

HISTORIC AND DESIGN REVIEW COMMISSION

December 15, 2021

HDRC CASE NO: 2021-620
ADDRESS: 124 N MAIN AVE
110 E HOUSTON ST
131 SOLEDAD ST
LEGAL DESCRIPTION: NCB 133 ALL OF BLK
NCB 909 BLK LOT 18
ZONING: D, HL, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
LANDMARK: Rand Building, Individual Landmark
APPLICANT: Beverly Baldwin/Alamo Architects
OWNER: Katherine Fontenot/RAND BUILDING LTD
TYPE OF WORK: Exterior modifications, storefront modifications
APPLICATION RECEIVED: November 29, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Remove an existing storefront section and install a new, recessed storefront entry on the E Houston Street façade. The proposed recessed entry will match an existing recessed entry at the northeast corner of the structure and feature double doors.
2. Replace an existing door and side lite within an existing recessed storefront section with a new door. The existing side lite will be removed for a solid plaster panel to match existing conditions found elsewhere at the street level.
3. Modify the storefront system within the existing parking garage on N Main façade by reducing the amount of conditioned space. The applicant has also proposed modifications within the footprint of the garage to both the storefront system and drive thru.

APPLICABLE CITATIONS:

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

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 façade 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.

FINDINGS:

- a. The historic structure at 110 E Houston Street, commonly known as the Rand Building was constructed circa 1913 and is a contributing structure to the Main and Military Plaza Historic District. The structure was designed by architects Sanguinet and Staats of Fort Worth, Texas. At this time, the applicant has proposed modifications to the storefront system of both the historic Rand Building that the parking structure at the rear.
- b. E HOUSTON FAÇADE – The applicant has proposed to remove an existing storefront section and install a new, recessed storefront entry on the E Houston Street façade and feature double doors. The proposed recessed entry will match an existing recessed entry at the northeast corner of the structure. The applicant has noted that the proposed new doors will be wood with full lite glass. Additionally, the applicant has proposed to match the profile of the existing storefront system’s low wall. Generally, staff finds the proposed modification to be appropriate.
- c. N MAIN FAÇADE – The applicant has proposed to replace an existing door and side lite within an existing recessed storefront section with a new door. The existing side lite will be removed for a solid plaster panel to match existing conditions found elsewhere at the street level. The proposed new door will be wood with full lite glass. Generally, staff finds the proposed modifications to be appropriate. The proposed plaster section should match existing plaster sections in profile and appearance.
- d. GARAGE STOREFRONT MODIFICATIONS – The applicant has proposed to modify the storefront system within the existing parking garage on N Main façade by reducing the amount of conditioned space. The applicant has also proposed modifications within the footprint of the garage to both the storefront system and drive thru. Staff finds the proposed modifications to be appropriate.

RECOMMENDATION:

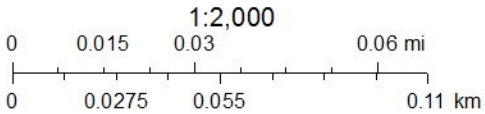
Staff recommends approval of items #1 through #3 based on findings a through d with the following stipulations:

- i. That the proposed plaster panel within the recessed storefront on N Main feature a profile and appearance that matches the existing plaster section on the N Main façade.

City of San Antonio One Stop



December 9, 2021



Rand Garage Tenant Shell Scope of Work Narrative

The current proposed work to the Historic Rand Building will include building shell improvements of the NW Corner 1st floor tenant space expanding into the adjacent 1st floor of the Rand Garage.

New Entry on Houston Street

Existing Condition:

The existing condition in this location is a storefront window bay matching the adjacent windows and sill.

Description of new work:

The proposed work would remove one section of existing storefront windows from the column to the next mullion to the West. The new entry would be recessed to match the details and configuration of the recessed entry that exists at the NE corner tenant space (previously Rosella). The new doors will be solid wood with full lite glass to match the NE corner tenant space. The remaining exiting storefront windows will not be modified. The existing materials proposed in this scope are not believed to be original to the building's construction.

Modification of Existing Entry on Main Street

Existing condition:

A non-historic storefront door and sidelight is the current entrance from Main Street to the tenant space. The existing historic cast iron elements remaining on the building will be retained and protected.

Description of New Work:

The new work proposed for this entrance is to remove the storefront and install a new wood door with full lite glass to match the existing entrance door to the NE corner tenant space. The remaining area of the infill will be solid wall with a plaster finish to match the adjacent conditions.

Modification of Building Envelope Within Existing Garage Space

Existing condition:

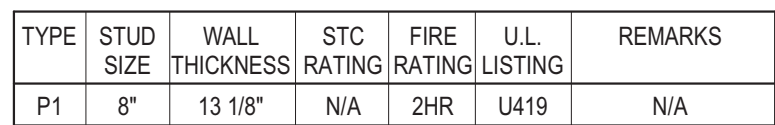
The existing tenant space in the Rand Garage is currently a restaurant tenant enclosed by a dark bronze storefront system on the first floor of the garage. The original bank drive thru is not currently being used and possible usage is blocked by bollards and other traffic barriers.

Description of new Work:

The proposed new tenant shell space will be a restaurant tenant with drive thru. The new work includes modifying the storefront system to reduce the square footage of the tenant space and reconfigure the drive thru. The storefront glass in the garage tenant space only will be modified to include a dark film matching the film at the existing adjacent windows on the Rand Building where the restrooms are located. The non-historic teller booth will also be removed from the interior of the first floor of the Rand Garage.



1. REMOVE EXISTING STOREFRONT AND PREPARE WINDOW BAYS FOR NEW DOOR AND ENTRY. SALVAGE AND STORE EXISTING WINDOW GLAZING AND STOREFRONT SILLS UNITS FOR REUSE.
2. REMOVE AND COVER ENTRY HARDWARE ON LOBBY SIDE OF STOREFRONT DOORS.
3. PRESERVE EXISTING HISTORIC SHEETROCK, CAPITALS AND PLASTER AT COLUMNS, TYP.
4. REMOVE EXISTING DRYWALL AND FURRING CHANNELS TO EXPOSE EXISTING CONCRETE COLUMNS. ACHIEVE SUBSTRATE SUITABLE FOR NEW FINISH.
5. REMOVE EXISTING CEILING TILE AND GRID, TYP. RE: MEP FOR ADDITIONAL DEMO AT CEILING.
6. EXISTING DEMISING WALL TO REMAIN. REPAIR AS NECESSARY.
7. EXISTING CONCRETE COLUMN TO REMAIN.
8. REMOVE EXISTING BROKEN/GRAFFITIED GLAZING UNIT.
9. OWNER TO CONFIRM EXISTING FURR OUT OR CHASE TO BE REMOVED.
10. REMOVE EXISTING FLOORING AND PREP FOR NEW WATERPROOF MEMBRANE AND CONCRETE TOPPING.



DOOR SCHEDULE

		DOOR							FRAME							
		SIZE			TYPE				TYPE			DETAILS				
DOOR NUMBER	LOCATION	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	GLZ.	MARK	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD	FIRE RATING	COMMENTS
101A	HOUSTON ST. ENTRY	6'-0"	8'-0"	1 3/4"	A	GLAZ./WOOD	PTD.	TEMP.		MTL	PTD.					FALCON SC60 CLOSERS, DARK BRONZE
101B	MAIN ST. ENTRY	3'-0"	8'-0"	1 3/4"	B	GLAZ./WOOD	PTD.	TEMP.		MTL	PTD.					FALCON SC60 CLOSERS, DARK BRONZE
101C	LOADING DOCK	3'-0"	7'-0"	1 3/4"	C	H.M.	PTD.			MTL	PTD.				90 MIN.	
101D	LOADING DOCK	3'-0"	7'-0"	1 3/4"	C	H.M.	PTD.			MTL	PTD.				90 MIN	



A2.00


$$1/8'' = 1'-0''$$

GENERAL NOTES - NEW CONSTRUCTION PLAN

- KEYED NOTES - FLOOR PLAN**

1. NEW 6"x6" CONC. CURB BY TENANT AT OUTSIDE EDGE OF DRIVE AISLE.
2. NEW STRIPING BY TENANT AT INSIDE EDGE OF DRIVE AISLE.
3. NEW SLOPED DRIVE.
4. NEW 90 MIN. FIRE RATED DOOR. RE: DOOR SCHEDULE.
5. NEW 1000 GAL. GREASE TRAP. RE: MEP
6. NEW 2 HOUR FIRE-RATED METAL STUD WALL WITH BRICK VENEER.
7. REPAIR AND PATCH FLOOR AREAS OF REMOVED CONC. TO MATCH EXISTING CONC. SURFACE FINISH
8. REPAIR AND PATCH FLOOR AREA OF REMOVED TELLER BOTH TO MATCH EXISTING CONC. SURFACE FINISH
9. NEW SLOPED ADA RAMP.
10. EXISTING ELECTRICAL PANELS TO REMAIN.

A2.01



11/24/2021 10:20:13 AM

A3.00



11/24/2021 10:20:14 AM

Senior Engineer
Deary Zimmerman
Engineers
44 S. Flores St., Suite 101
San Antonio, TX 78204
210.447.6100

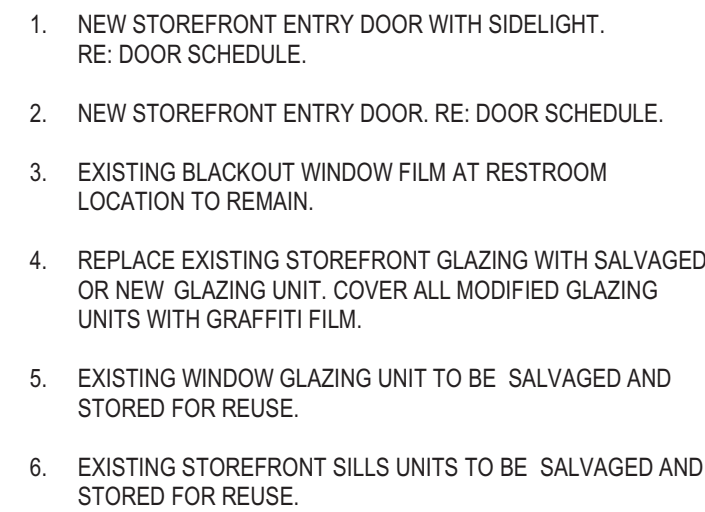
and Building, LTD.
100 E. Houston St.
San Antonio, TX 78205

**INTERIM REVIEW
ONLY**

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es Harvey Regnier Bailey TX: 22012

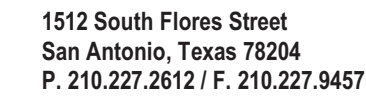
A3.01


$$1/4'' = 1'-0''$$

$$1/16'' = 1'-0$$

$$1/4'' = 1'-0''$$


4

$$1/16'' = 1'-0'''$$


GENERAL CONTRACTOR
General Contractor
Second Line
Address
City, St. Zipcode
P. xxx.xxx.xxxx / F. xxx.xxx.

CIVIL ENGINEER

**Pape-Dawson
Engineers**

2000 NW Loop 410
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P. 210.375.9000

Landscape Architect

Landscape Architect
Second Line

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Structural Engineer

**Structural Engineer
Second Line**

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City, St. Zipcode
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

MEP Engineer

**Cleary Zimmerman
Engineers**

1344 S. Flores St., Suite 101
San Antonio, TX 78204
P. 210.447.6100

[illegible]

CLIENT

Rand Building, LTD.

110 E. Houston St.
San Antonio, TX 78205

PROJECT NUMBER: 2013-140

PROJECT NAME

Rand Garage
Restaurant Shell

110 East Houston Street
San Antonio, Texas 78205

INTERIM REVIEW
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TX: 22012

EXTERIOR
ELEVATIONS -
TENANT
SPACE

A5.00

1. EXISTING STOREFRONT GLAZING TO BE COVERED WITH BLACKOUT WINDOW FILM TO MATCH RESTROOM LOCATION.
2. NEW 2 HOUR FIRE-RATED METAL STUD WALL WITH STUCCO FINISH. PAINTED WITH PRIMER BY LANDLORD.
3. EXISTING BRICK VENEER COLUMN TO REMAIN.
4. EXISTING BRICK VENEER WALL TO REMAIN.
5. NEW BOLLARDS BY TENANT.
6. NEW 6'X6" CONC. CURB BY TENANT.
7. NEW DARK BRONZE END CAP TO MATCH EXISTING STOREFRONT.



**General Contractor
Second Line**

CIVIL ENGINEER

**Pape-Dawson
Engineers**

Landscape Architect

**Landscape Architect
Second Line**

Structural Engineer

**Structural Engineer
Second Line**

NEB 5 NEB 5

**Cleary Zimmerman
Engineers**

[illegible]

Rand Building, LTD.
110 E. Houston St.
San Antonio, TX 78205

PROJECT NAME

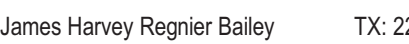
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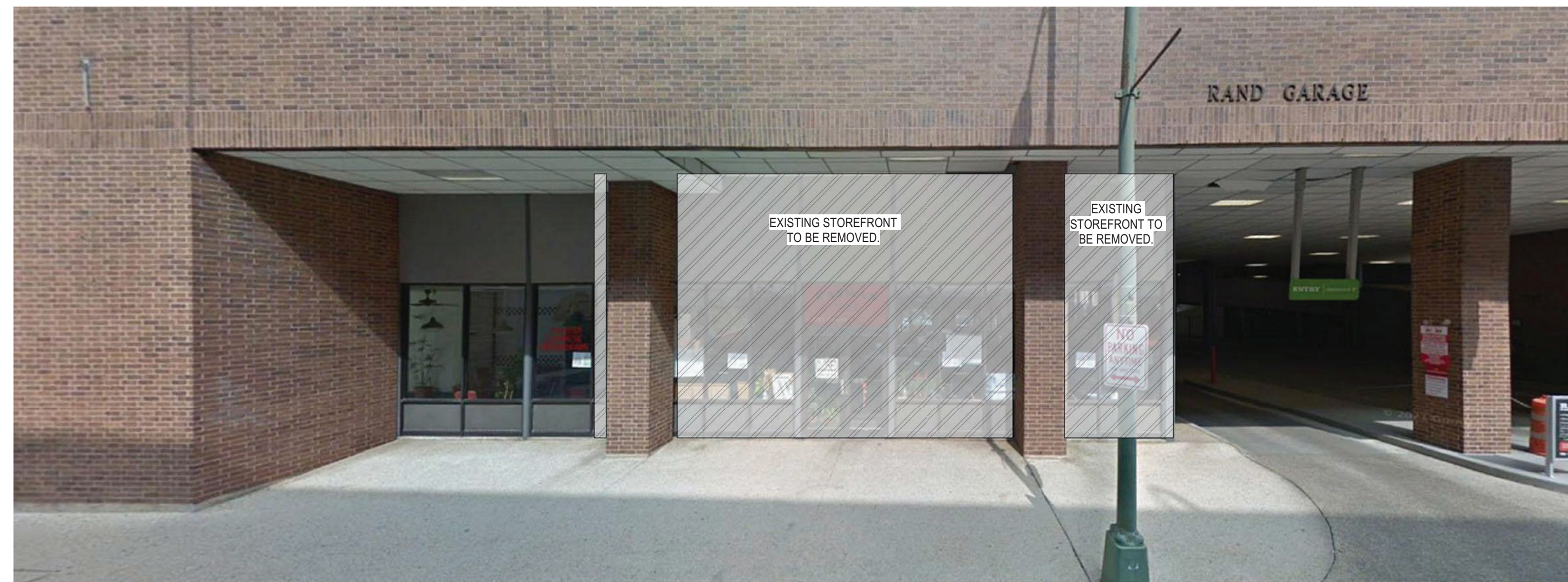
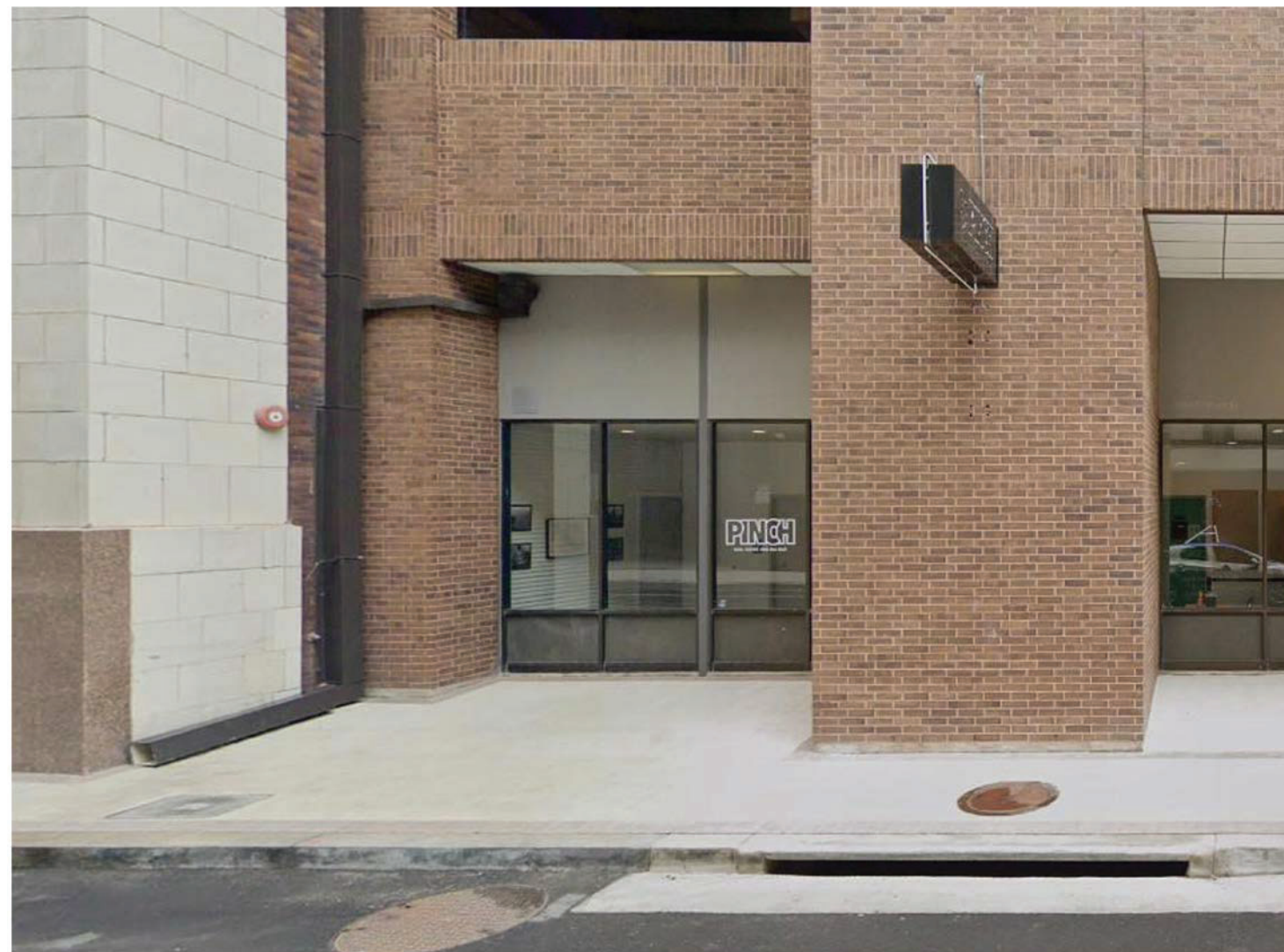
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EXTERIOR
ELEVATIONS -
GARAGE

A5.01



2 ELEVATION - EXISTING - MAIN STREET - GARAGE
1/16" = 1'-0"



CIVIL ENGINEER

Landscape Architect

Address _____
City, St. Zipcode _____

P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

Structural Engineer

Address _____
City, St. Zipcode _____

P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

MEP Engineer

1344 S. Flores St., Suite 101
San Antonio, TX 78204
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[illegible]

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DOOR AND WINDOW DETAILS

A9.00