

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

HDRC CASE NO: 2019-585
ADDRESS: 825 E LOCUST
LEGAL DESCRIPTION: NCB 6790 BLK 2 LOT 5&6 7, 8, 24, 25, & 26
ZONING: C-3NA, RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: Jonathan Card/CARD AND COMPANY Architects pllc
OWNER: C. Trebes Sasser Jr./5701 BROADWAY LTD
TYPE OF WORK: Exterior modifications, signage, site work, fencing
APPLICATION RECEIVED: September 27, 2019
60-DAY REVIEW: November 26, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform exterior modifications, site work and signage at 825 E Locust. Within this request, the applicant has proposed the following:

1. Install a new commercial storefront system in two existing garage bays on the east and west elevations.
2. Repair the existing stucco and paint the exterior.
3. Repair all existing windows, add window tint, and replace three new windows on the south elevation.
4. Install a new metal parapet cap.
5. Install a new entry door at the existing location and install a new raised wood deck at the entry on the south elevation to feature an ADA ramp and canopy structure.
6. Perform modifications to the existing site including parking lot repair and fencing.
7. Install a monument sign and a canopy sign.

APPLICABLE CITATIONS:

UDC Section 35-676. – Alterations, 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 825 E Locust was constructed circa 1955. The structure is located within the River Improvement Overlay, District 2. Within this request, the applicant has proposed exterior modifications, site work and signage.
- b. NEW STOREFRONT – The existing structure features two garage bays on the west elevation, and one on the east. The applicant has proposed to install new commercial storefront systems into each opening. Staff finds this modification to be appropriate and consistent with the UDC. Staff finds that the proposed mullions should match those color of those found throughout the structure on the existing windows.
- c. EXTERIOR REPAIRS & PAINTING – The applicant has proposed to repair the existing stucco façade and paint the structure various tones of gray. Staff finds the proposed scope of repair work to be appropriate and consistent with the UDC.
- d. WINDOWS – The applicant has proposed to repair all existing, steel windows, install window tint to reduce thermal heating, and install three new openings on the south (E Locust) elevation. Staff finds the request to repair the existing windows to be appropriate and consistent with the UDC. Staff also finds the proposal to install window tint to be appropriate; however, the tint should not be so dark as to appear black. Tint should not negatively impact the appearance of the existing glass. Additionally, staff finds the request to replace three windows on the south elevation to be appropriate given that the applicant is maintaining the existing opening, and that other steel casement windows will remain. The applicant has noted that new window frames will match the existing.
- e. PARAPET CAP – The structure currently features an existing parapet cap which the applicant has proposed to replace with a metal parapet cap. Generally, the new parapet cap will feature a similar profile. Staff finds the proposed replacement to be appropriate and consistent with the UDC.
- f. ENTRY DOOR & WOOD DECK – The applicant has proposed to replace the existing entry door with a more commercial door, and construct a raised wood deck along with south elevation. The raised wood deck will feature a new canopy that will be constructed of metal, and an ADA accessible ramp. Staff finds the proposed doors replacement, deck, ramp and canopy to be appropriate and consistent with the UDC.
- g. SITE MODIFICATIONS – The applicant has noted site work to include resurfacing and restriping of the parking lot, and the replacement of the existing chain link fence with a new chain link fence featuring a recessed entry gate. The applicant has noted that the gate will be recessed from the right of way. Generally, staff finds the proposed scope of work appropriate.
- h. SIGNAGE – The applicant has noted the installation of a monument sign and a canopy sign. The monument sign features an overall height of approximately six (6) feet and is backlit. The canopy sign will feature back lit channel letters. Staff finds the proposed signage to be appropriate. Final signage documents are to be submitted to staff for review and approval.

RECOMMENDATION:

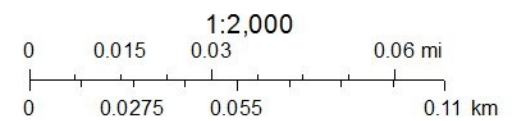
Staff recommends approval of items #1 through #7 based on findings a through h with the following stipulations:

- i. That the proposed window tint not appear black or reflective.
- ii. That all signage documents be submitted to staff for review and approval.
- iii. That the applicant submit construction document to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



October 9, 2019





Creative Office :: 825 East Locust

prepared by Original Thirtysix pllc

04.23.2018

not for regulatory approval, permitting, or construction



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prepared by Original Thirtysix pllc

04.23.2018

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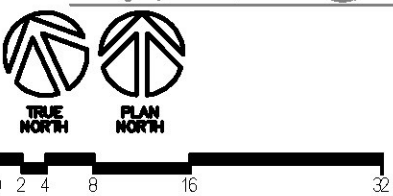
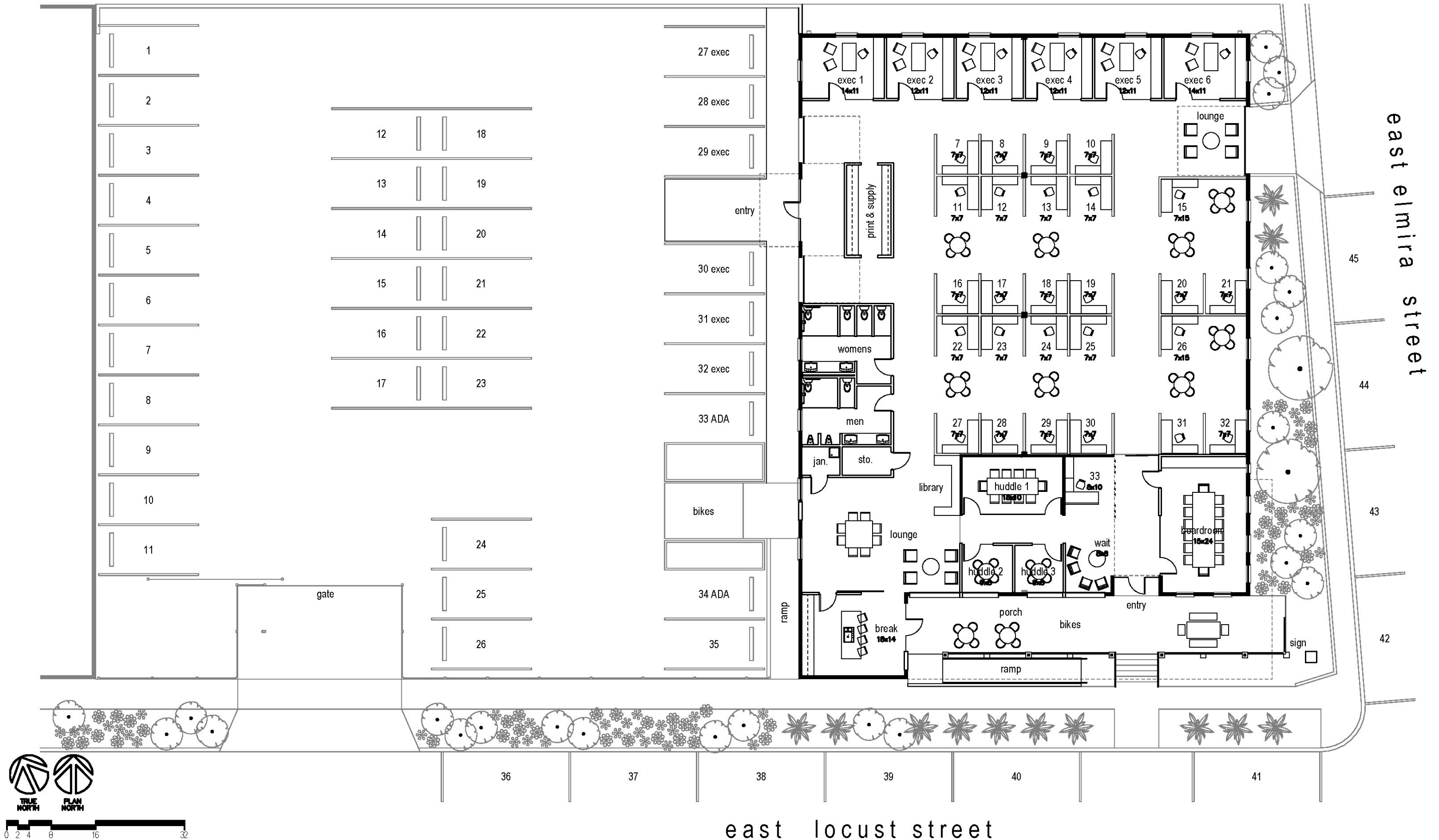


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SCALE: 1/16" = 1'-0"

prepared by Original Thirtysix pllc

04.23.2018



Pendant at Lobby



Carpet at Workspaces



Sconce at Restrooms



Typical Downlight



Pendant at Studio



Tile at Restrooms and Breakroom



Pendant at Offices and Meeting Spaces





April 23, 2018

825 E. Locust :: Pricing Notes v1.0: The following notes are supplemental to drawings labeled: **04.23.2018**

Not for Regulatory Approval, Permitting or Construction

GENERAL CONDITIONS

1. Existing Building is approximately 8,550 sf
2. These notes are for preliminary pricing only and not for construction. Contractor to visit site and verify existing conditions.
3. Provide all safety systems and items required, such as exit signs, emergency lights, fire extinguishers, smoke detectors, and fire alarms, to meet all applicable codes.
4. Quantities for Power, Data and Communications are approximate and will be verified when Construction Documents are completed.
5. All quantities, linear foot calculations and area take offs provided in the following description are approximate, rounded up and provided to communicate design intent.

EXTERIOR

1. Demolition
 - a. Remove sloped roof and approximately 32" of CMU wall at addition on south wall
 - b. Remove sidewalk from cast in place concrete steps to face of building
 - c. Remove doors and CMU infill at [4] garage bays – east and west
 - d. Remove 3 0 x 7 0 man door at west elevation
 - e. Widen opening at front door to wing walls and ceiling
 - f. Demo window and wall below sill to finish floor at breakroom
 - g. Demo three large windows at south elevation to rough opening – maintain pre cast sills
 - h. **ADD Alternate #1 – Remove parking lot fence and gate**
2. Existing Roof
 - a. Existing roof to remain at main warehouse – GC to inspect and suggest necessary repairs to Owner
 - b. Provide [4] curbs for new HVAC package units and associated penetrations
 - c. [2] new penetrations for new restrooms
3. New Roof
 - a. TPO at patio and break room roof to match existing – 1,400 SF
 - b. 4" flashing and caulk to existing wall
4. Exterior Stucco
 - a. Patch and repair peeling stucco and all cracks at East and South Elevation
5. Exterior Paint – Sherwin Williams
 - a. Prime entire exterior stucco and block: SW 7005 – 'Pure White'
 - b. Prime and paint new exterior steel: SW 7005 – 'Pure White'
 - i. [5] exterior TS columns and beam
 - ii. 90 LF Steel beam at patio
 - iii. 20 LF Steel handrails at ramp and steps
 - iv. 60 LF Steel guardrail at new patio
 - v. 60 LF steel rail at existing ADA ramp
 - c. North and West Elevations [2] coats vertical stripes per renderings:
 - i. 30% SW 7005 – 'Pure White'
 - ii. 30% SW 7671 – 'On the Rocks'

- iii. 20% SW 7566 – ‘Westhighland White’
 - iv. 20% SW 7647 – ‘Crushed Ice’
 - d. South and East Elevations [2] coats: SW 7005 - Pure White
 - e. Prime and paint galvanized metal soffit panels
 - i. 1,100 SF
 - ii. Steel primer
 - iii. [2] coats – SW 6424 ‘Tansy Green’
 - f. Paint existing CMU wall at parking lot and prepare for muralist
 - i. 140 LF x 8’ tall
 - g. Strip, clean, caulk and paint steel at existing windows.
 - i. 22 existing windows
 - ii. Steel primer
 - iii. [2] coats – SW 2740 ‘Mineral Gray’
- 6. Parking Lot
 - a. Clean, Patch and repair & Sealcoat – 15,400 SF
 - b. White Striping and wheel stops per site plan for 35 parking spaces
 - c. [2] ADA Van Space and loading area — standard ADA sign mounted to building
 - d. New 5’X3’ ramp with textured surface as required
 - e. Provide striping at 10 curbside spaces per site plan
 - f. **ADD Alternate #1 – Provide new parking lot fence and gate**
 - i. 130 LF – 6’ tall – gapped horizontal wood slats
 - ii. 25’ gate – reuse gate motor
 - iii. 3’ man gate with panic hardware
- 7. Doors, Windows & Glazing
 - a. New window at existing fan on north wall
 - i. 6’-6” X 3’-4”
 - ii. Painted 3 side steel shadow box - 8’-0” X 7’-0” X 3’-0”
 - iii. 1” insulated low ‘e’ glass – install with structural silicone
 - iv. Painted L1X1X1/8” fixed glazing stop
 - b. Replace entry doors, threshold and panic hardware –
 - i. 8’-0” X 7’-0”
 - ii. Painted 3 side steel shadow box - 8’-0” X 7’-0” X 3’-0”
 - iii. 1” insulated low ‘e’ glass
 - iv. Storefront Exterior Equal to Portella.com
 - v. Custom wood door
 - vi. FOB or card reader
 - c. New door to breakroom doors, threshold and panic hardware –
 - i. 8’-0” X 7’-0”
 - ii. Painted 3 side steel shadow box - 8’-0” X 7’-0” X 1’-0”
 - iii. 1” insulated low ‘e’ glass
 - iv. Thin profile anodized bronze frame
 - v. Custom wood door
 - d. New glass garage doors
 - i. Fit within existing rough openings
 - ii. [1] at 12’-0” X 10’-0” at east elevation
 - 1. 12’x42” painted steel guardrail
 - iii. [2] at 8’-0” X 8’-0” at west elevation
 - iv. 1” insulated low ‘e’ glass
 - v. Anodized bronze frame
 - e. New storefront Equal to Portella.com
 - i. Fit within existing rough openings
 - ii. [1] at 12’-0” X 10’-0” at west employee entrance
 - iii. 1” insulated low ‘e’ glass
 - iv. Anodized bronze frame

- v. 3'-6" x 8'-0" aluminum door with card FOB or card reader
 - f. New glazing at south facing patio windows
 - i. Fit within existing rough openings
 - ii. Painted 4 side steel shadow box [1] at 16'-0" X 5'-0" x 1'-0"
 - iii. Painted 4 side steel shadow box [1] at 14'-0" X 5'-0" x 1'-0"
 - iv. 1" insulated low 'e' glass – install with structural silicone
 - v. Painted L1X1X1/8" fixed glazing stop
- 8. Building Signage
 - a. New backlit can letters at Southeast corner facing Locust and Euclid
 - i. Power
 - ii. [8 – 12] 18" tall letters
 - b. New backlit can letters at Northeast corner facing Locust and Grayson
 - i. Power
 - ii. [8 – 12] 18" tall letters
- 9. Landscaping
 - a. Drip irrigation at all beds and median
 - b. Remove tree at south elevation
 - c. Remove plant material at new porch. Salvage and relocate existing plant material.
 - d. At median between curb and sidewalk:
 - i. Provide weed barrier and relocate rock / gravel – 7' x 100'
 - ii. [10] new Century Agave
 - iii. Bamboo Muhly – 7' x 100'
- 10. New Patio and Canopy
 - a. New open web wood truss framing at new patio roof – assume 22" deep
 - b. 3/4" T&G Plywood deck, face and soffit
 - c. Face of canopy to be 1' 'color bond' soffit panels and trim by MBCI – 300 LF +/-
 - d. Ceiling of canopy to be 1' galvalume soffit panels and trim by MBCI to receive paint – 1,100 LF +/-
 - i. [5] TS5x5x3/16 columns and mounting plate - painted
 - ii. [1] TS5x5x3/16 beam with threaded rods for 2X ledger – 70 LF - painted
 - iii. 20 LF Steel handrails at ramp and steps – TS1X2X3/16" - painted
 - iv. 60 LF Steel guardrail at new patio – TS1X2X3/16" vertical posts at 7', horizontal rails at 5" o.c.- painted
 - e. Ipe deck over treated 2X10 joists at 16" o.c. – 800 SF
 - f. C10 – painted steel channel at edge of patio – 85 LF
 - g. [8] board formed cast in place concrete pedestals and spread footings. 1'x1'x3' pedestal with 2'x2'x1' spread footing
- 11. **ADD Alternate #3 – new concrete ADA ramp at south entry**
 - a. Board formed concrete at exposed sides of ramp
 - b. 50 LF Steel handrails at ramp and steps

INTERIOR

1. Demolition
 - a. Remove all flooring
 - b. Remove existing AC system
 - c. Remove suspended ceiling at existing storage, breakroom, janitor and storage closet
 - d. Remove all half wall partitions
 - e. Remove all partitions except east, west and north wall of existing conference room
 - f. Trench concrete and repair as required for new restroom, kitchenette and a flush floor outlet at new conference room
2. Walls
 - a. U.N.O. new partitions to bottom of existing concrete beam
 - b. **ADD Alternate #3** - 48" tall 3 5/8" partitions at Work Spaces 7-32
 - i. 310 LF
 - ii. Provide steel posts as required – [40]
 - c. Level 4 'imperfect' wall finish texture throughout
 - d. Acoustic insulation at all restroom walls and at Boardroom and Huddles
 - e. 7' AFF Porcelain tile at Restrooms Wet Walls at [4] locations
 - i. 6" cove base at other restroom walls
 - ii. Equal to Citadel Glazed Porcelain by Emser Tile – Gray 12x24 in stack bond pattern
3. Paint
 - a. All painted walls to be painted with 2 coats interior latex enamel - eggshell finish.
 - b. Power wash wood ceilings to remove loose debris. Clear seal.
 - c. Power wash steel trusses to remove loose debris. Clear seal.
 - d. Remove paint at all concrete beams and columns. Similar to Prosoco SafStrip8. Clear Seal
 - e. Paint exposed CMU block and stucco at exterior walls
 - f. **ADD Alternate #4 – Furr Out exterior walls**
 - i. Furr out walls with metal studs
 - ii. Sheetrock returns at windows and doors
 - iii. R-11 batt insulation
 - iv. 5/8" GWB
4. Ceilings
 - a. all existing exposed wood ceilings to remain – 8,000 SF
 - b. G.W.B. at 10' a.f.f. at Reception, Waiting, Huddles, Boardroom, Break Room, Restroom block, Print, & [[6] Executive Offices – 3,200 SF
5. Flooring
 - a. Carpet at Reception, Waiting, Huddles, Boardroom, [6] Executive Offices, Print, Workspaces 7-32 and common spaces between Workspaces – 5,200 SF
 - i. Contact Peggy Arnold at Corporate Floors - parnold@corporatefloors.com
 - ii. https://www.interface.com/US/en-US/detail/ice-breaker-agate-9189007999G15S001#partNumber=9189007999G15S001&page=specifications&size=5S&configuration=03&installation=us_openoffice
 - b. Porcelain tile at Restrooms and Breakroom with matching 6" cove base – 850 SF
 - i. Equal to Citadel Glazed Porcelain by Emser Tile – Gray 12x24 in stack bond pattern
 - c. U.N.O. Provide 4" clear sealed 14 gage metal steel base at all walls except restrooms and break
 - d. Clean and stain concrete floor where not covered by carpet or tile – 2,500 SF
 - i. Living Earth Water Based Stain – Arctic Gray – WS-1200
 - ii. Test at existing stained concrete
6. Doors and Glazing
 - a. Interior Black Steel Storefront with ¼" tempered glass - Equal to Portella.com
 - b. [6] storefront at executive offices
 - i. 30x80 door
 - ii. 30x80 sidelight
 - c. [2] storefront at Huddles 2 & 3
 - i. 3 0 x 8 0 door

- ii. 2 0 x 8 0 sidelight
 - d. [1] storefront at Huddle 1
 - i. [2] 3 0 x 8 0 door
 - ii. 10 0 x 8 0 sidelight
 - e. [1] storefront at Boardroom
 - i. 3 0 x 8 0 door
 - ii. 8 0 x 8 0 sidelight
 - f. [1] storefront at studio entrance
 - i. [1] 3 0 x 8 0 door
 - ii. 6 0 x 8 0 sidelight
 - g. [1] 8 0 x 8 0 custom barn door, track and hardware
 - h. [6] narrow profile painted hollow metal frames
 - i. 3 0 x 8 0
 - ii. Solid core white oak veneer
 - i. New door and sidelight at offices to match existing finish glazing and hardware
- 7. Millwork
 - a. Print Room
 - i. White PLAM uppers and base cabinets
 - ii. 24 LF
 - iii. plastic laminate millwork to be full flush overlay with concealed hinges unless otherwise noted.
 - b. Kitchenette
 - i. White PLAM uppers and base cabinets
 - ii. 16 LF
 - iii. plastic laminate millwork to be full flush overlay with concealed hinges unless otherwise noted.
 - iv. 48" x 120" x 36" island
 - 1. open knee space under sink for accessibility
 - 2. quartz top and [2] waterfall ends
 - v. Provide space for tenant supplied refrigerator, microwave, dishwasher and ice maker
 - c. Restrooms - [2] 25" x 96" x 4" floating quartz counters – provide concealed brackets as required
- 8. Accessories
 - a. Custom Steel Screen Wall
 - i. Painted
 - 1. Steel primer
 - 2. [2] coats – SW 6424 'Tansy Green'
 - ii. [2] ¼" x 4" x 30' top and bottom plate mounted to floor and ceiling
 - iii. [3] L3x3x3/16"x 120" painted steel angles welded to plates
 - b. Gray PLAM doors and partitions at end wall of toilet stall only [framed and GWB walls at partitions between stalls per plan
 - c. ADA signage as required
 - d. Grab bars at restrooms
 - e. Toilet accessories
 - f. Mecho shade or equal manual window covering at:
 - i. Exterior windows
 - 1. [1] 18" X 38"
 - 2. [5] 36" X 62"
 - 3. [16] 40" x 80"
- 9. HVAC
 - a. [4] new rooftop mounted package units
- 10. Plumbing - tie into existing sewer, verify that existing sewer main can handle new load.
 - a. New restrooms
 - i. [4] Kohler – Purist Widespread Bathroom Sink Faucet – K-14406-4-CP
 - ii. [4] Kohler – Ladena Bathroom Sink – K-2214
 - iii. [2] Kohler – Dexter Urinal – K-5016-ET-0

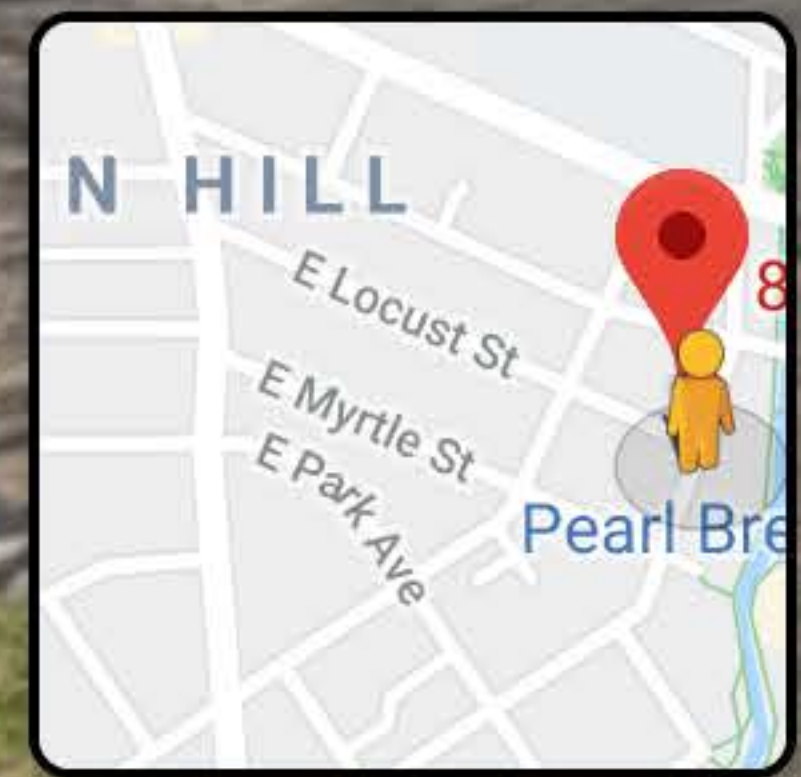
- iv. [6] Kohler – Highcliff ADA toilet and matching toilet seat – K-96057-0
 - v. [8] Kohler – Manual Flushometer valve – K-13517 - CP
 - b. Breakroom Kitchen – tie into existing sewer, verify that existing sewer main can handle new load.
 - i. [1] Kohler – Ballad double kitchen sink – K-RH20062-NA
 - ii. [1] Kohler - Purist faucet & side spray – K-7508-CP
 - iii. Provide water to ice maker at refrigerator
 - iv. **ADD Alternate #4** – Provide water to U/C ice maker
 - c. Janitor's Closet
 - i. New Mop sink and faucet and accessories
 - ii. New 40 gallon water heater by Rheem or equal
- 11. Power
 - i. Typical square foot allowance for Office Finish out
- 12. Lighting
 - a. Contact Steve Lopez at Green Lighting and Design - steve@greenlighting-design.com
 - b. [8] exterior porch lights
 - i. Saylite - SMC Series – Exterior LED – ceiling mounted
 - c. [70] GWB mounted downlights
 - i. Arancia – Trimless – R48012 - White
 - d. [10] GWB mounted downlights with wall wash lenses
 - i. Arancia – Trimless – R48012 - White
 - e. [4] sconces at restrooms
 - i. Saylite – HOT LED
 - f. [36] studio up/down task light pendants
 - i. Saylite – LIN – 97"
 - g. [13] executive office and conference task light pendants
 - i. Saylite – 44PSquare
 - h. [1] decorative pendant at entry
 - i. Barbican – Odyssey – 48"
- 13. Data and Comm
 - a. Data and Comm roughed in at [40] locations
 - b. Power and Data at each huddle and boardroom for wall mounted TV
 - c. [1] new flush floor outlet at Boardroom with data.
- 14. Alarm and Security
- 15. Appliances and Equipment - By Tenant

Not for Regulatory Approval, Permitting or Construction

1399 E Elmira St
San Antonio, Texas

Google

Street View - Mar 2019

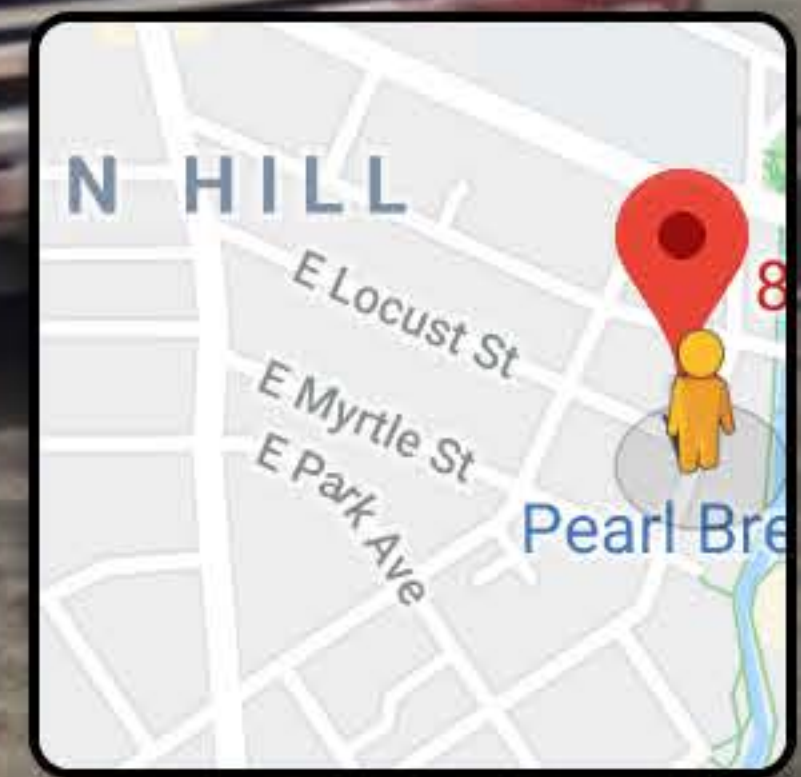


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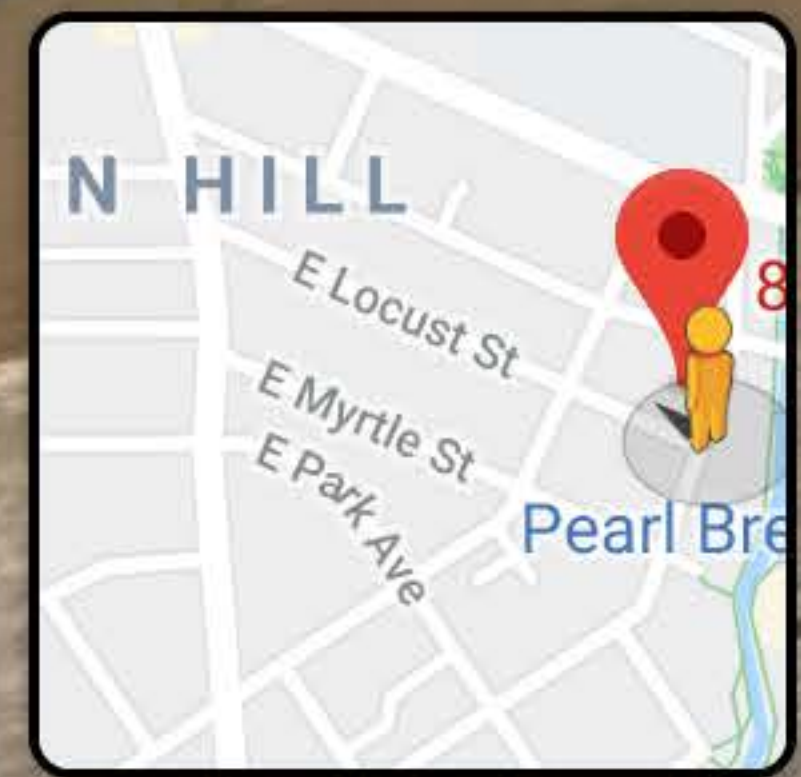


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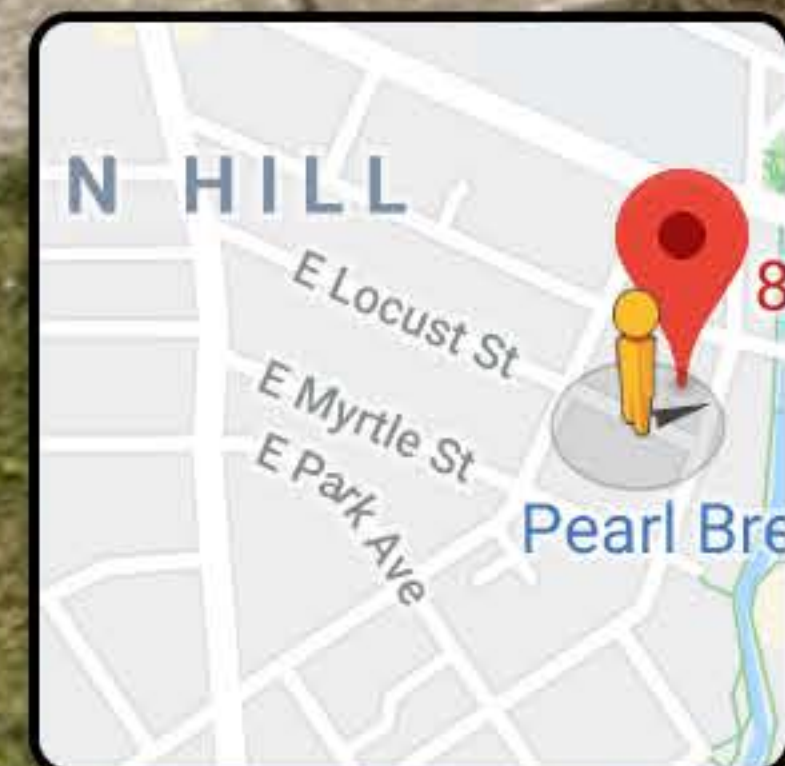


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818 E Locust St
San Antonio, Texas

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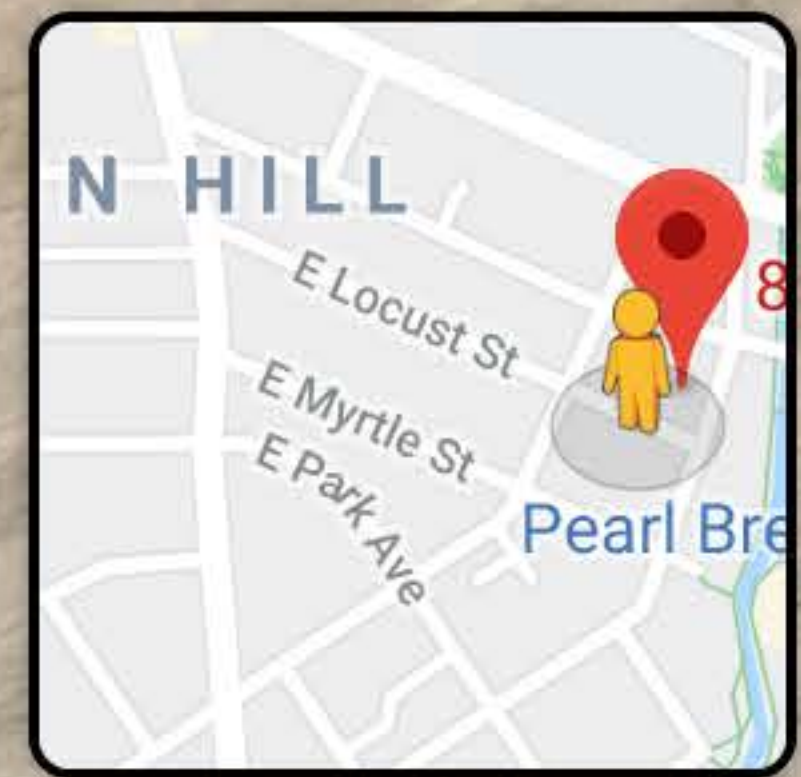
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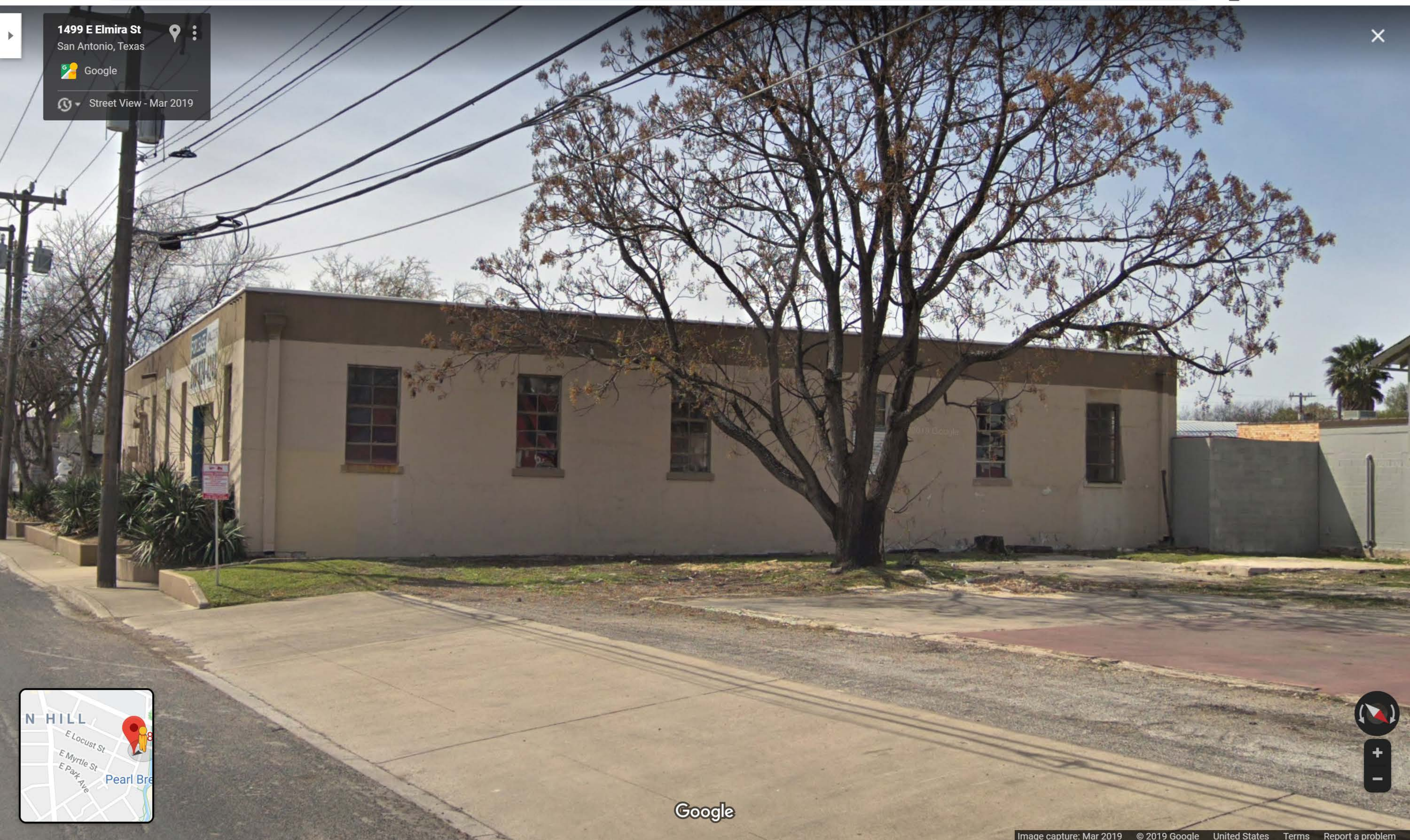


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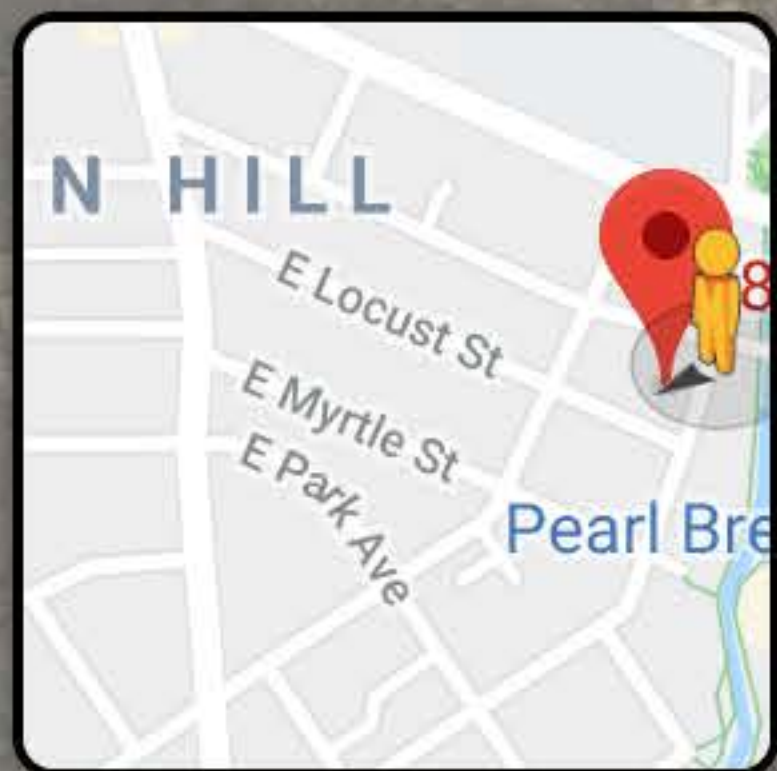




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