

## HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2019

**HDRC CASE NO:** 2019-669  
**ADDRESS:** 1714 S ST MARYS  
1720 S ST MARYS  
1722 S ST MARYS

**LEGAL DESCRIPTION:** NCB 2979 BLK LOT N 125 FT OF 10  
NCB 2979 BLK 0 LOT 9

**ZONING:** C-3NA, HS, NCD-1, RM-4, NCD-1

**CITY COUNCIL DIST.:** 1

**LANDMARK:** Commercial Building

**APPLICANT:** Patrick Christensen

**OWNER:** Aspire Multifamily, LLC

**TYPE OF WORK:** Construction of a 3-story residential structure, a 4-story residential structure, exterior modifications, rehabilitation

**APPLICATION RECEIVED:** November 01, 2019

**60-DAY REVIEW:** January 19, 2019

**CASE MANAGER:** Edward Hall

**REQUEST:**

The applicant is requesting conceptual approval to:

1. Perform scopes of work to the historic structures at 1714, 1720 and 1722 S St Mary's to include the removal of paint from the historic brick facades, the installation of new doors and storefront systems, the installation of a street canopy, fenestration modifications, and painting.
2. Construct a 2-story residential structure to feature 8 residential units on the northern portion of the lot addressed as 1714 S St Mary's.
3. Construct a 4-story residential addition to feature 16 residential units behind the street façade of the historic structure at 1720 S St Mary's.
4. Install a blade sign on the street façade of the historic structure at 1714 S St Mary's.

### 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, kickplates, 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.

## 11. Canopies and Awnings

### A. MAINTENANCE (PRESERVATION)

*i. Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.

*ii. New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

*iii. Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

*iv. Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

*v. Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

*vi. Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

## *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

*i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

*ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

*iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

*iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

*i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

*ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

*iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

*iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

*v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages

or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

*ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

*i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

*ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

*i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

*i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

*ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

*iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

*i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

*ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

*i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

*i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

- ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### 4. Architectural Details

##### A. GENERAL

- i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### 6. Mechanical Equipment and Roof Appurtenances

##### A. LOCATION AND SITING

- i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

##### B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
  - ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
  - iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

##### B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The

appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

*iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

*v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

### 3. Landscape Design

#### A. PLANTINGS

*i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

*ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

*iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

*iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

*v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

#### B. ROCKS OR HARDSCAPE

*i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

*ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

*iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

#### D. TREES

*i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

*ii. New Trees*—Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### A. SIDEWALKS AND WALKWAYS

*i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

*ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

*iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

## B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

## 7. Off-Street Parking

### A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

### B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

## FINDINGS:

### General Findings:

- a. The applicant has proposed exterior modifications, rehabilitation and new construction on the lots addressed as 1714, 1720, and 1722 S St Mary's. The structures addressed to S St Mary's are individually designated landmarks, and were each constructed circa 1925. The historic structures currently feature modifications to their street facing facades including replaced windows, removed storefronts, painted brick and modified canopies.
- b. **CONTEXT & DEVELOPMENT PATTERN** – This block of S St Mary's features one and two story historic structures, as does the immediate vicinity. Historic structures featuring more than two stories in height are not found in the immediate vicinity. The northern most portion of the lot addressed as 1714 S St Mary's is currently vacant.
- c. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.

- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on November 12, 2019. At that meeting, commissioners expressed concern regarding the proposed new construction and addition, as well as the proposed materials, fenestration patterns, and façade design.
- e. EXISTING MATERIALS & ARCHIECTURAL ELEMENTS – The Guidelines for Exterior Maintenance and Alterations 10. A.i. notes that character defining features of commercial facades should be preserved. Staff finds that all existing architectural elements, including wood windows and doors, attic vents, transom windows, windows sill and other decorative façade elements are to be retained, repaired and reinstalled.
- f. ARCHAEOLOGY – The project area is within the River Improvement Overlay District and a Local Historic Landmark. Furthermore, the property is in close proximity to the historic alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. A review of historic archival documents identifies the Concepcion or Pajalache Acequia and Acequia del Alamo within, or in close proximity to, the project area. These acequias are designated National Historic Civil Engineering Landmarks and previously recorded archaeological sites. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations shall be required.

Findings related to request item #1:

- 1a. PAINT REMOVAL (1714) – The applicant has proposed to remove the paint from the face of the brick on the building at 1714 S St Mary’s. Staff finds the proposed scope of work to be appropriate; however, the paint should be removed in a manner that does not damage the brick.
- 1b. PAINTING (1720 & 1722) – The applicant has proposed to paint the stucco at 1720 and 1722 S St Mary’s gray. Staff finds the proposed painting to be appropriate.
- 1c. STOREFRONT INSTALLATION, & WINDOWS (1714 & 1720) – The applicant has proposed to install storefront systems into the front facades at both 1714 and 1720 S St Mary’s to replace the previously removed storefront systems, and into the rear façade at 1714. The applicant has noted a metal storefront system at 1714, metal and wood doors, and fixed windows at 1720. The applicant has provided a historic photo noting that the proposed storefront systems are designed based off of the original. The Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that non-historic facades should be returned to the original based on photographic evidence. Generally, staff finds this to be appropriate; however, the applicant should ensure that the proposed head and sill heights are as historically accurate as possible. Additionally, the proposed knee wall at 1720 should match that noted in the historic photo and be plaster, not brick. The applicant is to submit detailed construction documents and storefront, window and door specifications, including materials and installation depths when returning to the Commission for final approval.
- 1d. DOORS (1714, 1720, 1722) – The applicant has noted the installation of new doors at each address. Staff finds that original doors, if they exist should be repaired and retained. New doors should feature materials and profiles that are consistent with the original. All door specifications are to be submitted to staff prior to returning to the Commission for final approval.
- 1e. STOREFRONT OPENING MODIFICATION (1714) – The applicant has proposed to modify the existing storefront system opening by removing a portion of the brick to create an equally sized opening. Per the submitted historic photos, the applicant would be returning the storefront to its original condition by removing this portion of brick. The Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that non-historic facades should be returned to the original based on photographic evidence. Generally, staff finds this to be appropriate; however, the applicant is to submit detailed construction documents of this modification for review when returning to the Commission for final approval.
- 1f. CANOPY (1714, 1720, 1722) – The applicant has proposed to install a new street canopy on 1714 and 1720 S St Mary’s, and to replace the existing canopy at 1722). The Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that non-historic facades should be returned to the original based on photographic evidence. Additionally, per the Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that canopies and awnings should be added based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. Generally, staff finds this proposed canopies to be appropriate; however, the applicant is to submit construction documents noting the profile and details of the proposed canopies when returning to the Commission for final approval.

Findings related to request item #2:



- 2a. The applicant has proposed to construct a 2-story residential structure to feature 8 residential units on the northern portion of the lot addressed as 1714 S St Mary's. This portion of the lot is currently void of any structures and is used for surface parking.
- 2b. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. This block of S St Mary's features commercial structures that are constructed adjacent to the public right of way with no setbacks. The applicant has proposed a setback that matches those found historically on the block. Staff finds the proposed setback to be appropriate.
- 2c. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the submitted documents, the applicant has proposed a primary entrance in the alley way between the proposed new construction and the historic structure on the lot. This is inconsistent with the Guidelines. Staff finds that the applicant should incorporate an entrance oriented toward S St Mary's, consistent with the historic examples found on this block.
- 2d. **SCALE & MASSING** – The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed new construction that will feature an overall height of 33' – 4", including a roof top deck. The proposed parapet wall height of the new construction is 25' – 2", which is comparable to the overall heights of the new construction found historically on the block. Generally, staff finds the proposed new construction's height to be appropriate; however, staff finds the overall massing, profile and detailing of the roof deck structure to be inconsistent with the massing, profile and detailing of the roofs found on this block. Staff finds that the applicant should revise the proposed rooftop element.
- 2e. **ROOF FORMS** – The applicant has proposed a flat roof with a parapet wall, which staff finds to be appropriate; however, as noted in finding 2d, staff finds the overall massing, profile and detailing of the roof deck structure to be inconsistent with the massing, profile and detailing of the roofs found on this block. Staff finds that the applicant should revise the proposed rooftop element. A rooftop structure that is setback from the primary façade may be more appropriate.
- 2f. **WINDOW & DOOR OPENINGS** – Per the submitted documents, the applicant has proposed the street facing façade to be clad with operable metal screens. On other facades, the applicant has proposed contemporarily sized window openings. Per the Guidelines for New Construction 2.C.i., window and door openings that are similar in proportion of wall to window space as those found on nearby historic facades should be used. Staff finds that the proposed design is inconsistent with the Guidelines.
- 2g. **FOUNDATION & FLOOR HEIGHT** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Per the submitted application documents, the proposed design is generally consistent with the Guidelines.
- 2h. **MATERIALS** – The applicant has proposed materials that include operable metal screens and stucco. Staff generally finds the stucco to be appropriate; however, staff finds the use of metal screens should be revised to not be located on a primary façade. If metal is used on the primary façade, it should be used as found historically on the block, such as through the incorporation of a street canopy.
- 2i. **WINDOW MATERIALS** – At this time the applicant has not specified window materials. Staff finds that double-hung, one-over-one wood windows or aluminum-clad wood windows be used. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 2j. **ARCHITECTURAL DETAILS** – The Guidelines for New Construction note that new building should be designed to reflect their own time while respecting the historic context. Additionally, the Guidelines note that architectural details that are in keeping with the predominant architectural style along the block face or within the district. When contemporary interpretations are incorporated, they should be done so in a manner that does not detract from the district. Generally, staff finds the proposed architectural details to be inconsistent with the Guidelines, and the adjacent historic structures. Staff finds that the applicant should address inconsistencies with the Guidelines, including entrance elements and orientation, materials, the proposed fenestration pattern, and the proposed rooftop structure.
- 2k. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty

(50) percent of the size of the total lot area. The proposed footprint exceeds that which is recommended by the Guidelines; however, given the precedent that the adjacent commercial structure sets, staff finds the proposed footprint to be appropriate.

#### Findings related to request item #3:

- 3a. The applicant has proposed to construct a 4-story residential structure to feature 16 residential units behind the street façade of the historic structure at 1720 S St Mary's. The proposed new construction would require the removal of the historic structure's roof form and would leave only the primary street façade. All other walls would be removed. Staff finds that the applicant should maintain the historic structure's footprint and original materials and construct an addition that does not result in the removal of three of the four original walls.
- 3b. ADDITION – The Guidelines for Additions 2.A. notes that additions should be designed to be in keeping with the existing, historic context of the block, should be located at the side or rear of the historic building, should feature a similar roof form, should be subordinate to the historic façade, and should feature a transition between the old and new. As noted in finding 3a, the applicant has proposed for the addition to only retain the street façade of the historic structure and feature four stories in height with no setback from the front plane. Staff finds that this is inconsistent with the Guidelines as the proposed addition is not subordinate to the historic structure's primary façade and is not in context with the block in regards to height and massing.
- 3c. SCALE, MASSING & FORM – The Guidelines for Additions 2.B. notes that rear additions should be limited to the height of the original structure, and should never result in the doubling of the historic structure's footprint. Staff finds that the proposed addition is inappropriate and inconsistent with the Guidelines.
- 3d. MATERIALS – The Guidelines for Additions 3.A.i. notes that materials that match in type, color, and texture to those of the original structure should be used. The applicant has proposed materials that include metal façade panels, operable metal screens, wood accent walls, and stucco. The historic structure primary features stucco on the S St Mary's façade. The proposed metal panels are inconsistent with the historic structure's materials.
- 3e. ARCHITECTURAL DETAILS – The Guidelines for Additions 4.A. notes that additions should be designed to reflect their time while respecting the historic context of the historic structure. Additionally, architectural details that are in keeping with the architectural style of the historic structure should be used. While contemporary interpretations may be used, they should be based on traditional elements. Generally, staff finds the proposed architectural details to be inconsistent with the Guidelines. The staff finds that the proposed addition removes the original scale and context of the historic structure, introduces materials that are not found historically on the block and introduces an inappropriate scale to the block.

#### Findings related to request item #4:

- 4a. SIGNAGE – The applicant has proposed to install a blade sign on the street façade of the historic structure at 1714 S St Mary's. Generally staff finds the proposed size and placement of the proposed sign to be appropriate; however, per the Guidelines, the sign should be indirectly illuminated, or feature back lighting. Lighting of the proposed sign should not result in a glowing cabinet.

#### **RECOMMENDATION:**

- 1. Staff recommends approval of item #1, various scopes of rehabilitation and exterior modifications based on findings 1a through 1f with the following stipulations:
  - i. That the existing paint be removed in a manner that does not damage the historic brick.
  - ii. That the applicant ensure that the proposed head and sill heights of the new storefront system are as historically accurate as possible. The proposed knee wall at 1720 S St Mary's shall match that noted in the historic photo and be plaster, not brick. The applicant shall submit detailed construction documents and storefront, window and door specifications, including materials and installation depths when returning to the Commission for final approval.
  - iii. That original doors, if they exist be repaired and retained. New doors shall feature materials and profiles that are consistent with the original. All door specifications are to be submitted to staff prior to returning to the Commission for final approval.
  - iv. That the applicant submit detailed construction documents for the proposed storefront width modification for review when returning to the Commission for final approval.
  - v. That the applicant submit construction documents noting the profile and details of the proposed canopies when returning to the Commission for final approval.

2. Staff does not recommend approval of item #2, the construction of a two story residential structure based on findings 2a through 2k. Staff recommends that the applicant address the following elements of the proposed design prior to receiving a recommendation for approval:
  - i. That the applicant incorporate an entrance oriented toward S St Mary's, consistent with the historic examples found on this block.
  - ii. That the applicant revise the proposed rooftop element to feature an overall massing and appearance similar to those found historically on the block.
  - iii. That the applicant incorporate window and door openings that are similar in proportion and placement as those found historically on the block.
  - iv. That the metal screening element on the street façade be removed and that a façade be designed that is comparable to those found historically on the block. If metal is used throughout the façade, it should be comparable to metal materials found historically on the block, such as through the installation of a street canopy.
  - v. That a window detail and specifications be submitted to staff to verify conformance with the Historic Design Guidelines.
3. Staff does not recommend approval of item #3, the construction of a 4-story rear addition to the structure at 1720 S St Mary's based on findings 3a through 3e. Staff recommends that the applicant address the following elements of the proposed design prior to receiving a recommendation for approval:
  - i. That the applicant maintain the historic structure's footprint and original materials and construct an addition that does not result in the removal of three of the four original walls.
  - ii. That the applicant amend the height and massing of the proposed addition to be subordinate to that of the historic structure. The front setback for the addition must be substantially increased in order to conform to the Historic Design Guidelines.
  - iii. That the applicant reduce the footprint of the proposed addition so that it does not double that of the existing historic structure's.
  - iv. That the applicant eliminate the proposed metal panels and incorporate materials that are consistent with those found historically on this block.
  - v. That the applicant incorporate window and door openings that are similar in proportion and placement as those found historically on the block.  
That a window detail and specifications be submitted to staff to verify conformance with the Historic Design Guidelines.
4. Staff recommends conceptual approval of item #4, signage, with the following stipulations:
  - i. That the proposed sign be indirectly illuminated, or feature back lighting. Lighting of the proposed sign should not result in a glowing cabinet.

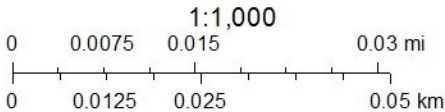
ARCHAEOLOGY – Archaeological investigations shall be required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.



City of San Antonio One Stop



November 7, 2019









1951 SANBORN MAP



363

MARNE AV. (DITTMAR)

GEO. W. BRACKENRIDGE HIGH SCHOOL

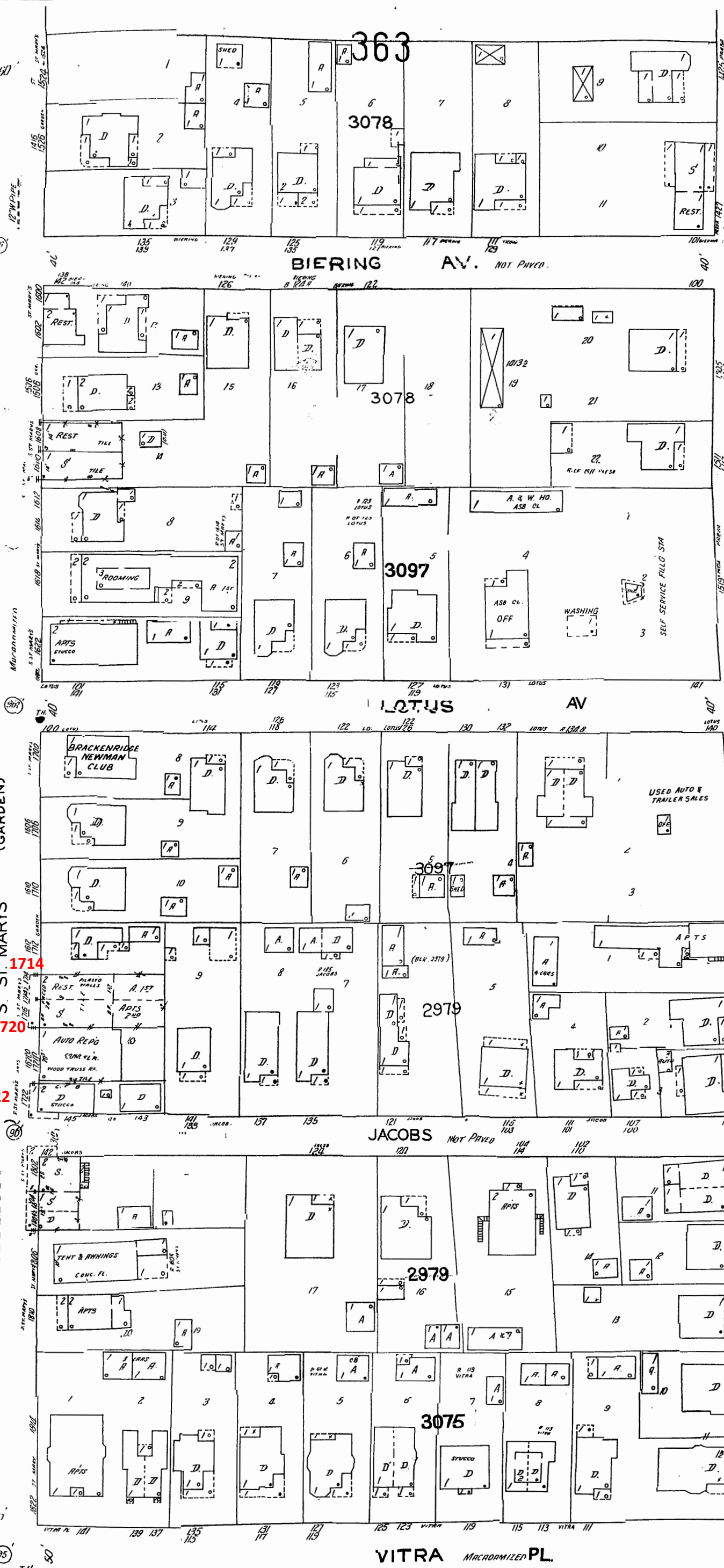
440

2830 (A-69)

2830

APPROACH S. TO UNDERPASS

GRAINA MATTRESS FACTY  
(See sheet 365)



364

TEX. 040

KERNNEY ST.

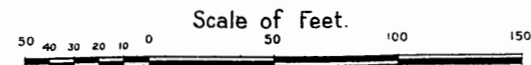
S. PRESA

LOTUS AV.

LEOPOLD ST.

VITRA PL.

365





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 11/12/19 HDRC Case# \_\_\_\_\_

ADDRESS: 1714-1722 S. ST. MARYS Meeting Location: 04P

APPLICANT: PATRICK CHRISTENSEN

DRC Members present: GIBBS, LAZARINE

Staff present: PHILLIPS

Others present: CREO

REQUEST: EXTERIOR MODIFICATIONS, CONSTRUCTION OF  
A 2- AND 4-STORY STRUCTURE

**COMMENTS/CONCERNS:** \_\_\_\_\_

NEEDS VARIANCE FROM BIA FOR EXTRA HEIGHT.

DL: CONCERN ABOUT TOP STORY FOR MIDDLE STRUCTURE.

DATUMS DON'T CONTINUE FOR NEW STRUCTURE.

BANDING PREFERENCE LOOKS HIGH/TALL.

TALL VOLUME MATERIALS SHOULD BE LIGHTER —

IT LOOKS VERY SOLID. NO PLAYFULNESS

WITH THE MASSING. (ADDITION). →

**COMMITTEE RECOMMENDATION:** APPROVE [ ] DISAPPROVE [ ]  
**APPROVE WITH COMMENTS/STIPULATIONS:**

\_\_\_\_\_  
Committee Chair Signature (or representative)

\_\_\_\_\_  
Date

TAKE ON PROPORTIONS OF EXISTING OPENINGS &  
REFLECT THEM ON NEW STRUCTURES.

HARD TO TELL WHAT 2-STORY NEW STRUCTURE IS.  
REFERENCE EXISTING PATTERNS, ENTRY CONDITIONS,  
RHYTHM IS IMPORTANT.





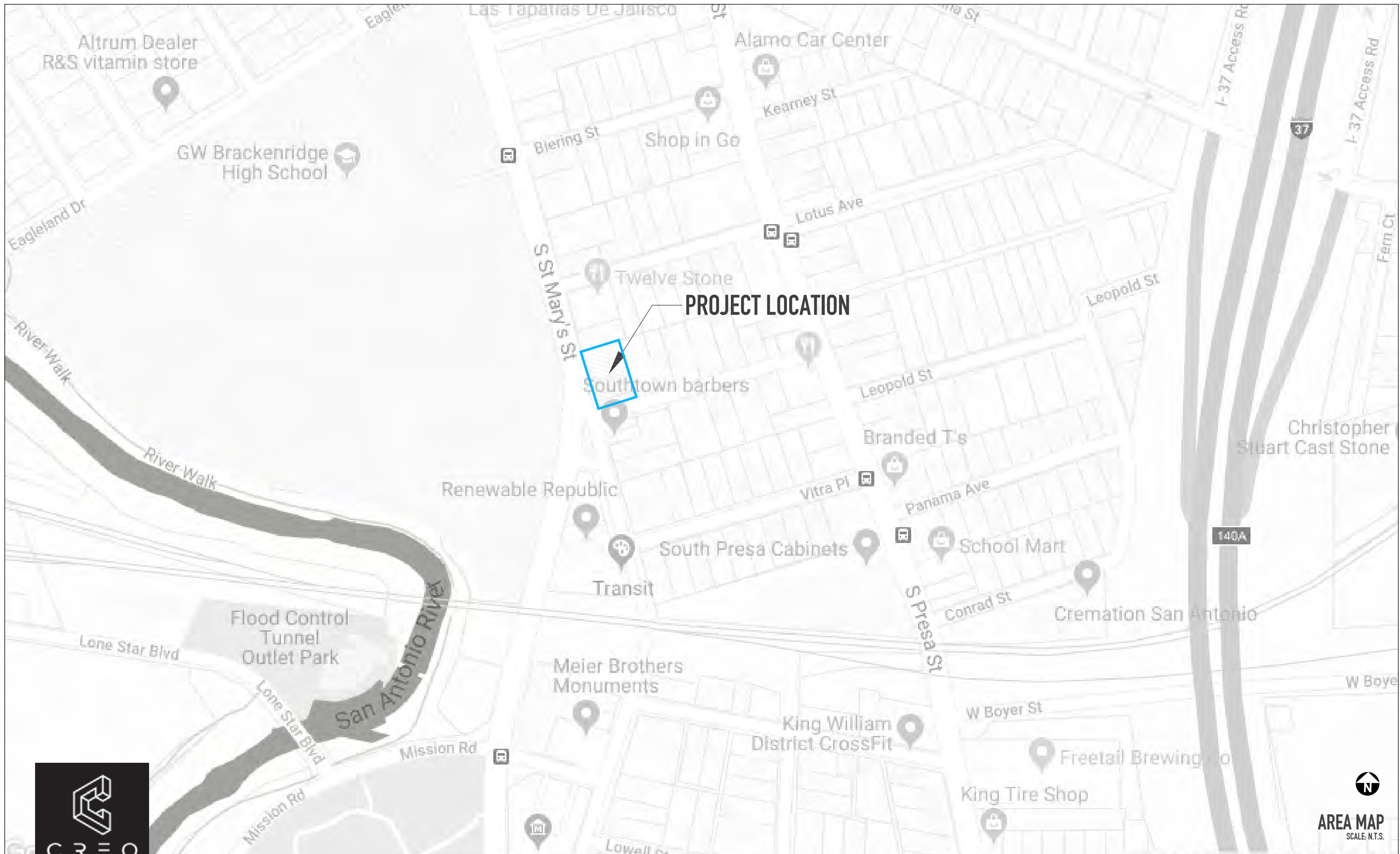
**S. ST. MARY'S ST.**

**HARRIS BAY**  
— a real estate investment company —

Client:  
**HARRIS BAY**  
1714 S St. Mary's St  
San Antonio, Texas 78210

**HDRC Review Draft**  
October 31, 2019

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION





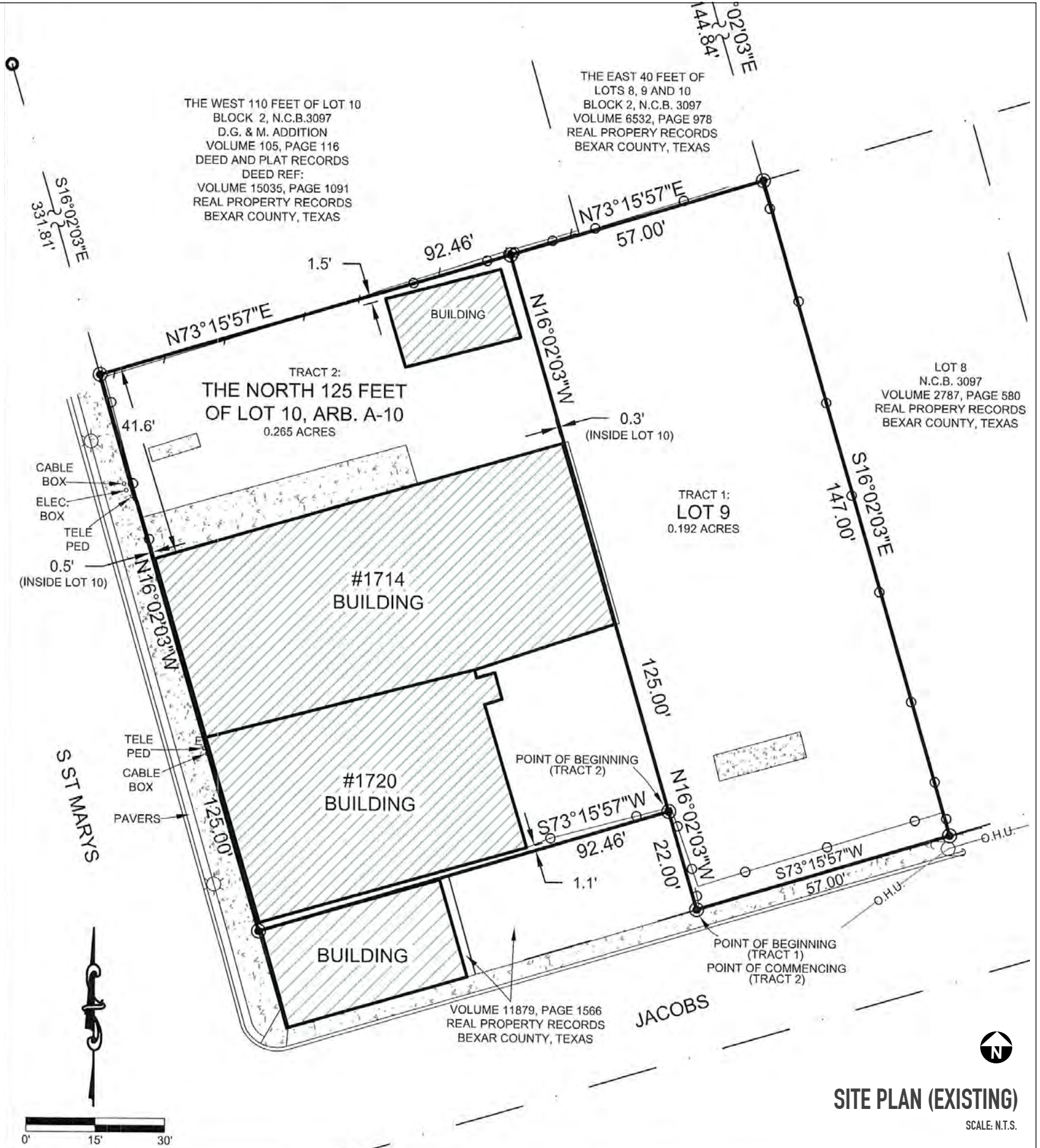
SITE & BUILDING DATA	
LOCATION:	1714, 1720 1722 S. ST. MARYS ST / 141, 143 JACOBS
LOTS:	5
LEGAL DESCRIPTION:	(1714 S ST MARYS) NCB 2979 BLK 0 LOT 10 (1720 S ST MARYS) NCB 2979 BLK 0 LOT 10 (1722 S ST MARYS) NCB 2979 BLK 0 LOT 21 (141 JACOBS) NCB 2979 BLK 0 LOT 9 (143 JACOBS) NCB 2979 BLK 0 LOT 201
CITY COUNCIL DISTRICT:	1
FUTURE LAND USE:	HIGH DENSITY MIXED USE
PLAN NAME:	LAVACA
PROPOSED USE:	MIXED USE / COMMERCIAL/MULTIFAMILY ( UNITS) (82 UNITS/ACRE)
ZONING INFORMATION	
ZONING:	(1417 S ST MARYS, 1720 S ST MARYS) HS NCD-1 C3NA RIO-4 AHOD (1722 S ST MARYS) NCD-1 C3NA RIO-4 AHOD (141 JACOBS) NCD-1 RM4 AHOD (143 JACOBS) NCD-1 IDZ AHOD
PROPOSED ZONING:	IDZ-3 WITH 39 MULTI-FAMILY UNITS, C-2, AND HOTEL USES

IDZ ZONING STATEMENT

I, \_\_\_\_\_, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

ADDRESSES ASSOCIATED WITH PROPERTIES TO BE REZONED

1714 S ST MARYS  
1720 S ST MARYS  
1722 S ST MARYS  
141 JACOBS  
143 JACOBS

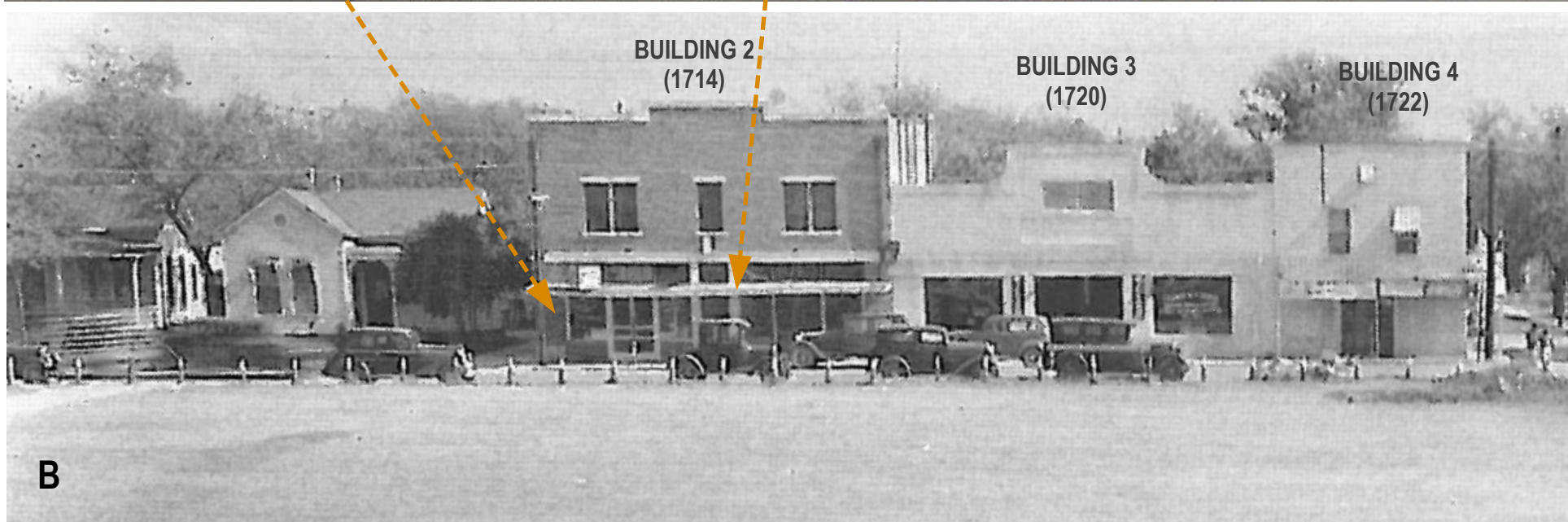
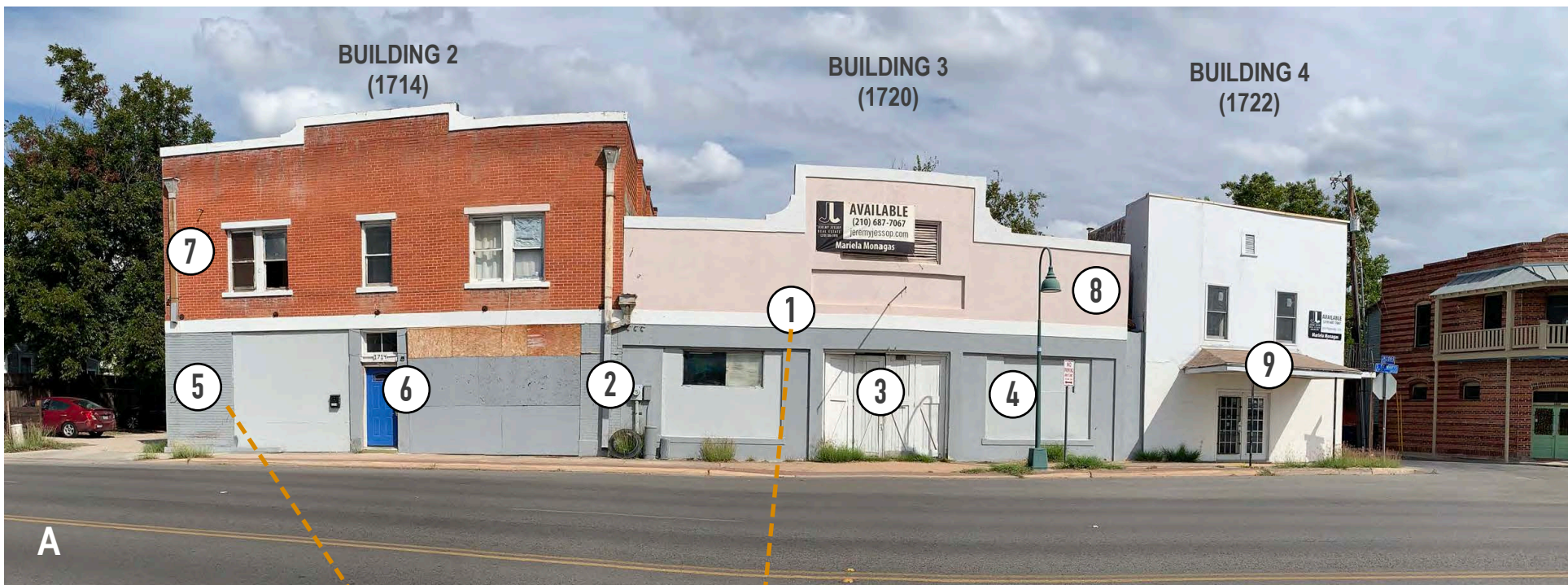






EXISTING EXTERIOR CONDITION  
(WEST ELEVATION)  
SCALE: N.T.S.



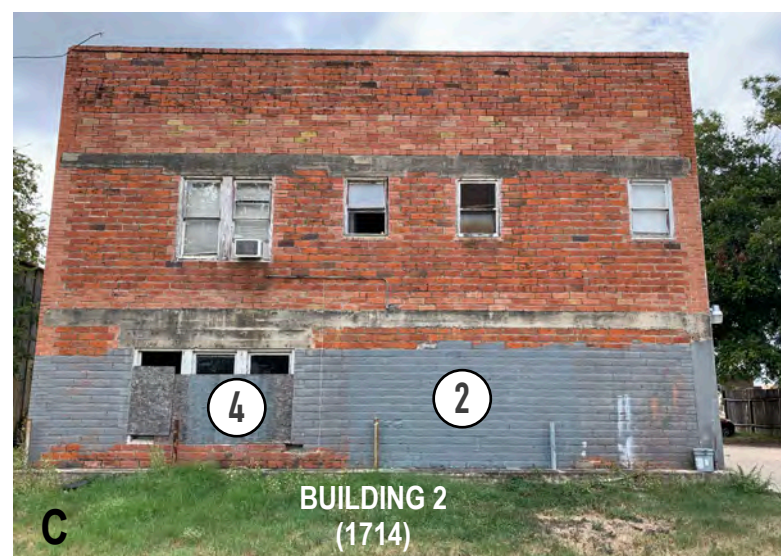


- ① NEW CANOPY TO BE INSTALLED SIMILAR TO HISTORICAL IMAGE
- ② REMOVE PAINT FROM FACE OF BRICK
- ③ NEW DOORS, SIM. TO HISTORICAL IMAGE
- ④ REMOVE BOARDS, NEW WINDOWS, SIM. TO HISTORICAL IMAGE
- ⑤ REMOVE PORTION OF BRICK TO CREATE EQUAL SIZE AS ON THE SOUTH END. SIM. TO HISTORICAL
- ⑥ NEW WINDOWS, SIM. TO HISTORICAL IMAGE
- ⑦ LOCATION OF PROPOSED NEW SIGN
- ⑧ PAINT STUCCO ON BOTH BUILDING WHITE TO MATCH
- ⑨ REPLACE CANOPY TO MATCH NEW PROPOSED CANOPY ON ADJACENT BUILDINGS
- ⑩ ADDING STORE FRONT, SEE ELEVATIONS

A - WEST ELEVATION (CURRENT)  
 B - HISTORICAL IMAGE (1930'S)  
 C - EAST ELEVATION  
 D - NORTH ELEVATION



**HARRIS BAY**  
 — a real estate investment company —



**BUILDING PHOTOS**  
 SCALE: 1/4" = 1'-0"



**PHASE 2**  
NEW 4,000 SQFT 2 STORY  
RESIDENTIAL STRUCTURE (8 UNITS)  
WITH ROOF DECK

**PHASE 1**  
RENOVATION OF 7,400 SQFT 2 STORY BLDG.  
FIRST FLOOR - COMMERCIAL & LIVE/WORK  
SECOND FLOOR - RESIDENTIAL UNITS

**PHASE 3**  
NEW 9,800 SQFT 4 STORY RESIDENTIAL  
STURCTURE (16 UNITS) MAINTAIN  
EXISTING ST. MARYS STOREFRONT

**PHASE 4**  
RENOVATION OF 1,600 SQFT 2 STORY  
RESIDENTIAL DUPLEX

SITE PLAN LEGEND

PROPERTY LINE

(E) LIGHT POST

(E) GUY POLE

(E) OVERHEAD ELECTRIC

41 RESIDENTIAL UNITS  
21 PAKRING SPACES

141 JACOBS

143 JACOBS

SITE PLAN (PROPOSED)

SCALE: 1" = 20'-0"



**PHASE 2**  
NEW 4,000 SQFT 2 STORY  
RESIDENTIAL STRUCTURE (8 UNITS)  
WITH ROOF DECK

**PHASE 1**  
RENOVATION OF 7,400 SQFT 2 STORY BLDG.  
FIRST FLOOR - COMMERCIAL & LIVE/WORK  
SECOND FLOOR - RESIDENTIAL UNITS

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NEW 9,800 SQFT 4 STORY RESIDENTIAL  
STURCTURE (16 UNITS) MAINTAIN  
EXISTING ST. MARYS STOREFRONT

**PHASE 4**  
RENOVATION OF 1,600 SQFT 2 STORY  
RESIDENTIAL DUPLEX

BUILDING 1  
(PROPOSED)

BUILDING 2  
(1714)

BUILDING 3  
(1720)

BUILDING 4  
(1722)

S. ST. MARY'S ST.

JACOBS ST.

**SITE PLAN LEGEND**

- PROPERTY LINE
- (E) LIGHT POST
- (E) GUY POLE
- E— (E) OVERHEAD ELECTRIC

30 FUTURE  
PARKING SPACES

**FLOOR PLAN LEVEL 1**

SCALE: 1" = 20'-0"



**PHASE 2**  
NEW 4,000 SQFT 2 STORY  
RESIDENTIAL STRUCTURE (8 UNITS)  
WITH ROOF DECK

**PHASE 1**  
RENOVATION OF 7,400 SQFT 2 STORY BLDG.  
FIRST FLOOR - COMMERCIAL & LIVE/WORK  
SECOND FLOOR - RESIDENTIAL UNITS

**PHASE 3**  
NEW 9,800 SQFT 4 STORY RESIDENTIAL  
STURCTURE (16 UNITS) MAINTAIN  
EXISTING ST. MARYS STOREFRONT

**PHASE 4**  
RENOVATION OF 1,600 SQFT 2 STORY  
RESIDENTIAL DUPLEX

BUILDING 1  
(PROPOSED)

BUILDING 2  
(1714)

BUILDING 3  
(1720)

BUILDING 4  
(1722)

S. ST. MARY'S ST.

JACOBS ST.

**SITE PLAN LEGEND**

- PROPERTY LINE
- (E) LIGHT POST
- (E) GUY POLE
- E— (E) OVERHEAD ELECTRIC

**FLOOR PLAN LEVEL 2**

SCALE: 1" = 20'-0"





**PHASE 2**  
NEW 4,000 SQFT 2 STORY  
RESIDENTIAL STRUCTURE (8 UNITS)  
WITH ROOF DECK

**PHASE 1**  
RENOVATION OF 7,400 SQFT 2 STORY BLDG.  
FIRST FLOOR - COMMERCIAL & LIVE/WORK  
SECOND FLOOR - RESIDENTIAL UNITS

**PHASE 3**  
NEW 9,800 SQFT 4 STORY RESIDENTIAL  
STURCTURE (16 UNITS) MAINTAIN  
EXISTING ST. MARYS STOREFRONT

**PHASE 4**  
RENOVATION OF 1,600 SQFT 2 STORY  
RESIDENTIAL DUPLEX

BUILDING 1  
(PROPOSED)

BUILDING 2  
(1714)

BUILDING 3  
(1720)

BUILDING 4  
(1722)

S. ST. MARY'S ST.

JACOBS ST.

**SITE PLAN LEGEND**

- PROPERTY LINE
- (E) LIGHT POST
- (E) GUY POLE
- E— (E) OVERHEAD ELECTRIC

**FLOOR PLAN LEVEL 3-4**

SCALE: 1" = 20'-0"





**BUILDING 1  
(PROPOSED)**

**BUILDING 2  
(1714)**

\* AS APPROVED BY  
HDRC 11.13.2017

**BUILDING 3  
(1720)**

**BUILDING 4  
(1722)**

**WEST ELEVATION**  
SCALE: 1" = 10'-0"



**BUILDING 2  
(1714)**

\* AS APPROVED BY  
HDRC 11.13.2017

**NORTH ELEVATION**  
SCALE: 1" = 10'-0"



STUCCO

NEW WINDOWS

REPLACE RAILING AND DECK

NEW CANOPY

NEW DOORS

BUILDING 4  
(1722)

SOUTH ELEVATION

SCALE: 1" = 10'-0"







BUILDING 4  
(1722)

BUILDING 3  
(1720)

BUILDING 2  
(1714)

BUILDING 1  
(PROPOSED)

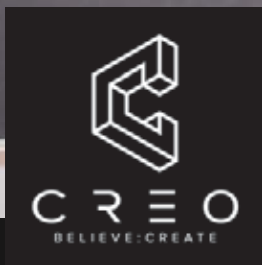
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**HARRIS BAY**  
— a real estate investment company —

San Antonio, Texas | S. ST. MARY'S ST.

October 31, 2019 | **A13**







CREO

BELIEVE:CREATE