

HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 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: March 16, 2018
60-DAY REVIEW: May 15, 2018
REQUEST:

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

1. Install four glass storefront systems.
2. Install four 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:

- a. 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.
- b. At that March 9, 2018, Historic and Design Review Commission hearing, the applicant received conceptual approval to install the proposed storefront system 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. ***This stipulation has not been met.***
- ii. That the proposed awnings be affixed to the wall at the head height of the proposed transom windows, not above as currently proposed. ***This stipulation has been met.***
- iii. That the proposed storefront system doors be centered between column bays. ***This stipulation has not been met.***
- iv. That a brick knee wall feature a height comparable to those found historically on S St Mary's be retained. ***This stipulation has not been met.***
- v. That the proposed storefront system features an overall profile that is comparable to those found on adjacent structures on S St Mary's. ***This stipulation has not been met.***
- c. STOREFRONT SYSTEM – The applicant has proposed to install four glass storefront systems into 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 Street do. Examples have been provided by staff in the case exhibits.
- d. STOREFRONT SYSTEM – The applicant has proposed a storefront system that features an overall height of 10' – 0" – eight feet front the finished floor to the transom windows and transom height of two feet. The proposed storefront systems feature widths of 6' – 0"; 10' – 0"; 10' – 0"; and 16' – 4". Historic structures on S St Mary's feature storefront systems with pony/knee walls ranging in height from 18 to 24 inches, which the applicant has not included. This is inconsistent with the Guidelines for Exterior Maintenance 10.B.i. Staff finds that pony/knee walls, mullion widths and installation depths should be consistent with those found historically in the vicinity on S St Mary's. Additionally, the storefronts should feature uniform widths, centered on the existing column bays which translate to the brick façade.
- e. AWNINGS – The applicant has proposed to install awnings above each storefront system. Per application documents, the applicant has proposed for the awnings to span the width of each existing column bay above the proposed storefront systems and cover the proposed transom windows. The proposed awnings do not feature widths that match the storefront openings.

RECOMMENDATION:

- 1. Staff recommends approval of item #1, the installation of storefront systems with the following, previously approved stipulations. These stipulations are consistent with those approved during conceptual review.
 - 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 storefront system doors be centered between column bays.
 - iii. That a brick knee wall feature a height of approximately (16) inches as noted by the applicant.
 - iv. That the proposed storefront system features an overall profile that is comparable to those found on adjacent structures on S St Mary's.
- 2. Staff recommends approval of item #2, the installation of awnings with the stipulation that awning widths should match the width of the proposed storefront systems.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 20, 2018

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STOREFRONT EXAMPLES - 700 BLOCK OF S ST MARY'S





STOREFRONT EXAMPLES - 700 BLOCK OF S ST MARY'S





KING WILLIAMS PROFESSIONAL BUILDING

SEPTEMBER 2017

|G|R|G

architecture

1 - OVERALL SITE PLAN
SCALE: 1" = 20'-0"



118 BROADWAY #620
SAN ANTONIO, TX. 78205
210.447.7000 (office)

Architect

DOCUMENTS INCOMPLETE:
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

FACADE MODIFICATIONS
KING WILLIAM
PROFESSIONAL BUILDING
809 S. ST. MARY'S,
SAN ANTONIO, TX, 78207

Page Description

OVERALL
SITE PLAN

These drawings and accompanying specifications are to be an Instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation to the Architect.

Drawn By: JR

Checked By: EG

Project No. 018-1115

Date: 14 MARCH 2018

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A1.01



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OVERALL AND
ENLARGED FLOOR
PLANS

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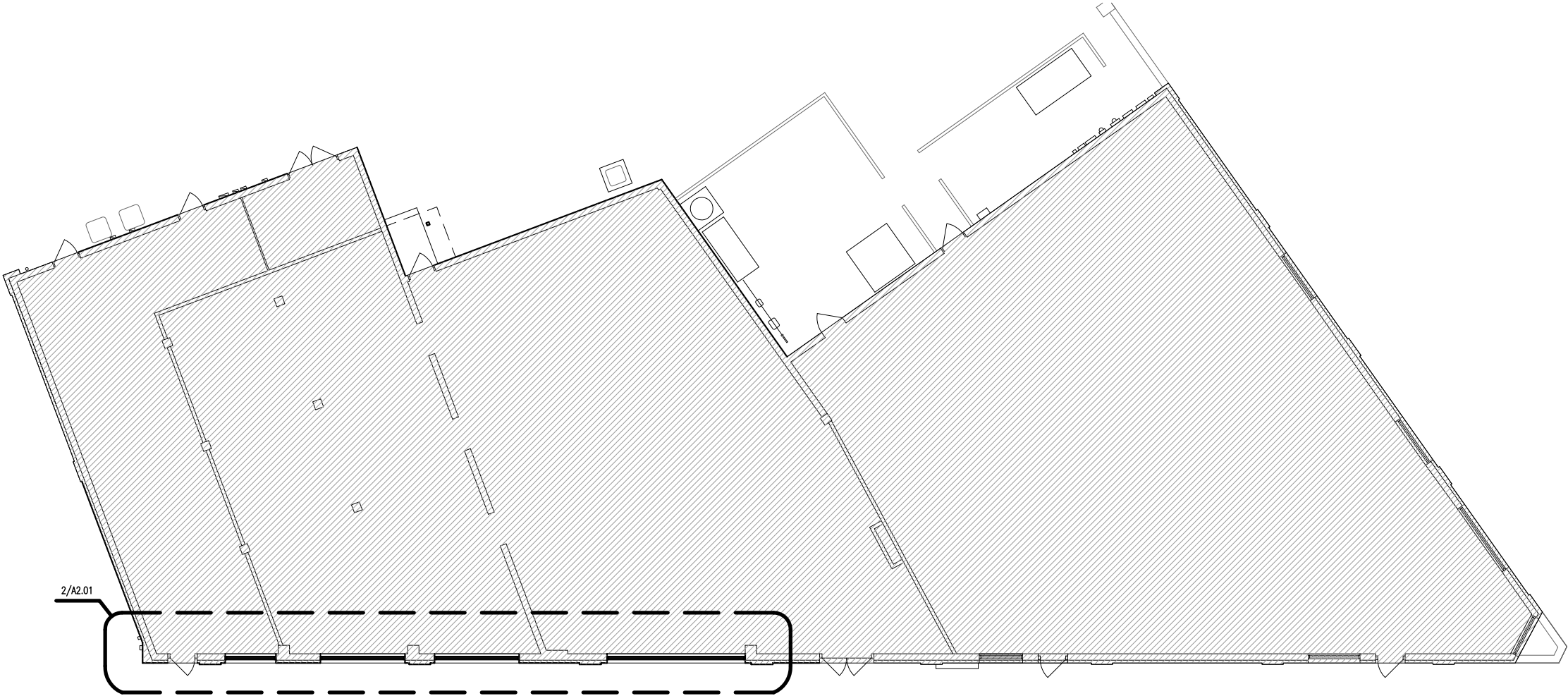
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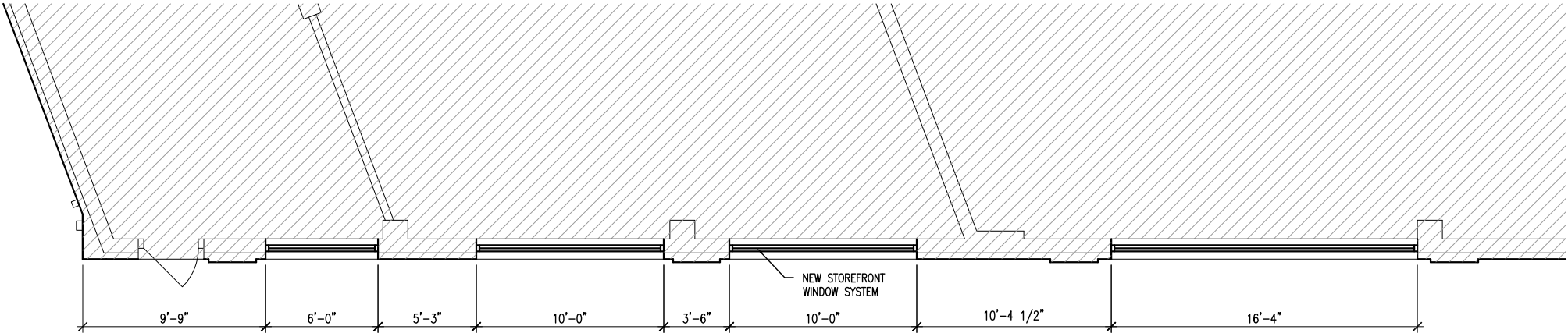
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1 - OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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



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PARTIAL FRONT
ELEVATION AND
WALL SECTION

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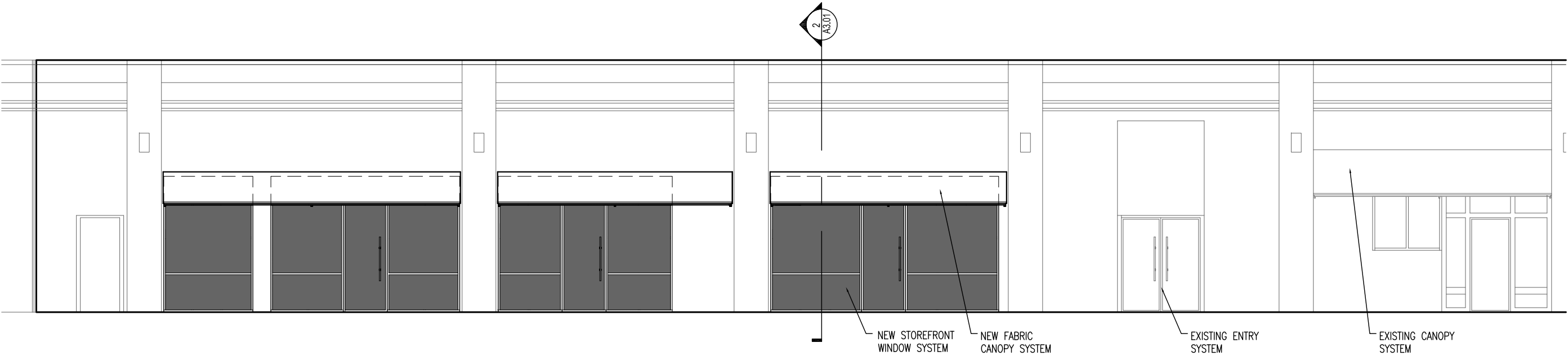
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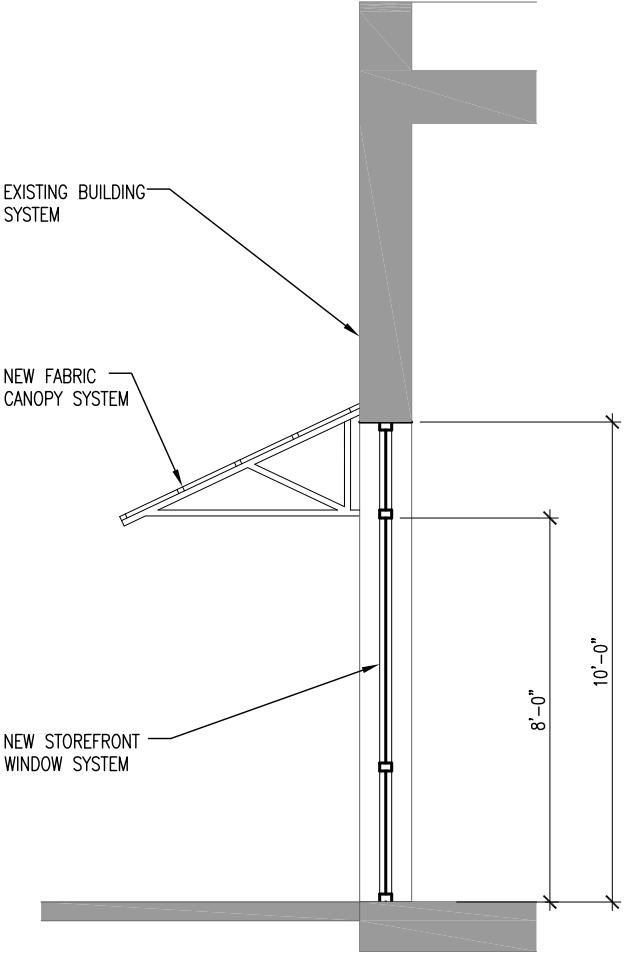
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1 - PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 - WALL SECTION
SCALE: 1/4" = 1'-0"