

HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 2021

HDRC CASE NO: 2021-376
ADDRESS: 5330 SAN PEDRO AVE
LEGAL DESCRIPTION: NCB 9008 BLK 4 LOT 100
ZONING: C-2, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Armia Mazaheri/Donia Enterprises LLC
OWNER: Ali Mazaheri/Donia Enterprises LLC
TYPE OF WORK: Window replacement, exterior modifications, repairs
APPLICATION RECEIVED: July 28, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing aluminum storefront windows with new aluminum storefront windows to match existing.
2. Install stucco cladding over existing cinder block exterior.
3. Replace the existing metal panel parapet with 5 feet of stucco.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.

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 façade 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 façade.

FINDINGS:

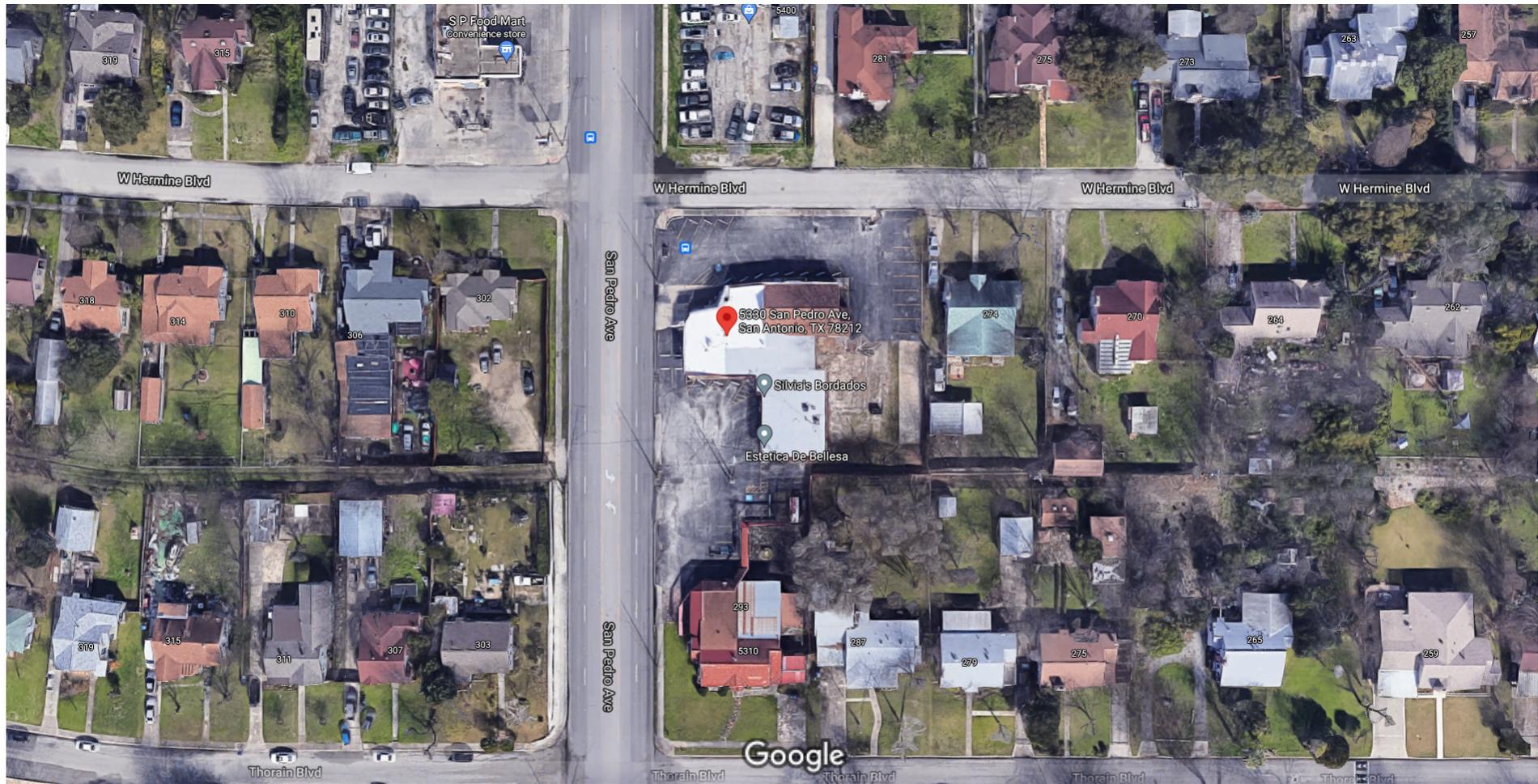
- a. The property located at 5330 San Pedro is a commercial structure located within the Olmos Park Terrace Historic District. The structure includes a 1-story stone clad structure with a side gable composition shingle roof attached to an L-shaped commercial structure with a flat roof, a metal parapet awning, stucco cladding, wood paneling, painted cinder block exterior walls, and aluminum storefront windows.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace the existing aluminum storefront windows that are in disrepair with new bronze anodized aluminum storefront windows. Guideline 10.A.ii for Exterior Maintenance and Alterations states that clear glass should be used in display windows. Staff finds the proposal appropriate.
- c. STUCCO CLADDING INSTALLATION – The applicant has proposed to install stucco cladding over the painting cinder block exterior walls to match the existing stucco exterior. Guideline 10.A.iv for Exterior Maintenance and Alterations states that applicants should use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs. The applicant will not modify the existing stone cladding. Staff finds the proposal appropriate.
- d. METAL PARAPET REPLACEMENT – The applicant has proposed to replace the metal parapet awning with a 4-foot stucco parapet surrounding the perimeter of the structure. Guideline 10.A.i for Exterior Maintenance and Alterations states that applicants should 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. Staff finds that retaining the modified parapet walls with stucco will be in keeping with the character of the structure. Staff finds the proposal appropriate.

RECOMMENDATION:

Staff recommends approval of items 1, 2, & 3 based on findings a through d with the following stipulation:

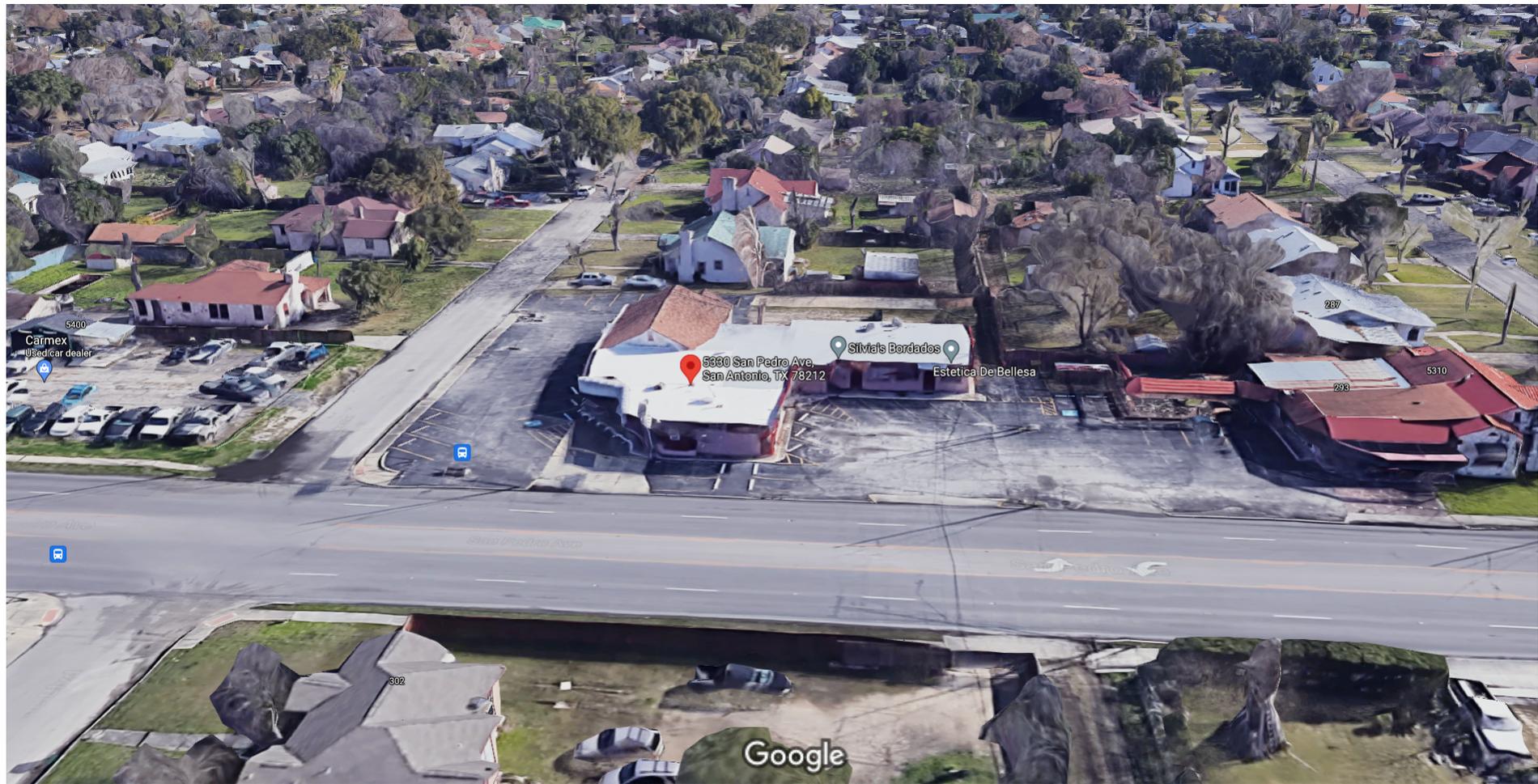
- i. That the applicant submits final material specifications for the aluminum storefront window product to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Google Maps 5330 San Pedro Ave



Imagery ©2021 Google, Imagery ©2021 CAPCOG, Maxar Technologies, Map data ©2021 Google 50 ft

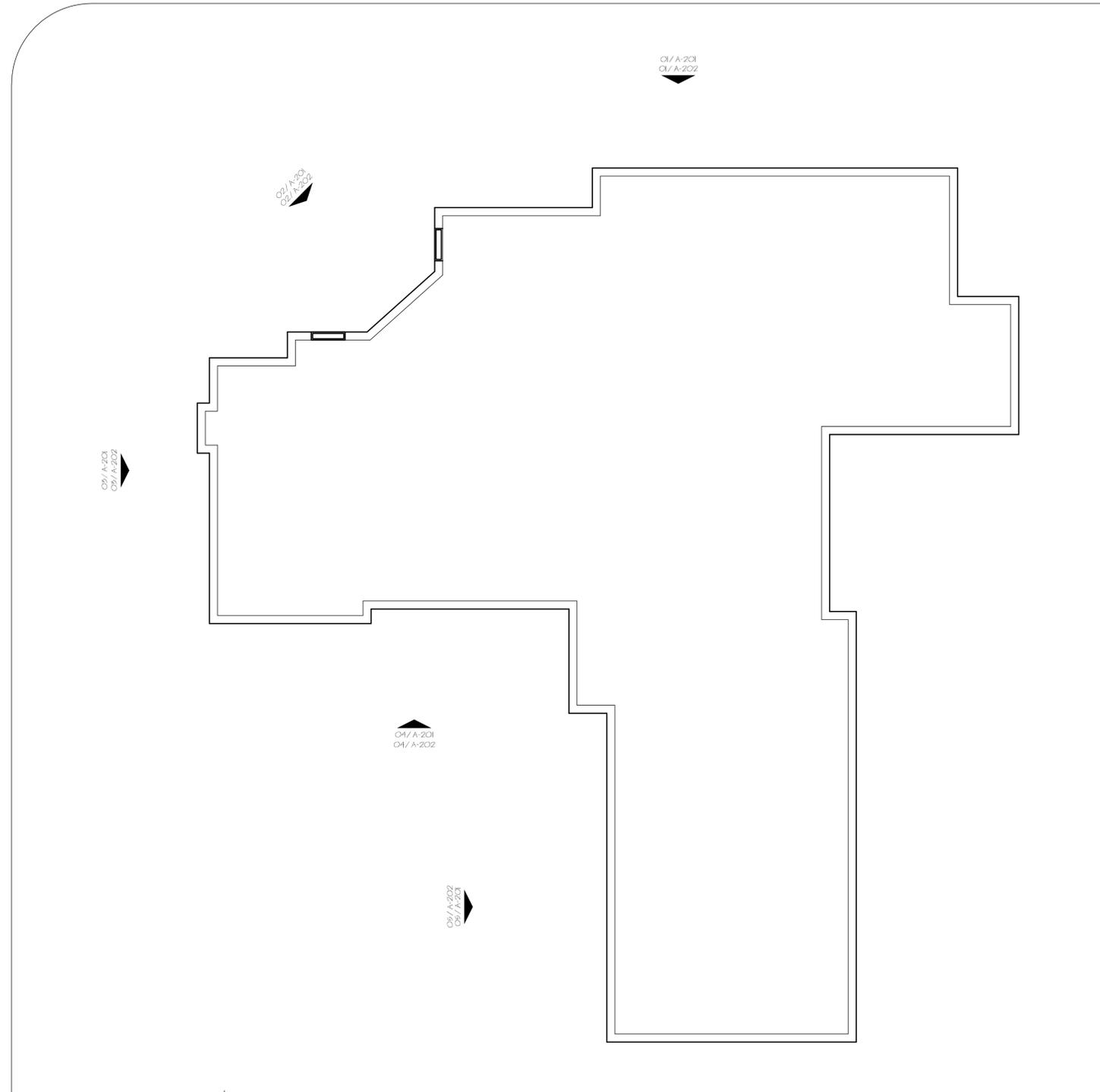
Google Maps 5330 San Pedro Ave



Imagery ©2021 Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Landsat / Copernicus, TerraMetrics, Map data ©2021 , Map data ©2021 20 ft

W HERMINE BLVD

SAN PEDRO



2 FLOOR PLAN-NEW WORK
1/4" = 1' NOTES AND KEYS

PROJECT No
2021-006
HDRC



REVISION		
NO.	DATE	DESCRIPTION

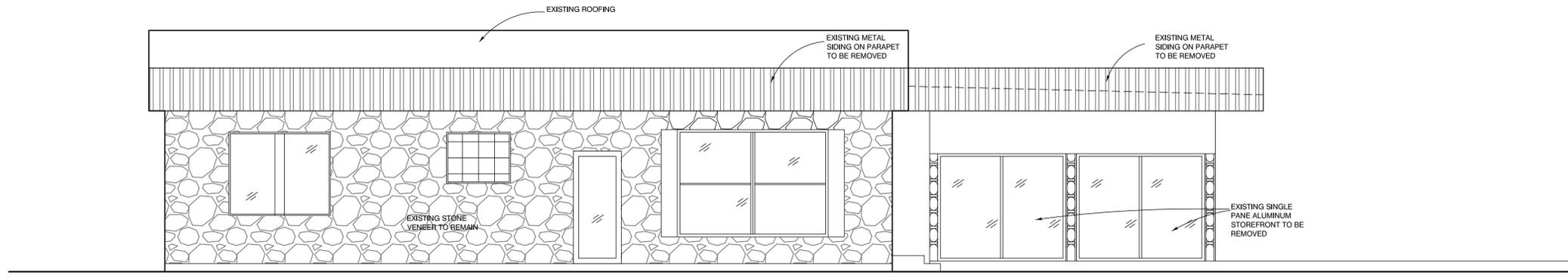
5330 SAN PEDRO
HDRC SUBMITTAL
SAN ANTONIO , T X

SHEET NAME:

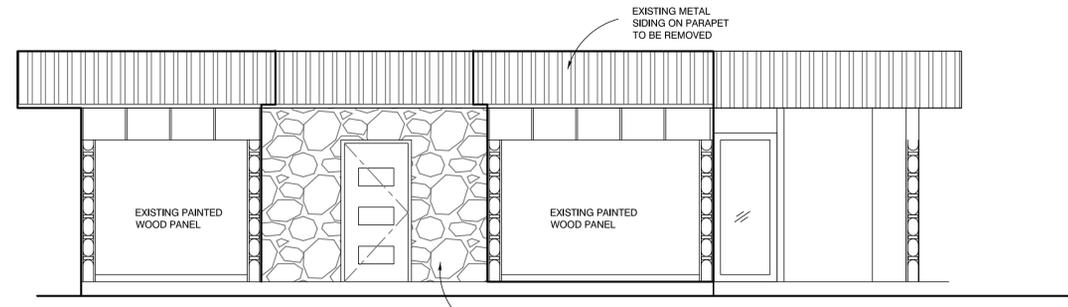
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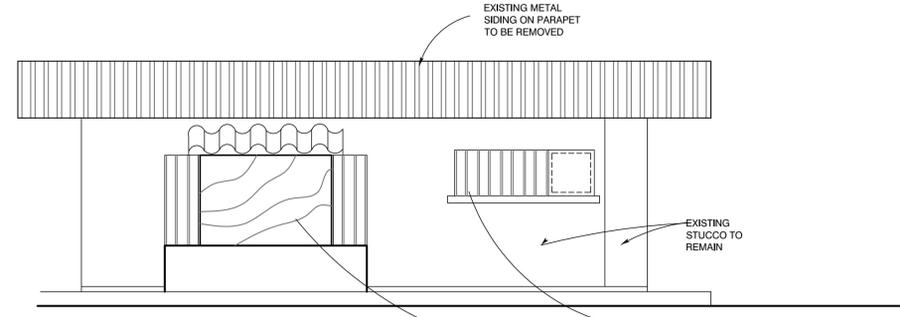
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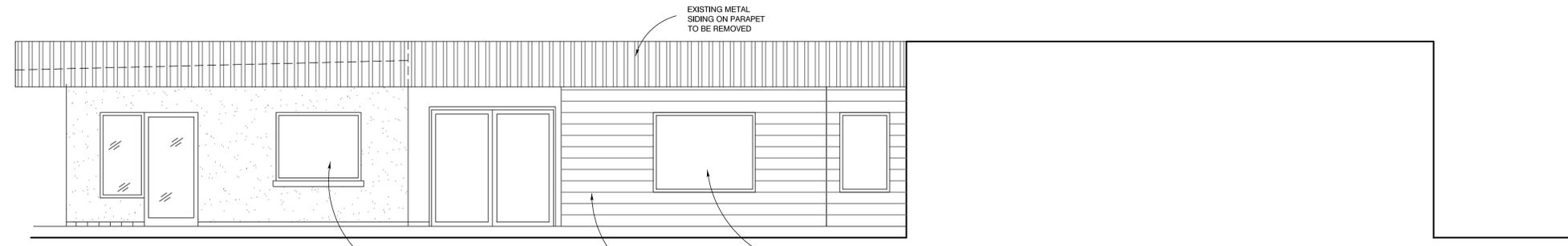
1 EXISTING FRONT ELEVATION
EXISTING HOUSE



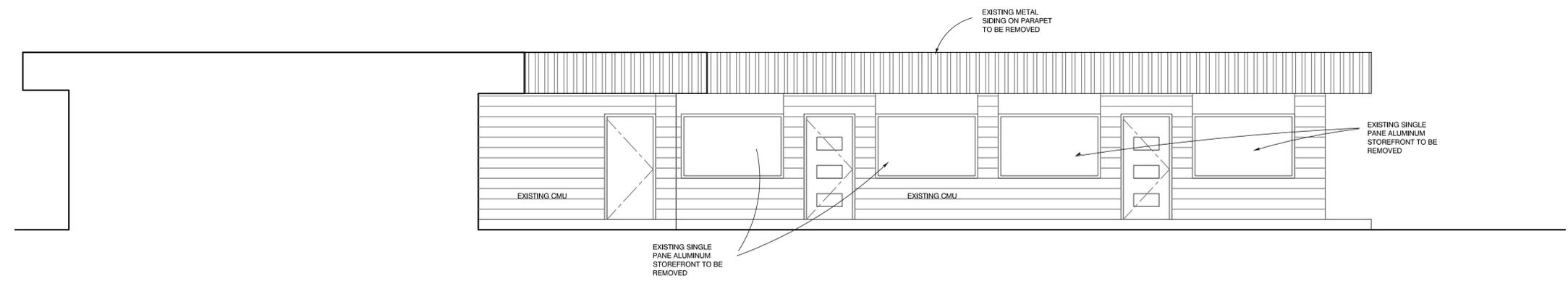
2 EXISTING FRONT ELEVATION
EXISTING RETAIL



3 EXISTING FRONT ELEVATION
EXISTING RETAIL



4 EXISTING FRONT ELEVATION
EXISTING RETAIL



5 EXISTING FRONT ELEVATION
EXISTING RETAIL

5330 SAN PEDRO
HDRC SUBMITTAL
SAN ANTONIO, TX

SHEET NAME:

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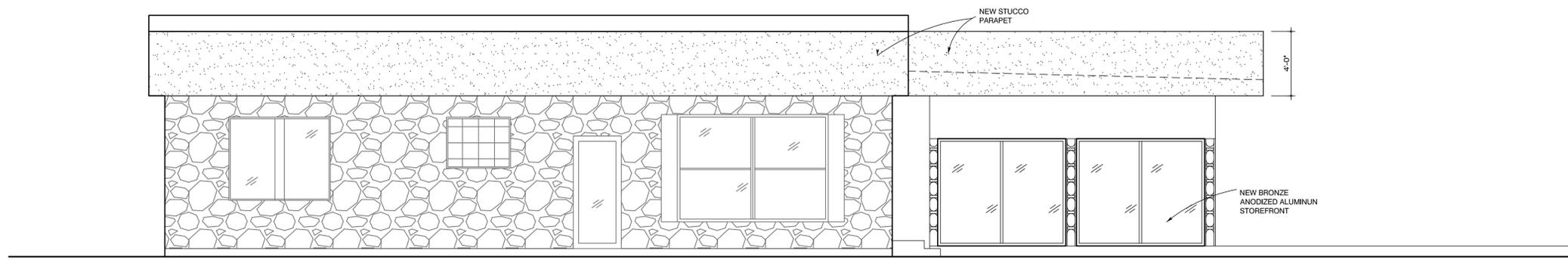


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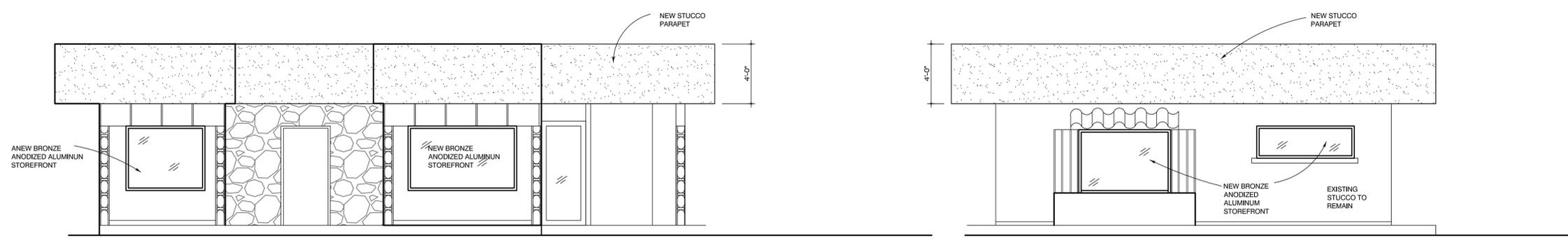
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HDRC SUBMITTAL
SAN ANTONIO, TX

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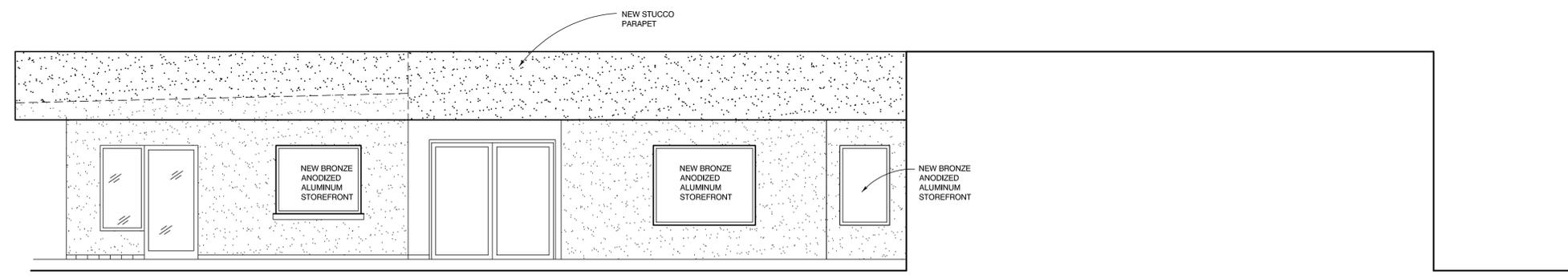


1 NEW SIDE ELEVATION
EXISTING HOUSE

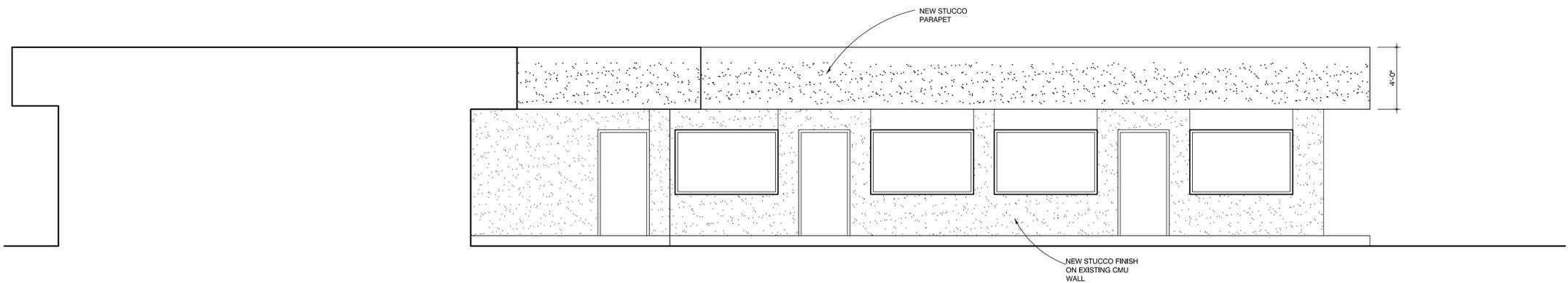


2 NEW FRONT ELEVATION
EXISTING RETAIL

3 NEW SIDE ELEVATION
EXISTING RETAIL



4 NEW SIDE ELEVATION
EXISTING RETAIL



5 NEW SIDE ELEVATION
EXISTING RETAIL



SECURITY BY
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PLEASE USE
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The right solution.
The best price.

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5330 San Pedro

HDRC Submittal for review

Re: HDRC request for additional information

Please refer to Hermes Group, LLC responses to the requested information below.

1. An accurate window schedule of the building that shows which windows are to be replaced. This may be hand drawn if needed and I have attached an example.
Response : Please refer to the attached Existing and New building elevations indicating the scope of work and modifications requested.
2. A site plan or aerial of the property that notes the location of the area requested to be infilled. This may also be hand drawn. **Response : Please refer to the attached Site Plan drawing.**
3. Specifications of the proposed windows to be installed. This should include a cut sheet/cross section of the product with details on the material and appearance.
Response : The new energy efficient, double pane glass aluminum storefronts will match size of the current windows. The finish will be bronze anodized. s
4. To scale elevation drawings of the building that illustrate the center block area where you want to add stucco and any other modifications that may be proposed. We need to understand the visual impact of what is proposed. **Response : Please refer to the attached Existing and New building elevations indicating the scope of work and extent of new stucco finish to match the existing stucco finish. We feel this will help unify the building and is more in character with the existing design.**
5. For the raising of the façade; stucco might be an appropriate material. We would just need a drawing showing how that would look and I can review with senior staff.
Response : Please refer to the attached Existing and New building elevations indicating the scope of work and modifications requested. The request is to remove the existing deteriorated metal panel parapet and replace it with stucco which is more in character with the existing building.