

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 18

HDRC CASE NO: 2016-259
COMMON NAME: Grant Building, Kress Building
ADDRESS: 305 E HOUSTON ST
311 E HOUSTON ST
313 E HOUSTON ST
315 E HOUSTON ST
LEGAL DESCRIPTION: NCB 415 BLK 18 LOT A-2
NCB 415 BLK 18 LOT A3 & A4
ZONING: D, D HE
CITY COUNCIL DIST.: 1
LANDMARK: Kress Building
APPLICANT: Jonathan Card/Clayton & Little Architects
OWNER: Gray Street Partners, Gray Street Partners
TYPE OF WORK: Additions, exterior modifications, fenestration modifications
REQUEST:

The applicant is requesting conceptual approval to perform the following exterior modifications to the Kress Building:

1. Add a new mechanical penthouse above the existing mechanical penthouse.
2. Add fenestration to the existing mechanical penthouse.
3. Add a canopy at the existing mechanical penthouse.
4. Add a rooftop terrace and landscaping.
5. Extend the existing elevator and fair stair to the roof.
6. Add fenestration at the existing level 5 patio.
7. Remove brick and add recessed windows on the east elevation.
8. Remove brick and add windows on the west elevation.
9. Add a canopy to the level 3 elevator lobby on the west elevation.

The applicant is also requesting conceptual approval to perform the following exterior modifications to the Grant Building:

10. Construct an addition above the existing mechanical penthouse.
11. Add exterior stairs to the existing mechanical penthouse.
12. Add fenestration to the existing mechanical penthouse.
13. Add a rooftop terrace and landscaping.
14. Replace the translucent glazing at the existing windows on the E Houston façade with clear glazing.

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 facade 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 facade 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 facade.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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 facade 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.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

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

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

FINDINGS:

Findings related to the Kress Building:

- a. The Kress Building at 315 E Houston was constructed in 1938 in the Art Modern style. The structure currently features five levels with an open air patio on the fifth level and a mechanical penthouse on the roof level. The façade currently features fenestration on the north (Peacock Alley) façade and the south (E Houston Street) facades.
- b. FENESTRATION – According to the Guidelines for Exterior Maintenance and Alterations 10.B.i., new façade elements that alter or destroy the historic character of a building’s facades should not be introduced. Additionally, alterations should not disrupt the rhythm of the commercial block. The applicant has proposed to remove the original brick façade and install recessed windows on the east elevation, remove the original brick and add windows on the west elevation, create new window openings on the south elevation at the fifth level open air patio and add fenestration to the existing mechanical penthouse.
- c. FENESTRATION – The façade of the Kress Building is currently lacking fenestration on both the east and west elevations. Staff finds the addition of windows on this façade is appropriate. Additionally, the proposed fenestration additions are behind the first structural bay of the historic structure; this is consistent with the Historic Design Guidelines and the Secretary of the Interior’s Standards. The National Park Service has indicated that façade modifications such as the proposed are appropriate behind the first structural bay even on tax credit projects. The applicant should ensure that all window openings are recessed within the original wall plan of the historic façade, should ensure that the rhythm of the southern façade is continued to the east and west facades through matching details that exhibit façade separation and that all window mullions are comparable in texture and finish as elements of the original façade
- d. FENESTRATION – At the fifth level open air patio, the applicant has proposed to remove two window openings and single door opening that are both southern facing and install a new curtain wall system to facilitate an increase in natural light for the fifth level interior space. The façade openings at this location are recessed behind the wall plane of the primary southern façade, do not align with façade openings of the primary southern facade and are largely unseen from the public right of way. Staff finds the modification of these original window openings appropriate. The applicant should ensure that all window openings are recessed within the original wall plan of the historic façade and that all window mullions are comparable in texture and finish as elements of the original façade.
- e. FENESTRATION – The mechanical penthouse currently features small window openings that are largely unseen from the public right of way from E Houston. The applicant has proposed to modify these window openings by installing new window openings that are to feature openings from the rooftop level to the underside of the proposed penthouse canopy. Staff finds these modifications appropriate. The applicant should ensure that all window openings are recessed within the original wall plan of the historic façade and that all window mullions are comparable in texture and finish as elements of the original façade.
- f. ADDITION – The applicant has proposed to construct an addition atop the existing mechanical penthouse. According to the Guidelines for Additions 2.A.ii., additions to non-residential structures should be located at the side or rear of the building to minimize visual impact from the public right of way. The applicant has proposed for the addition to be approximately the height of the existing mechanical penthouse; 12 feet in height. This is consistent with the Guidelines.
- g. ADDITION – In addition to the addition to the mechanical penthouse, the applicant has proposed to extend the existing elevator and fire stair to the roof. The elevator shaft and fire stair currently feature a small penthouse of rising approximately ten (10) feet above the roof. The applicant has proposed to increase the height of this penthouse by approximately ten (10) feet. Staff finds this appropriate and consistent with the Guidelines.
- h. CANOPIES – At the existing mechanical penthouse as well as the level three elevator lobby on the west elevation. According to the Guidelines for Exterior Maintenance and Alterations 11.B.ii., 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. The applicant has proposed simplistic canopies that are comparable in style and massing to the proposed exterior modifications. Staff finds this appropriate and consistent with the Guidelines.
- i. TERRACE & LANDSCAPING – Around the existing parapet walls, the applicant has proposed to incorporate a

rooftop terrace and landscaping. Much of the proposed landscaping will be within the existing parapet walls. Staff finds this proposal appropriate.

Findings related to the Grant Building:

- j. The Grant Building at 305 E Houston was constructed in 1935 and features two levels of space with a mechanical penthouse positioned at the far north side of the roof. The structure currently features fenestration on the north and south facades.
- k. FENESTRATION – The applicant has proposed to add fenestration to the existing mechanical penthouse. Given that the penthouse is void of architectural detailing and due to it not being visible from the public right of way, staff finds this appropriate.
- l. FENESTRATION – On the E Houston façade, the applicant has proposed to remove the translucent glass in the existing casement windows and replace it with clear glass. Staff finds this appropriate.
- m. ADDITION – The applicant has proposed to construct a one floor addition atop the existing mechanical penthouse. The addition is to span the width of the structure and feature floor to ceiling glass. In addition to the one story addition, the applicant has proposed to install stairs leading from the addition to the mechanical penthouse to the rooftop level below. Staff finds this appropriate. The applicant should ensure that all window openings are recessed within the original wall plan of the historic façade and that all window mullions are comparable in texture and finish as elements of the original façade.
- n. TERRACE & LANDSCAPING – Similar to the rooftop of the Kress Building, the applicant has proposed to incorporate a rooftop terrace and landscaping along the existing parapet walls. Staff finds this proposal appropriate.

General Findings:

- o. HISTORIC TAX CERTIFICATION – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff recommends that the applicant submit for Historic Tax Certification as well as consider pursuing the state historic tax credit (totaling 25% of qualified expenses) or state and federal historic tax credits (totaling 45% of qualified expenses) for commercial projects.
- p. ARCHAEOLOGY-The property is nearby the Alamo Plaza National Register of Historic Places District, the local Alamo Plaza Historic District, the general battlefield area for the Battle of the Alamo, and the San Antonio River. Furthermore, historic archival map research shows the alignment of the Navarro Acequia traversing the property. Therefore, archaeological investigations shall be required for all excavations. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to the commencement of field efforts.

RECOMMENDATION:

Staff recommends conceptual approval with the following stipulations:

- 1. That the applicant ensure that the rhythm of the southern façade is continued to the east and west facades through matching details that exhibit façade separation.
- 2. That the applicant provide a landscaping plan noting all landscaping materials at the rooftop level.
- 3. Archaeological investigations are required for all excavations. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to the commencement of field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 11, 2016

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.



Subway

Majestic and
Empire Theatres

Palm

Segway Nation
San Antonio

Navarro St

Good Scent's Bar &

Texas de B

315 E Houston St

Walgreens

Navarro St

E Houston St

The Buckhorn
Museum and the Texas...

Joe's Crab Shack

College St

TownePlace
Antonio Doy

Jefferson



The St. Anthony, A
Luxury Collection...

E Travis St

Jefferson

Navarro St

E Travis

Peacock Alley

Home2 Suites by Hilton
San Antonio...

315 E Houston St
Texas de Brazil

Good Scent's Bank

Peacock Alley

Jefferson

Navarro St

Palm

Cardtronics ATM

Tunisha Y. Che, PharmD

The Buckhorn
Museum and the Texas...

N Presa St

E Houston St

KRESS





FOR SALE

305 E. Houston St.

JEFF MILLER

214 308.9888





GRANT & KRESS BUILDINGS





1



2



3



4



5



6



GRANT AT E. HOUSTON ST.



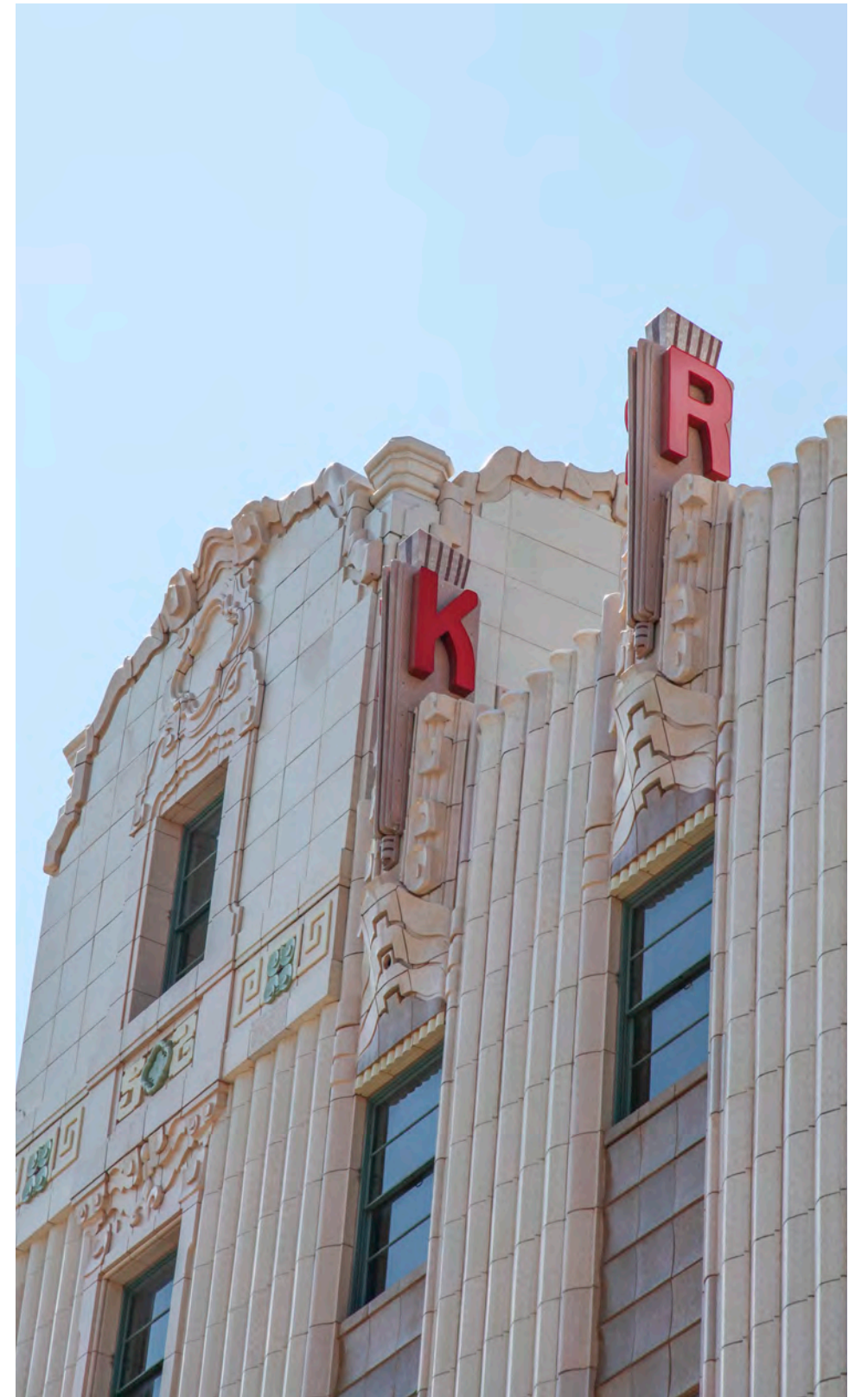
GRANT LEVEL 2 TOWARD E.HOUSTON ST.



VIEW FROM GRANT PENTHOUSE



GRANT PARAPET AT E. HOUSTON ST.



KRESS AT E. HOUSTON ST.



KRESS BALCONY AT E.HOUSTON ST.



KRESS TYPICAL EXISTING FLOOR



