

HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2017

HDRC CASE NO: 2017-510
ADDRESS: 401 E HOUSTON ST
LEGAL DESCRIPTION: NCB 417 BLK 19 CIR 6 & W 1.1 FT OF 5 ARB A1
ZONING: D, HS
CITY COUNCIL DIST.: 1
LANDMARK: Burns Building, Washer Bros Building
APPLICANT: Ann McGlone
OWNER: Area Real Estate, LLC
TYPE OF WORK: Door replacement, entry modifications
REQUEST:

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

1. Modify the street level entrance on Jefferson Street and install a perforated metal access gate.

APPLICABLE CITATIONS:

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

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- 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.
- Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- 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.
- 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)

- 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.
- 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.

FINDINGS:

- a. The structure at 401 E Houston, commonly known as the Burns Building and Washer Brothers Building was constructed in 1912 originally featuring four levels. During the 1950's, a fifth level addition was constructed by J.C. Penney's.
- b. The applicant has proposed to modify the street level entrance on Jefferson Street by installing a perforated metal access gate. The proposed gate will be installed in a manner that will remove the existing vestibule from view. Within the vestibule, the existing, non-original door will be replaced and the opening will be modified by increasing the depth of the vestibule and installing an off-axis opening. The proposed new door entrance will be located to the rear of the storefront system.
- c. ENTRANCE MODIFICATION – The Guidelines for Exterior Modifications 10.B. notes to 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. Staff finds that the proposed modifications are reversible, will be performed in a manner that will not remove historic elements and will not negatively impact the architectural character of the historic structure.

- d. HISTORIC TAX CERTIFICATION – At this time, the applicant has not applied to receive the local Historic Tax Incentive. Staff encourages the applicant to submit an application for Historic Tax Certification.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 26, 2016

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Historic and Design Review Commission Form ATTACHMENT

Burns Building
401 East Houston Street
San Antonio, TX 78205

Project Description

The primary project is an interior renovation. The exterior renovation change is to an entrance door located on the Jefferson Street side of the building. The door will lead into a new interior lobby for the offices located on the upper floors. The existing door will be modified to provide an accessible entrance by providing adequate door width to the building. The existing pair of double doors are not compliant. A perforated metal gate will be added to the exterior face to provide security after hours.



Total Art Design & Architecture

Patrick Winn, AIA
193-1/2 West San Antonio St.
New Braunfels, TX 78130
(210) 885-7954

MEP:

MS2 Consulting Engineers
8200 IH-10 West, Suite 312
San Antonio, TX 78230
210-736-4265

HVAC

BEYER MECHANICAL
4719 Broom St
San Antonio, TX 78217
(210) 656-9027

LIFE SAFETY

FPCG-
Fire Protection Consulting Group, LLC
339 Sandalwood Lane, San Antonio, TX
(210) 858-2389

n/a

BURNS BUILDING

401 E Houston St,
San Antonio, TX 78205

OWNER:
AREA REAL ESTATE, LLC

ARCHITECTURAL PLAN ONLY:
STRUCTURE AND MEP NEED TO BE
ENGINEERED PRIOR TO CONSTRUCTION



BUILDING
ELEVATIONS

A200

Project Number: 1712
Date: 08/31/2017



5 NORTH ELEVATION
3/32" = 1'-0"

3 WEST ELEVATION
3/32" = 1'-0"

1 SOUTH ELEVATION
3/32" = 1'-0"



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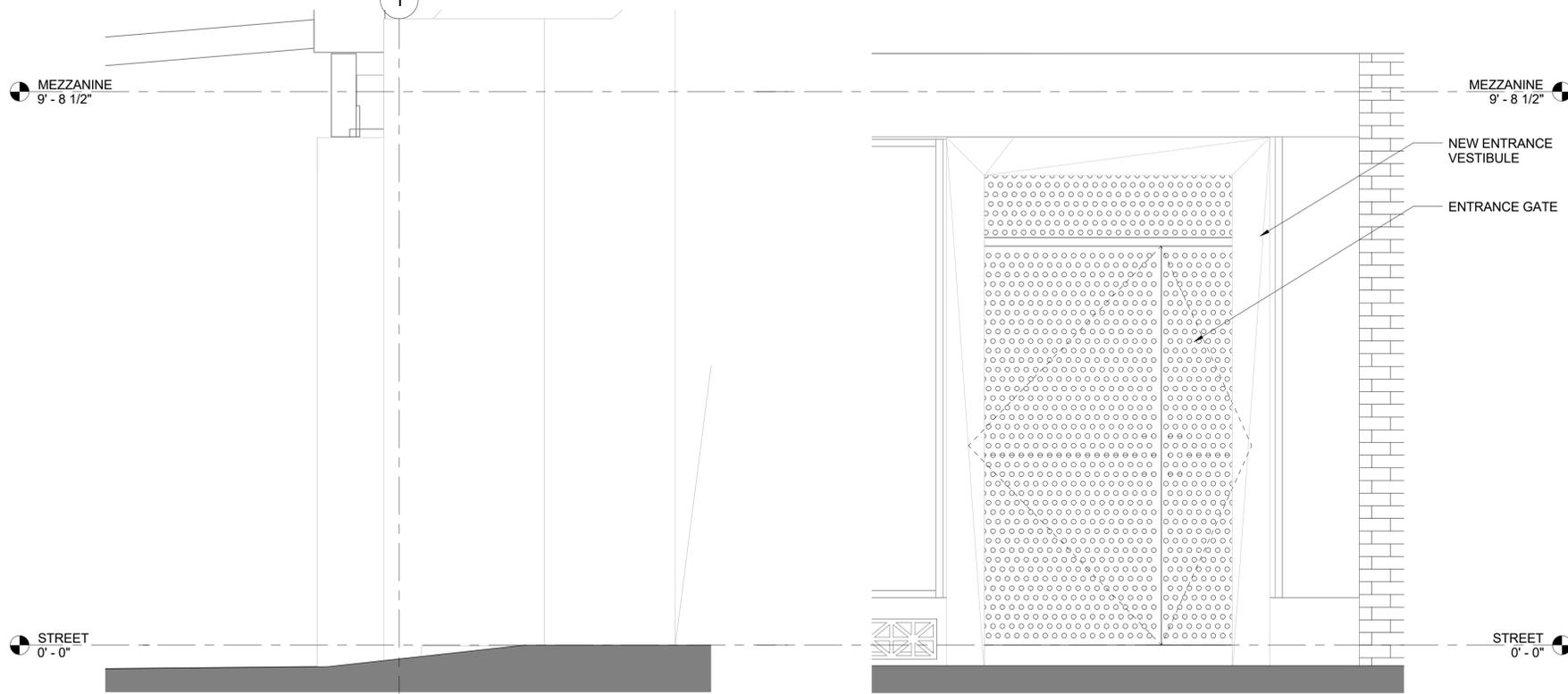


LOBBY - ENTRY

A311

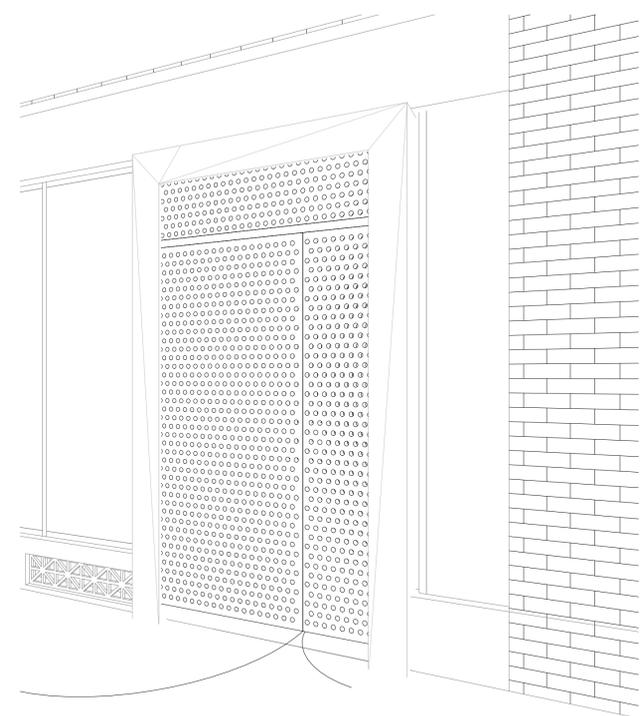
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Date

1712
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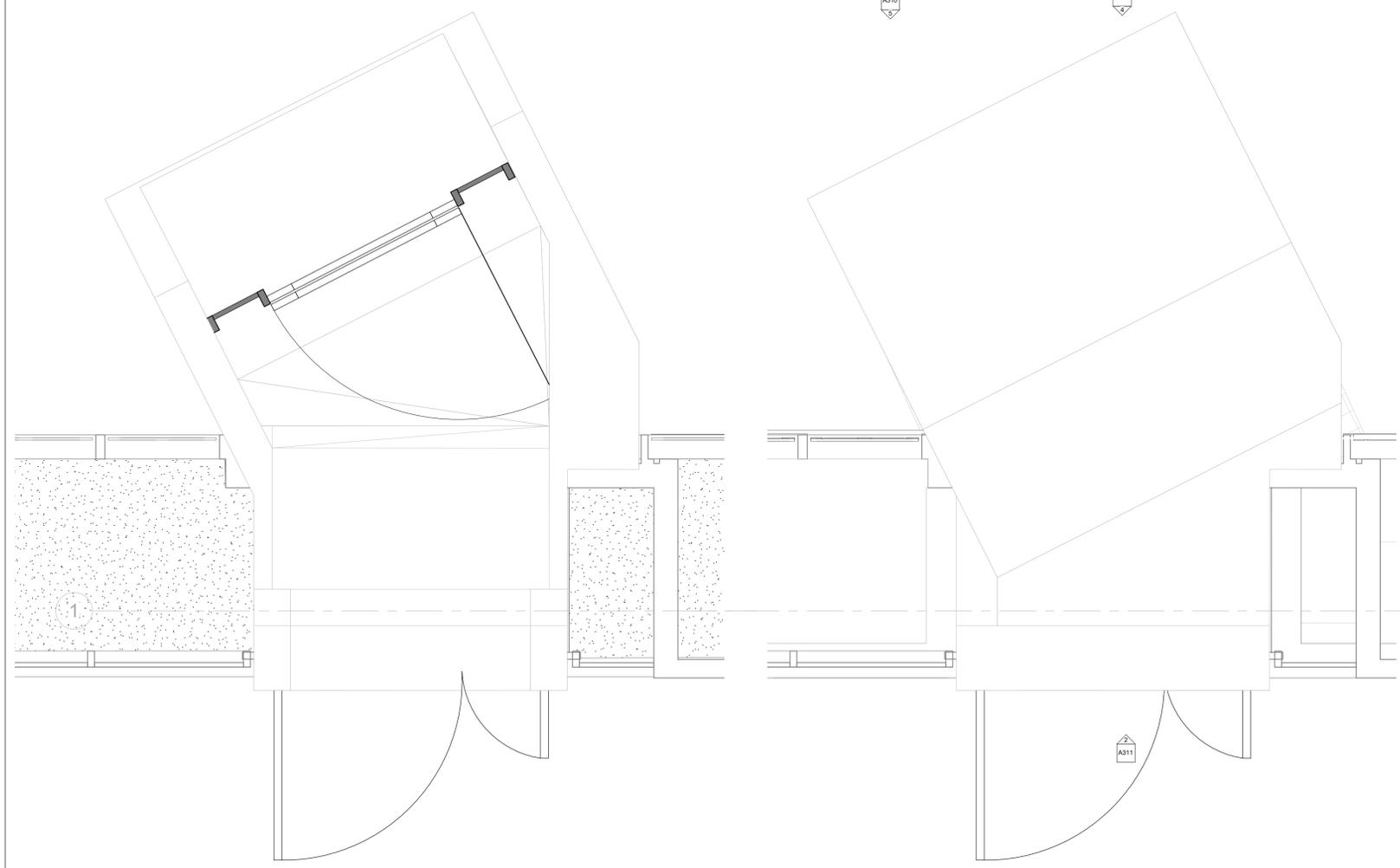


6 SECTION THROUGH ENTRANCE
3/4" = 1'-0"

2 EXTERIOR ENTRANCE ELEVATION
3/4" = 1'-0"

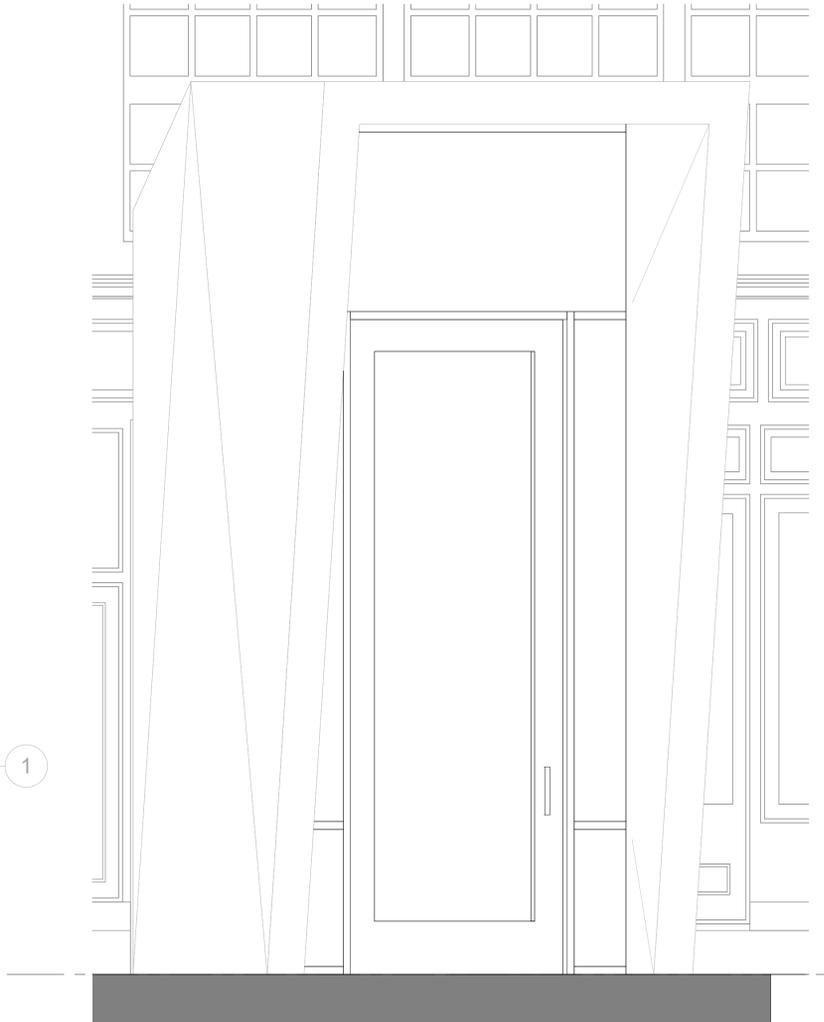


5 ENTRANCE PERSPECTIVE- EXTERIOR



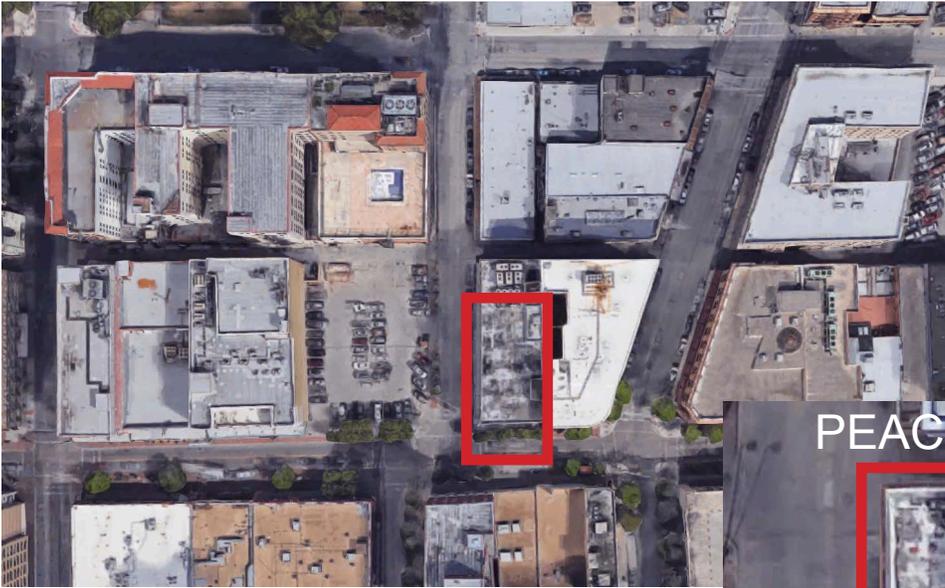
3 ENTRANCE VESTIBULE RCP
3/4" = 1'-0"

1 ENTRANCE VESTIBULE PLAN
3/4" = 1'-0"



4 ENTRANCE VESTIBULE INTERIOR ELEVATION
3/4" = 1'-0"

Burns Building
401 East Houston Street,
San Antonio, TX



Site location of the Burns Building, 401 East Houston Street, San Antonio, TX

Burns Building
San Antonio, Tx



Photo #1: First floor looking North. 6/2017

Burns Building
San Antonio, Tx



Photo #2: First floor Southeast corner. 6/2017

Burns Building
San Antonio, Tx



Photo #3: First floor column detail. 6/2017

Burns Building
San Antonio, Tx



Photo #4: Second floor, typical looking South. 6/2017

Burns Building
San Antonio, Tx



Photo #5: Typical interior floor looking North. 6/2017

Burns Building
San Antonio, Tx



Photo #6: Southwest corner, exterior elevation. 6/2017

Burns Building
San Antonio, Tx



Photo #7: West elevation. 6/2017

Burns Building
San Antonio, Tx



Photo #8: Looking East, exterior elevation. 7/2017

Burns Building
San Antonio, Tx



Photo #9: Jefferson Street elevation, existing door to be replaced 7/2017