

## HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

### Agenda Item No: 13

**HDRC CASE NO:** 2016-071  
**ADDRESS:** 901 E HOUSTON ST  
**LEGAL DESCRIPTION:** NCB 164 BLK LOT 4 EXC W TRI 15.47 FT  
**ZONING:** D HS VP-1  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Gillespie Ford / Bimbi Shoes  
**APPLICANT:** Greg Shue/Open Studio Architecture  
**OWNER:** Baywood Hotels  
**TYPE OF WORK:** Addition, rehabilitation and signage  
**REQUEST:**

The applicant is requesting conceptual approval to rehabilitate the primary historic structure at 901 E Houston and construct an addition of two additional stories on top of the two story, primary historic structure as well as a four story addition at the rear (east) of the primary historic structure. The applicant has proposed a new overall height of approximately fifty-five (55) feet.

#### APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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

##### 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. 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 for final approval.
- b. The structure located at 901 E Houston also known as the Gillespie Ford and Bimbi Shoes building was constructed circa 1930, is of the Spanish Eclectic style and features exterior materials that include cement and ceramic tile, industrial style metal windows, plaster covered brick, decorative moldings and other façade elements that speak to this structure's former industrial use.
- c. On December 18, 2015, Office of Historic Preservation staff processed an application for a Determination of Non-Contributing Status for two rear additions, addressed as 911 and 921 E Houston. Staff found that these two additions did not exhibit the architectural nor structural integrity that the primary structure, 901 E Houston does. Staff found both 911 and 921 E Houston were not contributing structures. A determination of non-contributing status constitutes that both 911 and 921 E Houston are eligible for demolition.
- d. This request was reviewed by the Design Review Committee on February 9, 2016, where committee members had questions regarding the screening of existing and new mechanical equipment, landscaping, potential hotel design branding, signage and materials. Committee members noted that an all stucco façade was not the best approach and that the proposed new façade needed some degree of separation.
- e. This request was heard by the Historic and Design Review Commission on March 2, 2016, where commissioners expressed concern of the proposed addition's massing, window fenestration, architectural details and the restoration of the primary historic structure. At the hearing, this request was referred to the Design Review Committee.
- f. This request was reviewed by the Design Review Committee on March 9, 2016, where committee members noted that the original windows should be repaired, that the color of the proposed canopy was reversible, that the updated, reduced signage is much more appropriate, that the proposed window fenestration is improving, that updated color renderings should be provided, that the rear, E Houston façade needs revising, that the windows should contain some type of vertical orientation and that a finish or cap was needed for the building. The committee noted that noted changes had addressed many previous concerns.
- g. According to the Guidelines for Exterior Maintenance and Alterations regarding commercial facades, all character defining features should be preserved. The applicant has proposed to preserve and restore the original façade which fronts E Houston and Star. This is consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.i., however, staff wants to ensure that all decorative tile work, façade molding and distinct ornamental features are preserved.
- h. Regarding windows and doors, the applicant has proposed to generally retain all original window and door Openings. On the street level, the applicant has proposed to return to the original Chicago Style windows shown in the photograph from the 1930's. On the E Houston Street façade(facing southwest) The applicant has proposed to maintain three original door openings as well as four groupings of storefront window openings. At the far right of this facade, the applicant has proposed to create a new door opening in an existing, yet modified window opening. On the Star Street façade the applicant has proposed maintain all window and door openings with the exception of an existing, inset door opening which the applicant has proposed to make flush with the the removal of an existing industrial rolling door which will be filled in. Staff finds that the proposed modifications are minor in nature and will not negatively impact the architectural character of the existing structure. Staff finds these proposed modifications appropriate.
- i. The southeast façade which is currently adjacent to the previously mentioned non-contributing additions features two second story window openings that are currently enclosed. On the first level, the applicant has proposed to

create one double door opening and six window openings. On the second level of the southeast façade, the applicant has proposed to create eight window openings, six of which will align with the proposed six first level windows. These window openings will be consistent with the proposed window openings featured in the addition.

- j. According to the Guidelines for Exterior Maintenance and Alterations 10.B.ii., non-historic facades should be returned to the original design based on photographic evidence. 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. Staff finds that the creation of new window and door openings on this façade is appropriate due to the lack of architectural elements and ornamentation that are present in the E Houston and Star Street facades and that a non matching size and fenestration pattern is appropriate to distinguish original and non original openings. Staff finds that the applicant should inset the proposed new windows to a depth that is consistent with those of the original façade and provide a detailed wall section noting the depth.
- k. The east façade which faces Elm Street and IH-35 currently features a total of seven window openings. This façade, like the southeast facing façade lacks the architectural ornamentation shown on the two primary facades and is the location of the proposed two level rear addition. A small portion of this east facing façade will not be impacted by the proposed addition; at these locations the applicant has proposed two upper level window openings. Per the provided elevation drawings, two existing windows are located near the location of the proposed windows, however, these windows differ in size and approximate location. The applicant has provided elevations noting the locations of these window openings and their retention. This is consistent with the Guidelines.
- l. Along the Star Street façade near the intersection of Star Street and E Houston Street, the applicant has proposed to install a flat canopy to be approximately six inches thick. The applicant has proposed for this canopy to be blue in color and be supported by two sets of cables. According to the Guidelines for Exterior Maintenance and Alterations, 11.B.ii., the design of new canopies should be based off of the architecture of the historic structure and be proportionate in shape and size to the façade in which it will be attached. The primary structure's façade features horizontally emphasized clean lines of similar thickness that act as horizontal banding which staff finds provides adequate reference for the proposed canopy. The applicant's proposal is consistent with the Guidelines.
- m. The primary historic structure's most prominent architectural element is the primary entrance which fronts the intersection of Star Street and E Houston Street. At this entrance, quoins, decorative molding, a decorative parapet and a tower feature address the corner. Staff finds that each of these previously mentioned façade elements are contributing and should be retained and restored. The applicant has noted that the first and second level façade elements will be restored. This is consistent with the Guidelines.
- n. As previously mentioned, the applicant has proposed to construct a two level addition on top of the primary historic structure as well as a four level addition on the rear (east facing) façade. According to the Guidelines for Additions 2.A., new additions should be designed to be in keeping with the existing, historic context of the block, should be located at the side or rear of the building whenever possible to minimize the impact on the original structure from the public right of way, should feature a similar roof pitch, form and orientation as the principle structure, be subordinate to the principal façade of the historic structure and feature transitions between old and new. Generally, the applicant has proposed an addition that is consistent with the Guidelines.
- o. The applicant has proposed for the two story addition atop the primary historic structure to feature significant setbacks from the existing parapet wall of the primary historic structure, has proposed for the four story addition at the rear of the primary structure to feature significant setbacks and has proposed floor heights that are comparable to those of the historic structure. This is appropriate and consistent with the Guidelines for Additions 2.B.
- p. The primary historic façade features a unique footprint that presents the primary entrance at the point at which E Houston Street and Star Street meet. This narrow façade portion features detailed ornamentation, an ornamental parapet and a small tower. The applicant has proposed to incorporate similarly proportioned façade elements to relate the addition's west-most facing façade plane with that of the existing, original structure's entrance. Staff finds this appropriate.
- q. Per the Guidelines for Additions 3.A.i., 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. 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. The applicant has proposed materials primarily consisting of stucco, metal siding and

aluminum windows. Staff finds that with the original structure's industrial use, the use of metal siding throughout the facades of the addition is appropriate. Given the plaster façade of the original structure, the use of stucco, a like material is consistent, however, staff finds that the applicant should match the texture and color of the original plaster as closely as possible.

- r. Additions should be designed in a manner which reflects their time, however, respects the historic context of the structure and incorporates character defining features. One prominent character defining feature of this structure is the primary entrance and the intersection of E Houston Street and Starr Street. Staff finds that the applicant should continue to address this façade plane and incorporate architectural elements that feature contemporary interpretations of the original structure's primary entrance as mentioned in findings p.
- s. The applicant has proposed for the addition to feature similarly proportioned Chicago Style windows as those found on the primary historic structure's street level. Where a break in window fenestration patterns occurs, the applicant has proposed to incorporate façade grills, as used on the historic structure's façade to accomplish façade rhythm. Staff finds the implementation of similarly scaled and designed window openings as well as the implementation of similar grills appropriate and consistent with the Guidelines.
- t. In addition to the applicant's proposed window fenestration, staff recommends the applicant install windows that feature depth where the window pane is not flush with the wall plane of the addition.
- u. Facing east toward Elm Street and IH-37, the applicant has proposed a more contemporary approach to the addition's façade arrangement. This façade is to feature a first level façade consisting solely of metal panels, a second level façade consisting of dark gray stucco and facades of window openings, lighter gray stucco and metal panels for the third and fourth levels. On the southeast side of the rear façade, the applicant has proposed to place signage. Staff finds that the proposed materials and signage placement are appropriate, however, staff finds that the applicant should continue explore ways to introduce additional façade separation and fenestration to the rear façade.
- v. At the ground level fronting the public right of way at E Houston and Elm, the applicant has proposed to construct a fence featuring fence panels of metal and brick to be approximately six feet in height which is to enclose an outdoor landscaped area which will include a swimming pool. To the immediate south of the fence and the immediate north of the public right of way at E Houston, the applicant has proposed to install a monument sign. Staff finds the location of the proposed fence, its materials and the proposed location of the monument sign that the applicant should provide specifics to both signage and landscaping. Staff recommends the applicant fully develop a signage plan as well as a detailed landscaping plan prior to returning to the HDRC.
- w. ARCHAEOLOGY-The Acequia Madre or Alamo Acequia, a City of San Antonio Local Landmark, traverses the project area. In addition, the property is within the battlefield area of the Battle of the Alamo. Therefore, archaeological investigations are required. The applicant must coordinate the archaeology scope of work with the OHP prior to the commencement of construction activities.

## **RECOMMENDATION:**

Staff recommends conceptual approval of the applicant's general proposal to rehabilitate the primary historic structure as well as the proposed massing and materials of the proposed addition based on findings a through w with the following stipulations:

- i. That the applicant inset the proposed new windows on the primary historic structure to a depth that is consistent with those of the original façade and provide staff with a detailed wall section noting the depth as noted in finding h.
- ii. That the applicant match the texture and color of the proposed stucco to the original plaster as closely as possible as noted in finding o.
- iii. That the applicant install windows that are inset two to three inches from the façade's exterior wall plane and are accompanied by the proposed metal panels, also to be inset as noted in finding r.
- iv. That the applicant provide a detailed signage plan as well as a detailed landscaping plan prior to returning to the HDRC.
- v. Archaeological investigations are required.

## **CASE MANAGER:**

Edward Hall





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: MARCH 4, 2016

HDRC Case# 2016-071

ADDRESS: 401 E HOUSTON

Meeting Location: 1901 S ALAMO

APPLICANT: GREG SHUE/OPEN STUDIO ARCHITECTURE

DRC Members present: MICHAEL GUARINO, DANIEL LAZARINE

Staff present: EDWARD HALL

Others present: NICK NAIK

REQUEST: REHABILITATION AND ADDITION - ADAPTIVE REUSE INTO  
HOTEL SPACE

COMMENTS/CONCERNS: DL: QUESTIONS ON REPLICATED WINDOW MATERIALS...  
[STEEL OR ALUMINUM]. MG: PREFER TO SEE ORIGINAL WINDOWS REPAIRED  
AND THEN REPLACED IN KIND. DL: QUESTIONS REGARDING PROPOSED  
CANOPY. MG: COLOR OF THE PROPOSED CANOPY IS ~~BEING CHANGED~~ EASILY  
CHANGED. IMPORTANT TO MENTION THAT THE ORIGINAL "SHELL" WILL BE  
RETAINED. UPDATED SIGNAGE IS MUCH MORE SCALED DOWN AND APPROPRIATE.  
PROPOSED WINDOW PENETRATION IS APPROACHING AN APPROPRIATE STATE.  
QUESTIONS REGARDING WALL SURFACES. DL: COLOR OF FACADE / STUCCO.

COMMITTEE RECOMMENDATION: APPROVE ☒ DISAPPROVE ☐  
APPROVE WITH COMMENTS/STIPULATIONS:

REVISE ELEVATIONS, RENDERING PER COMMENTS

  
Committee Chair Signature (or representative)

3/9/16  
Date

DL: PROVIDE AN UPDATED COLOR RENDERING WITH UPDATED COLOR SCHEME.

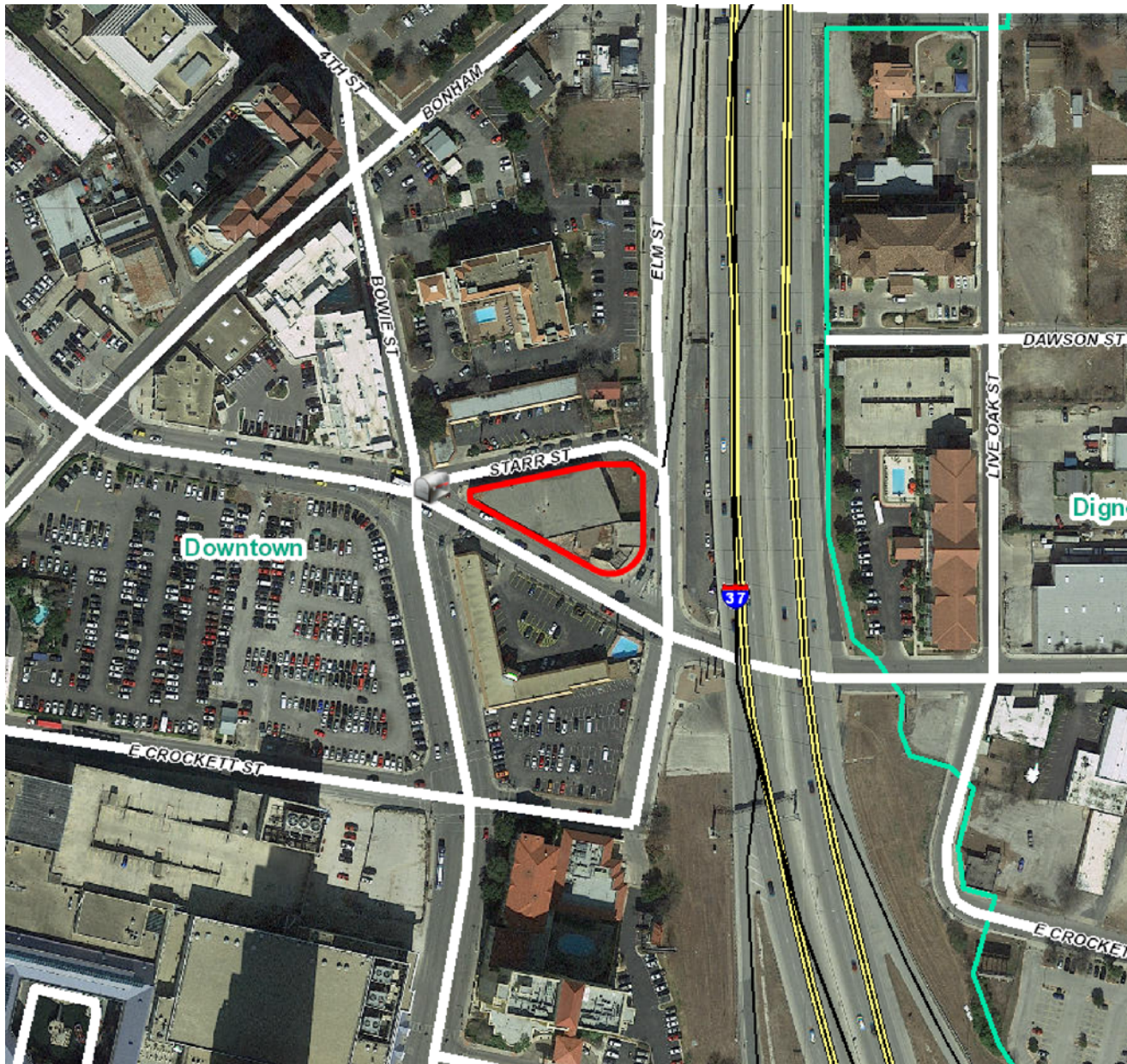
MG: CONTRASTS IN MATERIALS / COLOR IS APPROPRIATE ON REAR ADDITION. APPROPRIATE FOR REAR.

DL: REAR / E HOUSTON FACADE SEEMS "FLAT"; NEED SOME REVISION.

MG: COULD WINDOWS CONTAIN A VERTICAL ORIENTATION INSTEAD OF A PRIMARILY HORIZONTAL ORIENTATION. -- POTENTIALLY OFFSETTING OR ADDING FALSE ELEMENTS TO MAINTAIN WINDOW PATTERNS IN VOID SPACES; SIMILAR TO APPLICATION ON ORIGINAL STRUCTURE.

DL: HORIZONTAL BANDING QUESTIONS... FINISH OR LAP TO BUILDING.

MG: CHANGES HAVE ADDRESSED MANY CONCERNS.



## Flex Viewer

Powered by ArcGIS Server

Printed: Feb 19, 2016

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## HDRC Narrative



February 12, 2016

**Project name:** Tru Hotel  
**Address:** 901 E. Houston St.  
San Antonio, TX 78205  
**Legal Description:** NCB 164 BLK 0 LOT 4 (Bimbi Subd.)  
**Applicant:** Greg T. Shue  
**Owner:** Baywood Hotels (Pending Sale)

**Type of Work:** Exterior Renovations, 2 story addition; Removal of rear additions.

1. Baywood Hotel proposes the rehabilitation of the existing structure at 901 E. Houston St. The existing structure has been modified from its original appearance and neglected for many years. The applicant proposes to restore the front (south west) façade of the structure to its historic appearance, add an additional 2 stories using the existing interior structure, and to remove several rear (south east) additions that have been constructed over time to the building.
2. The 2 story addition will be wood frame construction with a stucco finish on the upper level additions. The ground floor and upper level window bands will consist of corrugated metal finish to help accentuate the new from the old. A flat canopy is proposed at street level over the north façade of the structure facing Starr St.

**Open studio architecture**  
The Finesilver Building  
816 Camaron St., Suite 201  
San Antonio, Texas 78212  
T. 210.417.4307

















NO  
PARKING  
FIRE LANE  
KEEP CLEAR  
AT ALL TIMES

ONE WAY

HOTEL





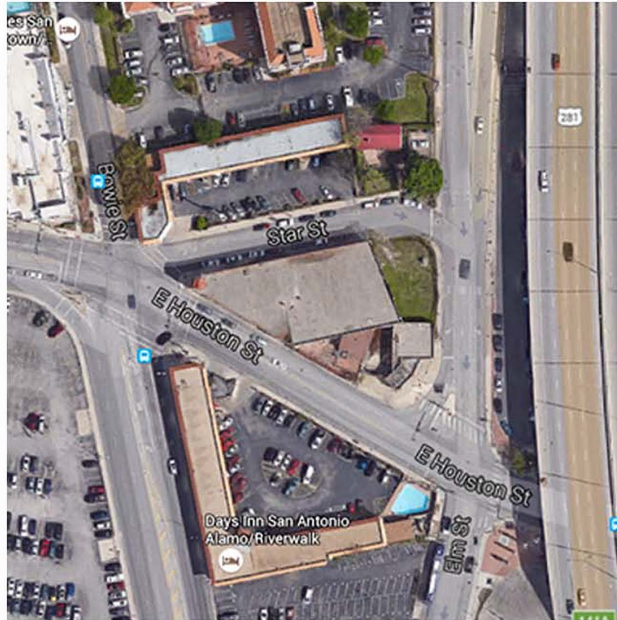


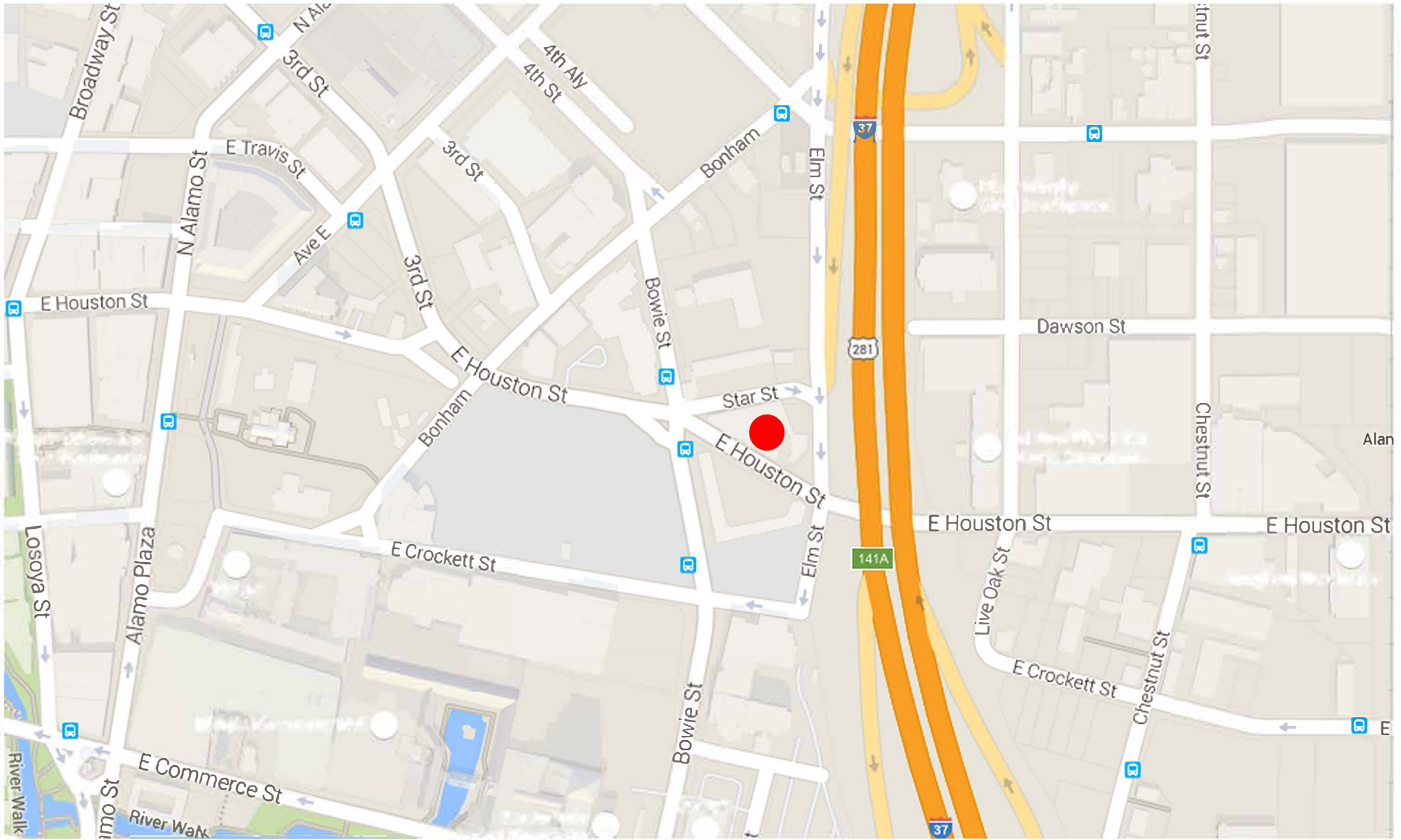














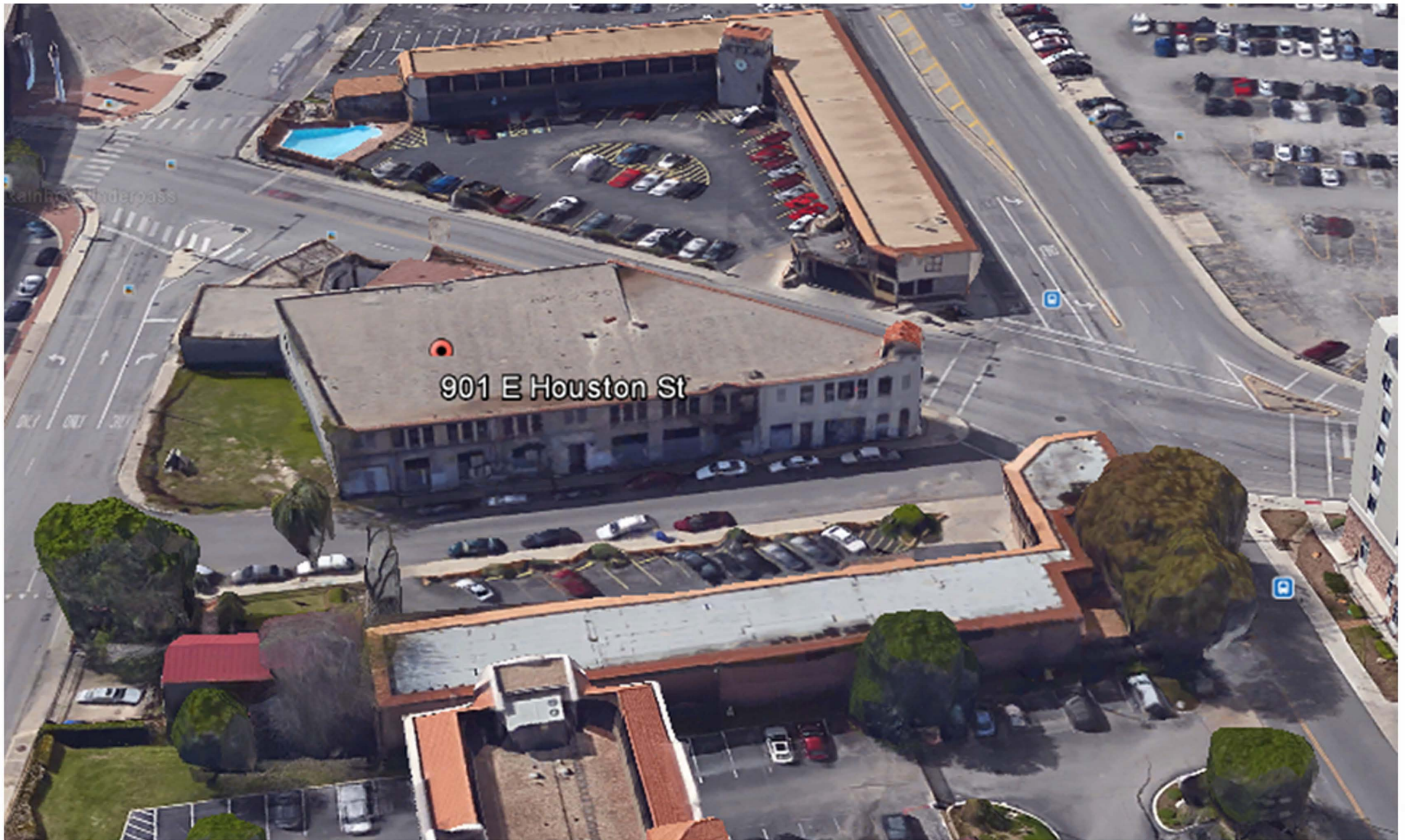




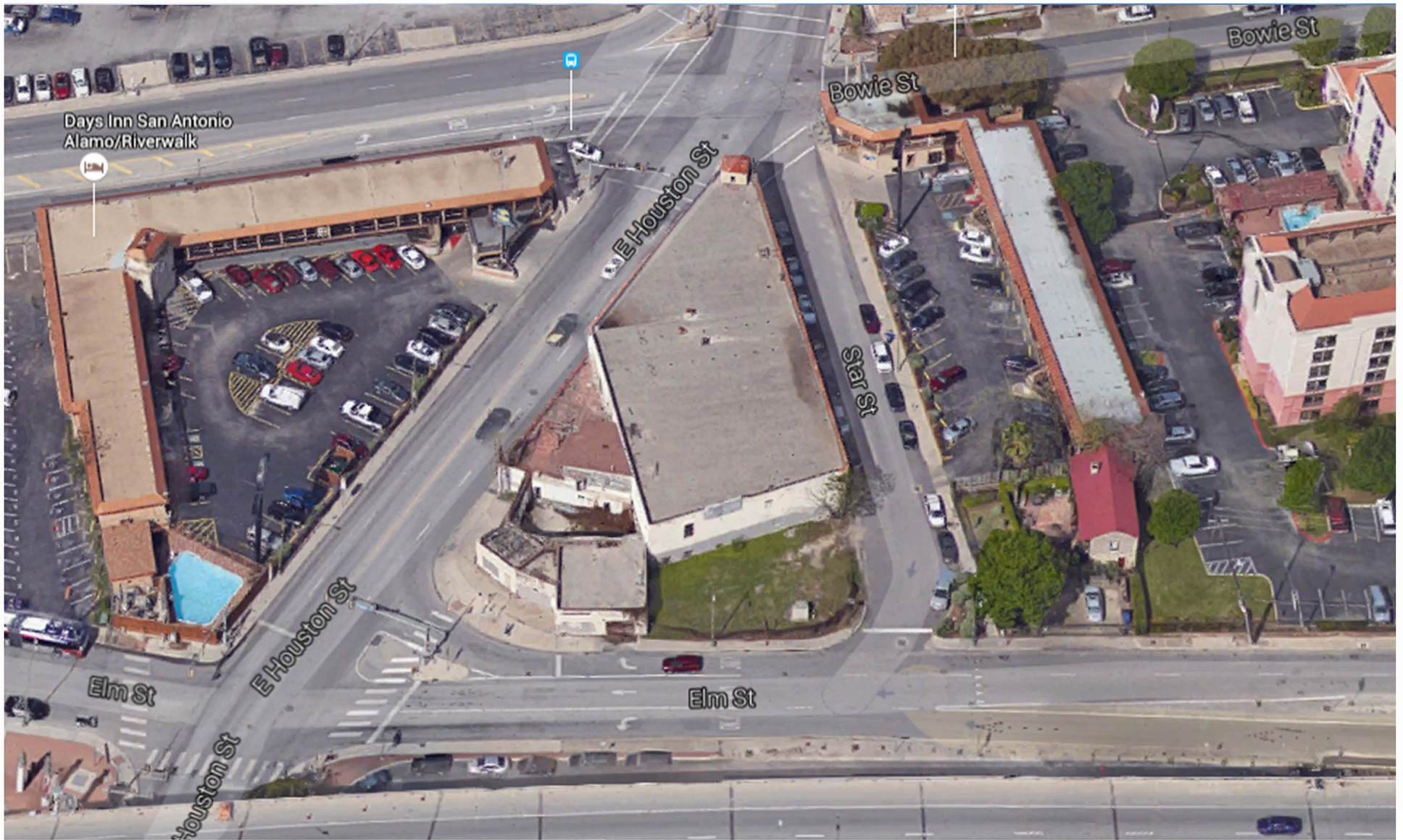


901 E Houston St













## TRU HOTEL

901 E. Houston St.  
San Antonio, TX 78205

## HISTORIC PHOTOGRAPH

project #: 16.003

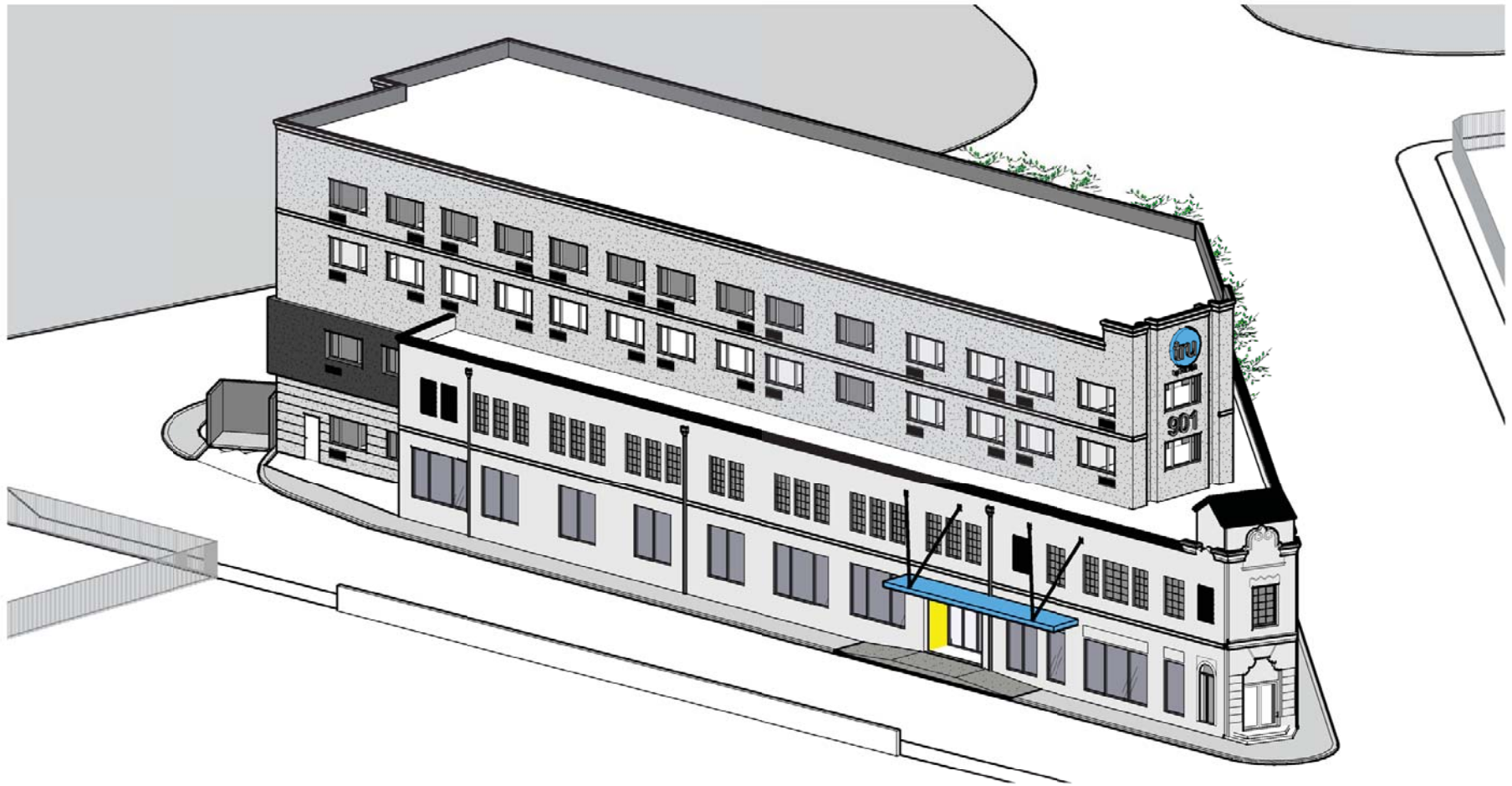
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## TRU HOTEL

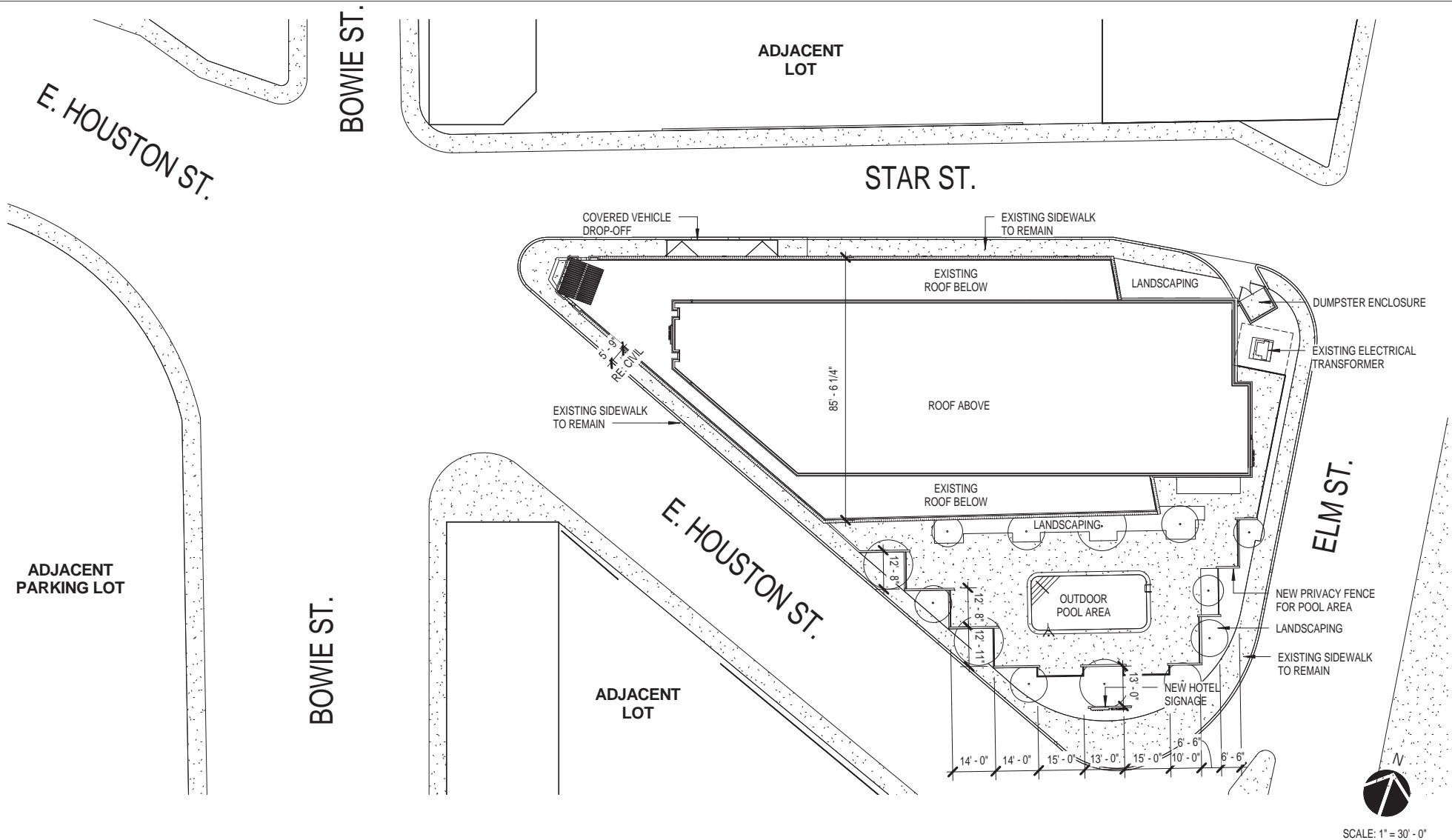
901 E. Houston St.  
San Antonio, TX 78205

## SCHEMATIC PERSPECTIVE

project #: 16.003

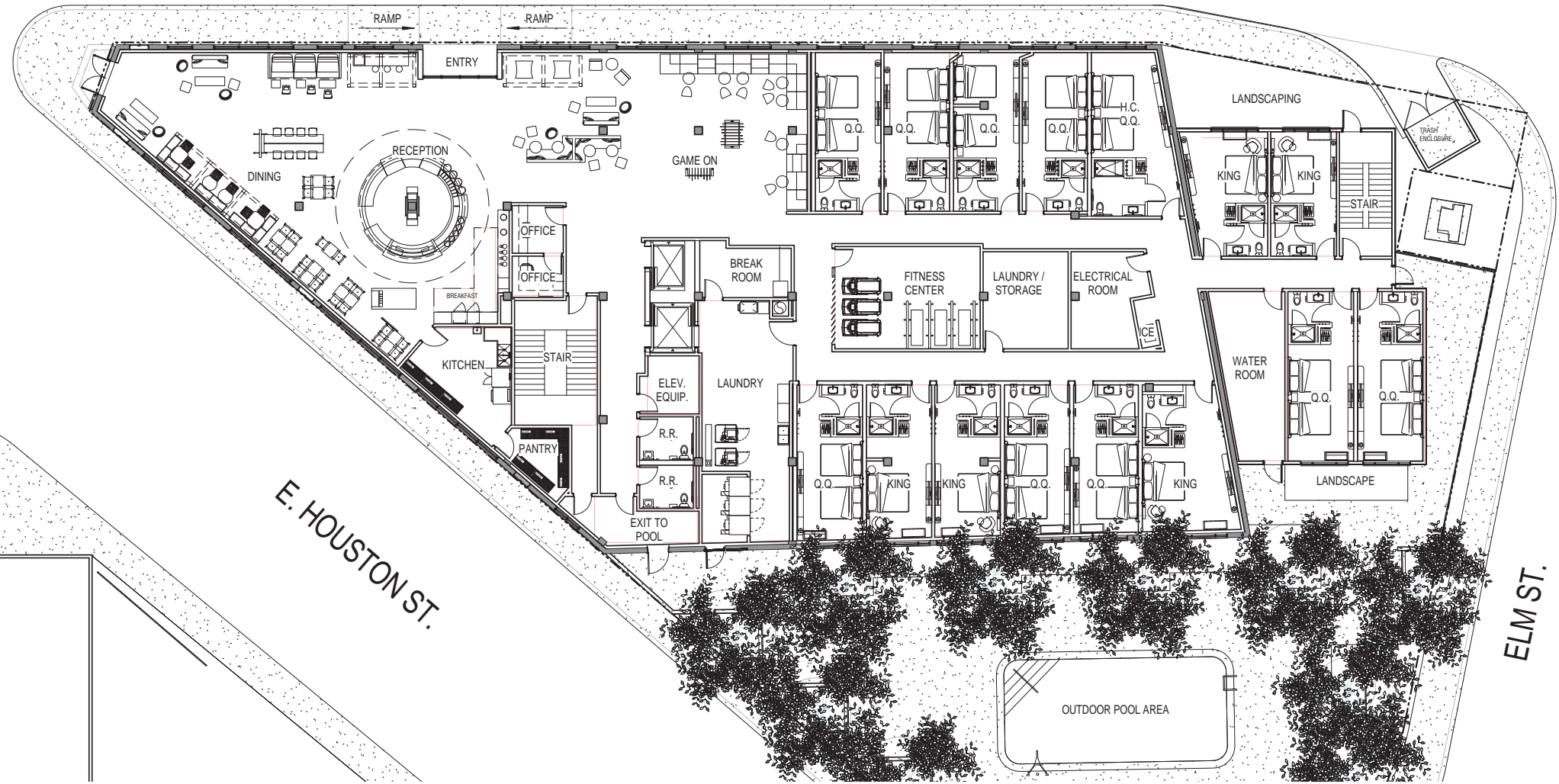
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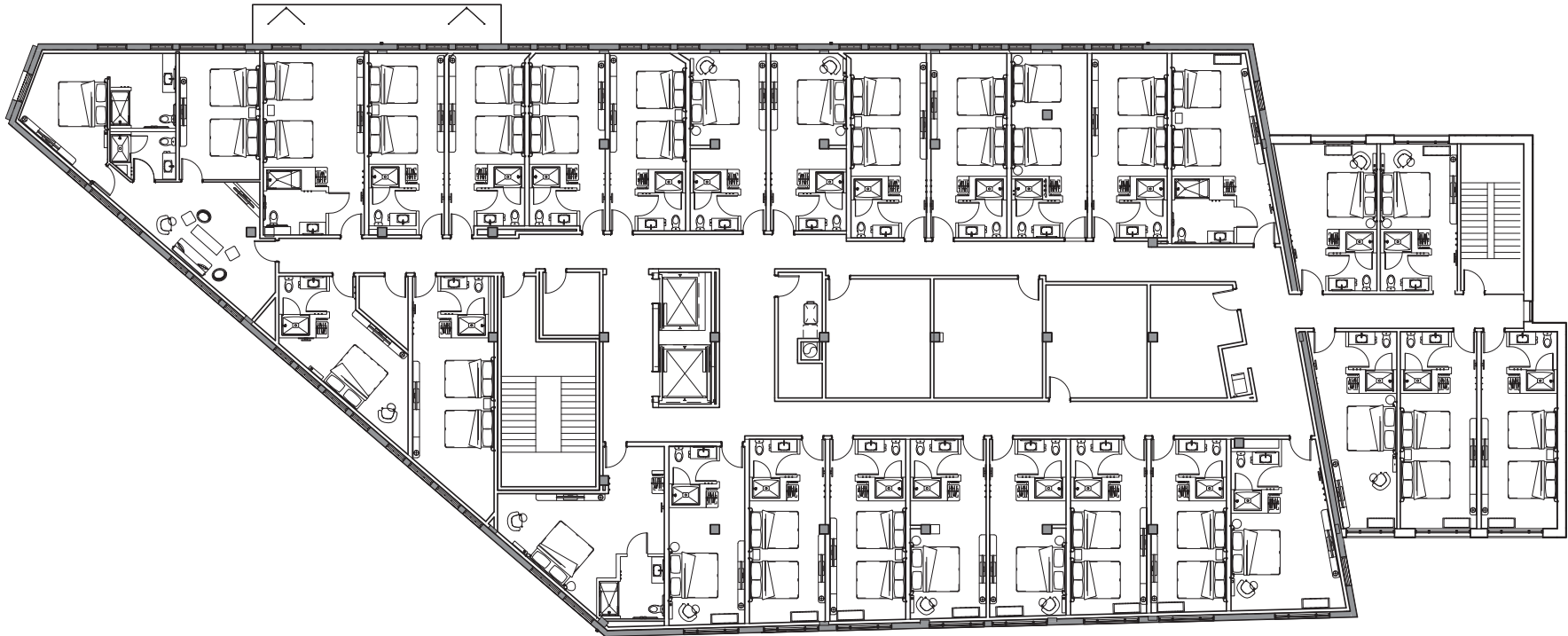




STAR ST.











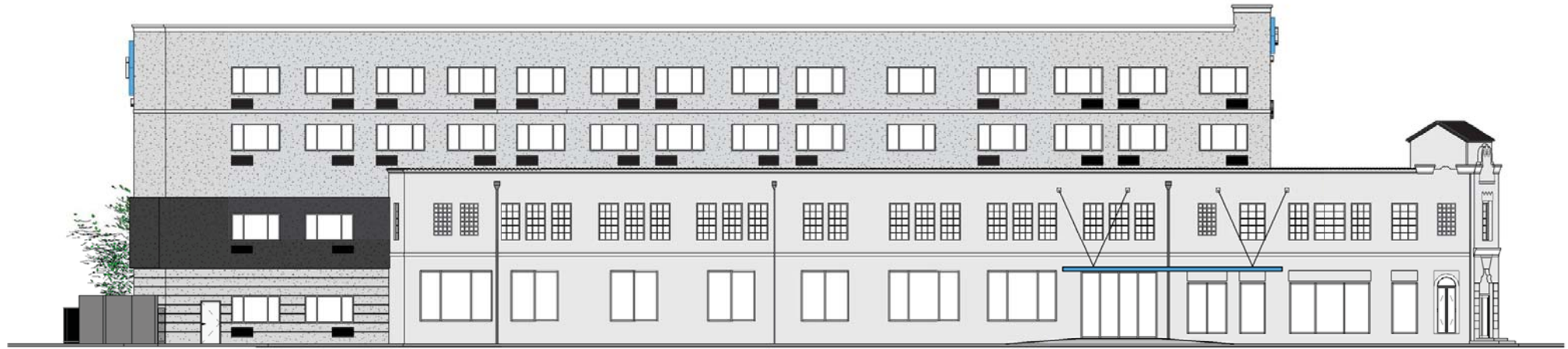
## 2 WEST ELEVATION

SCALE: 1/16" = 1'-0"



## 1 EAST ELEVATION

SCALE: 1/16" = 1'-0"



1

## NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2

## SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

Open  
studio  
architecture

## TRU HOTEL

901 E. Houston St.  
San Antonio, TX 78205

## SCHEMATIC ELEVATION

project #: 16.003

03.10.16

**A2.5**



## A Distinctly Different Design



# The Hive

## Our Re-envisioned Lobby

CONFIDENTIAL & PROPRIETARY  
CONCEPT  
IN-PROGRESS  
2015  
FOR INTERNAL HILTON WORLDWIDE DISTRIBUTION



Open  
studio  
architecture

### TRU HOTEL

901 E. Houston St.  
San Antonio, TX 78205

INTERIOR RENDER

project #: 16.003

03.10.16

**A3.1**



## Breakfast Bar



## Fitness

CONFIDENTIAL & PROPRIETARY  
CONCEPT  
IN-PROGRESS  
2015  
FOR INTERNAL HICTON WORLDWIDE

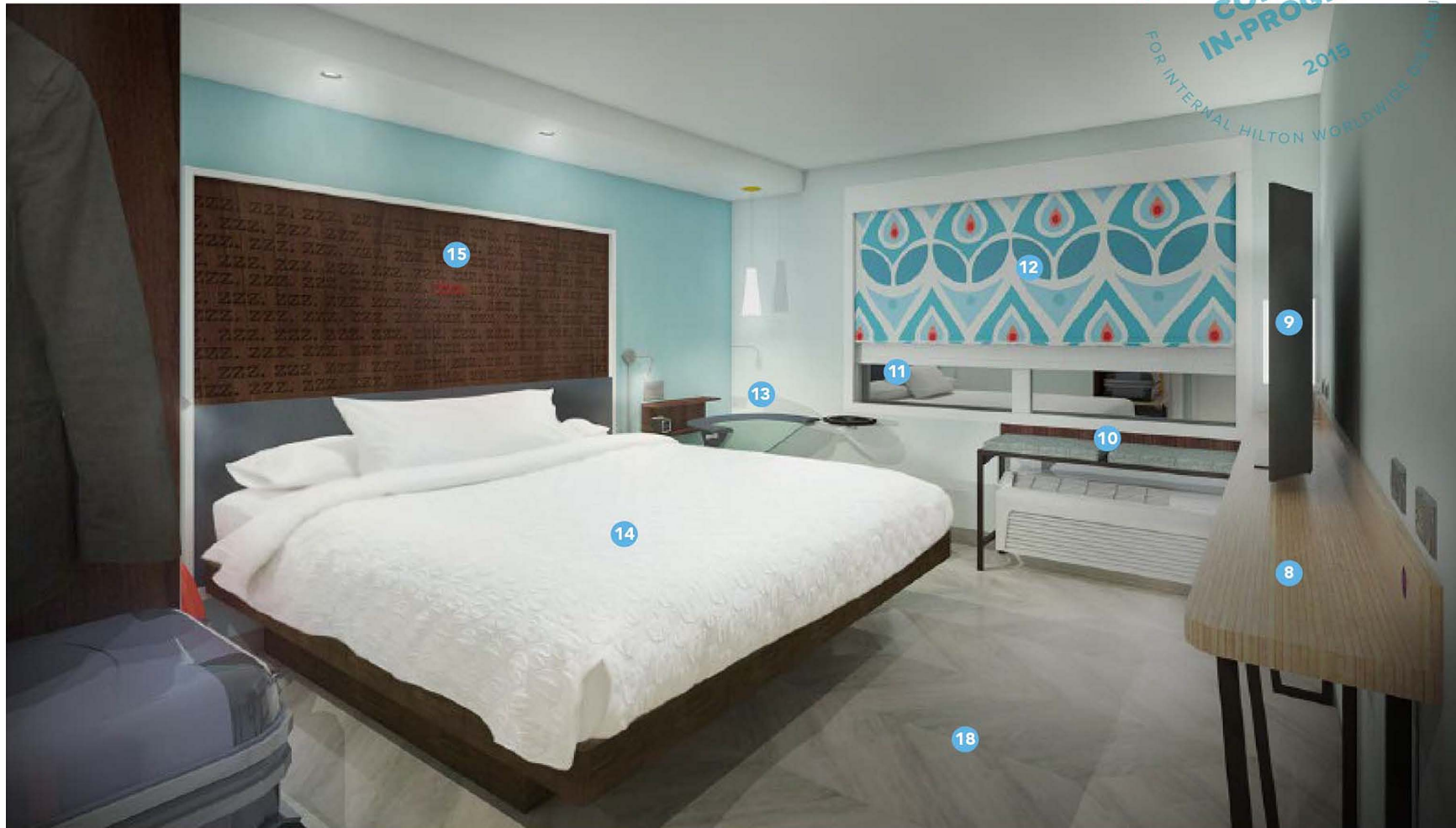




## Guest Room

Simplified & Spirited

CONFIDENTIAL & PROPRIETARY  
ONLY  
CONCEPT  
IN-PROGRESS  
2015  
FOR INTERNAL HILTON WORLDWIDE USE ONLY



## Guest Room

Simplified & Spirited



## Spacious Bathroom With A Touch Of Whimsy

