

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

HDRC CASE NO: 2018-082
ADDRESS: 111 DALLAS ST
LEGAL DESCRIPTION: NCB 799 BLK 17 LOT 1 THRU 4
ZONING: D,HS
CITY COUNCIL DIST.: 1
LANDMARK: Baptist Memorial Hospital, School of Nursing
APPLICANT: Jonathan Nee/Robins & Morton
OWNER: VHS San Antonio Partners LP
TYPE OF WORK: Entryway modifications
APPLICATION RECEIVED: February 06, 2018
60-DAY REVIEW: April 07, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing vestibule configuration of the Dallas St entrance and install an ADA accessible wheelchair ramp to the east of the entrance.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. *Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. *Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. *Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. *Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. *Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide

illumination to sidewalks or storefronts.

iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

FINDINGS:

- a. The structure located at 111 Dallas St is a 6-story brick and cast stone commercial building constructed in phases from 1950 - 1986. The property is part of the Baptist Memorial Hospital complex, which is a local landmark, designated on October 27, 1988. The applicant is requesting approval to modify the existing Dallas St entrance.
- b. **SIGNIFICANCE** – This property the location of the original site of the Physicians’ and Surgeons’ Hospital, which housed one of the first nursing schools in the city, established in 1914. The hospital merged with an adjacent hospital and nursing school in the 1940s. The oldest remaining portion of the complex is at the southeast wing, which fronts Dallas St, constructed in 1950. This structure appears on the 1951 Sanborn Map in its current configuration. The complex was expanded several times in the 1960s and 1970s, and by 1986, all four existing wings were in place. This complex represents the growth and expansion of healthcare and education in San Antonio.
- c. **DALLAS ST ALTERATIONS** – The applicant has proposed to replace an existing vestibule at the Dallas St entrance. The vestibule will be moved into the building and a new aluminum curtain wall system will be installed. An ADA accessible ramp will be constructed to the east of the existing entrance and will feature a brick veneer below floor level on the vertical faces to match the existing brick on the historic structure in color and pattern. A new painted metal guardrail will be installed and will extend beneath the existing canopy to provide access to the vestibule. The primary pedestrian stair entrance fronting Dallas will remain, as well as the existing columns, handrails, and canopy, which are character defining features of the entrance. According to the Historic Design Guidelines, existing historic canopies and entryway elements should be preserved. This wing of the complex is the oldest remaining as noted in finding b. A newspaper article from 1952 shows the front façade of the structure with the existing canopy and entry in its current configuration, which matches the footprint in the 1951 Sanborn Map. Staff finds that the submitted proposal preserves character defining features of the entrance’s architecture while adding essential ADA accessibility elements and improving the vestibule for patrons. Staff finds the proposal appropriate.

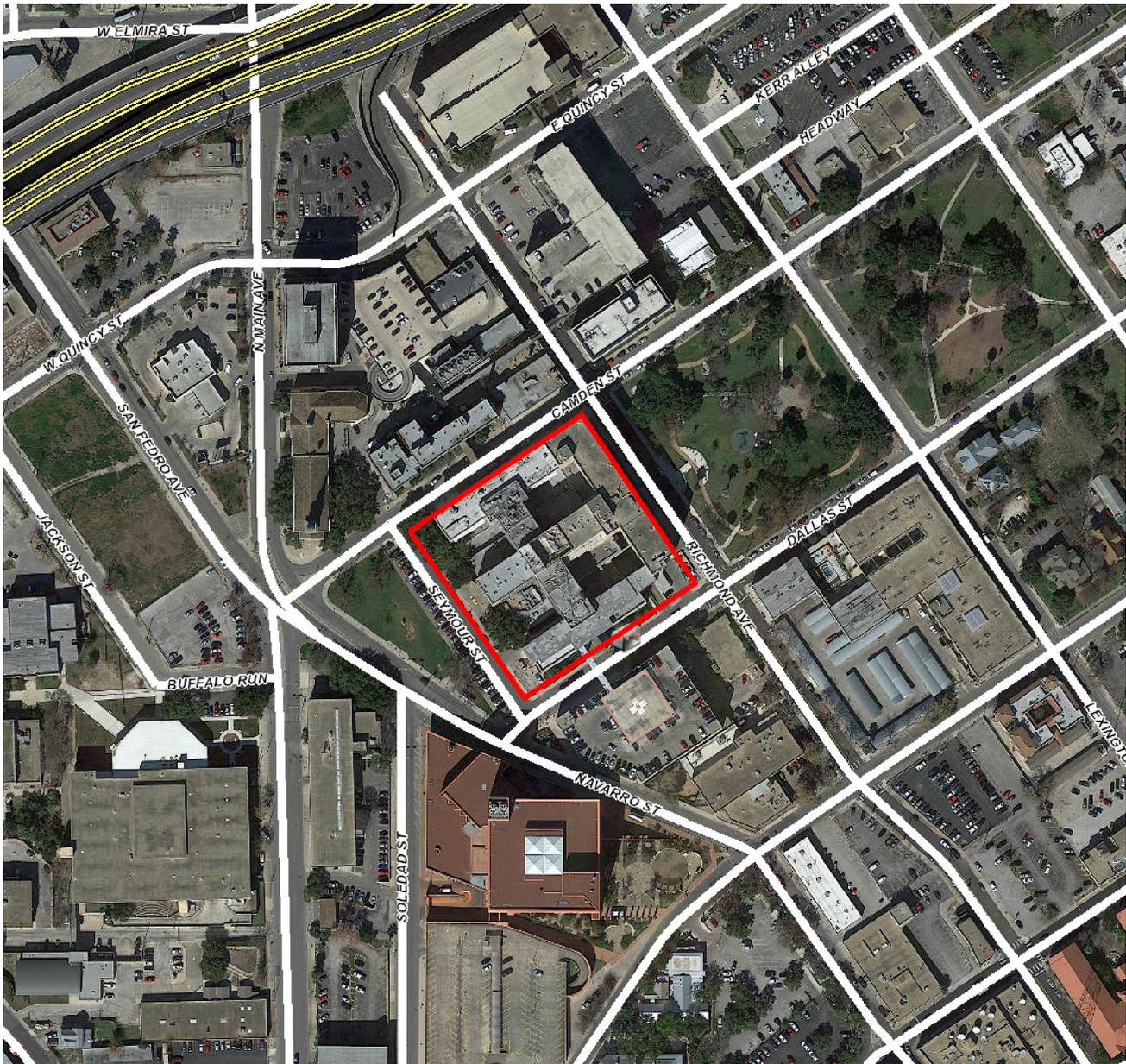
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c with the following stipulations:

- i. That the applicant submits updated drawings to staff for review and approval in the event that the Texas Department of State Health Services determines that the new ADA ramp requires an overhead canopy structure.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 17, 2017

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Dallas St

Valet
Parking
↑

BAPTIST
MEDICAL CENTER
Please pardon our dust,
We are installing a new roof and
are preparing for the installation
of a new handicapped-accessible entrance.



NO
PARKING
ANYTIME
TOW AWAY ZONE
←→

BAPTIST
MEDICAL CENTER
111 DALLAS

Dallas

**NO
PARKING
ANYTIME**
TOW AWAY ZONE
←→

All Baptist Health
System Campuses
are tobacco-free.
If you choose to smoke,
you must do so off
health system grounds.



We support the work of



**HANDICAP RAMP
AVAILABLE AT
SEYMOUR STREET
ENTRANCE**

**RAMPA PARA
DESABILITADOS
ACCESIBLE POR LA
CALLE SEYMOUR**



**BAPTIST
MEDICAL CENTER**

111 DALLAS



111 DALLAS

BAPTIST MEDICAL CENTER
WELCOME | BIENVENIDO

Permitted to Section 20.06,
Penal Code (licensee by holder
of license to carry a concealed
handgun), a person licensed
under Subchapter H, Chapter
411, Government Code
(concealed handgun law), may
not enter this property with a
concealed handgun.

Permitted to Section 20.07,
Penal Code (licensee by license
holder with an openly carried
handgun), a person licensed
under Subchapter H, Chapter
411, Government Code (handgun
licensing law), may not enter
this property with a handgun
that is carried openly.

Handgun Prohibited





These Doors Will
Be Locked
At 11:00 PM
Daily. Please Use
Emergency Room
Entrance

**AUTOMATIC
CAUTION
DOOR**

IN EMERGENCY PUSH TO OPEN

AUTOMATIC DOOR - STAND CLEAR

MEDICAL CENTER PARKING GARAGE



Entrance
AUTOMATIC DOOR - STAND CLEAR

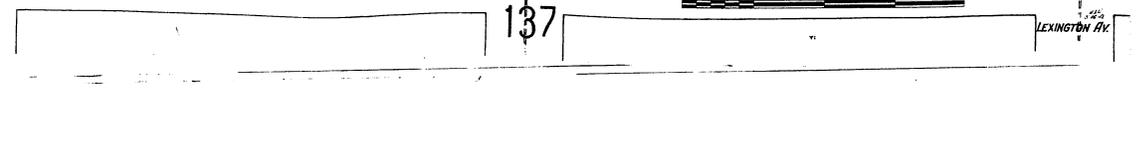
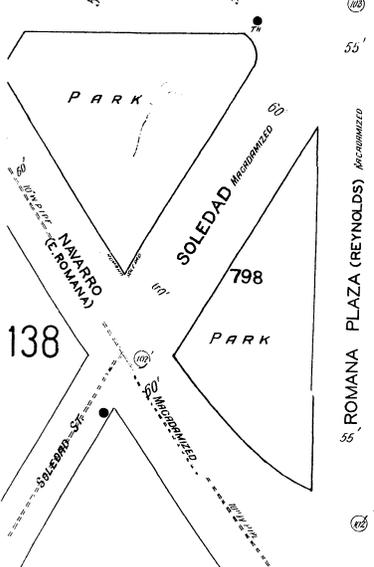
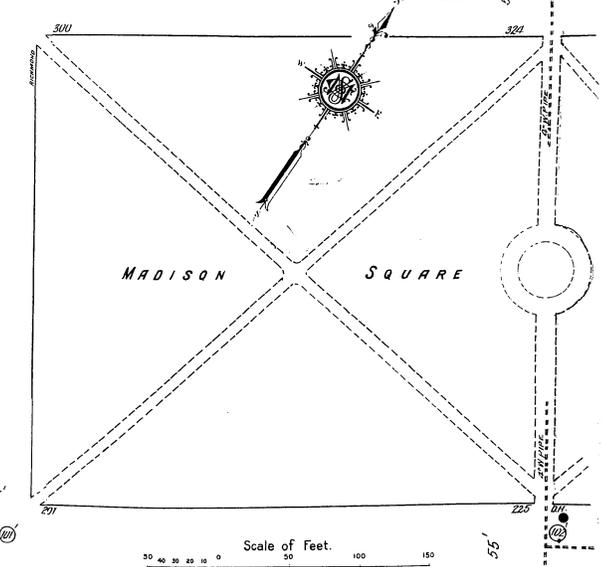
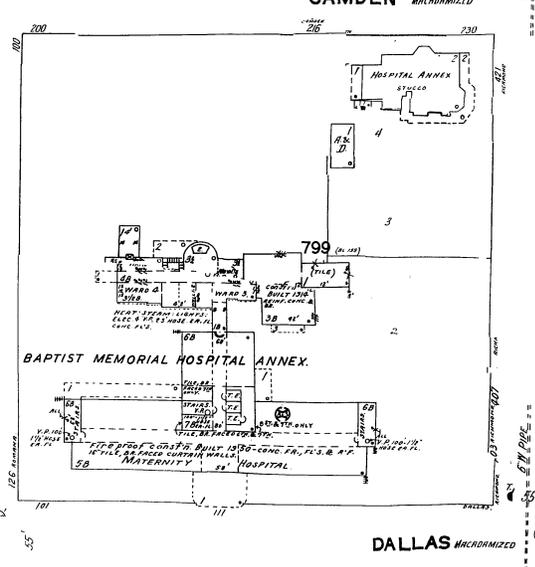
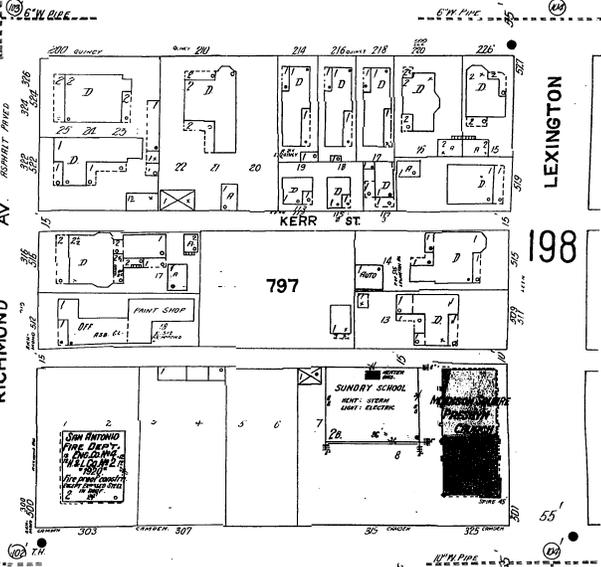
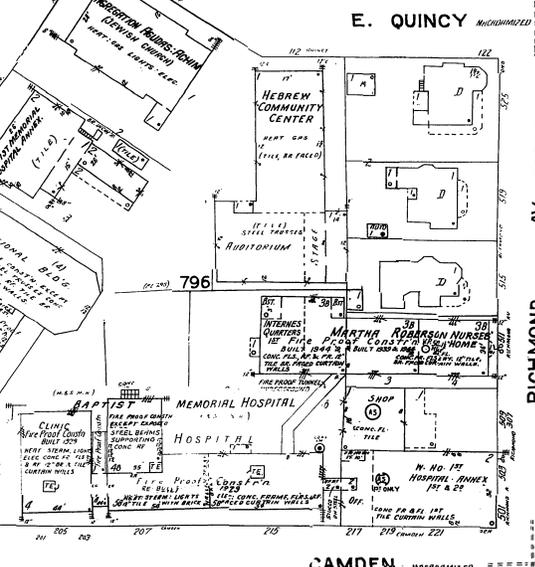
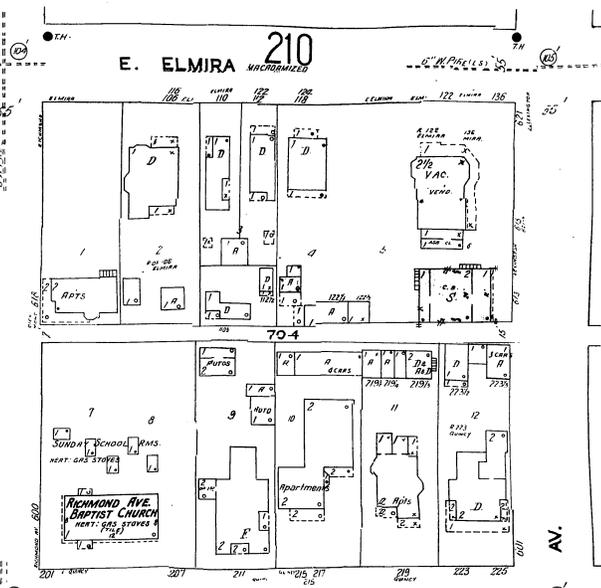
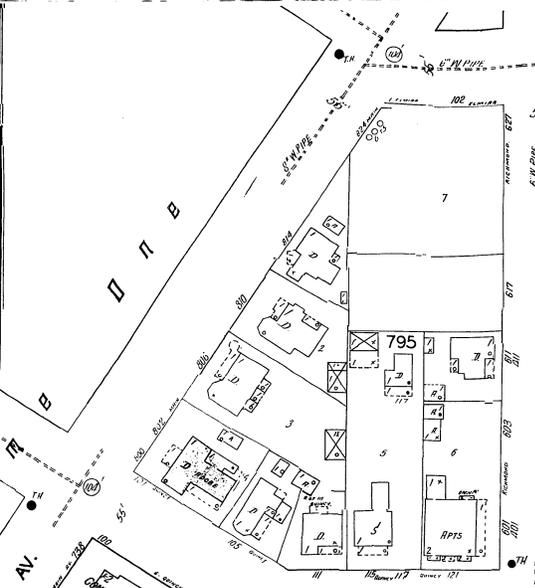
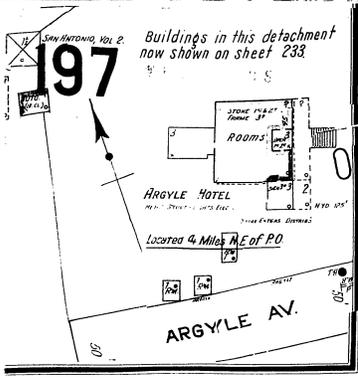
AUTOMATIC CAUTION DOOR

EMERGENCY
AUTOMATIC DOOR - STAND CLEAR

AUTOMATIC CAUTION DOOR

ATOMIC

The proposed design of the Dallas Street entrance vestibule and canopy is intended to update a highly used entrance of Baptist Medical Center with a new accessible entrance ramp and vestibule adjacent to the Dallas Street parking garage. In order to protect the major historical feature (the canopy) at the entrance we have redesigned the entrance to keep the existing canopy intact. We have moved the vestibule into the building to eliminate the need for a new canopy and have kept the handicap ramp while removing the new canopy that was designed to cover it.



Baptist Memorial Hospital's Nursing School Graduates 477

For the past 25 years the Baptist Memorial Hospital School of Nursing has contributed to the health needs of San Antonio and the surrounding community by its education program for nurses and doctors. Since 1927 the school of nursing has offered a three-year diploma course to high school graduates. More than 477 graduate nurses from the school are serving the need of the country. The school was first organized as the Medical and Surgical Memorial Hospital School of Nursing. In 1945 it expanded by merging with the Physicians and Surgeons Hospital School of Nursing. In 1948 the trustees of the Medical and Surgical Hospital transferred all its properties to the Baptist Denomination and is now under the sponsorship of Baptist General Convention of Texas.

A new \$1 1/2 million maternity and medical unit was completed in September, 1951. It is the Southwest's newest and most modern hospital. This completely air-conditioned five-story building is equipped with the latest designed equipment in the nurseries, maternity unit and service areas as well as patient rooms.

FEW AMONG the thousands of young women in search of "first jobs" will find a career in which their help is more truly wanted or the opportunities more real than in nursing profession.

The student nurse not only receives the finest education, she also has the deep satisfaction of knowing that she will be serving humanity, winning a place of honor in people's hearts and helping to ease suffering and replace sickness with health wherever she goes.

Today many opportunities are open for graduate nurses in hospitals, public health, schools, industry, airlines, private duty, research, teaching and other fields, all leading to rewarding careers of service.

The hospital is approved by the American Hospital Assn., the American College of Surgeons, and is an affiliated unit of the Graduate School of Baylor University. It is affiliated with Trinity University, where the students receive college credit for their biological and social science courses as well as their medical and nursing subjects. Students also receive a twelve-week affiliation in psychiatry at the San Antonio State Hospital.

A **MODEST TUITION** covers such items as books, courses at Trinity University, uniforms, and incidentals. Scholarships are available for those who need financial assistance. Room, board, and laundry are provided by the hospital in return for what might be termed a working scholarship.

THE SCHOOL OF NURSING has received temporary accreditation from the National Accrediting Assn. and is approved by the Board of Nurse Examiners for the State of Texas.

The Baptist Memorial Hospital has a capacity of 300 beds. It is a general hospital with Medical, Surgical, Pediatric, Obstetrical Departments, as well as an Out-Patient Department, Pathological, Dietetic and X-Ray Departments.

The prospects for Graduate Nurses today are excellent. There has been a severe shortage of registered nurses everywhere in the United States since before World War II.

Advancement in the nursing profession is rapid but depends on experience and advanced training in specialties like pediatrics or obstetrics or surgery.

The standards of nursing and health care have advanced, until nursing has today received real acceptance for itself as a profession.

The purpose of the School of Nursing is to select cultured young

women of Christian character, integrated personality, and a desire to be of service to humanity as a professional nurse; to help them develop an aptitude for nursing by preparing them to give the best nursing service of which they are capable in the field of general nursing in an evolving democratic society while achieving a maximum of self-realization. To direct the student toward a thorough understanding of the basic principles underlying the art and science of good nursing, to give them a background of scientific knowledge and the clinical experience necessary to develop an understanding of both the mental and physical illness of man; to develop an appreciation of the student's responsibility to the individual, the family, and the community for the restoration and maintenance of health; to promote the fullest development of the mental, physical, spiritual, moral, professional, and cultural qualities of each student.

Boxing Taught At School Here

Scientific teaching in the art of self-defense is offered by an experienced teacher, Willard Brown, at his Physical Education School, 224 W. Craig Place.

Because of the large, soft boxing gloves that are used, the boys learn this science without acquiring bloody noses in the process. The knowledge they gain here will be valuable to them both in defending themselves and as a healthful hobby for later years.



SUMMER STUDENTS at Our Lady of Victory Boarding School, 202 S. Grimes St., are a happy lot, as anyone can see from this recent group picture. A much larger enrollment of boarding pupils is expected in the fall term, when a limited number of day students also will be accepted.

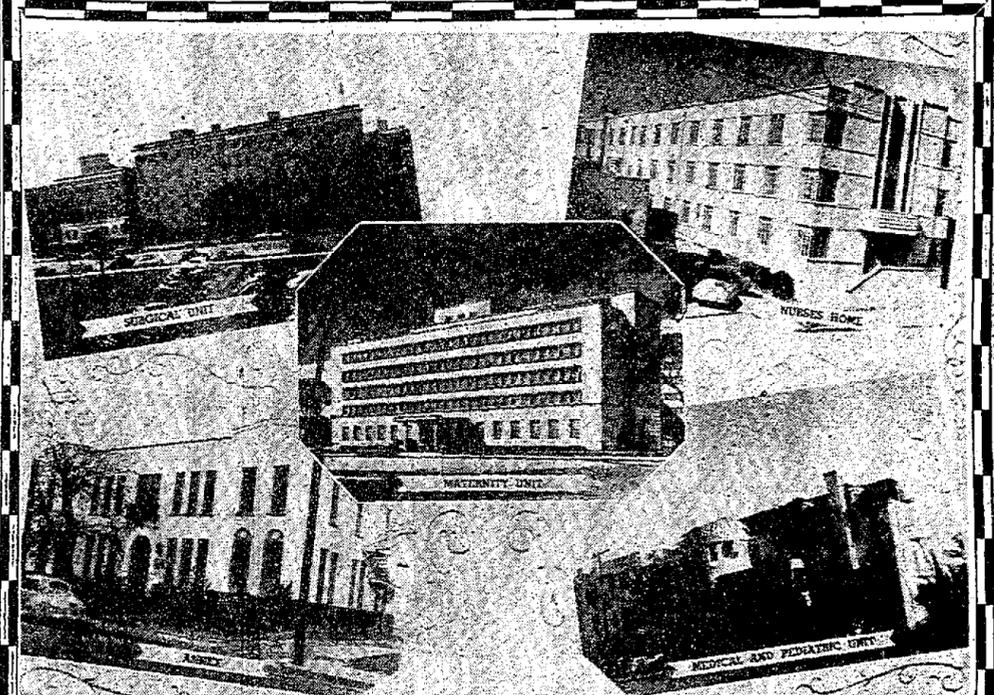
Lady of Victory Plans Service To Day Pupils

Our Lady of Victory Boarding School, 202 S. Grimes St., San Antonio, conducted by the Sisters of Our Lady of Charity, has announced that a limited number of day pupils will be admitted for the fall session.

Opening in September, 1951, in response to numerous urgent requests, the school has expanded to accommodate an increased enrollment. The school building is a modern structure completed in 1951 and the residence hall has been remodeled.

The educational program comprises standard grade and high school courses with individual and class instructions in the fine arts, as well as in home and business training. Physical well-being and health are promoted through organized recreation and leisure time activities. Boarding students are accepted at any time throughout the entire year. Mother Mary Eudes is the directress.

EXPRESS-NEWS WANT ADS, G-2211



ATTRACTIVE GROUP BUILDINGS BAPTIST MEMORIAL HOSPITAL



Our Lady of Victory BOARDING SCHOOL FOR GIRLS SAN ANTONIO

(MODERN FIREPROOF BUILDING)

CONDUCTED BY THE SISTERS OF OUR LADY OF CHARITY

BOARDING STUDENTS ACCEPTED AT ANY TIME THROUGHOUT THE ENTIRE YEAR
Special Arrangement for Limited Number of Day Students

STANDARD COURSES CERTIFIED FACULTY

FIRST GRADE THROUGH HIGH SCHOOL

Healthful and cheerful living accommodations

Home atmosphere emphasized

Complete facilities for both liberal and fine arts
Private or class instruction in Voice, Piano, Strings, Art, Dancing
Spacious recreation grounds and equipment; health and physical education.
Weekly educational and feature motion pictures.

Open to girls of all Religious Denominations

Located on Forty Acres of Land in the East End, Four Miles From Business Section of San Antonio, One Block Off 2200 East Commerce Street, Highway 90.

STUDENTS ACCEPTED AT ANY TIME DURING YEAR

Phone, Write or Call **THE DIRECTRESS** for full detailed information

202 South Grimes Street, San Antonio, Texas Telephone: Belmont 3-7246 — G-3062

BAPTIST MEMORIAL HOSPITAL SCHOOL OF NURSING

School of Nursing Receives National Approval for Temporary Accreditation by the National Nursing Accrediting Service

A THIRTY-SIX MONTHS' COURSE IN NURSING IS OFFERED TO GRADUATES OF ACCREDITED HIGH SCHOOLS WHO ARE BETWEEN THE AGE OF 17 AND 35 AND IN GOOD PHYSICAL HEALTH.

Conveniently located in the heart of downtown San Antonio, this school offers unusual opportunities to those who wish to prepare for a nursing career. The Hospital's aim is to provide an institution for research purposes and the training of doctors and nurses so that the health need of the community can be adequately served.

APPROVED BY
Board of Nurse Examiners for the State of Texas
American College of Surgeons
American Medical Association

AFFILIATED WITH
Trinity University
San Antonio State Hospital
Graduate School of Baylor University

And a member of the American Hospital Association.

THE OPPORTUNITIES for nurses are greater than ever before in: institutional positions, public health, veterans administration, the army, navy, industrial nursing, private duty and in many other fields.

REGISTER NOW!! Classes will begin September 3, 1952

For information write the NURSE ADMINISTRATOR, BAPTIST MEMORIAL HOSPITAL, 215 CAMDEN STREET, SAN ANTONIO, TEXAS, or call: B-34381, extension 210.

ADMINISTRATORS

ALFREDA P. HASSELL
Assistant Hospital Administrator

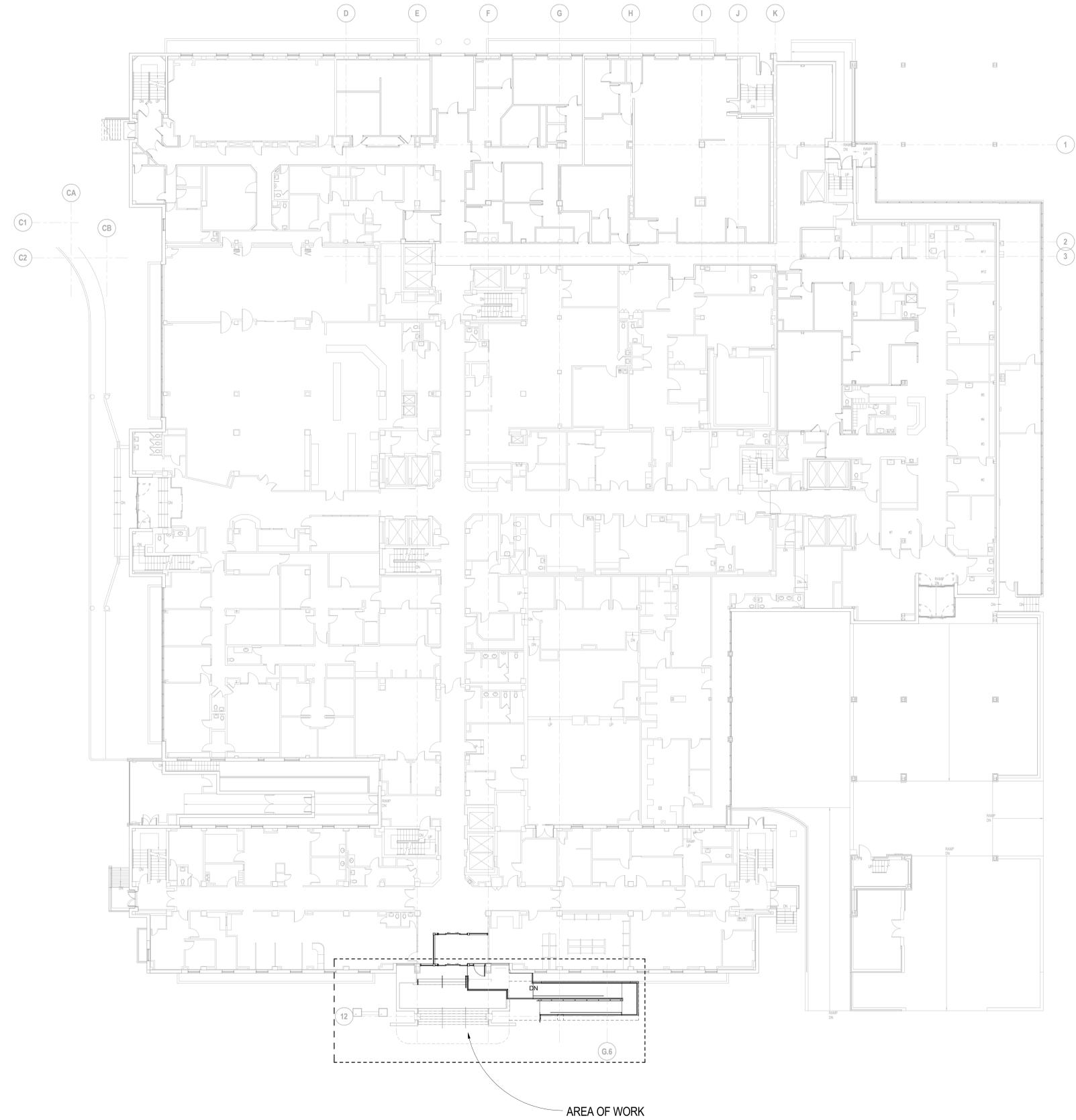
ARTHUR MOEDE
Hospital Administrator

AMY BURROWS
Nurse Administrator

BAPTIST MEMORIAL HOSPITAL

111 DALLAS
SAN ANTONIO, TEXAS

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1ST FLOOR PLAN - OVERALL
 SCALE: 1/16" = 1'-0"

ESa
 Earl Swenson Associates, Inc.
 richard l. miller, architect
 1033 Demonbreun Street
 Suite 200
 Nashville Tennessee 37203
 615-329-9445

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Seals

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BAPTIST MEDICAL CENTER
EMERGENCY DEPARTMENT RENOVATION
 111 DALLAS STREET | SAN ANTONIO, TX 78205

DOCUMENT CHANGES

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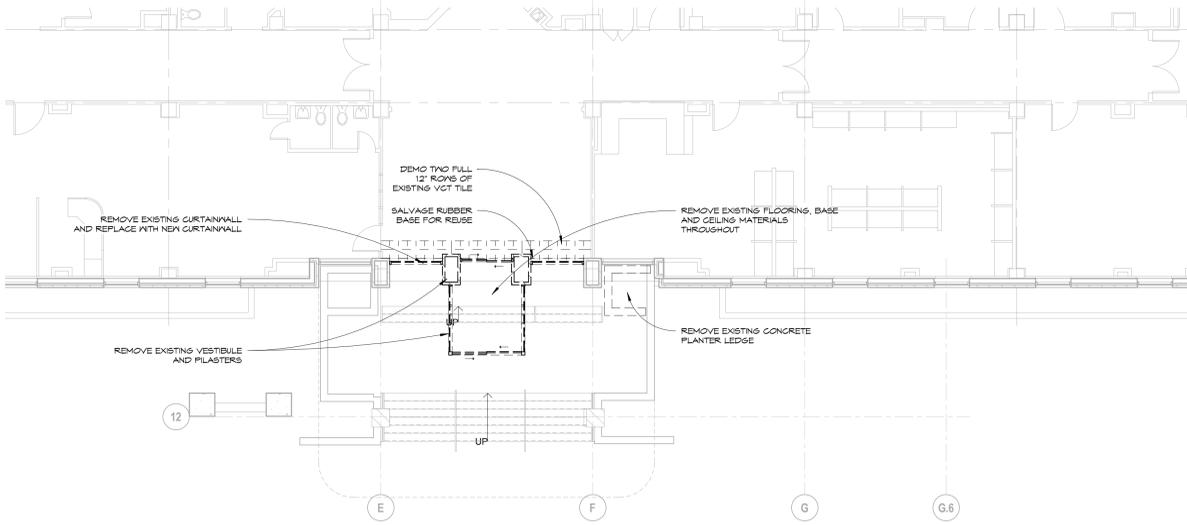
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 Original Issue Date: 01/09/18
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 Drawn By: JF | Checked By: JMR
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 DALLAS STREET
 ENTRANCE

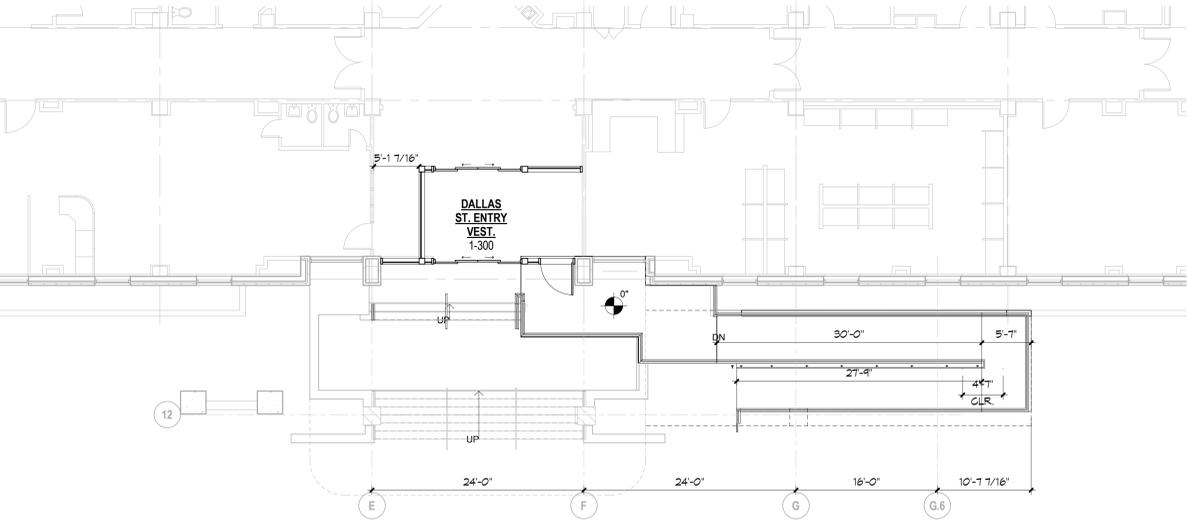
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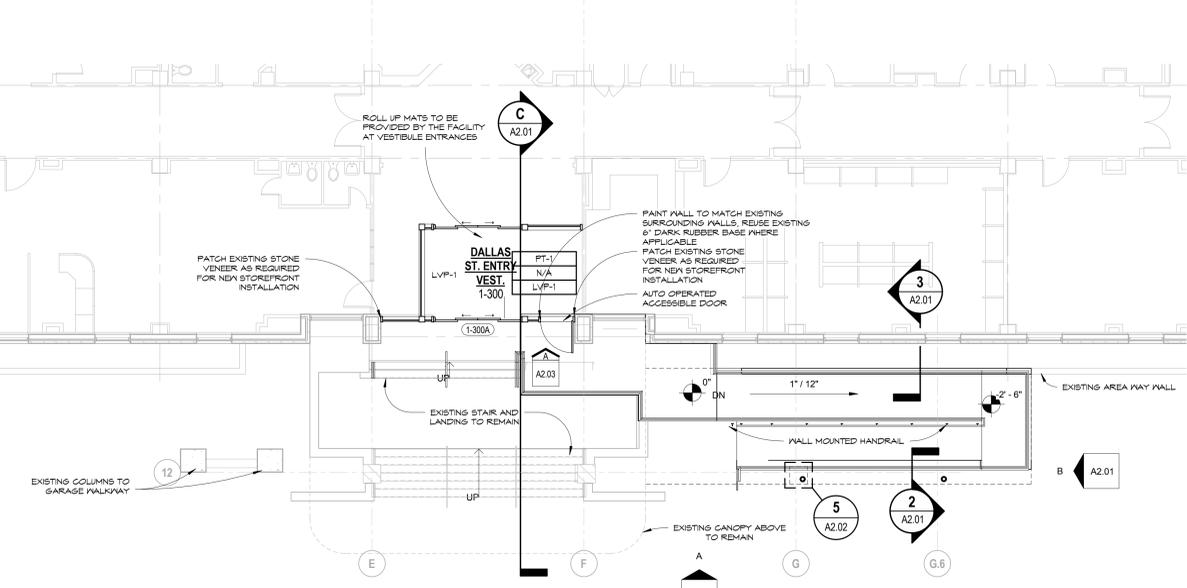
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1ST FLOOR PLAN - DALLAS STREET ENTRANCE - DEMOLITION
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN - DALLAS STREET ENTRANCE - DIMENSIONED
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN - DALLAS STREET ENTRANCE - NOTED
SCALE: 1/8" = 1'-0"

FINISH SYMBOLS AND FINISH LEGEND

FINISH TAG

—	WALL FINISH
—	BASE FINISH
—	FLOOR FINISH

PAINT

PT-1 SHERWIN WILLIAMS: SW 1036 ACCESSIBLE BEIGE
PT-5 SHERWIN WILLIAMS: SW 6040 JAVA (RULON CEILING DIFFUSERS)

VINYL COMPOSITION TILE

VGT-1 ARMSTRONG: IMPERIAL TEXTURE STANDARD EXGELON 91005 CAMEL BEIGE 12 X12 QUARTER TURNED

LUXURY VINYL PLANK

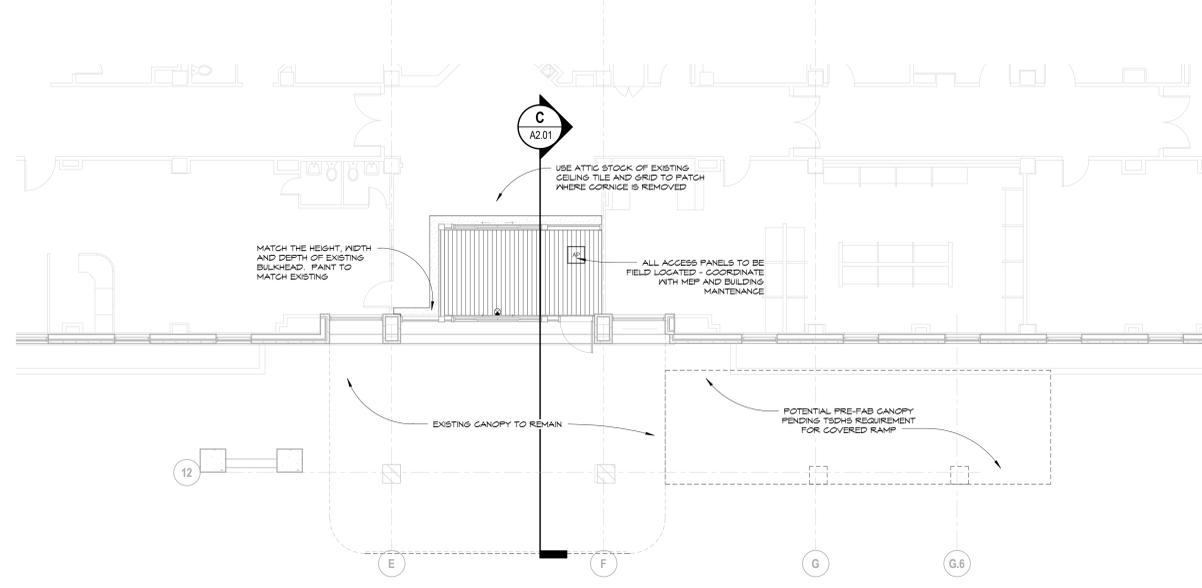
LVP-1 MANNINGTON: NATURE'S PATHS WINDSOR OAK GAINSBORO 4 X 36

CEILING TYPE LEGEND

GYF GYPSUM BOARD/DRYWALL
R/C RULON CEILING: RULON - FLAGLINE ENDURE WOODGRAIN 3 BOARD 400, WALNUT 60. SEE SPECIFICATIONS. PAINT CEILING DIFFUSERS PT-5

REFLECTED CEILING SYMBOL LEGEND

□	EXPOSED CONSTRUCTION	■	GYPSUM WALLBOARD
■	RECESSED CAN FIXTURE, SQUARE	□	2 X 2 RECESSED LIGHT FIXTURE
○	FIRE ALARM DEVICE	■	ACCESS PANEL (INTEGRAL TO WOOD CEILING)
•	SPRINKLER HEAD	□	EXHAUST/RETURN GRILLE
●	EXIT SIGN	○	SUPPLY DIFFUSER
		—	LINEAR DIFFUSER



FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

**BAPTIST MEDICAL CENTER
EMERGENCY DEPARTMENT RENOVATION**

111 DALLAS STREET | SAN ANTONIO, TX 78205

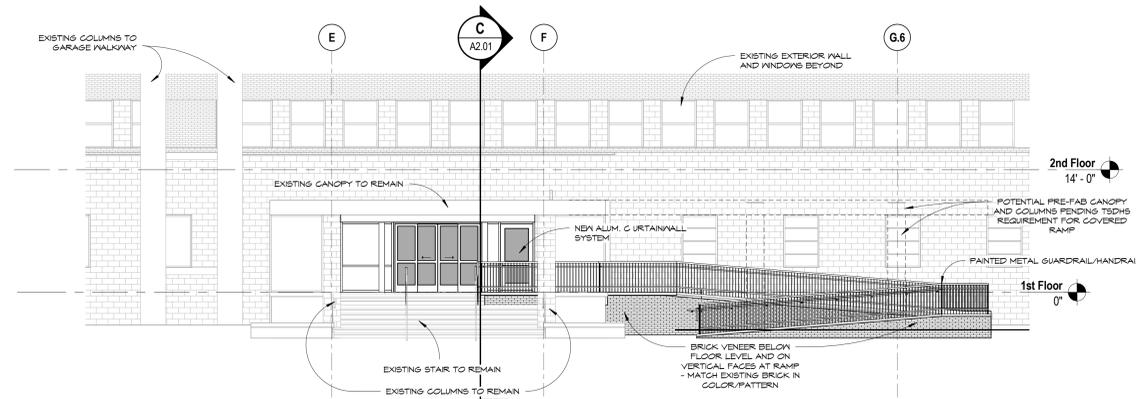
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Checked By	JMR
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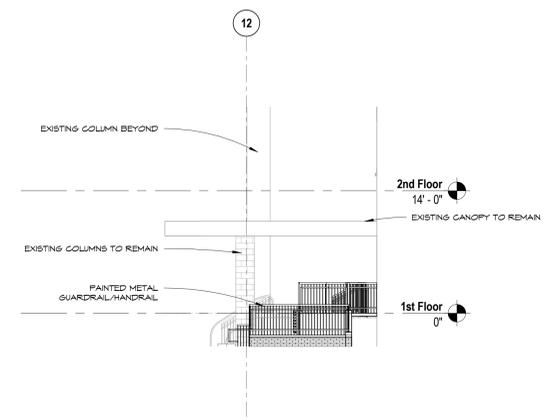
DEMOLITION AND NEW WORK PLANS - DALLAS STREET ENTRANCE

Sheet Number
A1.01A-EX

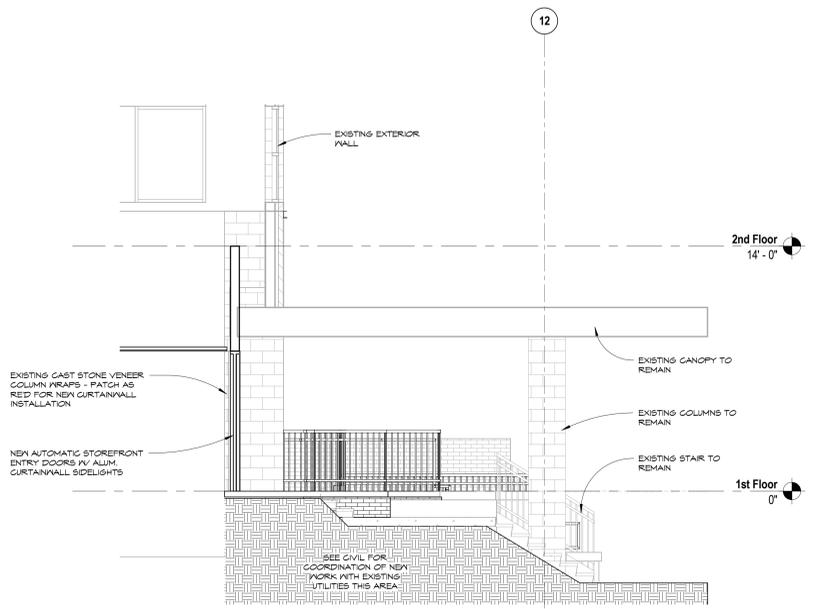
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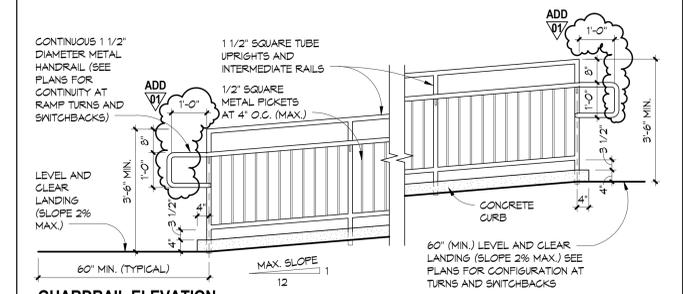
A DALLAS STREET FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



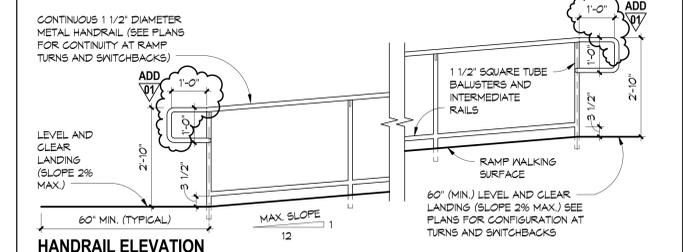
B DALLAS STREET SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



C DALLAS STREET SECTION
 SCALE: 1/4" = 1'-0"

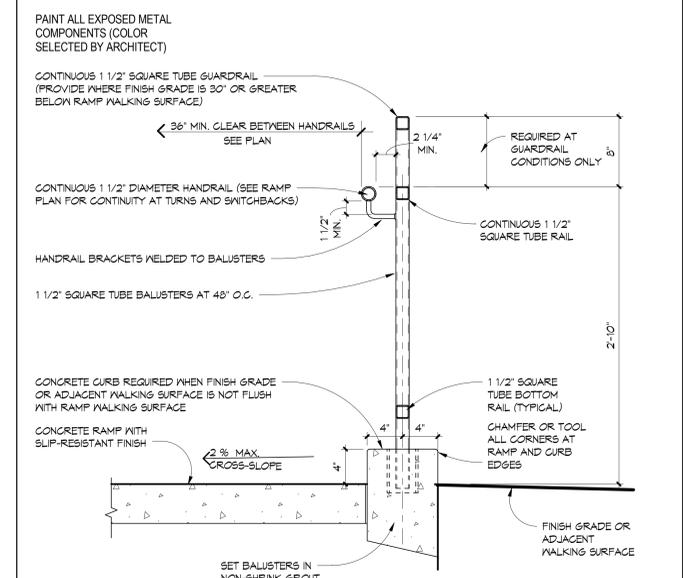


GUARDRAIL ELEVATION

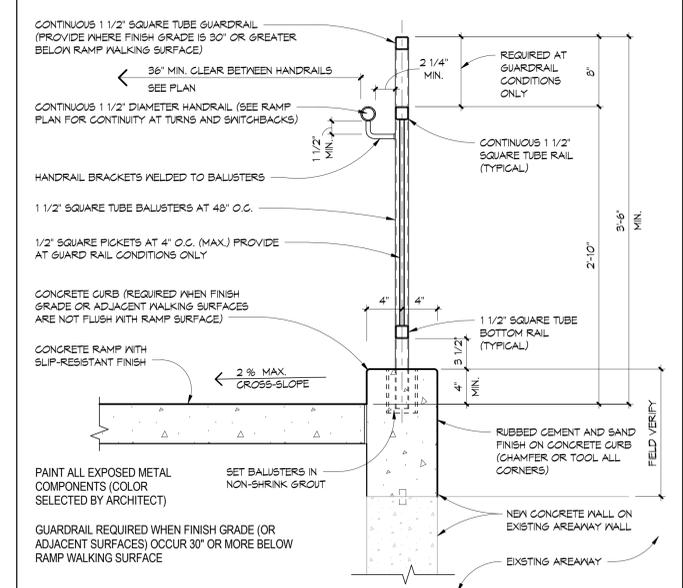


HANDRAIL ELEVATION

1 EXTERIOR RAMP RAILING ELEVATIONS
 SCALE: 1/2" = 1'-0"
 SEE PDS AMERICA DRAWINGS FOR ADDITIONAL INFORMATION



2 EXTERIOR RAMP HANDRAIL
 SCALE: 1 1/2" = 1'-0"
 SEE PDS AMERICA DRAWINGS FOR ADDITIONAL INFORMATION



3 EXTERIOR RAMP GUARDRAIL
 SCALE: 1 1/2" = 1'-0"
 SEE PDS AMERICA DRAWINGS FOR ADDITIONAL INFORMATION

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DOCUMENT CHANGES	
Description	Date
ADD 01	TBD

Issue Description	DALLAS ST. ERP
Original Issue Date	01/09/18
Project No	16072.00
Drawn By	JF
Checked By	JMR
Drawing Title	

EXTERIOR ELEVATIONS, SECTIONS & STANDARD DETAILS