

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2016

Agenda Item No: 20

HDRC CASE NO: 2016-349
ADDRESS: 401 E HOUSTON ST
LEGAL DESCRIPTION: NCB 417 BLK 19 CIR 6 & W 1.1 FT OF 5 ARB A1
ZONING: D HS
CITY COUNCIL DIST.: 1
LANDMARK: Burns Building, Washer Bros Building
APPLICANT: Mike McGlone/Alamo Architects
OWNER: Blauners - Houston, L.P.
TYPE OF WORK: Addition, exterior modification
REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish the existing, non-original fifth level addition.
2. Rehabilitate and restore the historic façade.
3. Construct an addition four stories.

APPLICABLE CITATIONS:

UDC Section 35-611. – Certificate of Appropriateness – Administrative Approval

Applications for certain minor alterations, additions, ordinary repairs or maintenance may be reviewed and approved administratively by the historic preservation officer without review by the historic and design review commission. Those activities which constitute minor alterations, additions, repairs or maintenance include but are not limited to:

Demolition

- a) Non-historic accessory structure that is made of non-historic materials
- b) Non-historic additions that are made of non-historic materials
- c) Reopen enclosed porch
- d) Carports that are made of non-historic materials
- e) Non-contributing structures located in historic district that are made of non-historic materials

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.

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 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.

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.

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:

- a. The structure at 401 E Houston, commonly known as the Burns Building and Washer Brothers Building was constructed in 1912 originally featuring four levels. During the 1950's, a fifth level addition was constructed by J.C. Penney's.
- b. 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.
- c. DEMOLITION – As noted, a fifth level addition was constructed in the 1950's which the applicant has proposed to demolish. According to the UDC Section 35-611, the demolition of a non-historic addition that consists of non-historic materials may be approved administratively by the Historic Preservation Officer. Staff finds the existing fifth level addition to be non-historic and non-contributing to the primary historic structure and eligible for demolition to be approved administratively by staff.
- d. REHABILITATION – The primary historic structure features façade materials which include brick, cast stone, terra cotta detailing, an existing canopy and wood windows. The applicant has proposed to clean the existing masonry, repoint as needed and repair and replace any damaged cast stone and terracotta at the original parapet cap as the addition is removed. The applicant has also proposed to clean and repaint the canopy's suspension rods, brackets and anchors and repaint the existing wood windows. The applicant's proposals are consistent with the Guidelines for Exterior Maintenance and Alterations.
- e. ADDITION – At the rooftop of the original structure, the applicant has proposed to construct an addition to feature four floors; each featuring floor to ceiling height of ten (10) feet. 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 sited to minimize the visual impact on the original structure, should utilize a similar roof form, should be subordinate to the principle façade and should feature a transition between the old and new. The applicant has proposed to set back the proposed addition approximately twelve (12) feet from the south façade and twelve (12) feet from the southeast corner and west parapet wall, tapering to an eight (8) foot setback at the southwest corner of the building. Staff finds that this will limit new massing at the corner of E Houston and Jefferson and work to preserve historic street views along both streets. Additionally, the applicant has proposed floor to ceiling height that are subordinate to that of the original structure and has proposed materials that are will distinguish between the original structure and the proposed addition. Staff finds this consistent with the Guidelines.
- f. SCALE, MASSING & FORM – According to the Guidelines for Additions, 2.B., the height of rooftop additions should be limited to no more than forty (40) percent of the height of the original structure. Full floor rooftop additions that obscure the form of the original structure are not appropriate. The height of the original structure is approximately sixty (60) feet. The applicant has proposed the addition to feature approximately forty-two (42) feet in height; approximately seventy-five (75) percent of the original structure's height. This is not consistent with the Guidelines for Additions 2.B.i.; however, staff finds that the proposed addition's massing and height will not obscure the form of the original structure and is consistent with height found on this block of E Houston.
- g. MATERIALS – The applicant has proposed materials which could possibly include vertical and horizontal metal

panels and rain screens with shallow perforated shading devices. Materials that match in type, color and texture to the materials of the original structure should be used. Staff finds that the use of metal panels and rain screens may be appropriate given that the applicant include appropriate proportions for each panel which relate to façade proportions of the original structure such as the proportions of the existing vertical and horizontal rows and columns between the front façade's fenestration. Additionally, the use of metal panels could potentially reduce the overall impact of the proposed massing.

- h. **WINDOWS** – According to the Guidelines for Additions 4.A.i., the shapes of window openings
- i. **ARCHITECTURAL DETAILS** – Additions are to be designed to reflect their own time while respecting the historic context. Architectural details should be simple in design and complement the character of the original structure. Additionally, contemporary interpretations of traditional designs and details should be incorporated into the addition. As previously mentioned, staff finds the incorporation of proportions based on those of the original structure's façade should be included into the design of the addition. Currently, the proposed addition does not feature a distinct building cap or cornice line; staff recommends the applicant study a contemporary solution to the lack of a building cap which could potentially include the use of an overhang similar to the proposed rain screens.
- j. **SIGNAGE** – The applicant has noted in the application documents that the existing blade sign at the corner of the original building will be modified; however, at this time the applicant has not noted modifications. Additionally, small, pedestrian scaled signage will be added beneath the canopy. Staff recommends the applicant propose a signage package to be reviewed that is consistent with the Guidelines for Signage as well as appropriate for E Houston Street.
- k. **MECHANICAL EQUIPMENT** – At this time the applicant has not noted the location of mechanical equipment. The applicant is responsible for screening all mechanical equipment from view at the public right of way.
- l. **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.
- m. **ARCHAEOLOGY**-The property is within the general battlefield area of the Battle of the Alamo and is in close proximity to the San Antonio River, the Spanish Colonial Potrero, the Alamo Plaza National Register of Historic Places District, the Navarro Acequia, and the Alamo Plaza Local Historic District. Furthermore, previously recorded archaeological 41BX436 is in close proximity to the property, as well. 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 based on findings a through k with the following stipulations:

- i. That the applicant include appropriate proportions for each proposed metal panel which relate to façade proportions of the original structure such as the proportions of the existing vertical and horizontal rows and columns between the front façade's fenestration.
- ii. That the applicant explore alternative massing options that relate more to the massing of adjacent additions. Additionally, staff finds that the applicant should consider reducing the overall height of the proposed addition by one floor to be consistent with the Guidelines.
- iii. That the applicant introduce a contemporary solution to the lack of a building cap for the proposed addition.
- iv. **ARCHAEOLOGY**-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: Aug 26, 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.



N Alamo St

Moses Rose's Hideout

Thai-Lao Orchid

Ticket Sports Pub

Paris Hatters

401 East Houston Street

Broadway St

Broadway St

Broadway St

owabunga

Brothers Auto Parts

The Texan II

Rings of Fire

ATM

ATM

Jefferson

Jefferson

ATM

Peacock Alley



Brothers Auto Parts

Cowabunga

E Travis St

Alamo Antique Mall

Paris Hatters

ATM

The Texan II

Rings of Fire

Carpet Cleaning Service
San Antonio Upholstery

401 East Houston Street

Peacock

Peacock Alley

Schokolad
Chocolate Factory

San Antonio

Peacock

El Vaquero

McKinney Law Firm

Maverick Highrise

TownePlace Suites San
Antonio Downtown

E Houston St

E Houston St

Broadway St

Jefferson

▶
R
ALE
ACH DOBIN

401
E. Houston St.
53,000
RSF

210
305

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 401 E HOUSTON ST

REQUEST: Addition, exterior modification

HEARING DATE: 9/7 2010

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO







TAXI WORLD
210-737-8733



HISTORIC PHOTO - 1938

SCALE - N/A

BURNS - PENNY BUILDING RENOVATION / ADDITION

ALAMO ARCHITECTS

12 AUGUST 2016



EXISTING PHOTO - PEACOCK ALLEY VIEW

SCALE - N/A

BURNS - PENNY BUILDING RENOVATION / ADDITION

ALAMO ARCHITECTS

12 AUGUST 2016



EXISTING PHOTO - JEFFERSON STREET VIEW

SCALE - N/A

BURNS - PENNY BUILDING RENOVATION / ADDITION

ALAMO ARCHITECTS

12 AUGUST 2016

Alamo
architects



EXISTING PHOTO - HOUSTON STREET VIEW

SCALE - N/A

BURNS - PENNY BUILDING RENOVATION / ADDITION

ALAMO ARCHITECTS

12 AUGUST 2016



1512 South Flores
San Antonio, Texas 78204
www.alamoarchitects.com
telephone 210.227.2612
facsimile 210.227.9457

12 August 2016

Burns-Penny's Building

401 E. Houston St.

NBHD Code: 100011

Parcel ID: NCB 417; Block 19; Lot 6

Project Narrative

The proposed renovation includes the Adaptive Reuse of and Addition to the Burns-Penny's Building for use as a contemporary boutique hotel. The owner/operator seeks to create 112-120 unique contemporary rooms within the historic building and addition. The proposed uses are as follows:

- Basement – Fitness Center, Pre-Function and Conference/Board Room, Back of House, Maintenance and Support
- First Floor - Lobby, Food/Beverage (limited service), Amenities and 2 or 3 Guest Rooms
- Mezzanine – 4 Guest Rooms, Back of House/Support and Small Meeting Spaces
- Floors 2, 3 & 4 – 17 to 18 Guest Rooms per floor
- Floors 5, 6, 7 & 8 – 14 to 15 Guest Rooms per floor

Site

The owner proposes to utilize a limited portion of the designated commercial loading along Jefferson for valet and guest pick up/drop off.

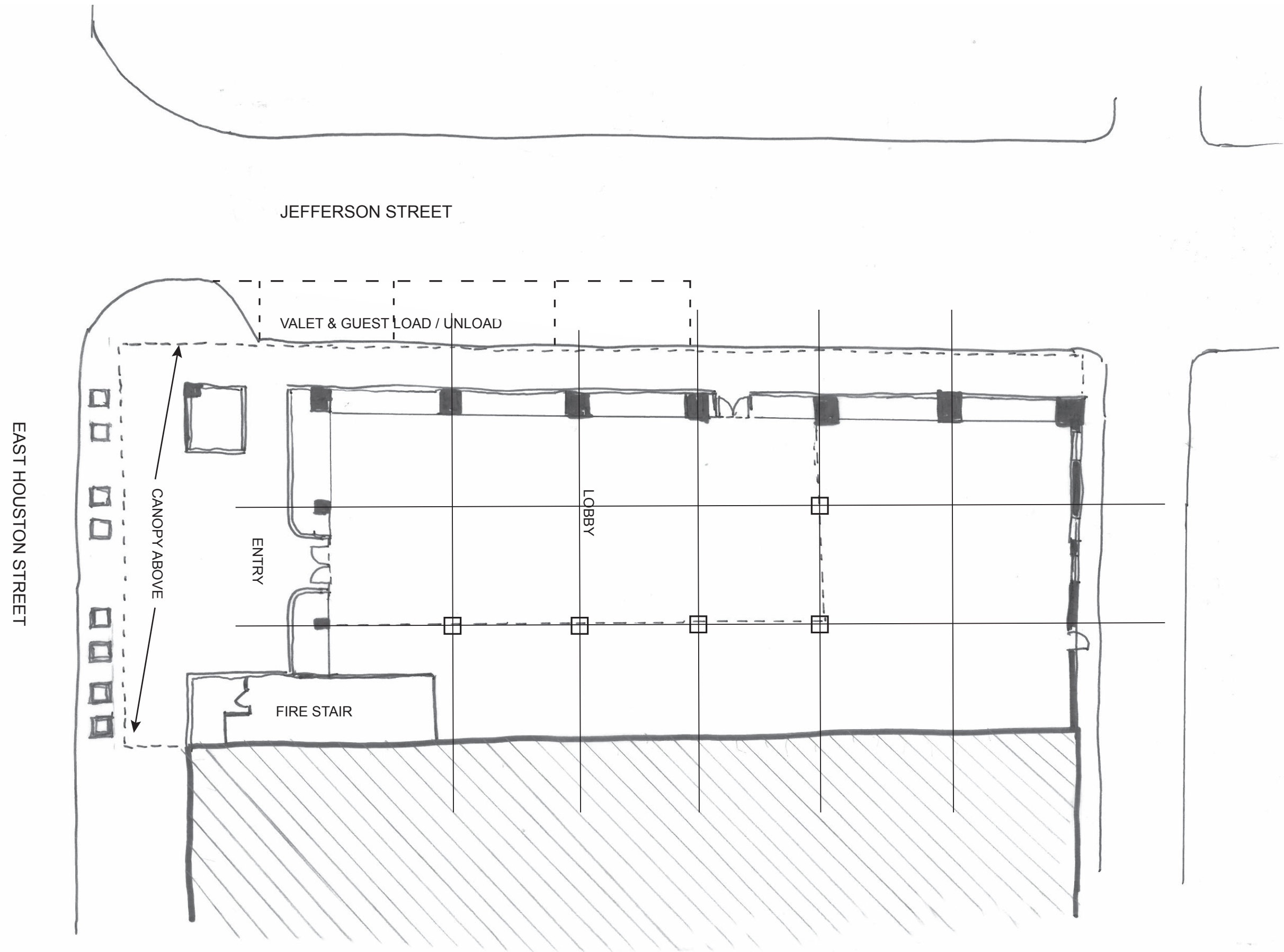
Building Addition/Volume

The proposed concept removes the existing 5th floor (which was added in the 1950's by J.C. Penny's) to restore the visual prominence of the original parapet and top of the historic Burns Building. The proposed addition is 4 floors which are set back approximately 12 feet from the south façade and 12' at the SE corner/west parapet, tapering to 8' at the SW corner of the building. The current building top of parapet with the existing 5th floor is 74'-9". The height of the building with the addition (4 floors of 10'-0" flr. to flr. plus parapet) will be approximately 102'-0". The net difference is approximately 25'-3", or 33.77% of the current building height.

Historic Building Exterior Fabric - We expect to clean the existing masonry (brick and cast stone/terra cotta detailing), repoint as needed, repair/replace damaged cast stone/terracotta at the original parapet cap (after the 5th floor addition is removed), clean and repaint the canopy suspension rods, brackets and anchors and repaint the existing wood windows. The proposed uses fit extremely well with the existing ground floor layout. The hotel has an open lobby design and the raised platforms along the Jefferson St. storefront can be activated by seating for guests. No changes to the existing store fronts, first floor marble veneer pilasters, ventilation screens or suspended canopies are proposed at this time.

Addition – The design and exterior materials are intended to provide a background and contemporary contrast to the historic building. Materials currently under consideration include vertical and horizontal metal panel, rain screen with shallow perforated shading devices at the windows at the heads and one jamb of the windows. A portion of the setback (5th floor) is being considered for exterior seating and guest room terrace.

Signage – the existing blade sign at the corner of the building corner will be modified. Small, pedestrian scaled signage, suspended below the canopy may be added in the final design.



GROUND FLOOR PLAN
SCALE - 1/16" = 1'



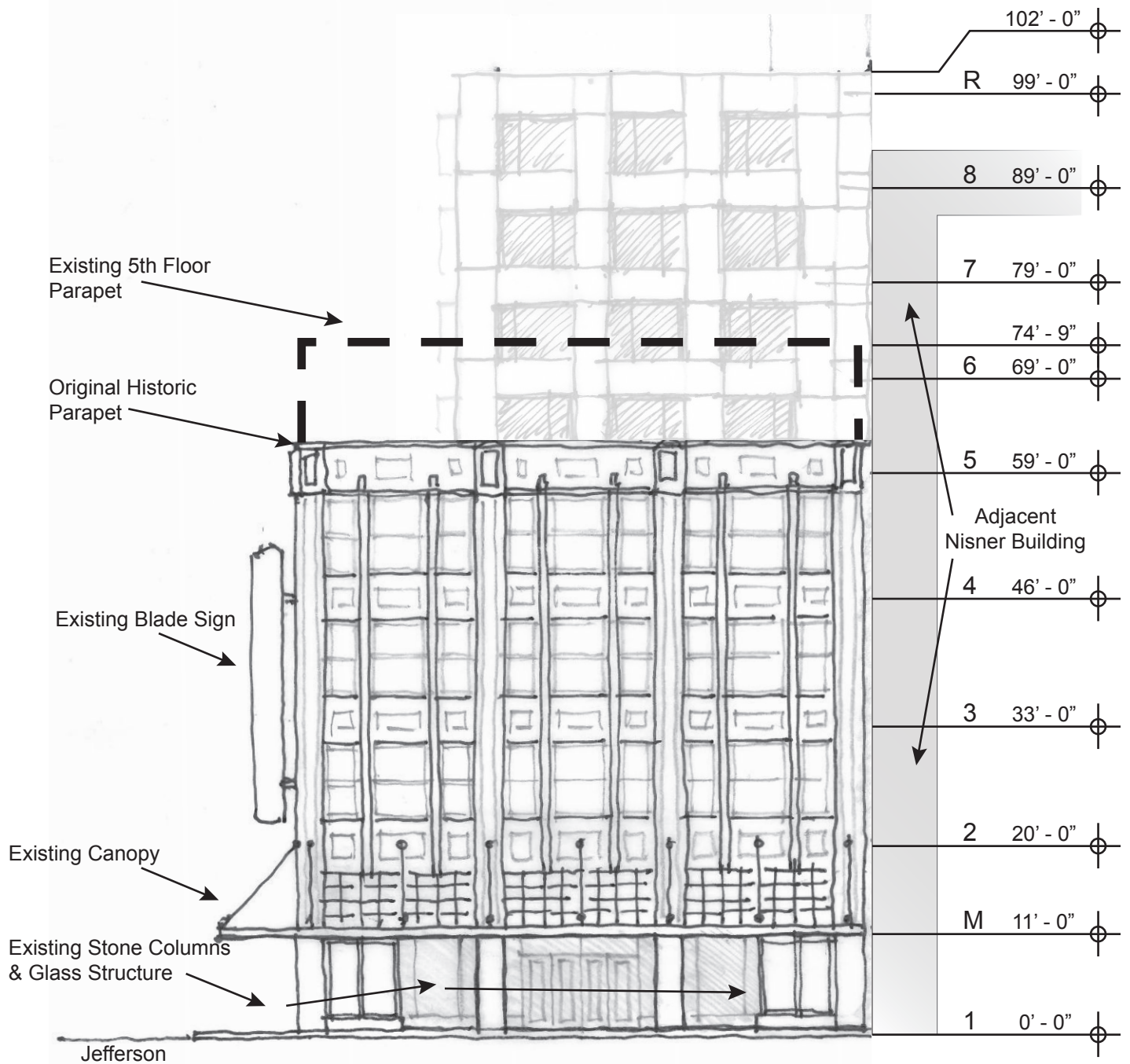
Alamo
architects

BURNS - PENNY BUILDING RENOVATION / ADDITION
ALAMO ARCHITECTS
12 AUGUST 2016



JEFFERSON STREET (WEST) ELEVATION
SCALE 1/16" = 1' - 0"

BURNS - PENNY BUILDING RENOVATION / ADDITION
ALAMO ARCHITECTS
12 AUGUST 2016



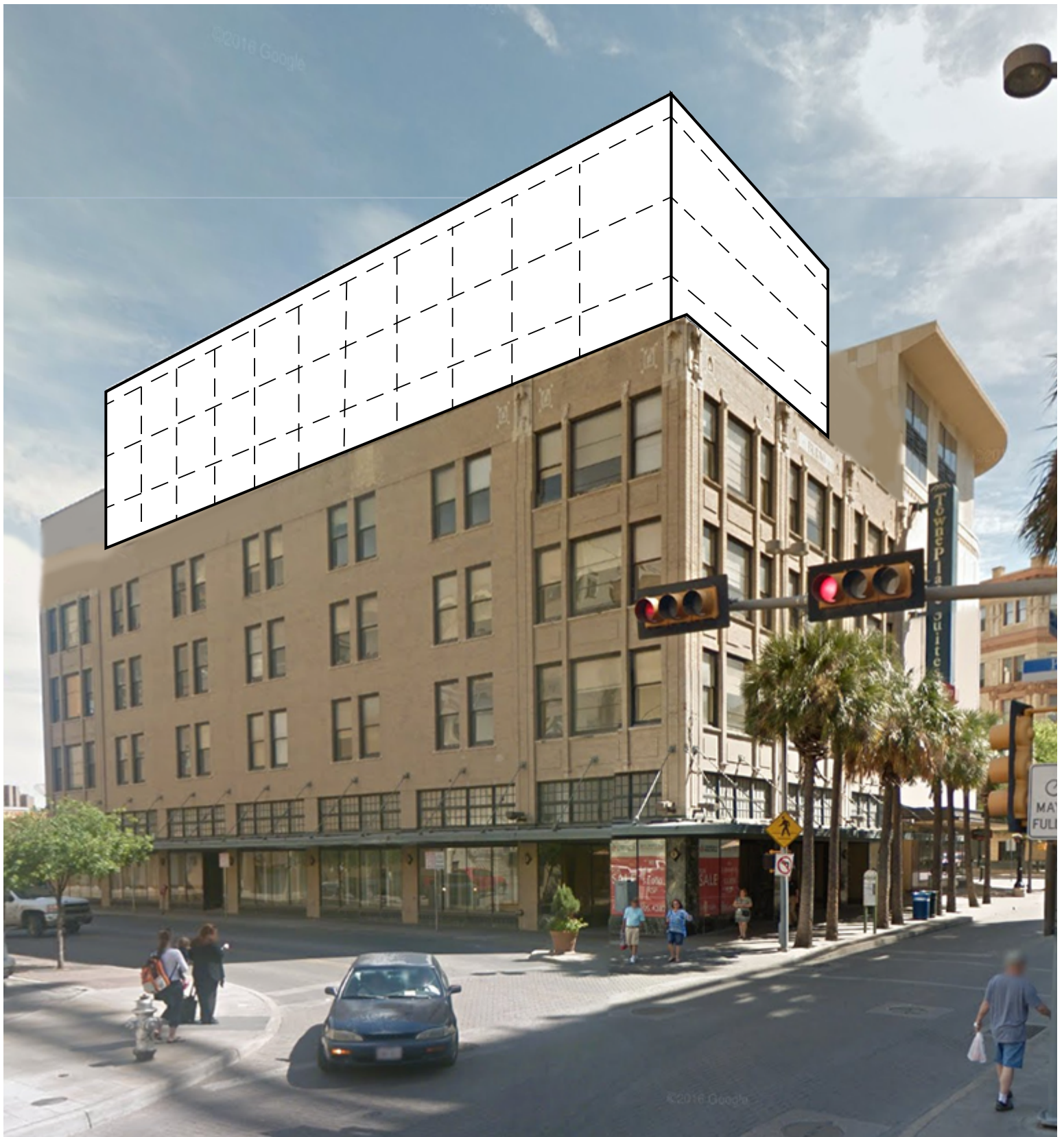
HOUSTON STREET (SOUTH) ELEVATION

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

BURNS - PENNY BUILDING RENOVATION / ADDITION

ALAMO ARCHITECTS

12 AUGUST 2016



EXISTING VIEW WITH ADDITION

SCALE - N/A

BURNS - PENNY BUILDING RENOVATION / ADDITION

ALAMO ARCHITECTS

12 AUGUST 2016