

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-474
ADDRESS: 406 W COMMERCE ST
LEGAL DESCRIPTION: NCB 138 BLK LOT 6 & E 65.95' OF 5, A-10, & E IRR 39.45' OF W 1/2 OF 11
ZONING: D,HS
CITY COUNCIL DIST.: 1
LANDMARK: La Feria
APPLICANT: Lori Jones
OWNER: Goodwill Industries of San Antonio
TYPE OF WORK: Exterior modifications
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing entrance at 406 W Commerce. The proposal will infill an existing entryway alcove and move two existing doors flush with the primary façade.

APPLICABLE CITATIONS:

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.

FINDINGS:

- a. The property located at 406 W Commerce St is a 2-story commercial structure designated as an individual historic landmark. The landmark carries the common name of La Feria and encompasses both a 2-story Italianate commercial structure and a 1-story addition constructed after 1970. The proposed work is located in the addition, which features exterior tiling, metal awnings with decorative brackets, and a stucco finish. The property was designated on October 27, 1988 as part of a comprehensive ordinance that landmarked nearly 1,100 structures.
- b. **DOOR RELOCATION** – The applicant has proposed to modify the existing primary entryway. The present configuration is a recessed alcove with exterior tiling, two fixed aluminum frame windows, and two non-original aluminum doors. The applicant has requested this modification due to safety concerns for the business' employees that the recessed, unlit alcove presents. The proposal will bring the entryway flush with the exterior façade of the building. The existing doors will be relocated and stucco will be installed to match the existing finish and color.

According to the Historic Design Guidelines, character-defining features of commercial facades should be preserved. Alterations should not disrupt the rhythm of a commercial block. The entrance alcove is not a character-defining element of the commercial structure. Staff finds the proposal acceptable.

RECOMMENDATION:

Staff recommends approval based on findings a and b.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 11, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



GOODWILL INDUSTRIES OF SAN ANTONIO

Project Description

Location: 406 W. Commerce, San Antonio, Texas 78207

Our organization has continued to see an increase in the number of homeless affecting our downtown operations. In addition to the loitering and damage to the building, they have approached our team members and customers in an aggressive way. They continue to congregate outside this doorway, thus affecting exiting/entry of our building.

Proposed alterations will not diminish the historical integrity of the existing architecture. We would relocate the existing storefront doors forward to align with the exterior edge of the building, matching the existing stucco in texture and color. No additional signage is needed in area, beyond what is currently displayed. All exit hardware and signage would be relocated with the doors to meet fire code requirements.

106 W. UNIVERSITY



400 W. COMMERCIAL



406 W. COMMERCE



746 W. WINTER

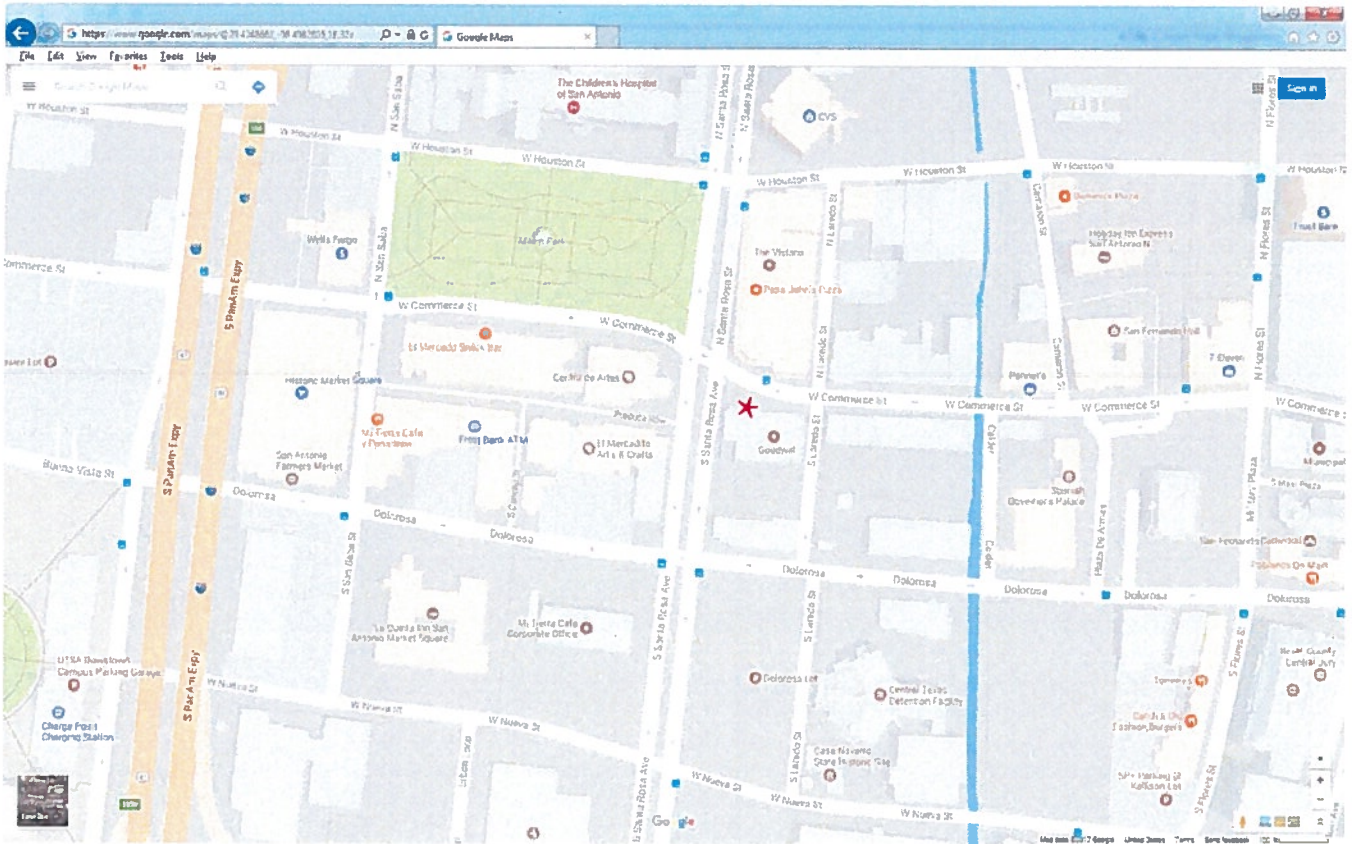


706 W. COMMERCE

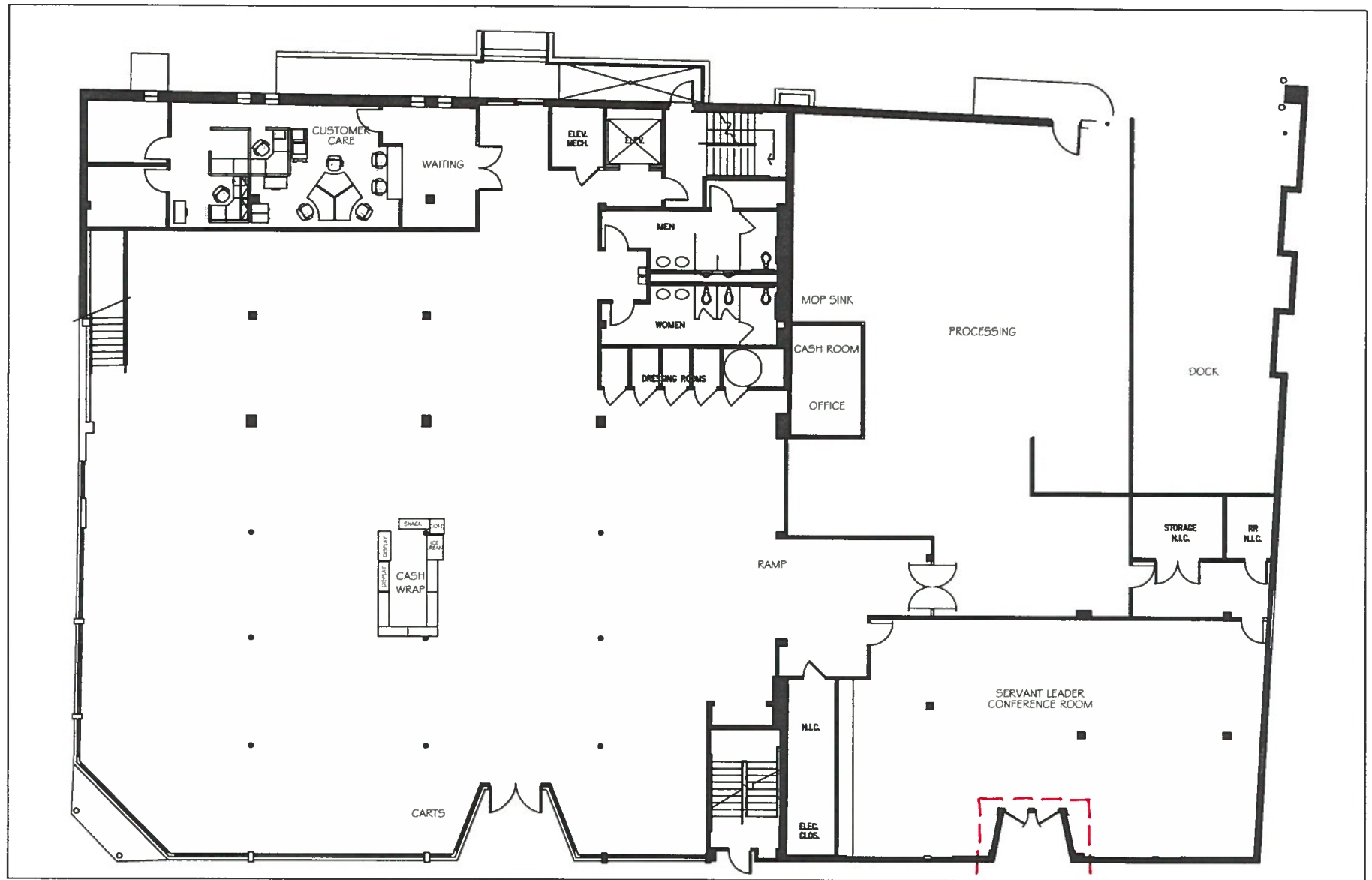


SATVIA KUSA T COMMERCE





★ Location of modification

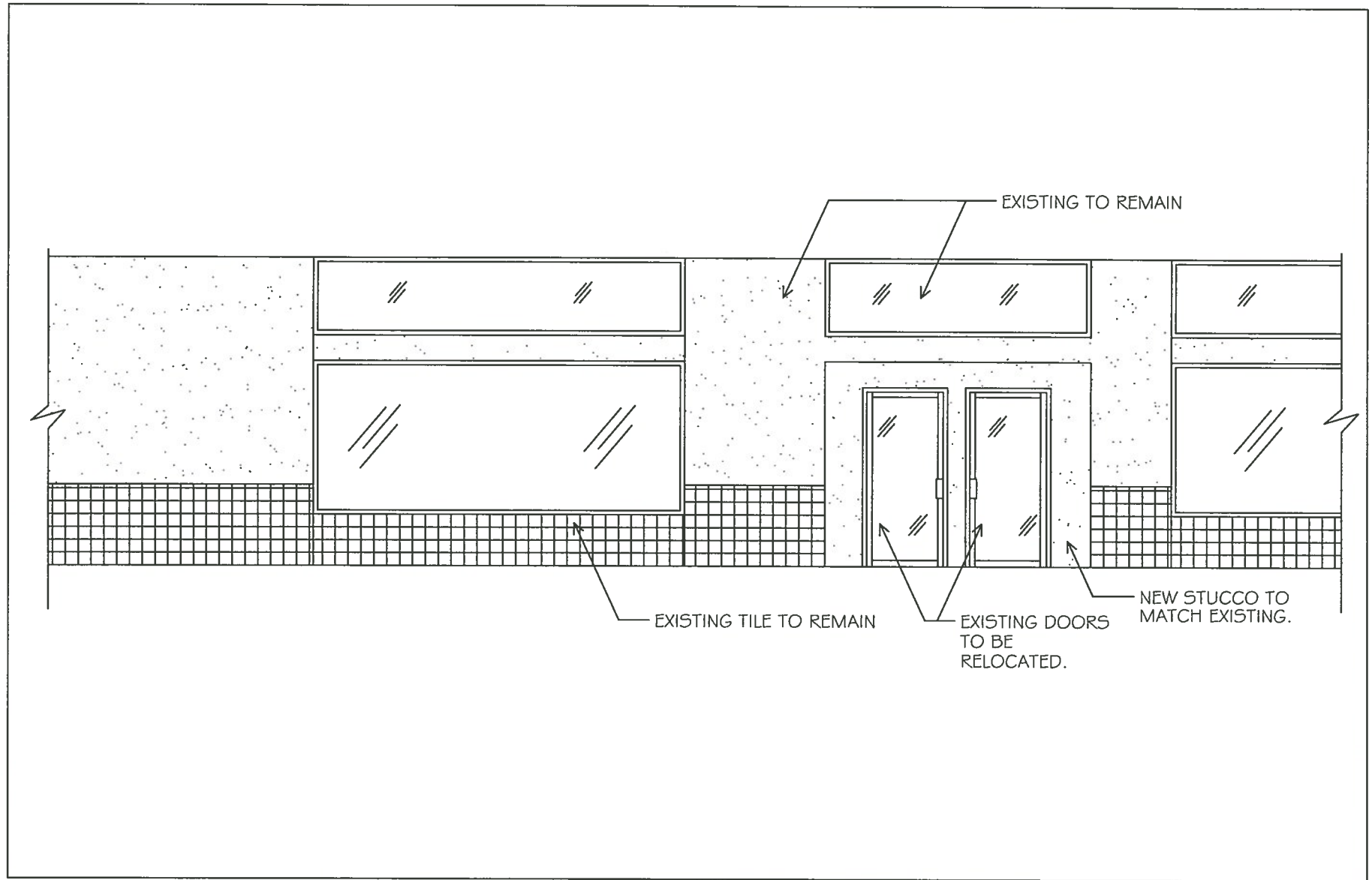


COMMERCE - 1st floor NOT TO SCALE

BASE PLAN 2017

AREA OF
CONSTRUCTION

406 W. COMMERCE
1ST FLOOR
SAN ANTONIO, TEXAS



COMMERCE
NOT TO SCALE

ELEVATION

406 W. COMMERCE
1ST FLOOR
SAN ANTONIO, TEXAS