HISTORIC AND DESIGN REVIEW COMMISSION

June 29, 2022

HDRC CASE NO:	**2022-332**
ADDRESS:	1115 S ST MARYS ST
LEGAL DESCRIPTION:	NCB 2963 BLK 11 LOT S 95 FT OF A19
ZONING:	C-2, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Roberto Medrano/MEDRANO BUSINESS INVESTMENTS INC
OWNER:	Roberto Medrano/MEDRANO BUSINESS INVESTMENTS INC
TYPE OF WORK:	Canopy installations in the front and rear yards
APPLICATION RECEIVED:	April 24, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install nine (9) shade canopies to the front yard and playground area.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

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.

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.

FINDINGS:

i. The historic structure located at 1115 S St Mary's is a contributing structure to the King William Historic District. At this time, the applicant is requesting to install nine (9) shade canopies to the front yard and playground area. The applicant has noted minimum heights of eight feet with the exception of one canopy that will feature (12) ft in height where the slide is located.
ii. CANOPY INSTALLATION- The applicant has requested to install canopies along the front (east) of the property, along the driveway on the north side, and to the rear of the property (west). Staff finds the request of the installation of canopies along the driveway and rear of the property to be consistent with the Guidelines for New Construction 6.A.ii. The installation of canopies in the front yard is inconsistent with the Guidelines. Currently, there is no precedent for the installation of canopies in the front yard. Staff finds that canopies should be installed in a manner that does not result in mounting elements penetrating the historic façade.

RECOMMENDATION:

Staff recommends approval of the installation of canopies along the driveway and to the rear of the property with the following stipulations:

- That the canopy fabric be in natural tones and submitted to staff for review and approval.
- That the canopies be installed in a manner that does not result in mounting elements penetrating the historic façade.

Staff does not recommend approval for the installation of canopies in the front yard based on finding b.

One Stop Map

801
807
1101
208
1109
1112
216
220
1111
1114
1115
1126
218
1119
1127
302

North Wall (From a northeast angle)

North Wall (From northwest angle)

South Wall (From a southwest angle)

South Wall (From a southeast angle)

West Wall

East Wall (From a northeast angle)

East Wall (From a southeast angle)

Shade No. 4 & 5 on Site Plan

Shade No. 9 on Site Plan

Shades No. 6 & 7 on Site Plan

Shades No. 1, 2, 3 in Site Plan

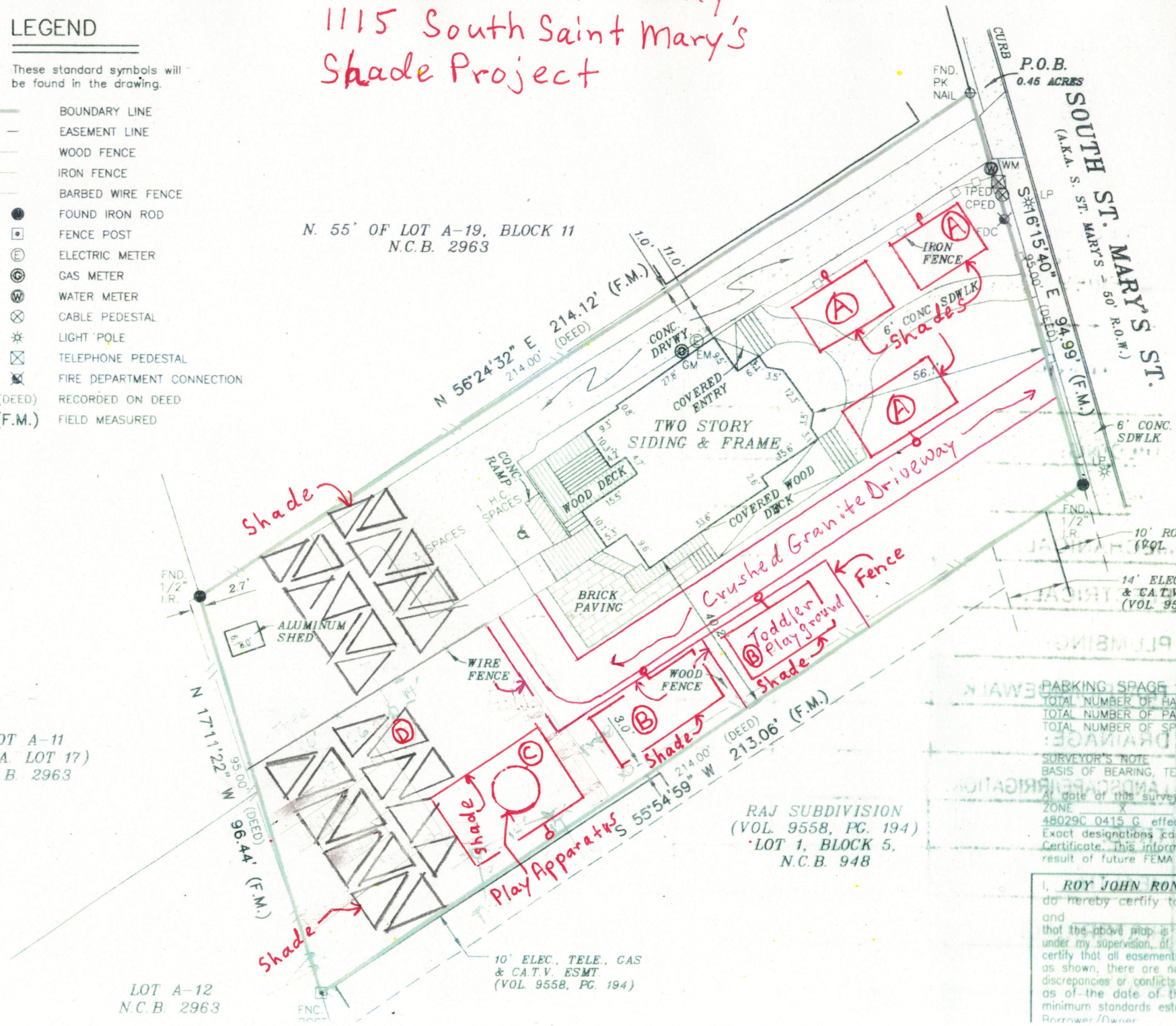
Shade No. 8 on Site Plan

Mustard Seed Academy
1115 South Saint Mary's
Shade Project

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- IRON FENCE
- BARBED WIRE FENCE
- FOUND IRON ROD
- FENCE POST
- ELECTRIC METER
- GAS METER
- WATER METER
- CABLE PEDESTAL
- LIGHT POLE
- TELEPHONE PEDESTAL
- FIRE DEPARTMENT CONNECTION
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED



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VELARIA PRIME I

Este diseño puede utilizar los muros existentes como punto de apoyo o se puede colocar estructuras rigidas, es ideal para terrazas, parques, albercas, andadores, area de fumadores etc se puede colocar una o varias piezas para crear un diseño único. Material Malla Sombra o Meimbrana Arquitectonica

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D

OPTION FOR SHADE AREAS: 7 8

OPTION FOR SHADE AREAS: 4 5

OPTION FOR SHADE AREAS: 4 5

OPTION FOR SHADE AREAS: 4 5

OPTION FOR SHADE AREAS: 1 2 3

OPTION FOR SHADE AREAS: 1 2 3

OPTION FOR SHADE AREAS: 9

GENERAL SHADES SPECIFICATIONS:	
ARCHITECTURAL SHADE CLOTH:	HIGH DENSITY POLYETHYLENE
APROX. THICKNESS:	1.6 mm
COLOR:	OPTIONAL
STRUCTURE:	STEEL PIPES & TENSION CABLE AS PER ARCHITECTURAL DESIGN
FOUNDATION:	AS PER ENGINEERING DESIGN
HEIGHT:	VARIABLE HEIGHTS / MINIMUM 8'-0
FINISH FLOOR:	OPTIONAL: 4" CONCRETE SLAB OPTIONAL: COMPACTED CRUSHED GRANITE
note: SEE ATTACHED DOCUMENTS	

SITE PLAN
SHADES LOCATION
SCALE 1" = 10'

DATE: JUN 2022
SCALE: AS SHOWN
DESIGNED BY: CREATIVA
DRAWN BY: CREATIVA
CHECKED BY: CREATIVA
APPROVED BY: OWNER
PROJECT No: CREA-044-2022

CONTACT:
ROBERTO MEDRANO
(956) 778-0812

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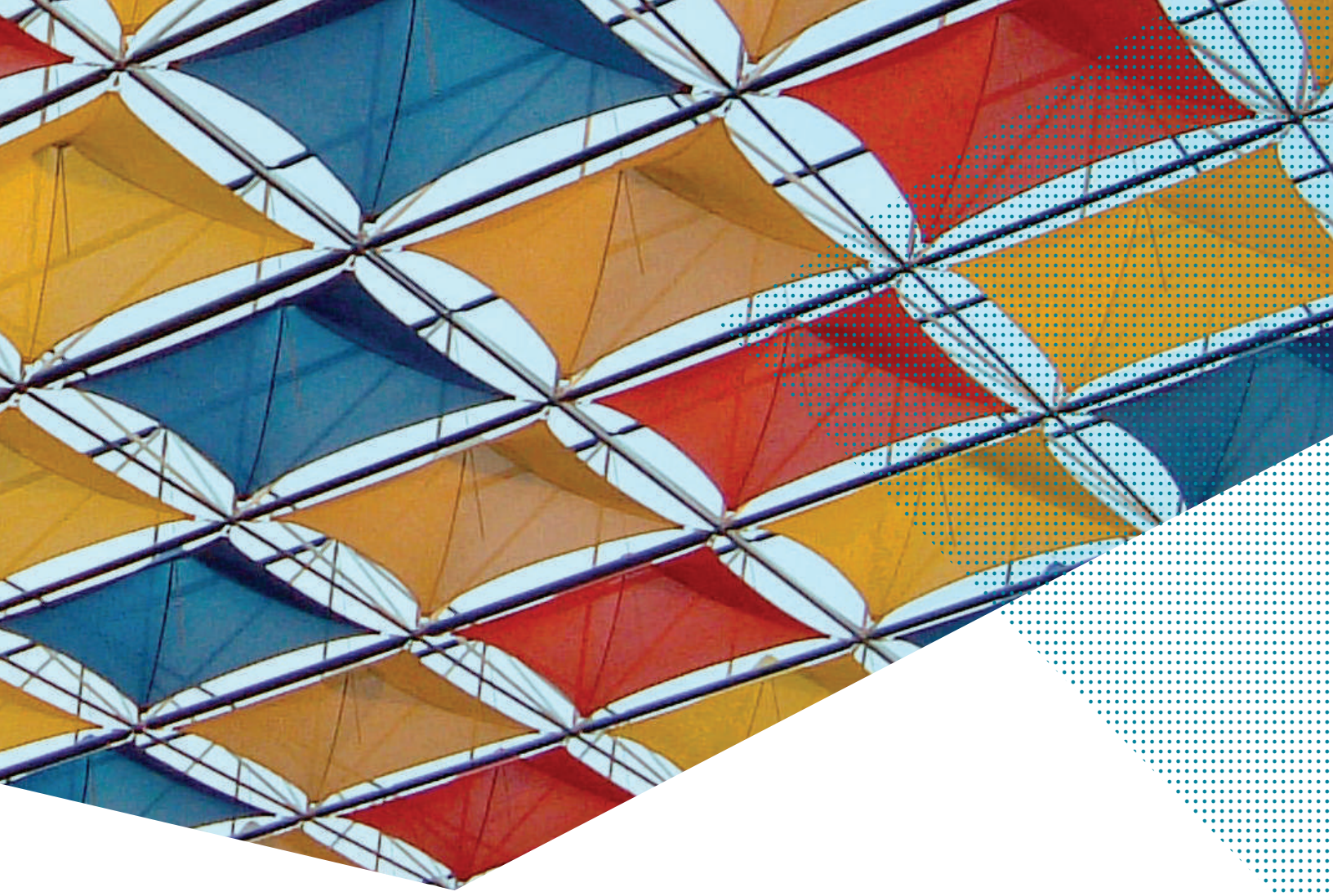
CREA TIVA CONSTRUCTION LLC
10 Hunt Dr. Suite A, Brownsville, TX, 78521 creativa@hotmail.com

MUSTARD SEED ACADEMY
SHADE PROJECT
1115 South Saint Mary's
San Antonio, Texas

SHEET 1



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ESTRUCTURAS DE TENSIÓN

TOLDOS

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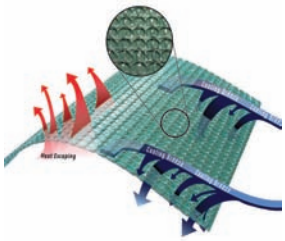

Commercial 95™- el estándar en durabilidad para exteriores es 100% LIBRE DE PLOMO Y FTALATO

- Líder mundial de tejidos arquitectónicos contra la sombra
- 100% libre de plomo y ftalato
- 100% reciclable
- Tela para pantallas arquitectónicas para trabajo pesado de calidad profesional para estructuras tensionadas y otras aplicaciones de pantalla
- Fabricada de monofilamentos HDPE estabilizados contra UV e hilos de cinta
- Tejido punto cadena especializado para más movimiento de aire y mejor canalización de brisas frescas
- Fabricado para bloquear hasta el 97.7% de los dañinos rayos UV
- Forjado con calor para facilitar la fabricación y limitar el encogimiento
- Reciclable, resistente a los desgarres y no se agrieta, pudre ni decolora
- 10 años de garantía del fabricante contra degradación por rayos UV

Applicaciones

- Estructuras de tensión
- Toldos
- Velas de sombra
- Estructuras para aparcamiento de automóviles

Instrucciones de Uso

No lo use cerca de llamas.

El contacto con solventes orgánicos, halógenos o sustancias altamente ácidas puede disminuir la vida útil de la tela y anular la garantía.

Características	Ventajas
Construcción mediante puntos planos	No se deshilacha ni se rompe
Hilos de cinta y monofilamento	Un balance excelente entre fuerza y bloqueo de rayos UV
HDPE fuerte	No se pudre ni absorbe humedad
Construida en sistema Stenter (fraguada al calor)	Elimina casi cualquier posibilidad de encogimiento una vez instalada y facilita la fabricación
Promedio de bloqueo UVR 89.3% - 97.7%	Reduce la exposición al sol para disfrutar del aire libre por períodos prolongados y seguros
Garantía por 10 años contra degradación	Reducción en costo; tranquilidad
100% libre de plomo y ftalato	Mejor para el medio ambiente
Certificación en Greenguard® y OEKO-TEX®	Seguridad en garantía de calidad operativa
Diseñado en Australia	Apta para condiciones ambientales severas
100% reciclable	Aborda preocupación ambiental

Propiedades Físicas			
Propiedad	Método de prueba	Imperial	Métrico
Peso	ASTM D-3776	10.0 oz ± .59	340 gsm ± 20
Grosor	ASTM D-5199	62.9 mils	1.6 mm
Resistencia de tensión	ASTM D-5034 (prueba de agarre)	Torcedura: 142.75 lbs Trama: 560.67 lbs	Torcedura: 635 N/50mm Trama: 2494 N/50mm
Elongación	ASTM D-5034 (prueba de agarre)	Torcedura: 95.6% Trama: 70.4%	Torcedura: 95.6% Trama: 70.4%
Resistencia a desgarres	ASTM D-2261 (prueba de lengua)	Torcedura: 42.03 lbs Trama: 80.70 lbs	Torcedura: 187 N Trama: 359 N
Presión de rotura (Mullen)	ASTM D-3786 (prueba de diafragma)	507.63 psi	3500 kPa
Resistencia a roturas	ASTM D-3787 (prueba de resistencia a roturas)	482.43 lbs	2146 N (mean)
Promedio de temperatura		-22°F to +158°F	-30° C to + 70° C

**Los resultados de la prueba están disponibles si se solicitan*
***Tenga en cuenta que el producto se dobla en el centro cuando se empaca.*

Pruebas de plomo y ftalato*	Resultado
Plomo - todos los colores: CPSIA Section 101 (a)(2)	Aprobado No Detectado
Ptalato: CPSIA Section 108	Aprobado No Detectado

Pruebas de inflamabilidad*	Resultado
ASTM E84, Class A	Aprobado
Indice de esparcimiento de llamas	25
Indice desarrollado de humo	50

Especificación	Imperial	Métrico
Ancho**	9 ft 10 in	3 m
Longitud	131 ft 2 in	40 m
Peso del rollo	97 lbs	44 kg
Diámetro del rollo	12-19/32 in	0.32 m
Diámetro del centro	1-3/8 in	35 mm

Propiedades de pantalla y UVR									
Color	Código	Factor de la cubierta	% promedio de transmisión	Factor de pantalla	Promedio transmisión UVR	Promedio transmisión PAR	% de bloqueo de UVR	**UPF**	UPF Calculado
Black	444945	98.2%	2.6%	97.4	2.6	2.7	97.4%	35.0	59.8
Gun Metal	455262	97.1%	3.8%	96.2	2.3	3.9	97.7%	23.0	54.9
Steel Grey	445041	95.6	11.6%	88.4	7.0	12.3	93.0%	13.1	26.1
Navy Blue	445010	96.2	5.6%	94.4	4.7	5.7	95.2%	14.7	33.3
Aquatic Blue	444938	96.8	9.8%	90.2	6.4	11.2	93.6%	15.0	32.2
Turquoise	4450065	94.0	10.0%	90.0	5.7	11.7	94.3%	11.9	18.0
Sky Blue	445034	95.2	9.6%	90.4	6.2	9.9	93.8%	16.0	21.3
Brunswick Green	444952	96.2	6.1%	93.9	4.9	6.3	95.1%	15.0	32.6
Rivergum	445027	94.7	15.0%	85.0	7.7	15.6	92.3%	12.6	20.8
Brown	481254	94.6	7.0%	93.0	5.4	6.9	94.6%	18.6	17.0
Cherry Red	444976	90.1	24.7%	75.3	10.7	22.4	89.3%	8.8	12.1
Deep Ochre	444990	95.1	8.7%	91.3	5.6	8.5	94.4%	12.1	26.3
Cayenne	455255	92.0	13.0%	87.0	6.0	11.6	94.0%	11.0	14.7
Cedar	465360	94.9	12.3%	87.7	5.3	12.6	94.7%	18.0	19.4
Yellow	445072	98.3	22.8%	77.2	2.9	25.0	97.1%	45.0	71.3
Desert Sand	444983	94.0	15.0%	85.0	3.6	16.1	96.4%	10.0	20.3
Natural	445003	97.9	25.7%	74.3	3.2	30.1	96.8%	35.0	62.4

Probado de acuerdo con el toldo sintético AS 4174:
% de transmisión promedio = el promedio de % de transmisión está dentro del espectro de 290 a 770 nm.
Transmisión de UVR promedio = el promedio de % de transmisión está dentro del espectro de 290 a 400 nm.
Transmisión de PAR promedio = el promedio de % de transmisión está dentro del espectro de 408 a 770 nm.

Las propiedades del material elástico de doble eje están disponibles si se solicitan.
Los resultados anteriores son promedios típicos de pruebas independientes y pruebas de aseguramiento de la calidad y no se deben considerar como especificaciones mínimas ni como un contrato entre Gale Pacific y alguna otra parte. Debido a la continua mejora del producto, las especificaciones técnicas están sujetas a alteración sin previo aviso. Aviso: Como el uso y el desecho de este producto están fuera del control de Gale Pacific, independientemente de cualquier ayuda proporcionada sin cargo, Gale Pacific no asume ninguna obligación ni responsabilidad por la idoneidad de este producto en cualquier aplicación de uso final específico. Es responsabilidad del cliente determinar si los productos Gale Pacific son adecuados para la aplicación específica y cumple con cualquier norma legal y de patentes.

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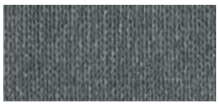
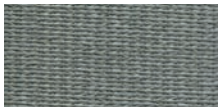
Colores Disponibles

Black 444945
97.4% Bloqueo UVR

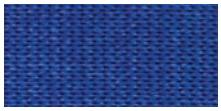


Gun Metal 455262
97.7% Bloqueo UVR

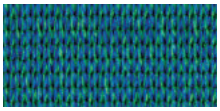


Steel Grey 445041
93.0% Bloqueo UVR

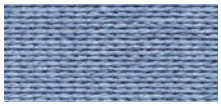
Navy Blue 445010
95.2% Bloqueo UVR



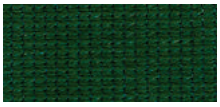
Aquatic Blue 444938
93.6% Bloqueo UVR



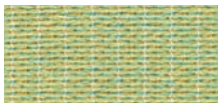
Turquoise 445065
94.3% Bloqueo UVR



Sky Blue 445034
93.8% Bloqueo UVR



Brunswick Green 444952
95.1% Bloqueo UVR

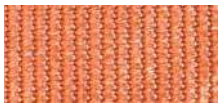


Rivergum 445027
92.3% Bloqueo UVR

Brown 481254
94.6% Bloqueo UVR

Cherry Red 444976
89.3% Bloqueo UVR

Deep Ochre 444990
94.4% Bloqueo UVR



Cayenne 455255
94.0% Bloqueo UVR

Cedar 465360
94.7% Bloqueo UVR

Yellow 445072
97.1% Bloqueo UVR

Desert Sand 444983
96.4% Bloqueo UVR

Natural 445003
96.8% Bloqueo UVR

Los colores son solo representativos. Las pequeñas variaciones en el color se deben prever y están dentro de las tolerancias comerciales.

Commercial 95 340 cumple con las certificaciones OEKO-TEX Standard 100 y Greenguard para niños y escuelas

A medida que aumenta la demanda de productos saludables y sostenibles, los consumidores y los profesionales de la industria de la construcción demandan cada vez más recibir fundamentos en cuanto a las afirmaciones que se hacen sobre la sostenibilidad de los productos y cuentan con certificadores independientes confiables para que los guíen en sus compras y en las decisiones en lo que respecta a especificaciones.

Las Certificaciones Greenguard y OEKO-TEX Standard 100 establecen normas rigurosas que los productos deben cumplir en diferentes áreas clave:

- Limitar el contenido de compuestos orgánicos volátiles (VOC)
- Reducir las emisiones de formaldehído
- Reducir el contenido de plomo y ftalatos

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CONFIDENCE IN TEXTILES Tested for harmful substances according to Oeko-Tex® Standard 100 12.HUS.15194 Hohenstein

Children & Schools GREENGUARD® Indoor Air Quality Certified

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HDPE

UV WARRANTY KNITTED 10 YEAR

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Commercial 95®

Product Profile **Architectural Shade Fabric**

Rev.13 5/13

Product Description

Commercial 95® is a high quality knitted shade fabric designed for tension structures, awnings and shade covers specifically for commercial architectural applications; supplied in bulk rolls.

Material

Yarn	UV stabilised HDPE
Construction	Monofilament & tape
Pattern	Lock-stitch knitted
Temperature range	-30°C to +75°C

Features

- Strong HDPE 100% recyclable fabric won't rot or absorb moisture.
- Stentered (heat-set) to reduce shrinkage and for ease of fabrication.
- 10 year UV degradation warranty on fabric.
- 100% Lead and Phthalate free
- Greenguard® and Oeko-Tex® certified
- Engineered in Australia to meet the harsh climate.

Usage Instructions

- Do not use against flames.
- Contact with organic solvents, halogens or highly acidic substances may reduce the service life of the fabric and void the warranty.
- Biaxial elastic material properties available on request.

Properties

Nominal fabric mass *(AS 2001.2.13)*	340 gsm ± 20
Approximate thickness	1.6 mm

Performance

Tensile Strength - Warp	635 N/50mm
Elongation at break	95.6 %
Tensile Strength - Weft	2494 N/50mm
Elongation at break *(AS 2001.2.3.1)*	70.4 %
Wing Tear – Warp (mean)	187 N
Wing Tear – Weft (mean) *(AS 2001.2.10)*	359 N
Bursting Pressure (mean) *(AS 2001.2.4)*	3500 kPa
Bursting Force (mean) *(AS 2001.2.19)*	2146 N

Flammability

(AS 1530.2)

Flammability Index *(range 0-100)* 14

AS 1530 Part 2 & 3 certificates available on request

Suggested Specification

Shadecloth fabric shall be compliant to Australian standard AS 4174 and shall be Synthesis

Commercial 95 knitted HDPE monofilament & tape shade fabric offering a UV block up to 97%.

Colour	Code	Nom Width	Length	Cover Factor	Shade Factor	Av % Trans	Av. UVR Trans	Av. PAR Trans	% UVR Block	PF Rating	PF Mean
Aquatic Blue	444938	3.00 m (folded)	40 m	96.8%	90.2	9.8%	6.4%	11.2%	93.6%	15.0	32.2
Black	444945			98.2%	97.4	2.6%	2.6%	2.7%	97.4%	35.0	59.8
Brunswick Green	444952			96.2%	93.9	6.1%	4.9%	6.3%	95.1%	15.0	32.6
Cayenne	455255			92.0%	87.0	13.0%	6.0%	11.6%	94.0%	11.0	14.7
Cedar	465360			94.9%	87.7	12.3%	6.5%	12.6%	93.5%	18.0	19.4
Charcoal	444969			94.7%	94.2	5.8%	5.3%	5.8%	94.7%	11.4	23.2
Cherry Red	444976			90.1%	75.3	24.7%	10.7%	22.4%	89.3%	8.8	12.1
Desert Sand	444983			94.0%	85.0	15.0%	3.6%	16.1%	96.4%	10.0	20.3
Deep Ochre	444990			95.1%	91.3	8.7%	5.6%	8.5%	94.4%	12.1	26.3
Gun Metal	455262			97.1%	96.2	3.8%	2.3%	3.9%	97.7%	23.0	54.9
Natural	445003			97.9%	74.3	25.7%	3.2%	30.1%	96.8%	35.0	62.4
Navy Blue	445010			96.2%	94.4	5.6%	4.8%	5.7%	95.2%	14.7	33.3
Rivergum Green	445027			94.7%	85.0	15.0%	7.7%	15.6%	92.3%	12.6	20.8
Sky Blue	445034			95.2%	90.4	9.6%	6.2%	9.9%	93.8%	16.0	21.3
Steel Grey	445041			95.6%	88.4	11.6%	7.0%	12.3%	93.0%	13.1	26.1
Turquoise	445058			94.0%	90.0	10.0%	5.7%	11.7%	94.3%	11.9	18.0
Yellow	445072			98.3%	77.2	22.8%	2.9%	25.0%	97.1%	45.0	71.3

Approx. roll weight:	44 kg
Approx. roll diameter:	0.32 m
Core diameter:	35 mm

Tested according to AS 4174 Synthetic Shadecloth
Av. % Transmis. = Average % Transmission within the 290-770nm spectrum
Av. UVR Transmis. = Average % Transmission within the 290-400nm spectrum
Av. PAR Transmis. = Average % Transmission within the 408-770nm spectrum
UPF (Ultraviolet Protection Factor)
PF (Rating) = actual rating assigned to material tested, inc standard deviation.
PF (Mean) = average of PF values tested, excludes standard deviation.

The above results are typical averages from quality assurance testing and are not to be taken as a minimum specification nor as forming any contract between GALE Pacific and another party. Due to continuous product improvement product specifications are subject to alteration without notice.

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