: JUNE 27, 2016	
POTEET ARCHITECTS	PAGE 1 OF 1