

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

HDRC CASE NO: 2017-425
ADDRESS: 1108 S FLORES ST
LEGAL DESCRIPTION: NCB 2556 BLK A LOTS 3 TO 7
ZONING: C-3NA, H
CITY COUNCIL DIST.: 1
DISTRICT: Nathan Historic District
APPLICANT: Scott Glenn
OWNER: Jeremy Jessop/Tobin Equity Real Estate, LLC
TYPE OF WORK: Exterior modifications, roof top addition, fenestration modifications and signage
REQUEST:

The applicant is requesting conceptual approval to:

1. Perform exterior modifications including the installation of garage doors on the alley (east) elevation and S Flores (west) elevation.
2. Construct a one story rooftop addition.
3. Install signage on S Flores.

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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact

on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. Similar roof form—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. Height—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. Total addition footprint—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

FINDINGS:

- a. The historic structure located at 1108 S Flores was constructed circa 1950 and is found on the 1951 Sanborn Map, listed as repair facility for tractors and agricultural equipment. Photos from circa 1990 show the Flores façade with no window openings. At this time, the applicant has proposed exterior modifications, a rooftop addition and signage.
- b. EXTERIOR MODIFICATIONS (S Flores)— The applicant has proposed exterior modifications that include the installation of two rolling garage doors on the S Flores façade. A smaller rolling garage door would be installed in an existing pedestrian door opening while another would replace two existing window openings on the S Flores façade. The applicant has proposed this location for automobiles to exit the structure on S Flores. Staff finds the removal of the non-original façade openings that be appropriate; however, a high quality overhead rolling door should be installed in this opening. Vinyl or a composite material should not be used.
- c. EXTERIOR MODIFICATIONS (Alley) – On the alley façade, the applicant has proposed the modifications that include the removal of one pedestrian door opening and the installation of two overhead rolling doors, a new pedestrian door opening and three windows. Given the location of this façade at an alley and not visible from S Flores, staff finds these modifications appropriate. The proposed window openings should feature windows with a profile consistent with those of industrial structures of this era. The proposed rolling doors should feature high quality materials. Vinyl or a composite material should not be used.
- d. EXTERIOR MODIFICATIONS (Daniel) – On the Daniel elevation, the applicant has proposed to remove six existing window openings, one pedestrian door and its associated side lights and an overhead rolling door and install three pedestrian entrances and overhead canopies. Staff finds the proposed modifications to be appropriate and consistent with the overall architectural character of the building. Additionally, the proposed entrance canopies are simple in nature, consistent with the architecture of the existing structure.
- e. ROOFTOP ADDITION – At the rooftop of the historic structure, the applicant has proposed to construct a one story addition. The Guidelines for Additions 1.B.ii. notes that rooftop additions should be limited to rear facades to preserve the historic scale and form of the building from the street and minimize visibility from the public right of way. Full-floor second story additions that obscure the form of the original structure are not appropriate. The Guidelines for Additions 2.A.i. notes that new additions should be designed to be in keeping with the existing historic context of the block, should be located near a side or rear façade, should utilize a similar roof form, should be subordinate to the principle façade and should feature a transition between the old and new.
- f. ROOFTOP ADDITION – Staff finds that a roof top is appropriate for this structure. However, such an addition should feature a similar roof form or feature a parapet wall to relate to that of the S Flores façade and should be reduced in height either through a modified roof structure or modified height form. Staff finds that a proposed rooftop addition that features a greater setback and modified height and roof form would be more consistent with the Guidelines.
- g. ROOFTOP ADDITION – At this time, the applicant has not specified materials for the proposed addition. The applicant is responsible for complying with the Guidelines for Additions, which state that additions are to feature complementary materials and textures as those found on the historic structure.
- h. SIGNAGE – The applicant has provided conceptual documents for a proposed blade sign to read “SoFlo” to

feature metal construction, internal illumination and be mounted at the building corner. The sign will feature a total of approximately 36 square feet, included both sides. Staff finds the size, materials and general location of the sign appropriate; however, staff finds that if internal illumination is used, the sign should be back lit. A plastic or vinyl cabinet face should not be used.

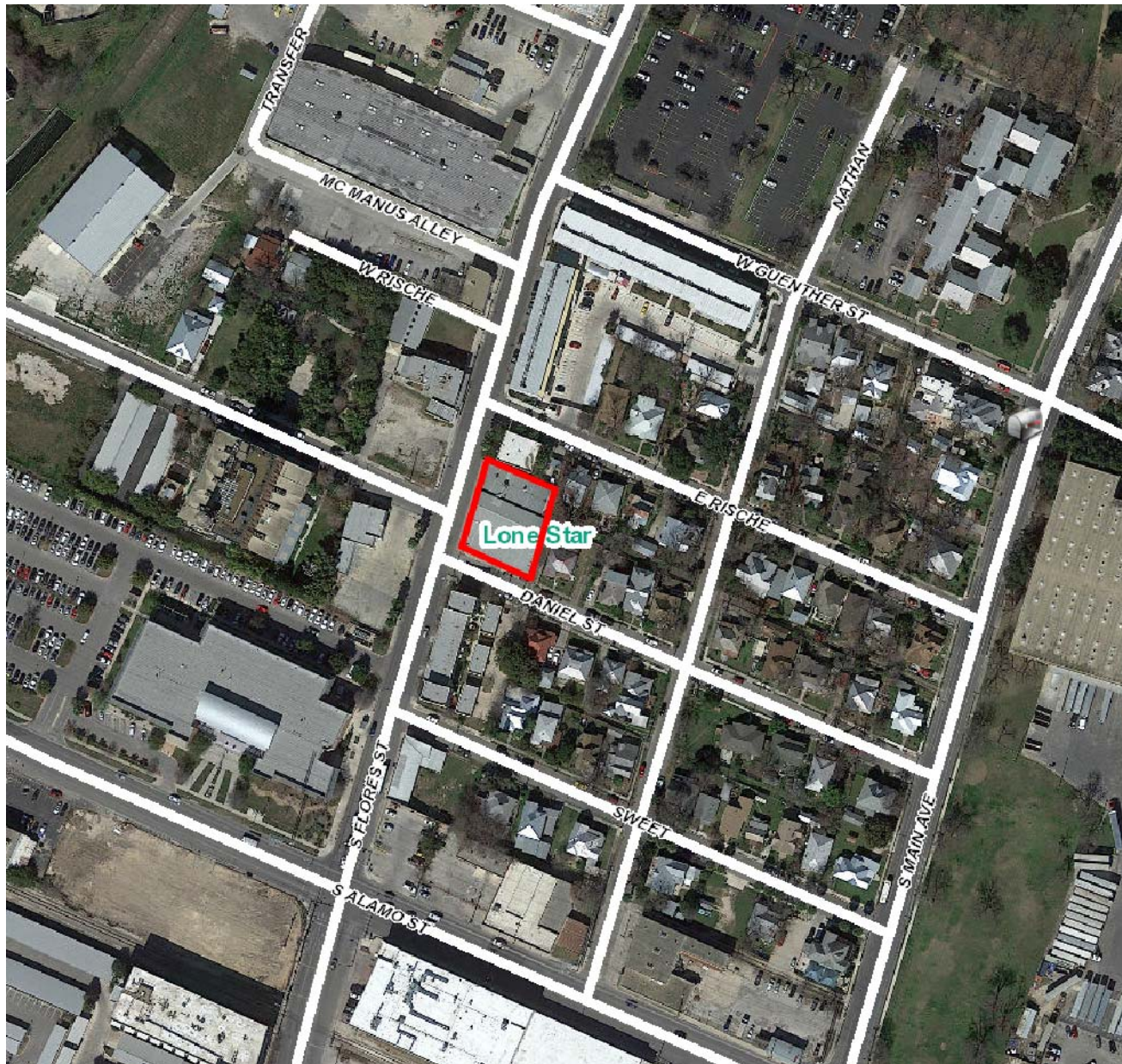
RECOMMENDATION:

Staff recommends conceptual approval of items #1 through #3 based on findings a through h with the following stipulations:

- i. That high quality, overhead rolling door are installed that do not feature vinyl or composite materials.
- ii. That proposed window openings should feature windows with a profile consistent with those of this structure.
- iii. That The rooftop design feature either a greater setback or modified roof form to improve compatibility with the S Flores façade.
- iv. That the addition feature materials and textures that are complementary to those of the historic structure.
- v. That the proposed signage feature indirect or back lighting and that vinyl or plastic sign faces are not used.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 29, 2017

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SEA-BREEZE
FANS







SEA STATE
THE BEST OF THE BEST



WHY PISO MUCH FOR INSURANCE?
\$45.00
COLYER INSURANCE
223-2334







CROSSFIT
SOFLO
UTH RES









SCOPE OF WORK

We are pleased to present this Residential Adaptive Reuse Project for your review. The existing building is a 12,000 sf industrial warehouse which we intend to transform into three high end condominiums. Originally constructed in 1940 as a manufacturing facility for electric fans known as the Seabreeze Fan Company. Unoccupied for the past several years, it's time for this building to receive a makeover. The building is steel framed with ribbed industrial metal roofing panels and 14" thick structural clay tile walls at perimeter. Exterior faces of existing exterior walls are painted plaster at all sides except at Alley Elevation which is exposed painted clay tile.

Zoning is IDZ MF-18, Occupancy Type is R-2 since we have more than two units. The Historic Districts are Nathan and Rio-7.

We intend to retain all existing exterior walls as they exist, adding or subtracting openings as necessary. All exterior walls to receive finish coat of integral color cement plaster with smooth hard trowel finish. No control joints allowed. Existing metal roofing panels to be removed leaving steel framing exposed along Daniel Street between grid lines 1 and 2 to provide for open air room/courtyard at Entry side of Residences.

Another continuous strip of metal roofing to be removed between grid lines 5 and 6 wall to wall.

Industrial exposed steel framed canopies to afford weather protection for Entry Doors to have standing seam roofing. Stainless steel rod support struts at 45 degrees and 4' oc provide support from above.

Existing ribbed metal roofing to be removed and replaced with galvanized hand crimped standing seam roof with 16" wide pans max. Gutters to be replaced with half round galvanized and downspouts to be round galvanized. Windows at existing clerestory to be replaced with operable awning type metal clad wood windows with low "e" insulated glass. Gates/doors along Daniel Street to be solid with metal cladding, 4' wide by 8' tall. Overhead doors at Parking to be insulated with wood cladding at exterior faces. Existing access easement to be regraded and resurfaced. All existing interior partitions, ductwork, fixtures etc. to be removed.

Signage is internally illuminated two sided vertical sliver extended from the building corner at 45 degree angle at corner of Daniel and Flores.

Finally, the crowning element of the Project is a Sky Deck at roof level to allow residents to enjoy an impressive view of the City Skyline.

Preliminary Material Specs.

All work to comply with the latest Edition of the International Building Code, International Electrical, Plumbing, Mechanical and 2015 International Energy Conservation Code, Nathan and Rio-7 Historical District Requirements, as well as any local Amendments or Ordinances as adopted by the City of San Antonio, Texas.

Driveway to be 1 ½" thick decomposed granite gravel on 8" compacted base material with 1' wide poured in place concrete perimeter strip. Drive to be 13' wide minimum.

Metal roof to be 26 gauge "paint grip" galvanized hand-crimped double lock standing seam with 16" wide pans (finished dimension), maximum. Standing seams to be 1" high. Typical underlayment to be one layer red rosin paper on one layer self-adhesive Ice & Water Shield by Grace Construction Products. Gutters to be 6" diameter half-round 26 gauge galvanized metal. All inside and outside corners to be pre-fab mitered corners. Downspouts to be 5" diameter plain round galvanized. Please note that all downspouts to be tied into underground drainage system.

Plaster finish coat at Exterior walls to be 1/2" to ¾" thick integral color exterior portland cement plaster. **All outside corners and returns to be hand formed bull-nose, +/- 1 1/2" radius.** Provide smooth trowel, light sand texture as directed by Architect. Over-trowel to provide mottled appearance to the finished color. **Note that a 4' x 4' sample must be approved by Architect prior to any final plastering begins.**

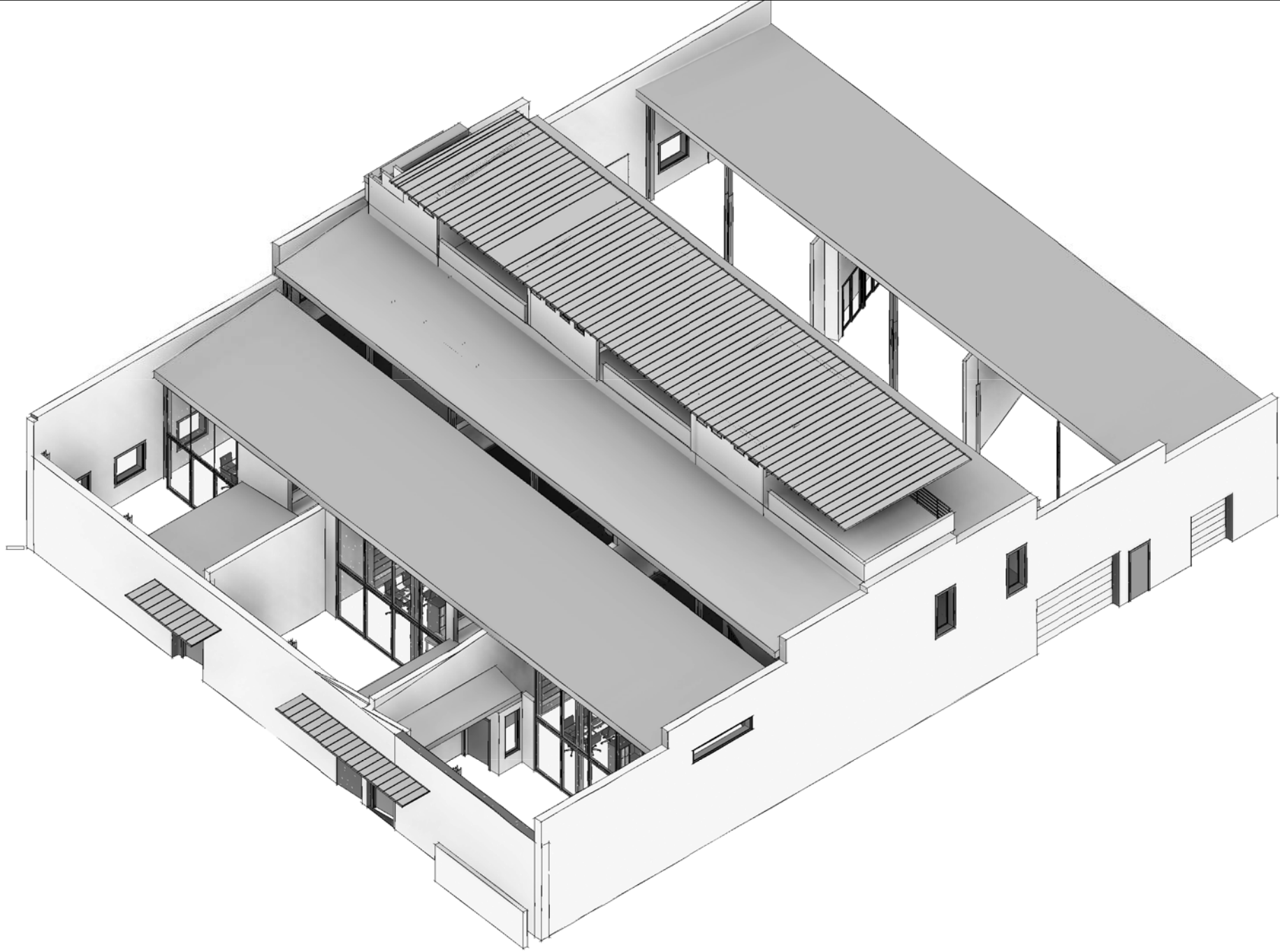
Windows and exterior doors to be aluminum clad wood. French doors to have multi-point locking hardware. **Finish at all door hardware, including hinges, to be oil rubbed bronze.** Color of aluminum cladding to be custom, interior faces to be primed for painting. Glazing to be 5/8" clear insulated glass with low "e" coating. All operable windows to have screens. Acceptable manufacturers are Weathershield, Marvin, Western Windows and Pella (Designer Classic Series).

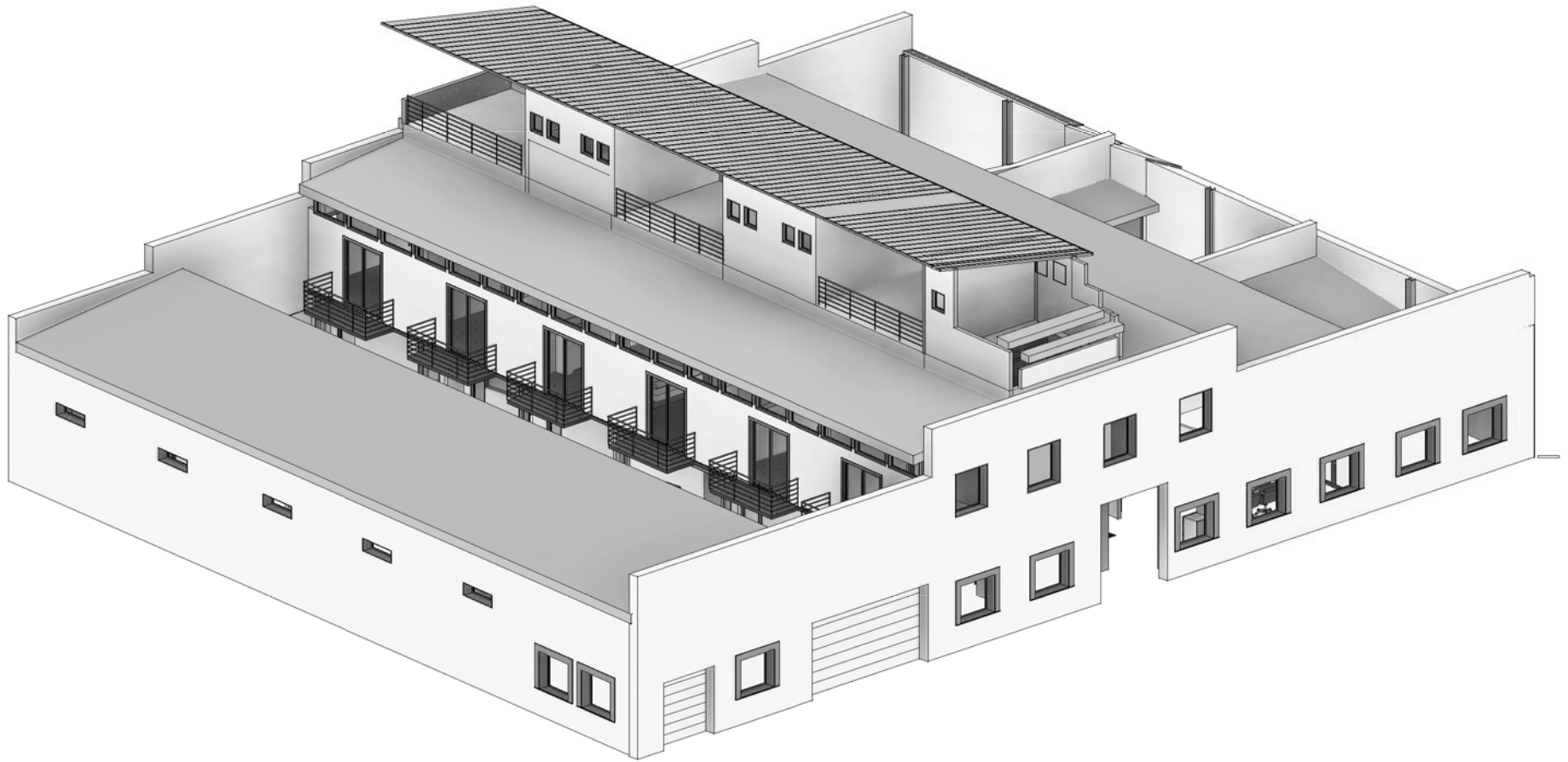
Overhead Doors at Parking area to sectional insulated panels with hardwood facing at exterior. Garage doors to be Texdoor Model 3285 insulated overhead sectional 1 ¾" thick high density polyurethane foam core clad with 24 gauge stucco embossed micro-grooved steel at both sides. R-Value at panels is 14.96. Track and hardware to be heavy duty galvanized steel. Openers to be ½ hp screw drive Premium Series 2220 by Liftmaster.



SCOTT GLENN ARCHITECTS

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1 3D New NW

South Flores Street

Daniel Street

A

B

C

D

E

F

G

Bath

UP
Stair to Loft

TOC 13'-8"

TOC 15'-9"

TOC 20'-3"

TOC 22'-3"

TOC 20'-3"

TOC 15'-9"

TOC 13'-8"

TOW +12'-0"

TOW +6'-8"

Men

Women

Storage

Storage

Electrical Service

Alley

1

Existing First Floor Plan Copy 2
1/16" = 1'-0"

3

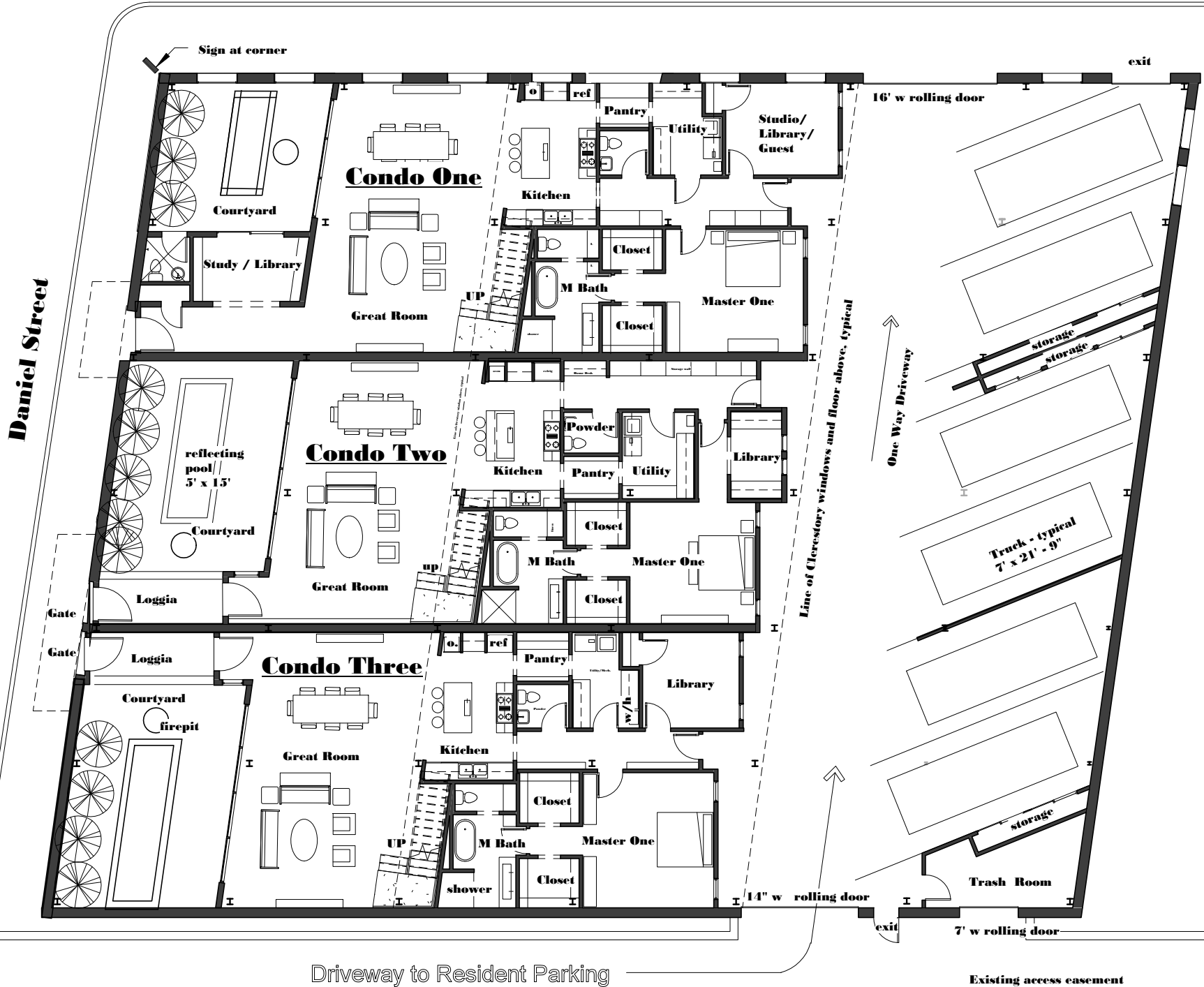
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Scott Glenn Architects 210.496.5050



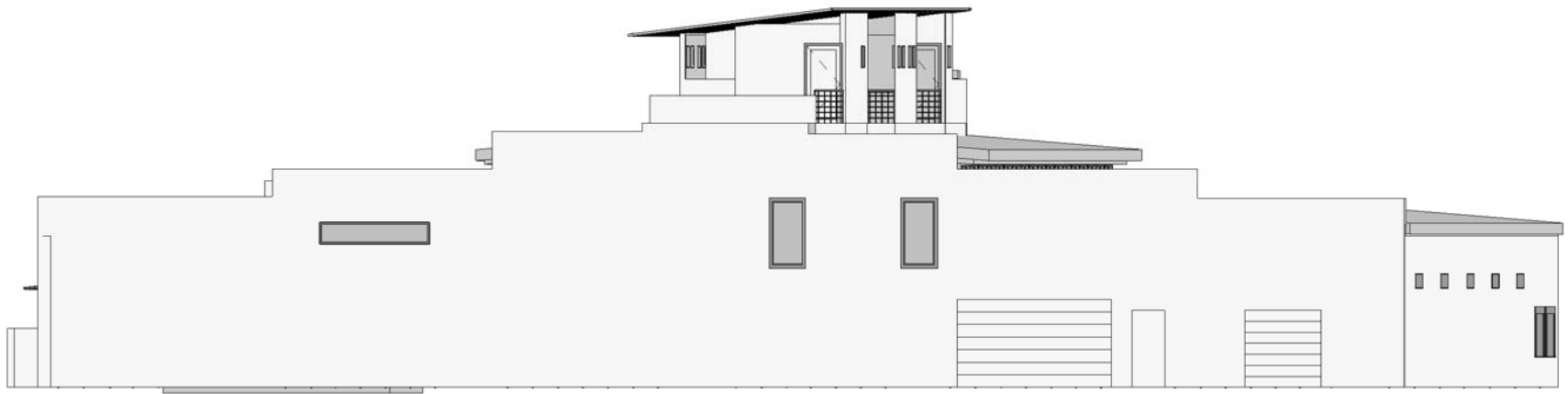


① Loft Level Plan Copy 1
1/16" = 1'-0"

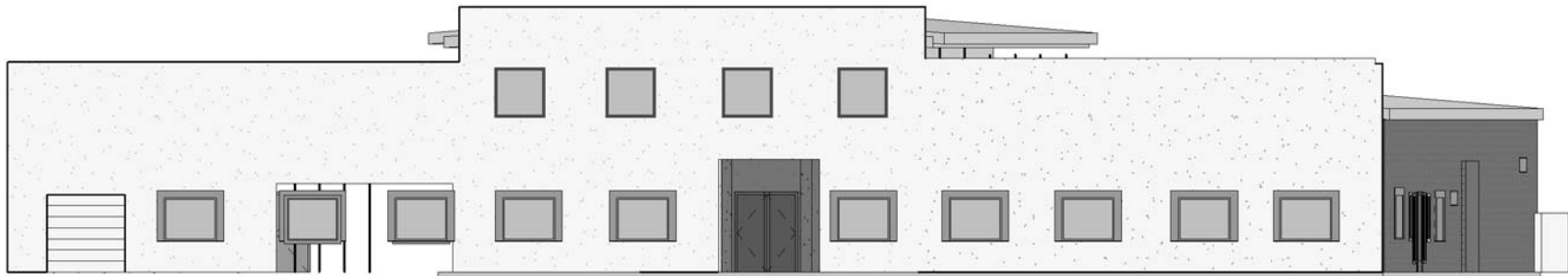




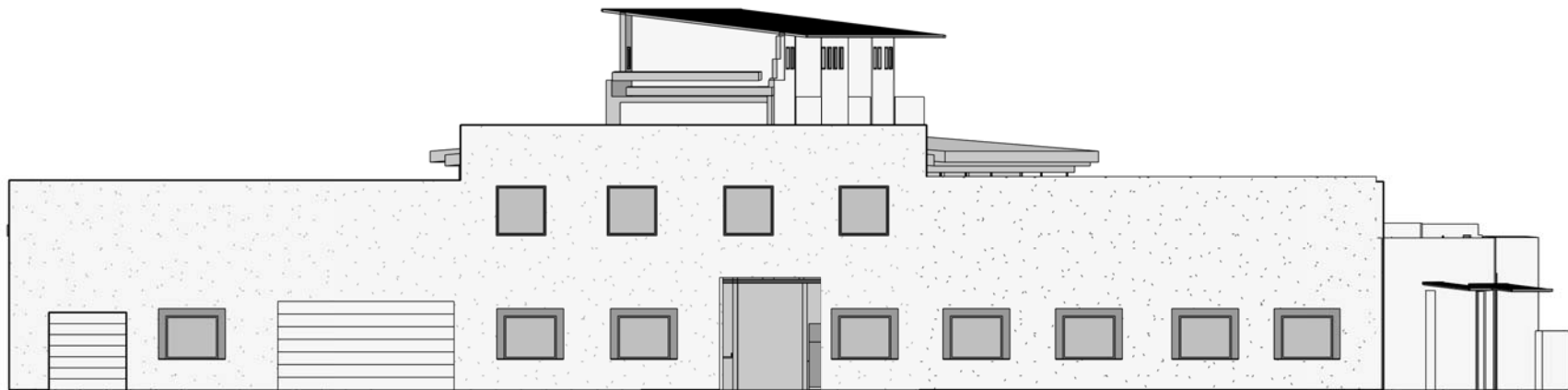
② Existing Alley Elevation Copy 1
1/16" = 1'-0"



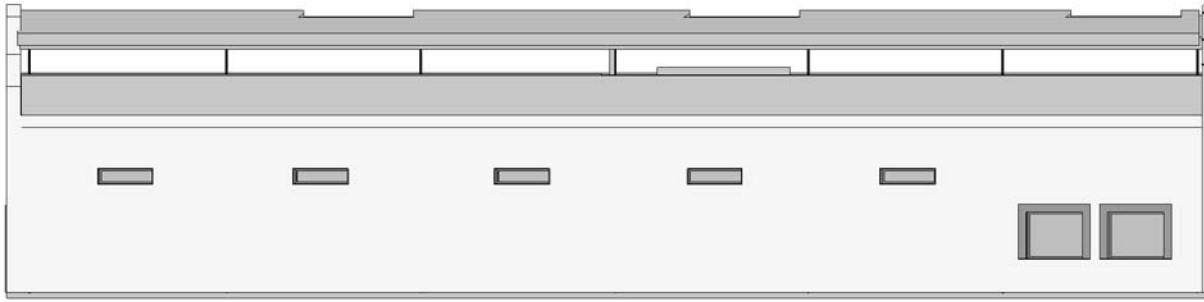
① Alley Elevation Copy 1
1/16" = 1'-0"



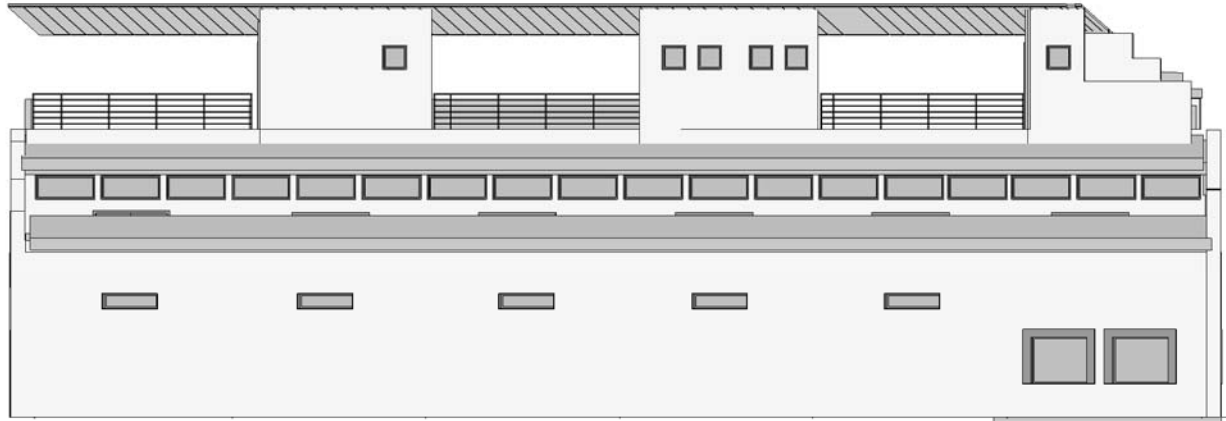
① Existing South Flores Elevation Copy 1
1/16" = 1'-0"



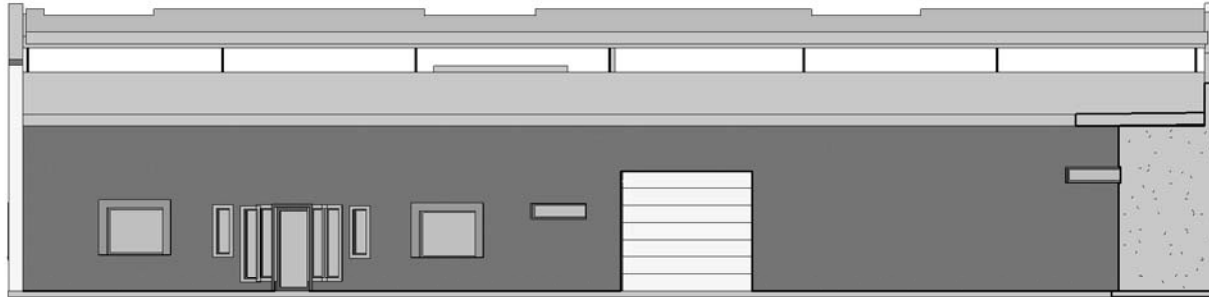
② South Flores Elevation Copy 1
1/16" = 1'-0"



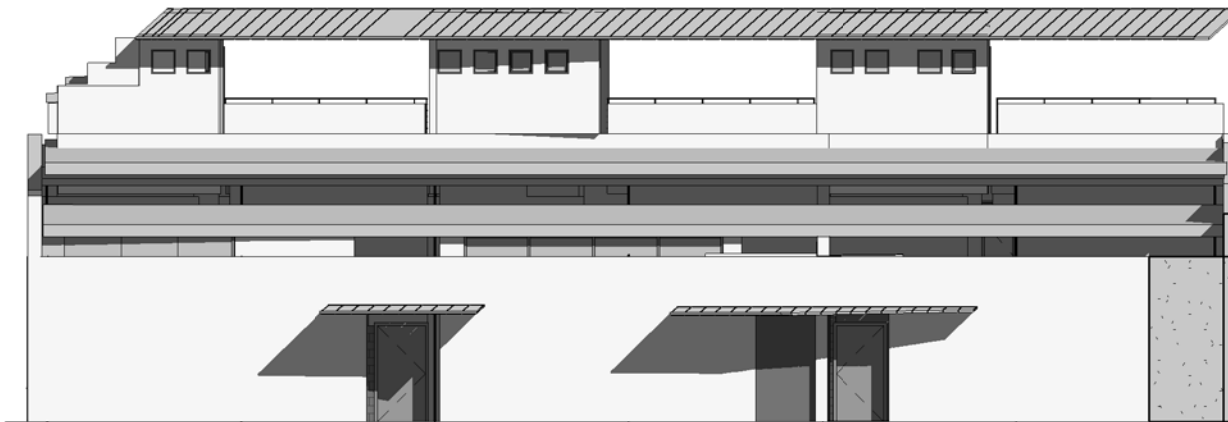
① Existing Side Elevation Copy 1
1/16" = 1'-0"



② Side Elevation Copy 2
1/16" = 1'-0"



② Existing Daniel Street Elevation Copy 1
1/16" = 1'-0"



① Daniel Street Elevation Copy 1
1/16" = 1'-0"