

# HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

**HDRC CASE NO:** 2022-137  
**ADDRESS:** 104 N ST MARYS ST  
**LEGAL DESCRIPTION:** NCB 116 BLK LOT 2 THRU 9, & W 3.6 FT OF ALLEY  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Aztec Theater  
**APPLICANT:** Pam Carpenter/Seventh Generation Design, Inc.  
**OWNER:** AZTEC FAMILY GROUP LLC  
**TYPE OF WORK:** Construction of a rooftop addition, rehabilitation  
**APPLICATION RECEIVED:** February 25, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting conceptual approval to:

1. Perform rehabilitative scopes of work to the historic structure to include the cleaning and repairing of historic masonry and cast stone elements and the repair of wood windows.
2. Construct a 1-story rooftop addition to feature approximately 5,310 square feet.
3. Modify the exiting stair tower on the north façade by extending the stair up one level to create a means of egress from the proposed rooftop addition.

## 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.

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize

- views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
  - iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
  - iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing 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. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

## 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 façade 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.

## 3. Materials and Textures

### A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a

building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### 4. Architectural Details

##### A. GENERAL

*i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

*ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

*iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

#### FINDINGS:

- a. The historic structure at 104 N St Mary's, commonly known as the Aztec Theater was constructed in 1926 and features a brick façade with stone and decorative moldings. The structure currently features a new fire escape on the north façade that was constructed in 2021 that was constructed in 2021, a marquee canopy on N St Mary's Street and a prominent blade sign at the corner of N St Mary's and E Commerce.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on March 8, 2022. At that meeting the Design Review Committee discussed the proposed addition, its materials, and the reduction of the scale of the side staircase expansion.
- d. REHABILITATION – The applicant has proposed to perform rehabilitative scopes of work that include the cleaning and repairing of historic masonry and cast stone elements and the repair of wood windows. The applicant has noted that work will be done in-kind with like materials. Staff finds in-kind rehabilitative scopes of work to be appropriate.
- e. ADDITION – The applicant has proposed to construct a rooftop addition to feature 1-story in height and approximately 5,310 square feet. The applicant has noted that the proposed addition will feature setbacks from the facades of the historic structure and an overall height of 15' – 0".
- f. ADDITION – Per the Guidelines for Additions 2.A., new additions should be designed to be in keeping with the existing, historic context of the block and should be located to minimize visual impact from the public right of way. Additionally, the Guidelines for Additions 1.B.i. notes that the height of a rooftop addition should not be more than forty (40) percent of the original height of the structure. Staff finds that the proposed massing of the addition features massing that will be minimally visible from the right of way.
- g. ADDITION (Materials) – The applicant has proposed materials that include metal façade panels, perforated railing systems, and glass curtain wall systems. Generally, staff finds the proposed materials to be appropriate and subordinate in appearance to the masonry materials of the historic structure. The applicant should ensure that all façade and roofing metal panels feature smooth profiles. Additionally, storefront system frames and mullions should feature dark colors.
- h. ADDITION (Architectural Details) – The applicant has proposed architectural details that present a massing, materials and general design that is subordinate to the details and massing of the historic structure. Staff finds the proposed architectural details to be appropriate.
- i. STAIR TOWER MODIFICATION – The applicant has proposed to modify the exiting stair tower on the north façade by extending the stair up one level to create a means of egress from the proposed rooftop addition. The applicant has proposed for the stair tower's addition to feature materials and profiles to match that of the existing. Generally, staff finds the proposed addition to the stair tower to be appropriate as it will not obscure historic architectural detailing or ornamentation. Additionally, the applicant has proposed to extend the stair tower on a non-primary façade that has historically featured fire stairs.

**RECOMMENDATION:**

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


- i. That all metal panels used as cladding and roofing feature panels with smooth profiles.
- ii. That all glass curtain wall and glazing systems feature dark frames and mullions.

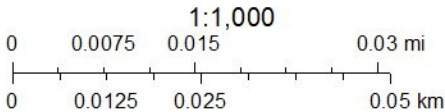


City of San Antonio One Stop



March 11, 2022

 COSA City Limit Boundary





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: March 8, 2022

HDRC Case #: 2022-137

Address: 104 N St Mary's

Meeting Location: Webex

APPLICANT: Pam Carpenter/Seventh Generation Design, Overland Partners

DRC Members present: Jeff Fetzer, Monica Savino, Anne-Marie Grube, Roland Mazuca, Lisa Garza (CSSA)

Staff Present: Edward Hall, Hannah Leighner

Others present: Sam Panchevre, Timothy Blonqvist/Overland Partners, Scott Carpenter/Sevent Generation Design

**REQUEST: Construction of a rooftop addition, rehabilitation, modifications to the previously constructed side stairs**

**COMMENTS/CONCERNS:**

PC: Overview of proposed scope of work, context around site and design intent.

TB: Overview of proposed design.

JF: The proposed stair extension/landing looks out of scale. Is the overall size of what's proposed needed at the upper level. Consider maintaining the existing profile rather than introducing an increased landing size.

SC: Agrees with JF regarding the proposed landing.

TB: Comments on design and overall reasoning behind the size of the landing.

AMG: Agrees with JF regarding the landing size. Is there a way to provide access to the rooftop from the interior? TB: Not possible due to the interior structural layout.

TB: Top stair landing could appear similar to those that currently exist.

MS: Agrees with JF and AMG. How is the stair being planned? The size and scale can be reduced.

TB: The stair would only be used as a fire exit.

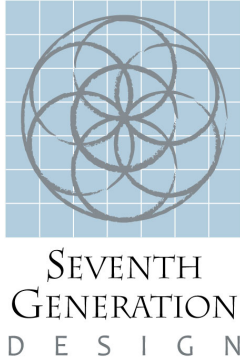
ALL: Discussion regarding circulation within the building and the reasoning for the proposed stair extension.

MS: Question about rooftop. Current proposal is much more elegant than previous design.

ALL: Discussion regarding materials.

***OVERALL COMMENTS:***





**February 25, 2022**

**933 North Flores Street, Suite B  
San Antonio, Texas 78212**

**Ms. Shanon Miller, AICP  
Director of the Office of Historic Preservation  
Development and Business Services Center  
1901 South Alamo Street  
San Antonio, Texas 78204**

**RE: 104 North St. Mary's Street – Aztec Theater & Office Building  
Written Narrative for Conceptual Approval for HDRC Application**

**Dear Ms. Miller and OHP Staff Members,**

The following summarizes the proposed scope of exterior rehabilitation and additions included in the accompanying conceptual design package for the proposed adaptive use and rooftop addition at the Aztec Theater and Office Building, prepared on behalf of the development team led by Shreem Capital. Overland Partners Architects (OPA), with historic preservation consultation by Seventh Generation Design, Inc. (SGD), has been assisting the development team in formulating a conceptual design for rehabilitating the historic office building levels into a boutique hotel. We are seeking Conceptual Approval for the proposed scope of work. We are eager to receive any comments from HDRC, OHP staff members or you prior to developing the scheme further and applying for Final Approval for a Certificate of Appropriateness.

**PROPERTY DESCRIPTION:**

**Address/Description:** 104 North St. Mary's Street

**Landmark Name:** Aztec Theater & Office Building, Individual Landmark

**Zoning:** D, HS, RIO-3

**Request:** Exterior rehabilitation and rooftop addition

**City Council District:** 1

**HISTORICAL & PROJECT BACKGROUND:**

The project proposes to rehabilitate the office floor levels of the Aztec Theater as part of a larger proposed project to expand and adapt the office portions of the property into a boutique hotel. The Aztec Theater, located at 104 North St. Mary's Street, San Antonio, Texas, is one of several exotically themed historic movie palaces within the city's historic theater district. Designed and built in 1926 by the Kellwood Corporation, with Robert Bertrum Kelly as the architect of record, for a group of local investors in Commerce Realty Corporation, the Aztec Theater is listed on the National Register of Historic Places (1992). An additional historic easement, protecting the St. Mary's and Commerce Street exterior façades, ticket lobby, grand lobby and theater auditorium, was placed on the property by the San Antonio Conservation Society when the organization briefly owned the property in the mid-1990s. Proposed exterior rehabilitation work, modifications and additions are also subject to review and approval by the City of San Antonio's Office of Historic Preservation and Historic and Design Review Commission due to the property's local historic designation, and due to its location in the San Antonio River zoning overlay and the newly created Downtown National Register Historic District (2017).

After sitting vacant for several decades, the theater portion of the property was rehabilitated and received federal historic rehabilitation tax credits in the early 2000s. An essential step in making the theater economically viable and financing its rehabilitation was improving its access and presence on the San Antonio River. Along with four other property owners, the theater owners excavated under Crockett Street to connect the building's unoccupied basement level with the River Walk, creating restaurant and retail tenant space and direct access into the historic theater's beautifully restored interior. Despite these significant investments, the Aztec Theater has continued to struggle to be

economically viable and has passed through several different owners since its initial rehabilitation.

The Aztec Theater's current owner has transformed it into a very popular live music and special events venue, attracting nationally and internationally famous performers which has significantly increased the entertainment venue that has been lacking for decades along the Riverwalk. With the new vision and growing success of the Aztec Theater, the economic environment of San Antonio has improved enough to finally turn attention to the four floors of unoccupied office space which wraps the theater on two sides. The offices have remained vacant for at least four decades, receiving minimal attention and improvements over the years. In response to the city's burgeoning tourism, convention, and entertainment industry, the owner has entered a forty-year lease agreement with Shreem Capital, a privately held real estate investment firm based in Dallas, Texas that focuses on the acquisition, development and management of opportunistic and trend setting hotel properties. The development team wishes to transform the long-neglected and underutilized office levels of the Aztec Theater, creating a luxury boutique hotel that offers visitors a unique and memorable destination alternative to the massive corporate franchise hotels that have proliferated in San Antonio's downtown district.

Several vital goals must be achieved to transform the offices into a functioning and sustaining boutique hotel:

1. All the existing office levels and spaces must be utilized to maximize the number of hotel suites, while minimizing required support spaces. The feasibility of the hotel's success hinges on creating approximately 77 guest rooms and suites.
2. The hotel requires at least one multipurpose, special events and dining space to make the hotel viable. This space should provide guests with a unique experience and means of engaging with the historic theater, River Walk, and the downtown area. The kitchen and bar will be the only food and beverage service opportunity for dining and for catered special events and must be located on the very limited rooftop area.
3. The two existing elevators in the office portion of the building do not meet current standards for accessibility and emergency medical services. A third elevator must be added in such a manner as to minimize adverse effects to historically significant spaces, features, materials, and structural integrity. The new elevator must provide direct access for the public from the River Walk to the special events space, while maintaining security and separation from the hotel suite and the separate functions of the historic theater leased to a third party.
4. Two means of egress from the hotel must be maintained, which requires two sets of stairs located at opposite ends of the hotel corridors. The historic exterior fire escape on the north façade of the building, which no longer met building and life safety codes, was replaced by a new exterior fire stair to avoid creating a dead-end corridor in a previously approved phase of work in 2019. The exterior stair will need to be modified and extended to the rooftop level to provide necessary egress from the proposed rooftop events space and terrace.

## **PROPOSED TREATMENTS TO HISTORIC PROPERTY:**

### **Maintenance, Repairs, and Administrative Approval Items**

1. Historic Brick and Cast Stone Masonry Cleaning and Repairs: Accumulated environmental dirt and atmospheric pollutants have discolored and stained historic masonry materials. The project proposes to clean these features and make any minor repairs (e.g., tuck pointing, sealants, etc.) as required. Masonry cleaning and repair procedures will be conducted by a qualified masonry rehabilitation specialist and will follow the in the City of San Antonio's Historic Guidelines and the National Park Service's "Preservation Briefs 1: Assessing, Cleaning, and Water-Repellent Treatments for Historic Masonry Buildings," using the gentlest means possible. The mortar joints will be repaired using a mortar that matches the composition and appearance of the historic. All work will be done in accordance with the guidance found in "Preservation Briefs 2: Repointing Mortar Joints in Historic Masonry." Preliminary cleaning tests will be conducted in non-critical and inconspicuous areas (e.g., east alley walls) to determine appropriate cleaning products and procedures. Final cleaning recommendations will be submitted to the Office of Historic Preservation for final

administrative approval.

2. **Historic Wood Window Rehabilitation:** Decades of deferred maintenance have resulted in considerable deterioration and decay of historic wood windows at the office levels of the building. The project proposes a comprehensive rehabilitation of these important character-defining features. Window repair and rehabilitation will be conducted by qualified rehabilitation specialist and will follow the City of San Antonio's Historic Guidelines and the National Park Service's "Preservation Briefs 9: The Repair of Historic Wooden Windows." In instances where physical deterioration prohibits reasonable rehabilitation of a window, "in-kind" replacement windows matching the historic windows in material and physical dimensions will be employed. A condition assessment survey of all effected windows, product information (e.g., consolidants, epoxies, primers, paint, glazing compounds, replacement glass etc.), material samples, proposed replacement window unit samples, and in-place mock-ups will be presented to the Office of Historic Preservation for final administrative approval.
3. **Miscellaneous Building Envelope Maintenance and Repairs:** As the design proposal develops, additional miscellaneous maintenance and repairs may become necessary. These will be submitted for review by the Office of Historic Preservation for final administrative approval once the design and construction documents are further developed.

#### **Rehabilitation, Adaptive Use, and New Construction Requiring HDRC Approval**

1. **Rooftop Additions:** A one-story, dining and event space of approximately 5,310 square feet is proposed to be added on the rooftop of the existing building.
  - 1.1. The massing of this rooftop addition is recessed back from the three primary facades. The height of the addition is fifteen feet above the top of the existing roof parapet to enclose the elevator overrun and is minimally visible from the adjacent ground level street intersections surrounding the building. The rooftop addition is restricted by the existing theater roof which is a clear span structure and cannot support additional new load. A portion of the rooftop addition spans over an existing light well and is cantilevered to the east over the theater to the maximum extent permitted by the existing structure to push the façade of the rooftop addition back from the North St. Mary's Street façade.
  - 1.2. The proposed rooftop addition is rendered in transparent glass and light steel structure to reduce its visual and physical weightiness and is minimally detailed to be deferential to the materiality and ornamentation of the historic theater and office building below. The spacing of the glazing system is informed by the geometric ordering lines of the historic facades' masonry details and the building's existing structural bays.
  - 1.3. The proposed rooftop addition is surrounded on the south, west and north sides by a new proposed roof terrace of approximately 3,700 square feet. The terrace is to provide space for outdoor dining and special events, as well as unique views of the River Walk and downtown area. The terrace on the north side of the roof is intentionally deeper to further minimize the visibility of the rooftop addition from the River Walk and views along North St. Mary's Street. A minimalist perforated metal railing system is proposed to be added behind the existing ornamental cornice and parapet wall addresses code and life safety requirements in as unobtrusive manner as possible.
  - 1.4. Existing and new mechanical equipment will be relocated in the southeast corner of the roof and screened by a new wall of metal panels and steel structure similar to the dining and entertainment area. Due to the height of the existing building and the narrowness of East Commerce Street, the entire south façade of the proposed addition and mechanical screen wall are minimally visible from the street level.
2. **New Elevator Tower:** The rooftop program requires a third new elevator for both hotel operations and to meet life safety requirements and access from the hotel guest levels and the multi-purpose space at the rooftop. This new elevator is positioned in a location that is least invasive to the historic spaces on the ground floor and mezzanine levels. The elevator model has been chosen as to be the narrowest cab configuration to provide a maximum amount of recessed façade along North St. Mary's Street while still meeting ADA requirements. The exterior

overrun of the new elevator has been positioned as far east of the west façade of the historic building as permitted by the existing structure and significant historic interior spaces in an effort to minimize its visibility from street level.

3. **Modifications to Existing Stair Tower:** To provide the necessary second means of egress from the rooftop dining and events space, the design proposes to modify the existing stair tower on the north façade. Modifications include extending the existing system of stair flights and landings up to a level that permits access to a secondary stair located east of the ornate portion of the northwest façade and leading to the proposed roof terrace. The proposed modifications will employ the same materials and details as the existing stair tower for continuity.

Thank you for your kind consideration of our proposed project. Please feel free to contact Pam Carpenter or me should you have any questions or concerns about the proposed project.

Best regards,

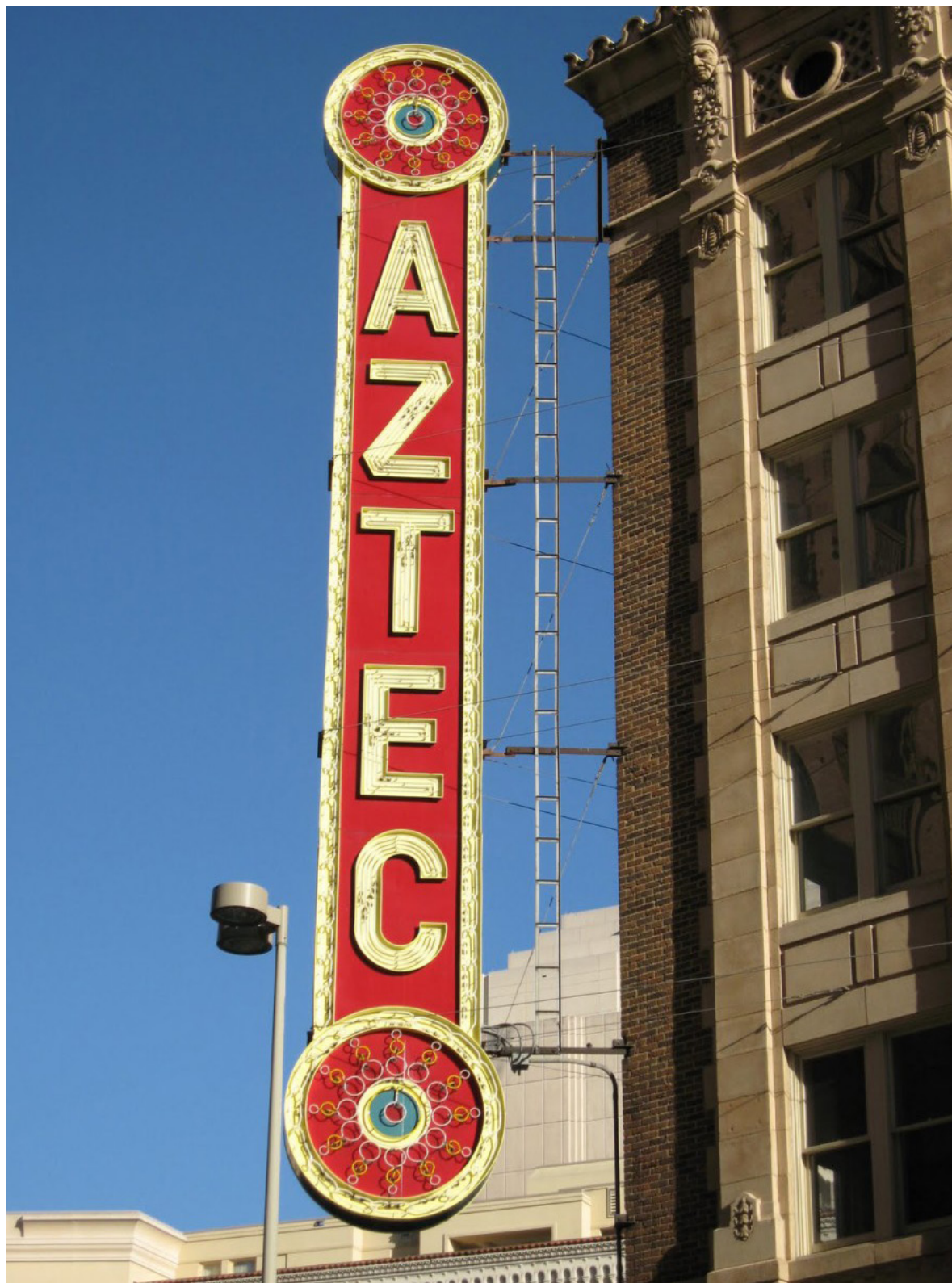
A handwritten signature in black ink, reading "Scott Wm. Carpenter". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott Wm. Carpenter, RA, LEED AP  
Principal, Seventh Generation Design, Inc.

CC: 2117 AZTEC Project File, PJC, TBB, MM, BP et al.

Attachments:

- Aztec Hotel & Rooftop - DRC Review Draft, dated 25 February 2022



# AZTEC HOTEL & ROOFTOP

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HDRC PACKAGE — 16 MARCH 2022



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## 4. EXHIBITS

ARCHITECTURAL PLANS, AND ELEVATIONS DRAWINGS



# SITE CONTEXT

VIEW-SHED COORDINATES + ELEVATION PHOTOGRAPHY VIEW POINTS



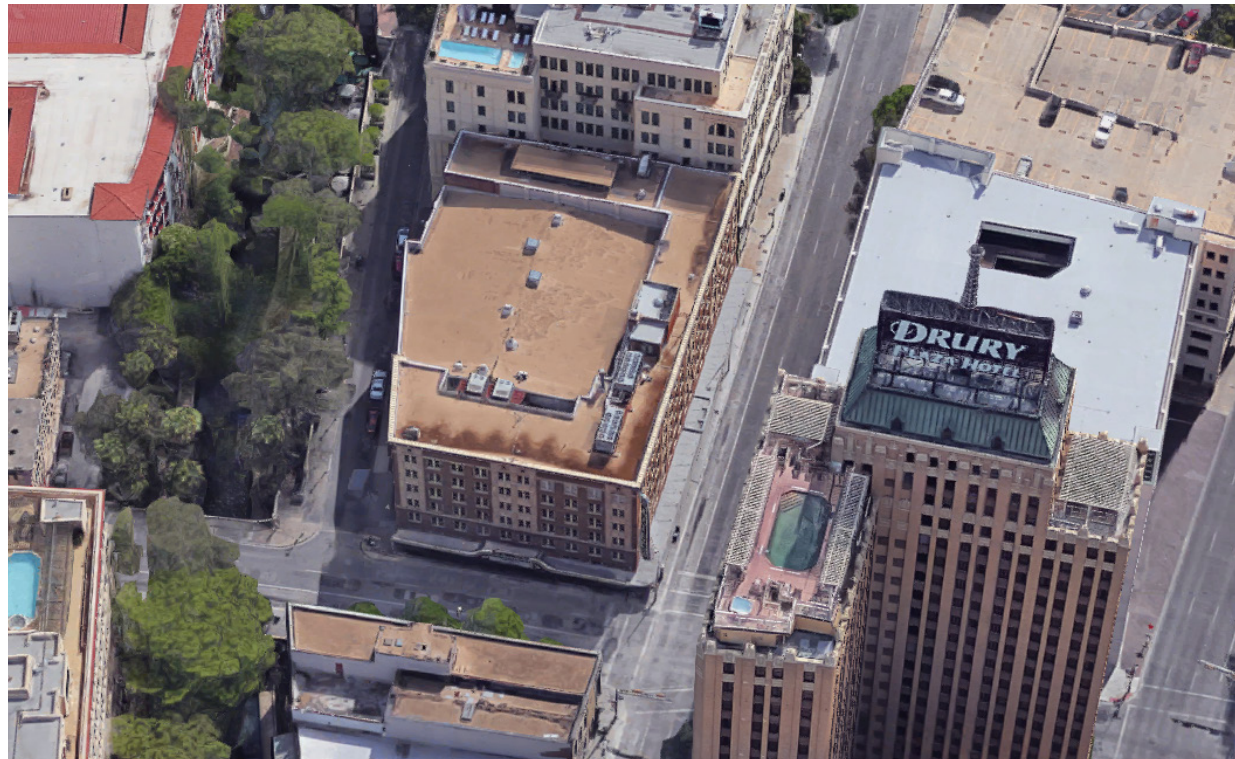
● - NOTED MAJOR VIEW SHEDS AT STREET INTERSECTIONS IN 1 BLOCK RADIUS AS REQUESTED BY NPS

● - LOCATION OF ELEVATION PHOTOGRAPHY

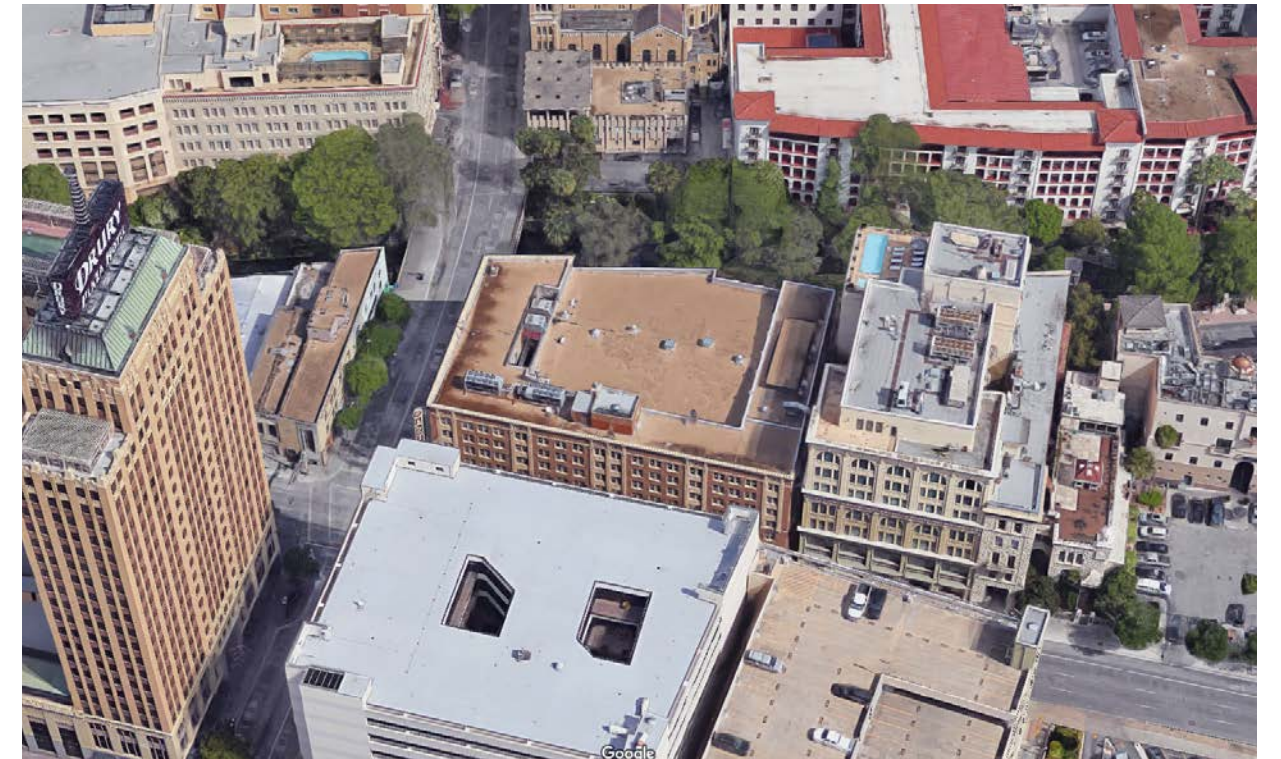


# SITE CONTEXT

## AERIAL



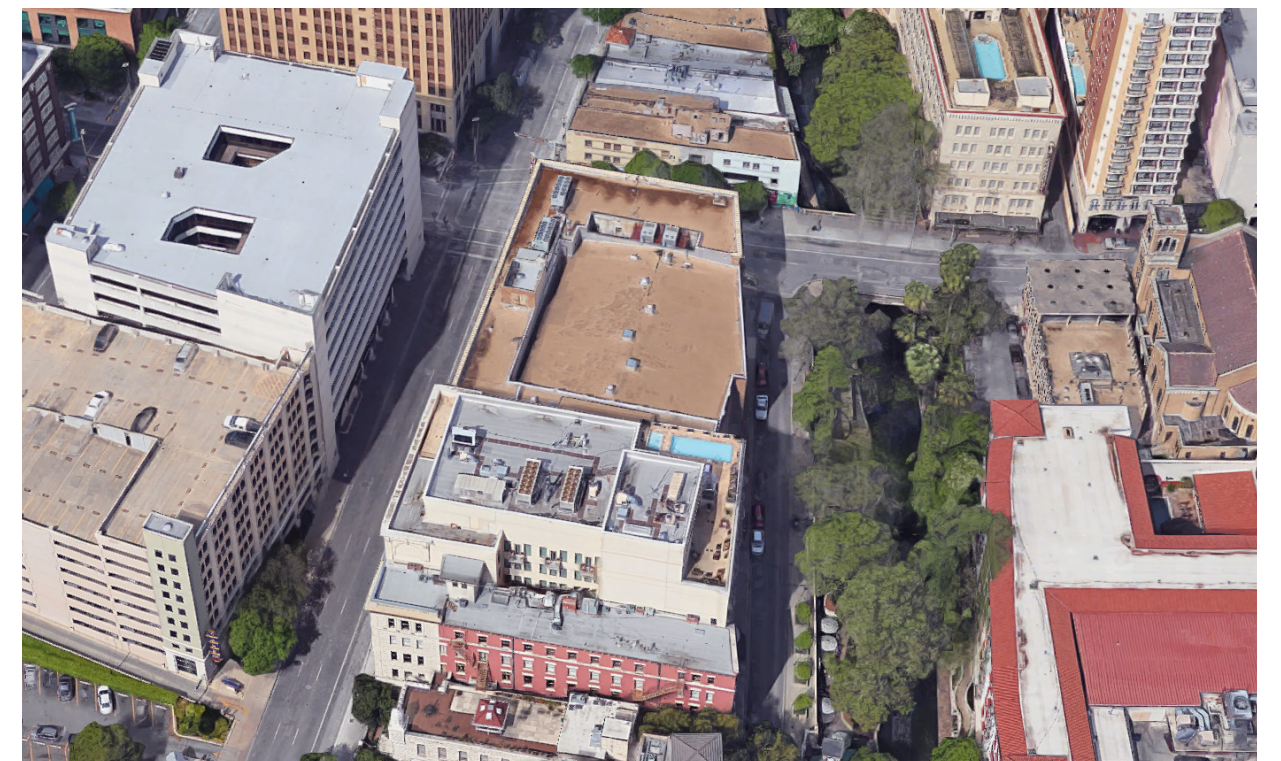
Aerial view looking East



Aerial view looking North



Aerial view looking South



Aerial view looking West



# SITE CONTEXT

## AZTEC THEATER



Aztec building view from St Mary's and Commerce St.



Interior view of Aztec lobby



Aztec building frontage to Riverwalk



Interior view of Aztec theater



## ELEVATION PERSPECTIVE



PERSPECTIVE ILLUSTRATES A VIBRANT AND ACTIVATED AZTEC THEATER.

THE ROOFTOP ADDITION, HOTEL, AND OVERLOOK WILL ALL BRING VISITORS AND THE COMMUNITY TOGETHER TO ENJOY A BUILDING THAT HAS BEEN DORMANT FOR MANY YEARS.



## BIRDS EYE PERSPECTIVE



THIS VIEW ILLUSTRATES THE OVERALL NEW ROOFTOP MASSING AND OVERLOOK TERRACE ALONG CROCKETT STREET.

THE MASSING IS LIGHT IN MATERIALITY AND CREATES A VIBRANT ADDITION TO THE ROOFTOP OF THE AZTEC THEATER.

THIS ADDITION, SIMILAR TO NEW TERRACE ON CROCKETT STREET, WILL HELP BRING THE PUBLIC AND VISITORS TOGETHER ON A SITE THAT WAS ONCE VIBRANT AND FULL OF LIFE.



# BIRDS EYE PERSPECTIVE

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# BIRDS EYE PERSPECTIVE



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ELEVATION PERSPECTIVE

ELEVATION PERSPECTIVE ILLUSTRATES ALIGNMENTS TO EXISTING COMMERCE STREET FACADE ELEMENTS. ROOF PITCHES, RAILING, LOUVER SCREEN, AND GLAZING





ELEVATION PERSPECTIVE

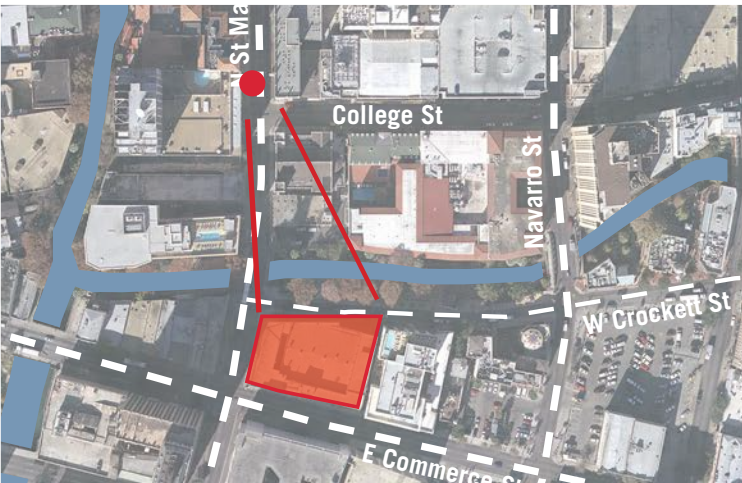


ELEVATION PERSPECTIVE ILLUSTRATES ALIGNMENTS TO EXISTING COMMERCE STREET FACADE ELEMENTS. ROOF PITCHES, RAILING, LOUVER SCREEN, AND GLAZING



DESIGN IMPACT ANALYSIS

VIEW FROM THE WESTERN SIDEWALK AT NORTH ST. MARY'S STREET ACROSS FROM COLLEGE STREET



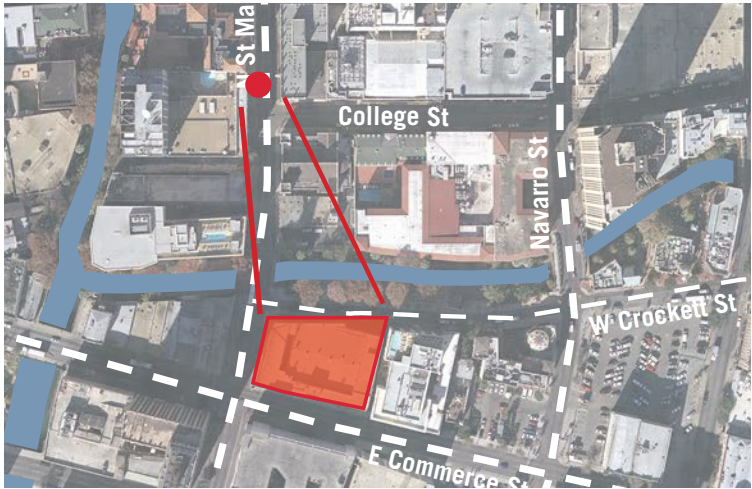


# DESIGN IMPACT ANALYSIS

FROM THE WESTERN SIDEWALK AT NORTH ST. MARY’S STREET ACROSS FROM COLLEGE STREET



RENDERED VIEW OF THE BUILDING WITH NEW ROOFTOP ADDITION



## DESIGN INTERVENTION AND HISTORIC INTEGRITY

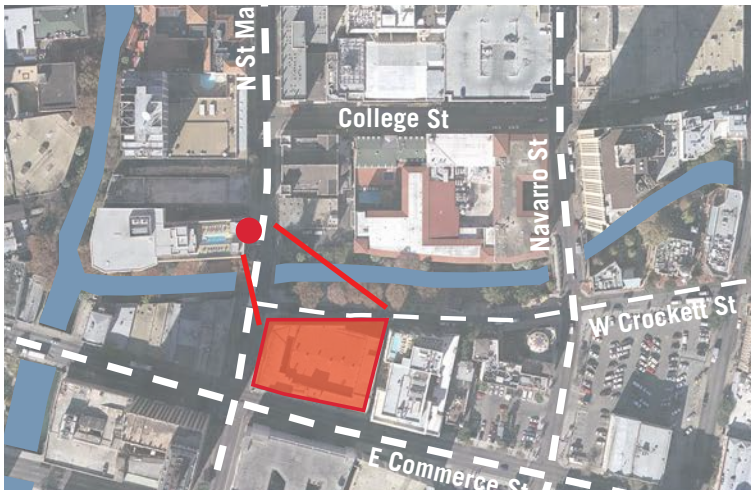
THIS VIEW ILLUSTRATES RECENTLY COMPLETED OVERLOOK AND FIRE ESCAPE STAIR. ROOF LINE AT ROOFTOP ADDITION FADES AWAY DUE TO SETBACK FROM PARAPET. WOOD SOFFIT ALLOWS FOR ROOF TO FEEL LIGHT AND WARMTH RELATES TO COLORS THAT CAN BE FOUND THROUGHT WEATHERED BUILDING FACADE.

NEW ROOFTOP ADDITION IS SETBACK FAR ENOUGH TO DETACH FROM EXISTING PARAPET. PERFORATED RAILING, GLAZING, WOOD SOFFITS, AND METAL PANEL ARE ALL LIGHT MATERIALS THAT WILL ALLOW ROOFTOP ADDITION TO FEEL LIGHT IN MASSING. THIS VIBRANT ROOFTOP WILL BRING THE AZTEC THEATER BACK TO LIFE.



DESIGN IMPACT ANALYSIS

FROM THE WESTERN SIDEWALK AT NORTH ST. MARY'S STREET (IN FRONT OF THE DRURY INN & SUITES)



EXISTING CONDITIONS

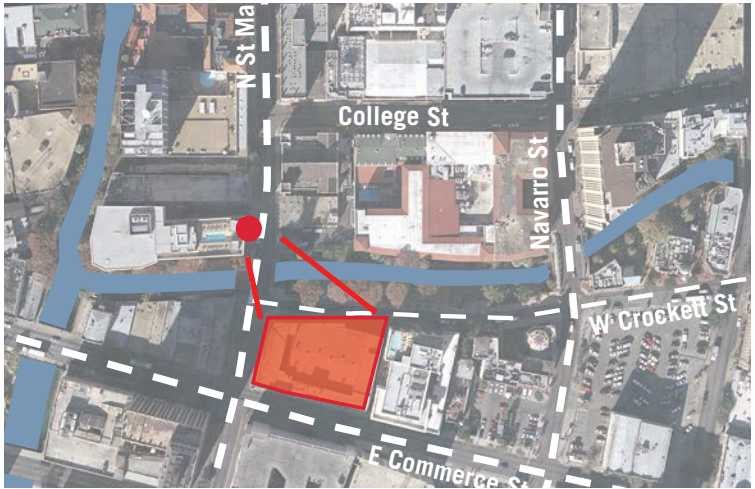


# DESIGN IMPACT ANALYSIS

FROM THE WESTERN SIDEWALK AT NORTH ST. MARY'S STREET (IN FRONT OF THE DRURY INN & SUITES)



RENDERED VIEW OF THE BUILDING WITH NEW ROOFTOP ADDITION



## DESIGN INTERVENTION AND HISTORIC INTEGRITY

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# DESIGN IMPACT ANALYSIS

## STREET VIEW - N. ST. MARY'S STREET



EXISTING CONDITIONS



# DESIGN IMPACT ANALYSIS

## STREET VIEW - N. ST. MARY'S STREET



RENDERED VIEW OF THE BUILDING WITH NEW ROOFTOP ADDITION



### DESIGN INTERVENTION AND HISTORIC INTEGRITY

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DESIGN IMPACT ANALYSIS

FROM THE SOUTHERN SIDEWALK ON COMMERCE STREET (IN FRONT OF THE DRURY PLAZA)



EXISTING CONDITIONS



# DESIGN IMPACT ANALYSIS

FROM THE SOUTHERN SIDEWALK ON COMMERCE STREET (IN FRONT OF THE DRURY PLAZA)



RENDERED VIEW OF THE BUILDING WITH NEW ROOFTOP ADDITION



## DESIGN INTERVENTION AND HISTORIC INTEGRITY

NEW ROOFTOP ADDITION IS SETBACK FAR ENOUGH TO DETACH FROM EXISTING PARAPET. PERFORATED RAILING, GLAZING, WOOD SOFFITS, AND METAL PANEL ARE ALL LIGHT MATERIALS THAT WILL ALLOW ROOFTOP ADDITION TO FEEL LIGHT IN MASSING. THIS VIBRANT ROOFTOP WILL BRING THE AZTEC THEATER BACK TO LIFE.



DESIGN IMPACT ANALYSIS

WESTERN SIDEWALK AT SOUTH ST. MARY'S STREET NEAR THE INTERSECTION WITH MARKET ST



EXISTING CONDITIONS



WESTERN SIDEWALK AT SOUTH ST. MARY'S STREET NEAR THE INTERSECTION WITH MARKET ST



RENDERED VIEW OF THE BUILDING WITH NEW ROOFTOP ADDITION



DESIGN INTERVENTION AND  
HISTORIC INTEGRITY

NEW ROOFTOP ADDITION IS SETBACK FAR ENOUGH TO DETACH FROM EXISTING PARAPET. PERFORATED RAIL-ING, GLAZING, WOOD SOFFITS, AND METAL PANEL ARE ALL LIGHT MATERIALS THAT WILL ALLOW ROOFTOP ADDITION TO FEEL LIGHT IN MASSING. THIS VIBRANT ROOFTOP WILL BRING THE AZTEC THEATER BACK TO LIFE.



DESIGN IMPACT ANALYSIS

RIVERWALK VIEW



eventh Generation Design, Inc.

EXISTING CONDITION



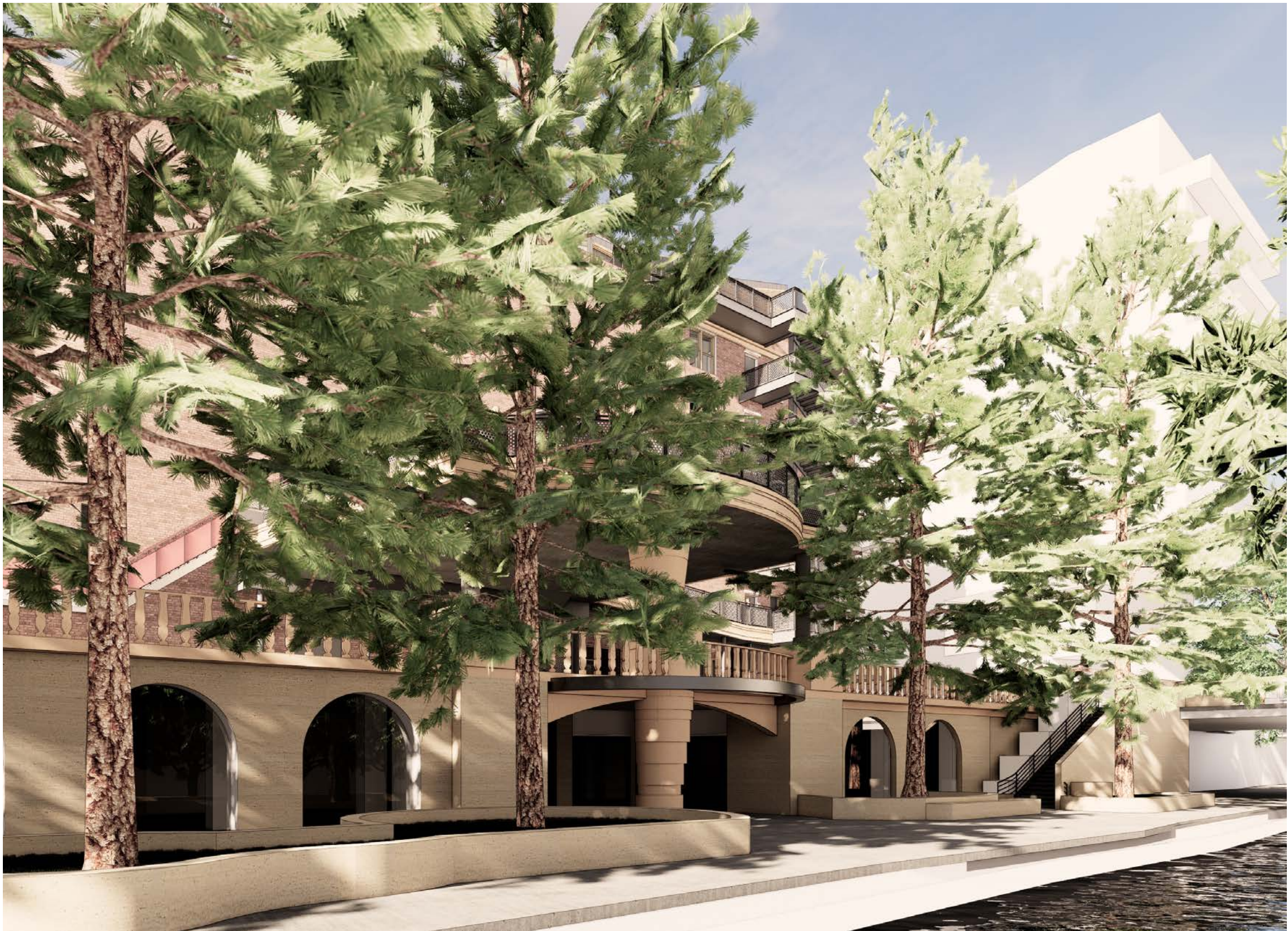
# DESIGN IMPACT ANALYSIS

## RIVERWALK VIEW



### DESIGN INTERVENTION AND HISTORIC INTEGRITY

RENDERING ILLUSTRATES RECENTLY COMPLETED OVERLOOK TERRACE ON CROCKETT STREET. EXISTING CYPRESS TREES MITIGATE NEW STAIR AND ROOFTOP ADDITION VISIBILITY FROM RIVER LEVEL.



RENDERED VIEW OF THE BUILDING WITH NEW ROOFTOP ADDITION



# DESIGN IMPACT ANALYSIS

## RIVERWALK VIEW



RENDERED VIEW OF THE BUILDING WITH NEW ROOFTOP ADDITION



## DESIGN INTERVENTION AND HISTORIC INTEGRITY

RENDERING ILLUSTRATES RECENTLY COMPLETED OVERLOOK TERRACE ON CROCKETT STREET. EXISTING CYPRESS TREES MITIGATE NEW STAIR AND ROOFTOP ADDITION VISIBILITY FROM RIVER LEVEL.







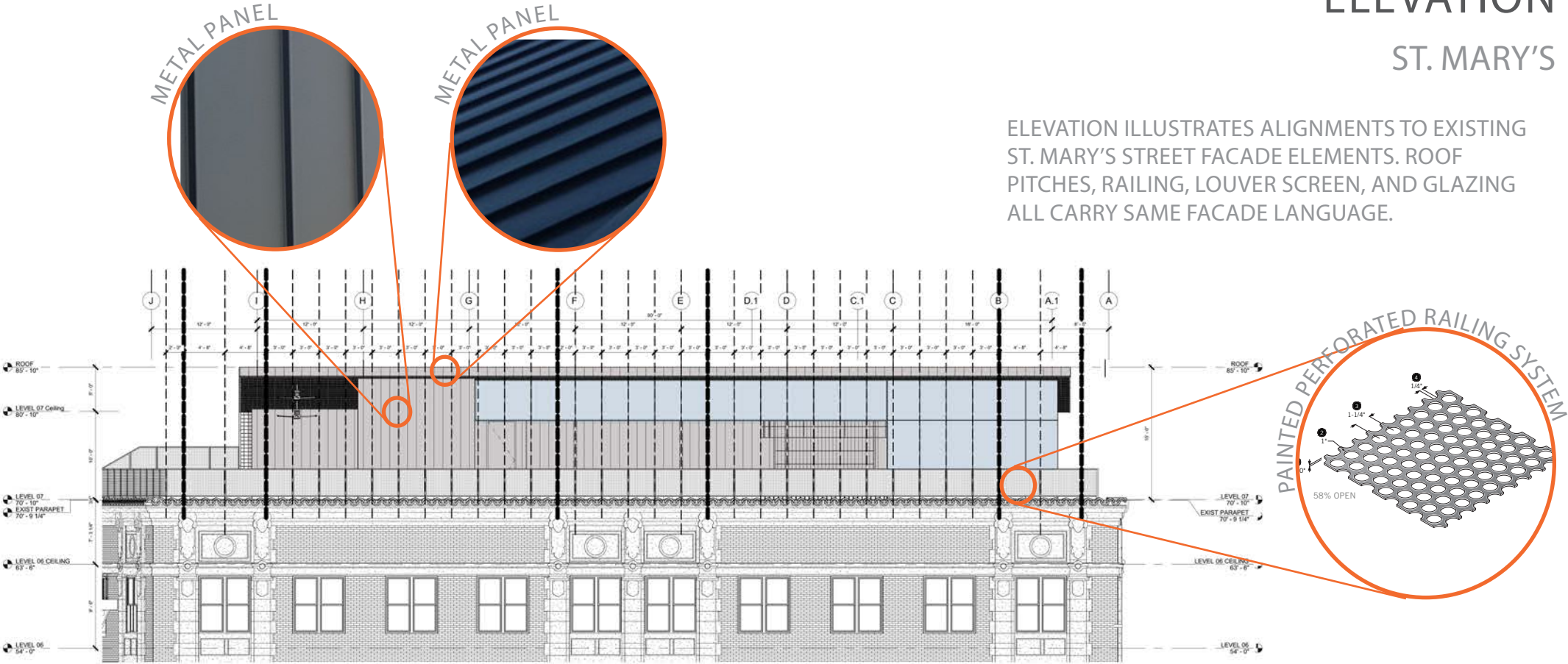




# ELEVATION

## ST. MARY'S

ELEVATION ILLUSTRATES ALIGNMENTS TO EXISTING ST. MARY'S STREET FACADE ELEMENTS. ROOF PITCHES, RAILING, LOUVER SCREEN, AND GLAZING ALL CARRY SAME FACADE LANGUAGE.



NON- PERSPECTIVAL TRUE ORTHOGRAPHIC ELEVATION



# ELEVATION

## COMMERCE STREET

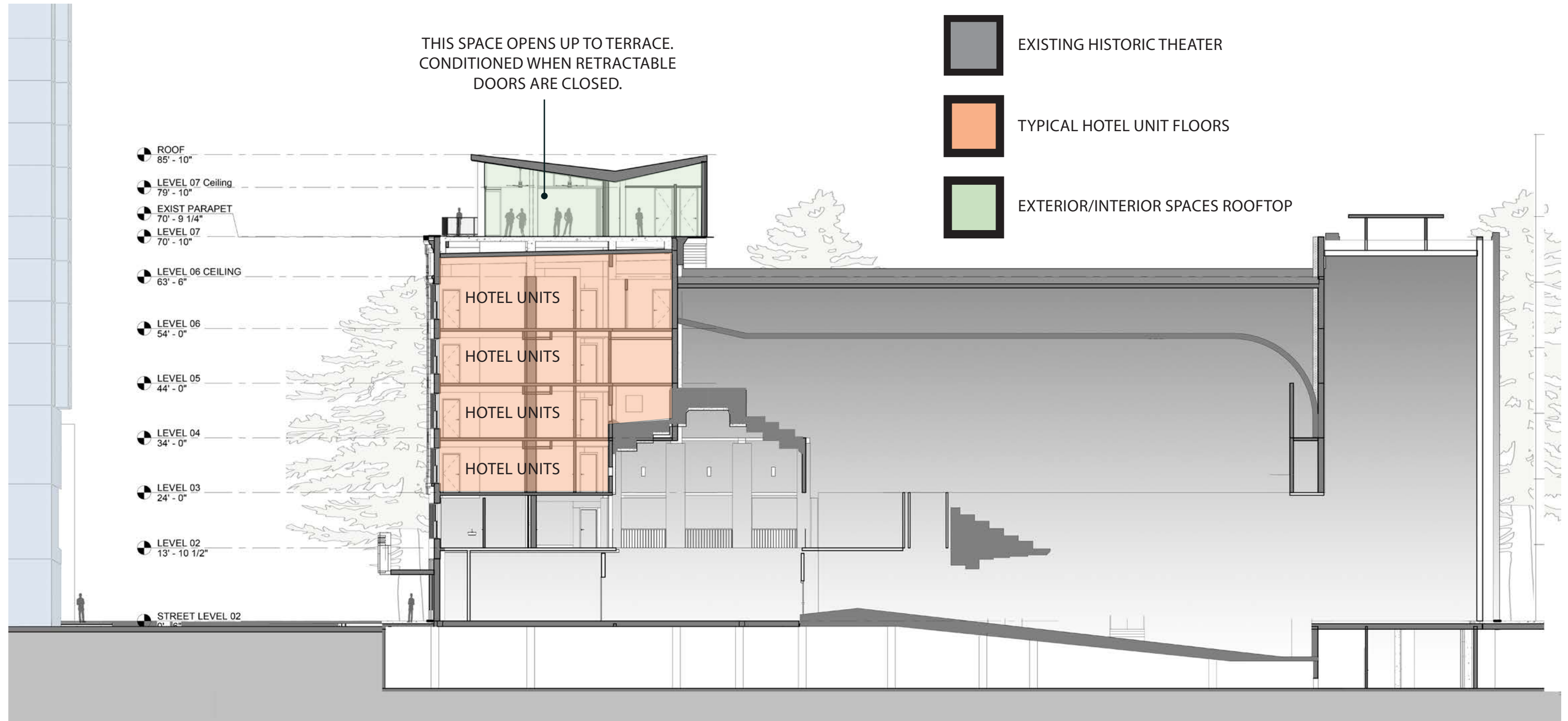
ELEVATION ILLUSTRATES ALIGNMENTS TO EXISTING COMMERCE STREET FACADE ELEMENTS. ROOF PITCHES, RAILING, LOUVER SCREEN, AND GLAZING ALL CARRY SAME FACADE LANGUAGE.



NON- PERSPECTIVAL TRUE ORTHOGRAPHIC ELEVATION

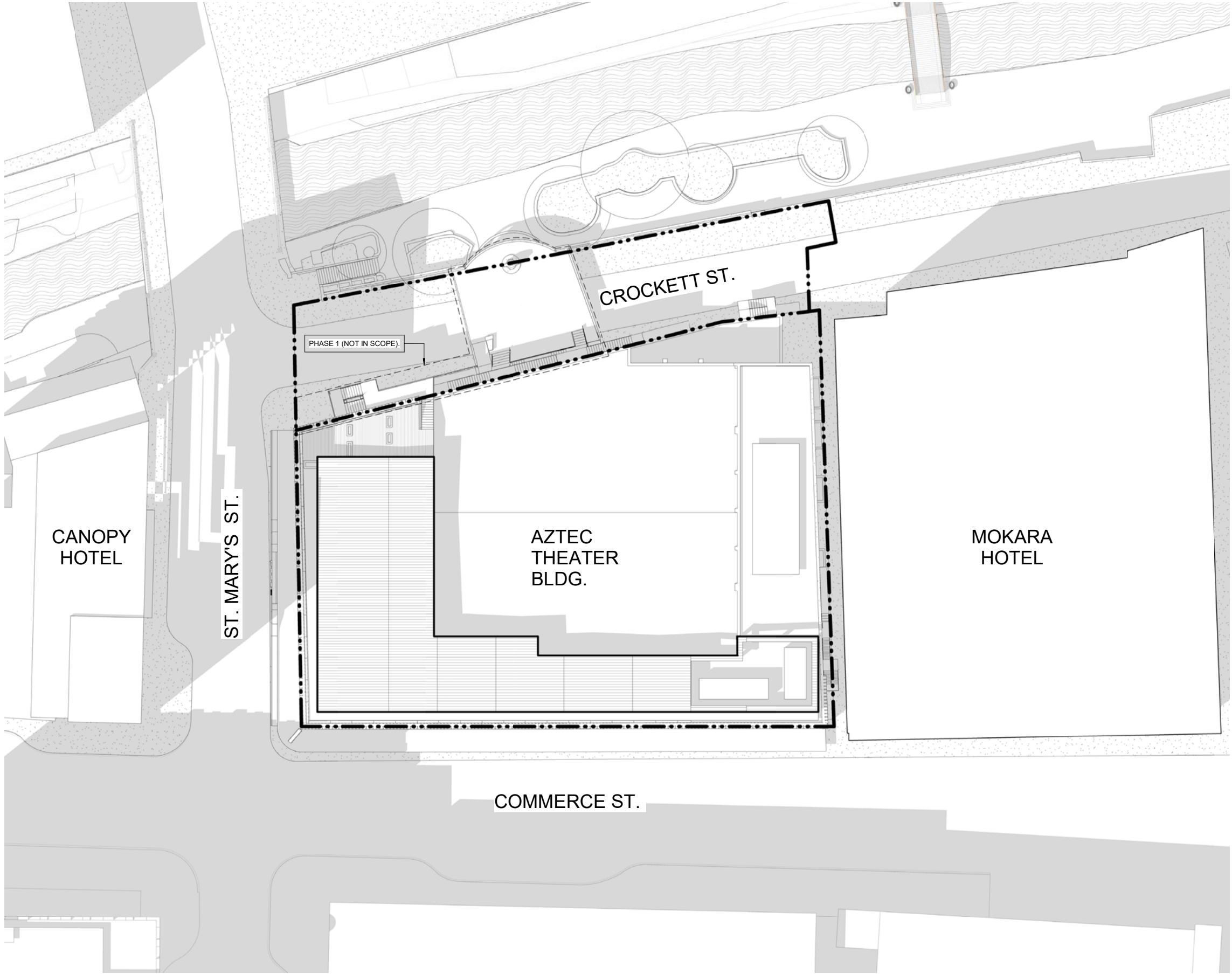
# SECTION

## COMMERCE STREET





FLOORPLAN  
SITE PLAN





# FLOORPLAN

## ROOFTOP LEVEL

TOTAL NUMBER OF HOTEL KEYS:

LEVEL 03 - 20 KEYS

(1 SUITE) (2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 04 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

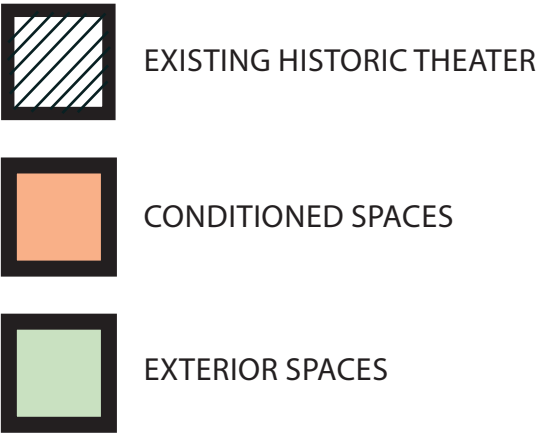
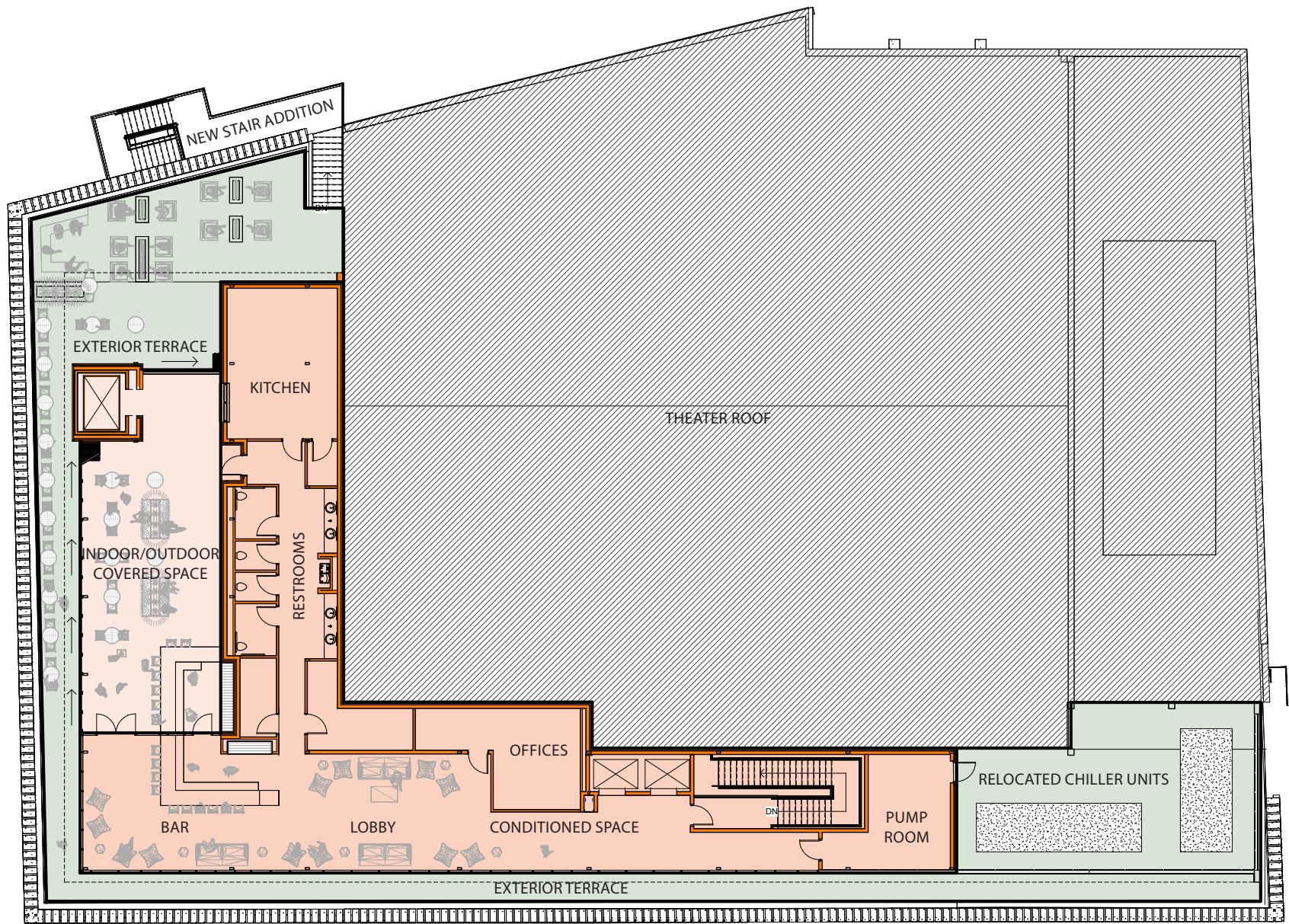
LEVEL 05 - 21 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 06 - 18 KEYS

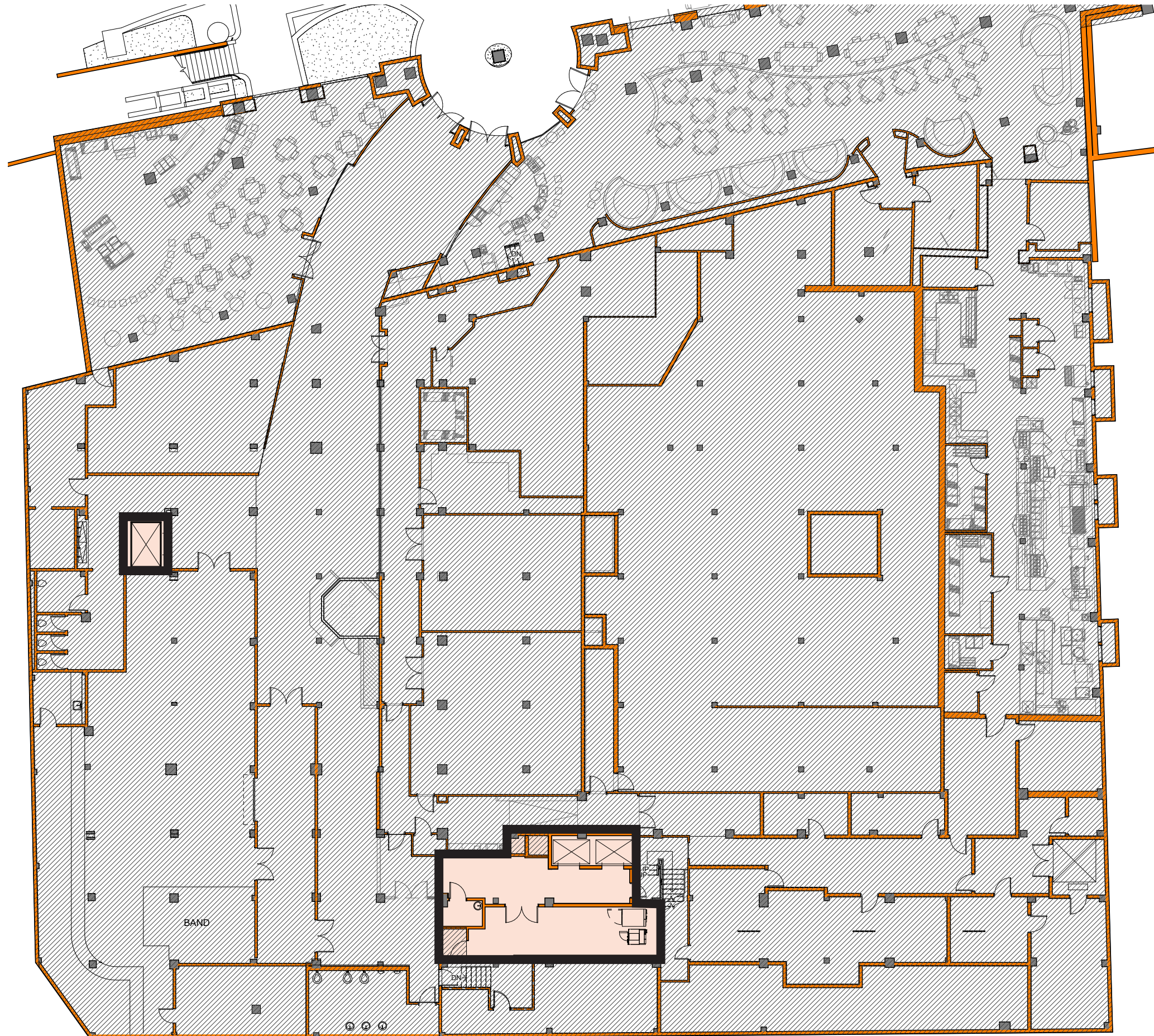
(2 CONNECTING ROOMS) (2 ADA ROOMS)

TOTAL KEYS - 77



# FLOORPLAN

LEVEL 00



## TOTAL NUMBER OF HOTEL KEYS:

LEVEL 03 - 20 KEYS

(1 SUITE) (2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 04 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 05 - 21 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 06 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

TOTAL KEYS - 77



EXISTING HISTORIC THEATER



NEW HOTEL UNITS + SUPPORT SPACES





# FLOORPLAN

LEVEL 01

## TOTAL NUMBER OF HOTEL KEYS:

LEVEL 03 - 20 KEYS

(1 SUITE) (2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 04 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

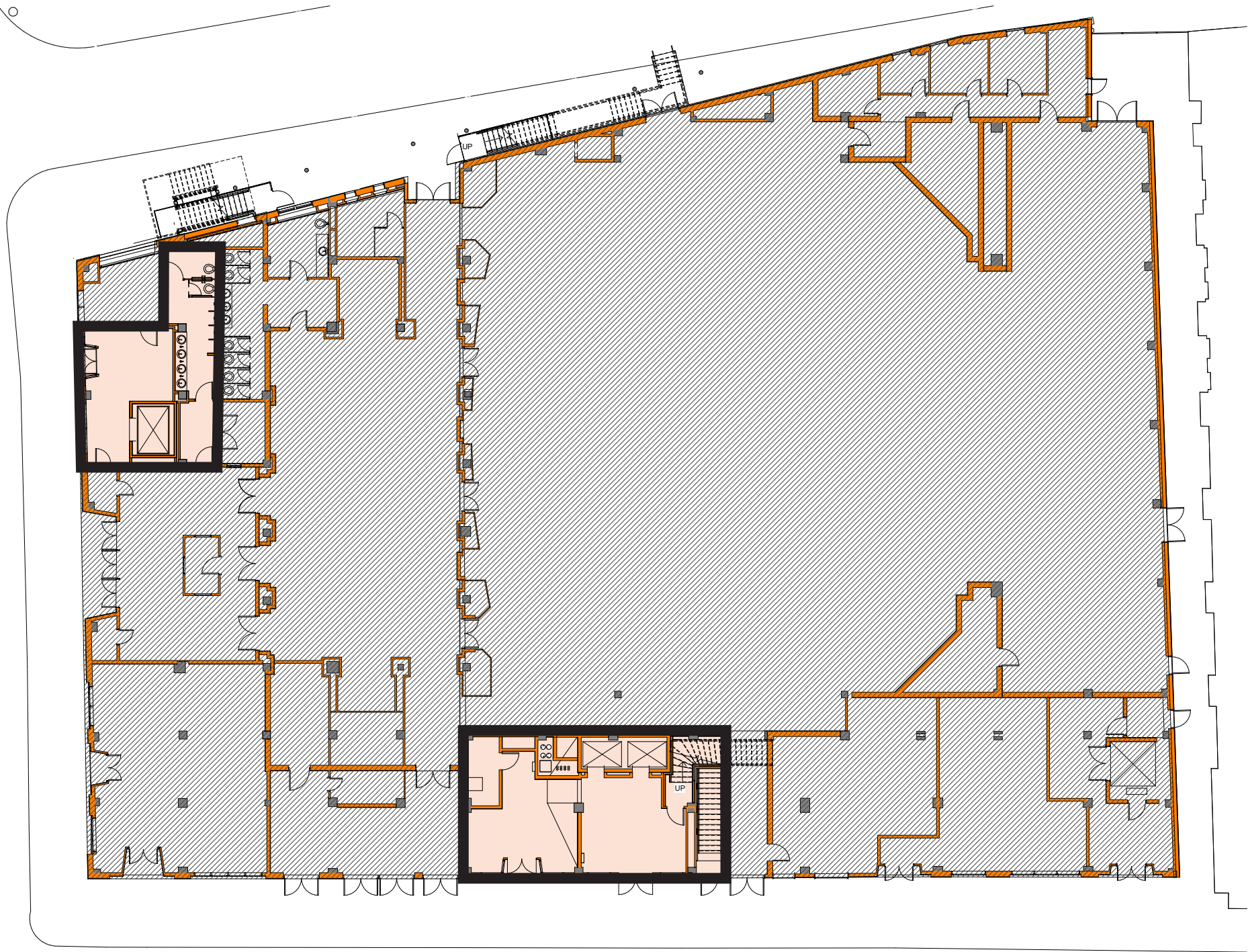
LEVEL 05 - 21 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

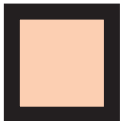
LEVEL 06 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

TOTAL KEYS - 77



EXISTING HISTORIC THEATER



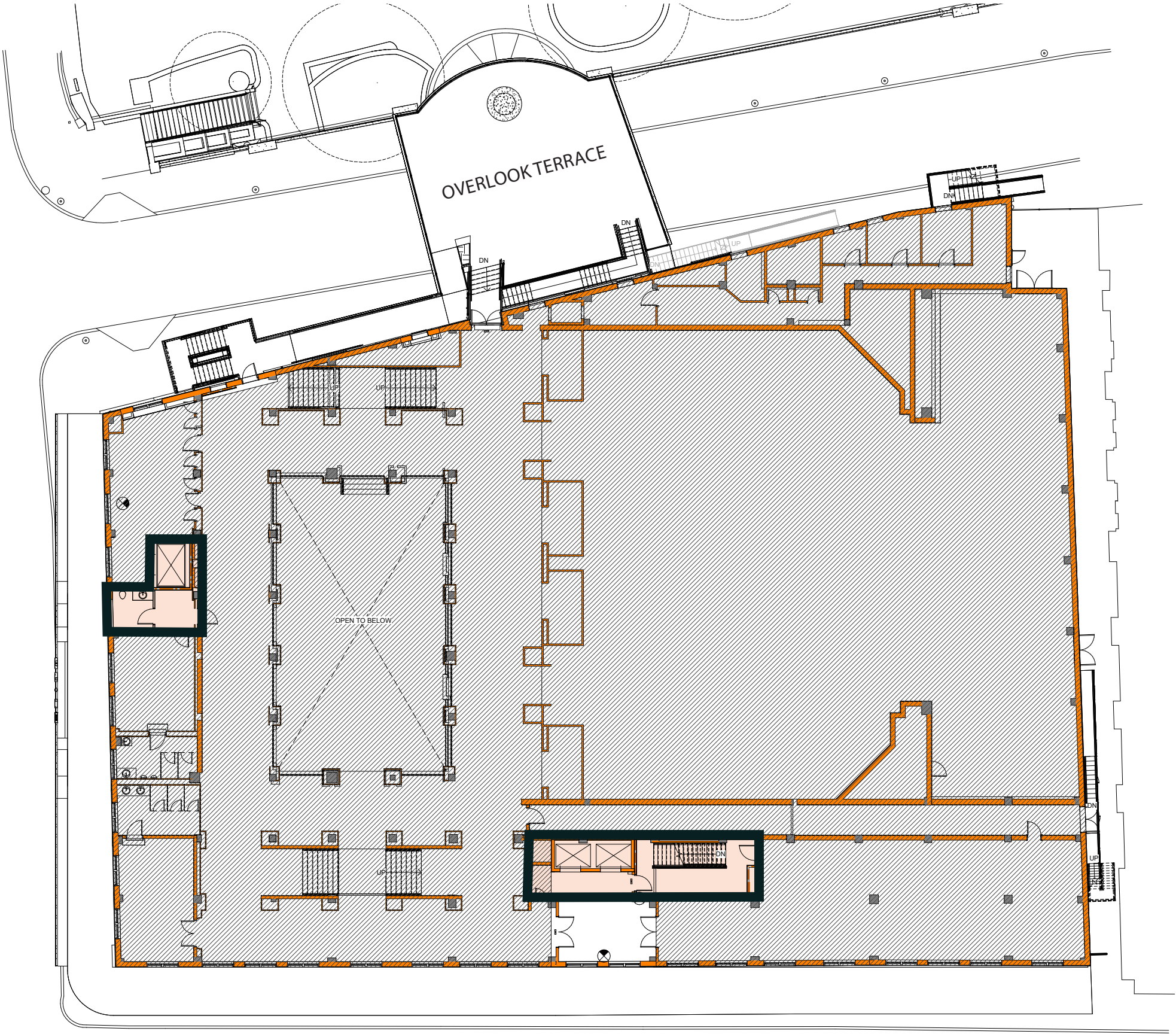
NEW HOTEL UNITS + SUPPORT SPACES





# FLOORPLAN

LEVEL 02



## TOTAL NUMBER OF HOTEL KEYS:

LEVEL 03 - 20 KEYS

(1 SUITE) (2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 04 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 05 - 21 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

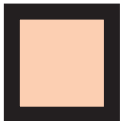
LEVEL 06 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

TOTAL KEYS - 77



EXISTING HISTORIC THEATER



NEW HOTEL UNITS + SUPPORT SPACES





# FLOORPLAN

LEVEL 03

LEVEL 03  
TOTAL NUMBER OF HOTEL KEYS:

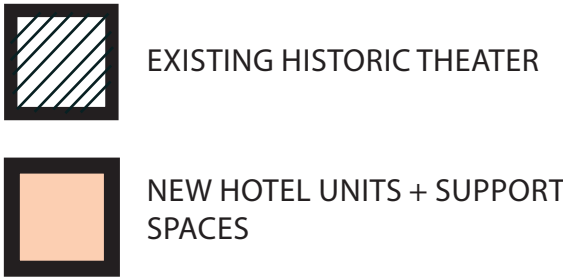
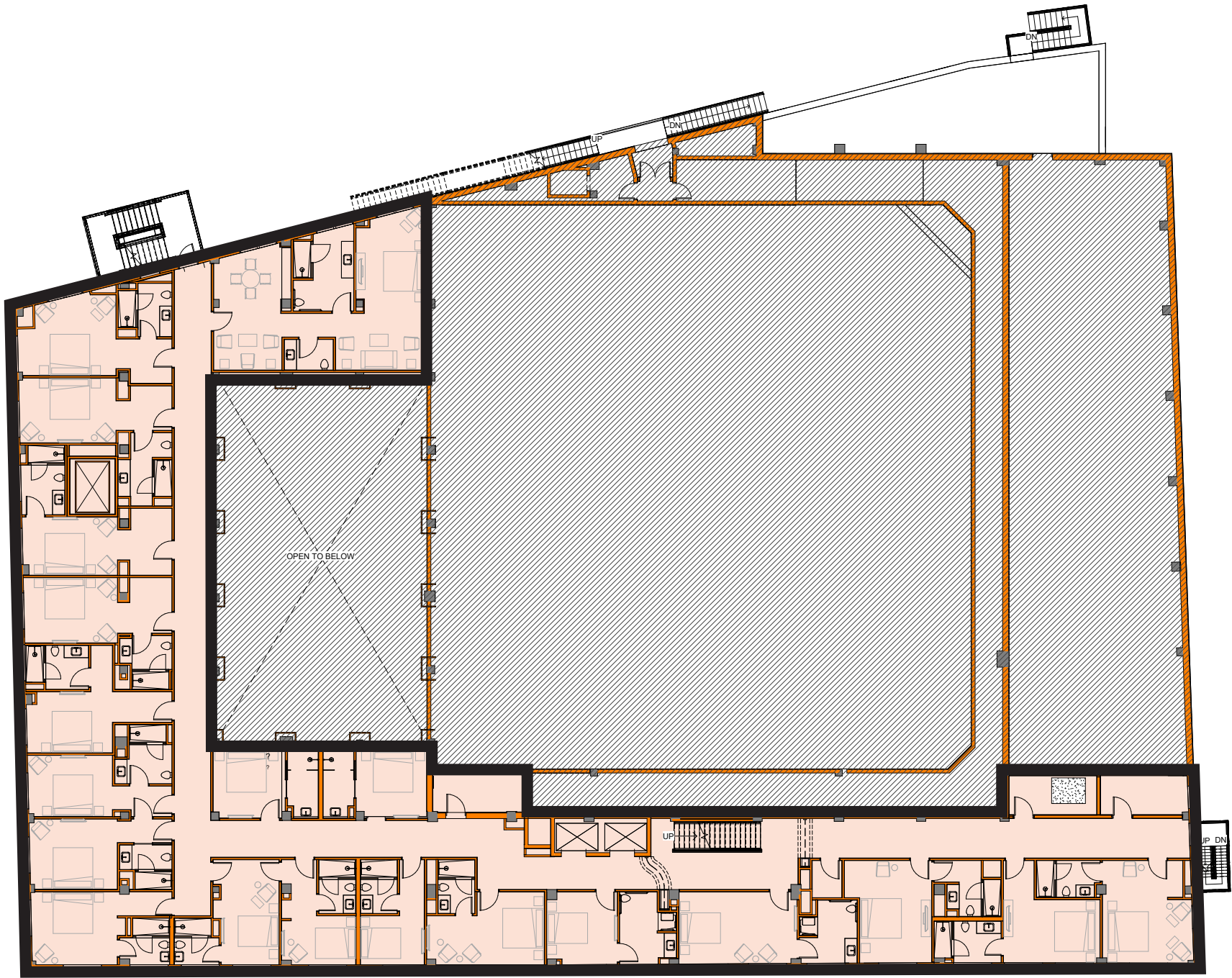
LEVEL 03 - 20 KEYS  
(1 SUITE) (2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 04 - 18 KEYS  
(2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 05 - 21 KEYS  
(2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 06 - 18 KEYS  
(2 CONNECTING ROOMS) (2 ADA ROOMS)

TOTAL KEYS - 77





# FLOORPLAN

LEVEL 04

## TOTAL NUMBER OF HOTEL KEYS:

LEVEL 03 - 20 KEYS

(1 SUITE) (2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 04 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

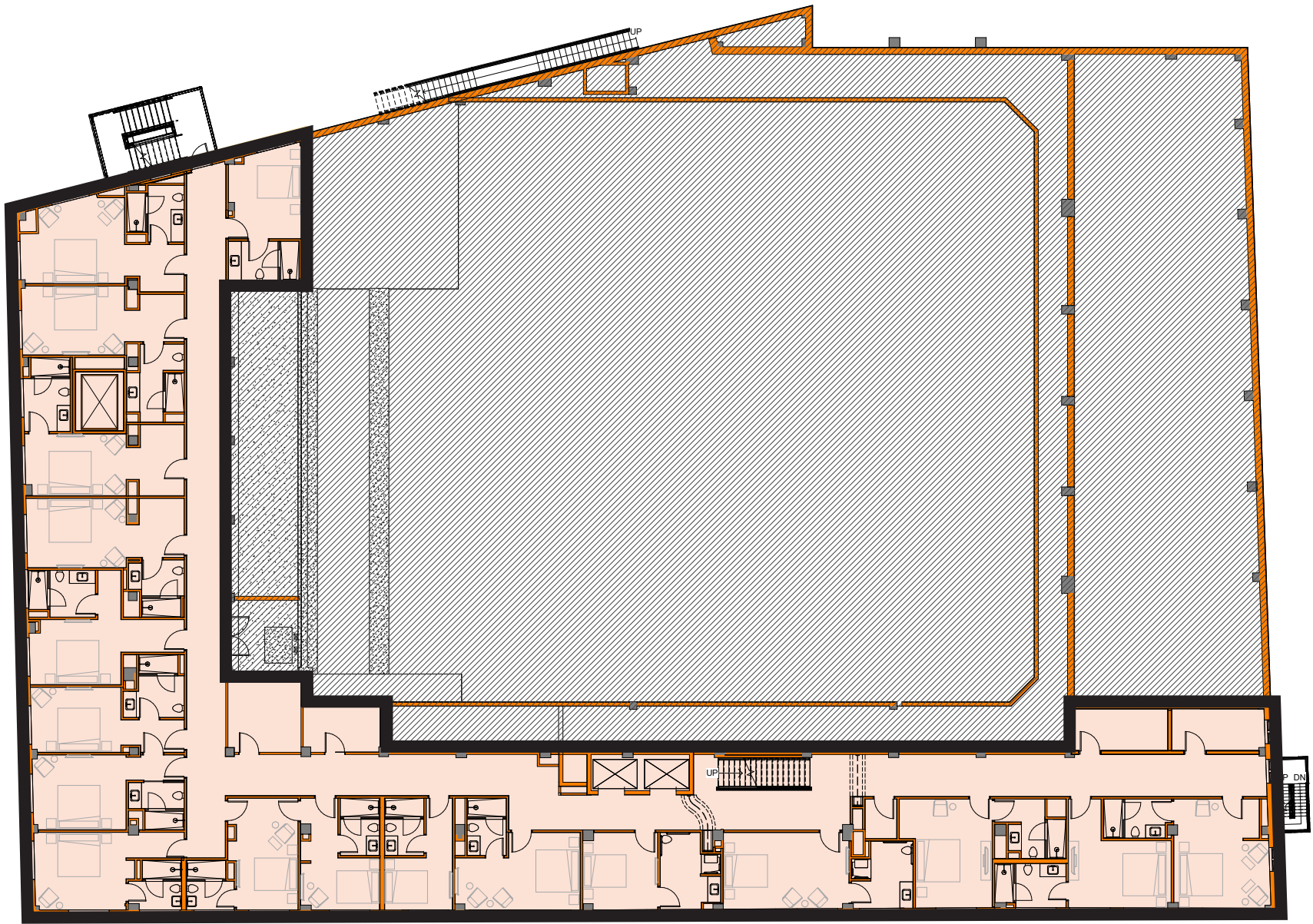
LEVEL 05 - 21 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 06 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

TOTAL KEYS - 77



EXISTING HISTORIC THEATER



NEW HOTEL UNITS + SUPPORT SPACES





# FLOORPLAN

LEVEL 05

## TOTAL NUMBER OF HOTEL KEYS:

LEVEL 03 - 20 KEYS

(1 SUITE) (2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 04 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

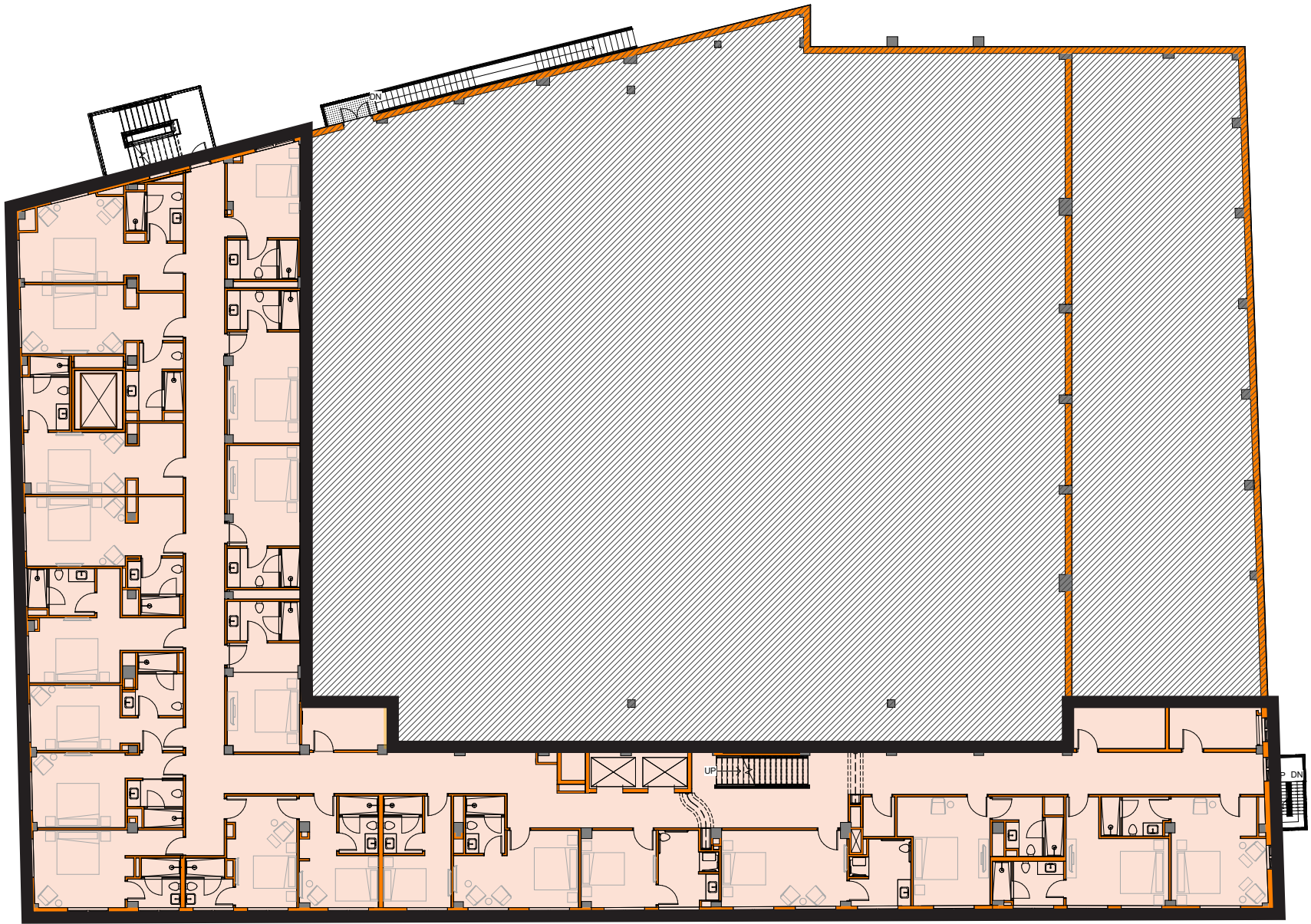
LEVEL 05 - 21 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

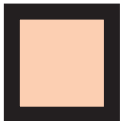
LEVEL 06 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

TOTAL KEYS - 77



EXISTING HISTORIC THEATER



NEW HOTEL UNITS + SUPPORT SPACES





# FLOORPLAN

LEVEL 06

## TOTAL NUMBER OF HOTEL KEYS:

LEVEL 03 - 20 KEYS

(1 SUITE) (2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 04 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

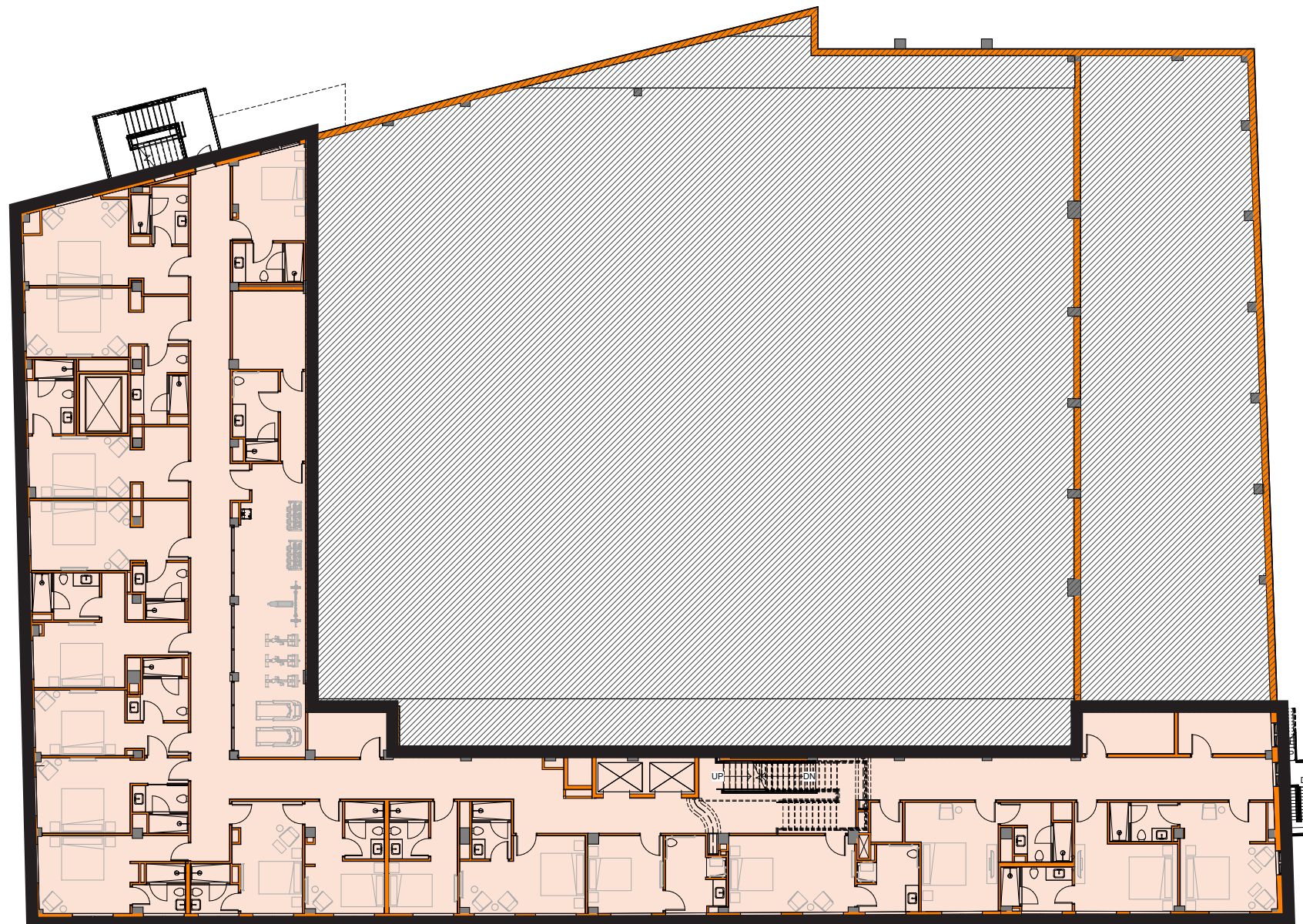
LEVEL 05 - 21 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

LEVEL 06 - 18 KEYS

(2 CONNECTING ROOMS) (2 ADA ROOMS)

TOTAL KEYS - 77



EXISTING HISTORIC THEATER



NEW HOTEL UNITS + SUPPORT SPACES





# OVERLAND

ARCHITECTURE + URBAN DESIGN

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