

## HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 16

**HDRC CASE NO:** 2017-038  
**ADDRESS:** 5102 S PRESA ST  
**LEGAL DESCRIPTION:** NCB 7629 BLK 4 LOT N 70.04 FT OF 1  
**ZONING:** C-2, MC-2, RIO-5  
**CITY COUNCIL DIST.:** 3  
**APPLICANT:** TJ Hobbs  
**OWNER:** Haubstone Corporation  
**TYPE OF WORK:** Install deck and modify roof; modify door fenestration  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove existing gable and create flat roof for a 2<sup>nd</sup>-story deck, and to re-open door opening on left façade.

### APPLICABLE CITATIONS:

#### *UDC DIVISION 6. - "RIO" DISTRICTS*

##### *UDC Sec. 35-670. - Criteria for Certificate of Appropriateness—Generally.*

- (b) Design Objectives for River Improvement Overlay Districts.
  - (1) Enhance the pedestrian experience with high quality streetscape designs.
  - (2) Design buildings to relate to the pedestrian scale.
  - (3) Low impact development (LID) features such as engineered swales, engineered infiltration storm sewer systems, bio-retention, and engineered wetlands are encouraged in all RIO districts. These features may be considered on-site detention features to the extent that they reduce the stormwater runoff expected downstream as a result of such developments.
  - (4) Encourage neighborhood and cultural tourism uses as well as infill housing and rehabilitation of existing structures.
- E. Design Objectives for "RIO-5" River Improvement Overlay District - 5.
  - i. Maintain the residential character of the area while encouraging development of new mixed-use nodes that offer neighborhood shopping and services.
  - ii. Respect established neighborhoods in new top-of-bank riverscape designs, particularly recreational opportunities that require parking or transport of recreational equipment.

##### *Sec. 35-676. - Alteration, Restoration and Rehabilitation.*

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a

manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

**FINDINGS:**

- a. The main structure is a two-story commercial structure located in the River Improvement Overlay District 5. The structure is not facing the river but is located on a major corridor leading to the World Heritage missions and the mission reach portion of the San Antonio River.
- b. The proposed new second-story deck will be replacing a gabled roof form over an existing carport. The deck is at the same height as the existing carport and would include a 4' wrought iron railing. According to the UDC Sec. 35-676, distinguishable original qualities of a building shall not be destroyed and alterations should be compatible with the size, scale, color, material, and character of the property, neighborhood or environment. The property is seen on the 1944 Sanborn in a smaller footprint than what exists currently. Staff found a photo from 1983 showing the building with the footprint seen on the 1944 Sanborn with a front gable roof. Staff finds the proposal to modify the gable roof form would not be consistent with the UDC.
- c. There is an existing door frame behind the existing siding on the left façade. The proposed new pedestrian door would be installed in that existing door frame, and the door would match the existing front pedestrian door that a window with 9 dividing lights. According to the UDC Sec. 35-676, distinguishable original qualities of a building shall not be destroyed and alterations should be compatible with the size, scale, color, material, and character of the property, neighborhood or environment. Staff finds the proposal to install a door in the existing frame consistent with the UDC.

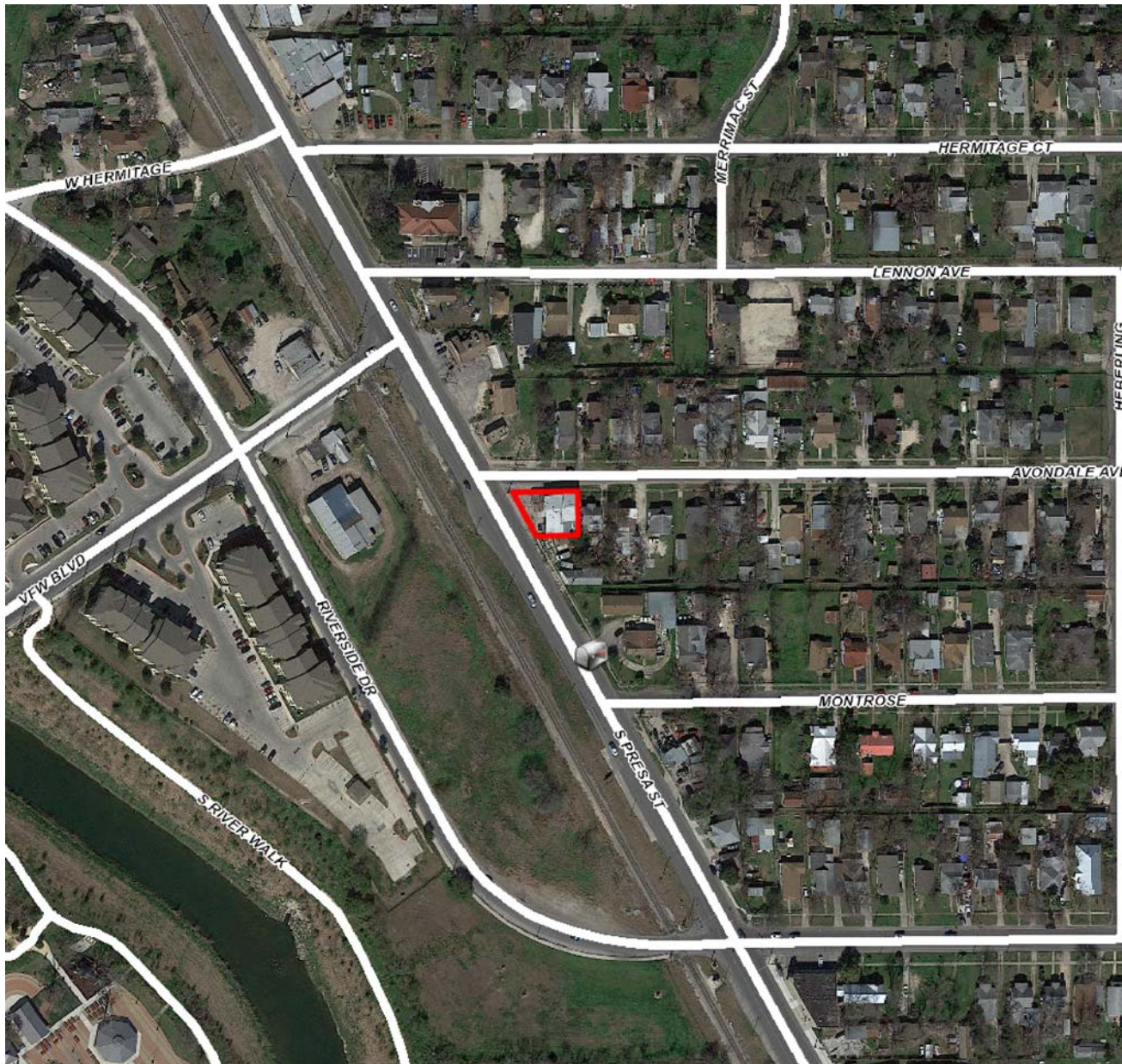
**RECOMMENDATION:**

Staff recommends approval of installing the door in the existing frame based on finding c.

Staff does not recommend approval of modifying the roof form based on findings a through b.

**CASE MANAGER:**

Lauren Sage



## Flex Viewer

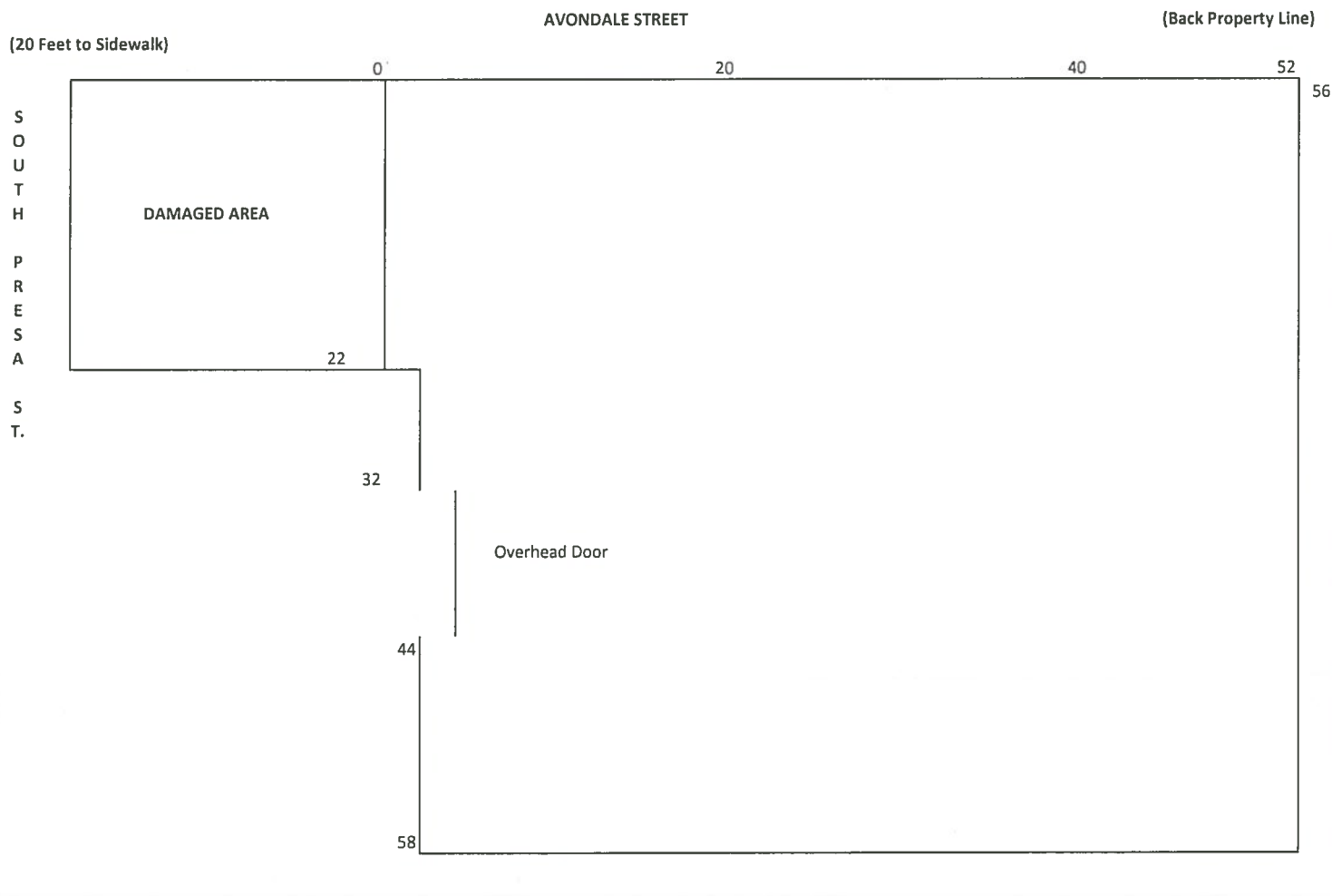
Powered by ArcGIS Server

Printed: Jan 24, 2017

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**What Happened:** On May 12, 2016, a pickup truck was car jacked and the owner beaten at at the HEB on Military and Pleasanton Rd. At approximately 6:45 A M, it was being chased by approximately 20 police cars and 2 police helicopters and was headed north on S. Presa travelling approximately 60 miles per hour. Driver lost control just before the intersection with Avondale St. It swerved right and had a head-on collision with our building.

**Building Issues:** The center post of the deck was knocked by the collision, and it sagged down about 2 inches in the center. The deck was not attached to the building in any way. It is resting on the rock on the front of the building which was damaged.

**Interim Repairs:** Our contractor installed a temporary middle post and a structure wall under the deck on the building side of the deck to take the weight off the rock wall which is crumbling.

**Permanent Repairs:** We want to restore the deck back to the way it was originally built by removing the hip part of the roof, This was added after the deck was built to make it a carport instead of a deck. There is a beautiful view of the Riverwalk extension which is about 1 block away and also downtown. The deck will be permanently bolted to the building with 1/2" galvanized bolts, washers and nuts. Six sets. The railing will be reinstalled and built to code. The original deck will be saved as is with the exception of any damaged or rotted wood and building code requirements. The rock will be removed from the front of the building and replaced with 12" Hardy board horizontal siding. The rock is only under the deck. The balance of the front will have 4x8 vertical Hardy board cement siding which is the same siding that is on the north side and some of the east side of the building. The balance of the building is 16" cement block walls.

## Permanent Repairs

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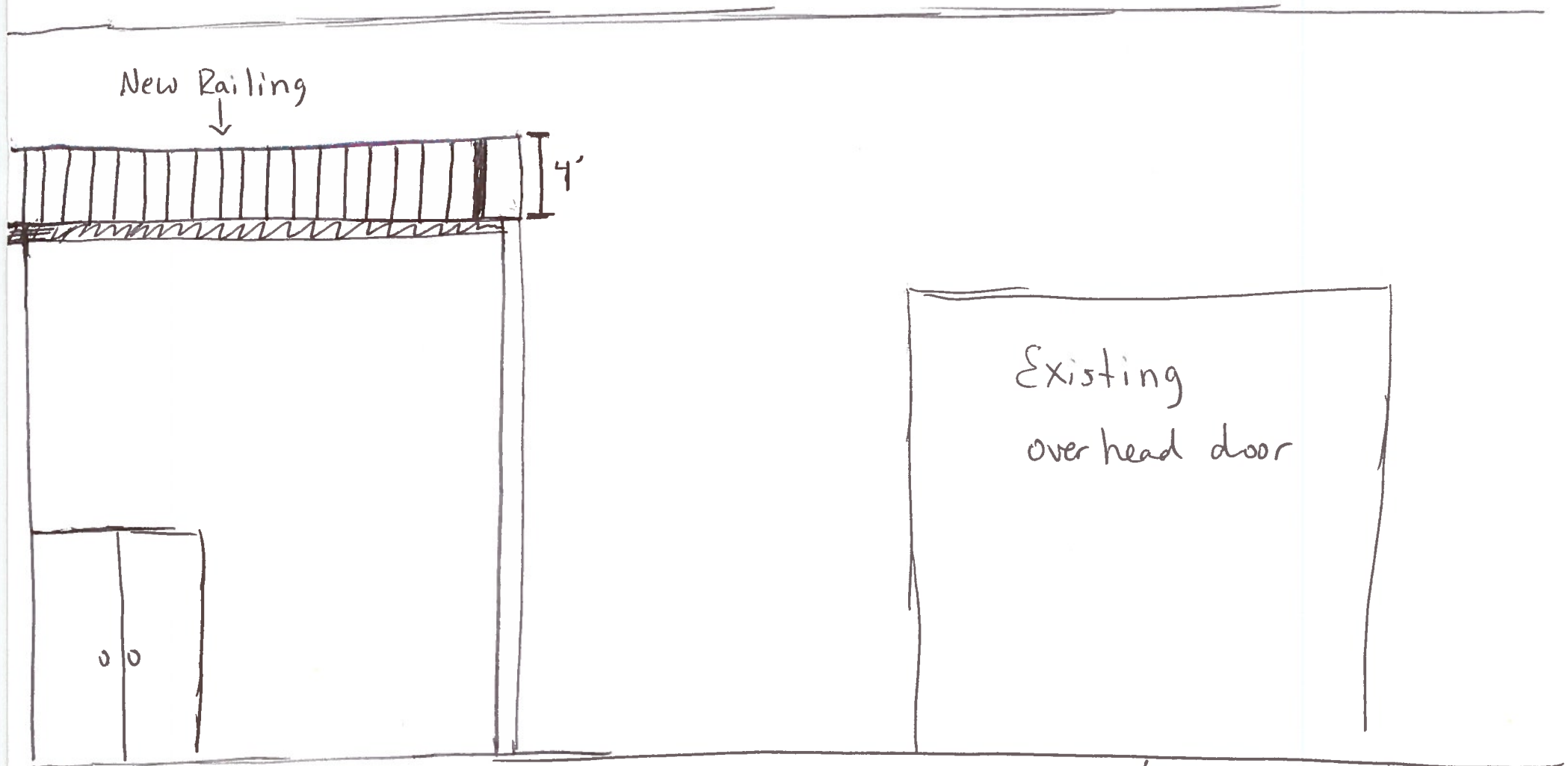
We also want to replace the door that was once in the brown area on the Avondale St. side. There is no exit on either side Or the rear of the building, so if there was a fire in the front of the building nobody could get out of the building. It would be a 3 ft. wide steel door to match the doors in the front.



# Front Elevation -

PROPOSED

- REMOVE FRONT GABLE AND ADD TOP DECK W 4'  
WOOD SQUARE BALUSTERS



T. J. M. Design & Construction  
CORP

# Avondale street

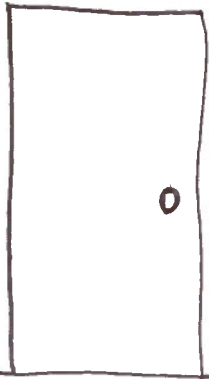
LEFT SIDE ELEVATION

Existing  
window

Existing  
window

Existing  
window

Proposed  
Door  
↓



Existing  
window

1st Floor Plan





HardieWrap

James Hardie

Exterior Wall Systems





















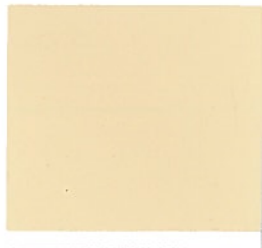




Wall/Pared: 2006-10B Lyndhurst Gallery Beige



3006-10B Belle Grove Buff



3005-10B Churchill Hotel Wheat



7007-10 Palomino



3003-10C Cream in my Coffee



2008-9C Faint Maple



3002-9C Cincinnatian Hotel Carl Tan



3003-10B Hopsack



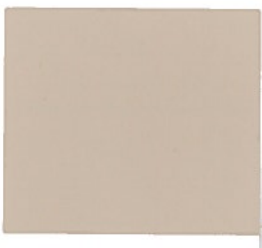
2008-10B Desert Fortress



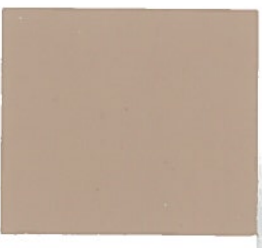
2006-10B Lyndhurst Gallery Beige



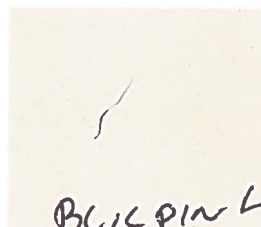
2007-10C Coconut Milk



6006-1C Ivory Brown



2007-9C Lyndhurst Timber



6006-1A Woodrow Wilson Pure



6005-1B Oatlands Subtle Taupe



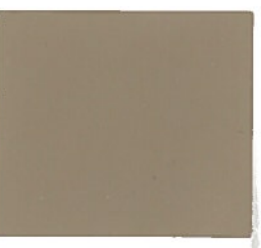
6006-1B Oatbran



6007-1C Oregon Coast



6007-2A Arid Plains



6007-2B Wild Hawk

## Pre-Mixed Whites Blancos premezclados

Colors available on the shelf to take home with you now.\*  
Colores disponibles listos para que se lleve a casa ahora.\*



Ceiling White  
Available in flat



Ultra White  
Available in flat, flat enamel, eggshell, satin, semi-gloss, Kitchen & Bath soft gloss and gloss



White  
Available in flat, flat enamel, satin and semi-gloss



Antique White  
Available in flat, flat enamel, eggshell, satin and semi-gloss



Swiss Coffee  
Available in flat, eggshell, satin and semi-gloss



7005-16 Betsy's Linen



7002-14 Cream Delight



7002-8 Pale Bloom



7002-5 Statuesque



7003-4 Honeymilk



7003-7 December Starlight



7003-24 Ivory Dust



7003-8 Snow Cap



7003-5 Caribbean Walk



7002-12 Quail Egg



7003-3 Foxtrot



7003-14 Barcelona White



Wall/Pared: 7002-12 Quail Egg  
Trim/Reborde: 7003-16 Polar White

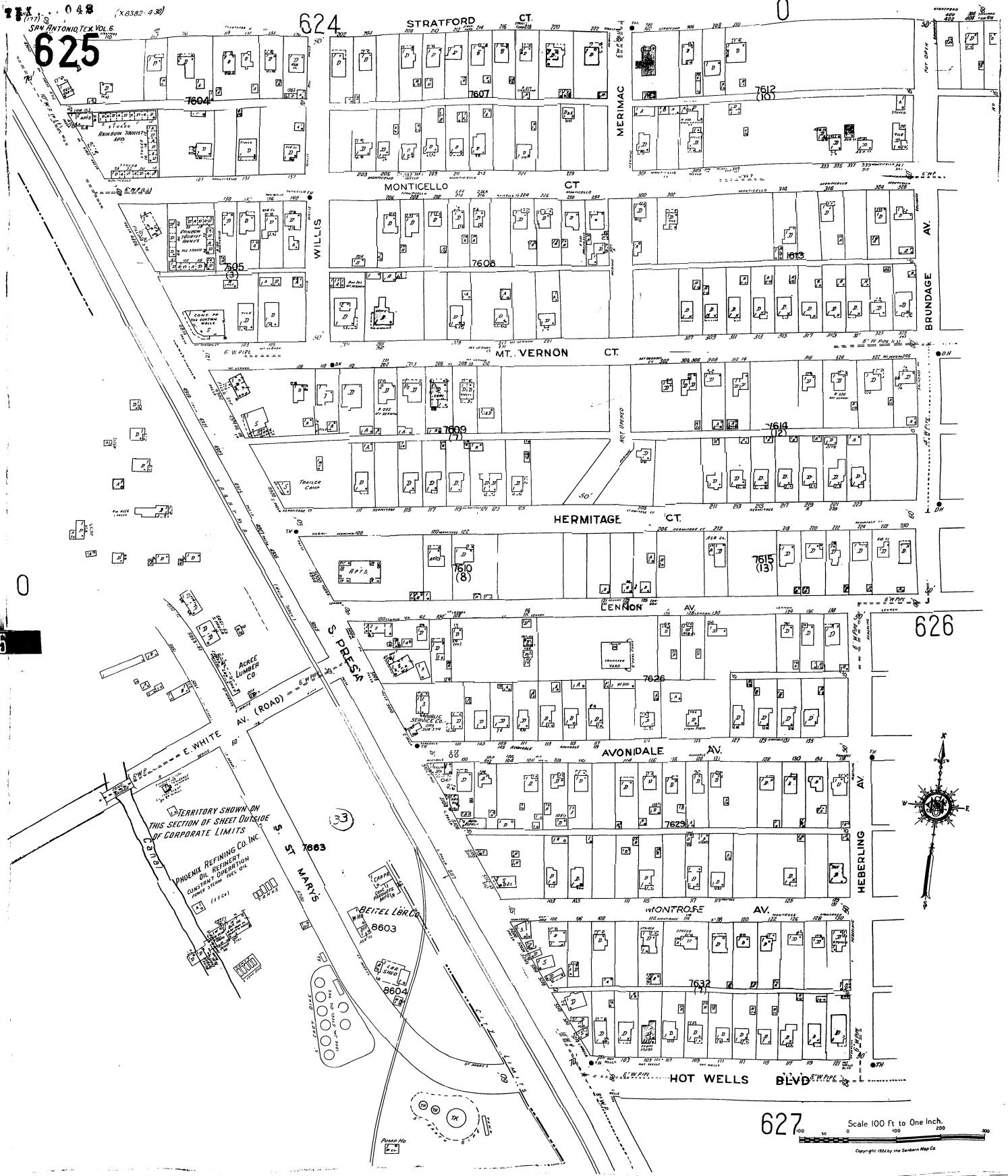
Actual colors may vary slightly due to lighting and surface being painted. Los colores reales pueden variar levemente debido a la iluminación y a la superficie que se pinta.

All colors shown in satin sheen. Todos los colores se muestran en brillo satinado.

625

624

0



TERRITORY SHOWN ON  
THIS SECTION OF SHEET OUTSIDE  
OF CORPORATE LIMITS

PHOENIX REFINING CO. INC.  
OIL REFINERY  
CONTINUING OPERATION  
PUMP STATION  
PUMP OIL

BEITEL LORCO  
8603

8604



627

Scale 100 Ft to One Inch.  
Copyright 1922 by the Sanborn Map Co.



E PARK

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PLA.

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VAC

5106  
AUTO  
REPAIR

51





S Presa St

Avondale Ave

Avondale Ave

Avondale Ave

S Presa St



S Presa St

S Presa St

S Presa St



5102 South Presa Street

1983 survey photo





1983 survey photo

