

# HISTORIC AND DESIGN REVIEW COMMISSION

March 04, 2020

**HDRC CASE NO:** 2020-081  
**ADDRESS:** 875 E ASHBY PLACE  
**LEGAL DESCRIPTION:** NCB 3053 BLK LOT 11, 12, 13 & 14 (4.635 AC) & P-100 (0.142 AC) & P-101 (0.3304 AC) TOTAL: 5.1074 AC  
**ZONING:** IDZ-3, RIO-2  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Luis Martinez /875 E Ashby, LP  
**OWNER:** Luis Martinez /BORDEN RIVER ROAD LP  
**TYPE OF WORK:** Rehabilitation of an existing structure, exterior modifications  
**APPLICATION RECEIVED:** February 14, 2020  
**60-DAY REVIEW:** April 14, 2020  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform rehabilitative scopes of work to the Borden Building, the existing structure located at 875 E Ashby Place. Within this request, the applicant has proposed to replace existing windows and remove rear additions. This structure is located within the River Improvement Overlay, District 2.

## APPLICABLE CITATIONS:

### *UDC Section 35-676. – Alteration, Restoration and Rehabilitation*

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

### *UDC Section. 35-675. Archaeology.*

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

- (1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
- (2)USGS maps;
- (3)Soil Survey maps;
- (4)Distance to water;
- (5)Topographical data;
- (6)Predictive settlement patterns;
- (7)Archival research and historic maps;
- (8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

### **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform rehabilitative scopes of work to the Borden Building, the existing structure located at 875 E Ashby Place. Within this request, the applicant has proposed to replace existing windows and remove rear additions. This structure is located within the River Improvement Overlay, District 2.
- b. CONCEPTUAL APPROVAL – This request received conceptual approval on April 3, 2019, with the following stipulation:
  - i. That all rehabilitative scopes of work to the Borden Building be done in kind with like materials.The proposed rehabilitation received conceptual approval with the proposed new construction to the immediate west; however, final approval for the proposed new construction was issued by the Historic and Design Review Commission at the February 19, 2020, Historic and Design Review Commission hearing.
- c. REHABILITATION – The UDC Section 35-676 provides standards for alteration, restoration and rehabilitation for structures located within the River Improvement Overlay that feature significant architectural elements. These standards are Secretary of the Interiors standards and are to be followed by the applicant. All repairs are to be made in kind with like materials.
- d. WINDOW REPLACEMENT – The existing structure features glass block windows, which the applicant has proposed to replace with metal windows. Generally, staff finds the proposed replacement to be appropriate given that the proposed profile is consistent with that found associated with Art Deco structures. Staff finds that all windows should be installed to feature a recess that is consistent with that currently on site, or at least two (2) inches.
- e. REMOVAL OF ADDITIONS – The applicant has proposed to remove rear additions that feature loading docks and bays for tractor trailer trucks. Staff finds the removal of these additions to be appropriate.
- f. EXTERIOR STAIRS – The applicant has proposed to construct exterior staircases on each elevation with the exception of the primary (south) elevation. Per the submitted construction documents, the proposed staircases will be minor in nature, and will not negatively impact the existing structure. Staff finds the proposed staircases to be appropriate and consistent with the UDC.
- g. CANOPY INSTALLATION – The applicant has proposed to install canopies on the east and north elevations. Generally, the proposed canopies will be simple in design, and appear to be appropriate and consistent with the UDC.
- h. SIGNAGE – The applicant has noted signage throughout the property, including signage that reads “Bordens” and “Bar” as well as signage that is erected on an archway. Staff finds that a detailed master signage plan should be submitted by the applicant including building identification signage, and tenant signage.

### **RECOMMENDATION:**

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

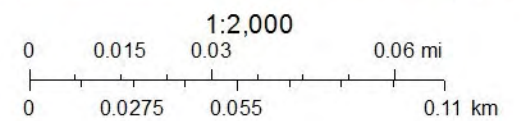
- i. That all rehabilitative scopes of work to the Borden Building be done in kind with like materials.
- ii. That a detailed master signage plan be submitted by the applicant including building identification signage, and tenant signage for review and approval.
- iii. That all windows be installed to feature a recess that is consistent with that currently on site, or at least two (2) inches.



# City of San Antonio One Stop



February 24, 2020









# CREATIVE OFFICE ADAPTIVE REUSE

875 E Ashby Pl, San Antonio, TX

# PROJECT DESCRIPTION

875 E Ashby Pl, San Antonio, TX



875 E. Ashby Pl. is an adaptive reuse project of an existing historic two-story building from the 1930's, which used to house the Borden Creamery facilities.

Neighboring the 815 E. Ashby multifamily project, this building will comprise 52,500 square feet of office space and around 5,500 square feet of events and retail spaces.

The reuse of the building will be mindful of its Art-Decó personality on the outside, but will provide for contemporary office spaces in its interior.

# PHOTOS

875 E Ashby Pl, San Antonio, TX







# SITE PLAN

875 E Ashby Pl, San Antonio, TX



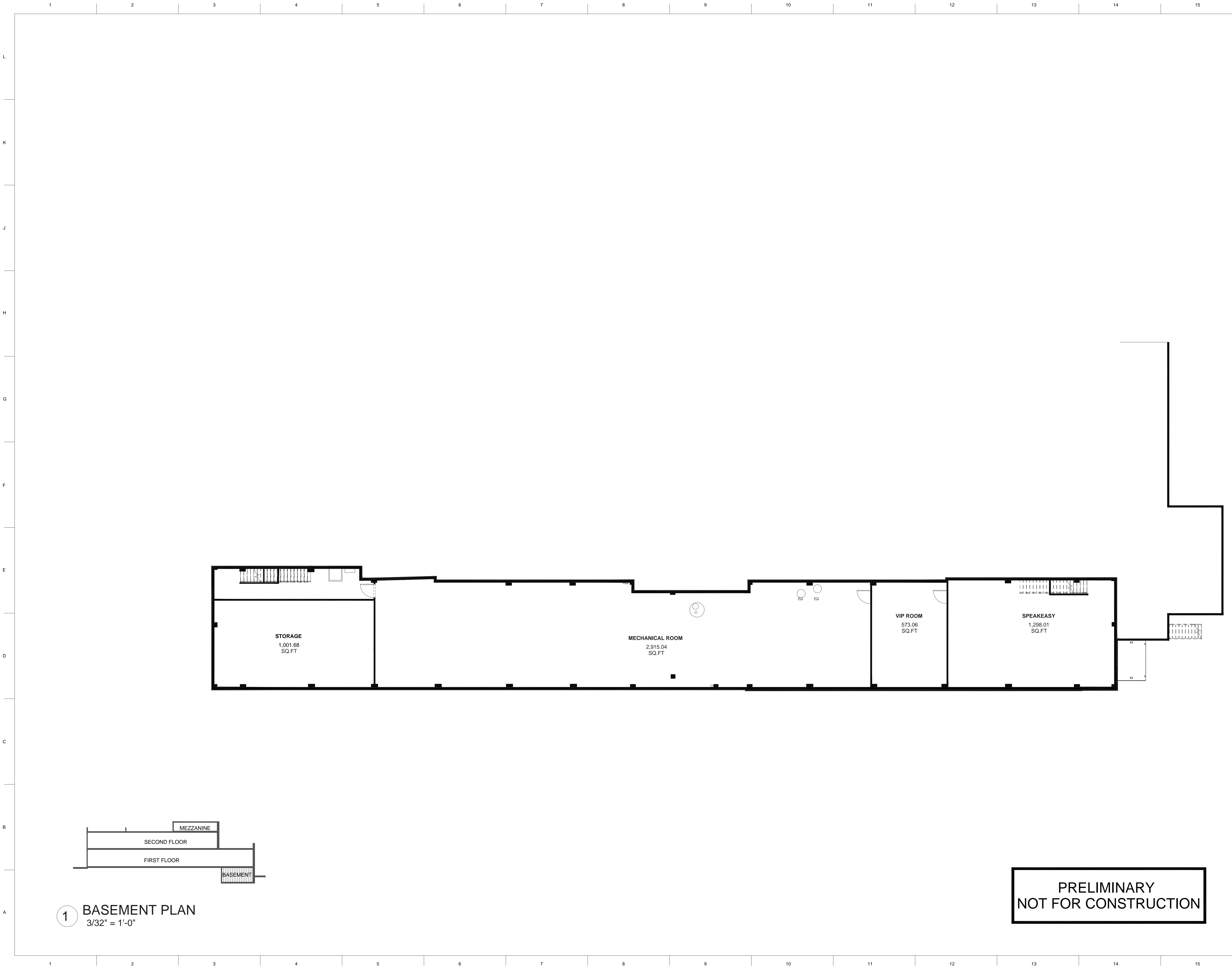




# FLOOR PLANS

875 E Ashby Pl, San Antonio, TX





1 BASEMENT PLAN  
3/32" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

**GOMEZ VAZQUEZ**  
INTERNATIONAL

ARCHITECTURE | PLANNING | URBAN DESIGN

210-404-9658www.gvi.la

ISSUED SETS

Date	Description

REVISIONS

No.	Date	Description
1	02-05-20	Revision 1

**BORDEN- MIXED USE**  
875 E Ashby Pl, San Antonio, TX  
78212

PROFESSIONAL SEAL

NOT TO BE USED FOR  
REGULATORY APPROVAL  
PERMITTING, OR CONSTRUCTION  
GOMEZ VAZQUEZ INTERNATIONAL

SHEET NAME

BASEMENT FLOOR PLAN

Draftsman	Author	Phase	DESIGN
GVI Approval	Checker	Project No.	19135
Client Approval	Approver	File	A101.DWG
Date		Code	

SCALEAs indicated

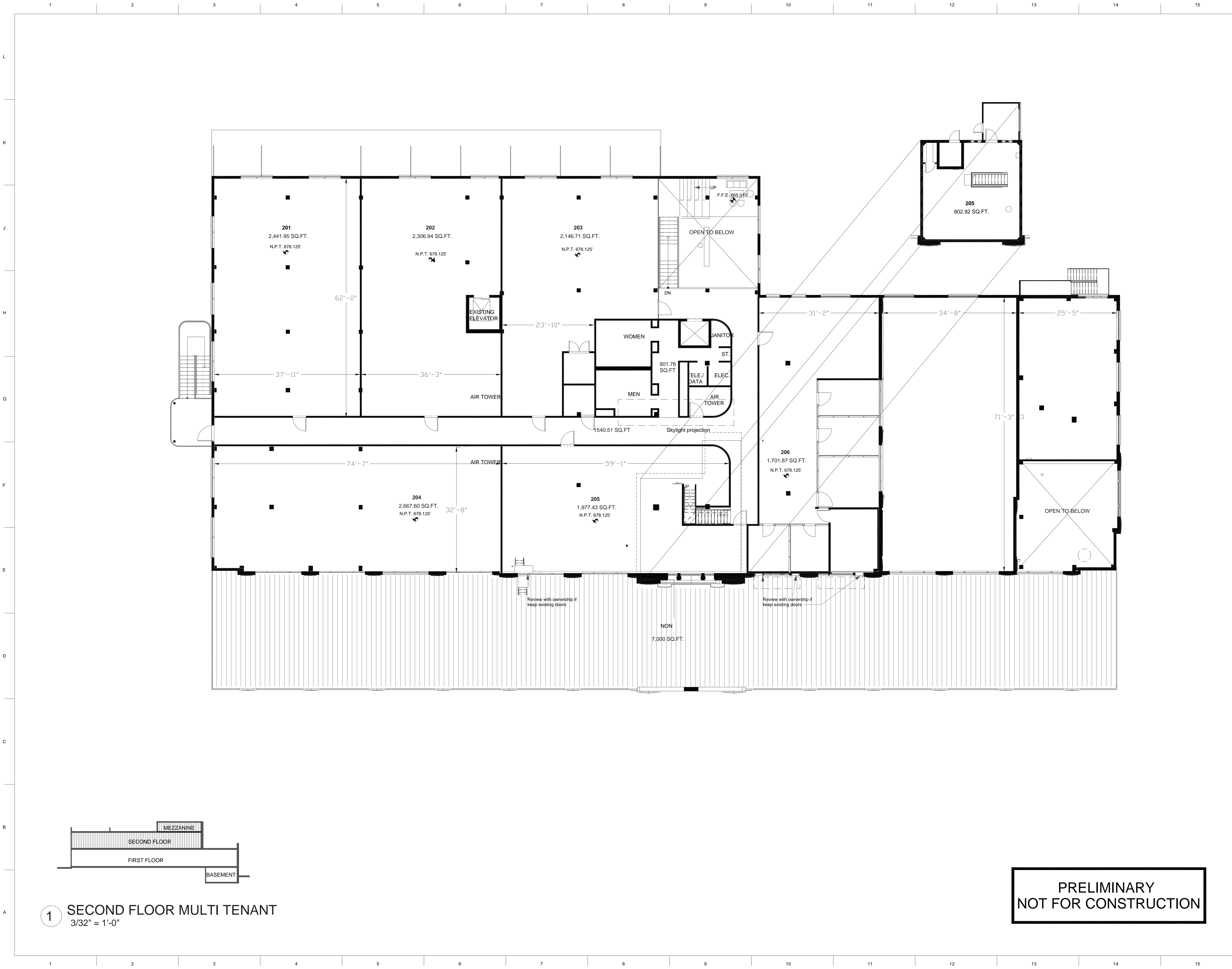
SHEET NUMBER

A101

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PRELIMINARY  
NOT FOR CONSTRUCTION



1 SECOND FLOOR MULTI TENANT  
3/32" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

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ISSUED SETS

Date	Description

REVISIONS

No.	Date	Description
1	02-05-20	Revision 1

BORDEN- MIXED USE  
875 E Ashby Pl, San Antonio, TX  
78212

PROFESSIONAL SEAL

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PERMITTING, OR CONSTRUCTION  
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SHEET NAME

SECOND FLOOR MULTI TENANT

Draftsman	Author	Phase	DESIGN
GVI Approval	Checker	Project No.	19135
Client Approval	Approver	File	A103.DWG
Date	Code		

SCALE As indicated

SHEET NUMBER

A103

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# ELEVATIONS

875 E Ashby Pl, San Antonio, TX





OFFICE AND MULTIFAMILY BUILDINGS VIEW





EAST ELEVATION





NORTH-EAST CORNER VIEW





OFFICE MAIN ENTRANCE VIEW





NORTH ELEVATION





NORTH-WEST CORNER VIEW





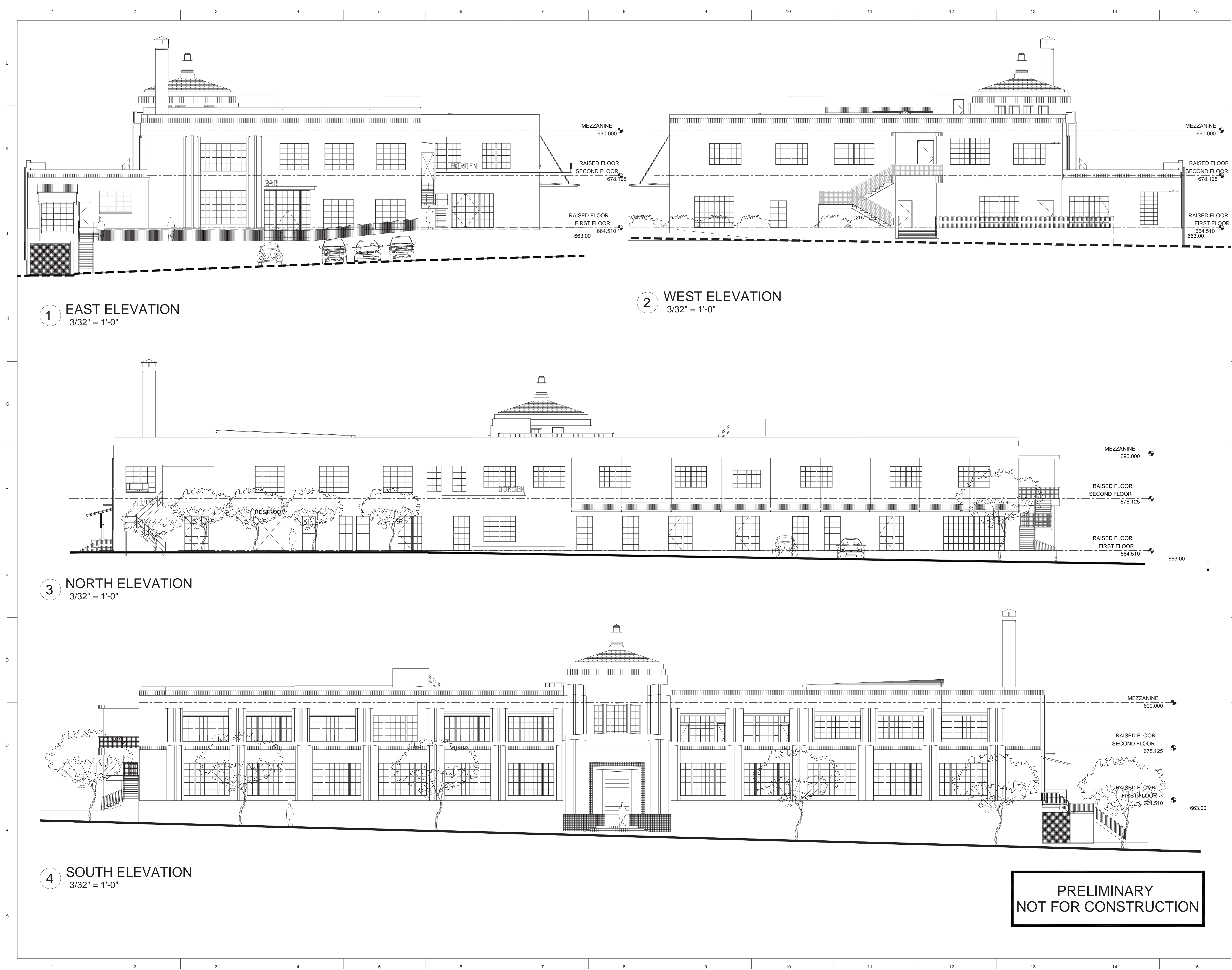
WEST ELEVATION





WEST ELEVATION/ENTRY DRIVE





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404-9658 [www.gvi.la](http://www.gvi.la)

## JOINED SETS

	Description

## DISCUSSION

[illegible]

**BORDEN- MIXED USE**  
875 E Ashby Pl, San Antonio, TX  
78212

PROFESSIONAL SEAL

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PERMITTING, OR CONSTRUCTION  
OMEZ VAZQUEZ INTERNATIONAL

ET NAME

## ABSTRACT

Author	Phase	DESIGN DEVELOPMENT
Checker	Project No.	19135
Approver	File	A201.DWG
	Code	

As indicated

ET NUMBER

A201

PRELIMINARY  
NOT FOR CONSTRUCTION