

HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2015

Agenda Item No: 5

HDRC CASE NO: 2015-325
COMMON NAME: 531Brackenridge Avenue / Brackenridge Park Conservancy
ZONING: UZROW
CITY COUNCIL DIST.: 2
APPLICANT: RVK, Inc. / Kim Wolf
OWNER: COSA, COSA
TYPE OF WORK: Exterior Alterations - doors, windows, etc.
REQUEST:

The applicant is requesting approval to make the following exterior alterations at the Brackenridge Park Conservancy Office:

1. Remove two existing doors located on the westside of the structure and replace openings with new wood windows to match the structure's existing window condition.
2. Remove an existing vent fan and exhaust fan on the east side of the building and patch with masonry to match existing.

APPLICABLE CITATIONS:

UDC Sec. 35-643. - Alteration, Restoration and Rehabilitation.

In considering an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure the historic and design review commission shall be guided by the following general standards of the Secretary of the Interior's Standards for Rehabilitation in addition to any specific design guidelines included in this article:

- (a)Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b)The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (d)Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e)Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- (f)Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (h)Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i)Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j)Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINDINGS:

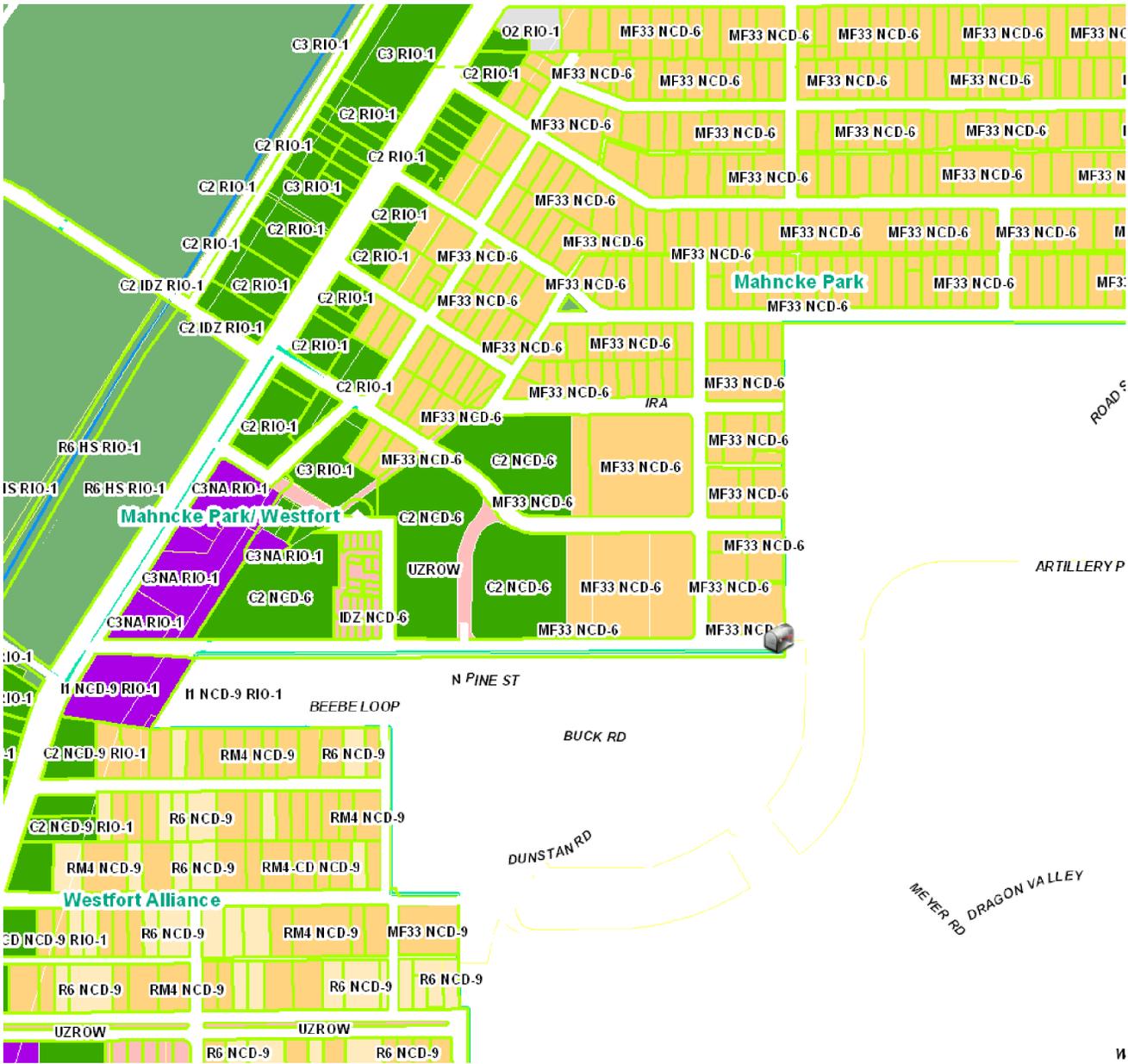
- a. Consistent with the UDC Sec. 36-643(a), the proposed alterations will be made to adapt the building in a manner which will require minimal changes to improve the functionality of the structure for its current use.
- b. The subject structure was constructed in 1979. The proposed removal of two hollow metal doors and an existing vent and exhaust fan would not destroy any distinguishing or significant features on the building. This is consistent with the UDC Sec. Sec. 36-643(b,d, and e).
- c. The two existing door openings will be replaced with two wood windows. New wrought iron grilles will be installed over the windows. The proposed window installation will match the existing windows in material, design and size. The existing wall will be cut to match the existing window head height and a masonry base will be constructed below the window bays to match the fabric of the façade. This is consistent with the UDC Sec. 36-643(f)(j)&(i).

RECOMMENDATION:

Staff recommends approval based on findings a through c.

CASE MANAGER:

Alyson Smith





531 Brackenridge Ave

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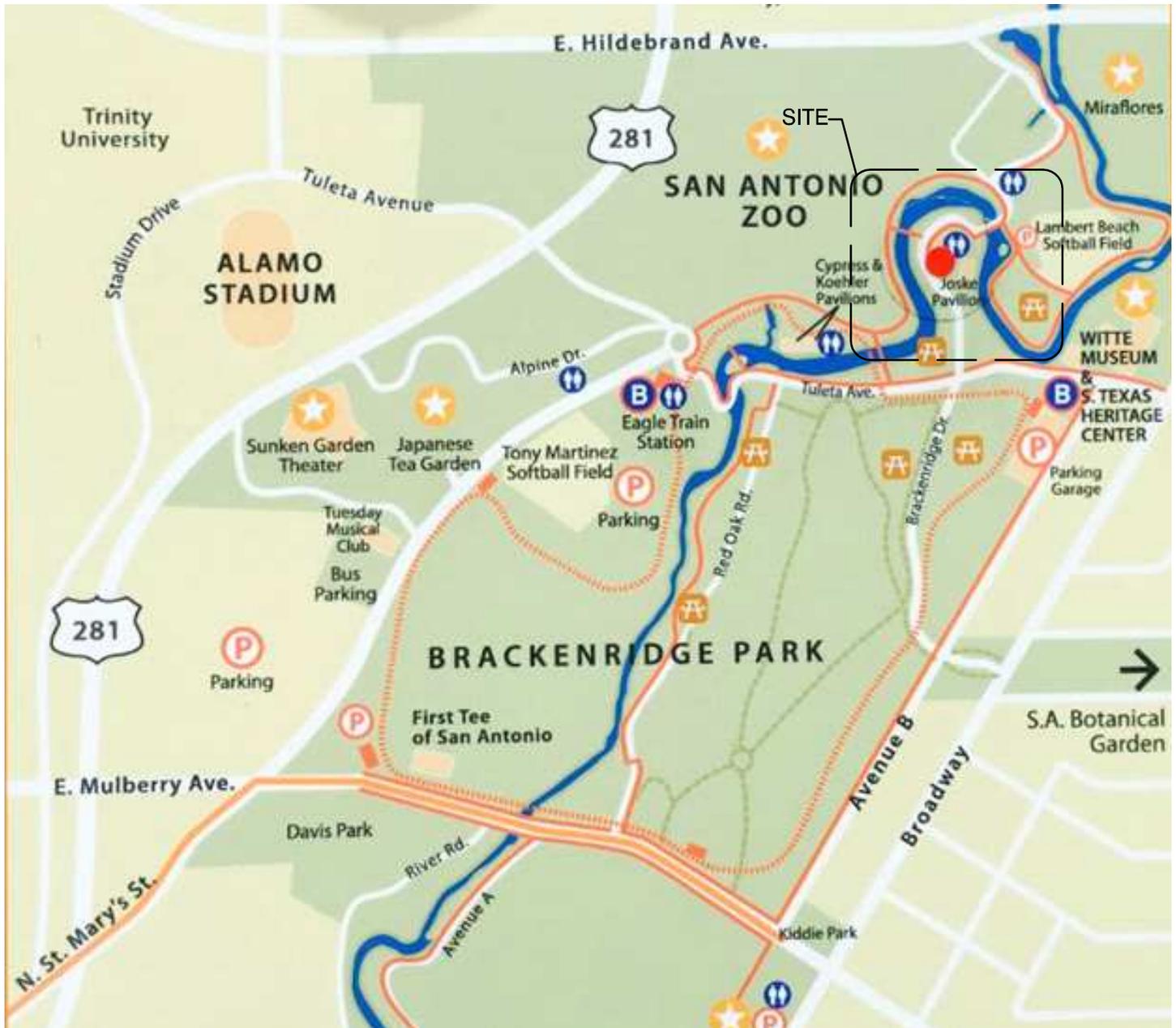
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BRACKENRIDGE PARK CONSERVANCY OFFICE

PROJECT NARRATIVE:

The water works snack bar/park reservation office in a non-historic facility built in 1979. This building originally served as a concession building with public restrooms, then later housed the parks reservation offices and storage. It is currently the offices of the Brackenridge Park Conservancy and continues to provide public restrooms for the Brackenridge Park.

For this application, we seek request for approval of exterior alterations to match the existing exterior elevation. Impacts include removing (2) existing doors no longer in use on the west side and to be replaced with new windows to match existing windows. Removal of existing vent fan and exhaust fan no longer in use on the east side and fill void with masonry to match existing.



SITE PLAN: OVERALL



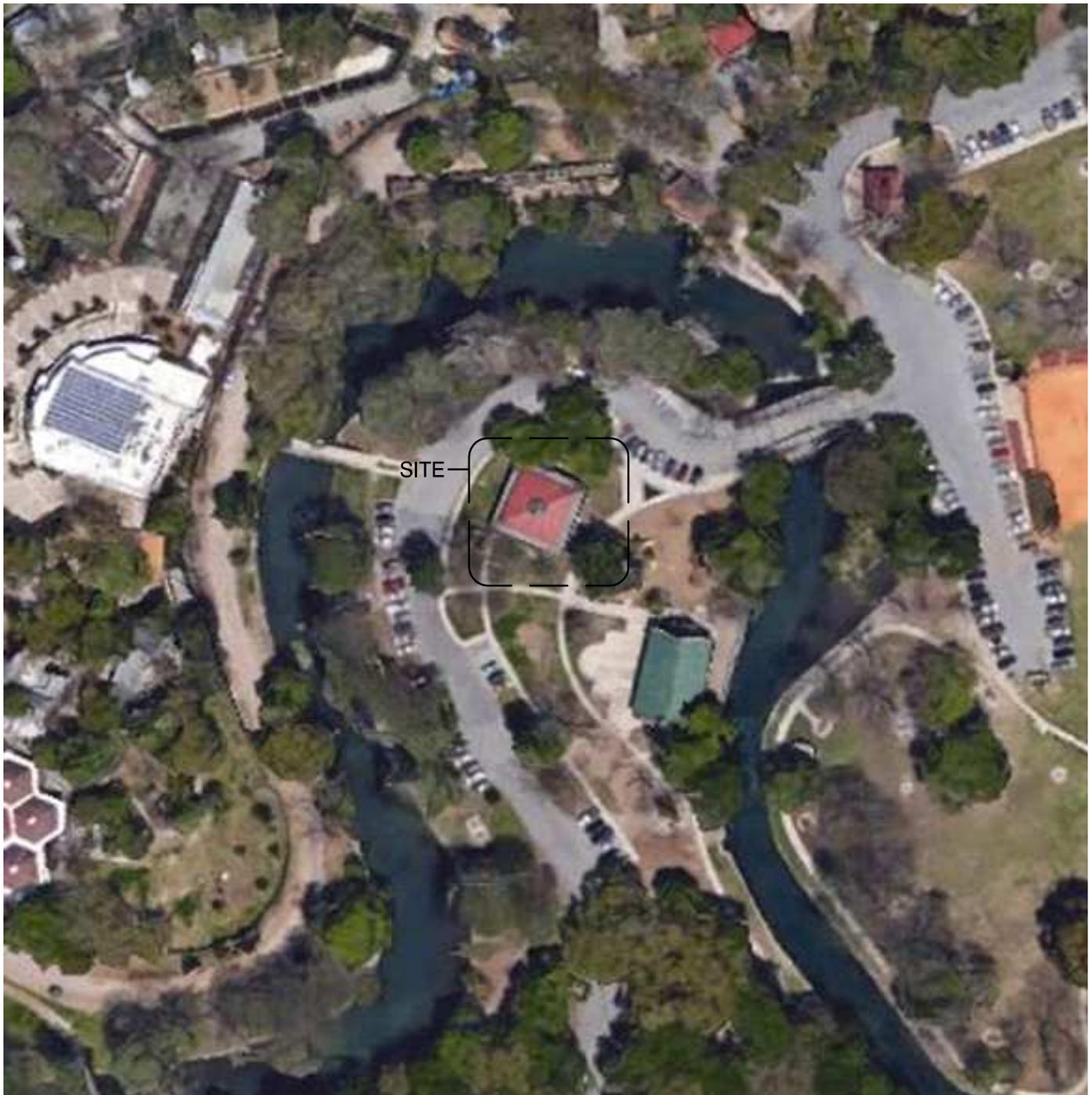
web: www.rvk-architects.com
telephone: 210.733.3535

Brackenridge Park Conservancy Office
531 Brackenridge Road San Antonio, Texas

address: 745 e mulberry ave suite 601 san antonio texas 78212
architecture interior design landscape architecture

Registered Architect
David Bomersbach
9708

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ENLARGED SITE PLAN



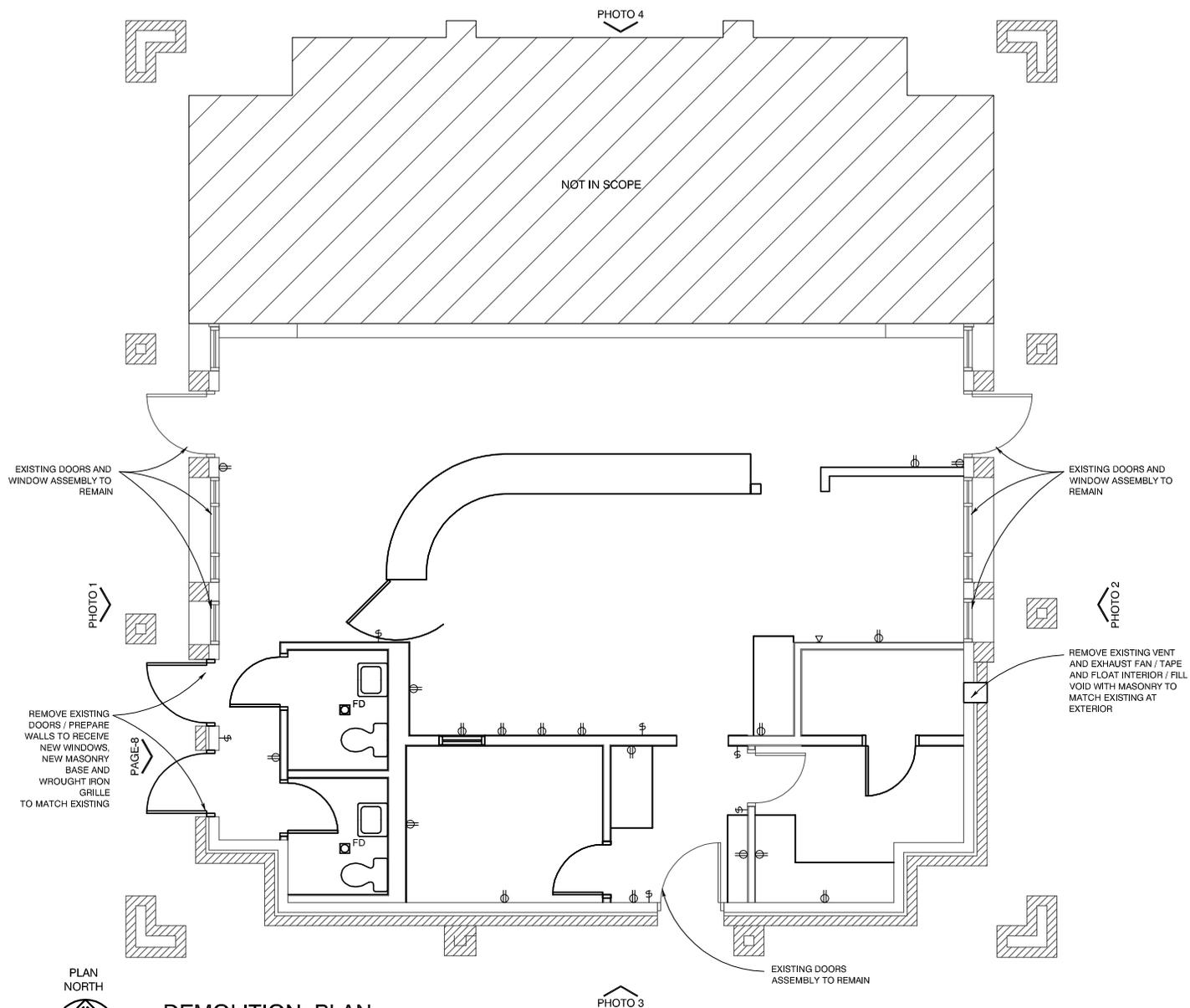
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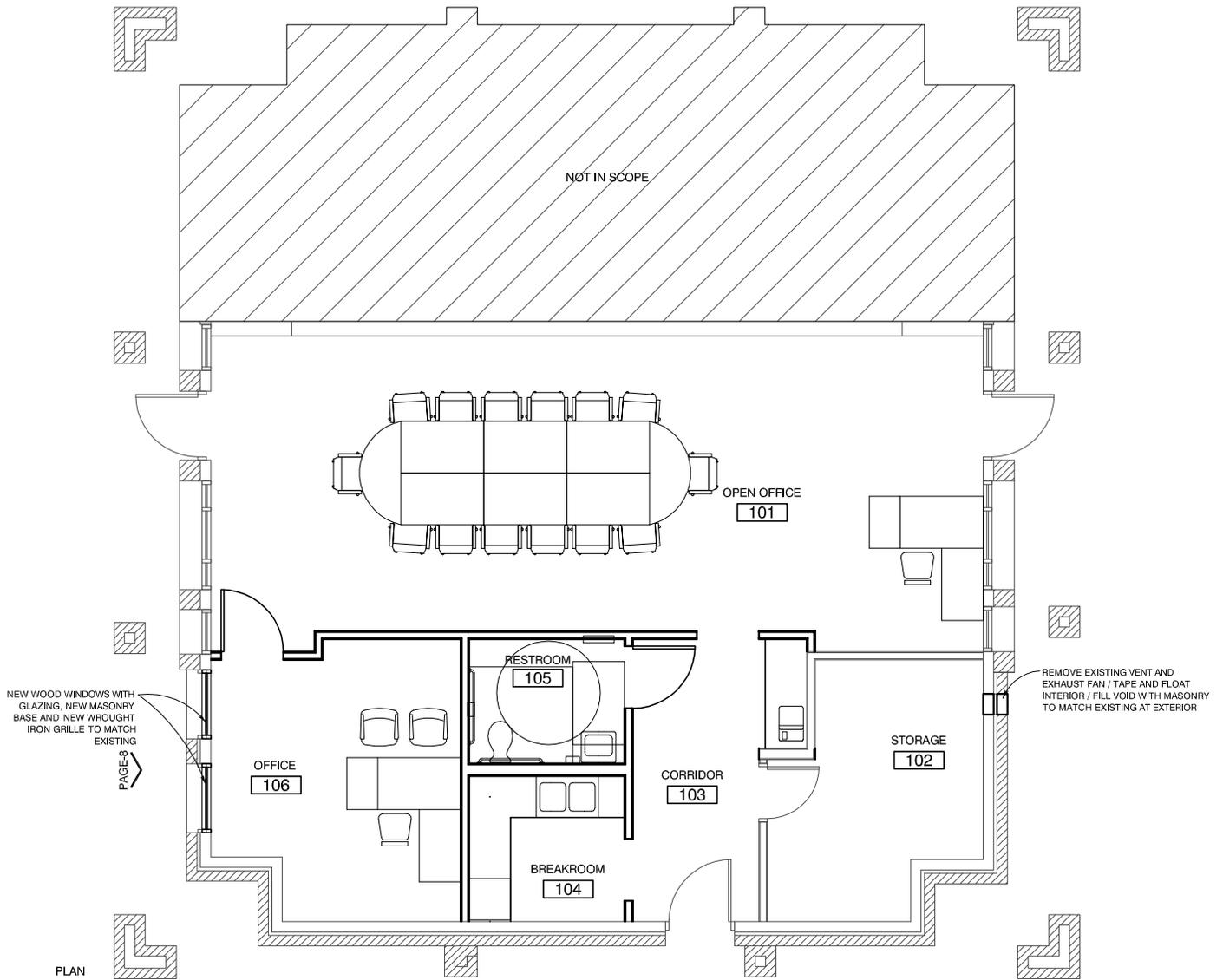


DEMOLITION PLAN
 BRACKENRIDGE PARK CONSERVANCY OFFICE
 1/8" = 1'

GENERAL DEMOLITION NOTES :

1. PREPARE ALL EXISTING WALL PARTITIONS IN AREAS OF CONSTRUCTION / PATCH, TAPE, FLOAT AND/OR TEXTURE AS REQUIRED TO RECEIVE NEW WALL FINISHES.
2. REMOVE, RELOCATE AND REINSTALL ALL EXIT SIGNS, AND FIRE EXTINGUISHERS THAT INTERFERE WITH NEW CONSTRUCTION (FIELD VERIFY) AS REQUIRED TO MEET BUILDING AND LIFE SAFETY CODES.
3. REMOVE EXISTING DOOR, DOOR FRAME AND DOOR HARDWARE COMPLETE / STORE PER OWNER'S REQUEST.





NEW CONSTRUCTION FLOOR PLAN
 BRACKENRIDGE PARK CONSERVANCY OFFICE
 1/8" = 1'

NEW CONSTRUCTION NOTES :

1. ALL NEW CONSTRUCTION AT INTERIOR SIDE TO BE WALL TYPE 1 UNLESS NOTED OTHERWISE.
2. TAPE AND FLOAT ALL EXISTING WALL PARTITION IN AREAS OF CONSTRUCTION TO RECEIVE NEW FINISH AT INTERIOR SIDE.
3. FILL IN / PATCH / RUBBER BASE IN AREAS OF CONSTRUCTION AT INTERIOR SIDE.
4. PROVIDE (2) NEW WOOD WINDOWS WITH GLAZING AND WROUGHT IRON GRILLES TO MATCH EXISTING.
5. PROVIDE NEW MASONRY WAINSCOT AT EXTERIOR TO MATCH EXISTING WITH 1/2" GYPSUM SHEATHING AND AIR BARRIER ON METAL STUD FRAMING AT INTERIOR LOCATION.
6. NO SIGNAGE IS NEEDED.

SYMBOL LEGEND:

- EXISTING WALLS TO REMAIN
- TYPE 1
- ONE LAYER 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" METAL STUDS @16" O.C. EXTEND TO UNDERSIDE OF CEILING



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PHOTO 1 :
WEST ELEVATION

- REMOVE AND REPLACE SOLID HOLLOW METAL DOORS AND REPLACE WITH WINDOWS TO MATCH EXISTING
- REFER TO PHOTO 5 FOR ENLARGED EXISTING DOOR ELEVATION

PHOTO 1: WEST ELEVATION

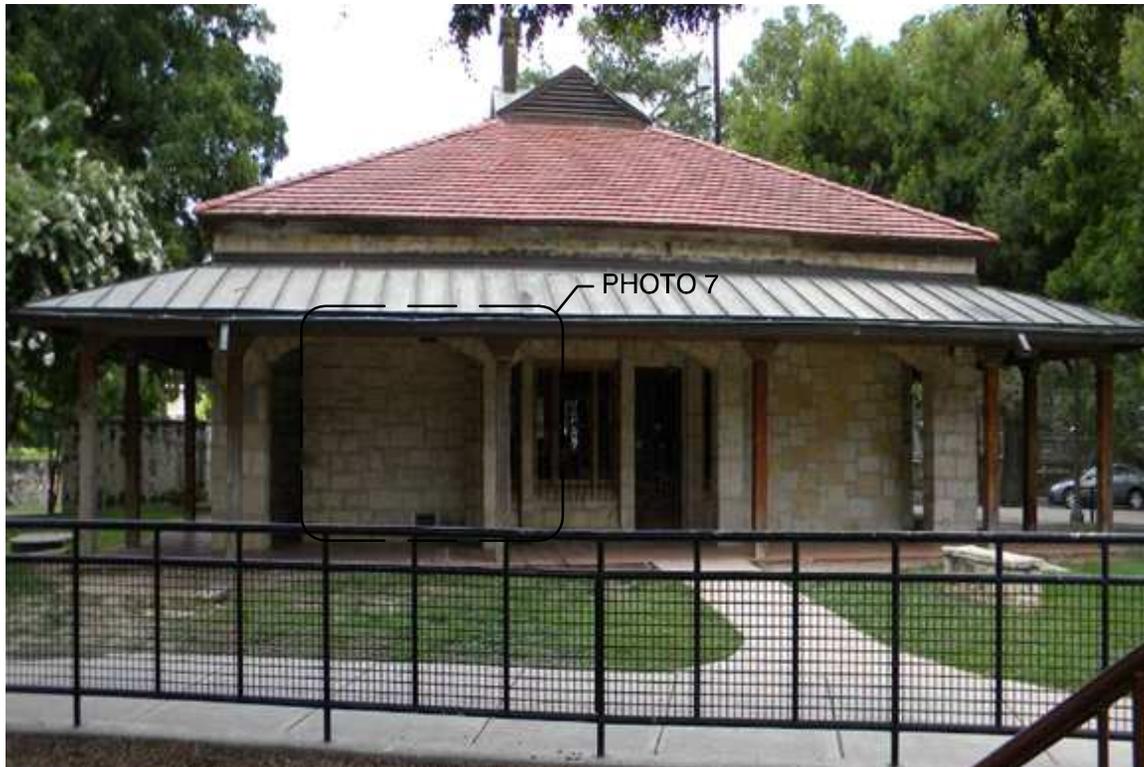


PHOTO 2 :
EAST ELEVATION

- REMOVE EXISTING VENT AND EXHAUST FAN / TAPE AND FLOAT INTERIOR / FILL VOID WITH MASONRY TO MATCH EXISTING AT EXTERIOR
- REFER TO PHOTO 7 FOR ENLARGED EXISTING ELEVATION
- EXISTING VENT AND EXHAUST FAN ARE NO LONGER NEEDED OR IN USE / VENTS WERE USED TO SERVICE A PREVIOUS CONCESSION STAND

PHOTO 2: EAST ELEVATION





PHOTO 3 :
WEST ELEVATION

- NO DEMOLITION SCOPE

PHOTO 3: SOUTH ELEVATION



PHOTO 4 :
EAST ELEVATION

- NO DEMOLITION SCOPE

PHOTO 4: NORTH ELEVATION





PHOTO 5 :
EXISTING DOOR

- REMOVE AND REPLACE SOLID HOLLOW METAL DOORS AND REPLACE WITH WINDOWS TO MATCH EXISTING
- REFER TO PHOTO 6 FOR EXISTING WINDOWS TO BE MATCHED

PHOTO 5: DOORS AT WEST ELEVATION



PHOTO 6 :
WINDOW

- EXISTING WINDOW ELEVATION
- NO DEMOLITION SCOPE

PHOTO 6: WINDOW AT WEST ELEVATION

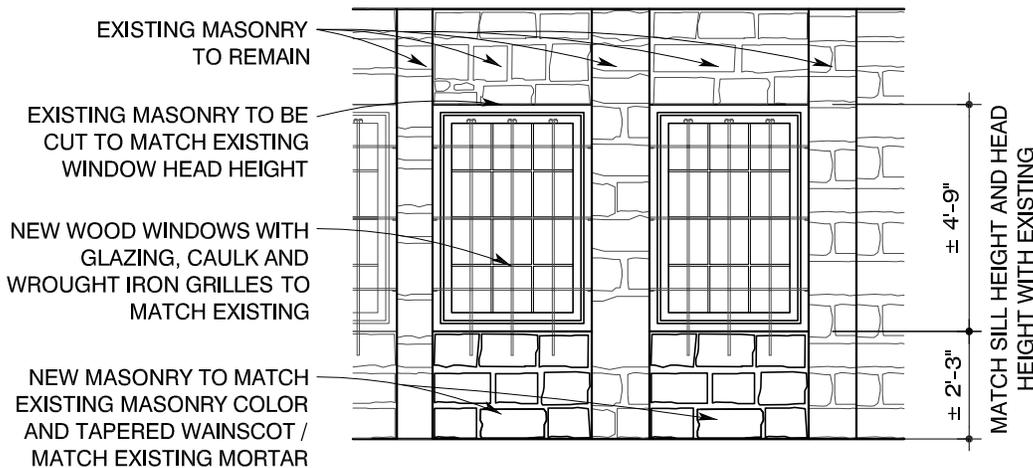




PHOTO 7 :
EXISTING VENT AND EXHAUST FAN

- REMOVE EXISTING VENT AND EXHAUST FAN / TAPE AND FLOAT INTERIOR / FILL VOID WITH MASONRY TO MATCH EXISTING AT EXTERIOR
- EXISTING VENT AND EXHAUST FAN ARE NO LONGER NEEDED OR IN USE / VENTS WERE USED TO SERVICE A PREVIOUS CONCESSION STAND

PHOTO 7: EXISTING VENT AND EXHAUST FAN AT EAST ELEVATION



EXTERIOR ELEVATION
BRACKENRIDGE PARK CONSERVANCY OFFICE
1/4" : 1'

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HDRC Application



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