

## HISTORIC AND DESIGN REVIEW COMMISSION

December 07, 2016

Agenda Item No: 3

**HDRC CASE NO:** 2016-473  
**ADDRESS:** 1203 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 750 BLK 9 LOT SE 143.9 FT OF 1 & SE 128.6 FT OF 2  
**ZONING:** C-2 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Nicholas Melde/Alamo Architects  
**OWNER:** Berltex Real Estate Holdings, Inc  
**TYPE OF WORK:** Exterior modifications, site work and construction of an addition  
**REQUEST:**

The applicant is requesting conceptual approval to perform modifications to the site and structure at 1203 S Alamo. Included in these modifications, the applicant has proposed to install new façade elements on the existing structure, construct an addition to the north of the existing structure and modify the current amount of impervious paving.

### 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.

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

#### 2. Massing and Form of Non-Residential and Mixed-Use Additions

##### A. GENERAL

- i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual

impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

*iii. Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

*iv. Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

*v. Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

*ii. Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

## 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 Alterations 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.

## 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.

## FINDINGS:

- a. The structure at 1203 S Alamo is a commercial structure constructed circa 1965, which formerly served as a gas station. Fueling related site elements including the underground fuel tanks and fuel pump canopy have been removed. At this time, the applicant is proposing a number of modifications to the site and structure to reuse this structure as a neighborhood convenience store.
- b. ROOF MODIFICATION – The structure currently features a flat roof which the applicant has proposed to modify into a side gabled roof. Gabled roofs are found predominantly throughout the King William Historic District on a number of historic structures of varying styles. Staff finds the installation of a gabled roof on this contemporary structure an appropriate interpretation of historic roof forms of the district.
- c. MATERIALS – The structure currently features materials which include board and batten siding, a stone

veneer, metal panels, wood trim and overhead rolling steel doors. The applicant has proposed to maintain the stone veneer; however, the applicant has proposed to install wood trim in various locations where metal panels currently exist. Staff finds this proposal appropriate. In regards to roofing materials, the applicant has proposed to install a standing seam metal roof. The applicant should ensure that the standing seam metal roof features panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

- d. STOREFRONT SYSTEM – At this time, the applicant has not provided information specific to the proposed new storefront system. The applicant should propose a storefront system that is architecturally appropriate for this setting in the King William Historic District.
- e. ADDITION – To the north of the existing structure, the applicant has proposed to construct an addition which is to be open air and serve as a covered patio seating area. The applicant has proposed for the addition to feature a side gable roof, consistent with the historic structures along E Johnson. The Guidelines for Additions note that roof forms should be similar to that found on the primary structure. The applicant's proposed roof form is consistent with the Guidelines.
- f. SCALE, MASSING AND FORM – The applicant has proposed for an overall height of the addition to match the modified roof form of the primary structure. Given its location to the side of the primary facade of the existing structure, the addition presents itself as a subordinate structure. The open air nature of the proposed addition also reduces its perceived massing. Staff finds the applicant's proposal appropriate.
- g. MATERIALS – The applicant has proposed materials for the addition which generally match those proposed for the primary structure on the site. The applicant has proposed wood paneling and trim, a standing seam metal roof and metal columns. Staff finds the proposed materials consistent with those found on the site.
- h. ARCHITECTURAL DETAILS – Staff finds the applicant's proposed addition to feature a contemporary interpretation of historic facades fronting E Johnson. Staff finds that the applicant should continue to develop this contemporary interpretation to include appropriate roof pitches and column detailing.
- i. SITE DESIGN – The site currently features a large amount of paving given its previous use. The applicant has proposed to remove various amounts of existing paving as well as modify the current continuous curb cuts. The applicant has proposed to create specific vehicular entrance points on both E Johnson and E Guenther. In addition to this, the applicant has proposed to install landscaping buffers between automobile parking and the public right of way. Staff finds the applicant's proposed site modifications appropriate.
- j. ARCHAEOLOGY – If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the OHP should be notified.

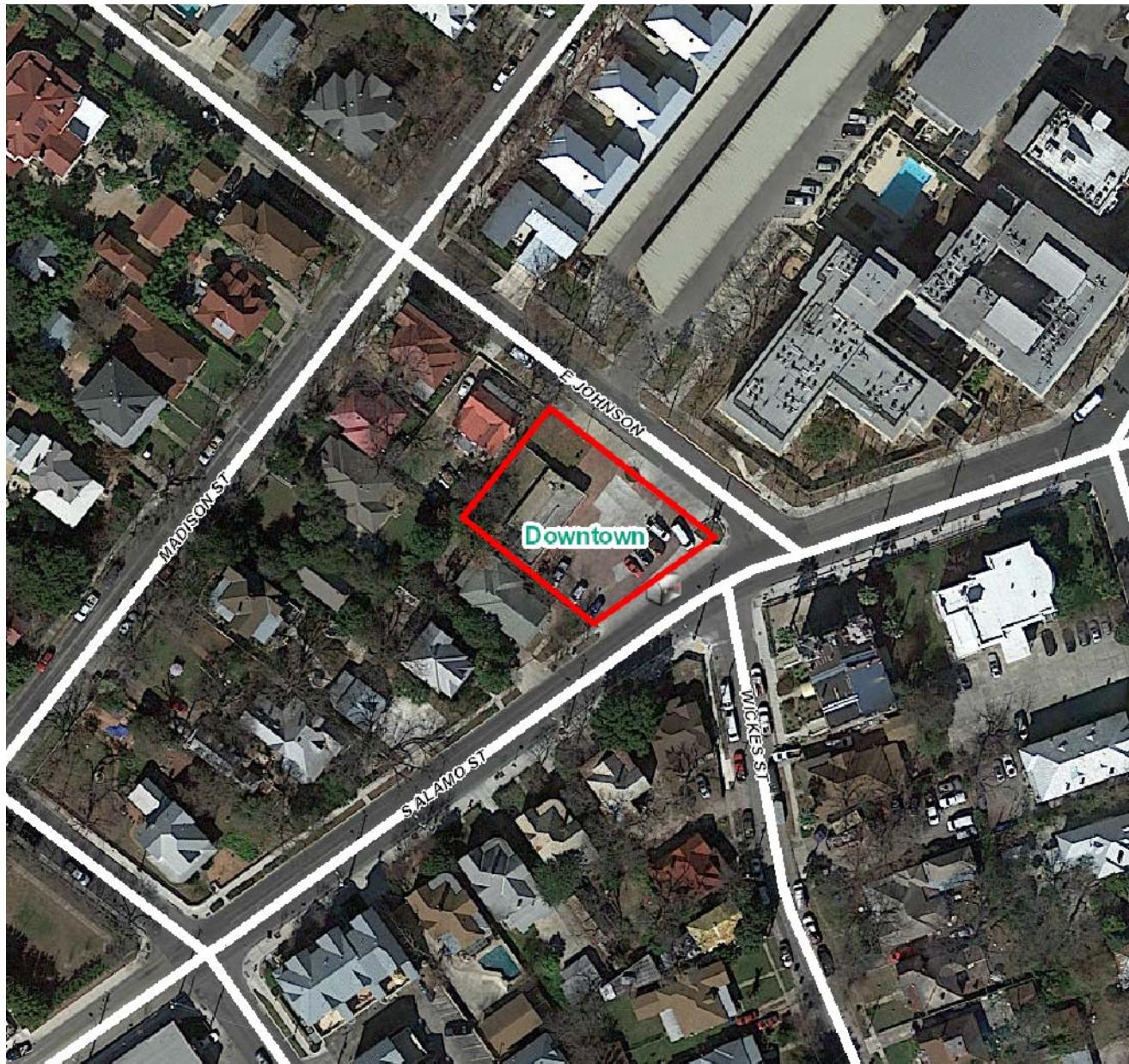
#### **RECOMMENDATION:**

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

- i. That the applicant install a standing seam metal roof that features panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
- ii. That the applicant provide more detailed information on the proposed storefront system.
- iii. That the applicant continue to develop the addition's E Johnson façade and detailing.
- iv. ARCHAEOLOGY - If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the OHP should be notified.

#### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

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November 11, 2016

**PROJECT SUMMARY: 1203 South Alamo Street - Neighborhood Convenience Store**

A neighborhood convenience store is proposed for the property at 1203 South Alamo Street in the heart of the King William Historic District. The site was formerly used as a gas station, providing fuel pumps and a small convenience store. The underground storage tanks have been removed, but the existing convenience store building will be rehabilitated to serve as a neighborhood convenience store that will offer grocery-related items and prepared foods rather than the automobile-related items of its previous use. To support the “take-out” food options offered, an outdoor covered seating area is also proposed adjacent to the existing building. As the commercial property transitions to the residential neighborhood along Johnson Street, this seating area acts as a front porch to the site, replicating a character defining element within the historic district.

In addition to the building improvements, enhancements to the pedestrian environment and streetscape are also proposed. Vehicular access will be limited to two driveways into the parking lot rather than the continuous driveways that supported its previous use. Also, large areas of concrete pavement will be cut and removed to provide new landscape beds with street trees and native vegetation while also increasing pervious cover and reducing storm water runoff.

Exterior signs have yet to be determined, but will be designed to the guidelines established by the Office of Historic Preservation.



**SIT-GO SUPERETTE**  
NEIGHBORHOOD CONVENIENCE STORE  
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