

HISTORIC AND DESIGN REVIEW COMMISSION

May 05, 2021

HDRC CASE NO: 2021-200
ADDRESS: 233 N MESQUITE ST
LEGAL DESCRIPTION: NCB 582 BLK 9 LOT 5&6
ZONING: C-3, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cotton Estes
OWNER: Cotton Estes
TYPE OF WORK: Exterior modifications, rehabilitation
APPLICATION RECEIVED: April 16, 2021
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. Install new, perforated metal garage doors in locations that previously featured overhead rolling garage doors. Three, overhead rolling garage doors currently remain, while others have been previously removed. The applicant has also proposed to install sliding aluminum framed glass doors.
2. Repair the existing, steel windows and install new glass to feature a clear, polycarbonate film. The interior of each glass pane will feature a frosted coating in lieu of the previously installed textured glazing.
3. Patch and repair the existing, masonry concrete as needed and apply a mineral based limewash to coat the masonry.
4. Regrade the site to redirect drainage away from the site.
5. Install a parking location to feature permeable paving as well as install permeable materials in the existing driveway location.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

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 facade 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

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 nonresidential 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:

- a. The applicant has proposed various scopes of work at 233 N Mesquite, including garage door replacement, window repair, masonry repair and site work. The structure was constructed circa 1949 and featured an industrial use as a truck depot.
- b. GARAGE DOORS – The structure currently features twelve (12) garage door openings, three of which feature overhead garage doors. At this time, the applicant has proposed to install new, perforated metal garage doors in locations that previously featured overhead rolling garage doors. Additionally, the applicant has proposed to install sliding aluminum framed glass doors. Generally, given the industrial nature of the structure and the existing use of overhead rolling garage doors, staff finds the proposed installation of be appropriate.
- c. STEEL WINDOW REPAIR – The structure currently features six (6) existing windows openings that feature steel casement windows. The applicant has proposed to repair the existing, steel windows and install new glass to feature a clear, polycarbonate film. The interior of each glass pane will feature a frosted coating in lieu of the previously installed textured glazing. Staff finds the proposed repair to be appropriate.
- d. MASONRY REPAIR – The applicant has proposed to patch and repair the existing, masonry concrete as needed and apply a mineral based limewash to coat the masonry. Generally, staff finds this to be appropriate.
- e. REGRADING – The existing site features various mounds that were previously used as informal access ramps. The applicant has proposed to remove these and regrade the site and remove these. Staff finds this to be appropriate.
- f. REAR PARKING AND DRIVEWAY – Per the Guidelines for Site Elements 7.A.i., parking areas for nonresidential and mixed-use structures are to be placed 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. The applicant has proposed to install a parking lot to feature parking for three (3) vehicles on the west side of the lot, adjacent to an existing parking location on the lot immediately adjacent to the west. The proposed parking lot will feature permeable pavement and will be accessed by a curbcut and driveway on E Crockett Street. The applicant has noted a general width of 9' – 6" for the proposed driveway, which will then widen into a loading area, paved with permeable paving. While this is atypical with driveways found within the district in residential context, staff finds the wider drive area to be appropriate at this location. Staff finds both the proposed parking location and driveway to be appropriate and consistent with the Guidelines; however, staff finds that the proposed parking area should be screened from view from the right of way on E Crockett. Landscaping materials are appropriate for screening.

RECOMMENDATION:

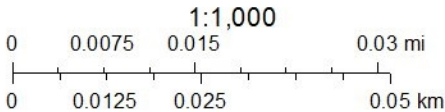
Staff recommends approval based on findings a through f with the following stipulations:

- i. That all openings remain as they currently exist.
- ii. That all repair and maintenance work be done in-kind, with like materials.
- iii. That the proposed parking area be screened from view from the right of way on E Crockett. Landscaping materials are appropriate for screening.

City of San Antonio One Stop



April 29, 2021



PROPOSED MATERIALS:

1 SECURITY DOORS :

We proposed to replace existing plywood panels and solid metal overhead doors with a perforated aluminum overhead door to provide security and improved visibility and daylighting.

Proposed doors to be Vision Profile Security Shutters by QMI with AL7 punch style 51 in annodized aluminum. The door dimensions (9'-2" W x 8'-0" H) will match the existing masonry openings. When open, the bottom security rail will be concealed behind the existing masonry beam (see detail 2/A2).



Perforation Style 51
(Annodized)



Installed Example
(Bronze)



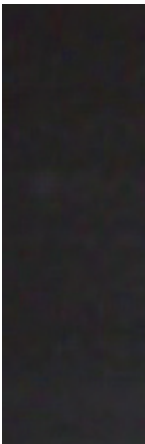
Installed Example at 812 S
Alamo St (Annodized)

2 SLIDING DOORS:

We proposed to enclose the office portion of the building with aluminum sliding doors in an annodized bronze finish with single pane, non-coated glazing by MetalCraft. These doors will be fully shaded, allow for passive ventilation through the building, and connections outdoors to the north and south. The sliding doors will be fabricated to match the existing masonry openings and will sit inside the security doors (see detail 2/A2 and 3/A2). These doors also feature slender stiles and rails (1 3/4"- 2"), similar to the thin muntins and sashes of the original steel windows.



Example of MetalCraft Doors

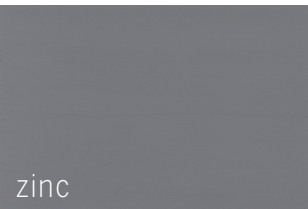


Annodized Bronze

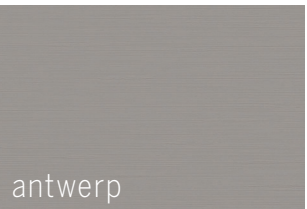
3 EXTERIOR PAINT :

We proposed to remove the loose paint and various top coats and reseal the existing concrete with several coats of a mineral based breathable and zero-VOC limewash. The intent is preserve the original rich textures of the concrete board form and masonry walls while cleaning up the exterior and protecting the concrete structure from rebar rust and mold.

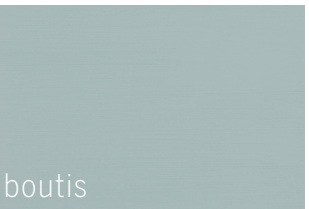
Proposed paint to be Limewash by Dominique Finishes in a neutral or blue/grey medium to dark tone.



zinc



antwerp



boutis

PHOTOS OF EXISTING BUILDING:



PHOTOS OF CONTEXT:



LOOKING SOUTH ON MESQUITE ST



NEIGHBORING BUILDING TO NORTH



LOOKING SOUTHWEST ON CROCKETT ST



LOOKING NORTH ON MESQUITE ST



LOOKING SOUTH FROM 232 MESQUITE

232 N MESQUITE |

Industrial Renovation for Architecture Office & Carpentry Shop
Application for Historical COA 04.15.2021
Dignowity Hill Historic District



232 N MESQUITE STREET:	
HISTORIC DISTRICT:	DIGNOWITY HILL
EXISTING ZONING:	C-3, Commercial District
PROPOSED ZONING:	IDZ-1 Low Intensity Infill Development Zone
PROPOSED USE:	Utilize existing vacant building for professional office and architectural fabrication/ carpentry shop.
LAND AREA:	0.4161 AC/ 18,125 SF
BUILDING AREA:	2,200 SF
GENERAL NOTES	
The proposed improvements to 232 N Mesquite do not affect the existing building footprint, height, or setbacks and do not increase the ratio of pervious cover on site.	
Landscaping improvements such as plantings, new walkways, replacement of the existing chainlink fence and removal of large existing concrete slabs will be submitted as a separate application at a later date.	

1

SITE PLAN & MAP

SCALE: 1" = 30'-0"

0

15'

30'

60'

120'

TRUE N

cotton estes architect

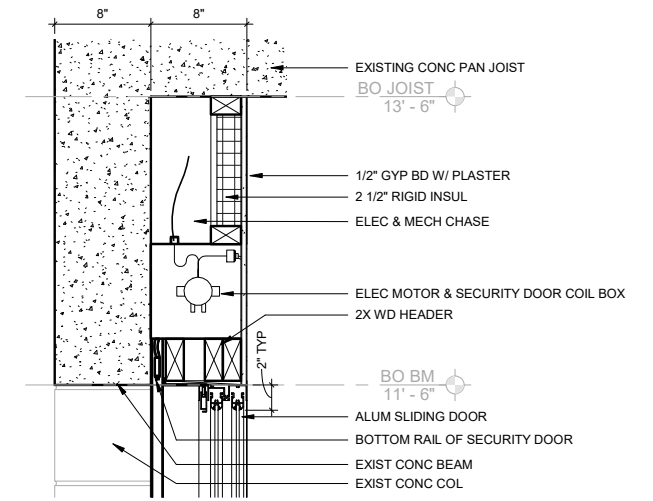
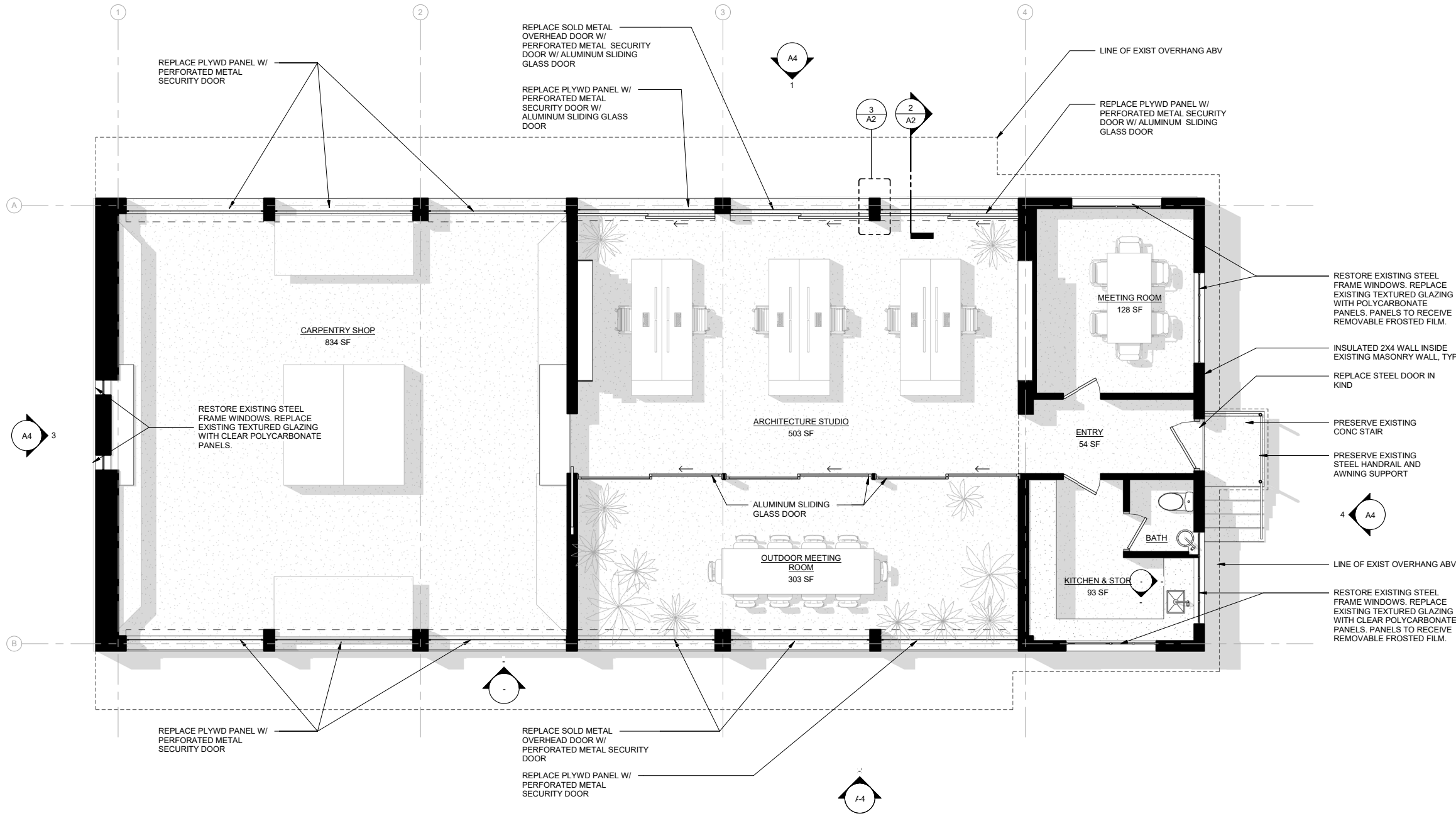
cottonestearchitect.com
606 dawson street SA 78202
ce@cottonestearchitect.com
401. 441. 1014

SET ISSUE DATES:	
03.18.2021	COSA ZONING
04.15.2021	COSA HDRIC

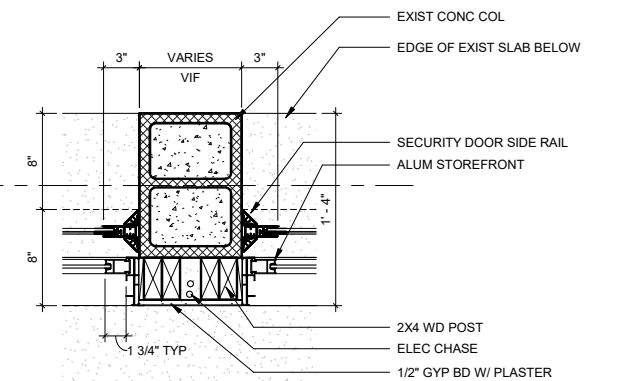
PROJECT INFORMATION:	
232 N MESQUITE STREET SAN ANTONIO TX 78202	
PROJECT STATUS:	
CONSTRUCTION DOCUMENTS	
ISSUE DATE:	
03/16/2021	

SITE PLAN & AREA
MAP

A0



2 TYP HEAD @ SECURITY DOOR AND SLIDER
SCALE: 1 1/2" = 1'-0"



3 TYP JAMB @ METAL DOOR AND SLIDING DOOR
SCALE: 1 1/2" = 1'-0"

1 FLOOR PLAN.
SCALE: 1/4" = 1'-0"

0 2 4 8 16

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

TRUE N

cotton estes architect

cottonestearchitect.com
606 dawson street SA 78202
ce@cottonestearchitect.com
401. 441. 1014

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PROJECT INFORMATION:
232 N MESQUITE STREET
SAN ANTONIO TX 78202

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ISSUE DATE:
04.12.2021

FLOOR PLAN

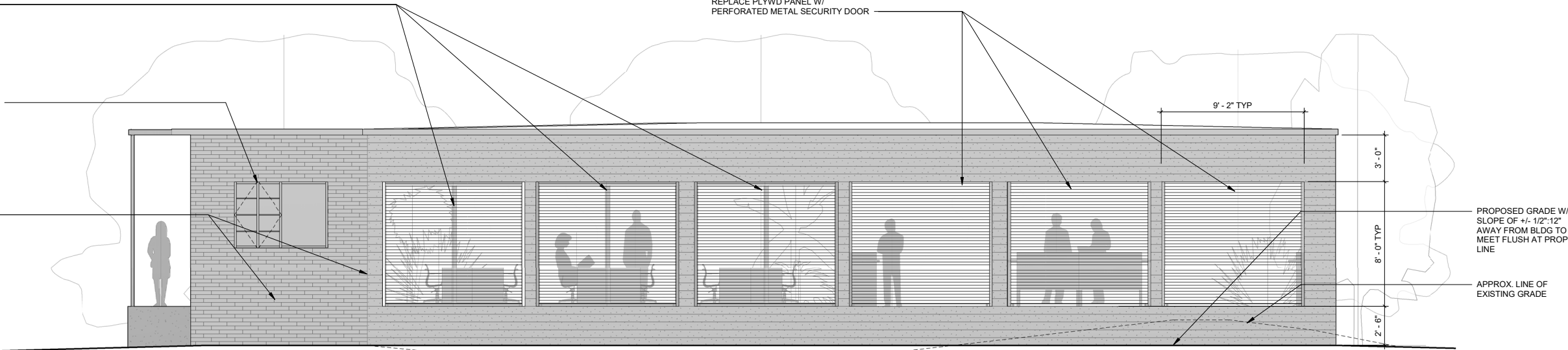
A2

REPLACE PLYWD PANEL AND
SOLID METAL SECURITY DOOR W/
PERFORATED METAL SECURITY
DOOR W/ ALUMINUM SLIDING
GLASS DOOR

RESTORE EXISTING STEEL FRAME
CASEMENT WINDOWS. REPLACE
EXISTING TEXTURED GLAZING WITH
CLEAR POLYCARBONATE PANELS.
PANELS TO RECEIVE REMOVABLE
FROSTED FILM.

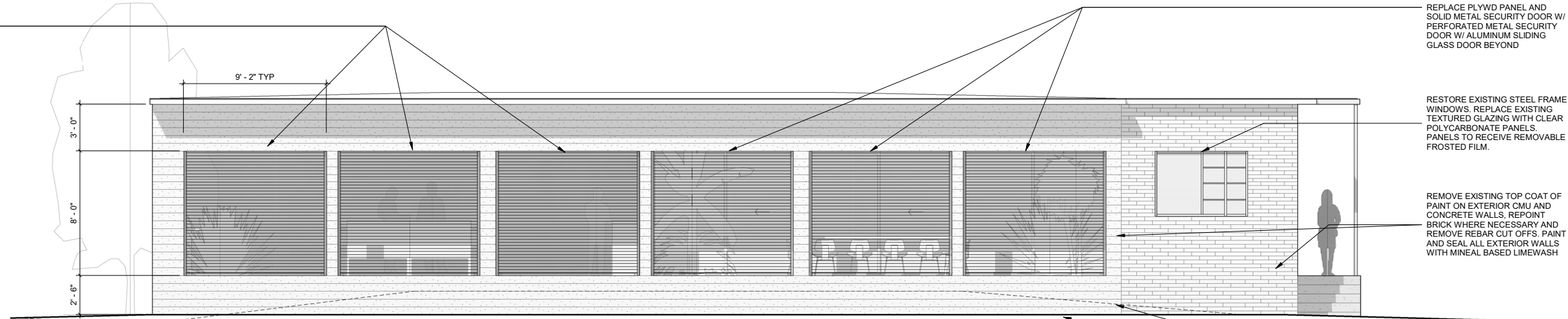
REMOVE EXISTING TOP COAT OF
PAINT ON EXTERIOR CMU AND
CONCRETE WALLS, REPOINT
BRICK WHERE NECESSARY AND
REMOVE REBAR CUT OFFS. PAINT
AND SEAL ALL EXTERIOR WALLS
WITH MINEAL BASED
LIMEWASH

REPLACE PLYWD PANEL W/
PERFORATED METAL SECURITY DOOR



1 NORTH
SCALE: 1/4" = 1'-0"

REPLACE PLYWD PANEL W/
PERFORATED METAL
SECURITY DOOR



2 SOUTH
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES

- 1 PRESERVE ALL EXISTING OPENINGS IN MASONRY WALLS
- 2 STRIP TOP COAT OF PAINT FROM ALL EXISTING MASONRY WALLS
- 3 REMOVE PROJECTING REBAR FROM ALL EXTERIOR WALLS, GRIND SMOOTH AND SEAL TO PREVENT RUST
- 4 REPAIR CRACKS AND HOLES IN EXISTING CMU WALLS WHERE NECESSARY
- 5 ALL EXTERIOR MASONRY WALLS TO RECEIVE 2-3 COATS OF MINERAL BASED LIMEWASH

cotton estes architect

cottonestesarchitect.com
606 dawson street SA 78202
ce@cottonestesarchitect.com
401. 441. 1014

SET ISSUE DATES:

03.18.2021 COSA ZONING
04.15.2021 COSA HDR/C

PROJECT INFORMATION:

232 N MESQUITE STREET
SAN ANTONIO TX 78202

PROJECT STATUS:

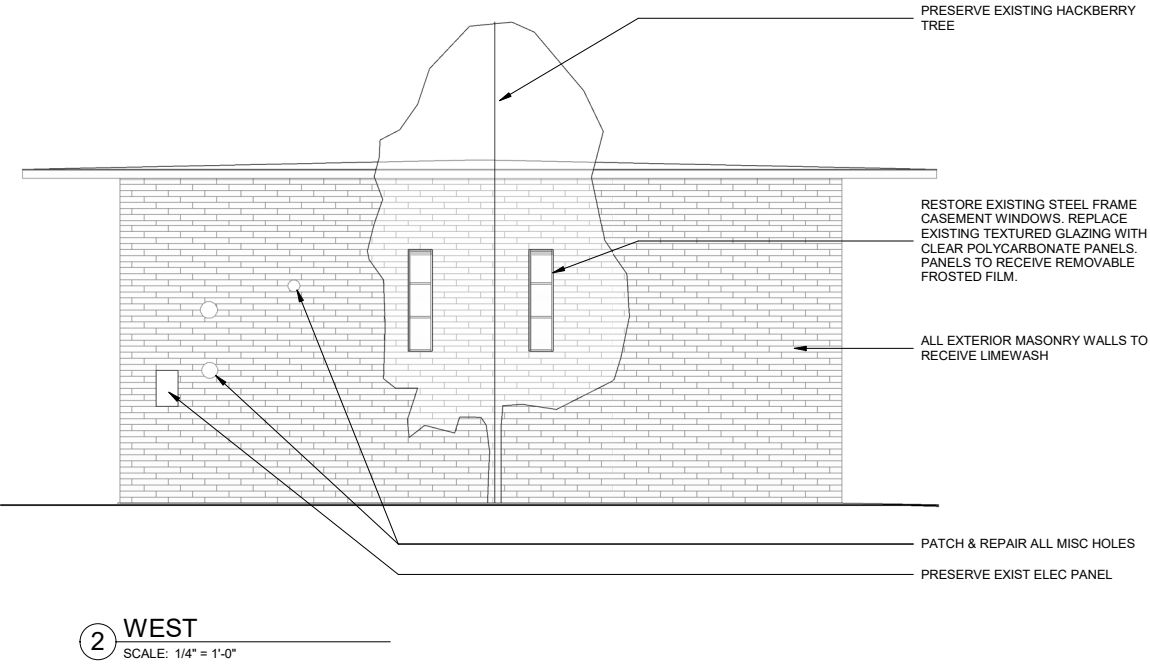
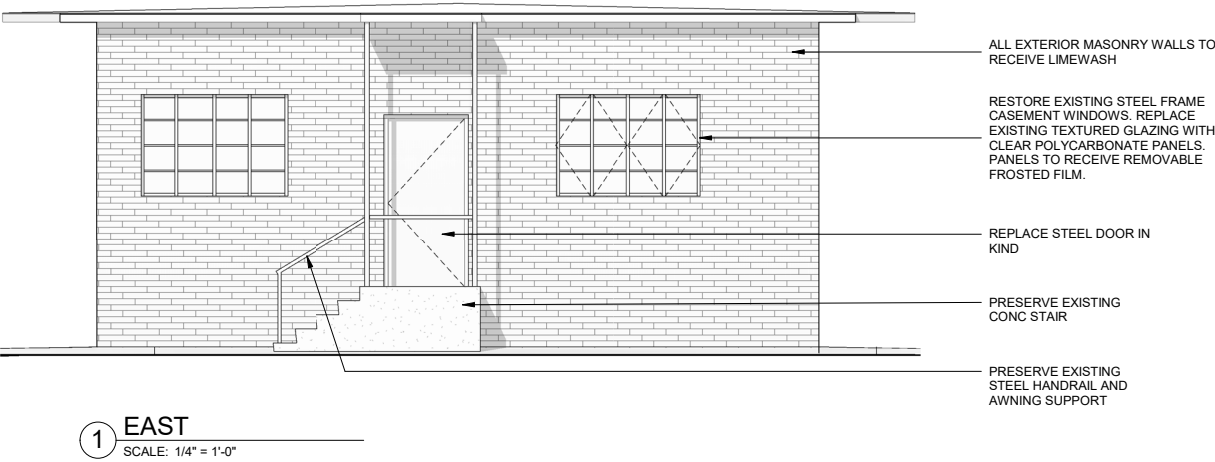
CONSTRUCTION DOCUMENTS

ISSUE DATE:

01/13/20

EXTERIOR
ELEVATIONS

A4



- GENERAL ELEVATION NOTES**
- 1 PRESERVE ALL EXISTING OPENINGS IN MASONRY WALLS
 - 2 STRIP TOP COAT OF PAINT FROM ALL EXISTING MASONRY WALLS
 - 3 REMOVE PROJECTING REBAR FROM ALL EXTERIOR WALLS. GRIND SMOOTH AND SEAL TO PREVENT RUST
 - 4 REPAIR CRACKS AND HOLES IN EXISTING CMU WALLS WHERE NECESSARY
 - 5 ALL EXTERIOR MASONRY WALLS TO RECEIVE 2-3 COATS OF MINERAL BASED LIMEWASH

cotton estes architect

cottonestesarchitect.com
606 dawson street SA 78202
ce@cottonestesarchitect.com
401. 441. 1014

SET ISSUE DATES:

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04.15.2021	COSA HDR/C

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232 N MESQUITE STREET
SAN ANTONIO TX 78202

PROJECT STATUS:

CONSTRUCTION DOCUMENTS

ISSUE DATE:

04/16/21

EXTERIOR
ELEVATIONS

A5