

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: September 09, 2019
60-DAY REVIEW: November 08, 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 system and dry stack stone, and replace the existing mansard roof with new framework to emulate the original mansard roof structure.
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. **STRUCTURAL CONDITION** – The applicant has submitted a structural engineer’s letter noting deterioration and a loss of structural significance to the existing canopy. If the existing canopy is structurally unsound, staff finds its removal and reconstruction to be the most appropriate option.
- c. **FAÇADE MODIFICATIONS** – The applicant has proposed to remove the existing stone veneer, and existing canopy and replace them with stucco and a dry stack stone system, and a new steel awning. Generally, staff finds that the existing stone façade provides architectural integrity and façade depth and separation. The proposed modifications introduce forms and materials that are not found historically in the district, including the additional storefront and new canopy frame system, and are contemporary in nature. While staff finds that modifications to the exterior may be appropriate, staff finds that existing materials should remain, or that stone or a modular masonry material be installed. Staff does not find the use of metal siding to be appropriate in place of the mansard roof canopy. Additionally, staff does not find the use of stucco to be appropriate.
- d. **STOREFRONT SYSTEM REPLACEMENT** – The applicant has proposed to replace the existing storefront system with a new storefront system. Beneath the existing canopy, the storefront modifications would essentially replace the existing storefront system. Generally, staff finds this to be appropriate within the confines of replacement of the existing storefront system only.
- e. **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.
- f. **PAINTING** – The applicant has proposed to repaint the existing structure blue, 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:

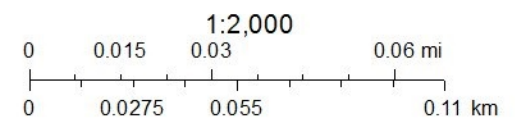
Staff does not recommend approval based on findings a through e. Staff finds that modifications to structures within historic districts should relate to materials and structures found historically within the district. The proposed modifications and materials are not found historically within the district, and therefore, staff recommends the following:

- i. That the applicant retain existing stone façade elements to maintain façade depth and separation, as well as the profile of the mansard roof as noted in finding c, or propose a replacement stone or modular masonry material. All stucco and contemporary metal siding should be eliminated.
- 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



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COMMERCIAL
STORAGE
SPECIALISTS

SELF STORAGE





6 September 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 dry stack stone. Replace existing storefront window/door system with a New Storefront System. Replace mansard roof with mansard-like framework to emulate the original façade depth.
- 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



September 9, 2019

Mr. Alonzo Alston
Principal
SOL Studio Architects
1438 South Presa
San Antonio, TX 78210

Re: East Commerce Storage
1301v East Commerce St.
San Antonio, TX
Barker Structural No. 218520A

Dear Mr. Alston:

9/9/2019

As you are aware, we visually reviewed the referenced storage structure in the summer of 2018 and made recommendations. Due to structural inadequacy and/or structural deterioration, we recommended that a portion of the 2nd floor (east side) be removed down to the floor slab and that the remainder of the 2nd floor be removed down to the support beams or possibly down to the slab, depending on the design of the replacement structure. We also noted significant rusting of some of the wind girts where water had infiltrated.

The entrance canopy is cantilevered off the front wall. The canopy is enclosed but water damage is evident at the underside of the soffit. It is likely that the support structure has rusted. The cantilevered canopy is periodically subjected to dynamic wind loading.

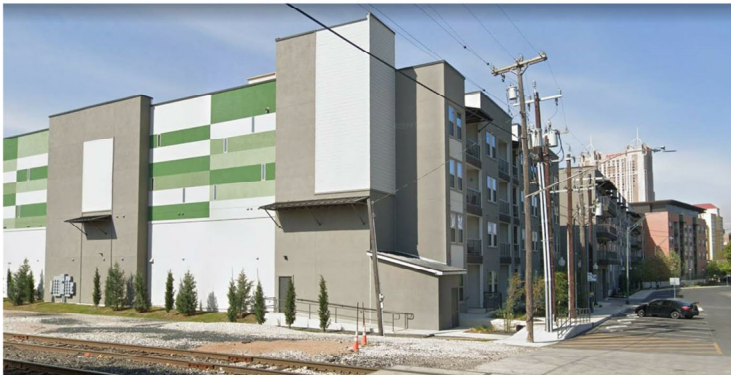
The public will access the facility from under this canopy. In our opinion, the canopy poses a significant risk to the public and should be removed.

Sincerely,
BARKER STRUCTURAL,

A handwritten signature in blue ink, appearing to read 'Kris Barker'.

Kris Barker, P.E.
Principal





1

PHOTOS

SCALE: N.T.S.



STUDIO
ARCHITECTS, LLC

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

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STORE SPACE - E. COMMERCE
1301 E COMMERCE ST
SAN ANTONIO, TEXAS 78205
PROJECT NO: 2019040
DATE: 28 AUGUST 2019

SHEET

IMG1

1 OF 1 SHEETS



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

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UNDER THE AUTHORIZATION OF:
ALONZO C. ALSTON, RA, NCARB
2 0 6 7 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
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W W W . S O L S T U D I O A R C H I T E C T S . U S

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STORE SPACE - E. COMMERCE
1301 E COMMERCE ST
SAN ANTONIO, TEXAS 78205
PROJECT NO: 2019040
DATE: 30 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

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 # 2 0 6 7 1



EXISTING BUILDING PHOTOS

SCALE: N.T.S.



1 4 3 8 S P R E S A S T
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STORE SPACE - E. COMMERCE
 1301 E COMMERCE ST
 SAN ANTONIO, TEXAS 78205
 PROJECT NO: 2019040
 DATE: 30 AUGUST 2019

SHEET

DWG 2

2 OF 7 SHEETS

COLOR SELECTIONS

STUCCO-SHERWIN
WILLIAMS PAINT -
NEBULOUS WHITE

PARAPET AND STEEL
AWNINGS-SHERWIN
WILLIAMS PAINT -
DISTANCE

MBCI CORRUGATED
PANEL -
CHARCOAL GREY

STUCCO - SHERWIN
WILLIAMS PAINT -
STORM CLOUD

DRY STACKED STONE
- ARCHITECTURAL
STACKED STONE CO.

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2 0 6 7 1



PROPOSED



ORIGINAL

EXTERIOR PERSPECTIVE - SOUTH FACADE

SCALE: N.T.S.



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STORE SPACE - E. COMMERCE
1301 E COMMERCE ST
SAN ANTONIO, TEXAS 78205
PROJECT NO: 2019040
DATE: 03 SEPTEMBER 2019

SHEET

DWG 4

4 OF 7 SHEETS

COLOR SELECTIONS

PARAPET-SHERWIN
WILLIAMS PAINT -
DISTANCE

STUCCO-SHERWIN
WILLIAMS PAINT -
ASH GREY



PROPOSED WEST FACADE



PROPOSED EAST FACADE



PROPOSED NORTH FACADE

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2 0 6 7 1

EXTERIOR ELEVATIONS

SCALE: N.T.S.

1



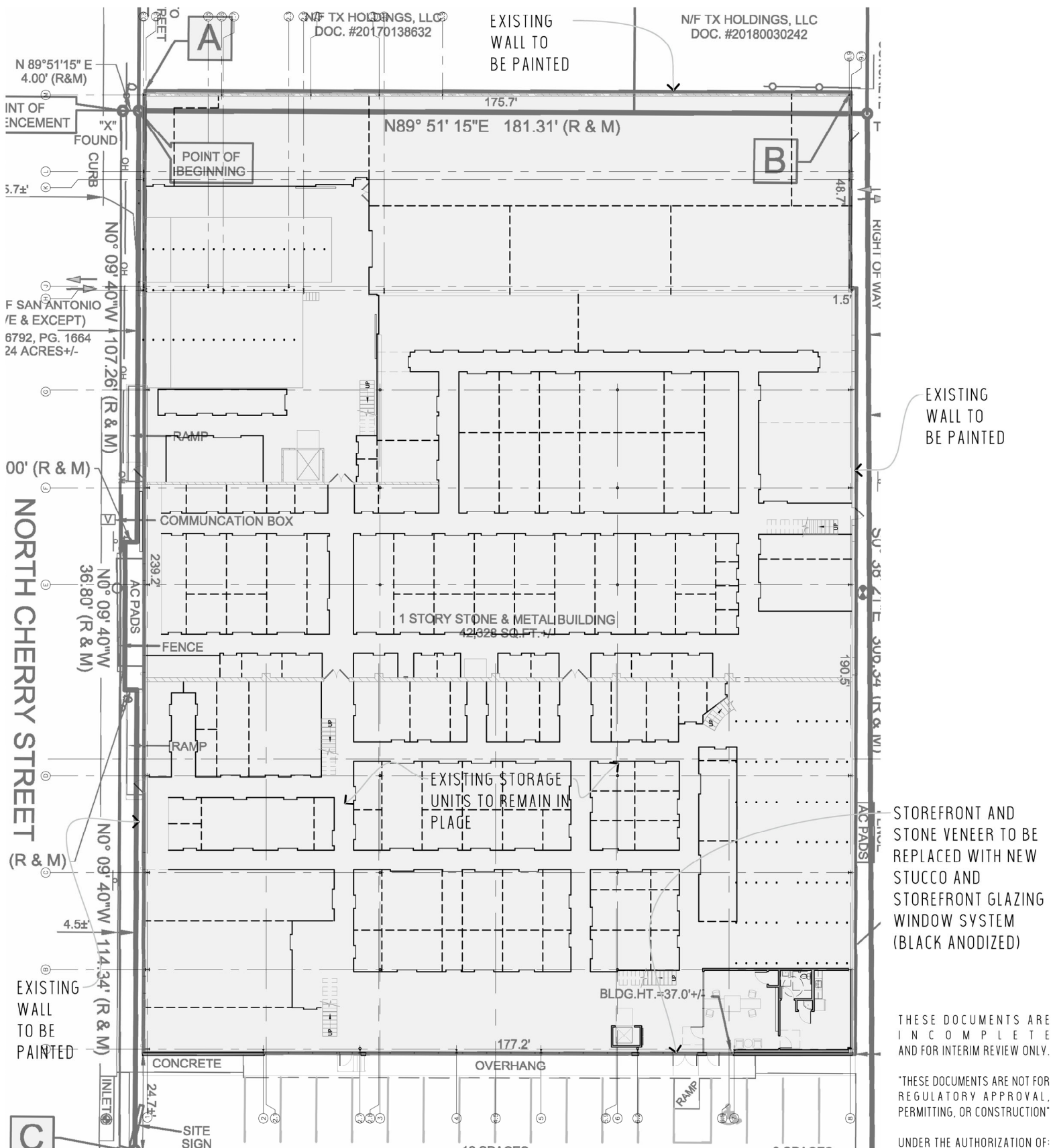
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STORE SPACE - E. COMMERCE
1301 E COMMERCE ST
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PROJECT NO: 2019040
DATE: 30 AUGUST 2019

SHEET

DWG 5

5 OF 7 SHEETS



PROPOSED FLOOR PLAN

SCALE: 1/32" = 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: 30 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 (PREVIOUSLY APPROVED BY COSA STAFF)
- 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

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2 0 6 7 1

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

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SHEET
DWG 7

7 OF 7 SHEETS