

HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2016

Agenda Item No: 14

HDRC CASE NO: 2016-383
ADDRESS: 317 LEXINGTON
LEGAL DESCRIPTION: NCB 803 BLK 22 LOT 1 THRU 6
ZONING: D HL RIO-3
CITY COUNCIL DIST.: 1
LANDMARK: Goad Motor Co Building
APPLICANT: Camille Mandigo/Trade Craft
OWNER: James Lifshutz
TYPE OF WORK: Awning installation at suite 5
REQUEST:

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

1. Install an entrance awning on the Dallas Street façade.
2. Install an entrance awning on the Lexington Avenue façade.

APPLICABLE CITATIONS:

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

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:

- a. The applicant has proposed to install two (2) fabric awnings at 317 Lexington Avenue, the historic landmark commonly known as the Goad Motor Company Building, Riata Cadillac and more recently Cadillac Lofts. The applicant has proposed a canopy on two facades; one over an entrance on the Lexington Avenue façade and another on the Dallas Street Façade. Both awnings are to cover a single door entrance. The street level of the historic structure currently features an aluminum storefront system along both Lexington and Dallas.
- b. According to the Guidelines for Exterior Maintenance and Alterations 11.B.ii., the design of new 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. The applicant has proposed awnings that are appropriately scaled for their entrances; 75.5 inches above the aluminum double doors on Dallas street and 48 inches wide above the single aluminum door on Lexington.

- c. The applicant has proposed charcoal colored fabric awning covers and steel frames. The applicant has noted that fire retardant materials will be used. This is consistent with the Guidelines for Exterior Maintenance and Alterations 11.B.iv. and vi.
- d. The applicant has noted that the Dallas Street awning will be attached to the existing, aluminum store front system, which is appropriate. The proposed Lexington Street awning will be attached to the brick façade above the aluminum storefront entrance. Staff recommends the applicant install any mounting equipment in mortar joints and not in the face of the historic brick.

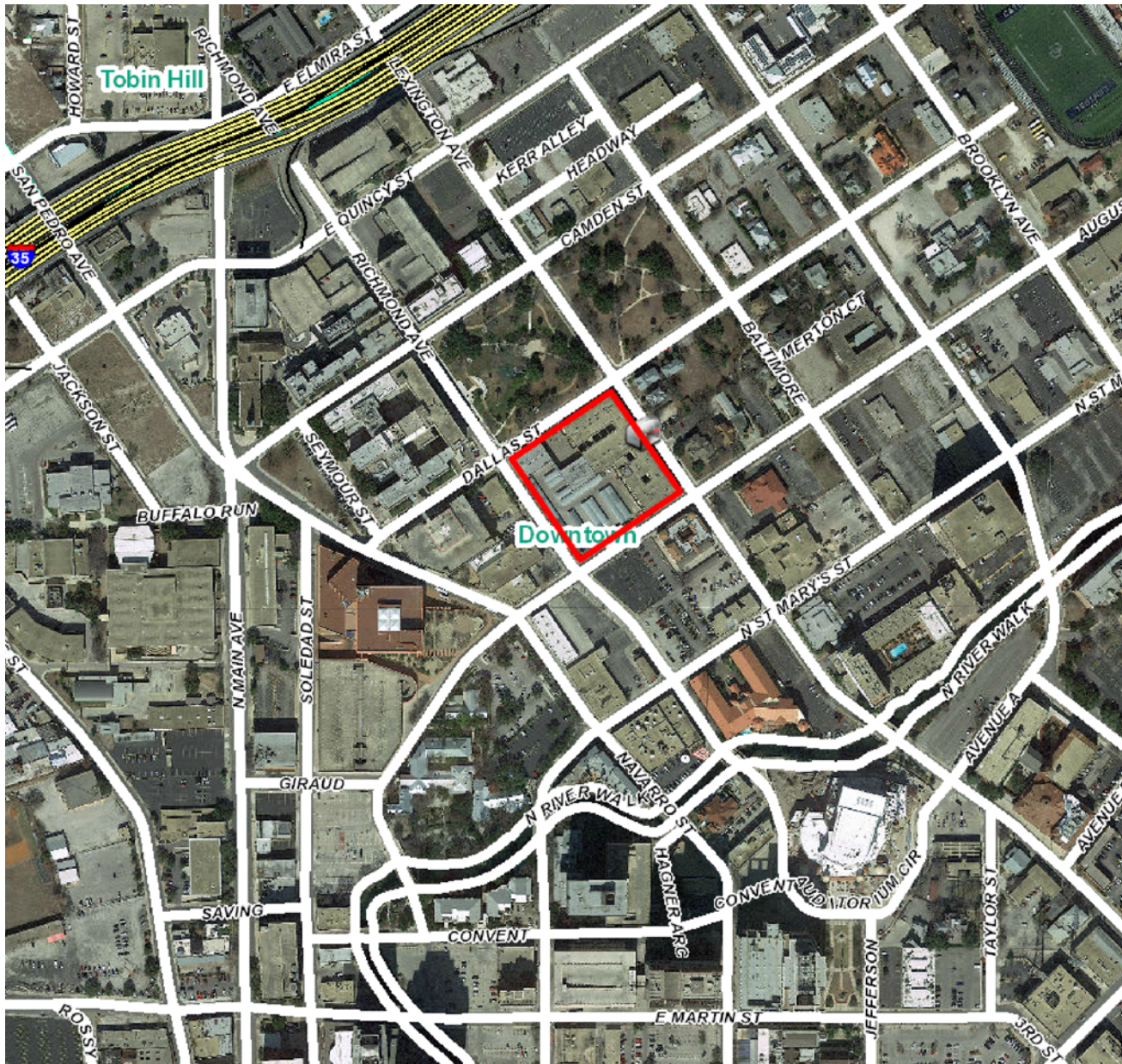
RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulations:

- i. That the applicant reduce the width of the proposed Lexington Avenue awning to match the width of the door which it will be mounted above.
- ii. That the applicant install any mounting equipment in mortar joints and not in the face of the historic brick.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 22, 2016

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Hotel Indigo San Antonio-Riverwalk

River Walk

Southwest School of Art

Navarro St

Baptist Medical Center

Romana Park

Seymour St

317 Lexington Avenue

Richmond Ave

Dallas St

Richmond Ave

Madison Square Park

RiverCity CardioVascular

Garza Pharmacy

Madison Square Presbyterian Church

Lexington Ave

Baltimore Ave

Dallas St

Lexington Ave

Augusta St

Lexington Ave

N St Mary's St

N St Mary's St

Big Brothers Big Sisters

Nova Medical Centers

Residence





317 LEXINGTON

5

TRADE
CRAFT

PLEASE USE ENTRANCE
ON DALLAS STREET

5

TRADE
CRAFT

OFFICE HOURS
MONDAY- FRIDAY
9:00-5:30

ADVERTISING
DIGITAL
PUBLIC RELATIONS

TRADE-CRAFT.COM
210.775.0123
@TRADECRAFTAGENCY

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION



ADDRESS: 341 LEXINGTON

REQUEST: AWNING AT SUITE 5

HEARING DATE: OCT 6

20 16

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

TRADECRAFT

ADVERTISING • DIGITAL • PUBLIC RELATIONS

The proposed work to be done will comprise the installation of 2 ea. aluminum-framed, shed style awnings, wrapped in flame retardant woven fabric. The awning on the Dallas street entrance will attach inside the doorway opening as shown in the enclosed rendering. The awning on the Lexington street entrance will attach to the brick above the door and to the widow mullions as shown. If Sunbrella fabric is chosen it will be flame coated to meet NFPA 701 requirements.

Ryan Chism
The Chism Company, Inc.
8310 Broadway
San Antonio, TX 78209
www.thechismcompany.com

***Please note that my email address has changed to: ryan@thechismco.com.**



317 LEXINGTON SUITE 5
SAN ANTONIO, TEXAS 78215



210.775.0123

INFO@TRADE-CRAFT.COM



TRADE-CRAFT.COM

Salesman: Ryan Chism **THE CHISM COMPANY**

File NO:16-
122667

Proposal Date:

08/15/2016

Proposal

Sales Tax

Class: Com Rem

Contract Date:

Outside Texas: No

8310 BROADWAY, SAN ANTONIO, TEXAS 78209 (866) 564-4226 Local (210) 824-6315 FAX (210) 824-6379

This agreement entered into this day between THE CHISM CO., Contractor and

Purchaser: Tradecraft 317 Lexington, Suite 5 San Antonio TX 78215

Contact Name: Camille Mandingo Phone: 210-775-0123 Contact PH#: Fax:

Install: same San Antonio Tx Store#

Email Address: camille@trade-
craft.com

Cell:

Site Phone:

Shipping Information

Company Name:

Contact: Phone: Email:

According to the following specifications

All measurements are displayed in inches and decimal of inches

Quantity:	Two			
New/Recover	New			
Frame	Y			
Fabric	Y			
Awning Style:	Standard			
Dimension Width:	Qty 1@ 75.5			
Projection	8/36			
Frame Drop	76			
Valance:	8			
Style:	RIGID			
Loose/Weighted:	Rigid			
Front Bar Pockets:	staple			
Rafter Pockets:	N/A			
First Fabric Distributor:	Tri Vantage			
Manual Pat #:	Charcoal			
Seam Layout: Horizontal:	N			
Rise Diagonal:	N			
Vertical:	Y			
Align with Frame:	N			
Welded Seams	Triad			
Stitched	x			
Type Frame:	1' steel stitch			
Frame Dimensions:	1x1			
Frame Finish:	mill			
Mode Type:	Install			

Remarks: Scope: Fabricate and install 2 ea. shed style, sloped awning above storefront entries.

Fabric: Sunbrella woven acrylic

Framing: 1x1 welded alum., mill finish (silver)

All material is guaranteed to be as specified. All work to be completed according to standard industry practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Interest charged at highest legal rate allowable on all due accounts. Chism reserved the right to repossess products in the event on non-payment of any balance due. This entire proposal, when accepted by the Credit and Engineering Department of the Company at its main office, becomes a contract between two parties and is not subject to cancellation. Unless otherwise noted, this contract does not include permitting, stamped and sealed engineering documents.


Materials:	Tax:	Install Labor:	Lifts:	Permits:	Engineers:	Freight:	Total:	Deposit:	Balance:
\$2,495.00	\$205.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,700.84	\$1,350.42	\$1,350.42
Accepted: The Chism Co.							Accepted By: Ryan Chism		
Accepted:							Date Accepted:		

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Contacts: For: Fabrication Status, Scheduling or Service after the sale (210) 824-6315 ext 104

Proposed Awning Rendering for Tradecraft Offices @ 317 Lexington, Suite 5



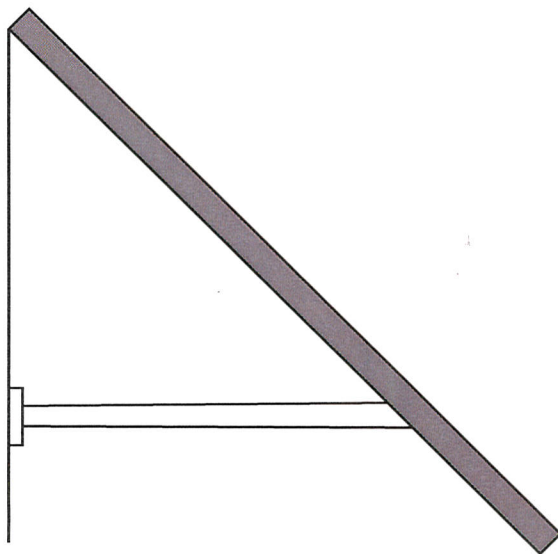
 Sunbrella Charcoal or equal acrylic fabric

Proposed Awning #2



Awning to attach
to brick at top

Wall returns to
attached to
horizontal
window
mullions



Sunbrella Charcoal

**THE
HISM COMPANY**