

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2022

HDRC CASE NO: 2022-087
ADDRESS: 100 TAYLOR ST
LEGAL DESCRIPTION: NCB 430 BLK 8 LOT 11
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Paula Price/Batir Architecture
OWNER: Carlos Oliveira/H5 DATA CENTERS - SAN ANTONIO LLC
TYPE OF WORK: Enclose breezeways, installation of a 7' tall rear fence, window tinting, utility installation
APPLICATION RECEIVED: April 11, 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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
 - ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
 - iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
 - iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
- #### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
 - ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
 - iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
 - iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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 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.

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 façade—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, which shows the that the far right-hand breezeway was originally open, and that the building featured 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. **DESIGN REVIEW COMMITTEE** – At the March 2, 2022, HDRC hearing, the commission referred the request to the Design Review Committee (DRC). The Design Review Committee reviewed this request on March 22, 2022, and commented on the breezeway and recommended non-permanent and artistic ways to provide usable space that

maintains the historic context of the structure as a 1930's automotive dealership and repair shop. The applicant agreed to provide updated construction documents to illustrate alternatives to enclosing the breezeway and affecting the structure's historic construction as an automotive dealer and repair shop. The applicant submitted updated documents on April 4, 2022, that propose to install painted CMU walls to enclose the breezeways. Staff finds this proposed modification to be a permanent alteration to the historic context of this historic landmark that detracts from existing information and evidence of its historic form. Staff also notes that Historic Guideline 2.A.i for Exterior Maintenance and Alterations notes that repainting already-painted masonry is acceptable, and that painting over of the proposed CMU mural installation could be performed at a later time, further reducing historic evidence of the original Studebaker factory.

- c. **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.
- d. **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 far right-hand breezeway is pictured as existing as early as 1920. 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.
- e. **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.
- f. **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.
- g. **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.
- h. **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.

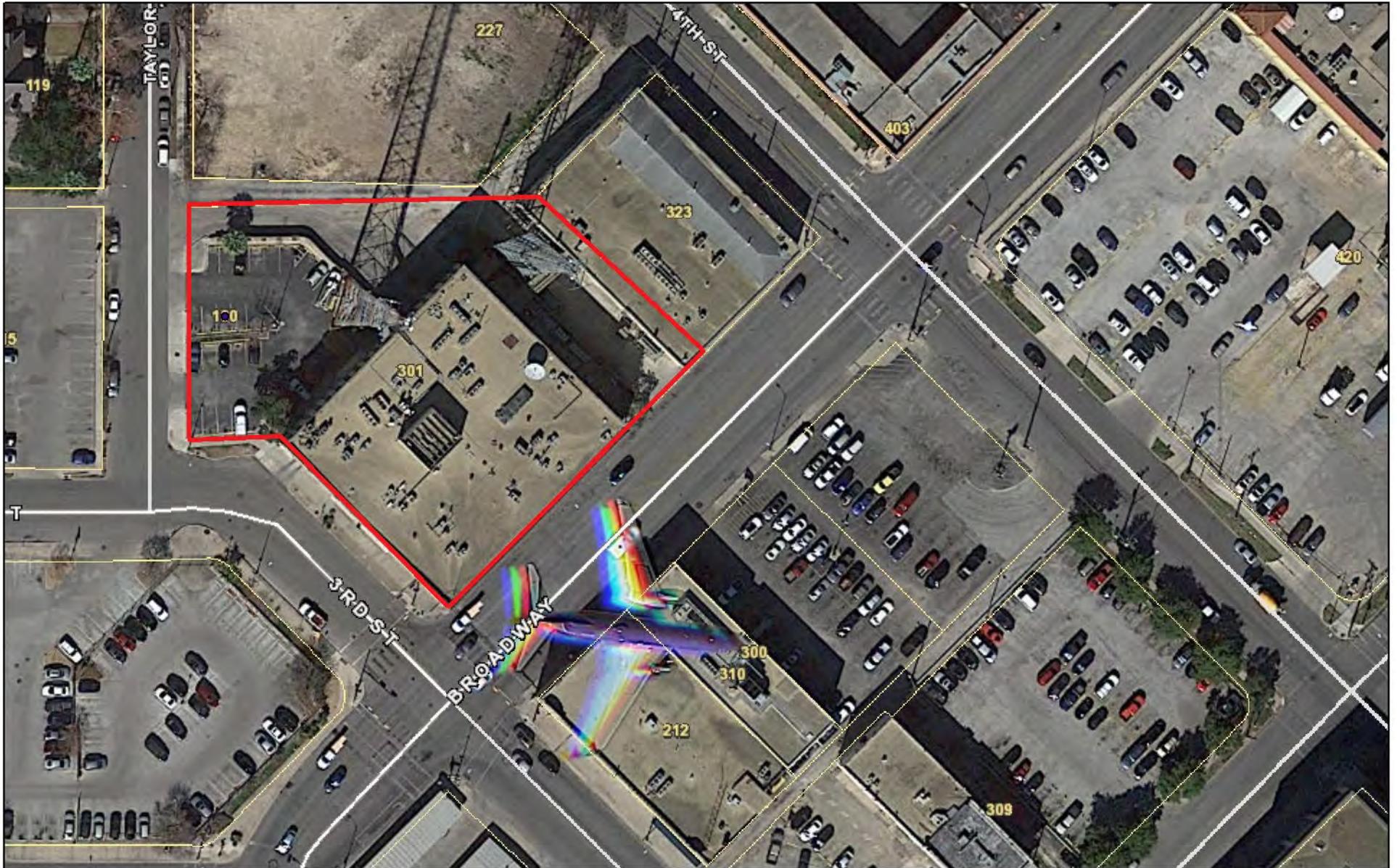
RECOMMENDATION:

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. If the HDRC is compelled to approve and enclosure, staff recommends that any permanent infill walls be set back within the opening and be distinguishable from the street wall.

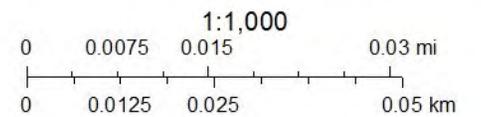
3. Staff recommends approval of item #3, modifications to one storefront bay, its entrance, and stone façade based on finding d.
4. Staff does not recommend approval of item #4, the installation of black out window tint, as noted in finding e.
5. Staff recommends approval of item #5, the installation 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



San Antonio 1904 vol. 2, Sheet 142

[Back to Browse Maps](#)

State: Texas

City: San Antonio

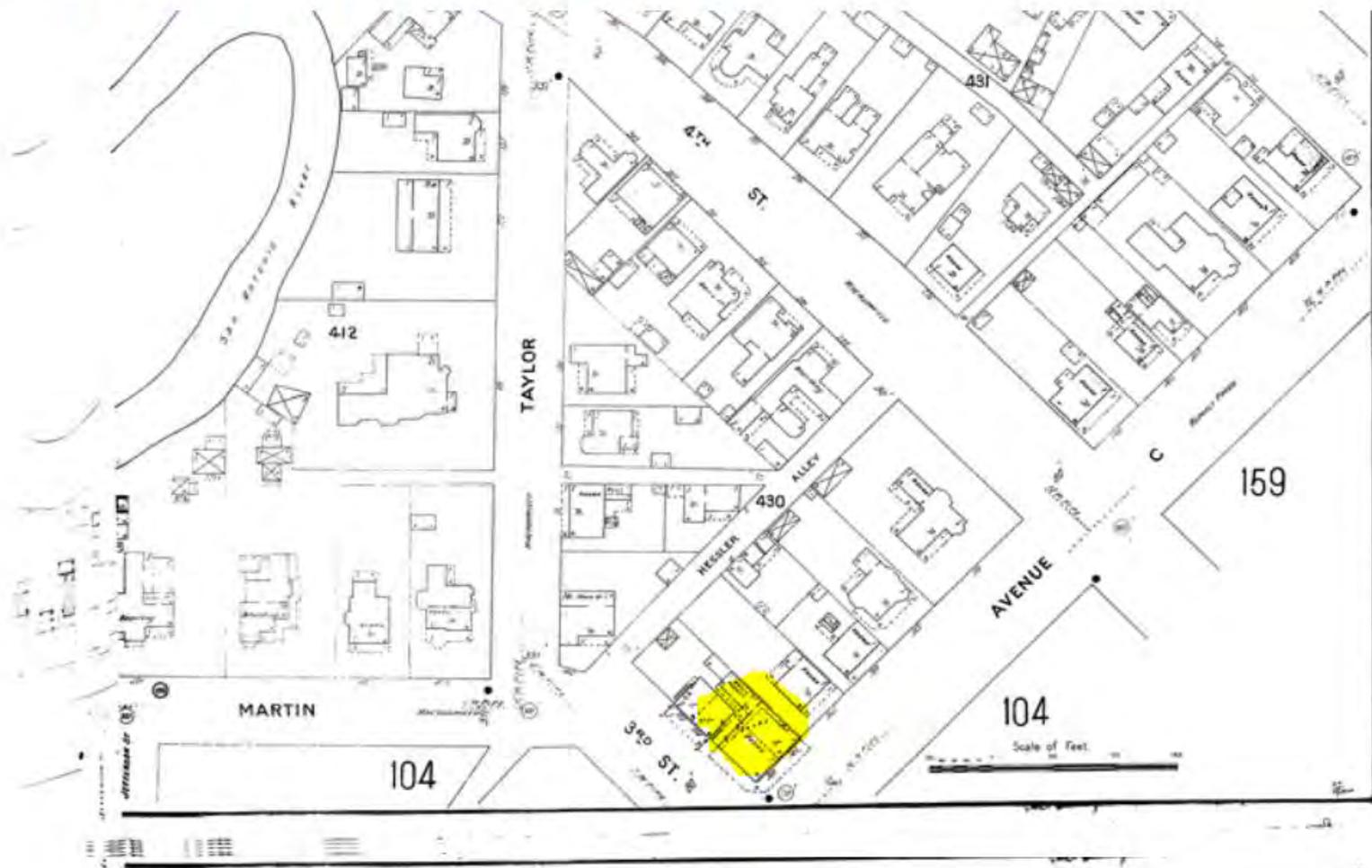
Date: 1904

Volume: vol. 2



[Previous](#)

[Next](#)



State:

City:

Date:

Volume:

Texas

San Antonio

1911-1924

vol. 2, 1912



< Previous Next >



State:

City:

Date:

Volume:

Texas

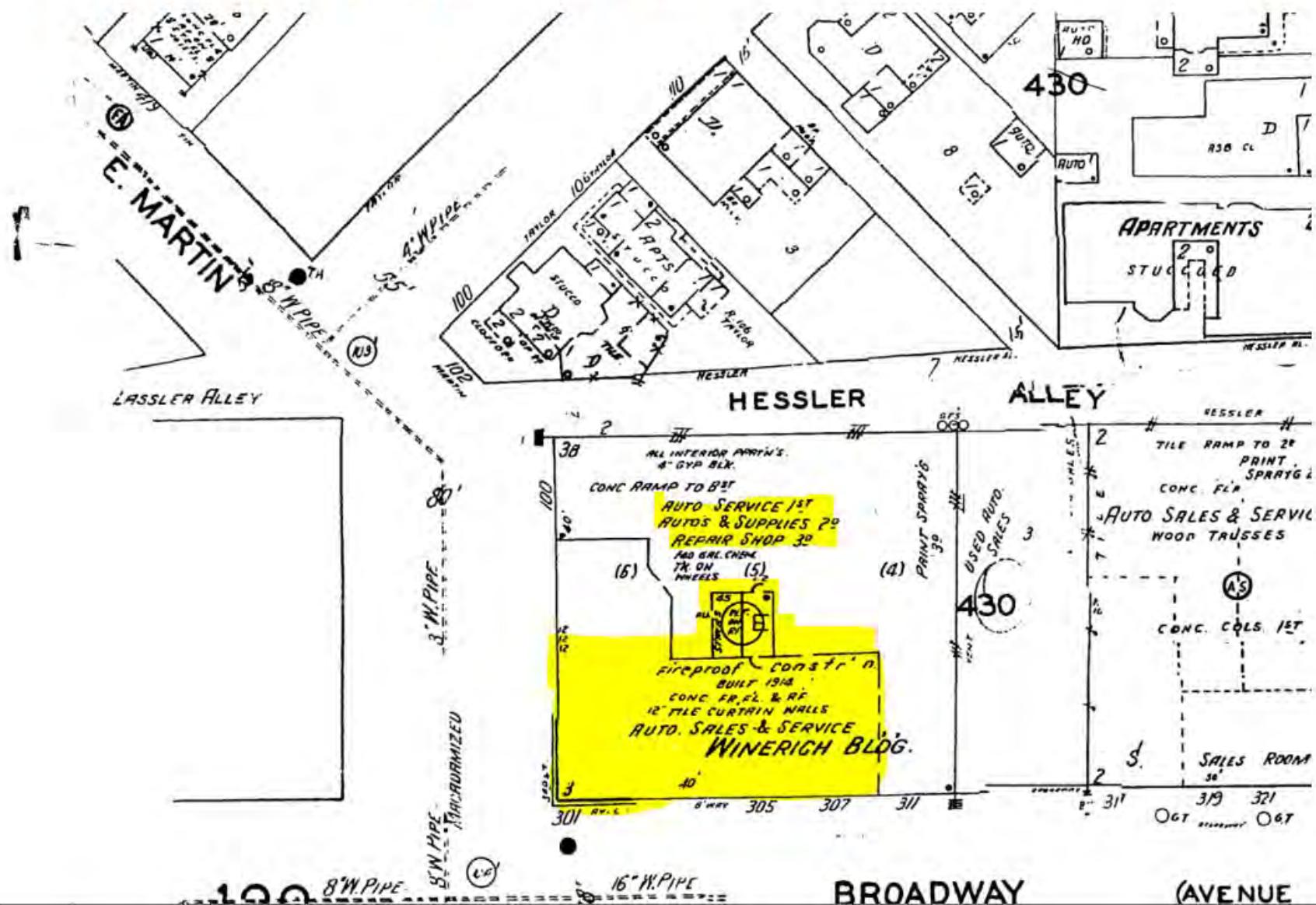
San Antonio

1911-Mar. 1951

vol. 2, 1912-Jan. 1951



Previous Next







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

DO NOT
ENTER







MILA
NGO
RA



15

15






**TOWING ENFORCED
AT ALL TIMES**
CUSTOMERS & EMPLOYEES ONLY
IN DESIGNATED SPACES
NO OTHER VEHICLE PARKING
NO VAN GALL VEHICLES
UNAUTHORIZED VEHICLES WILL BE TOWED
AT OWNER'S DISCRETION
BEAXAR TOWING
210-590-6200

NO PARKING
EXCEPT AS NOTED
OTHERWISE

100
www.fcc.gov

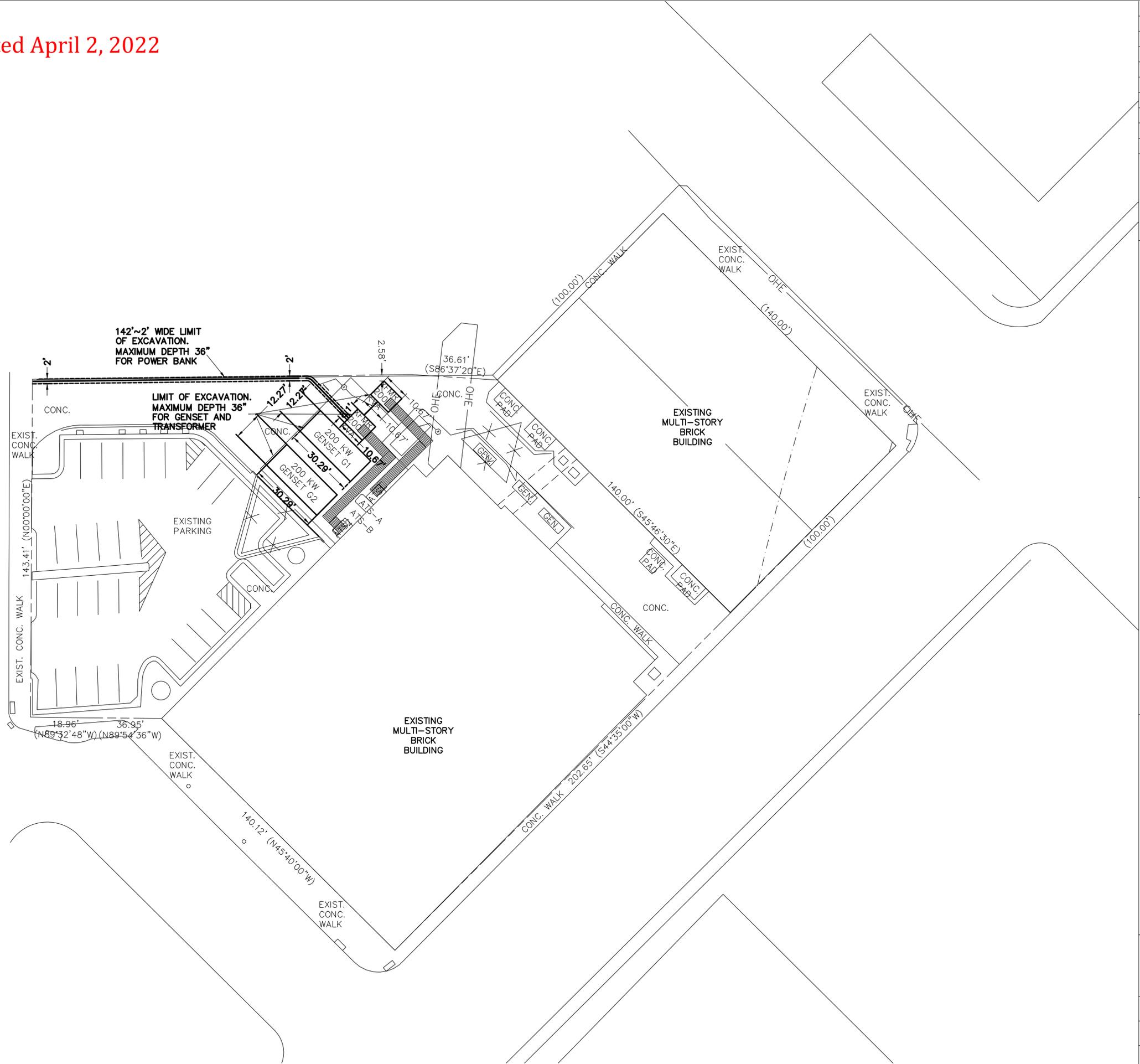
FCC
BUILDING



RESTRICTED
TENANT
PARKING
ONLY
Unauthorized
vehicles
are subject
to citation
and/or
removal



Updated documents submitted April 2, 2022



REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

PROPRIETARY INFORMATION
 DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF JRH ENGINEERING, INC. NO PORTION OF ANY DESIGN INFORMATION CONTAINED HEREIN MAY BE USED BY, OR DISCLOSED TO, UNAUTHORIZED PERSONNEL WITHOUT EXPRESSED WRITTEN CONSENT.

EXCAVATION LIMITS
 100 TAYLOR STREET
 SAN ANTONIO, TEXAS, 78205



JRH
 2/23/22

JRH ENGINEERING & ENVIRONMENTAL SERVICES, INC.
 P.O. BOX 1160
 MANVEL, TEXAS 77578
 PHONE: 281-489-5066
 TBPE FIRM NO. 10385

DRAWING TITLE	
EXCAVATION LIMITS	
SCALE	CHECKED BY
1:20	
DATE	JOB NO.
2/23/2022	
DRAWING NO.	
C-2.0	

Updated documents submitted April 2, 2022

PROJECT:
22001

H5 DATA CENTER
EXTERIOR ALTERATIONS

100 Taylor Street, San Antonio, Texas 78205

BÂTIR
DESIGN-BUILD SUSTAINABLE SOLUTIONS
BÂTIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-813-5109 FAX: 630-513-5919
WWW.BATIRARCH.COM

SITE PLAN

ISSUED:

01-28-2022
HISTORIC
PRESERVATION - COA

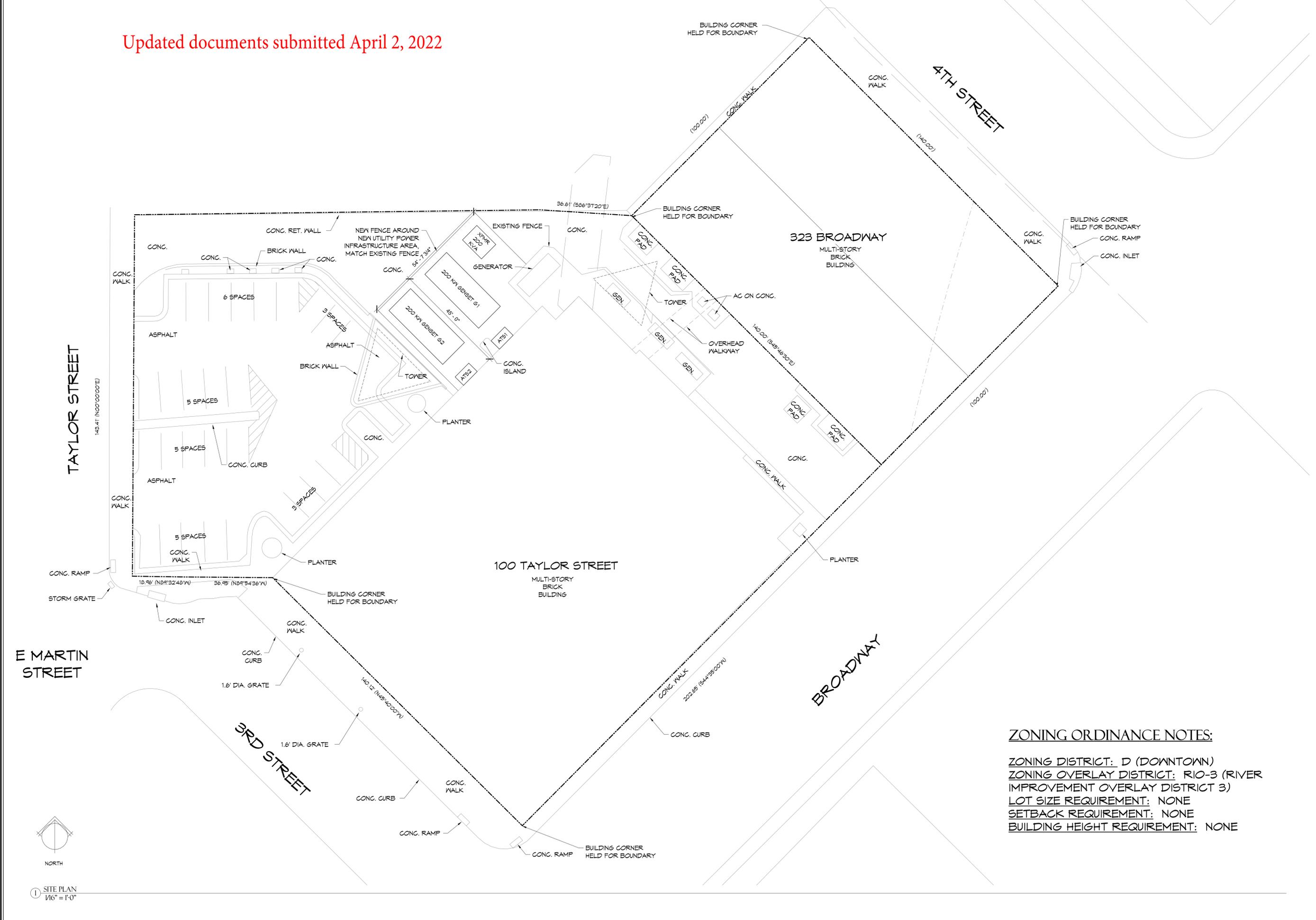
03-22-2022
HISTORIC
PRESERVATION
DESIGN REVIEW

04-04-2022
HISTORIC
PRESERVATION
DRC REVISIONS

© COPYRIGHT 2022
BÂTIR ARCHITECTURE, LTD.

SCALE
1/16" = 1'-0"
UNLESS NOTED OTHERWISE

A101

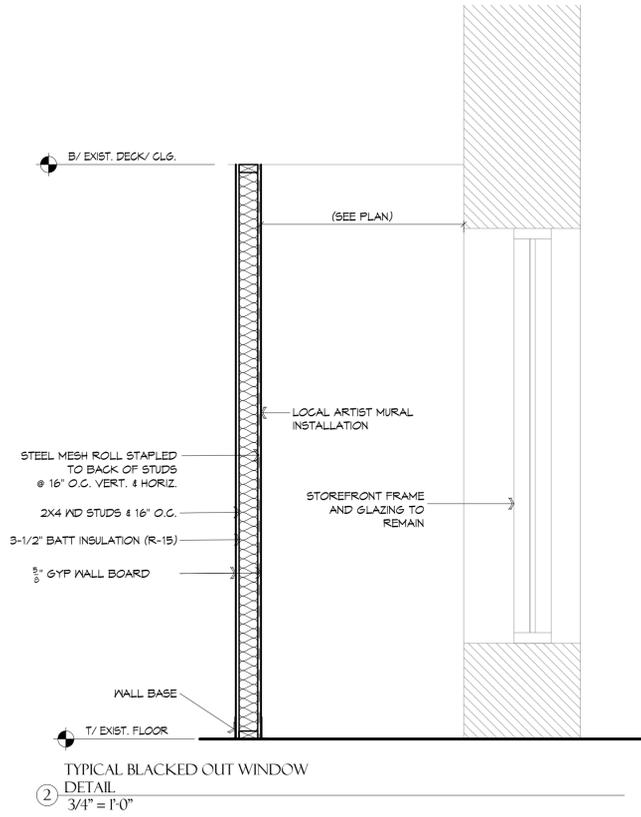
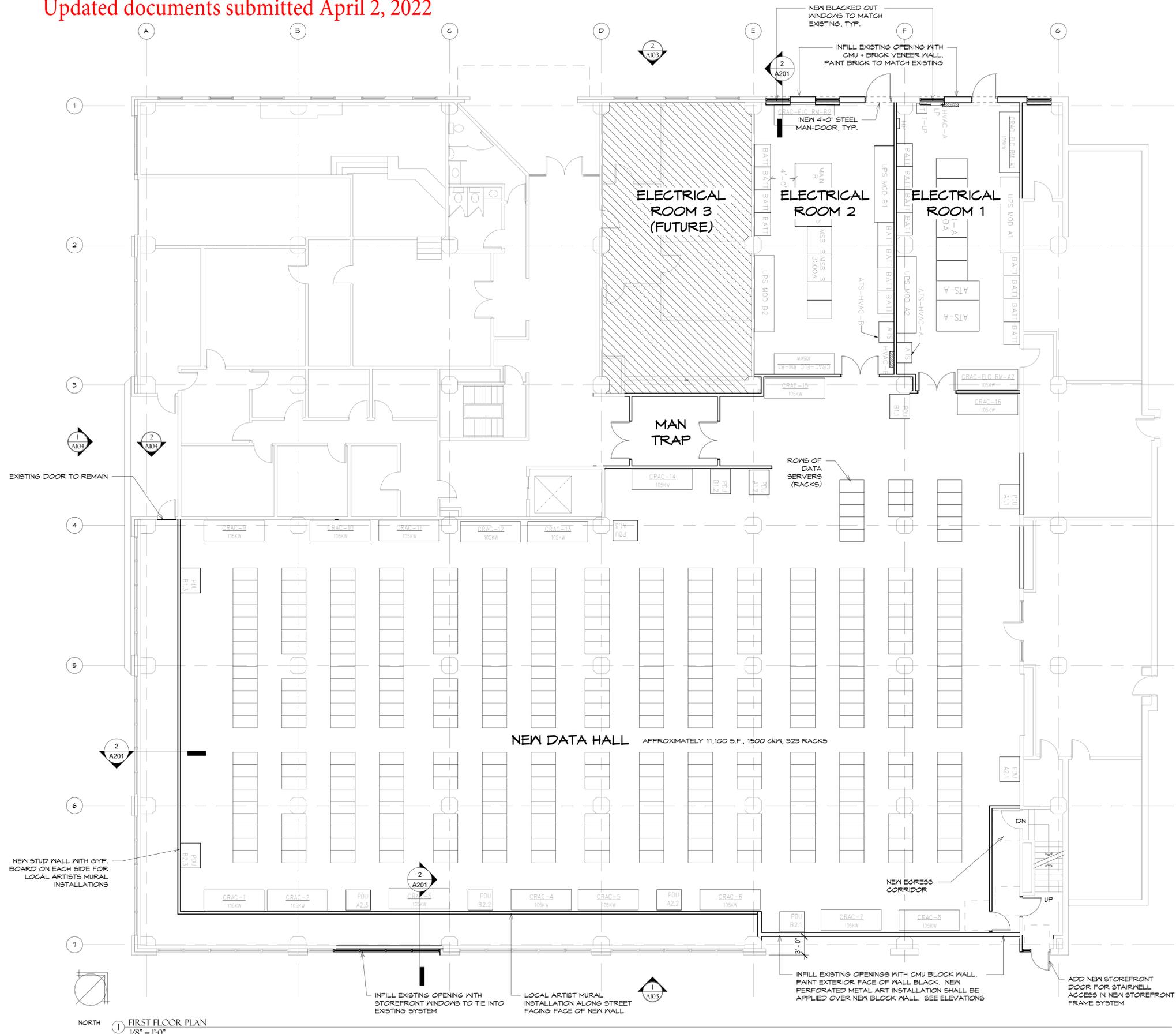


ZONING ORDINANCE NOTES:

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
1/16" = 1'-0"

Updated documents submitted April 2, 2022



1 FIRST FLOOR PLAN
1/8" = 1'-0"

2 TYPICAL BLACKED OUT WINDOW DETAIL
3/4" = 1'-0"

PROJECT: 22001

H5 DATA CENTER
EXTERIOR ALTERATIONS

BÂTIR
DESIGN-BUILD SUSTAINABLE SOLUTIONS
BÂTIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCH.COM

FIRST FLOOR PLAN

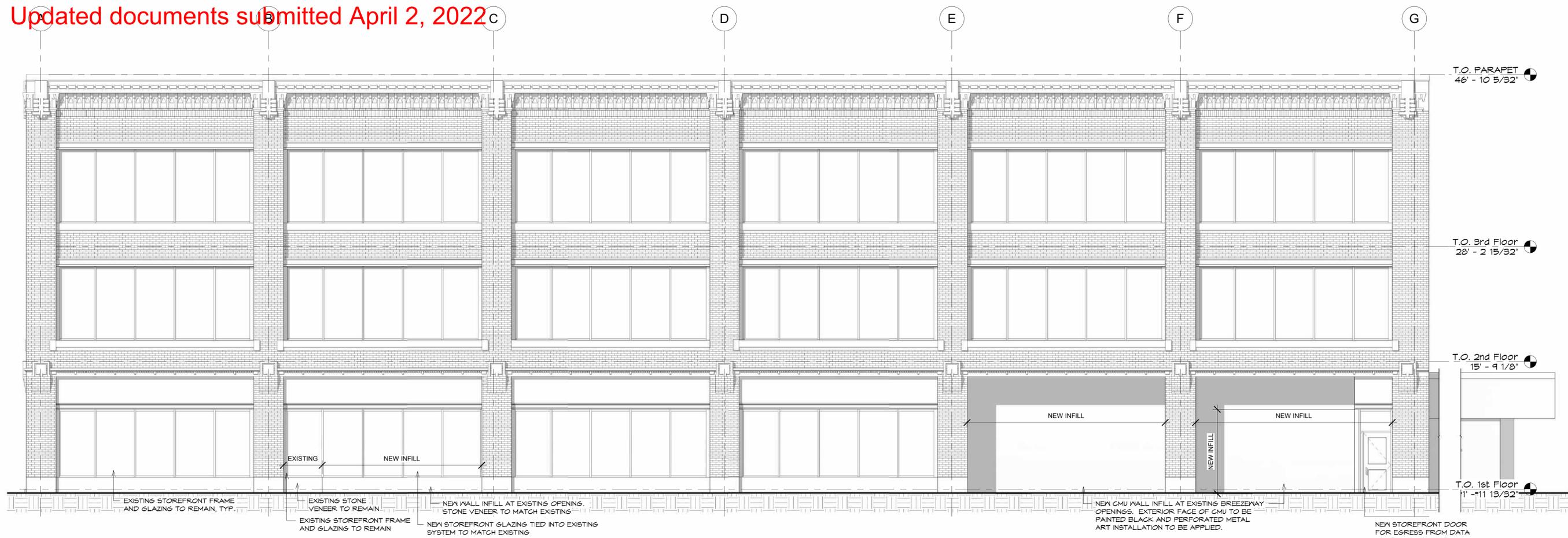
ISSUED:
01-28-2022 HISTORIC PRESERVATION - COA
03-22-2022 HISTORIC PRESERVATION DESIGN REVIEW
04-04-2022 HISTORIC PRESERVATION DRG REVISIONS

© COPYRIGHT 2022 BÂTIR ARCHITECTURE, LTD.

SCALE As indicated UNLESS NOTED OTHERWISE

A201

Updated documents submitted April 2, 2022



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



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

PROJECT:
22001

H5 DATA CENTER
EXTERIOR ALTERATIONS

100 Taylor Street, San Antonio, Texas 78205

BÂTIR
DESIGN-BUILD SUSTAINABLE SOLUTIONS
BÂTIR ARCHITECTURE, LTD.
112 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-813-5109 FAX: 630-513-9919
WWW.BATIRARCH.COM

EXTERIOR ELEVATIONS

ISSUED:
01-28-2022
HISTORIC
PRESERVATION - COA
03-22-2022
HISTORIC
PRESERVATION
DESIGN REVIEW
04-04-2022
HISTORIC
PRESERVATION
DRC REVISIONS

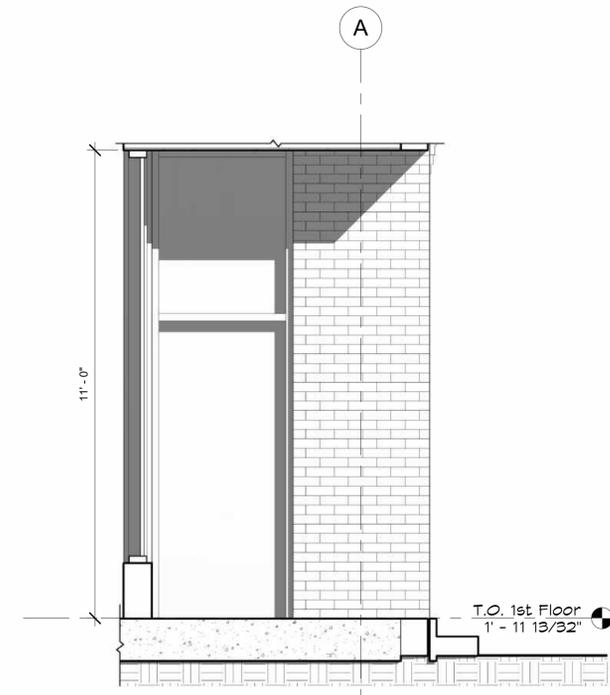
© COPYRIGHT 2022
BATIR ARCHITECTURE, LTD.

SCALE
3/16" = 1'-0"
UNLESS NOTED OTHERWISE

A301



① SOUTH ELEVATION
3/16" = 1'-0"



② ELEVATION FA
1/2" = 1'-0"

H5 DATA CENTER
EXTERIOR ALTERATIONS

100 Taylor Street, San Antonio, Texas 78205

BÂTIR
DESIGN-BUILD SUSTAINABLE SOLUTIONS
BÂTIR ARCHITECTURE, LTD.
112 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-413-5109 FAX: 630-513-5919
WWW.BATIRARCH.COM

EXTERIOR ELEVATIONS

ISSUED:

- 01-28-2022
HISTORIC
PRESERVATION - COA
- 03-22-2022
HISTORIC
PRESERVATION
DESIGN REVIEW
- 04-04-2022
HISTORIC
PRESERVATION
DRC REVISIONS

© COPYRIGHT 2022
BÂTIR ARCHITECTURE, LTD.

SCALE
As indicated
UNLESS NOTED OTHERWISE

A302

Updated documents submitted April 2, 2022

PROJECT:
22001

H5 DATA CENTER
EXTERIOR ALTERATIONS

100 Taylor Street, San Antonio, Texas 78205

BÂTIR
DESIGN-BUILD SUSTAINABLE SOLUTIONS
BÂTIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-813-5109 FAX: 630-513-9919
WWW.BATIRARCH.COM

RENDERED EXTERIOR
ELEVATIONS

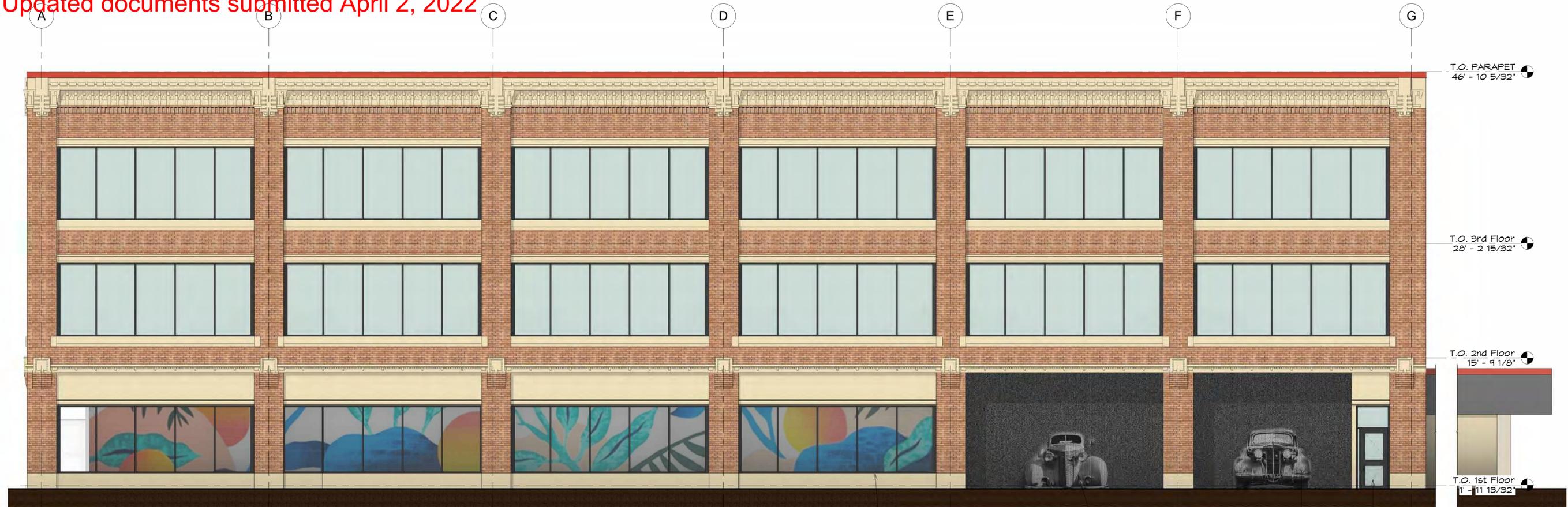
ISSUED:

01-28-2022
HISTORIC
PRESERVATION - COA
03-22-2022
HISTORIC
PRESERVATION
DESIGN REVIEW
04-04-2022
HISTORIC
PRESERVATION
DRC REVISIONS

© COPYRIGHT 2022
BATIR ARCHITECTURE, LTD.

SCALE
3/16" = 1'-0"
UNLESS NOTED OTHERWISE

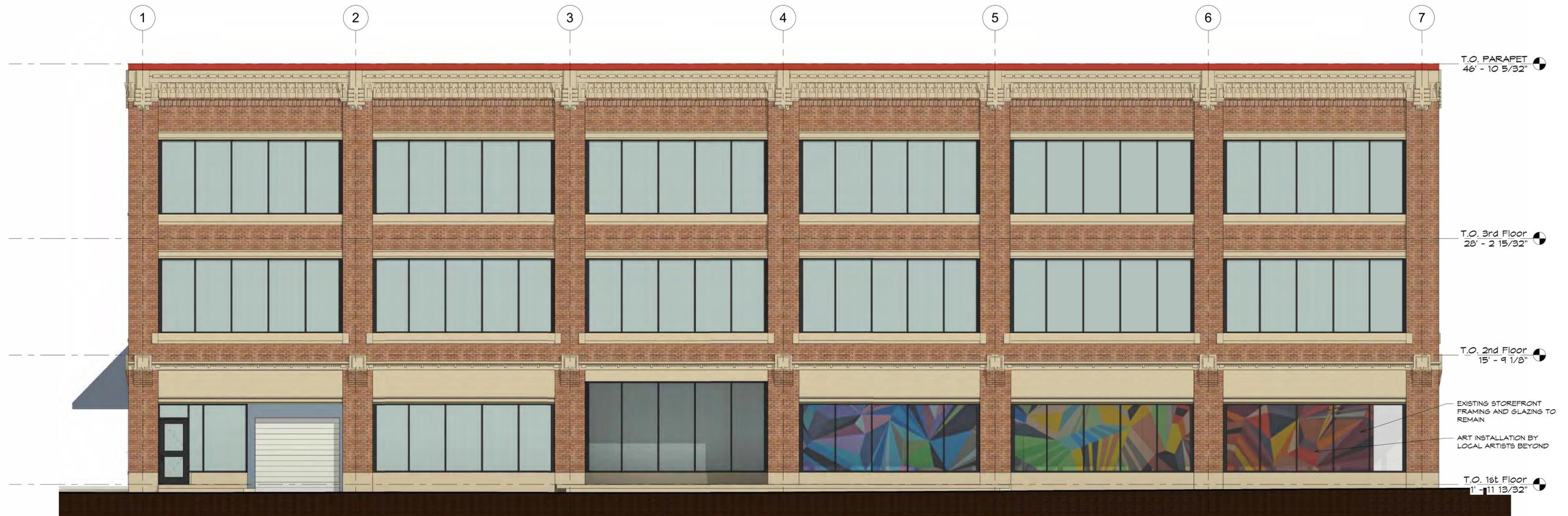
A311



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



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



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



③ 3D VIEW 1



① RENDERED ELEVATION 1A
1/2" = 1'-0"

H5 DATA CENTER
EXTERIOR ALTERATIONS

100 Taylor Street, San Antonio, Texas 78205

BÂTIR
DESIGN • BUILD • SUSTAINABLE SOLUTIONS
BÂTIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-813-5109 • FAX: 630-513-9919
WWW.BATIRARCH.COM

RENDERED EXTERIOR
ELEVATIONS AND
PERSPECTIVE

ISSUED:

01-28-2022
HISTORIC
PRESERVATION - COA

03-22-2022
HISTORIC
PRESERVATION
DESIGN REVIEW

04-04-2022
HISTORIC
PRESERVATION
DRC REVISIONS

© COPYRIGHT 2022
BATIR ARCHITECTURE, LTD.

SCALE
As indicated
UNLESS NOTED OTHERWISE

A312



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

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:

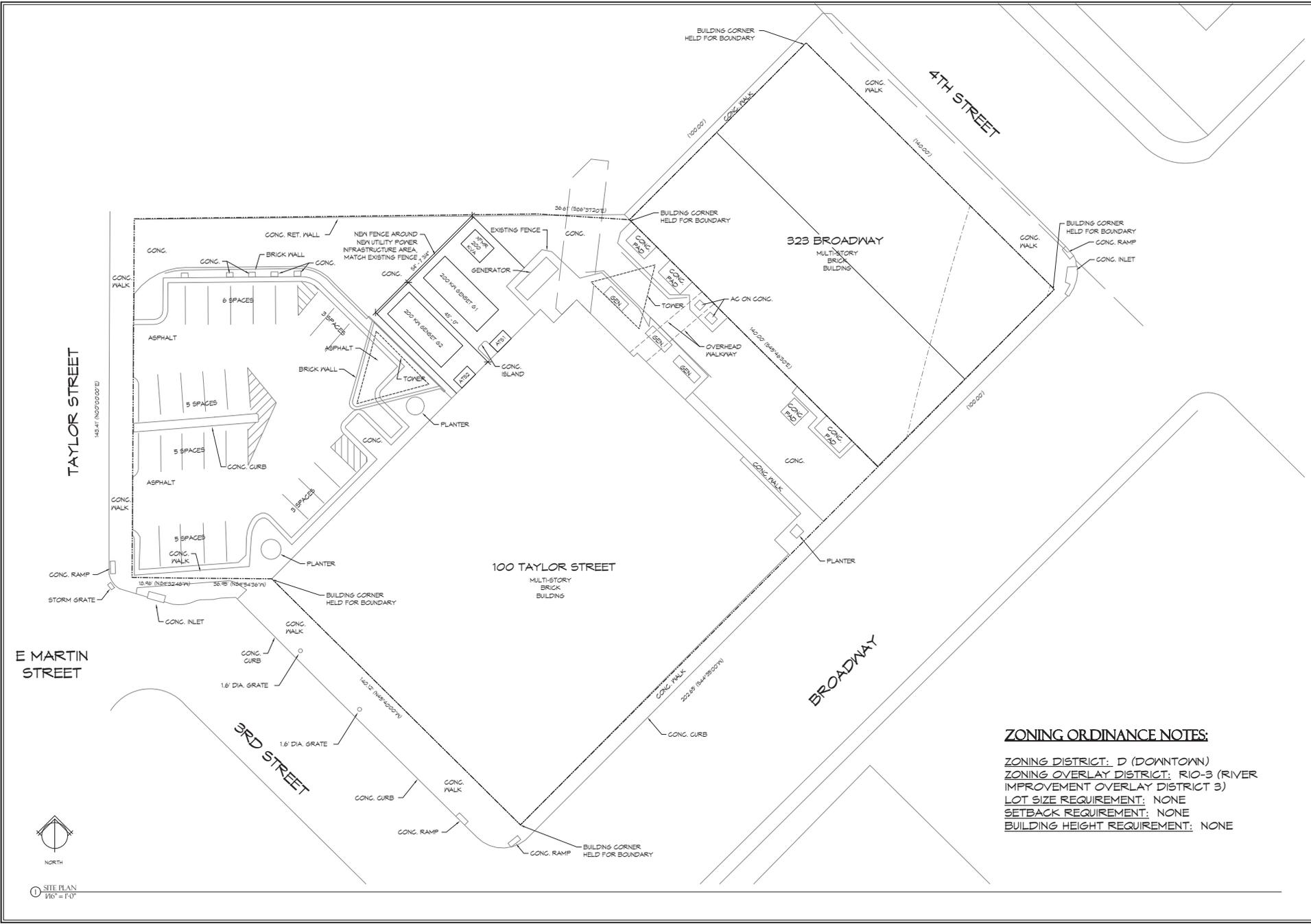
The project will allow to add a new Internet data center at the 100 Taylor property to support up to 1,500 kW of redundant critical power to colocation customers and telecommunication carriers. As part of the project, it will be required to enclose the existing breezeway to allow space inside of the 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,

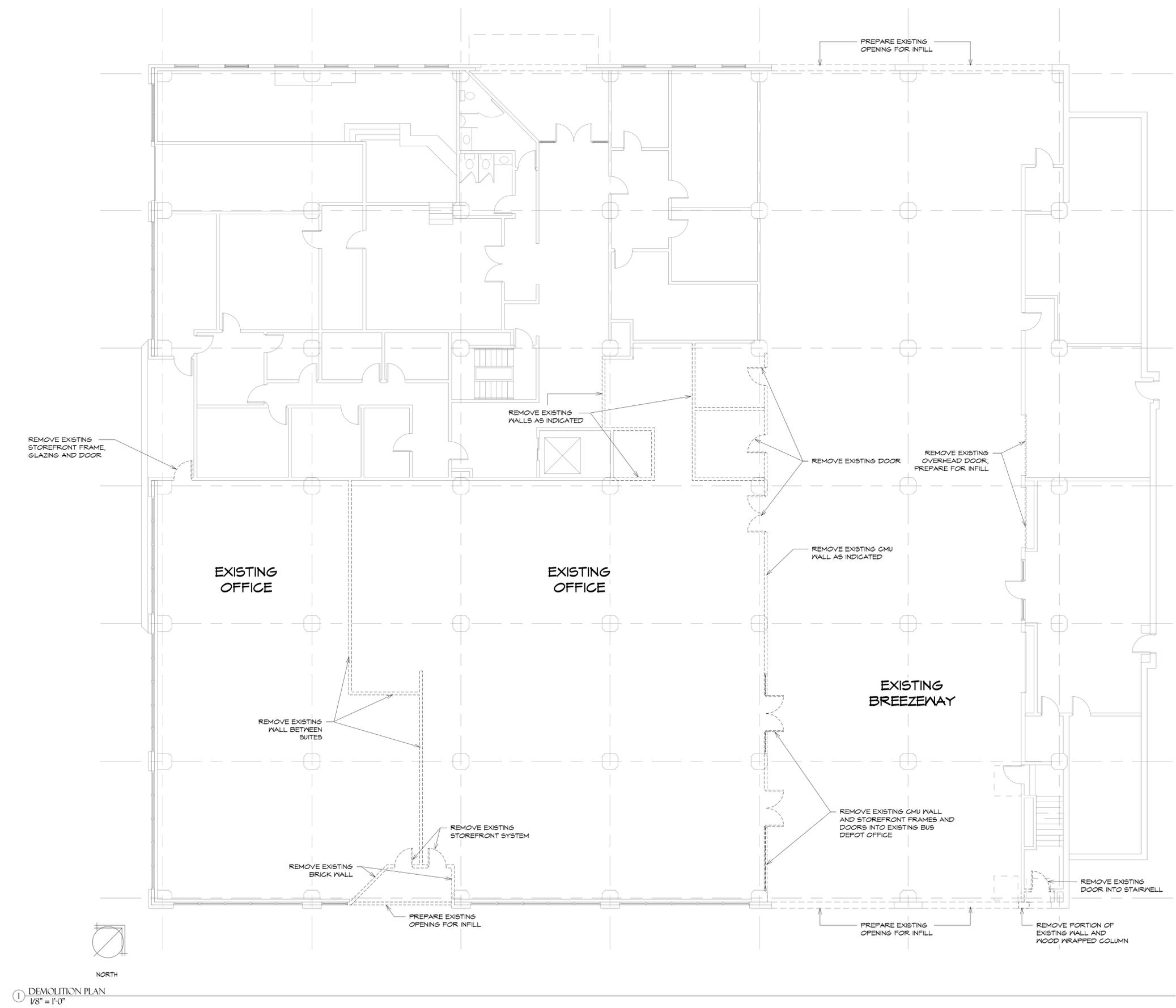


Paula A. Price
Architect

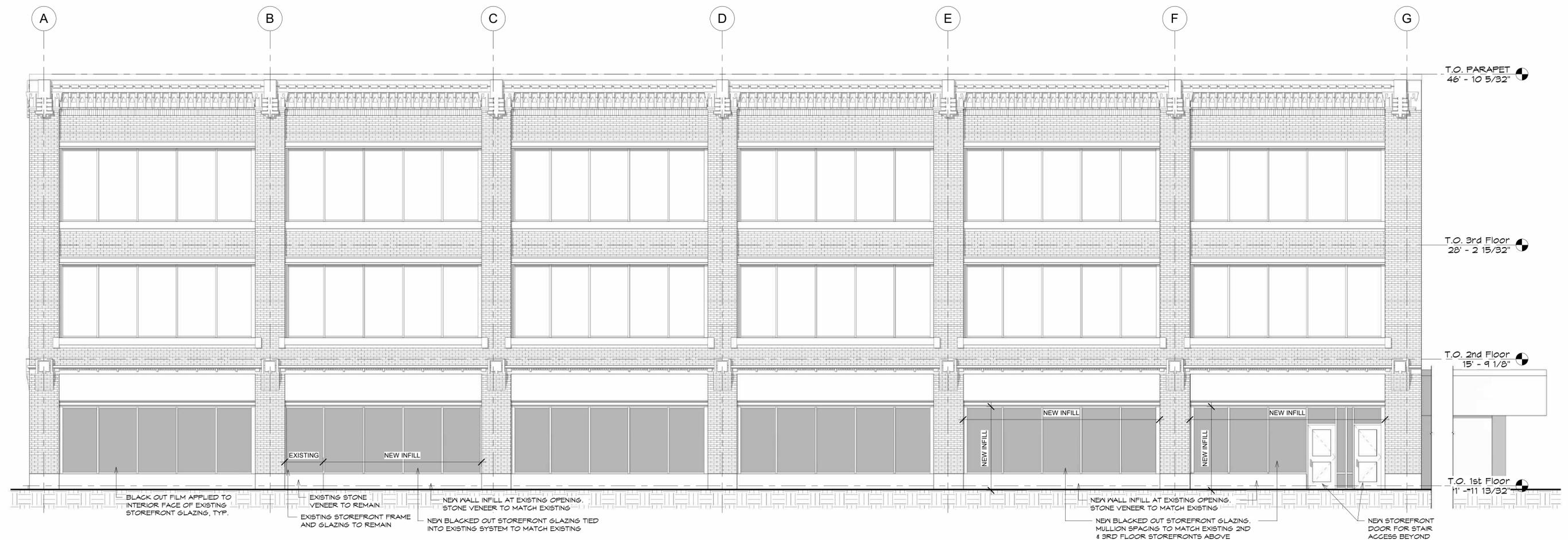


ZONING ORDINANCE NOTES:
 ZONING DISTRICT: D (DOWNTOWN)
 ZONING OVERLAY DISTRICT: RIO-3 (RIVER
 IMPROVEMENT OVERLAY DISTRICT 3)
 LOT SIZE REQUIREMENT: NONE
 SETBACK REQUIREMENT: NONE
 BUILDING HEIGHT REQUIREMENT: NONE

1 SITE PLAN
1/16" = 1'-0"



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



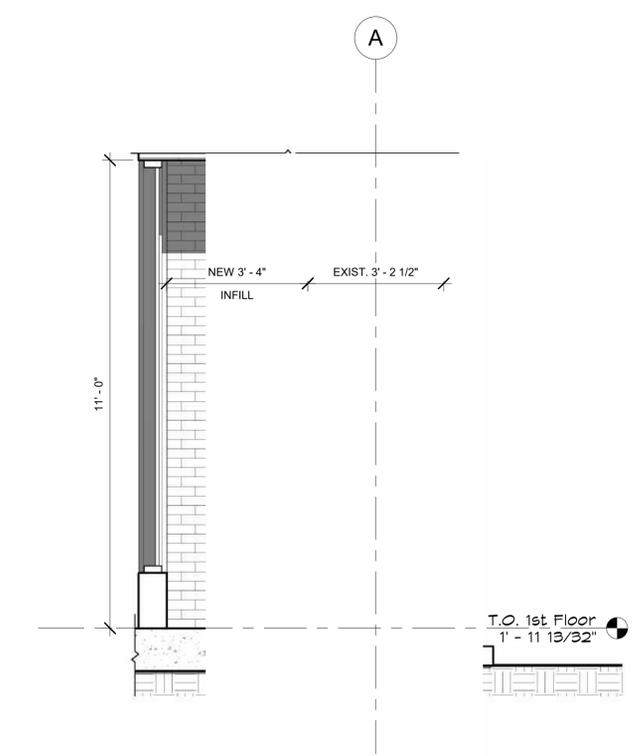
1 EAST ELEVATION
3/16" = 1'-0"



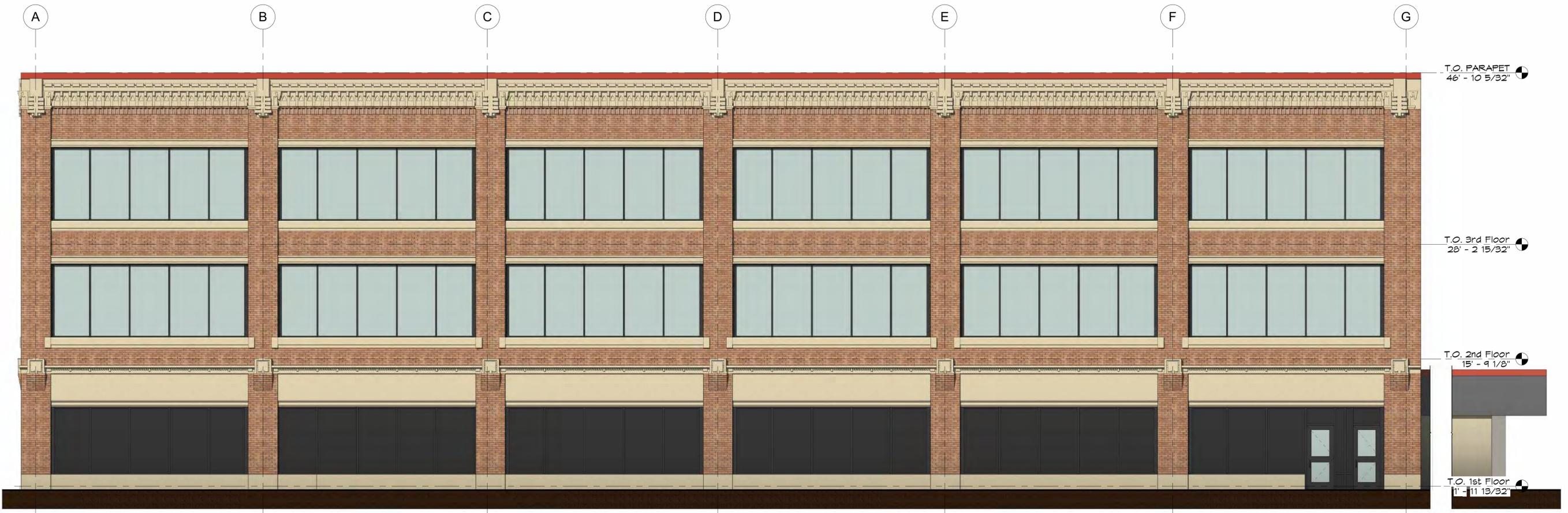
2 WEST ELEVATION
3/16" = 1'-0"



① SOUTH ELEVATION
3/16" = 1'-0"



② ELEVATION FA
1/2" = 1'-0"



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

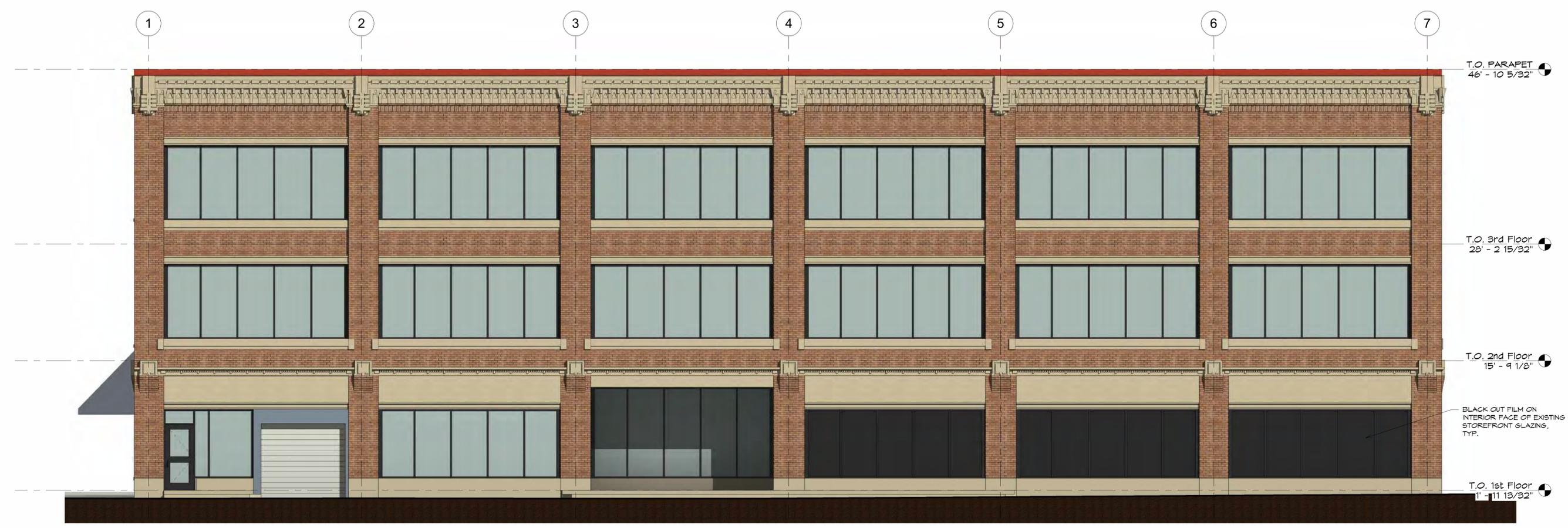


③ RENDERED WEST ELEVATION
3/16" = 1'-0"

PAINT NEW BRICK VENEER TO MATCH EXISTING PAINTED BRICK FACADE

NEW BLACKED OUT WINDOW, TYP.

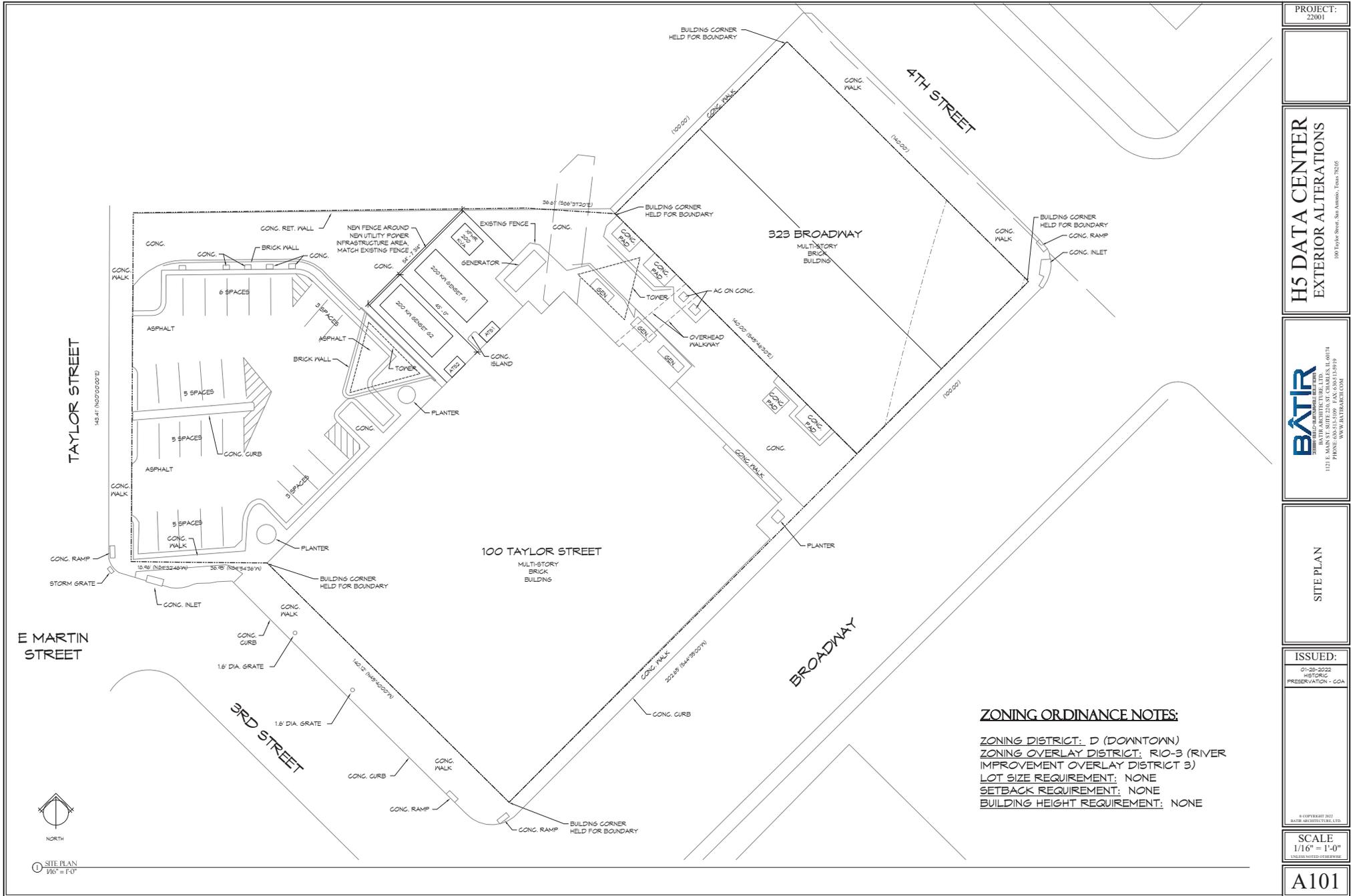
EXISTING WINDOW TO REMAIN (NO BLACK OUT FILM), TYP.



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

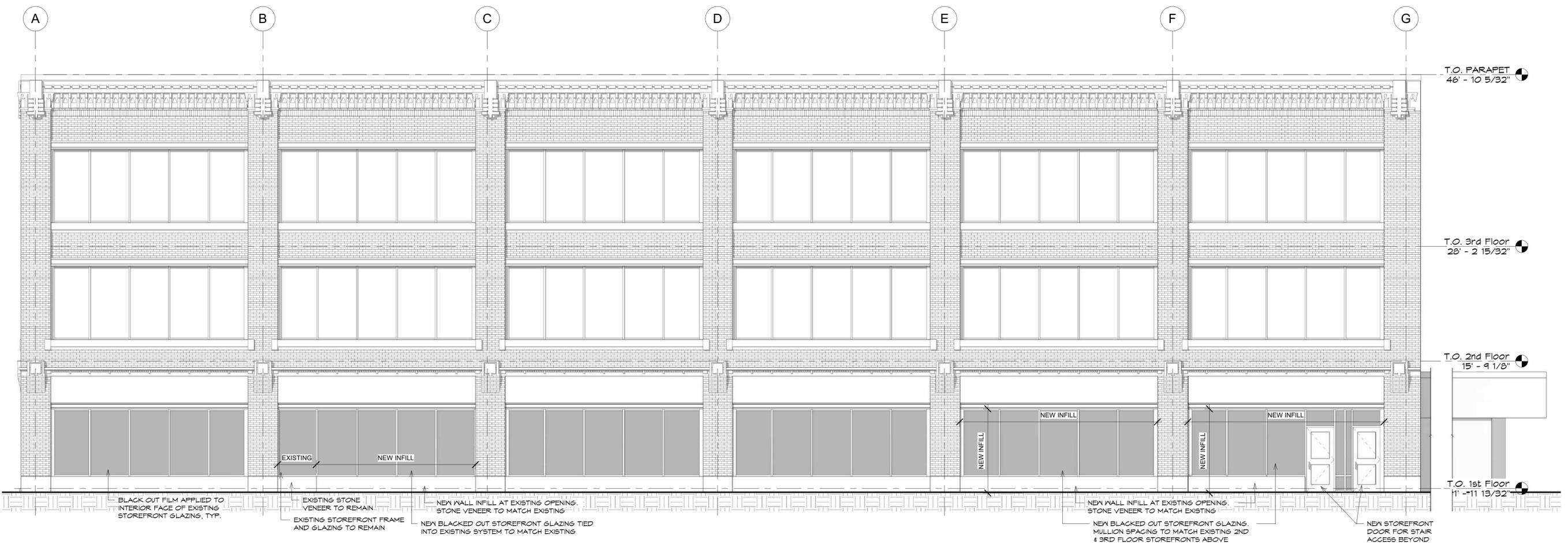


① RENDERED ELEVATION 1A
1/2" = 1'-0"





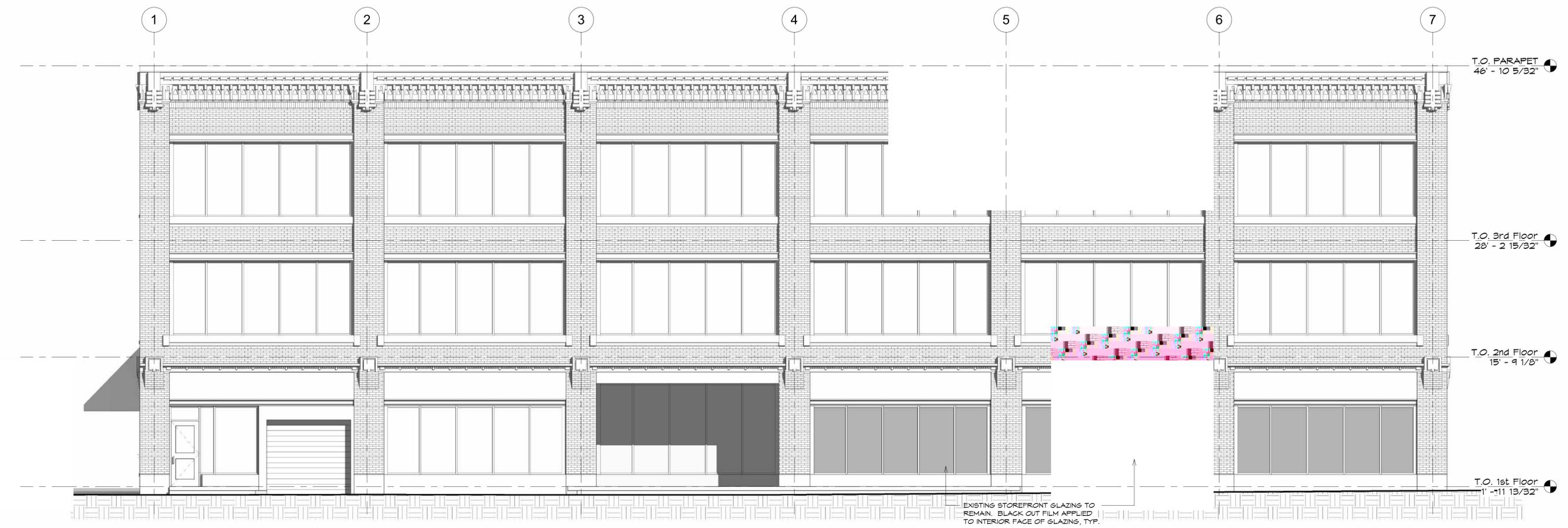
1 DEMOLITION PLAN
1/8" = 1'-0"



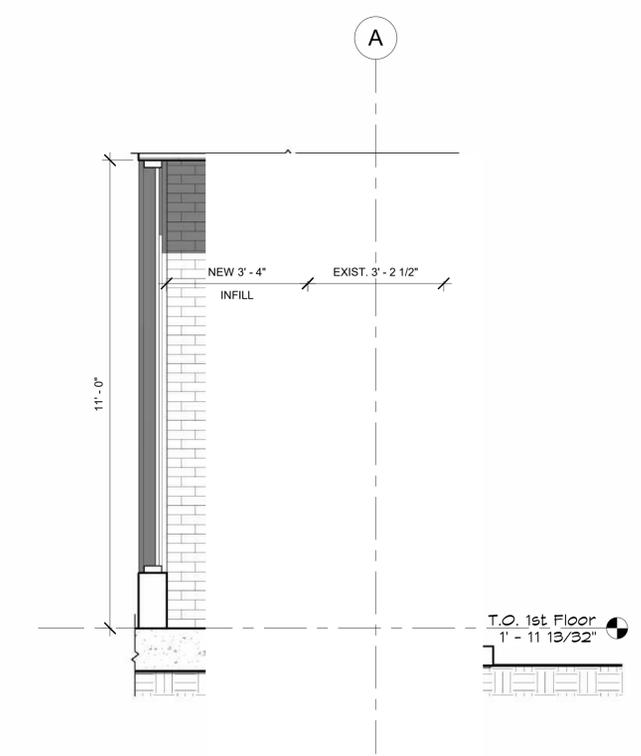
① EAST ELEVATION
3/16" = 1'-0"



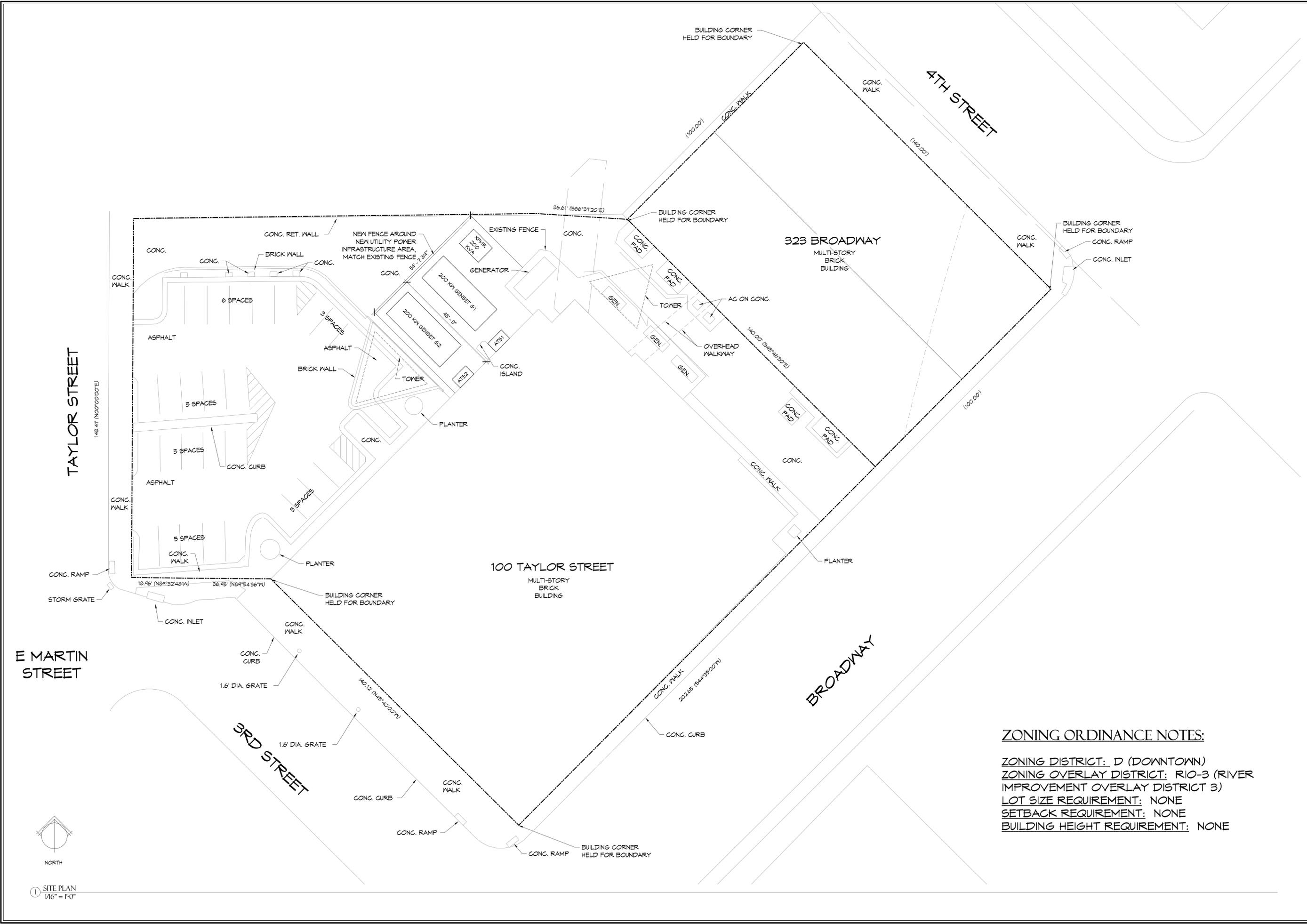
② WEST ELEVATION
3/16" = 1'-0"



① SOUTH ELEVATION
3/16" = 1'-0"



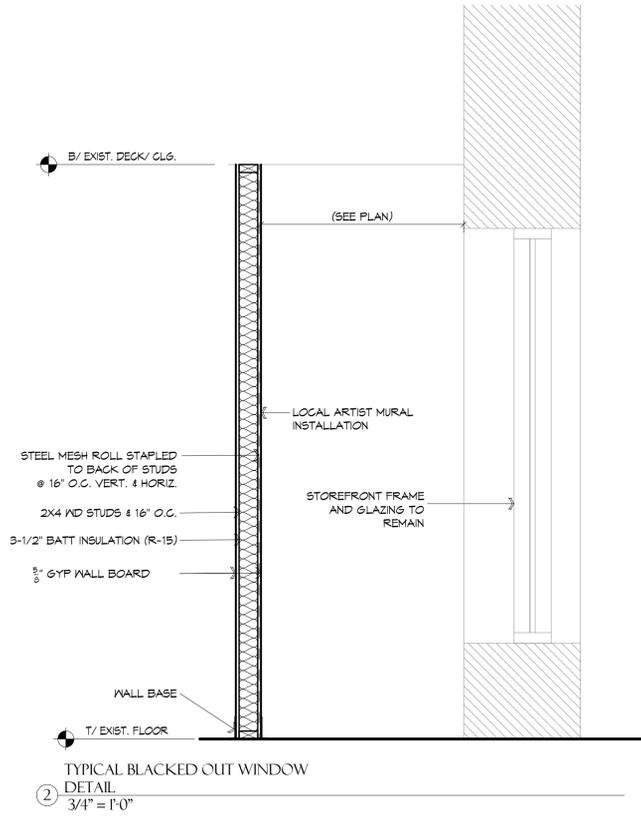
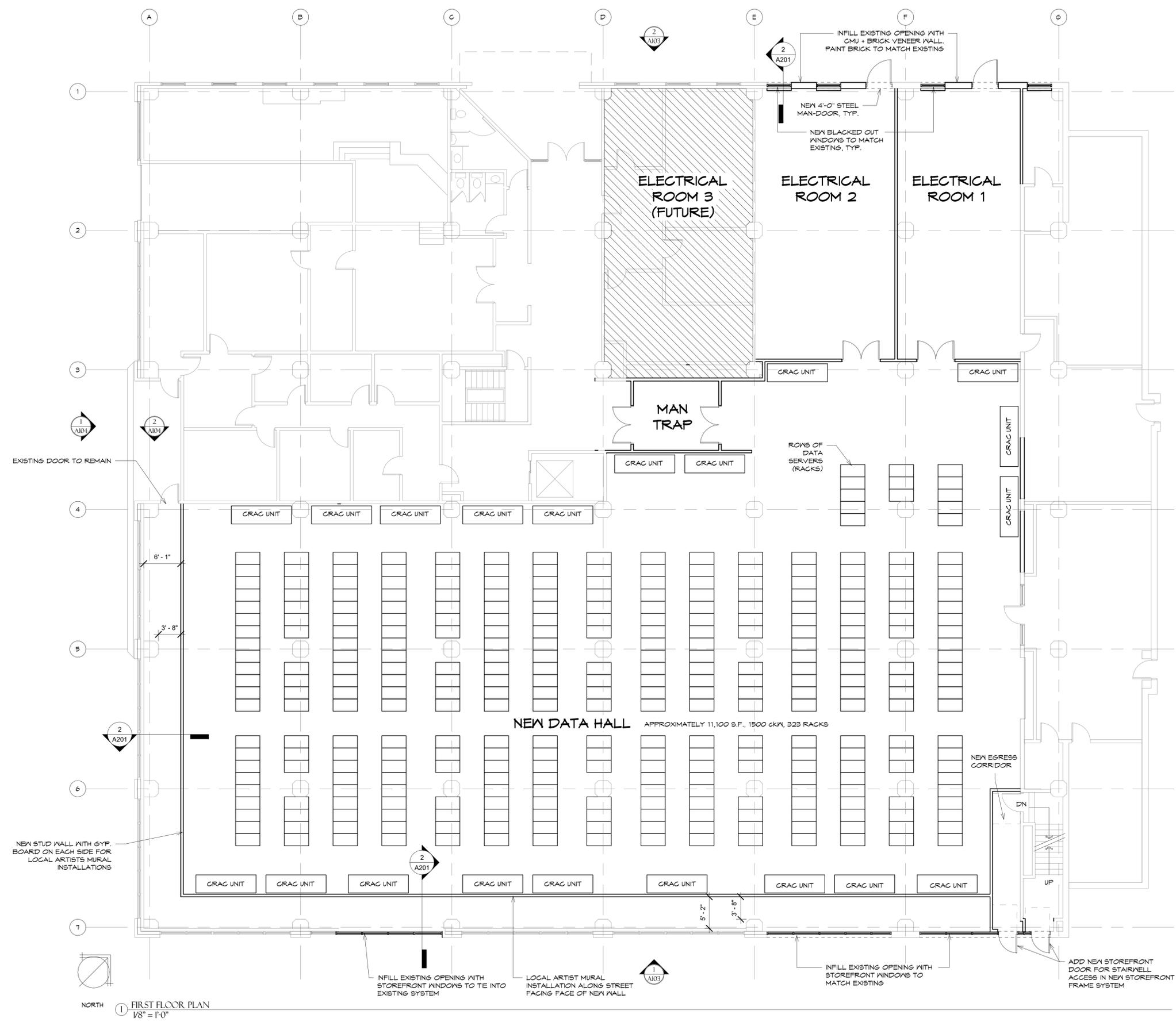
② ELEVATION FA
1/2" = 1'-0"



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

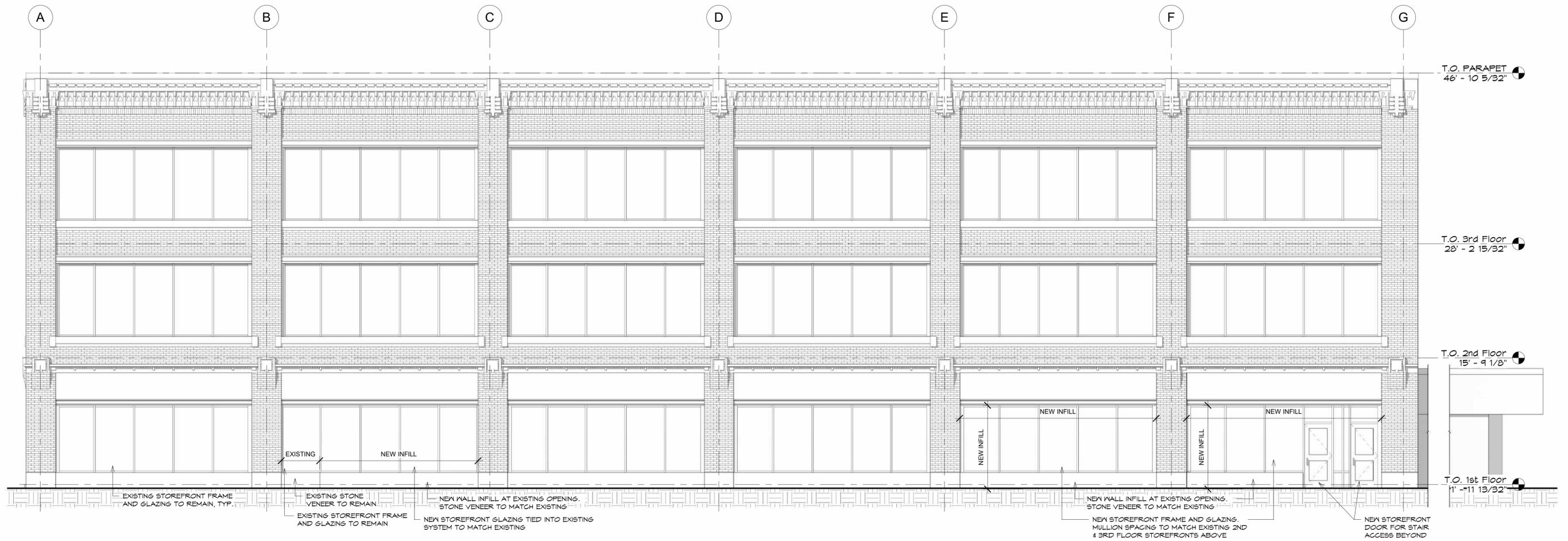


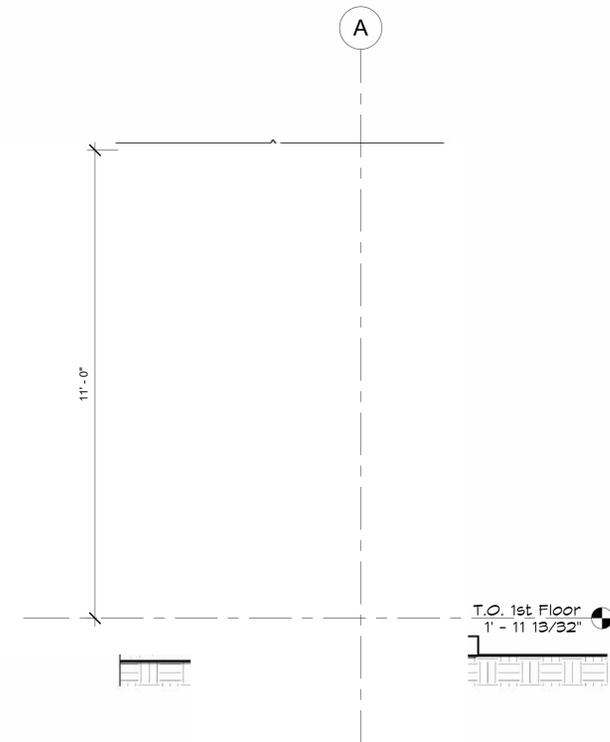
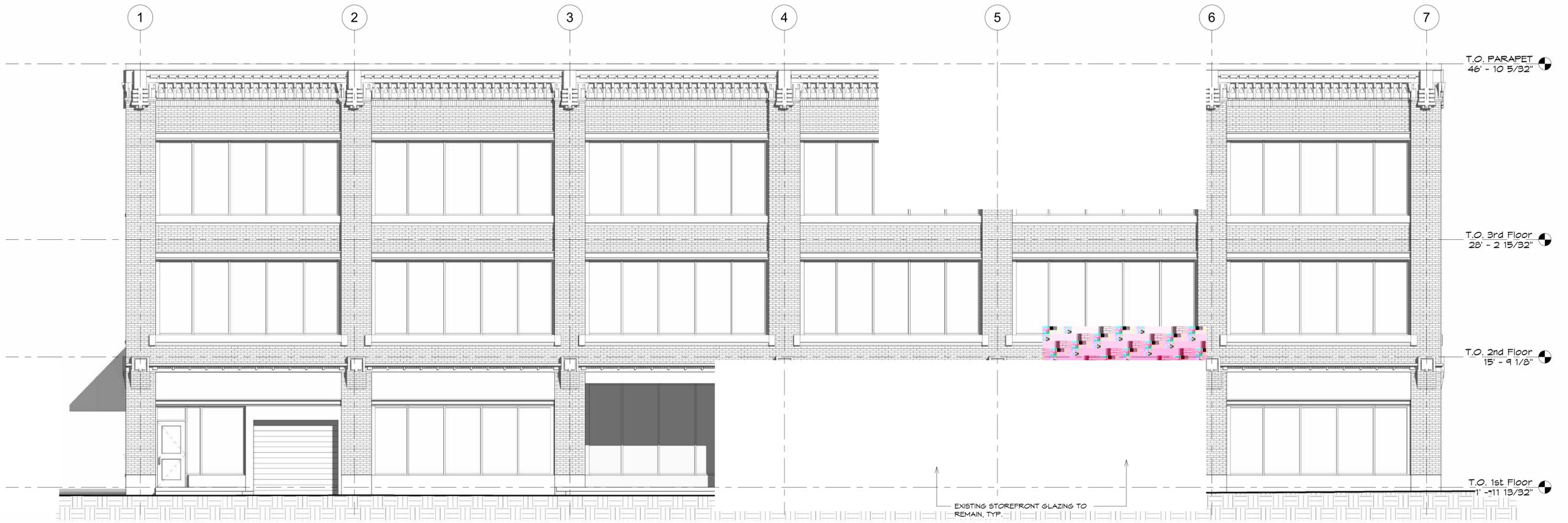
① SITE PLAN
1/16" = 1'-0"

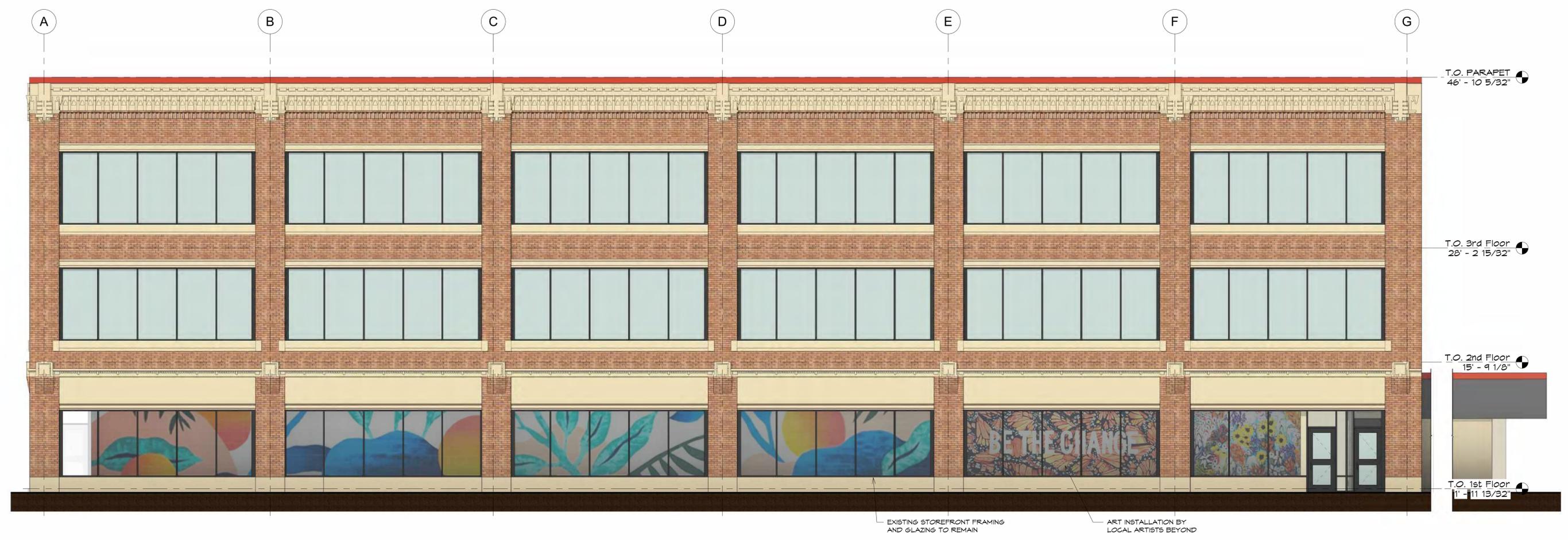


1 FIRST FLOOR PLAN
1/8" = 1'-0"

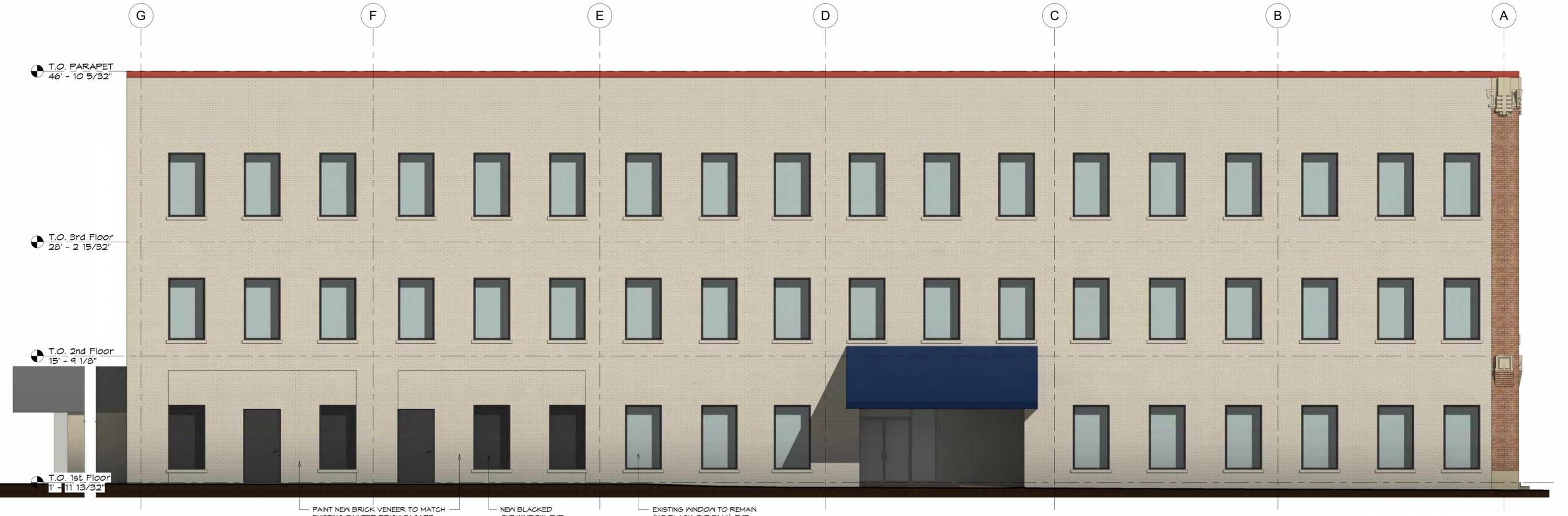
2 TYPICAL BLACKED OUT WINDOW DETAIL
3/4" = 1'-0"



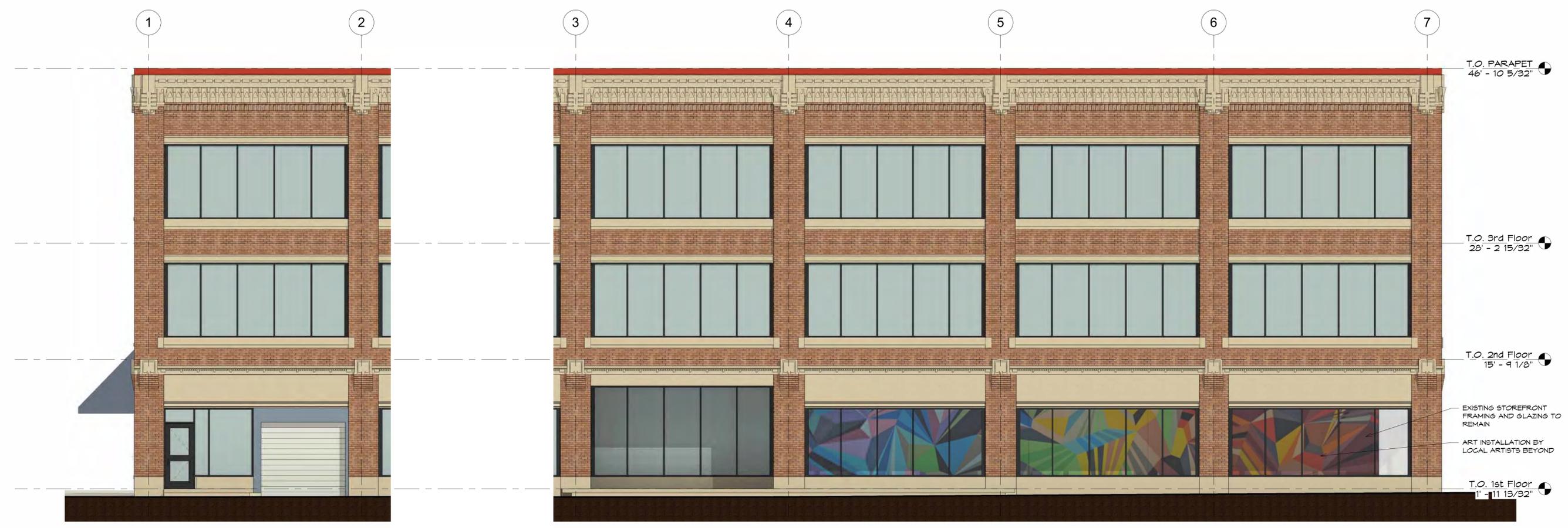




1 RENDERED EAST ELEVATION
3/16" = 1'-0"



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



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



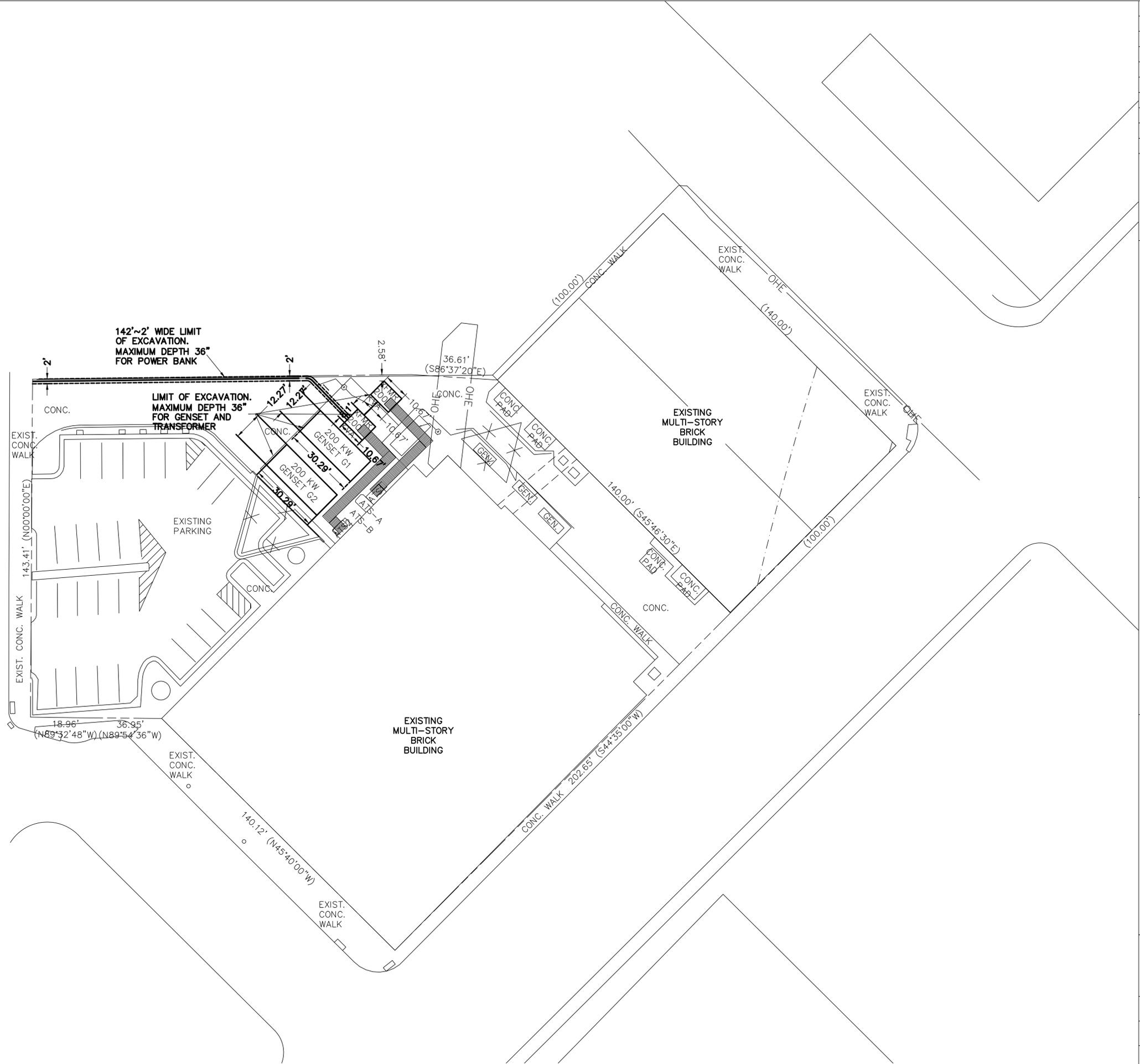
③ 3D VIEW 1



① RENDERED ELEVATION 1A
1/2" = 1'-0"



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



REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

PROPRIETARY INFORMATION
 DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF JRH ENGINEERING, INC. NO PORTION OF ANY DESIGN INFORMATION CONTAINED HEREIN MAY BE USED BY, OR DISCLOSED TO, UNAUTHORIZED PERSONNEL WITHOUT EXPRESSED WRITTEN CONSENT.

EXCAVATION LIMITS
 100 TAYLOR STREET
 SAN ANTONIO, TEXAS, 78205



[Signature]
 2/23/22

JRH ENGINEERING & ENVIRONMENTAL SERVICES, INC.
 P.O. BOX 1160
 MANVEL, TEXAS 77578
 PHONE: 281-489-5066
 TBPE FIRM NO. 10385

DRAWING TITLE
EXCAVATION LIMITS

SCALE 1:20	CHECKED BY
DATE 2/23/2022	JOB NO.
DRAWING NO.	

C-2.0