

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2015

Agenda Item No: 6

HDRC CASE NO: 2015-356
ADDRESS: 606 N PRESA ST
LEGAL DESCRIPTION: NCB 416 BLK 23 LOT E IRRG 60.9 FT OF W 100.9 FT OF 5 OR ARB A6
ZONING: D H HS RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
LANDMARK: Maverick, George Building
APPLICANT: Anna Hudson
OWNER: 400 E Houston, LP
TYPE OF WORK: Rehabilitation with Tax Certification
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to rehabilitate the structure at 606 N Presa and receive Historic Tax Certification.

APPLICABLE CITATIONS:

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

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.

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.

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 applicant has proposed to rehabilitate the structure at 606 N Presa, commonly known as the Maverick Building. Within the proposed rehabilitation, the applicant has proposed to install new, low profile glass and a metal canopy along E Houston, replace the non original storefront system, clean the historic masonry, reinforce existing fire escapes, repair the existing wood windows, install a new window and door in the existing penthouse space, install a patio at the southwest corner of the roof, clean and repair the existing marquee, repair the existing MAVERICK roof sign, clean the exterior granite base and reintroduce a removed door along S Presa.
- b. Along E Houston, the applicant has proposed to install new low profile glass and a new metal canopy, utilizing existing hooks. The applicant has proposed to install the new metal canopy where it was historically located and to be of simple design as to not detract from the historic façade in addition to restoring the N Presa marquee. This is consistent with the Guidelines for Exterior Maintenance and Alterations 11. A. I. and 11.B.ii.
- c. The applicant has proposed to replace the existing, non original storefront system as well to repair the existing, original wood windows. Staff finds the proposed replacement store front system to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 10.B. and the restoration of wood windows to be consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii. The applicant has also proposed to reintroduce a door on the S Presa façade which was removed in a 1997 rehabilitation. The applicant will match his original door, frame and transom. This is consistent with the Guidelines.
- d. The applicant has proposed to clean all masonry as well as the exterior granite bases and repair and replace the cast stone pilasters' bases to match the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations 2.A.iv. and 2.B.i. and ii.
- e. Regarding signage, the applicant has proposed to restore the existing, original MAVERICK rooftop signage. This is appropriate and consistent with the Guidelines. All other signage is to be applied for at a later date and must be approved by the HDRC.
- f. At the roof, the applicant has noted that the existing penthouse space currently is not usable. The applicant has proposed to install an emergency exit to the north elevation along with a metal fire scape type stair and solid door to the right of the existing windows. On the south elevation, an additional window will be added to match those of the north elevation. While the applicant has proposed to create new window and door openings not original to the structure, staff finds that the proposed window and door's locations, not visible from the public right of way are appropriate as well as necessary to make the existing space habitable.
- g. At the southwest corner of the roof, the applicant has proposed to construct a wood patio to be setback approximately 3' – 2" from the parapet wall. The applicant has proposed a guardrail consisting of a steel frame with metal cables

along the south elevation and return at the southwest corner. The applicant has noted that the guardrail will be setback from the roof's edge and given the height of the existing parapet and proposed setback, will not be visible from the public right of way.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall



The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



































MAVERICK

B
BROMLEY
communications



606 N. PRESA STREET
SAN ANTONIO, TX 78205

ARCHITECT

URBANIST DESIGN, PBC
SAN ANTONIO, TX
CONTACT: BENJAMIN DANIELS/202 AF RD+C
P: 210.335.0951
E: BDANIELS@URBANISTDESIGN.COM

6 STRUCTURAL ENGINEER
BD STRUCTURAL ENGINEERS, LLC
312 PEARL PARKWAY, BLDG. 2, UNIT 230
SAN ANTONIO, TX 78215
CONTACT: KIM M. BAKER, P.E.
P: 210 444 5530
E: kimb@bdse.com

ARCH FROM NO 20101

FLOOR PLAN -
LEVEL 1

A3.1



FLOOR PLAN KEYNOTES - LEVEL 1

[illegible]

FLOOR PLAN KEYNOTES - LEVEL 1

[illegible]

FLOOR PLAN GENERAL NOTES

[illegible]

606 N. PRESA STREET
SAN ANTONIO, TX 78205

606 N. PRESA STREET
SAN ANTONIO, TX 78205

ARCHITECT

URBANIST DESIGN, PBC
SAN ANTONIO, TX
CONTACT: BETH DANIELS UED #P 80+C
P: 210 335 0951
B: BDANIELS@URBANISTDESIGN.COM

6 STRUCTURAL ENGINEER

80 STRUCTURAL ENGINEERS, LLC
312 PEARL PARKWAY, BLDG. 2, UNIT 2300
SAN ANTONIO, TX 78215
CONTACT: KIRK M. BRIDE, P.E.
P: 210 444 9300
E: kbride@80e.com

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

[illegible][illegible]

TRUE NORTH PROJECT NORTH

3 CONSTRUCTION DOCUMENTS

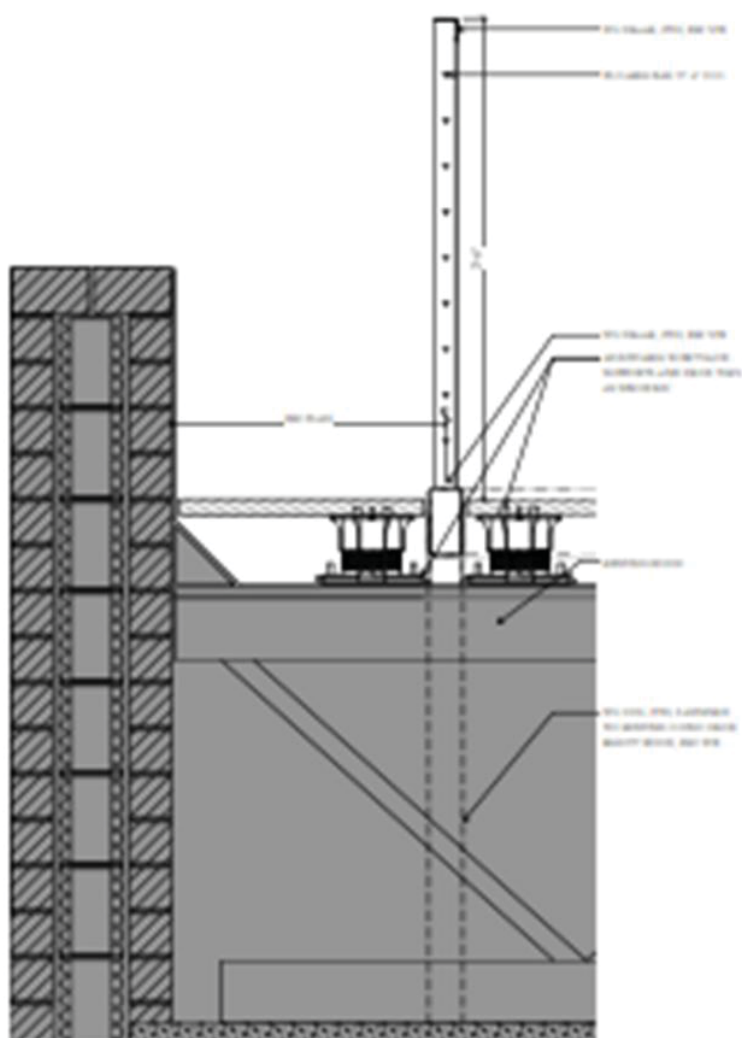
ARCH FROM NO 20101

REV	DATE	DESCRIPTION
	MAY 12, 2015	PRICING REVIEW
	AUG 12, 2015	PERMIT SUBMISSION

2

FLOOR PLAN -
PENTHOUSE

A3.10



2 DECK AT PARAPET

SCALE: 1/4" = 1'-0" REF. A3.10

Urbanist
architects (collaborative firm name)



2013.08.14

MAVERICK BUILDING

404 N. PÉREZ STREET
SAN ANTONIO, TX 78208

ARCHITECT

URBANIST ARCHITECTS, P.C.
1000 N. PÉREZ STREET, SUITE 200
SAN ANTONIO, TX 78208
P: 214.591.1000
E: INFO@URBANISTARCHITECTS.COM

STRUCTURAL ENGINEER

DR. J. J. GARCIA, P.E., S.E.
1000 N. PÉREZ STREET, SUITE 200
SAN ANTONIO, TX 78208
P: 214.591.1000
E: INFO@URBANISTARCHITECTS.COM



606 N. PRESA STREET
SAN ANTONIO, TX 78205

ARCHITECT

URBANIST DESIGN, PBC
SAN ANTONIO, TX
CONTACT: BENJAMIN DANIELS/202 AP RD+C
P: 210.335.0951
E: BDANIELS@URBANISTDESIGN.COM

6 STRUCTURAL ENGINEER
80 STRUCTURAL ENGINEERS, LLC
312 PEARL FARMWAY, BLDG. 2, UNIT 2002
SAN ANTONIO, TX 78215
CONTACT: KIM M. BAZEL, P.E.
P: 210-446-0000
F: 210-446-0001
E: kim@80structural.com

ARCH FROM NO 20101

[illegible]

A8.1

[illegible]

EXTENSION ELEVATION ELEMENTS NOTES

1. Thoroughly check all extension plate and joints. Painted extension plate details during construction. Pairs and upper extension plate and plates welded and not damaged to match original form and finish. Repair or replace extension plate millings as required. Repair or install plates as required. Repair or replace extension plate millings as required. Repair or replace extension plate millings as required. Repair or replace extension plate millings as required.
2. All extension plates should be thoroughly checked. Repair extension plates and frames damaged in regard with the material in both ends and quality. Damaged extension plates should be repaired and/or replaced as required with the material in both ends and quality. Properly prepare extension plates for new finish, prime and paint to match historic color. Replace all windows for proper weather resistance. General contractor to coordinate with owner and architect.
3. Repairs of exterior windows to match existing locations. Ensure all windows are properly secured in the building. Prime and paint to match existing color. Final specifications and materials to be reviewed.
4. Roof replacement, repair waterproofing, roof flashing and roof maintenance to be specified and provided by owner. General contractor to coordinate.



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

NOTE: FOR REFERENCE
ONLY. REFER TO DETAILS.



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

NOTE: FOR REFERENCE
ONLY. REFER TO DETAILS.



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

NOTE: FOR REFERENCE
ONLY. REFER TO DETAILS.



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

NOTE: FOR REFERENCE
ONLY. REFER TO DETAILS.

REV	DATE	DESCRIPTION
1	08-12-2015	ARCHITECT REVIEW
2	08-12-2015	PROJECT SUBMISSION