

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 20

HDRC CASE NO: 2016-295
ADDRESS: 722 S ST MARYS
LEGAL DESCRIPTION: NCB 902 BLK LOT 24 AT 724 ST MARY'S
ZONING: IDZ H HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: El Mirador
APPLICANT: Robert Alvarado/Alvarado Builder
OWNER: Sendero Ranch Development LTD
TYPE OF WORK: Installation of entry canopies, window awnings, fencing and entry tile
REQUEST:

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

1. Replace the existing corrugated plexiglass entrance covering with a new rough cedar branch covering.
2. Install cedar window awnings above each window on the S St Mary's façade.
3. Install stacked tile at the entrance areas.
4. Install a 42" tall "coyote fence" to match those existing on the site. A stone wall was previously approved at this location.

APPLICABLE CITATIONS:

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

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

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.
- 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.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic

inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Replacement canopies and awnings—Replace canopies and awnings in-kind whenever possible.

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.

vi. Support structure—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

FINDINGS:

- a. The applicant has proposed modifications to the structure at 722 S St Mary's, commonly known as El Mirador, that do not involve any direct modifications to the primary structure. At the July 15, 2015, HDRC hearing, a large scope of work was approved which primarily consisted of site work.
- b. The applicant has proposed to replace the existing corrugated plexiglass entrance covering with a new rough cedar panel covering. The existing entrance canopy structure will remain with only the plexiglass covering being removed. Staff finds the applicant's proposal appropriate.
- c. Above each window opening (5) on the S St Mary's façade, the applicant has proposed to install new window awnings. According to the Guidelines for Exterior Maintenance and Alterations 11.B., 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. The applicant has provided an elevation drawing that notes an appropriate proportion for each canopy; however, staff recommends the applicant provide a detailed drawing of the proposed canopies prior to approval.

that note specific dimensions and texture.

- d. The existing entrance area currently features two existing window openings where the applicant has proposed to install stacked barrel tile. Staff finds the retention of the existing openings appropriate as well as the installation of the stacked tile. Staff recommends the applicant provide a detail of this installation prior to approval noting overall size of the tile and the ratio of tile to void areas that will be included in each opening.
- e. Currently, a wrought iron fence exists in the front yard of the King William Garden House. At the July 15, 2015, HDRC hearing, a new stone wall was approved to replace the existing wrought iron fence. At this time, the applicant has proposed to modify the previous approval to install a 42" tall "coyote fence". According to the Guidelines for Site Elements 2.B., New fences and walls should appear to be similar to those used historically within the district, should be no taller than 4 feet in the front where seen from the public right of way and should be constructed of appropriate materials. Staff finds that there is no precedent for the proposed coyote fence to be installed as the primary front yard fence for a historic structure of the Folk Victorian style. Staff recommends the applicant either retain the existing wrought iron fence or construct the previously approved stone wall.

RECOMMENDATION:

Staff recommends approval of item #1 as submitted based on finding b.

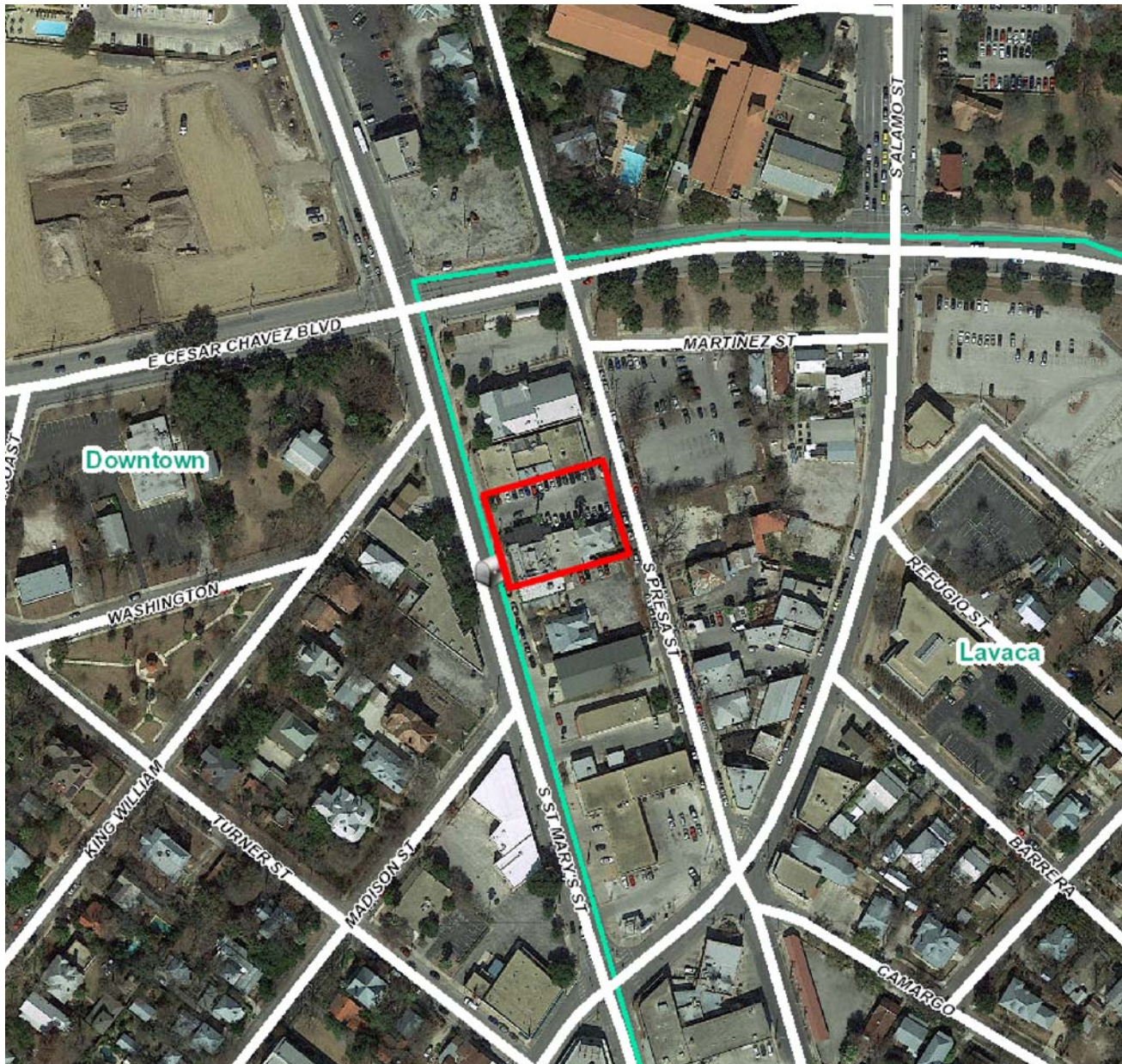
Staff recommends approval of items #2 and #3 based on findings c and d with the following stipulations:

- i. That the applicant provide a detailed drawing of the proposed canopies prior to approval.
- ii. That the applicant provide a detailed drawing of the proposed stacked tile prior to approval.

Staff does not recommend approval of item #4 based on finding e.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 21, 2016

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Martinez St

Presa St

S Presa St

S Presa St

S Presa St

Pig Liquors

El Mirador

722 South Saint Mary's Street

King William Garden House

S St Mary's St
The Filling Station Tap Room

Revolution Coffee + Juice
San Antonio Running Company

B.Link

S St Mary's St

The Station Cafe

SOUTH ANTONIO BUILDERS

July 1, 2016

City of San Antonio
Department of Building Services
S. Alamo St.
San Antonio, Texas 78204

Project title: EL MIRADOR - REMODEL
722 S. St. Mary's St.
San Antonio, Texas 78204

Dear HDRC,

The following is a project description for your review:

722 S. St. Mary's St :

1) ENTRY CANOPY:

- replace clear corrugated plexiglass panels on purlins on existing cedar framed entrance with 1" to 1-1/2" diameter straight cedar branches. (These branches will be the same as the ones used for the "coyote fence" which was previously approved and is being used as a screen for the garbage dumpster and to cover the electrical panels at the main entrance.)

2) WINDOW AWNINGS:

- construct new rough cedar awnings to cover 5 windows along the west elevation of the building (front of building along S. St. Mary's St.). New awnings to be shaded with 1" to 1-1/2" diameter straight cedar branches to match the entrance.

3) 42" COYOTE FENCE:

- construct a 42" tall "coyote fence" to match others on the site. This fence in lieu of the previously proposed and approved 42" masonry wall. This fence will be installed in front of the "King William Garden House" and provide a screen for the exterior dining space and the busy street.

4) INFILL WINDOW WITH CLAY TILE :

- place Spanish clay tile as per drawing at the two trapezoidal areas at the main entrance to create "ONeal Ford-esque" tile in the openings. Plexiglass was removed from the openings per the previous approval by HDRC.

Should you have any questions or need additional information, please call me at (210) 275-0962.

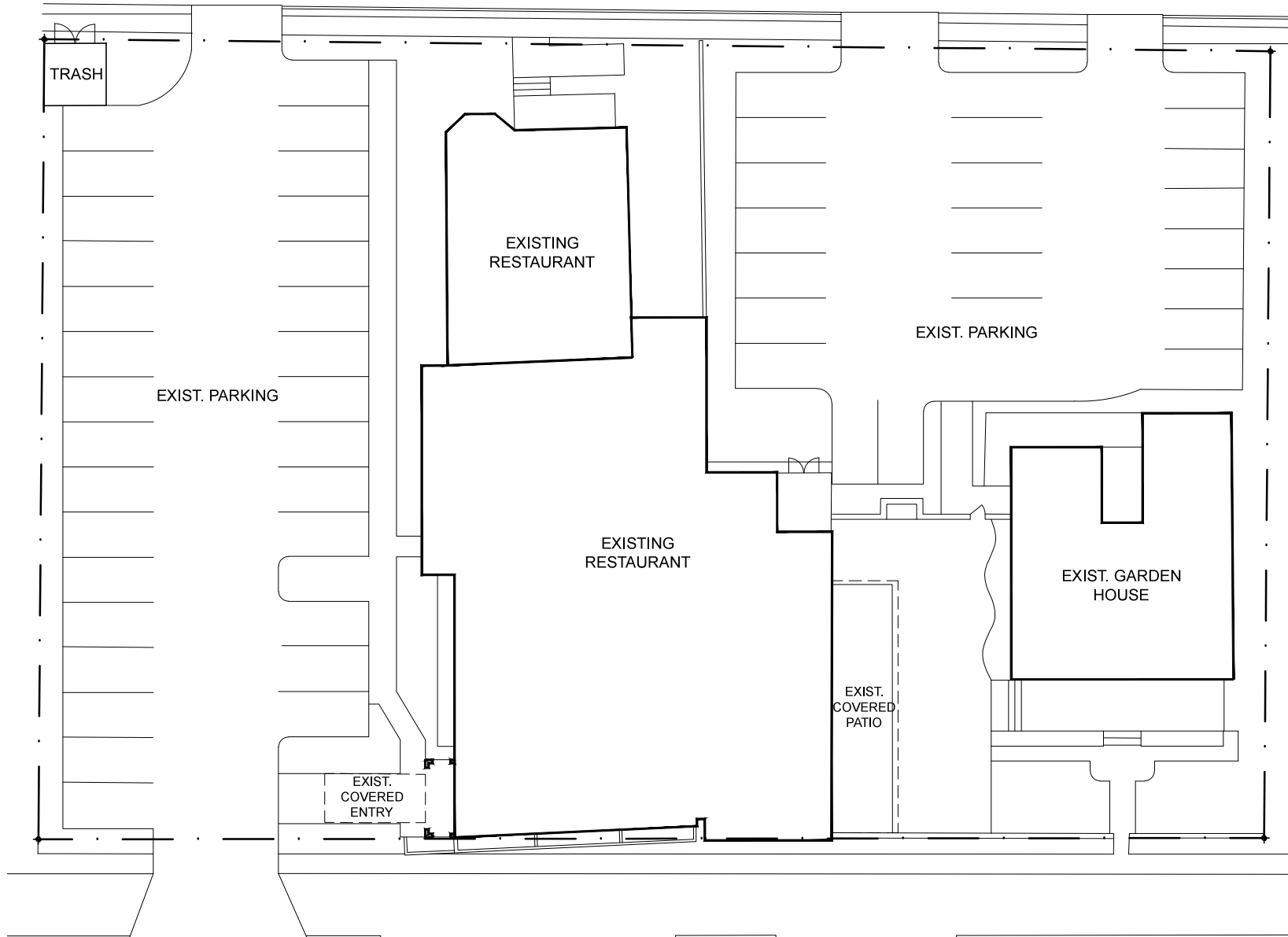
Respectfully,

Robert Alvarado,

South Antonio Builders

(210) 275-0962

SOUTH PRESA



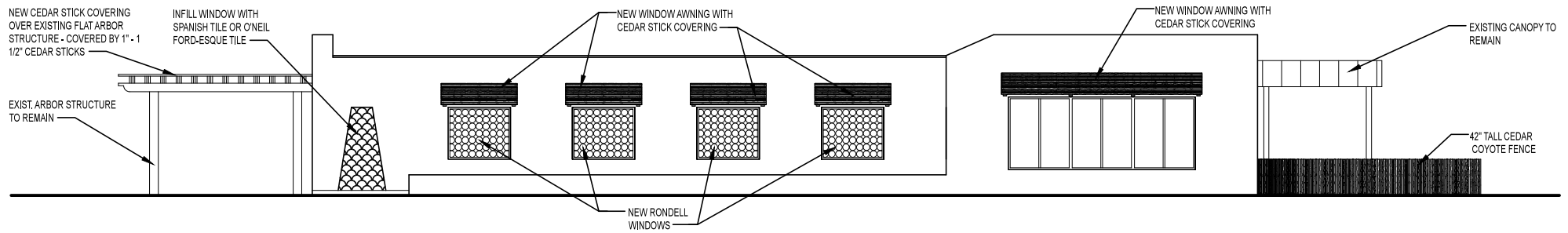
S. ST. MARY'S

722 S. St Mary's - El Mirador - SITE PLAN

SCALE: 1" = 30'-0"



NORTH



1 EL MIRADOR EXTERIOR RENOVATIONS - 722 S. ST MARY'S - WEST ELEVATION (FACING S. ALAMO)
SCALE: NOT TO SCALE

JUNE 28, 2016







