

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-156
ADDRESS: 1407 S ST MARYS
LEGAL DESCRIPTION: NCB 2912 BLK 1 LOT 12 AND 13
ZONING: C-3NA H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: David Bogle
OWNER: The Children's Center
TYPE OF WORK: Exterior modifications,
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval:

1. Perform exterior modifications to the building include the installation of a new aluminum storefront system.
2. Install a canopy mounted channel letter sign to read "Found" and "In Southtown" to feature an overall square footage of approximately fifteen (15) square feet.
3. Install a wall mounted sign to feature a lamb and an approximately square footage of twenty-five (25) square feet.
4. Install a mural to extend the length of the north facing façade to feature various household items. This mural will not feature text.

APPLICABLE CITATIONS:

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

10. Commercial Facades

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.'

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General

A. GENERAL

i. Number and size—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

ii. New signs—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

iii. Scale—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

B. HISTORIC SIGNS

i. Preservation—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.

ii. Maintenance—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

C. PLACEMENT AND INSTALLATION

- i. Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.
- ii. Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.
- iii. Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.
- iv. Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

- i. Inappropriate materials*—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.
- ii. Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.
- iii. Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.
- iv. Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

- i. Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.
- ii. Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

F. PROHIBITED SIGNS

- i.* An abbreviated list of the types of signs prohibited within San Antonio's historic districts and on historic landmarks is provided below. Refer to UDC Section 35-612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs.
 - Billboards, junior billboards, portable signs, and advertising benches.
 - Pole signs. Revolving signs or signs with a kinetic component.
 - Roof mounted signs, except in the case of a contributing sign.
 - Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign.
 - Moored balloons or other floating signs that are tethered to the ground or to a structure.
 - Any sign which does not identify a business or service within the historic district or historic landmark.
 - Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts of old or unused signs.
 - Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

4. Freestanding Signs

A. GENERAL

- i. Appropriate usage*—Freestanding signs are most appropriate in locations where building forms are set back from the street, such as in areas where historic residences have been adapted for office or retail uses, or in commercial districts where they may be used to identify parking areas or other accessory uses.
- ii. Placement*—Place freestanding signs near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. No freestanding sign should be placed in a manner that obstructs the pedestrian walkway.
- iii. Number*—Limit the number of freestanding signs per platted lot to one, unless the lot fronts more than one street, in which case, one sign is allowed on each street on which the lot has frontage.
- iv. Monument signs*—Do not use —suburban-style monument signs or electronic messaging signs not historically found

in San Antonio's historic districts.

B. DESIGN

i. Height—Limit the height of freestanding signs to no more than six feet.

ii. Area— The size of new signs should be appropriate within the historic context, and should not exceed 25 square feet on either side, for a total of 50 square feet. Appropriate size shall be determined by considering historic precedent, sign patterns within historic districts, and conditions specific to individual properties.

iii. Structural supports—Use subtle structural elements (in terms of their scale and mass) with historically compatible materials to support a freestanding sign.

FINDINGS:

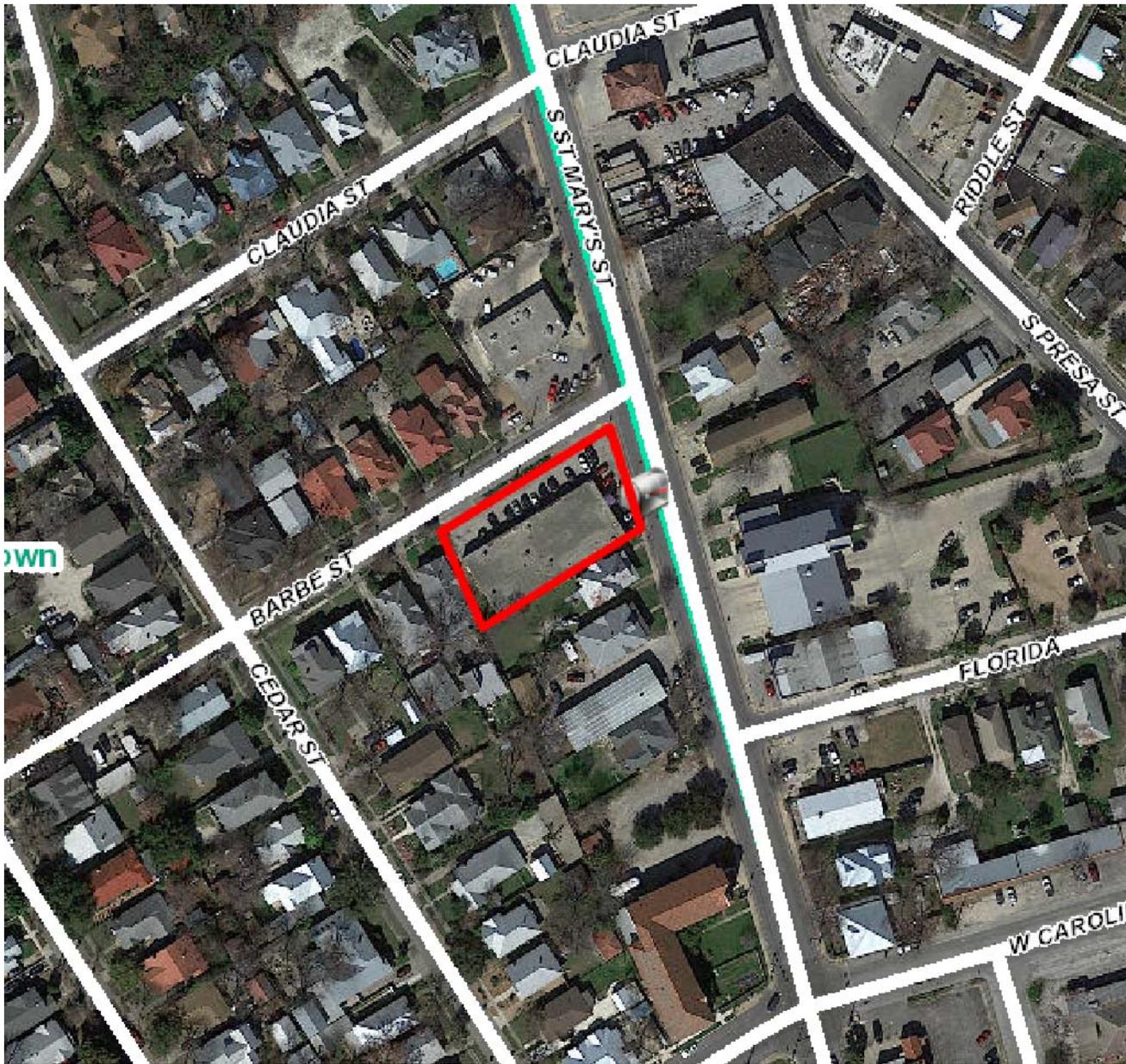
- a. The structure at 1407 S St Mary's is a 1960's commercial structure featuring a façade consisting of stone veneer with little minor penetrations. The applicant has proposed exterior modifications which include the installation of a glass and aluminum storefront system, recessing the storefront within the existing structure to create a covered walkway and the installation of a steel framed canopy to be clad with sheet metal to extend out from the front façade of the building. This application is an amendment to a previous request that was approved on August 4, 2017. The green screen wall is to remain as originally proposed. Items that were approved at that time that no longer are proposed is the installation of site features including a pedestrian court and planters in place of two parking stalls.
- b. CANOPY MOUNTED SIGNAGE – The applicant has proposed to install a canopy mounted sign facing the public right of way to read “Found” and “In Southtown”. The applicant has proposed The applicant has proposed for “Found”to feature an overall height of 2’ – 0” and an overall length of 8’ – 7 ¾”. The letters “In Southtown” are to feature an overall height of 10 ½” and an overall length of 8’ – 4 ½”. The letters “Found” are to be painted aluminum channel letters with exposed red neon lighting. The letters “In Southtown” are to be flat cut aluminum letters that will be non-illuminated. The applicant's proposed lighting source, materials and square footage are appropriate and consistent with the Guidelines.
- c. WALL MOUNTED SIGN – The applicant has proposed to install a wall mounted sign to be five (5) feet in height and width. The proposed sign will be constructed of a routed out aluminum cabinet backed with clear plexi and reverse face lit by white LED's. The applicant has provided a night view of the proposed signage which will feature an illuminated lamb with a dark aluminum background. Staff finds the proposed signage appropriate.
- d. MURAL – Along the north facing wall, the applicant has proposed to install a mural to span the entire wall that will feature various household items. The applicant has noted that each item will be cut from aluminum, mounted and painted. Staff finds the proposed mural installation appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Edward Hall



N



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 13, 2017

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CITY OF SAN ANTONIO
NOTICE OF HEARING
PERMIT APPLICATION
ADDRESS: [REDACTED]
REQUEST: [REDACTED]
HEARING DATE: [REDACTED] 10:00 AM
[REDACTED] 11:00 AM
(710) 287-0800
ALL HEARINGS TAKE PLACE AT THE CITY HALL

S47514

March 28, 2017

City of San Antonio
Office of Historic Preservation
1901 South Alamo
San Antonio, TX 78204

**RE: Historic & Design Review Commission Application Form, and
filing for approvals for
1407 South St. Mary's Street – Limited Façade Improvements
AP # 2251664**

To Whom It May Concern:

Please find attached subject application form for The Children's Shelter thrift boutique store, now called FOUND in Southtown. The limited façade improvements to the building's east façade include: removal of a portion of the masonry façade; replace with structural columns and steel framing, glazing and entry doors, masonry, canopy framing, metal siding, roofing at canopy, illuminated signage, and metal framed wire-mesh panels for future vine plantings, electrical, and lighting.

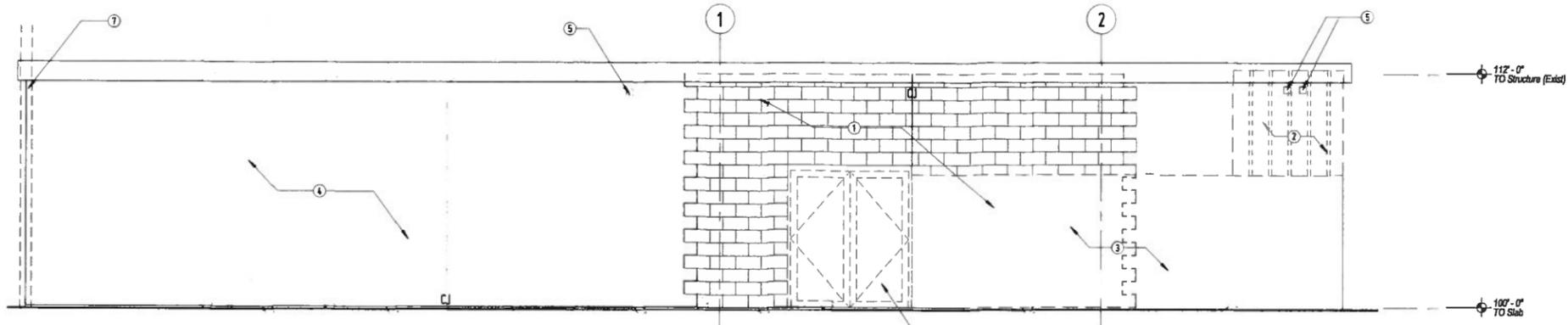
Design revisions subsequent to prior approvals (Certificate of Appropriateness HDRC Case # 2016-232) are listed below:

- 1) The glass and aluminum doors will be part of a larger glazed storefront system, rather than just a double glass and aluminum pair in an opaque masonry wall. This feature will provide depth to the façade and offer visibility through the street front.
- 2) The glass and aluminum storefront system will be recessed (maximum approx. 7 feet) into the existing building envelope to provide cover over the doorway; rather than clerestory level storefront glazing.
- 3) A steel-framed, sheet metal clad, canopy will extend outward from the existing building façade (maximum approx. seven feet) rather than a free-standing columned canopy, or "trellis."
- 4) The green-wall feature remains as proposed with developments of specific panel sizes and proportions to be attractive at all stages of plant growth.
- 5) Site features are not included in this Project, whereas previously there was a pedestrian court with corten planters in the place of two (2) existing parking spaces.
- 6) Signage, artwork, and a mural are part of the Project, whereas previously they were a separate application to OHP (HDRC Case # 2016-520). Design elements of signage and artwork remain as previously submitted with the exception of the location of the illuminated aluminum channel letter sign which will be positioned on top of the new canopy rather than atop the building parapet or freestanding trellis.

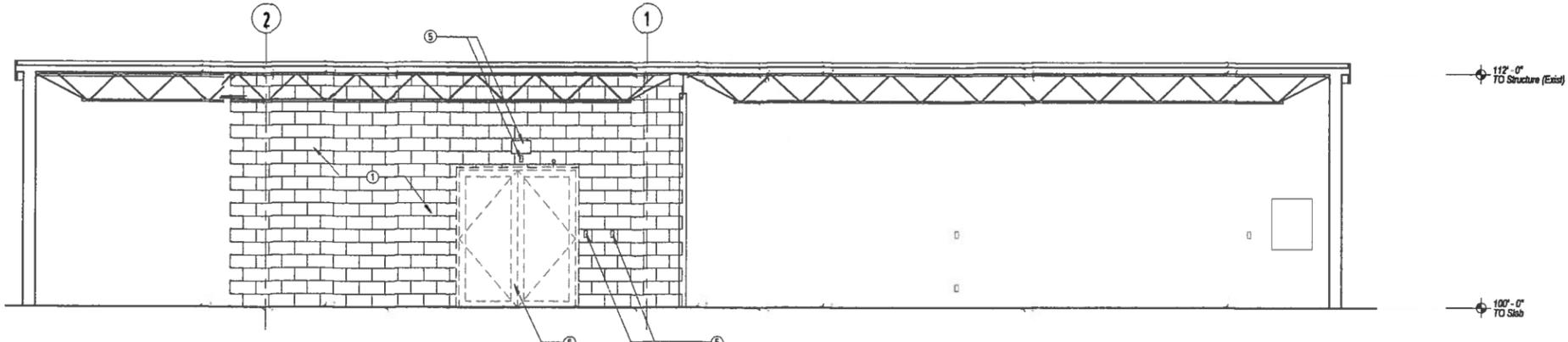
Thank you for your kind attention to this matter.

Sincerely,

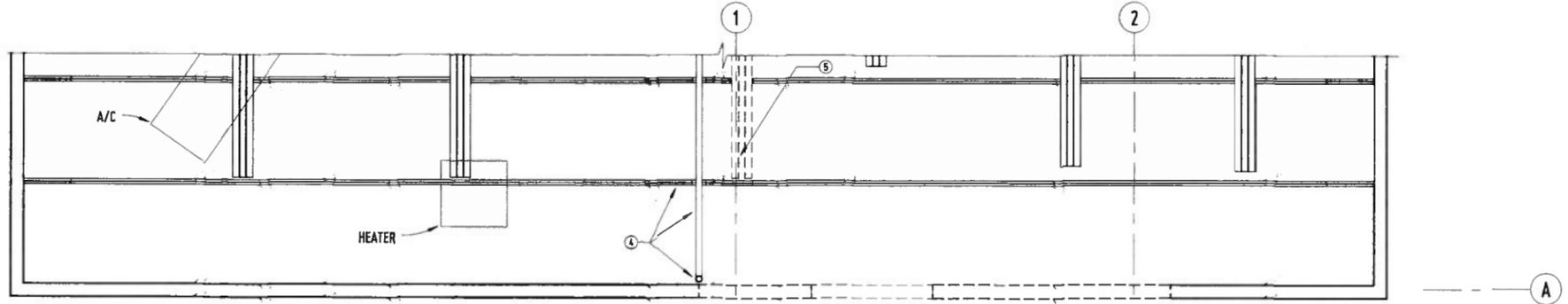
David Bogle, R.A.
Principal
Syncro Architecture Studio



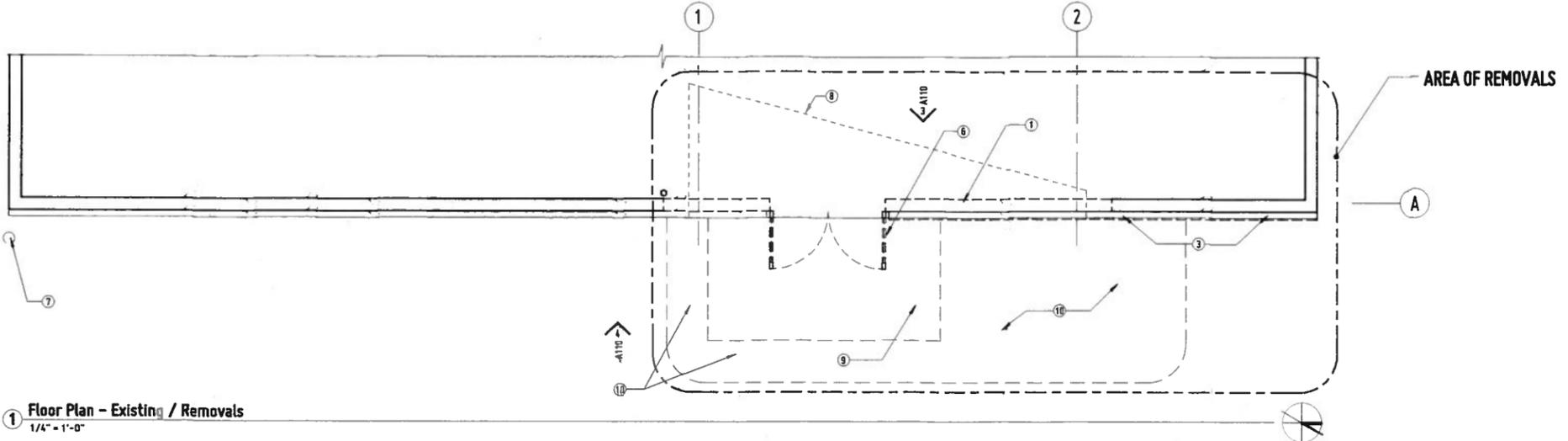
4 Building Elevation - East - Existing / Removals
1/4" = 1'-0"



3 Interior Elevation - Existing / Removals
1/4" = 1'-0"



2 Reflected Ceiling Plan - Existing / Removals
1/4" = 1'-0"



1 Floor Plan - Existing / Removals
1/4" = 1'-0"

GENERAL NOTES - REMOVALS

- Contractor shall coordinate the extent of removals with all trades and existing conditions prior to proceeding with the work.
- The general extent of removal work is shown on the drawings. It is not possible to show required removal, remodeling, and patching to every detail. The Contractor shall visit the project to determine the extent of demolition and remodel work, and to familiarize him/herself with the conditions under which the work will be performed. No additional compensation will be allowed for additional work required as a result of the work indicated herein or for patching required as a result of removal, remodeling or new work.

LEGEND - REMOVALS

- REMOVAL WORK (indicated by dashed lines)
- EXISTING TO REMAIN (indicated by solid lines)

Keynotes

- Masonry To Be Removed
- Metal Panel To Be Removed
- Stone Veneer to be Removed and Salvaged for Reuse in the Project
- Existing to Remain (TYP)
- Remove Existing Electric Devices and Conduit as Required for the New Work, Salvage Devices for Other or for Re-Use in the Project (TYP)
- Aluminum & Glass Door, Frame and Threshold to be Removed
- Utility Pole To be Removed
- Grind Concrete Slab to Drain 1% (TYP UDN, REF Alternate 1)
- Remove Concrete Sidewalk, (REF Alternate 1)
- Remove Asphalt as Required for Accessible Route (REF Alternate 1)

FOUND IN SOUTHTOWN

1407 South St. Marys Street
San Antonio, Texas

The Children's Shelter

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All dimensions and existing conditions shall be checked and verified by the Constructor before proceeding with the Work.

syncro
architecture studio

ARCHITECT:
SYNCR0 architecture studio
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E: bogie@syncrostudio.com

STRUCTURAL ENGINEER:
HQ Engineering
Hugo Quiñones, P.E.



REVISIONS

No.	Description	Date

PERSONNEL
Designed by DFB
Drawn by PCC
Checked by DFB
Approved by DFB

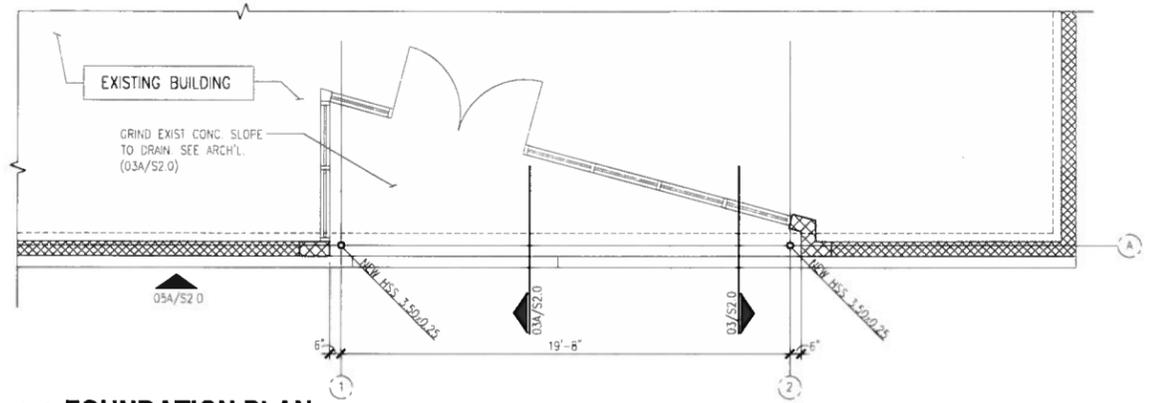
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DATE
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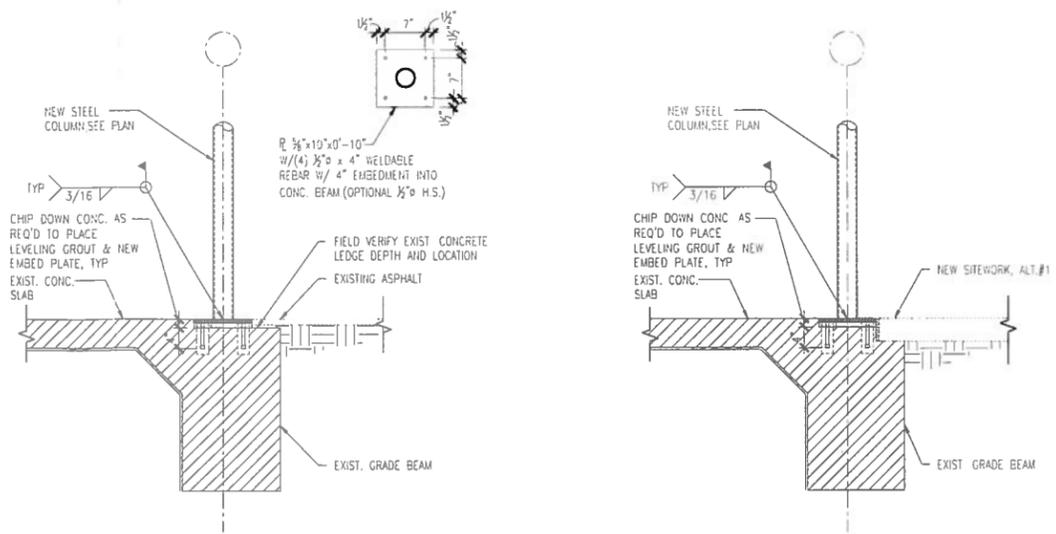
STATUS
Filing of the Plans

TITLE
Existing/ Removals

A110

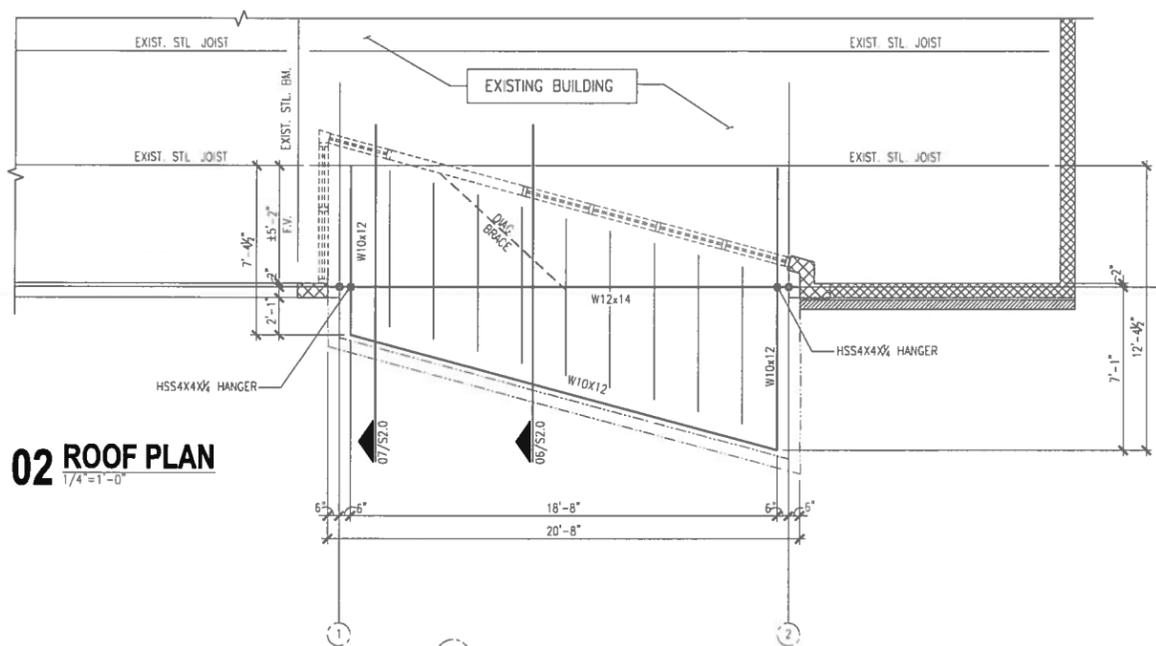


01 FOUNDATION PLAN
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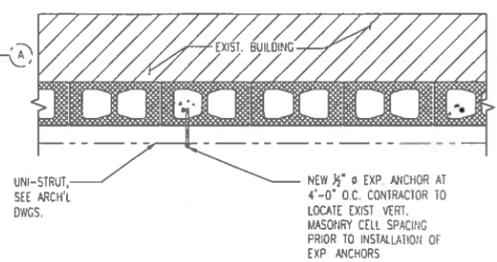


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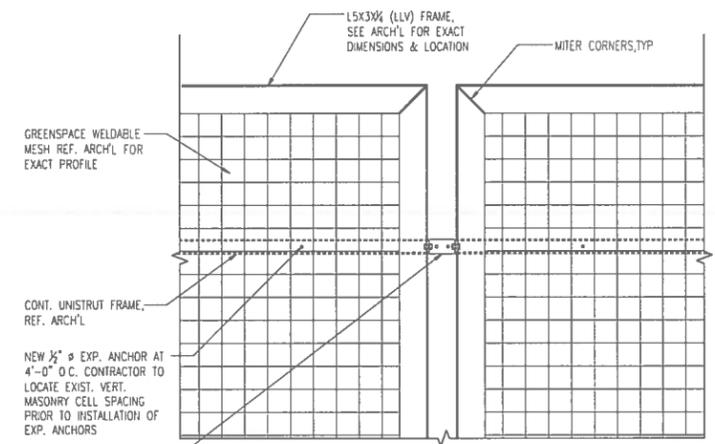
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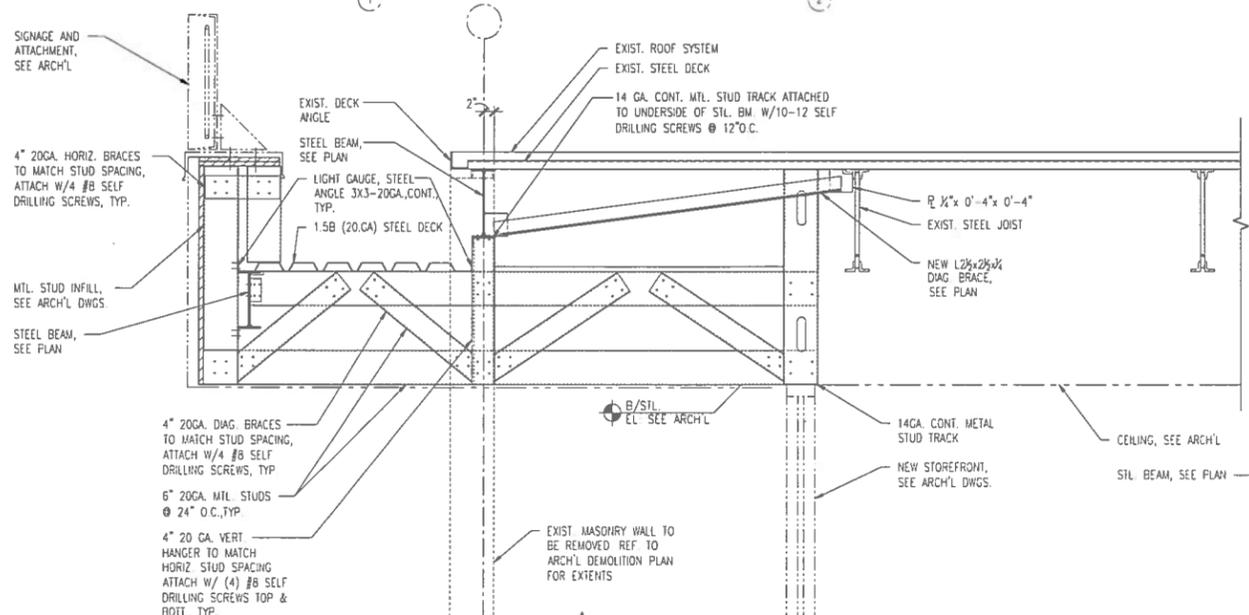
02 ROOF PLAN
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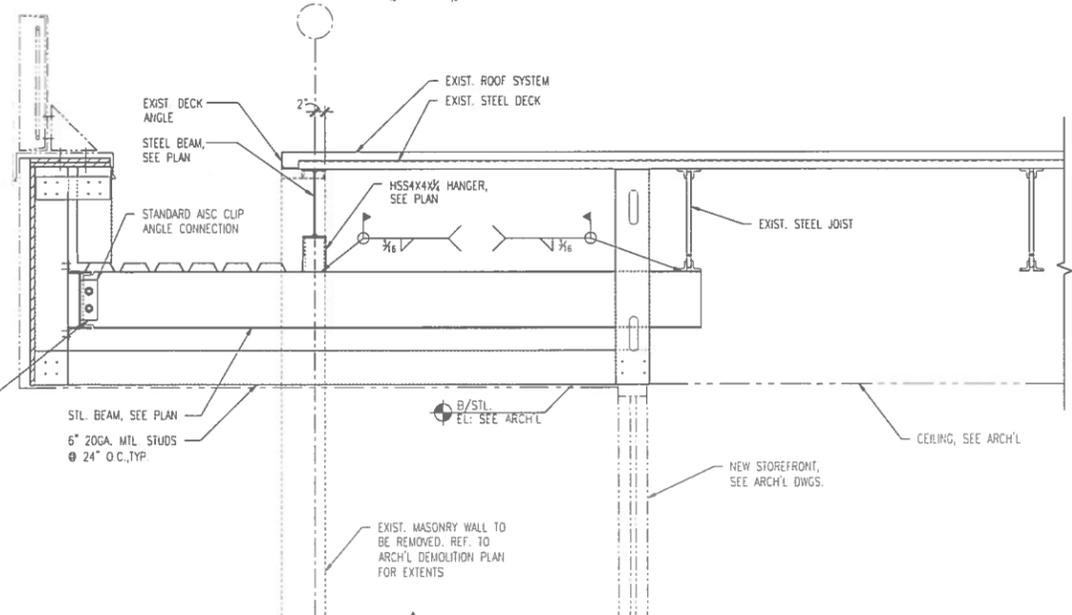
04 ATTACHMENT DETAIL AT GREENWALL
3/4"=1'-0"



05 ATTACHMENT DETAIL AT GREENWALL
3/4"=1'-0"



06 SECTION
3/4"=1'-0"



07 SECTION
3/4"=1'-0"

Found in Southtown

1407 South St. Marys Street
San Antonio, Texas

The Children's Shelter

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All dimensions and existing conditions shall be checked and verified by the Constructor before proceeding with the Work.

syncro
architecture studio

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E: bogle@syncrostudio.com

STRUCTURAL ENGINEER:
HQ Engineering
Hugo Quintero, P.E.



ENGINEERING, LLC
SAN ANTONIO, TEXAS
T: 210-378-6000
EMAIL: hugo@hq-eng.net
REGISTRATION NUMBER
F-11874



03-13-2017

REVISIONS	No.	Description	Date

PERSONNEL
Designed by: HQ
Drawn by: HB
Checked by: HQ
Approved by: HQ

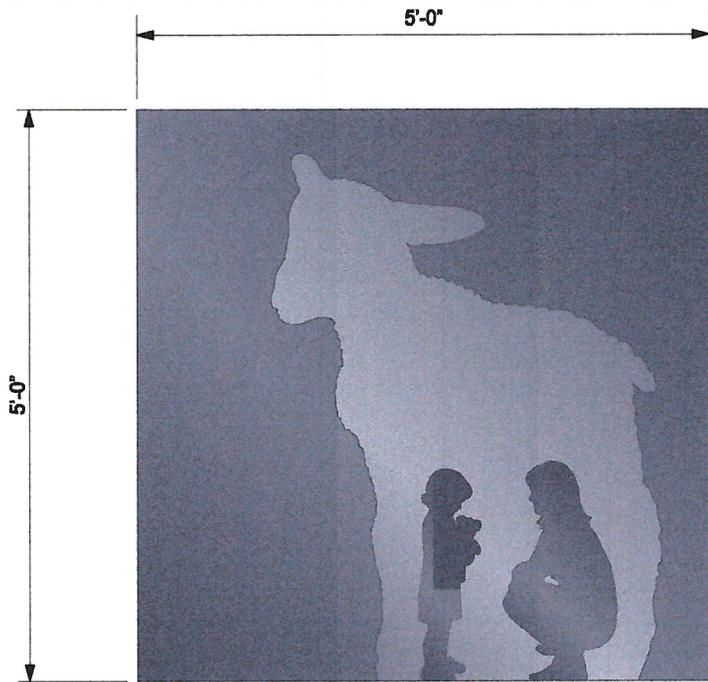
SCALE
Scale as indicated

DATE
2017_03_13

STATUS
Filing of the Plans

TITLE
Framing Plans & Sections

S2.0



NIGHT VIEW

Approved
 Approved As Noted
 Revise & Resubmit
 By: _____
 Date: _____

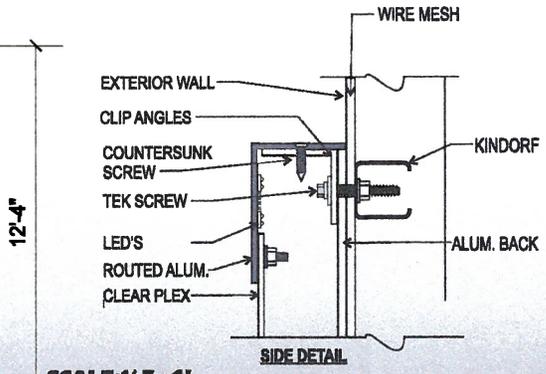
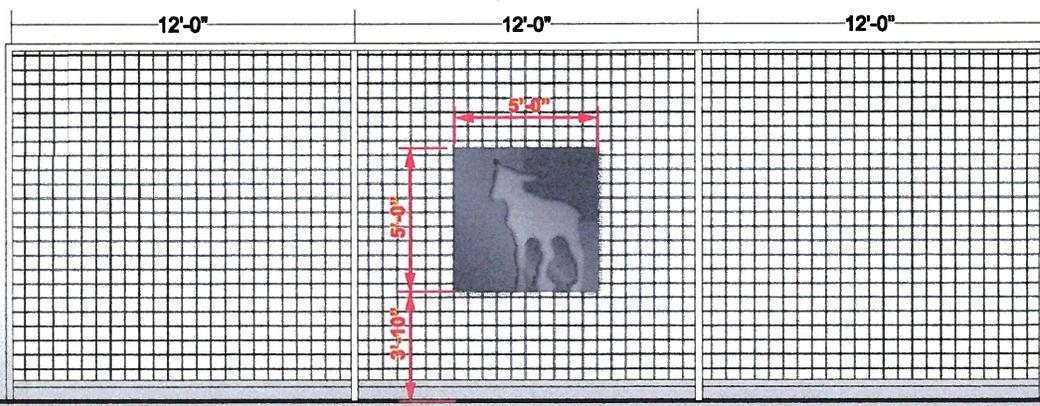
Client: Bradford Lawton
 Location: 1407 S St. Mary's St
 San Antonio, TX 78210
 Salesperson: Pete Sitterle
 Prj. Mng'r: Kay Rangel
 Date: 9-7-16
 Designer: Ben Calderon
 File Name: 29460 - Childrens
 Shelter
 Proposal #: 29460
 Job #: -

Revisions

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B S/F ROUTED OUT LIT CABINET SCALE: 1" = 1'-0"
(1) REQUIRED

- FABRICATE & INSTALL (1) S/F ROUTED OUT ILLUMINATED CABINET BACKED WITH CLEAR PLEX.
- FACE REVERSE ILLUMINATED WITH WHITE LED'S
- ROUTED OUT PANEL TO BE DARK ALUMINUM COLOR: TBD
- INSIDE ALUMINUM TO BE A LIGHTER ALUMINUM COLOR, COLOR: TBD



SCALE: 1/4" = 1'



License #: 18010

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 8808 Mares Turco
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 Ph: (214) 541-7844

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 Irving, TX 75039
 Ph: (972) 673-1884

Houston Branch
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 Houston, TX 77054
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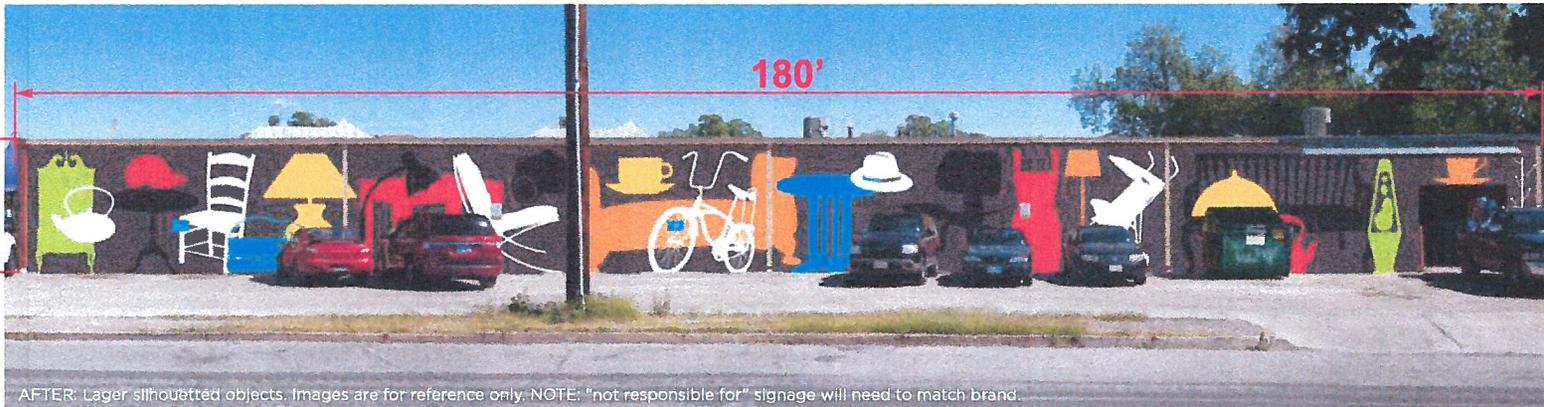
- Approved
- Approved As Noted
- Revise & Resubmit

By: _____
Date: _____

Client: Bradford Lawton
 Location: 1407 S St Mary's St
 San Antonio, TX 78210
 Salesperson: Pete Sitterle
 Prj. Mngrr: Kay Rangel
 Date: 9-7-16
 Designer: Ben Calderon
 File Name: 29460 - Childrens
 Shelter
 Proposal #: 29460
 Job #: -

Revisions

Rev. # | Description | Date
 001 | Initial Project Form | 09/07/16



14'-0"

180'

AFTER: Larger silhouetted objects. Images are for reference only. NOTE: "not responsible for" signage will need to match brand.

SCALE: 1"=12'



License #: 18010

Corporate Office
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 2010 Wanda Turley
 San Antonio, TX 78218
 Ph: (210) 341-7544

Dallas / Ft. Worth Branch
 13308 E. Irving Meadows Dr.
 Irving, TX 75039
 Ph: (972) 670-1884

Houston Branch
 25028 Braemarwood Rd.
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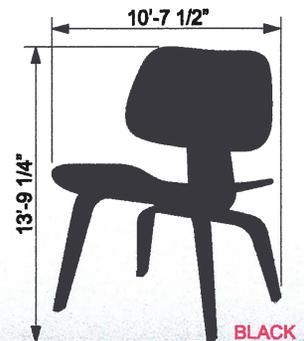
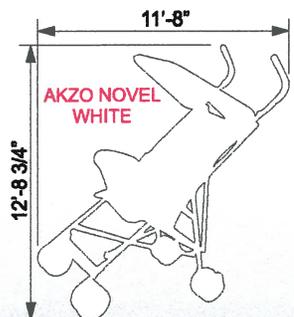
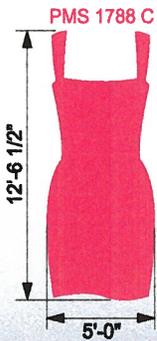
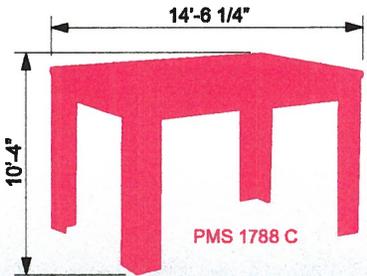
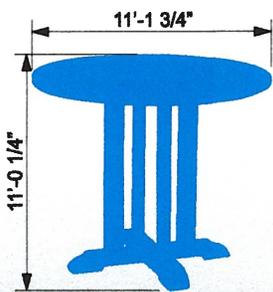
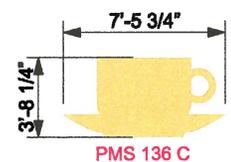
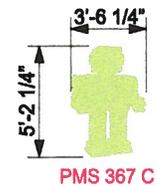
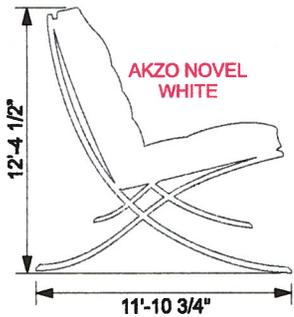
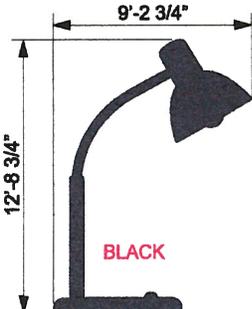
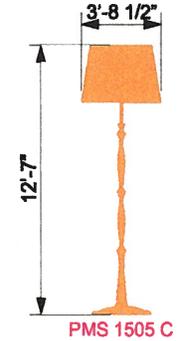
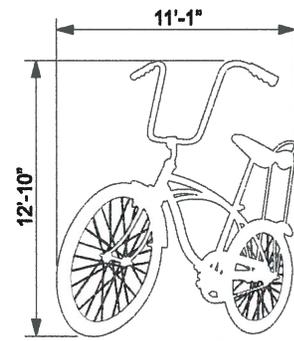
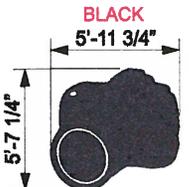
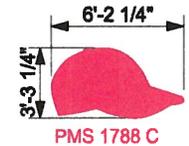
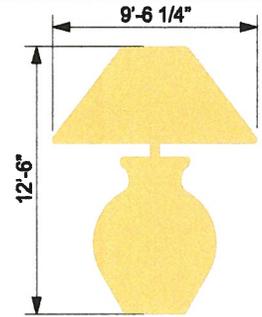
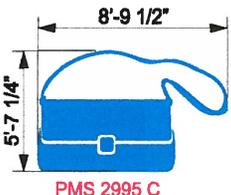
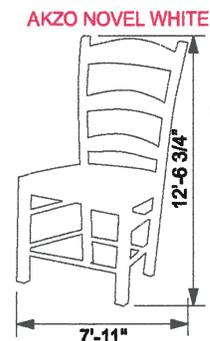
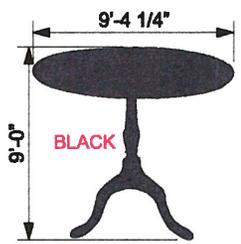
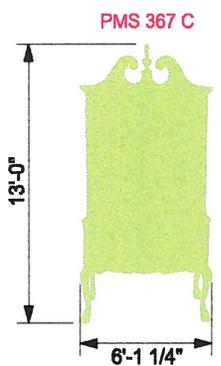
Approved
 Approved As Noted
 Revise & Resubmit
 By:
 Date:

Client: Bradford Lawton
Location: 1407 S St Mary's St
San Antonio, TX 78210
Salesperson: Pete Sitterle
Proj. Mngnr: Kay Rangel
Date: 9-7-16
Designer: Ben Calderon
File Name: 29460 - Childrens Shelter
Proposal #: 29460
Job #: -

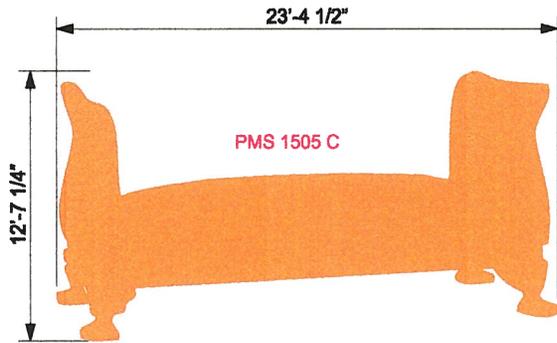
Revisions
 01 09/07/2016 10:00 AM PMS 1505 C
 02 09/07/2016 10:00 AM PMS 1505 C

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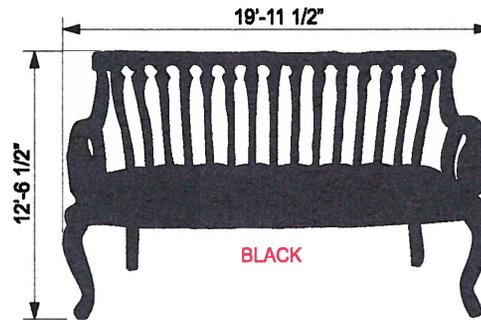
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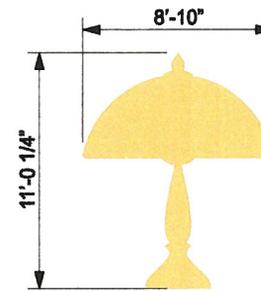
SCALE: 3/16" = 1'



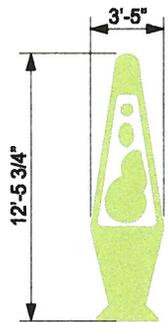
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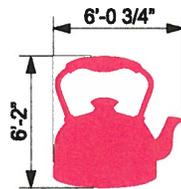
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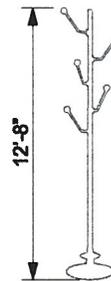
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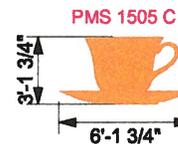
PMS 367 C



PMS 1788 C



AKZO NOVEL WHITE



PMS 1505 C

SCALE: 3/16" = 1'

A ALUMINUM FCO'S
(1) OF EACH REQUIRED

SCALE: 3/16" = 1'-0"

- FABRICATE & INSTALL 1/4" ALUMINUM FLAT CUT OUT SHAPES AND INSTALL TO EXISTING WALL
- FCO'S TO BE PAINTED AND MOUNTED TO WALL w/ 1/2" STAND OFF'S, SHAPES THAT OVERLAP WILL HAVE DEEPER STAND OFF

- Approved
- Approved As Noted
- Revise & Resubmit

By: _____
Date: _____

Client: Bradford Lawton
Location: 1407 S St Mary's St
San Antonio, TX 78210
Salesperson: Peter Sitterle
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Shelter
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Revisions

NO REVISIONS



License #: 18010

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ABOVE: Adjacent property to the south showing partial South Facade (at right).

BELOW: View of subject property from northeast.

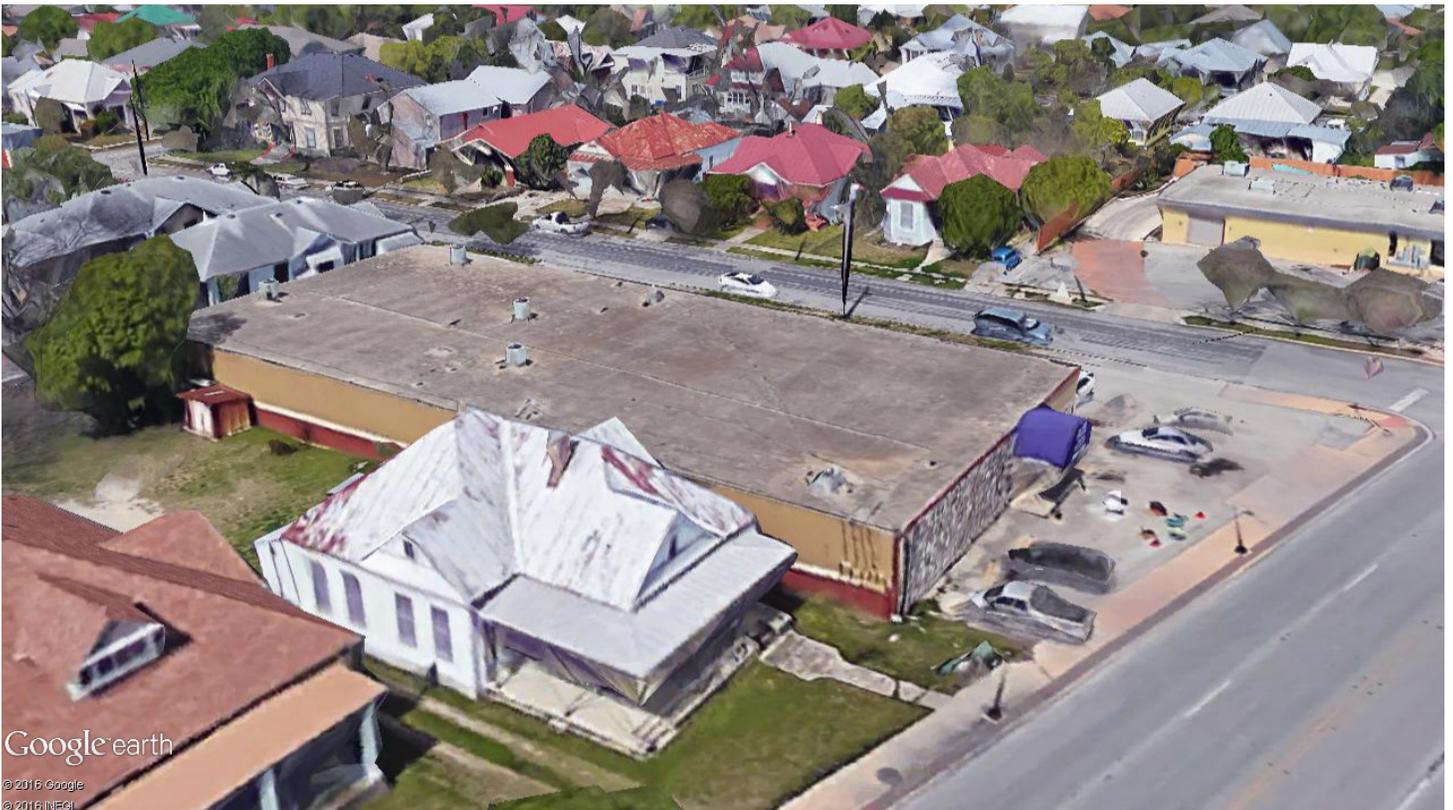


Google earth
3/2015 11:52
3/2015 11:52
3/2017 11:52



ABOVE: North Facade (Google Street View).

BELOW: View of subject property from southeast. (Google Earth rendering.)





ABOVE: East Facade (Google Street View).



ABOVE: East Facade (December 2016).