

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-247
ADDRESS: 710 S ST MARYS
511 S PRESA ST
LEGAL DESCRIPTION: NCB 902 BLK 4 LOT N 35 FT OF 26 & S 25 FT OF 27
ZONING: C-3R H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Jena Hammond/ Sanders Architecture
OWNER: Peter Selig
TYPE OF WORK: Exterior modifications,
REQUEST:

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

1. Perform exterior repair and maintenance including repair to the existing canopies, repair to existing tile work, repair to existing transom windows, roof replacement, painting and stucco repair.
2. Perform exterior modifications to the existing, non-original aluminum storefront system fronting S St Mary's including recessing the main entrance and removing a non-original door opening.
3. Perform exterior modifications to the existing, non-original aluminum storefront system fronting S Presa including the relocation of door openings and the creation of a new egress point.
4. Remove the existing metal fencing on the southern façade and install new metal fence panels.
5. Install a painted sign to read "The Maverick" on the S St Mary's façade.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

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.

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.

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.

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 facade 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 facade.

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.

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.

FINDINGS:

- a. The structure at 710 S St Mary's (also addressed as 511 S Presa) was constructed circa 1945 and is located within the Lavaca Historic District. The structure was constructed in the Spanish Eclectic style. The structure features a façade of stucco over masonry, decorative roof parapet tiles, decorative tile work on the S St Mary's façade and various modifications including the installation of aluminum and steel storefront systems.
- b. **EXTERIOR MAINTENANCE** – The applicant has proposed a number of rehabilitative items which include the repair to existing wood windows, repair to the existing sidewalk canopy, repair to existing tile work, roof replacement, repair to the roof parapet tiles and vents and repair to the stucco and masonry facades. The applicant has also proposed to paint the structure to match the existing color. The proposed maintenance is consistent with the Guidelines for Exterior Maintenance and Alterations.
- c. **STOREFRONT MODIFICATIONS** – The structure currently features an aluminum storefront system on both the S St Mary's and S Presa facades. The applicant has proposed modifications which include the recessing of the primary pedestrian entrance and the removing on an existing pedestrian door on the S St Mary's façade. The existing storefront systems are not original to the structure. Staff finds that the recessing of the storefront system on the S St Mary's façade is appropriate given that the original opening will remain as originally constructed. The recessed entrance will feature a painted steel wall with a wood door. On the S Presa façade, the applicant has proposed to relocate one entry door, install new doors and install a new door and gate system to replace an industrial overhead rolling door. These modifications are to non-original materials. Staff finds these modifications

to be appropriate. Where new glazing is introduced, it should match the existing tint.

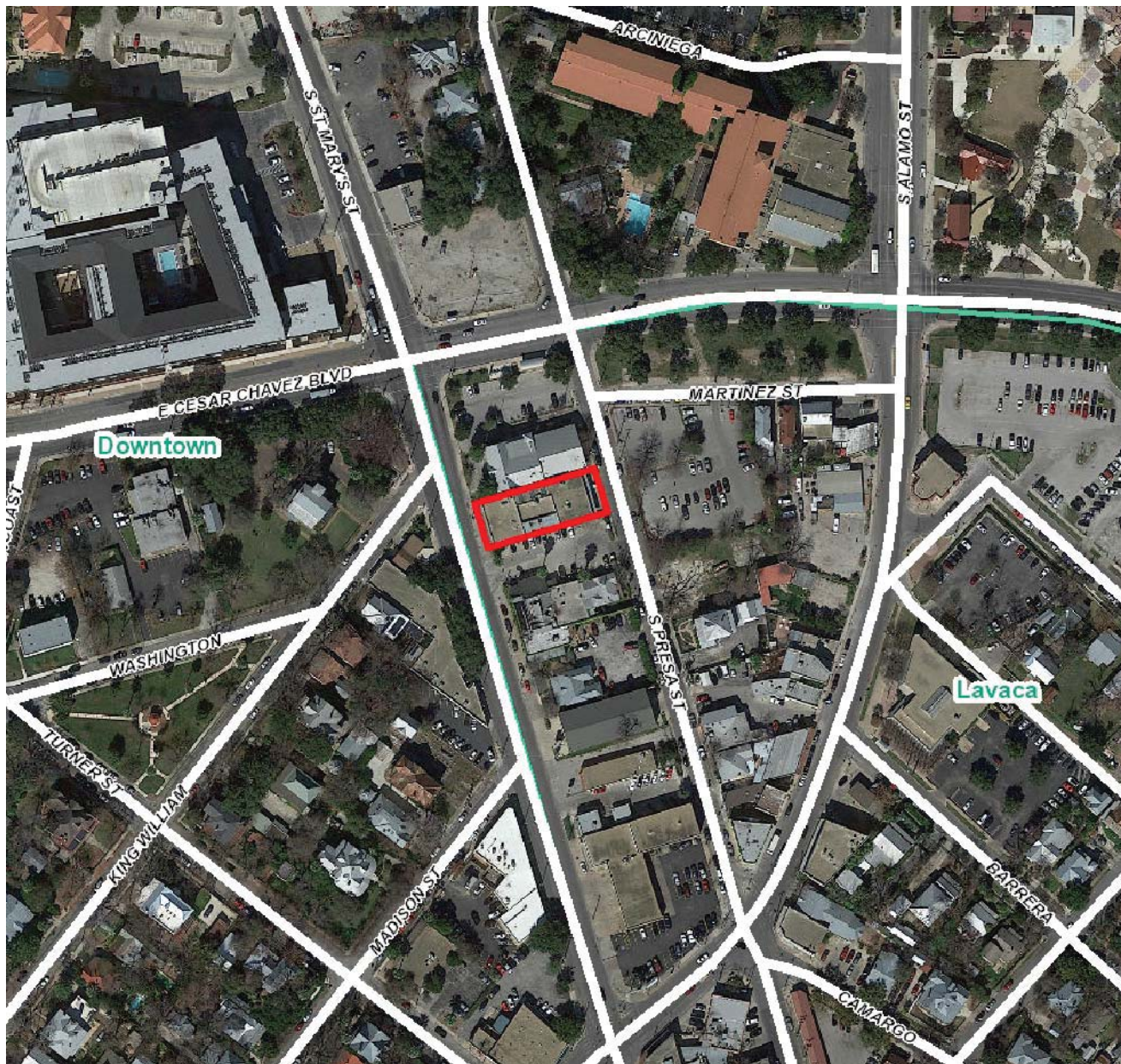
- d. SOUTHERN FAÇADE MODIFICATIONS – The southern façade currently features a low masonry wall capped by chain link fencing to include an open air space that is interior to the structure’s footprint. The applicant has proposed to replace the existing fence panels with new fence panels to act as a metal trellis. Staff finds that the proposed replacement material appropriate.
- e. SIGNAGE – The applicant has proposed to install painted wall signage on the S St Mary’s façade to read “The Maverick” that will feature twelve feet in length and one foot in height. The proposed signage will feature an installation method that is consistent with the Guidelines and will not negatively impact the historic façade of the structure. The proposed signage is consistent with the Guidelines for Signage

RECOMMENDATION:

Staff recommends approval of items #1 through #5 as submitted based on findings a through e.

CASE MANAGER:

Edward Hall



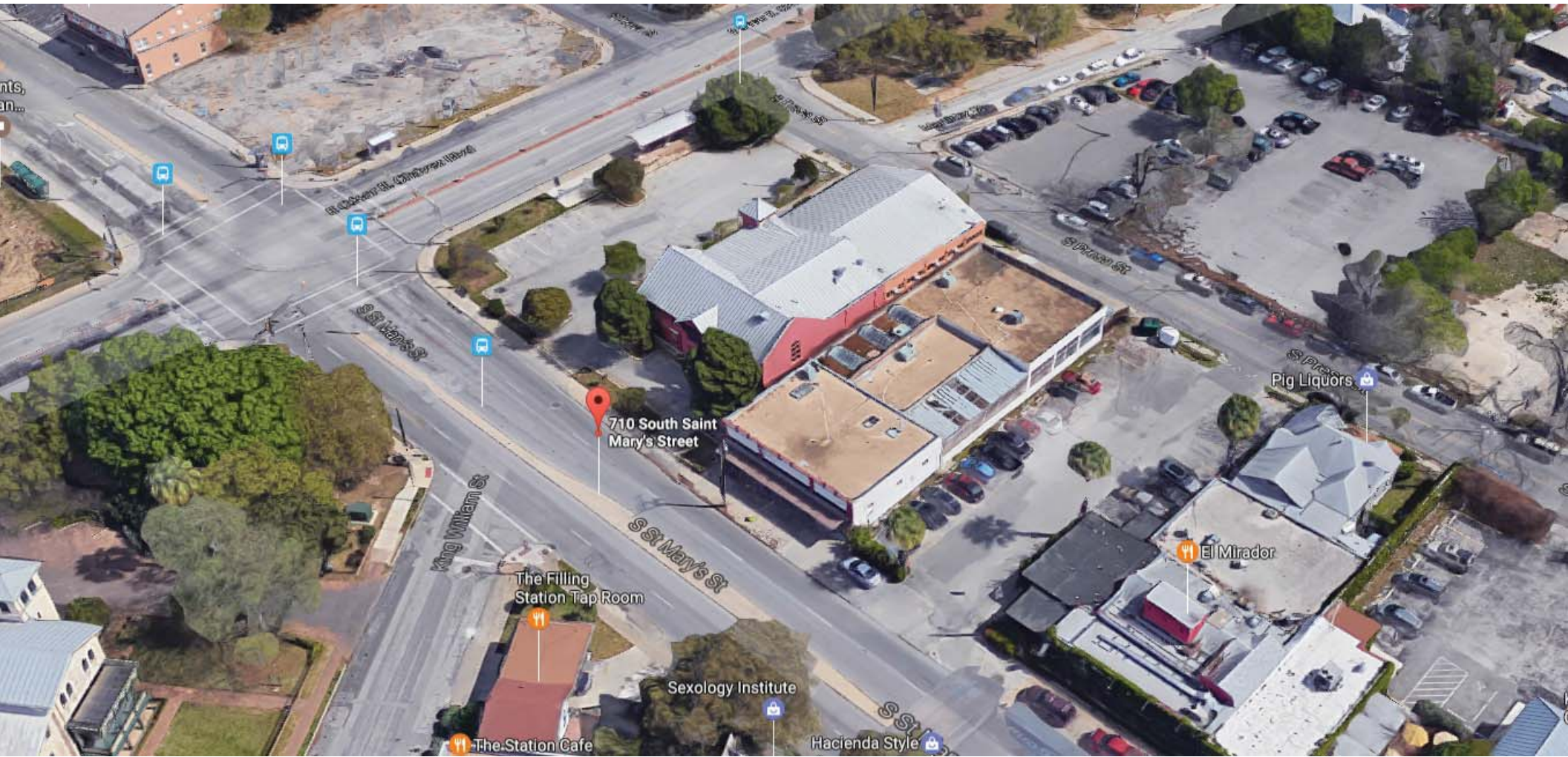
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SANDERS ARCHITECTURE

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MEMORANDUM

Date: May 12, 2017
To: Office of Historic Preservation
From: Jena Hammond, Sanders Architecture
Re: The Maverick
710 S. St Mary's Street & 511 S. Presa

Design Narrative

The building located at 710-714 S. St. Mary's is a series of structures added to the lot over the course of 40 years. The earliest structure (built in the 1920s) is a brick masonry building which fronts S. St. Mary's. This portion of the building has had many lives as a church, a storage facility for Anheuser Busch, a food product storage facility, and various retail entities.

The remainder of the building (wood frame and CMU block) in the center of the lot and extending to S. Presa was completed by 1956.

The proposed design integrates all portions of the building into a restaurant that fronts S. St. Mary's and a Private Event space which fronts S. Presa, and retains the character of the original building with a nod to its manufacturing roots.



North Facade —

The North facade will remain entirely in place with all existing windows/doors retained. If the wood framed windows in the brick portion of the facade need repair, they will be repaired/restored to match the existing windows. A fresh coat of paint is all that is planned for this elevation.

West Facade — S St. Mary's —

The proposed design includes careful maintenance of the existing design elements. The stucco will be repainted with a similar white paint, the metal roof of the awning replaced with the same style roof and wood boards added to the underside of the awning. The existing openings in the facade will remain with the majority of the existing aluminum storefront to remain in place. The Northern-most bay will maintain the original facade opening with the main entrance to the restaurant recessed from the face of the existing facade. The entry vestibule will be clad with a period-appropriate steel painted assembly.

South Facade —

Wood windows in the brick wall will be repaired/restored to match existing. All brick and CMU to be painted. The brick on the West side of the patio space (photo 016, Interior

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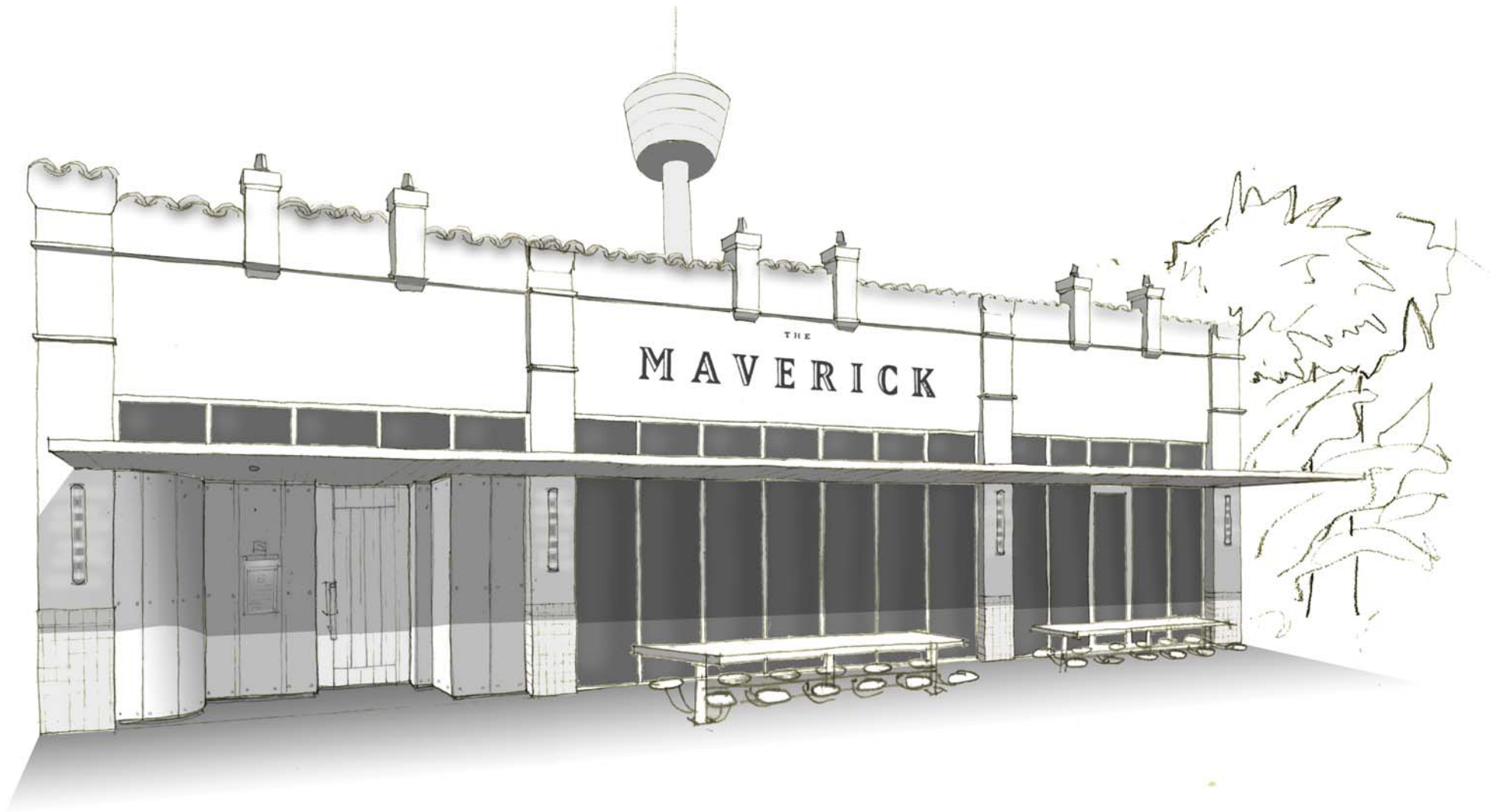
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Elevation 1/A5.05) is in disrepair and has started to crumble. The resulting opening is currently filled with plywood and a wood window. The proposed design intends to infill this area with a large period-appropriate industrial steel window. The same type of steel windows will locate in the CMU wall facing the patio (Photo 014 and Interior Elevation 4/A5.05). All glass block windows will remain in place. In addition, the metal hurricane fencing will be replaced by square wire-mesh panels with varying degrees of openness (1-1/2", 2", 3" and 4").

East Facade — S. Presa

The East facade will have minor updates to the aluminum storefront with one door to be relocated and the installation of an additional door. The metal awning is in disrepair and its metal roof will be repaired or replaced with match existing. The garage door will be removed and a new door, matching the metal screen assembly from the S. Facade, will wrap the corner to provide a means of egress. The stucco on this facade needs little repair and will be painted.

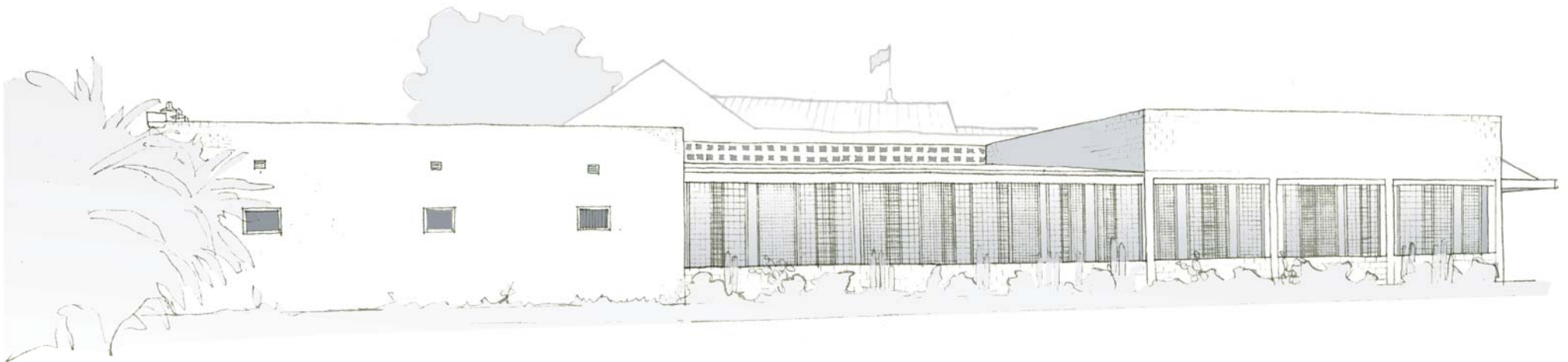




THE MAVERICK
West Elevation Entry



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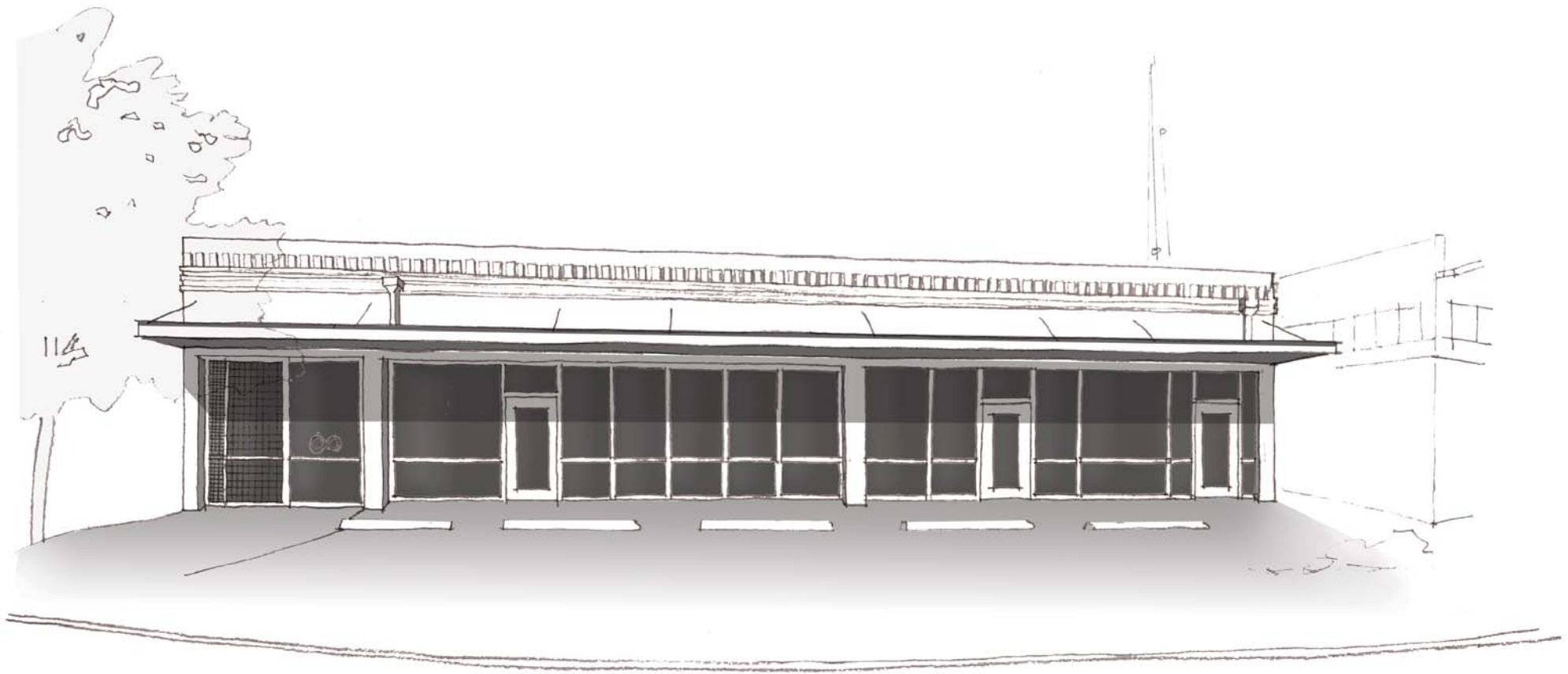
THE MAVERICK
South Elevation Patio



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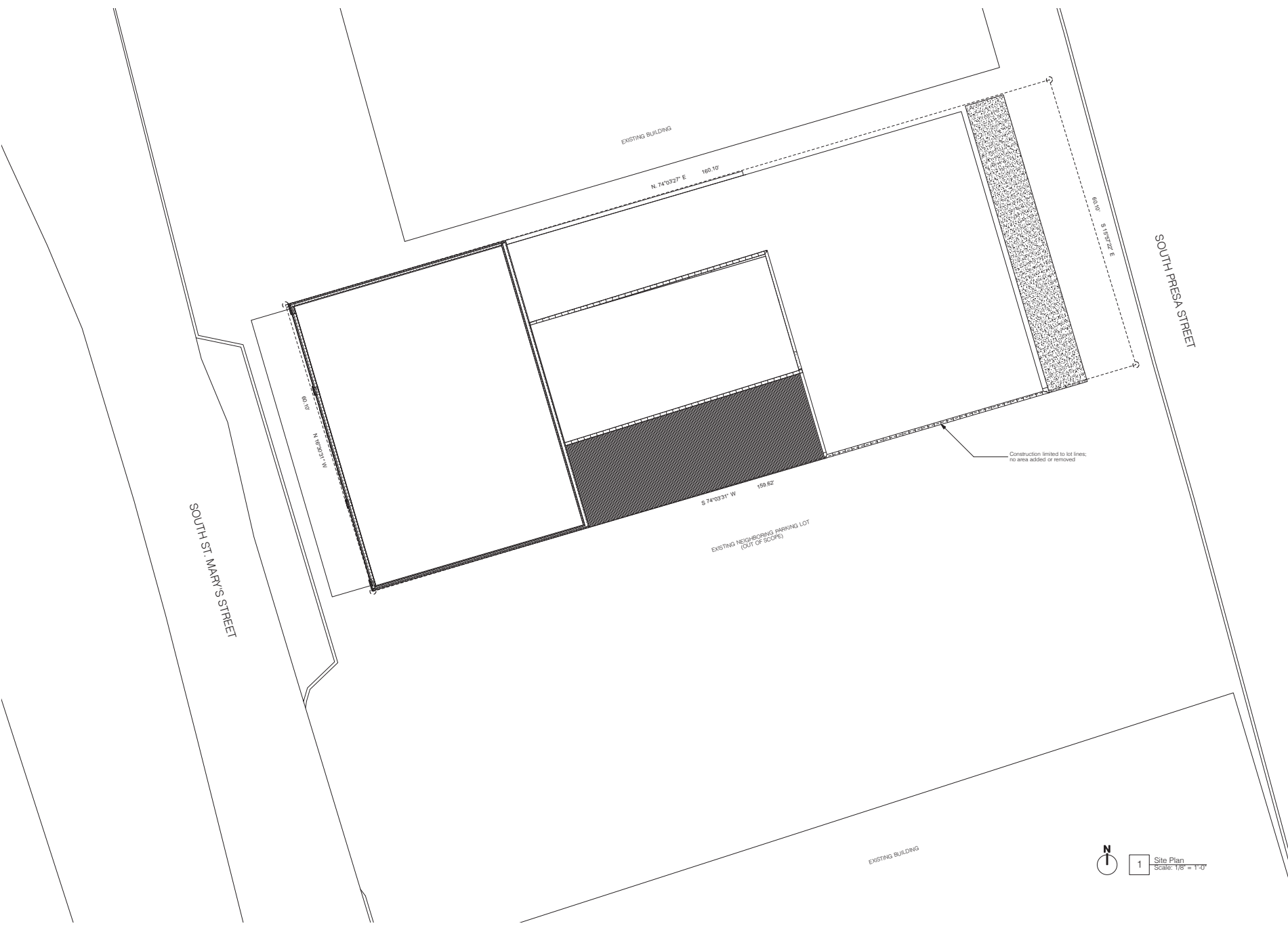
CRAVOTTA
INTERIORS



THE MAVERICK
East Elevation



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The Maverick

710 S St. Mary's St.
San Antonio, Texas 78205

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Construction Documents
04.27.2017

Drawn by: JH

Checked by: CS

Revisions:



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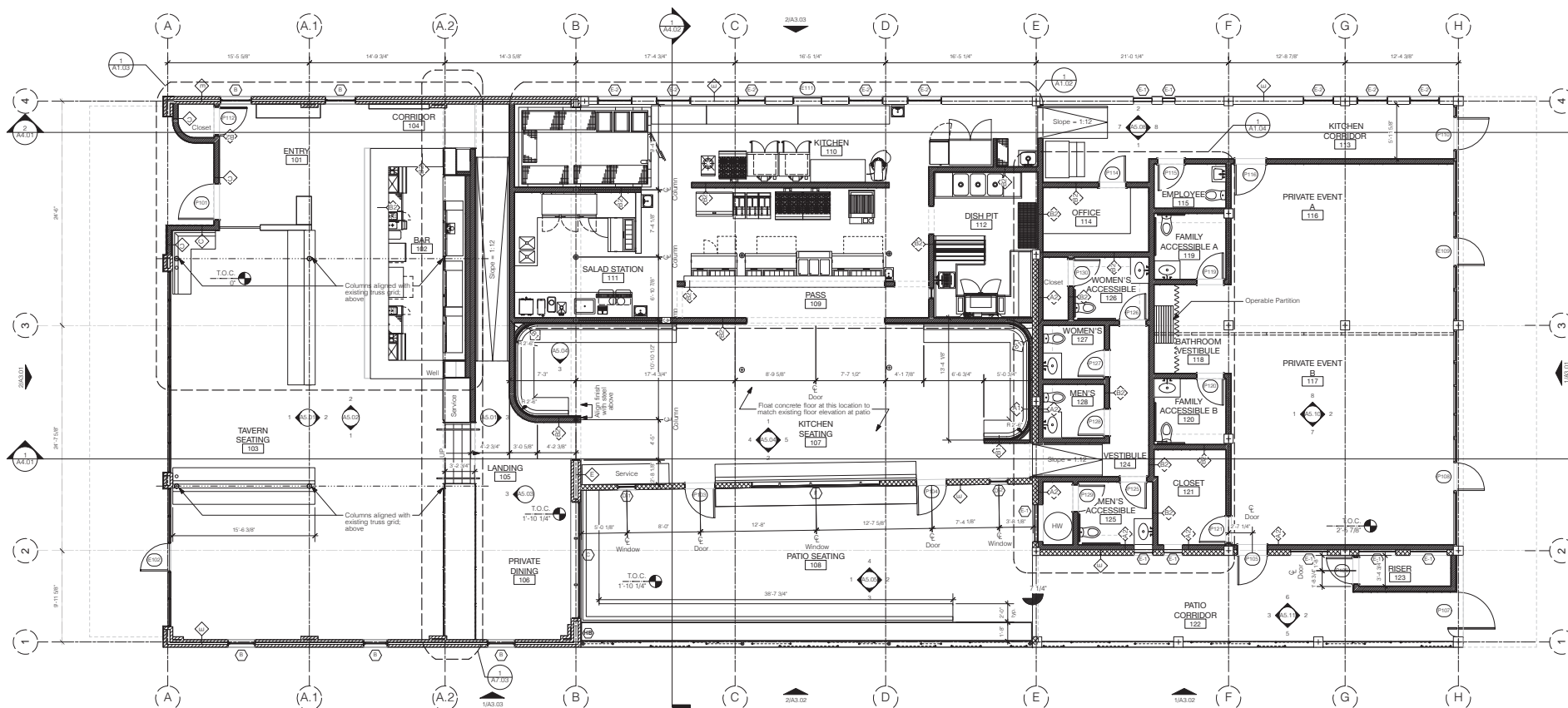
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Floor Plan

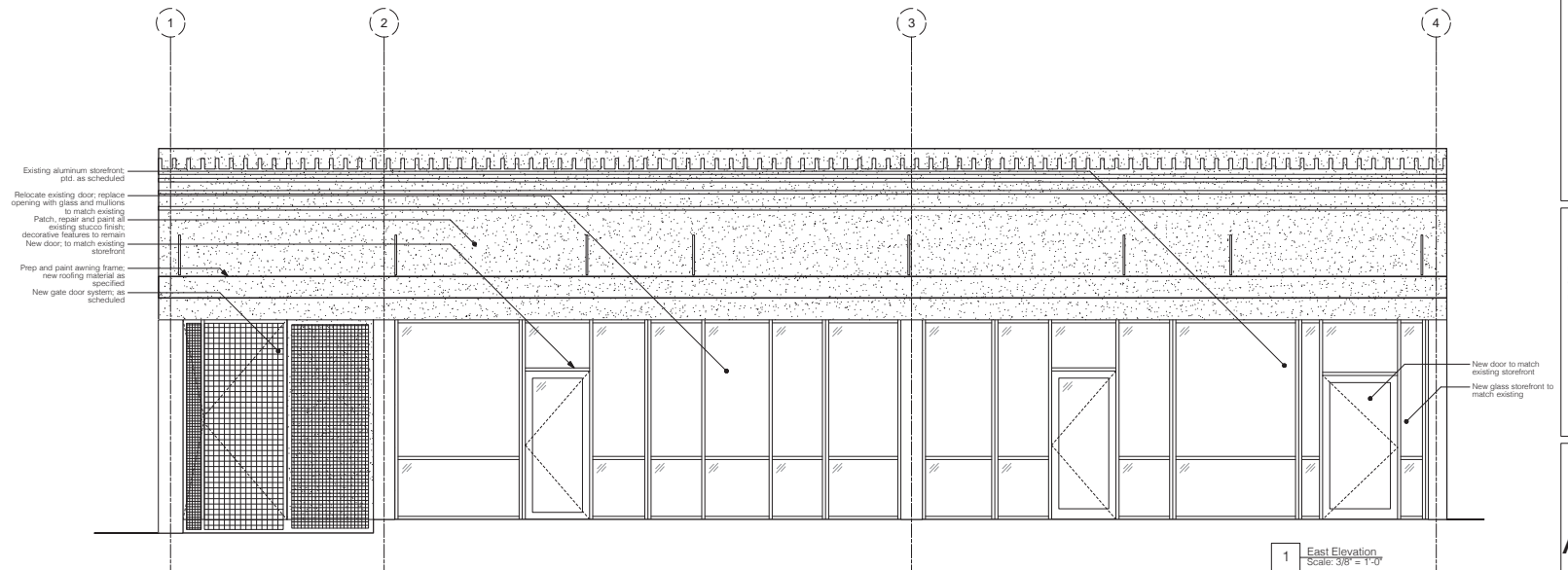
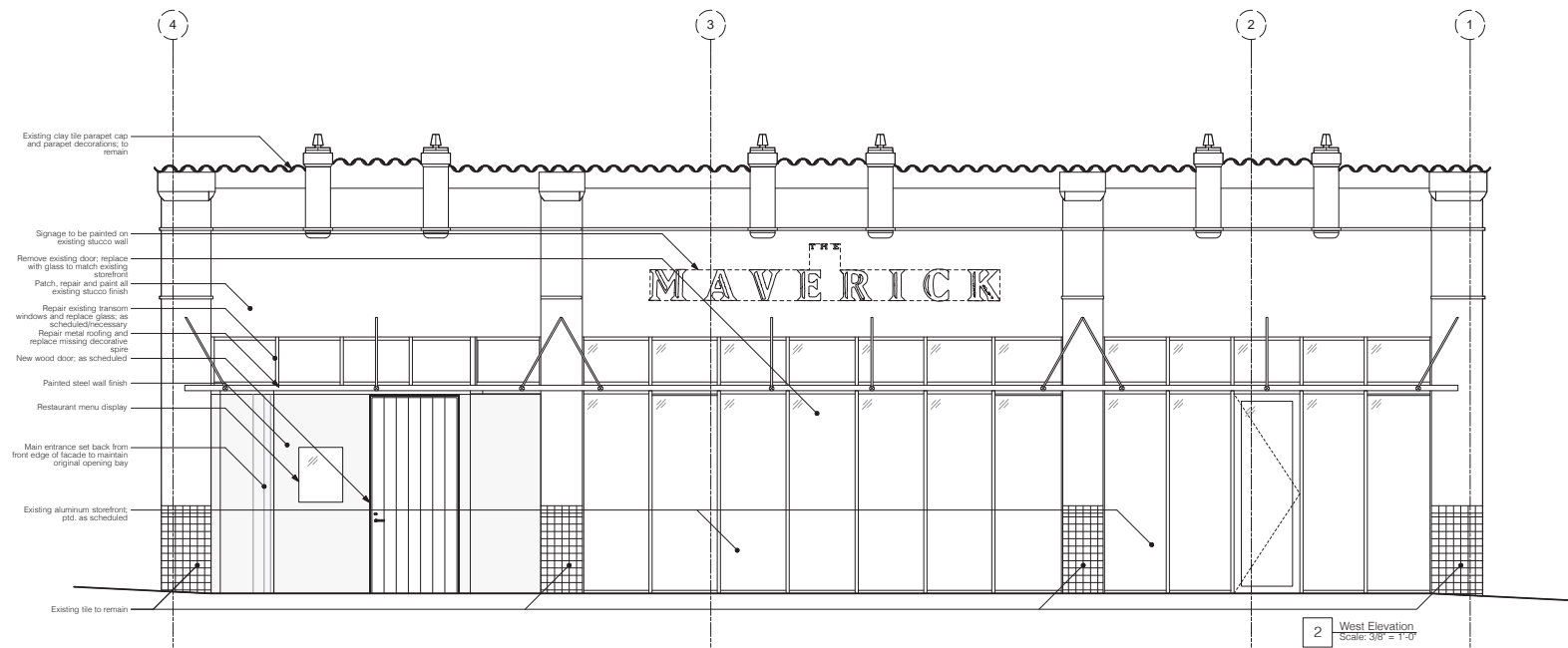
A1.01



Key	
	Existing CMU Masonry Wall
	Existing Brick Masonry Wall
	New Metal Stud Wall
	Existing Structural Column
	New Structural Column

- General Notes**
1. Refer to Sheet G2.01 for new partition/wall types.
 2. Refer to Sheet G2.01 for window types.
 3. Refer to Sheet G2.02 for door and frame types.
 4. Refer to sheet K1.1 for kitchen and bar equipment.
 5. All existing aluminum storefronts to remain are to be repaired, sealed, caulked and painted.
 6. All existing exposed concrete columns and beams to be patched, repaired and finished per schedule.
 7. All dimensions to face of framing, unless otherwise noted.

1 Floor Plan
Scale: 3/16" = 1'-0"



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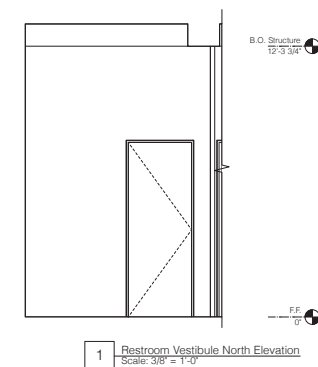
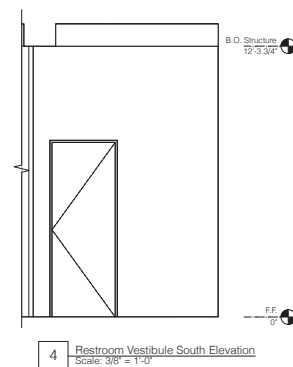
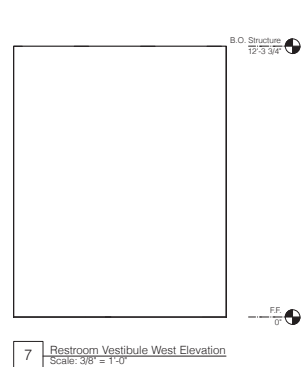
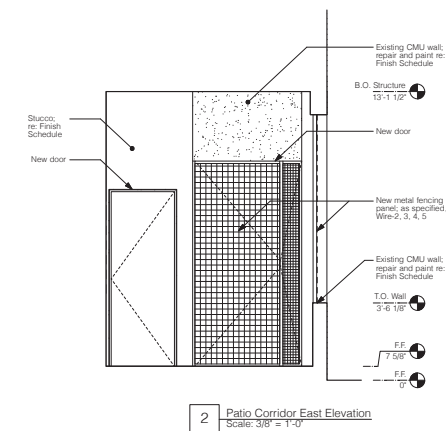
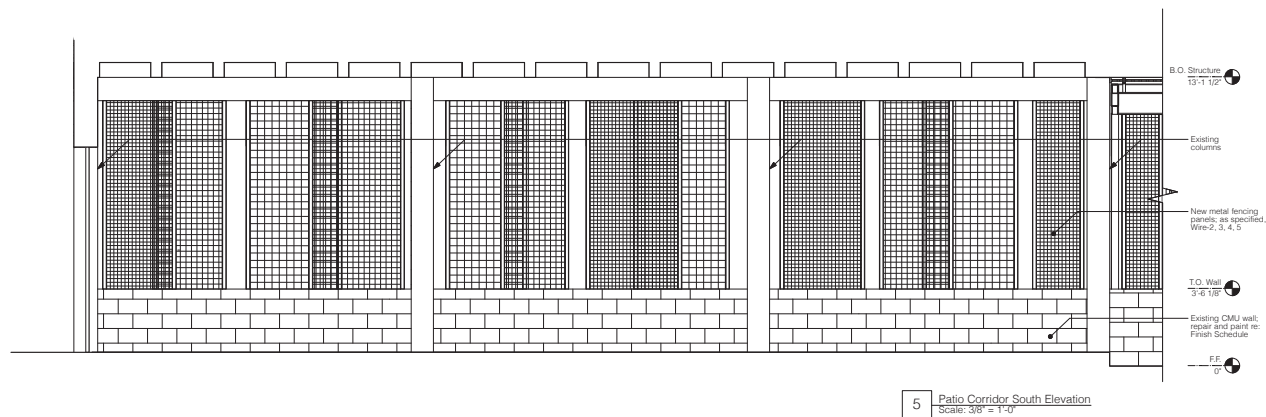
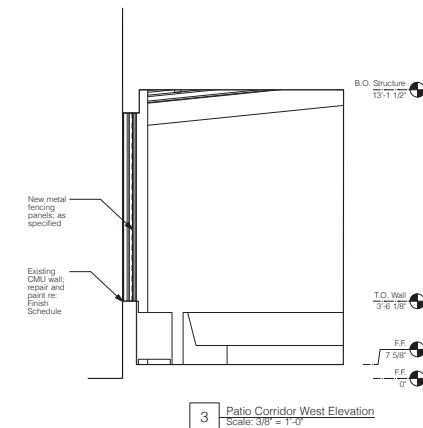
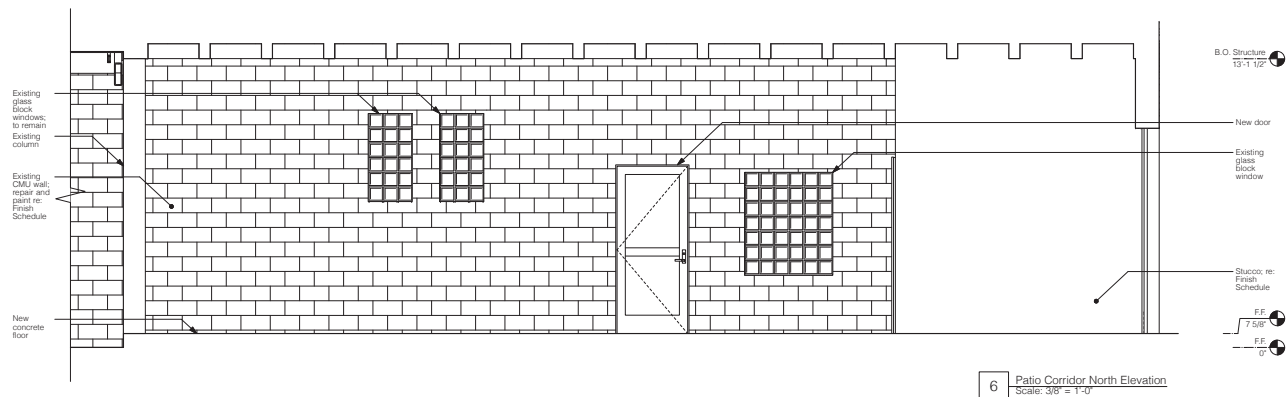
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Exterior Elevations

A3.01



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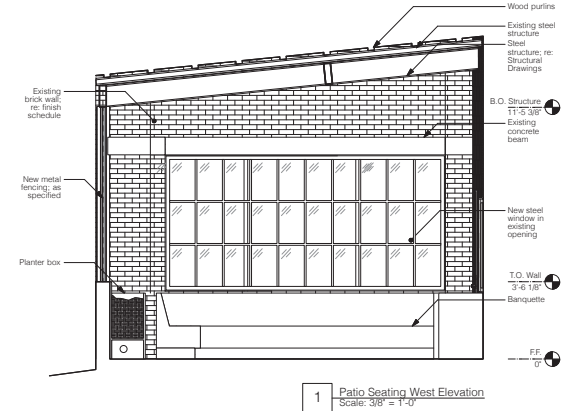
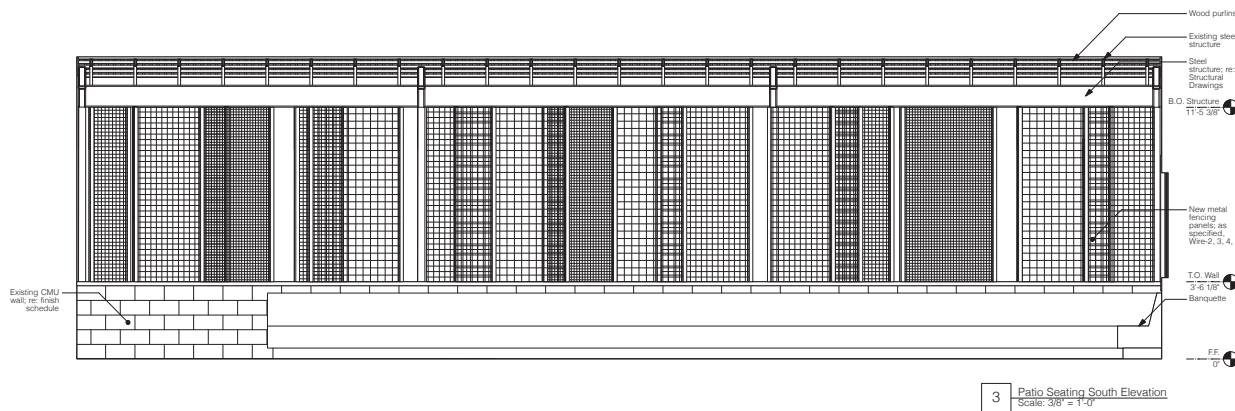
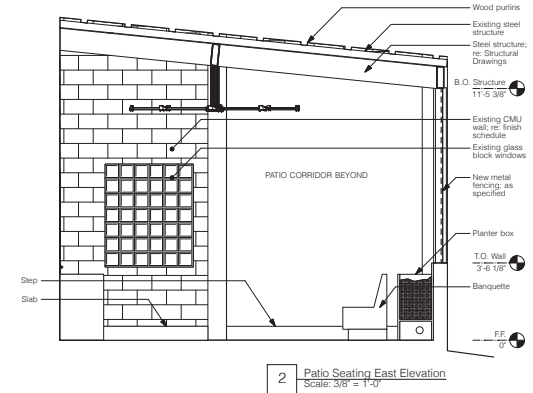
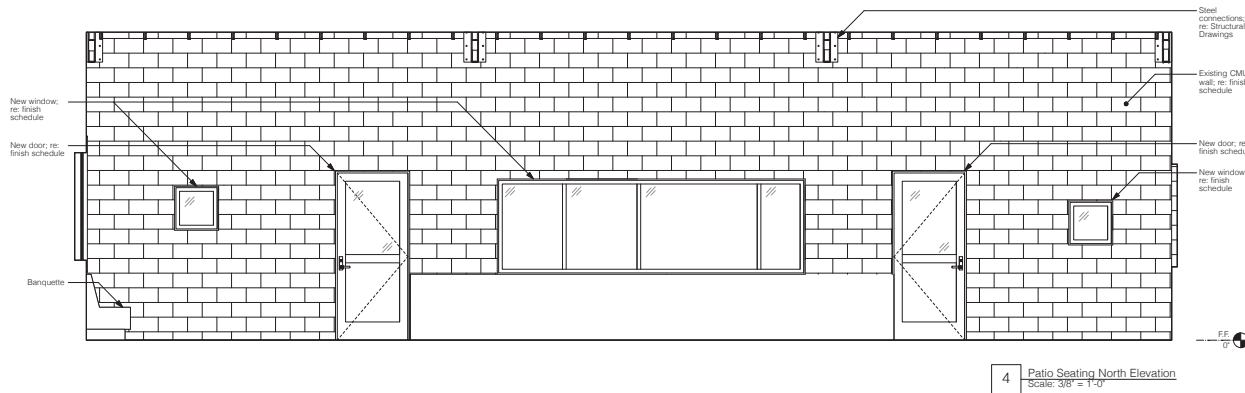
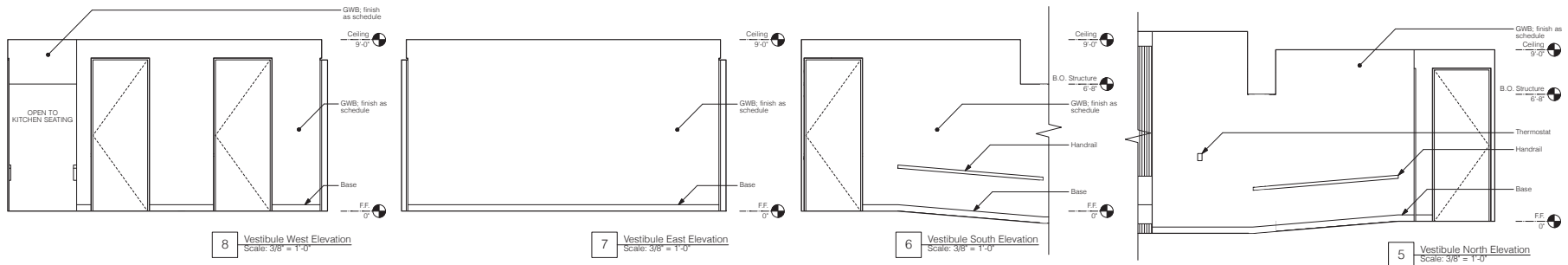
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Interior Elevations

A5.11



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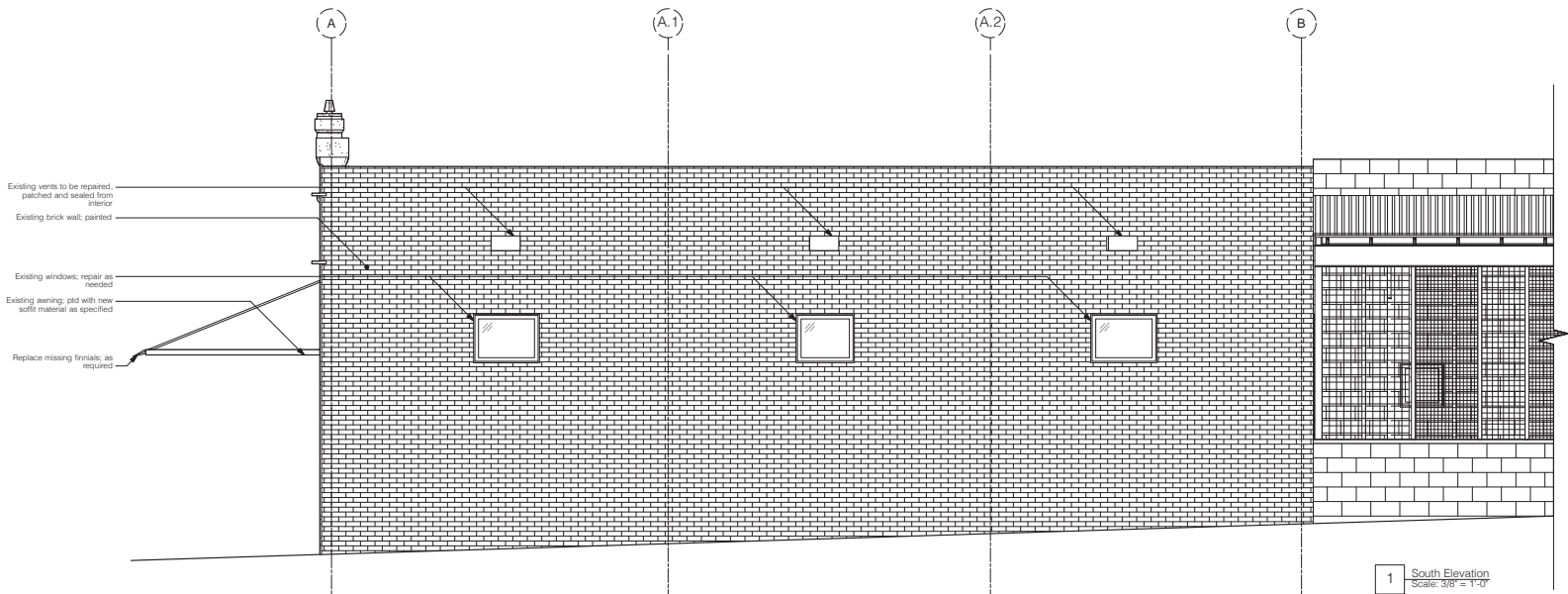
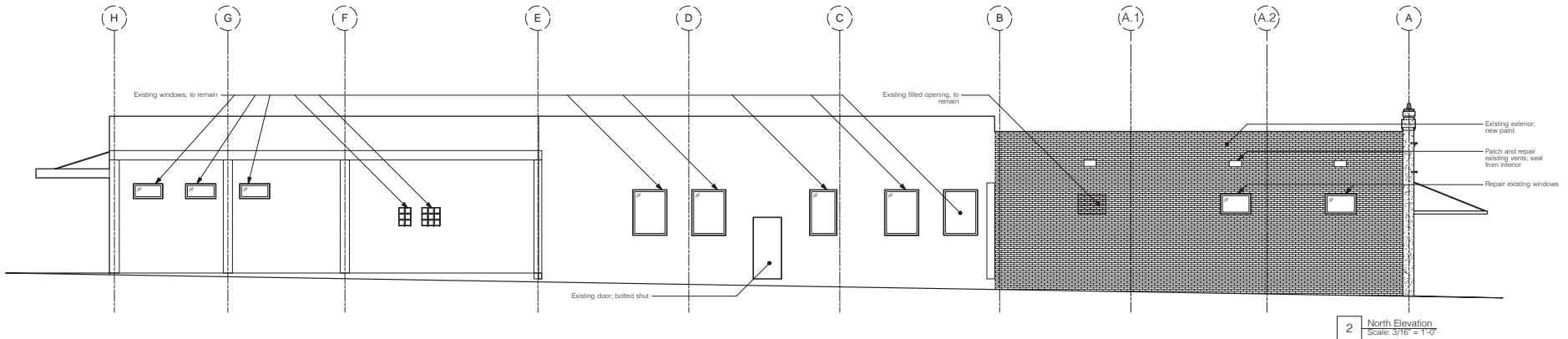
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Interior Elevations

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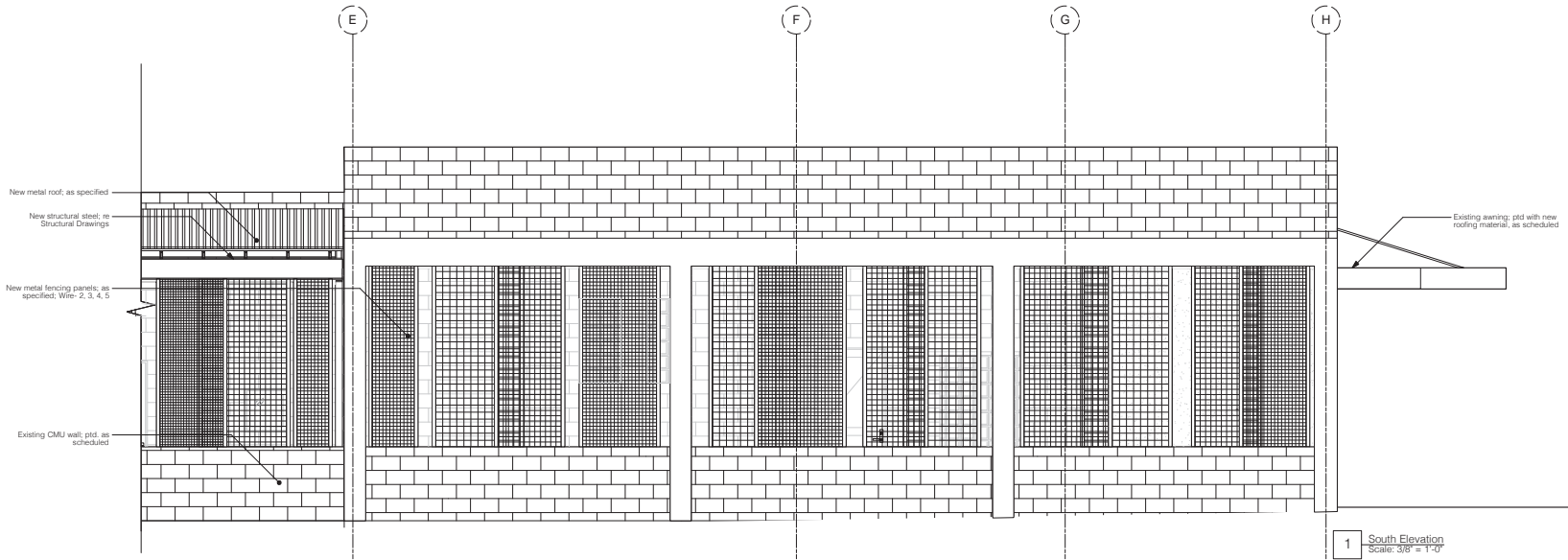
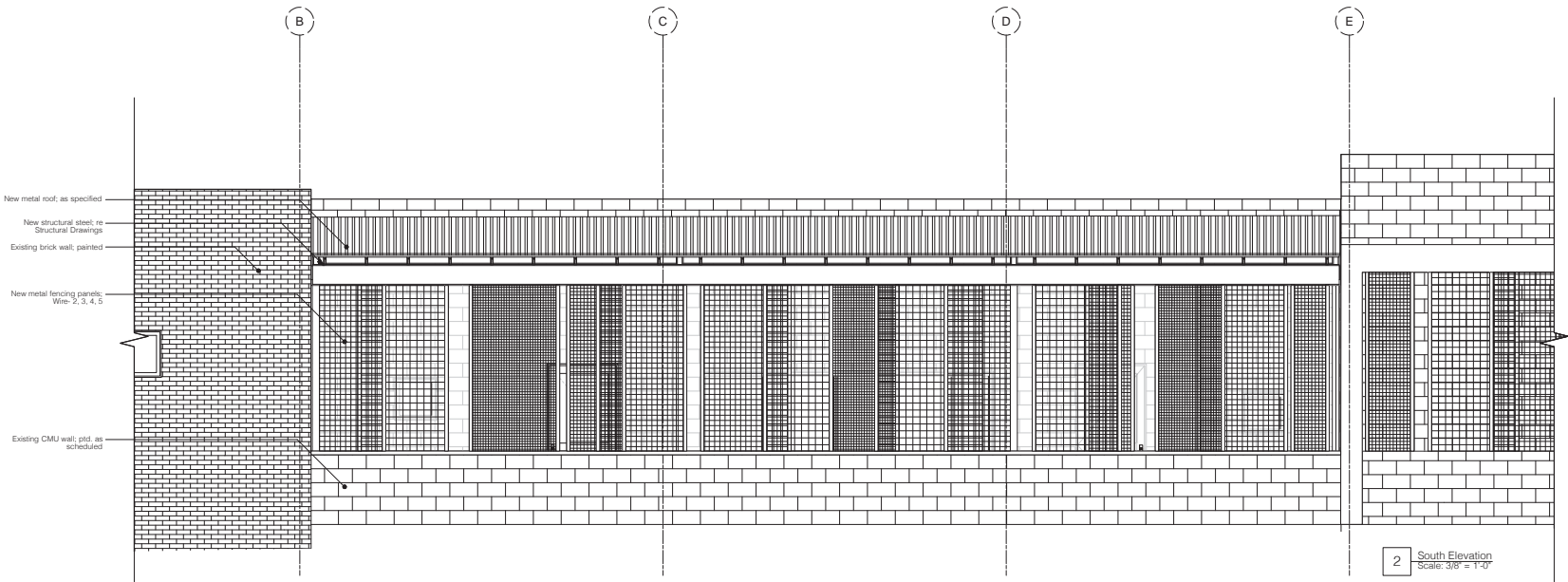
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Exterior Elevations

A3.03



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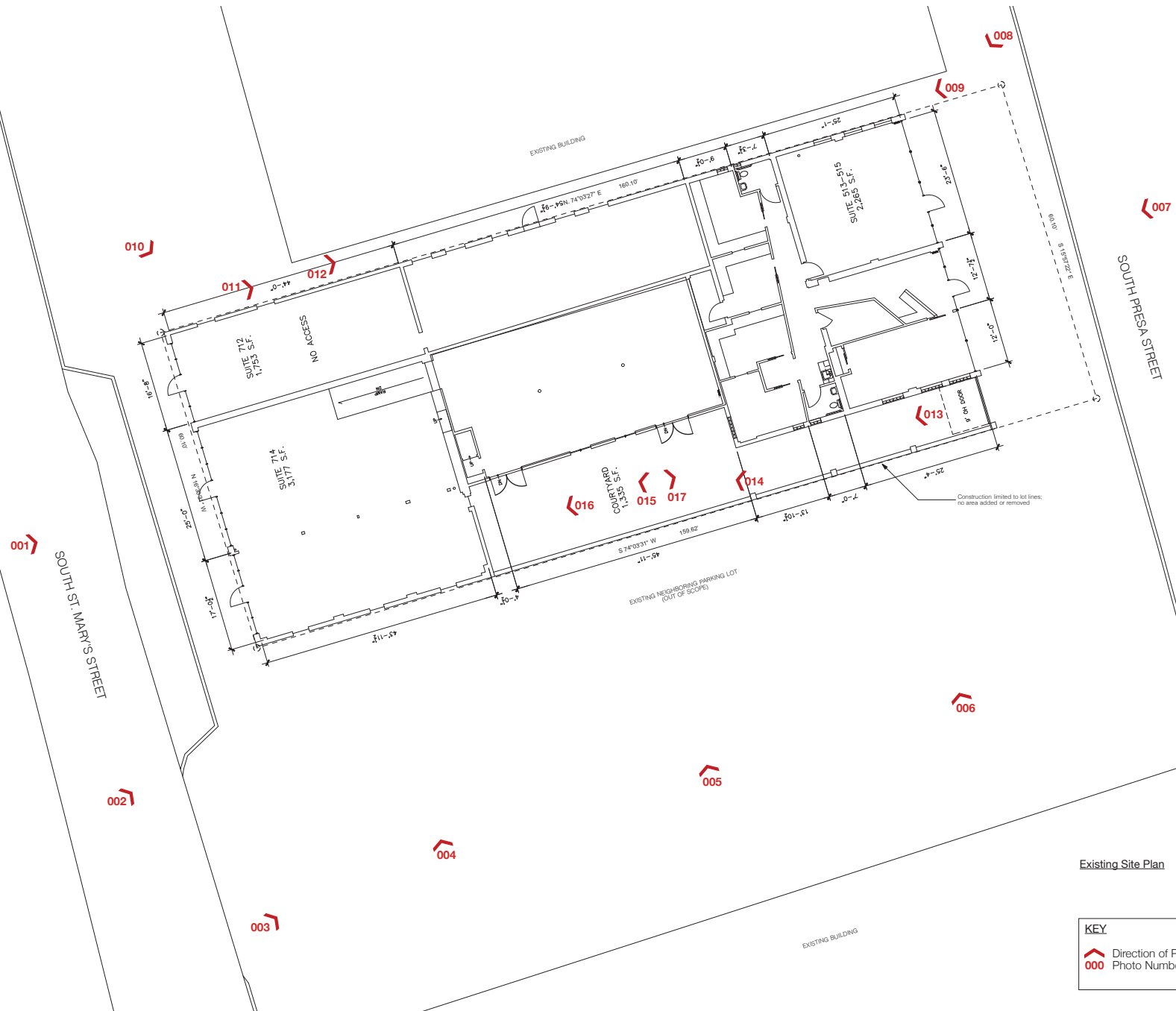
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Exterior Elevations

A3.02



Existing Site Plan

KEY

Direction of Photograph

Photo Number

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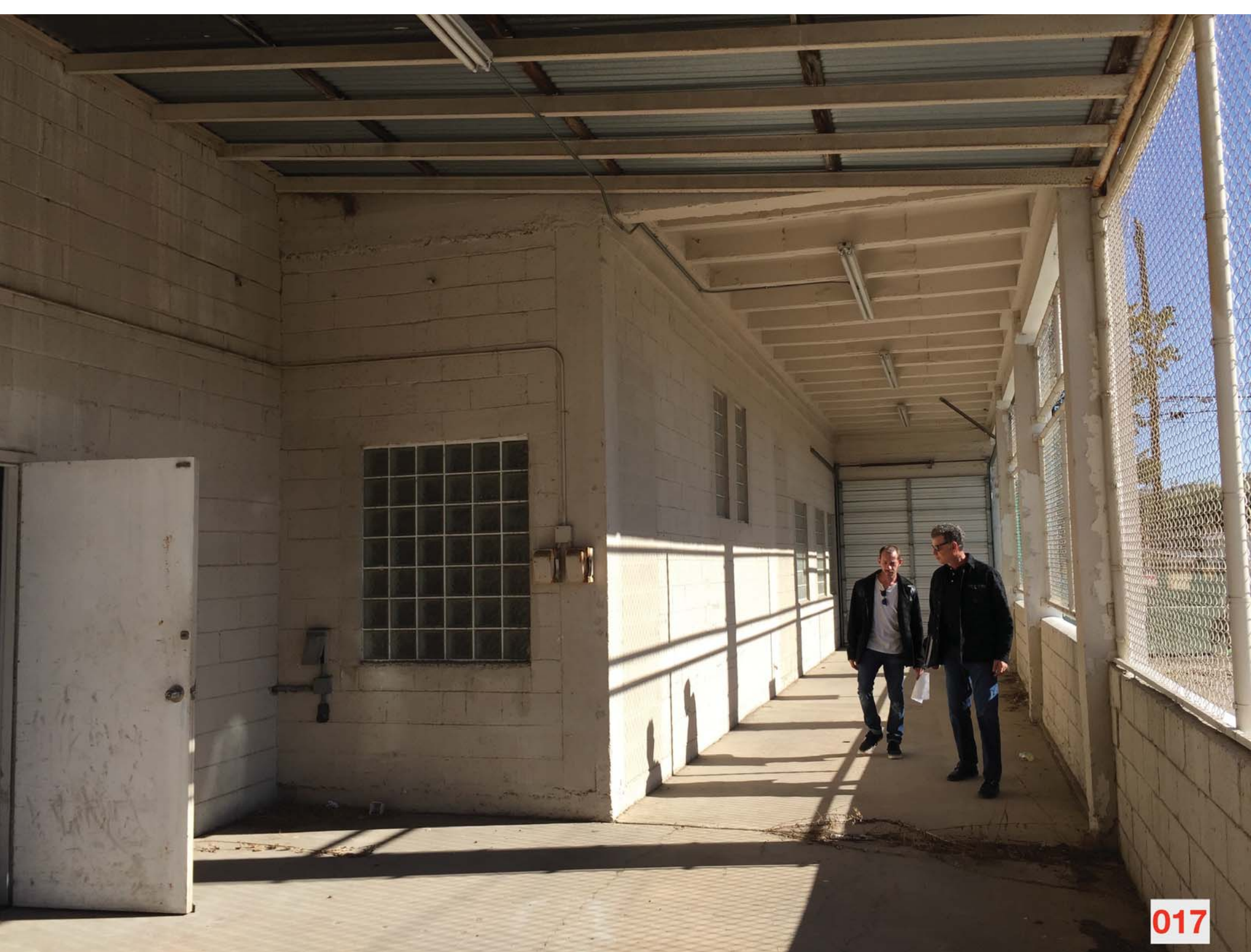
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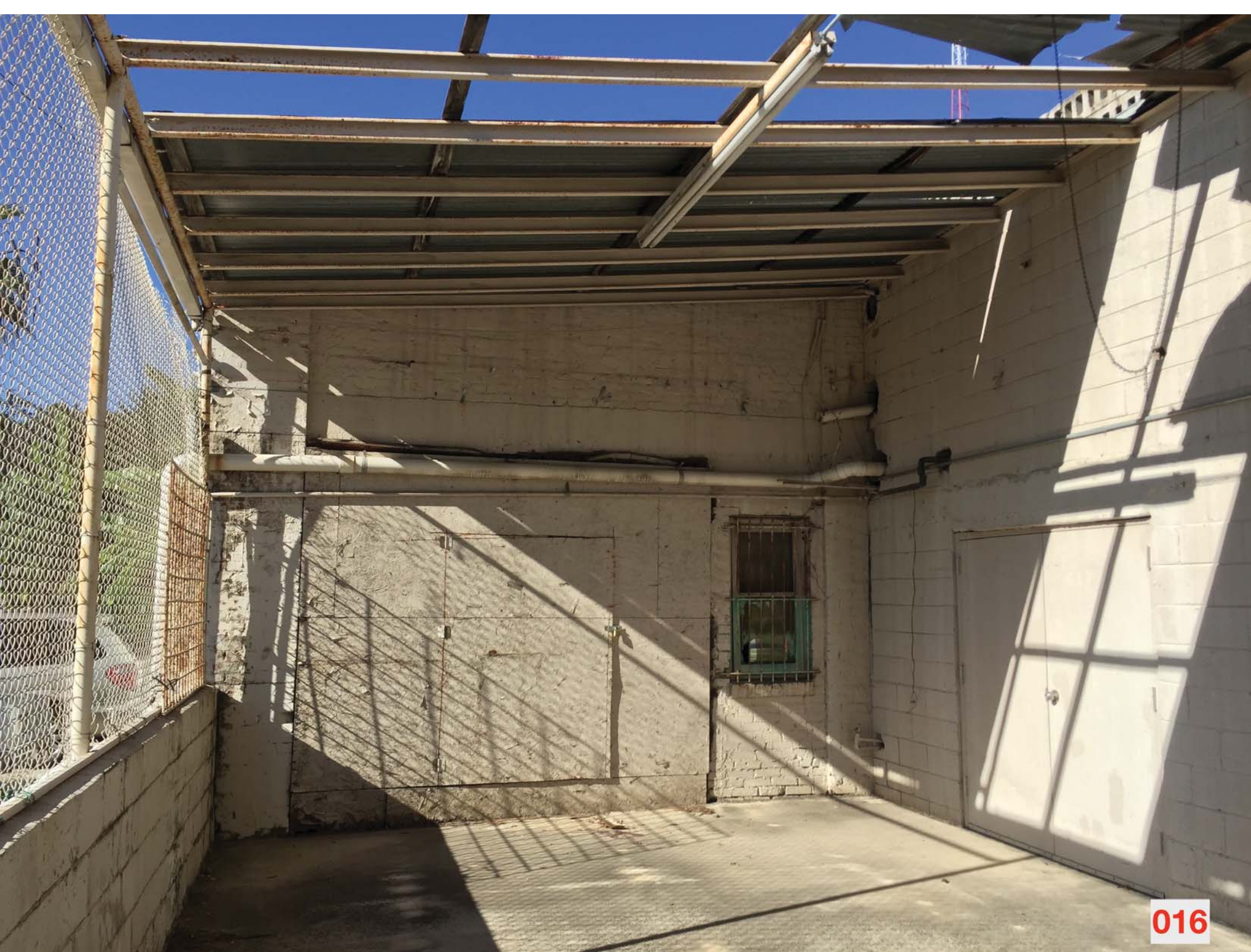
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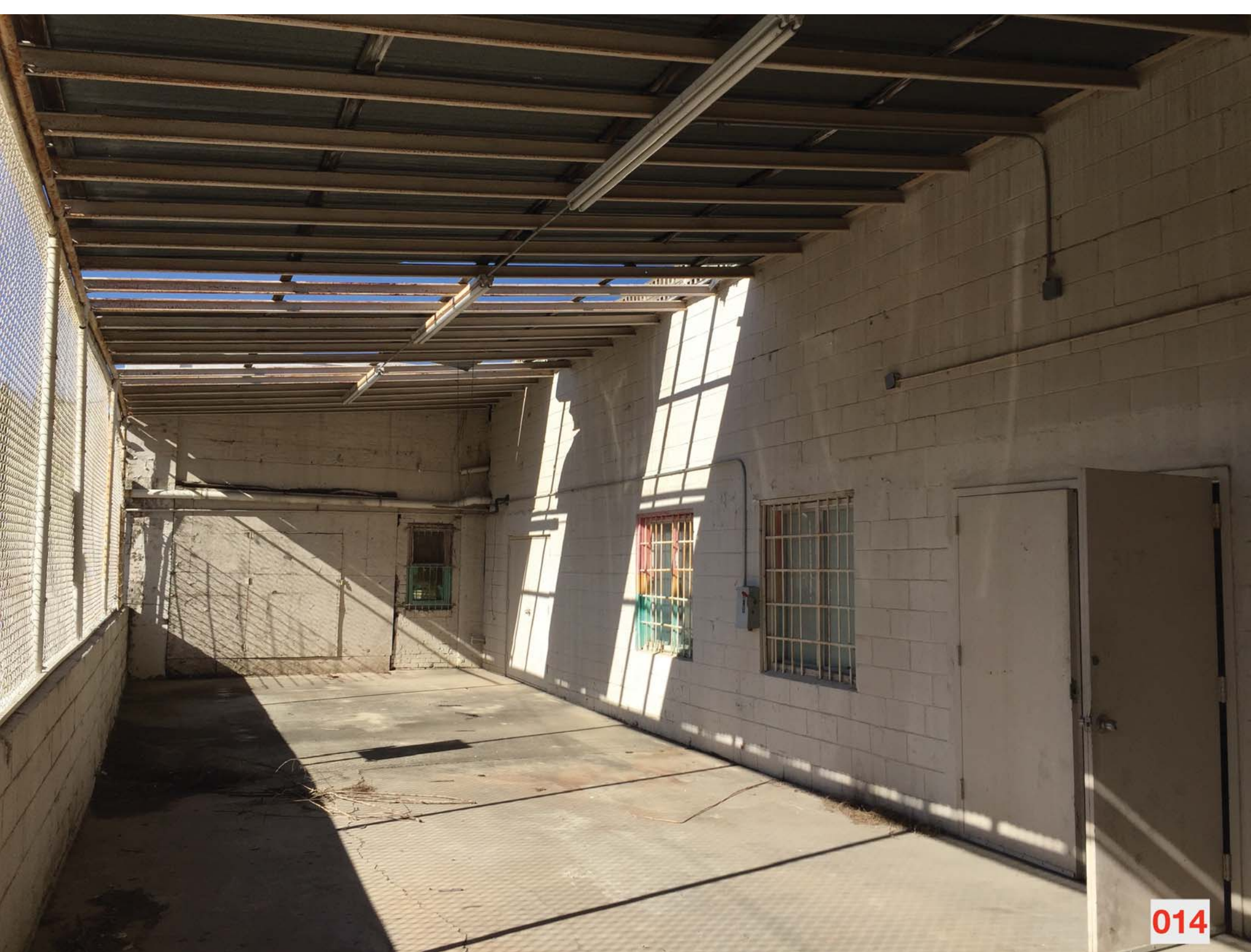
Site Plan

A1.00



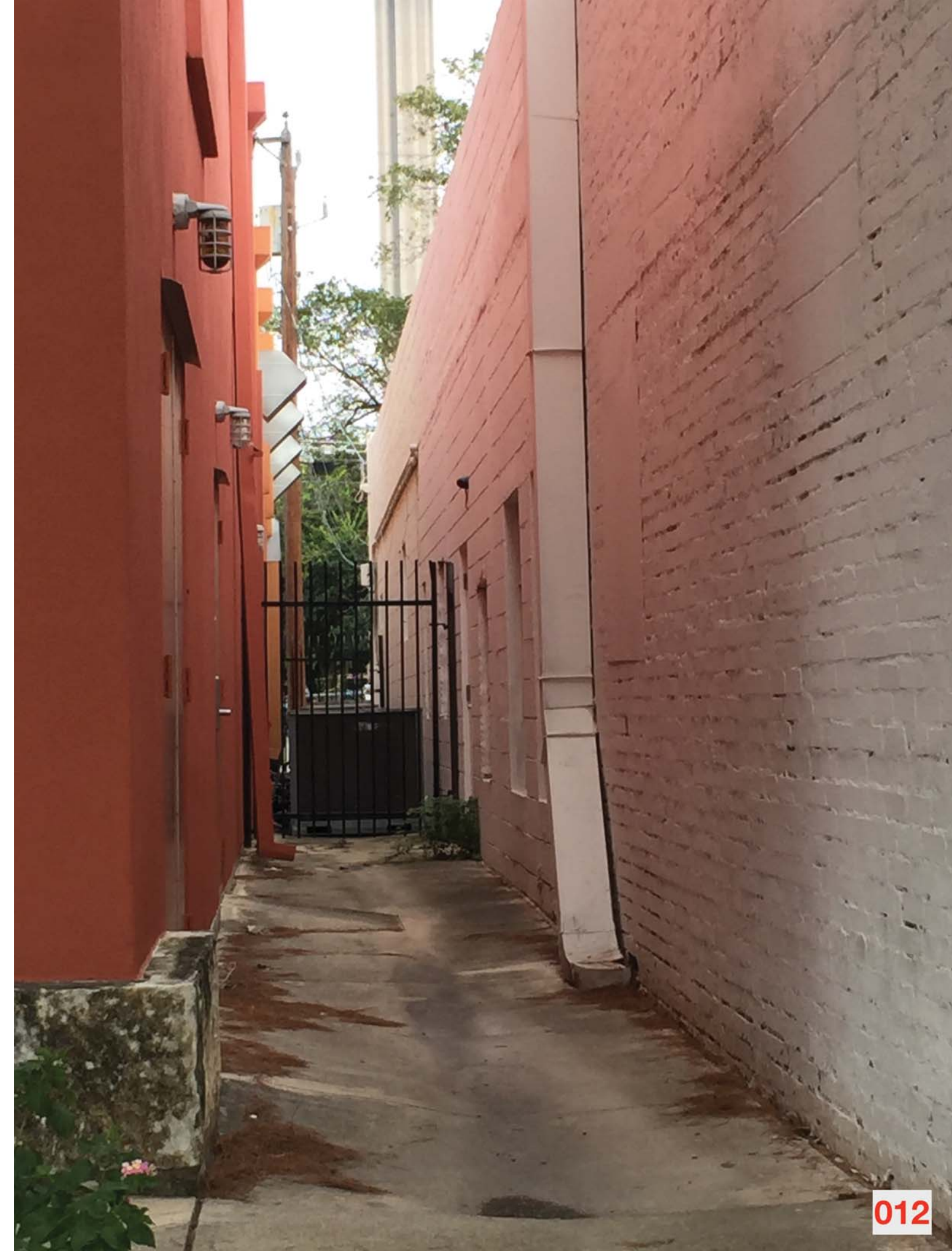


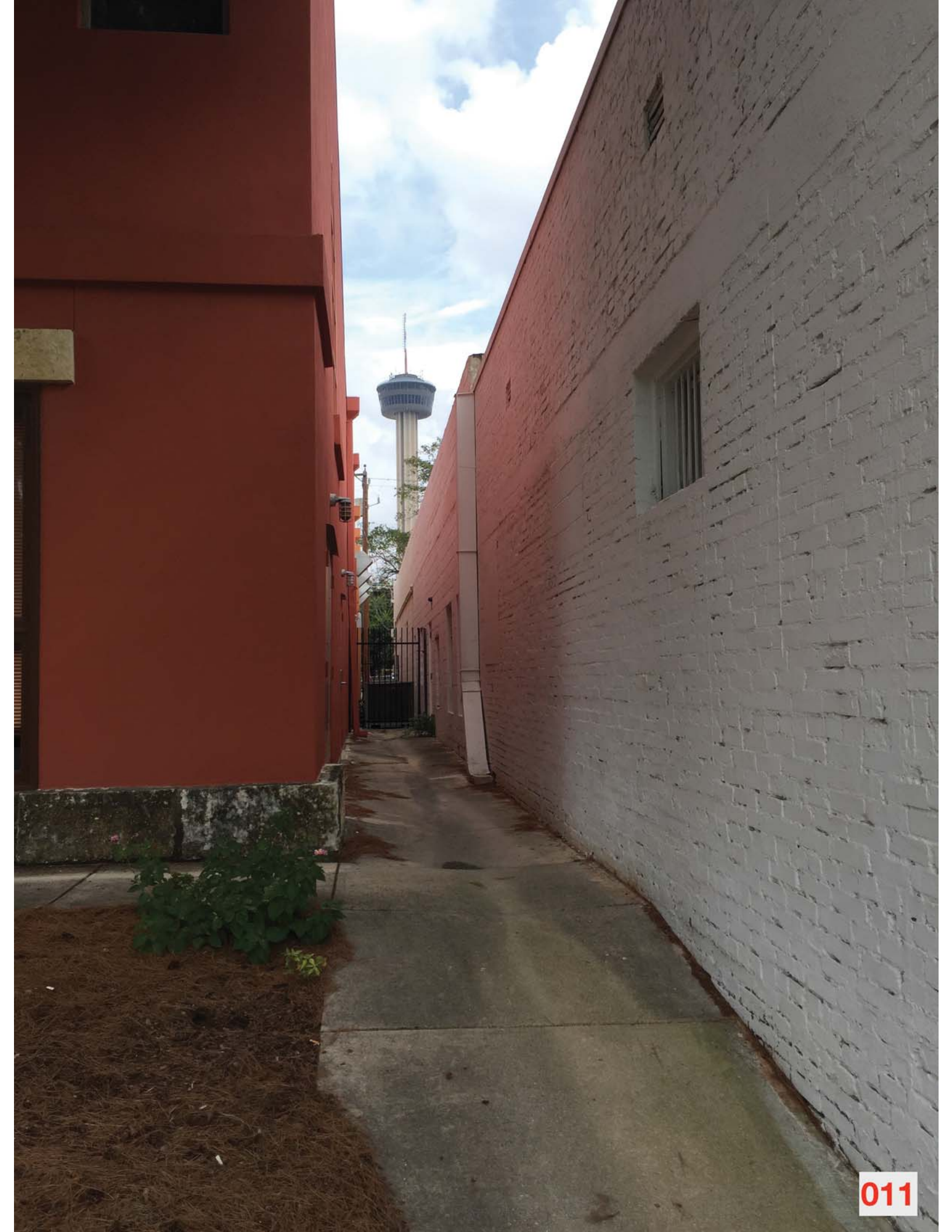


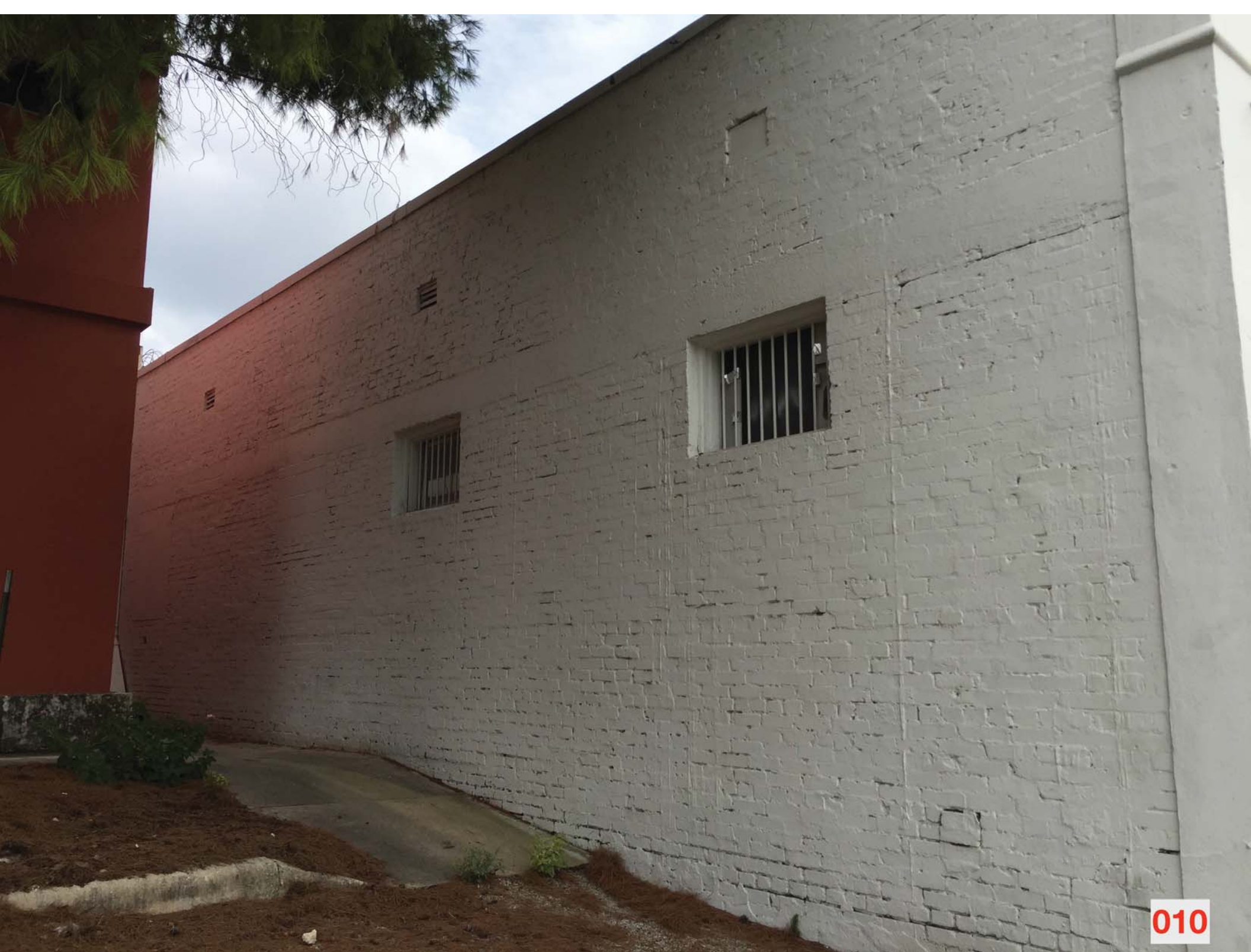


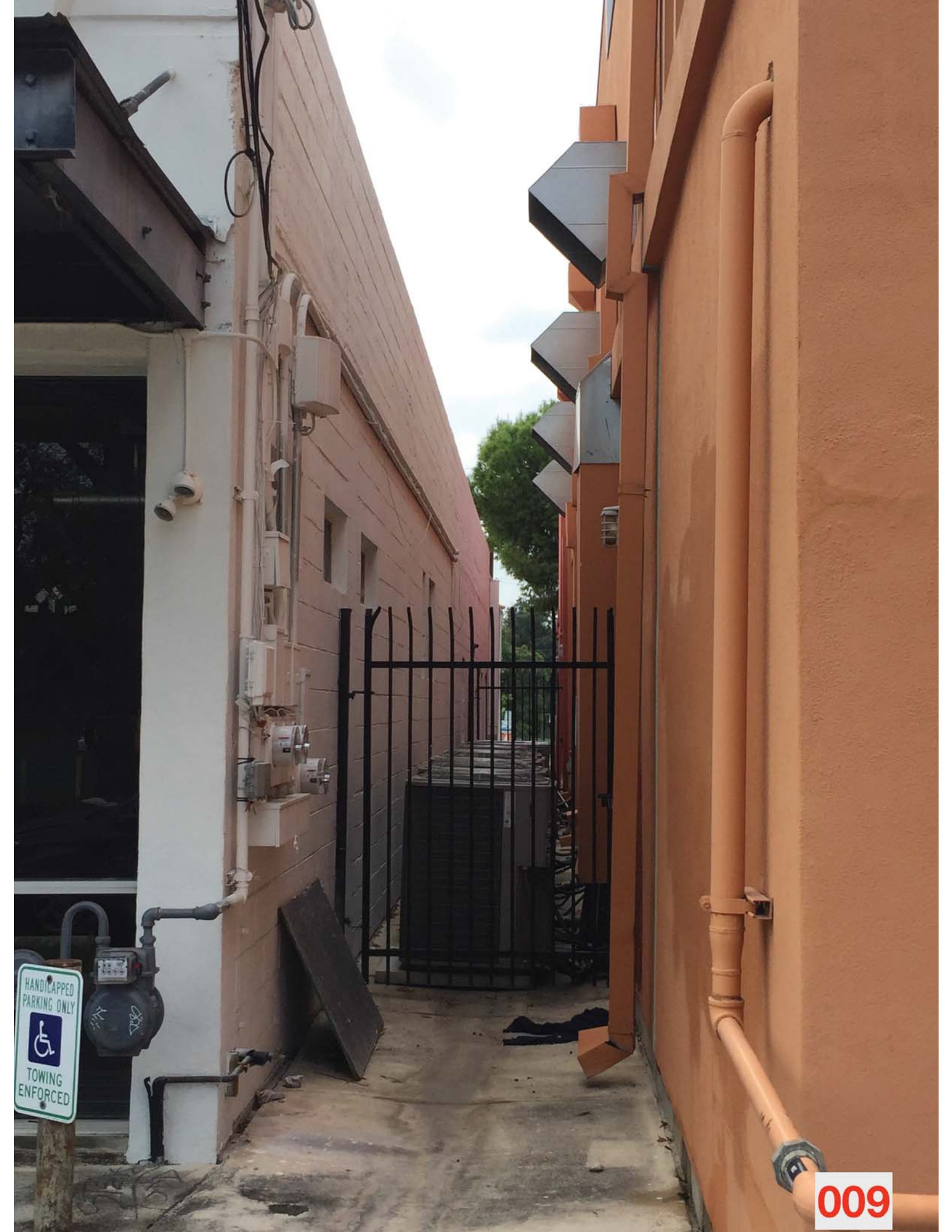
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HANDICAPPED
PARKING ONLY
TOWING
ENFORCED



















MATERIAL SPECIFICATIONS

Maverick Restaurant

SANDERS ARCHITECTURE

100% Construction Documents, 27 April 2017

KEY	COMPONENT	MFR	PART/MDOEL #	FINISH	WEBSITE	REMARKS
CB-1	Custom Base					Recessed base, see Detail
CB-2	Custom Base					Applied base, see Detail
B-3	No base/Special condition - refer to Interior Elevations	—	—	—	—	
B-4	Rubber Cove Base					
BR	Brick; existing	—	—	—	—	
BRS	Brass					
C	Custom	—	—	—	—	
CONC	Cast-in-place concrete, troweled finish					
CST-1	Counter Stone					
CST-2	Counter Stone					
CST-3	Counter Stone					
CST-4	Counter Stone					
CT-1	Ceiling Tile					
F-1	Floor Finish	Dur-A-Flex	Poly-crete MBD	Charcoal	http://www.dur-a-flex.com/Home/ViewProduct/73	
FRP	Fiberglass Reinforced Panel			Smooth, Black		
GWB	Gypsum wall board					
I	Acoustic Insulation (Ceiling)	Johns Manville	Linacoustic R-300	Black	https://www.jm.com/en/building-materials/hvac-insulation/duct-liner/linacoustic-r-300/	1.5"
PL	Venetian Plaster					
PLY	Plywood					
PT-1	Paint					
ST	Steel					
STN	Stain					
STC	Stucco					

KEY	COMPONENT	MFR	PART/MDOEL #	FINISH	WEBSITE	REMARKS
STR	Existing Structure					
SST	Stainless Steel					
TL-1	Tile					\$20/SF allowance
TL-2	Tile					\$20/SF allowance
TL-3	Tile					\$20/SF allowance
TL-4	Tile					\$20/SF allowance
TL-5	Tile					\$20/SF allowance
TL-6	Tile					\$20/SF allowance
TL-7	Tile					\$20/SF allowance
WB-1	Wood Boards					Kitchen Seating
WB-2	Wood Boards	Vertical Grain American Red Cedar				Underside of awnings
WD-1	Wood Floor					
WD-2	Wood Floor					
WIRE-1	Wire mesh at custom cabinetry					
WIRE-2	Wire mesh at exterior fencing	McNichols	3815250048	Stainless Steel	mcnichols.com	1-1/2" Opening, welded wire mesh
WIRE-3	Wire mesh at exterior fencing	McNichols	3693250051	Stainless Steel	mcnichols.com	2" Opening, welded wire mesh
WIRE-4	Wire mesh at exterior fencing	McNichols	3803260041	Stainless Steel	mcnichols.com	3" Opening, welded wire mesh
WIRE-5	Wire mesh at exterior fencing	McNichols	3804260041	Stainless Steel	mcnichols.com	4" Opening, welded wire mesh
WP-1	Wall Paper					
	Floor Outlet	Hubbell Raco	6239BP	Brass Plated	hubbell-rtb.com	
	Outlet + Outlet covers	Lutron	Maestro CL MACL-153M	TBD	lutron.com	With coordinating concealed fastener face plate
	Exterior Outlet Covers	Greenfield	Weatherproof outlet covers CGFIVBRS	Black		or approved equal
	Operable Partition	HUFCOR	Series 631	TBD	http:// www.hufcor.com/ products/	Individual, Omni-directional Panels
	Patio Metal Roof	GALVALUME	Galvanized Corrugated Metal Roof			

KEY	COMPONENT	MFR	PART/MDOEL #	FINISH	WEBSITE	REMARKS
	Wine Storage	Wine Cellar Innovations	Designer Series	Premium Redwood	winecellarinnovations.com	

FINISH SCHEDULE GENERAL NOTES

1. Refer to Architectural Drawings for material transitions, etc.
2. Mock-ups required for all paint and stain finishes.
3. Provide submittals for materials/finishes before purchase.
4. All exterior finishes in **BOLD** and *ITALICS*

KEY

N/A - Not Applicable
 TBD - To Be Determined

REVISIONS (Revisions in **BOLD** and outline)