

# HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

**HDRC CASE NO:** 2019-458  
**ADDRESS:** 1301 E COMMERCE ST  
**LEGAL DESCRIPTION:** NCB 590 BLK 3 LOT 13, 14 E 60.16' OF 12, & E 183.1' OF 7 & 9  
**ZONING:** AE-1 S, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Alonzo Alston/Sol Studio Architects  
**OWNER:** Store Space  
**TYPE OF WORK:** Exterior modifications  
**APPLICATION RECEIVED:** August 02, 2019  
**60-DAY REVIEW:** October 01, 2019  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform exterior modifications the existing structure at 1301 E Commerce. Within the proposed scope of work, the applicant has proposed the following:

1. Replace the existing stone veneer with stucco and corrugated metal façade panels.
2. Replace the existing, aluminum storefront system with a new storefront system.
3. Replace the existing metal roof system.
4. Paint the existing structure.

## APPLICABLE CITATIONS:

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

### 10. Commercial Facades

#### A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kick plates, 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 structure at 1301 E Commerce was constructed circa 1970 and is located within the Dignowity Hill Historic

District. The structure is found on a 1973 aerial photo. The structure features metal on each façade with the exception of the front (south) façade, which features a stone veneer. The front façade also features metal clad canopy, which occupies the majority of the front façade.

- b. FAÇADE MODIFICATIONS – The applicant has proposed to remove the existing stone veneer, and existing canopy and replace them with stucco and corrugated metal façade panels, and a new steel awning. Generally, staff finds that the existing stone façade provides architectural significance and façade depth and separation that would be lost with the proposed modification. Staff finds that existing façade elements should be retained in some capacity.
- c. STOREFRONT SYSTEM REPLACEMENT – The applicant has proposed to replace the existing storefront system with a new storefront system. The new storefront system will increase the overall amount of fenestration on the south, street facing façade. As noted in finding b, staff finds that elements of the existing façade, primarily the stone should remain in some capacity. Staff finds that replacement of the existing storefront system in combination with retaining stone elements is appropriate.
- d. ROOF REPLACEMENT – The applicant has proposed to replace the existing roof structure, which currently is not visible from the right of way. Staff finds this in-kind replacement to be appropriate.
- e. PAINTING – The applicant has proposed to repaint the existing structure red, white and gray. The colors that have been proposed are generally inconsistent with those found historically throughout the Dignowity Hill Historic District. Staff finds that the applicant should consider alternative colors and color patterns to those proposed.

### **RECOMMENDATION:**

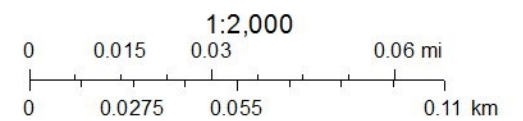
Staff does not recommend approval based on findings a through e. Staff recommends the following:

- i. That the applicant retain existing stone façade elements to maintain façade depth and separation as noted in finding b.
- ii. That the applicant modify the proposed colors to those found historically throughout the Dignowity Hill Historic District.

# City of San Antonio One Stop



August 15, 2019



© 2019 Google  
COMMERCIAL  
STORAGE  
SPECIALISTS

SELF STORAGE





2 August 2019

**Office of Historic Preservation and  
Historic and Design Review Commission  
1901 South Alamo Street  
San Antonio, TX 78204**



Re: 1301 E. Commerce St. – Store Space Project - Submittal Request for Certificate of Appropriateness

To the Office for Historic Preservation and Historic and Design Review Commission,

We are pleased to inform you of the design intentions to modify the current Storage Building into Store Space Self Storage Facility.

Most of the modifications to the building shall occur on the interior of the building. However, the extent of the exterior improvements are as follows:

- 1) Commerce St. Facing Façade (South Facing): Replace existing Stone with 3-Coat Stucco System and replace existing storefront window/door system with a New Storefront System
- 2) The North, East and West Facing Facades shall be Painted
- 3) No Additions or Other Building Removals Scheduled on the Project

The exterior materials of the building that remain shall be cleaned to provide a fresh appearance. If there are any questions or concerns about the proposed design intentions for this project, please feel free to contact our office.

Alonzo C. Alston, RA, NCARB  
Sol Studio Architects, LLC  
1438 S Presa St  
San Antonio, Texas 78210  
210.320.2182 (O)  
alston@solstudioarchitects.us



**SOUTH FACADE - EXISTING**



**NORTH FACADE - EXISTING**

MANSARD ROOF TO BE REPLACED  
STOREFRONT TO BE REPLACED  
STONE VENEER TO BE REPLACED

EXISTING WALL TO BE PAINTED

THESE DOCUMENTS ARE  
INCOMPLETE AND FOR INTERIM  
REVIEW ONLY.

"NOT FOR REGULATORY  
APPROVAL, PERMITTING OR  
CONSTRUCTION"

UNDER THE AUTHORIZATION OF:

ALONZO C. ALSTON, RA  
# 2 0 6 7 1

1

## EXISTING BUILDING PHOTOS

SCALE: N.T.S.



1 4 3 8 S P R E S A S T  
S A N A N T O N I O , T E X A S 7 8 2 1 0  
2 1 0 . 3 2 0 . 2 1 8 2  
W W W . S O L S T U D I O A R C H I T E C T S . U S

© THESE DOCUMENTS CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM SOL STUDIO ARCHITECTS

**STORE SPACE - E. COMMERCE**  
1301 E COMMERCE ST  
SAN ANTONIO, TEXAS 78205  
PROJECT NO: 2019040  
DATE: 02 AUGUST 2019

SHEET

**DWG 1**

1 OF 7 SHEETS



**SOUTH FACADE - EXISTING**

EXISTING WALL TO BE PAINTED  
 EXISTING DOORS TO BE PAINTED  
 EXISTING WALL TO BE PAINTED  
 EXISTING WINDOWS TO REMAIN



**NORTH FACADE - EXISTING**

THESE DOCUMENTS ARE  
 INCOMPLETE AND FOR INTERIM  
 REVIEW ONLY.

"NOT FOR REGULATORY  
 APPROVAL, PERMITTING OR  
 CONSTRUCTION"

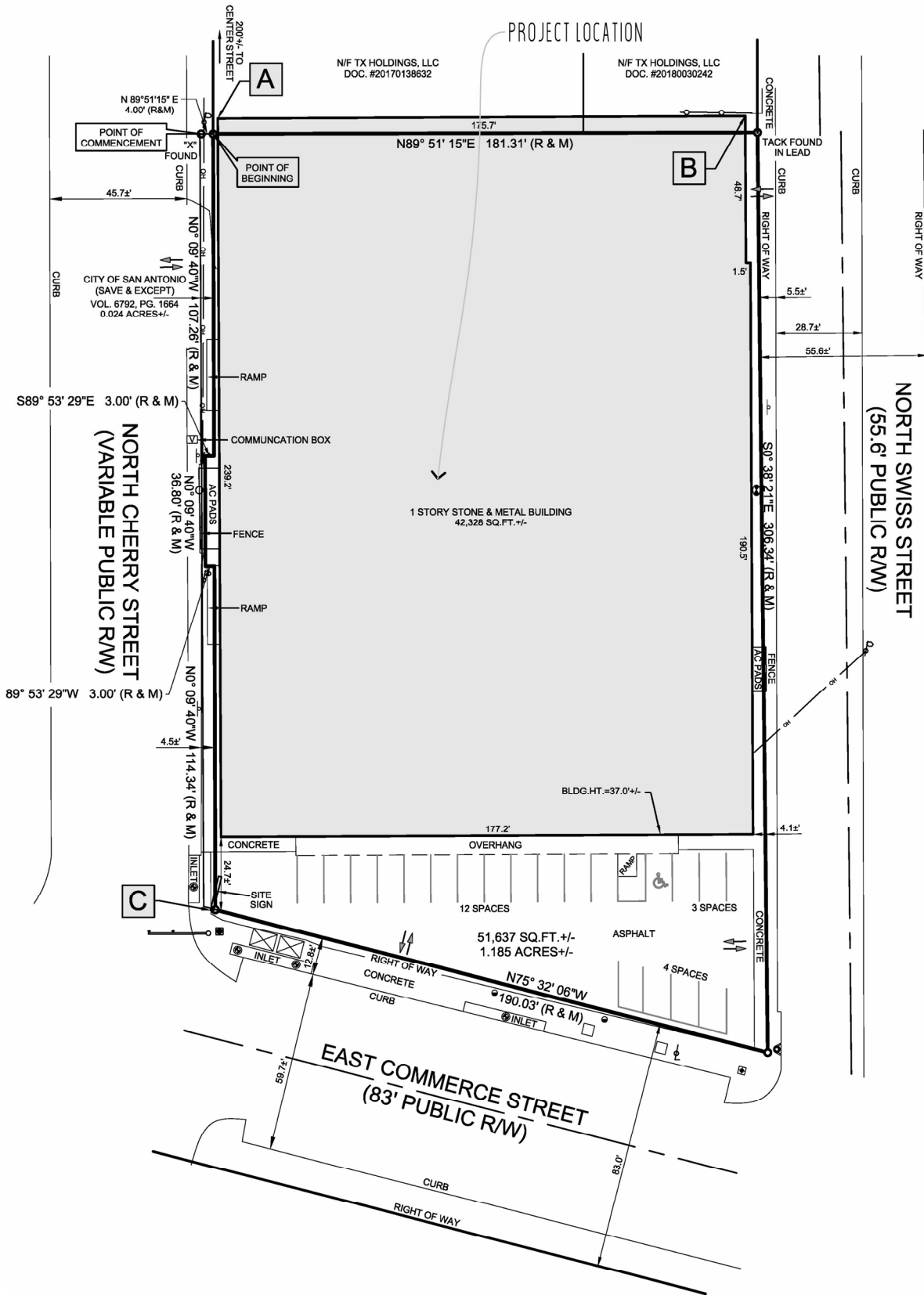
UNDER THE AUTHORIZATION OF:

ALONZO C. ALSTON, RA  
 # 2 0 6 7 1

1

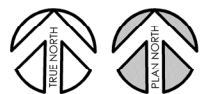
**EXISTING BUILDING PHOTOS**

SCALE: N.T.S.



# 1 SITE PLAN

SCALE: 1/8" = 1'-0"



1438 SPRESA ST  
SAN ANTONIO, TEXAS 78210  
210.320.2182  
WWW.SOLSTUDIOARCHITECTS.US

**STORE SPACE - E. COMMERCE**  
1301 E COMMERCE ST  
SAN ANTONIO, TEXAS 78205  
PROJECT NO: 2019040  
DATE: 02 AUGUST 2019

SHEET  
**DWG 3**

3 OF 7 SHEETS

STUCCO AND STEEL  
AWNINGS - SHERWIN  
WILLIAMS PAINT -  
PATRIOT RED

STUCCO-SHERWIN  
WILLIAMS  
PAINT -  
ASH  
GREY

STUCCO-SHERWIN  
WILLIAMS  
PAINT -  
NEBULOUS  
WHITE

MBCI  
CORRUGATED  
PANEL -  
CHARCOAL  
GREY

## COLOR SELECTIONS



PROPOSED



ORIGINAL

1

## EXTERIOR PERSPECTIVE - SOUTH FACADE

SCALE: N.T.S.



1 4 3 8 S P R E S A S T  
S A N A N T O N I O , T E X A S 7 8 2 1 0  
2 1 0 . 3 2 0 . 2 1 8 2  
W W W . S O L S T U D I O A R C H I T E C T S . U S

© THESE DOCUMENTS CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM SOL STUDIO ARCHITECTS

**STORE SPACE - E. COMMERCE**  
1301 E COMMERCE ST  
SAN ANTONIO, TEXAS 78205  
PROJECT NO: 2019040  
DATE: 02 AUGUST 2019

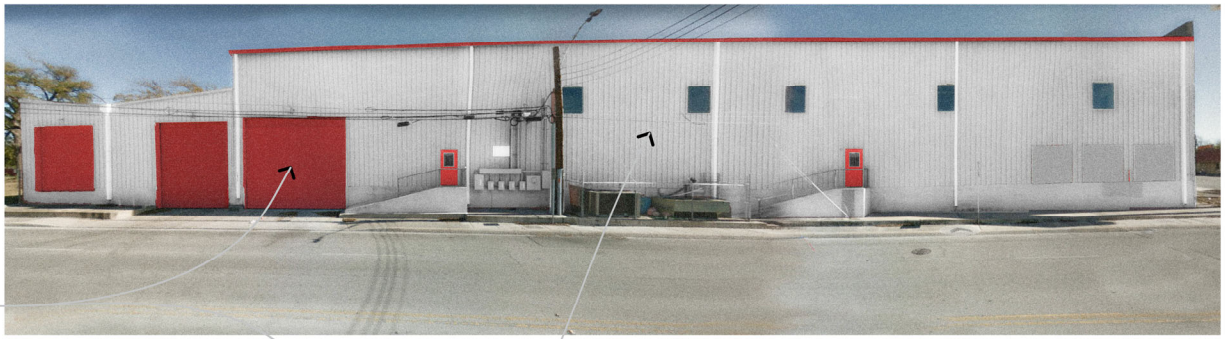
SHEET

**DWG 4**

4 OF 7 SHEETS

DOORS AND CAP  
FLASHING - SHERWIN  
WILLIAMS PAINT -  
PATRIOT RED

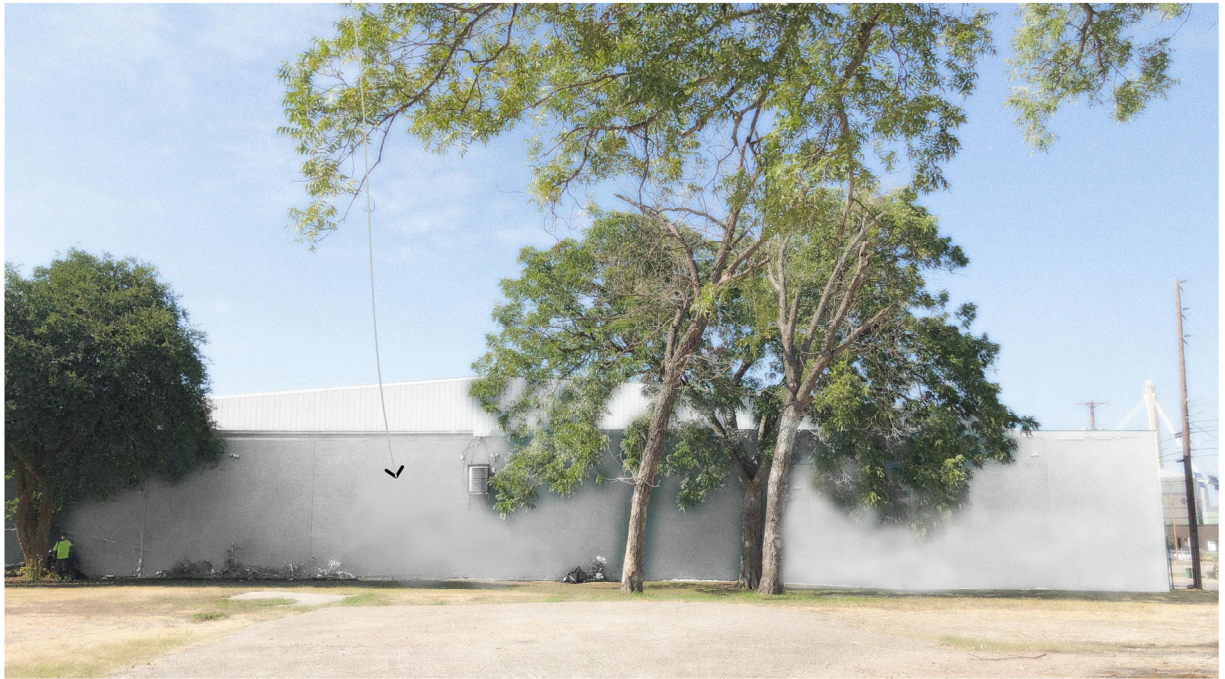
STUCCO - SHERWIN  
WILLIAMS  
PAINT -  
ASH  
GREY



PROPOSED - WEST FACADE



PROPOSED - EAST FACADE



PROPOSED - NORTH FACADE



## EXTERIOR ELEVATIONS

SCALE: N.T.S.



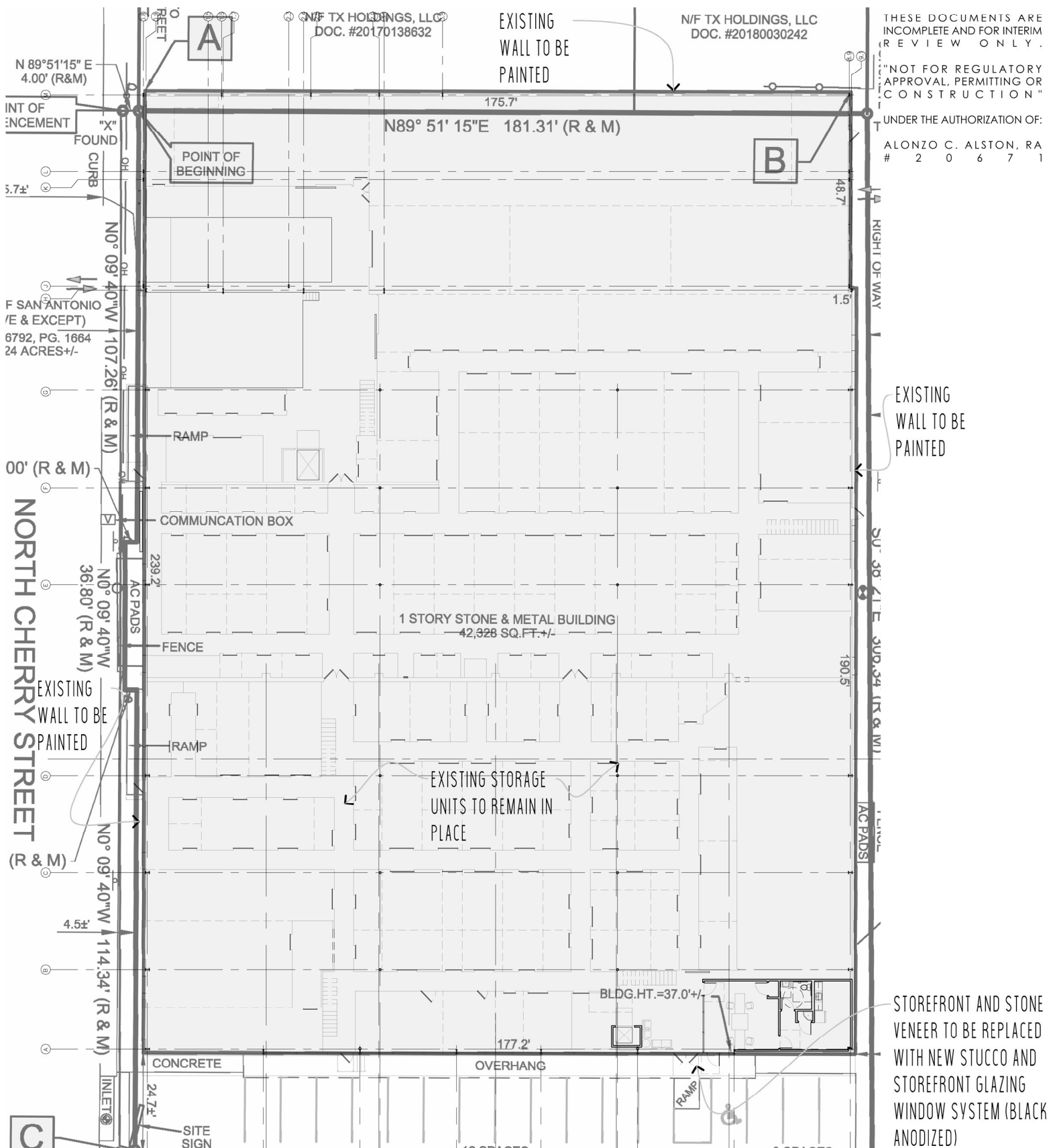
1 4 3 8 S P R E S A S T  
S A N A N T O N I O , T E X A S 7 8 2 1 0  
2 1 0 . 3 2 0 . 2 1 8 2  
W W W . S O L S T U D I O A R C H I T E C T S . U S

**STORE SPACE - E. COMMERCE**  
1301 E COMMERCE ST  
SAN ANTONIO, TEXAS 78205  
PROJECT NO: 2019040  
DATE: 02 AUGUST 2019

SHEET

**DWG 5**

5 OF 7 SHEETS



# 1 PROPOSED FLOOR PLAN

SCALE: 1/32"=1'-0"



1 4 3 8 S P R E S A S T  
S A N A N T O N I O , T E X A S 7 8 2 1 0  
2 1 0 . 3 2 0 . 2 1 8 2  
W W W . S O L S T U D I O A R C H I T E C T S . U S

**STORE SPACE - E. COMMERCE**  
1301 E COMMERCE ST  
SAN ANTONIO, TEXAS 78205  
PROJECT NO: 2019040  
DATE: 02 AUGUST 2019

SHEET

**DWG 6**

6 OF 7 SHEETS

THE PROPOSED DESIGN AND CONSTRUCTION FEATURES AND SPECIFICATIONS OF THE BUILDING IMPROVEMENTS ARE AS FOLLOWS:

- A. BUILDING LOCATION: LOCATED AT 1301 E. COMMERCE ST..
- B. EXISTING USE: SELF STORAGE FACILITY (NO CHANGE IN USE)
- C. EXISTING STRUCTURE: PRE-ENGINEERED METAL BUILDING WITH CMU INFILL AND EXISTING STEEL STRUCTURAL ADDITION.
- D. ROOF: METAL ROOFING TO BE REPLACED IN-KIND.
- E. EXTERIOR CLADDING: EXISTING METAL PANELS TO BE PAINTED, NEW 3-COAT STUCCO SYSTEM TO REPLACE STONE FACADE.
- F. WINDOWS / DOORS: NEW STOREFRONT WINDOW/DOOR SYSTEM TO REPLACE EXISTING SYSTEM. (KAWNEER, YKK OR APPROVED EQUAL.) COMMERCE FACING FACADE ONLY. ALL OTHER FENESTRATIONS TO REMAIN IN PLACE.
- G. PAINT FINISHES: EXTERIOR PAINTING SCHEDULED ON PROCEEDING DRAWINGS.
- H. SIGNAGE: SIGNAGE APPROVED ON PREVIOUS PERMIT. NO SIGNAGE REVIEW REQUESTED AT THE TIME OF THIS REQUEST.

1

## PROPOSED MATERIAL SPECIFICATIONS

SCALE: N.T.S.



1 4 3 8 S P R E S A S T  
S A N A N T O N I O , T E X A S 7 8 2 1 0  
2 1 0 . 3 2 0 . 2 1 8 2  
W W W . S O L S T U D I O A R C H I T E C T S . U S

© THESE DOCUMENTS CAN NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM SOL STUDIO ARCHITECTS

**STORE SPACE - E. COMMERCE**  
1301 E COMMERCE ST  
SAN ANTONIO, TEXAS 78205  
PROJECT NO: 2019040  
DATE: 02 AUGUST 2019

SHEET

**DWG 7**

7 OF 7 SHEETS