

## HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2018

**HDRC CASE NO:** 2018-091  
**ADDRESS:** 809 S ST MARYS  
**LEGAL DESCRIPTION:** NCB 738 BLK 1 LOT N IRR 120 OF 1 OR A1,S IRR 51.6 OF N 117 OF 1&2,NE TRI OF 6 OR A7  
**ZONING:** C-2 IDZ H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Xavier Gonzalez/GRG Architecture  
**OWNER:** Kenton and Nancy Kimball  
**TYPE OF WORK:** Exterior Modifications - Conceptual  
**APPLICATION RECEIVED:** February 16, 2018  
**60-DAY REVIEW:** April 17, 2018  
**REQUEST:**

The applicant is requesting conceptual approval to add four (4) glass retail storefronts and awnings to the building 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:

- 11. The historic structure at 809 S St Mary's, also known as the King William Professional Building was constructed circa 1940 and underwent façade alterations circa 1970. This structure is located at the corner of S St Mary's and Madison in the King William Historic District. On July 1, 2015, the Historic and Design Review Commission approved fenestration modifications to the street facing facades which included the installation of windows and the installation of canopies. At the April 20, 2016, HDRC hearing, the applicant received approval for door and entrance modifications.
- 1m. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- 1n. STOREFRONT SYSTEM – At this time, the applicant is requesting conceptual approval to install four glass storefront systems onto the St Mary's (east) façade. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new façade elements that alter or destroy the historic building character should not be

introduced and that the architectural rhythm of the block should be preserved. While the existing historic structure features no existing storefront system, many historic structures on S St Mary's do.

- 1o. STOREFRONT SYSTEM – Generally, staff finds the proposal to install a storefront system appropriate; however, staff finds that the proposed storefront system should feature profile elements that relate to those found historically in the district. Awnings should terminate at the head height of transom windows, mullions should feature a comparable width and depth, doors should be centered between each column bay and a brick knee wall should remain. It should be noted that the currently application documents provide conflicting information regarding the proposed storefront system. 80 percent complete construction documents are required to receive final approval. An application for final approval will not be considered complete until 80% complete construction documents have been submitted.

#### **RECOMMENDATION:**

Staff recommends conceptual approval of the installation of four storefront systems and awnings with the following stipulations:

- i. That the proposed storefront systems feature mullion widths and depths that are comparable to those found historically in the district.
- ii. That the proposed awnings be affixed to the wall at the head height of the proposed transom windows, not above as currently proposed.
- iii. That the proposed storefront system doors be centered between column bays.
- iv. That a brick knee wall feature a height comparable to those found historically on S St Mary's be retained.
- v. That the proposed storefront system features an overall profile that is comparable to those found on adjacent structures on S St Mary's.

#### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Feb 20, 2018

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## **STALWART CONTRACTING, LLC.**

**Quality. Dependability. Integrity Defined.**

### **Construction Cost Estimate**

**Date:** 2/8/2018

**Project:** King William Professional Building

**Location:** 803 St. Mary's Street

**Owner Rep:** Ryan Bader

**Bid #:** 124-18

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Stalwart Contracting, LLC. proposes to provide the following for the above referenced project for the lump sum amount of:

Base Bid: \$ 181,905.00  
Tx Sales Tax (REMODEL): \$ 15,007.16  
**LUMP SUM: \$ 196,912.16**

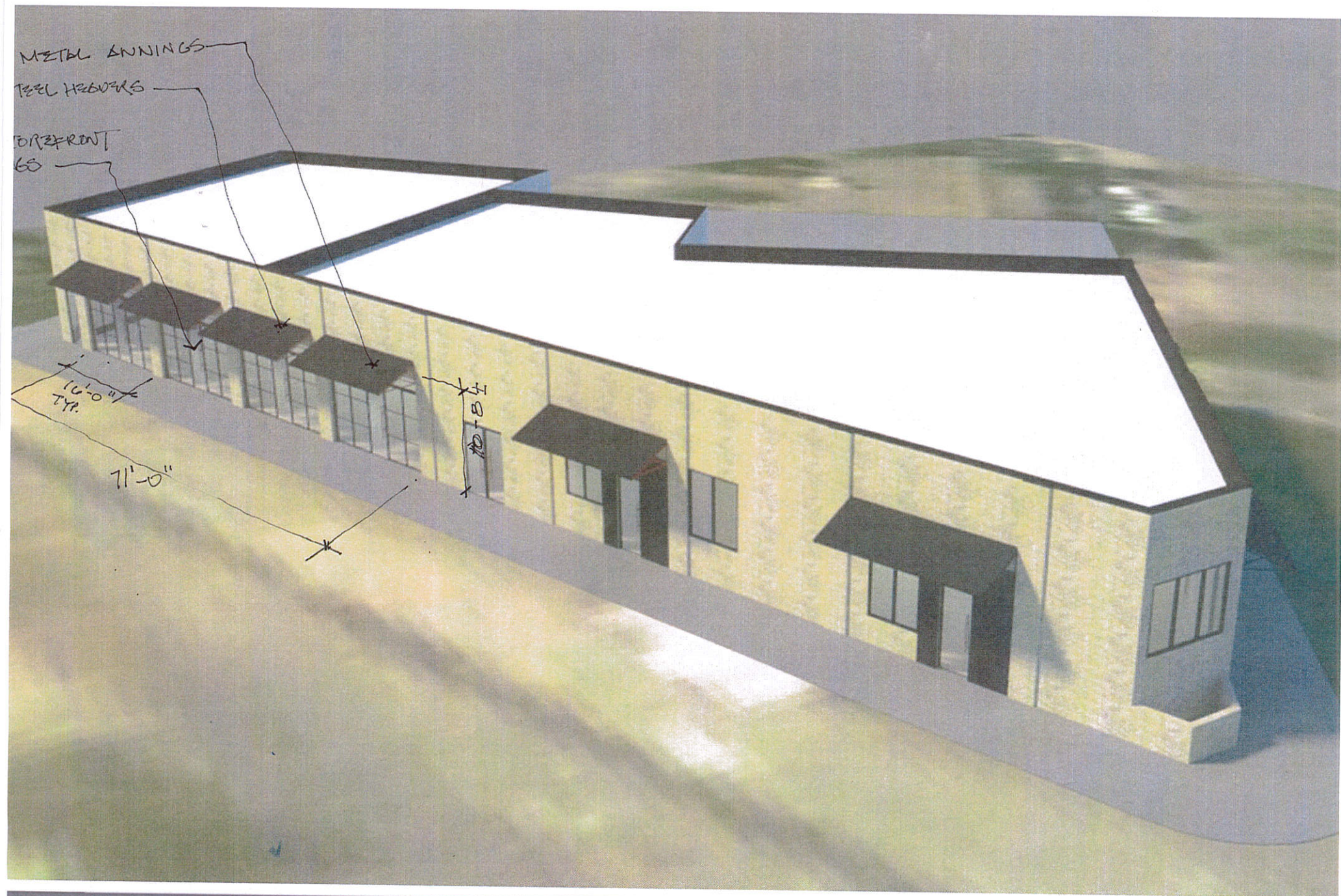
The scope for this preliminary construction cost estimate includes, but is not limited to:

***Reference the attached drawings***

- 1) Demolition and haul-off of a 4,300sf office space to a rough shell condition
- 2) Temporary barricades/controlled access at sidewalk prior to exterior work
- 3) Provide and install structural steel lintels at new storefront locations
- 4) Remove approximately (3) 16' wide by 10' tall and (1) 10' wide by 10' tall sections of existing brick façade and point/patch openings accordingly for new storefront
- 5) Provide and install new bronze/black aluminum storefront system in openings complete with low-e insulated glass
- 6) Provide and install (1) new 3'x7' storefront door in storefront system next to Cryo space
- 7) Provide and install (4) new aluminum canvas awnings above storefront to match existing at building
- 8) Cleanup per our work

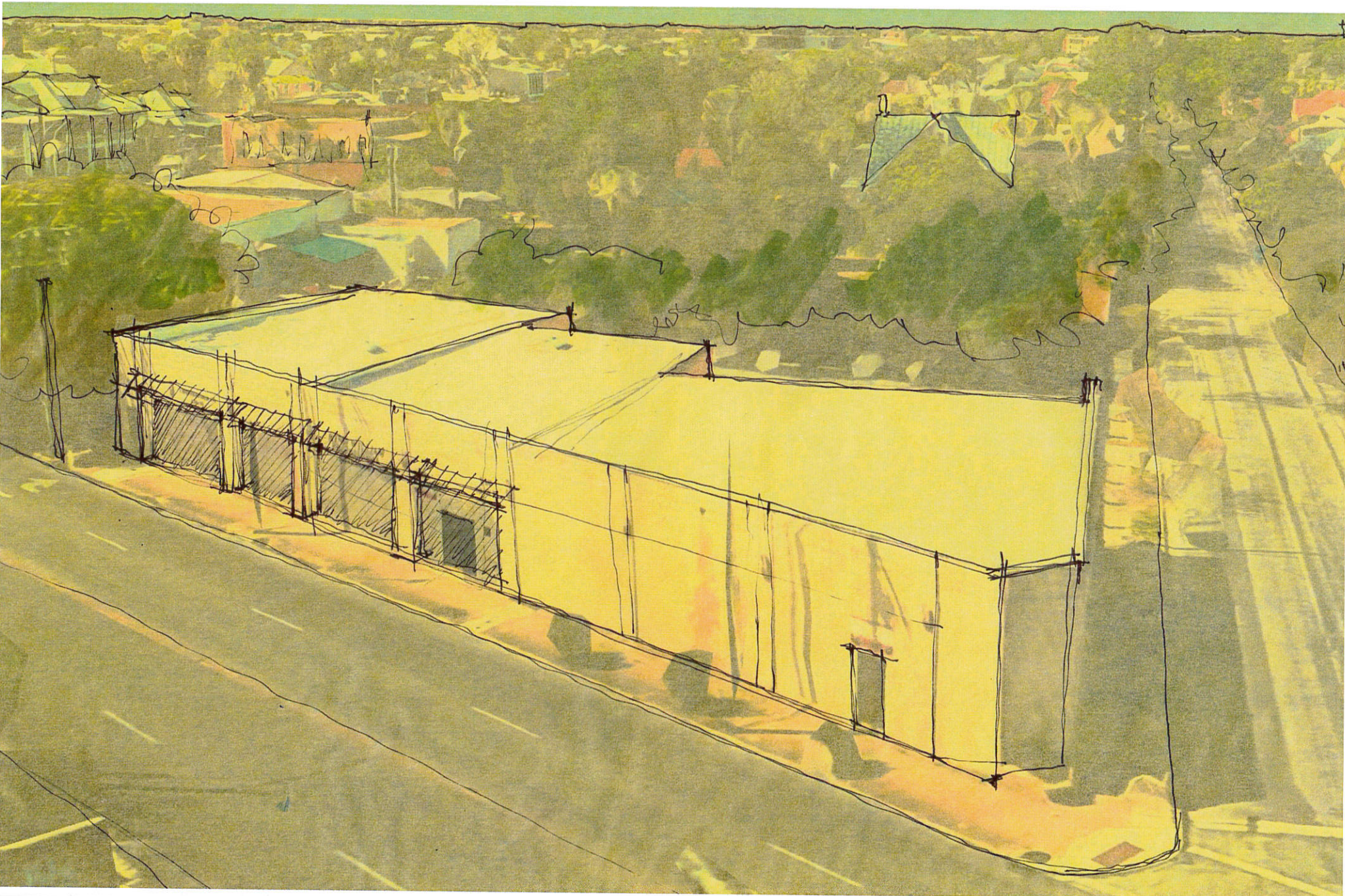
#### **Exclusions:**

Drawings, structural engineering, plan review/permit fees, TDLR, engineer inspections/reports for framing, asbestos or asbestos report, furniture and/or equipment, unforeseen conditions, Mechanical, Electrical, or Plumbing work not explicitly listed above, fire sprinkler and/or fire alarm, re-keying locks, roofing of any kind, warranty of existing roof, and after hours work.



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