

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2023

HDRC CASE NO: 2023-310
ADDRESS: 106 HEIMAN
LEGAL DESCRIPTION: NCB 679 BLK 1 LOT 40 STAYBRIDGE HOTEL
ZONING: D, H
CITY COUNCIL DIST.: 2
DISTRICT: St Paul Square Historic District
APPLICANT: Samuel Stevens/CREO
OWNER: 123 HOEFGEN LLC
TYPE OF WORK: Exterior modifications, fenestration modifications, repair and maintenance, door replacement
APPLICATION RECEIVED: July 27, 2023
60-DAY REVIEW: September 25, 2023
CASE MANAGER: Edward Hall

REQUEST:

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

1. Perform rehabilitative scopes of work to each façade including masonry repair, roof repair, stucco repair, wood storefront system repair, and painting.
2. Create four new façade openings; three on the east façade and one on the south (rear) façade.
3. Modify an existing, double door opening on the east façade to feature one door opening, modified from two.
4. Replace an overhead, rolling garage door on the south (rear) façade with a folding glass door system.
5. Replace an existing, non-original door on the west façade.
6. Construct a wood pergola at the rear, pool area to feature a wood slat screening wall on the west property line.
7. Install approximately two (2) square feet of signage total within transom windows above each door.
8. Install sconce lighting at door openings on the east and south (rear) facades as well as install festoon lighting within the alley.

APPLICABLE CITATIONS:

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

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

i. Lighting—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Rewiring—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. Replacement lighting—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.

iii. New light fixtures—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

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 6, Guidelines for Signage

1. General

A. GENERAL

- i. Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.
- ii. New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.
- iii. Scale*—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

B. HISTORIC SIGNS

- i. Preservation—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.
- ii. Maintenance—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

C. PLACEMENT AND INSTALLATION

- i. Location—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.
- ii. Obstruction of historic features—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.
- iii. Damage—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.
- iv. Pedestrian orientation—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

- i. Inappropriate materials—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.
- ii. Appropriate materials—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.
- iii. Color—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.
- iv. Typefaces—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

- i. Lighting sources—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.
- ii. Neon lighting—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

F. PROHIBITED SIGNS

- i. An abbreviated list of the types of signs prohibited within San Antonio's historic districts and on historic landmarks is provided below. Refer to UDC Section 35- 612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs.
 - Billboards, junior billboards, portable signs, and advertising benches.
 - Pole signs.
 - Revolving signs or signs with a kinetic component.
 - Roof mounted signs, except in the case of a contributing sign.
 - Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign.
 - Moored balloons or other floating signs that are tethered to the ground or to a structure.
 - Any sign which does not identify a business or service within the historic district or historic landmark.
 - Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts of old or unused signs.
 - Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

G. MULTI-TENANT PROPERTIES

- i. Signage Plan—Develop a master signage plan or signage guidelines for the total building or property.
- ii. Directory signs—Group required signage in a single directory sign to minimize visual clutter and promote a unified appearance.

FINDINGS:

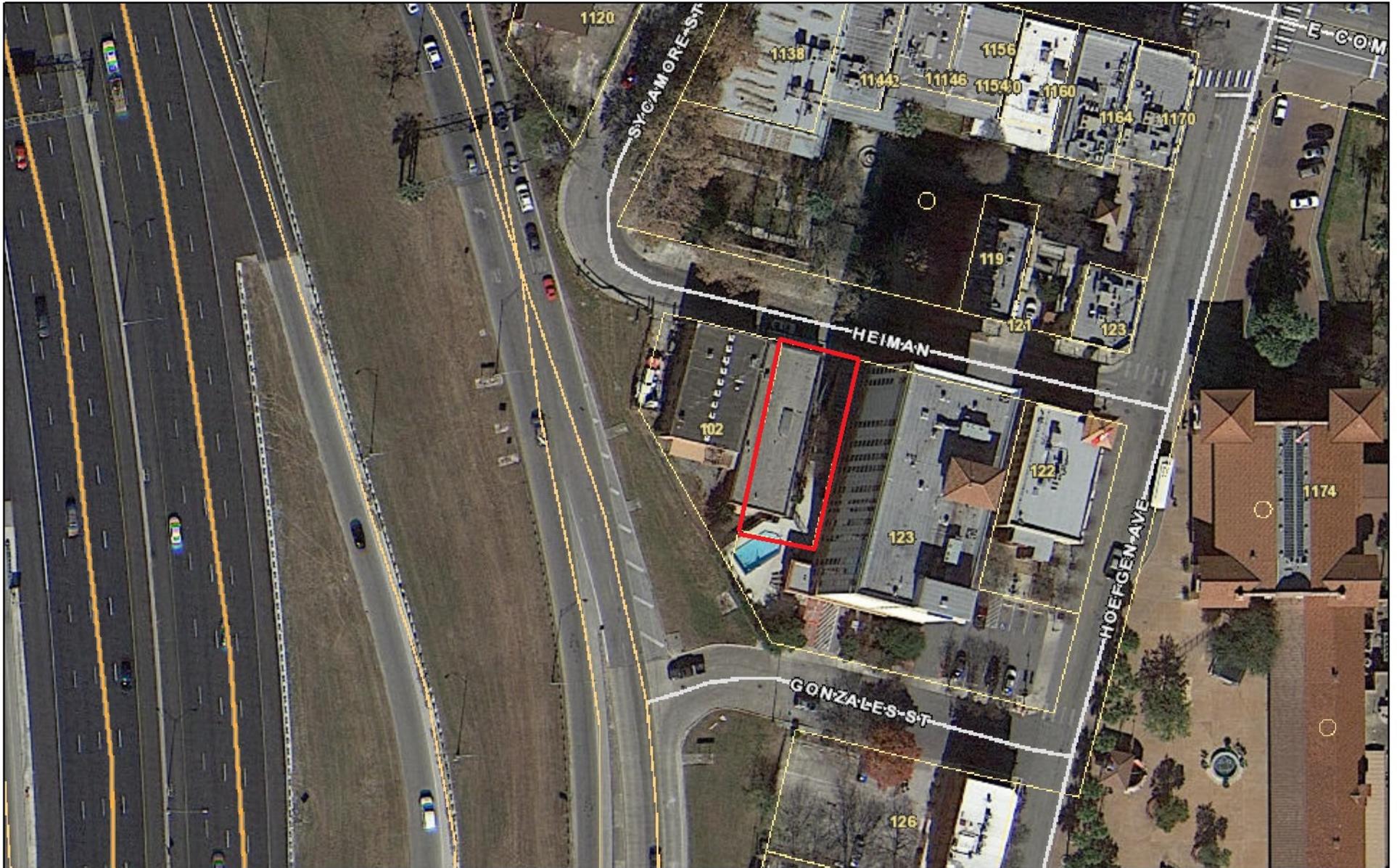
- a. The historic structure at 106 Heiman was constructed circa 1930 and is found on the 1951 Sanborn Map. The structure features a red brick and stucco façade and one story in height. The structure has undergone minor modifications including the replacement of original doors. The structure is contributing to the St. Paul Square Historic District.
- b. REHABILITATION – The applicant has proposed to perform rehabilitative scopes of work to each façade including masonry repair, roof repair, stucco repair, wood storefront system repair, and painting. Generally, staff finds the proposed rehabilitative scopes of work to be appropriate and consistent with the Guidelines. All scopes of work should be done in-kind, with like materials. Brick that is unpainted should remain unpainted.
- c. FENESTRATION MODIFICATIONS – The applicant has proposed to create four new façade openings; three on the east façade and one on the south (rear) façade. The Guidelines for Exterior Maintenance and Alterations 6. A.i. notes that new openings should not be created on the primary façade or where visible from the right of way. The Guidelines for Exterior Maintenance and Alterations 6.B.ii. notes that new entrances, when necessary, should be compatible with others found on the façade in terms of size, scale, shape, proportion, material and massing. Generally, staff finds the proposed openings to be appropriate and consistent with the Guidelines.
- d. DOOR MODIFICATION (East Façade) – The applicant has proposed to modify an existing, double door opening on the east façade to feature one door opening, modified from two, with a storefront system. The existing door opening and profile are not original and are not shown as locations for openings on the 1951 Sanborn Map. Staff finds the proposed replacement and change in profile to be appropriate. The applicant has noted that the proposed storefront system will feature aluminum framing with wood doors. Staff finds this to be appropriate. Detailed construction documents of the new storefront system should be submitted to OHP staff for review and approval.
- e. DOOR MODIFICATION (South Façade) – The applicant has proposed to replace an overhead, rolling garage door on the south (rear) façade with a folding glass door system. The applicant has noted this door system will feature metal clad wood construction. Staff finds this to be appropriate.
- f. DOOR REPLACEMENT (West Façade) – The applicant has proposed to replace an existing, non-original door on the west façade. The applicant has proposed to replace this door with an in-kind, hollow metal door. Generally, staff finds this in-kind replacement to be appropriate.
- g. PERGOLA & SCREENING WALL – The applicant has proposed to construct a wood pergola at the rear, pool area to feature a wood slat screening wall on the west property line. The proposed screening wall will feature an overall height of nine (9) feet, aligning with architectural elements of the building. The screening wall will be supported by columns of the pergola. Generally, staff finds the proposed pergola and screening wall to be appropriate.
- h. SIGNAGE – The applicant has noted the installation of signage within transom windows above each door. Signage will be installed in the form of window graphics and will total two (2) square feet. Staff finds this to be appropriate and consistent with the Guidelines.
- i. LIGHTING – The applicant has proposed to install sconce lighting at door openings on the east and south (rear) facades as well as install festoon lighting within the alley. Staff finds this to be appropriate. Staff finds that final lighting specifications are to be submitted to OHP staff for review and approval.

RECOMMENDATION:

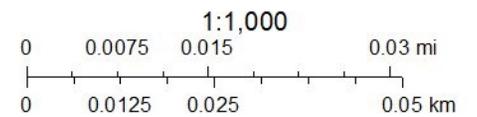
1. Staff recommends approval of item #1, rehabilitation, based on finding b with the following stipulations:
 - i. That all scopes of work be done in-kind.
 - ii. That unpainted brick remains unpainted.
2. Staff recommends approval of item #2, the creation of four new façade openings based on finding c, as submitted.
3. Staff recommends approval of item #3, door profile modifications on the east façade based on finding d with the following stipulation:
 - i. That the proposed storefront system be submitted to OHP staff for review and approval.
4. Staff recommends approval of item #4, the replacement of an overhead rolling door based on finding e with the following stipulation:
 - i. That the proposed storefront system be submitted to OHP staff for review and approval.
5. Staff recommends approval of item #6, the construction of a wood pergola with a screening wall based on finding g, as submitted.

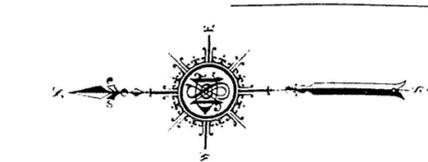
6. Staff recommends approval of item #7, signage, as submitted, based on finding h.
7. Staff recommends approval of item #8, lighting, based on finding i with the following stipulation:
 - i. That final lighting specifications are to be submitted to OHP staff for review and approval.

City of San Antonio One Stop



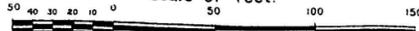
August 9, 2023





1951 SANBORN MAP

Scale of Feet.



241

242

240

239

E. COMMERCE

SANTA CLARA

GONZALES

GALVESTON

NARP

SYCAMORE

LA FITTE

LA SALLE

T. & N. O. R. R. SOUTHERN PACIFIC SUNSET ROUTE PASSENGER DEPOT

RAILWAY EXPRESS AGENCY, INC.

PALACE HOTEL

MOTEL KNOX

HEIMANN

ALAMO BRANCH Y.M.C.A. (GOLDEN) PLAZA WALK

VENETIAN BLIND FACTY

684

683

679

106

240

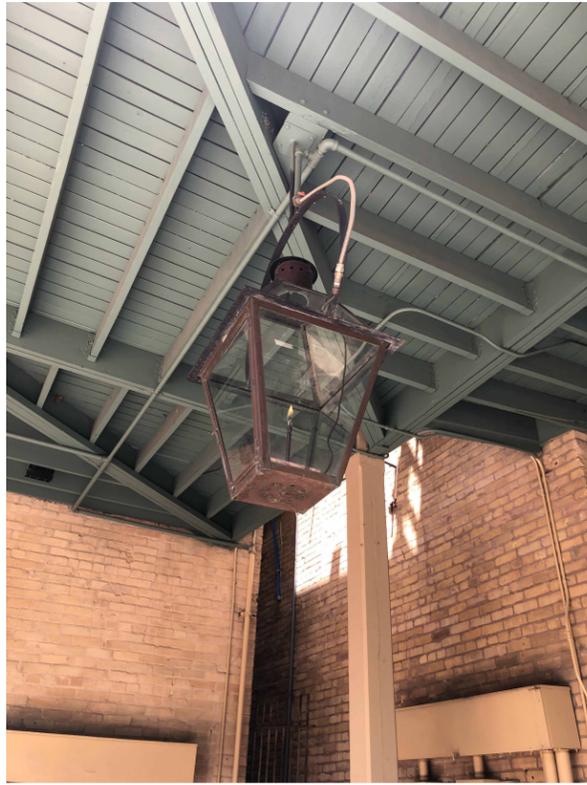
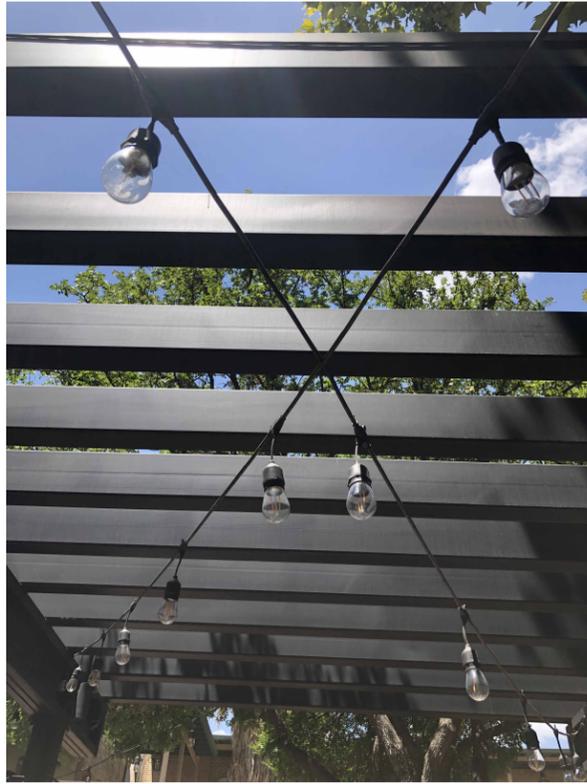


106 HEIMAN STREET EXTERIOR IMPROVMENTS NARRATIVE

The existing building at 106 Heiman Street is to be renovated into flexible conference spaces to serve the adjacent hotel that is under the same ownership as 106 Heiman. The front portion of the building is to house a retail tenant space facing the street. The building is a commercial tenant space currently being used for storage. The intended renovation includes exterior improvements which preserve and respect the existing building while also facilitating the safe and comfortable use of the building as a conference and retail space.

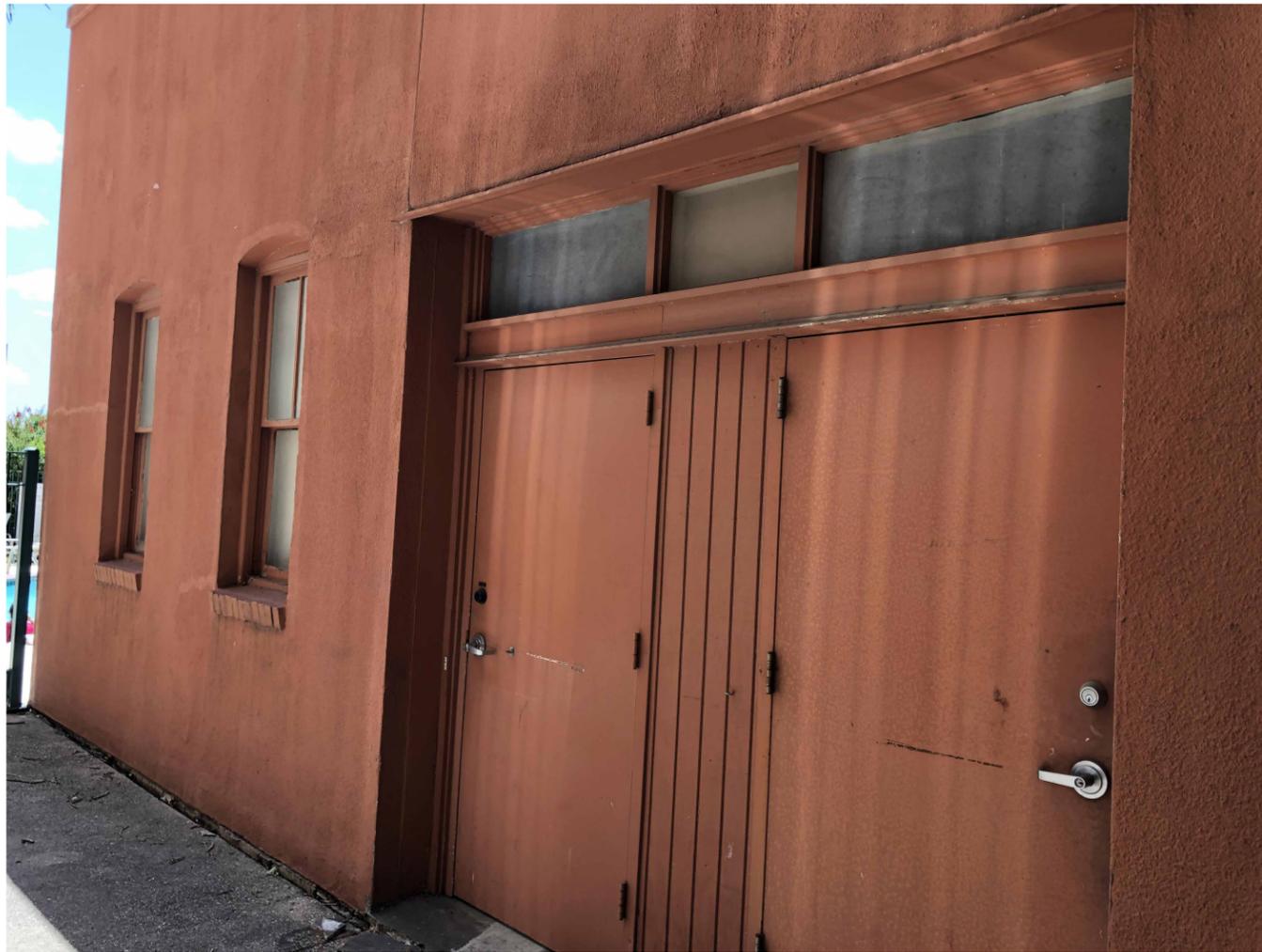
The existing wood storefront along Heiman Street is to be preserved. The existing stucco along the sides and rear elevations will be patched and repaired as necessary and painted to match the existing color. Existing openings shall be maintained. Those openings with deteriorated non historic doors will be replaced with new aluminum storefront with transom windows and wood and glass doors that are of similar character to doors found within the surrounding St Paul Square District. A non-historic residential garage door shall be replaced with a folding glass door system. Two new door openings and one new window opening are proposed. The doors and window are required to meet egress and operational requirements. A new wood pergola and screen at the rear of the building is proposed to establish better connectivity with the existing pool. Existing exterior lighting is to be preserved. All new proposed new lighting references existing precedent within the surrounding district. The existing modified bit roof is to be inspected. If the condition of the roof requires replacement, it is intended to be replaced with a single ply tpo roof. Please refer to the attached design package for additional information.







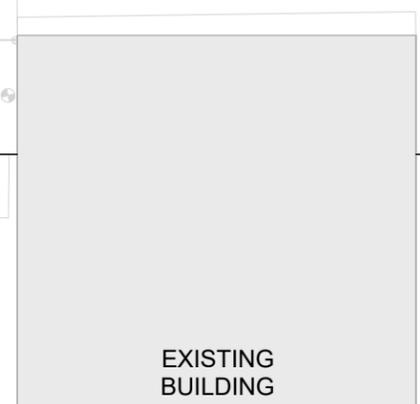




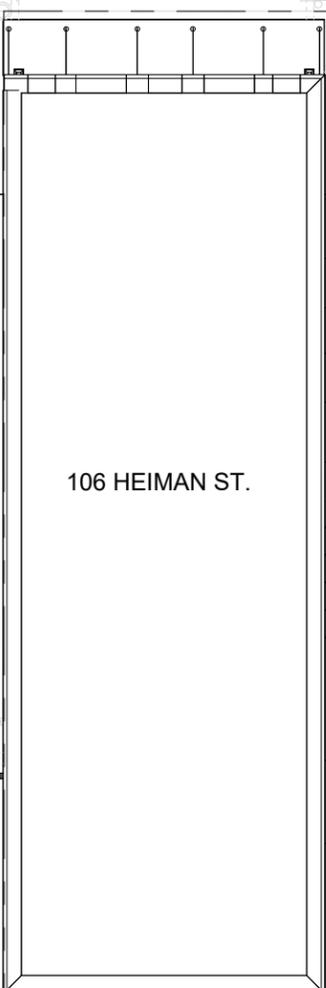


HEIMAN STREET (36.3 - FT. R.O.W.)

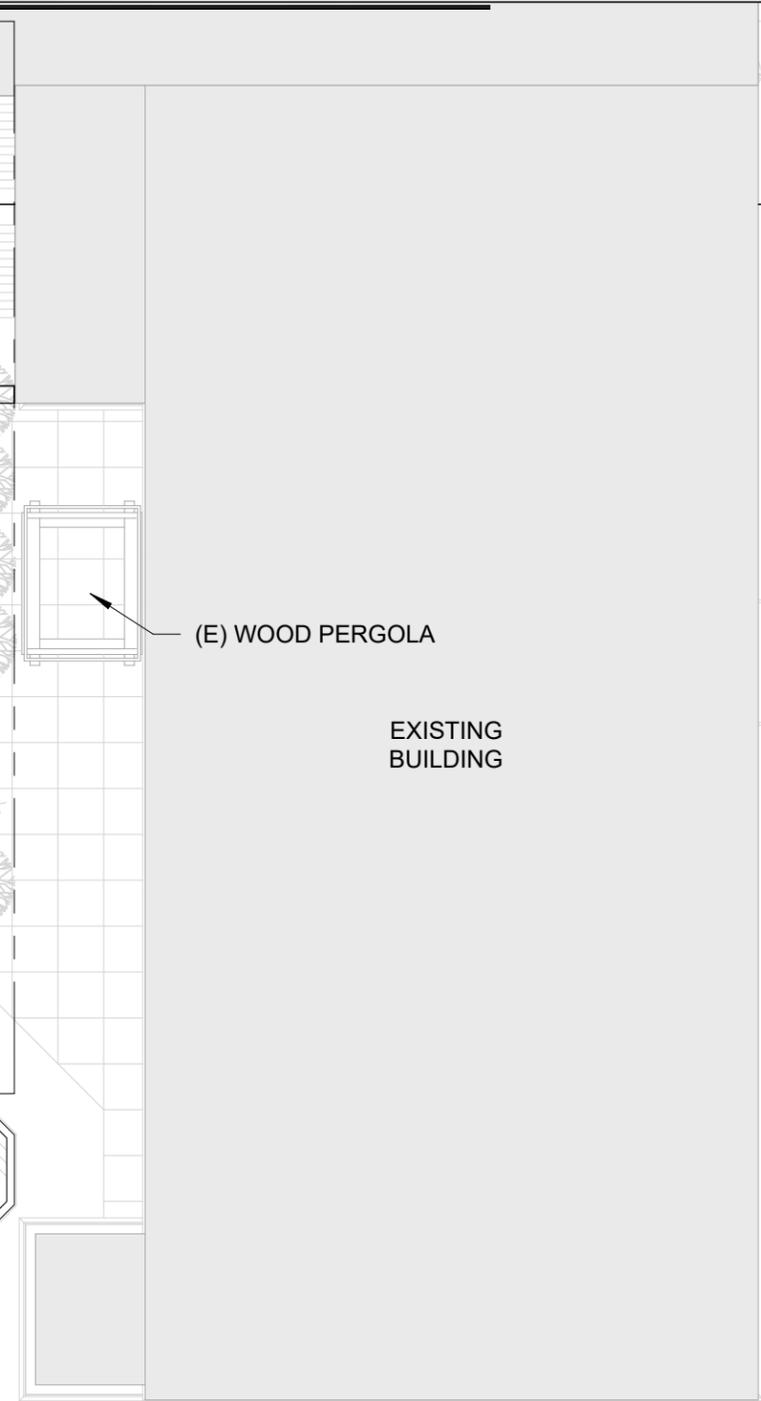
N 75°55'47" W 112.13



EXISTING BUILDING



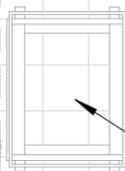
106 HEIMAN ST.



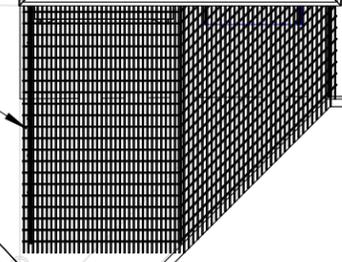
EXISTING BUILDING



EXISTING BUILDING

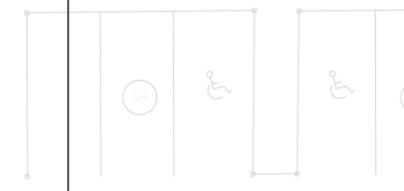


(E) WOOD PERGOLA

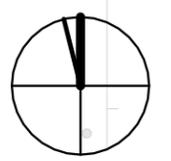


(N) WOOD PERGOLA

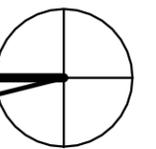
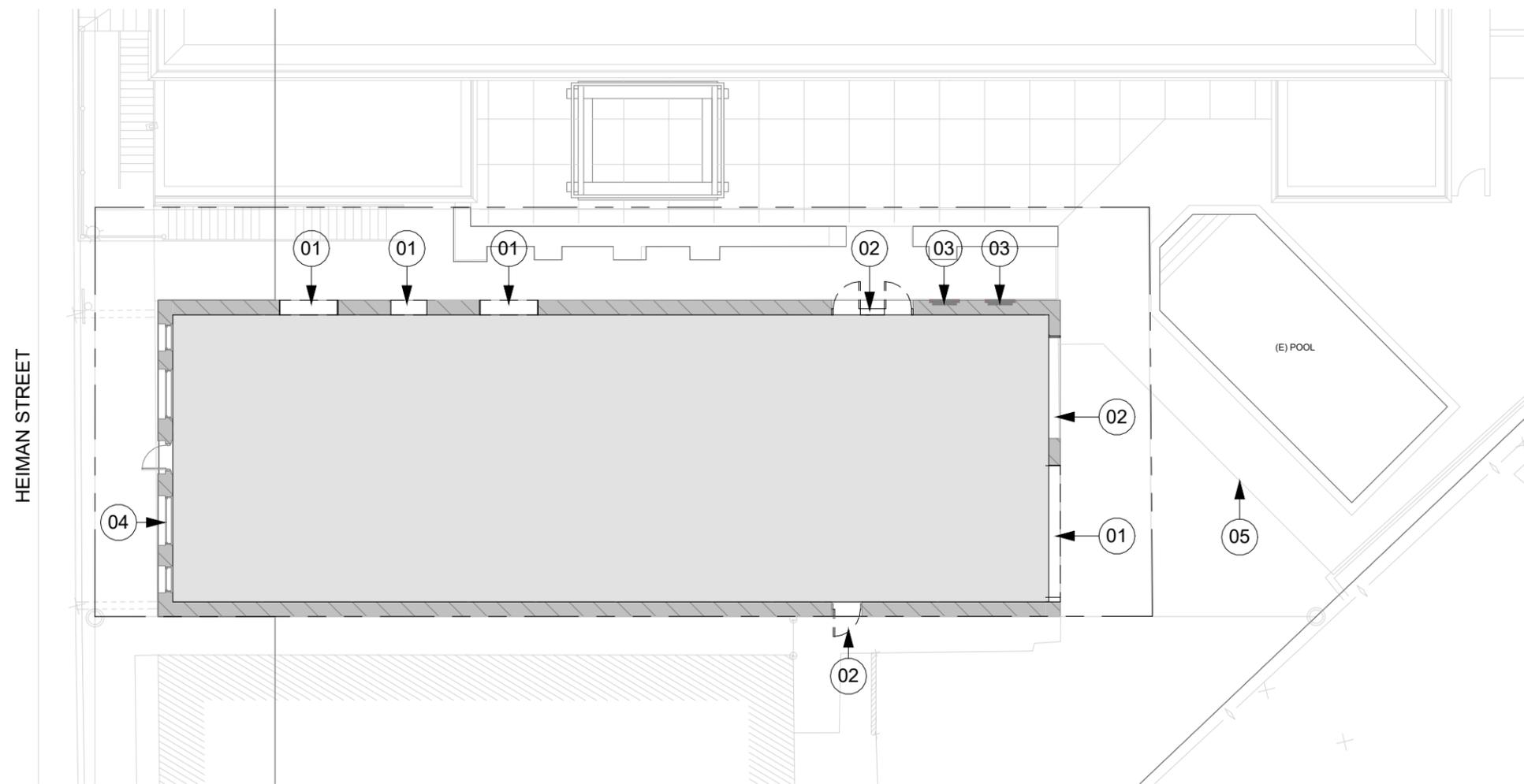
(E) POOL



EXISTING PARKING

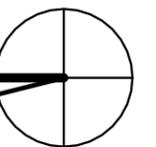
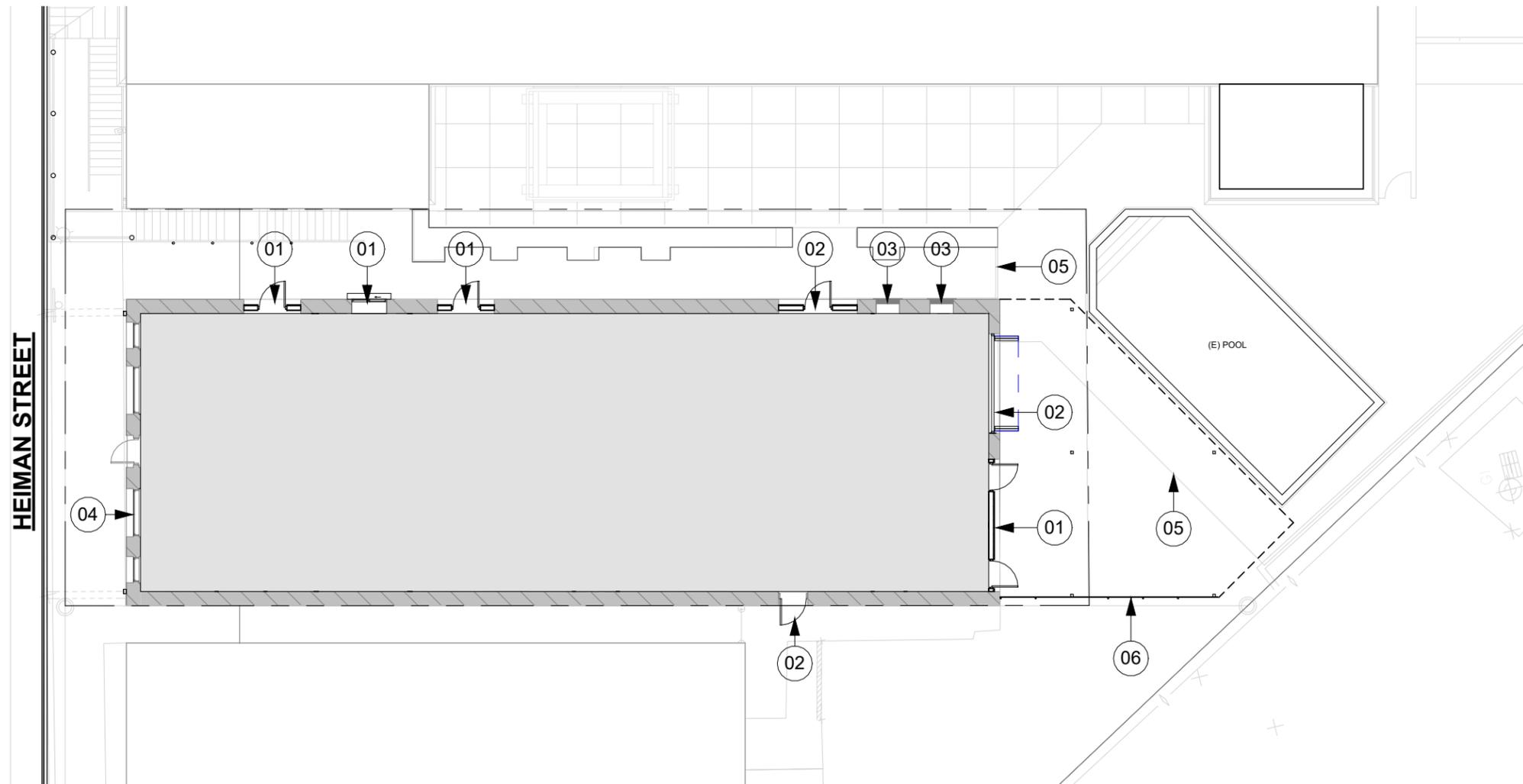


HDCR PLAN KEYNOTES	
01	PROPOSED NEW OPENING
02	EXISTING OPENING TO RECEIVE NEW DOORS
03	EXISTING WINDOW TO BE PRESERVED
04	EXISTING STOREFRONT TO BE PRESERVED.
05	EXISTING NON HISTORIC FENCE AT POOL AREA. LAYOUT TO BE ADJUSTED.



HDRC PLAN KEYNOTES

- 01 PROPOSED NEW OPENING TO RECEIVE DOOR / WINDOW
- 02 EXISTING OPENING TO RECEIVE NEW DOOR
- 03 EXISTING WINDOW TO BE PRESERVED
- 04 EXISTING STOREFRONT TO BE PRESERVED.
- 05 EXISTING NON HISTORIC FENCE AT POOL AREA. LAYOUT TO BE ADJUSTED.
- 06 NEW WOOD SCREEN WALL AND SHADE PERGOLA.



EXTERIOR PAINT LEGEND

PNT-01 MATCH EXISTING RED/ORANGE PAINT



PNT-02 MATCH EXISTING DARK GREEN PAINT



PNT-03 MATCH EXISTING LIGHT GREEN PAINT



PNT-04 MATCH EXISTING CREAM PAINT



BUILDING ELEVATION KEYNOTES

- 01 EXISTING STUCCO WALL. PAINT TO MATCH EXISTING COLOR. (PNT 01)
- 02 EXISTING MASONRY WALL. CLEAN AND REPAIR AS REQUIRED
- 03 EXISTING AWNING AND TIE RODS TO REMAIN. REPAIR AS REQUIRED. PAINT TO MATCH EXISTING COLORS.
- 04 EXISTING METAL SCUPPER AND DOWNSPOUT. PAINT TO MATCH EXISTING COLOR.
- 05 EXISTING DECORATIVE EXTERIOR WALL SCONCE TO REMAIN.
- 06 EXISTING WOOD AND GLASS STOREFRONT. REPAIR AS REQUIRED. PAINT TO MATCH EXISTING COLOR. (PNT 02, PNT 03)
- 07 EXISTING SIGNAGE AT GLASS TO REMAIN. NEW SIGNAGE TO MATCH EXISTING STYLE.
- 08 NEW METAL AND FABRIC AWNING AT NEW PICK-UP WINDOW. MATCH FABRIC COLOR TO EXISTING DARK GREEN PAINT (PNT 02)
- 09 NEW BENT STEEL AWNING. FINISH: PATINA (BLACK MAGIC)
- 10 NEW OPENING W/ METAL CLAD WOOD FRAME WINDOW. PAINT TO MATCH EXISTING WINDOW COLOR (PNT 01).
- 11 NEW OPENING IN WALL. INFILL WITH WOOD FRAMED WALL CLAD IN 3 COAT STUCCO MATCHING EXISTING TEXTURE. PAINT EXISTING DARK GREEN (PNT 02).
- 12 EXISTING OPENING. REMOVE DETERIORATED DOORS. REPLACE WITH NEW DOOR / STOREFRONT PAINT TO MATCH EXISTING DARK GREEN (PNT 02). REFER TO WALL TYPES.
- 13 EXISTING OPENING. REMOVE DETERIORATED NON HISTORIC DOOR. REPLACE WITH METAL CLAD WOOD AND GLASS FOLDING DOOR.
- 14 REPLACE EXISTING DOOR WITH NEW LIKE KIND INSULATED HOLLOW METAL DOOR. PAINT PNT 01.
- 15 NEW THERMALLY BROKEN ALUMINUM STOREFRONT FRAME WITH WOOD AND GLASS DOOR. NEW GLASS GRAPHIC MATCHING EXISTING STYLE. FRAME FINISH: BLACK
- 16 NEW DECORATIVE METAL AND GLASS EXTERIOR LIGHTING.
- 17 NEW DECORATIVE FESTOON LIGHTING.
- 18 NEW WOOD PERGOLA
- 19 NEW WOOD SLAT SCREEN WALL.
- 20 EXISTING WINDOWS. PAINT TO MATCH EXISTING COLOR (PNT01)

EXTERIOR SIGNAGE AREA

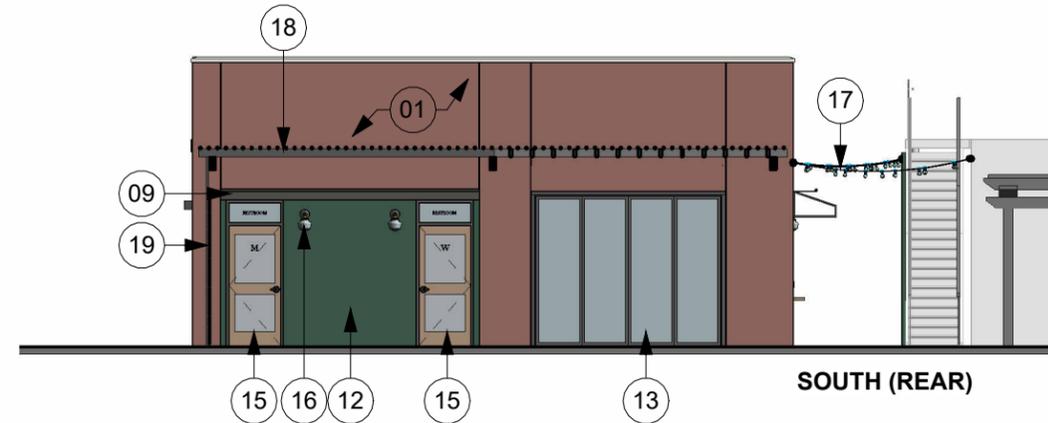
NOTE: MATCH NEW WINDOW GRAPHICS TO EXISTING STYLE AT FRONT OF BUILDING.

EXISTING SIGNAGE AREA: 0.65 SQFT

PROPOSED SIGNAGE AREA: 2.0 SQFT

TOTAL SIGNAGE AREA: **2.65 SQFT**

* ANY ADDITIONAL SIGNAGE PROPOSED IN THE FUTURE SHALL BE COORDINATED WITH OHP.



EXTERIOR PAINT LEGEND

PNT-01 MATCH EXISTING RED/ORANGE PAINT



PNT-02 MATCH EXISTING DARK GREEN PAINT



PNT-03 MATCH EXISTING LIGHT GREEN PAINT



PNT-04 MATCH EXISTING CREAM PAINT



BUILDING ELEVATION KEYNOTES

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- 03 EXISTING AWNING AND TIE RODS TO REMAIN. REPAIR AS REQUIRED. PAINT TO MATCH EXISTING COLORS.
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- 18 NEW WOOD PERGOLA
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- 20 EXISTING WINDOWS. PAINT TO MATCH EXISTING COLOR (PNT01)

EXTERIOR SIGNAGE AREA

NOTE: MATCH NEW WINDOW GRAPHICS TO EXISTING STYLE AT FRONT OF BUILDING.

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* ANY ADDITIONAL SIGNAGE PROPOSED IN THE FUTURE SHALL BE COORDINATED WITH OHP.

