

HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

HDRC CASE NO: 2018-532
ADDRESS: 830 W COMMERCE ST
LEGAL DESCRIPTION: NCB 284 BLK 23 LOT E 14.2 OF 1, 2 & W 45.6 OF 3 ARB A2
ZONING: D,HE
CITY COUNCIL DIST.: 5
DISTRICT: Cattleman Square Historic District
LANDMARK: Estrada Hardware Building
APPLICANT: Bruce Embrey
OWNER: Leprechaun West Commerce Property LLC
TYPE OF WORK: Rehabilitation, construction of two, rear egress stairs
APPLICATION RECEIVED: October 09, 2018
60-DAY REVIEW: December 8, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two, metal staircases to provide egress for the second story of the historic structure. Both staircases will be located on the rear of the historic structure. Existing, second level door openings will be used.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

FINDINGS:

- a. The historic structure at 830 W Commerce was constructed circa 1915 and is commonly known as the Estrada Hardware Building. The structure features two stories in height, brick facades and a decorative brick parapet.
- b. STAIRCASE ADDITION – At the rear of the primary historic structure, the applicant has proposed to two, metal staircases to provide egress for the second story of the historic structure. The applicant has noted materials to include metal, which is to be painted to match the color of the building, currently brick painted tan and white. Staff finds the location of the proposed staircases as well as their proposed form to be appropriate.
- c. STAIRCASE ADDITION – As noted in the request, the applicant has proposed to use existing, second story exterior doors to provide egress access to the proposed staircase. Staff finds the reuse of the existing doors to be appropriate.
- d. STAIRCASE ADDITION – Staff finds that the applicant should construct the proposed staircase in a manner that does not result in damage or penetrations to the historic structure's façade. The staircase should feature a structural system that is independent of the historic structure.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the stipulation that the proposed staircase feature a structure that is independent of the historic structure so that no penetrations to the historic structure are a result of the proposed addition.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 22, 2018

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830 W Commerce St



HDRC APPLICATION

WRITTEN NARRATIVE

THE OWNER WILL BE CREATING TWO DISTINCT BUSINESSES IN THIS BUILDING. THE GROUND LEVEL WILL BE FOR RETAIL PURPOSES ONLY (TENANTS ARE UNKNOWN AT THIS TIME). THE UPPER FLOOR WILL BE A RENTAL PROPERTY WITH SEVEN BEDROOMS AVAILABLE TO MULTIPLE TENANTS AT ONE TIME. THERE IS CURRENTLY ONE MEANS OF INGRESS/EGRESS FOR THE SECOND FLOOR, A STAIRWELL LOCATED AT THE FAR WEST END OF THE BUILDING. THIS STAIRWELL IS NOT ENOUGH TO SATISFY FIRE CODE REQUIREMENTS FOR THE SQUARE FOOTAGE OF RESIDENTIAL SPACE ON THE SECOND FLOOR. THUS, WE ARE PROPOSING TWO EXTERIOR STAIRS ALONG THE SOUTH FACE (REAR) OF THE BUILDING. THE EXTERIOR STAIR CASES WILL BE METAL AND PAINTED TO MATCH THE EXISTING COLORS OF THE FAÇADE.

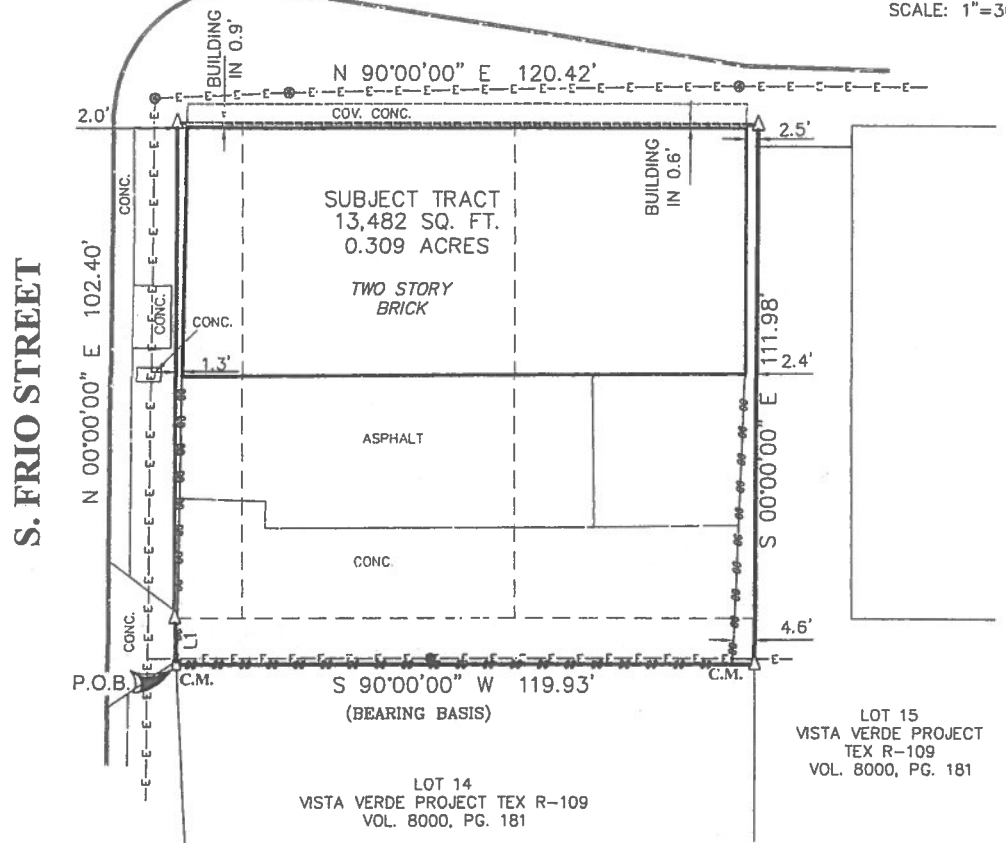
MATERIALS | FINISHES | FABRICS

- MATCH ALL EXISTING COLORS
- TWO METAL STAIRCASES IN THE BACK OF THE BUILDING

NOTE:
CONTROL MONUMENTS (FENCE POSTS) WERE USED FOR
ORIENTATION DUE TO THE LACK OF OTHER
MONUMENTATION.



W. COMMERCE



THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



**Westar
Alamo**
LAND SURVEYORS, LLC

STATE OF TEXAS
REGISTERED
DAVID L. ELZY
4675
PROFESSIONAL
LAND SURVEYOR

DAVID L. ELZA
Registered Professional Land Surveyor
Texas Registration No. 4675

DRAWN BY: JR

G.F. NO.	N/A
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JOB NO.	54995
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TITLE COMPANY: N/A

DATE: 09/28/2012



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842 W Commerce Street
San Antonio, TX
78207

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842 W Commerce Street
San Antonio, TX
78207

7700-25.67 48000000

17WCommerce

CONSTRUCTION DOGS

NO.	DATE	DESCRIPTION OF WORK
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국립계통발생학연구소

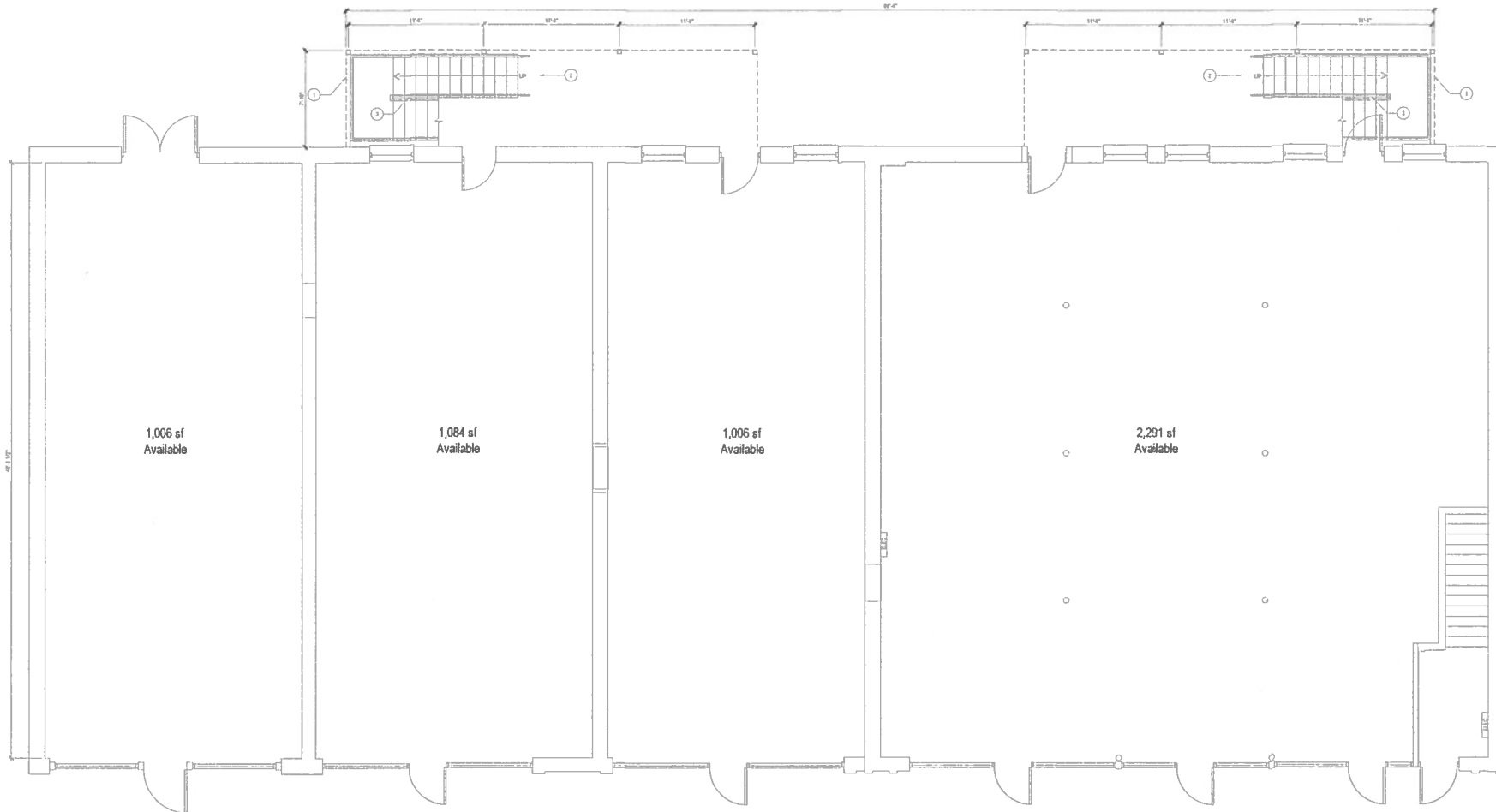
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First Floor Plan

DATE
20 April 2018

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A2.01



1 FIRST FLOOR PLAN

 $u_5^* = 14$ 

KEYED NOTES

1. NEW ADA COMPLIANT METAL STAIRCASE FOR EXPRESS ONLY/RE:
IFLS FOR STAIR DETAILS
2. CONCRETE LANDING PER NBC SEC. 1011.2 / RE: A3.1
3. HANDRAILS AND COLUMNS TO COMPLY WITH SECTION 1014 AND 1015
OF 2015 NBC / RE: A3.1

LEGEND

OVERHEAD CONSTRUCTION

EXISTING CONSTRUCTION



**Embrey
Building**

842 W Commerce Street
San Antonio, TX
78207

**Embrey
& Sons**

842 W Commerce Street
San Antonio, TX
78207

17WCommerce

Second Floor Plan

20 April 2018

A2.02



1 SECOND FLOOR PLAN

1/4" = 1'-0"

KEYED NOTES

1. NEW ADA COMPLIANT METAL STAIRCASE FOR EGRESS ONE WAY.
2. CONCRETE LANDING FOR SEC. 101.1.1 RE. A2.01
3. PROVIDE AND INSTALL TO COMPLY WITH SECTION 101.1 AND 101.2 OF 2015 IRC / RE. A2.01

LEGEND

- OVERHEAD CONSTRUCTION
EXISTING CONSTRUCTION
NEW HATCH CONSTRUCTION













W COMMERCE ST

Legend
■ Future 1
■ G. Trans. Inc.



W COMMERCE ST

Legend
■ Focus 1
■ C. Green/To

