

## HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

**HDRC CASE NO:** 2019-057  
**ADDRESS:** 1900 BROADWAY/403 E GRAYSON  
**LEGAL DESCRIPTION:** NCB 977 BLK 20 LOT 1 & S 3.5 FT OF 2  
**ZONING:** IDZ, RIO-2  
**CITY COUNCIL DIST.:** 2  
**APPLICANT:** Steven Martin/The Boulevardier Group  
**OWNER:** Mr. and Mrs. Robert Shearer  
**TYPE OF WORK:** Construction of an ADA accessible ramp, exterior modifications, screening  
**APPLICATION RECEIVED:** January 29, 2019  
**60-DAY REVIEW:** March 30, 2019  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform modifications to the rear of the structure located at 1900 Broadway, addressed as 403 E Grayson. Within this request, the applicant has proposed the following:

1. Perform exterior modifications to the existing structure including the replacement of a double width door with a single width door, the infill of an overhead rolling door with CMU's to match the existing and the creation of a new single width entrance door.
2. Construct two, CMU walls to feature ten (10) feet in height to serve as screening elements for various patio elements.
3. Construct a trellis structure to span the width of the CMU walls proposed in request item 2.
4. Construct an ADA accessible ramp to be enclosed within a proposed concrete wall to feature 4' – 6" in height.

### APPLICABLE CITATIONS:

*Unified Development Code, Section 35-671 – Criteria for a Certificate of Appropriateness – New Construction , Additions and Alterations*

In considering whether to recommend approval or disapproval of an application for a certificate of appropriateness for new construction, additions or alterations in a river improvement overlay district, the historic and design review commission shall be guided by the compatibility standards set forth below. In making recommendations affecting new buildings or structures which will have more than one (1) important facade, such as those which will face both a street and the river or creek, the historic and design review commission shall consider the visual compatibility standards below with respect to each facade.

The application shall be reviewed for conformance to the general rules and principles contained in this chapter and the applicable guidelines. Applications should be approved if in general conformance with the this chapter and the applicable guidelines but denial of an application by the city manager or the city manager's designee may be based on inconsistency or nonconformance with the approved guidelines.

*Unified Development Code, Section 35-676 – Alteration, Restoration and Rehabilitation*

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

#### **FINDINGS:**

- a. The structure located at 1900 Broadway was constructed circa 1945 and is found on the 1952 Sanborn Map. The structure to the immediate rear (east) of this structure is an addition featuring CMU construction and was constructed circa 1970 and is addressed as 403 E Grayson. The modifications requested as part of this application pertain to the addition only, which is addressed at 403 E Grayson.
- b. **EXTERIOR MODIFICATIONS** – The applicant has proposed to perform exterior modifications to the existing structure including the replacement of a double width door with a single width door, the infill of an overhead rolling door with CMU's to match the existing and the creation of a new single width entrance door. The applicant has noted that the infilled wall section will be finished in stucco and painted. Staff finds this to be appropriate and consistent with the UDC.
- c. **WALL CONSTRUCTION** – The applicant has proposed to construct two, CMU walls to feature ten (10) feet in height to serve as screening elements for various patio elements. The applicant has noted that the infilled wall section will be finished in stucco and painted. Staff finds this to be appropriate and consistent with the UDC.
- d. **TRELLIS STRUCTURE** – The applicant has proposed a trellis structure to span the width of the CMU walls proposed in request item 2. The proposed trellis structure is to feature 2x12 wood joists and copper tubing. Staff finds the proposed trellis system to be appropriate and consistent with the UDC.
- e. **ADA RAMP & SCREENING WALL** – Between the existing façade of the structure and the right of way, the applicant has proposed to construct an ADA accessible ramp to be enclosed within a proposed concrete wall to feature 4' – 6" in height. The proposed screening wall will be constructed of CMU's and will be covered in stucco and painted. Staff finds the proposed ramp to be appropriate and consistent with the UDC.

#### **RECOMMENDATION:**

Staff recommends approval based on findings a through e with the following stipulations:

- i. That the proposed stucco and paint applications match those which exist on the existing structure.
- ii. That the proposed doors feature colors and finishes that match those found on the existing structure.

#### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

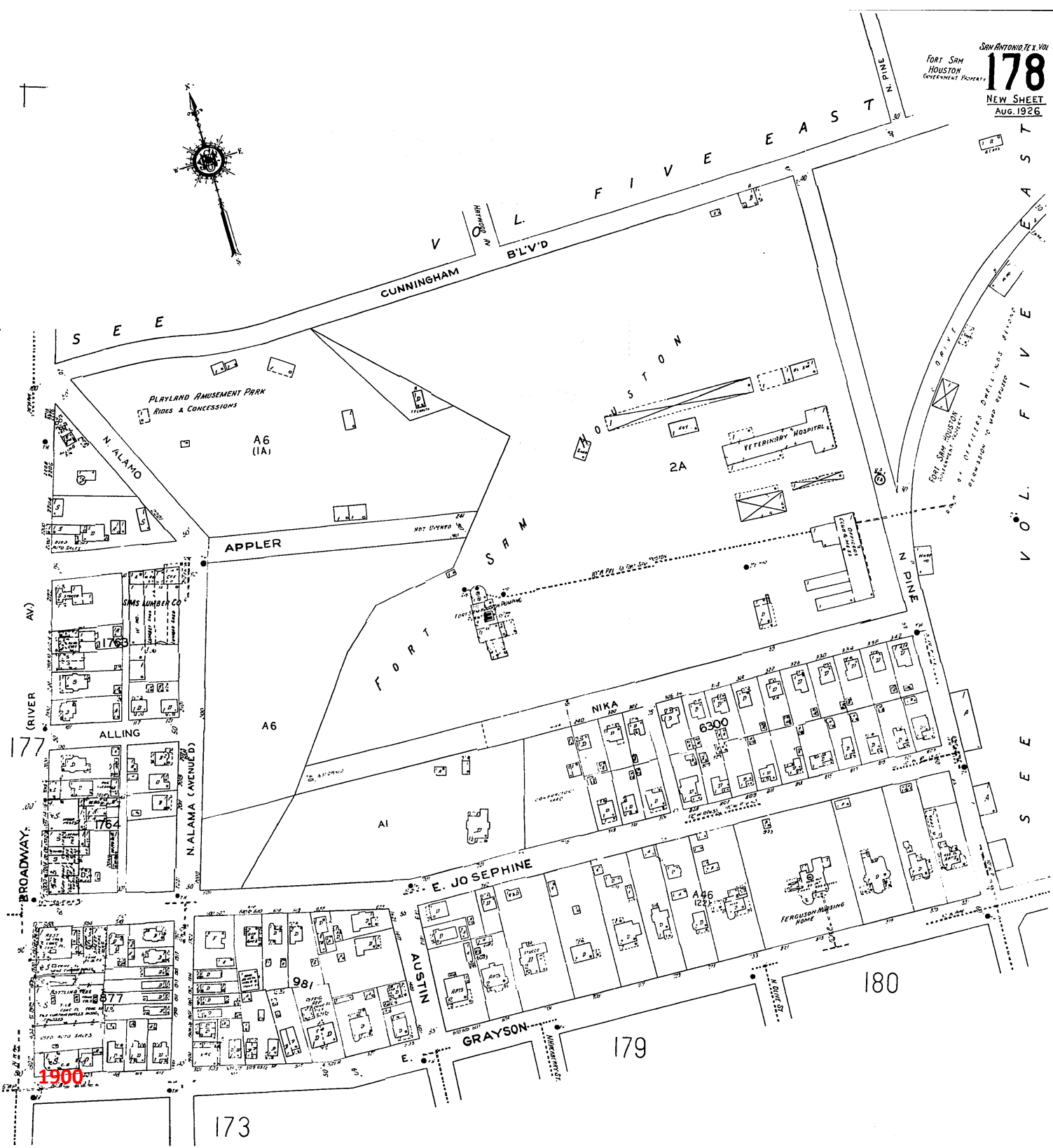
Printed: Feb 06, 2019

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.











1900 Broadway  
SAN ANTONIO, TX 78215

5 January 2019

Office of Historic Preservation  
City of San Antonio Development and Business Services Center  
1901 S. Alamo St.  
San Antonio, TX 78204

**RE: A/P# 2422428, The Brooklynite 1900 Broadway San Antonio, TX 78215**

To Whom It May Concern,

The following is a written description of the proposed scope of work for the remodel of a lease space at 1900 Broadway. All materials and specifications for this project will also be listed, in an effort to fully illustrate our company's intent with regard to this project.

We propose the construction of a ramp that meets the finished floor level and is in accordance with ADA standards. This ramp will be enclosed along the Grayson street side with a concrete block wall that is finished with 3 step stucco and painted in Sherwin Williams Urbane Bronze to match the trim along the adjacent space (Still Golden Social House)



We also propose the construction of two (2) concrete block walls to run perpendicular to the existing building and shield the entrance to this proposed lease space. This concrete block wall will also be finished with 3 step stucco and painted PPG 542-6 "Silverado". Both walls will reach 10 feet in height.



We are proposing 2 x 12 wood joists to run between these two walls to create a trellis entrance throughout the exterior portion of the building. Above the 2 x 12 wood joists, we propose running 1.5" x 0.125" copper tubes spaced at 6" on center. Please see below for a picture of the copper tube we propose to use.



I would like to stress that we are not proposing the demolition or removal of any existing elements to this building *except* the existing metal overhead door that can be seen in pictures of the existing conditions.

Please contact me with any other questions.

Respectfully,

A handwritten signature in black ink, appearing to read "SRM", written over a horizontal line.

Steven Raul Martin  
Partner, The Boulevardier Group





403  
PUSSON

NO PARKING  
AT ALL TIMES  
SEEKING TOWERS  
210-560-6000



403  
e grayson







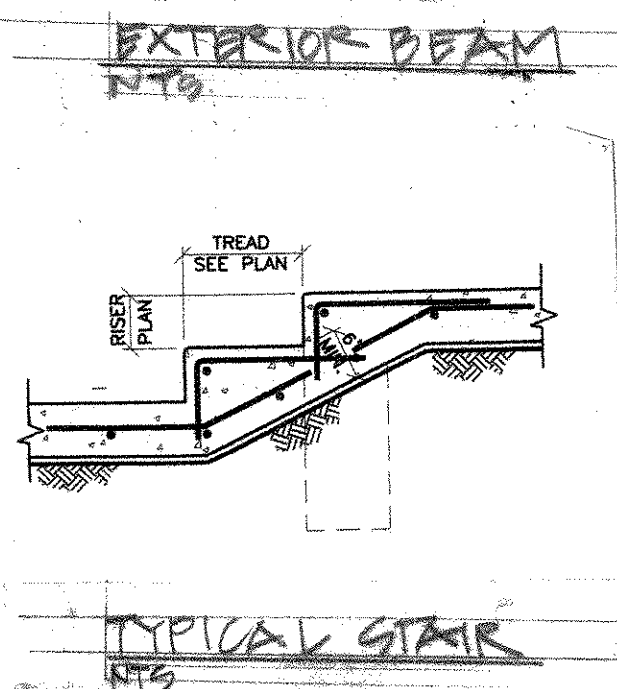






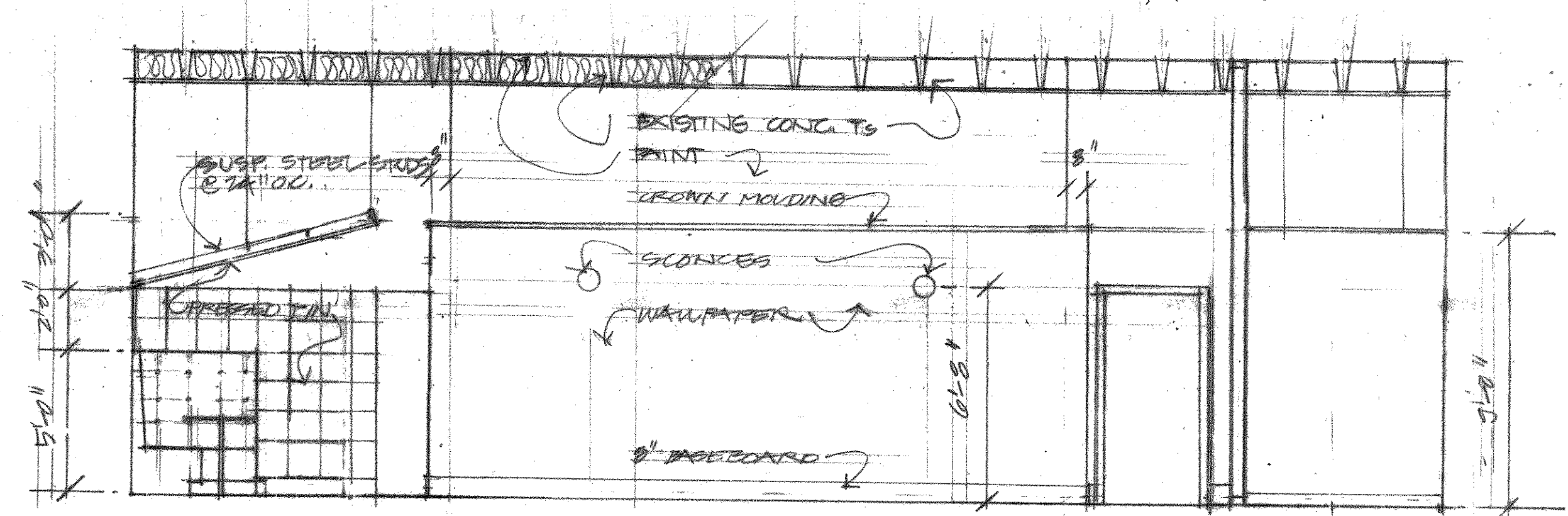
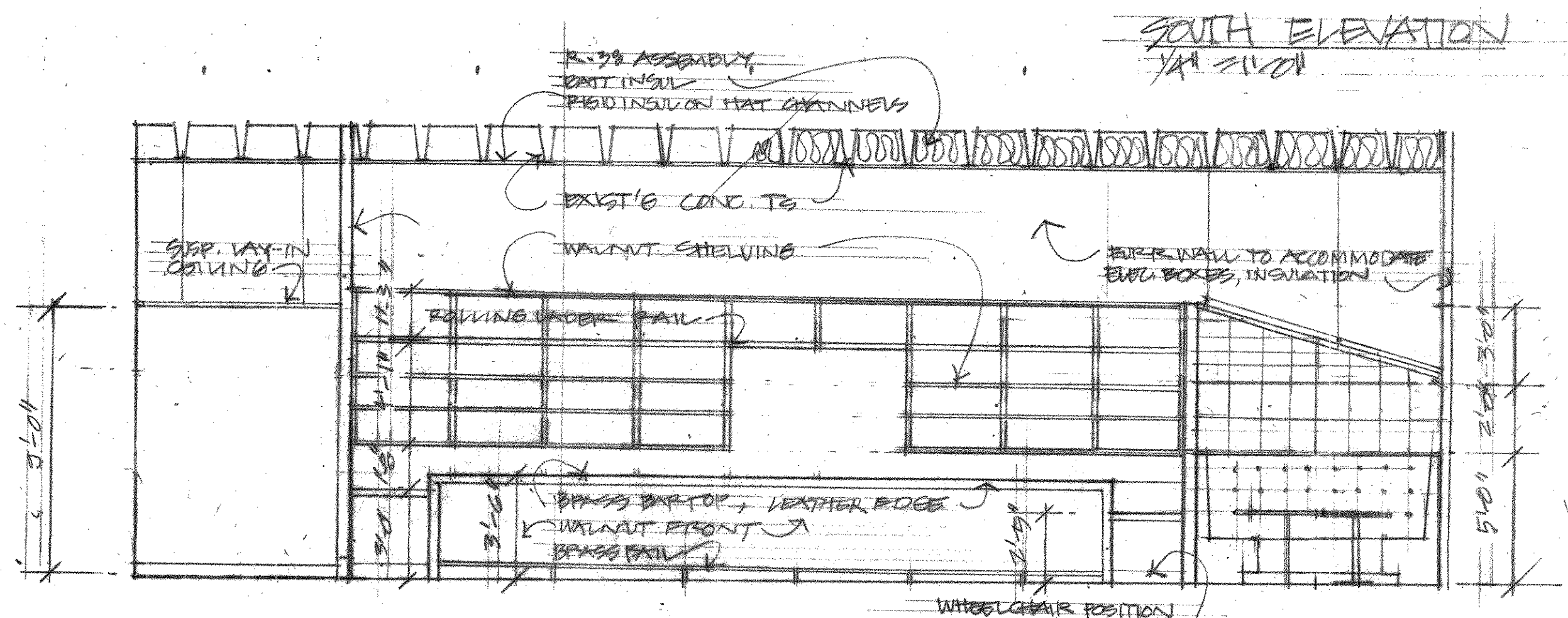




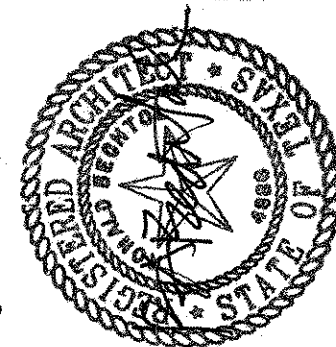


BEAM AND SLAB INFORMATION								
BEAM WIDTH	EXT. BEAM DEPTH	EXT.BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS
12"MIN.	27"MIN.	6"MIN.	26"MIN.	2-#6 TOP 2-#6 BOT.	#3 @21"O.C.	#3 @21"O.C.	#4 @14"O.C.	6"

**BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR PENETRATIONS, DROP AREAS, AND BLOCKOUT LOCATIONS ON SITE.**



Signed: 8/31/18 Expires: 3/31/19



8/14/08

**Ron Bechtol, Architect**  
1810 E. Pyron San Antonio, TX 78223

# The Brooklynite

**1900 Broadway Street San Antonio TX 78215**