

HISTORIC AND DESIGN REVIEW COMMISSION

May 02, 2018

HDRC CASE NO: 2018-191
ADDRESS: 1422 E GRAYSON ST
LEGAL DESCRIPTION: NCB 1258 BLK LOT 23
ZONING: C-2 IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Heath Wenrich/RVK Inc.
OWNER: SA Quad Ventures, LLC
TYPE OF WORK: Exterior modifications, window replacement, painting and site modifications
APPLICATION RECEIVED: April 13, 2018
60-DAY REVIEW: June 12, 2018
REQUEST:

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

1. Repaint existing brick and window sills.
2. Replace existing windows with spandrel window panels with metal wall panels.
3. Install new window openings to the existing two story structure and remove existing paint from brick.
4. Install steel frames canopies with metal roofs and stucco soffits.
5. Install trees, plantings and limestone block seating throughout the site.
6. Perform parking lot improvements including the installation of accessible parking, an automatic teller machine and prep for phase two site improvements.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows and Screens

- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

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 commercial structure at 1422 E Grayson was constructed circa 1983 and features five stories of commercial space. The lot also features a two story commercial structure and surface parking. At this time, the applicant has proposed modifications to the five and two story structures and to the site. The applicant has noted that work will be done in two phases. Phase one is the only scope of work under review at this time and does not include signage, the eastern portion of the surface parking lot as noted on the site plan, or architecturally contributing structures.
- b. PAINTING – The applicant has proposed to paint the existing brick, concrete columns and stone window sills on the five story structure. Staff finds the proposal to repaint the existing materials to be appropriate.
- c. WINDOW REPLACEMENT – On the five and two story structures, the applicant has proposed to replace the existing windows with new aluminum framed storefront systems featuring extra dark bronze frames with crystal gray glazing. On the two story commercial structure, the applicant has proposed to install charcoal gray metal wall panels between storefront systems. The proposed modifications are in keeping with the original details of the structure. Staff finds these modifications to be appropriate.
- d. FENESTRATION MODIFICATIONS – The applicant has noted the installation of new windows in the two story commercial structure to feature half the height of the existing fenestration openings. The windows will feature head heights and widths to match that of those currently existing. Staff finds this to be appropriate.
- e. CANOPY INSTALLATION – The applicant has proposed to install steel framed canopies above pedestrian entrances on both east entrances. The proposed steel canopies will feature widths and an overall design that is appropriate for the design of the existing structure. The proposed canopy installations are consistent with the Guidelines for Exterior Maintenance and Alterations 11.B.
- f. SITE WORK – The applicant has noted site work to include improved ADA parking, an automatic teller machine, landscaping and prep for phase two improvements. The applicant has provided staff with a list of landscaping materials that are to be installed. Staff finds the proposed landscaping materials to be appropriate.

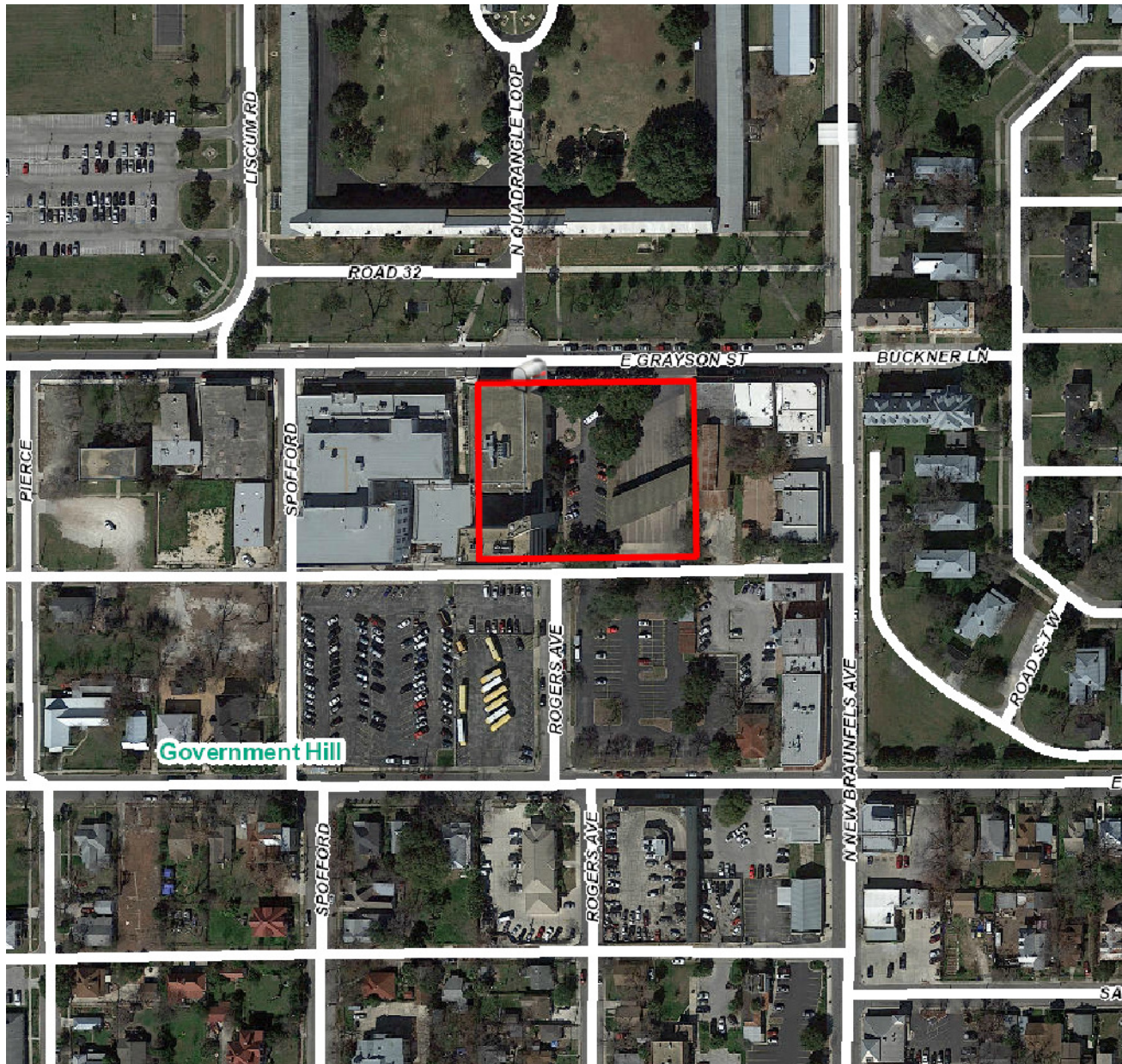
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through f.

Signage and phase two modifications are not included in this review and will be submitted at a later date.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 20, 2018

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.





EXISTING EAST ELEVATION

SCALE: N.T.S.



2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



EXISTING NORTH ELEVATION
SCALE: N.T.S.



2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



EXISTING SOUTH ELEVATION
SCALE: N.T.S.



2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



EXISTING SITE AERIAL
SCALE: N.T.S.



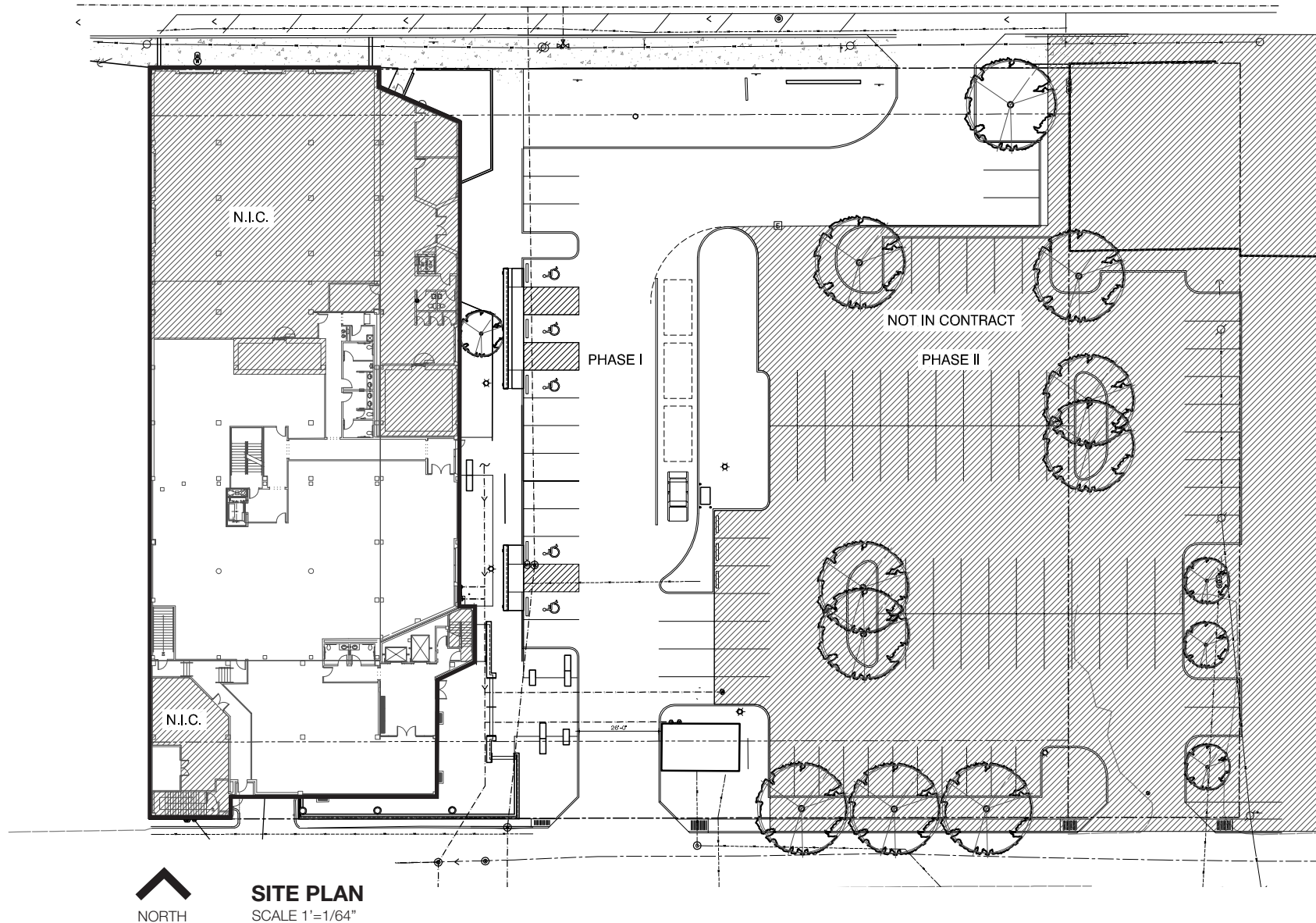
2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



RVK

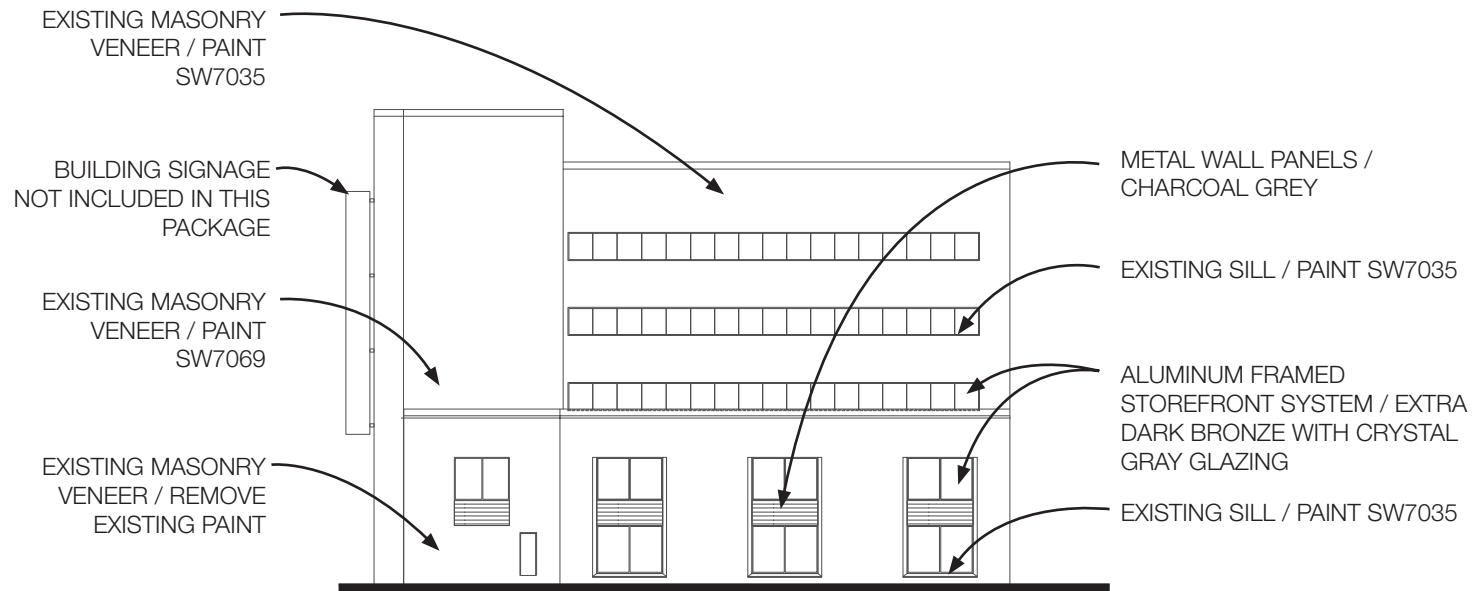
2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



NORTH ELEVATION

SCALE 1'=1/32"



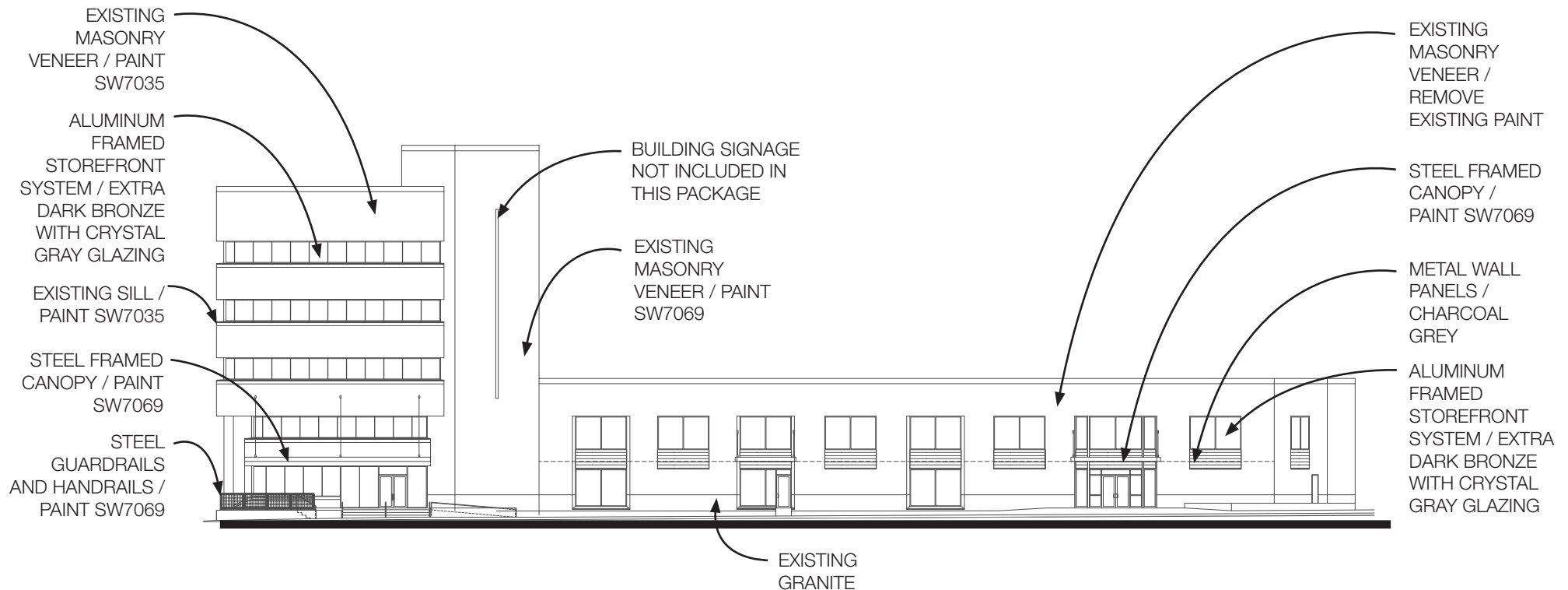
2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



EAST ELEVATION

SCALE 1"=1/32"



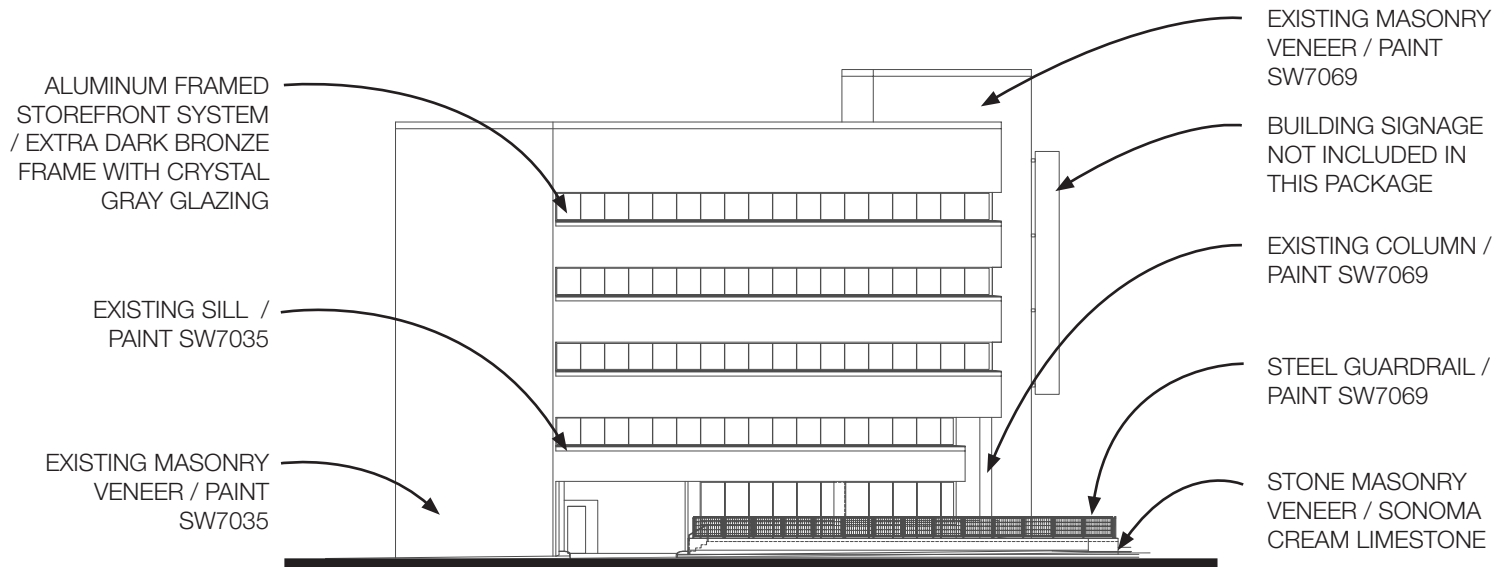
2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



SOUTH ELEVATION

SCALE 1' = 1/32"



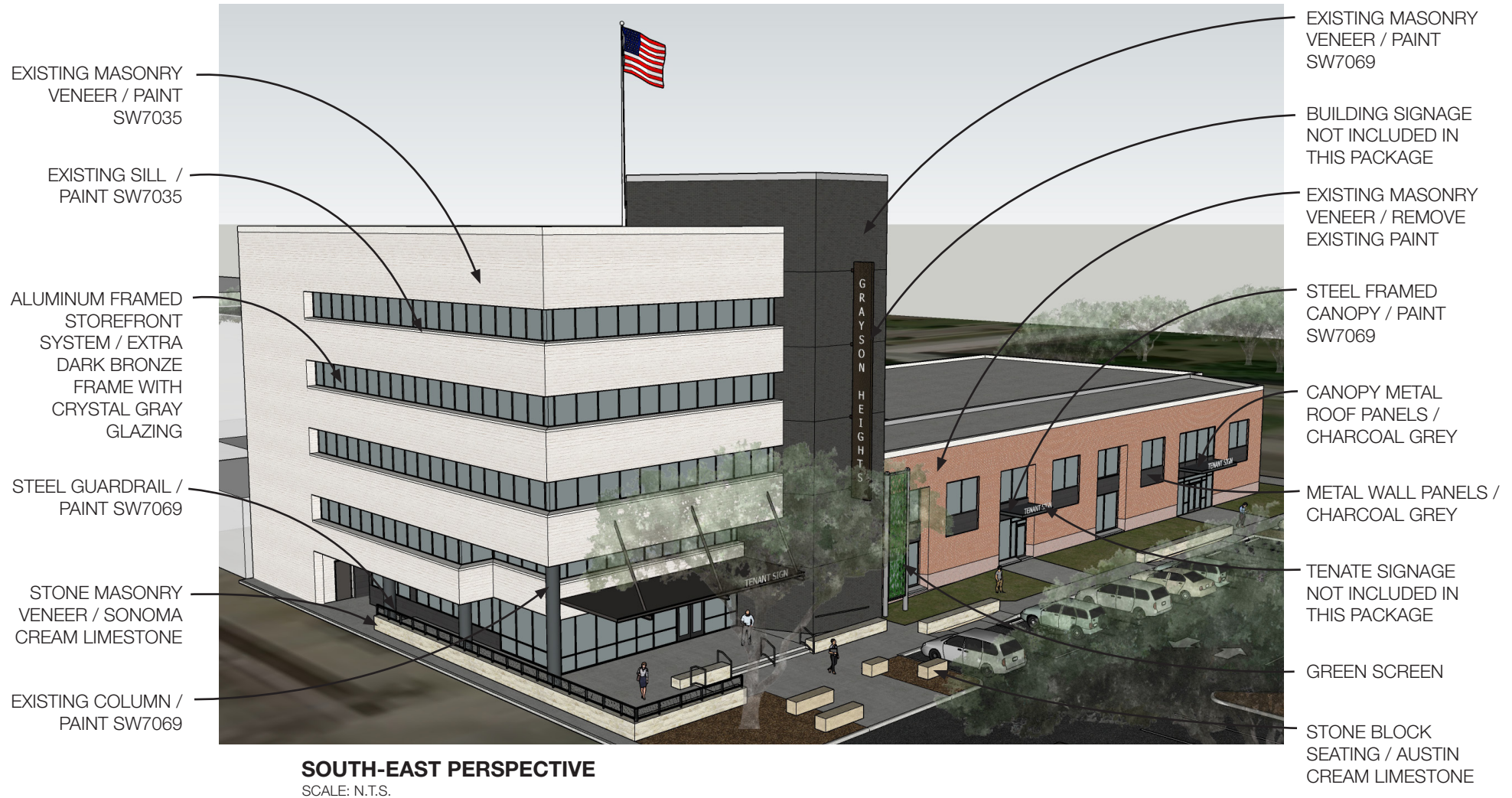
2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



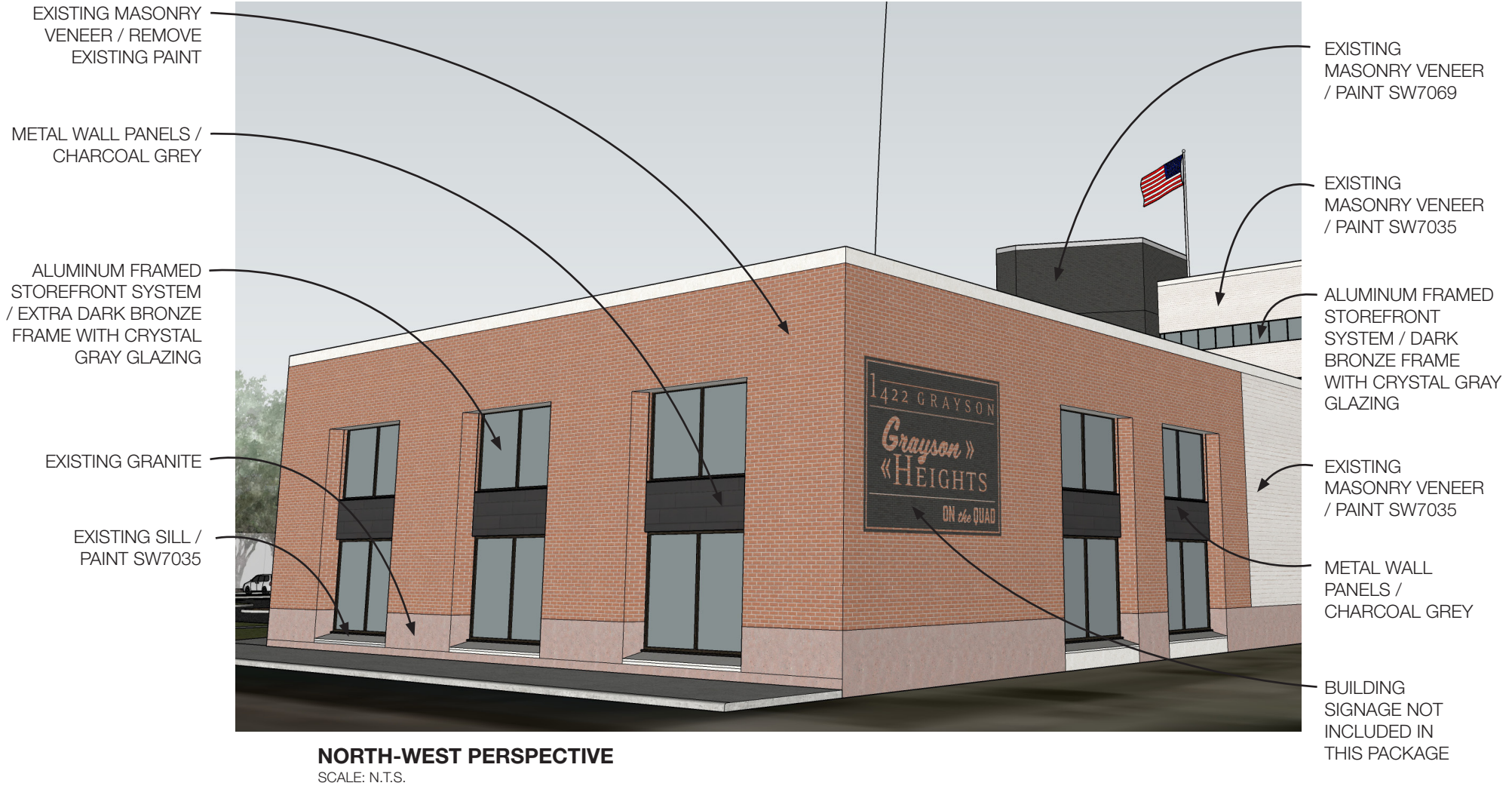
2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



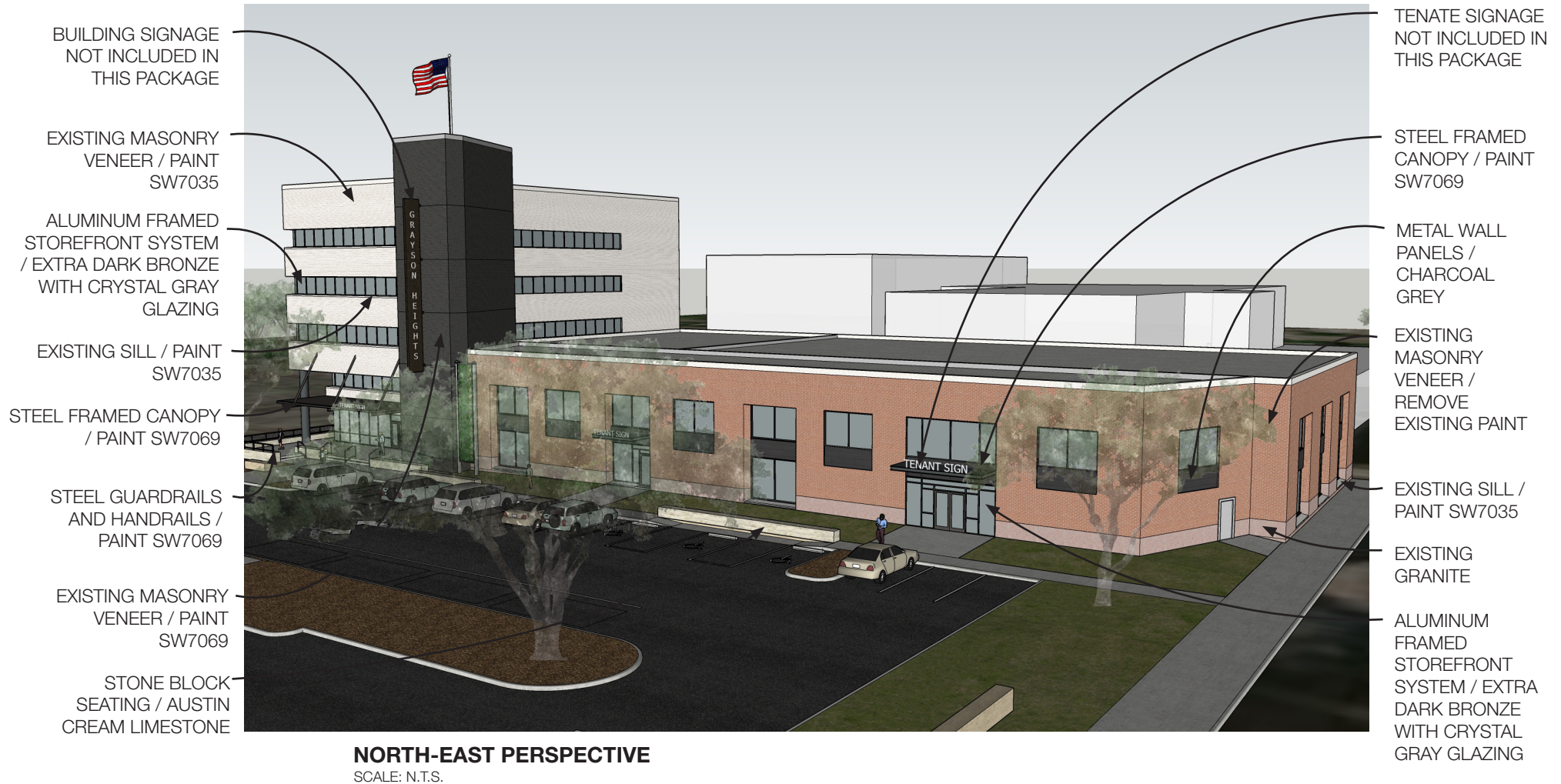
2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

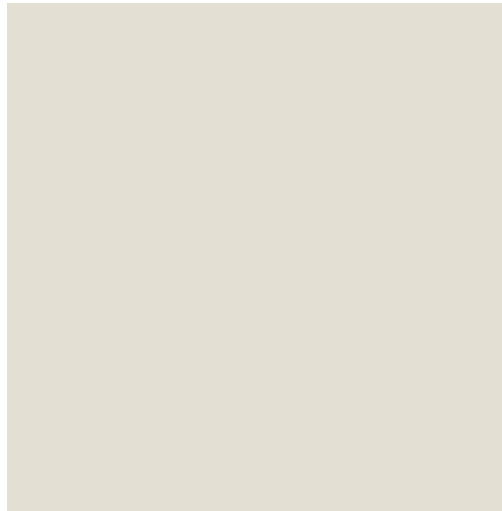
745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.

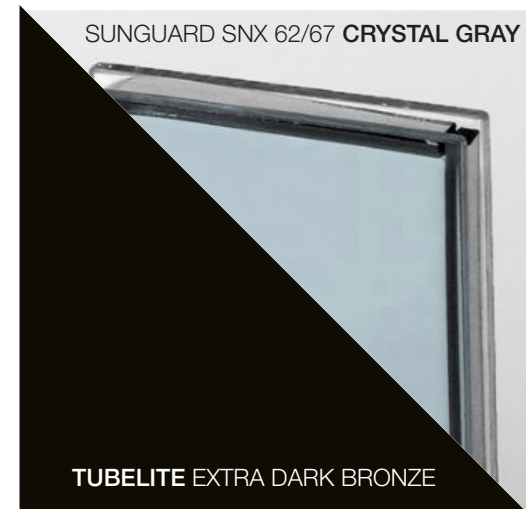
ARCHITECTURAL MATERIALS



PAINT COLOR SW7069 IRON ORE



PAINT COLOR SW7035 AESTHETIC WHITE



ALUMINUM STOREFRONT SYSTEM



METAL PANELS CHARCOAL GREY



EXISTING BRICK PAINT REMOVED



LIMESTONE SONOMA CREAM



2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

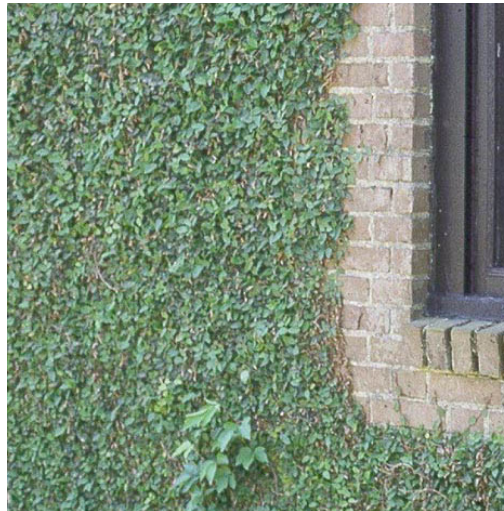
745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.

PLANTING MATERIALS



CORAL SALVIA



FICUS PUMILA



GULF MUHLY



DICHONDRA ARGENTEA (SILVER PONYFOOT)



GREEN SCREEN



GIANT LIRIOPE



2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.

PLANTING MATERIALS



CONFEDERATE JASMINE



SALVIA LEUCANTHA



CORAL HONEYSUCKLE



DICHONDRA ARGENTEA (SILVER PONYFOOT)



MAIDEN HAIR GRASS



NEW GOLD LANTANA



2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives of
people and their environments.

PLANTING MATERIALS



CEDAR ELM



ANAQUA



CRAPE MYRTLE



DECIDUOUS YAUAPON



REDBUD



AUSTIN CREAM LIMESTONE



2018.04.10 | Historic & Design Review Commission

Grayson Street Office

1422 E Grayson, San Antonio, TX, 78208

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Name, Number

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.