

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-497
ADDRESS: 104 N ST MARYS
LEGAL DESCRIPTION: NCB 116 BLK LOT 2 THRU 9, & W 3.6 FT OF ALLEY
ZONING: D,HS, RIO-3
CITY COUNCIL DIST.: 1
LANDMARK: Aztec Theater
APPLICANT: Vincent Gerard & Associates
OWNER: Aztec Family Group, LLC
TYPE OF WORK: Installation of rooftop communications equipment
APPLICATION RECEIVED: September 19, 2018
60-DAY REVIEW: November 18, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install:

- 1) Exposed Gamma Sector antennas as southwest corner on existing rooftop structure.
- 2) Screened Alpha and Beta Sector antennas on the north corner including the construction of a faux 4-foot tall parapet wall.

APPLICABLE CITATIONS:

3. Guidelines for Additions
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 historic structure at 104 N St Mary's, commonly known as the Aztec Theater was constructed in 1926. The 6-story structure features a brick façade with stone and decorative moldings. The flat rooftop currently features a variety of fixtures including a penthouse structure and exposed utility equipment.
- b. **ROOFTOP ANTENNA** – The applicant has proposed to install exposed gamma sector antenna mounted to the corner of the existing cooling towers and screened alpha and beta sector antennas on the north corner with the construction a faux parapet wall. The exposed gamma sector antenna will be painted to match the colors of the cooling tower.
- c. **VISIBILITY** – Per the Guidelines for Additions 5.A.i, equipment should not be located on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way. Staff finds that the proposed location of the proposed gamma sector antenna will be substantially setback from the parapet and will not be visible from the immediate public right-of way. Staff also finds that the screening efforts for the alpha and beta sector antennas are generally appropriate.
- d. **MOUNTED EQUIPMENT** - Per the Guidelines for Additions 5.B.i, mounted devices and exposed hardware, frames, and piping should be painted to match the color scheme of the primary structure or be screened with landscaping. The applicant has proposed to paint the exposed gamma sector antennas to match the cooling tower that equipment will be mounted on to further decrease detracting from the architectural roof line.
- e. **ROOF-MOUNTED EQUIPMENT** - Per Guidelines for Additions 5.B.iii, mounted devices should be screened and setback on the roof to avoid view from right-of-way. The applicant has proposed to install a faux parapet wall

to screen the alpha and beta sector antennas that features materials that simulates the color, texture, and form of the existing brick façade. The proposed parapet form will feature three wall planes visible from W Crockett Street, 4-feet in height from the existing parapet, and configuration that mimics a traditional masonry parapet wall and coping.

- f. **PENTHOUSE FUTURE COLLOCATION** – The proposed initial installation meets stealth requirements by featuring screening of the alpha and beta sector antennas behind a 4-foot tall faux parapet form, materials that simulate the existing masonry parapet wall and coping in texture, color, and configuration, a setback condition on the gamma sector antenna that is not visible from the immediate right-of-way, and paint colors that further camouflage new equipment on existing equipment. Staff finds that future collocations that are placed within the proposed penthouse addition that do not add externally protruding or mounted equipment on the elevation planes, and/or add any additional height to the three foot tall penthouse addition may be considered a Non-Substantial Change Collocation and are eligible for administrative approval.

RECOMMENDATION:

Staff recommends approval of items 1 and 2 with the following stipulations:

- i. That the exposed gamma sector antennas are painted to match the existing cooling towers that they will be mounted to.
- ii. That the proposed faux parapet wall form match the existing masonry parapet and coping in color, texture, and configuration.
- iii. That the installation of the faux parapet wall form does not in any way irreversibly remove or alter the materials and configuration of historic structure.
- iv. That the final faux parapet wall form is limited to the proposed height of 4 feet from the existing parapet.
- v. That any other future modifications, collocations, and/or additions specifically to the penthouse structure that defeat the stealth requirements proposed in finding f and determined as a Substantial Change Collocation would require HDRC approval.

CASE MANAGER:

Huy Pham

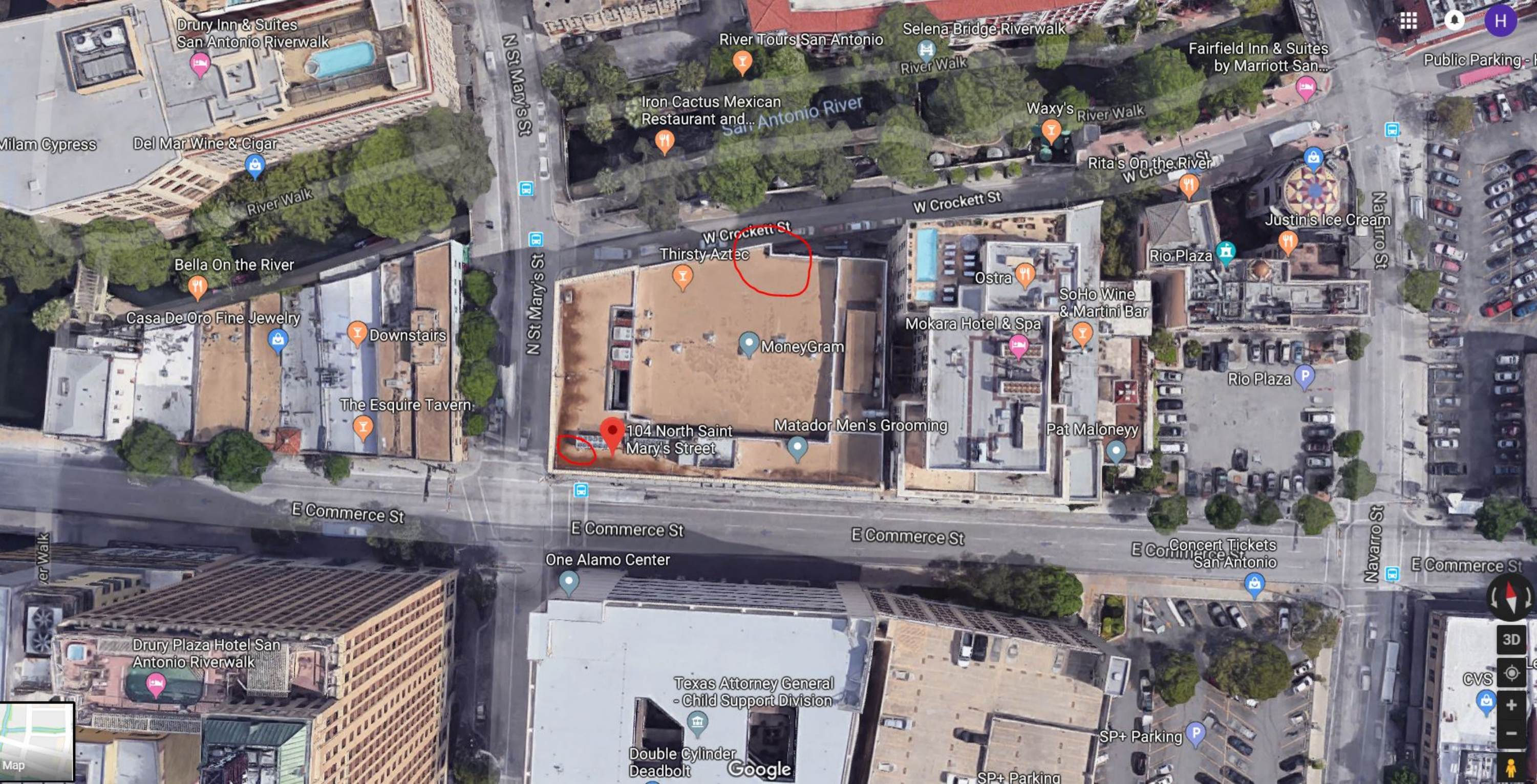


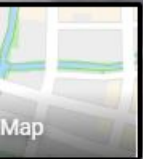
104 N St Marys

Powered by ArcGIS Server

Printed: Oct 09, 2018

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.



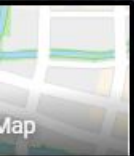


Google



2D





Google



2D



+

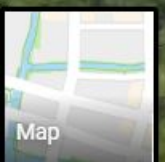
-

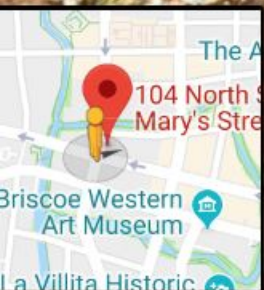




104 North Saint
Mary's Street

Google

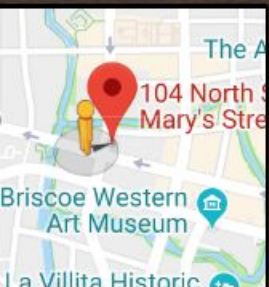




151 E Commerce St
San Antonio, Texas

Google, Inc.

Street View - Dec 2017



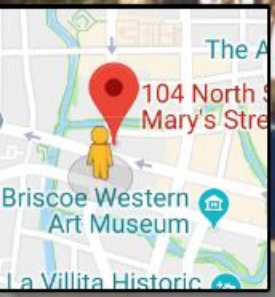
Google

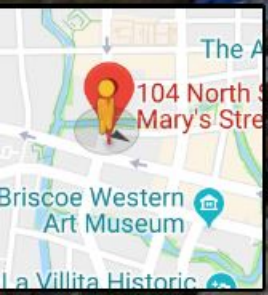
Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.

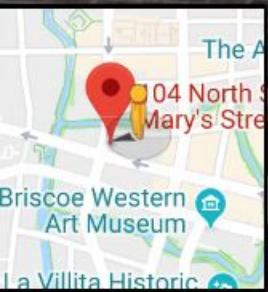
106 S St Mary's St
San Antonio, Texas

Google, Inc.

Street View - Jan 2018







THEATER ROW

104 N ST MARY'S STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205
(426409)

APPROVAL SIGNATURES
LANDLORD

LEASING

CONSTRUCTION

THIS IS AN INCOMPLETE
SET NOT FOR
CONSTRUCTION OR
PERMITTING.
APPROPRIATE
PROFESSIONAL SEAL
WILL BE APPLIED TO
FINAL CONSTRUCTION
SET



ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9906
TBPE NO. F-15659

SHEET TITLE

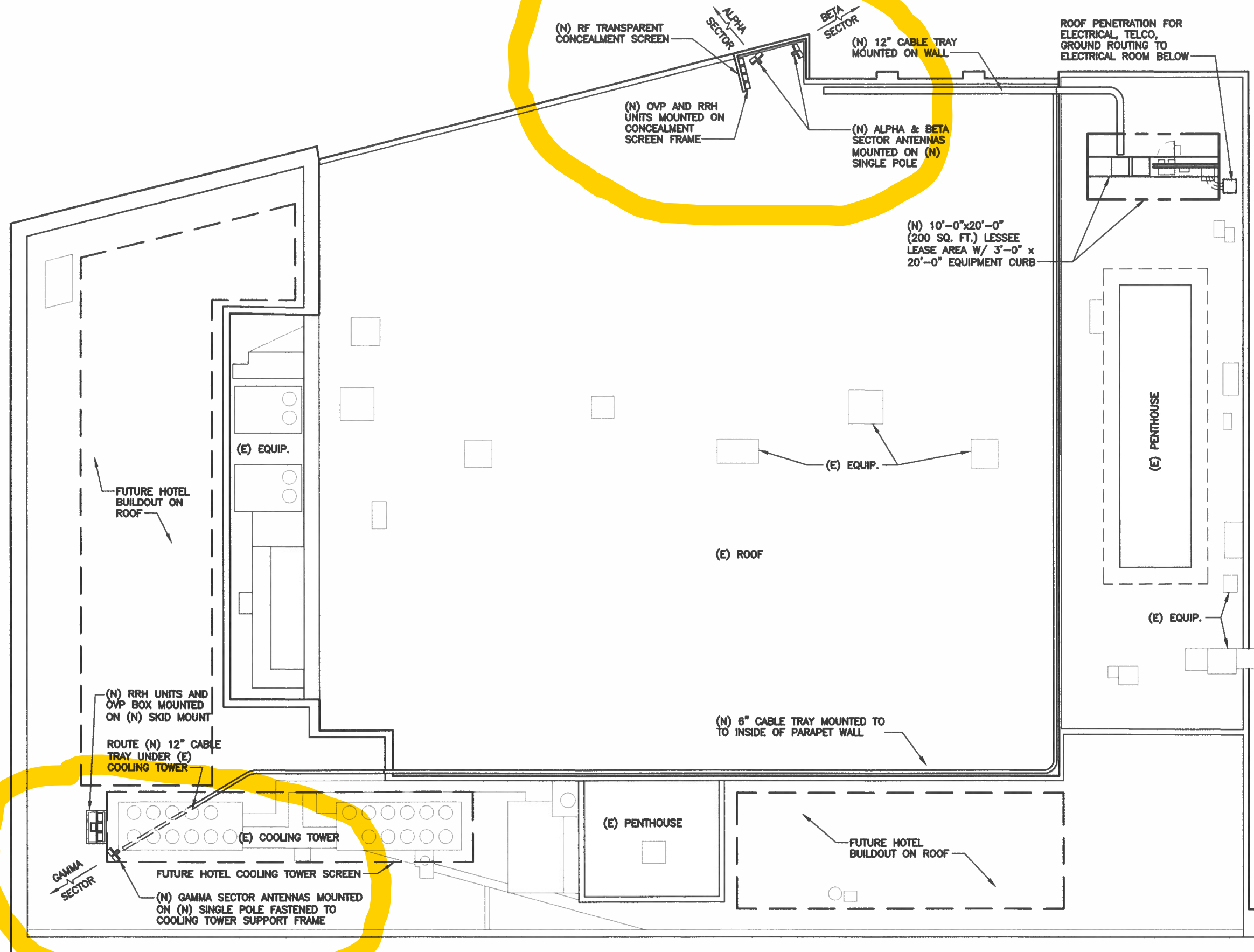
ROOF PLAN

SHEET HISTORY

09.14.18 ISSUE

A1

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.



(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

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



THEATER ROW

104 N ST MARY'S STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205
(426409)

APPROVAL SIGNATURES
LANDLORD

LEASING

CONSTRUCTION

THIS IS AN INCOMPLETE
SET NOT FOR
CONSTRUCTION OR
PERMITTING.
APPROPRIATE
PROFESSIONAL SEAL
WILL BE APPLIED TO
FINAL CONSTRUCTION
SET

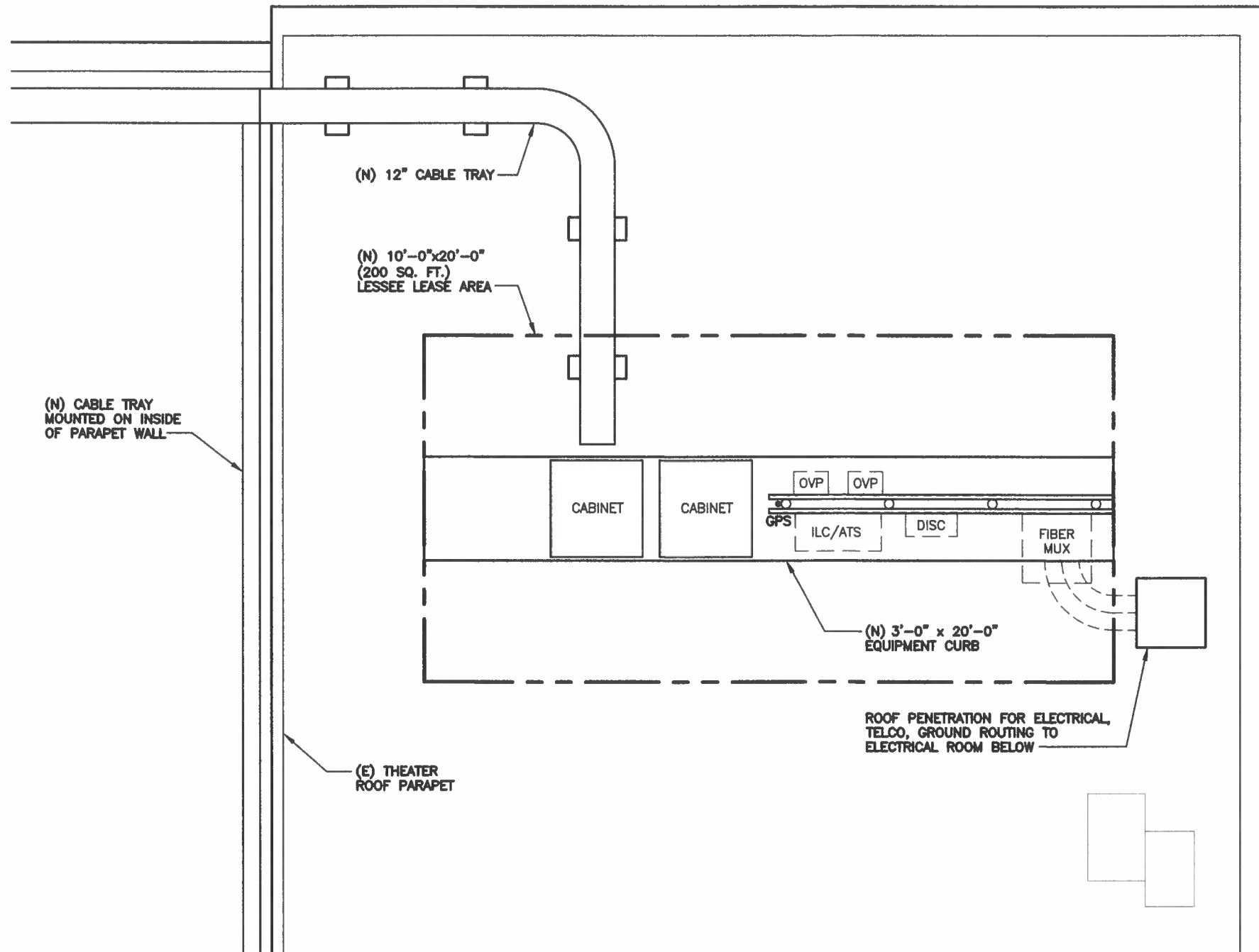


ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE
EQUIPMENT PLAN

SHEET HISTORY
09.14.18 ISSUE

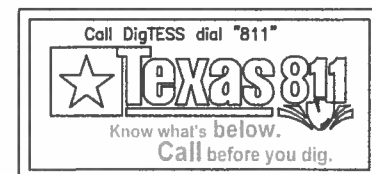
A1-1



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



(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE



THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

THEATER ROW

104 N ST MARY'S STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205
(426409)

APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION

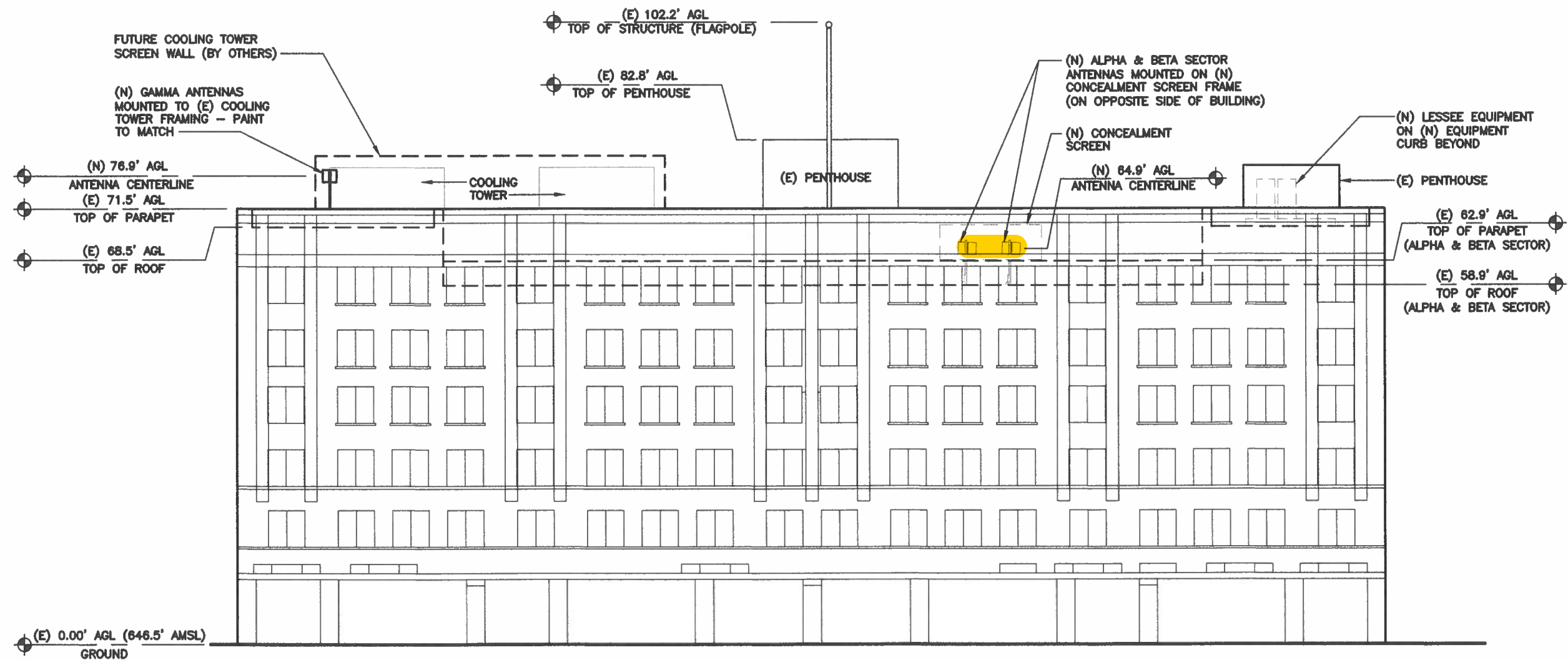
THIS IS AN INCOMPLETE
SET NOT FOR
CONSTRUCTION OR
PERMITTING.
APPROPRIATE
PROFESSIONAL SEAL
WILL BE APPLIED TO
FINAL CONSTRUCTION
SET



ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

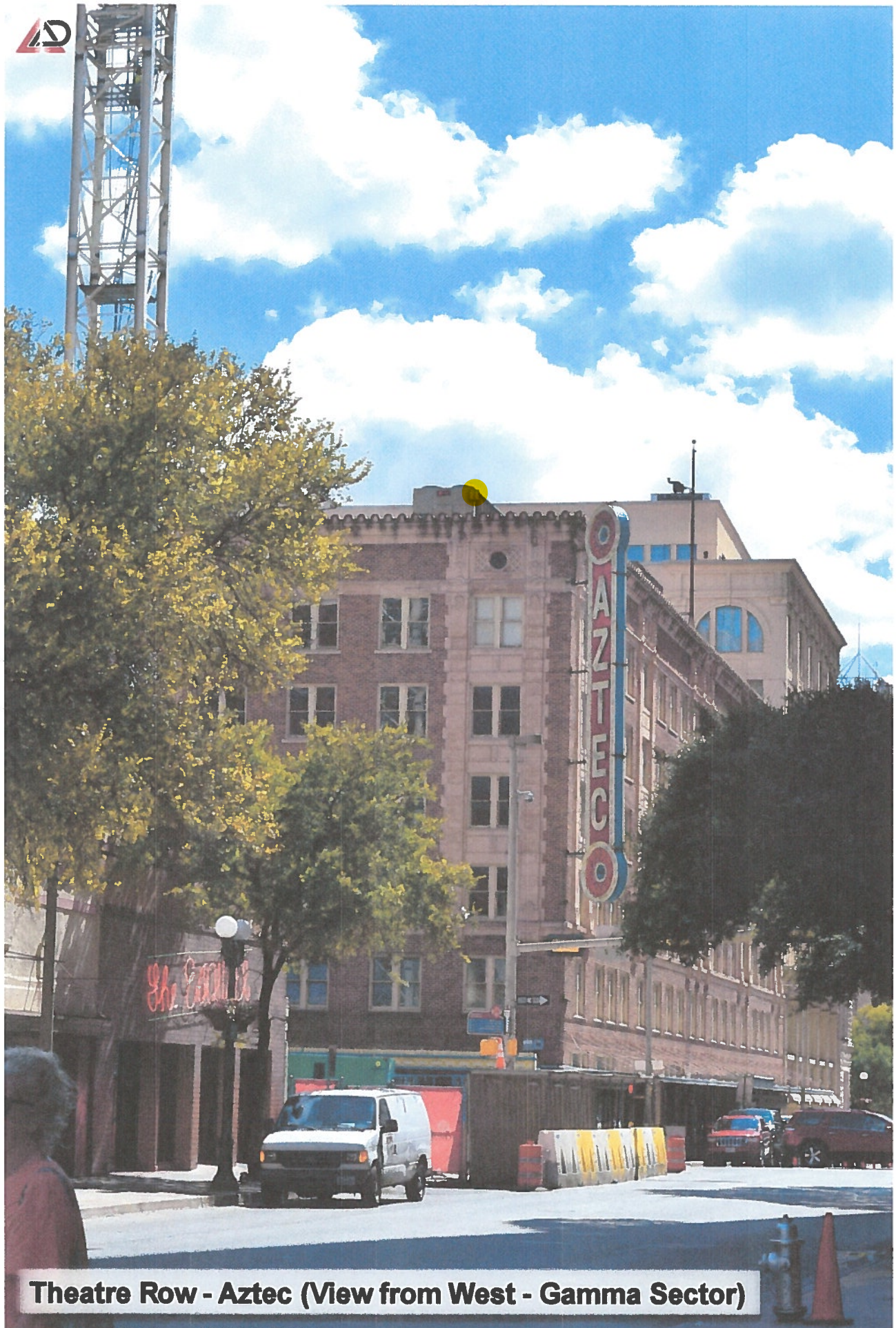
SHEET TITLE
BUILDING ELEVATION

SHEET HISTORY
09.14.18 ISSUE

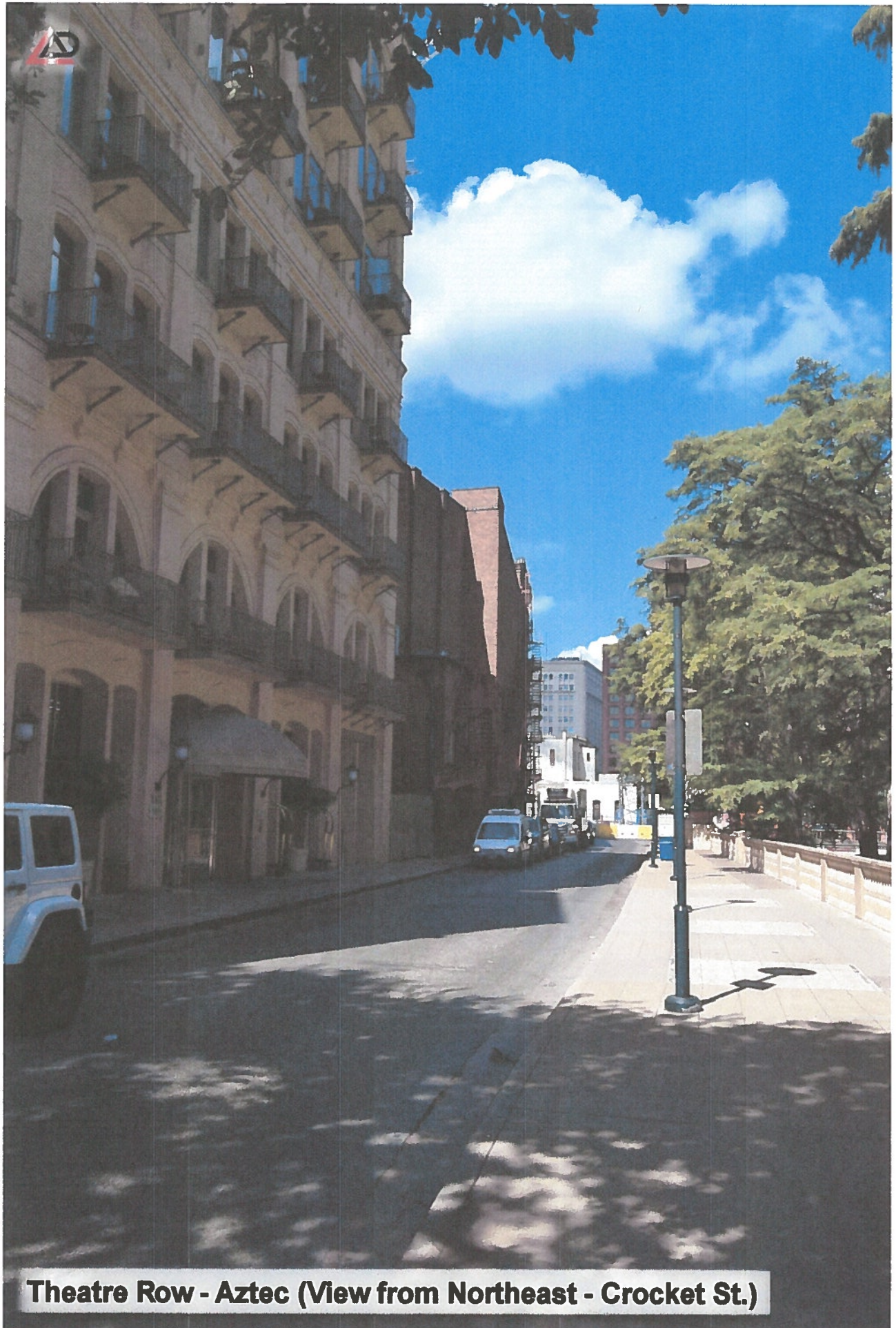


1 BUILDING ELEVATION (SOUTH)
SCALE: N.T.S.

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE



Theatre Row - Aztec (View from West - Gamma Sector)



Theatre Row - Aztec (View from Northeast - Crocket St.)



Theatre Row - Aztec (Enlarged View from NE- Crocket St.)