

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2016

Agenda Item No: 7

HDRC CASE NO: 2016-338
COMMON NAME: 1947 N NEW BRAUNFELS
ADDRESS: 1522 E GRAYSON ST
1524 E GRAYSON ST
1526 E GRAYSON ST
1941 N NEW BRAUNFELS AVE
1943 N NEW BRAUNFELS AVE
1947 N NEW BRAUNFELS AVE
LEGAL DESCRIPTION: NCB 1258 BLK LOT W 55.85 FT OF 1-2-3-4 & 5
NCB 1258 BLK 8 LOT E 55.85FT OF 1 THRU 5
ZONING: C2 H IDZ
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Edward Sherfey
OWNER: NB Grayson, LLC
TYPE OF WORK: Exterior maintenance, window and door replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness to perform exterior maintenance and modifications to the historic structures at 1947 N New Braunfels and 1522 E Grayson.

Request items for 1942, 1943 and 1947 N New Braunfels:

1. Repaint the stucco a cream color to match the existing, paint the awning and awning ties black and paint the exterior columns dark red paint existing window trim at unit 6 black, paint unit 5's door and door trim black and repaint the existing handrail along N New Braunfels black.
2. Clean and maintain the existing black tile.
3. Remove the opaque glass in unit 4's storefront system, install clear glass and paint the door and mullion system black.
4. Remove the existing signage and overhead rolling doors from unit 4, 5 and 6.
5. Replace the existing, damaged aluminum store front doors at unit 6 with new aluminum storefront double doors.
6. Remove the existing, rear chain link fence and paint parking stall on the existing surface parking lot.
7. Install a bicycle rack in the existing parking lot to be painted black.
8. Install a steel exit door at the rear of the historic structure.
9. Install a crushed granite walkway at the southwest side of the historic structure adjacent to the parking lot.
10. Remove the existing, metal gate and replace the existing, wood door with a new steel door to be painted a cream color to match the historic structure's façade.

Request items for 1522, 1524 and 1526 E Grayson:

11. Repoint the existing brick and paint both the brick and stucco a cream color, paint the existing awning ties black and paint exterior columns dark red.
12. Install a new window in the existing, aluminum storefront window at unit 1 and paint the mullion system black.
13. Remove a non-original window from the modified storefront system at unit 2, install a new window aluminum window sized to match the existing window openings at unit 3 and paint the frame black.
14. Install two new aluminum windows on each side of the door at unit 3 in existing window openings that have been enclosed and paint the frames black.
15. Replace the non-original doors in units 1, 2 and 3 with aluminum storefront doors and paint the frames black.
16. Remove the existing signage from each unit.
17. Replace the non-original rear door with a new steel door at the rear of the historic structure.
18. Install a new parking lot at the rear of the historic structure to be accessed from N New Braunfels. The proposed parking lot will feature open grid pavers and native plantings.
19. Install a crushed granite walkway adjacent to the parking lot addition.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

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.

- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars*—Install security bars only on the interior of windows and doors.
- ix. Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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 facade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.

Guidelines for Exterior Maintenance and Alterations

- 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.

FINDINGS:

Findings related to 1941, 1943 and 1947 N New Braunfels:

- a. The commercial structure at 1947 N New Braunfels was constructed circa 1925 and currently features a façade of both wood and aluminum storefront systems, decorative tile, stucco and a metal canopy system.
- b. The applicant has proposed to repaint the stucco a cream color to match the existing, paint the awning and awning ties black and paint the exterior columns dark red paint existing window trim at unit 6 black, paint unit 5's door and door trim black and repaint the existing handrail along N New Braunfels black. This is appropriate and consistent with the Guidelines.
- c. The façade along both N New Braunfels and E Grayson currently features black tile work that the applicant has proposed to restore. This is consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.i.
- d. According to the Guidelines for Exterior Maintenance and Alterations 10.A.ii., clear glass is to be used in storefront display windows. The applicant has proposed to remove the existing, opaque glass from unit 4's storefront system and install clear glass. This is consistent with the Guidelines.
- e. Units 4, 5 and 6 currently feature non-contributing signage and overhead rolling doors that the applicant has proposed to remove. Staff finds the removal of these non-contributing elements appropriate.
- f. Unit 6 currently features damaged, aluminum storefront doors. The applicant has proposed to remove this damaged storefront system and install a new, aluminum storefront system. According to the Guidelines for Exterior Maintenance and Alterations 2.B., non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. While this commercial façade would have originally featured wood windows, staff finds that the replacement of aluminum with aluminum is appropriate.
- g. At the rear of the primary historic structure, the applicant has proposed to install a steel door for egress. The rear façade of the historic structure lacks fenestration or significant architectural features. Staff finds that the installation of a steel egress door will not negatively impact the architectural integrity of the structure and will not be seen from the public right of way.
- h. At the rear of the historic structure, the applicant has proposed to remove the existing chain link fence, paint parking stalls on the existing parking surface, install a bicycle rack and install a crushed granite walkway adjacent to the existing parking lot. Staff finds the proposed site work and appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- i. The historic structure currently features an addition on its west façade that features materials and massing that are not consistent with the primary historic structure. The applicant has proposed to remove both the steel security screen and the wood door and install a new steel door to be painted to match the primary historic structure's façade. Staff finds this installation appropriate given the non-historic status of the addition.

Findings related to 1522, 1524 and 1526 E Grayson:

- j. The structures at 1522, 1524 and 1526 E Grayson were constructed circa 1910 and feature historic facades consisting of primarily brick. Each structure has undergone modifications which include the introduction of stucco to the street level facades, the removal of original window and door openings, the replacement of original storefront systems and the installation of various wall and canopy signs.
- k. The applicant has proposed to repoint and paint the brick of each commercial façade as well as the stucco portions of the façade a cream color, the awnings and awning hardware black and the exterior columns dark red. Each commercial storefront façade features paint that has been applied historically throughout the existence of the structures. This is consistent with the Guidelines for Exterior Maintenance and Alterations 2.A.i.
- l. Unit one, the easternmost storefront currently features an aluminum storefront system which the applicant has proposed to replace with a new aluminum storefront system which will be painted black. While this commercial façade would have originally featured wood windows, staff finds that the replacement of aluminum with aluminum is appropriate.
- m. Unit 2 currently features a heavily modified storefront system which includes an off center door and a small window opening. The applicant has proposed to create a new window opening in the location of the current small opening that is to be comparable in size to existing window openings of unit 3. Staff finds the installation of an aluminum frame window featuring an opening that's appropriately scaled is appropriate. The applicant has proposed to paint the frames black.
- n. Unit 3 currently features a storefront system that has been heavily modified with two window openings that have been enclosed. The applicant has proposed to reopen both window openings and install aluminum windows with frames that are to be painted black. Staff finds this installation appropriate.
- o. Units 1, 2 and 3 currently feature non-original doors which include aluminum and non-original wood. The applicant has proposed to replace each of these doors with new aluminum doors with frames that are to be painted black. Staff finds this proposal appropriate.
- p. Each of the historic structures feature signage that ranged from window decals to wall signs, each of which the applicant has proposed to remove. Staff finds this request appropriate.
- q. The rear of the structure currently features a non-original door that is not visible from the public right of way. The applicant has proposed to replace this non-original door with a new steel egress door. Staff finds this proposal to be appropriate given the lack of visibility from the public right of way in addition to the lack of architectural significance of the rear façade.
- r. The rear of the structure currently features a landscaped area where the applicant has proposed to install a pervious paving system to accommodate additional vehicular parking. The applicant has noted that approximately five vehicles will be parking in this new parking area. In addition to the pervious paving, the applicant has noted that no trees will be removed and that native plantings will be incorporated. The applicant has also proposed to install a decomposed granite walkway adjacent to the rear of the historic structure and the proposed parking lot. Staff finds the proposed parking to be consistent with the Guidelines for Site Elements in regards to location and materials.
- s. **HISTORIC TAX CERTIFICATION** – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff recommends that the applicant submit for Historic Tax Certification as well as consider pursuing the state historic tax credit (totaling 25% of qualified expenses) or state and federal historic tax credits (totaling 45% of qualified expenses) for commercial projects.

RECOMMENDATION:

Staff recommends approval based on findings a through s.

Staff recommends the applicant explore the benefits of Historic Tax Certification and Verification.

CASE MANAGER:

Edward Hall



Flex Viewer

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Printed: Aug 29, 2016

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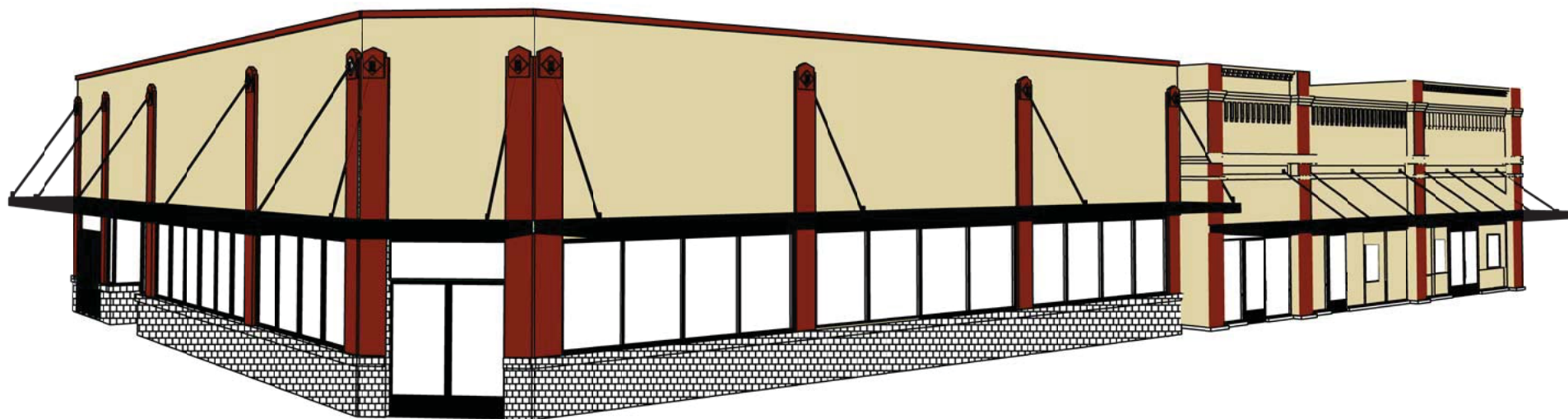
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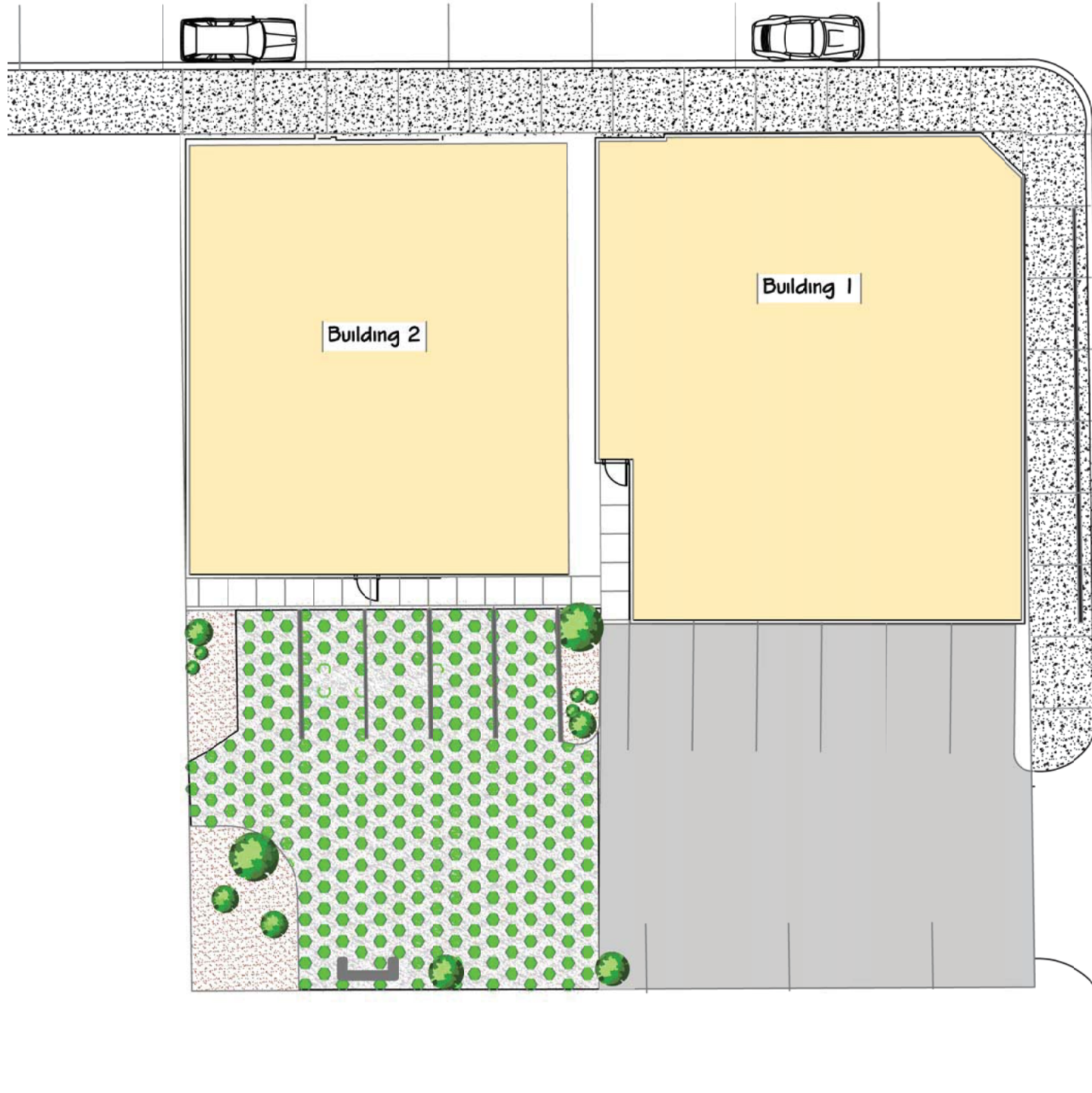


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COMMISSION
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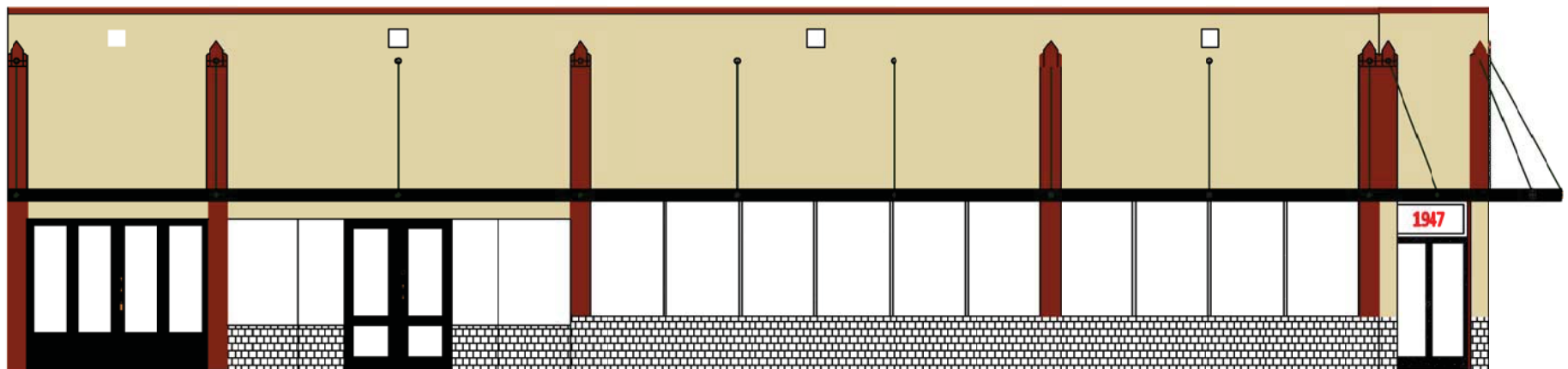
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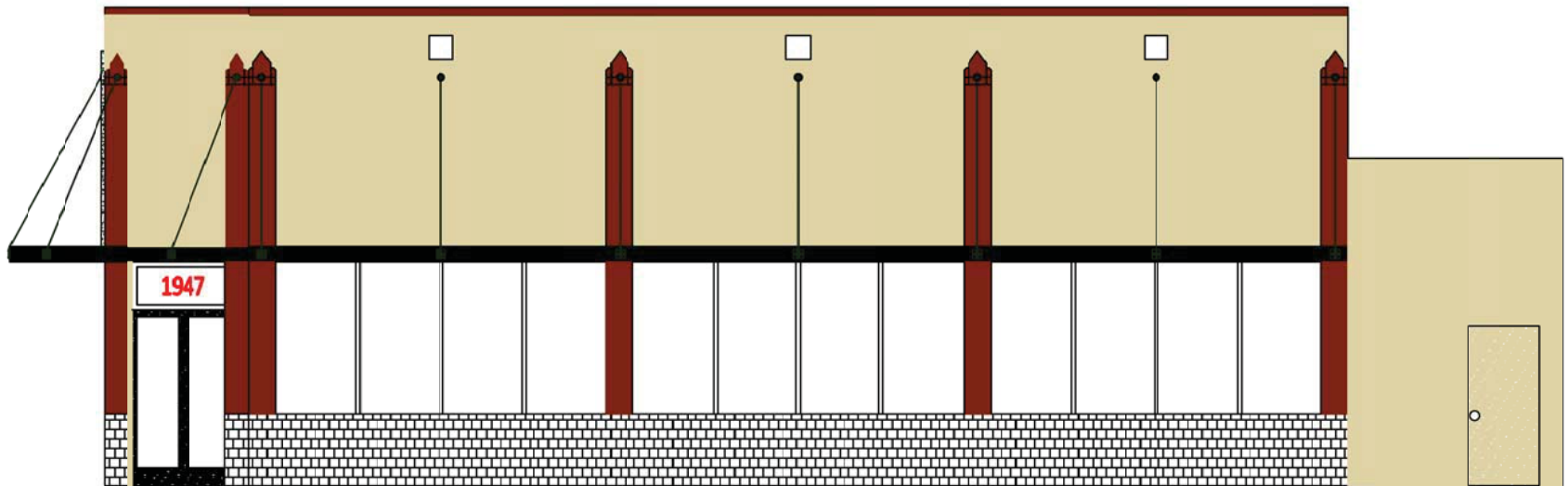
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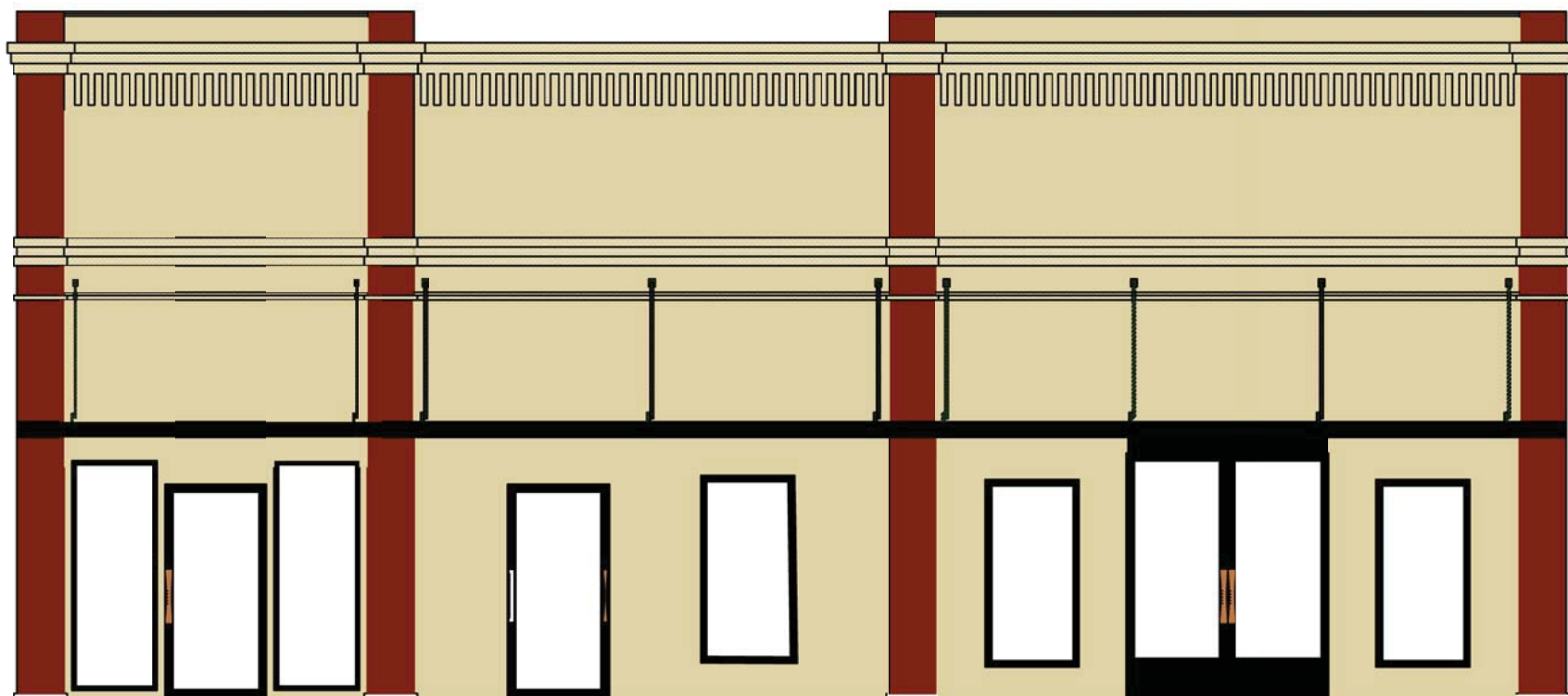
NEW BRAUNFELS AVE



"Exhibit C"
Front Elevation
N. New Braunfels



"Exhibit B"
Front Elevation
Grayson Street
Building 1



"Exhibit A"
Front Elevation
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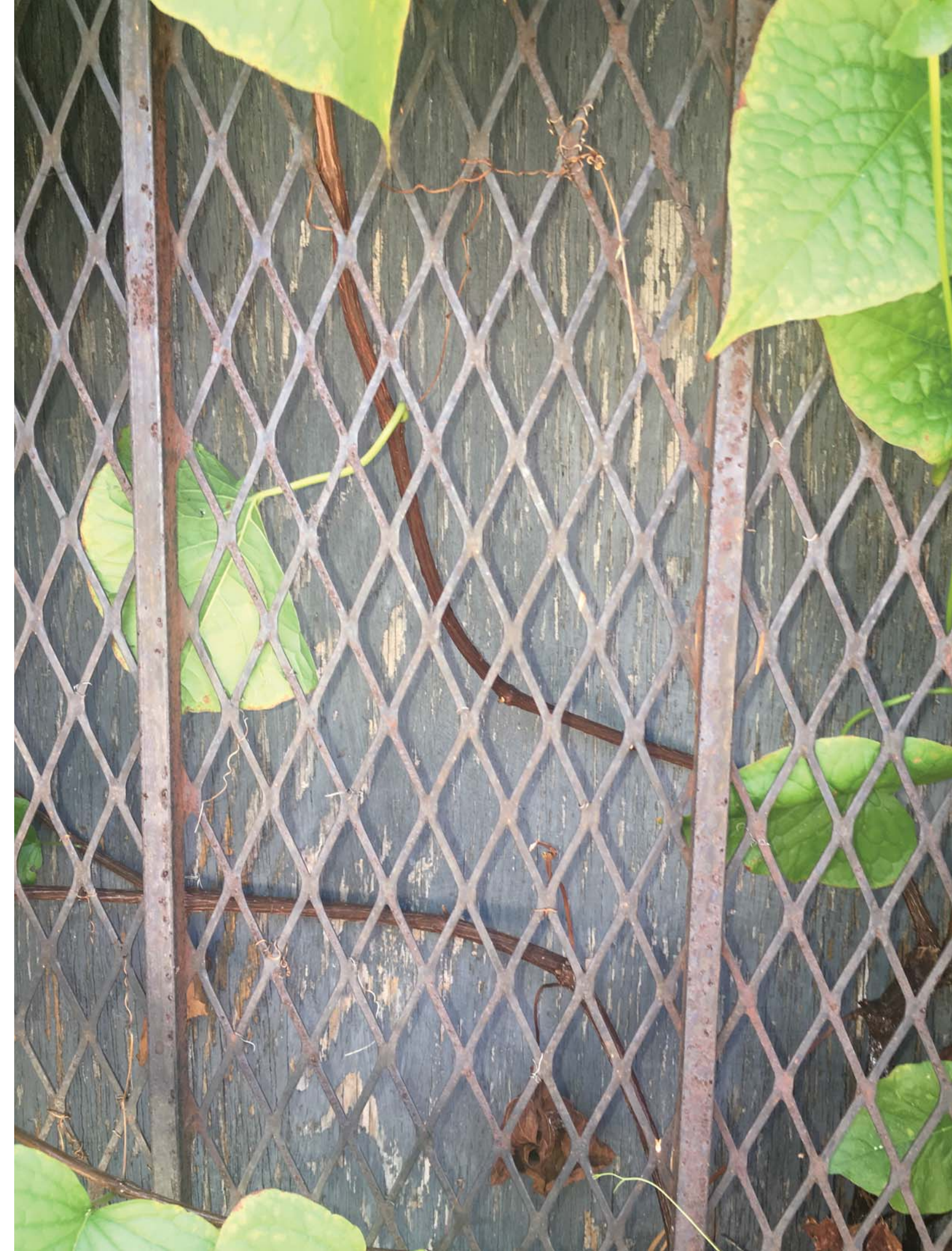
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