

HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

HDRC CASE NO: 2022-078
ADDRESS: 504 AUSTIN ST
LEGAL DESCRIPTION: NCB 510 BLK 2 LOT A-2
ZONING: D, H
CITY COUNCIL DIST.: 2
LANDMARK: La Fama Bakery, Alt House, Rear House
APPLICANT: Jason Moran/Jason Moran Collaborative Ventures LLC
OWNER: Christopher Gill/GILL CHRISTOPHER F
TYPE OF WORK: Exterior alterations, third story addition
APPLICATION RECEIVED: January 28, 2022
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. Construct an exterior stair adjacent to the north façade of the existing, two-story historic structure.
2. Install a glass railing at the roof level of the existing, two-story historic structure.
3. Construct a rooftop steel canopy atop of the existing, two story structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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

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.

Additions

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.

FINDINGS:

- a. The structure at 504 Austin was constructed circa 1905 and originally was the location of the residence and business of Charles Spohn, Sr., a baker. The structure features a brick façade with a hipped roof and a rear two story addition. The primary structure features an ornamental brick parapet and entrance which extends toward Austin Street past the front façade of the single-story structure.
- b. PREVIOUS MODIFICATIONS – Previous modifications to the structure include the installation of replacement windows, the partial construction of a third story addition, the installation of a storefront system, and the installation of a standing seam metal roof. At the June 6, 2018, Historic and Design Review Commission hearing, the installation of a standing seam metal roof and a ridge cap and Historic Tax Certification were denied.
- c. PREVIOUS REVIEW – At the January 19, 2022, Historic and Design Review Commission hearing, the applicant received approval for rehabilitation, lighting installation, downspout installation, patio railing installation, wood door installation, and the correction of an existing standing seam metal roof that was installed with a ridge cap.
- d. EXTERIOR STAIR – To the north of the historic, two-story structure, the applicant has proposed to construct a painted steel stair to provide access to the rooftop level from the second floor. The applicant has proposed for the stair structure to be painted black and to be detached from the historic structure. Generally, staff finds the proposed stair to be appropriate.
- e. RAILING – The applicant has proposed to install a glass railing at the rooftop level. Generally, staff finds the proposed railing to be appropriate; however, staff finds that the railing should feature a color and texture that matches the proposed exterior stair.
- f. ROOFTOP ADDITION – The applicant has proposed to install a rooftop shade structure to feature a steel structure and a standing seam metal roof. The proposed structure is to be open air. The overall height of the proposed structure is nine (9) feet. Generally, staff finds the proposed structure to be appropriate. The standing seam metal roof should feature panels that are 18 to 21 inches wide and seams that are 1 to 2 inches in height.

The proposed roofing panels should be smooth with no corrugation or striations and a standard galvalume finish should be used. No ridge cap is to be used at this property.

RECOMMENDATION:

1. Staff recommends approval of item #1, the construction of an exterior stair, based on finding d with the following stipulation:
 - i. That the proposed stair remain detached from the historic structure.
2. Staff recommends approval of item #2, the construction of glass railings, based on finding e with the following stipulations:
 - i. That the proposed glass be clear.
 - ii. That the proposed structure match the stair and rooftop canopy in color and texture.
3. Staff recommends approval of item #3, the construction of a rooftop addition, based on finding f with the following stipulations:
 - i. That the proposed color and finish match that of the stair and railing.
 - ii. That the proposed standing seam metal roof feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, no ridge caps, and a standard galvalume finish.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. A ridge cap is not to be used.



Flex Viewer

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Printed: Apr 09, 2018

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GENERAL NOTES:

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
2. THE INTENT OF THE DRAWING IS TO PROVIDE FOR A PLUMB, LEVEL AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
4. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
5. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
6. DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS. ALL INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
8. THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND PANELS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
9. ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 6" = 5 1/2").
10. ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
11. CONTRACTOR TO PROVIDE DUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.
12. ALL DIMENSIONS ARE TO FACE OF STUD OR WALL FACE UNLESS OTHERWISE NOTED.
13. INTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED FOR PLUMBING WALLS.
14. EXTERIOR WALLS SHALL MATCH EXISTING STRUCTURE. IF NEW CONSTRUCTION, SHALL BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED.
15. ALL RESIDENTIAL STRUCTURES SHALL USE 5/8" TYPE X SHEETROCK FOR ALL NEW STRUCTURE AND WHERE GREATER THAN 50% OF A WALL SURFACE IS REMOVED, CONCRETE BOARD OR HARDIE BACKER TYPE MATERIAL AT ALL "WET AREAS". USE CEMENT BACKER BOARD AT ALL TILED WALLS, OR FULL SET MORTAR BACKING AT TILED WALLS.
16. ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
17. A/C PLAN TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH DESIGNER AND OTHER TRADES. BUILDING CODES, PROVIDE COST ESTIMATE FOR HIGH EFFICIENCY VARIABLE SPEED ZONED SYSTEM WITH MAXIMUM EFFICIENCY FILTERING SYSTEM.
18. EXTERIOR WALL SHEATHING 1" PLYWOOD OR ORIENTED STRAND BOARD WRAPPED WITH TYVEK EXTERIOR WATER RESISTANT BARRIER. SEE PROJECT MANUAL FOR CORRECT INSTALLATION OF TYVEK.
19. FOR WATER DISTRIBUTION PIPING ONLY TYPE L SHALL BE USED. TYPE M COPPER, CPVC & PEX NOT ALLOWED.
20. INTERIOR WALLS TO BE LIGHT TEXTURE FINISH WITH 3 COATS PAINT (SATIN). INTERIOR TRIM TO BE PREPARED FOR PAINTING - 3 COATS PAINT (SEMI-GLOSS). INTERIOR TRIM - ALL INTERIOR TRIM TO BE PAINTED WOOD.
21. ALL PLYWOOD AND HARDWOODS AT CABINETS AND SHELVING TO BE "PREMIUM GRADE" AND TO BE FORMALDEHYDE FREE.
22. PROVIDE SEWER CLEANOUTS AS REQUIRED TO SERVICE ALL PLUMBING. VERIFY LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
23. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES ON ALL INDIVIDUAL PIECES OF EQUIPMENT AS INDICATED IN TCEQ REGULATIONS.
24. CONTRACTOR SHALL INSTALL VACUUM BREAKER DEVICES ON ALL EXTERIOR HOSE BIBS.
25. CONTRACTOR SHALL INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL ELECTRICAL CIRCUITS PER NEC 210.12.
26. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM ENTRY AND ADJOINING HALL CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL ALSO BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. DETECTORS SHALL MEET INTERNATIONAL RESIDENTIAL CODE SECTION 317.1.1.
27. COMPLIANCE WITH IRC R613.2 FOR WINDOW SILLS.
28. WATER RISER MUST BE METAL ABOVE GROUND. SCHEDULE 40 PVC MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.
29. ALL WALLS WITH DRAW-WASTE-VENT PLUMBING SHALL BE 2X6 LUMBER.

30. ATTIC ACCESS, MINIMUM OPENING 25.5" X 54", SHALL SUPPORT 350 LBS WITH 20 MINUTES FIRE RESISTANCE.
31. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
32. ALUMINUM WIRING IS PROHIBITED AND 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
33. NO GREEN/PURPLE ROCK FOR TUB/SHOWER ENCLOSURE
34. LOCATE ALL ROOF VENTS FROM STREET VIEW WHERE POSSIBLE. PAINT TO MATCH ROOF COLOR.

STANDARDS AND REGULATIONS APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS, IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.:

1. BUILDING CODES.....2018 INT. RESIDENTIAL CODE
2. PLUMBING CODE.....2018 UNIFORM PLUMBING CODE
3. MECHANICAL.....2018 INTERNATIONAL MECHANICAL CODE
4. ELECTRICAL CODE.....2017 NATIONAL ELECTRICAL CODE

ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

PROJECT CONTACTS

OWNER
CHRISTOPHER GILL
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BUSINESS@CGRESA.COM

DESIGNER
JASON MORAN
210-685-1906 (CELL)
JSN.MORAN10@GMAIL.COM

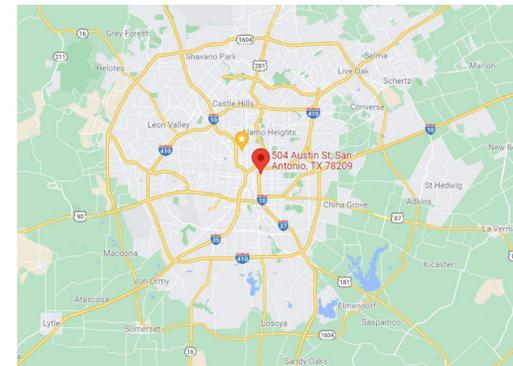
CONTRACTOR

AREA CALCULATIONS

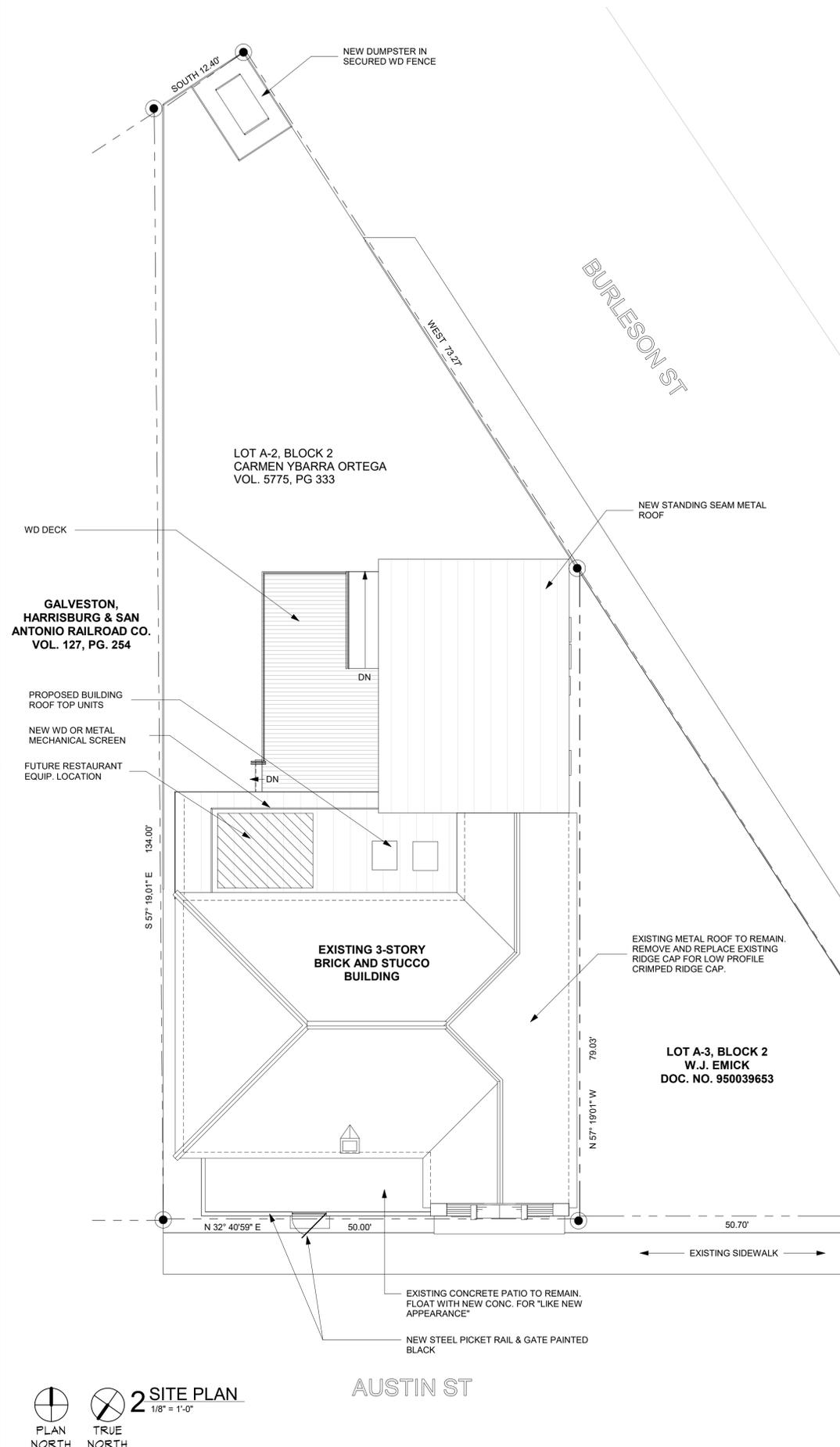
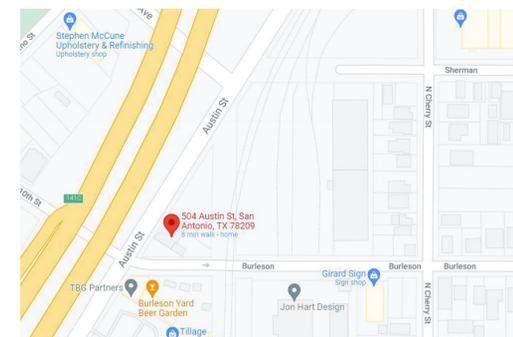
EXISTING SF-----2900 SF
NEW ADDITION----- 278 SF
TOTAL-----3,178 SF

NCB 510
BLK 2
LOT A-2
ZONING: D
CONSTRUCTION TYPE: IV
SPRINKLER NO

LOCATION MAP



VICINITY MAP



504 AUSTIN ST.
SAN ANTONIO, TEXAS 78215

RENOVATION/ SHELL INTERIOR

JASON MORAN
COLLABORATIVE DESIGNER

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COVER

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DATE: 1.27.2021
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A-0.0

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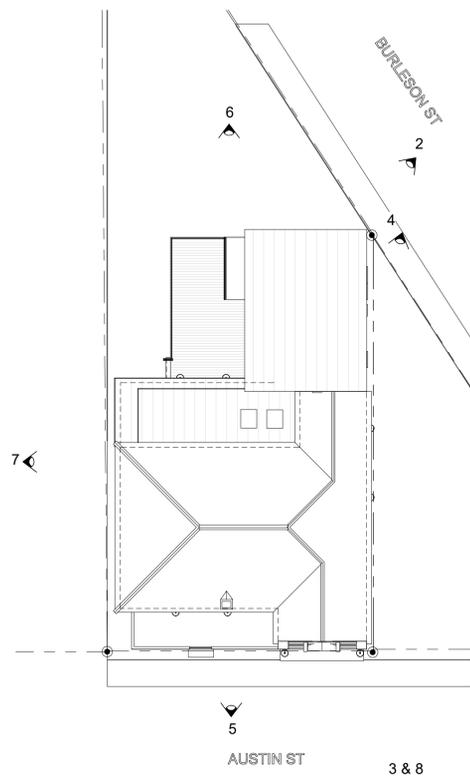
HDRC REVIEW

EXISTING CONDITIONS/
DEMO PHOTOS

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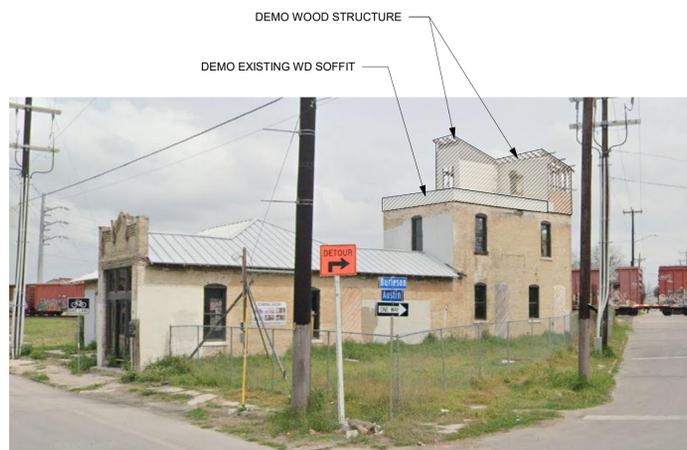
1 PHOTO LEGEND
1/16" = 1'-0"
PLAN NORTH
TRUE NORTH



2 SOUTH VIEW
SCALE:



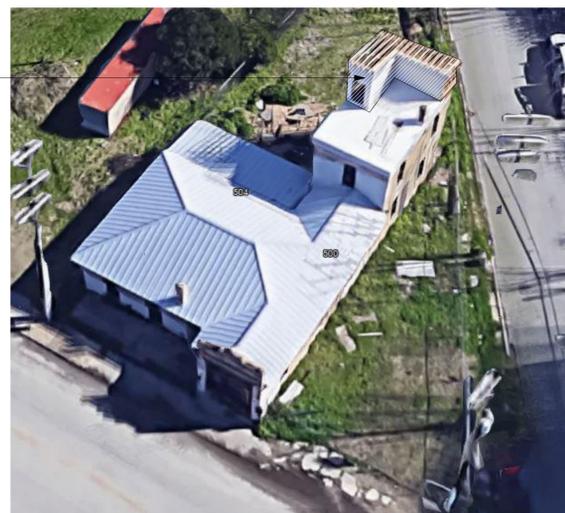
5 SOUTH EAST VIEW
SCALE:



3 EAST VIEW
SCALE:



6 NORTH WEST VIEW
SCALE:



8 ARIEL VIEW
SCALE:



4 NORTH WEST VIEW
SCALE:



7 SOUTH WEST VIEW
SCALE:

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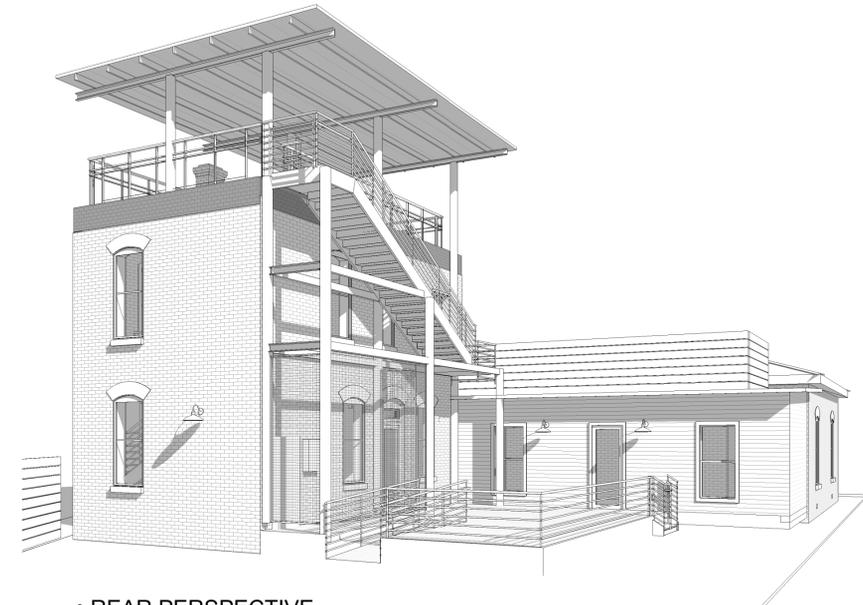
ELEVATIONS

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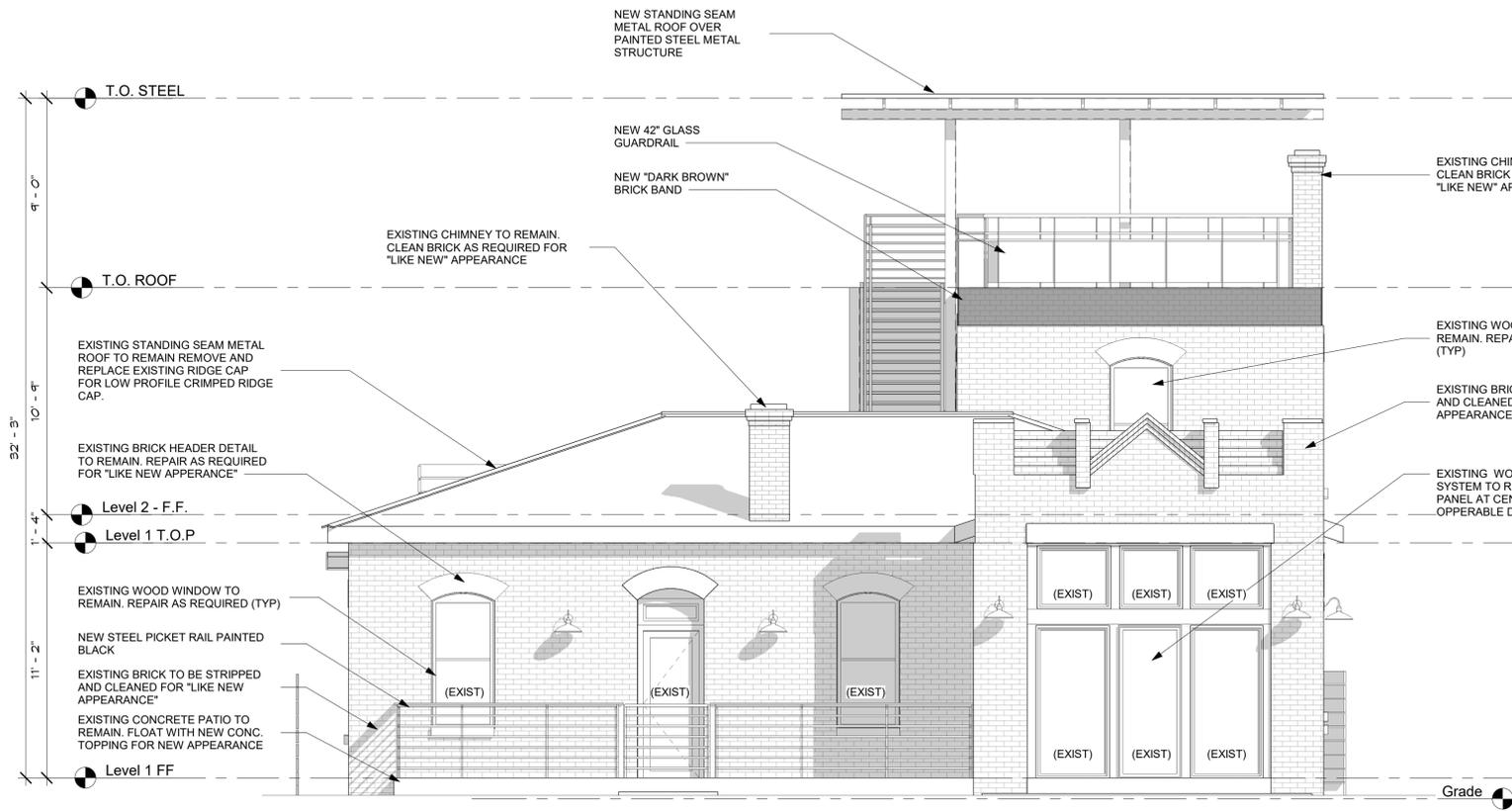
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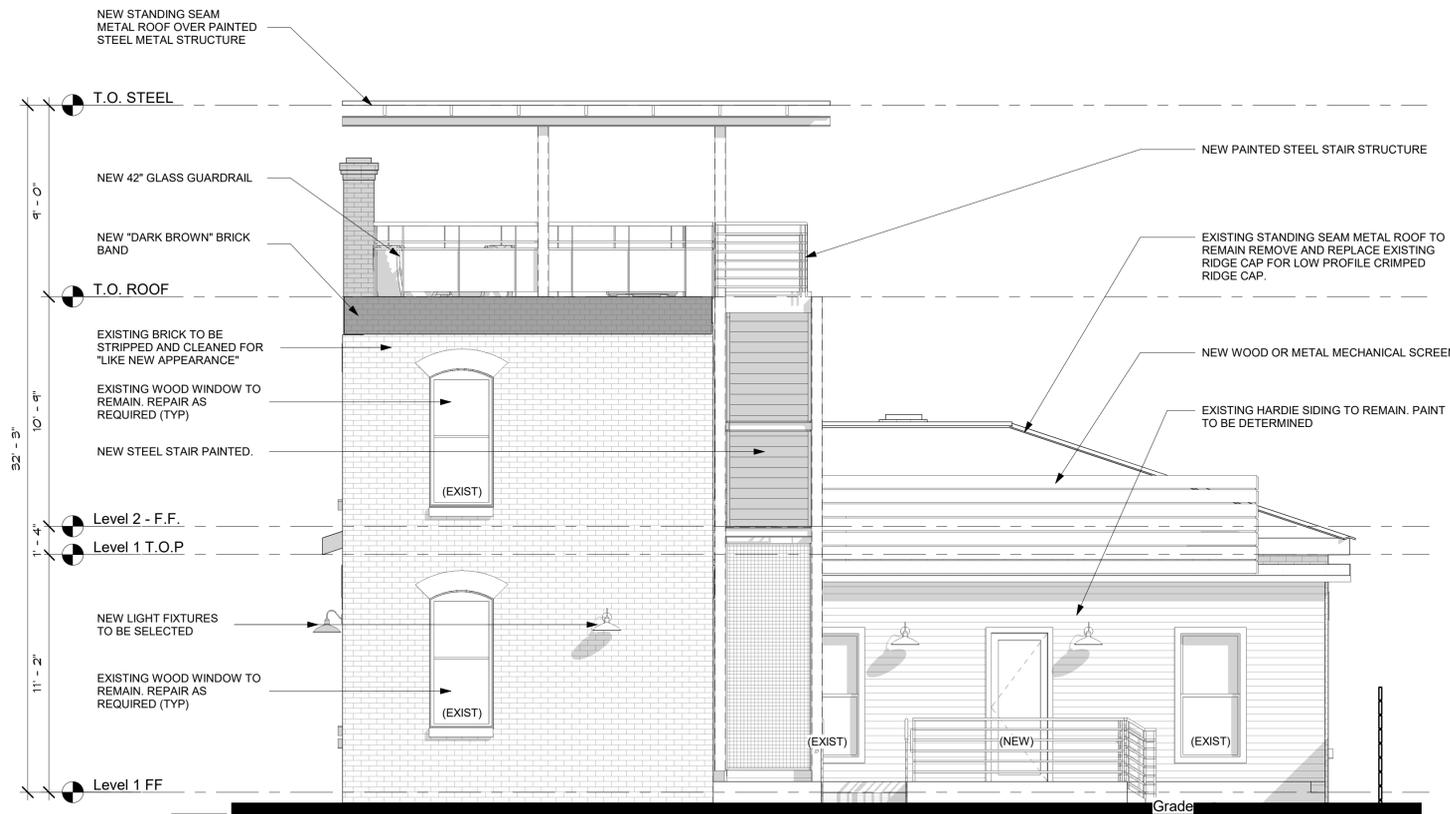
3 FRONT PERSPECTIVE



4 REAR PERSPECTIVE



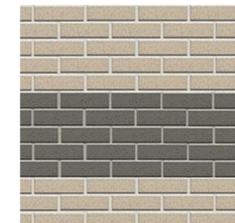
1 WEST ELEVATION
1/4" = 1'-0"



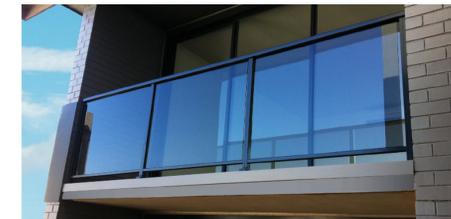
2 EAST ELEVATION
1/4" = 1'-0"



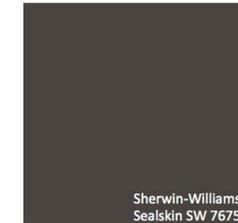
EXISTING BRICK



BRICK COLOR AT TRANSITION



GLASS GUARDRAIL PRECEDENCE



EXISTING WD TRIM COLOR

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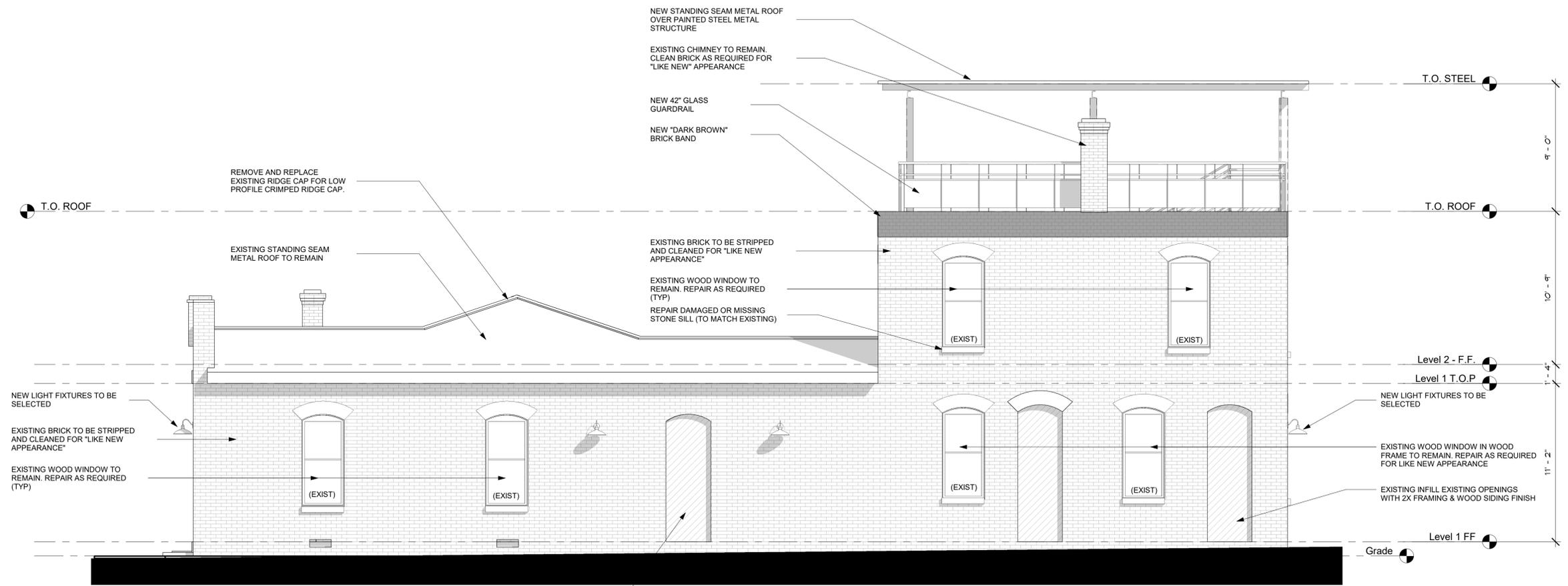
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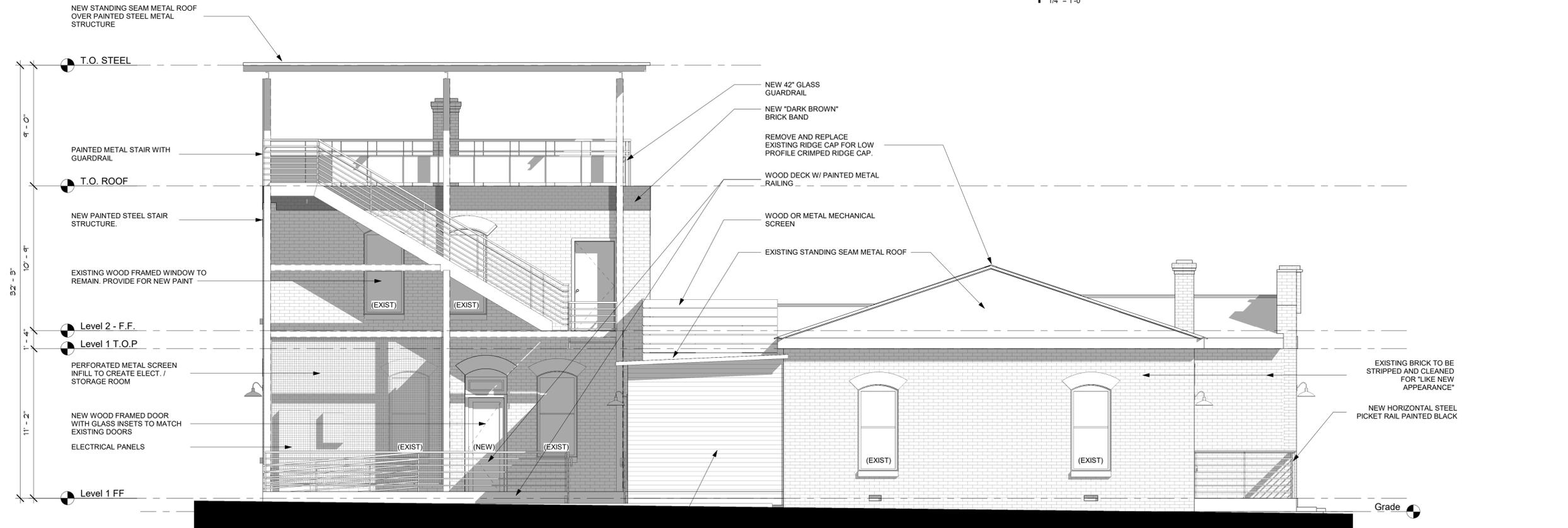
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1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



BIRDS EYE AT NEW STAIR/ CANOPY



PERSPECTIVE VIEW OF ROOF TOP DECK



PERSPECTIVE OF OVERALL NEW STAIR AND CANOPY



PERSPECTIVE VIEW OF ROOF WOOD DECK BELOW

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Renderings

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