

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2020

HDRC CASE NO: 2020-253
ADDRESS: 337 W COMMERCE ST
LEGAL DESCRIPTION: NCB 105 BLK LOT 8, W IRR 176.70FT OF E IRR 234.54 OF 5, E IRR 103 OF 6 & E IRR 107.48 FT OF 7
ZONING: D, H, RIO-7B
CITY COUNCIL DIST.: 1
APPLICANT: Russell Williams
OWNER: James Lifshutz/BERLTEX REAL ESTATE HOLDINGS INC
TYPE OF WORK: Exterior modifications, rehabilitation, installation of a canopy
APPLICATION RECEIVED: June 12, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform rehabilitative scopes of work including the repair of existing, one over one wood windows.
2. Perform exterior modifications and to the existing structure including painting the existing brick and stucco façade and repairing the façade below the canopy with new stucco.
3. Perform modifications to the existing vestibule entry.
4. Install a new storefront system and transom windows.
5. Install a new street canopy.

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.

FINDINGS:

- a. The historic structure located at 337 W Commerce was constructed circa 1890. The structure has been modified a number of times throughout its existence, including modifications to its transom windows, storefront system, canopy and entrance.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on June 9, 2020. At that meeting, Committee members asked questions about the proposed transom windows and canopy, and noting that the canopy should feature a traditional profile, consistent with those found historically in the area.
- c. REHABILITATION – The applicant has proposed rehabilitative scopes of work include window repair and repair to the existing street facing façade. Staff finds the proposed scopes of work to be appropriate and consistent with the Guidelines.
- d. EXTERIOR MODIFICATIONS – The applicant has proposed exterior modifications to include painting, and façade repair. The existing façade features brick above the canopy line that is painted. Below the canopy line, the façade features a number of materials, including wood, plywood, stucco and concrete infill. The applicant has proposed to remove these inappropriate repairs and structurally repair the façade. Staff finds this to be appropriate, and finds the stucco application below the canopy to be appropriate as well. Paint should be water permeable to prevent the trapping of moisture on the brick face.
- e. VESTIBULE MODIFICATION – The existing structure features a non-original storefront system and a non-original vestibule entry. The applicant has proposed to modify the depth of the proposed entry. The applicant has noted that the existing tile work will be replaced with the exception of the decorative tile that reads “Kline’s”. Staff finds the proposed request to be appropriate.
- f. STOREFRONT SYSTEM – The applicant has proposed to replace the existing, non-original storefront system with a new aluminum storefront system. The Guidelines for Exterior Maintenance and Alterations 10.B. notes that new façade elements that alter or destroy the historic building character, such as inappropriate materials should not be added. Additionally, the Guidelines note that non-historic facades should be returned to their original design based on photographs. If photographs of the original are not available, the scale, design, materials, color and texture of the proposed modifications should be compatible with the historic building. While the original storefront would have featured wood framing, staff finds the proposed aluminum storefront to be an appropriate replacement, given that its an in-kind replacement to the existing. Staff finds that the applicant should submit details for the proposed system, including detailed and dimensioned elevation drawings, and that mullions should feature an appropriate width.
- g. TRANSOM WINDOWS – The applicant has proposed to install transom windows in the existing transom window openings. The applicant has noted that the proposed transom windows will feature aluminum frames. Generally, staff finds the proposed installation to be appropriate. Staff finds that the applicant should submit details for the proposed system, including detailed and dimensioned elevation drawings, and that mullions should feature an appropriate width.
- h. STREET CANOPY – The applicant has proposed to install a street canopy to span the street façade. Per the Guidelines for Exterior Maintenance and Alterations 11.B.ii., new canopies should be based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies 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. Staff finds that the proposed canopy should match the profile of that found in the photograph from the 1960's, which is included in the application documents. The proposed canopy should feature metal construction, as typical for historic canopies. The proposed wood soffits are not consistent with the Guidelines.

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

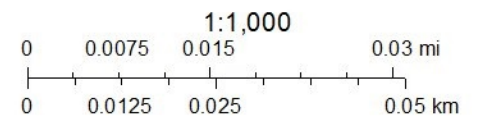
Staff recommends approval of items #1 through #5 based on findings a through h with the following stipulations:

- i. That the proposed paint be a water permeable paint to prevent water from becoming trapped between the paint and the brick face.
- ii. That the stucco application feature a smooth finish.
- iii. That the applicant submit details for the proposed storefront system and transom windows, including detailed and dimensioned elevation drawings, and that mullions feature an appropriate width.
- iv. That the proposed canopy feature a profile consistent with that found in the 1960's photograph, and that the wood soffit be eliminated and metal be used instead.
- v. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



January 7, 2020





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

Historic and Design Review Commission
Design Review Committee Report

DATE: June 9, 2020

HDRC Case #:

337 W Commerce

Meeting Location: WebEx

APPLICANT: Russell Williams

DRC Members present: Curtis Fish, Anne-Marie Grube

Staff Present: Edward Hall

Others present: James Lifshutz

REQUEST:

Exterior modifications, rehabilitation

COMMENTS/CONCERNS:

RW: Overview of project, new canopy and awning

CF: Questions regarding existing materials, materials at canopy location

AMG: Questions regarding existing transom window openings

CF: Appears transom windows previously existed

AMG: Proposal is appropriate; transom windows should match the existing/original openings

CF: Upturn of awning may not be consistent with Guidelines

RW: Could vestibule be reduced in depth for security measures?

ALL: Discussion regarding vestibule

CF: Find evidence that vestibule is not original

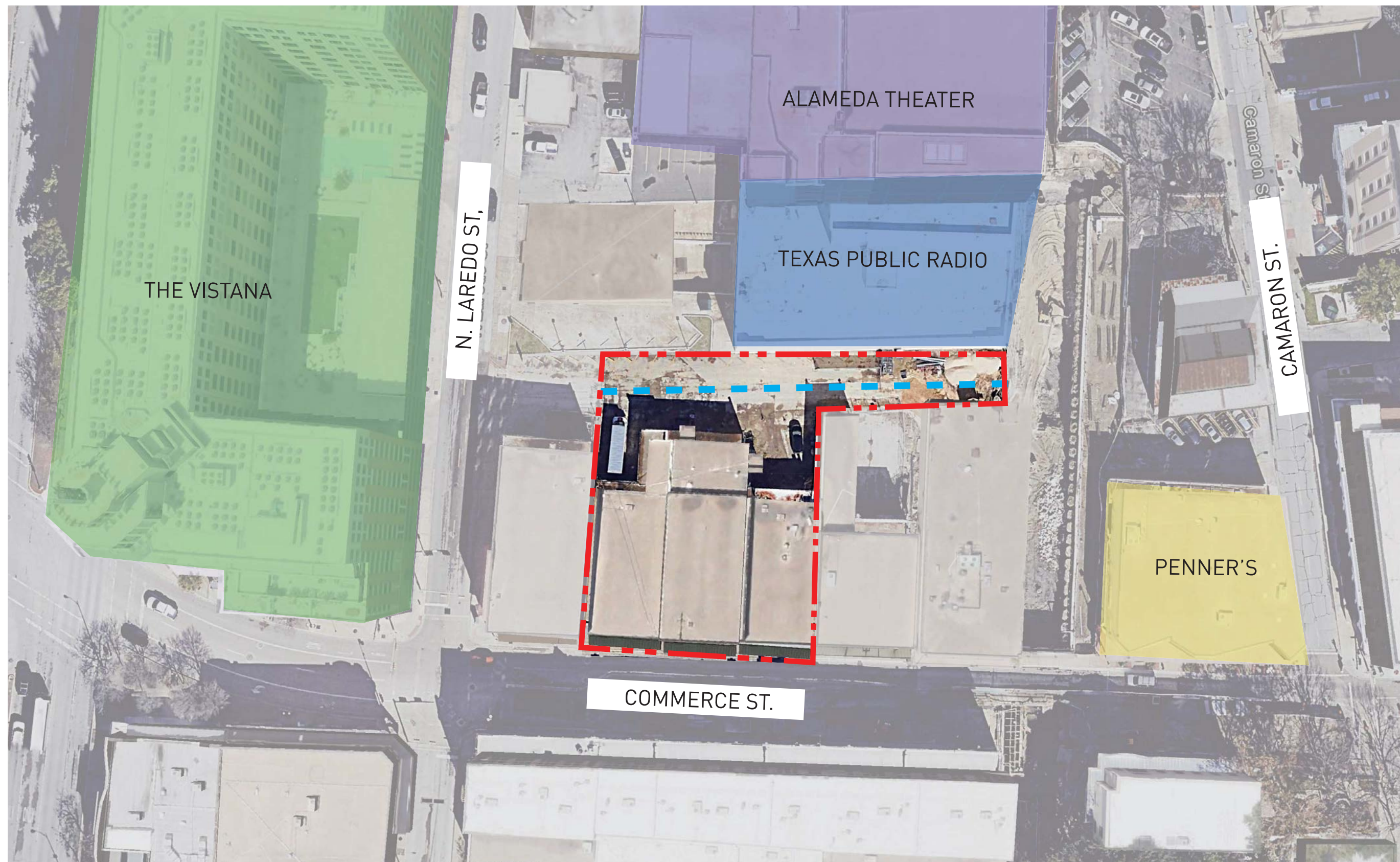
OVERALL COMMENTS:

Support of project, no major concerns



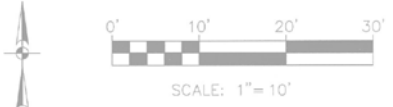
337 W. COMMERCE ST.
SAN ANTONIO, TX

HDRC REVIEW
FACADE IMPROVEMENTS
6.12.20



SITE PLAN | ARIEL

209	13,704,870.740	2129052.023	SKXTV	643.27	13,702,541.308	2,128,690.145
210	13,704,866.334	2129028.457	SKXTV	643.10	13,702,536.903	2,128,666.584
211	13,704,978.118	2129056.376	SMAGTV	645.29	13,702,848.668	2,128,594.515
212	13,704,825.256	2129060.888	SKXTV	642.24	13,702,495.831	2,128,690.009
213	13,704,965.425	2129070.208	SMAGTV	645.09	13,702,635.977	2,128,708.328



GEND

CHAIN LINK FENCE
WROUGHT IRON/ORNAMENTAL FENCE
STORM DRAIN
POTABLE WATER
SANITARY SEWER

LEGEND

ENHANT
EPHONE, CABLE MANHOLE
MANHOLE
EPHONE, CABLE PEDESTAL
PIPE
WEL

BM RE-1060
SCRIBED "X" ON FIRE
HYDRANT FLANGE BOLT.
ELEVATION = 645.27



PATRICIA WALSH SMALL (50%)
AS HER SEPERATE PROPERTY AND
ESTATE
AN UNDIVIDED 50% INTEREST
A.L. HERNDEN (16.67%)
BERNARD L. CHAMPION (16.67%)
RUDY NAVA (16.66%)
8,960 SQ. FT. PARCEL OF LAND
(VOL. 8367, PGS. 1123-1132 O.P.R.)

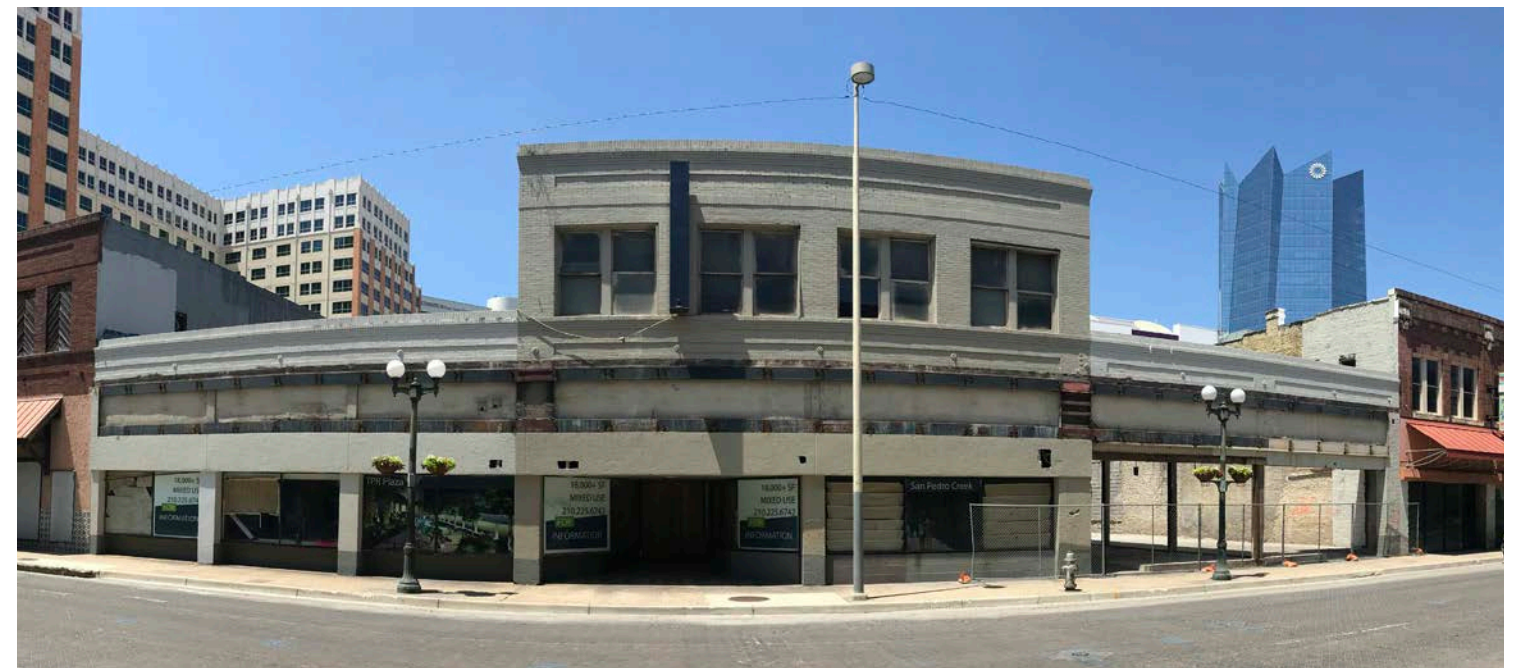
BERLTEX REAL ESTATE HOLDINGS, INC.
0.52983 ACRE
SAVE & EXCEPT 0.038 ACRE
(VOL. 19016, PGS. 781-787 O.P.R.)

331 WEST COMMERCE L.P.
A PARCEL OF LAND OUT OF LOTS A-9,
A-10 & A-13, BEING A
RE-SUBDIVISION OF LOTS 9, 10, 11 &
12, N.C.B. 105
(VOL. 8034, PGS. 1453-1472 O.P.R.)

SAN ANTONIO RIVER AUTHORITY
0.180 ACRE
(VOL. 18089, PGS. 34-40 O.P.R.)



KLINE'S CLOTHING STORE BUILDING PHOTO - CIRCA 1960's



BUILDING PHOTO - PRESENT DAY



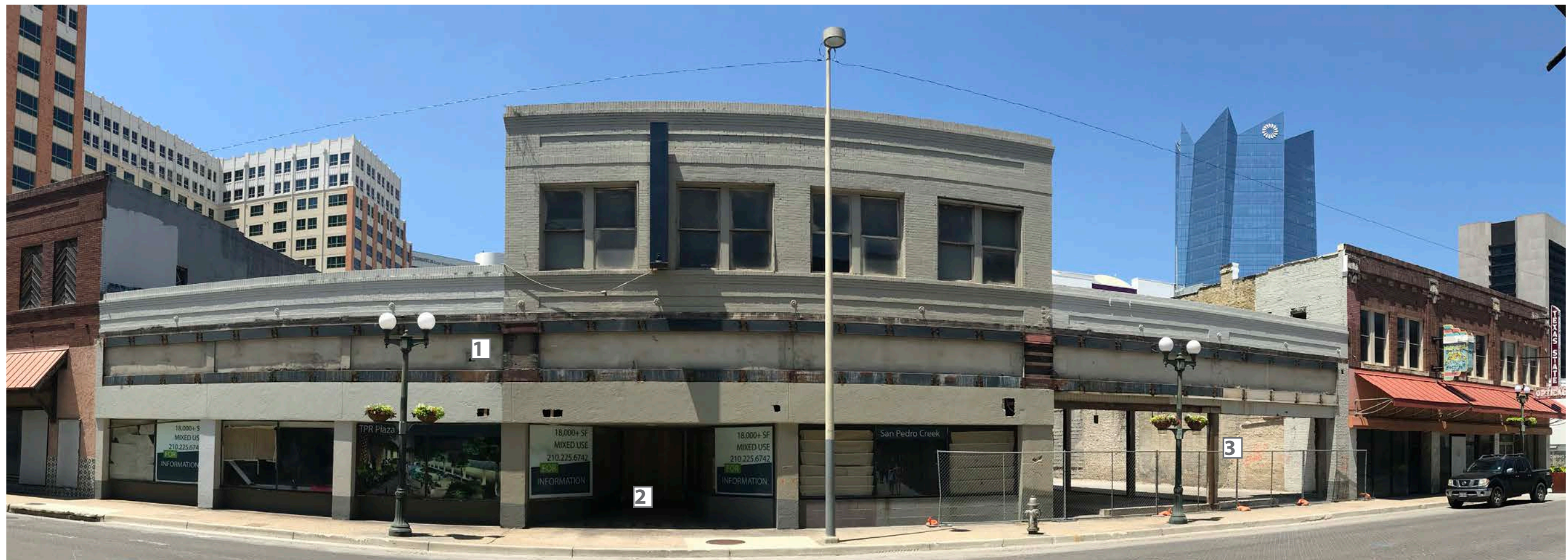
1 EXISTING PLASTER WITH PLYWOOD AND WOOD FRAMING SUBSTRATE



2 EXISTING ENTRY WITH UNEQUAL STOREFRONT CONDITION



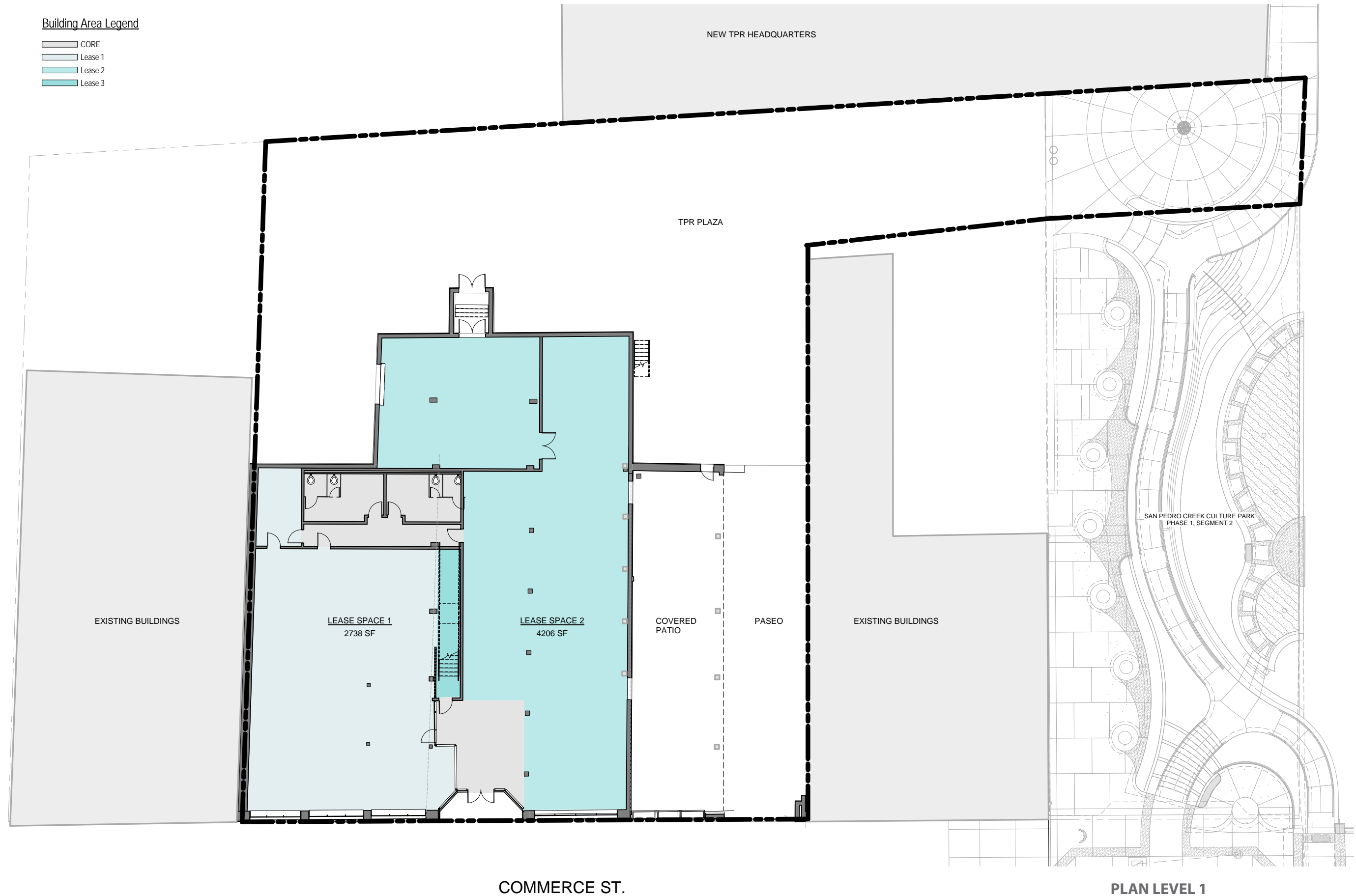
3 NEW OPENING AT PASEO ENTRY



COMMERCE ST. ELEVATION

Building Area Legend

- CORE
- Lease 1
- Lease 2
- Lease 3

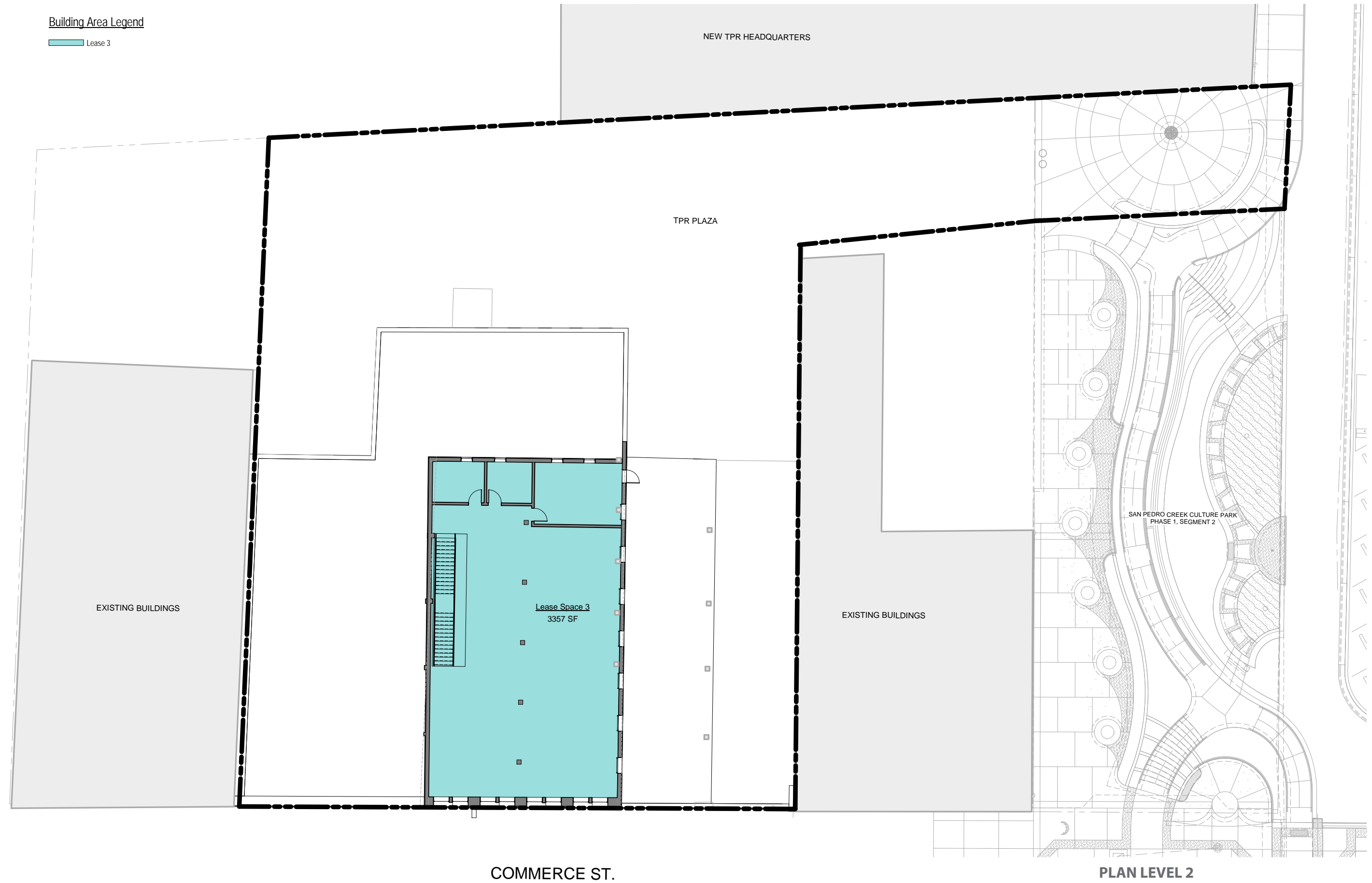


COMMERCE ST.

PLAN LEVEL 1

Building Area Legend

Lease 3

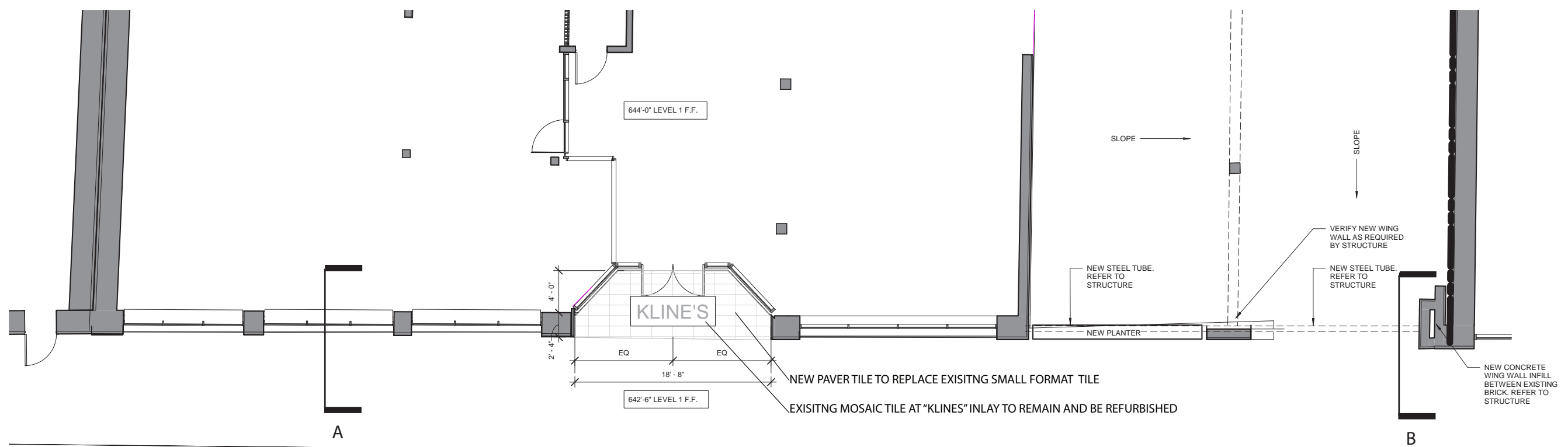


COMMERCE ST.

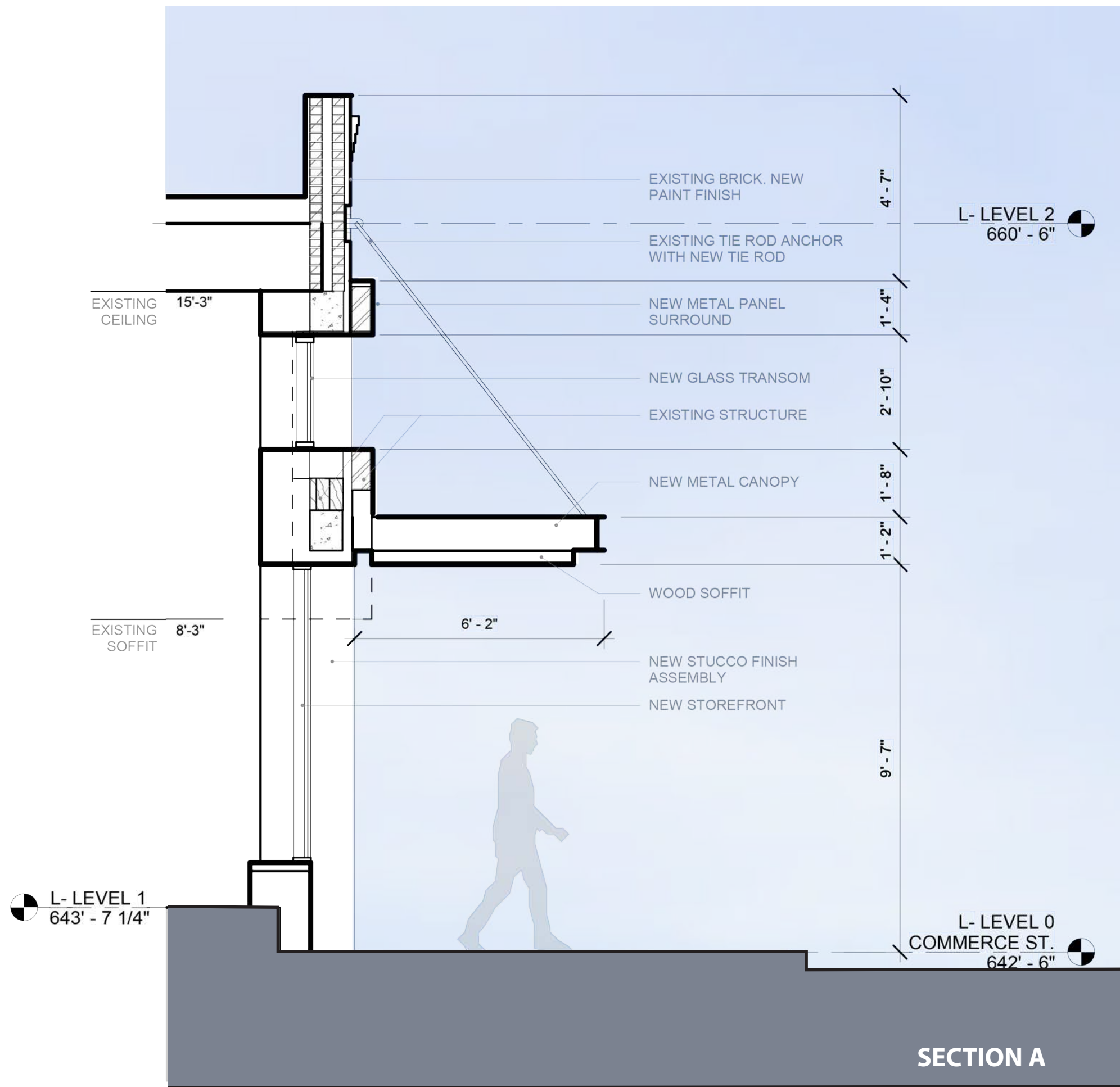
PLAN LEVEL 2



COMMERCE ST. ELEVATION



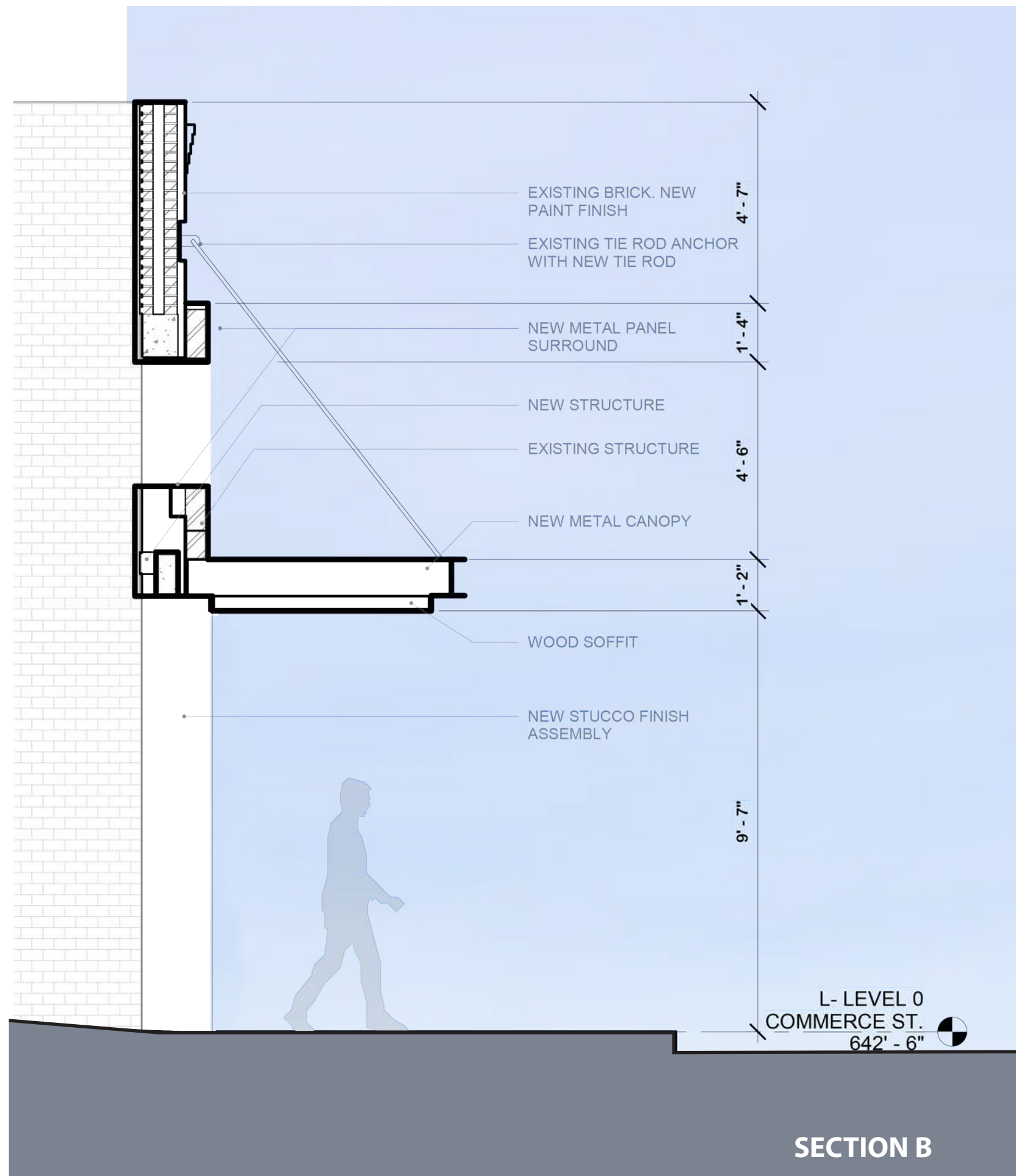
PARTIAL PLAN



INTERIOR LOOKING AT VESTIBULE AND STOREFRONT



INTERIOR LOOKING AT STOREFRONT AND EXISTING TRANSOM INFILL



EXTERIOR AT PASEO LOOKING TOWARD COMMERCE ST.

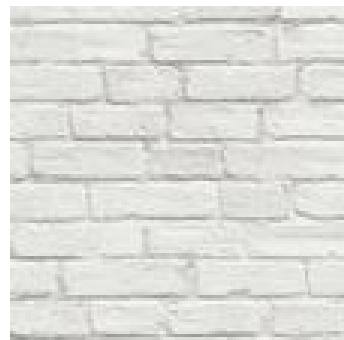


EXTERIOR AT TPR PLAZA LOOKING TOWARD PASEO TO COMMERCE ST.

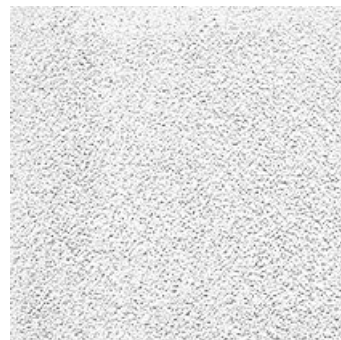


3D VIEW ALONG COMMERCE ST.

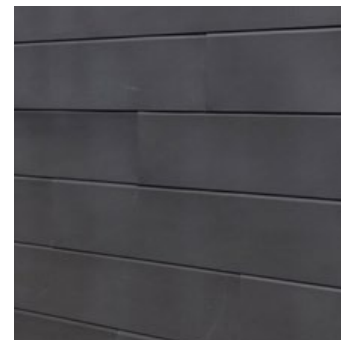
MATERIALS



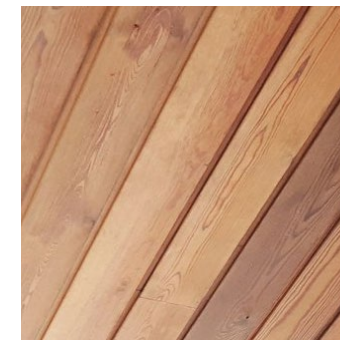
PAINTED BRICK
- UPPER WALLS



WHITE STUCCO
- BASE WALLS



METAL PANEL (GREY)
- CANOPY AND TRANSOM



T+G WOOD SOFFIT
- CANOPY SOFFIT

SPECIFICATIONS

Division 0 – Procurement and Contracting Requirements

To be provided by client

Division 01 – General Requirements

To be provided by client

1. Sustainability:
 - a. The project use as Design Energy Code baseline: IEECC-2015.

Division 02 – Sitework

02 05 00 Demolition

1. Selective Demolition as approved under permit

Division 05 – Metals

05 40 00 - Cold-Formed Metal Framing

1. ASTM C955 A653/A653M, A792/A792M - Calculate structural properties of framing members in accordance with AISI Specifications and applicable building codes.

Division 06 - Wood, Plastics, Composites

06 16 43 – Sheathing

1. Glass mat faced, gypsum sheathing, ASTM C 1177 and C 1280 .

06 46 00 - Wood Trim

1. Interior trim: AWI Premium Grade for transparent finishes and AWI Custom Grade for opaque finishes, wood species/cut to be selected, factory finished to AWI Section 1500,

Division 07 - Thermal and Moisture Protection

07 2113 – Board Insulation

1. R-10 min. provided by continuous rigid insulation provided on the exterior sheathing in new wall assemblies

07 2115 – Batt Insulation

1. Framed Wall – R-13 batts in framing cavity with R-10 continuous insulation for total R-23 at exterior walls

07 2800 – Moisture Barrier

1. Fluid applied moisture barrier at above grade walls - vapor permeable

07 4113 – High Temperature Underlayment

1. Self-adhered membrane underlayment under metal wall, fascia, and roof assemblies

07 61 00 - Metal Panels

Single Skin Aluminum Flush Profile Panels – 2 coat fluoropolymer finish. Color selection by architect from standard manufacturer's color range.
Basis of Design: www.berridge.com

07 65 00 – Flexible Flashing

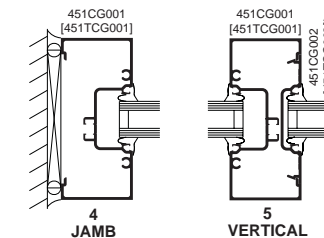
1. Flexible flashing: self-adhering, rubberized asphalt, sheet type

Division 08 – Openings

08 41 13 - Aluminum-Framed Entrances and Storefronts

1. Aluminum entrances: Medium stile configuration, 3 coat fluoropolymer finish, color to be selected. Glass: Refer to Section 088000
2. Aluminum Storefront :

Storefront: 4" depth x 2" wide aluminum thermally broken framed storefront system 3 coat fluoropolymer finish, color to be selected by Architect. *Kawneer TriFab 451 T System or equal.*



08 80 00 – Glazing

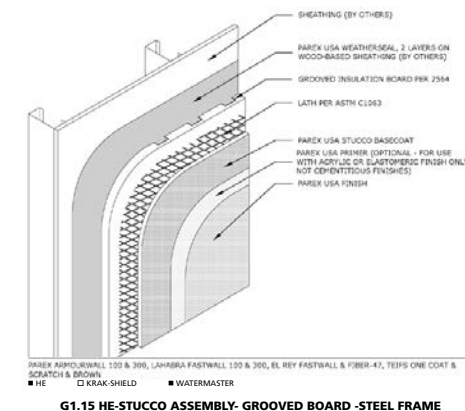
GL-1 -Double glazed; 1 inch insulated, *Guardian Sunguard SNR 43* or approved equal SHGC = 0.25, U factor=0.46 min
outer lite: 1/4 inch thick ultra-clear glass, tempered where required, low-e coating on No. 2 surface.
inner lite: 1/4 inch thick clear, tempered where required.

Division 09 – Finishes

09 24 00 – Stucco Assembly

Basis of Design LaHabra FastWall 100 Krak-Shield™ Stucco Assembly:
Fiberboard substrate, Moisture Barrier, continuous board insulation (grooved for drainage, , wire fabric or metal lath, stucco base and finish with elastomeric coating

Finish: Perma-Elastic Elastomeric Finish: Factory blended, 100 % acrylic polymer based elastomeric textured finish, integrally colored. a. Finish texture and color as selected by Project Designer



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