

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2018

HDRC CASE NO: 2018-018
ADDRESS: 104 N ST MARYS
LEGAL DESCRIPTION: NCB 116 BLK LOT 2 THRU 9, & W 3.6 FT OF ALLEY
ZONING: D, HS
CITY COUNCIL DIST.: 1
LANDMARK: Aztec Theater
APPLICANT: Russell Williams, RA/Overland Partners
OWNER: Sam Panchevre/Aztec Family Group, LLC
TYPE OF WORK: Exterior modifications, construction of a rooftop addition, construction of an overlook terrace
APPLICATION RECEIVED: December 20, 2017
60-DAY REVIEW: February 18, 2018
REQUEST:

The applicant is requesting conceptual approval to:

The applicant is requesting a conceptual approval to:

1. Construct a terrace overlook on the north façade to feature a total of 1,307 square feet.
2. Construct an egress stair on the north façade to be connected to the terrace overlook to provide vertical circulation to and from the structure's rooftop.
3. Construct a rooftop addition to feature an overall height of approximately thirty (30) feet to feature a one story glass addition with a sculptural canopy on top.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing 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. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

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.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider characterdefining 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.

FINDINGS:

- a. The historic structure at 104 N St Mary’s, commonly known as the Aztec Theater was constructed in 1926 and features a brick façade with stone and decorative moldings. The structure currently features fire escapes on the north façade, a marquee canopy on N St Mary’s Street and a prominent blade sign at the corner of N St Mary’s and E Commerce. At this time, the applicant has proposed a redevelopment of the structure to feature a hotel and entertainment venue.
- b. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on December 12, 2017, where committee members noted that the overlook terrace should feature a separation from River Walk elements and that the general massing and location of the rooftop addition was appropriate. This request was reviewed a second time by the Design Review Committee on January 9, 2018, where committee members noted concerns regarding concerns over the option to include signage on the proposed egress stair.
- c. **OVERLOOK TERRACE** – Above W Crockett Street along the north façade of the structure, the applicant has proposed to construct an overlook terrace that will extend from the historic structure across W Crockett Street to the existing Aztec sculpture at the public right of way on the San Antonio River Walk side W Crockett. The applicant has noted that the overlook will be recessed to meet the sculpture. The applicant has also proposed to

raise the existing sculpture to the height of the overlook terrace, 14' – 10" above street level. The applicant has proposed materials that include metal railings and concrete for the overlook terrace.

- d. FIRE ESCAPE REMOVAL – The applicant has proposed to remove the existing fire escape staircase on the westernmost portion of the north façade. This fire escape is proposed to be replaced with a new egress stair.
- e. EGRESS STAIR – At the location of the existing fire escape, the applicant has proposed to construct a new egress stair that will connect to the proposed overlook terrace. The proposed stair will feature materials that include a metal structure and metal guardrails. Generally, the profile of the proposed egress stair to be similar to that of the existing fire escape.
- f. EGRESS STAIR SIGNAGE – The applicant has proposed an option to clad the egress stair which includes a replication of the historic blade sign at the corner of N St Mary's and E Commerce. Staff finds that the proposed egress stair should feature a profile and materials that are simplified as to not detract from the historic structure or the nature of the adjacent San Antonio River Walk.
- g. ROOFTOP ADDITION – At the top of the historic structure, the applicant has proposed to construct a rooftop addition that is to feature a total of approximately thirty (30) feet in height. A one story glass addition will feature 17' – 9" in height while a canopy structure will feature approximately 12' – 3". Per the Guidelines for Additions 2.A., new additions should be designed to be in keeping with the existing, historic context of the block and should be located to minimize visual impact from the public right of way. Staff finds that the proposed addition's location appropriate and consistent with the Guidelines regarding location.
- h. ROOFTOP ADDITION – The Guidelines for Additions 2.B.i. notes that the height of a rooftop addition should not be more than forty (40) percent of the original height of the structure. The applicant's proposed height is consistent with the Guidelines; however, staff finds that the applicant should explore ways to reduce the overall massing of the addition, potentially through a reduction in massing of the proposed canopy structure.
- i. ROOFTOP ADDITION – In regards to materials and architectural details, the applicant has proposed materials to consist of a glass curtain wall system, metal guardrails and a metal canopy structure atop of the single height glass addition. Generally, the proposed materials are light in appearance in comparison to the historic structure's masonry walls and will present themselves subordinate to the historic structure.

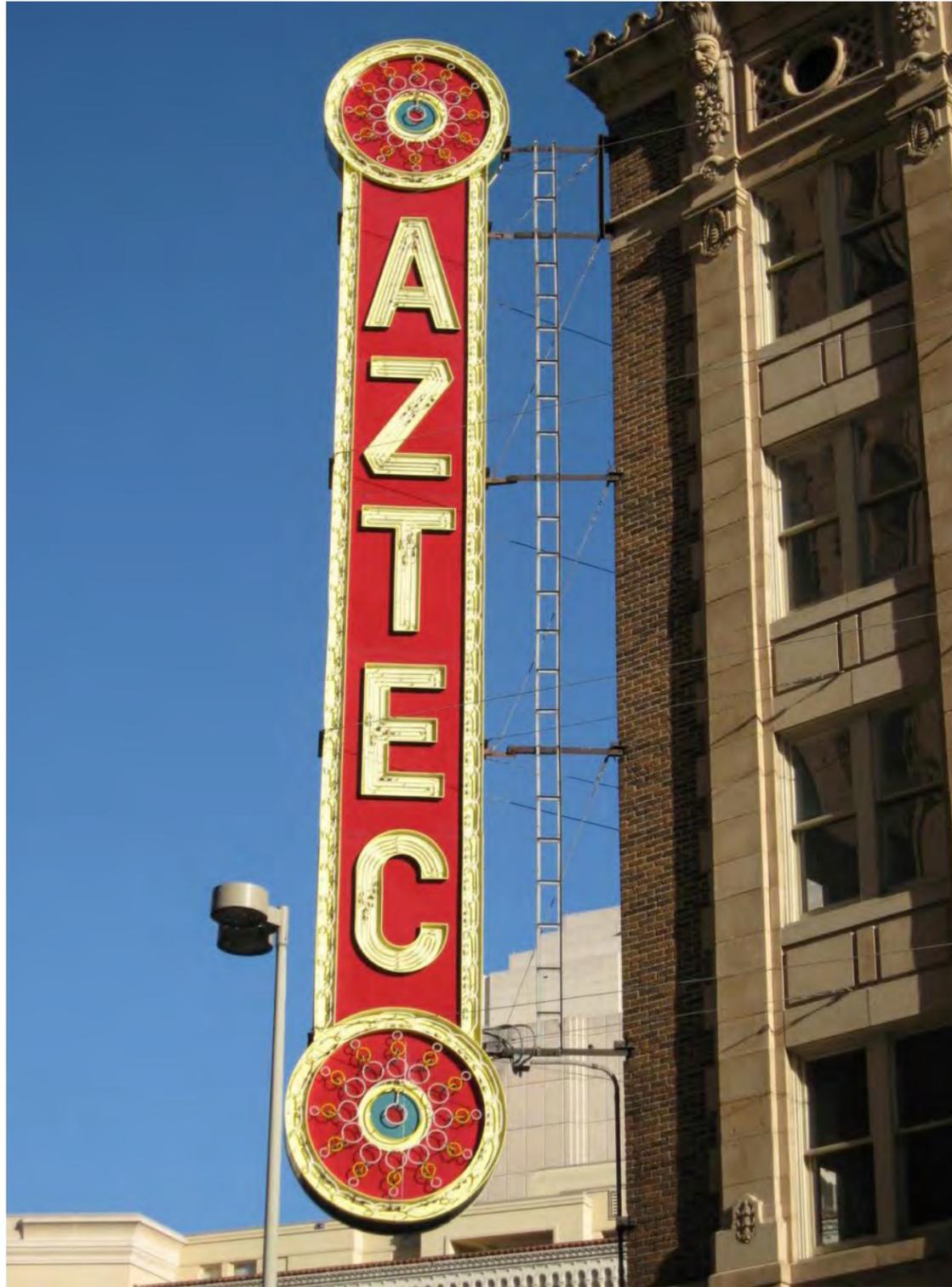
RECOMMENDATION:

Staff recommends conceptual approval of items #1 through #3 based on findings a through h with the following stipulations:

- i. That the proposed egress stair feature simplified architectural elements including that do not include elements such as signage or polluting lighting that will negatively impact the historic structure, the pedestrian atmosphere at W Crockett or the pedestrian atmosphere at the River Walk level.
- ii. That the explore ways to reduce the overall massing and visual impact of the proposed addition. Staff finds that a reduction in the overall massing of the proposed canopy structure may reduce the height and visual impact of the proposed addition.

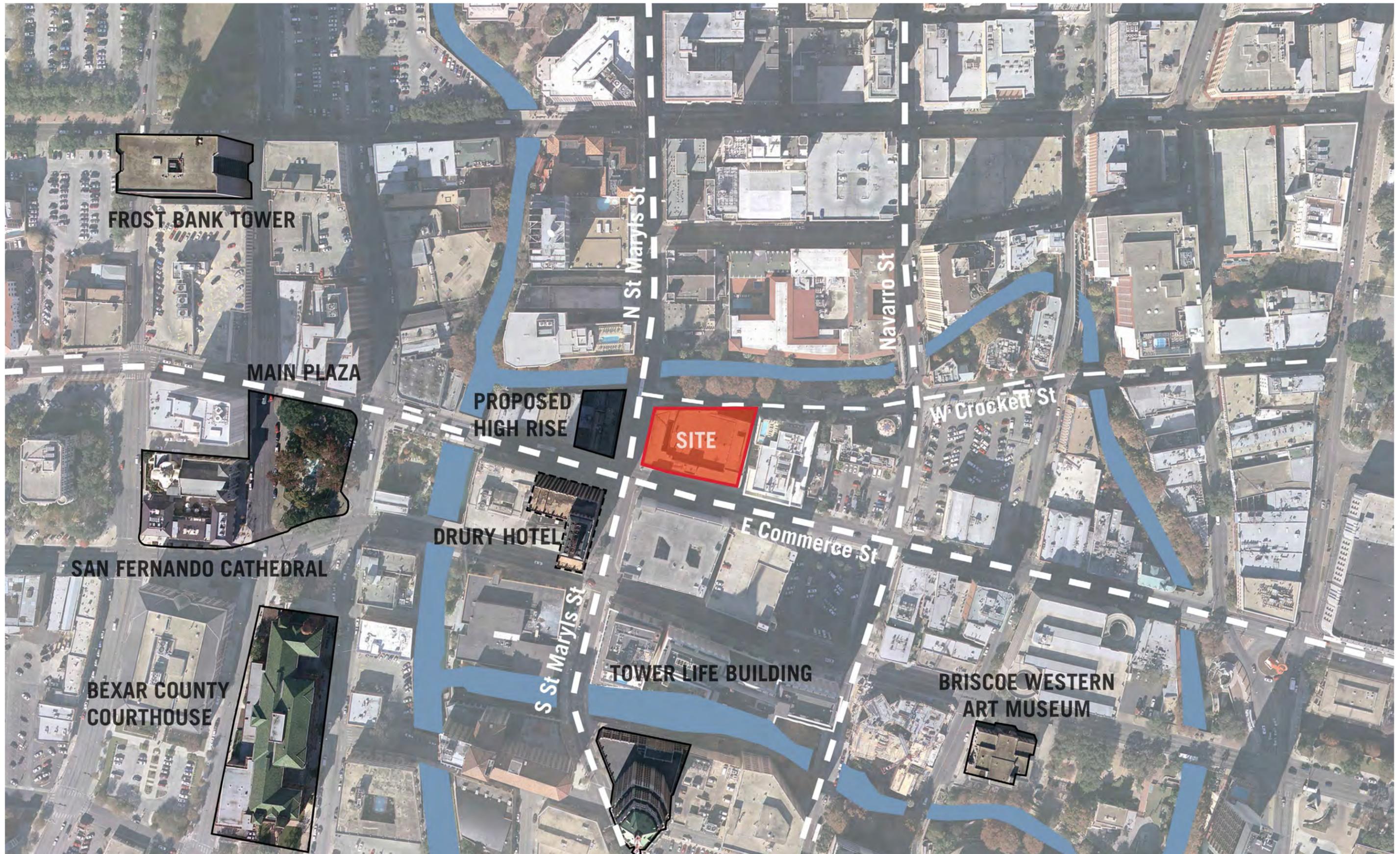
CASE MANAGER:

Edward Hall

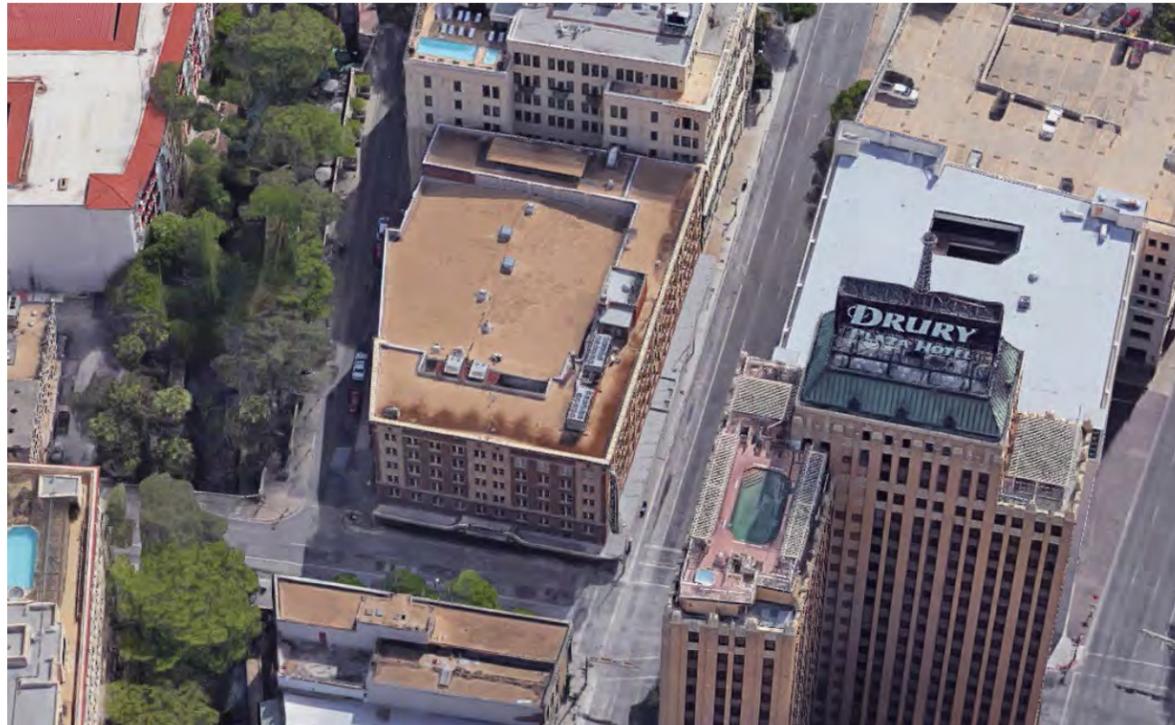


AZTEC HOTEL

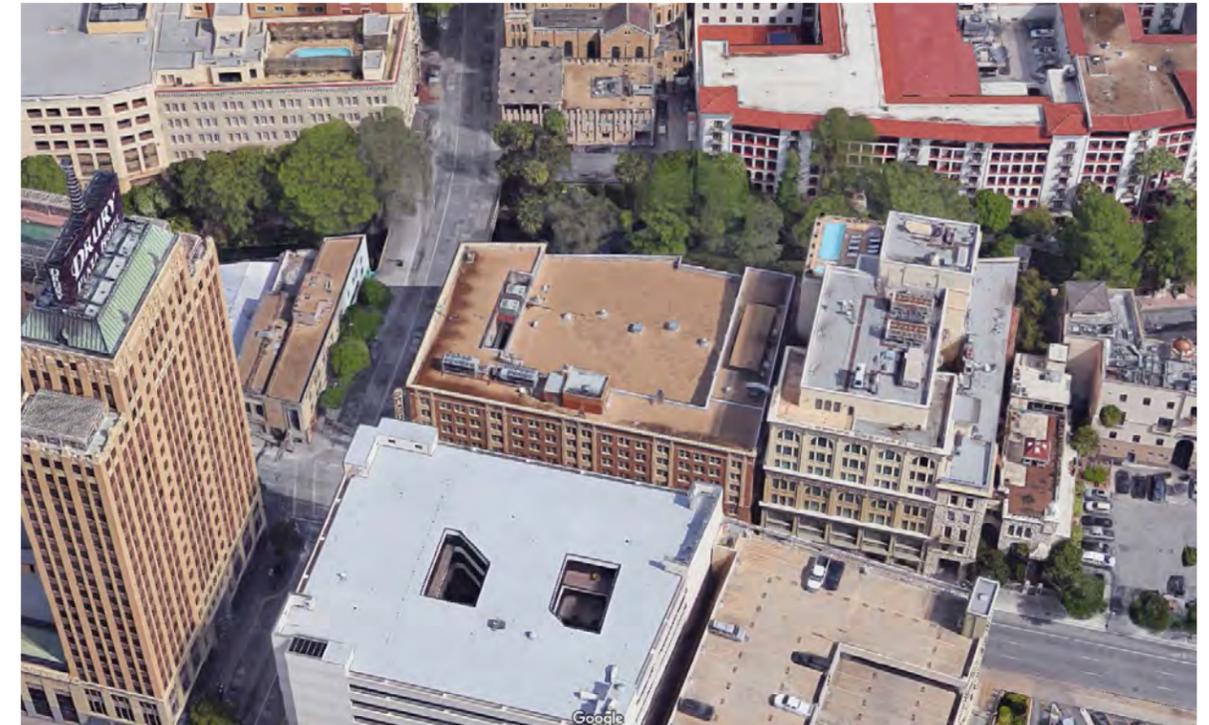
HDRC REVIEW — 20 DECEMBER 2017



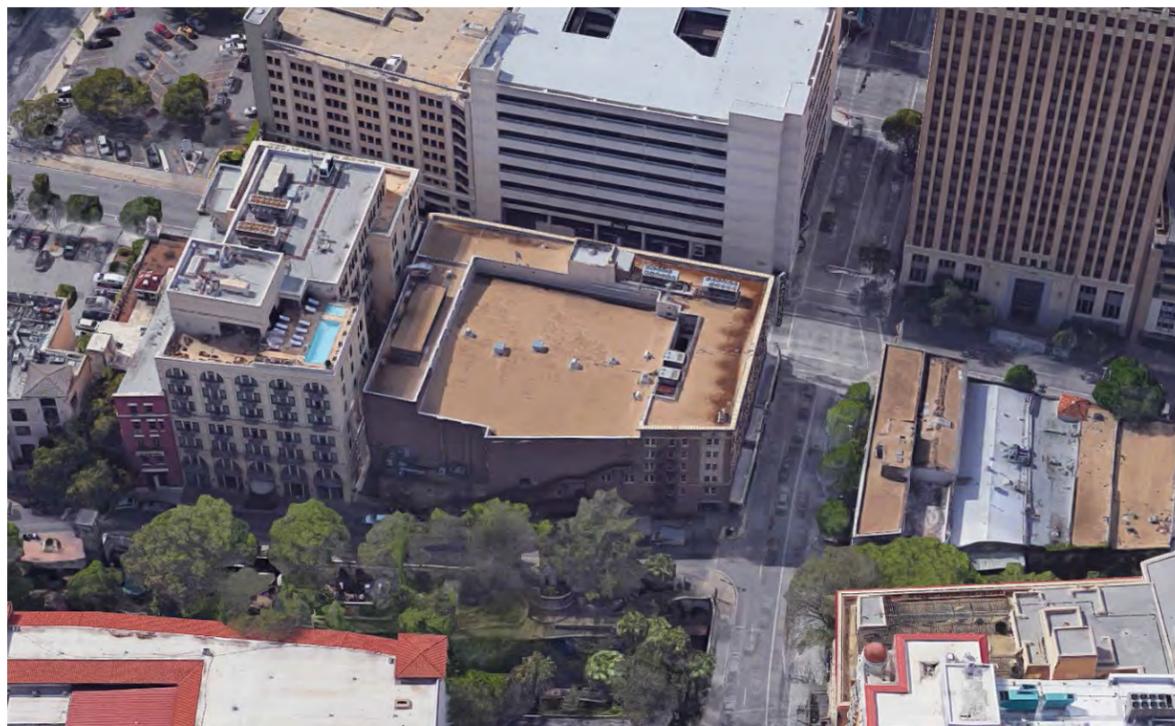
SITE CONTEXT AERIAL



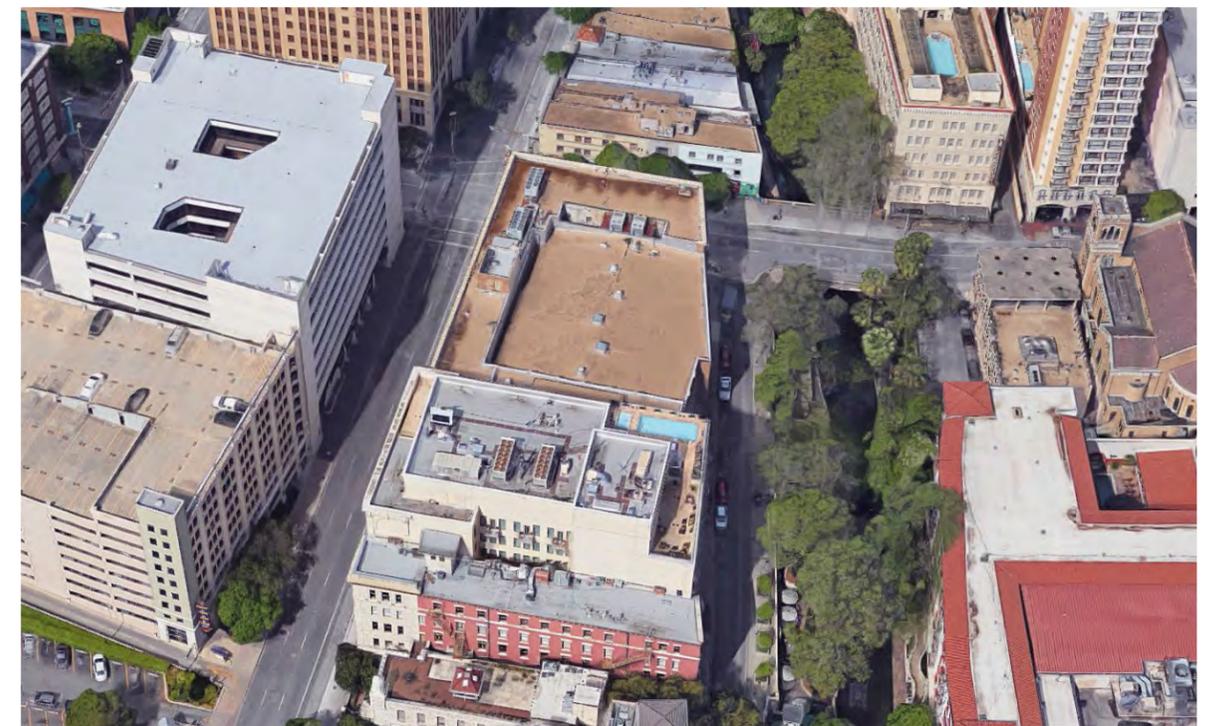
Aerial view looking East



Aerial view looking North



Aerial view looking South



Aerial view looking West

SITE CONTEXT
AZTEC THEATER



Aztec building view from St Mary's and Commerce St.



Interior view of Aztec lobby

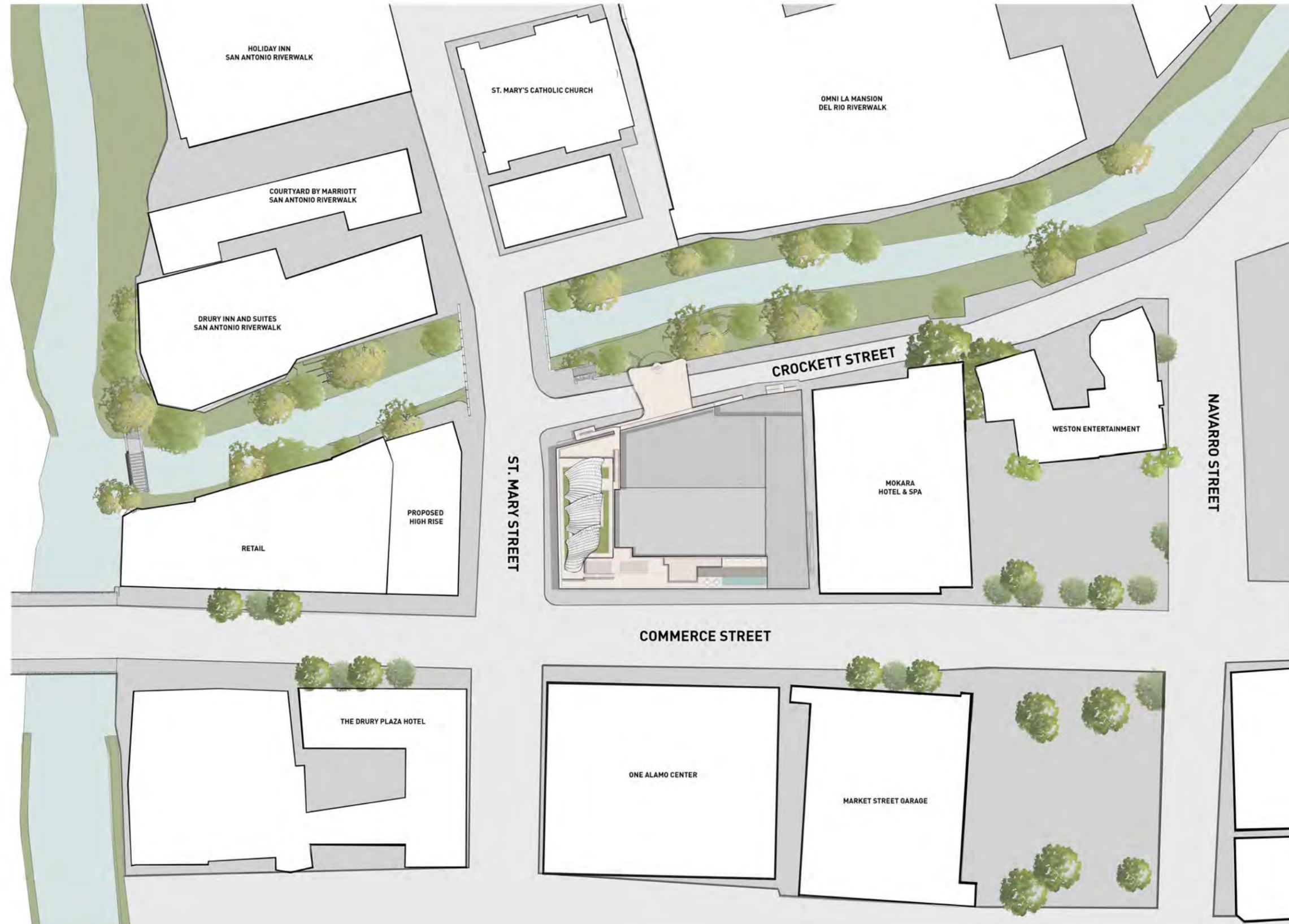


Aztec building frontage to Riverwalk



Interior view of Aztec theater

SITE PLAN



1:40 0' 20' 40' 80'

VIEW FROM ST. MARY'S STREET



WP VISIONS LLC

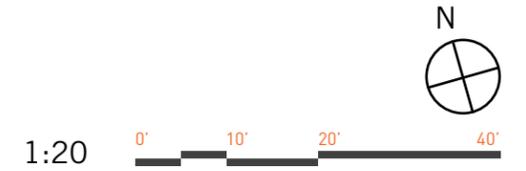
Paul Whitman '97



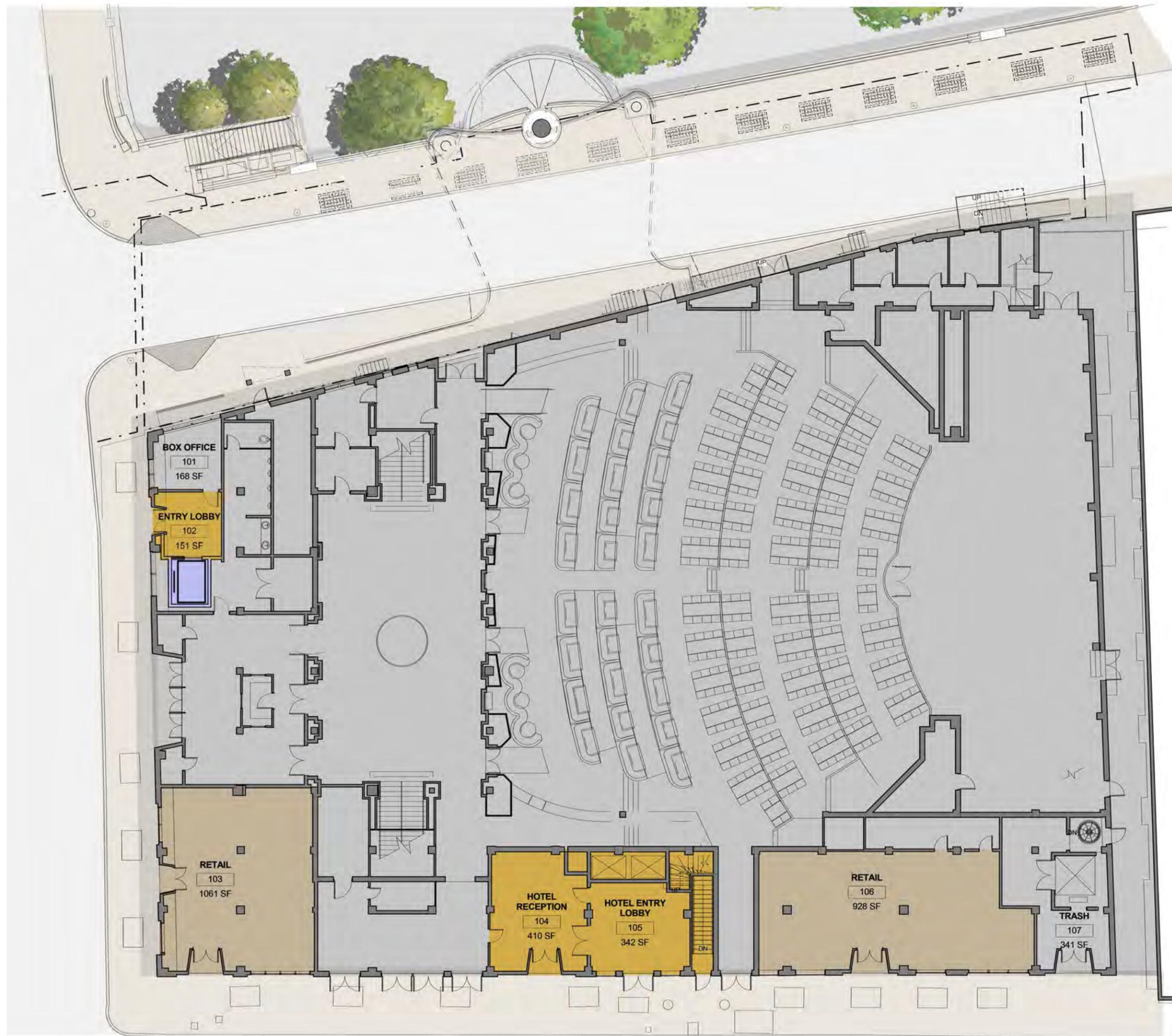
FLOORPLAN RIVER WALK LEVEL



- CIRCULATION
- EXISTING HISTORIC THEATER
- HOTEL
- NEW ELEVATOR
- EXISTING TENANT SPACE
- NEW TERRACE SPACE



FLOORPLAN GROUND LEVEL

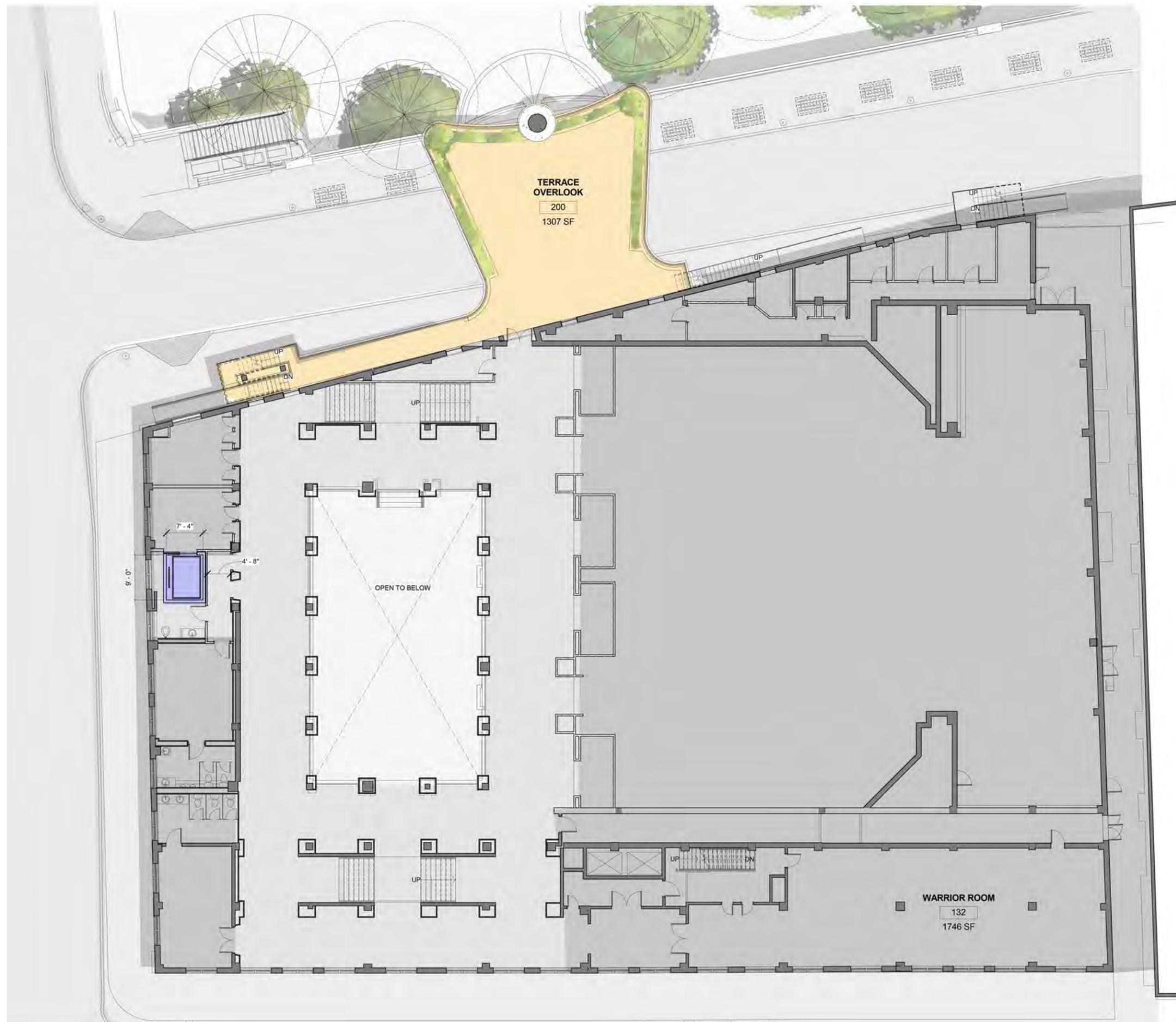


- CIRCULATION
- EXISTING HISTORIC THEATER
- HOTEL
- NEW ELEVATOR
- EXISTING TENANT SPACE
- NEW TERRACE SPACE

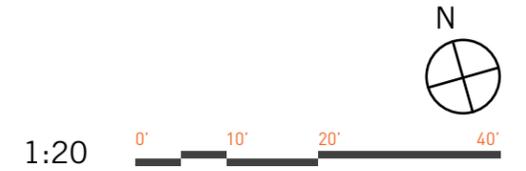


1:20
0'
10'
20'
40'

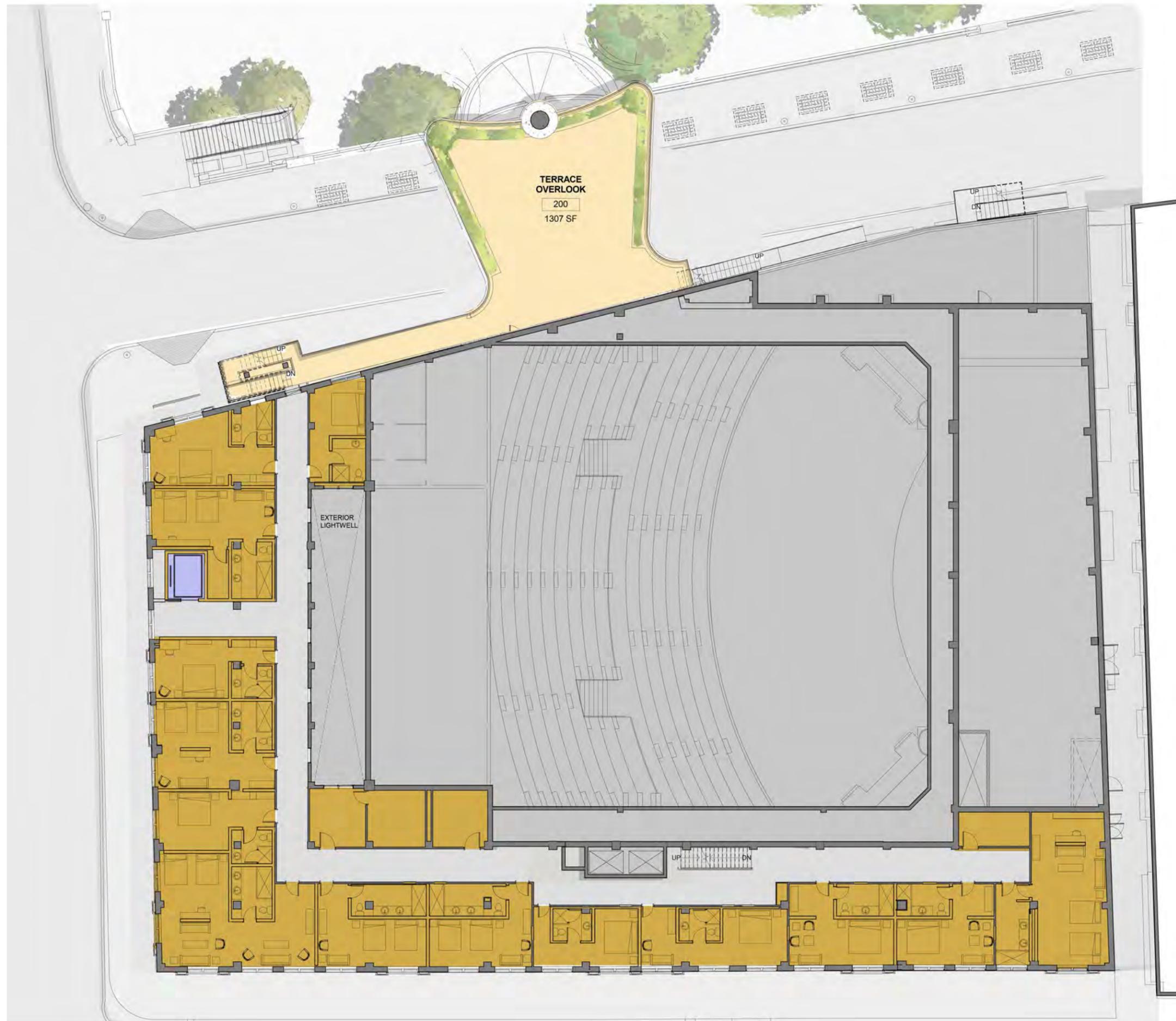
FLOORPLAN SECOND LEVEL



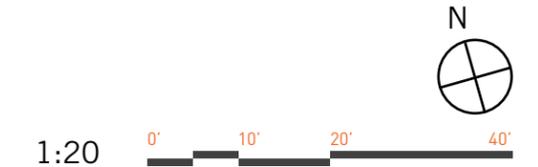
- CIRCULATION
- EXISTING HISTORIC THEATER
- HOTEL
- NEW ELEVATOR
- EXISTING TENANT SPACE
- NEW TERRACE SPACE



FLOORPLAN TYPICAL LEVEL 3-6



- CIRCULATION
- EXISTING HISTORIC THEATER
- HOTEL
- NEW ELEVATOR
- EXISTING TENANT SPACE
- NEW TERRACE SPACE



FLOORPLAN ROOFTOP LEVEL

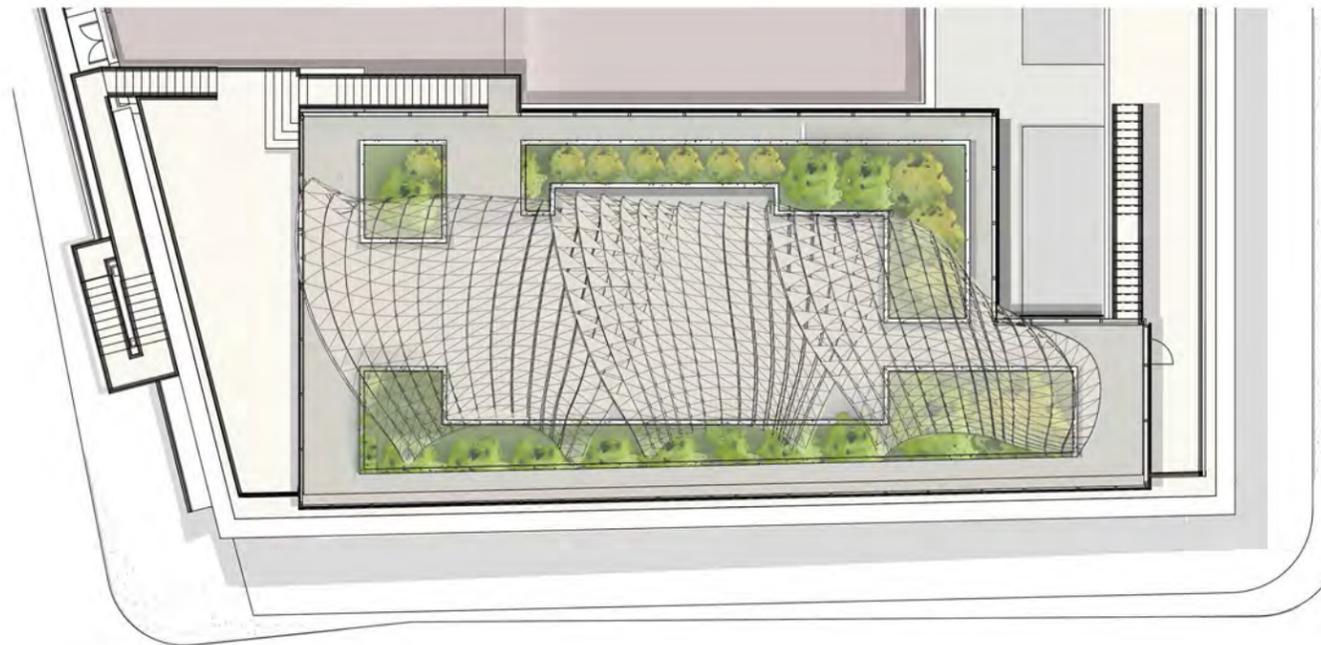


- CIRCULATION
- EXISTING HISTORIC THEATER
- HOTEL
- NEW ELEVATOR
- EXISTING TENANT SPACE
- NEW TERRACE SPACE

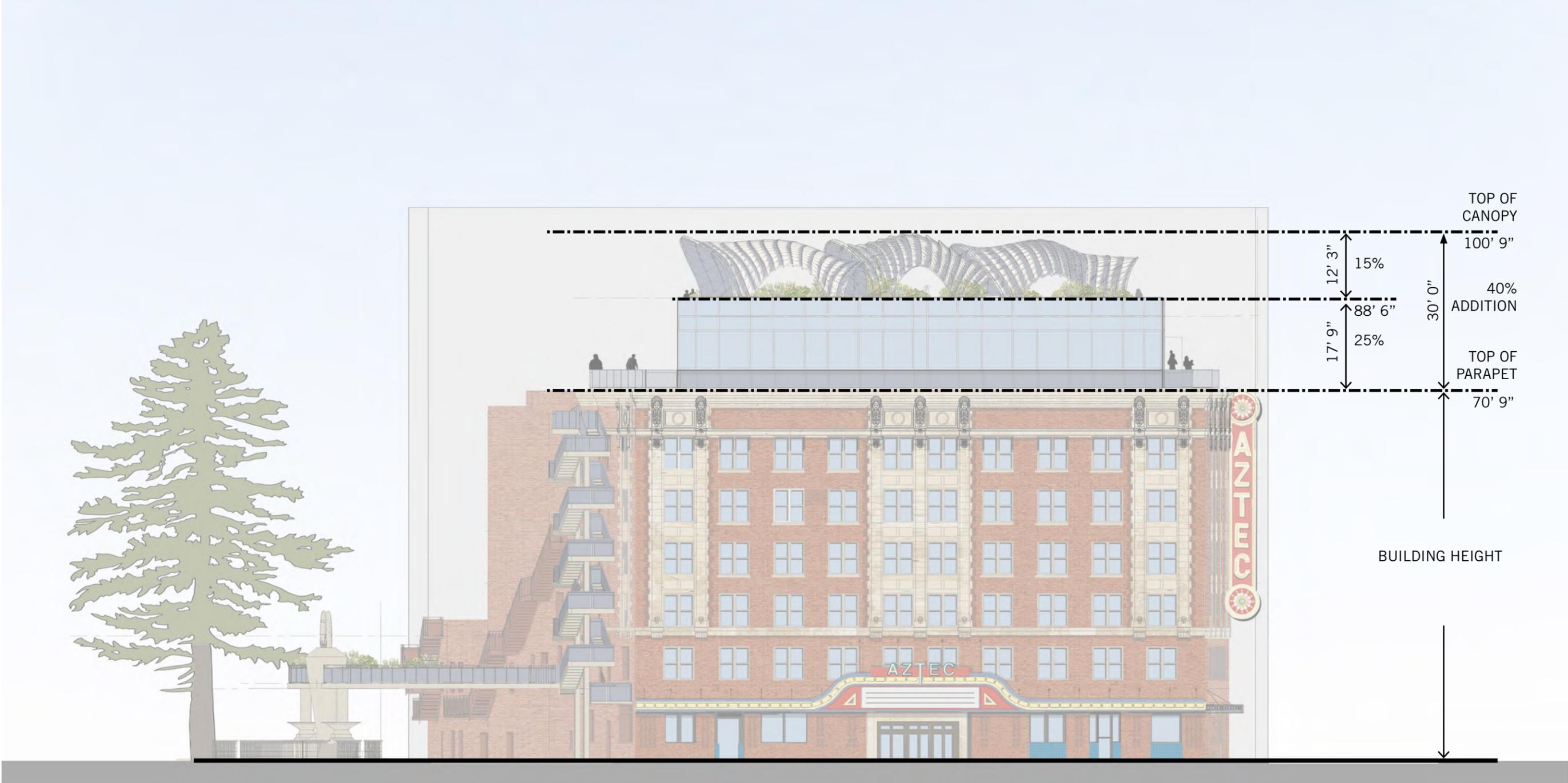


1:20
0'
10'
20'
40'

NEW ADDITION 3' SETBACK

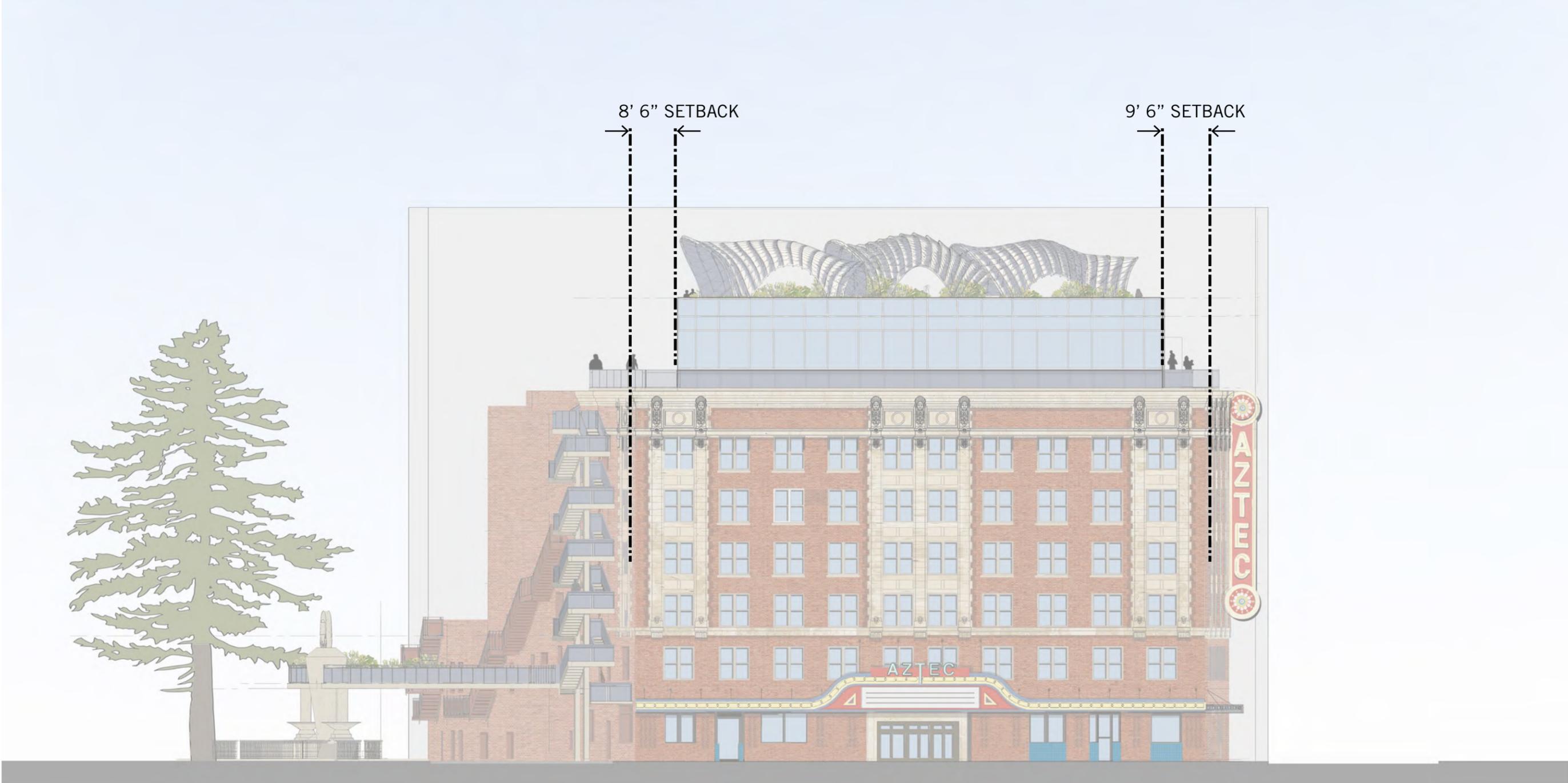


ELEVATION
ST. MARY'S STREET
HEIGHT LIMIT



TOP OF CANOPY
100' 9"
15%
12' 3"
40% ADDITION
30' 0"
25%
88' 6"
17' 9"
TOP OF PARAPET
70' 9"
BUILDING HEIGHT

ELEVATION
ST. MARY'S STREET
ROOFTOP SETBACK



ELEVATION
ST. MARY'S STREET
RESPONSE TO FACADE GRID



ELEVATION COMMERCE STREET



- TOP OF CANOPY
100' - 9 1/4"
- TOP OF PARAPET
88' - 6"
- LEVEL 08
85' - 0"
- LEVEL 07
71' - 4"
- EXIST PARAPET
70' - 9 1/4"
- LEVEL 06 CEILING
63' - 6"
- LEVEL 06
54' - 0"
- LEVEL 05
44' - 0"
- LEVEL 04
34' - 0"
- LEVEL 03
24' - 0"
- LEVEL 02
13' - 10 1/2"
- STREET LEVEL 01
0' - 0"

1:20 0' 10' 20' 40'

ELEVATION CROCKETT STREET



SECTION
CROCKETT STREET



STREET VIEW - N. ST. MARY'S STREET
EXISTING CONDITION

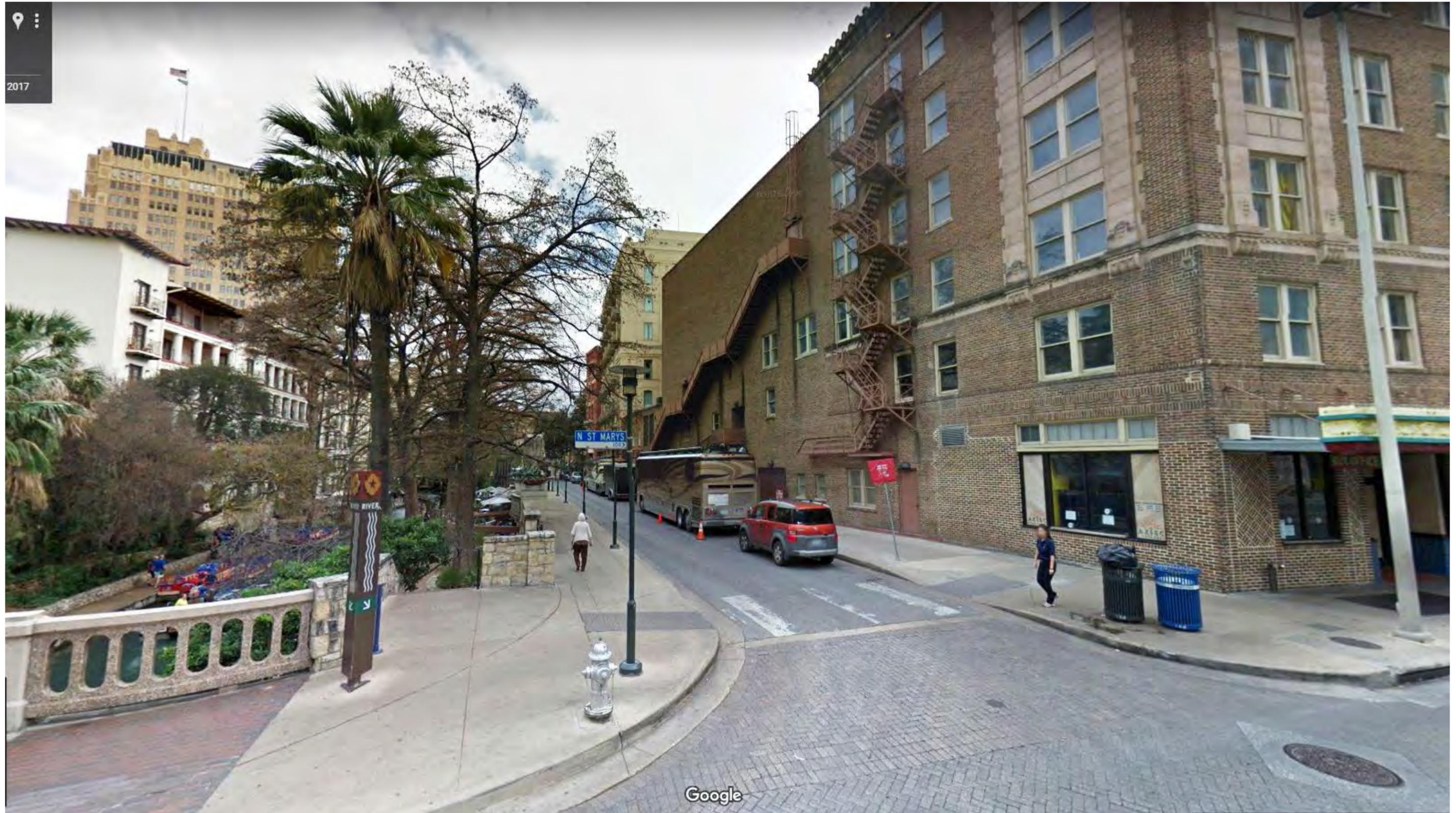


STREET VIEW - N. ST. MARY'S STREET
NEW ADDITION



STREET VIEW- CROCKETT STREET

EXISTING CONDITION



STREET VIEW- CROCKETT STREET

NEW ADDITION



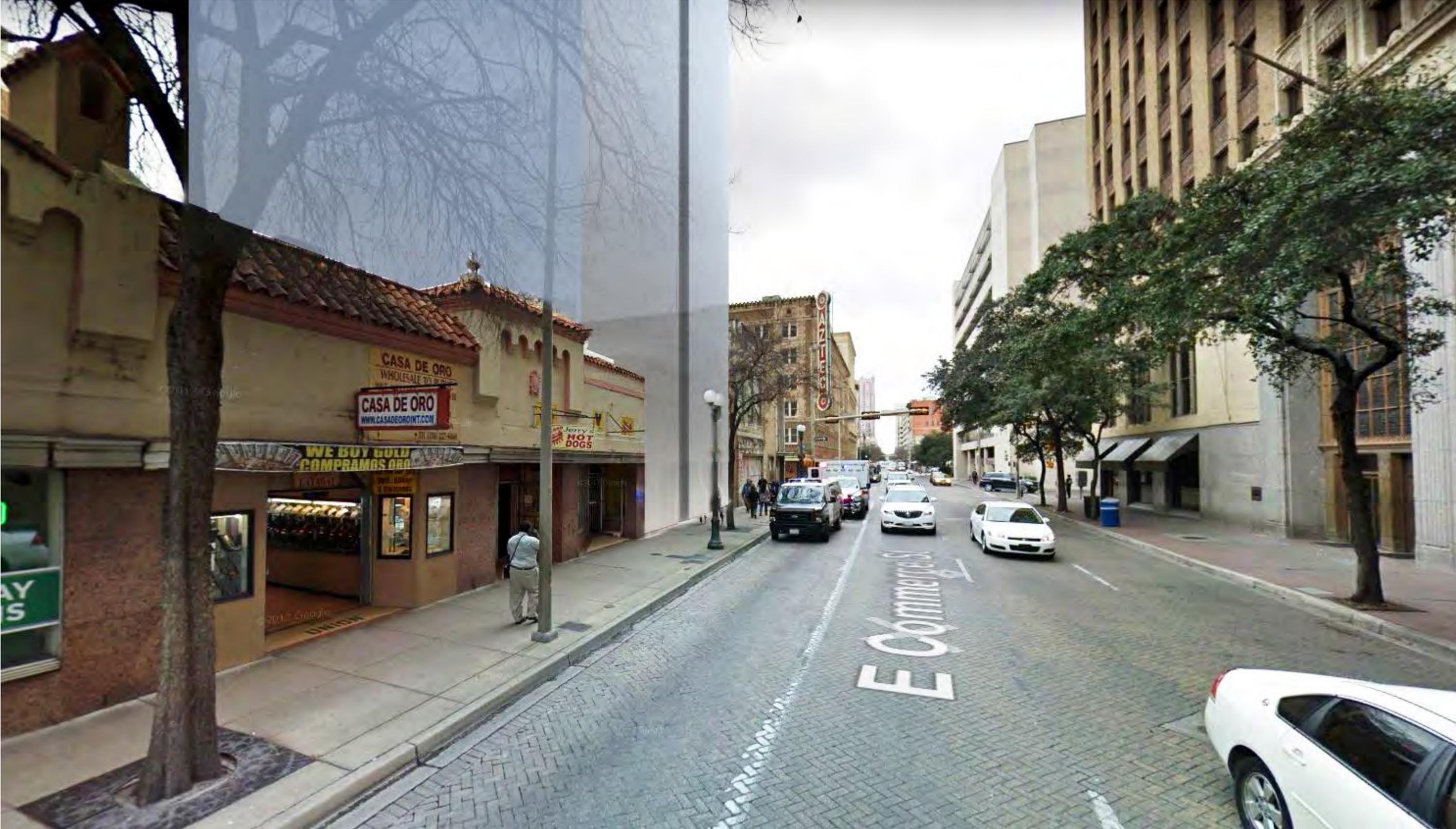
STREET VIEW- RIVER WALK LEVEL
NEW ADDITION



STREET VIEW- RIVER WALK LEVEL
NEW ADDITION



STREET VIEW - COMMERCE STREET
EXISTING CONDITION



STREET VIEW - COMMERCE STREET

NEW ADDITION



STREET VIEW - COMMERCE STREET
EXISTING CONDITION



STREET VIEW - COMMERCE STREET

NEW ADDITION



STREET VIEW AT COMMERCE AND ST MARY'S STREET
EXISTING CONDITION



STREET VIEW AT COMMERCE AND ST MARY'S STREET

NEW ADDITION



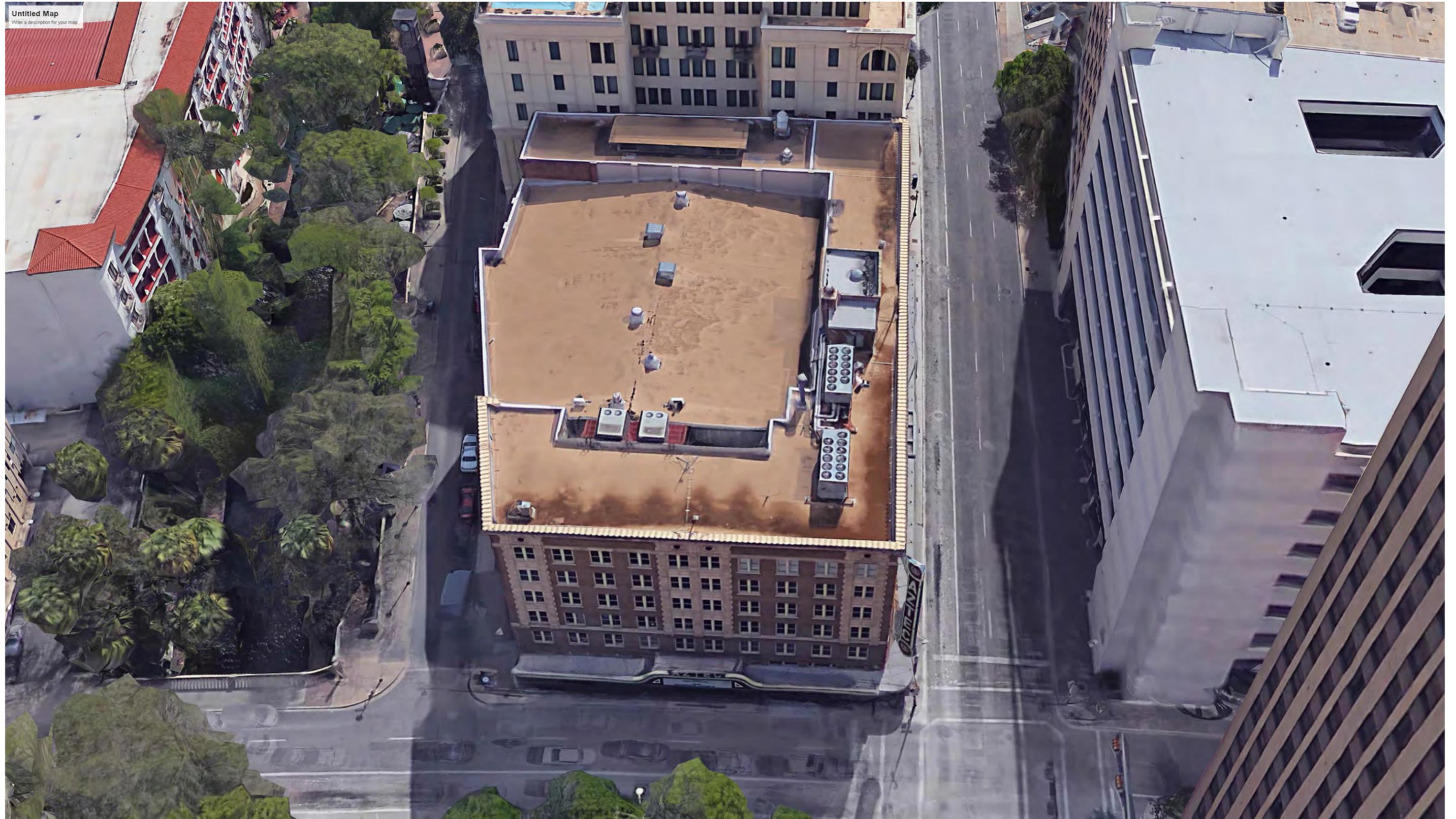
STREET VIEW - E COMMERCE STREET
EXISTING CONDITION



STREET VIEW - E COMMERCE STREET
NEW ADDITION



VIEW FROM PROPOSED HIGH RISE
EXISTING CONDITION



VIEW FROM PROPOSED HIGH RISE
NEW ADDITION





OVERLAND

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OVERLAND PARTNERS
203 East Jones Avenue, Suite 104
San Antonio, Texas 78215
P 210.829.7003
www.overlandpartners.com

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