

# HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

**HDRC CASE NO:** 2018-587  
**ADDRESS:** 601 N ST MARYS  
**LEGAL DESCRIPTION:** NCB: 401 BLK: 1 LOT: S 50 FT OF E 100 FT OF 7  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Miguel Saldana/B&A Architects, Inc.  
**OWNER:** Uri Villarreal, Craig Glendenning/UC210 LLC  
**TYPE OF WORK:** Rehabilitation, egress additions, exterior modifications  
**APPLICATION RECEIVED:** November 16, 2018  
**60-DAY REVIEW:** January 15, 2019  
**REQUEST:**

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

1. Repair and reconstruct damaged wood storefront systems.
2. Replace damaged terra cotta ornamental elements.
3. Install entrance canopies at the street level.
4. Construct a rear, egress stair on the west elevation.
5. Install egress doors on the north and west elevations.
6. Install an excavated staircase for basement access and egress on the north elevation.

## APPLICABLE CITATIONS:

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

### 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.

## 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.

## FINDINGS:

- a. The historic structure located at 601 N St Mary's was constructed in 1928 and is commonly known as the Hedrick Building and the Real Estate Building. The structure features ten stories in height. Rehabilitative scopes of work including masonry repair, window repair and the installation of new windows have been approved administratively. The current construction documents do not represent the condition of this structure. Many architectural elements and details are not shown and all recommendations and approvals are to be based on the existing condition of the structure.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on November 27, 2018. At that meeting, the committee reviewed the proposed scope of work and provided feedback on additional construction documents to have present for the commission hearing.
- c. STOREFRONT SYSTEM – The applicant has proposed to restore the structure's historic façade through the reconstruction of the wood storefront system. The Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that historic facades should be returned to their original design. The applicant has submitted detailed sections and specifications of the proposed wood storefront system. Staff finds the proposed installation to be appropriate and consistent with the Guidelines.
- d. TERRA COTTA – This historic structure originally featured decorative terra cotta elements, many of which have been damaged over time. The applicant has proposed to replace any damaged terra cotta elements with new to match the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.iii.
- e. CANOPIES – The applicant has proposed to install entrance canopies above the pedestrian entrances on the south, east and north elevations. Per the Guidelines for Exterior Maintenance and Alterations 11.B.ii. canopies and awnings should be added based on accurate evidence of the original. If no evidence exists, they should be designed to be appropriate for the architectural style of the building. Evidence exists of canopies, including canopy rod hooks and photos from the damaged canopy that was removed. Staff finds the installation of entrance canopies appropriate and consistent with the Guidelines. The applicant is to submit a canopy detail to staff prior to the issuance of a Certificate of Appropriateness. Staff finds that the original canopy rods and other canopy related hardware should be used. If these items are no longer available, they should be replicated.
- f. EGRESS STAIR ADDITION – On the west elevation, the applicant has proposed to construct a rear egress

staircase. The proposed staircase will be enclosed by brick to match that of the historic structure and will feature both a subordinate height and subordinate widths. The addition will feature recessed in the brick façade noting the locations of window openings that will be covered through the construction of the addition. Staff finds the proposed addition to be appropriate and consistent with the Guidelines.

- g. EGRESS DOORS –The applicant has proposed to install a total of five new egress doors. Four of these doors will be located on the north elevation, facing a planned interior courtyard. One door will be located on the west elevation, facing a surface parking lot. The applicant has proposed for all but one door to feature a solid steel profile. One door will feature a storefront system profile with a transom window. Generally, staff finds the proposed door additions to be appropriate; however, specifications for each door should be submitted to staff prior to the issuance of a Certificate of Appropriateness. Staff finds that a dark aluminum storefront system and dark colored solid doors are most appropriate.
- h. EXCAVATED STAIRCASE – The applicant has proposed to construct an excavated staircase to provide access and egress from a basement level tenant space. The staircase will be located on the north façade of the building and will feature a guardrail at the street level. Staff finds the proposed staircase to be appropriate.
- i. ARCHAEOLOGY- The property is located within the River Improvement Overlay District. In addition, the project area is in close proximity to the San Antonio River and previously recorded archaeological site 41BX1476. Furthermore, a review of historic archival maps shows structures within the project area as early as 1873. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations may be required based on several factors, including whether or not basements are located within the existing structures. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

## **RECOMMENDATION:**

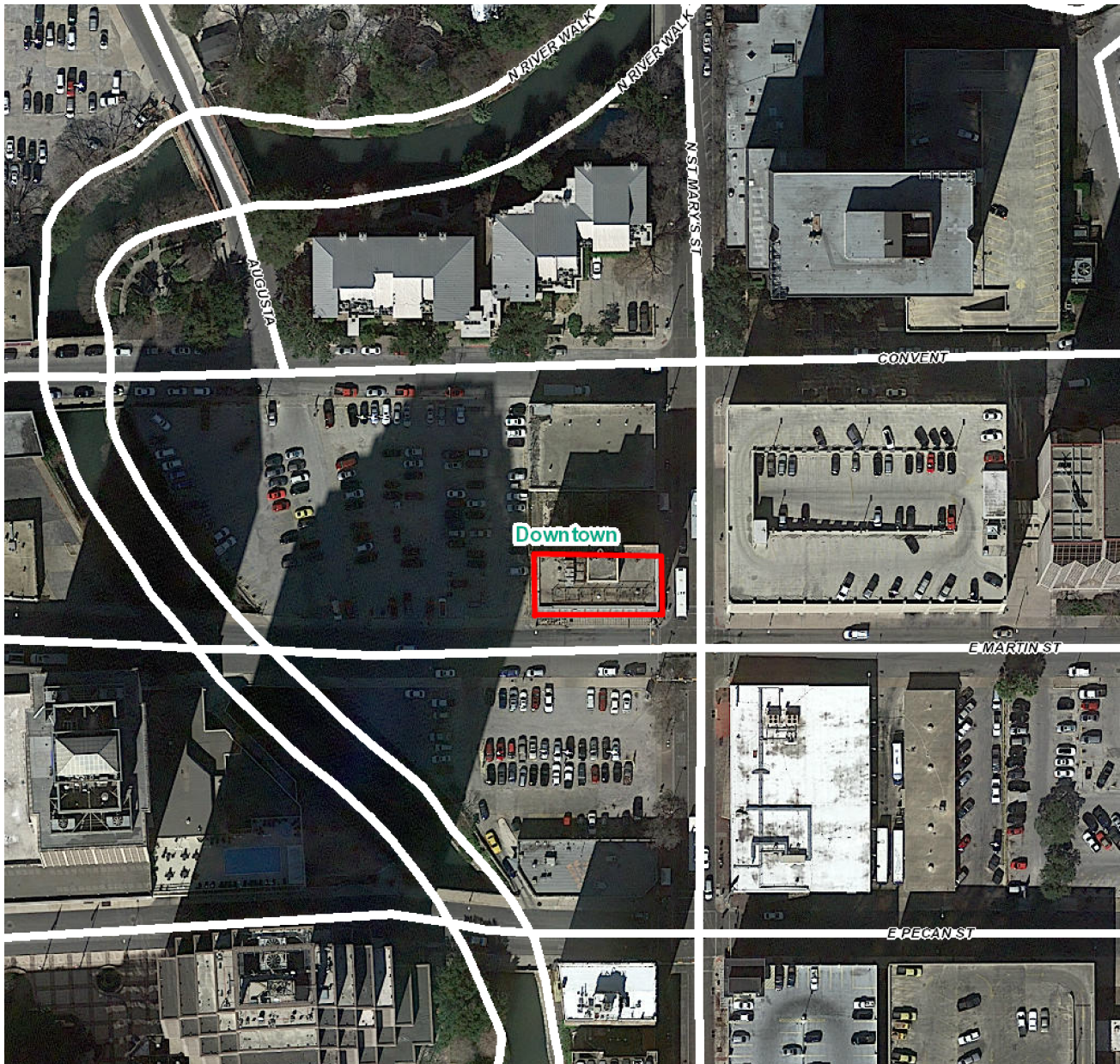
Staff recommends approval based on findings a through h with the following stipulations:

- i. That the applicant submit specifications and detailed drawings for the proposed entrance canopies as noted in finding e.
- ii. That the applicant submit a railing detail for the proposed basement staircase noted in finding h.
- iii. That the applicant submit specifications for all egress doors that include dark colored doors and storefront systems as noted in finding g.
- iv. That the applicant submit brick and terra cotta colors for the replacement terra cotta decorative elements and the proposed addition.
- v. That the original canopy rods and other canopy related hardware should be used. If these items are no longer available, they should be replicated.
- vi. ARCHAEOLOGY- Archaeological investigations may be required based on several factors, including whether or not basements are located within the existing structures. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

The above noted specifications are to be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.

## **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Nov 28, 2018

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

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

DATE: NOVEMBER 27, 2018 HDRC Case# 2018-584 / 2018-587

ADDRESS: 601 / 611 N ST MARYS Meeting Location: 1401 S ALAMO

APPLICANT: MIGUEL SALLANA / B+A

DRC Members present: JEFF FEITZER

Staff present: EDWARD HALL

Others present: —

REQUEST: REHABILITATION, EGRESS ADDITIONS, STOREFRONT SYSTEM

INSTALLATION, STAIR TOWER, BASEMENT STAIR, DOOR ADDITIONS

COMMENTS/CONCERNS: MS: OVERVIEW OF PROJECT / UPDATES TO REHAB

PLAN. JE: QUESTIONS REGARDING CONDITIONS OF BOTH STRUCTURES,

QUESTIONS REGARDING BUILDING CANOPIES (APPEARED IN 1930, NOT A

FULL CANOPY ORIGINALLY). JE: FOR INFILL MASONRY, USE DIFFERENT

COLOR. PROVIDE DETAILS OF CANOPIES, TRANSOMS, ETC. JE: SHOW ENTRIES

ON FIRST PLAN IN STOREFRONT SYSTEM. VOSS BUILDING: MS: OVERVIEW

OF PROJECT - STOREFRONT RESTORATION. JE: SHOW SITE PLAN + ROOF PLAN,

RAILING DETAIL.

COMMITTEE RECOMMENDATION: APPROVE [ ] DISAPPROVE [ ]  
APPROVE WITH COMMENTS/STIPULATIONS:

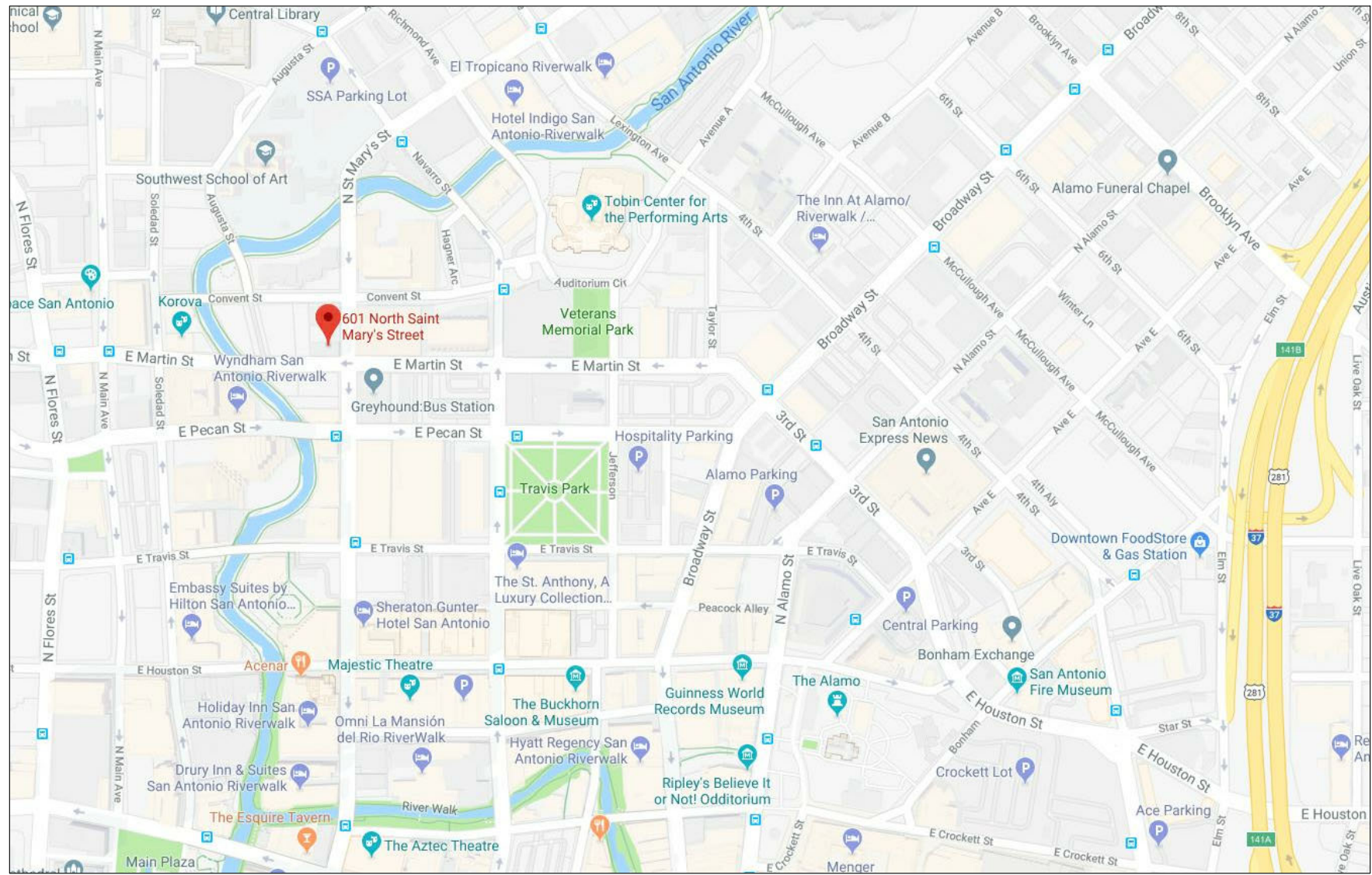
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Committee Chair Signature (or representative)

Date



1 COVER



2 VICINITY MAP  
1 : 6000

FLATS ON ST. MARY'S INC.

# REAL ESTATE BUILDING REHABILITATION

HDRC SUBMISISON

NOVEMBER 16, 2018



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Architect

MIGUEL A. SALDANA

DATE: 11/16/2018

NOT FOR PERMITTING  
OR CONSTRUCTION

Consultant

Revisions:

HDRC  
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**Real Estate Bldg Rehab**  
601 N St. Mary's St

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COVER

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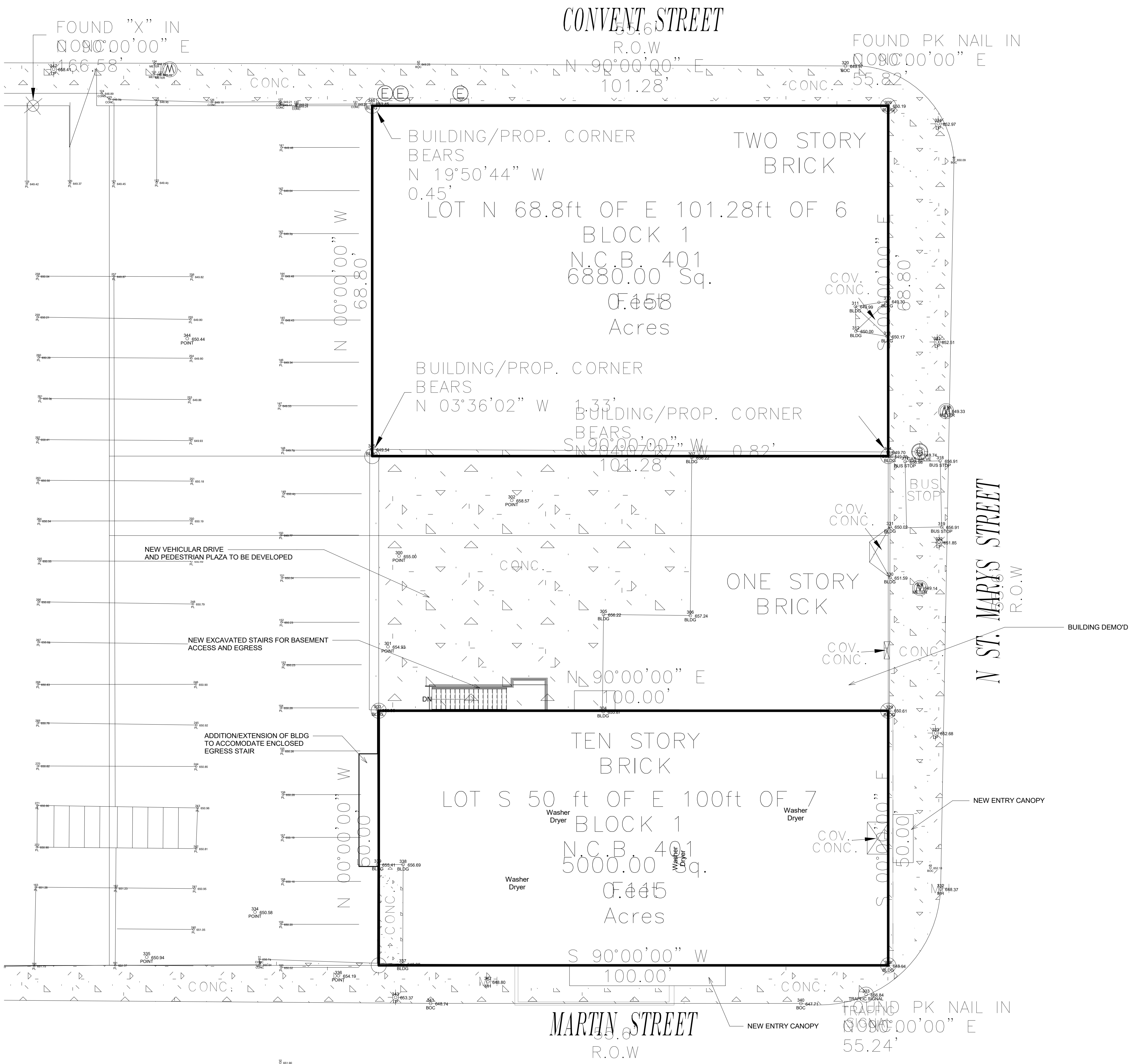
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A0.1





1 SITE PLAN  
1" = 10'-0"



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SITE PLAN

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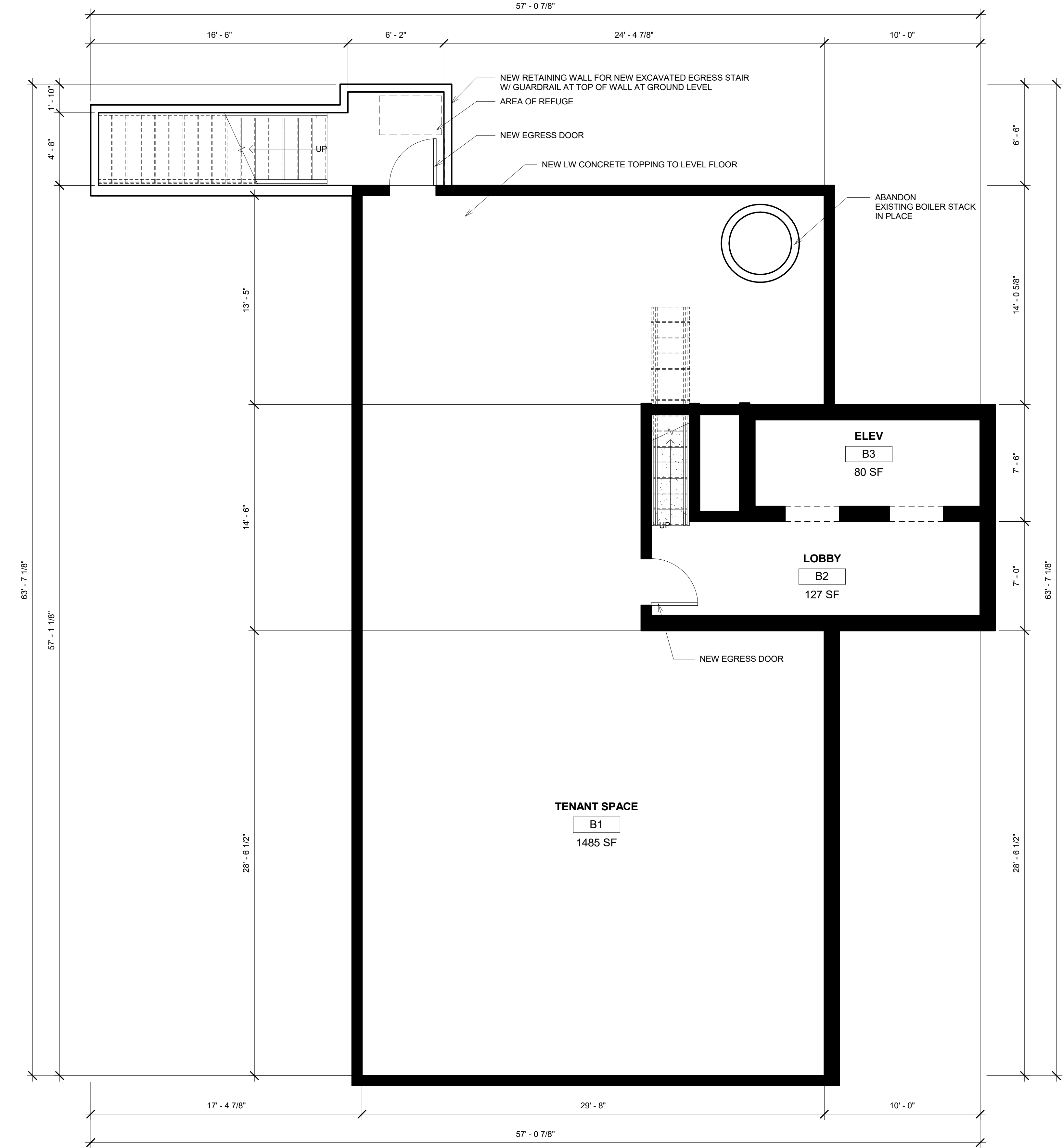
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A1.1





1 FLOOR PLAN - BASEMENT  
1/4" = 1'-0"



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FLOOR PLAN &  
DETAILS - BASEMENT

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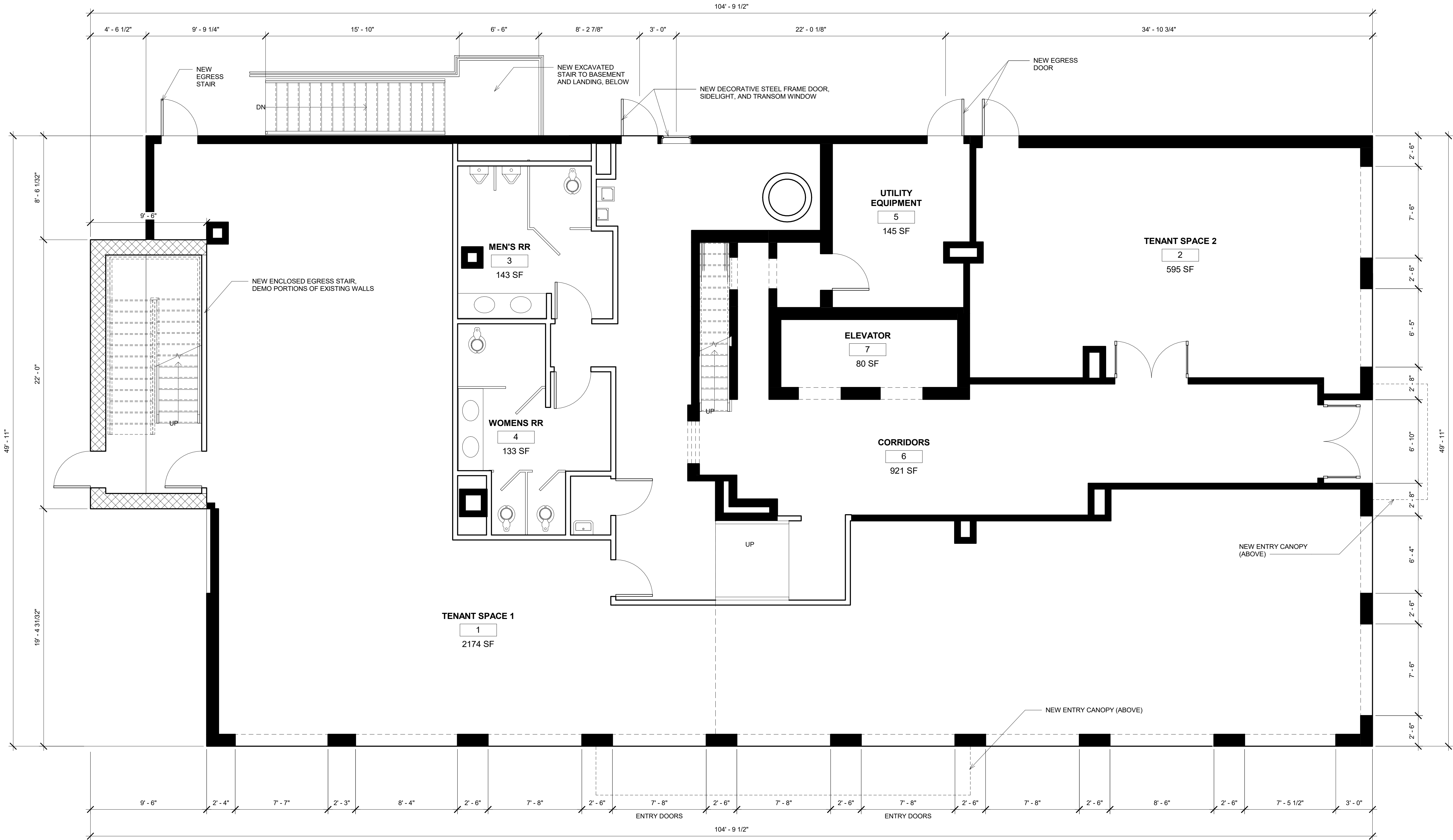
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**A2.1**

1 FLOOR PLAN - LEVEL 1  
1/4" = 1'-0"



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FLOOR PLAN &  
DETAILS - LEVEL 1

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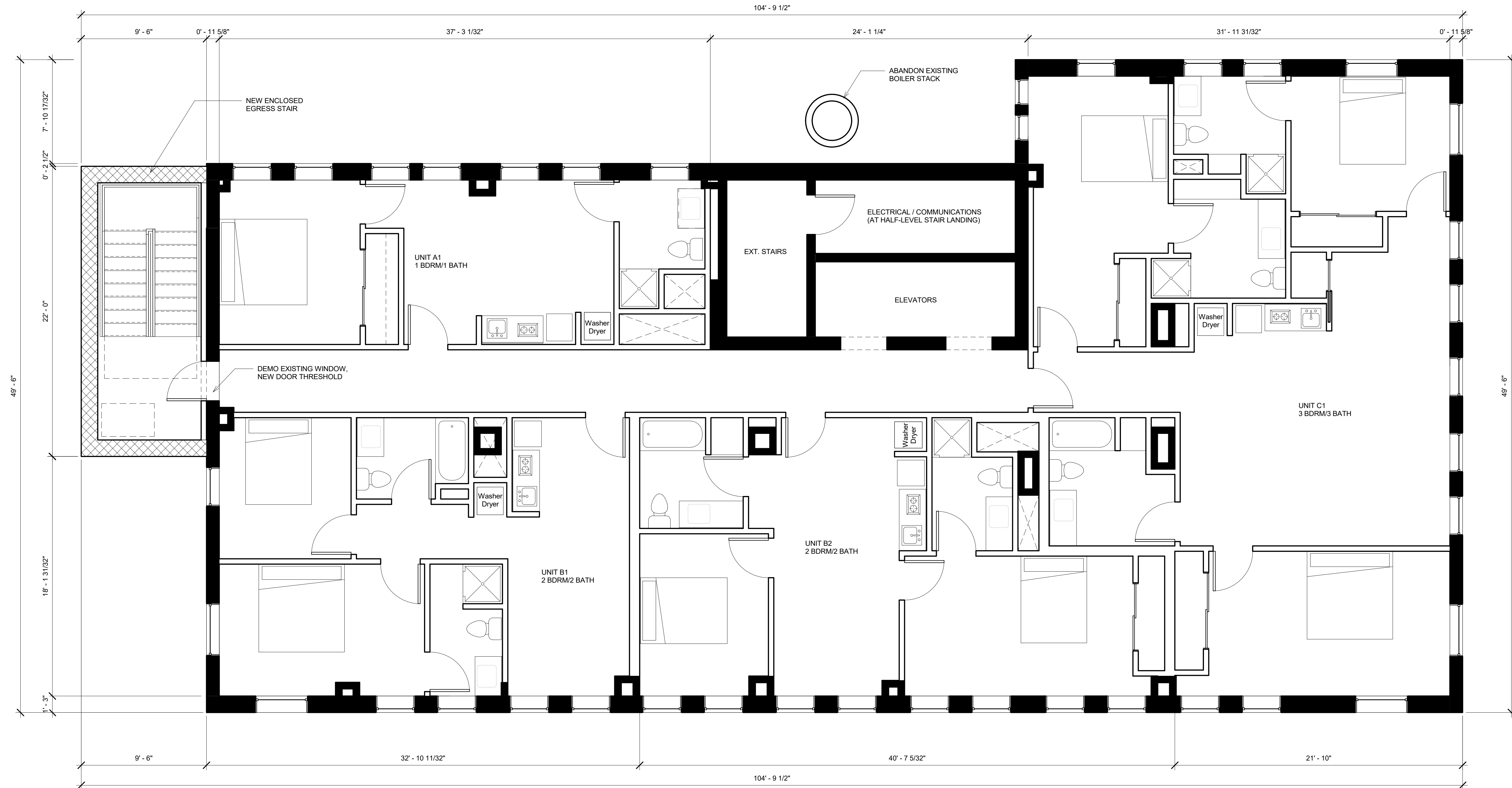
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A2.2



1 FLOOR PLAN - LEVEL 2-10 TYPICAL  
1/4" = 1'-0"



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Page Description  
FLOOR PLAN - LEVELS  
-10 TYPICAL

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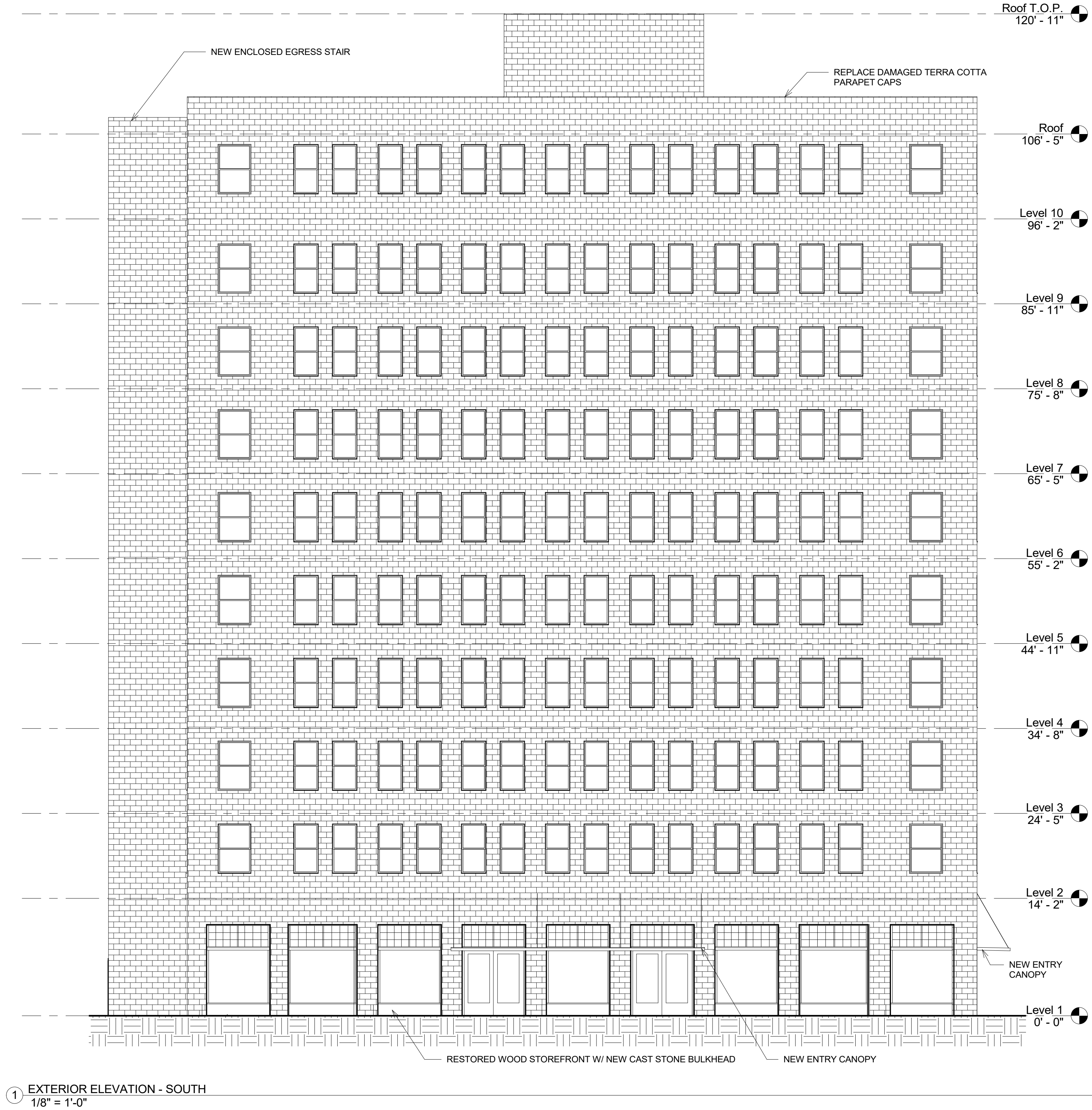
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age

## A2.4





2 EXTERIOR ELEVATION - SOUTH  
6" = 1'-0"



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EXTERIOR  
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A3.1





1 EXTERIOR ELEVATION - WEST  
1/8" = 1'-0"



2 Acme thinBRIK - Mission Four  
3" = 1'-0"



3 EXTERIOR ELEVATION - WEST & NORTH  
6" = 1'-0"



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A3.2





1 EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH  
6" = 1'-0"



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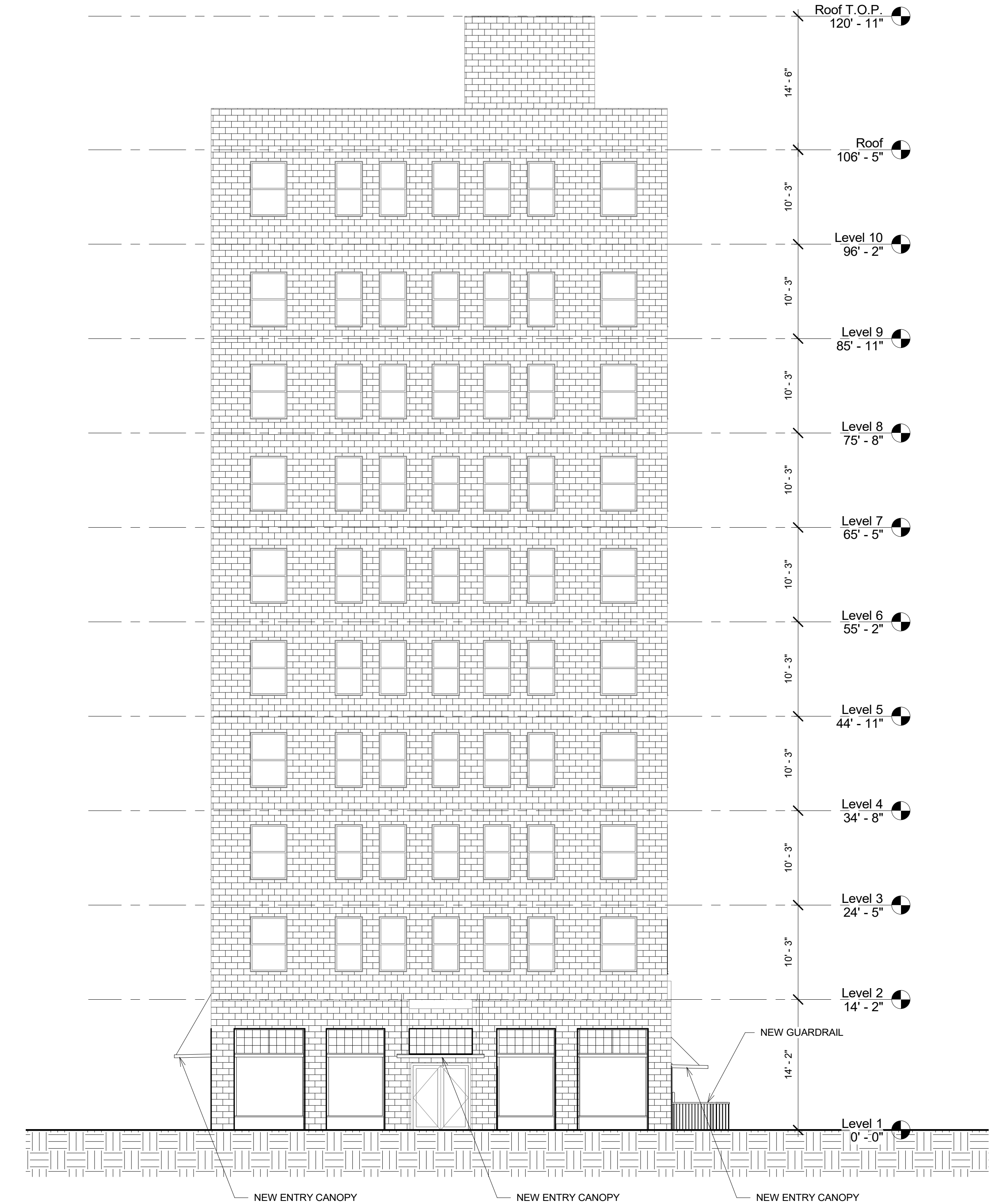
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A3.3





1 EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"

REPLACE DAMAGED OR MISSING  
TERRA COTTA PARAPET CAPS  
W/ LIKE

REPLACE TERRA COTTA BELT BAND W/ LIKE

REPLACE DAMAGED TERRA COTTA W/ LIKE

PREVIOUSLY REMOVED PAST REMODEL  
STOREFRONTS, TO BE REPLACED WITH  
WOOD STOREFRONTS

CAST STONE FACADE TO COVER EXPOSED  
BRICK AT STREET LEVEL AND BULKHEADS  
AT NEW WOOD STOREFRONT



2 EXTERIOR ELEVATION - EAST  
6" = 1'-0"



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