

## HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

**HDRC CASE NO:** 2017-077  
**ADDRESS:** 114 E HOUSTON ST  
**LEGAL DESCRIPTION:** NCB 133 ALL OF BLK  
**ZONING:** D, HS, RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Main/Military Plaza Historic District  
**APPLICANT:** Patrick Winn, AIA/Total Art Design & Architecture  
**OWNER:** Weston Urban  
**TYPE OF WORK:** Installation of concrete stoop and steps  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a concrete stoop and steps on the Soledad facade of the structure at 114 E Houston and in the public right of way.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance*

#### 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.

### FINDINGS:

- a. The structure at 114 E Houston is commonly known as the Rand Building and was constructed in 1913. The structure was designed by architects Sanguinet and Staats of Ft. Worth, Texas. The applicant has proposed to construct a concrete stair and stoop on the Soledad Street facade of the structure to facilitate egress for an interior space.
- b. The Guidelines for Exterior Maintenance and Alterations 10.B.i. states that new facade elements that alter or destroy the historic building character such as adding inappropriate materials, alternating the size of openings or disrupting the rhythm of the commercial block should not be added. The Soledad facade of the Rand Building is the structure's secondary facade. Staff finds that the proposed installation will not negatively impact the architectural integrity of the structure and can be removed in the future with minimal impact to the building. Additionally, the widening of the sidewalk along the Soledad public right of way will provide additional space for

pedestrians. Staff finds that the proposed installation will not impede on pedestrian traffic.

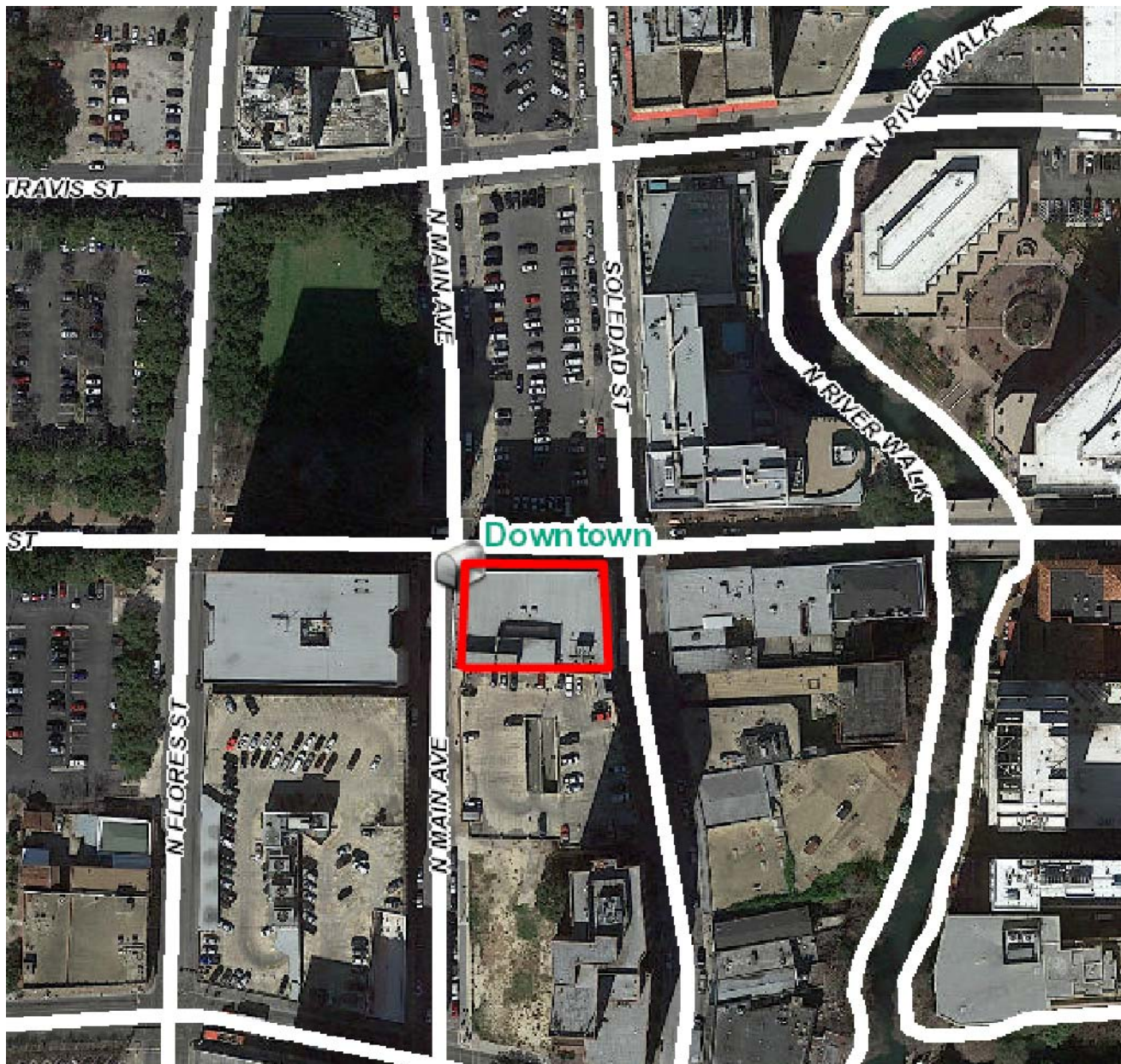
- c. The applicant has proposed a handrail, but has noted that final handrail specifications have not been finalized. Staff finds that a square or a small circular hand rail would be appropriate. The applicant is to present the final handrail design to staff prior to installation.

**RECOMMENDATION:**

Staff recommends approval based on findings a and b with the stipulation that the applicant provide staff with the final handrail design for review prior to installation.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

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Riverview Towers

Taiwan

Geekdom

N Main Ave

W Houston St

N Flores St

Embassy Suites by  
Hilton San Antonio...

SP+ Parking @ Mac Lot

Luke

Soledad St

Soledad St

Soledad St

Cardtronics ATM

ATM

E Houston St

San Antonio River

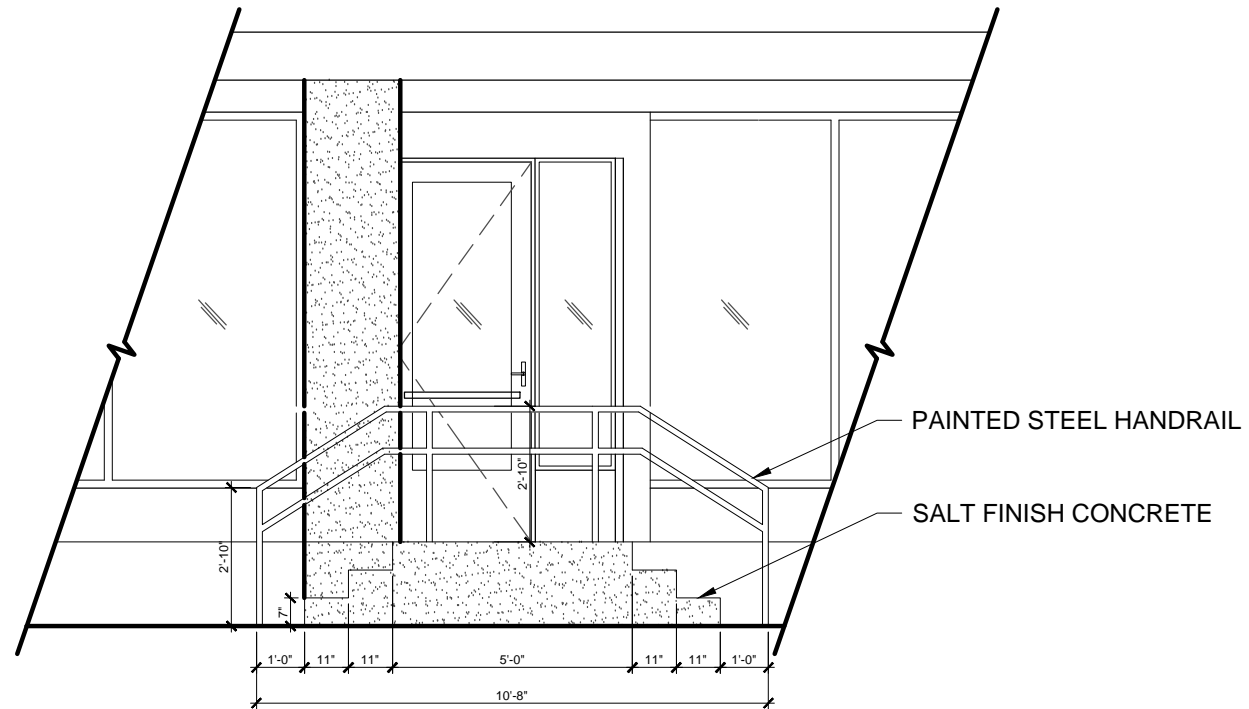




RAND

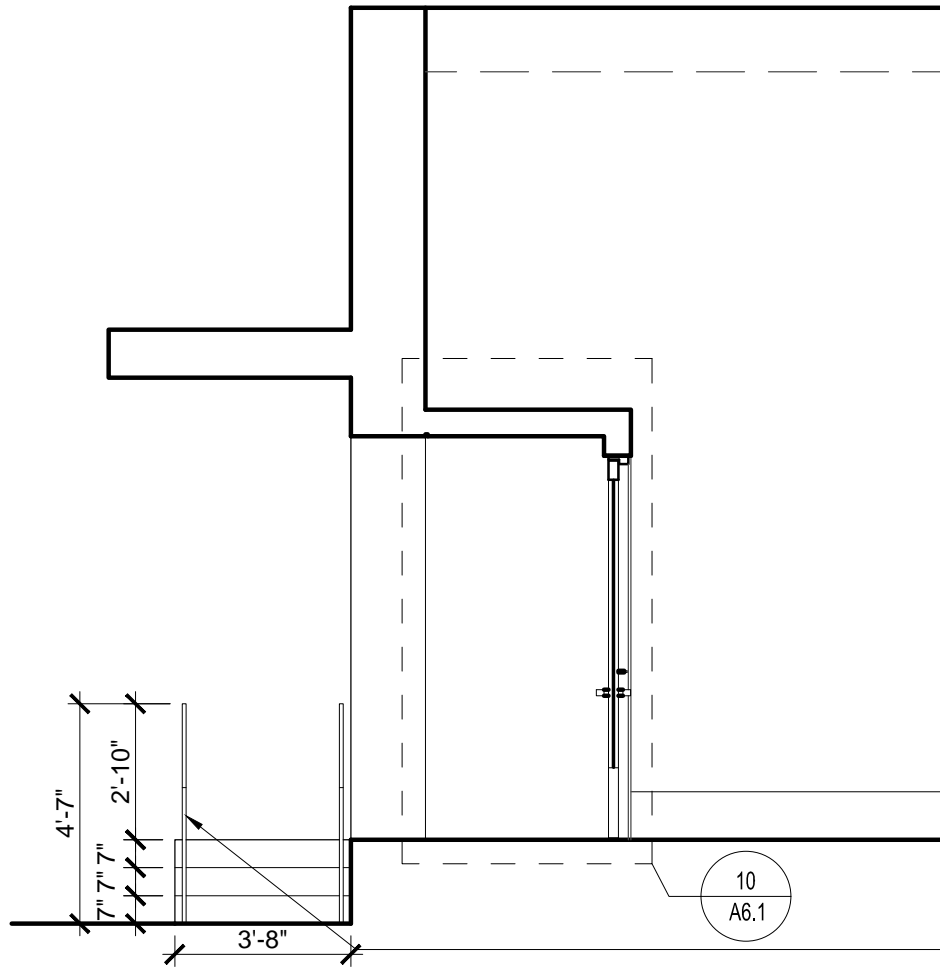






# 08 ENTRY 103 ELEVATION

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



# 07 INTERIOR ELEVATION

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











