

# HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

**HDRC CASE NO:** 2022-087  
**ADDRESS:** 100 TAYLOR ST / 301 BROADWAY  
**LEGAL DESCRIPTION:** NCB 430 BLK 8 LOT 11  
**ZONING:** D, H  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Paula Price/Batir Architecture  
**OWNER:** Carlos Oliveira/H5 DATA CENTERS - SAN ANTONIO LLC  
**TYPE OF WORK:** Exterior modifications, utility installation  
**APPLICATION RECEIVED:** January 28, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Hannah Leighner

## REQUEST:

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

1. Install utility generators and transformers in the back of the building at the northwest corner.
2. Enclose the existing breezeways.
3. Modify the street level storefront on the east façade in one storefront bay by removing the existing entrance and stone facade.
4. Apply black out film to the existing storefront glazing.
5. Install a new fence around the new utility power area.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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.

## 12. Increasing Energy Efficiency

### A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cooll roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

## *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.
- 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.

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 2. Fences and Walls

##### **A. HISTORIC FENCES AND WALLS**

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

##### **B. NEW FENCES AND WALLS**

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

##### **C. PRIVACY FENCES AND WALLS**

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

#### *OHP Window Policy Document*

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

#### *OHP Fence Policy Document:*

**SPECIFICATIONS & DOCUMENTATION REAR FENCE** - Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Historic evidence may support installing stone, masonry, or stucco walls.

**FRONT FENCE** - Front yard fences should match the height of neighboring fences or limited to 4 feet in height and be compatible with the heights of adjacent historic fences. Historic evidence may support installing stone, masonry, or stucco walls and fence bases.

**FENCE STYLES** - While maintaining respect to individual architecture styles and historic districts, the most common appropriate fence type includes (a) black wrought iron, (b) painted wood picket, and (c) wood-framed cattle-panel/hog-wire.

**NONCONFORMING FENCES** - Chain-link, barbed wire, corrugated metal, and make-shift fences should be avoided. Grandfathered items may be replaced with appropriate fencing but should not be reconstructed or expanded upon.

**PEDESTRIAN GATES** - Pedestrian gates should be located at the intersection the property's walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining the 4-foot height limit.

**VEHICLE GATES** - Vehicle gates should be set behind the front facade plane of the house and not span across the front of the driveway. A front vehicle gate may be considered if the site features an atypical condition including: (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties. Electrical, mechanical, or solar collector equipment should be concealed and minimally visible if used. When new fences are appropriate to the site-specific conditions of the property, applicants must also ensure that the style, height, and configuration of the fence line is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514. (To include sample drawings for application materials.)

## **FINDINGS:**

- a. The historic structure located at 100 Taylor is a three-story, commercial structure featuring brick facades, large windows, and dentil accents. The property features a large brick structure first identified on the 1904 Sanborn map. The property was formerly known as the Winerich Building, which housed an auto sales and servicing company. The structure maintains its defining architectural characteristics to include the original façades and open car-accessible breezeways on the ground floor which connected Broadway to the rear lot. This structure and connected rear lot acted as a repair shop as indicated on the 1951 Sanborn, and are photographed as early as the 1920's, originally featuring a Studebaker auto brand rooftop sign. Historically, the streets of Hessler Alley and Broadway serviced the north and south sides of the building respectively.
- b. **UTILITY INSTALLATION** – The applicant is requesting to install utility generators and transformers in the rear of the structure at the northwest corner of the property, which will be surrounded by new fencing. The Historic Design Guidelines for new construction 6.B.ii recommend that new mechanical equipment should be installed out of direct view from the right-of-way, and should be obstructed using a fence, hedge, or other enclosure. Staff finds that the location of the utilities installation to be consistent with these guidelines.
- c. **BREEZEWAY ALTERATIONS** – The applicant is requesting to enclose the existing breezeways connecting Broadway to the rear of the structure. As noted in finding a, these breezeways are considerable character-defining features of the structure, as historically significant components to the commercial façade of a former auto sales and repair facility. The Guidelines for Exterior Maintenance and Alterations 10.A.i. states to preserve character-defining features such as entryways and other features that contribute to the character of the building. The Guidelines for Exterior Maintenance and Alterations 6.A.i. also states to preserve existing window and door openings, and to avoid filling in historic door or window openings and to avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Additionally, the Guidelines for Exterior Maintenance and Alterations 10.B.i. state to 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 façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block. The structure at 100 Taylor fronts Broadway and is neighbored by similar commercial buildings and store front facades. Staff does not find the proposed modifications to the existing breezeways to be appropriate; staff recommends that the original openings and breezeways remain unaltered.
- d. **STOREFRONT MODIFICATION** – The applicant has proposed to modify the existing, non-original storefront system on the east façade by removing a recessed entrance and faux stone façade. The proposed replacement storefront system would match the existing. Generally, staff finds this modification to be appropriate.
- e. **WINDOW TINTING** – The applicant is requesting to apply black-out tinting to the existing windows. The Historic Design Guidelines for exterior alterations 6.A.iii. recommends to preserve historic windows, and to maintain clear glass. Staff does not find the proposed black-out window tinting to be consistent with the guidelines.
- f. **FENCE INSTALLATION** – The applicant is proposing to install approximately 54 linear feet of new fencing around the new utility power infrastructure area. The fencing is proposed to match the existing brick wall

fencing, and be 7' ¾" in height. The OHP Fence Policy guidelines states that rear privacy fences should not exceed 6 feet in height. Staff finds the installation of the proposed fence to be appropriate to obstruct the utility equipment, however recommends that the fence not exceed 6 feet.

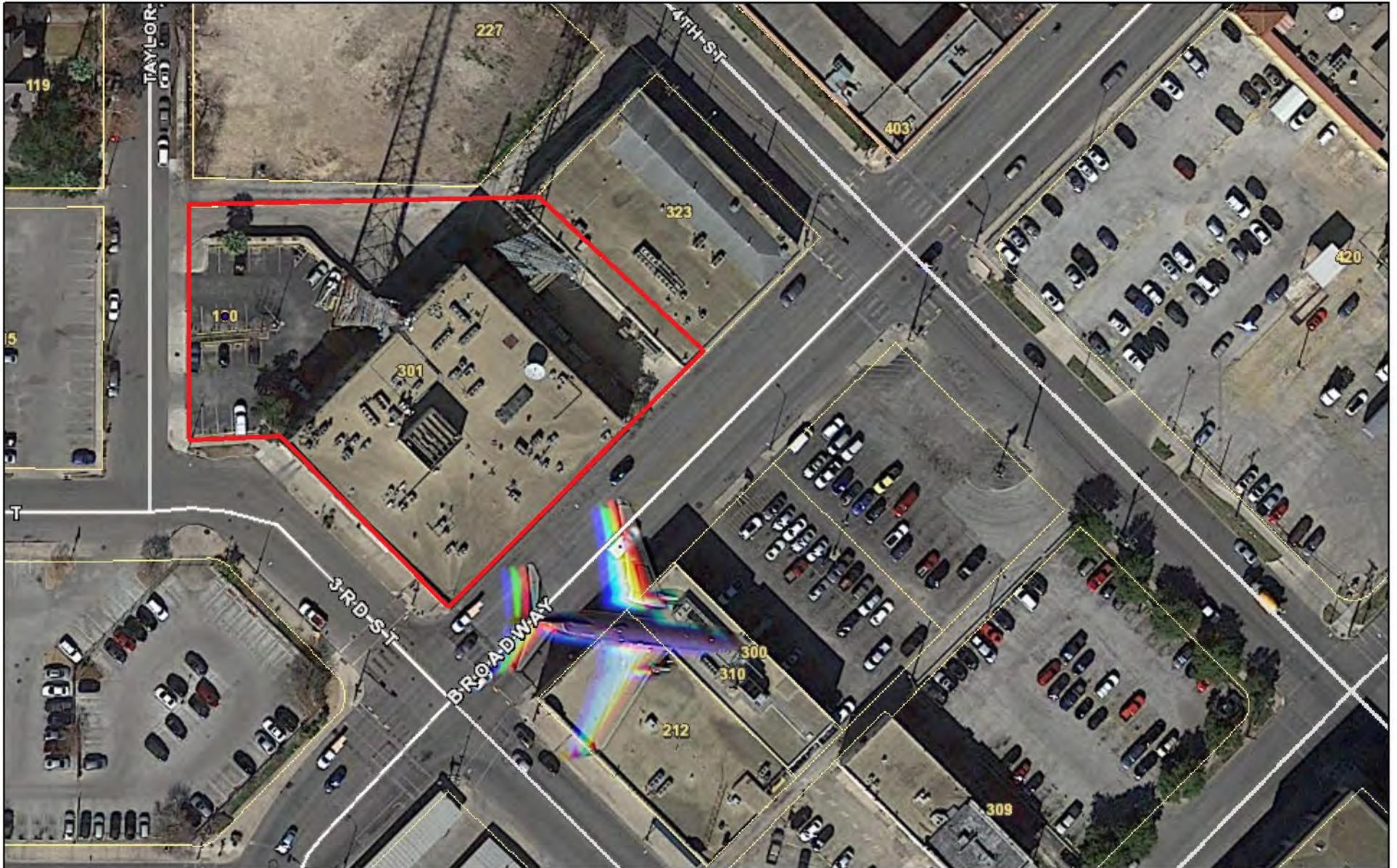
- g. **ARCHAEOLOGY** – The project area is within a River Improvement Overlay District, San Antonio Downtown and River Walk Historic District National Register of Historic Places District, and is a designated Local Historic Landmark. Furthermore, the property is traversed by the Navarro Acequia, a previously recorded archaeological site. Therefore, an archaeological investigation is required if excavations are necessary for the project. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

**RECOMMENDATION:**

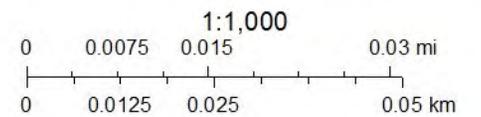
1. Staff recommends approval of item #1, the installation of rear mechanical equipment with the stipulation that all equipment be screened by fencing, not to exceed six (6) feet in height.
2. Staff does not recommend approval of item #2, the enclosure of existing breezeways, as noted in finding c. Staff recommends these breezeways remain open and unaltered.
3. Staff recommends approval of item #3, modifications to one storefront bay, its entrance, and stone façade based on finding d.
4. Staff does not recommend approval of item #4, the installation of black out window tint, as noted in finding e.
5. Staff recommends approval of item #5, the installation of rear fencing, based on finding f, with the stipulation that fencing does not exceed six (6) feet in height.

**ARCHAEOLOGY** – An archaeological investigation is required if excavations are necessary for the project. Please coordinate with the City Archaeologists. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

# City of San Antonio One Stop



February 25, 2022



January 28, 2022

Office of Historic Preservation  
Development and Business Services Center  
1901 S. Alamo  
San Antonio, TX 78204

RE: COA – Project Description  
100 Taylor Street  
San Antonio, TX 78205

Dear Office of Historic Preservation,

We are providing the Project Description and Work Types for the Certificate of Appropriateness review for 100 Taylor Street in this document.

Types of work being proposed are:

1. Utility Work – adding generators and transformers in the back of the building at the northwest corner,
2. Exterior Alterations – enclosing the existing breezeway area for building the new data center/hall and applying black out film to existing storefront glazing
3. and Fencing – adding a new fence around the new utility power infrastructure area.

The project description is as follows:

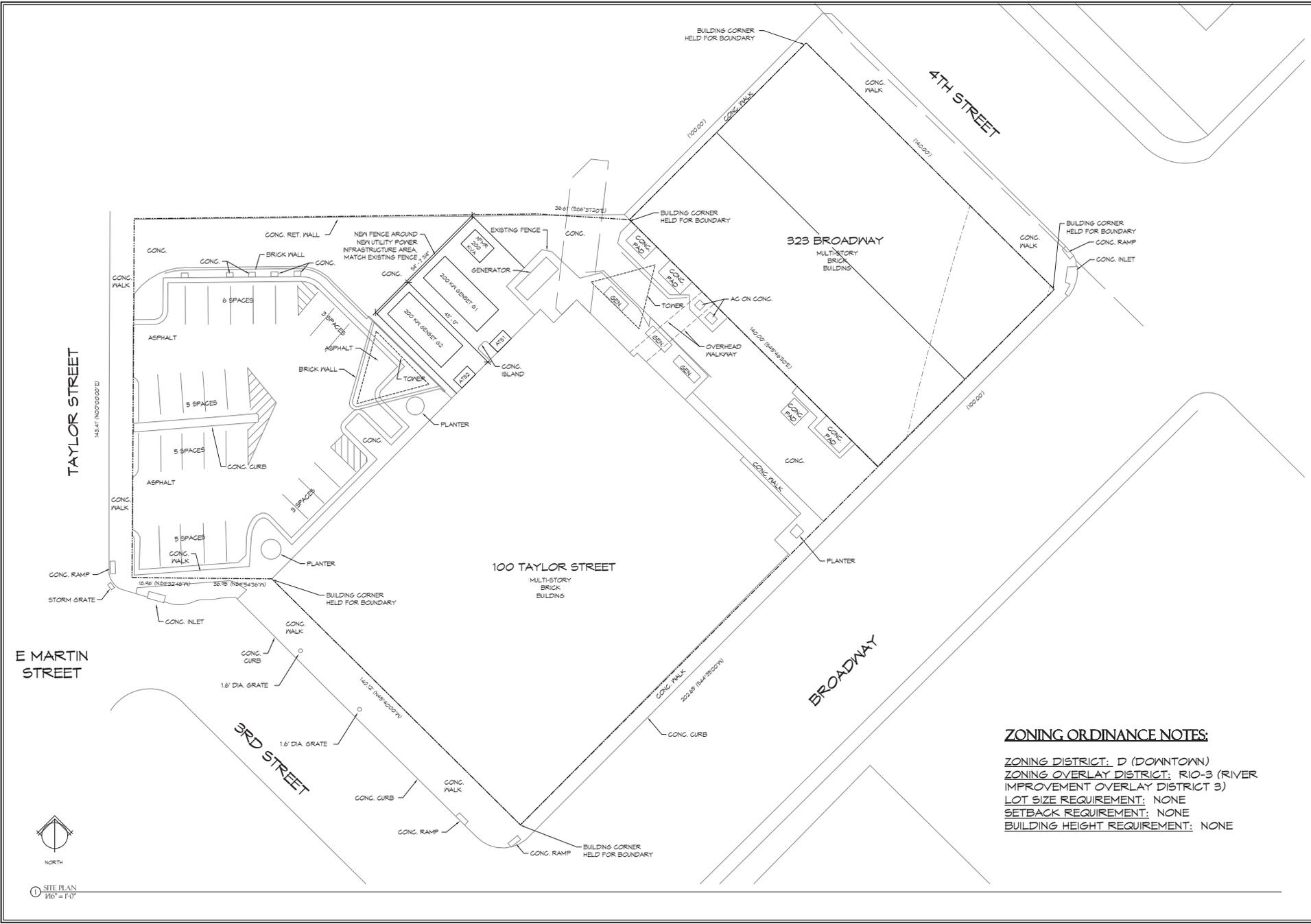
The project will allow to add a new Internet data center at the 100 Taylor property to support up to 1,500 kW of redundant critical power to colocation customers and telecommunication carriers. As part of the project, it will be required to enclose the existing breezeway to allow space inside of the building to construct the new state of the art Internet data center. The plan is to replace the breezeway open space for a facade that will match the existing building facade at each end of the breezeway. Such new facade should provide a seamless transition from the existing facade and improve the curb appeal of the property. Elevation views are being provided to show the proposed building facade once the existing breezeway is enclosed. In addition to the external alteration, to support the new require power capacity, some outdoor equipment including generators and utility transformers will be installed at the back yard of the property as shown in the proposed site diagram, such outdoor electrical gear will also require a fenced area for public security. The proposed fence will be matching the other existing fences at the property.

Please let us know if there are any clarifications needed.

Sincerely,



Paula A. Price  
Architect



**ZONING ORDINANCE NOTES:**  
 ZONING DISTRICT: D (DOWNTOWN)  
 ZONING OVERLAY DISTRICT: RIO-3 (RIVER  
 IMPROVEMENT OVERLAY DISTRICT 3)  
 LOT SIZE REQUIREMENT: NONE  
 SETBACK REQUIREMENT: NONE  
 BUILDING HEIGHT REQUIREMENT: NONE



1 SITE PLAN  
1/8" = 1'-0"



1 DEMOLITION PLAN  
1/8" = 1'-0"





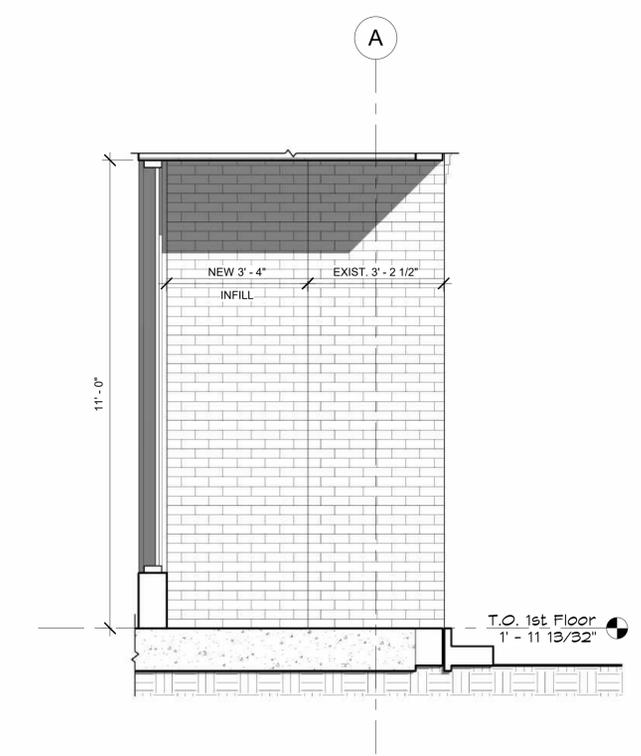
① EAST ELEVATION  
3/16" = 1'-0"



② WEST ELEVATION  
3/16" = 1'-0"



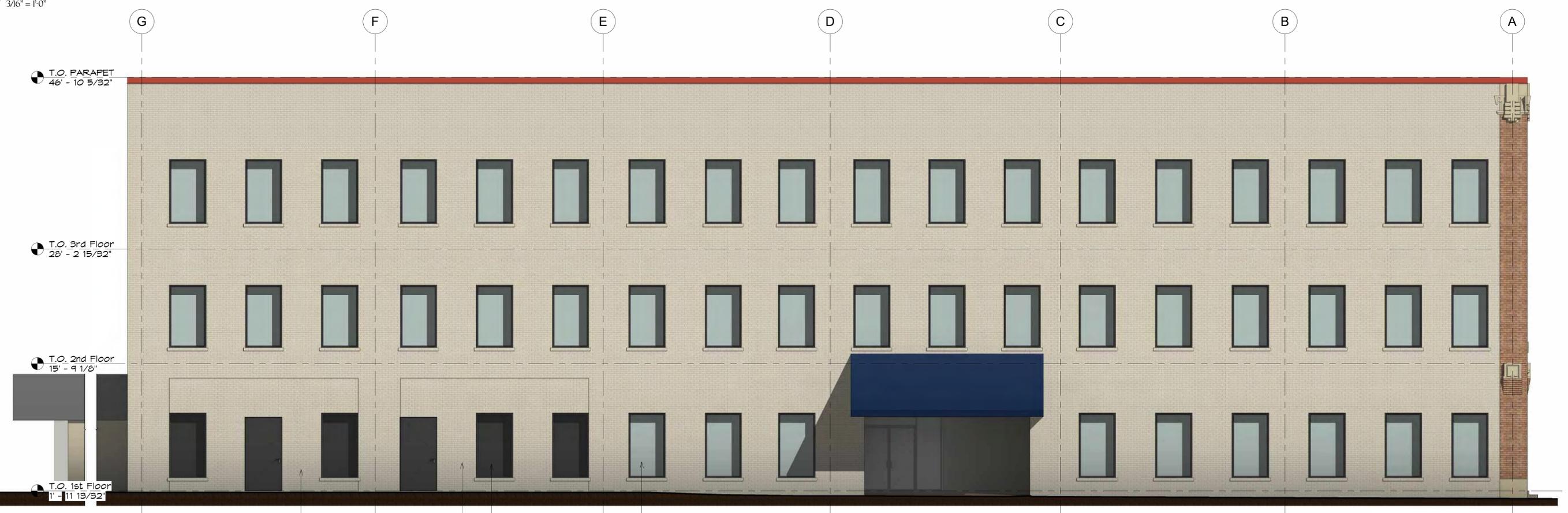
① SOUTH ELEVATION  
3/16" = 1'-0"



② ELEVATION FA  
1/2" = 1'-0"

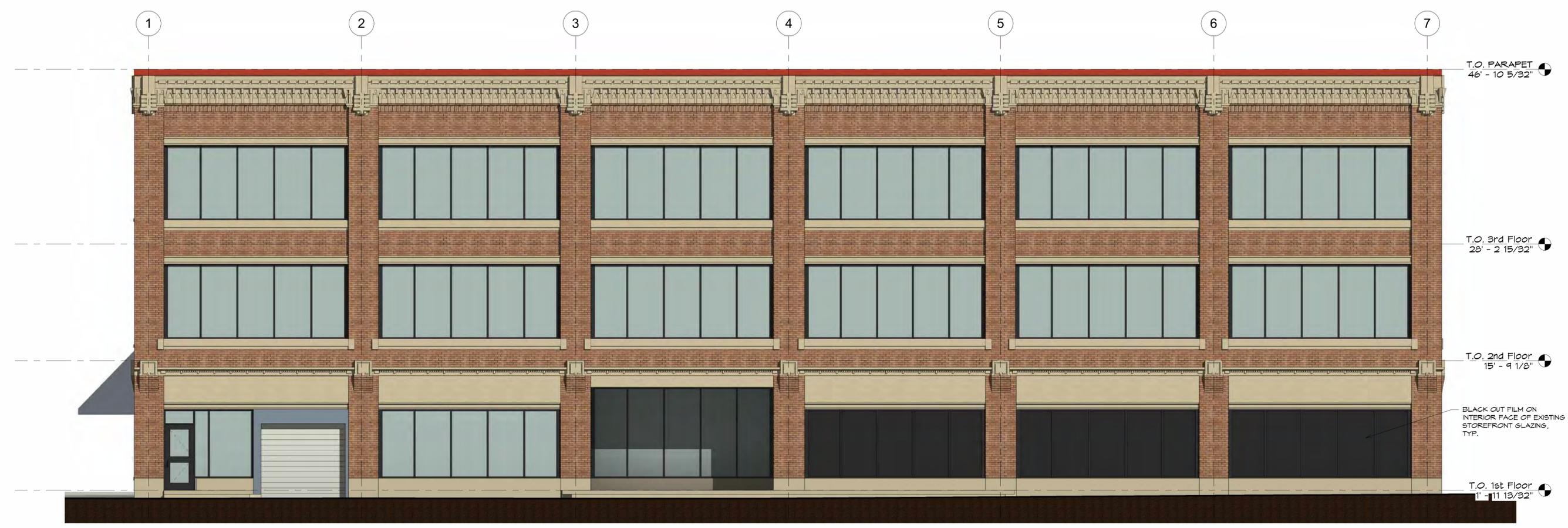


① RENDERED EAST ELEVATION  
3/16" = 1'-0"



③ RENDERED WEST ELEVATION  
3/16" = 1'-0"

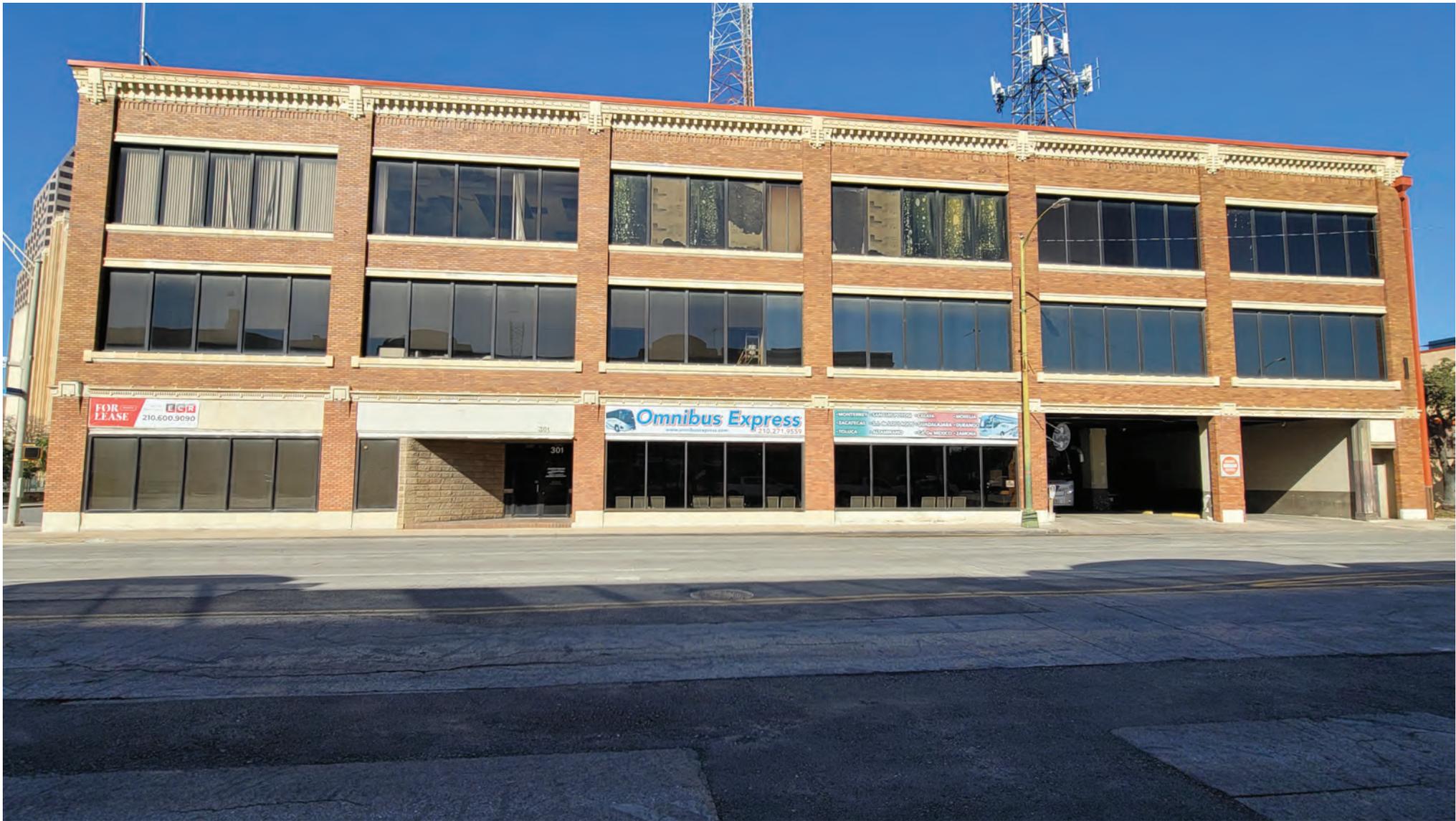
PAINT NEW BRICK VENEER TO MATCH EXISTING PAINTED BRICK FACADE  
NEW BLACKED OUT WINDOW, TYP.  
EXISTING WINDOW TO REMAIN (NO BLACK OUT FILM), TYP.



② RENDERED SOUTH ELEVATION  
3/16" = 1'-0"



① RENDERED ELEVATION 1A  
1/2" = 1'-0"





• MONTERREY • SAN LUIS POTOSÍ • CELAYA • MORELIA  
• ZACATECAS • S.J. de LOS LAGOS • GUADALAJARA • DURANGO  
• TOLUCA • ALTAMIRANO • C.M. de MEXICO • ZAMORA

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