

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

HDRC CASE NO: 2019-055
ADDRESS: 135 E COMMERCE ST
LEGAL DESCRIPTION: NCB 106 BLK LOT 35 (WITTE BUILDING I SUBD)
ZONING: D,HE
CITY COUNCIL DIST.: 1
LANDMARK: Witte Building
APPLICANT: Andrew Douglas/Douglas Architects
OWNER: 135 E Commerce, LLC
TYPE OF WORK: Amendments to a previously approved railing detail, installation of gas fueled tiki torches
APPLICATION RECEIVED: February 01, 2019
60-DAY REVIEW: April 02, 2019
REQUEST:

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

1. Amend the design of the previously approved river level guardrails.
2. Install gas fueled tiki torches at the river level.

APPLICABLE CITATIONS:

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

10. Commercial Facades

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.

UDC Section 35-673. – Site Design Standards

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(1) Prohibited Street Furnishings in Riverwalk Area. The following street furnishings are prohibited within the publicly owned portion of the Riverwalk area, whether or not the property is leased, and on the exterior of the riverside of buildings directly adjacent to the publicly owned portion of the river:

- A. Vending machines.
- B. Automatic teller machines.
- C. Pay phones.
- D. Photo booths.
- E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
- F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.

G. Monitors (i.e., television screens, computer screens).

H. Speakers.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.

B. Product or business advertising is prohibited on all street furnishings.

C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen output of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

- C. Chaser lights.
- D. Exposed neon.
- E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.
- F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

Sec. 35-674. Building Design Principles

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved railing detail as well as install gas fueled tiki torches on the river side of the structure.
- b. PREVIOUS APPROVALS – A Certificate of Appropriateness was issued by the Historic and Design Review Commission on July 15, 2015, for the rehabilitation of the historic structure as well as the construction of a stair and elevator tower, outdoor seating terraces, and other site and structure modifications. That Certificate of Appropriateness was amended on June 21, 2018, primarily in regards to the design of the stair and elevator tower. In addition to the two approvals by the Historic and Design Review Commission, the applicant has also received a number of Administrative Certificates of Appropriateness which include administrative amendments to minor elements of the HDRC approved design.
- c. TERRACE RAILING – The applicant has proposed to amend the previously approved terrace railing design. The applicant has proposed for the new terrace railing to consist of dark bronze roll formed top and bottom rails and wrought iron balusters. The applicant has submitted a detail of the proposed railing that includes dimensions. Staff finds the proposed terrace railing to be appropriate.
- d. TIKI TORCHES – Along both the north and west sides of the structure, the applicant has proposed to install a total of eleven tiki torches. The applicant has noted that the proposed tiki torches will feature a 1” diameter galvanized steel pipe which are to be painted satin black and be located within the exterior walls. The proposed torches will be installed in two separate profiles; vertically straight at a total height of approximately seven (7) feet in height and diagonally at a total height of approximately seven (7) feet in height. The applicant has noted that all tiki torches will be installed within the perimeter of the site walls.
- e. ARCHAEOLOGY – The property is within the River Improvement Overlay District and the Spanish Colonial Potrero. In addition, it is adjacent to the San Antonio River and the Main and Military Plazas National Register of Historic Places District. The project area is also in close proximity to previously recorded archaeological sites 41BX25 and 41BX984. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations shall be required for the project area. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to the commencement of field efforts.

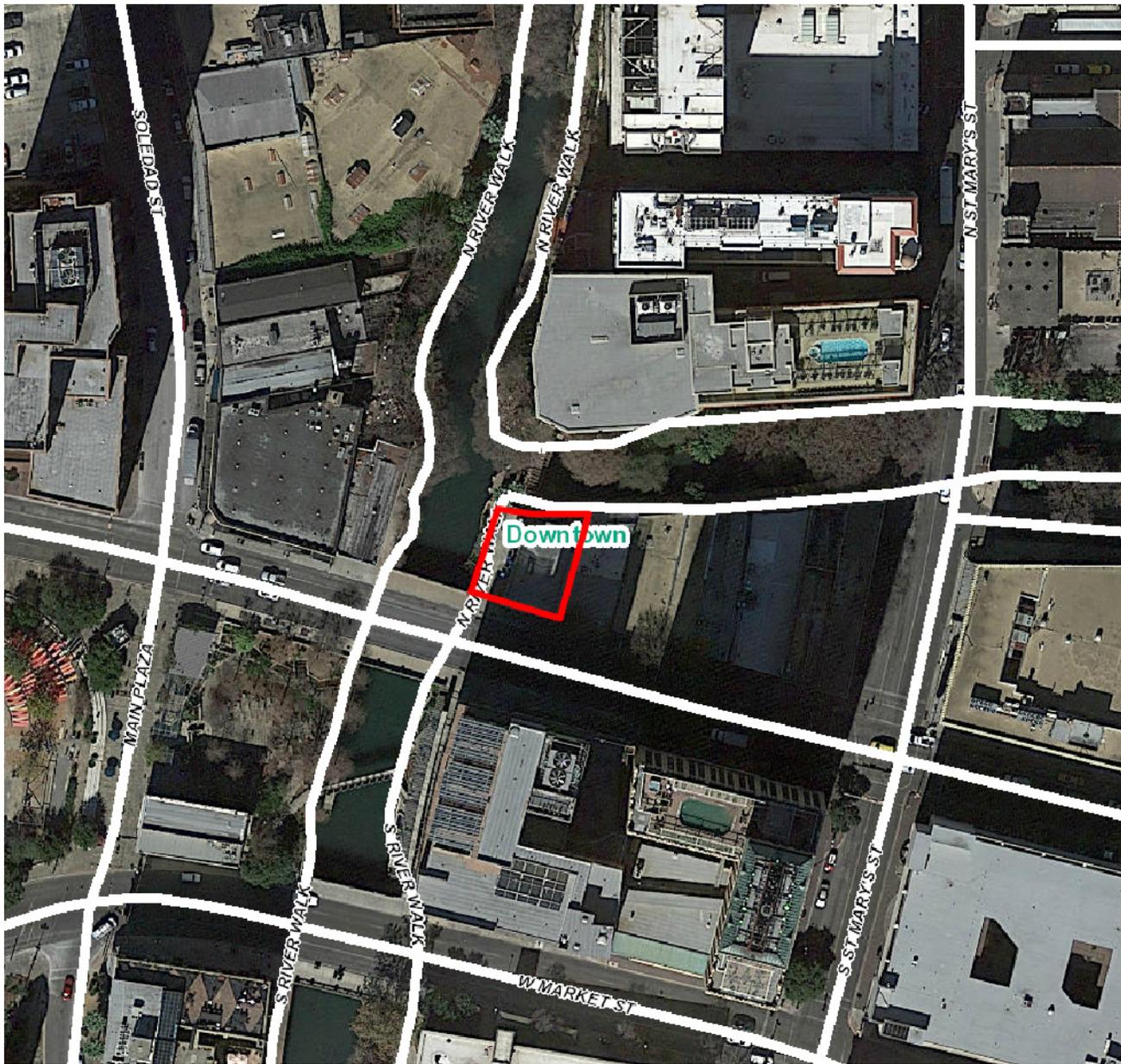
RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulation:

- i. **ARCHAEOLOGY** – Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to the commencement of field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

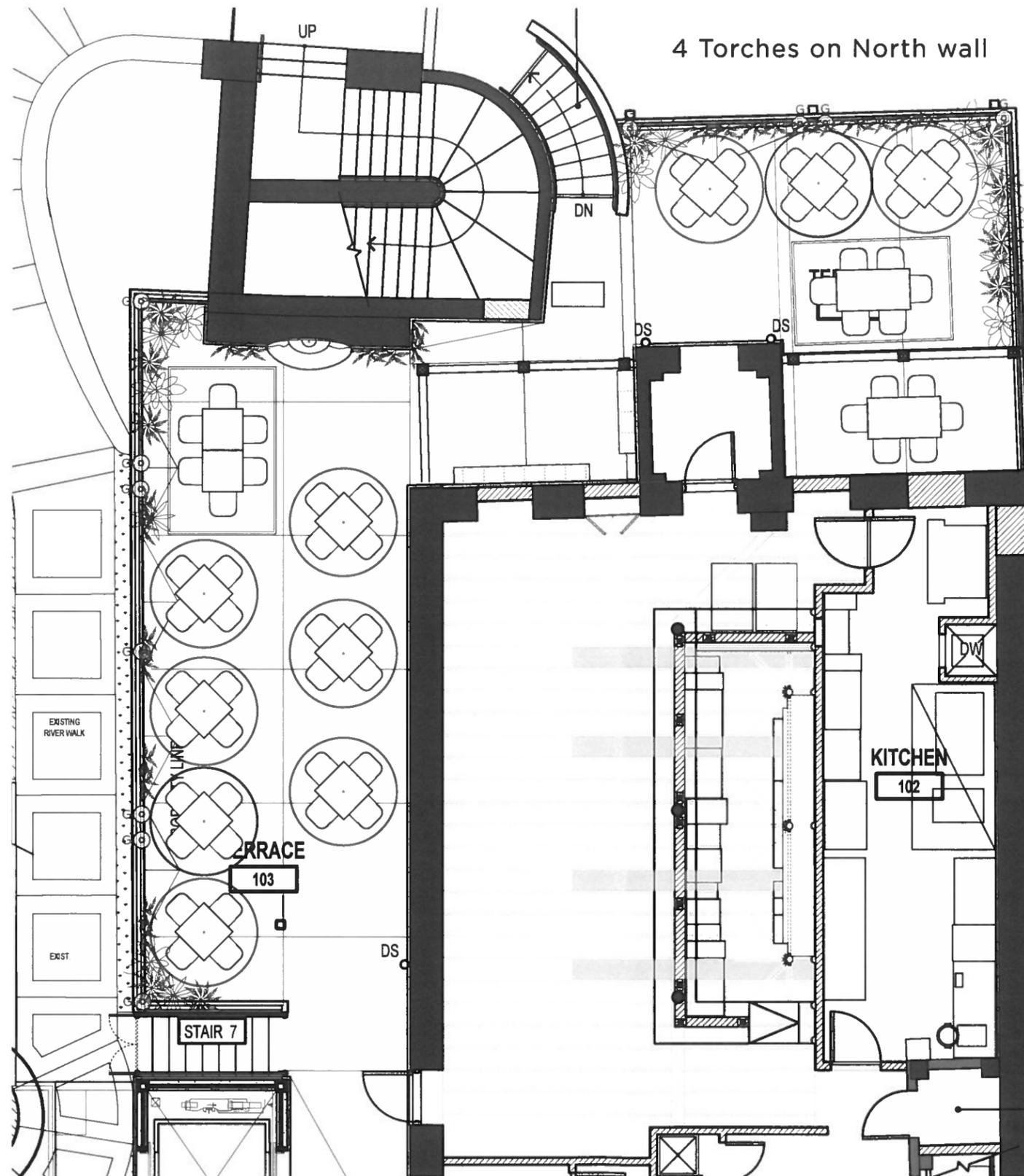
Printed: Feb 11, 2019

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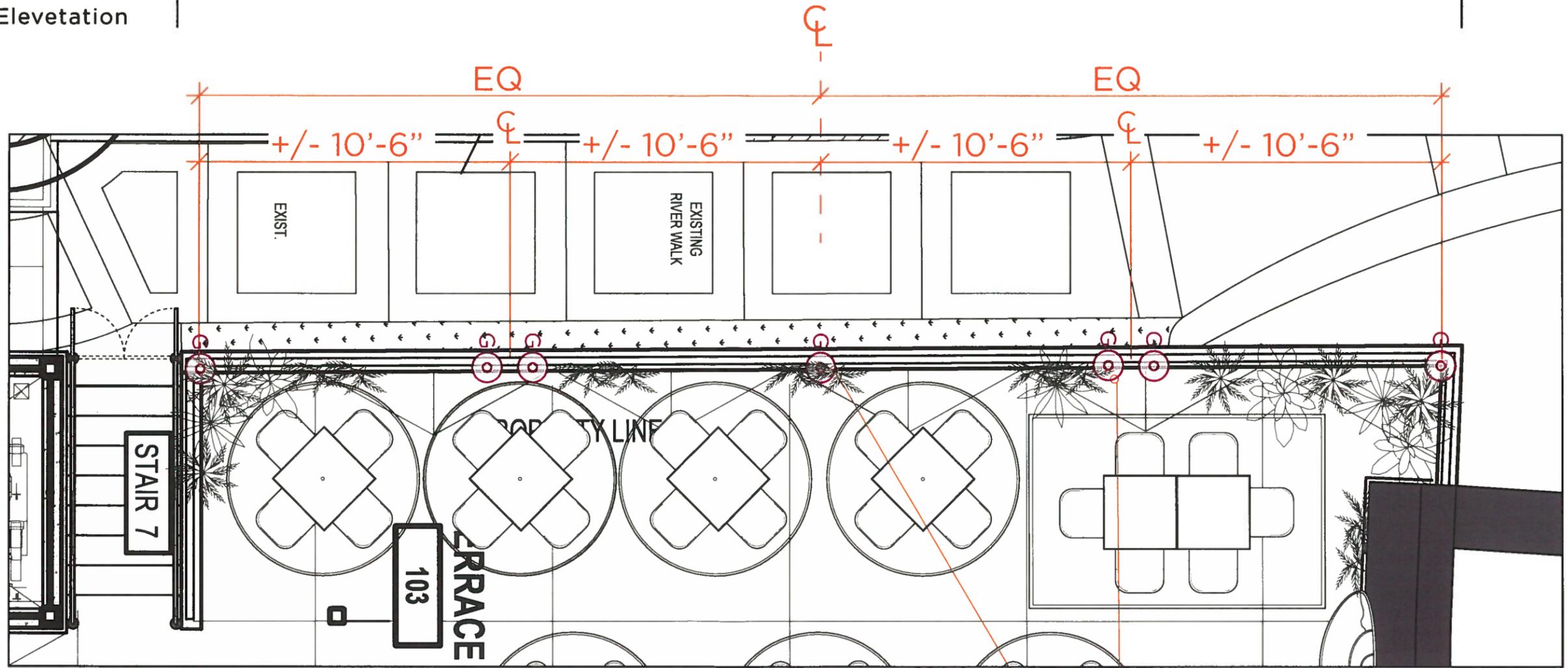
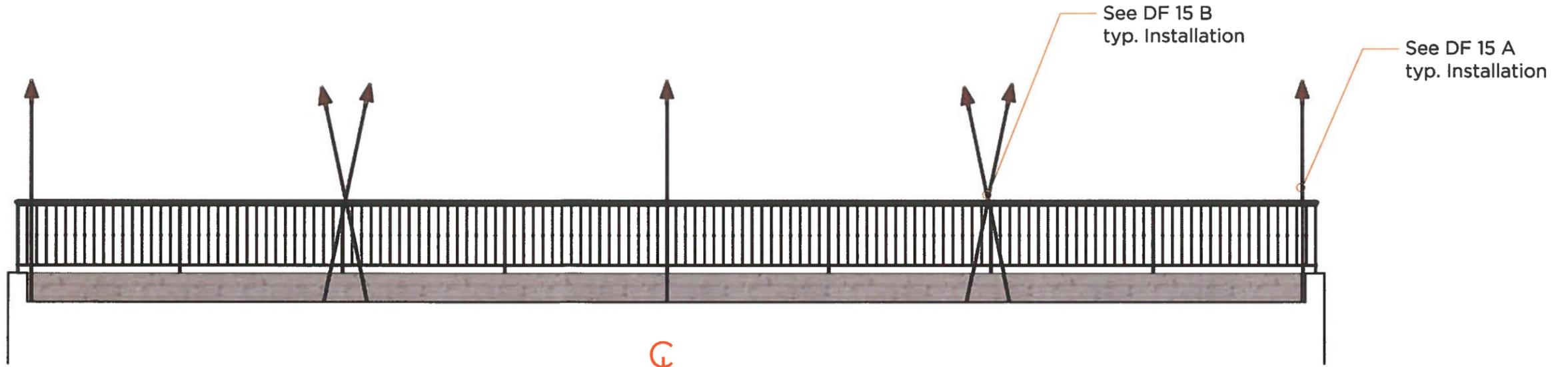
CHA - Witte Building
Terrace Railing Design
 Scale: 1/8" = 1'-0"

7 Torches
 on West wall



CHA - Witte Building
Terrace Railing Design
 Scale: 1/4" = 1'-0"

West Railing
 Inside Elevation



West Railing Plan

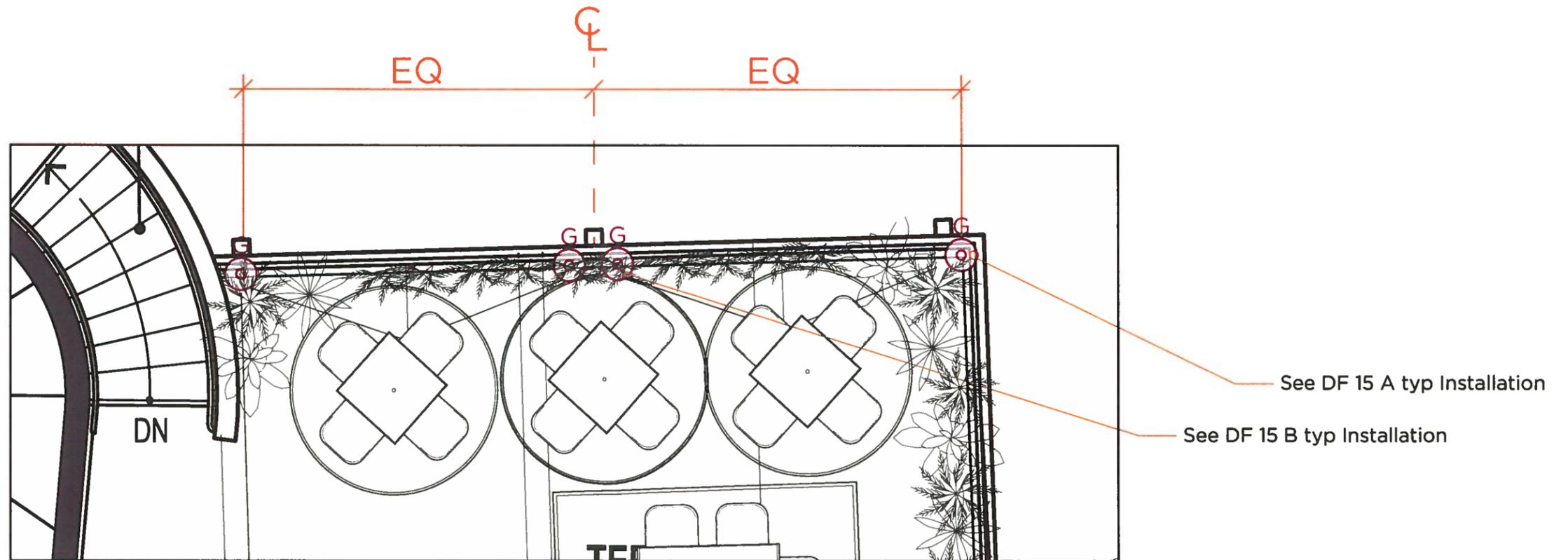
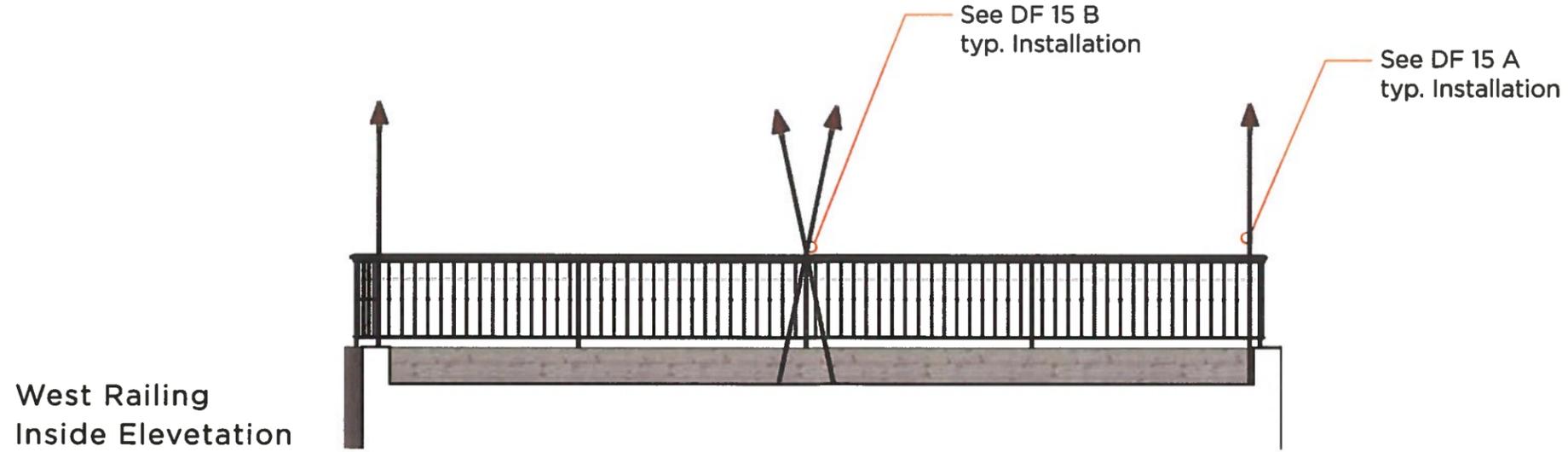
See DF 15 B typ Installation

See DF 15 A typ Installation

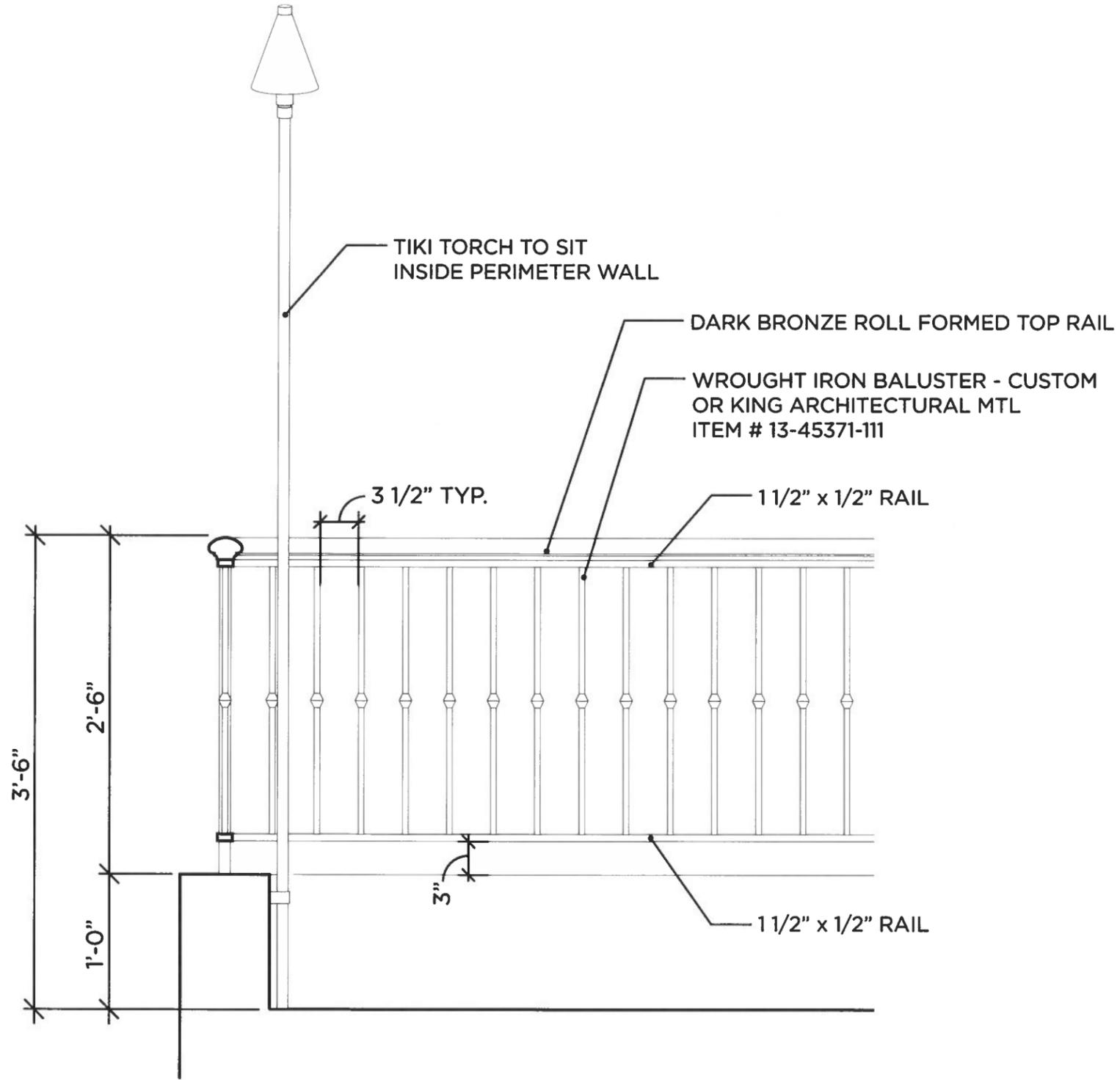


date	15 January 2019
project # / title	Witte Building Terrace Railing Design
client	CHA - Witte Building

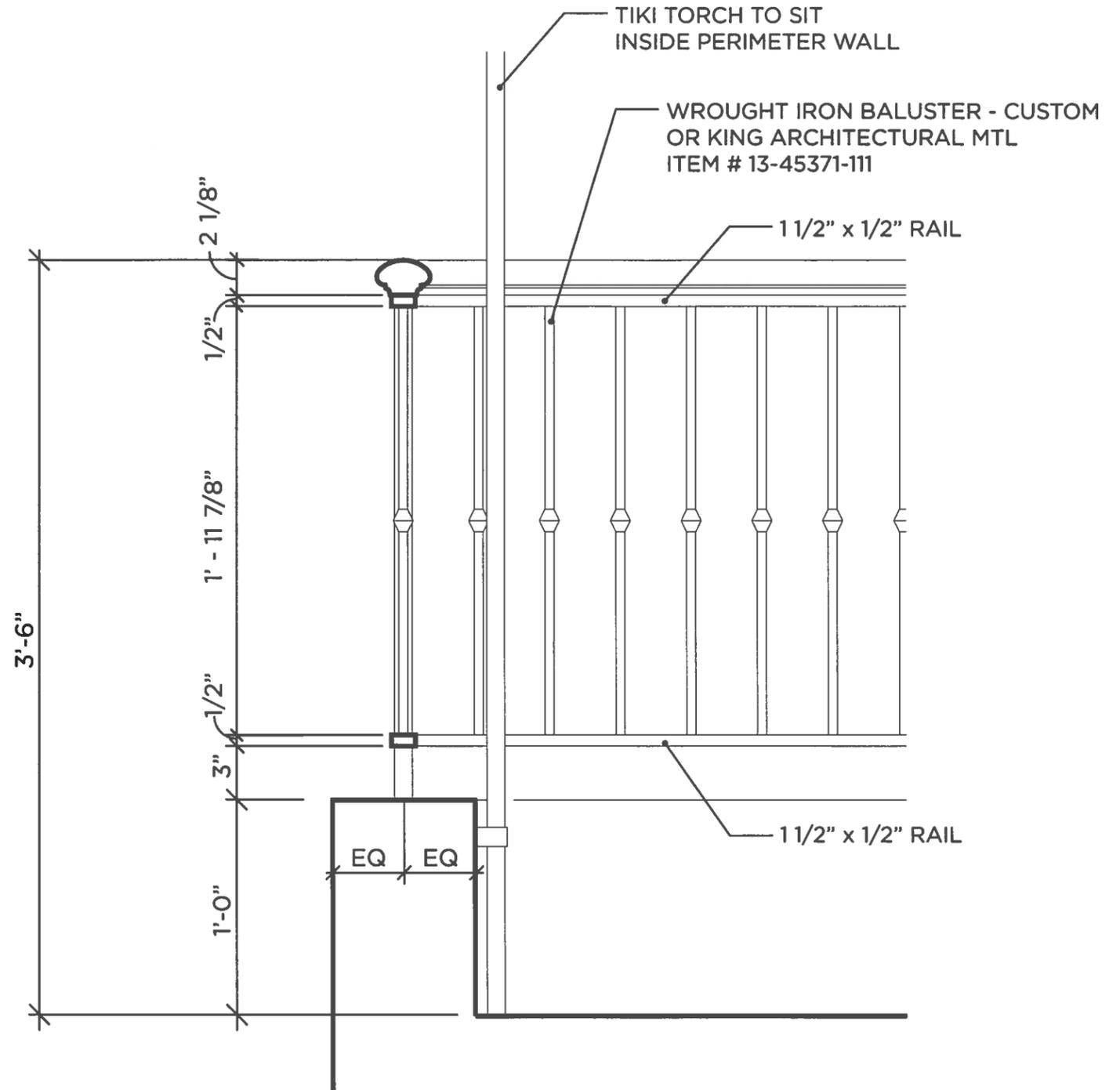
CHA - Witte Building
Terrace Railing Design
 Scale: 1/4" = 1'-0"



CHA - Witte Building
Terrace Railing Design

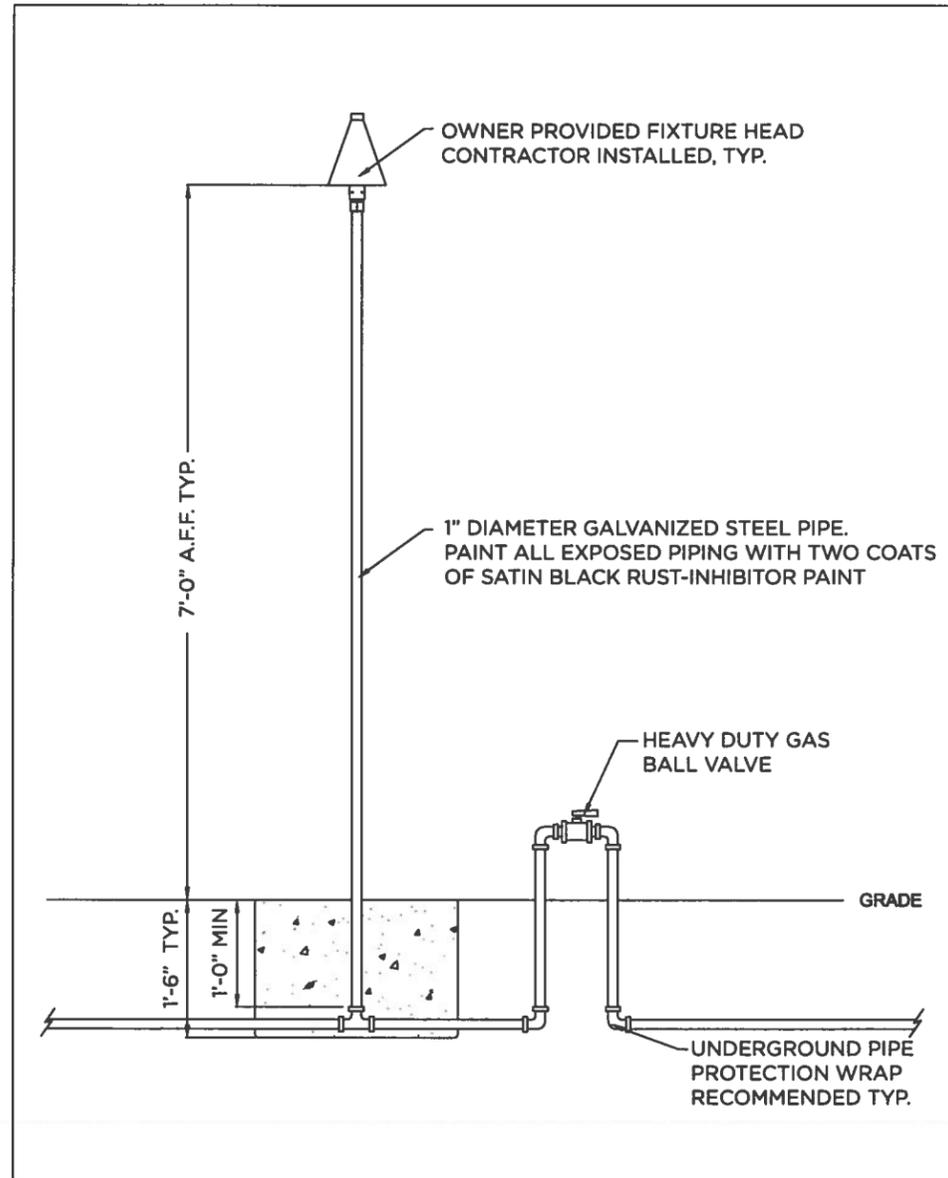


Railing Detail 1
Scale: 1" = 1'-0"

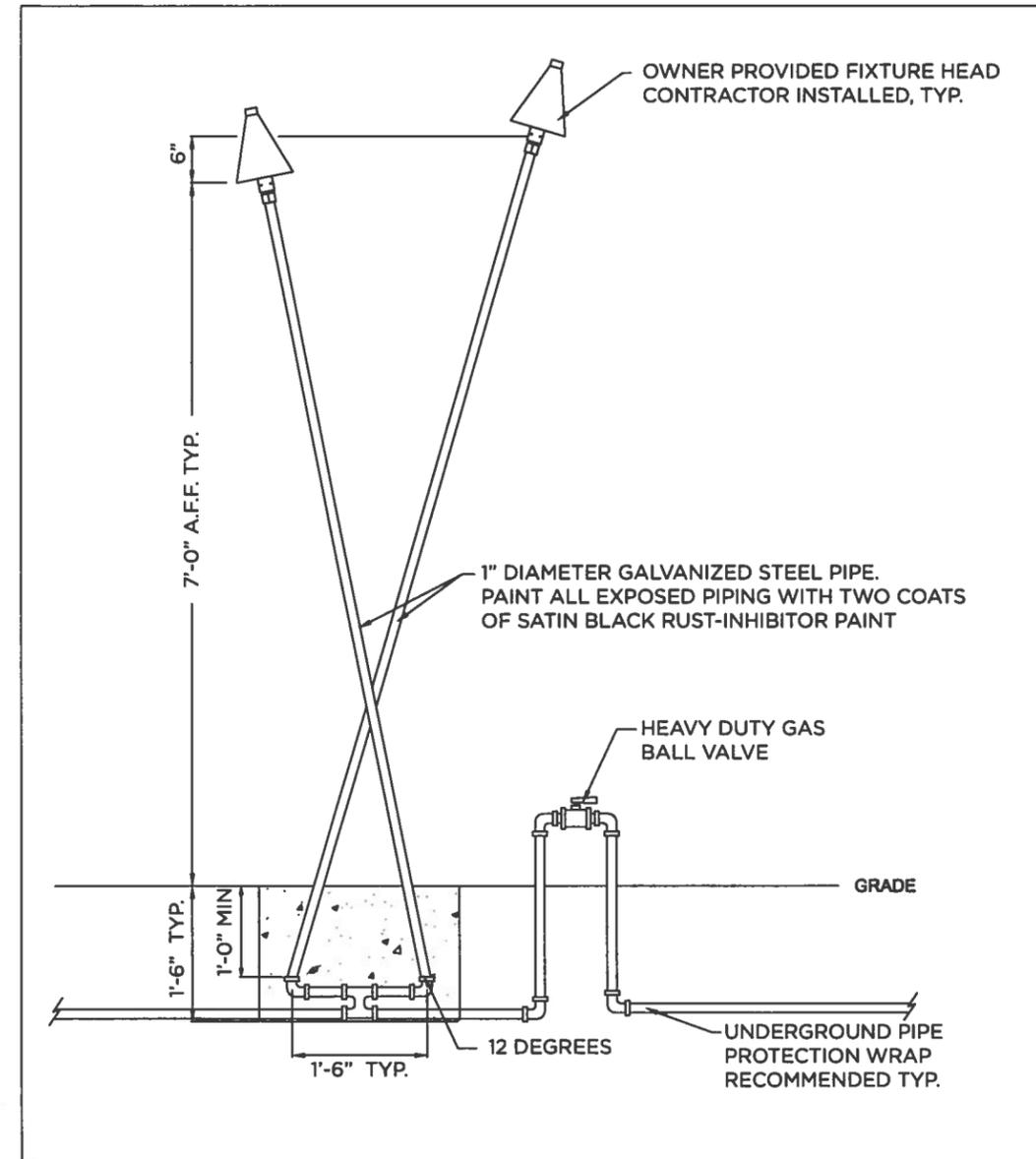


Railing Detail 2
Scale: 1 1/2" = 1'-0"

CHA - Witte Building
Tiki Torch Details
 Scale: 1/2" = 1'-0"



DF 15 A typ. installation



DF 15 B typ. installation

CHA - Witte Building
North Terrace Railing Elevation



CHA - Witte Building
West Terrace Railing Images





