HISTORIC AND DESIGN REVIEW COMMISSION

August 3, 2016

Agenda Item No: 4

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 proposed exterior modifications to this structure were heard at the July 6, 2016, HDRC Hearing where this case was referred to the Design Review Committee to be reviewed in depth. This case was reviewed by the DRC on July 12, 2016, where committee members noted the appropriateness of the proposed modifications and suggested the applicant provide additional information regarding materials. Since that time, the applicant has provided staff with additional information regarding materials and elevation drawings with additional detail.
b. 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.
c. 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

N

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

Design Brief The Children's Shelter Thrift Boutique

July 18, 2016

Client
Bradford Lawton
BL Design
210.240.0707
bradford@bradfordlawton.com

Project Location
1407 S St. Mary's St
San Antonio, TX 78210

Project Scope
Provide drawings, recommended materials list, and estimated budget for exterior building modifications.

Design Suggestions

Area 1 - Green Wall Trellis
- 2"x2" 3/16" Steel Angle Frame
- 2"x4" Vertical Wire Mesh
- Fig Ivy to be planted along base
- Oil coating, allow to oxidize naturally
- Ground lighting recommended

Area 2 - Front Patio
- Break up and remove asphalt from last two parking spots (not up to code)
- Weed Barrier Underlayment
- Layer of Decomposed Granite
- 24" tall Steel planters to delineate Patio border, planted with Horsetail Reed - custom made

Area 3 - Covered Walk
- 3" Round Steel Frame
- Saddle weld to horizontal roof
- Rafters to cross brace
- Standing Seam roof
- Rafters and roof construction visible from ground
- Lighting under roof to ground below

Area 4 - Storefront Windows
- Storefront Low-E Tempered Windows, 5'x6'
- Aluminum Storefront Window Frame

Subcontractors

Ed Hernandez
H2 Interiors, LLC
h2interiorsllc@gmail.com
210.269.8541

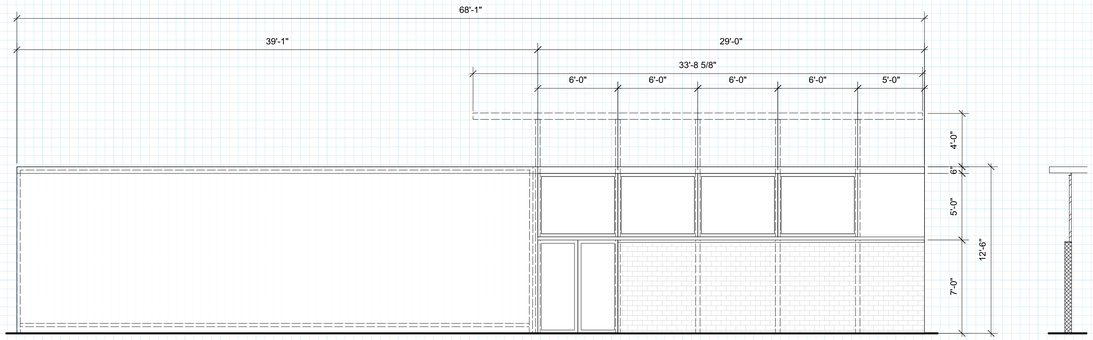
Joel McLeod
Metalwerks
joel@metal-werks.com
210.412.1817

Suppliers

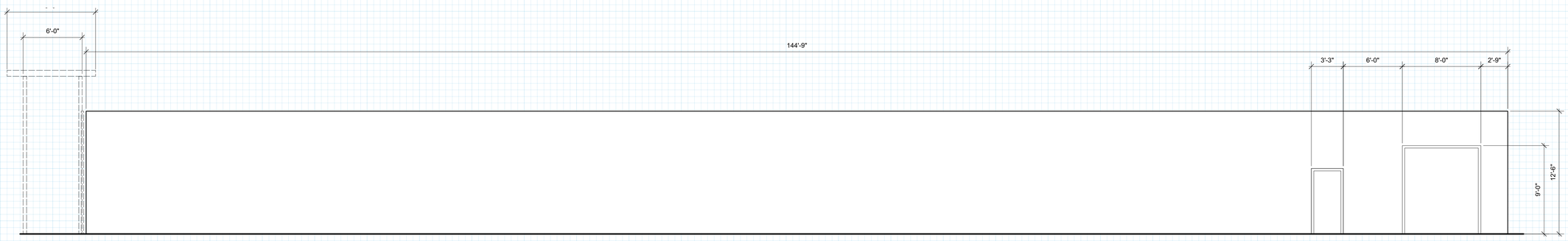
Keller Materials (Decomposed Granite)
9388 Corporate Dr, Selma, TX 78154
210-967-1300

Stone + Soil (Decomposed Granite)
26923 IH-10 West, Boerne, TX
210-687-1005

Fanick's (Ivy, Horsetail Reed)
1025 Holmgreen Rd
210.648.1303



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



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

A000

STU 098 Children's Shelter Thrift Shop

SET 098.2016.05.20
WL RR NM

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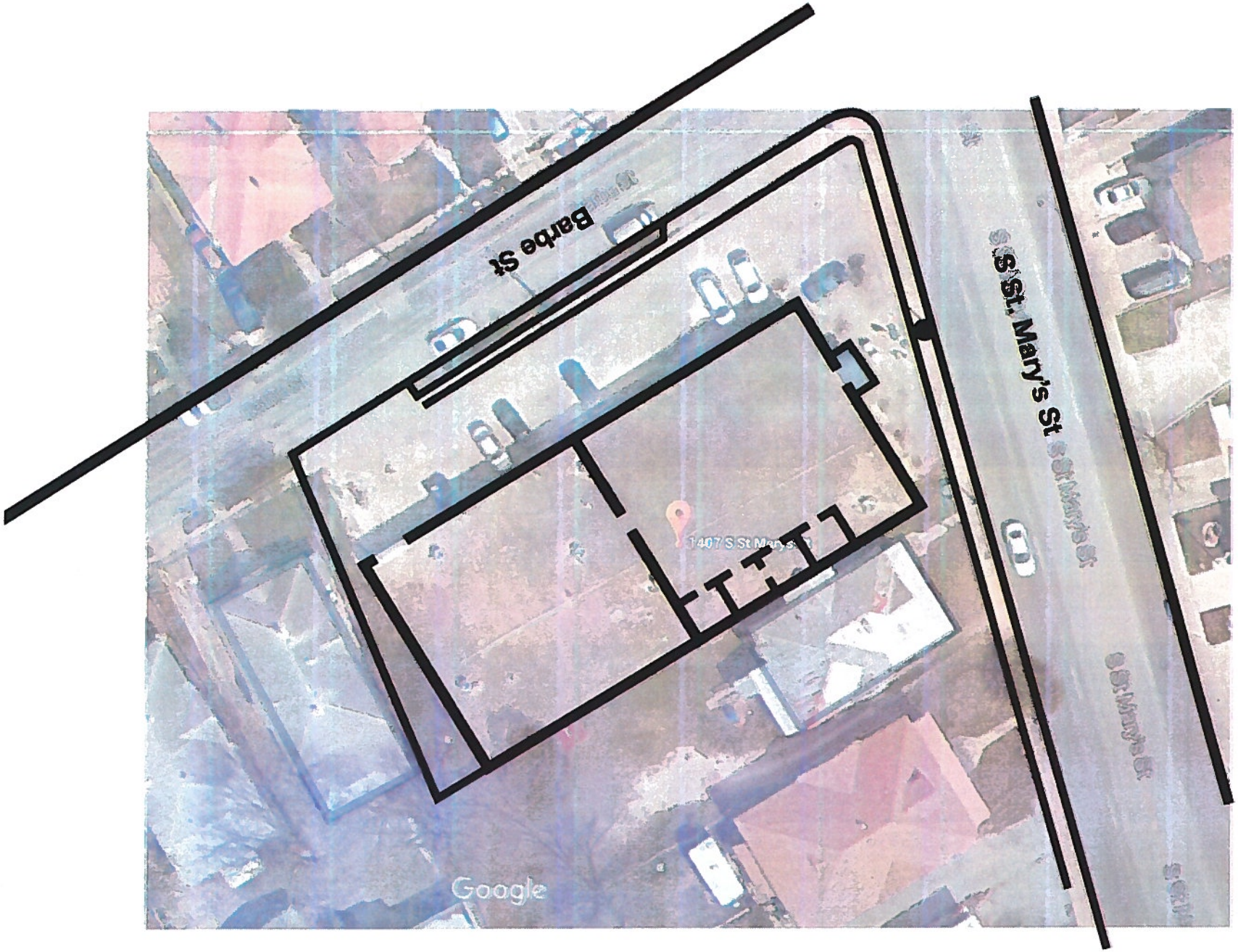
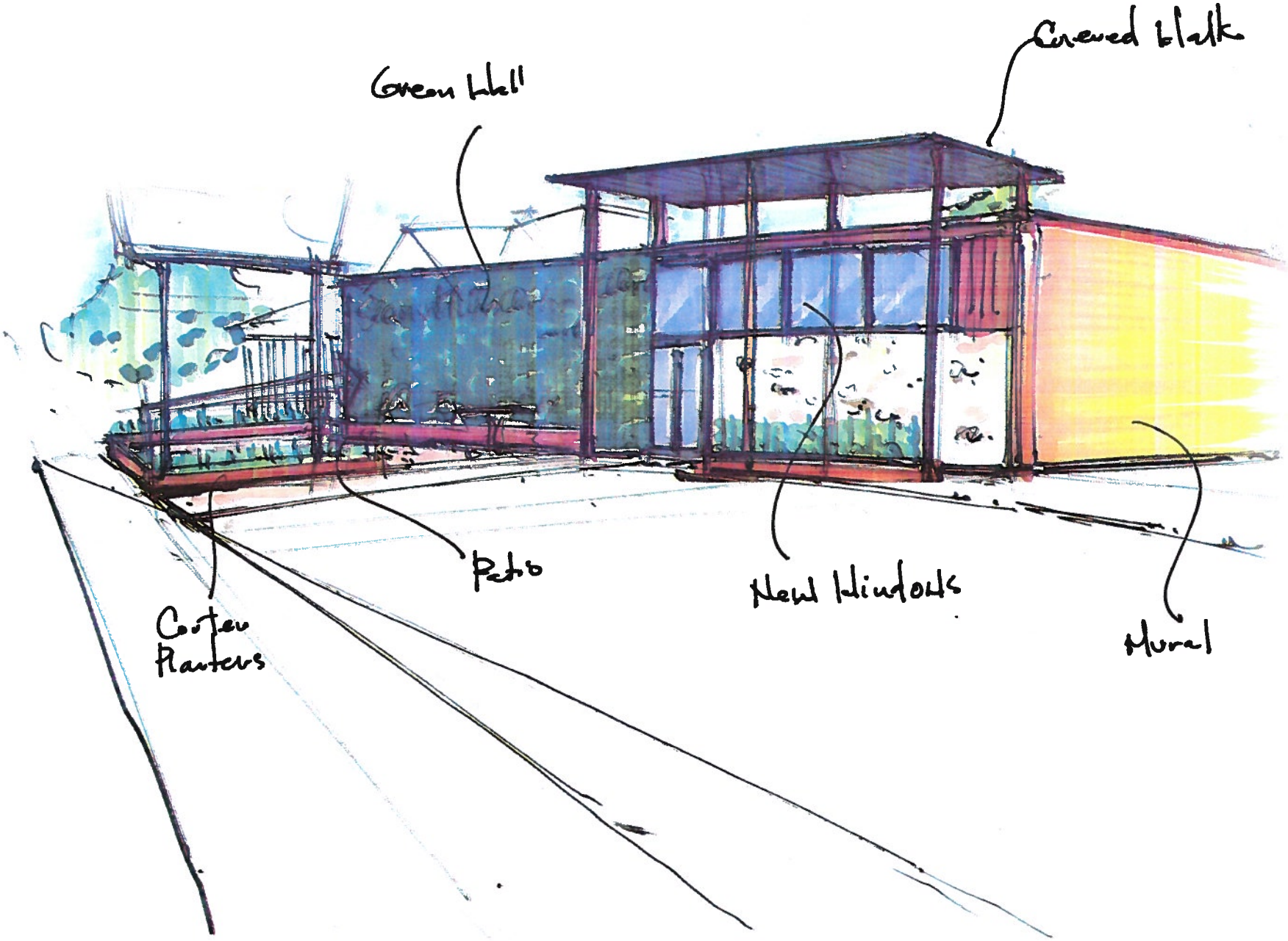
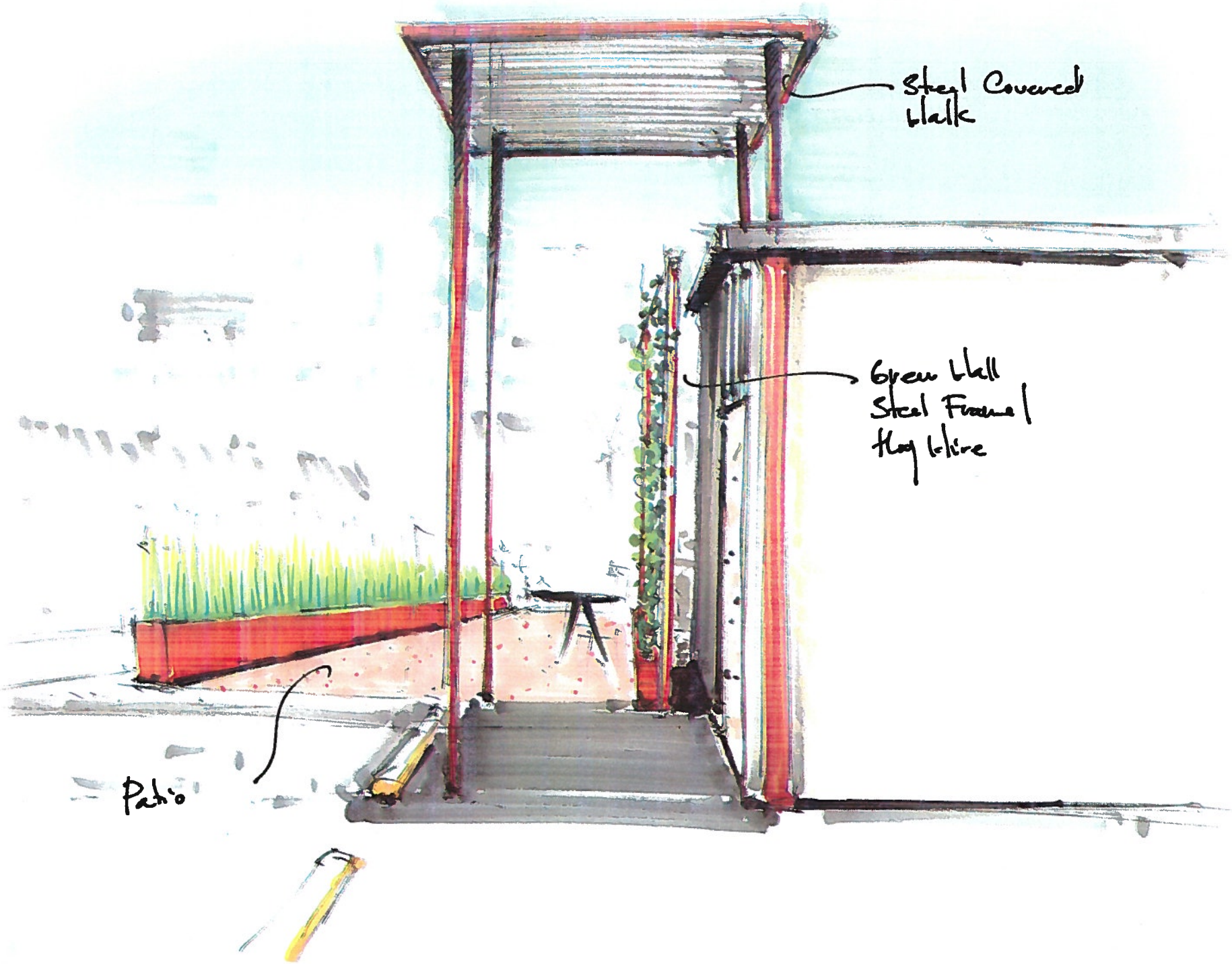

Barbe St
S St. Mary's St
1407 S St Mary's St
Google

Proposed Facade



Side View down Walkway