

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-517
ADDRESS: 830 W COMMERCE ST
LEGAL DESCRIPTION: NCB 284 BLK 23 LOT E 14.2 OF 1, 2 & W 45.6 OF 3 ARB A2
ZONING: D, H
CITY COUNCIL DIST.: 5
DISTRICT: Cattleman Square Historic District
LANDMARK: Individual Landmark
APPLICANT: Sue Ann Pemberton/Mainstreet Architects Inc.
OWNER: Dix Densley/DGSD-830 W COMMERCE ST LLC
TYPE OF WORK: Construction of a 3-story addition and rooftop addition, exterior modifications
APPLICATION RECEIVED: September 30, 2022
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. Reconstruct the 1-story building on the east side of the structure with a second-story addition.
2. Construct a 3-story rear addition.
3. Install a new steel balcony and exterior staircase on the south (rear) elevation.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.

- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort

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.

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 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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is

expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.

- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 830 W Commerce is commonly known as the Estrada Hardware Building. The structure is a 1- and 2-story brick commercial structure constructed circa 1910 and features decorative brick parapets, arched brick window surrounds, decorative wood window friezes, divided lite windows, a first-floor metal awning, transom windows, vertical wood siding at street level, commercial storefront windows and doors with security bars, and original blade signage. The property appears on the 1896 Sanborn Maps, but the building does not appear in its current configuration until the 1951 Sanborn Maps. The structure is contributing to the Cattleman Square Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. This project received conceptual approval from the HDRC on November 17, 2021, with stipulations. The applicant returned to the HDRC for final approval on August 17, 2022, and received final approval with the following stipulations:
 - i. That the applicant submits a detailed architectural salvage plan detailing elements of the existing 1-story building that will be salvaged for re-use based on finding c. ***This stipulation has NOT been met.***
 - ii. That the applicant provides dimensions for the total setback for the rear addition based on finding d. ***The proposal has been modified and no longer features a setback.***
 - iii. That the applicant submits a demolition and architectural salvage plan detailing the proposal for material and window removal based on finding f. ***This stipulation has NOT been met.***
 - iv. That the applicant submits final material specifications for fully wood windows and doors on the rear addition to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i. Windows must be fully wood and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must

feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted. ***This stipulation has NOT been met.***

The applicant has returned to the HDRC with a modified proposal and is requesting final approval of the proposed modifications.

- c. RECONSTRUCTION – The applicant has proposed to reconstruct the existing 1-story building on the east side of the 2-story structure. The applicant has proposed to use brick that matches the original masonry in size, color, and brick bond. Reconstruction is a preservation treatment per the Secretary of the Interior's Standards for the Treatment of Historic Properties. An engineer's letter submitted by the applicant indicates that the existing 1-story building is not structurally stable, and the north and south walls of the building are interlocked with the corners of the historic 2-story structure, causing damage to the corners of the 2-story structure. The engineer's letter recommends the careful removal of the north and south walls to prevent further damage. The applicant previously received an administrative Certificate of Appropriateness to remove the rear wall of the 1-story structure to begin stabilization. The applicant must fully document the existing structure to ensure an accurate duplication of historic features and elements. The applicant has modified the previously approved proposal and has proposed to not reconstruct the existing roofline of the existing 1-story structure. Staff finds that the architectural details of the existing 1-story façade should be included in the reconstruction as previously proposed and that applicant should submit a detailed architectural salvage plan identifying any elements of the existing structure that can be salvaged for re-use to staff for review.
- d. EAST ADDITION: MASSING – The applicant has proposed to construct a 2-story addition to the east side of the property. The previous proposal featured a 3-story addition that featured 2 stories that were visible above the 1-story structure and was significantly setback from the front façade. The applicant has modified the proposal to feature a 2-story addition on the east side of the front façade that will replace the existing 1-story structure and will be flush with the front façade of the historic structure. The proposed 2-story portion of the addition will match the third-floor plate height of the 2-story structure but will feature a parapet cap that is taller than the historic structure. The applicant has proposed to construct a 3-story rear addition that will be visible behind the newly proposed 2-story addition. According to Guideline 2.A.iv for Additions, additions should be designed to be subordinate to the principal façade of the original structure in terms of their scale and mass. Staff finds that without the significant setback from the front façade, the addition no longer appears subordinate to the historic structure. Staff finds that the applicant should reduce the overall massing of the proposed addition or site the addition significantly behind the front façade wall plane.
- e. REAR ADDITION: MASSING – The applicant has proposed to construct a 3-story rear addition that will extend 2 stories above the existing 1-story portion of the structure on the east side of the property. The proposed 3-story addition will feature a total height of 48' and will be 1-story taller than the existing 2-story historic structure. The previous proposal featured a 3-story addition that was significantly setback from the front façade. The applicant has proposed to construct a 3-story rear addition that will be visible behind the newly proposed 2-story addition. According to Guideline 2.A.iv for Additions, additions should be designed to be subordinate to the principal façade of the original structure in terms of their scale and mass. Staff finds that the 3-story addition is significantly setback from the front façade on the east side of the property and, therefore, the massing is appropriate, but that the applicant should provide the total setback dimension to staff for review.
- f. ADDITIONS: MATERIALS – The applicant has proposed to clad the proposed 2-story and 3-story addition in a masonry veneer to match the existing masonry in size, color, and brickwork pattern on the front façade with prefinished metal panel system cladding on the south (rear) and west elevations. Guideline 3.A.i for Additions states that materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure should be used whenever possible. Staff finds that the simplified details distinguish the addition from the historic structure and finds the proposed front façade material appropriate but finds that masonry veneer to match the existing masonry to be most appropriate for the south (rear) and west elevations.
- g. ADDITIONS: WINDOW REMOVAL – The applicant has proposed to install a 2-story east addition and 3-story rear addition. The proposed east and rear additions will require the removal of five (5) existing windows on the east elevation of the historic 2-story structure. Staff finds that the applicant should submit a demolition and architectural salvage plan detailing the proposal for material and window removal to staff for review.
- h. ADDITIONS: NEW WINDOW SIZE AND PROPORTION – The applicant has proposed to install storefront window systems on the front façade, south (rear), and west elevations of the east and rear additions. Staff's

standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Guideline 2.C.ii for New Construction states that the primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Staff finds that the applicant should propose windows of traditional proportions.

- i. ADDITIONS: RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. While the proposed east and rear additions do not feature fenestration on the east elevation, the historic 2-story building did not historically feature fenestration on the west elevation, establishing a precedent for the proposed east elevation. Staff finds the proposed fenestration pattern on the east elevation generally appropriate but finds that the applicant should propose a fenestration pattern featuring traditional proportions on the front façade and south (rear) and west elevations.
- j. ADDITIONS: NEW WINDOW AND DOOR MATERIAL – The applicant has proposed to install storefront door and windows systems on the front façade, south (rear), and west elevation of the 2-story east addition and 3-story rear addition. Guideline 3.B.i for Additions states that 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, may not be used. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted. Staff finds the proposal inconsistent with the Guidelines and finds that the applicant should submit material specifications for fully wood windows of traditional proportions to staff for review.
- k. ADDITIONS: ARCHITECTURAL DETAILS – The applicant has proposed to construct east and rear additions that are simplified in style. Guideline 4.A.ii for Additions recommends that applicants 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. Staff finds the proposal for the second and third stories of the east and rear additions consistent with the Guidelines but finds that the first story of the east addition should feature architectural details in keeping with the existing 1-story front façade as previously proposed.
- l. ROOFTOP ADDITION – The applicant has modified the previous proposal to construct a rooftop addition to the 2-story historic structure and the previously proposed rooftop addition has been reduced so that the third story is limited to the addition only. The current proposal does not feature a rooftop addition or the installation of other structural elements on the roof of the 2-story historic structure. The 3-story rear addition includes a painted metal-framed canopy over the rear stairwell and the installation of painted tube steel railings with square mesh panels. Guideline 2.A.v for Additions states that applicants should 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. Staff finds the proposal to install storefront windows and a prefinished metal panel system on the third story portion of the rear addition that reads as a rooftop addition and is located behind the 2-story historic structure generally appropriate and finds that the applicant should submit final material specifications to staff for review.
- m. STEEL BALCONY AND EXTERIOR STAIR INSTALLATION – The applicant has proposed to install steel balconies and an exterior staircase on the south (rear) elevation. The applicant has expressed that the structure

previously featured a rear balcony on the south elevation. According to Guideline 7.B.iv for Exterior Maintenance and Alterations, replacement elements, such as stairs, should be designed to be simple so as to not detract from the historic character of the building. Do not add new elements and details that create a false historic appearance. Staff finds the materials and design appropriate for the commercial structure.

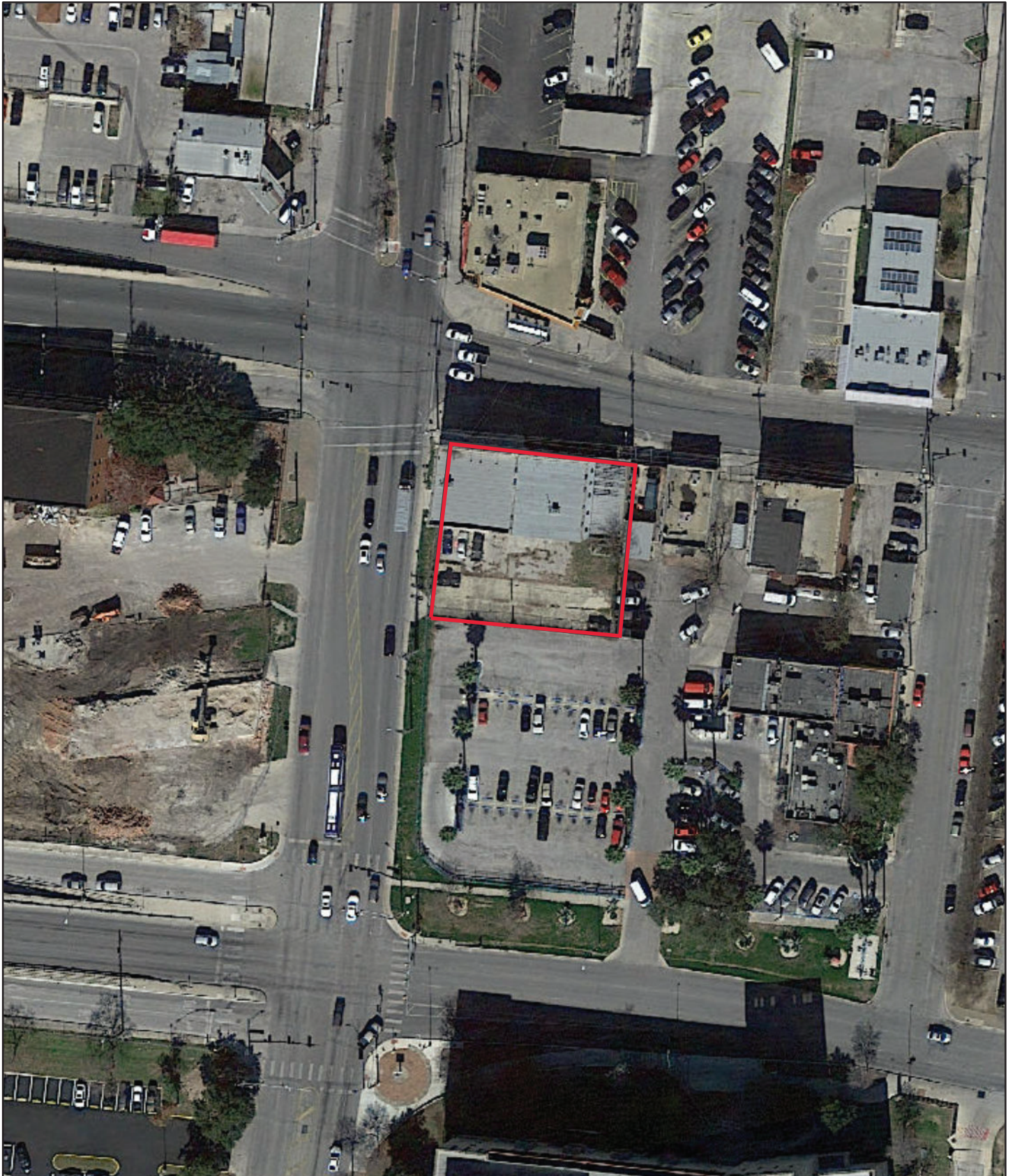
- n. ADMINISTRATIVE APPROVAL – The applicant has proposed to clean and repair the existing masonry cladding, repair and reconstruct the recessed building entrances, repair and reconstruct the building canopy, install appropriate window configurations, repair deteriorated wood elements, replace the existing roofing, install a rooftop terrace, and restore and reinstall the Sterling marquis. These scopes of work are eligible for administrative approval and do not require HDRC review.

RECOMMENDATION:

Items 1 through 3, staff recommends approval based on findings a through n with the following stipulations:

- i. That the applicant incorporates the façade details of the existing 1-story structure, including the roofline and parapets, in the proposed reconstruction based on findings c and k and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits a detailed architectural salvage plan detailing any elements of the existing 1-story building that will be salvaged for re-use based on finding c.
- iii. That the applicant reduces the overall massing of the proposed east side addition or sites the addition significantly behind the front façade wall plane based on finding d. The applicant is required to submit updated site plans and elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant submits the setback of the third story of the rear addition from the front façade to staff for review prior to the issuance of a Certificate of Appropriateness based on finding e.
- v. That the applicant updates the cladding material for the proposed south (rear) and west elevations of the rear addition to match the existing masonry veneer based on finding f and submits updated elevation drawings and final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- vi. That the applicant submits a demolition and architectural salvage plan detailing the proposal for material and window removal based on finding g.
- vii. That the applicant proposes windows of traditional proportions and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings h and i.
- viii. That the applicant submits final material specifications for the storefront window and door system of the third story of the rear addition to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding l.
- ix. That the applicant submits final material specifications for fully wood windows and doors on the rear addition to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding j. Windows must be fully wood and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted.

City of San Antonio One Stop



November 12, 2021

— User drawn lines

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

Google Maps 830 W Commerce St



Imagery ©2021 Google, Map data ©2021 Google 50 ft

Google Maps 830 W Commerce St



Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 830 W Commerce St



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

Google Maps 830 W Commerce St

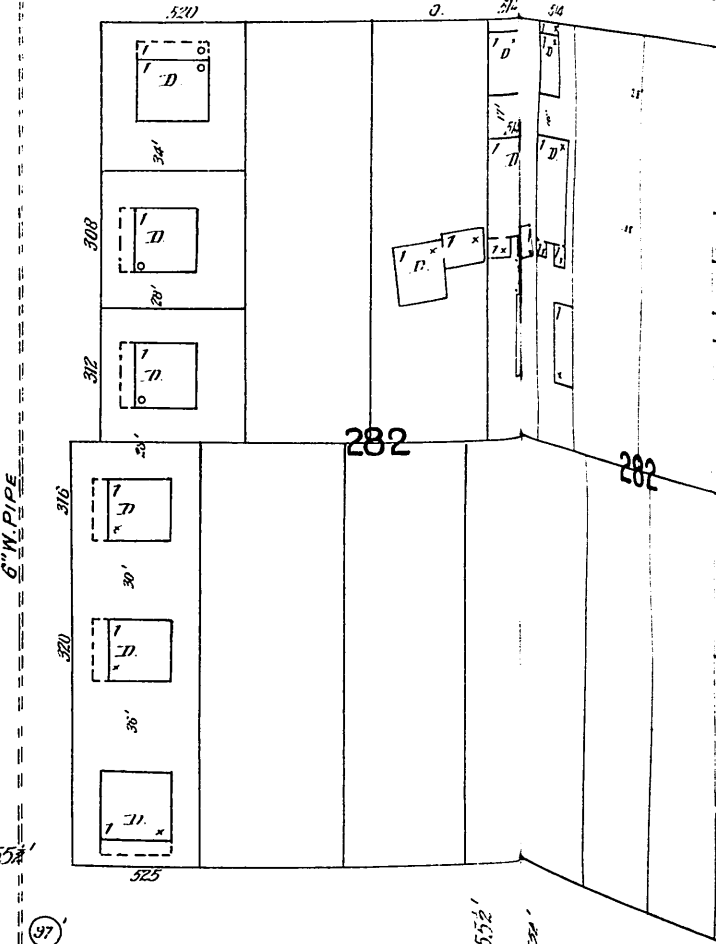
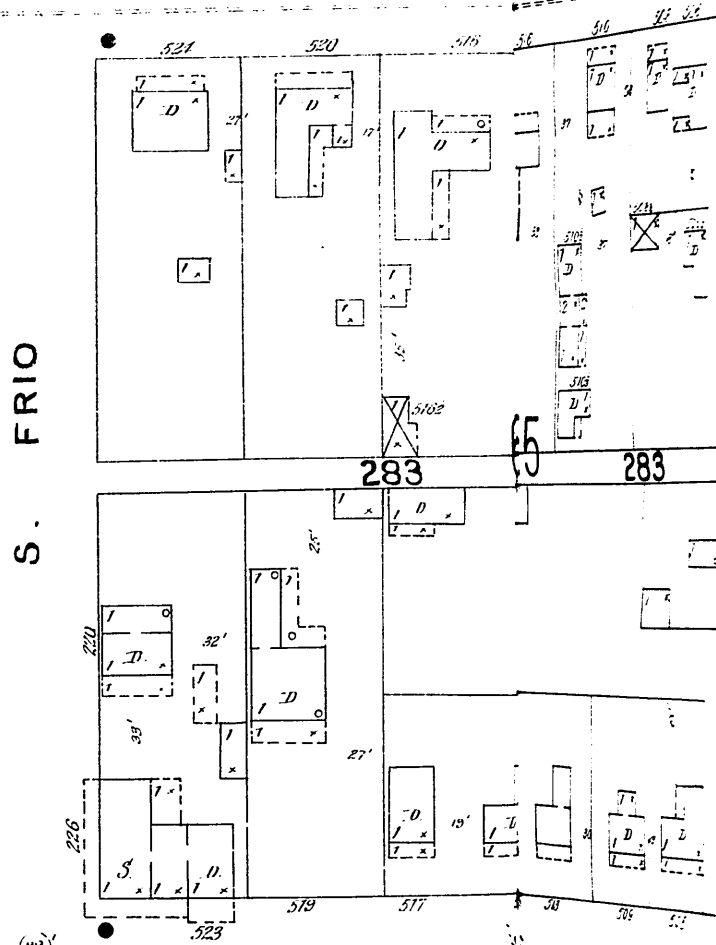
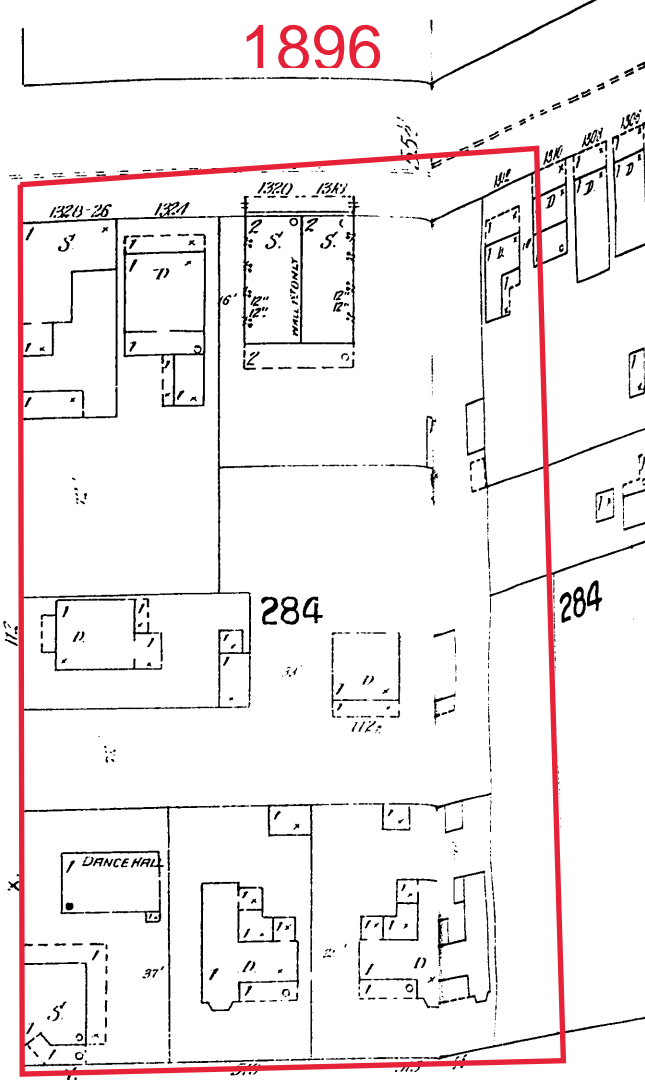
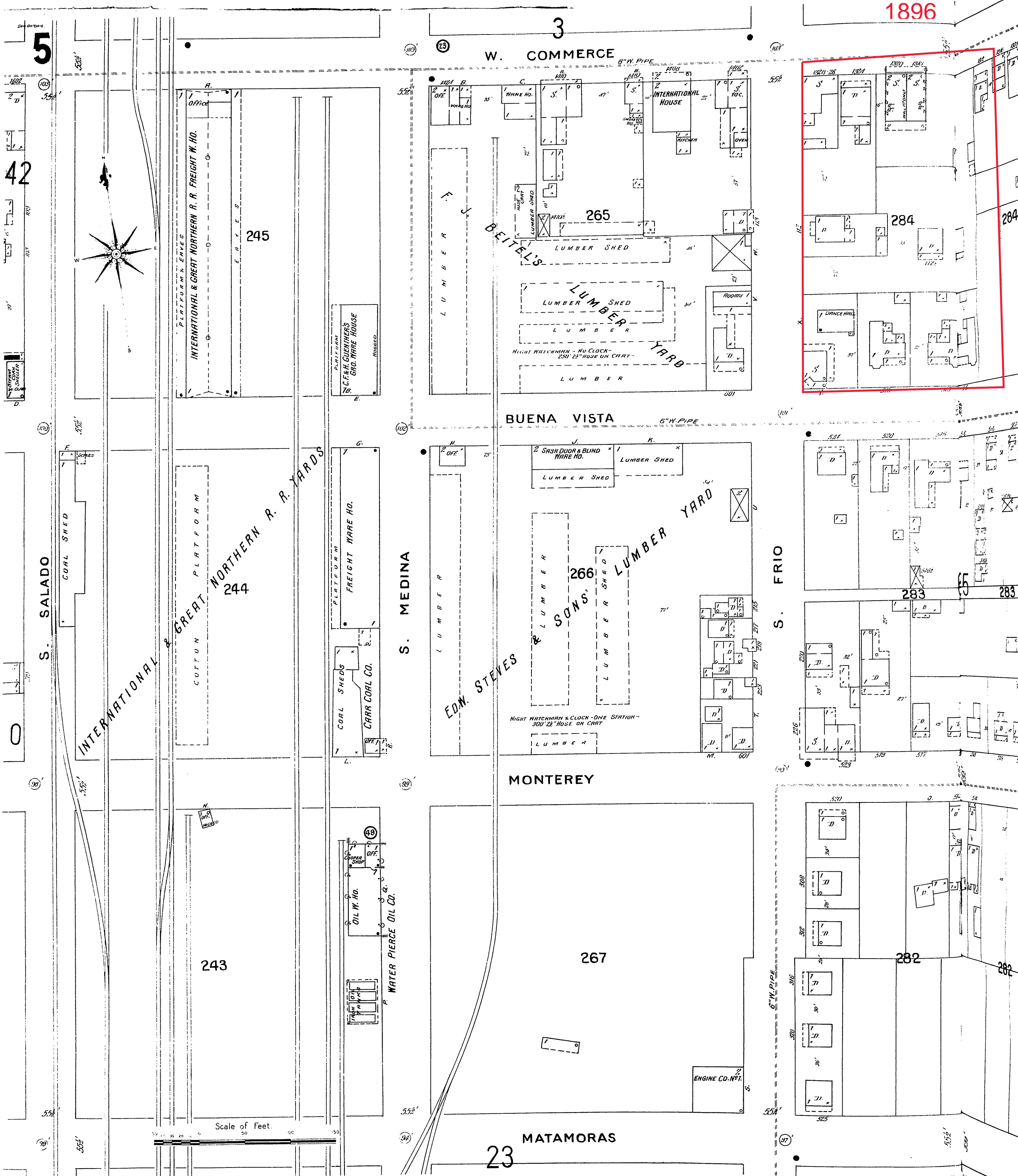


Imagery ©2021 Google, Map data ©2021 Google 20 ft

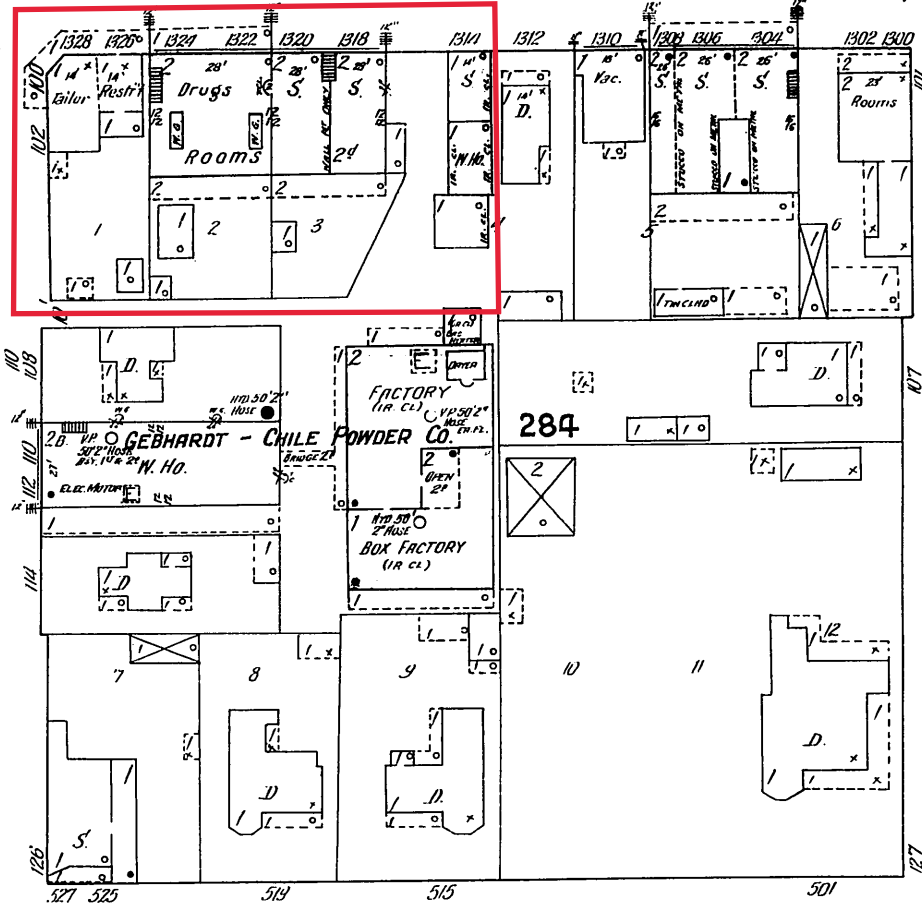
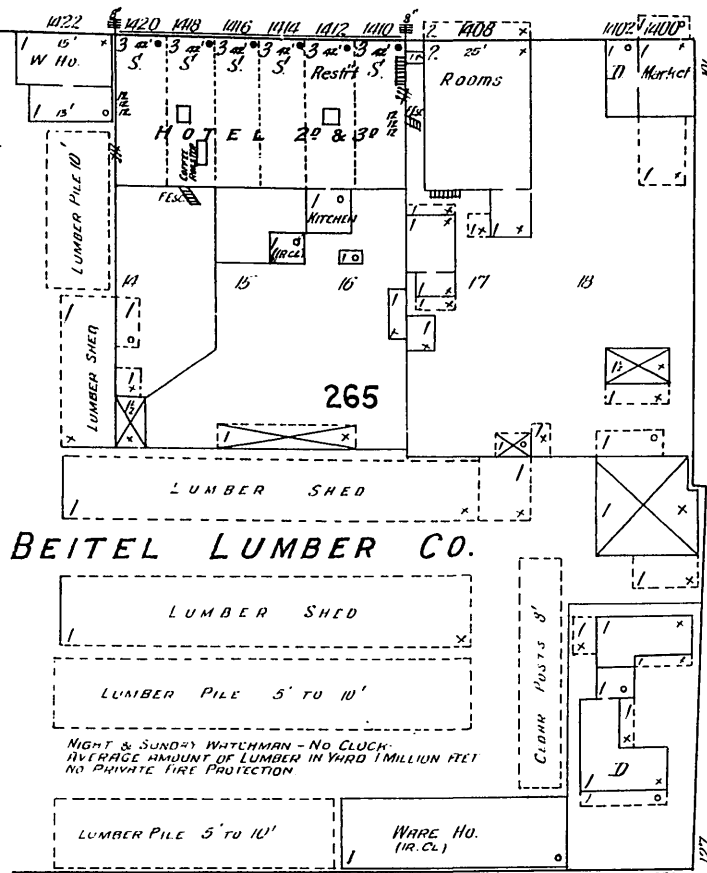
Google Maps 830 W Commerce St



Imagery ©2021 Google, Map data ©2021 Google 20 ft

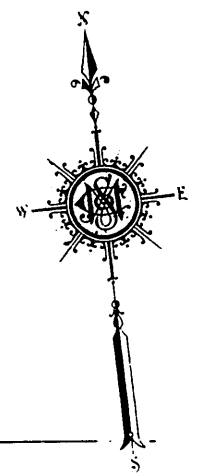


W. COMMERCE

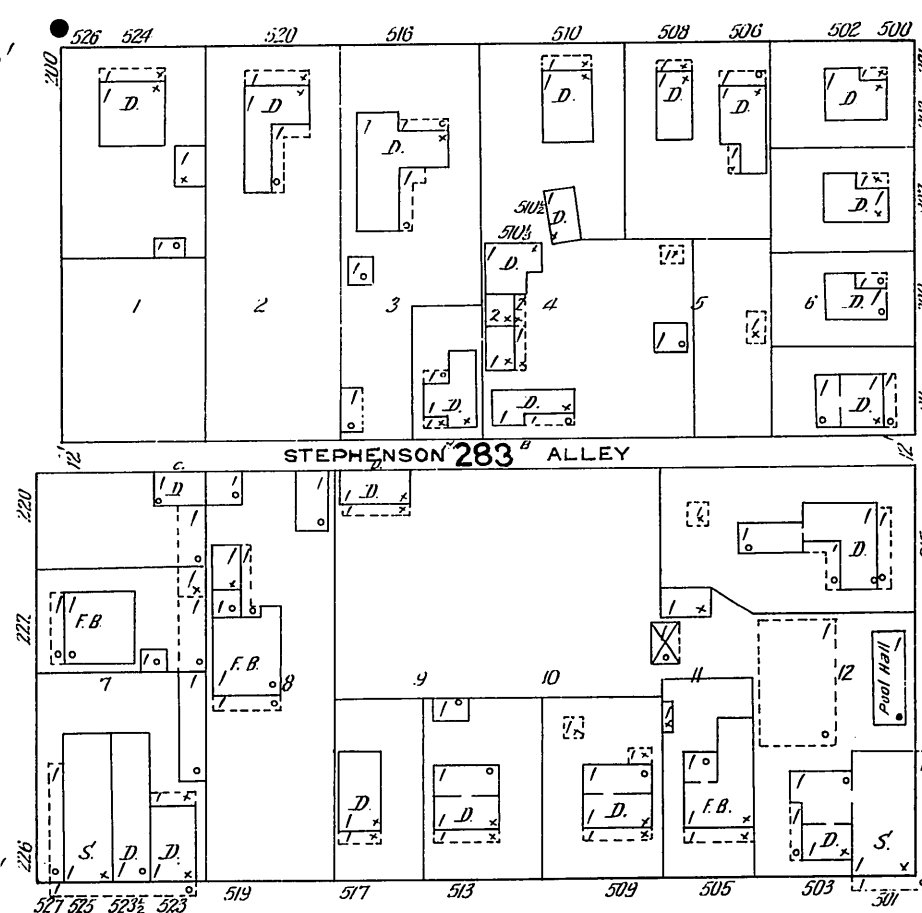
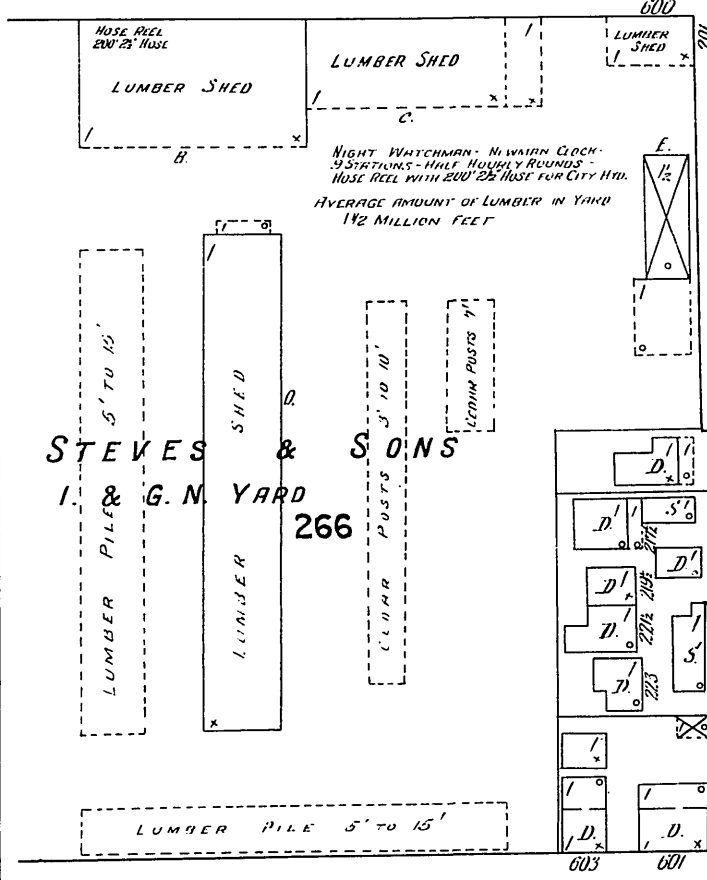


GERHARDT-CHILE POWDER CO.

NIGHT & SUNDAY WATCHMAN
REPORTING TO BUREAU, B.T. 10
APPROVED CLOCK, P.M. 10
LIGHTS: 1000 - 10000 B.T. 10
CITY WATER, H.D.S. & H.D.S. 10000
8 3/4 Gals. EXTRA.

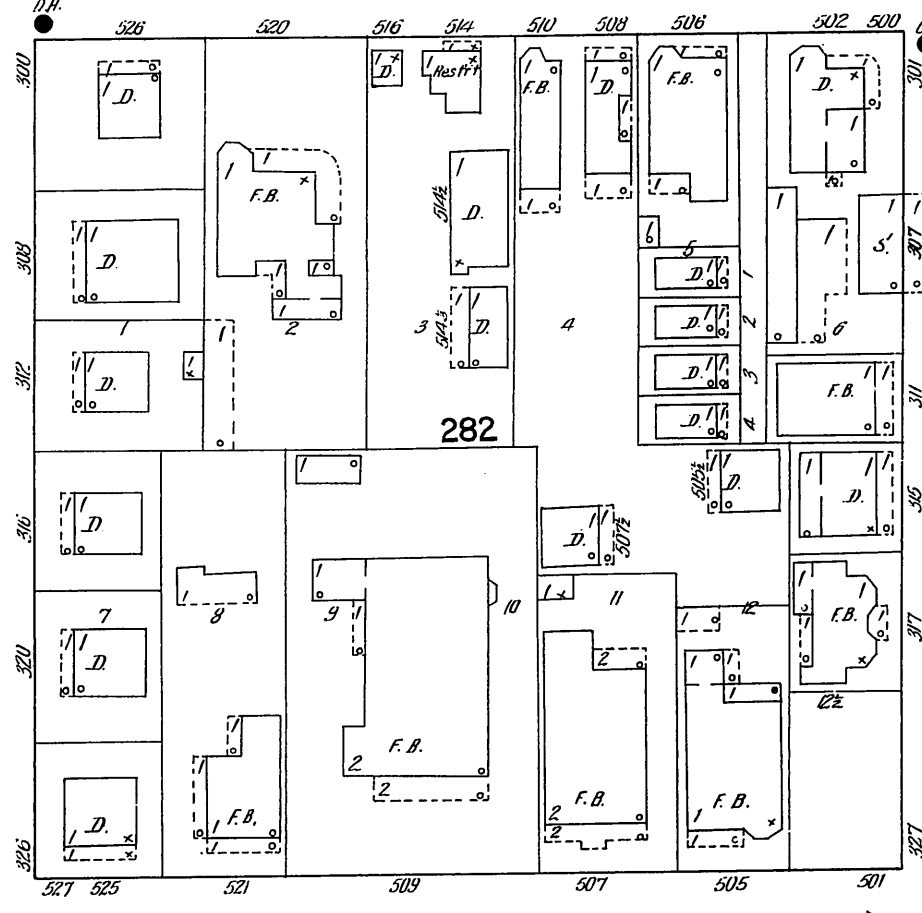
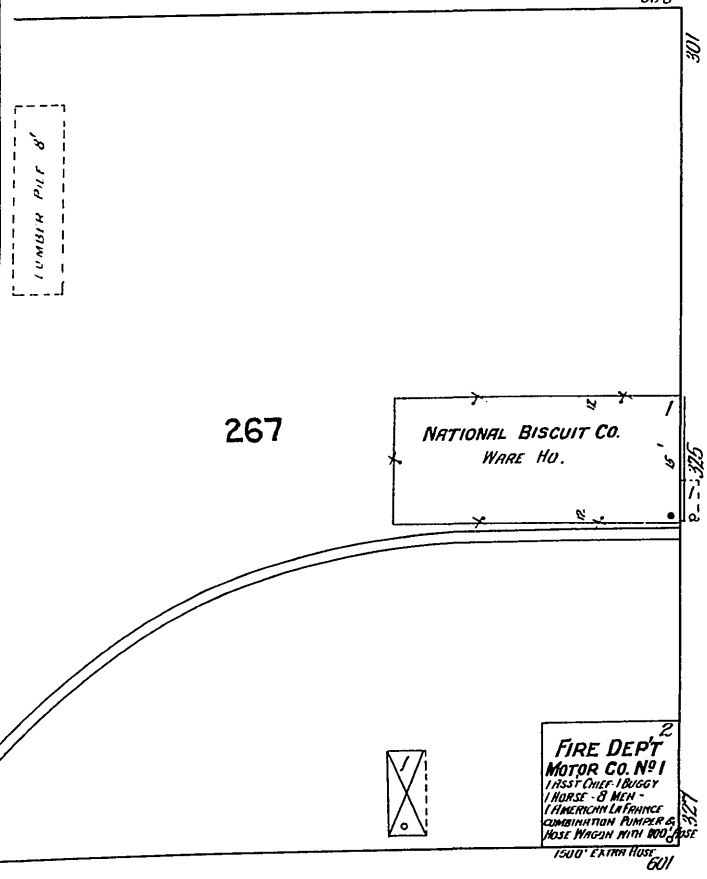


BUENA VISTA



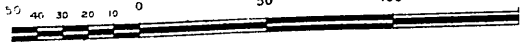
405

MONTEREY



MATAMORAS

Scale of Feet.



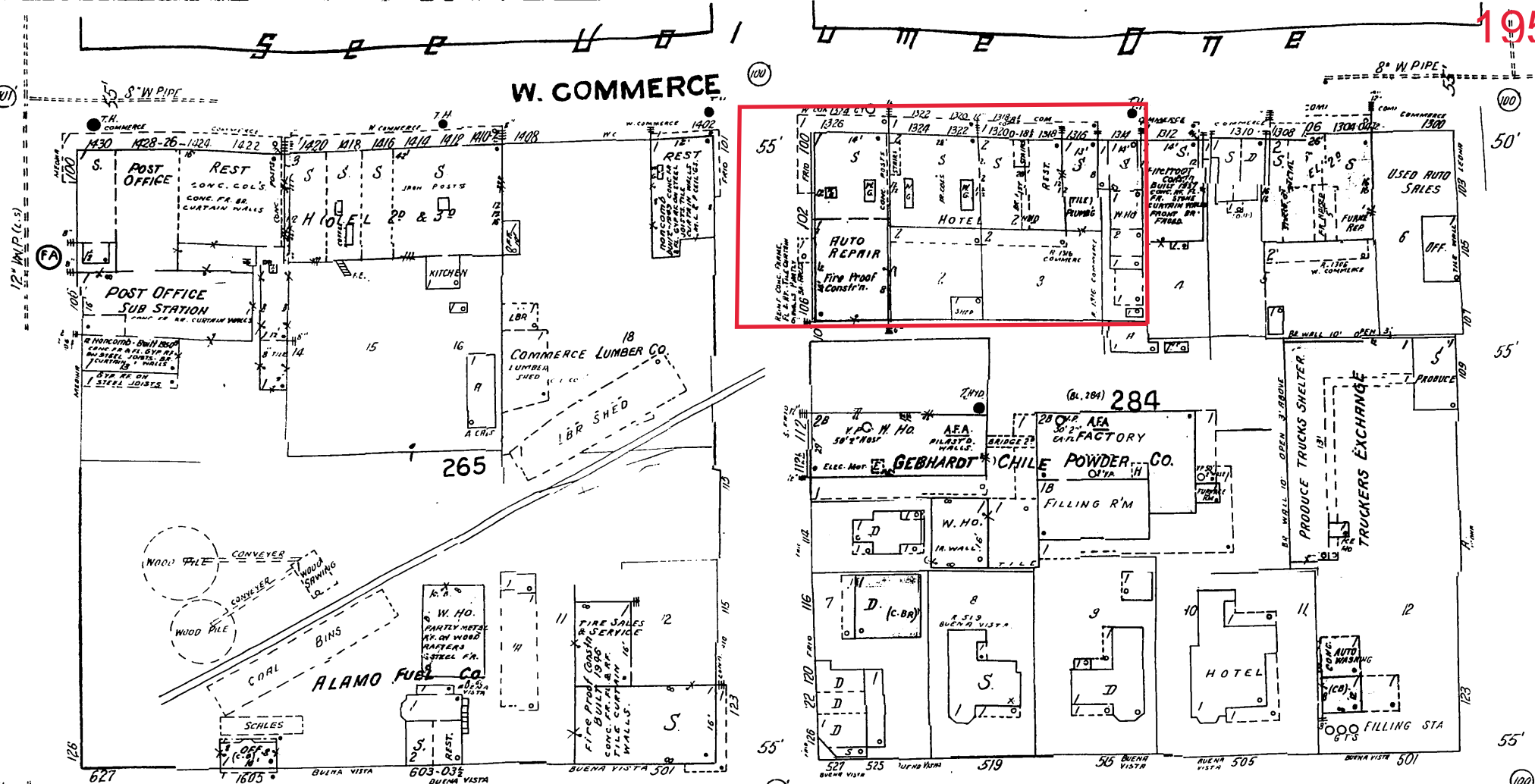
404

W. COMMERCE

1951

SAN ANTONIO, VOL. 4

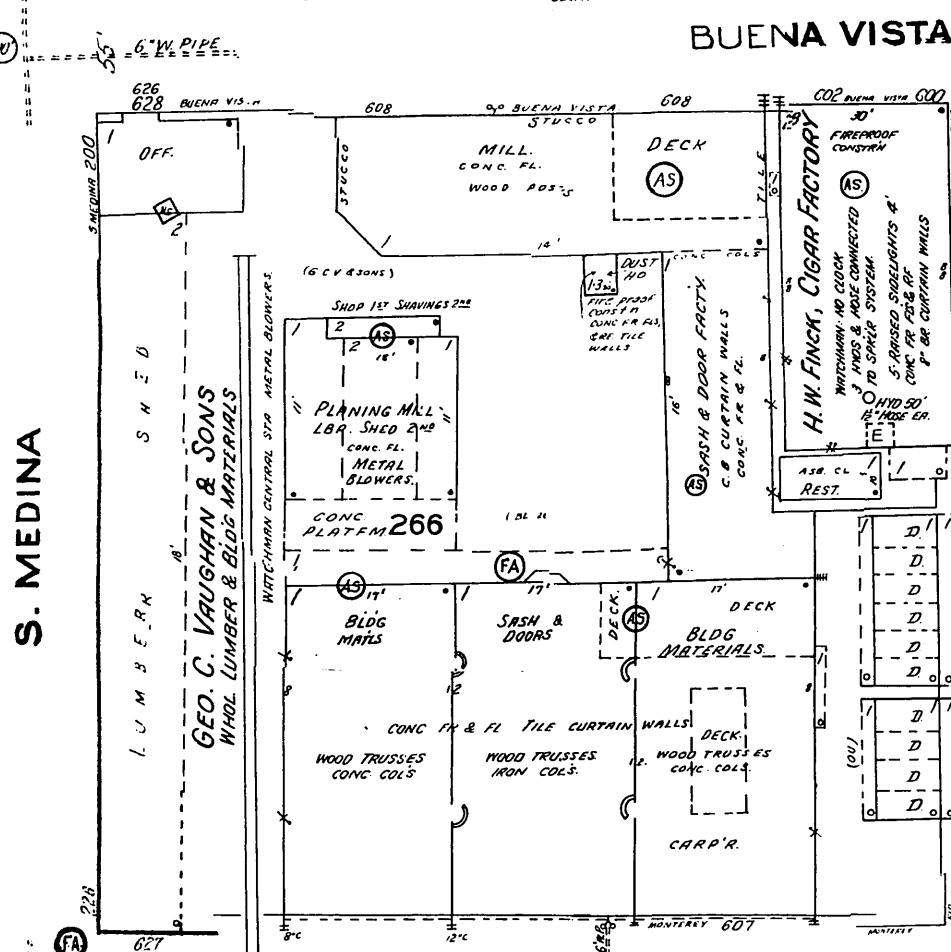
404

NEW SHEET
JAN. 1923GEBHARDT-CHILE POWDER CO.
MATCHMAN WITH CLOCK
POWER ELEC. HEAT STEAM
CHEM. EXTS.

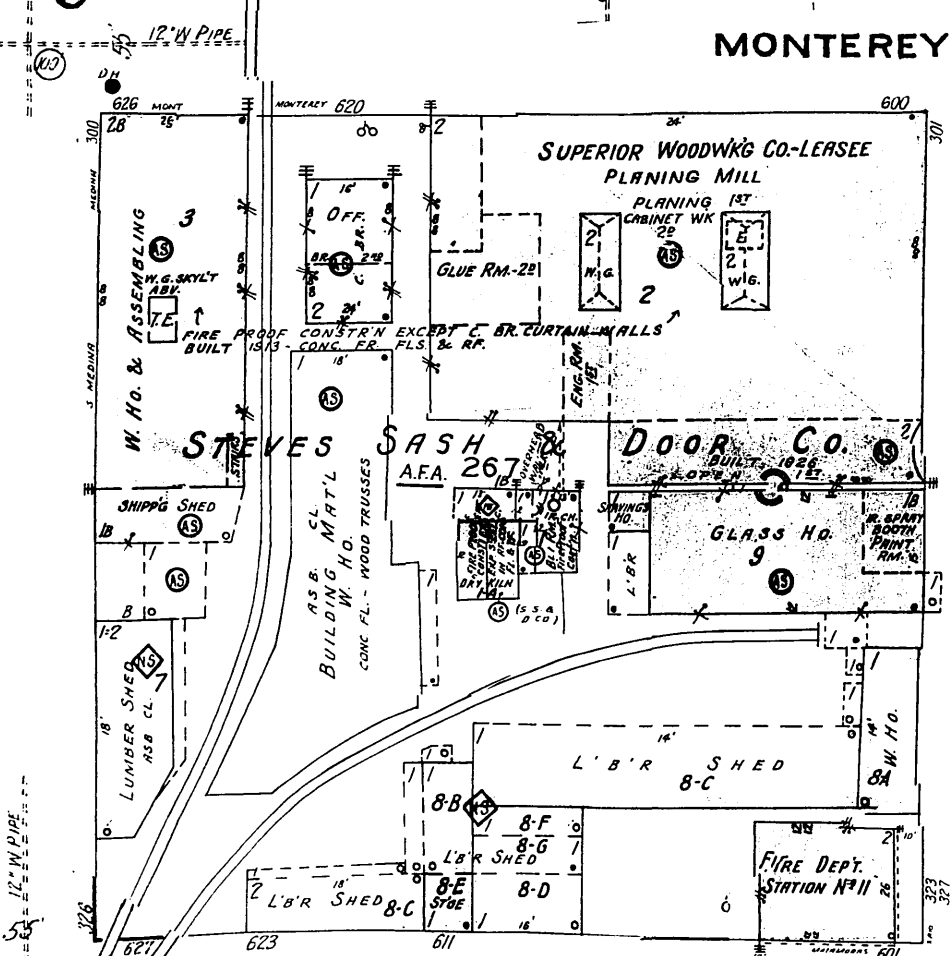
BUENA VISTA

S. MEDINA

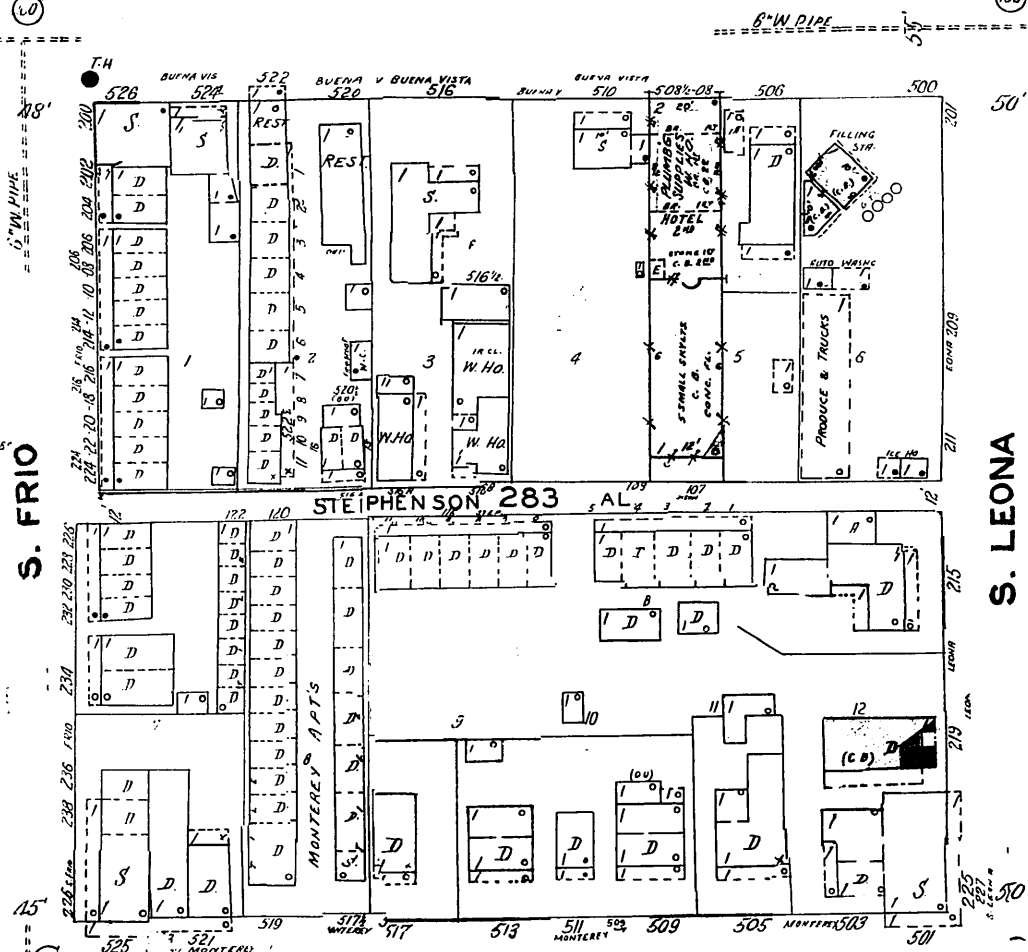
403



MONTEREY

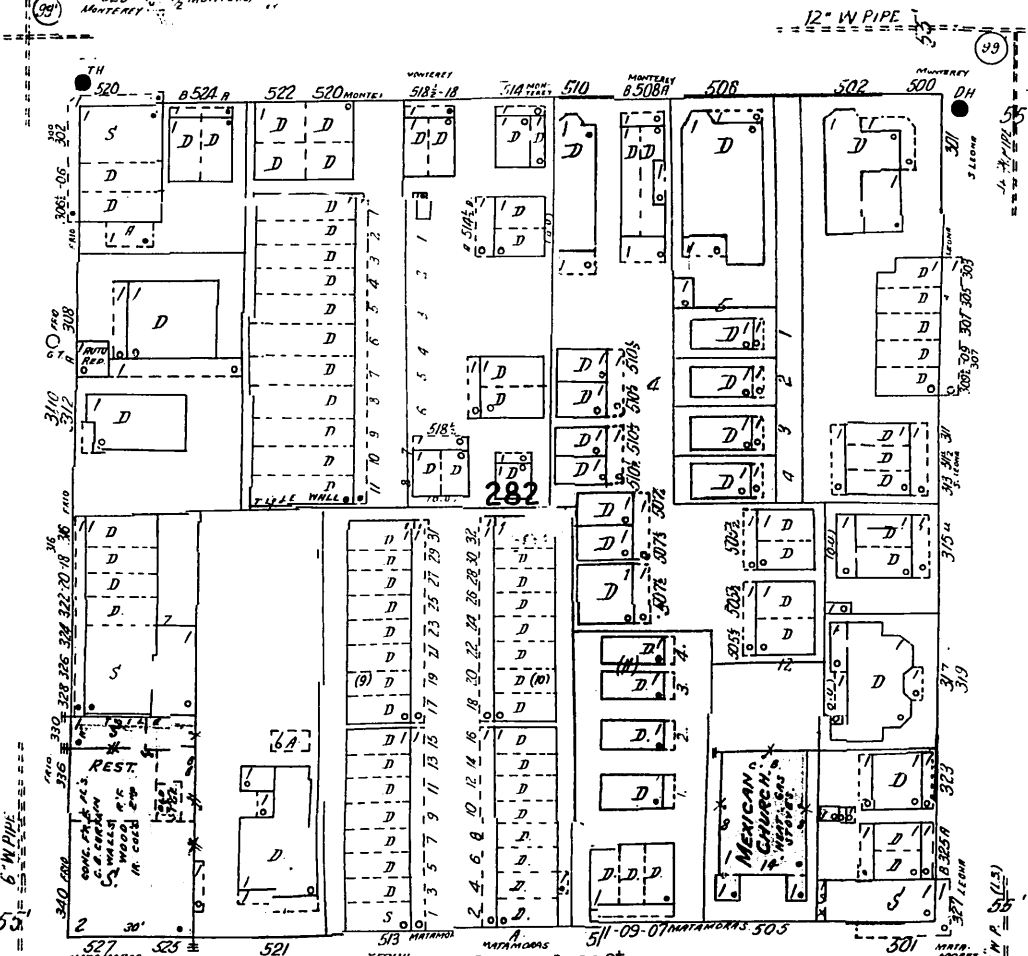


MATAMORAS

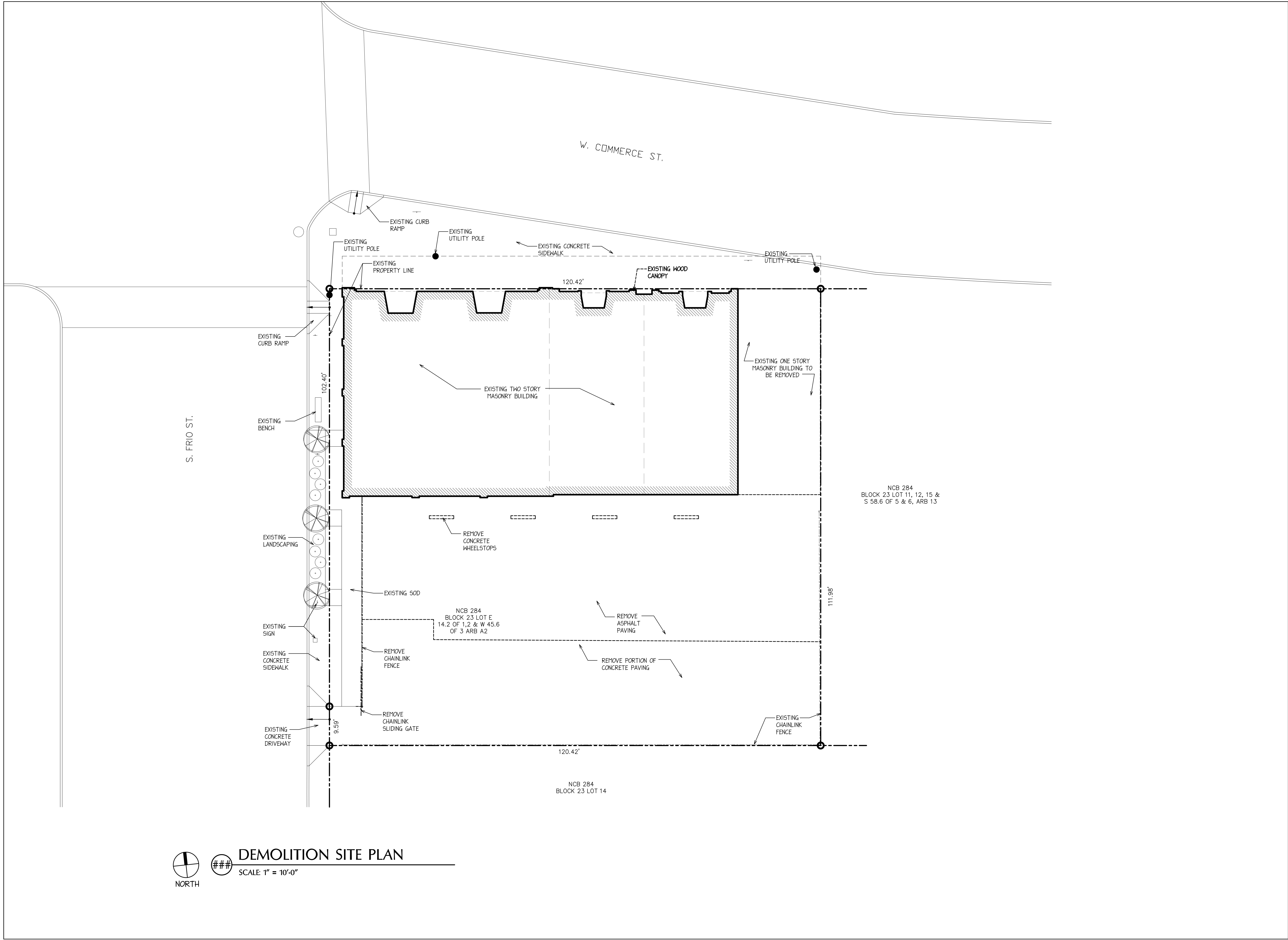


S. LEONA

405



Copyright 1923 by the San Antonio Map Co.



DEMOLITION SITE PLAN

SCALE: 1" = 10'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET

SAN ANTONIO, TEXAS 78207

DEMOLITION SITE PLAN

Date: 09/23/2022

Scale:

Drawn by:

Job Number:

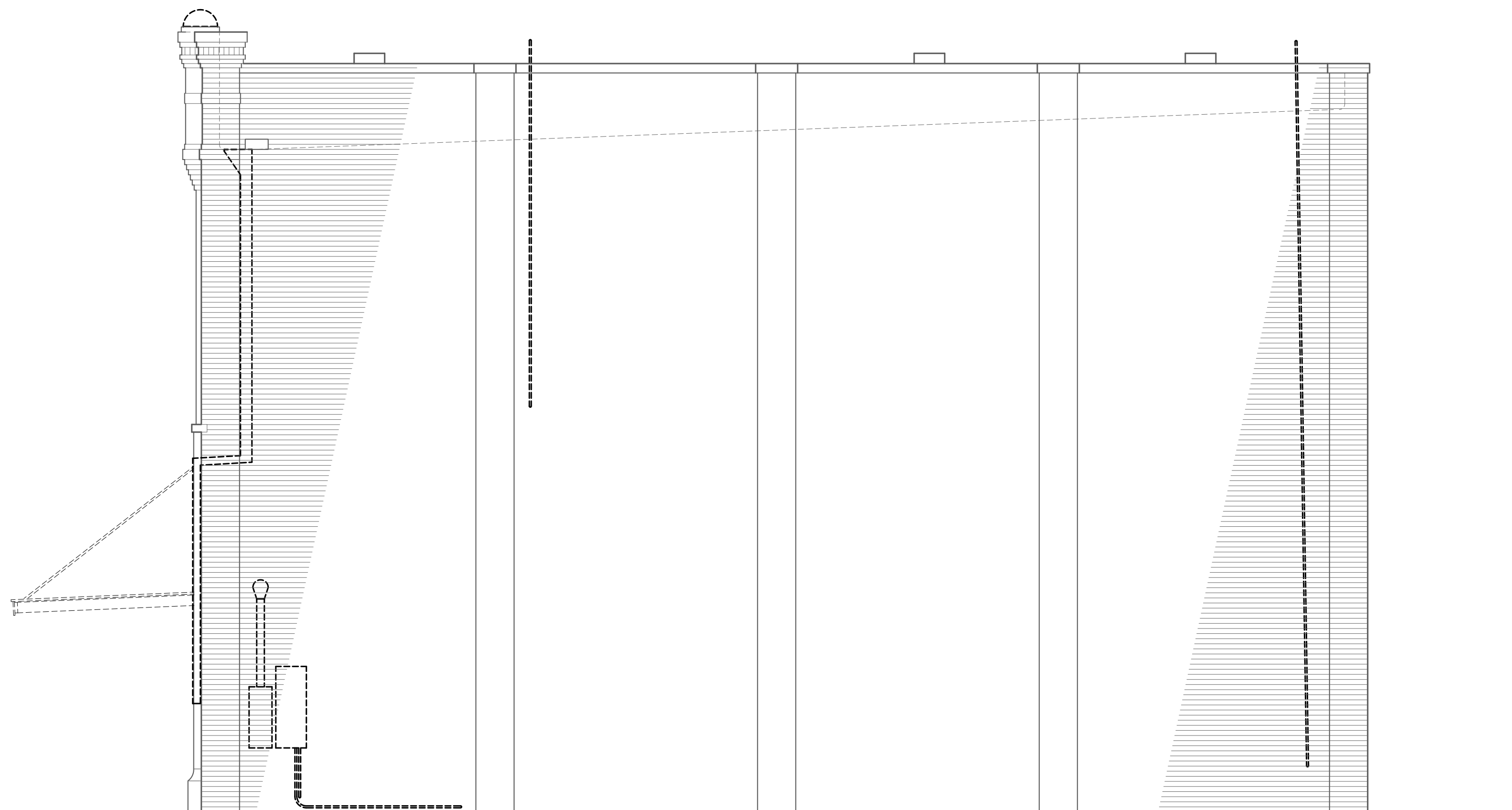
Sheet Number:
A-#.##

Sheet ## of



DEMOLITION
EXTERIOR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



DEMOLITION
EXTERIOR ELEVATION - WEST

SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

709 AVENUE E SAN ANTONIO, TEXAS 78215 210.732.9568

REVISIONS BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

DEMOLITION EXTERIOR ELEVATIONS

Date: 09/30/2022

Scale:

Drawn by:

Job Number:

Sheet Number:

A-#.##

Sheet ## of



1 DEMOLITION
EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



1 DEMOLITION
EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

DEMOLITION EXTERIOR ELEVATIONS

Date: 09/30/2022

Scale:

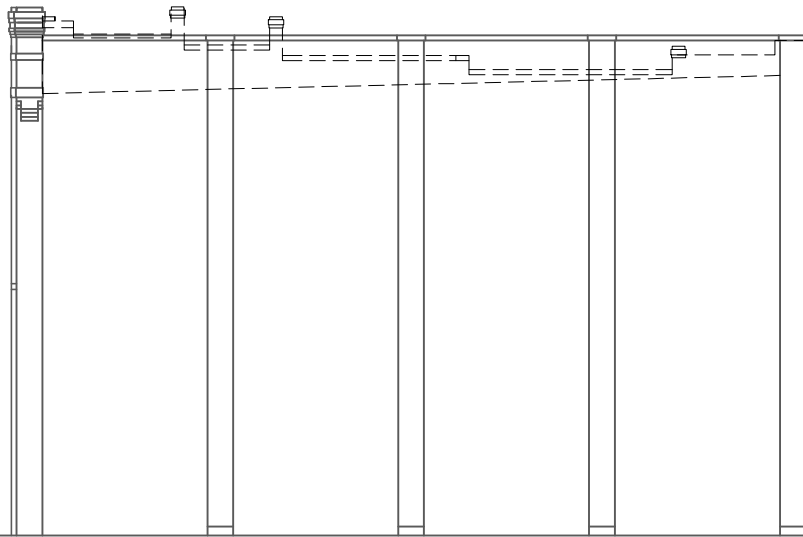
Drawn by:

Job Number:

Sheet Number:

A-#.##

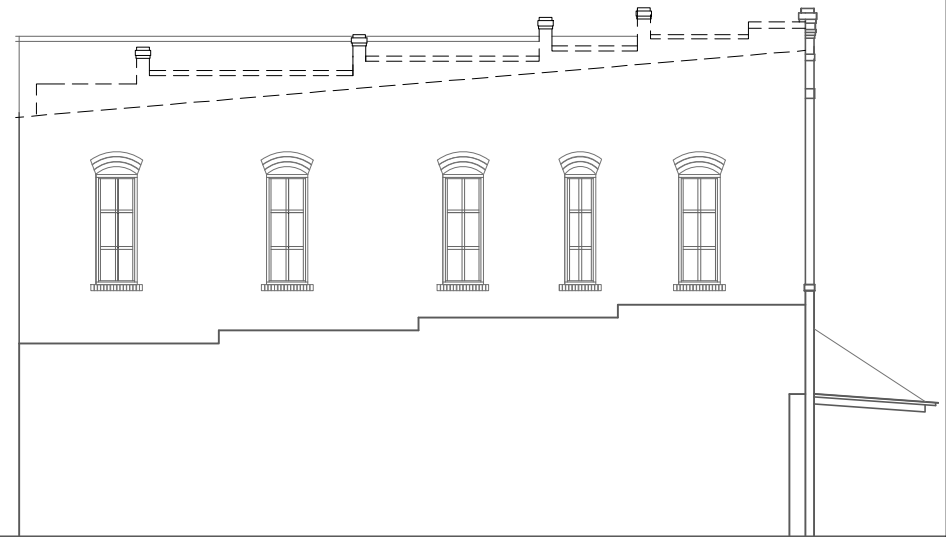
Sheet ## of



EXISTING
WEST ELEVATION

01

SCALE: $1/8" = 1'-0"$



EXISTING
EAST ELEVATION

02

SCALE: $1/8" = 1'-0"$



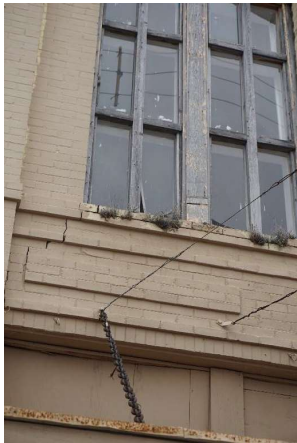

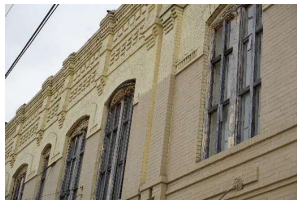










EXISTING NORTH ELEVATION

03

SCALE: 1/8" = 1'-0"

FRONT ELEVATION - NORTH

<p>16</p> 	<p>37</p> 	<p>38</p> 	<p>39</p> 	<p>40</p> 	<p>41</p> 
<p>42</p> 	<p>43</p> 	<p>45</p> 	<p>46</p> 	<p>47</p> 	<p>48</p> 
	<p>44</p> 				

EAST AND WEST ELEVATIONS

1



2

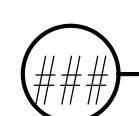
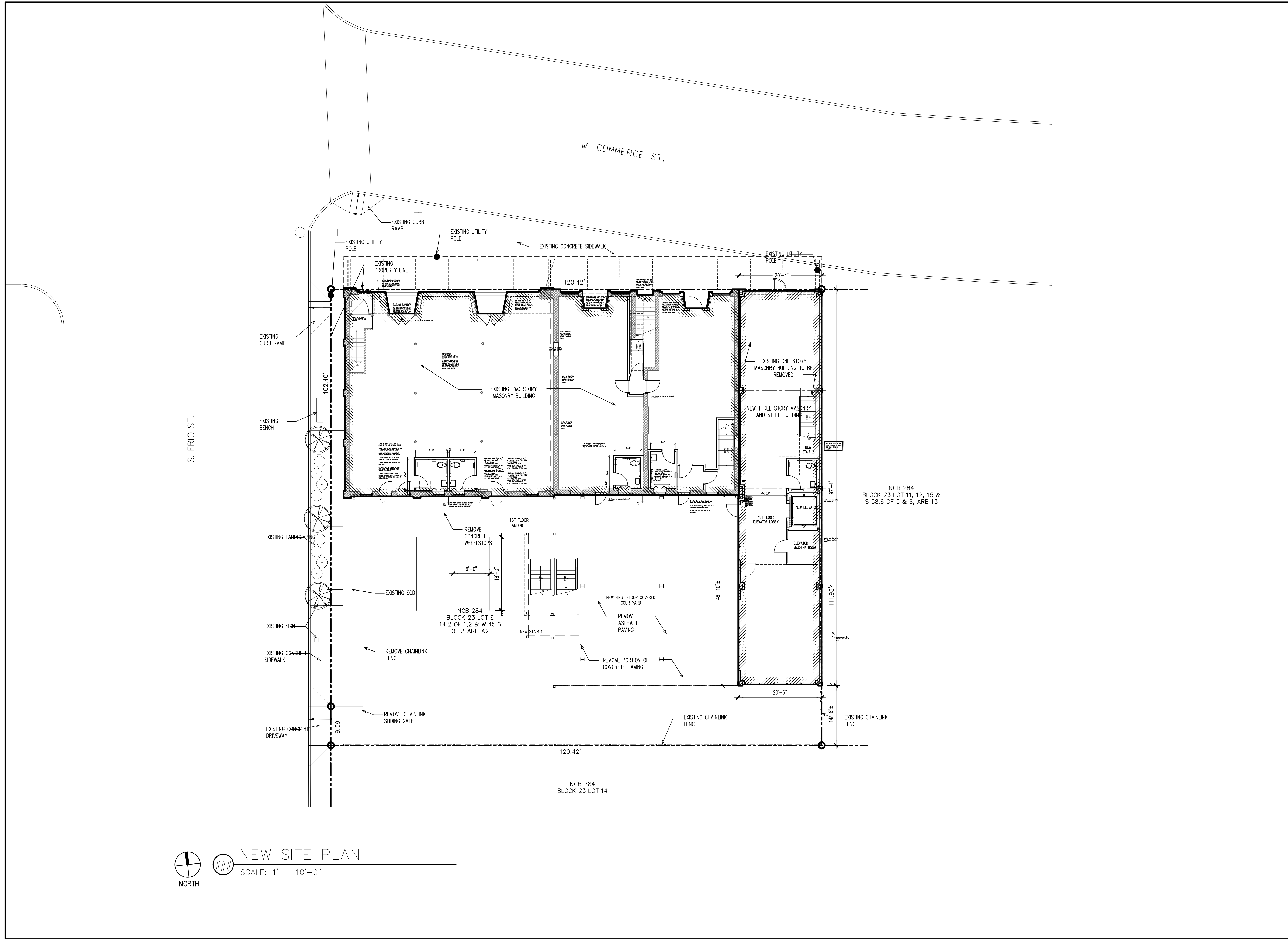


3



4





NEW SITE PLAN

SCALE: 1" = 10'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

JEAN PEMBERTOR
#83303

709 AVENUE E SAN ANTONIO, TEXAS 78215-2107

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET

SAN ANTONIO, TEXAS 78207

ARCHITECTURAL SITE PLAN

Date: 09/05/2022

Scale:

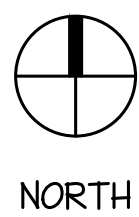
Drawn by:

Job Number:

Sheet Number:
A-###

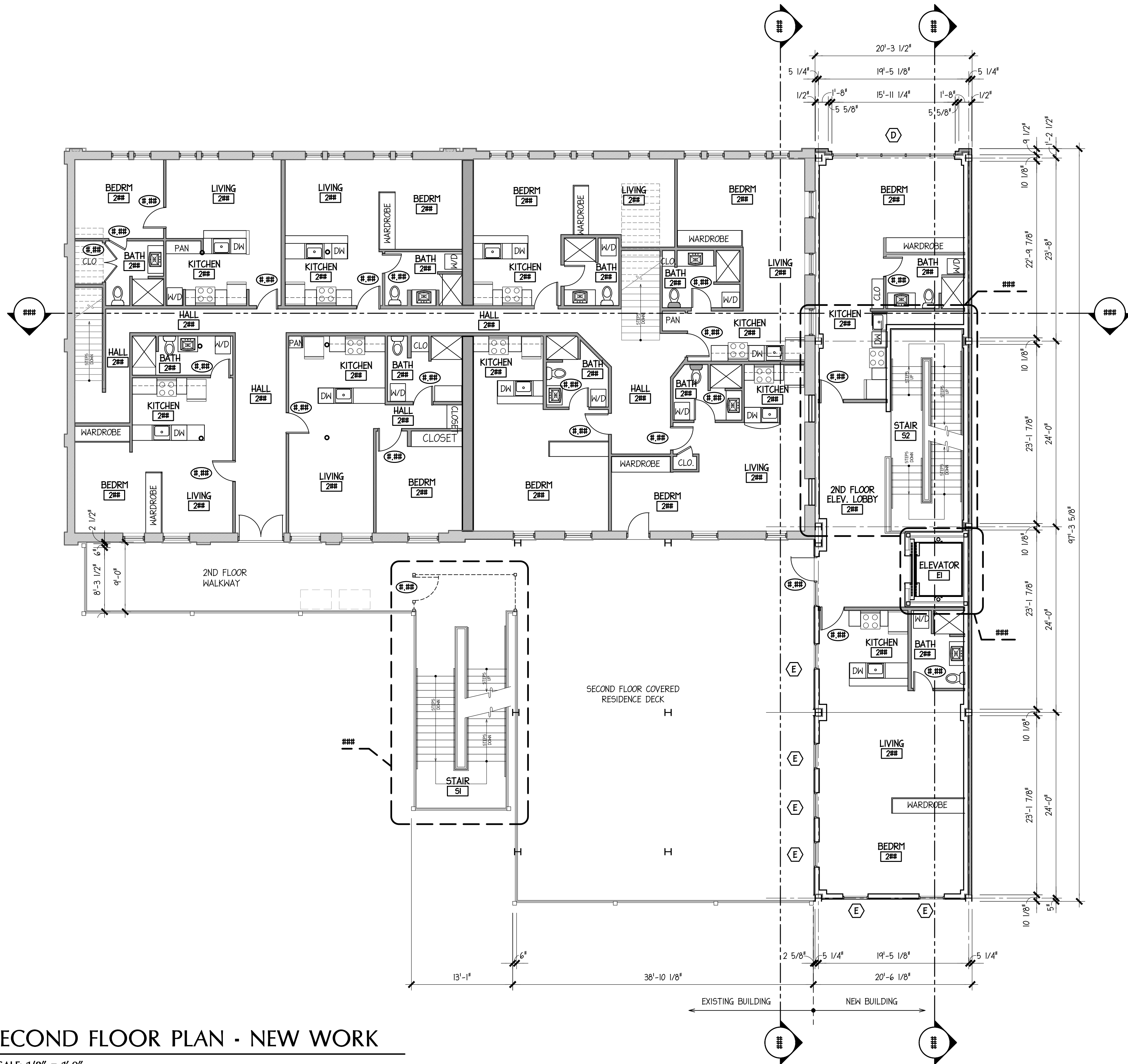
Sheet ## of





1 SECOND FLOOR PLAN - NEW WORK

SCALE: 1/8" = 1'-0"



THE STERLING
830 W. COMMERCE STREET

SAN ANTONIO, TEXAS 78207

SECOND FLOOR PLAN - NEW WORK

Date: 09/30/2022

Scale:

Drawn by:

Job Number:

Sheet Number:

A-#.##

Sheet ## of

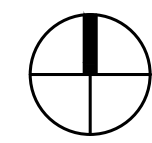
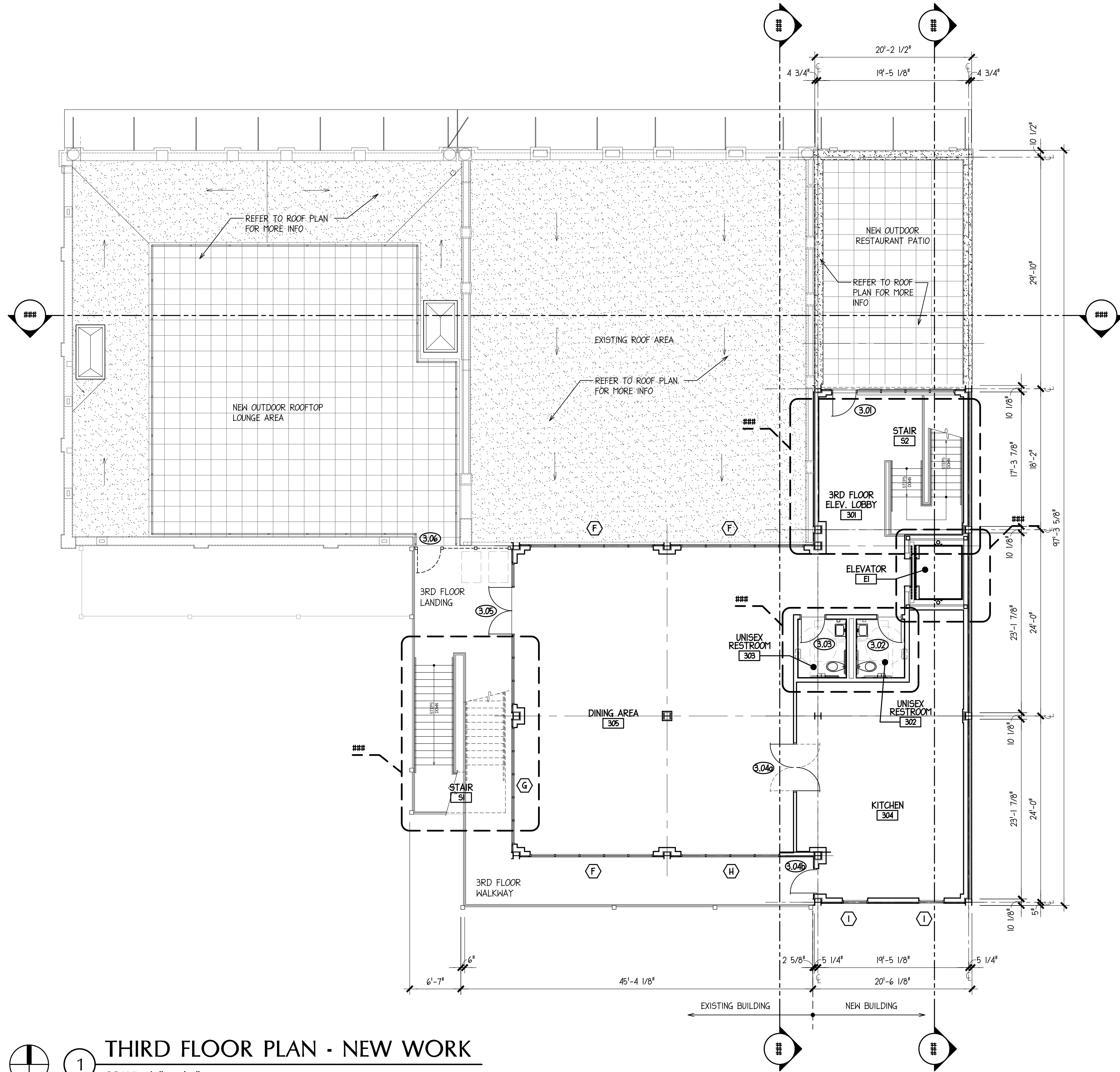
PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

REVISIONS	BY



NORTH

1

THIRD FLOOR PLAN - NEW WORK

SCALE 1/8" = 1'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

THIRD FLOOR PLAN - NEW WORK

Date: 09/30/2022

Scale:

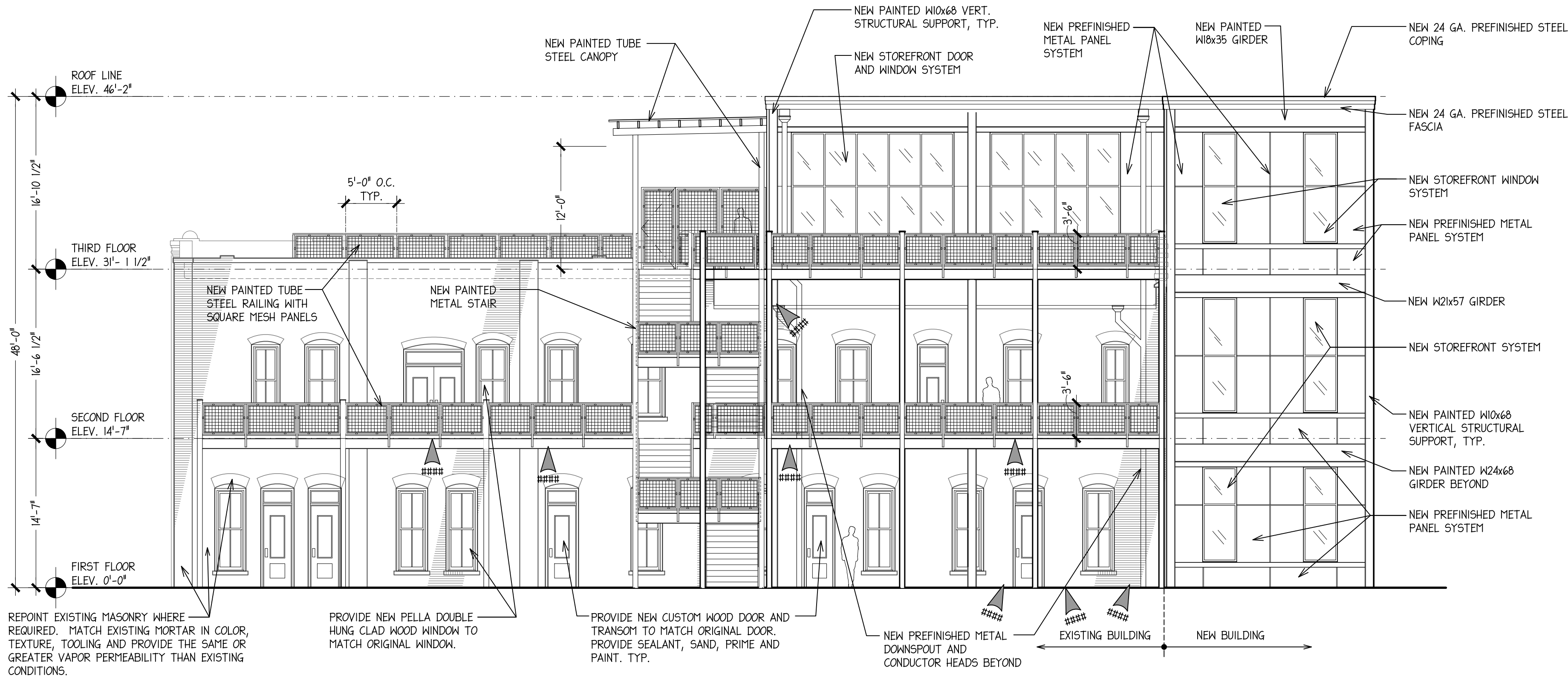
Drawn by:

Job Number:

Sheet Number:

A-#.##

Sheet ## of



1 SOUTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"



PHOTO # #####



PHOTO # #####

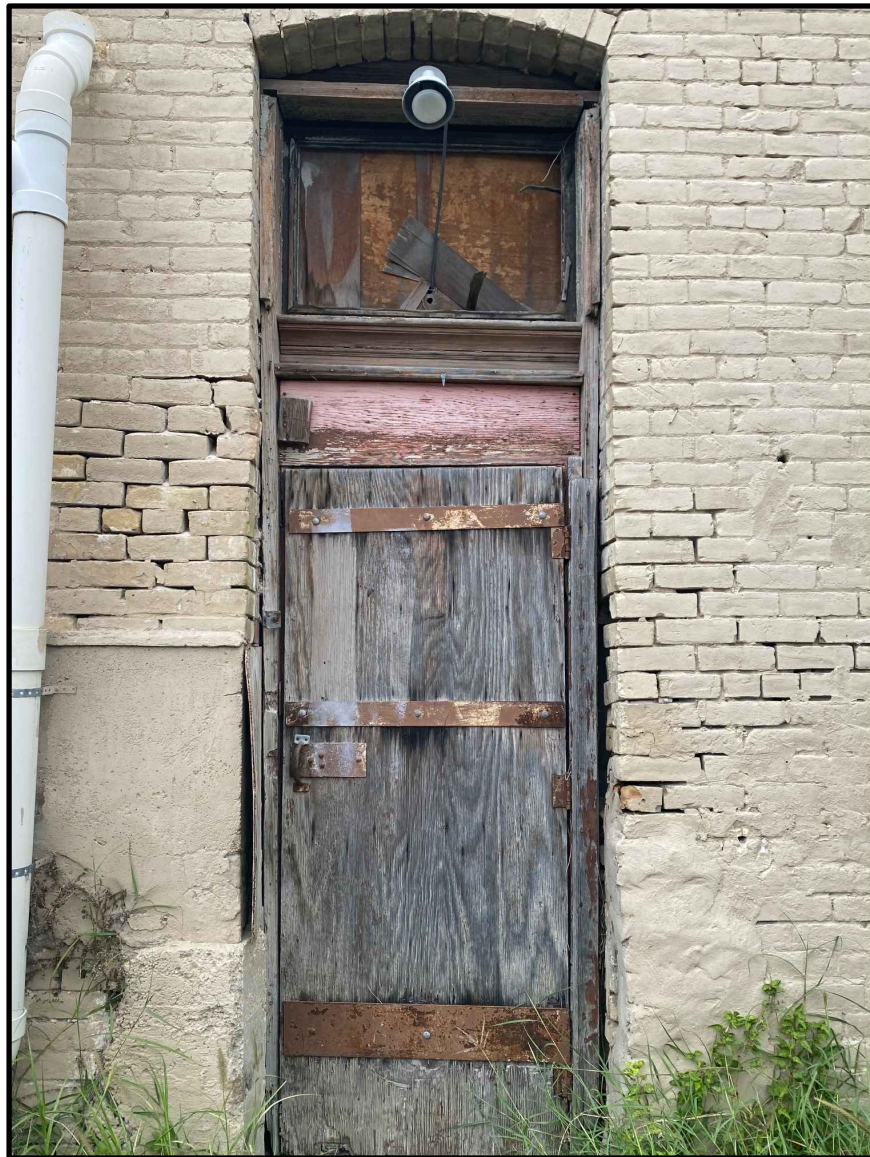


PHOTO # #####

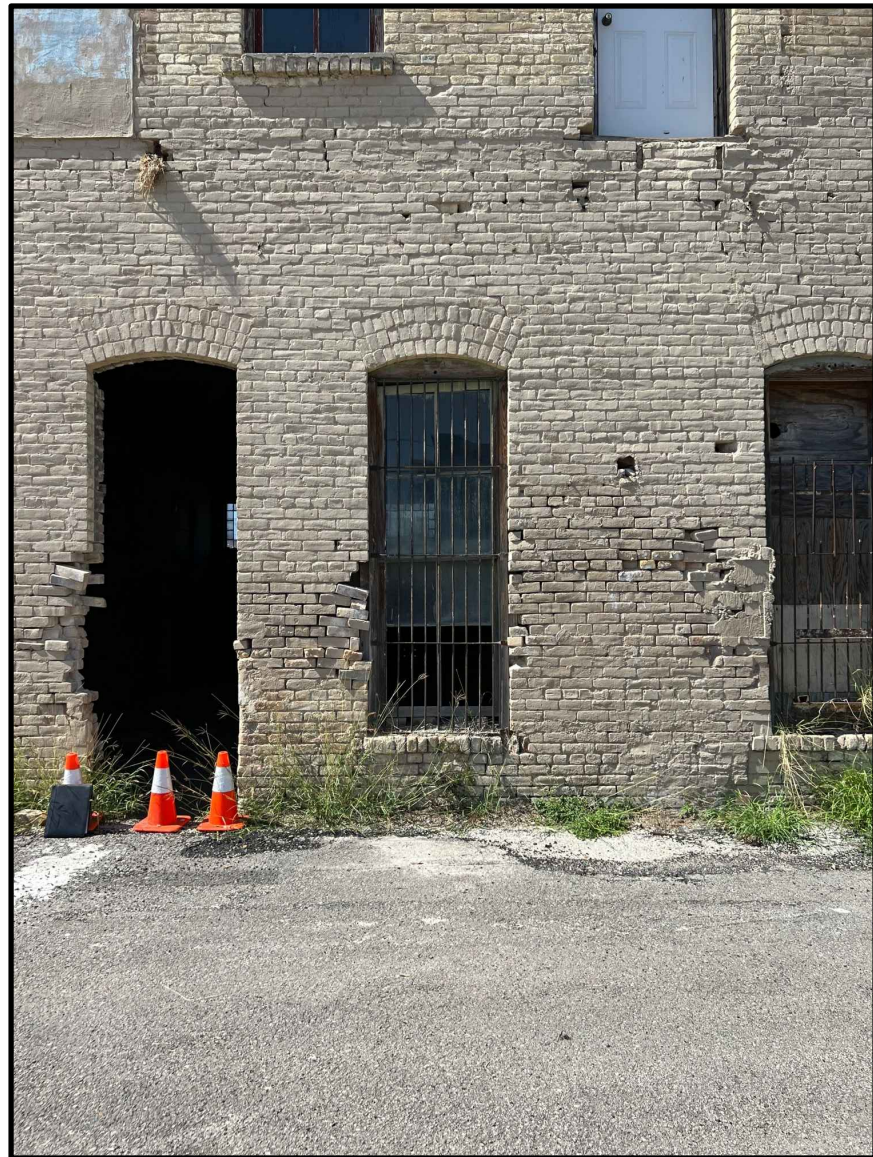


PHOTO # #####



PHOTO # #####



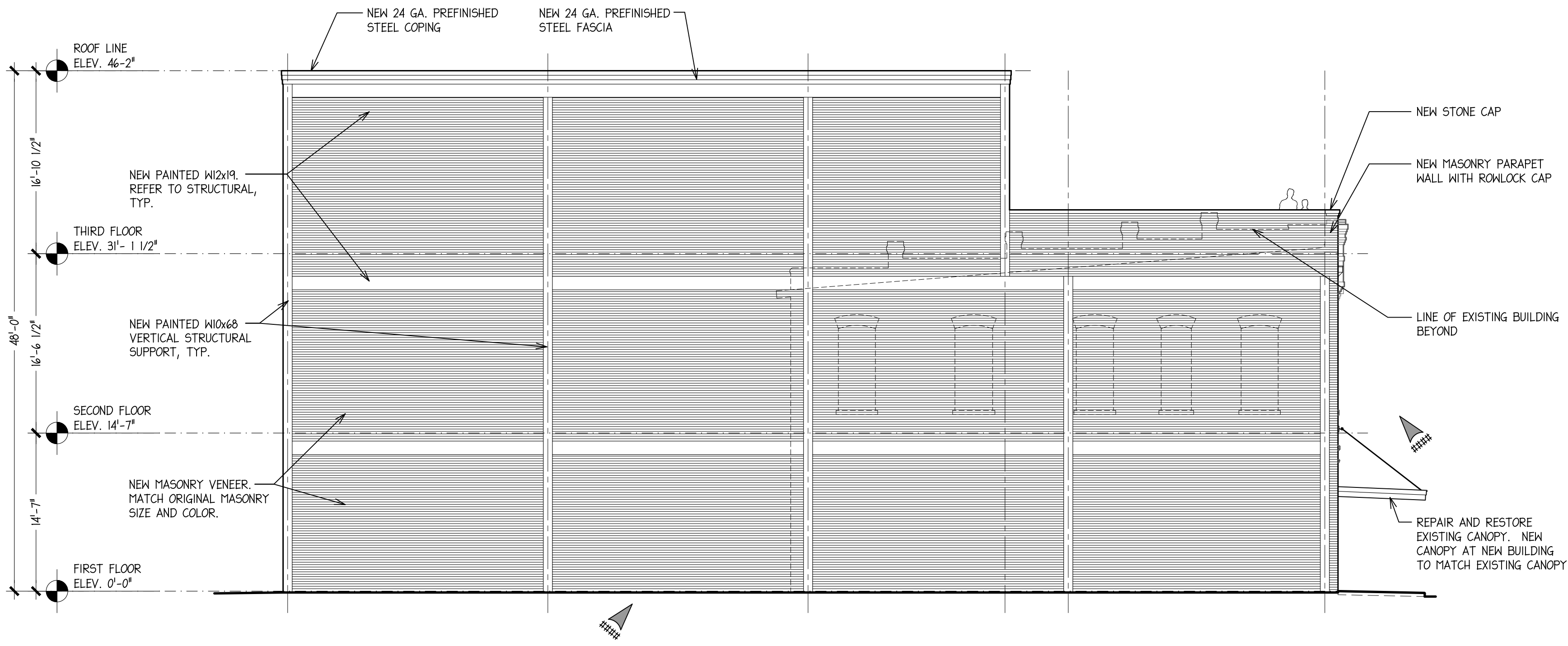
PHOTO # #####



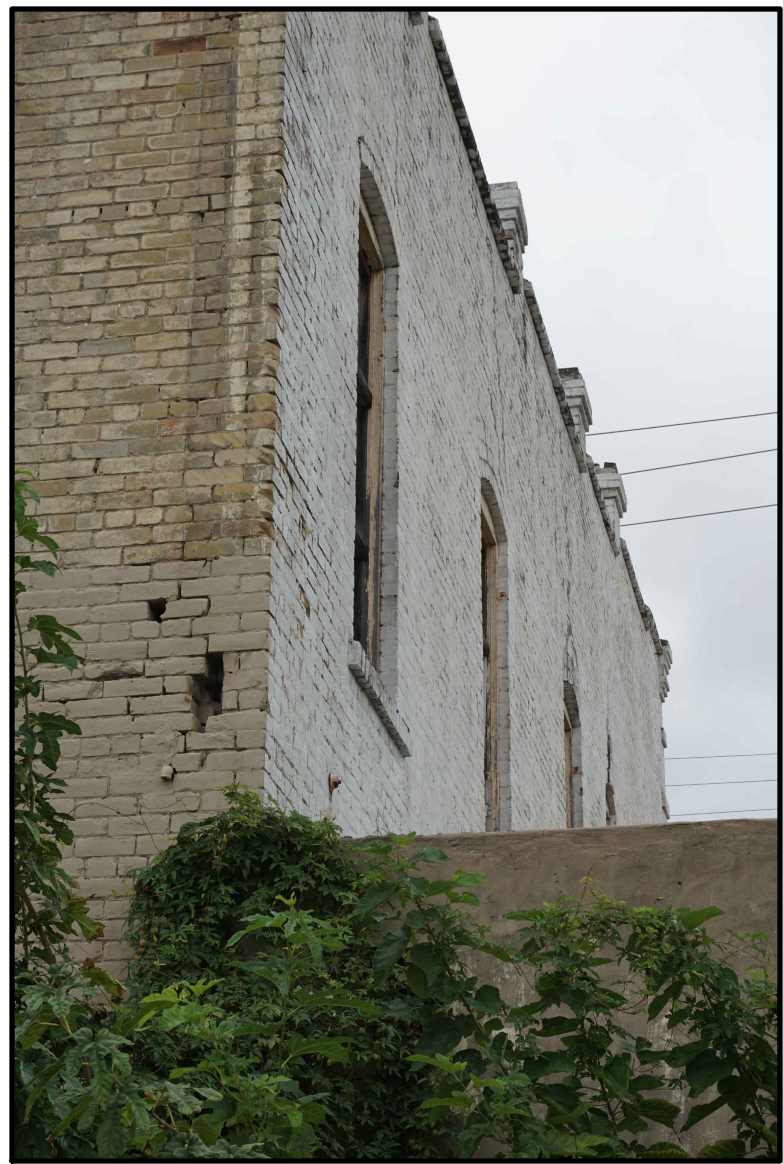
PHOTO # #####



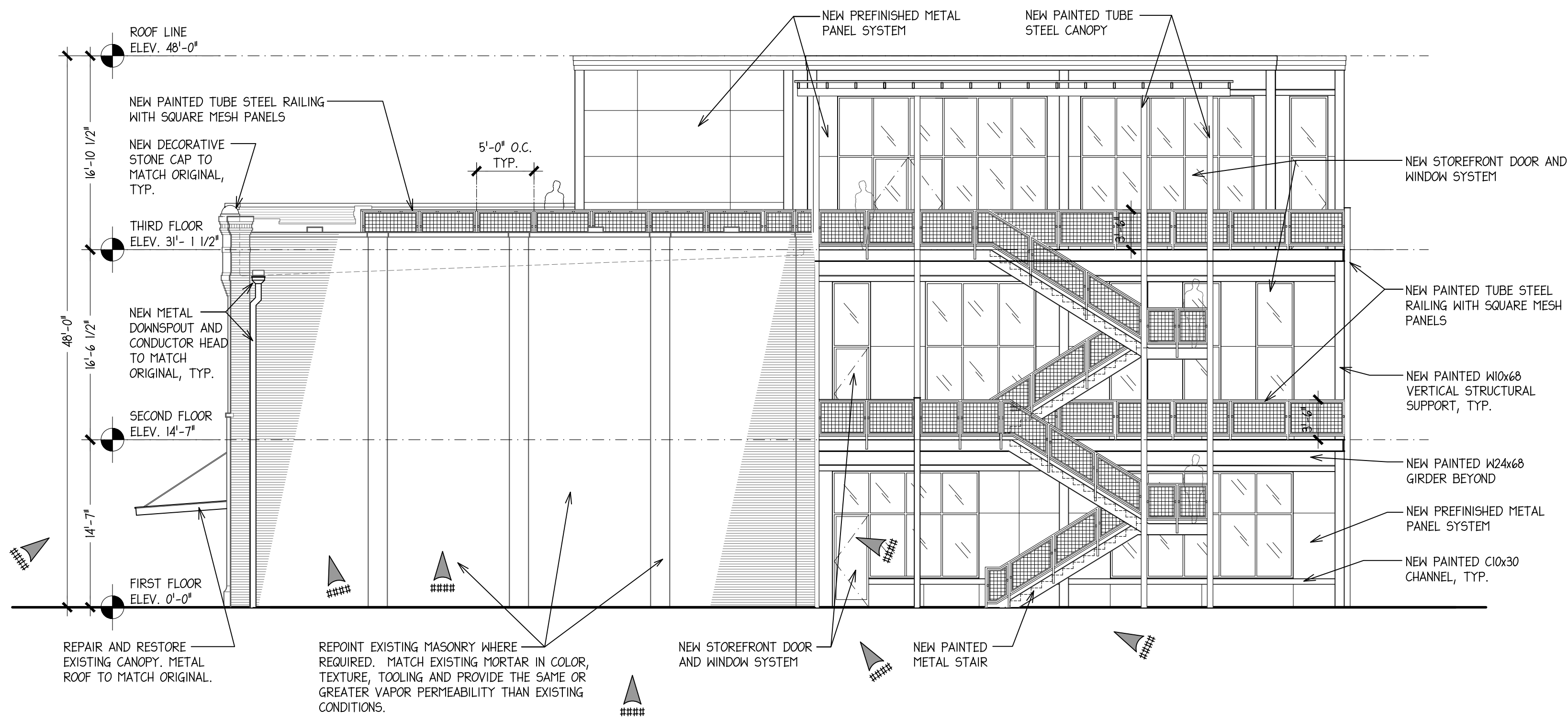
PHOTO # #####



1 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION	
MAIN STREET ARCHITECTS INC.	
SUE ANN PEMBERTON #8330	
MAIN STREET ARCHITECTS INC.	709 AVENUE E SAN ANTONIO, TEXAS 78215 210.732.9268
REVISIONS	BY
THE STERLING 830 W. COMMERCE STREET SAN ANTONIO, TEXAS 78207	EAST ELEVATION AND PHOTOS
Date: 09/30/2022	
Scale:	
Drawn by:	
Job Number:	
Sheet Number:	
Sheet ## of	



1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

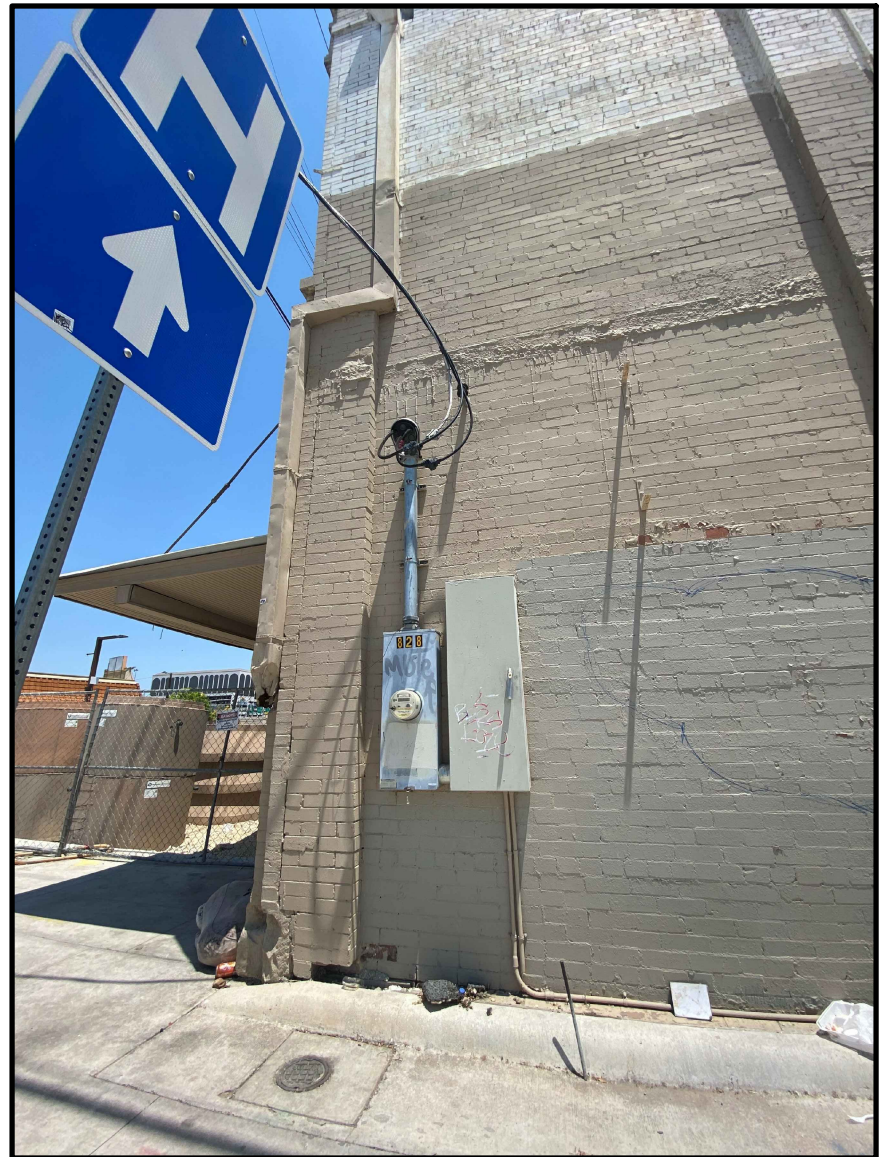


PHOTO # 00000

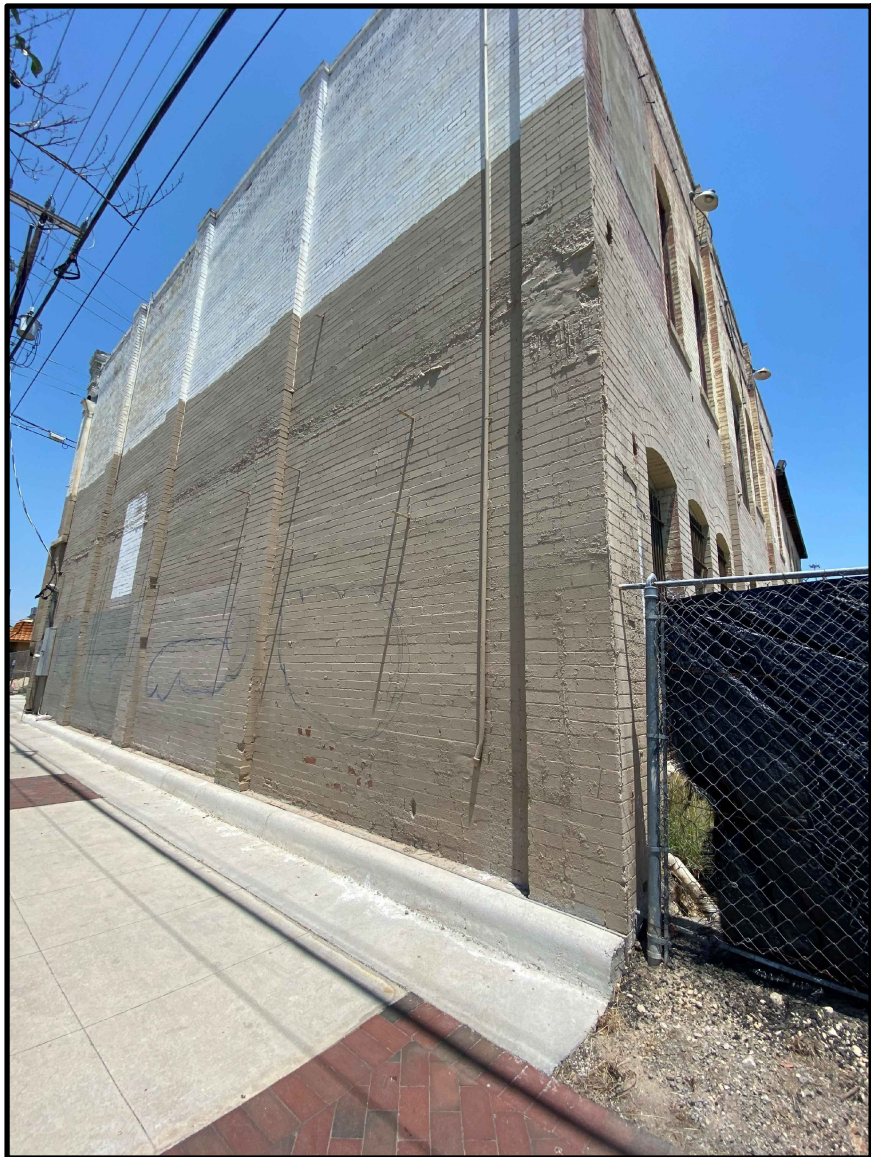


PHOTO # 00001



PHOTO # 00002



PHOTO # 00003



PHOTO # 00004



PHOTO # 00005



PHOTO # 00006

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

709 AVENUE E SAN ANTONIO, TEXAS 78215 210.732.9568

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

WEST ELEVATION AND PHOTOS

Date: 09/30/2022

Scale:

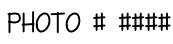
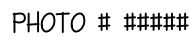
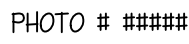
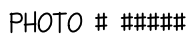
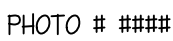
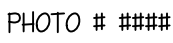
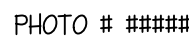
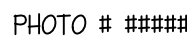
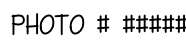
Drawn by:

Job Number:

Sheet Number:

A-#.##

Sheet ## of



Date:	09/30/2022
Scale:	
Drawn by:	
Job Number:	
Sheet Number:	A.#.##
Sheet ##	of

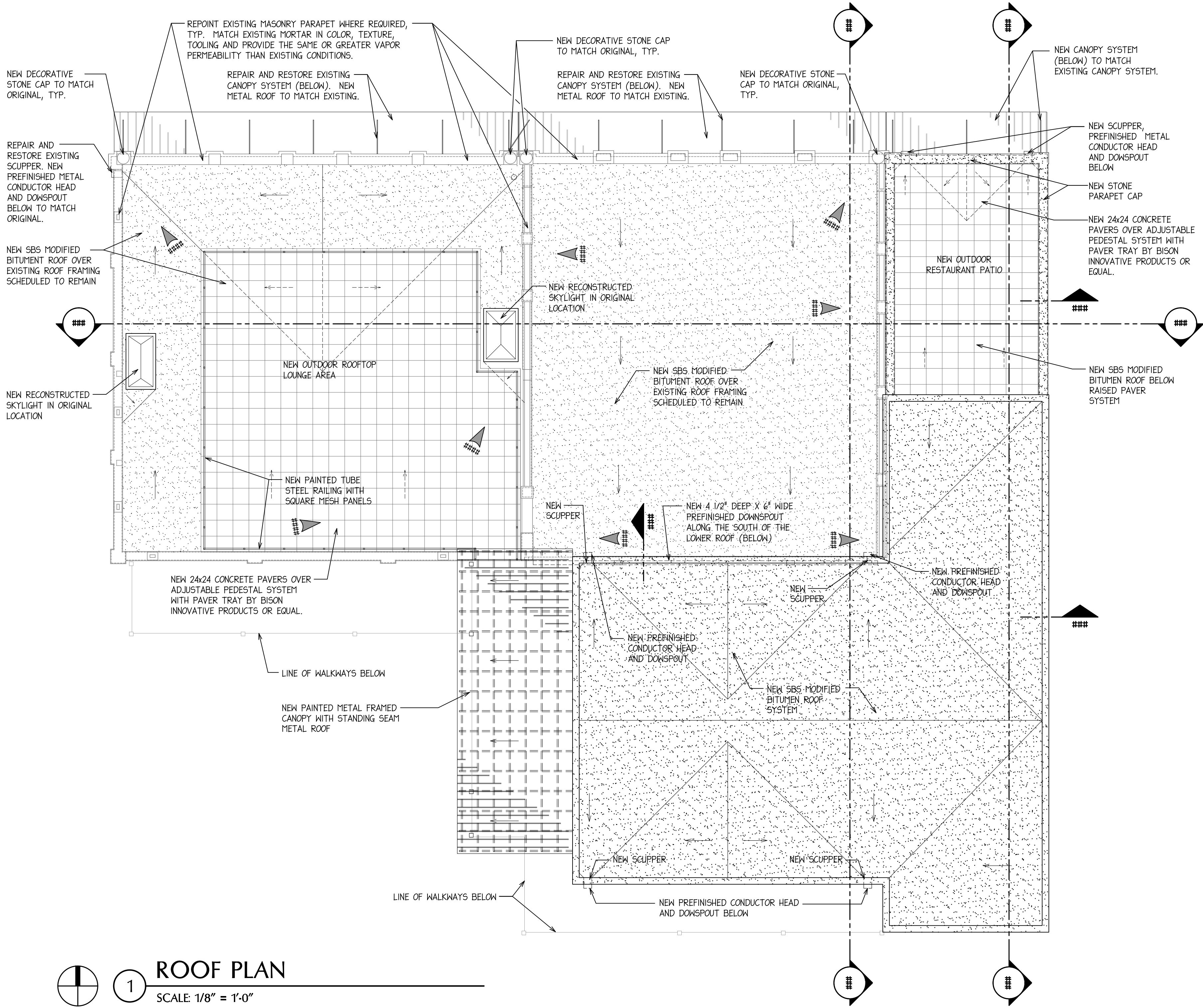


PHOTO # #####



PHOTO # #####



PHOTO # #####



PHOTO # #####

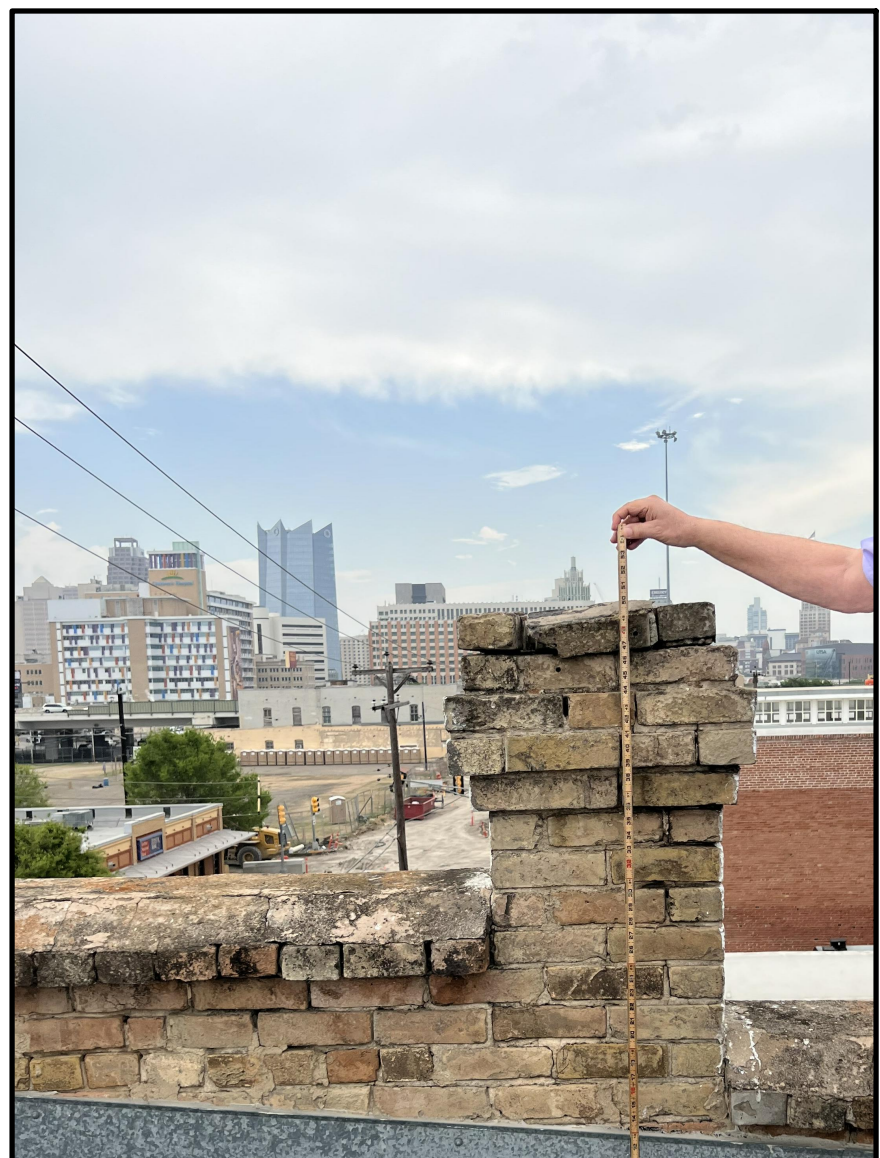


PHOTO # #####

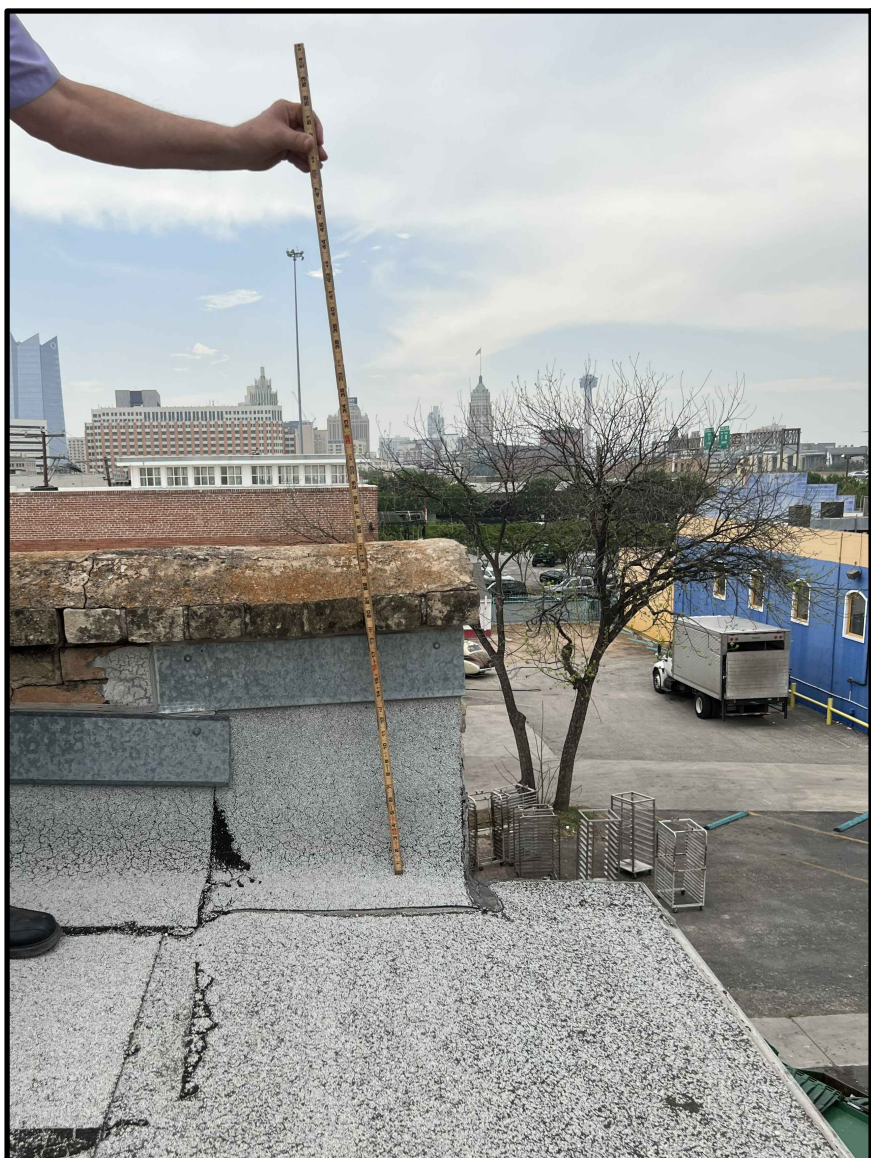


PHOTO # #####

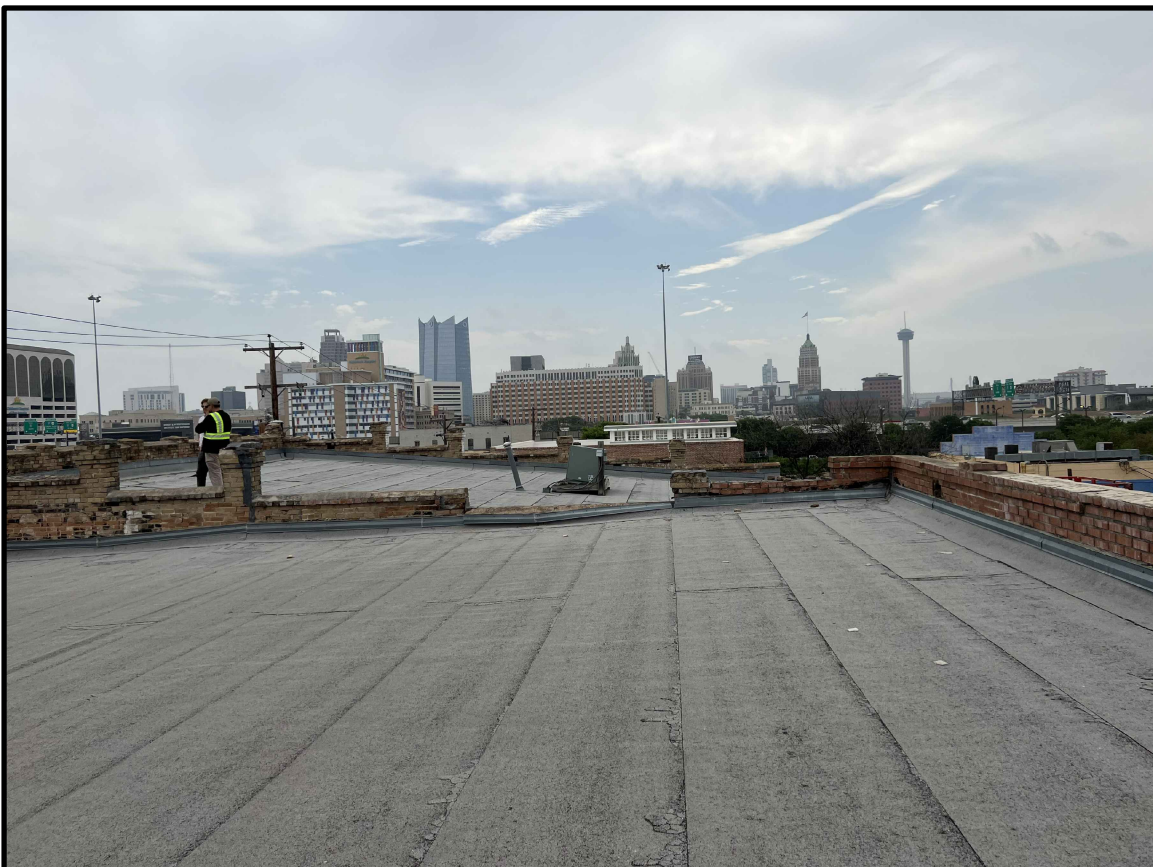


PHOTO # #####

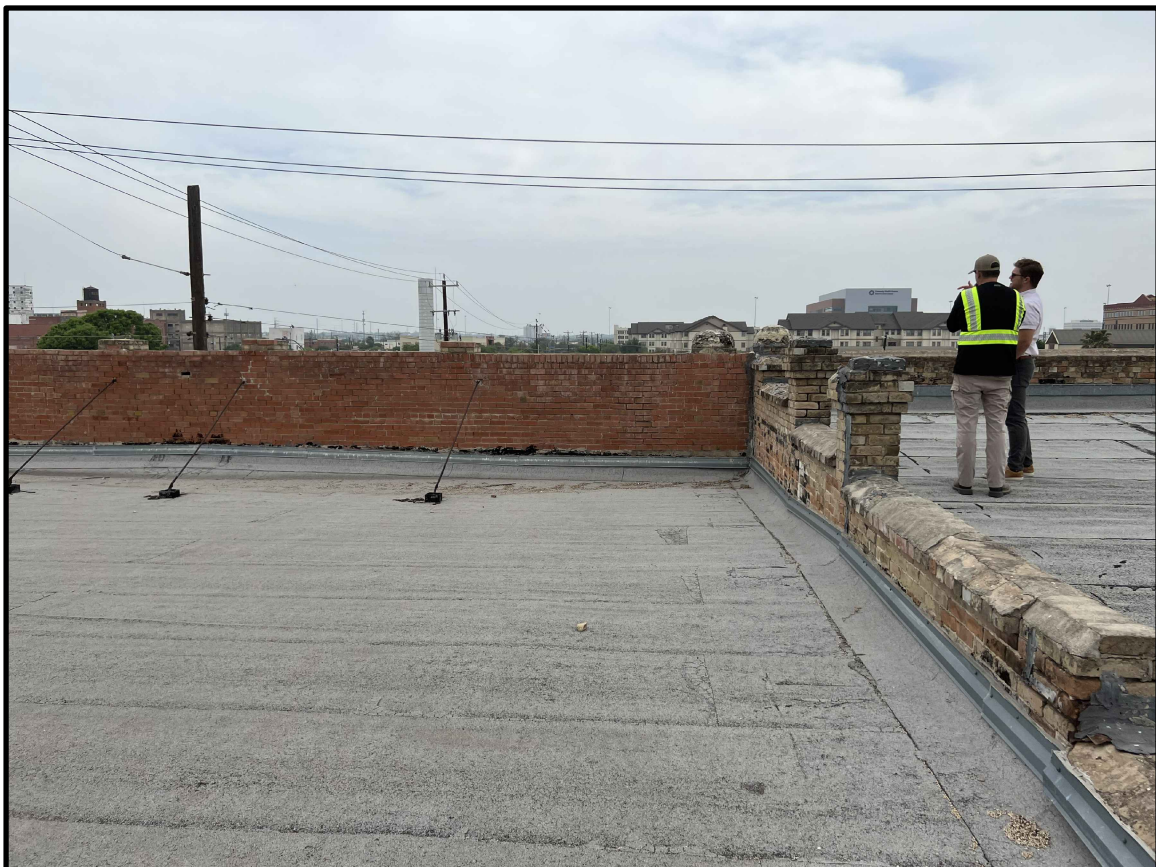


PHOTO # #####

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET

SAN ANTONIO, TEXAS 78207

ROOF PLAN AND PHOTOS

Date: 09/30/2022

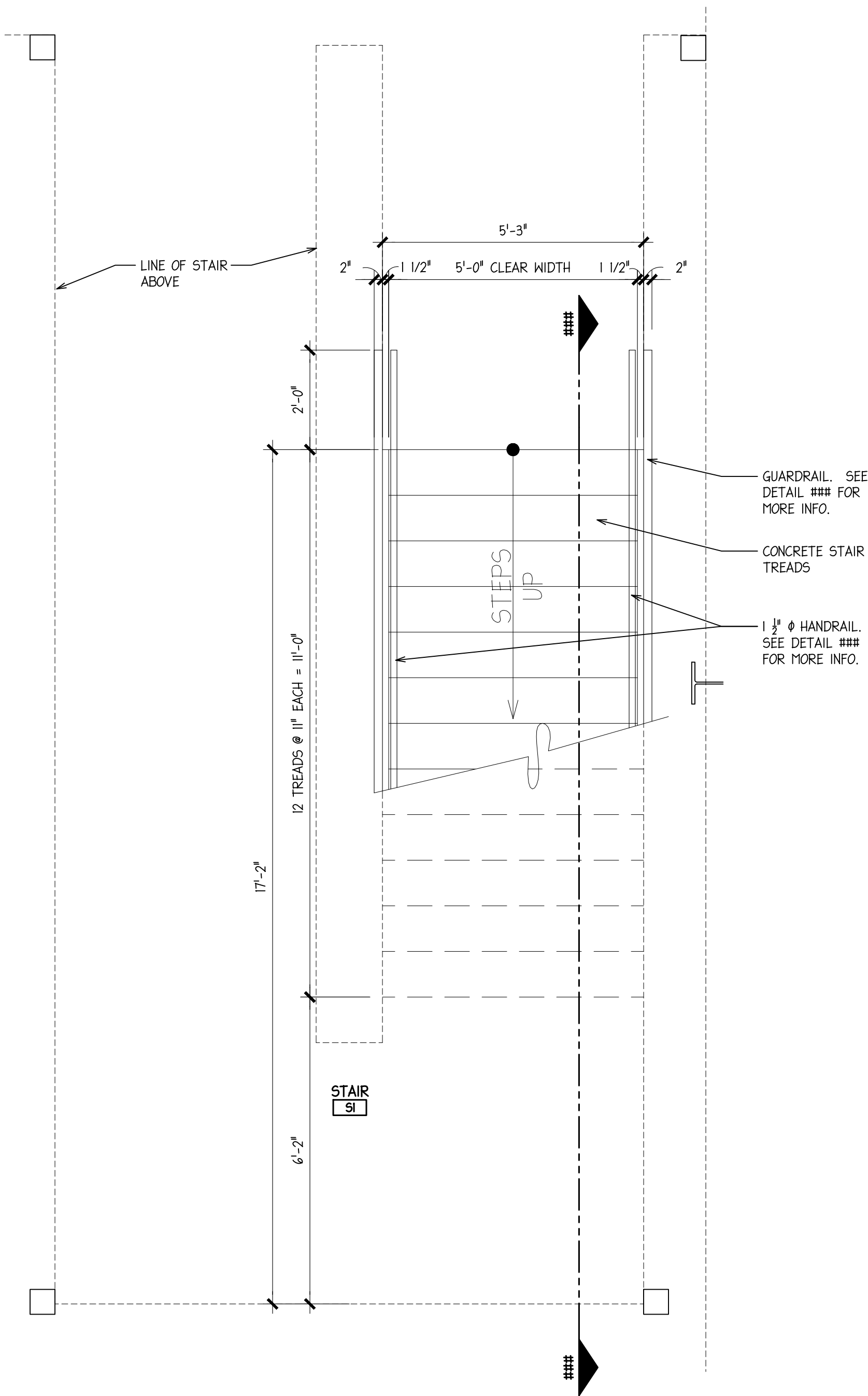
Scale:

Drawn by:

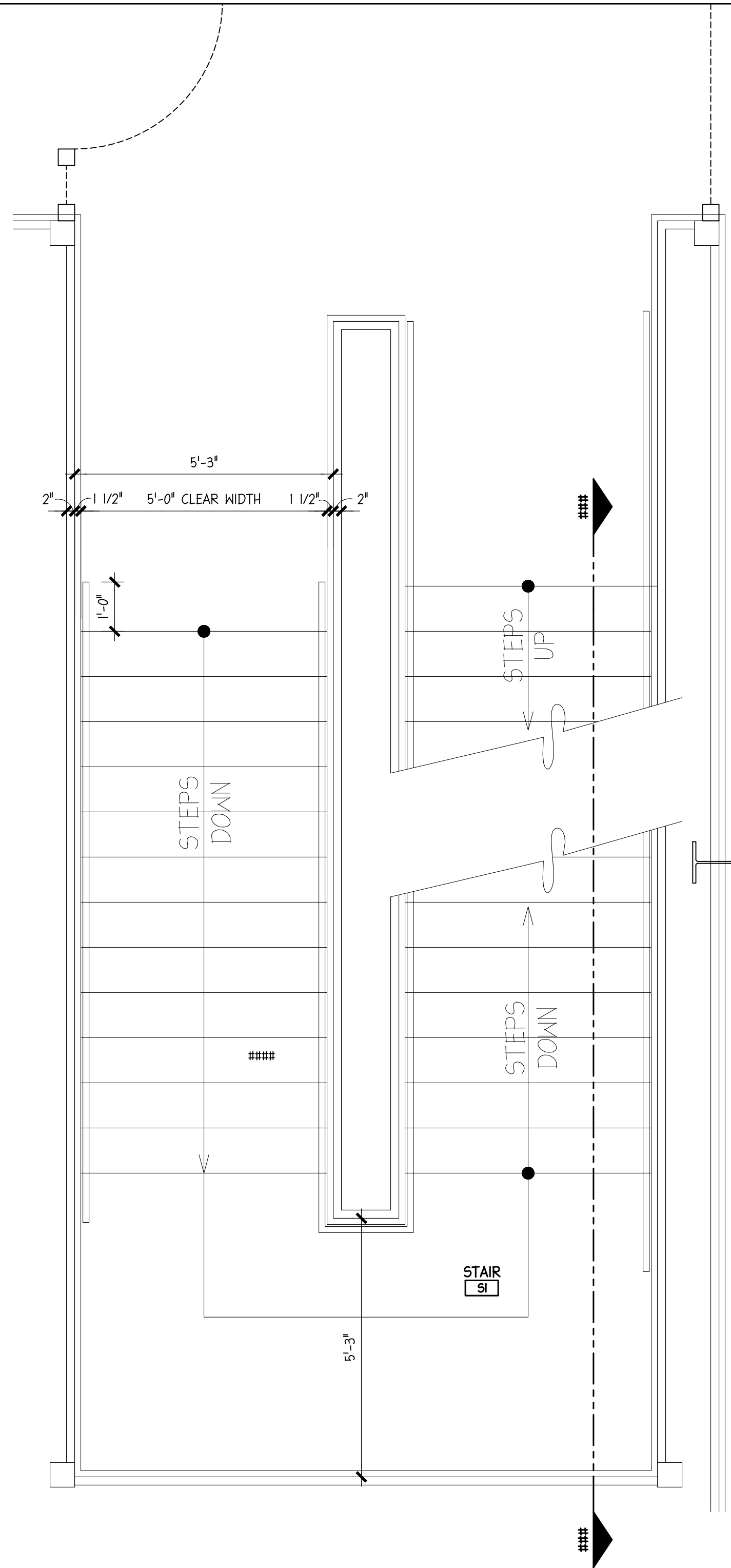
Job Number:

Sheet Number:
A-#.##

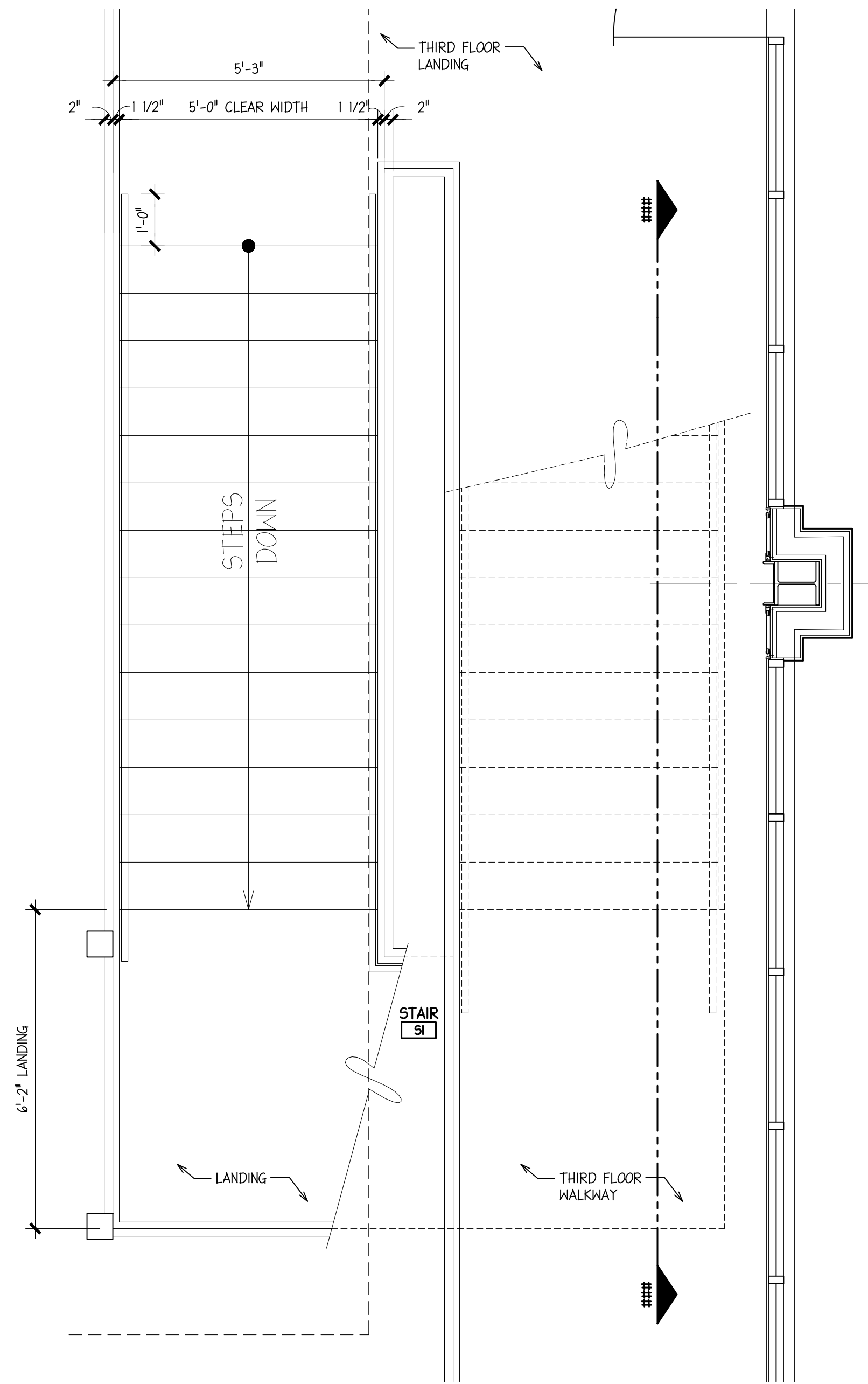
Sheet ## of



LARGE SCALE FLOOR PLAN
STAIR S1 AT FIRST FLOOR
SCALE: 1/2" = 1'-0"

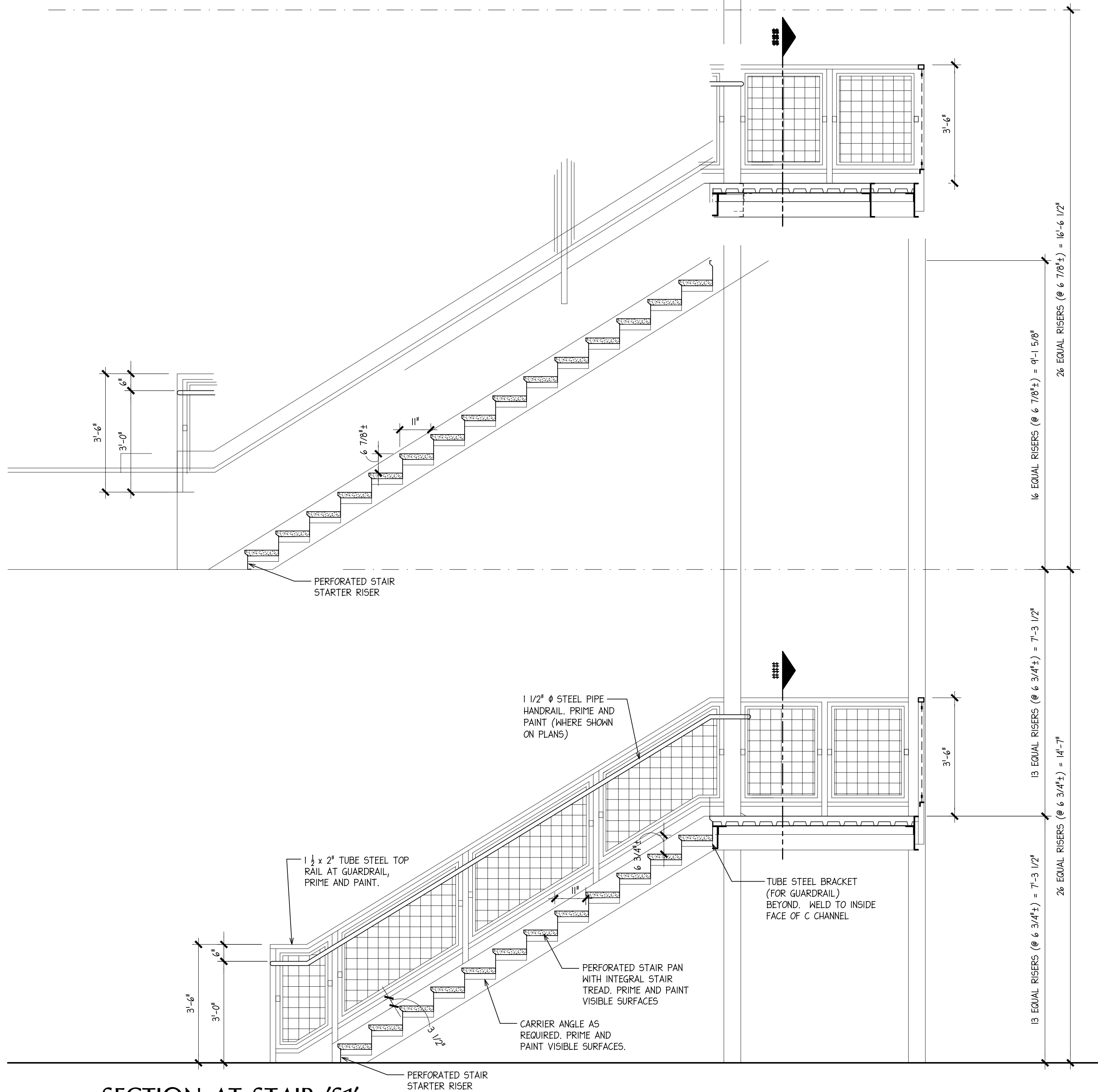


LARGE SCALE FLOOR PLAN
STAIR S1 AT SECOND FLOOR
SCALE: 1/2" = 1'-0"

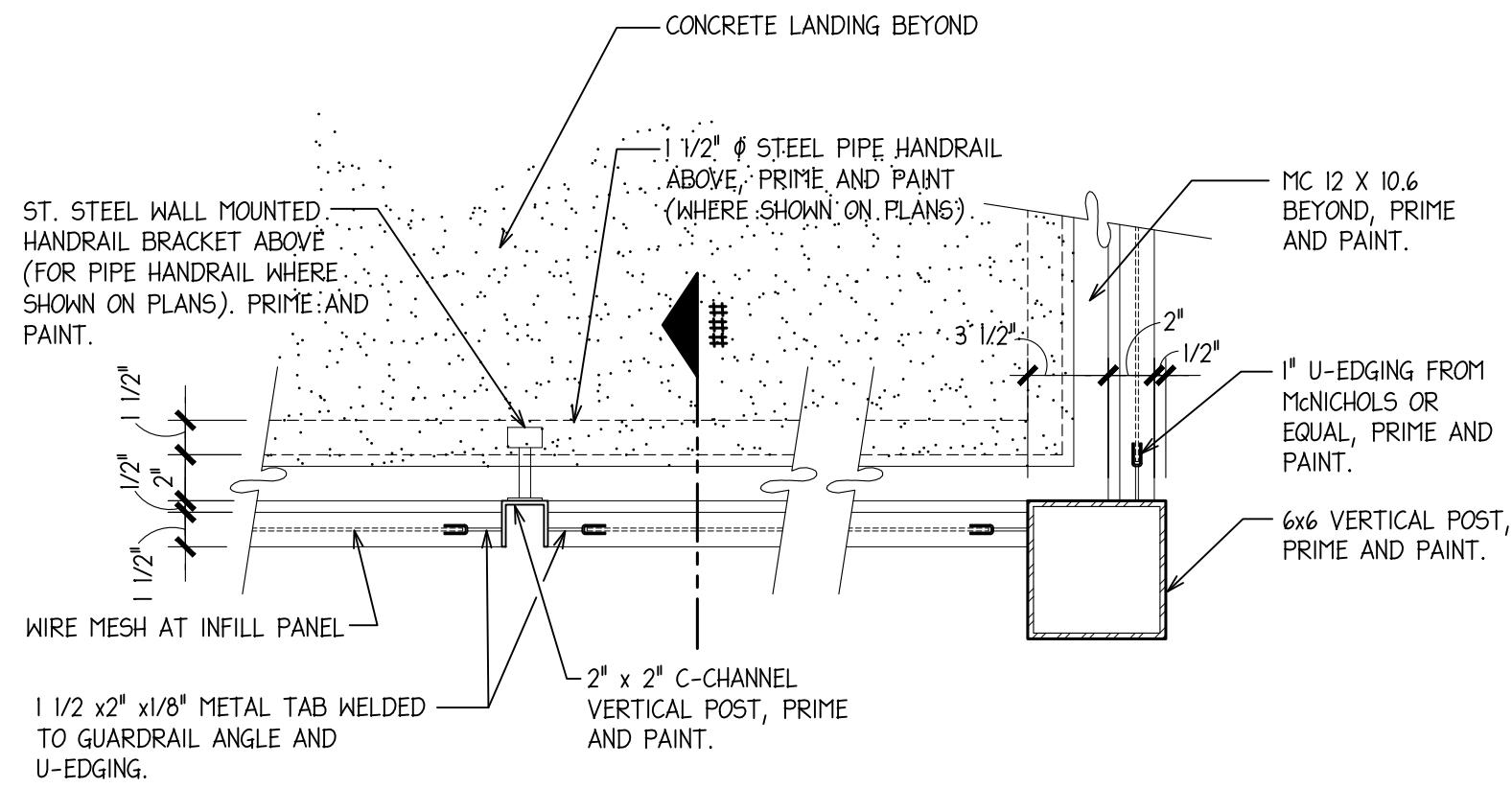


LARGE SCALE FLOOR PLAN
STAIR S1 AT THIRD FLOOR
SCALE: 1/2" = 1'-0"

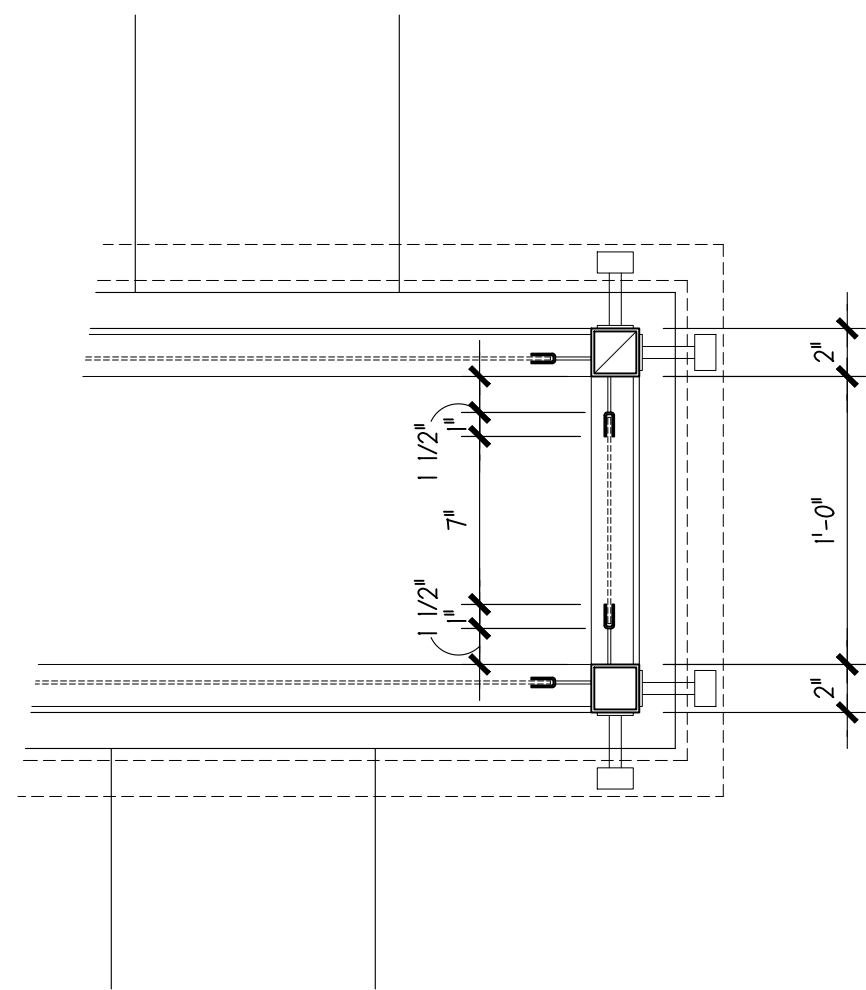
PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION	
MAIN STREET ARCHITECTS INC.	
SUE ANN PEMBERTON #8330	
MAIN STREET ARCHITECTS INC.	709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568
REVISIONS	BY
THE STERLING 830 W. COMMERCE STREET SAN ANTONIO, TEXAS 78207	STAIR S1 FLOOR PLANS
Date: 09/23/2022	
Scale:	
Drawn by:	
Job Number:	
Sheet Number:	
A-#.##	
Sheet ## of	



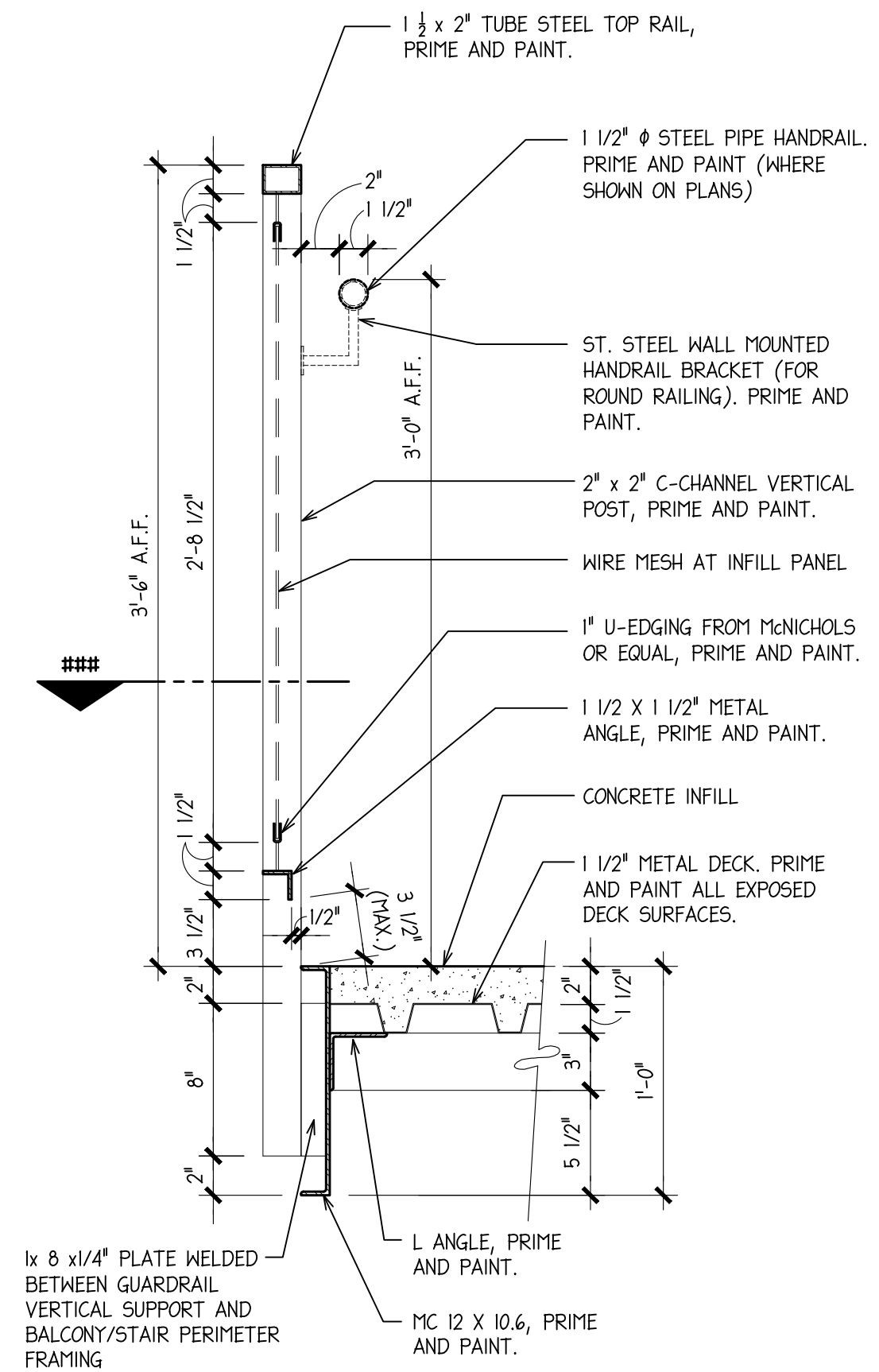
SECTION AT STAIR 'S1'
SCALE: 1/2" = 1'-0"



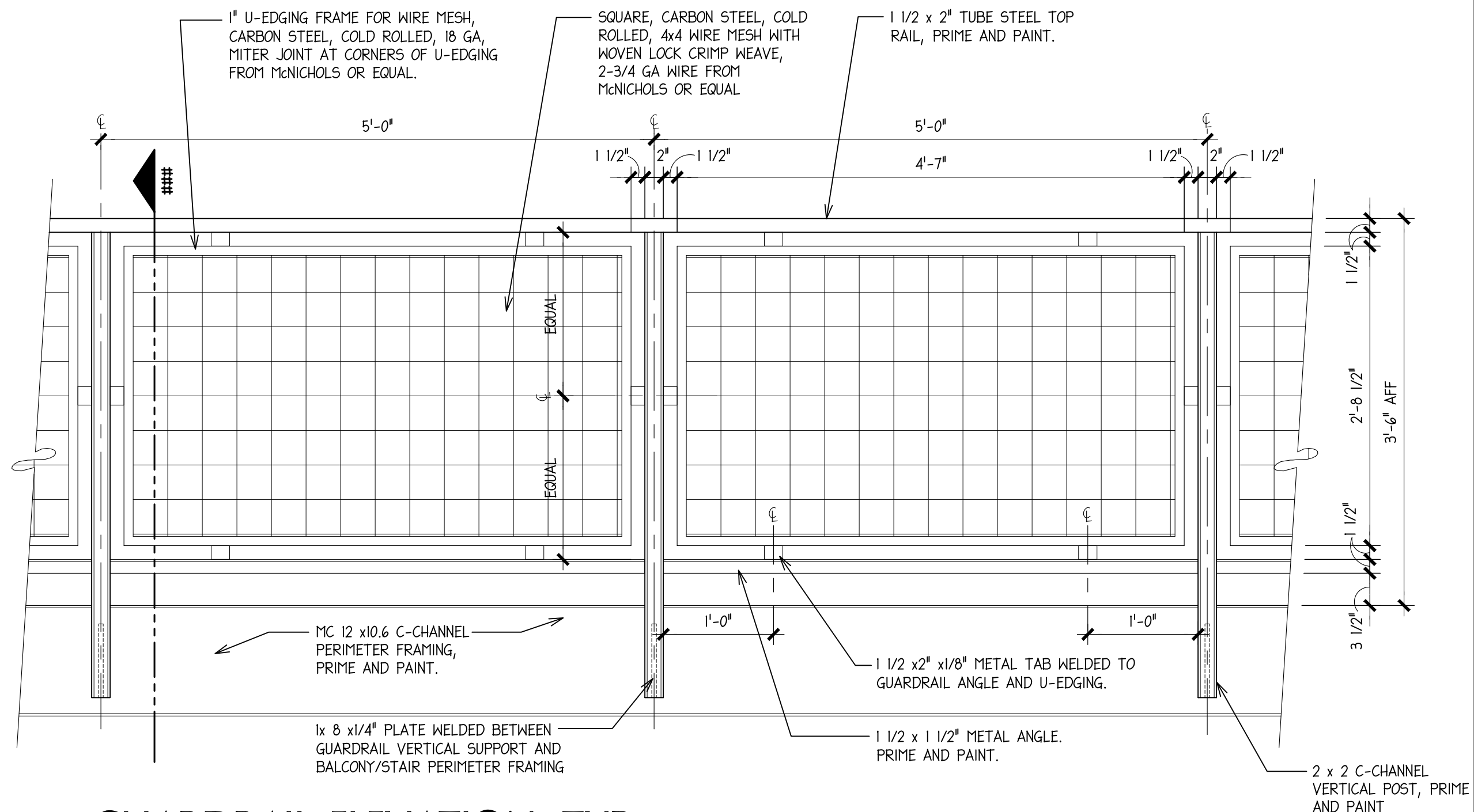
GUARDRAIL PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



GUARDRAIL PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



GUARDRAIL SECTION
AT VERTICAL POST, TYP.
SCALE: 1 1/2" = 1'-0"



GUARDRAIL ELEVATION, TYP.
SCALE: 1" = 1'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION
MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

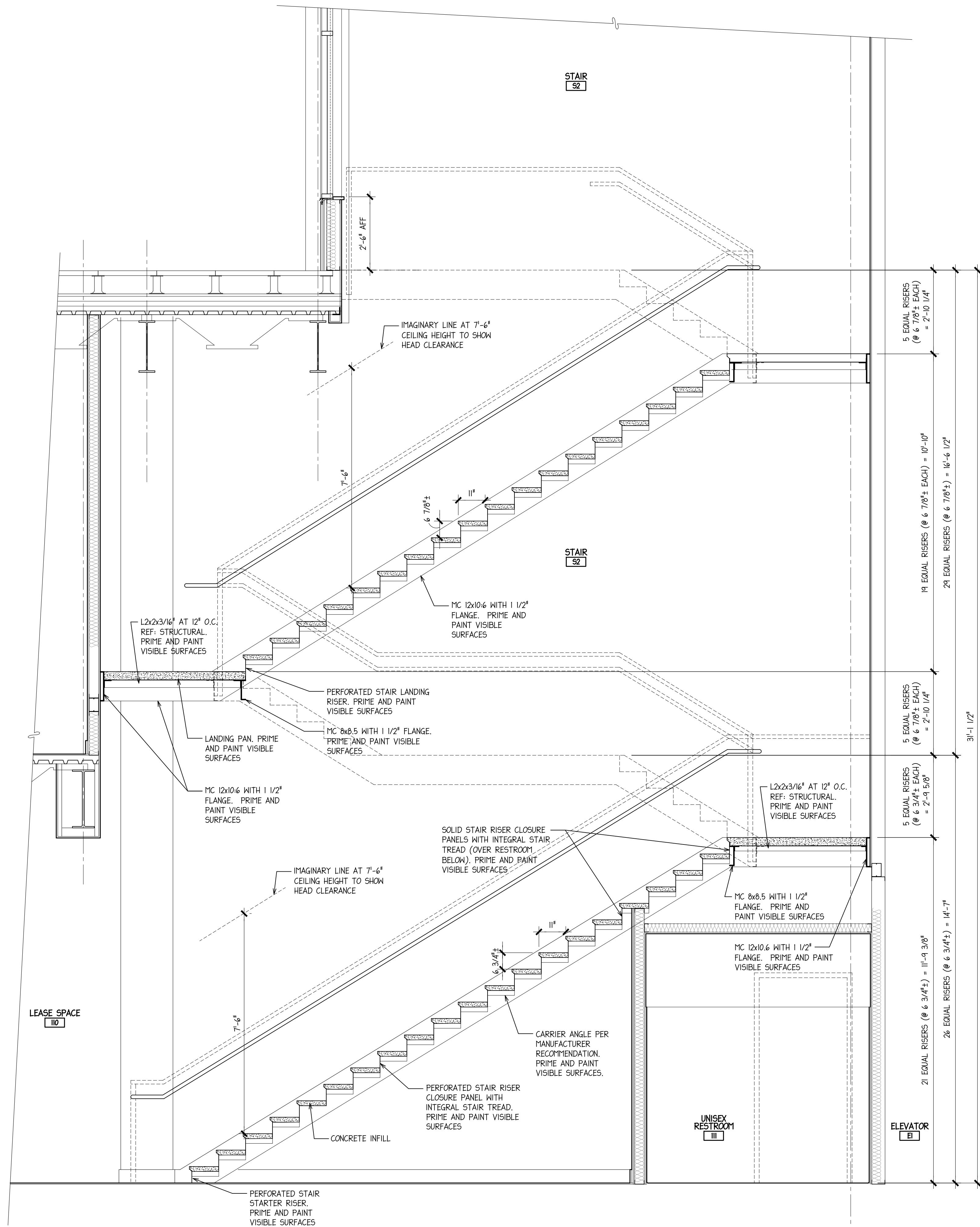
REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

STAIR S1 SECTION AND DETAILS

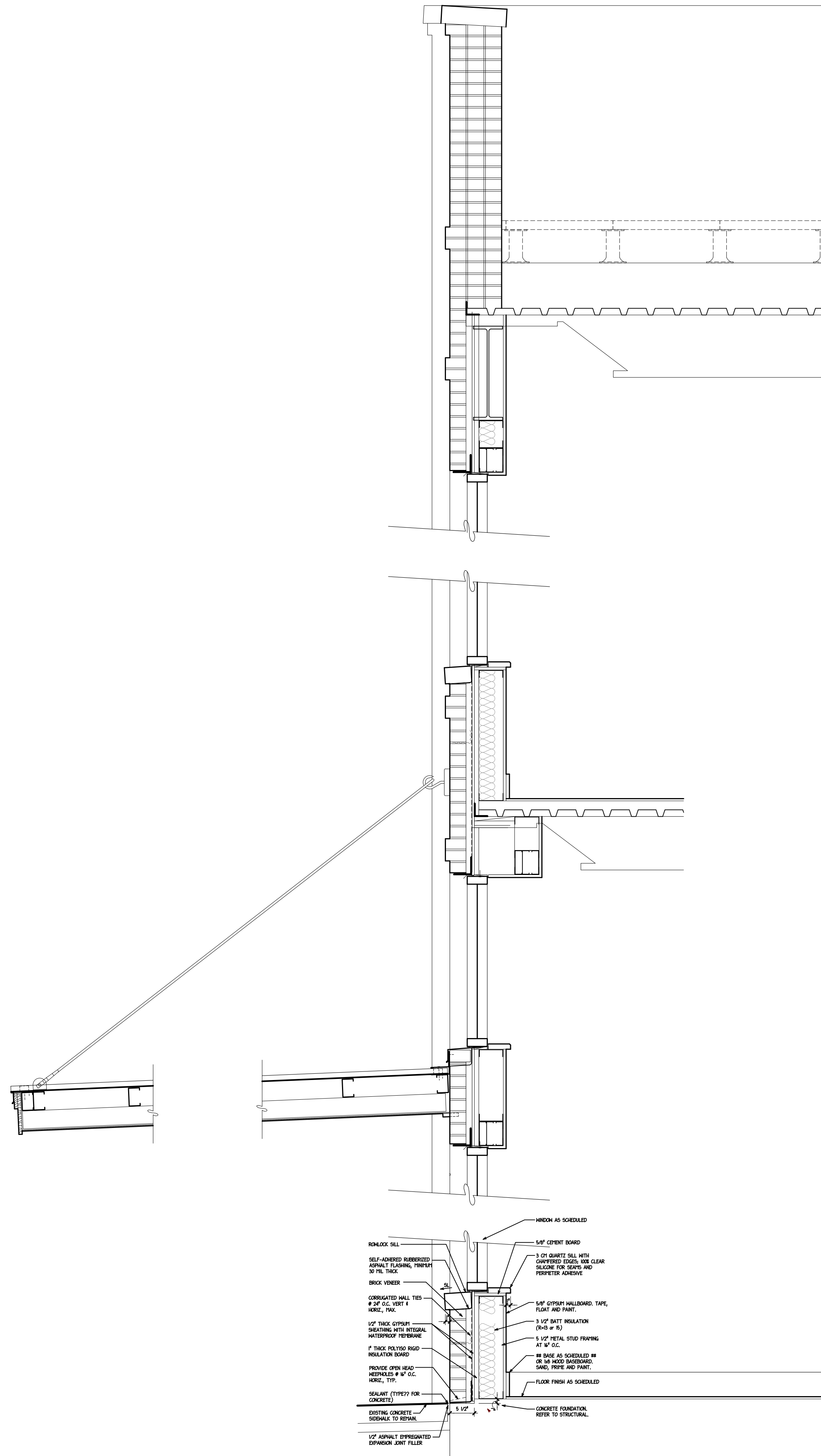
Date: 09/23/2022
Scale:
Drawn by:
Job Number:
Sheet Number:
A-##.##
Sheet ## of





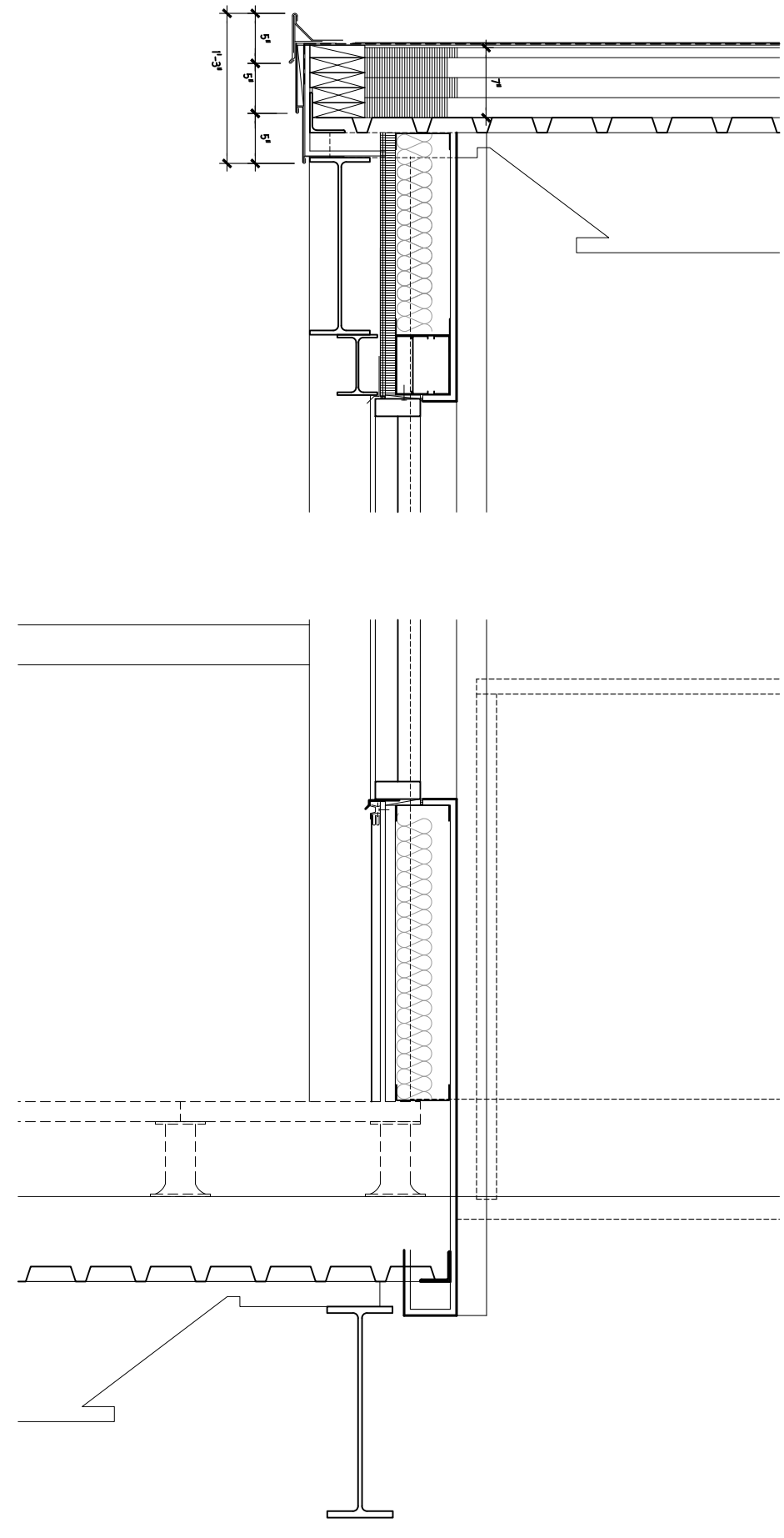
STAIR S2 - SECTION LOOKING EAST
SCALE: 1/2" = 1'-0"

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION	
MAIN STREET ARCHITECTS INC.	
SUE ANN PEMBERTON #8330	
MAIN STREET ARCHITECTS INC.	709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568
REVISIONS	BY
THE STERLING 830 W. COMMERCE STREET SAN ANTONIO, TEXAS 78207	STAIR S2 SECTIONS
Date: 09/23/2022	
Scale:	
Drawn by:	
Job Number:	
Sheet Number:	
A-#.###	
Sheet ## of	



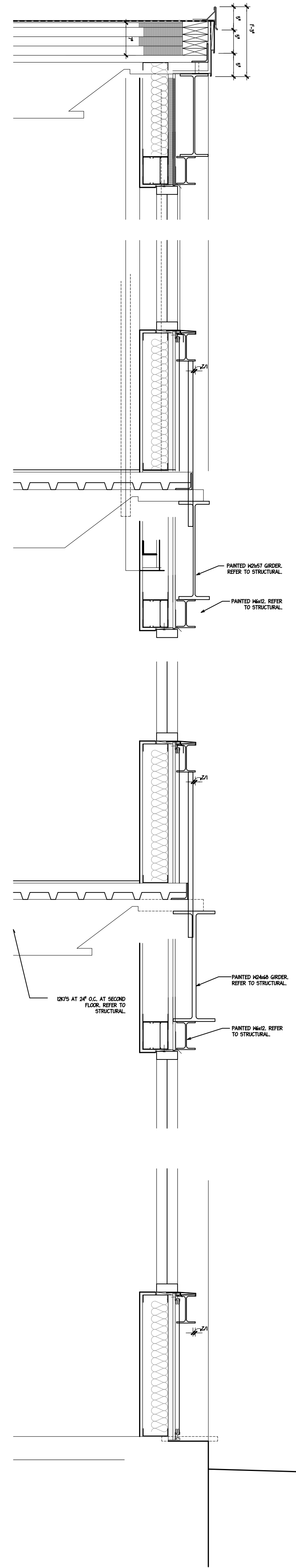
WALL SECTION
AT NORTH WALL

SCALE: 1/2" = 1'-0"



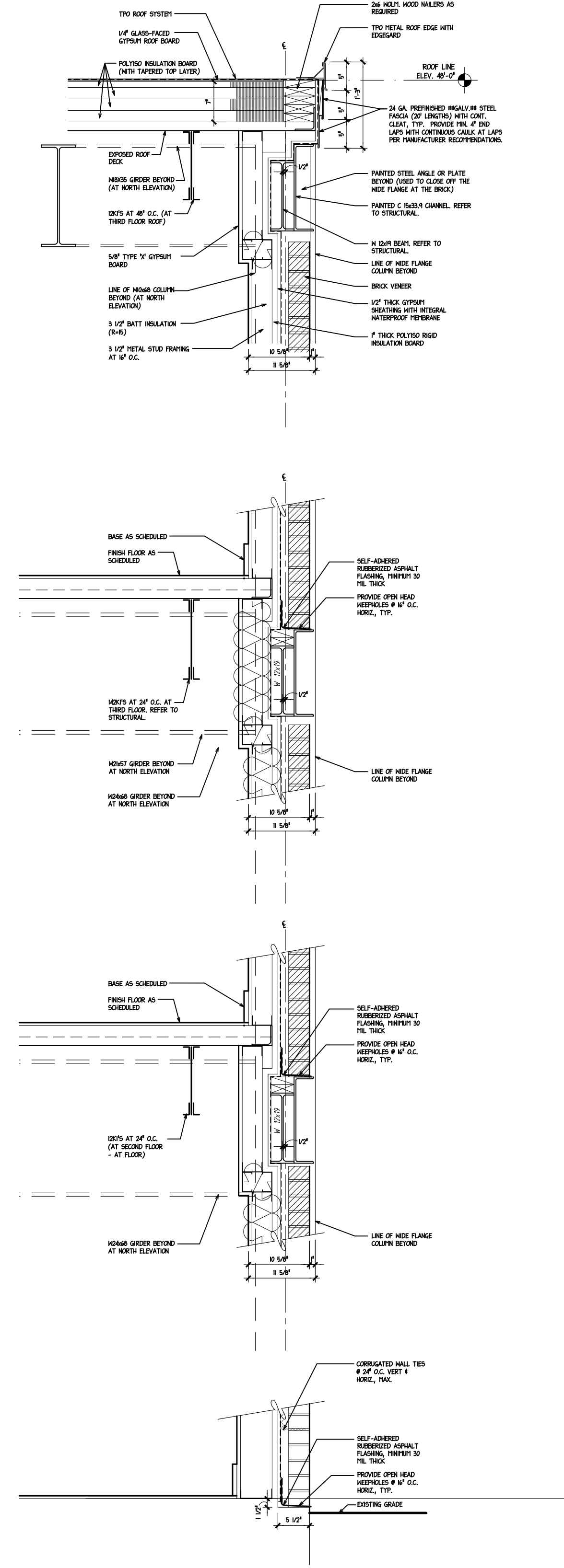
WALL SECTION
AT THIRD FLOOR NORTH WALL

SCALE: 1/2" = 1'-0"



WALL SECTION
AT SOUTH WALL

SCALE: 1/2" = 1'-0"



WALL SECTION
AT EAST WALL

SCALE: 1/2" = 1'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

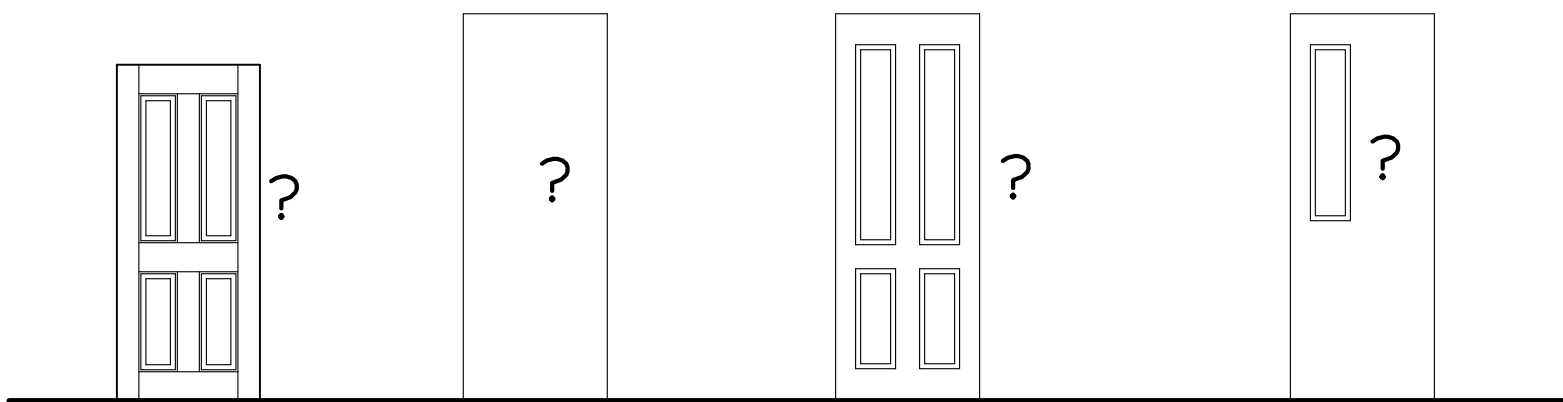
709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

WALL SECTIONS

Date: 09/23/2022
Scale:
Drawn by:
Job Number:
Sheet Number:
A-###
Sheet ## of

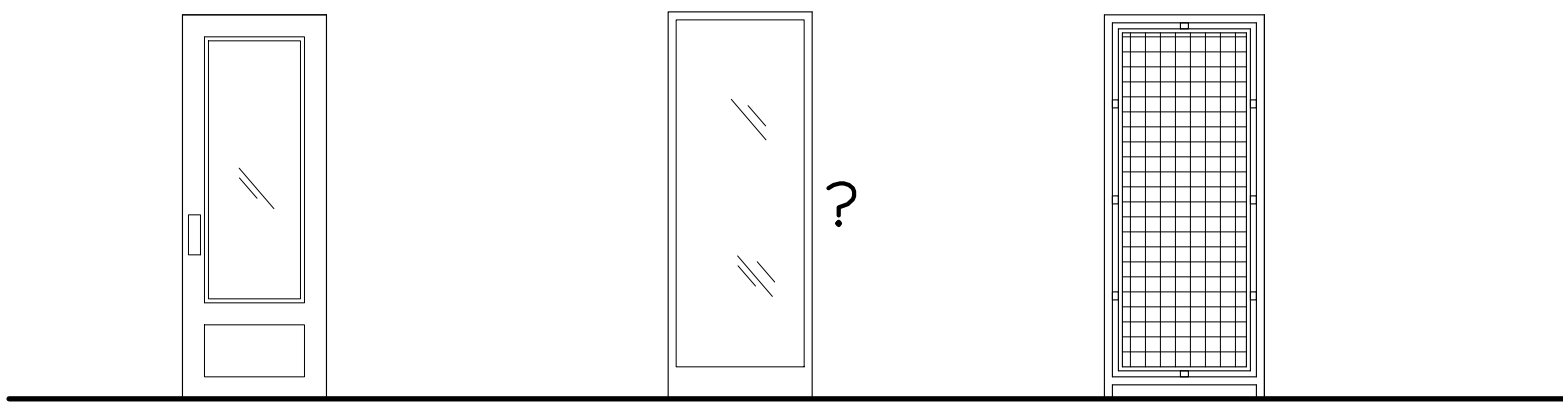


TYPE 'I'
4 PANEL STILE AND
RAIL DOOR

TYPE 'A'
FLUSH PANEL
DOOR

TYPE 'S'
4 PANEL DOOR

TYPE 'G'
PANEL DOOR
WITH VISION
PANEL



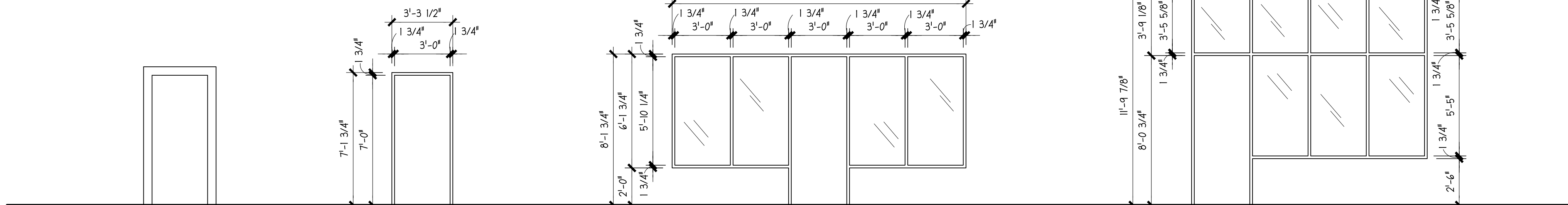
TYPE 'S'
ALUMINUM STOREFRONT DOOR
WITH VISION PANELS; 1" THICK
GLAZING WITH LOW E; BY YKK
AP OR EQUAL

TYPE 'G'
ALUMINUM STOREFRONT DOOR
WITH VISION PANEL; 1" THICK
GLAZING WITH LOW E; BY YKK
AP OR EQUAL

TYPE 'G'
GATE

DOOR ELEVATIONS

SCALE: 1/4" = 1'-0"

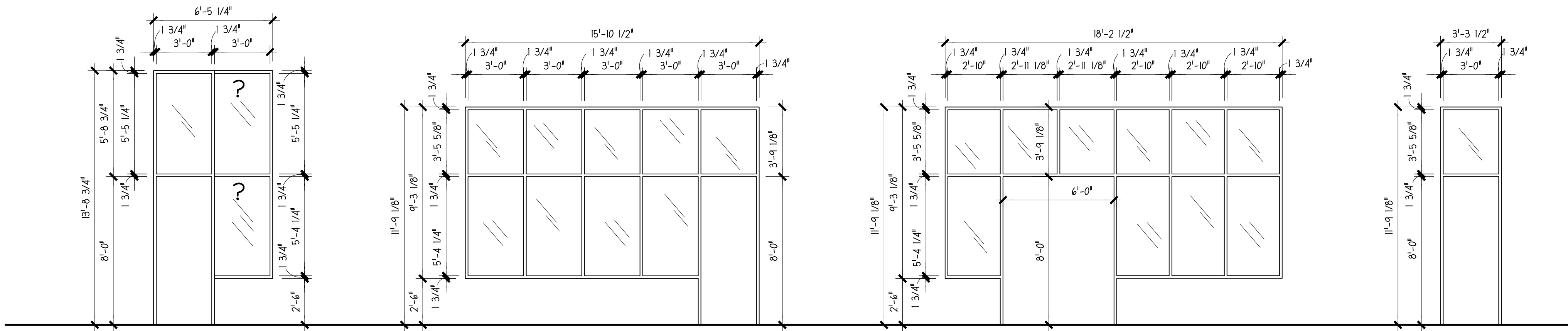


TYPE 'A'
NEW INTERIOR WOOD DOOR
FRAME WITH NEW 1x6 WOOD
TRIM. PREP, PRIME, AND PAINT

TYPE 'B'
NEW INTERIOR H.M. DOOR
FRAME. PRIME, AND PAINT

TYPE 'C'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME; 1" THICK GLAZING WITH LOW E; YES 600
THERMALLY BROKEN FRONT LOADING;
STOREFRONT SYSTEM BY YKK AP OR EQUAL

TYPE 'D'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME; 1" THICK GLAZING WITH LOW E; YES 600
THERMALLY BROKEN FRONT LOADING;
STOREFRONT SYSTEM BY YKK AP OR EQUAL



TYPE 'E'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME; 1" THICK GLAZING WITH LOW E; YES 600
THERMALLY BROKEN FRONT LOADING
STOREFRONT SYSTEM BY YKK AP OR EQUAL

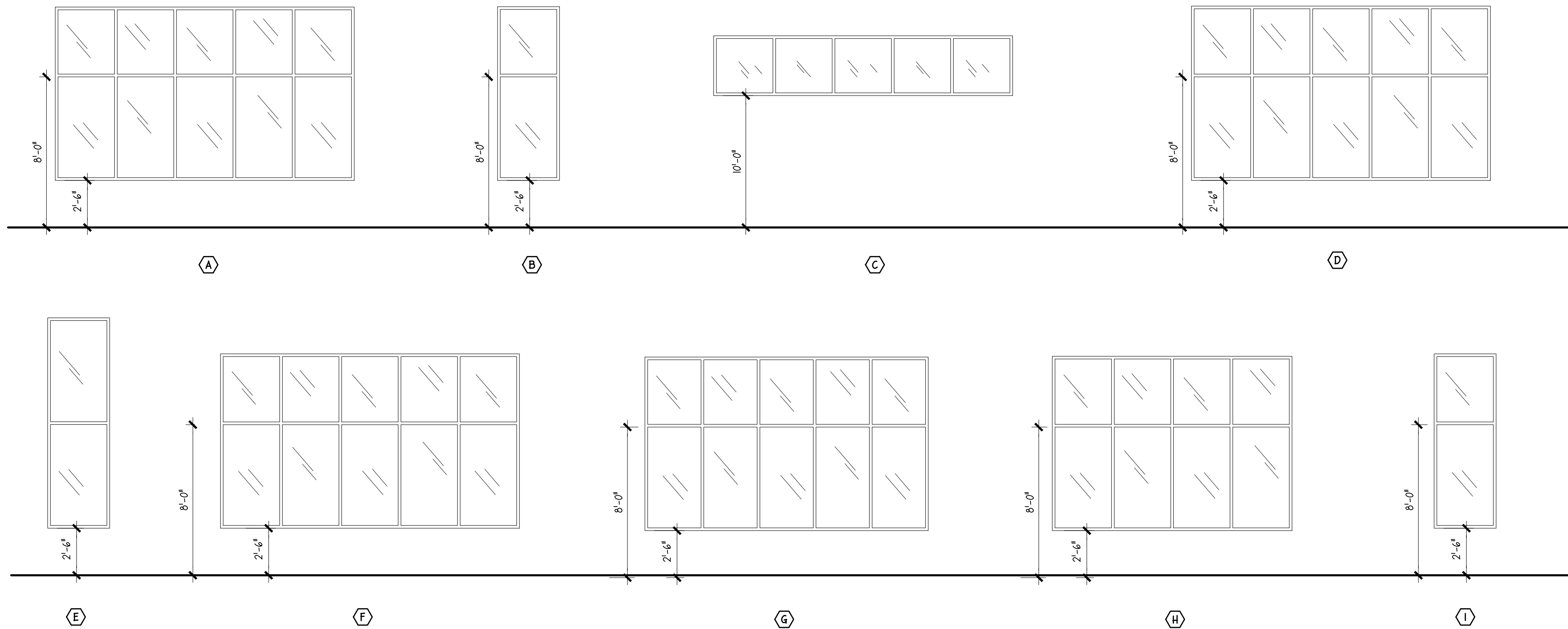
TYPE 'F'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME; 1" THICK GLAZING WITH LOW E; YES 600
THERMALLY BROKEN FRONT LOADING
STOREFRONT SYSTEM BY YKK AP OR EQUAL

TYPE 'G'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME; 1" THICK GLAZING WITH LOW E; YES 600
THERMALLY BROKEN FRONT LOADING
STOREFRONT SYSTEM BY YKK AP OR EQUAL

TYPE 'H'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME; 1" THICK GLAZING WITH LOW E; YES 600
THERMALLY BROKEN FRONT LOADING
STOREFRONT SYSTEM BY YKK AP OR EQUAL

DOOR FRAME ELEVATIONS

SCALE: 1/4" = 1'-0"



WINDOW ELEVATIONS

SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

DOOR AND WINDOW ELEVATIONS

Date: 09/23/2022
Scale:
Drawn by:
Job Number:
Sheet Number:
A-#.##
Sheet ## of

ROOM FINISH SCHEDULE

[illegible]

ROOM FINISH SCHEDULE CONTINUED

[illegible]

DOOR SCHEDULE

[illegible]

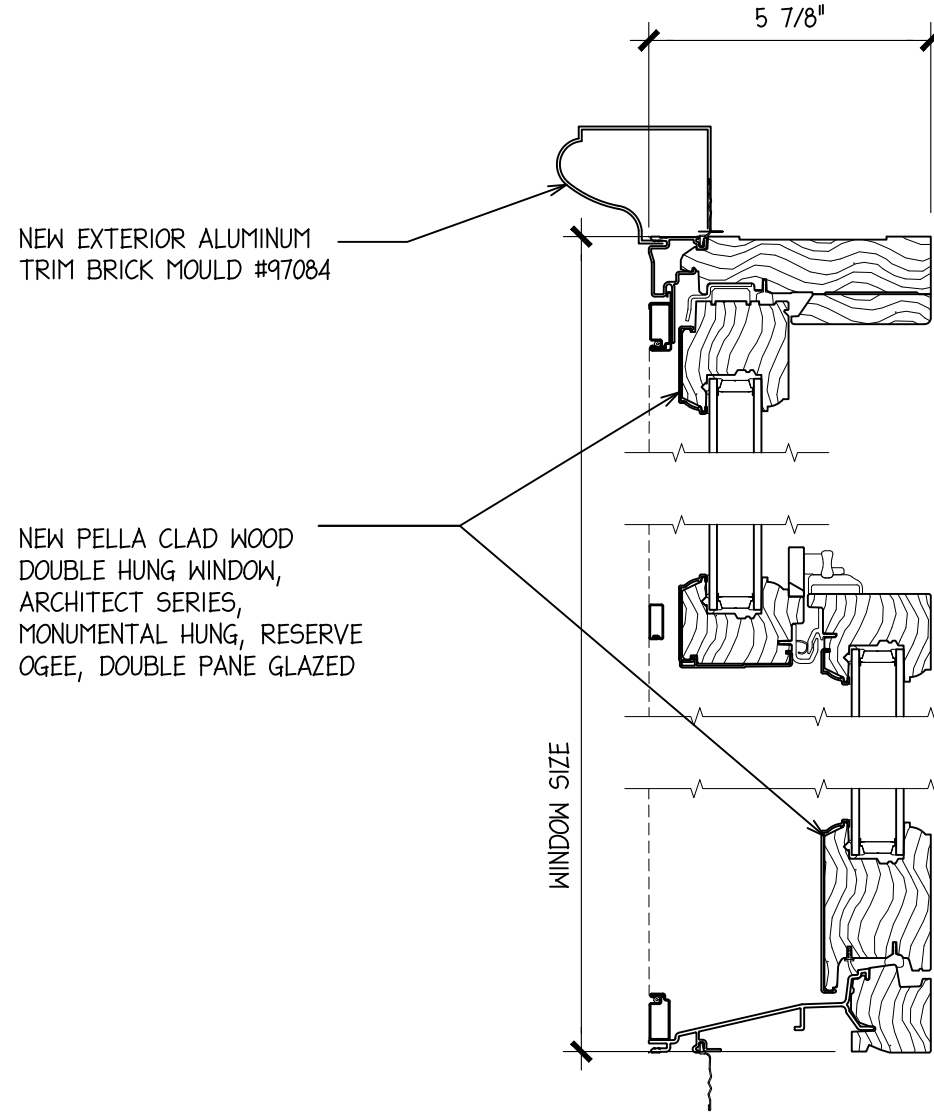
PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

MAIN STREET
ARCHITECTS INC.

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207
ROOM FINISH & DOOR SCHEDULES

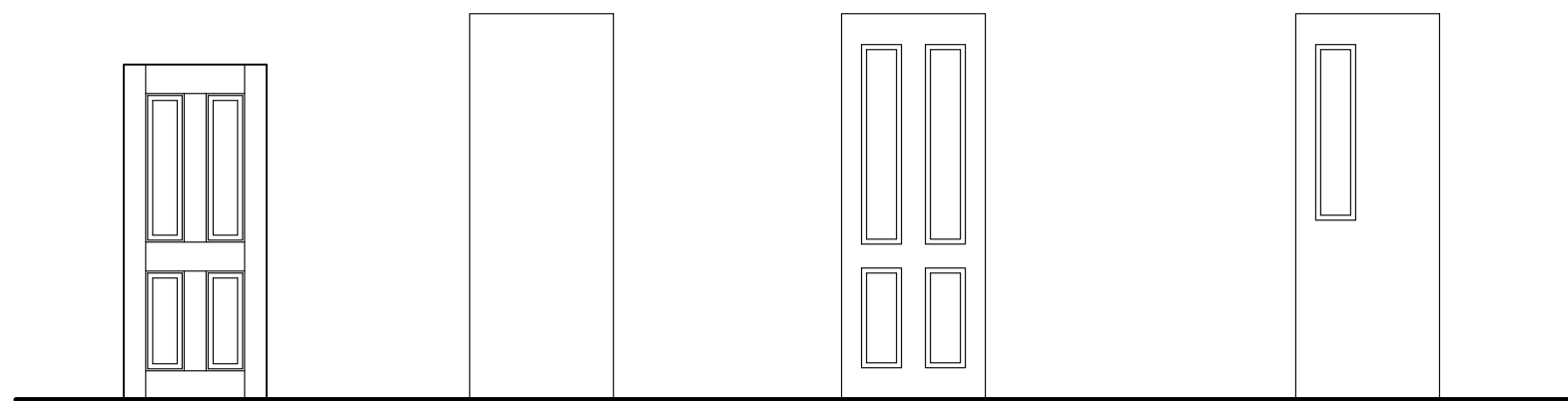
Date:	09/23/2022
Scale:	
Drawn by:	
Job Number:	
Sheet Number:	A-#.##
Sheet ##	of



TYPICAL WINDOW
DETAIL AT HISTORIC BUILDING

SCALE: 3" = 1'-0"

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION	
MAIN STREET ARCHITECTS INC.	
SUE ANN PEMBERTON #8330	
MAIN STREET ARCHITECTS INC.	709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568
REVISIONS	BY
THE STERLING 830 W. COMMERCE STREET SAN ANTONIO, TEXAS 78207	DETAILS
Date: 09/23/2022	
Scale:	
Drawn by:	
Job Number:	
Sheet Number:	
A-#.##	
Sheet ## of	

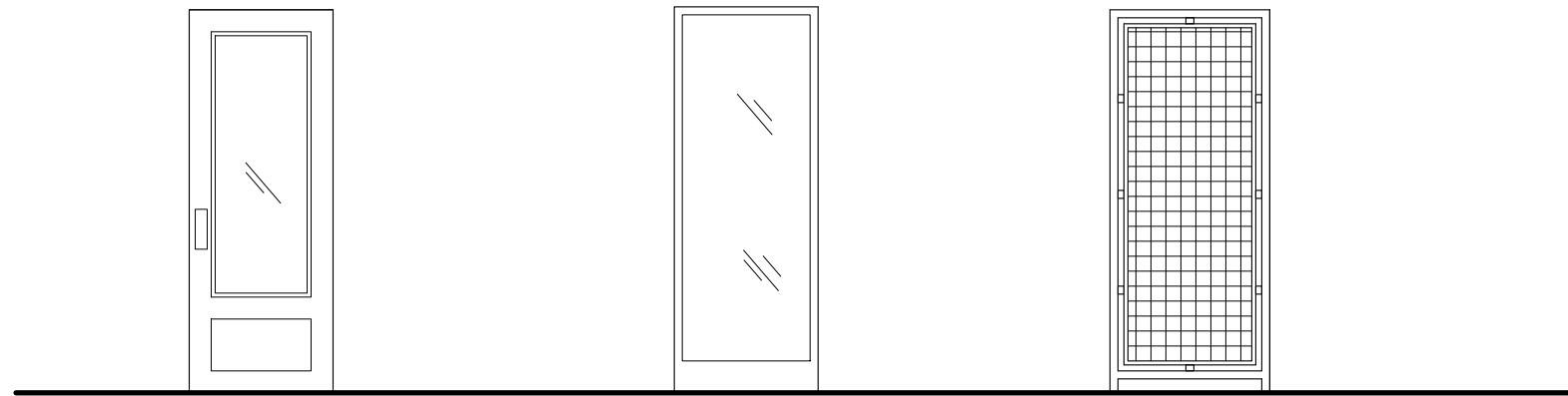


TYPE 'I'
4 PANEL STILE AND
RAIL DOOR

TYPE 'A'
FLUSH PANEL
DOOR

TYPE 'S'
4 PANEL DOOR

TYPE 'G'
4 PANEL DOOR
WITH VISION
PANEL



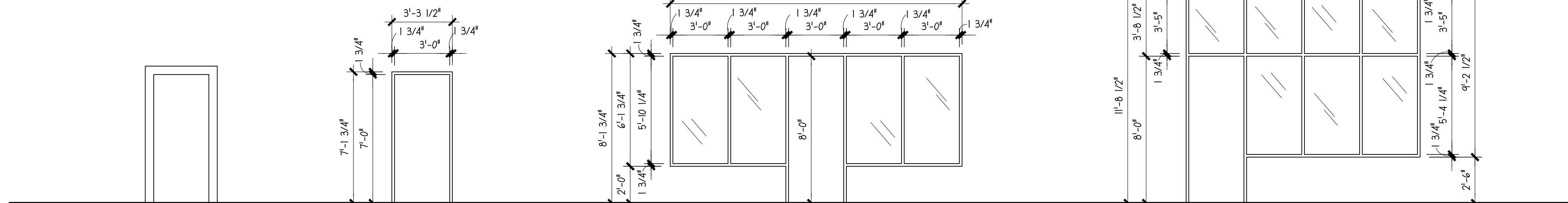
TYPE 'S'
ALUMINUM STOREFRONT DOOR
WITH VISION PANELS; 1" THICK
GLAZING WITH LOW E; BY YKK
AP OR EQUAL

TYPE 'G'
ALUMINUM STOREFRONT DOOR
WITH VISION PANEL; 1" THICK
GLAZING WITH LOW E; BY YKK
AP OR EQUAL

TYPE 'G'
GATE

DOOR ELEVATIONS

SCALE: 1/4" = 1'-0"

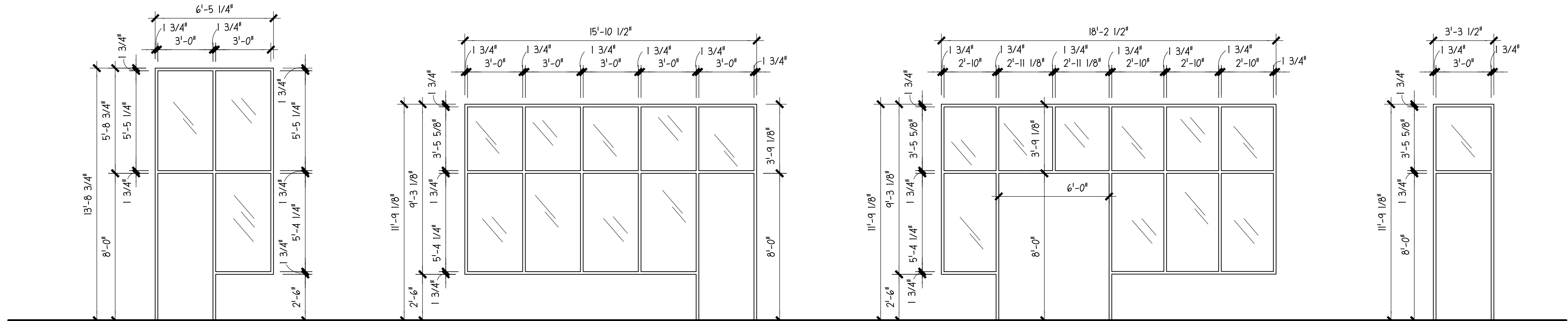


TYPE 'A'
NEW INTERIOR WOOD DOOR
FRAME WITH NEW 1x6 WOOD
TRIM. PREP, PRIME, AND PAINT

TYPE 'B'
NEW INTERIOR H.M. DOOR
FRAME. PRIME, AND PAINT

TYPE 'C'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME, 1" THICK GLAZING WITH LOW E, YES 600
THERMALLY BROKEN FRONT LOADING
STOREFRONT SYSTEM BY YKK AP OR EQUAL

TYPE 'D'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME, 1" THICK GLAZING WITH LOW E, YES 600
THERMALLY BROKEN FRONT LOADING
STOREFRONT SYSTEM BY YKK AP OR EQUAL



TYPE 'E'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME, 1" THICK GLAZING WITH LOW E, YES 600
THERMALLY BROKEN FRONT LOADING
STOREFRONT SYSTEM BY YKK AP OR EQUAL

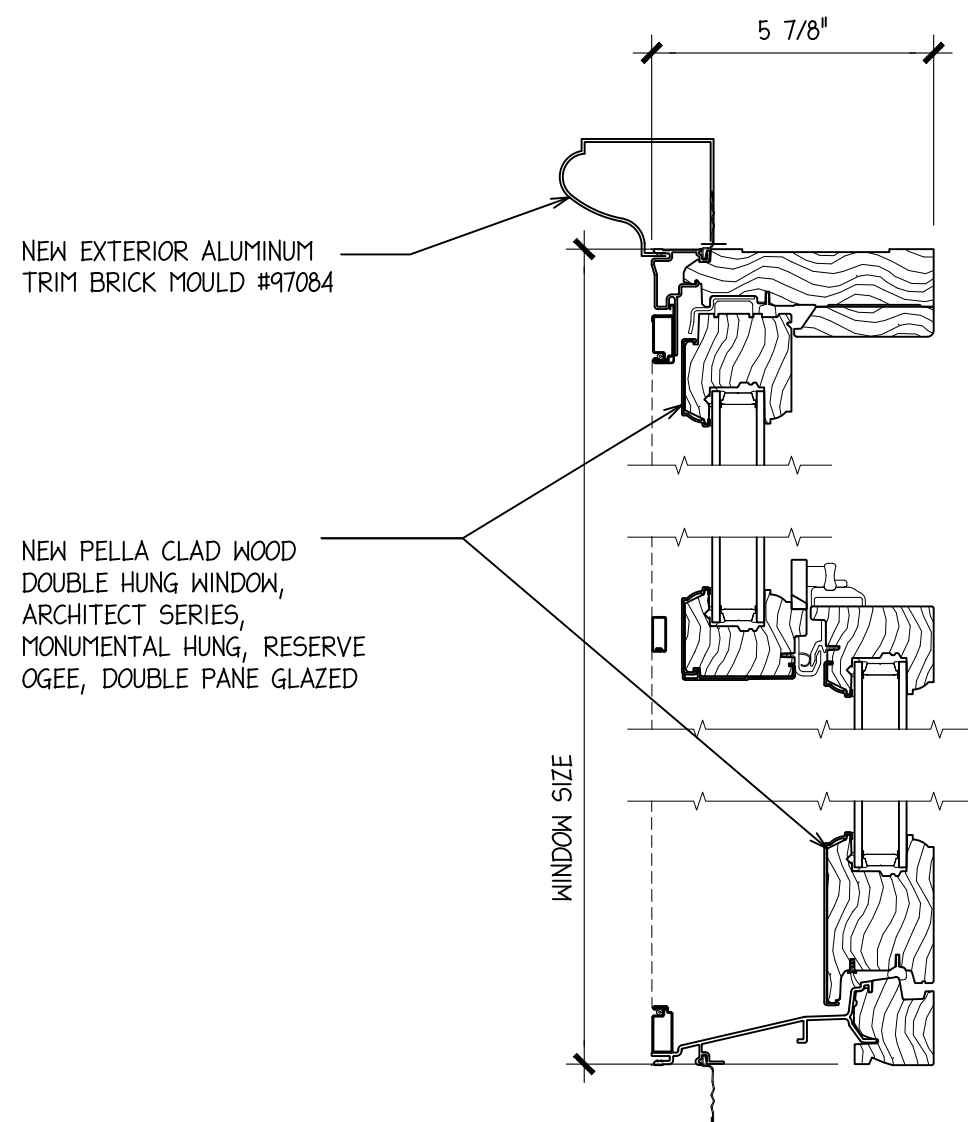
TYPE 'F'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME, 1" THICK GLAZING WITH LOW E, YES 600
THERMALLY BROKEN FRONT LOADING
STOREFRONT SYSTEM BY YKK AP OR EQUAL

TYPE 'G'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME, 1" THICK GLAZING WITH LOW E, YES 600
THERMALLY BROKEN FRONT LOADING
STOREFRONT SYSTEM BY YKK AP OR EQUAL

TYPE 'H'
NEW PREFINISHED 1 3/4" X 4 1/2" ALUMINUM
FRAME, 1" THICK GLAZING WITH LOW E, YES 600
THERMALLY BROKEN FRONT LOADING
STOREFRONT SYSTEM BY YKK AP OR EQUAL

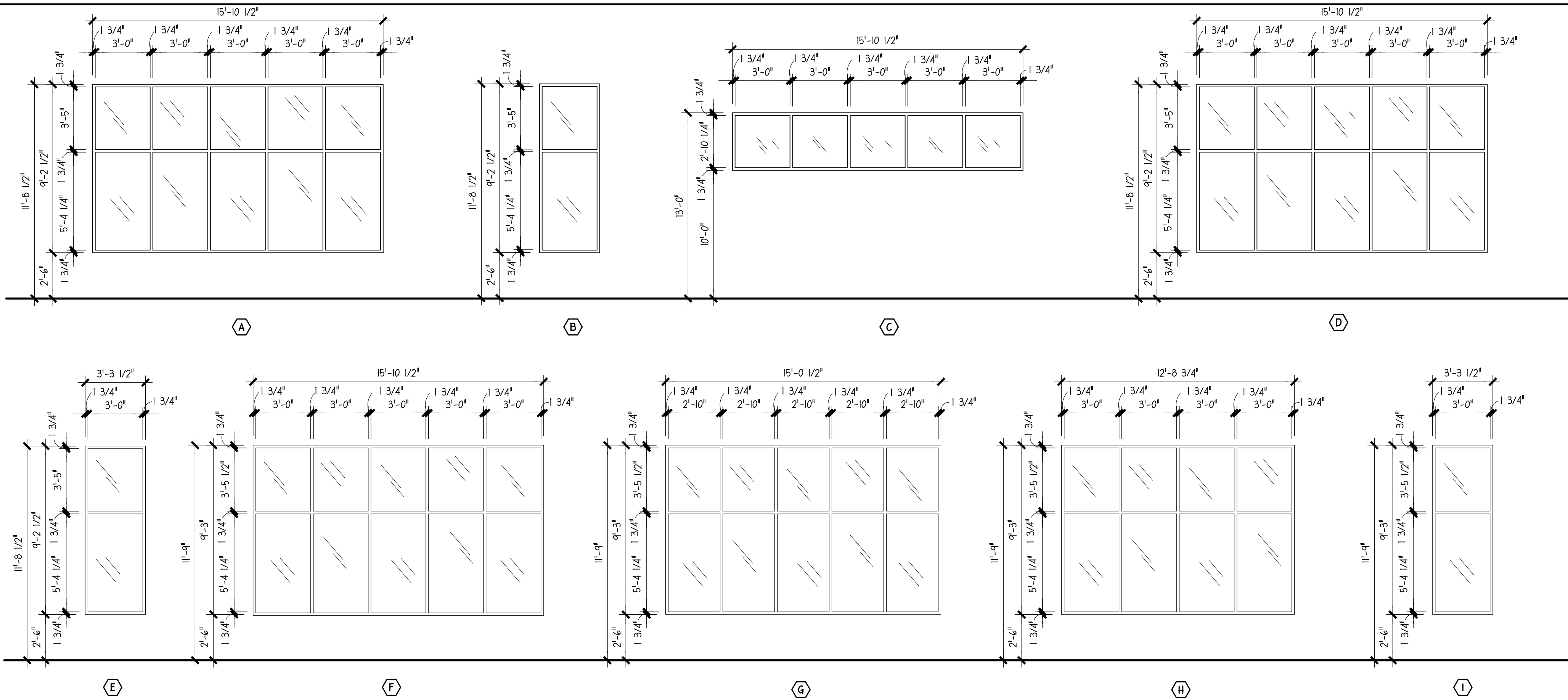
DOOR FRAME ELEVATIONS

SCALE: 1/4" = 1'-0"



TYPICAL WINDOW DETAIL AT HISTORIC BUILDING

SCALE: 3" = 1'-0"



WINDOW ELEVATIONS

SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

REVISIONS

BY



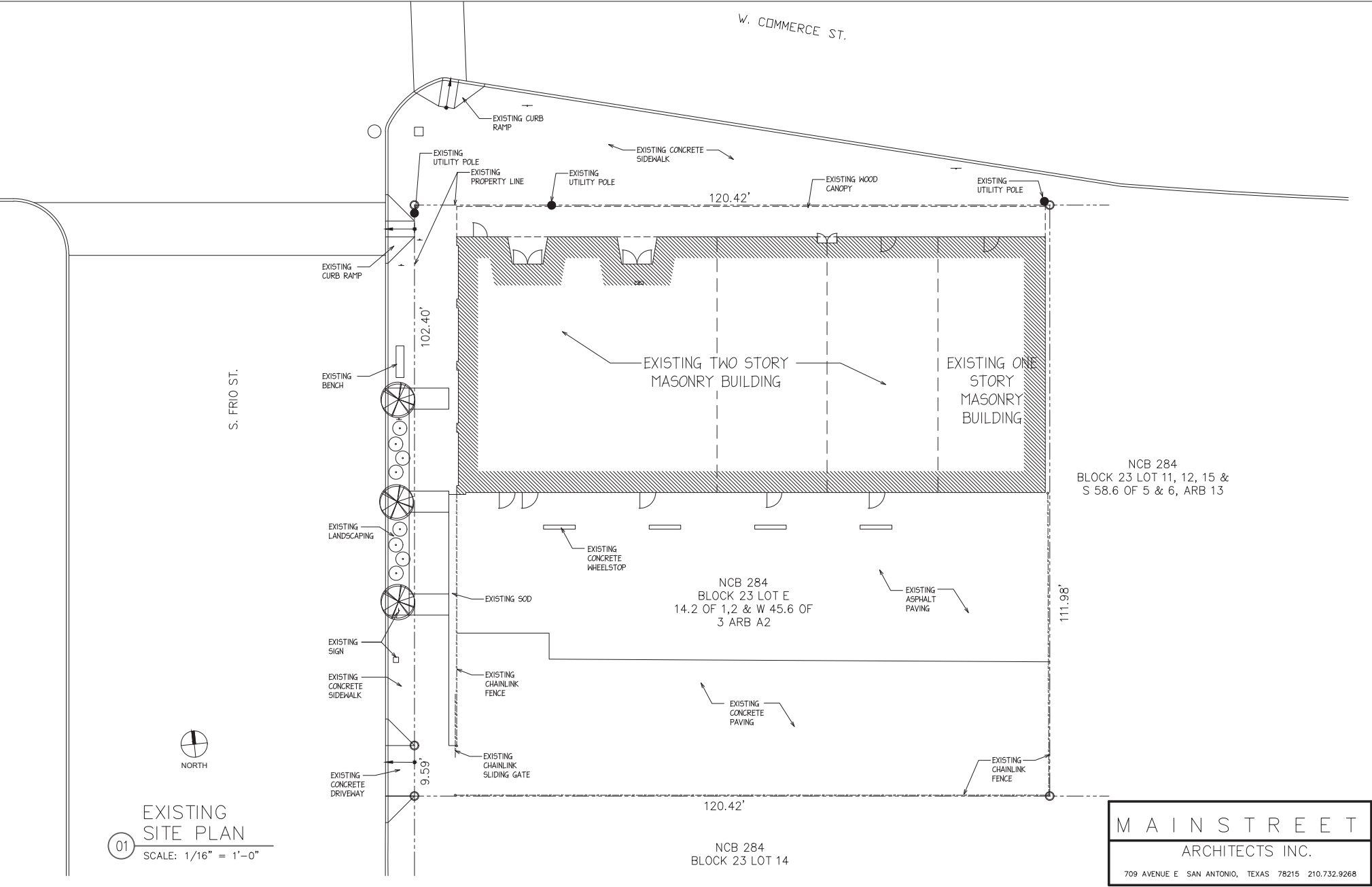
04

EXISTING
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION – REAR





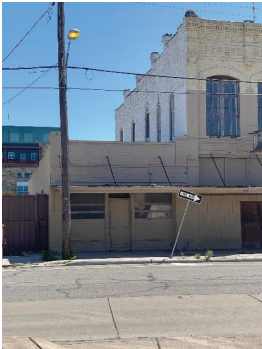
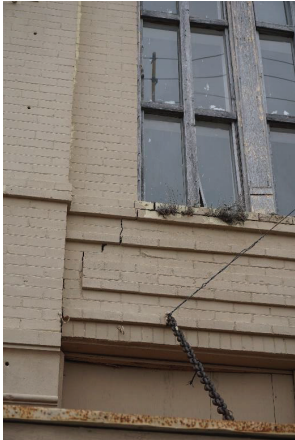
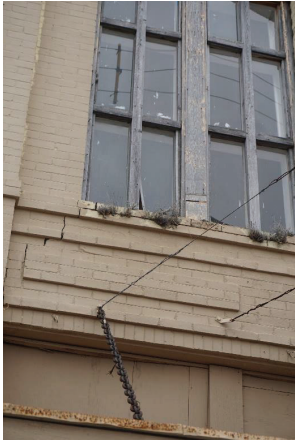












EXISTING NORTH ELEVATION

03

SCALE: 1/8" = 1'-0"

FRONT ELEVATION - NORTH

<div>16</div> <div></div>	<div>37</div> <div></div>	<div>38</div> <div></div>	<div>39</div> <div></div>	<div>40</div> <div></div>	<div>41</div> <div></div>
<div>42</div> <div></div>	<div>43</div> <div></div>	<div>45</div> <div></div>	<div>46</div> <div></div>	<div>47</div> <div></div>	<div>48</div> <div></div>
	<div>44</div> <div></div>				

EAST AND WEST ELEVATIONS

1



2

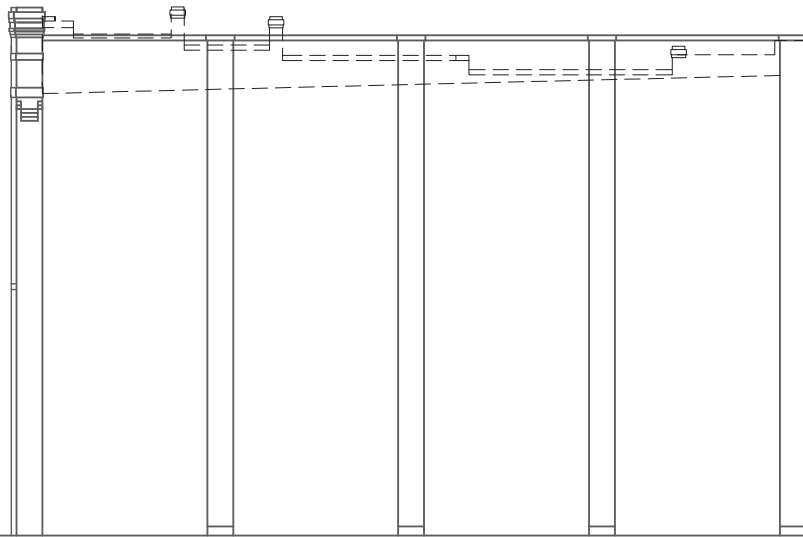


3



4

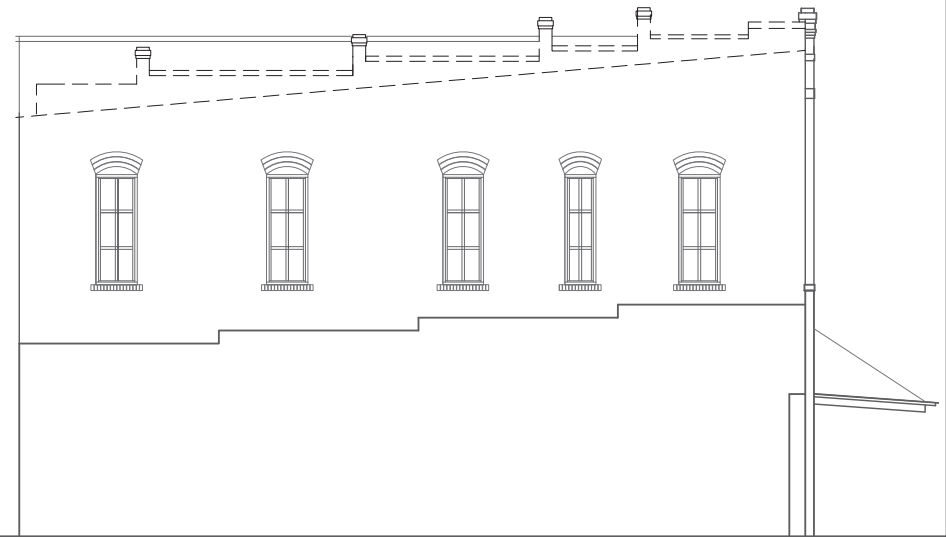




EXISTING
WEST ELEVATION

01

SCALE: $1/8" = 1'-0"$



EXISTING
EAST ELEVATION

02

SCALE: $1/8" = 1'-0"$



04

EXISTING
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

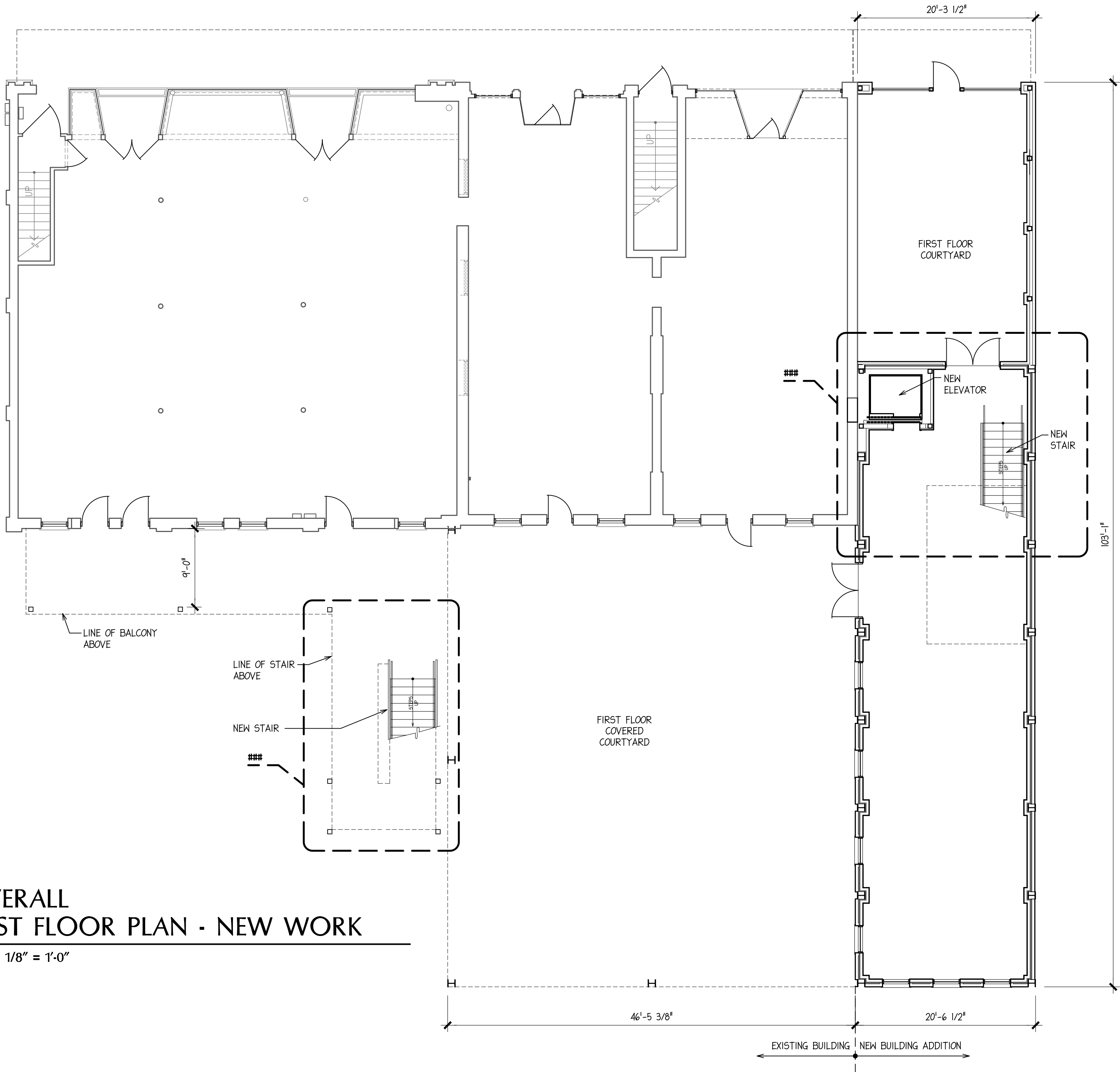
SOUTH ELEVATION – REAR

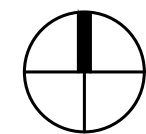


1

OVERALL
FIRST FLOOR PLAN - NEW WORK

SCALE: 1/8" = 1'-0"



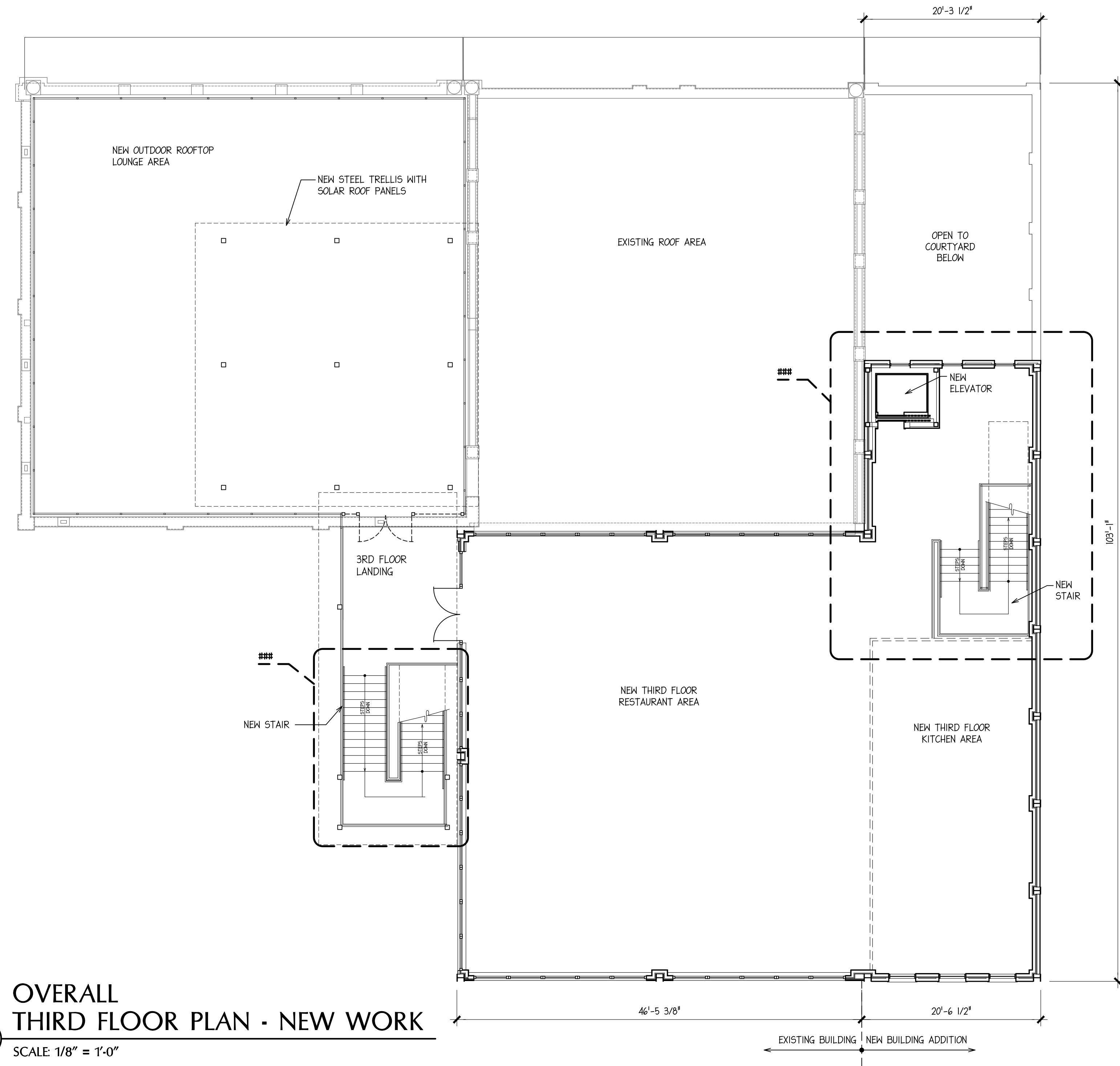


NORTH

1

OVERALL THIRD FLOOR PLAN - NEW WORK

SCALE: 1/8" = 1'-0"



THE STERLING
830 W. COMMERCE STREET

SAN ANTONIO, TEXAS 78207

OVERALL THIRD FLOOR PLAN - NEW WORK

Date: 07/29/2022

Scale:

Drawn by:

Job Number:

Sheet Number:

A-#.##

Sheet ## of

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

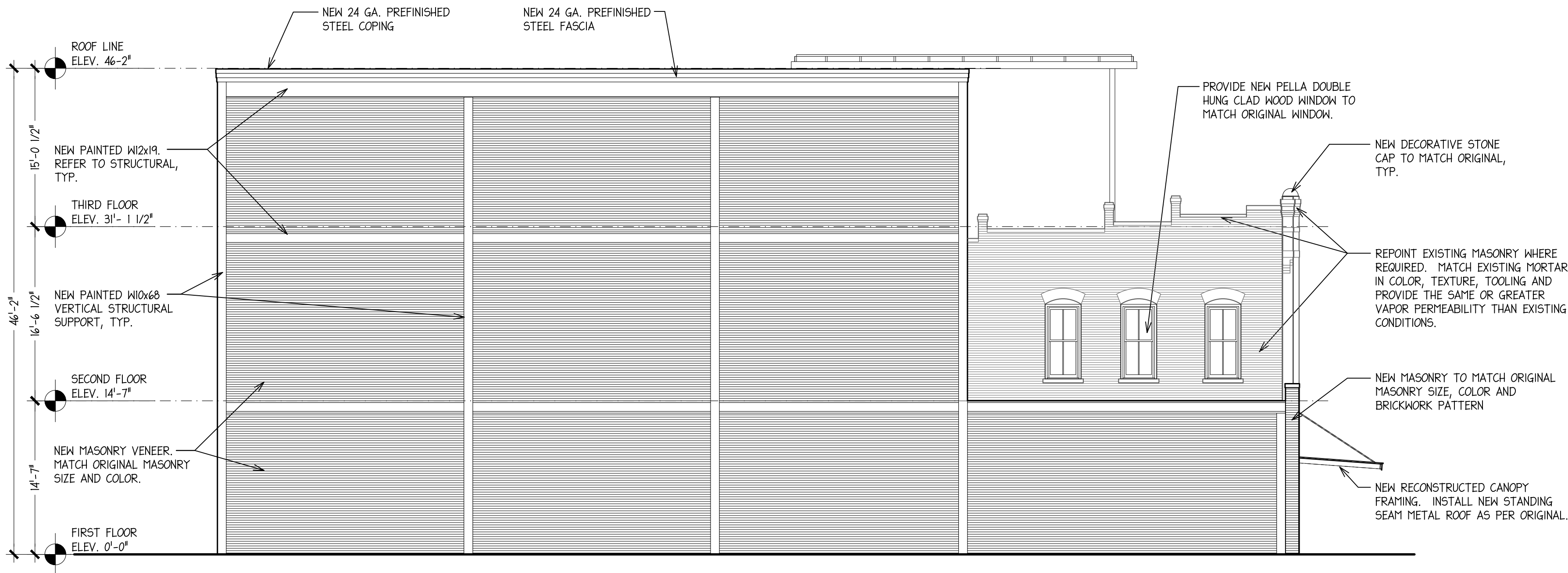
SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

REVISIONS

BY



1 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

MAIN STREET
ARCHITECTS INC.

709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

SUE ANN PEMBERTON
#8330

REVISIONS	BY

Date: 07/29/2022

Scale:

Drawn by:

Job Number:

Sheet Number:

A-#.##

Sheet ## of



PHOTO # #####

PHOTO # #####

Date: 07/29/2022

Scale:

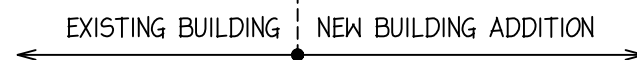
Drawn by:

Job Number:

Sheet Number:

A-##.###

Sheet ## of



1

SCALE: 1/8" = 1'-0"

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

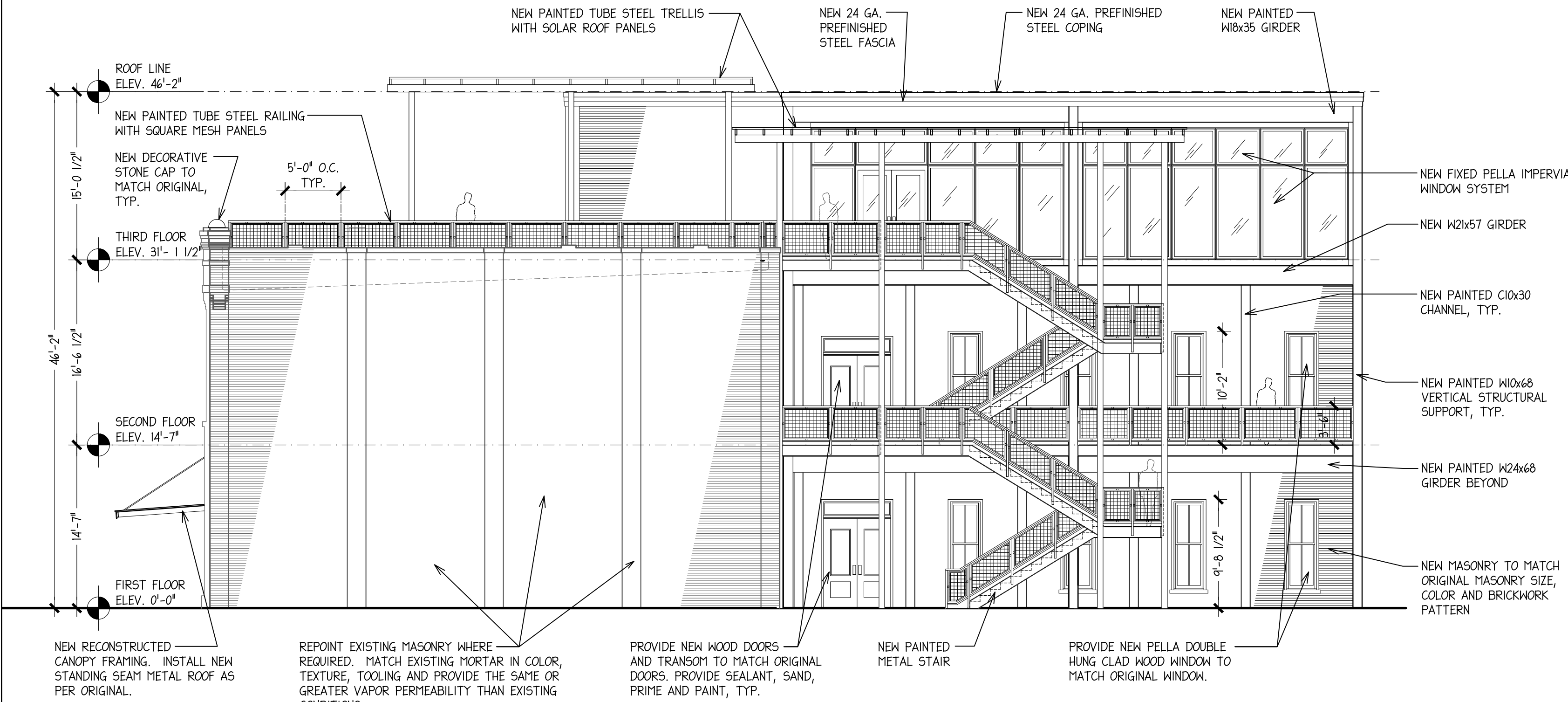
PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

Date:	07/29/2022
Scale:	
Drawn by:	
Job Number:	
Sheet Number:	A-#.##
Sheet ##	of



1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PHOTO # ####

PHOTO # ####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

WEST ELEVATION AND PHOTOS

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

REVISIONS

BY

Date: 07/29/2022

Scale:

Drawn by:

Job Number:

Sheet Number:

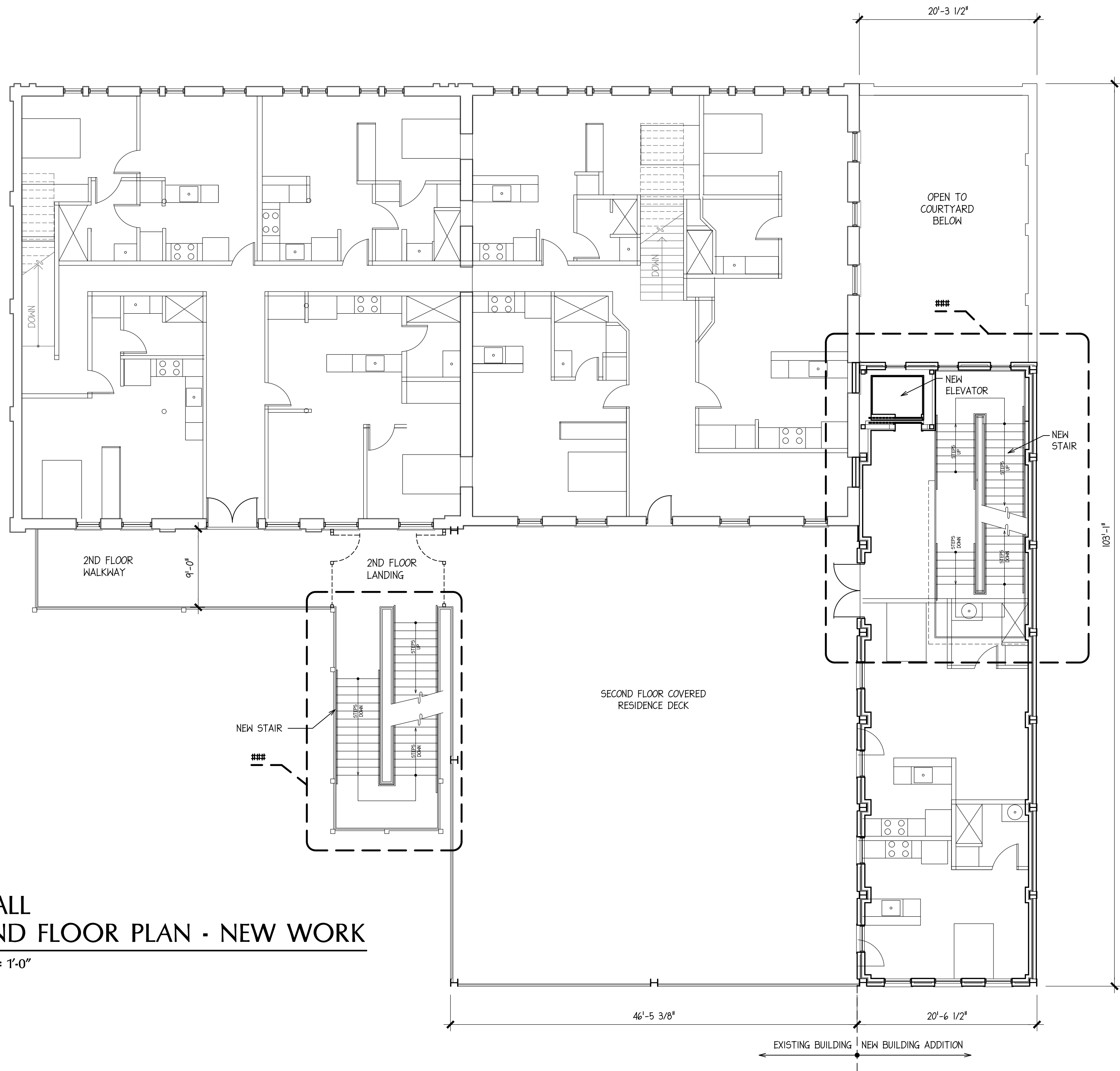
A-#.##

Sheet ## of

1

OVERALL
SECOND FLOOR PLAN - NEW WORK

SCALE: 1/8" = 1'-0"



THE STERLING
830 W. COMMERCE STREET
OVERALL SECOND FLOOR PLAN - NEW WORK

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION
MAIN STREET
ARCHITECTS INC.
SUE ANN PEMBERTON
#8330

REVISIONS

BY

DATE

07/29/2022

SCALE

DRAWN BY

JOB NUMBER

SHEET NUMBER

A-#.###

SHEET ##

of

MAIN STREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 210.732.9568

December 30, 2021

Sue Ann Pemberton, FAIA, FAPT
Mainstreet Architects Inc.
709 Avenue E
San Antonio, Texas 78215

Re: Commercial Structure Restoration and Addition
830 W. Commerce Street
San Antonio, Texas 78207

Calvetti & Associates Project No. 21240039

Dear Ms. Pemberton:

The east most portion of the above reference project, a single-story masonry building adjacent to the original two-story masonry building, was determined to be unstable and to be demolished.

During our latest site visit we noted that the north and front walls of this building were interlocked with the corners of the original building, and the interaction of the two buildings caused damage to the corners of original building. Thus we believed the north and south walls would need to be carefully removed in order to prevent additional damage to the original masonry wall.

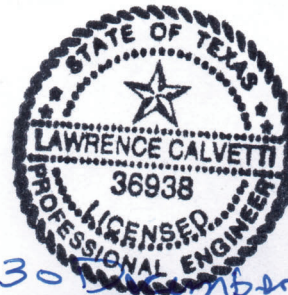
The approach we will be taking is to shore the south wall, from the inside and outside of the building, and support the header over the large opening in the south wall. The west portion of the wall (west jamb of the opening) will be carefully removed, then the header section, and then the remainder of the south wall. However, before removing the east portion of the south wall, the east wall will be shored from the inside and outside to prevent any sudden collapse of the east wall.

Once the south wall has been removed, the wood roof rafters, which are framed into the east wall of the original building, will be carefully removed to prevent damage to the original east wall. Once the rafters are removed the east wall of the east most building will be removed.

We have determined that the north wall is very unstable and after the existing roof is removed it may be prone to collapse. Thus, as with the other walls, it will be shored from the inside and outside. As the demolition of the east wall nears the north wall, both walls will be demolished together in an alternating sequence.

Should you have any questions, please contact me.

Lawrence Calvetti, P.E., SEBC



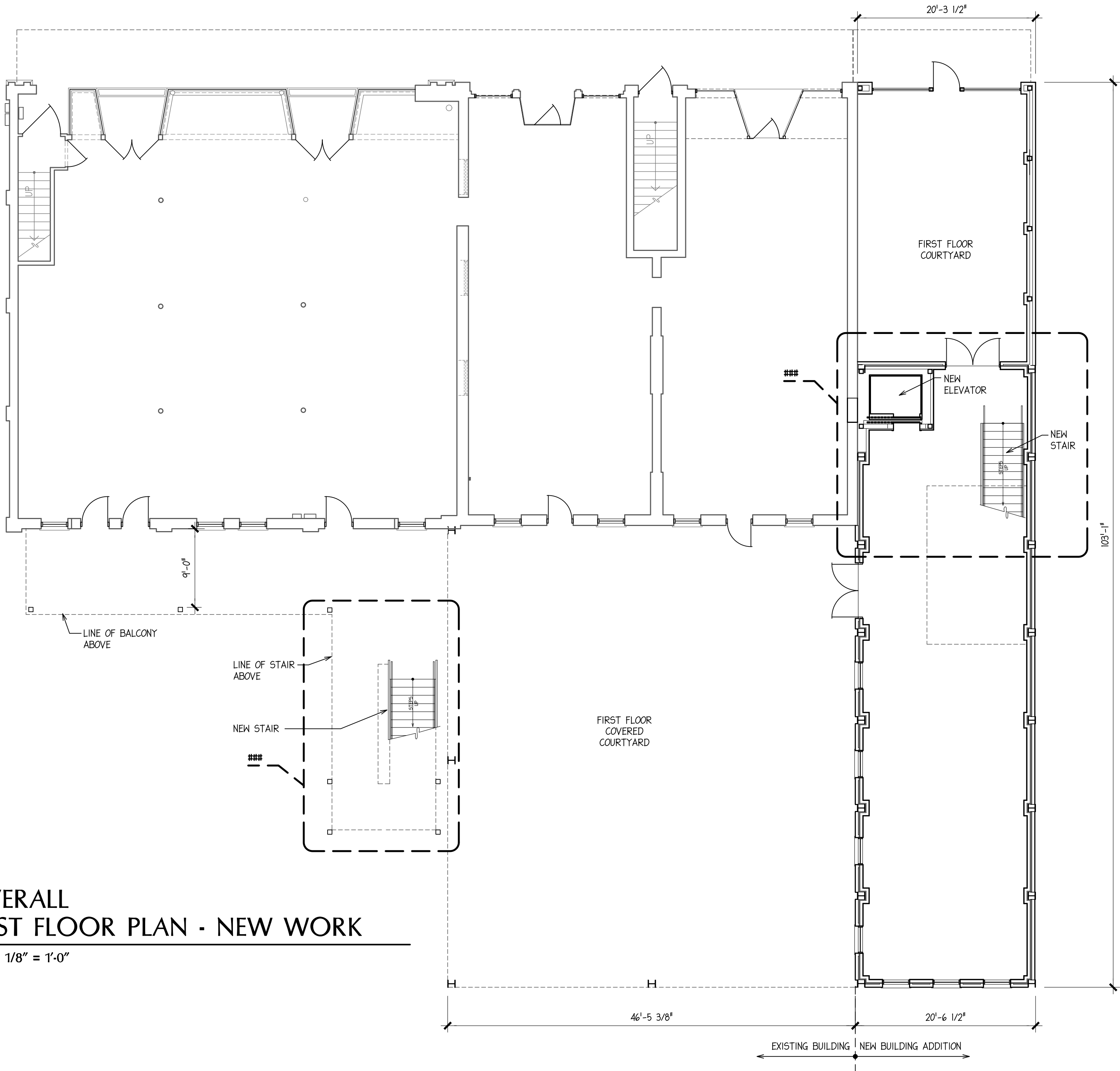
30 December 2021

Previous submittal, approved by the HDRC 8/17/2022

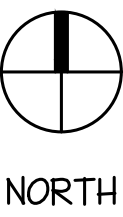
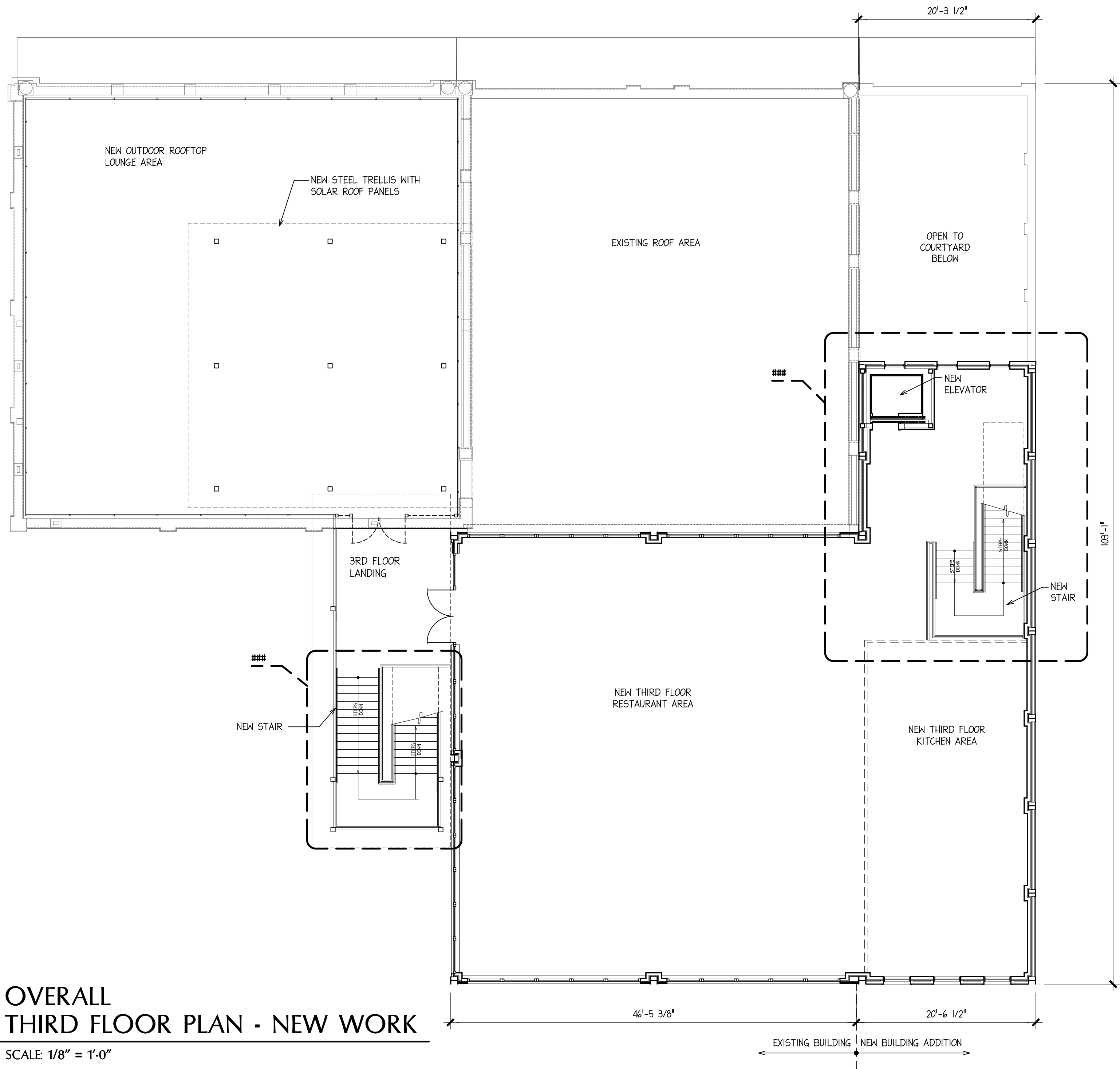
1

OVERALL
FIRST FLOOR PLAN - NEW WORK

SCALE: 1/8" = 1'-0"



Previous submittal, approved by the HDRC 8/17/2022



1

OVERALL THIRD FLOOR PLAN - NEW WORK

SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207
OVERALL THIRD FLOOR PLAN - NEW WORK

Date: 07/29/2022
Scale:
Drawn by:
Job Number:
Sheet Number:
A-#.##
Sheet ## of

Previous submittal, approved by the HDRC 8/17/2022

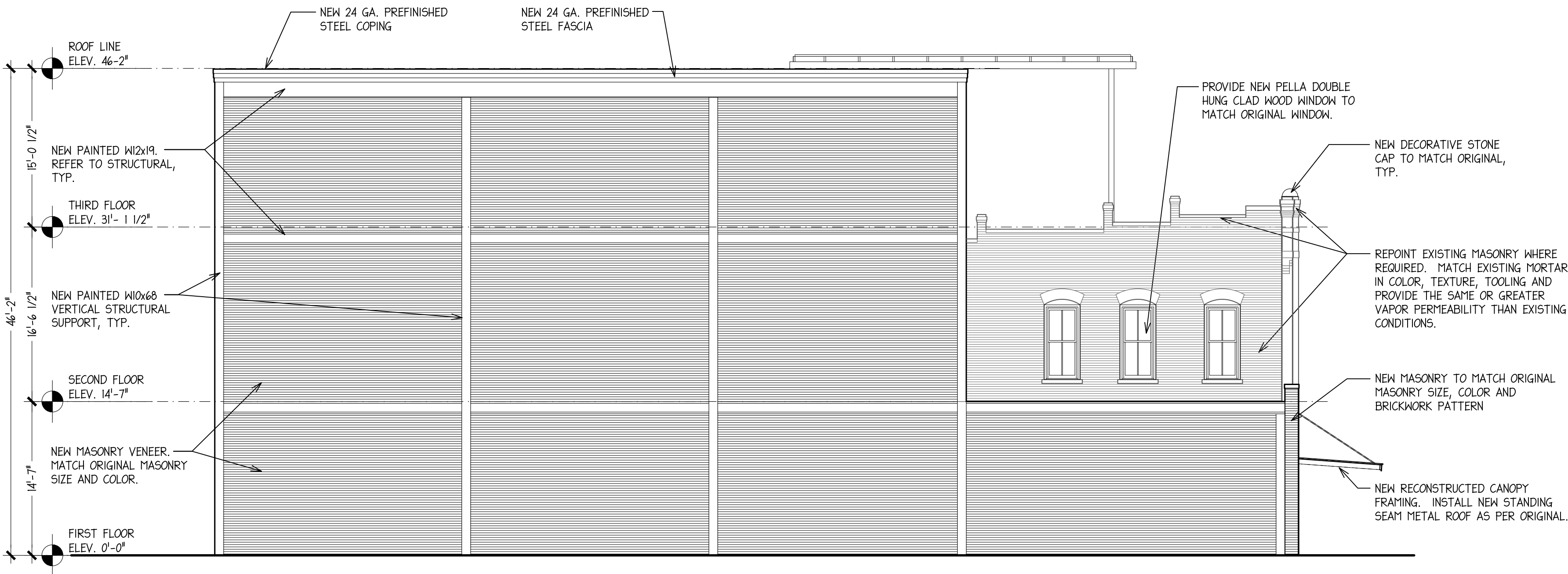


PHOTO # ####

PHOTO # ####

1 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

EAST ELEVATION AND PHOTOS

Date: 07/29/2022

Scale:

Drawn by:

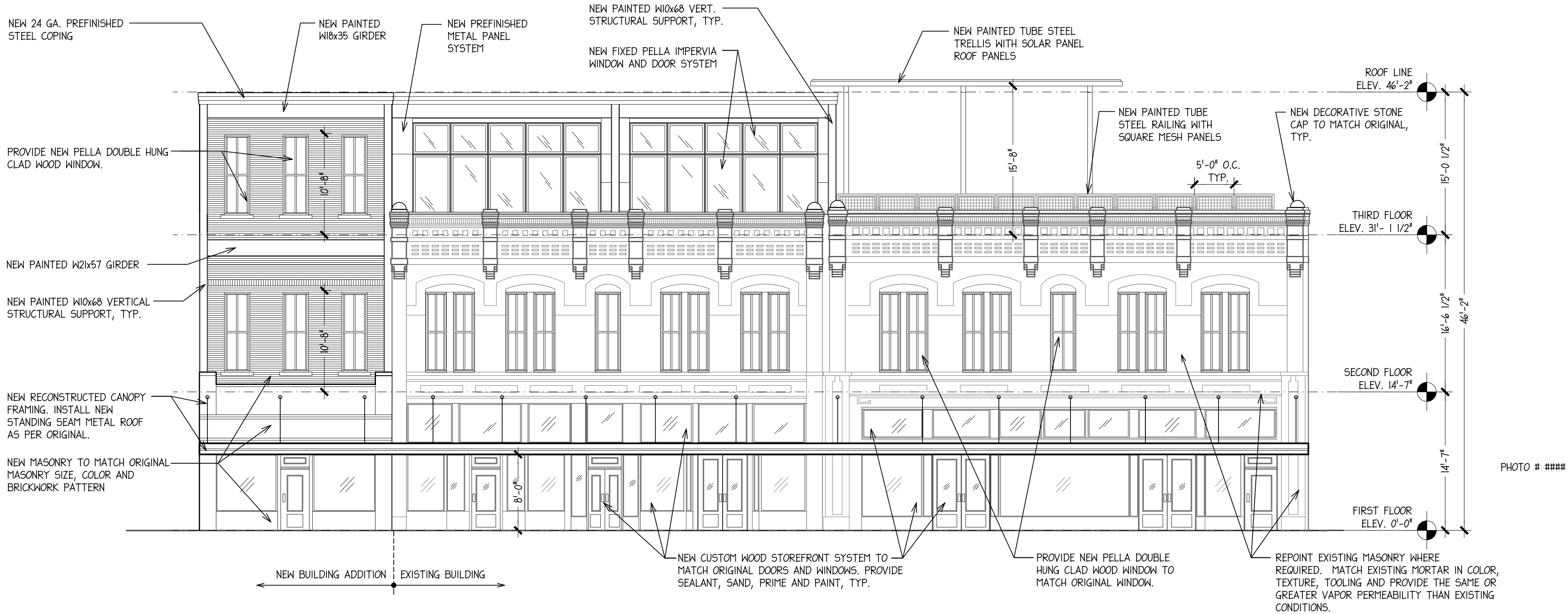
Job Number:

Sheet Number:

A-#.##

Sheet ## of

Previous submittal, approved by the HDRC 8/17/2022



1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET

SAN ANTONIO, TEXAS 78207

NORTH ELEVATION AND PHOTOS

Date: 07/29/2022

Scale:

Drawn by:

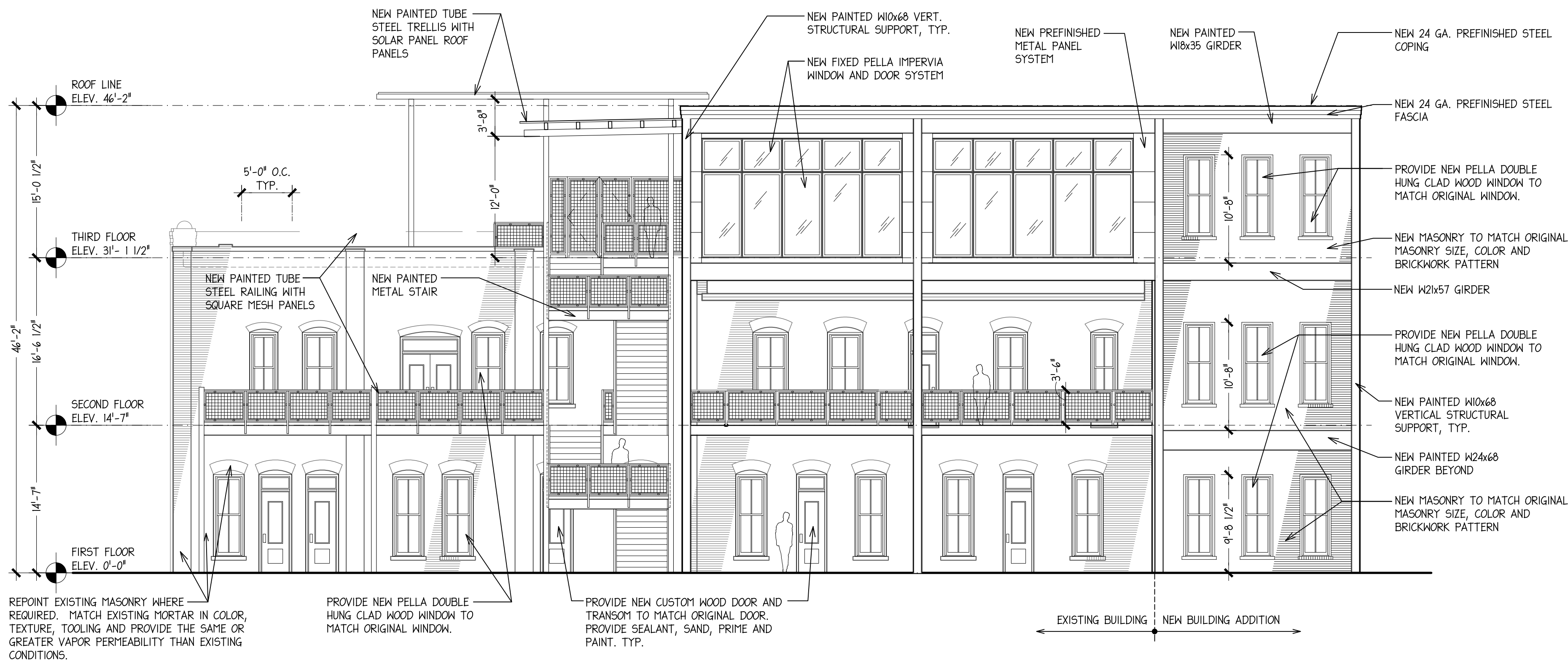
Job Number:

Sheet Number:

A-#.##

Sheet ## of

Previous submittal, approved by the HDRC 8/17/2022



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PHOTO # ####

PHOTO # ####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568

REVISIONS	BY

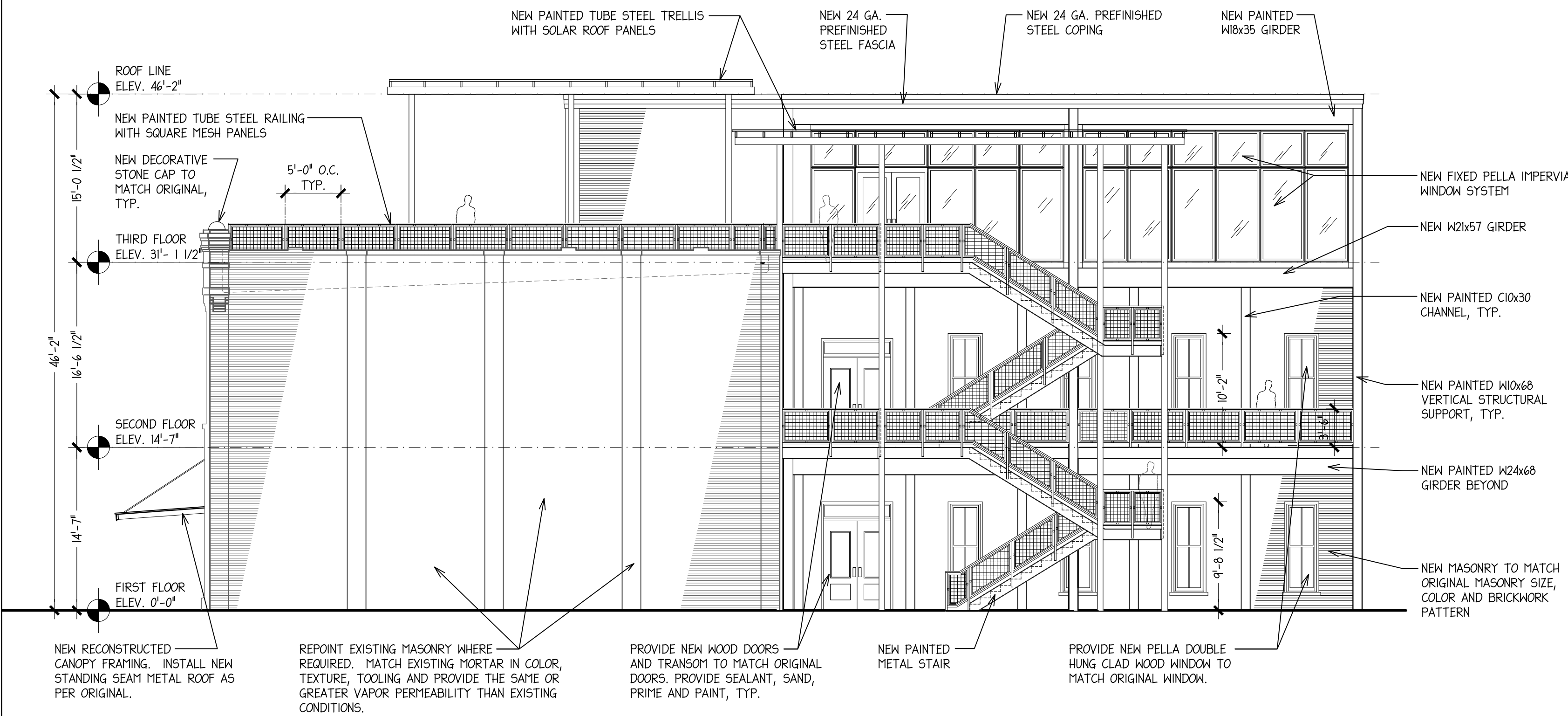
THE STERLING
830 W. COMMERCE STREET

SAN ANTONIO, TEXAS 78207

SOUTH ELEVATION AND PHOTOS

Date: 07/29/2022
Scale:
Drawn by:
Job Number:
Sheet Number:
A-#.##
Sheet ## of

Previous submittal, approved by the HDRC 8/17/2022



1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PHOTO # ####

PHOTO # ####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PHOTO # #####

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

MAIN STREET
ARCHITECTS INC.

709 AVENUE E SAN ANTONIO, TEXAS 78215 210.732.9568

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

WEST ELEVATION AND PHOTOS

Date: 07/29/2022

Scale:

Drawn by:

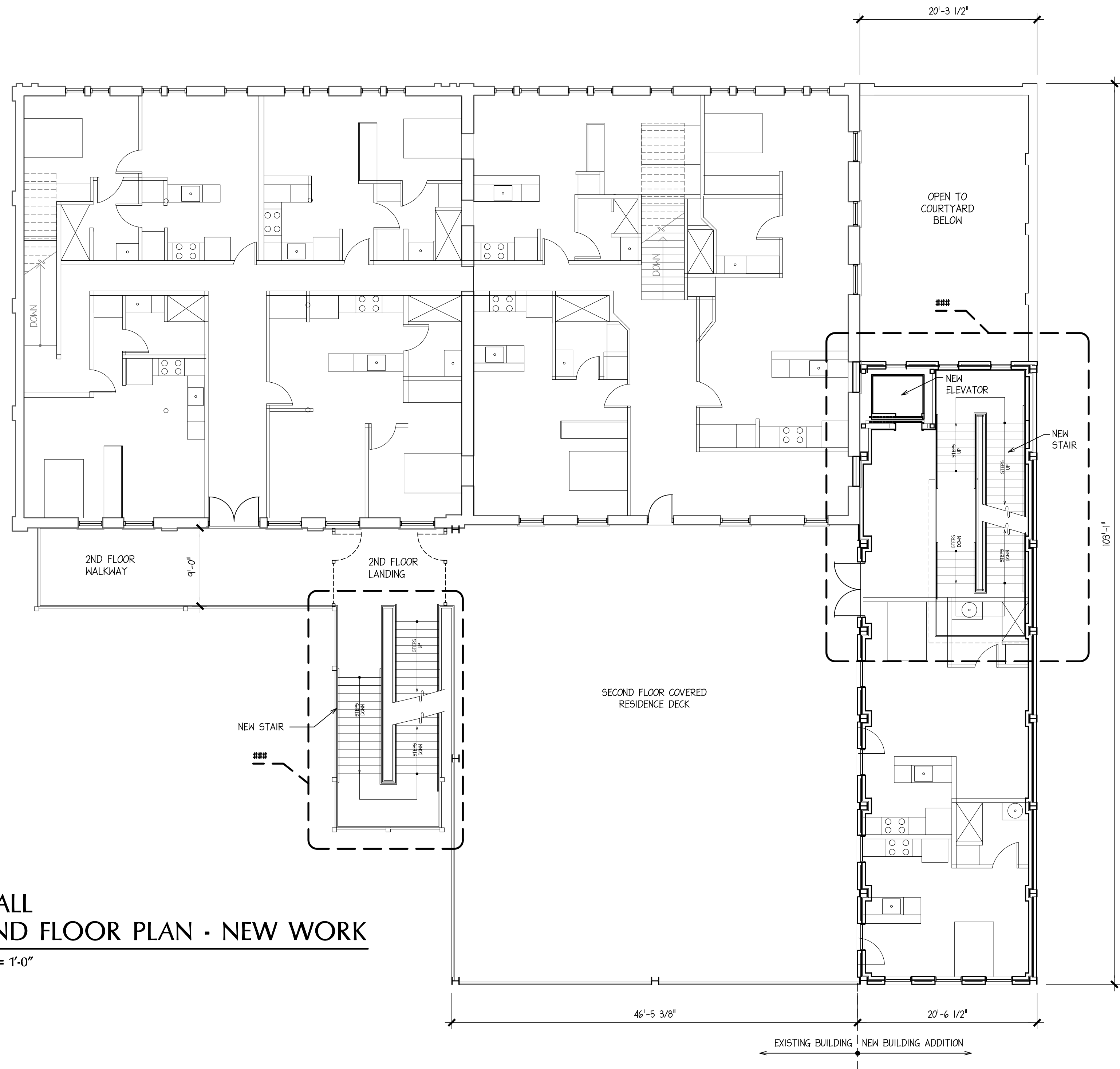
Job Number:

Sheet Number:

A-#.##

Sheet ## of

Previous submittal, approved by the HDRC 8/17/2022



 NORTH

1

OVERALL
SECOND FLOOR PLAN - NEW WORK

SCALE: 1/8" = 1'-0"

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION	
MAIN STREET ARCHITECTS INC.	
SUE ANN PEMBERTON #8330	
MAIN STREET ARCHITECTS INC.	709 AVENUE E SAN ANTONIO, TEXAS 78215 2107329568
REVISIONS	BY
THE STERLING 830 W. COMMERCE STREET SAN ANTONIO, TEXAS 78207	OVERALL SECOND FLOOR PLAN - NEW WORK
Date: 07/29/2022	
Scale:	
Drawn by:	
Job Number:	
Sheet Number:	
A-#.###	
Sheet ## of	

