

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-589
ADDRESS: 611 N ST MARYS
LEGAL DESCRIPTION: NCB: 401 BLK: 1 LOT: N 68.8 FT OF E 101.28 FT OF 6
ZONING: D, HS
CITY COUNCIL DIST.: 1
LANDMARK: American Sports Center
APPLICANT: Miguel Saldana/B&A Architects, Inc.
OWNER: Uri Villarreal, Craig Glendenning/UC210 LLC
TYPE OF WORK: Rehabilitation, egress additions, fenestration modifications, rooftop addition
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. Enlarge window openings on the south façade to provide for egress.
4. Modify the existing west façade to include new brick infill to replace the existing CMU and install window openings.
5. Construct an egress stair and elevator addition to the south façade.
6. Construct two rooftop additions.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

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.

FINDINGS:

- a. The historic structure at 611 N St Mary's was constructed circa 1930 and is commonly known as the Voss Building. The structure features two stories in height and terra cotta ornamentation. Rehabilitative scopes of work that have been administratively approved include window repair. 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. Staff finds the proposed installation to be appropriate and consistent with the Guidelines; however, the applicant is to submit detailed construction documents and specifications for the proposed storefront reconstruction prior to receiving a Certificate of Appropriateness.
- 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. FENESTRATION MODIFICATIONS – The applicant has proposed to enlarge existing window openings on the south façade to provide for emergency egress and additional natural light. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. The applicant has proposed to maintain the original head height and widths. While the applicant has proposed to modify an original opening, staff finds that it may be appropriate given the non-primary status of the façade.
- f. EXTERIOR MODIFICATIONS – The existing west façade currently features infill materials consisting of CMU and other non-original masonry materials. The applicant has proposed to remove the existing infill materials and install brick. Additionally, the applicant has proposed to install three steel windows to match the profile of the proposed modified openings on the south façade. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., new windows should be avoided on the primary facades or facades visible from the public right of way. Given that the existing façade is void of fenestration and features variations in materials, staff finds the proposed window installations appropriate. Installation depth should match that of windows on the south façade. Additionally, window head and sill height should match those existing. The proposed steel windows are to be submitted to OHP staff for review and approval.
- g. SIDE ADDITION – The applicant has proposed to construct an addition to the southern façade to house an egress stair and elevator addition. The proposed addition will feature a significant setback from the front façade and will feature brick cladding. Staff finds the proposed addition to be appropriate.
- h. ROOFTOP ADDITIONS – The applicant has proposed to construct two rooftop additions. One addition is to serve as an egress stair enclosure while the other is to serve as entertainment space. The applicant has proposed for both structures to feature shed roofs with standing seam metal as the roofing materials and brick facades. Accommodating the rooftop additions are railings. Staff finds that the applicant should submit a railing detail to staff for review.
- i. ROOFTOP ADDITIONS – According to the Guidelines for Additions 2.A., additions to non-residential structures should feature a scale that's comparable to that of the block, should be sited to the side or rear of the historic structure, should utilize a similar roof form, should be subordinate to the principal façade and should feature a transition between the original structure and the addition. Generally, staff finds the locations

of the proposed additions to be appropriate as well as the proposed massing; however, the proposed shed roofs are inconsistent with the Guidelines. While there is an existing rooftop addition that features a shed roof, staff finds that a significantly shallower pitch should be used that would appear as a flat roof or that the additions should utilize parapet walls. A shed roof is not consistent with the architectural detailing of the original façade.

- j. **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 of items #1 through #6 with the following stipulations:

- i. That the applicant submit specifications to staff for review and approval regarding the proposed storefront systems, terra cotta replacement materials and new steel windows as noted in findings c, d and f.
- ii. That the applicant submit a rooftop railing detail to staff for review and approval as noted in finding h.
- iii. That the proposed roof form of both additions be modified to not feature a shed roof with a steep pitch. If a shed roof is proposed, the pitch should be shallow and feature parapet walls to appear similar to the roof form of the historic structure.
- iv. **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.

CASE MANAGER:

Edward Hall





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:

NO QUORUM

Committee Chair Signature (or representative)

Date



1 COVER

FLATS ON ST. MARY'S INC.

VOSS BUILDING REHABILITATION

HDRC SUBMISSION SET

NOVEMBER 16, 2018



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Architect
MIGUEL A. SALDANA

DATE: 11/16/2018

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

Consultant

Revisions:

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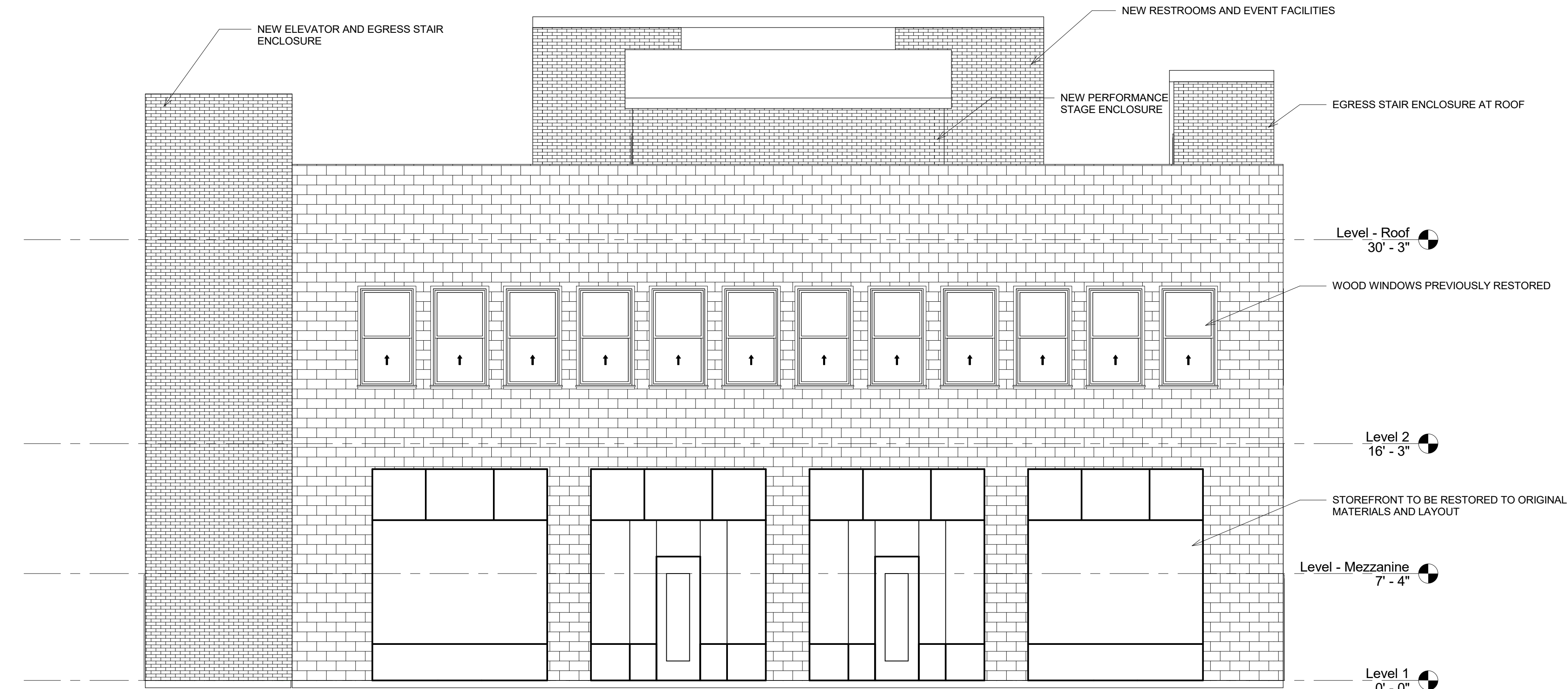
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Project No. 17001b

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A0.1



1 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



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



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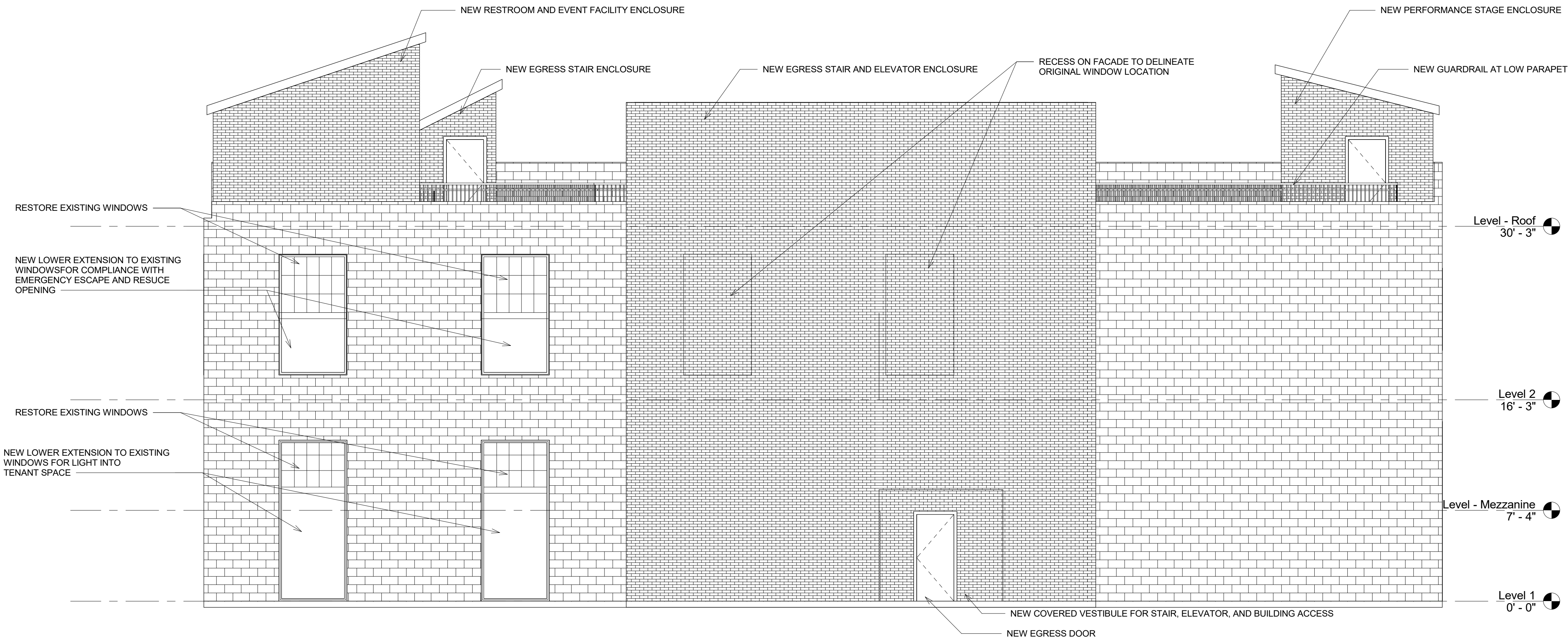
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① EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"



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



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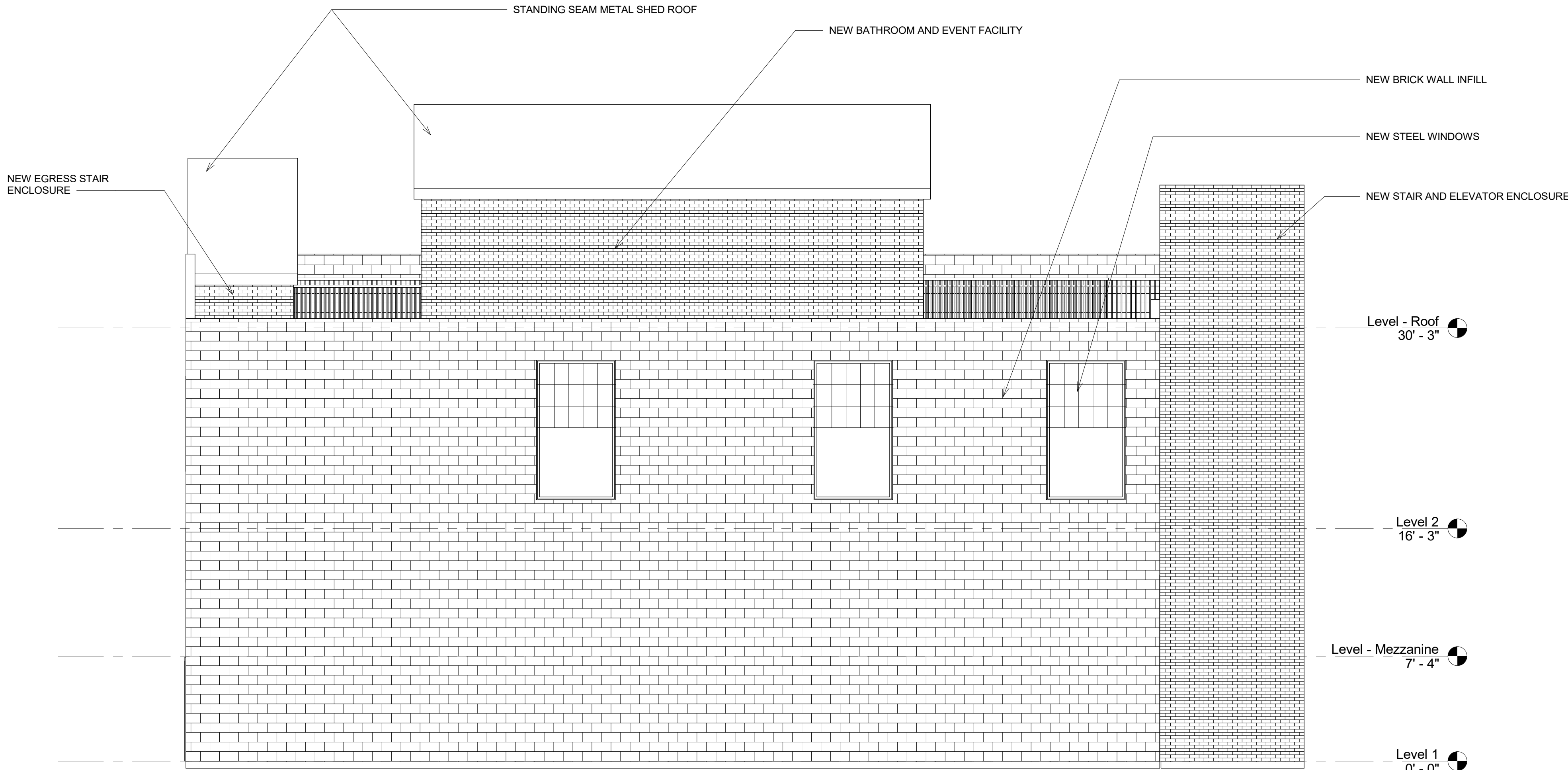
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1 EXTERIOR ELEVATIONS - WEST
3/16" = 1'-0"



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



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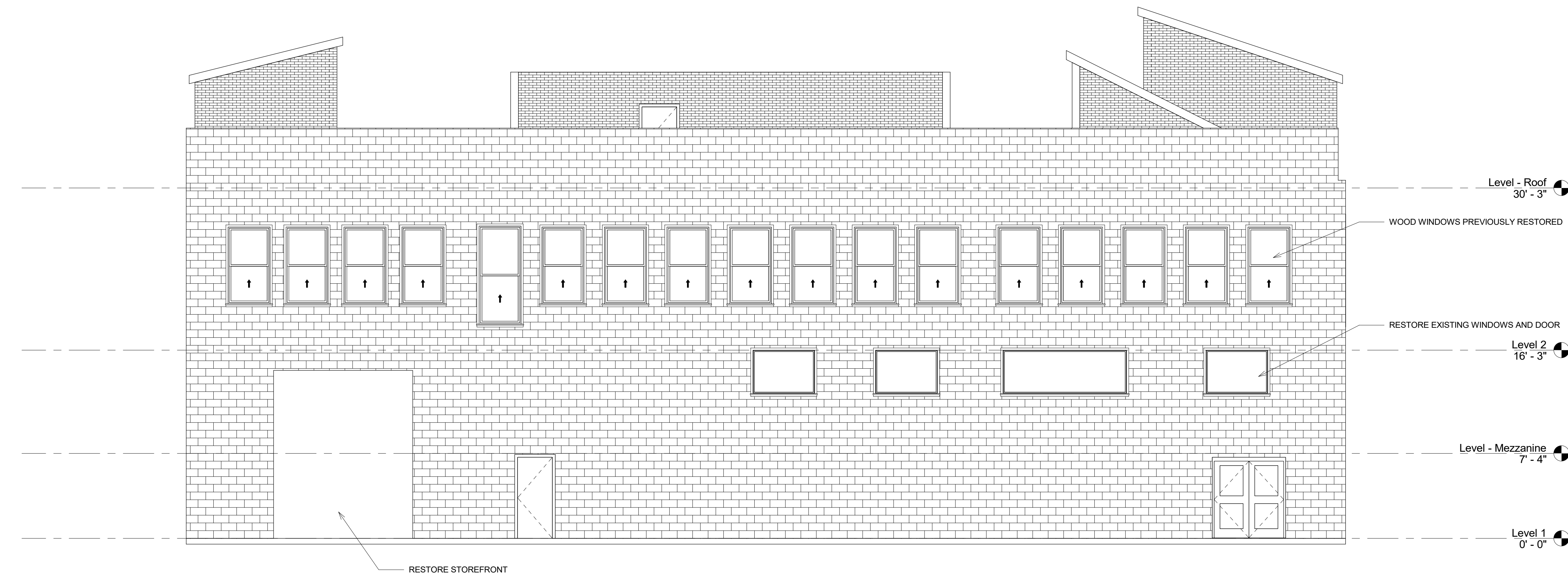
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① EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"



② EXTERIOR ELEVATION - NORTH
3" = 1'-0"



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