

## HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2016

Agenda Item No: 4

**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 shingle window awnings above each window on the S St Mary's façade.
3. Install a 42" tall garden loop wire fence. 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. This case was heard by the Historic and Design Review Commission on August 3, 2016, where the requests to install a cedar stick canopy, cedar stick awnings and a coyote fence were referred to the Design Review Committee. At the August 23, 2016, meeting of the DRC, committee members noted that cedar shingles should be installed on the proposed awnings, that the cedar stick canopy was appropriate and that a garden loop wire fence was architecturally and historically appropriate to be installed in at the King William Garden House. The installation of tile in the existing entrance openings was approved at the August 3, 2016, HDRC hearing.
- c. 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.
- d. 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 noted that cedar shingles are to be installed on each awning cover. Staff finds this material to be appropriate and architecturally accurate for the structure. Staff finds that the applicant should

provide a detail or a sample installation of the proposed cedar shingle awnings prior to the issuance of a Certificate of Appropriateness.

- 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 garden loop wire 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 the applicant's proposed fence appropriate and consistent with the Guidelines.

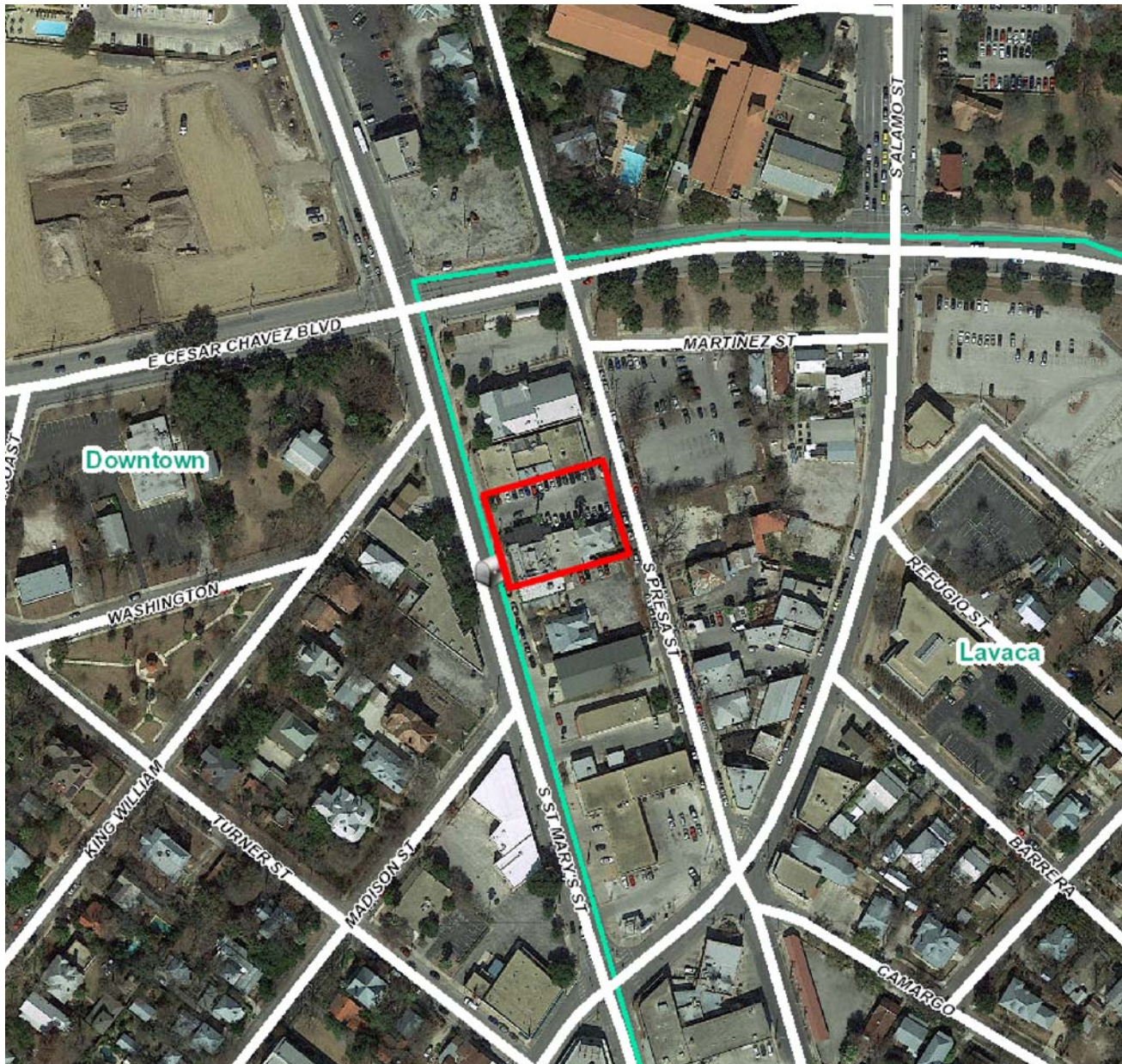
**RECOMMENDATION:**

Staff recommends approval based on findings c through e with the following stipulations:

1. That the applicant should provide a detail or a sample installation of the proposed cedar shingle awnings and garden loop wire fence prior to the issuance of a Certificate of Appropriateness.

**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





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: AUGUST 23, 2016

HDRC Case# 2016-295

ADDRESS: 722 S ST MARY'S

Meeting Location: 1901 S ALAMO

APPLICANT: ROBERT ALVARADO

DRC Members present: MICHAEL GUARINO, TIM CONE

Staff present: ENARA HALL

Others present: \_\_\_\_\_

REQUEST: CANOPY INSTALLATION, AWNING INSTALLATION AND FENCING

COMMENTS/CONCERNS: MG+TL: NOT USING ASPHALT SHINGLES FOR  
AWNINGS IS BEST. MG: EXISTING WY/FOLIAGE WILL COVER MUCH OF  
THE PROPOSED STRUCTURE. FENCING IS TOO RUSTIC FOR S ST MARY'S.  
ORIGINAL PROPOSED AWNING IS APPROPRIATE -- PRECEDENT IS SET  
FOR AWNINGS / SUN SHADES; ORIGINAL MATERIALS WOULD BE BEST;  
CEDAR SHINGLES. TL: USE OF CEDAR OVER LATILLAS IS APPROPRIATE.  
MG+TL - CEDAR SHINGLES SHOULD BE USED. MG: WIDE FENCE IS  
APPROPRIATE.

COMMITTEE RECOMMENDATION: APPROVE ☒ DISAPPROVE ☐  
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

8/23/16

Date

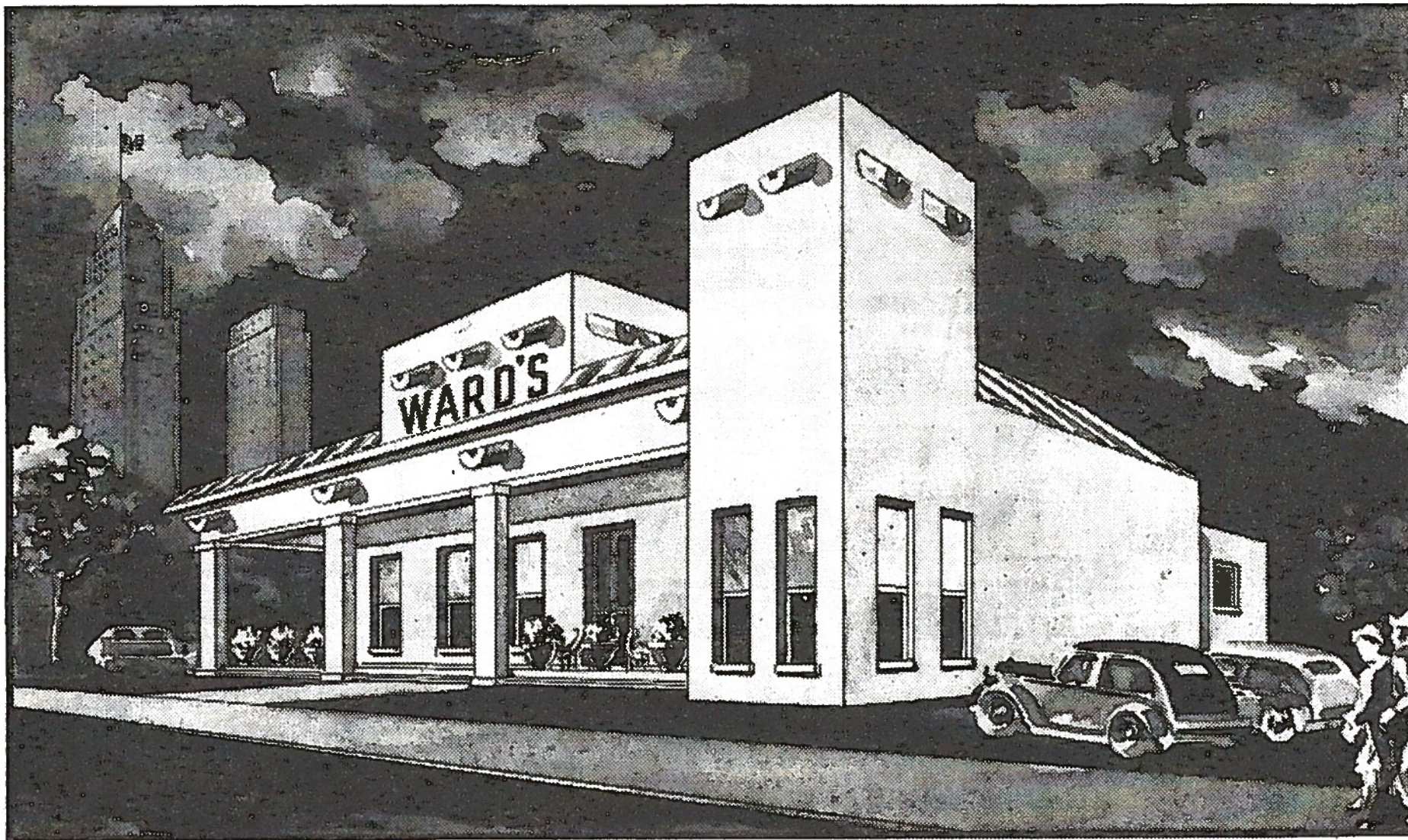






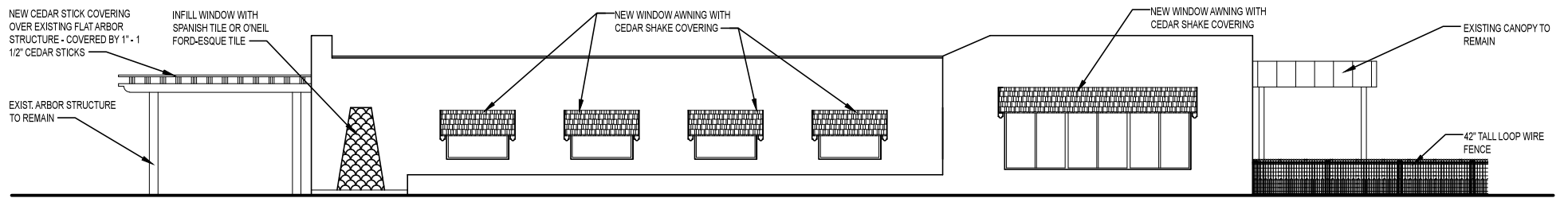




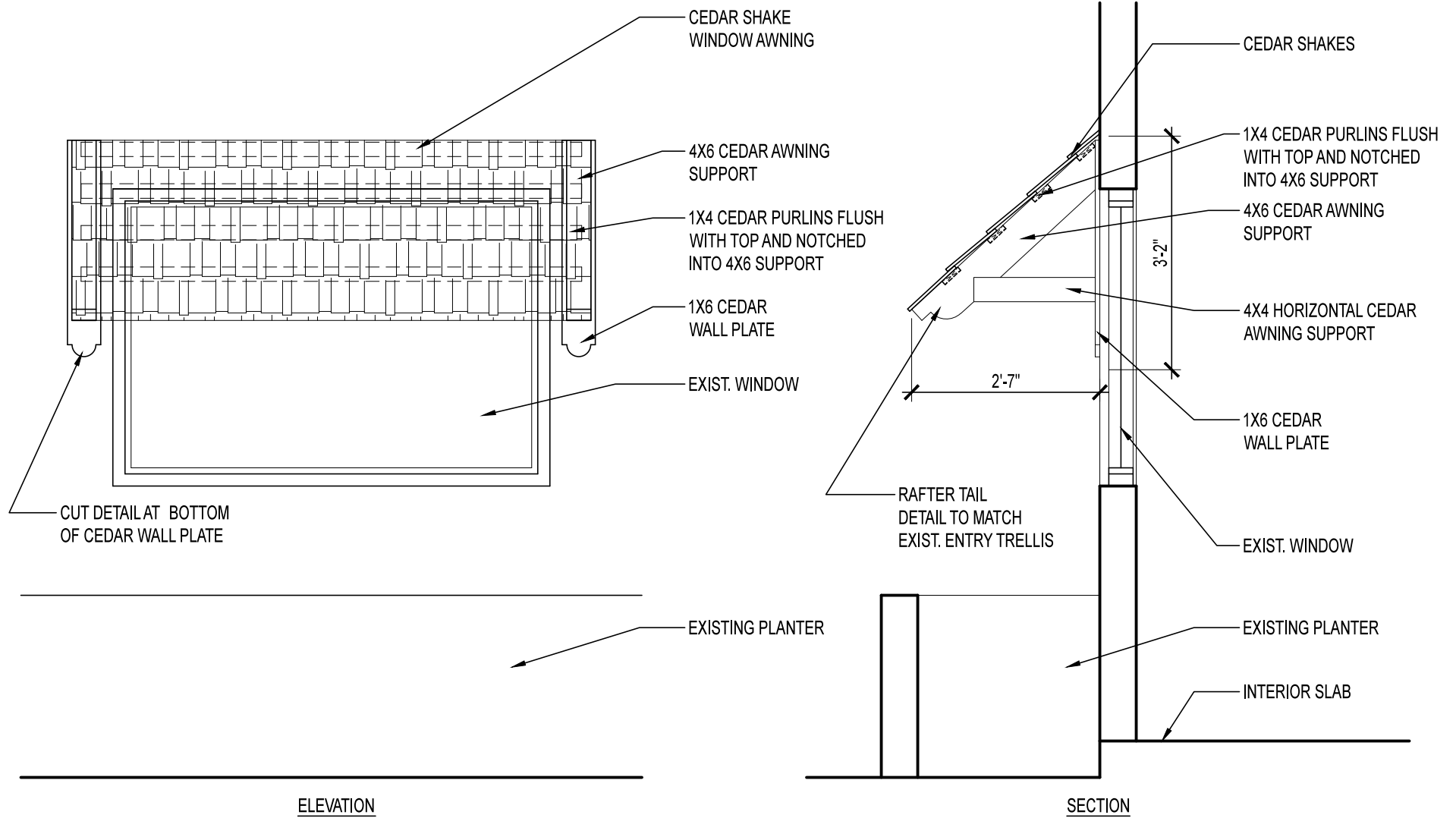


See-U at Ward's — 724 South St. Mary's — San Antonio, Texas

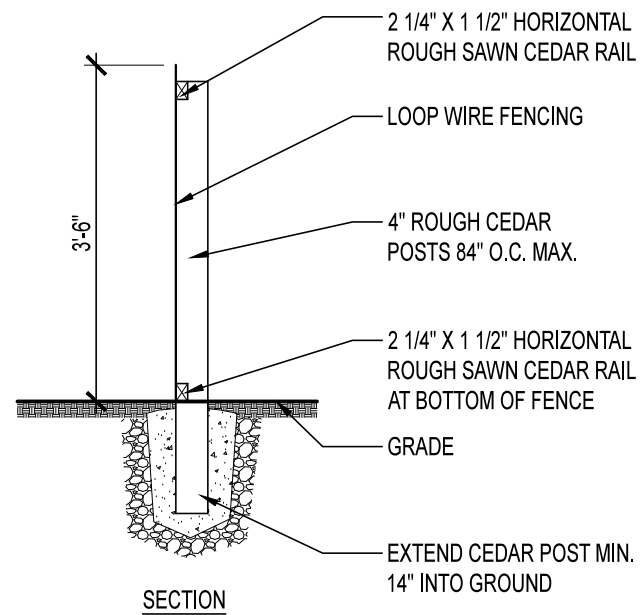
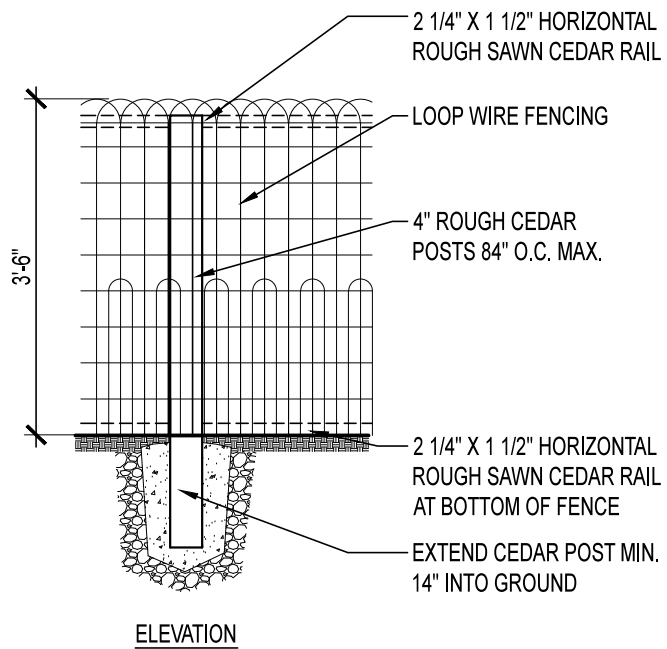












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## LOOP WIRE FENCE DETAILS

SCALE: 1/2" = 1'-0"

722 S. St Mary's - El Mirador

AUG 24, 2016



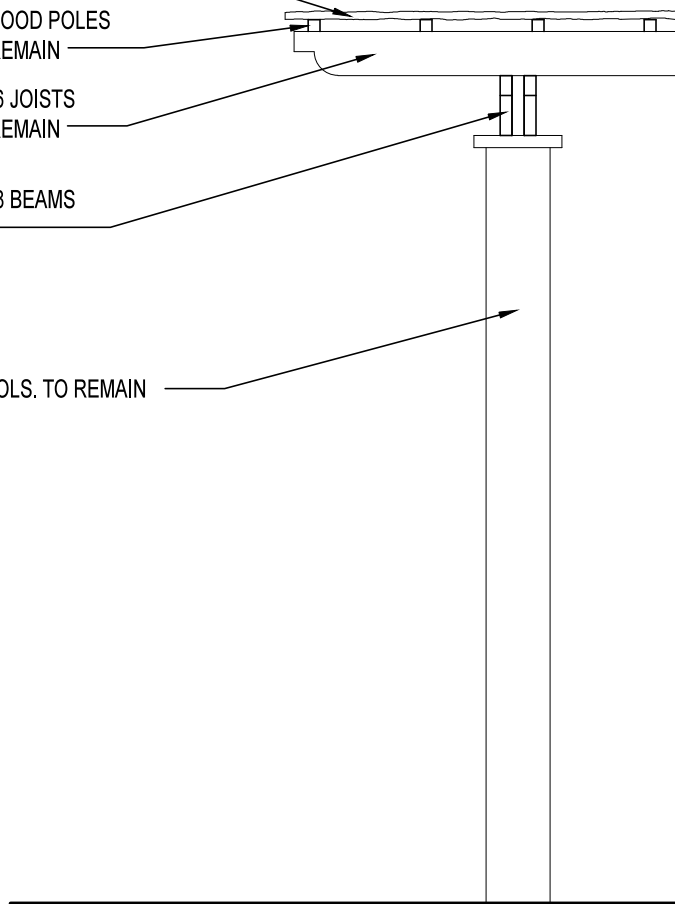
NEW APPROX. 1 1/2" DIA. CEDAR  
LATILLAS FASTENED WITH 3"  
BRONZE FINISH SCREWS

EXIST. 2X2 WOOD POLES  
14" O.C. TO REMAIN

EXIST. (2) 2X6 JOISTS  
18" O.C. TO REMAIN

EXIST. (2) 2X8 BEAMS  
TO REMAIN

EXIST. 8X8 COLS. TO REMAIN



TRELLIS SIDE EAVE - PARTIAL ELEVATION

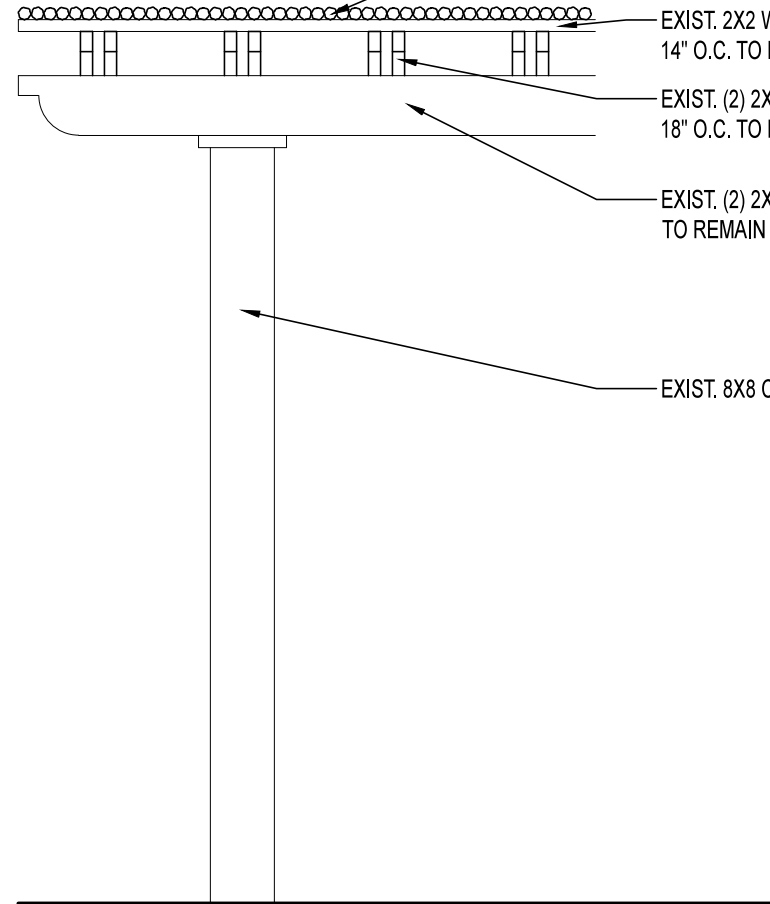
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EXIST. (2) 2X8 BEAMS  
TO REMAIN

EXIST. 8X8 COLS. TO REMAIN



TRELLIS FRONT EAVE - PARTIAL ELEVATION

1

## ENTRY TRELLIS DETAILS

SCALE: 1/2" = 1'-0"

722 S. St Mary's - El Mirador

AUG 24, 2016