

## HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

**HDRC CASE NO:** 2021-534  
**ADDRESS:** 250 E GRAYSON ST  
**LEGAL DESCRIPTION:** NCB 14164 BLK 1 LOT 3 (RIO PERLA DEVELOPMENT)  
**ZONING:** IDZ, RIO-2, H  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Pearl Brewery Garage  
**APPLICANT:** Stephen Williams/Clayton Korte  
**OWNER:** andrew sawyer/RIO PERLA PROPERTIES LP  
**TYPE OF WORK:** Exterior modifications, fenestration modifications, signage, canopy installation, site work, signage  
**APPLICATION RECEIVED:** October 01, 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. Create six (6) window openings on the north façade.
2. Remove one (1) window opening on the east façade and infill the opening with brick.
3. Create a new bi-fold door opening on the south façade.
4. Construct a new canopy on the south and west façades.
5. Create two (2) new bi-fold door openings on the west façade and remove an existing, non-original storefront system.
6. Construct an addition to the west façade.
7. Relocate various mechanical and site elements, such as light poles and an existing water tank.
8. Install a blade sign on the south façade.

### APPLICABLE CITATIONS:

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

#### 2. Materials: Masonry and Stucco

##### A. MAINTENANCE (PRESERVATION)

- i. Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high pressure cleaning method.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

*iii. Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry. *iv. Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

## 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.

## 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 facade 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 facade.

## *Historic Design Guidelines, Chapter 6, Guidelines for Signage*

### A. GENERAL

- i. Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.
- ii. New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.
- iii. Scale*—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

#### C. PLACEMENT AND INSTALLATION

- i. Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.
- ii. Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.
- iii. Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.
- iv. Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

#### D. DESIGN

- i. Inappropriate materials*—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.
- ii. Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.
- iii. Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.
- iv. Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

#### E. LIGHTING

- i. Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.
- ii. Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

#### FINDINGS:

- a. The historic structure at 250 E Grayson was constructed circa 1939 and is commonly known as the Pearl Brewery Garage. The historic structure features a brick façade and non-original architectural elements such as non-original window openings on multiple facades, non-original canopies, and a non-original storefront system at the southwest corner, among other elements. The structure also features detached mechanical equipment, which the applicant has proposed to remove and modify as part of this request.
- b. FENESTRATION MODIFICATIONS – The structure currently features a number of window, door and storefront openings that are not original. Additionally, the structure also features expanses of wall that feature no façade openings, referencing its former industrial use.
- c. FENESTRATION MODIFICATIONS (North Façade) – The applicant has proposed to create six (6) window openings on the north façade. The north façade, with the exception of two small window openings is void of fenestration. Per the Guidelines for Exterior Maintenance and Alterations 10.B.i. new façade elements that alter or destroy the historic building character, such as inappropriate materials, altering the shape and size of windows or altering the façade from commercial to residential should not be done. Generally, staff finds that the introduction of the proposed windows is appropriate as it is not modifying an original fenestration pattern.
- d. FENESTRATION MODIFICATION (East Façade) – The applicant has proposed to remove one (1) window opening on the east façade and infill the opening with brick. The existing window features a small, square glass block profile. Staff does not find the existing window to be original due to its location and profile, and finds its removal to be appropriate.

- e. BI-FOLD DOOR OPENING (South Façade) – The applicant has proposed to create a new storefront opening on the south façade. The proposed opening will be located on the interior within an existing space that functions as a courtyard. Staff finds the proposed modification to be appropriate.
- f. CANOPY (South and West Façades) – The applicant has proposed to construct a new canopy on the south and west facades. The canopy will feature a steel structure and a corrugated metal roof. Generally, staff finds the installation of a canopy system to be appropriate.
- g. BI-FOLD DOOR OPENINGS (West Façade) – The applicant has proposed to install two (2) new bi-fold door openings on the west façade. The southern most opening will require the removal of an existing window. Generally, staff finds the proposed bi-fold door openings to be appropriate.
- h. ADDITION – The applicant has proposed to construct an addition to the west façade in the location of the existing mechanical structure. The proposed addition will feature a setback from the north (E Grayson) façade, a height that is subordinate to the historic structure, materials to match that of the historic structure as well a stucco, and three overhead rolling garage doors. Generally, staff finds the proposed addition to be appropriate.
- i. MECHANICAL & SITE ELEMENTS – The applicant has proposed to relocate various mechanical and site elements, such as light poles and an existing water tank. Staff finds the proposed relocation to be appropriate. Mechanical equipment should be screened from view from the public right of way.
- j. SIGNAGE – The applicant has proposed to install a small blade sign on the south façade. Staff finds the size and placement of the proposed sign to be appropriate. Detailed signage documents are to be submitted to OHP staff for review and approval.

#### **RECOMMENDATION:**

1. Staff recommends approval of item #1, the creation of six (6) window openings on the north façade based on finding b. Window product specifications are to be submitted to OHP staff for review and approval.
2. Staff recommends approval of item #2, the removal an existing window on the east façade, based on finding c.
3. Staff recommends approval of item #3, the installation of a bi-fold door on the south façade based on finding d. Door product specifications are to be submitted to OHP staff for review and approval.
4. Staff recommends approval of item #4, the construction of a canopy on the south façade based on finding f.
5. Staff recommends approval of item #5, the installation of two new bi-fold door openings on the west façade and remove an existing, non-original storefront system. Door product specifications are to be submitted to OHP staff for review and approval.
6. Staff recommends approval of item #6, the construction of an addition to the north façade, based on finding h.
7. Staff recommends approval of item #7, the relocation of various mechanical equipment and site elements based on finding i with the stipulation that mechanical equipment be screened from view from the public right of way.
8. Staff recommends approval of item #8, the installation of a blade sign on the south façade as noted in finding j. Detailed signage documents are to be submitted to OHP staff for review and approval.



# City of San Antonio One Stop



October 14, 2021

CoSA Addresses



Pre-K Sites

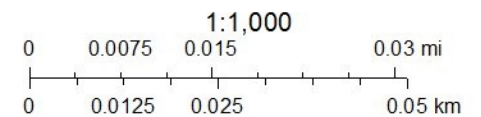
BCAD Parcels



Community Service Centers

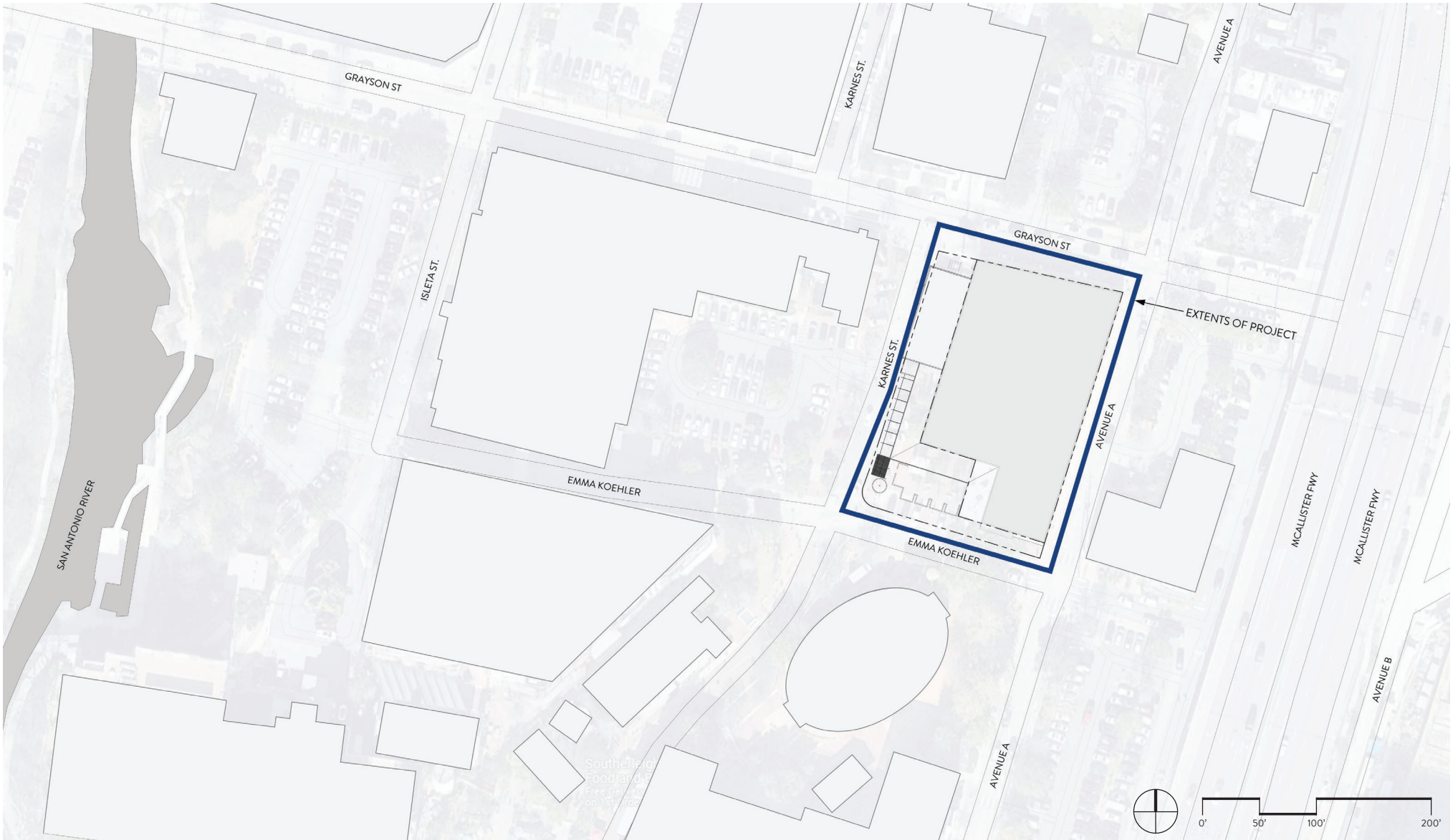


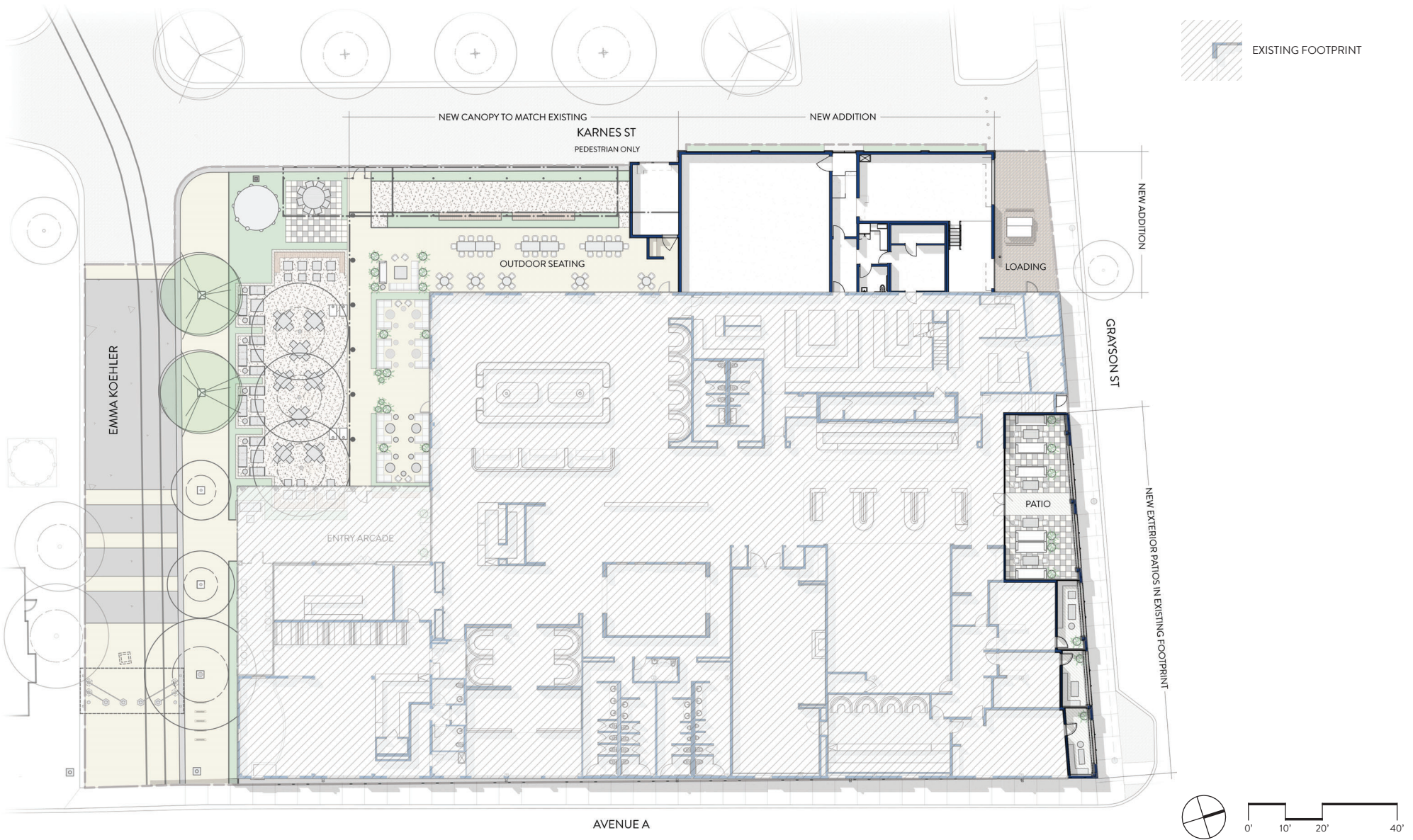
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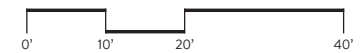
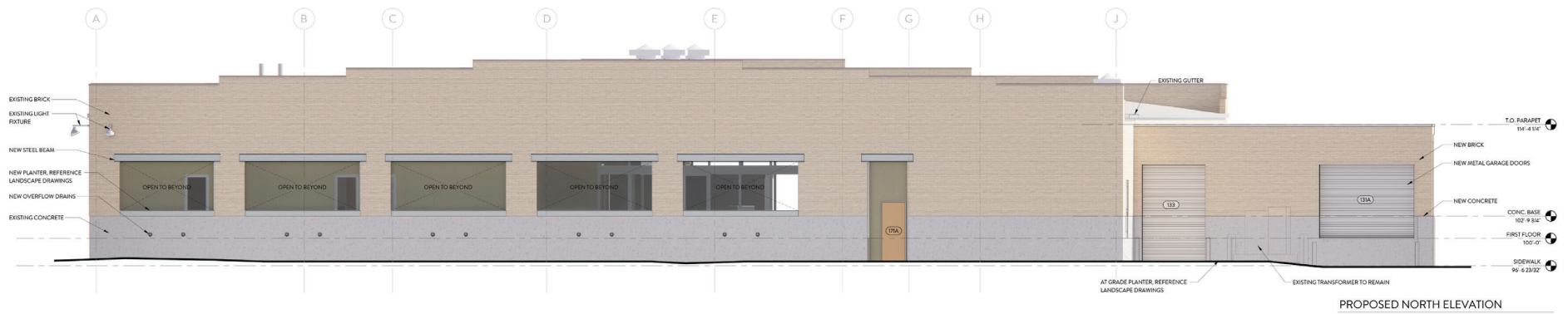
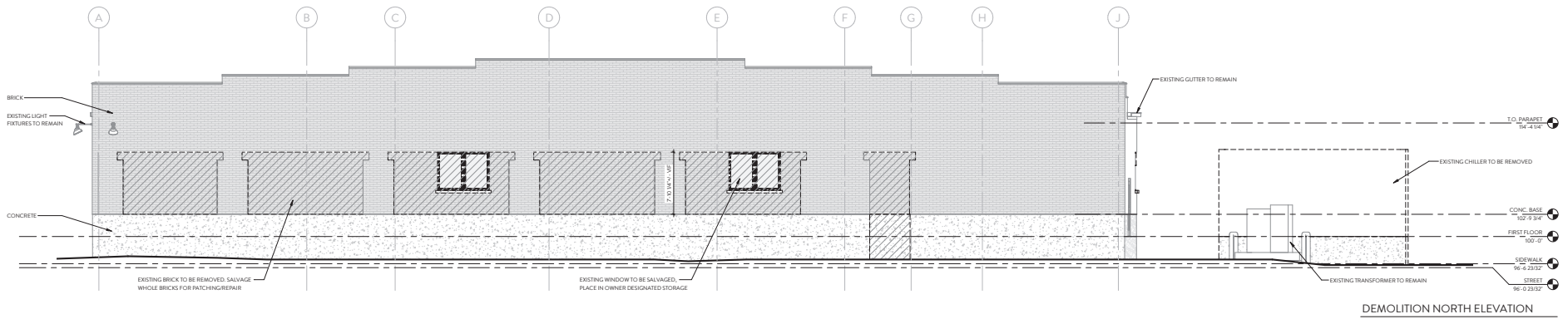
# 1939 GARAGE

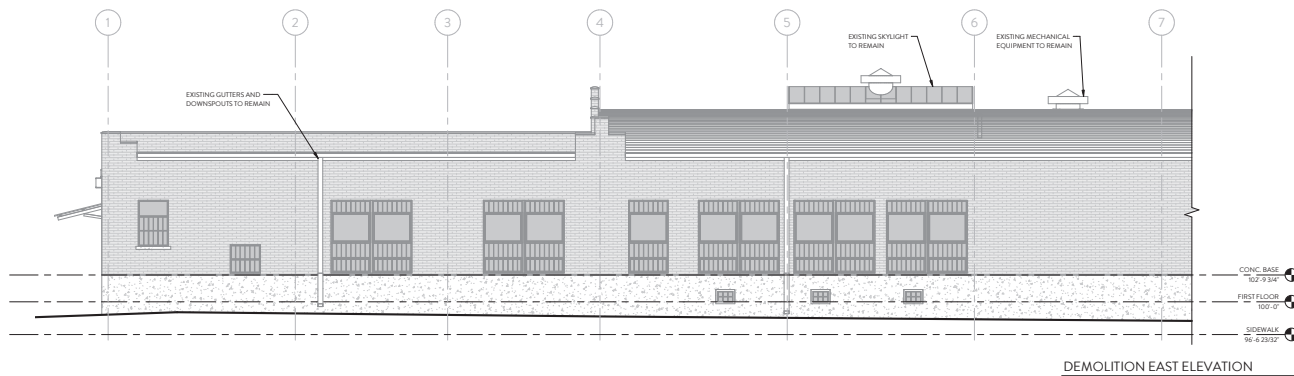




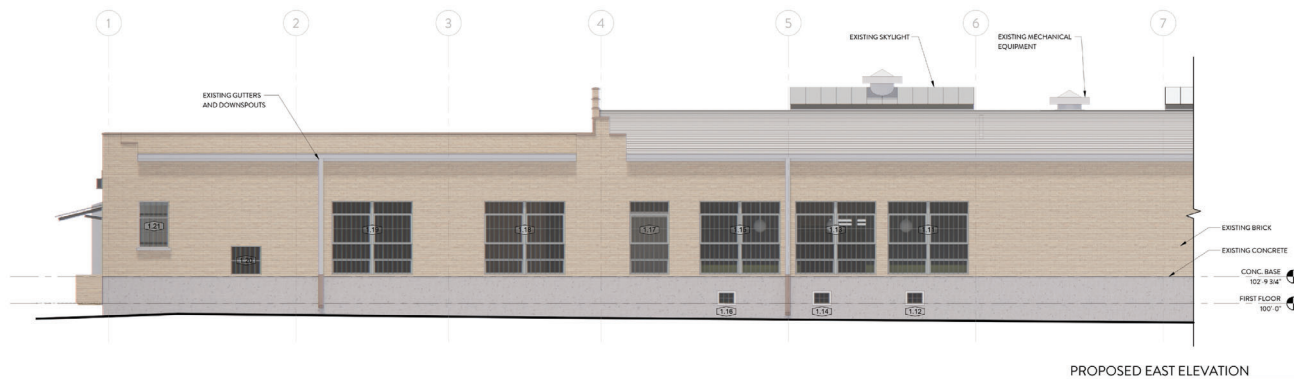






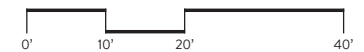
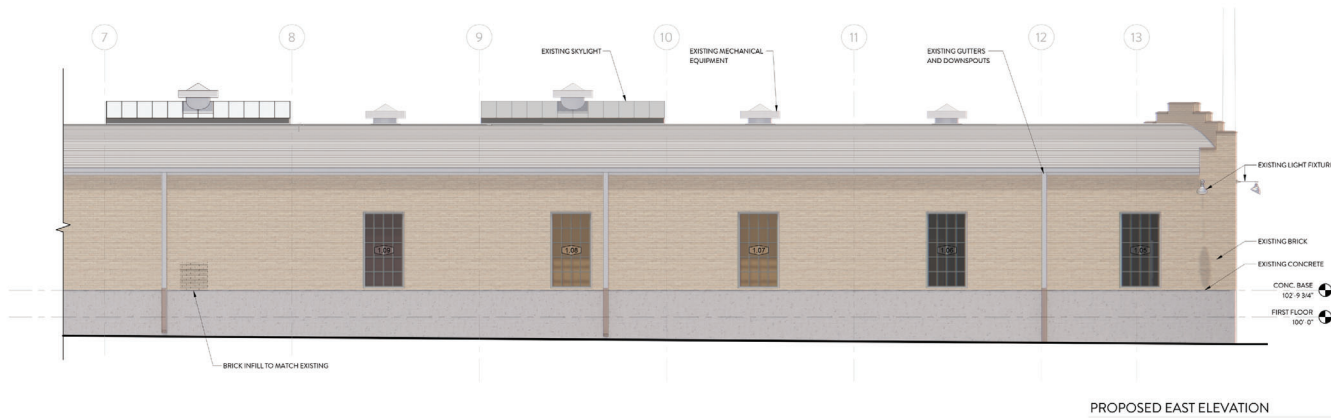
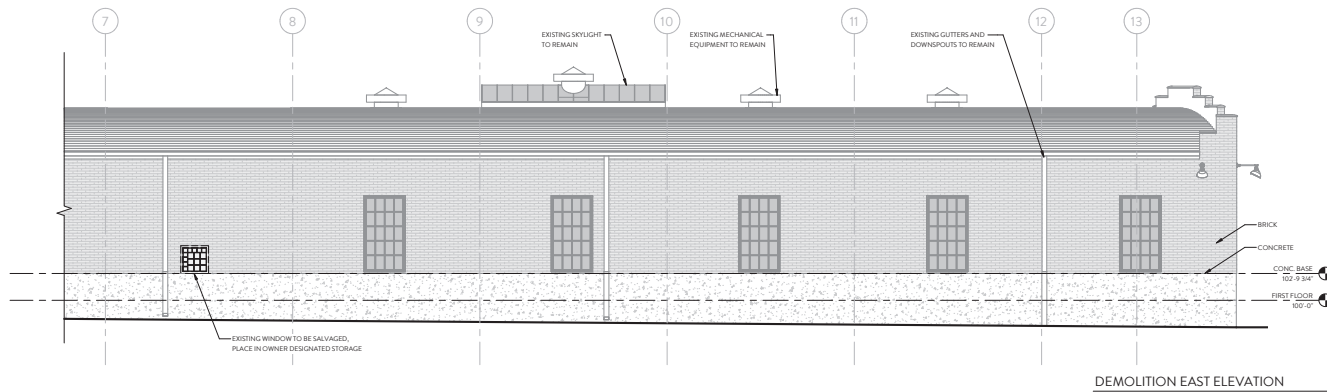


DEMOLITION EAST ELEVATION

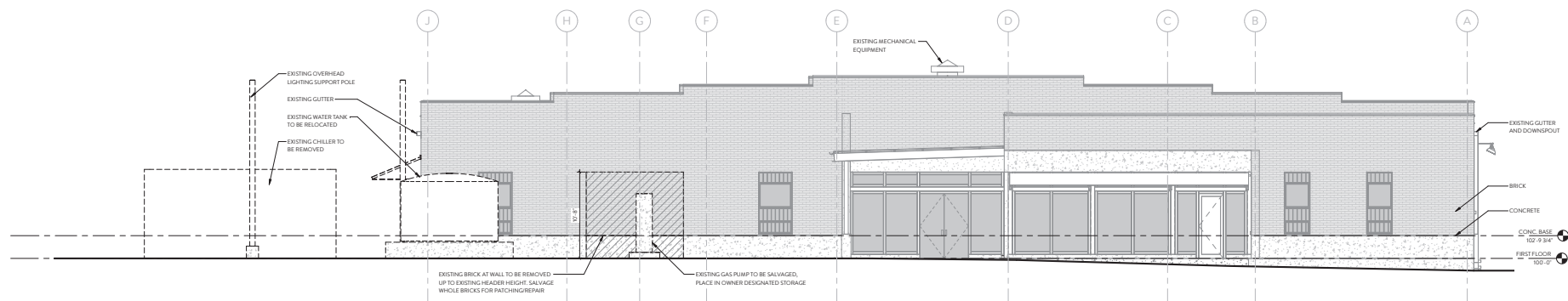


PROPOSED EAST ELEVATION

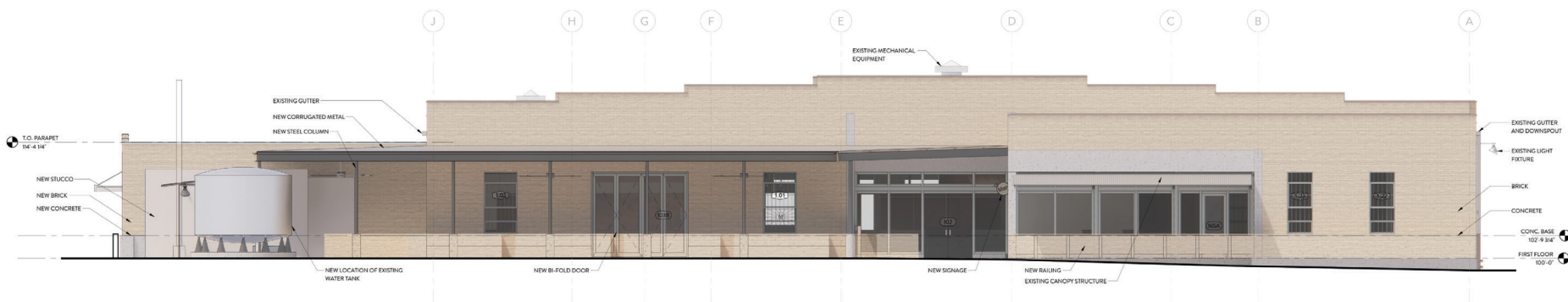






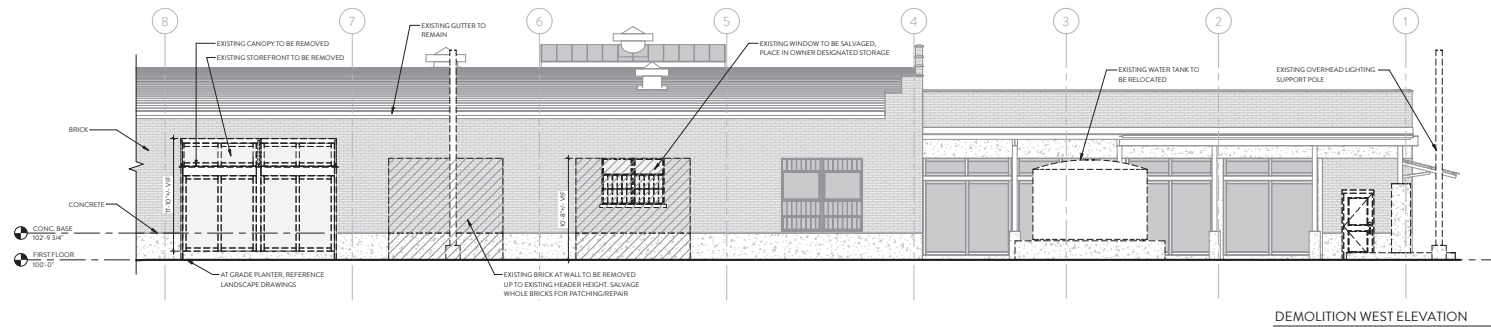


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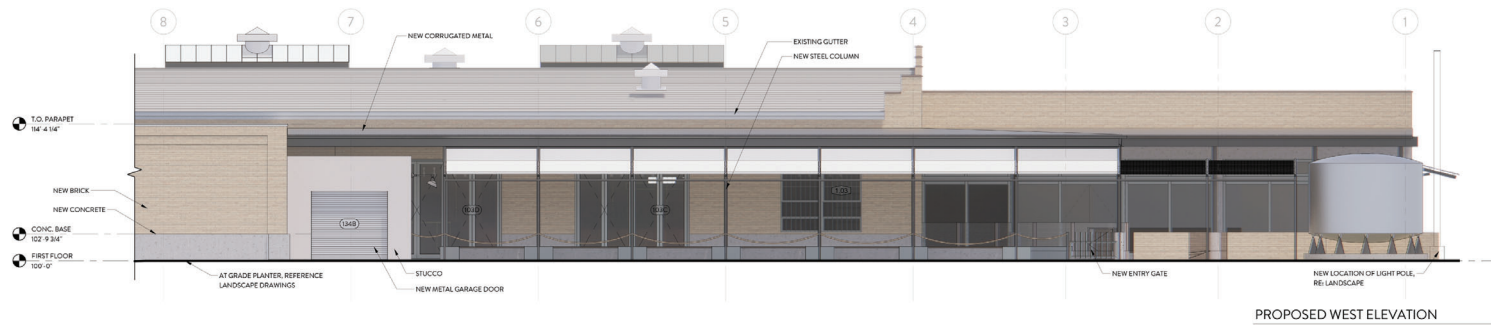


PROPOSED SOUTH ELEVATION





DEMOLITION WEST ELEVATION



PROPOSED WEST ELEVATION

