

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

HDRC CASE NO: 2017-431
ADDRESS: 1610 E HOUSTON ST
1602 E HOUSTON ST
LEGAL DESCRIPTION: NCB 577 BLK 16 LOT 4 NCB
577 BLK 16 LOT 1- 2 & 3
ZONING: C-2 , H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Laurence Seiterle
OWNER: Laurence Seiterle/Rex Corporation
TYPE OF WORK: Exterior modifications, site work, rehabilitation
REQUEST:

The applicant is requesting conceptual approval to:

1. Perform exterior modifications to the existing structure including exterior modifications and the installation of storefront systems.
2. Install a canopy on the east façade of the existing structure.
3. Perform site work including the configuration of onsite parking and the installation of landscaped areas.
4. Install signage including wall signs and a monument sign on E Houston.

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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.

ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. Impervious surfaces—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

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.

3. Projecting and Wall-Mounted Signs

A. GENERAL

- i. Mounting devices*—Construct sign frames and panels that will be used to be attach signs to the wall of a building of wood, metal, or other durable materials appropriate to the building's period of construction.
- ii. Structural supports*—Utilize sign hooks, expansion bolts, or through bolts with washers on the inside of the wall depending upon the weight and area of the sign, and the condition of the wall to which it is to be attached.
- iii. Appropriate usage*—Limit the use of projecting and wall-mounted signs to building forms that historically used these types of signs, most typically commercial storefronts. To a lesser degree, these signage types may also be appropriate in areas where residential building forms have been adapted for office or retail uses, if sized accordingly.

B. PROJECTING SIGNS

- i. Placement*—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.
- ii. Public right-of-way*—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.
- iii. Area-Projecting signs* should be scaled appropriately in response to the building façade and number of tenants.

C. WALL-MOUNTED SIGNS

- i. Area*—Limit the aggregate area of all wall-mounted signs to twenty-five percent of a building facade.
- ii. Projection*—Limit the projection of wall-mounted signs to less than twelve inches from the building wall.
- iii. Placement*—Locate wall signs on existing signboards—the area above the storefront windows and below the second story windows—when available. Mount wall signs to align with others on the block if an existing signboard is not available.
- iv. Channel letters*—Avoid using internally-illuminated, wall-mounted channel letters for new signs unless historic

precedent exists. Reverse channel letters may be permitted.

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 commercial structure at the corner of E Houston and N Hackberry was constructed circa 1950 and appears on the 1951 Sanborn Map as a burlap bag manufacturing facility. This lot also featured a Colored Mechanics School which was demolished for the construction of surface parking. The structure has undergone various façade modifications in its existence including the installation of a metal façade.
- b. EXTERIOR MODIFICATIONS – The applicant has proposed exterior modifications that generally include the installation of façade openings on the E Houston (north) and east facades. The applicant has proposed aluminum storefront systems on these facades and the installation of windows. The N Hackberry facades will feature the removal of the existing aluminum façade and restoration of the existing brick. Staff finds that no character defining features will be removed or modified in the proposed alterations and finds the proposed alterations appropriate.
- c. CANOPY INSTALLATION – The applicant has proposed to install an entrance canopy to span the length of the east façade to feature varying heights and be offset from the roofline of the existing structure. The Guidelines for Exterior Maintenance and Alterations 11.B.ii. notes that new canopies should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade. Generally, staff finds the proposed canopy to be consistent with the Guidelines.
- d. SITE WORK – The existing site features surface parking with no existing buffers to buffer automobile parking from the sidewalk at the public right of way. The applicant has proposed to install landscape buffers along E Houston and at each property line. The applicant has also proposed to install a number of landscaping materials include low plantings, shrubs and small trees and large trees on the lot. The applicant should provide a detailed site plan when returning for final approval.
- e. SIGNAGE – At this time, the applicant has noted the installation of signage at three locations; a wall sign on the E Houston façade, a wall sign on the southern façade and a monument sign on E Houston. Staff finds the general location and size of the proposed walls signage to be appropriate; however, the Guidelines for Signage notes that freestanding signs are to be no taller than six (6) feet in height. Staff finds that the proposed monument sign to be inappropriate for a residential historic district and finds that it should be eliminated from the proposal.
- f. SIGNAGE – Staff finds that the development of a master signage plan with specified placement and size for each tenant space should be submitted at the time of final approval for review and approval by the HDRC.

RECOMMENDATION:

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

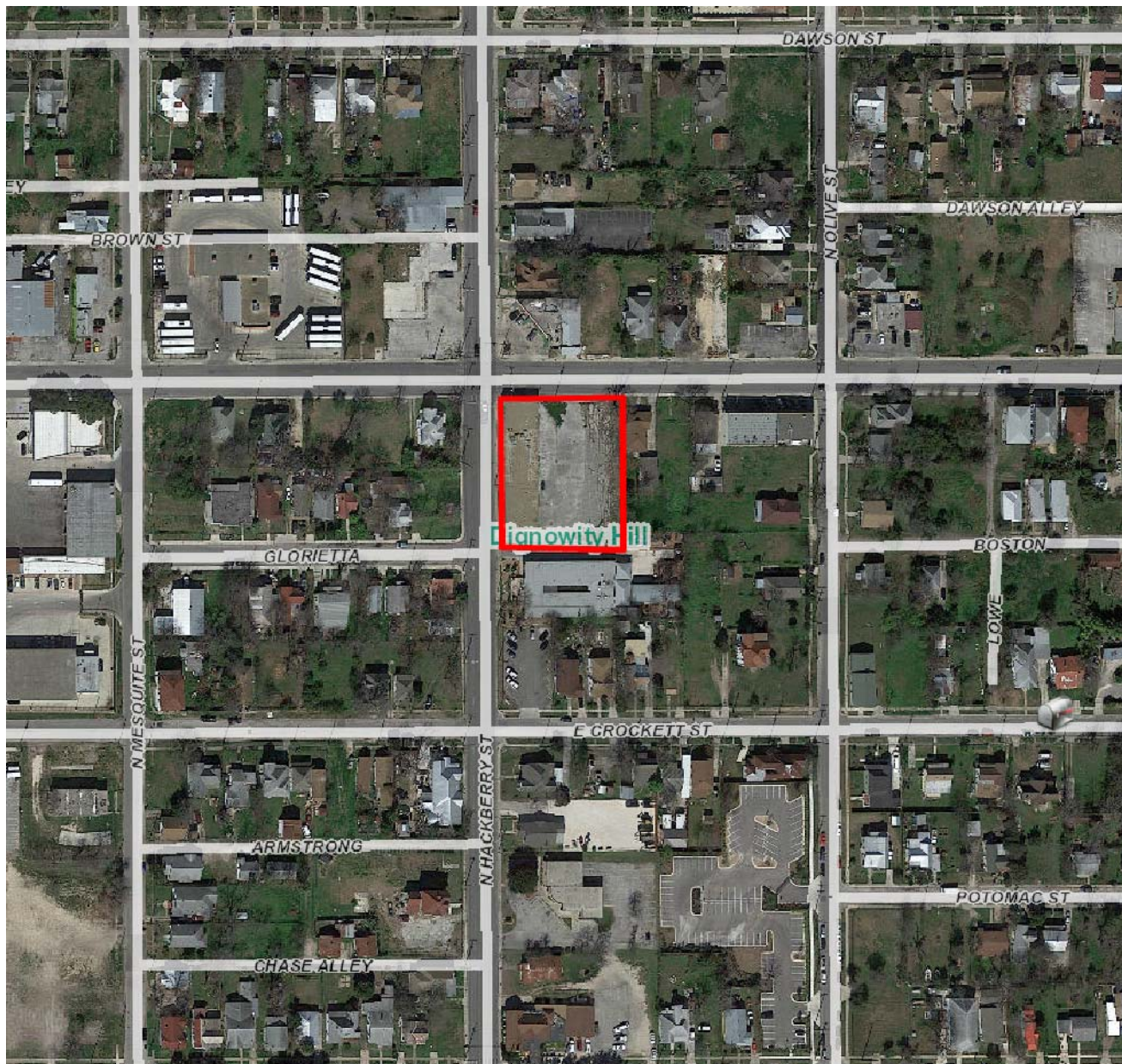
- i. That a detailed landscaping plan be submitted at the time of final approval along with detailed construction

documents.

- ii. That the proposed monument sign be eliminated as it is not consistent with a residential historic district.
- iii. That a master signage plan be submitted at the time of final approval for the location and size of all tenant signage.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 28, 2017

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133

E. HOUSTON (STARR)

1602-1610

127

GLORIETTA (GLORIETH)

E. CROCKETT

128

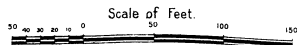
N. MESQUITE

N. HACKBERRY

N. OLIVE

N. CENTRE

130



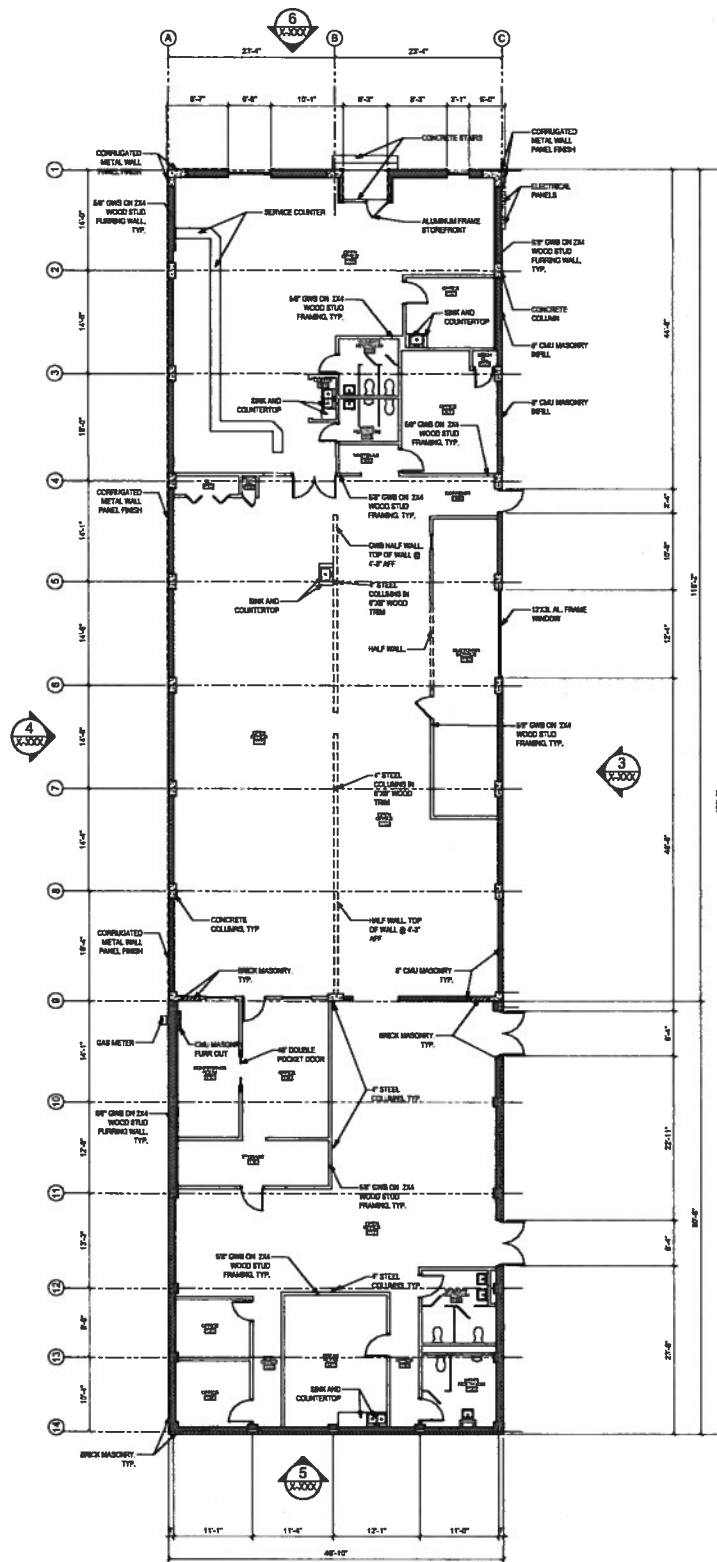
R.O.W.

N HACKBERRY ST.

1 SITE PLAN
Scale: 1/8"=1'-0"

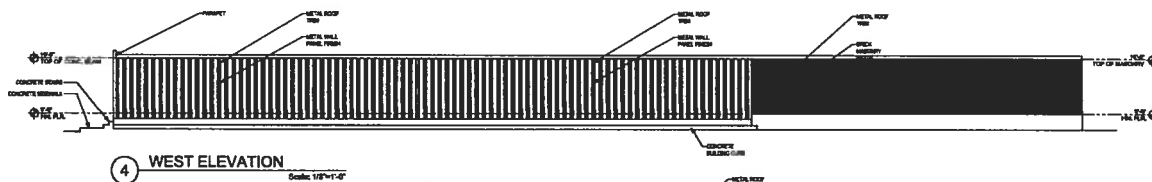
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EXISTING

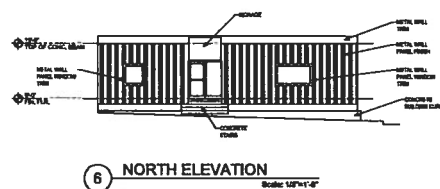


2 FLOOR PLAN
Scale: 1/8"=1'-0"





5 SOUTH ELEVATION



Property Identification #: 105935

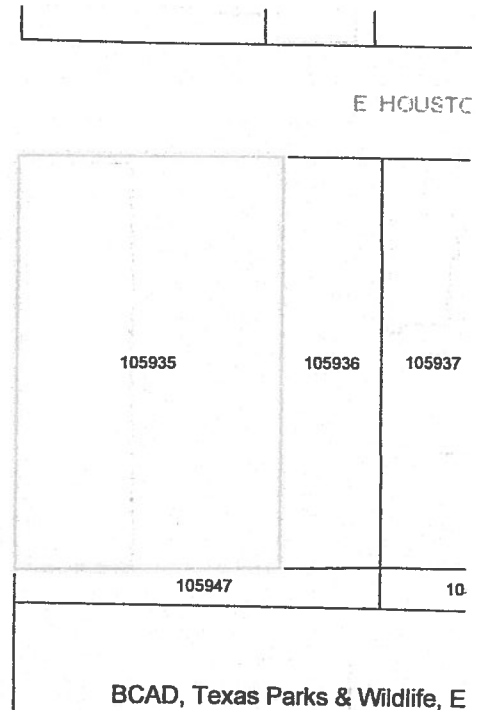
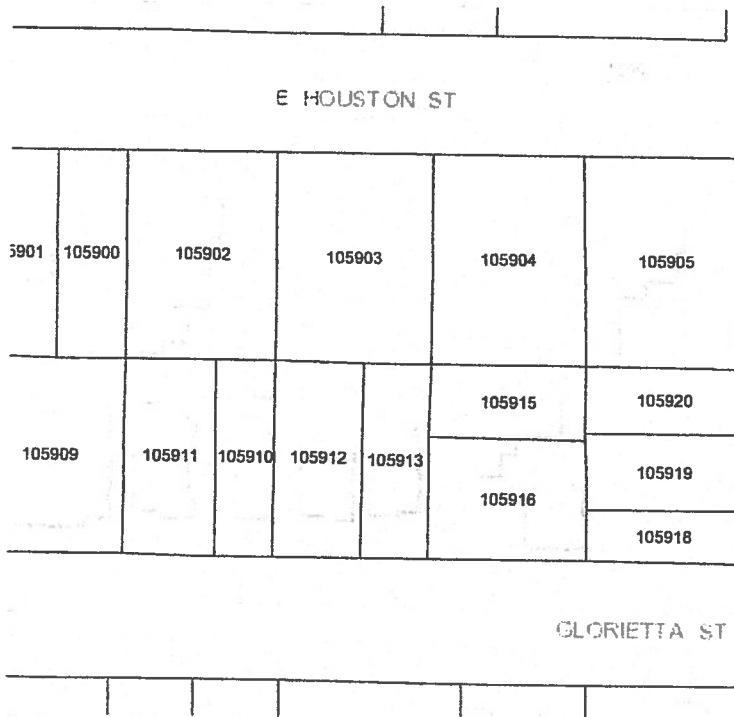
Property Information: 2017

Owner Identification #: 73410

Geo ID: 00577-016-0010
Situs 432 N HACKBERRY SAN
Address: ANTONIO, TX 78202
Property Type: Real
State Code: F1

Legal Description: NCB 577 BLK 16 LOT 1-2 & 3
Abstract: S00577
Neighborhood: NBHD code11810
Appraised Value: \$406,670.00
Jurisdictions: 21, 57, 08, 09, 10, 06, SA011, CAD, 11

Name: REX CORPORATION
Exemptions:
DBA: NO DBA - BUILDING LOOKS VACANT



Bexar CAD Map Search

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Property Identification #: 105936

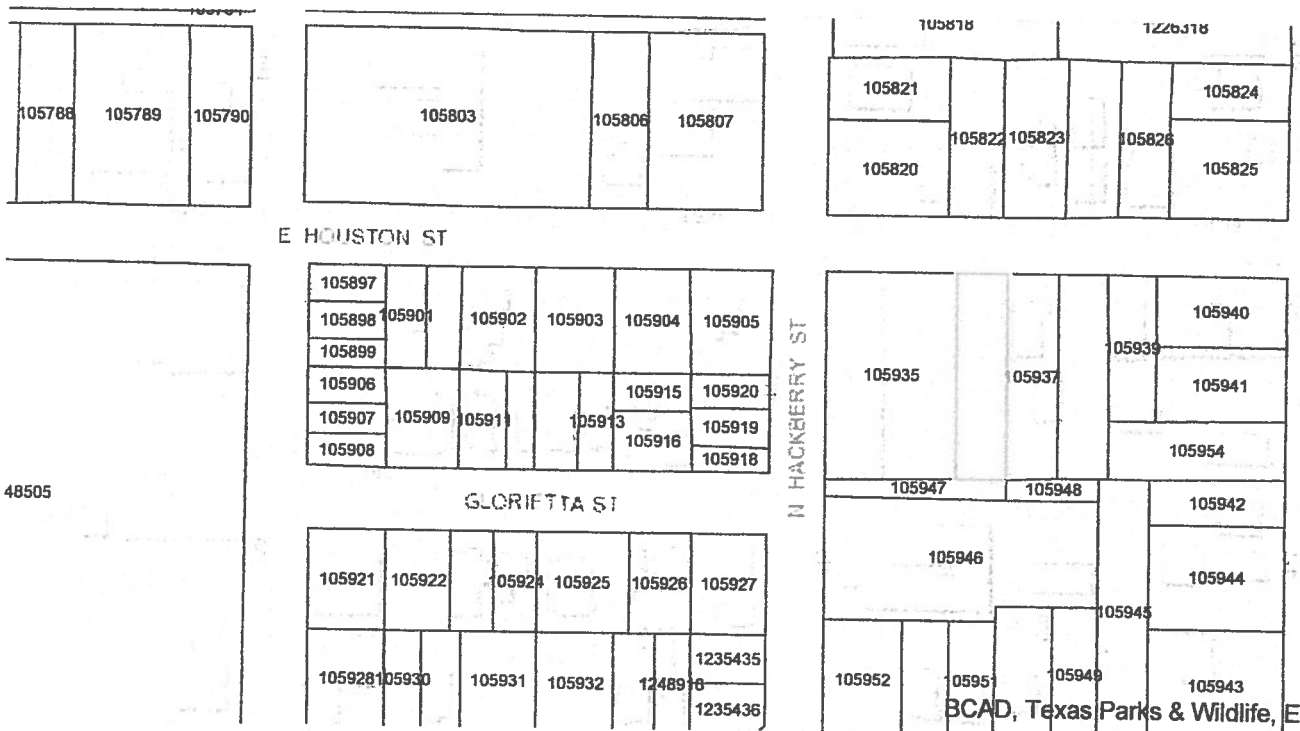
Property Information: 2017

Owner Identification #: 73411

Geo ID: 00577-016-0040
Situation: 1610 E HOUSTON ST SAN
Address: ANTONIO, TX 78202
Property Type: Real
State Code: F1

Legal Description: NCB 577 BLK 16 LOT 4
Abstract: S00577
Neighborhood: NBHD code11810
Appraised Value: \$40,950.00
Jurisdictions: 57, 21, 11, 10, 09, 06, CAD, SA011, 08

Name: REX CORPORATION
Exemptions:
DBA: Null



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Property Identification #: 105947

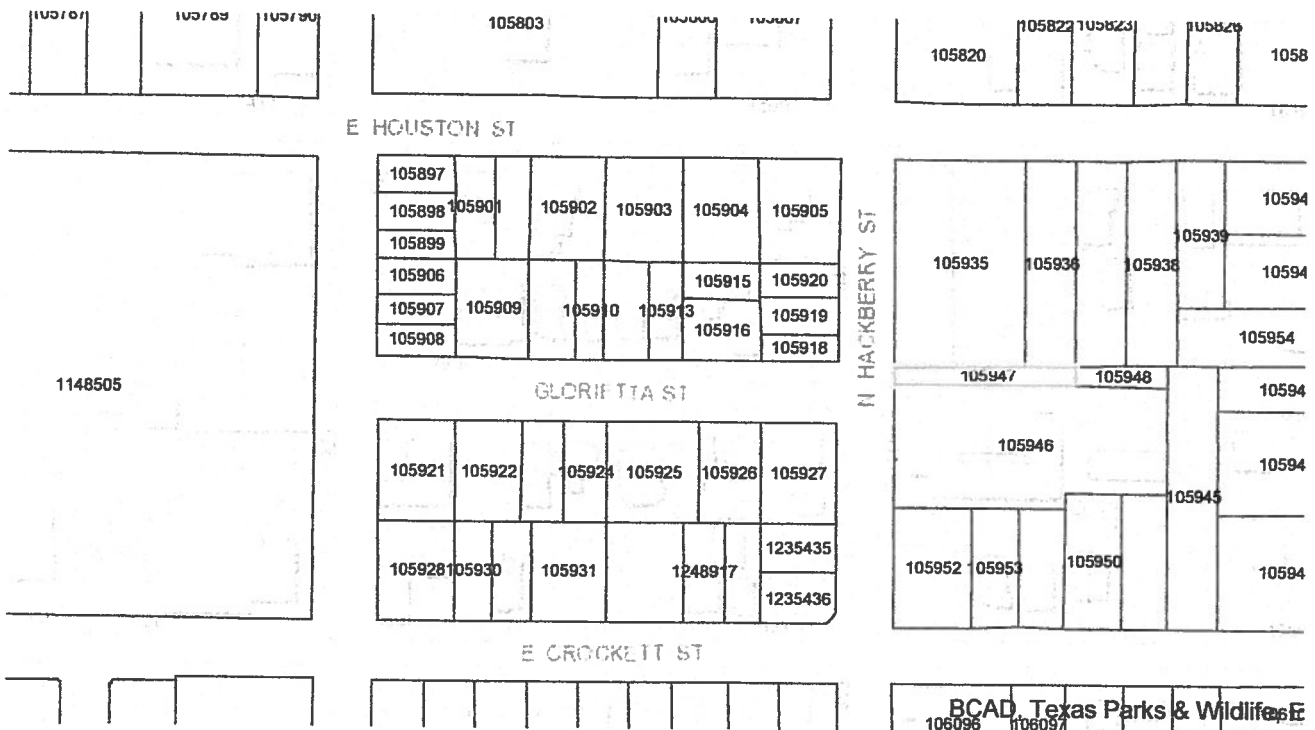
Property Information: 2017

Owner Identification #: 73411

Geo ID: 00577-016-0132
Situation: 414 N HACKBERRY 1 SAN
Address: ANTONIO, TX 78202
Property Type: Real
State Code: F1

Legal Description: NCB 577 BLK 16 LOT W
163.38 FT OF N IRR 17.8
FT OF E OR A14
Abstract: S00577
Neighborhood: NBHD code11810
Appraised Value: \$24,660.00
Jurisdictions: 21, 57, 10, 09, 06, SA011,
CAD, 11, 08

Name: REX CORPORATION
Exemptions:
DBA: Null



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Hackberry

E. Houston





