

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

HDRC CASE NO: 2017-592
ADDRESS: 152 E PECAN ST
LEGAL DESCRIPTION: NCB 403 BLK 14 LOT N48 OF 11
ZONING: D, HS
CITY COUNCIL DIST.: 1
LANDMARK: Builder's Exchange Building
APPLICANT: Michael Sohocki/Restaurant Gwendolyn
OWNER: Exchange Group 1992, LTD
TYPE OF WORK: Installation of awnings, canopy railings and exterior lighting
APPLICATION RECEIVED: November 13, 2017
60-DAY REVIEW: January 12, 2018
REQUEST:

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

1. Install three fabric awnings on the N St Mary's façade.
2. Install potted plants, chairs and tables and benches near each entrance on the N St Mary's façade.
3. Install railings to extend the length of the N St Mary's façade's storefront. The enclosure will extend seven (7) feet into the public right of way. Six (6) feet of sidewalk space will remain.
4. Install string lights to be located at each awnings, on the proposed tailing and to extend over the public right of way to the existing traffic signal pole.

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.

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.

FINDINGS:

- a. The structure at 152 E Pecan, commonly known as the Exchange Building was constructed circa 1925 and features an overall height of 116 feet. The requests in the current application for the Certificate of Appropriateness are in relationship to the retail space at the street level. All modifications are proposed to the N St Mary's façade.
- b. **AWNINGS** – The applicant has proposed to install three black awnings to cover the three transom openings above the storefront system on the N St Mary's façade. Per the Guidelines for Exterior Maintenance and Alterations, new canopies and awnings should be 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. Based on evidence of the building design and an existing metal canopy on the Pecan facade of the building, staff does not find that a fabric awning would have likely existed historically. Staff finds a flat canopy is historically accurate and would be more appropriate.
- c. **FURNISHINGS** – The applicant has proposed install two potted plants, wood benches and tables and chairs for outdoor dining. Staff finds the installation of each to be appropriate; however, all tables and chairs are to be made of high quality materials. The applicant is to submit table and chair selections to staff for review and approval prior to purchase and installation.
- d. **RAILINGS** – To enclose the outdoor seating area proposed on the N St Mary's sidewalk, the applicant has proposed to install metal railings to feature 41 inches in height. Railings for outdoor seating are not common on N St Mary's; however, they are found commonly on other streets throughout downtown San Antonio. Staff finds this installation as well as the profile, which matches that found on the river façade of this structure to be appropriate. Six feet of sidewalk clearance will remain.
- e. **LIGHTING** – The applicant has proposed to install string lighting to be attached to the proposed awnings, railings and to extend from the façade of the structure to the existing traffic signal pole. Staff finds the installation of lighting on the proposed railings to be appropriate; however, staff does not find the proposed installation of awning lighting or lighting to extend to traffic infrastructure to be appropriate.

RECOMMENDATION:

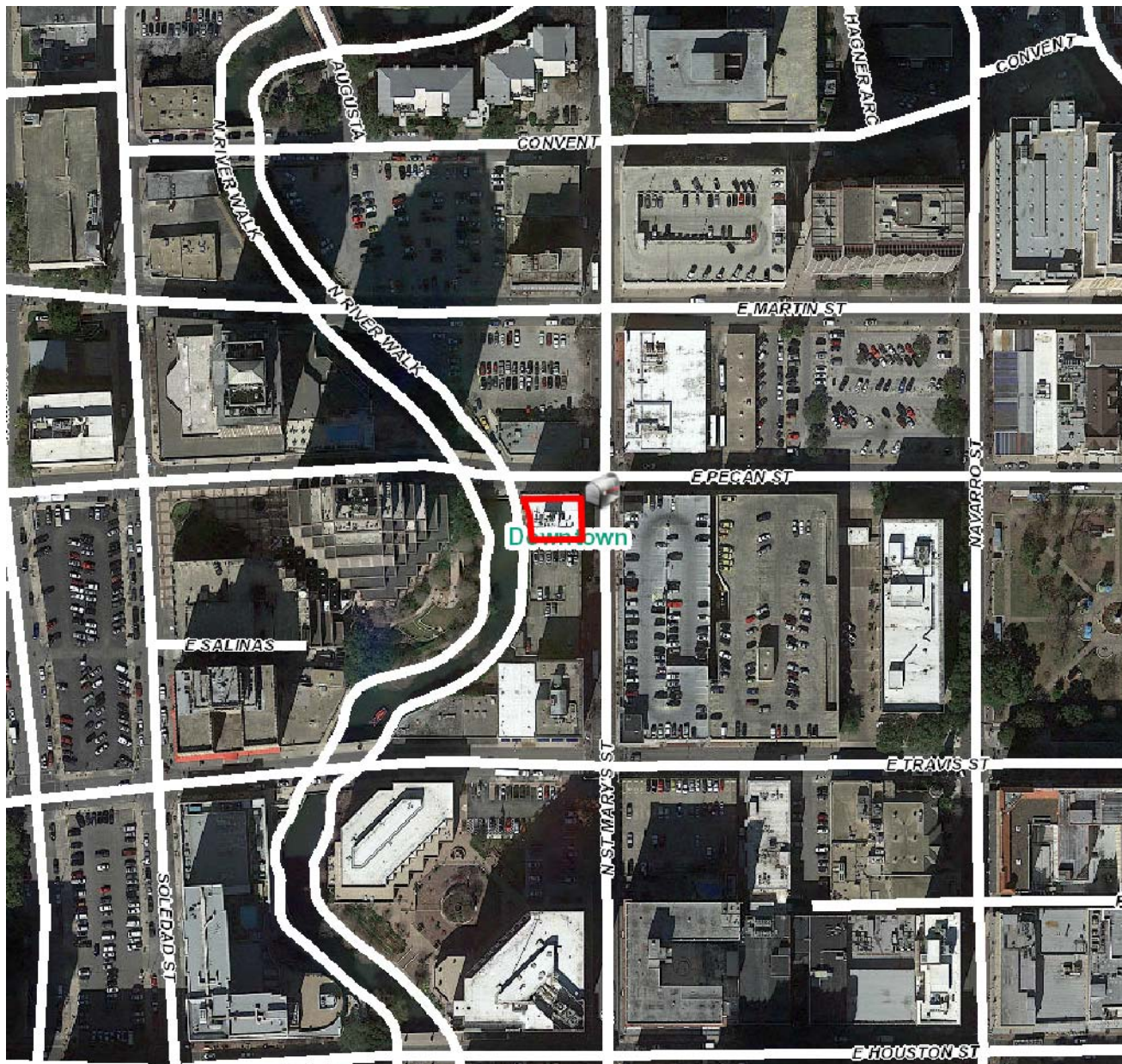
Staff does not recommend approval of item #1, the installation of awnings based on finding b.

Staff recommends approval of items #2 and #3, the installation of street furnishings and railings based on finding c and d.

Staff recommends approval of item #4, the installation of lighting only on the railings noted in request item #3. Staff does not recommend approval of lighting on proposed awnings or to extend to traffic infrastructure.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 30, 2017

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152 e. pecan st., ste

102 detail

- a. awning 108" (red)
- b. awning 184" (red)
- c. awning 108" (red)
- d. light; string lights (white)
- e. potted plants
- f. removable section of railing, storm drain made emergency accessible
- g. outside benches for waiting patrons
- h. high-quality string lights extended to pecan street traffic light (see note)
- i. 6' clearance for ADA compliant
- j. 45 degree angle on fence by intersection
- K. 13' from building to curb
- L. fence detail (see attached photograph)

Proposed color (appx.):



(accents in black, benches are natural wood as appear in photo)

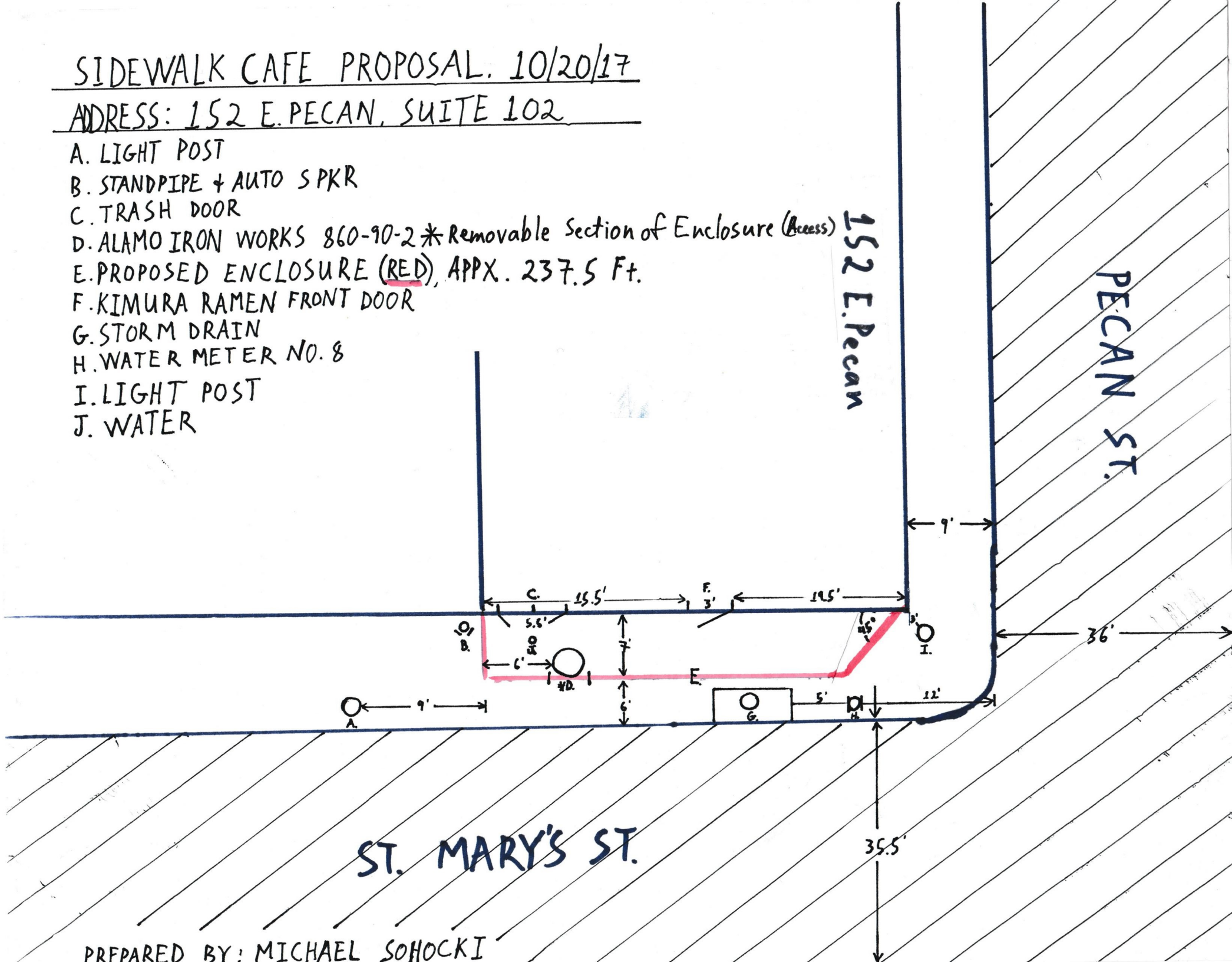
NOTE: why this (h.) should be allowed: discourage crime first, and to brighten and beautify our neighborhood in the public interest. Property owner of 152 e. pecan street, Tom Guggolz was told by the SAPD that the greatest single factor in deterring crime and drugs and gangs was increasing light. This is also part of our application we are pursuing to have lighting installation funding per Houston St. TIRZ grant per Veronica Gonzalez.

prepared by michael sohocki, 11-13-17

SIDEWALK CAFE PROPOSAL. 10/20/17

ADDRESS: 152 E. PECAN, SUITE 102

- A. LIGHT POST
- B. STANDPIPE + AUTO SPKR
- C. TRASH DOOR
- D. ALAMO IRON WORKS 860-90-2 * Removable Section of Enclosure (Access)
- E. PROPOSED ENCLOSURE (RED), APPX. 237.5 Ft.
- F. KIMURA RAMEN FRONT DOOR
- G. STORM DRAIN
- H. WATER METER NO. 8
- I. LIGHT POST
- J. WATER



ST. MARY'S ST.

PREPARED BY: MICHAEL SOHOCKI



41"



Kimmura

Kimmura

N ST MARYS
400 500

ONE WAY

SW School of Art & Craft
Central Library
Baptist Hospital
Market Square
Theaters

Person walking

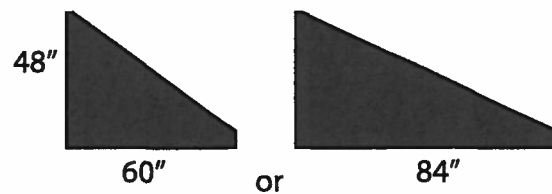
Proposed Canvas Awnings for Kimura
152 E Pecan St #102
San Antonio, TX 78205

108"

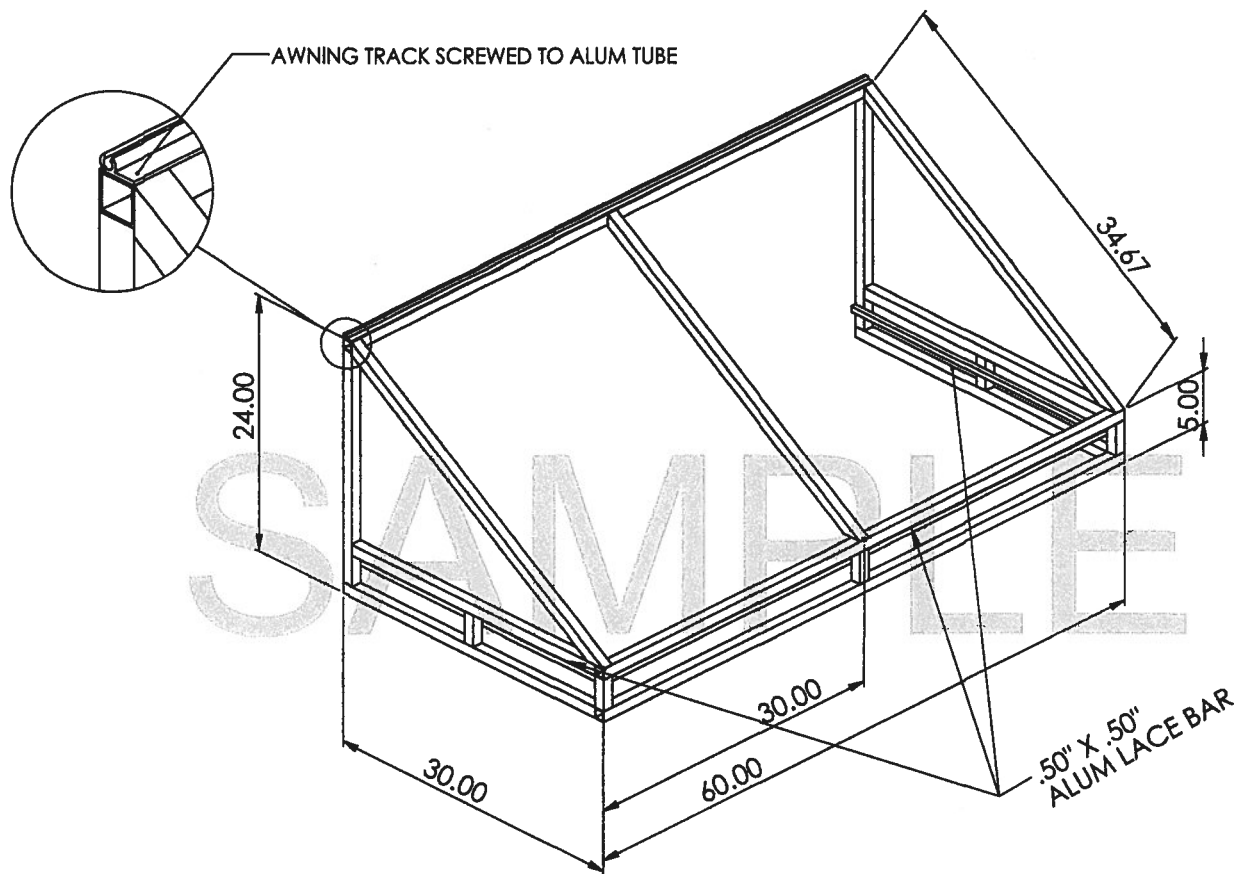
184"

108"

Side Profile



THE
HISM COMPANY



FRAME MEMBERS :
1" X 1" X .090" 6063 T5 ALUM TUBE
MILL FINISH SILVER

STANDARD AWNING
FABRIC TO BE WRAPPED
AND LACED TO FRAME

THE CHISM COMPANY
A Reputation for Quality

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