

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 1

HDRC CASE NO: 2017-043
COMMON NAME: Koehler House
ADDRESS: 600 / 611 HEMISFAIR PLAZA WAY
LEGAL DESCRIPTION: NCB 13814 BLK 3 LOT 15 & SW IRR 416.30FT OF 12
ZONING: D H HS RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Hemisfair Historic District
APPLICANT: Rene Balderas
OWNER: Hemisfair Park Redvelopment Corporation
TYPE OF WORK: Installation of a communal garden, communal dining area and signage
REQUEST:

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

1. Construct a communal garden.
2. Construct an outdoor community dining area.
3. Install a blade sign to feature twelve square feet.
4. Install a painted wall sign to feature approximately eighteen square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

- 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.
- 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.
- 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.
- 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.

3. Landscape Design

A. PLANTINGS

- Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract

from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General

A. GENERAL

i. *Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

ii. *New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

iii. *Scale*—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

C. PLACEMENT AND INSTALLATION

i. *Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.

ii. *Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.

iii. *Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.

iv. *Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

i. *Inappropriate materials*—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.

ii. *Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

iii. *Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.

iv. *Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

i. *Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.

ii. *Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

FINDINGS:

- a. The applicant has proposed to construct a communal garden and outdoor dining area at Hemisfair Park to the immediate south of the location of the Koehler and Espinoza Houses. Constructed circa 1890, both the Koehler and Espinoza houses feature brick facades, symmetrical plans and standing seam metal roofs.
- b. COMMUNAL GARDEN – The applicant has proposed to construct a communal garden adjacent to the side and rear of the Espinoza House. The applicant has proposed for the gardens to contain raised planters to feature corten walls, tree pots and a chicken coop to feature wood panels and a chicken wire fence. The applicant has proposed a location at the rear of the primary historic structure which staff finds appropriate. Additionally, the applicant has proposed materials, including wood fencing elements, that are commonly found throughout historic districts. Staff finds the proposed communal garden appropriate.

- c. COMMUNAL DINING AREA – Between the Koehler and Espinoza Houses, the applicant has proposed to construct a communal dining area. The communal dining area is to feature tree pots, wood table and benches and will feature the existing surface materials. Staff finds this installation appropriate.
- d. BLADE SIGN – Attached to the front porch of the Koehler House, the applicant has proposed to install one blade sign to feature twelve (12) total square feet in size. The applicant has proposed for the signage to feature both internal and external illumination, a custom fabricated sign cabinet and a custom fabricated bracket. Staff finds the proposed installation, location and lighting method appropriate. The applicant should remain consistent with the Guidelines for Signage and install a sign that features metal materials and faces.
- e. WALL SIGN – At the rear of the primary historic structure, the applicant has proposed to install a painted or applied graphic element wall sign on the north wall of an existing rear addition. The proposed sign is to match the blade sign in graphics and will feature an overall square footage of approximately eighteen (18) square feet. Staff finds the proposed installation to be appropriate and consistent with the Guidelines for Signage. Both a painted and applied element wall sign would be located on a non-original portion of the structure on a material, stucco, that can be refinished or repainted to remove any signage elements.
- f. ARCHAEOLOGY – The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

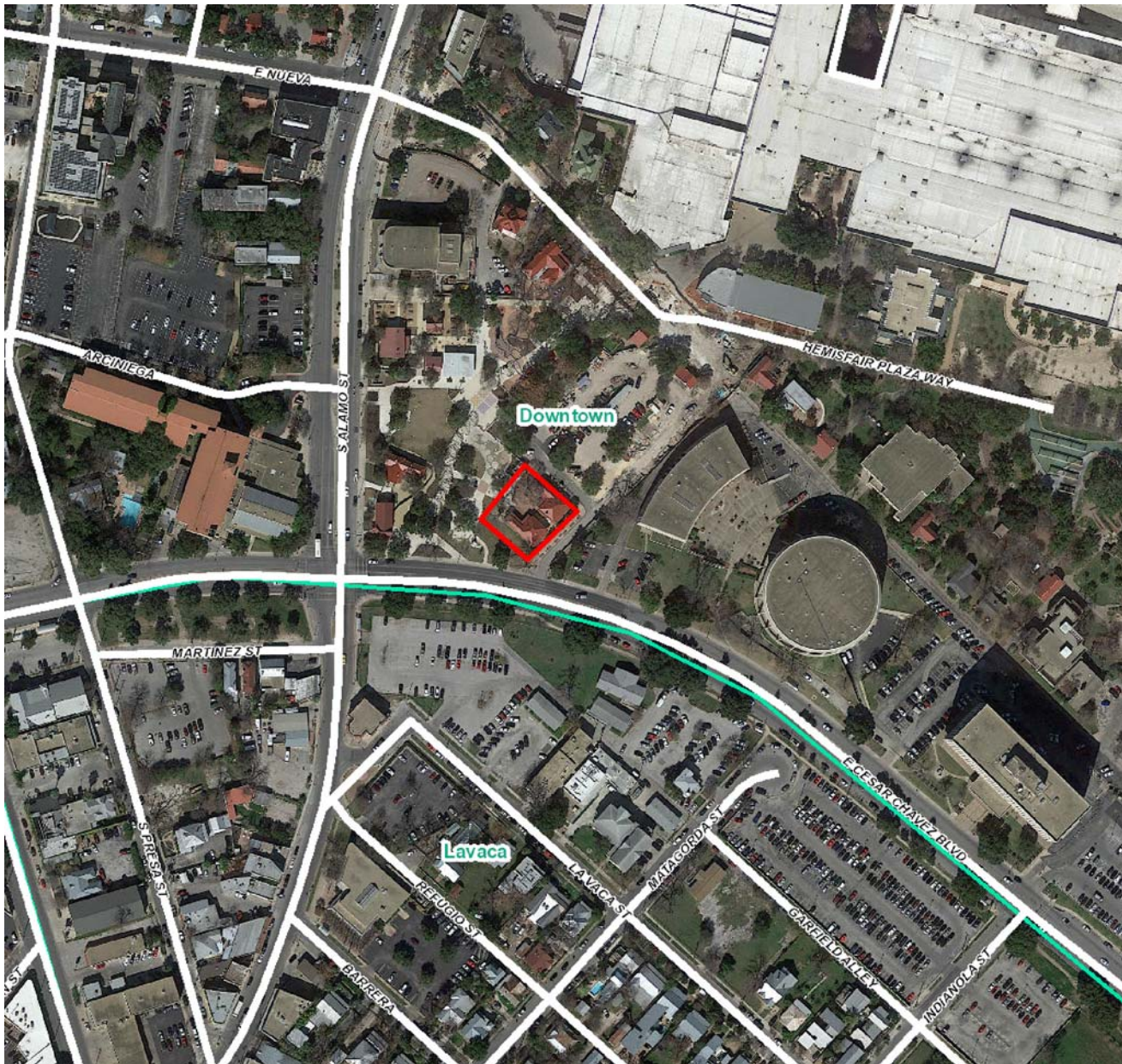
RECOMMENDATION:

Staff recommends approval of items #1 through #4 based on findings a through e with the following stipulation:

- i. That the applicant remain consistent with the Guidelines for Signage and install a sign that features metal materials and faces.
- ii. 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: Jan 23, 2017

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CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 600 S. SOFARE

REQUEST: CHANGE IN USE FROM OFFICE TO RESTAURANT

HEARING DATE: OCTOBER 1, 2023

TIME: 3:00 PM

FOR MORE INFORMATION CONTACT
 (214) 215-4254

ALL HDRC MEETINGS TAKE PLACE AT 1900 S. ALAMO







Yanaguana Garden and playground

San Antonio BCycle

Historic OK Bar

E César E. Chávez Blvd

E César E. Chávez Blvd

E César E. Chávez Blvd

E César E. Chávez Blvd



SCOPE OF WORK

1) COMMUNAL GARDEN

With a passion for quality and the freshest ingredients, Commonwealth's French chefs and bakers enjoy stepping outside the kitchen to hand-pick herbs and spices: tarragon for our chicken tarragon salad, mint for the infused water, and basil for our tomato basil soup. The chicken coop will house three chickens along with a chicken run, where families get to see first hand how a community garden works. Not to mention those that come early get fresh eggs in their omelet or breakfast tacos.

- a fenced area for families
- raised planters that allow community gardening
- a chicken coop and chicken run
- potted fig trees
- ADA accessible
- fence to be made out of: natural cedar and square wire mesh
- raised planters to have exterior panels that will rust over time
- tree pots: to be made out of resin material

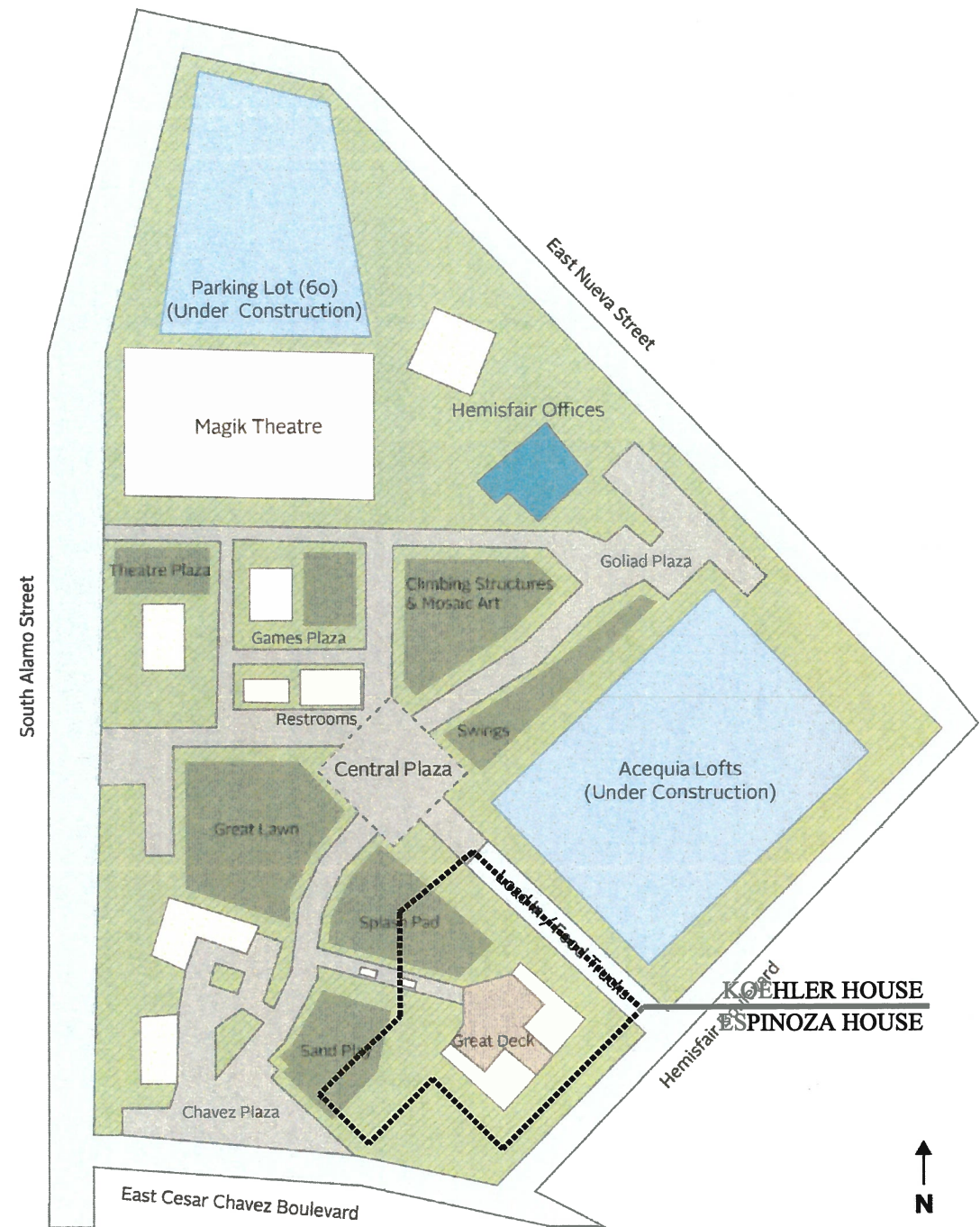
2) COMMUNITY DINING AREA

As the community coffeehouse, Commonwealth prides itself in the diversity of its patrons as well as contributing to the growth of our city. The community table would serve as the perfect means not just to welcome park-goers and patrons to meet and mingle but also as a setting for community activities. Hemisfair plans on organizing various student-oriented functions around art and music and Commonwealth has a history of working with local non profits affiliated with foster care centers, literacy groups, refugee resettlement agencies, and veteran's affairs. This table would serve as the gathering space for our greater community.

- a family style large table with bench seating
- potted fig trees
- table and bench: natural cedar solid timber construction
- tree pots: to be made out of resin material



HEMISFAIR PARK
 KOEHLER HOUSE
 ESPINOZA HOUSE



KOEHLER HOUSE
 ESPINOZA HOUSE



1 SAN ANTONIO DOWNTOWN – DISTRICT PLAN
 SCALE: N.T.S.

2 HEMISFAIR PARK – PARTIAL DISTRICT PLAN
 SCALE: N.T.S.

RESTAURANT - KOEHLER HOUSE AT HEMISFAIR PARK SAN ANTONIO
 600 HEMISFAIR WAY, BLDG. 247
 SAN ANTONIO, TX 78205

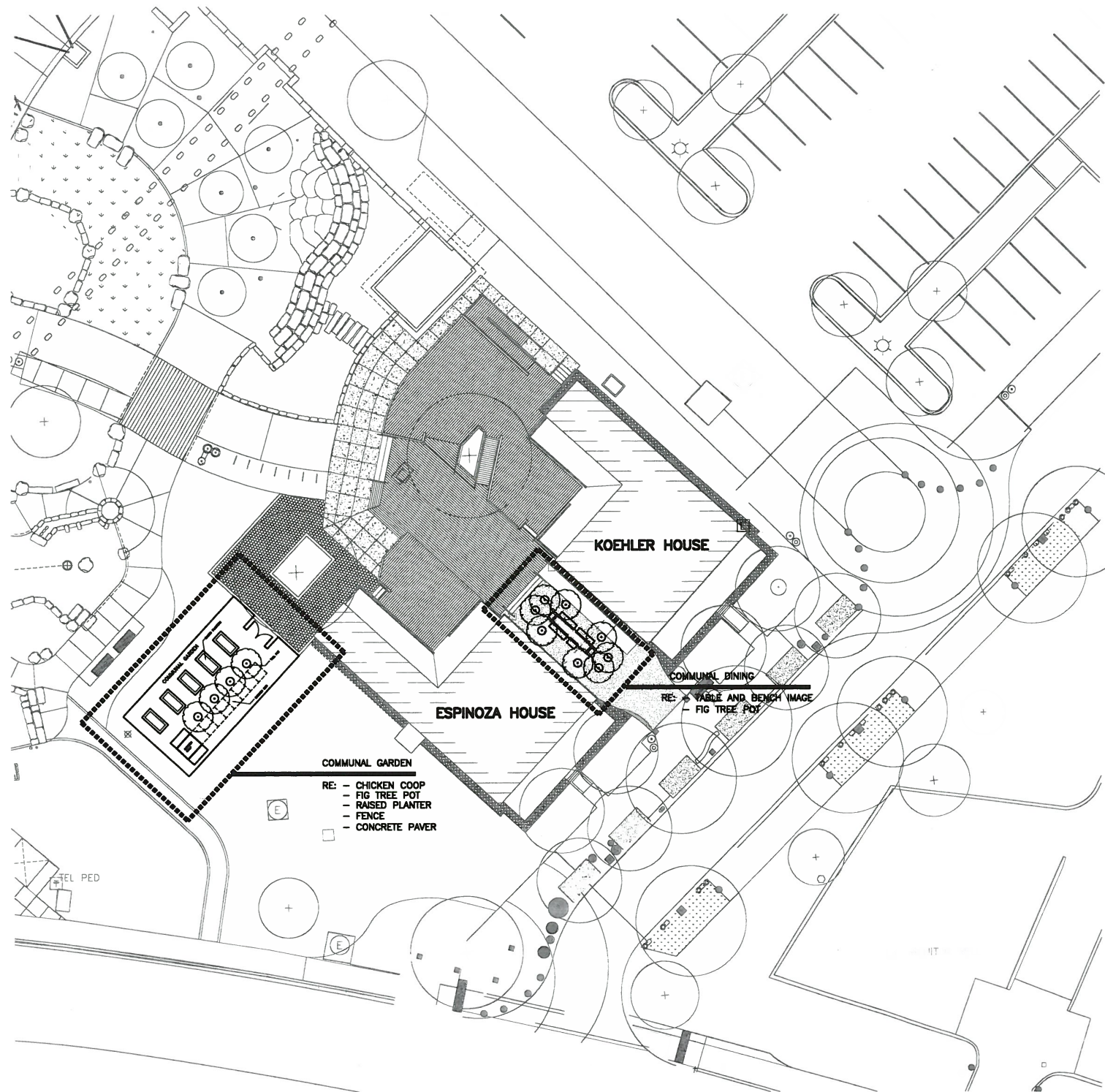
7 422 W. KINGS HWY
 SAN ANTONIO, TX 78212
 Office: 210.212.7770

DATE: January 12, 2017



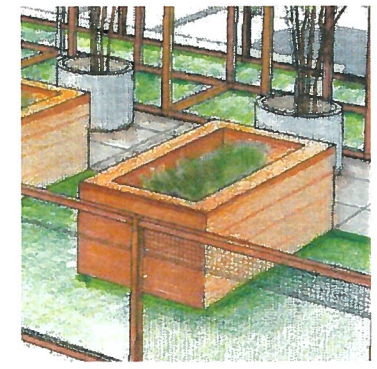






1 KOEHLER AND ESPINOZA HOUSE KEY SITE PLAN
SCALE: 1/16" = 1'-0"

RESTAURANT - KOEHLER HOUSE AT HEMISFAIR PARK SAN ANTONIO
600 HEMISFAIR WAY, BLDG. 247
SAN ANTONIO, TX 78205



2 3D VIEW RAISED PLANTER
N.T.S.

RustWall® Panel
Material does not arrive pre-ripped. Panel will rust naturally with exposure to the weather.

The perfect corten siding panel for walls and soffits. RustWall® is stronger and easier to install than using flat sheels.

The depth of this Corten wall panels is one inch deep.

18 inch wide is the most economical width. Other standard widths are 10", 14", 16", 18", 20". Custom widths can be ordered up to 20 inches wide.

Available in A588 Finish (aka Corten) or Bare Coiled Rolled Steel. Custom Sheet Lengths are No Problem. Small and Large Orders at Great Pricing.

Corten flush wall panels can be shipped anywhere in the U.S. or Canada.

Gauge

Bare Steel	26	24	23	22	21	20	19	18
Corten	26	24	23	22	21	20	19	18

Features

Lechuza Classico Round Premium 60 Resin Planter
Approx. 24x18x11"

- The 60 gallon resin planter is 24" x 18" x 11"
- Made of high quality resin with a 100% UV resistant
- Available in black, grey, white & blue
- Anybody can use this large planter.
- Designed with an easy-to-use drainage system.

Images

Full Description

Specifications

Delivery Options

About This Panel

Classico 60 Resin

422 W. Kings Hwy
San Antonio, TX 78212
Office: 210.212.7770

3 EXTERIOR SIDE RAISED PLANTER PANEL
N.T.S.

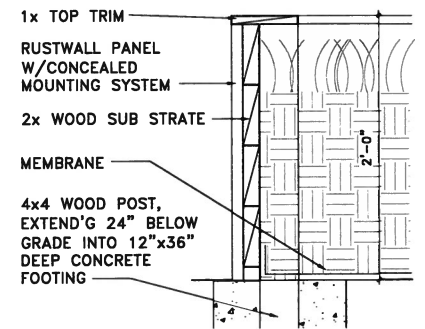
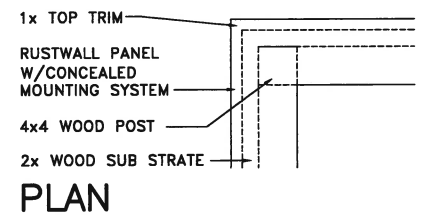
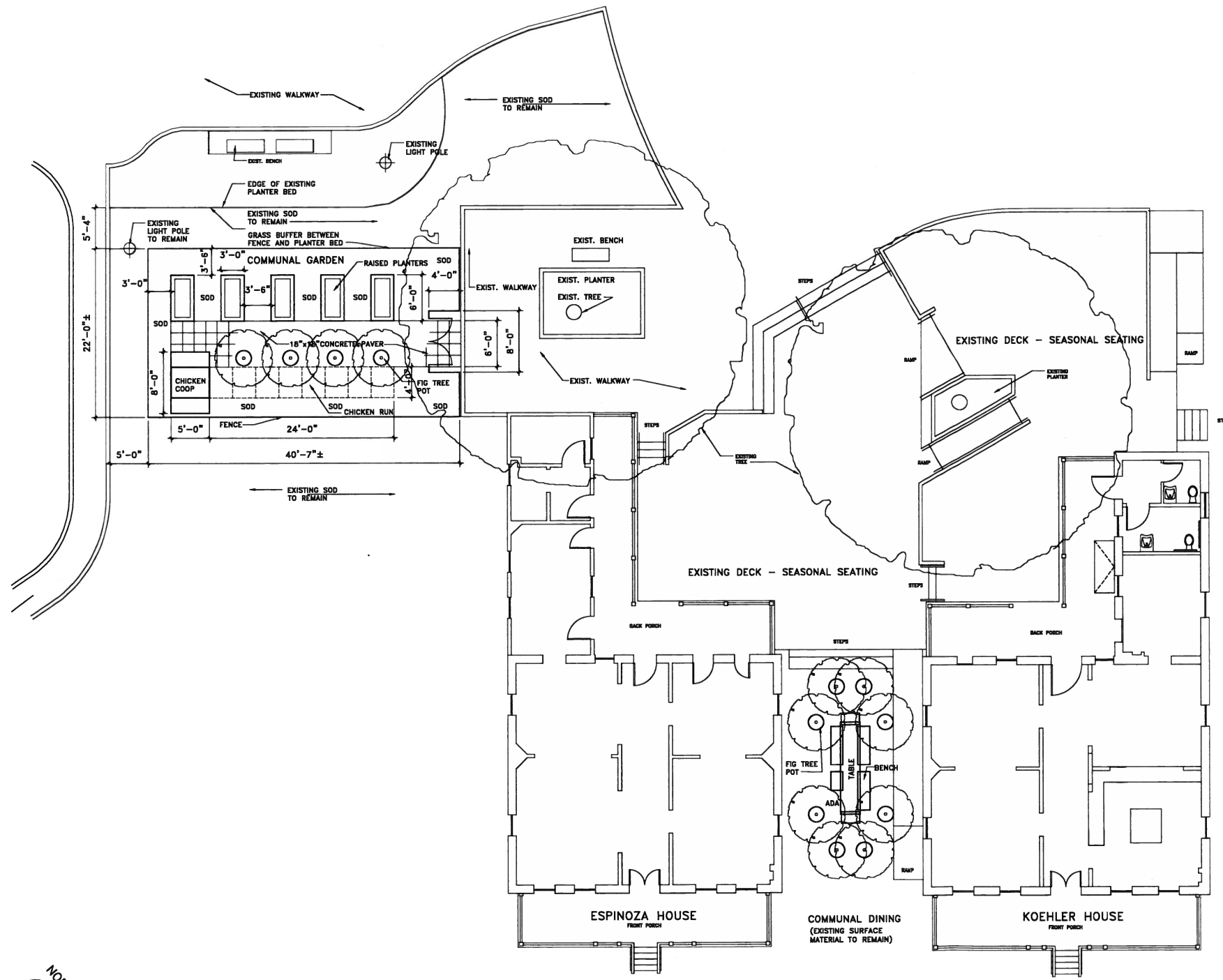


5 CHICKEN COOP
N.T.S.

4 FIG TREE TREE POT
N.T.S.

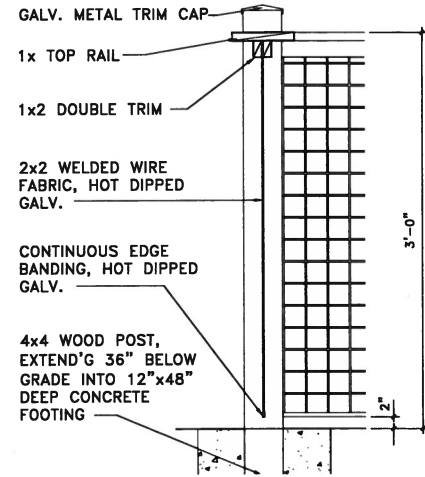
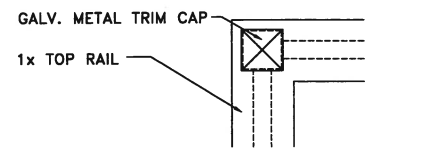


6 TABLE AND BENCH
N.T.S.

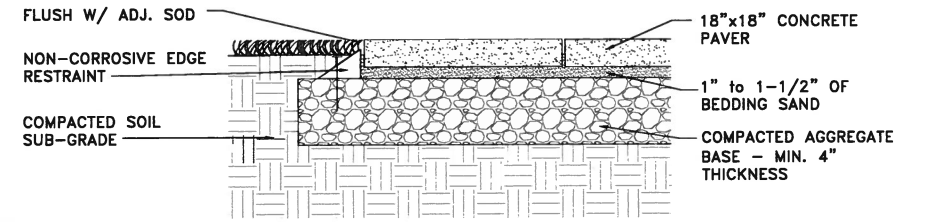


2 RAISED PLANTER
SCALE: 1-1/2" = 1'-0"

GENERAL NOTE: ALL WOOD TO BE UNSEALED CEDAR



3 FENCE
SCALE: 1-1/2" = 1'-0"



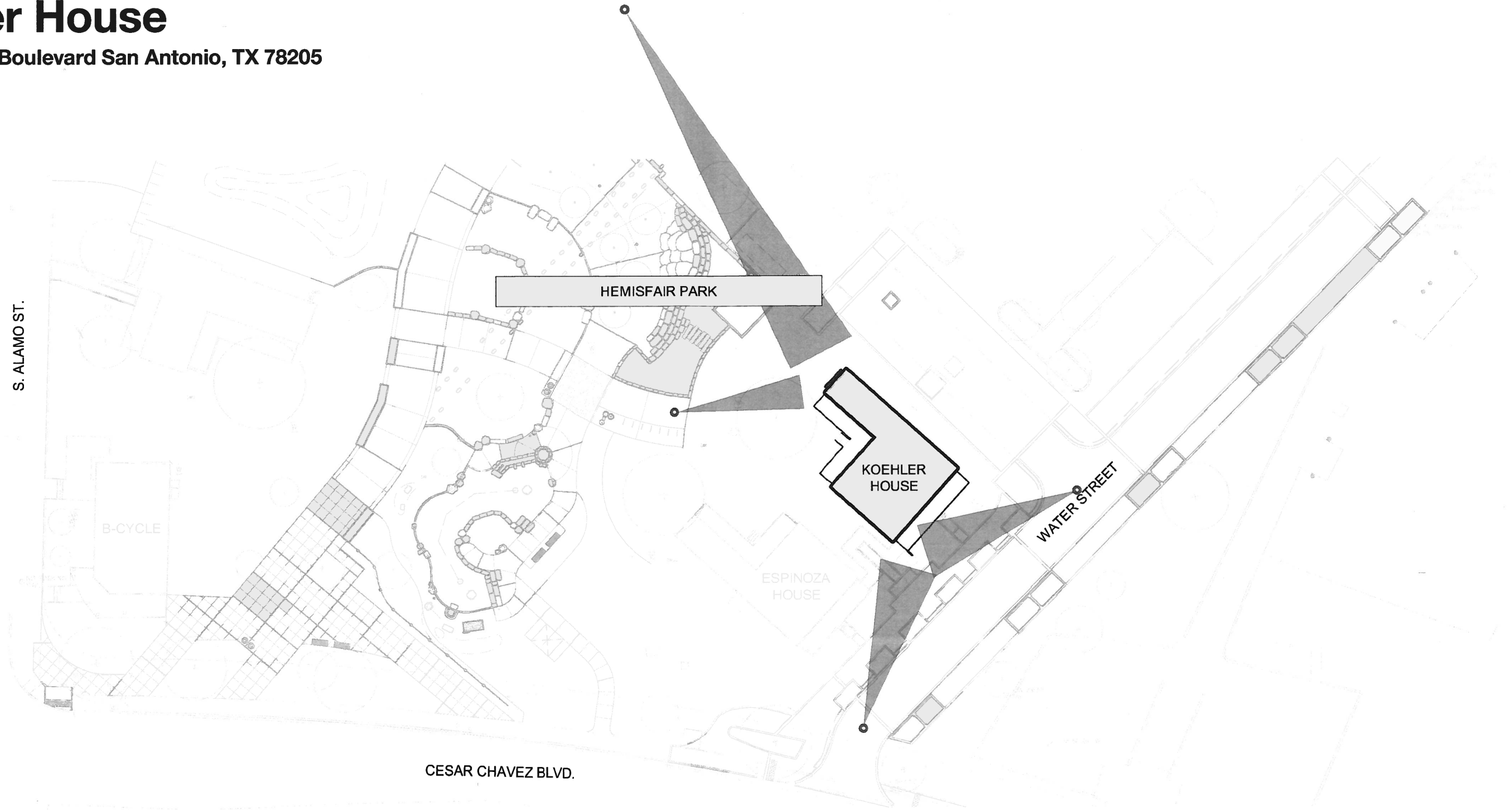
4 CONCRETE PAVER
SCALE: 1-1/2" = 1'-0"

1 SITE PLAN
SCALE: 1/8" = 1'-0"

RESTAURANT - KOEHLER HOUSE AT HEMISFAIR PARK SAN ANTONIO
600 HEMISFAIR WAY, BLDG. 247
SAN ANTONIO, TX 78205

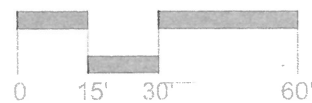
Commonwealth Koehler House

611 Hemisfair Boulevard San Antonio, TX 78205

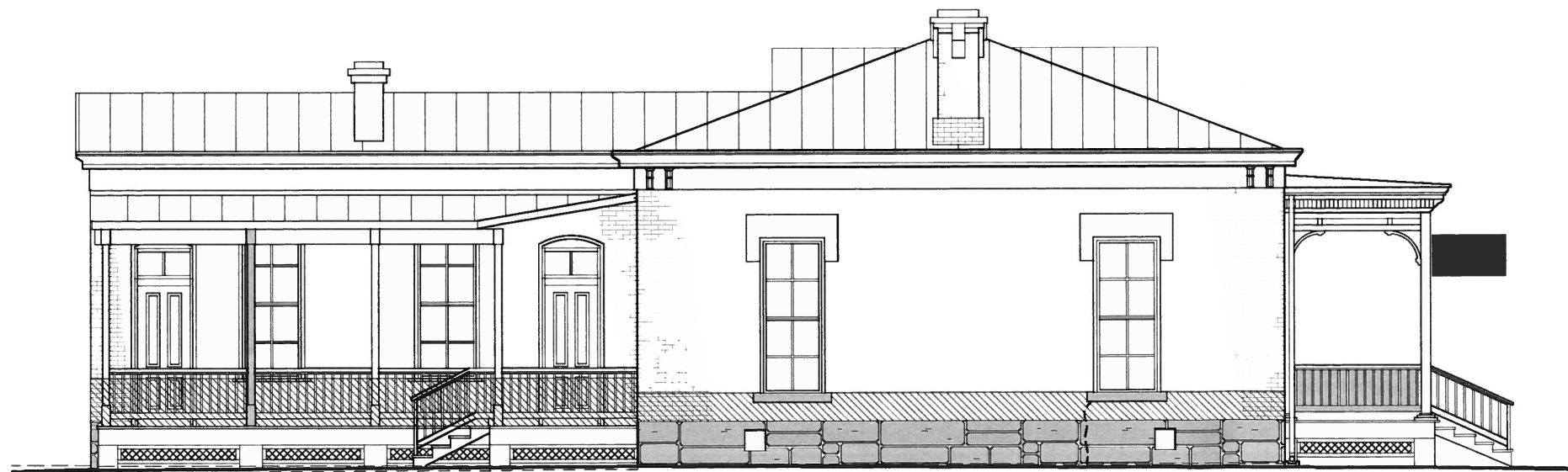
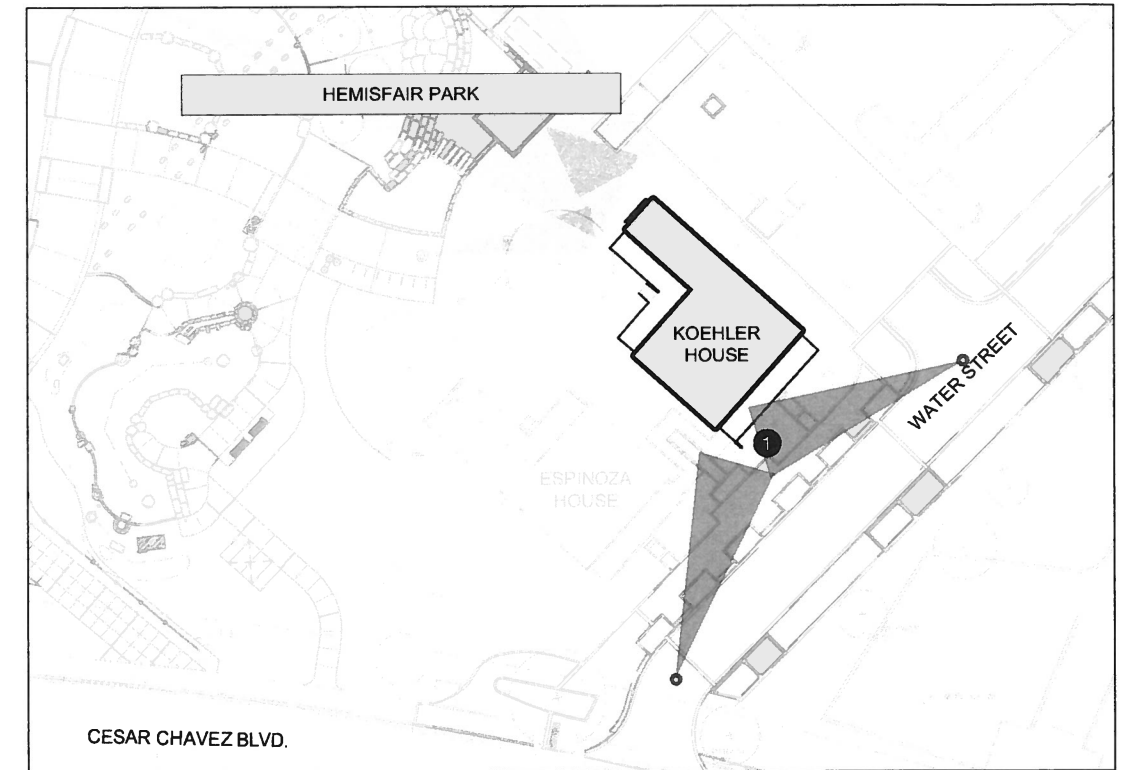


OVERALL PLAN

1" = 30'-0"



Commonwealth
Koehler House
611 Hemisfair Boulevard San Antonio, TX 78205

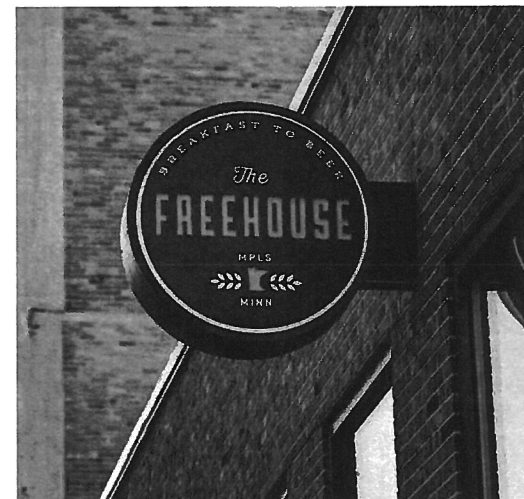
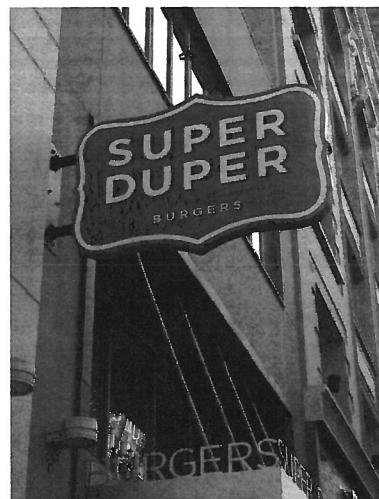


① SOUTH ELEVATION

1. Front Exterior Sign

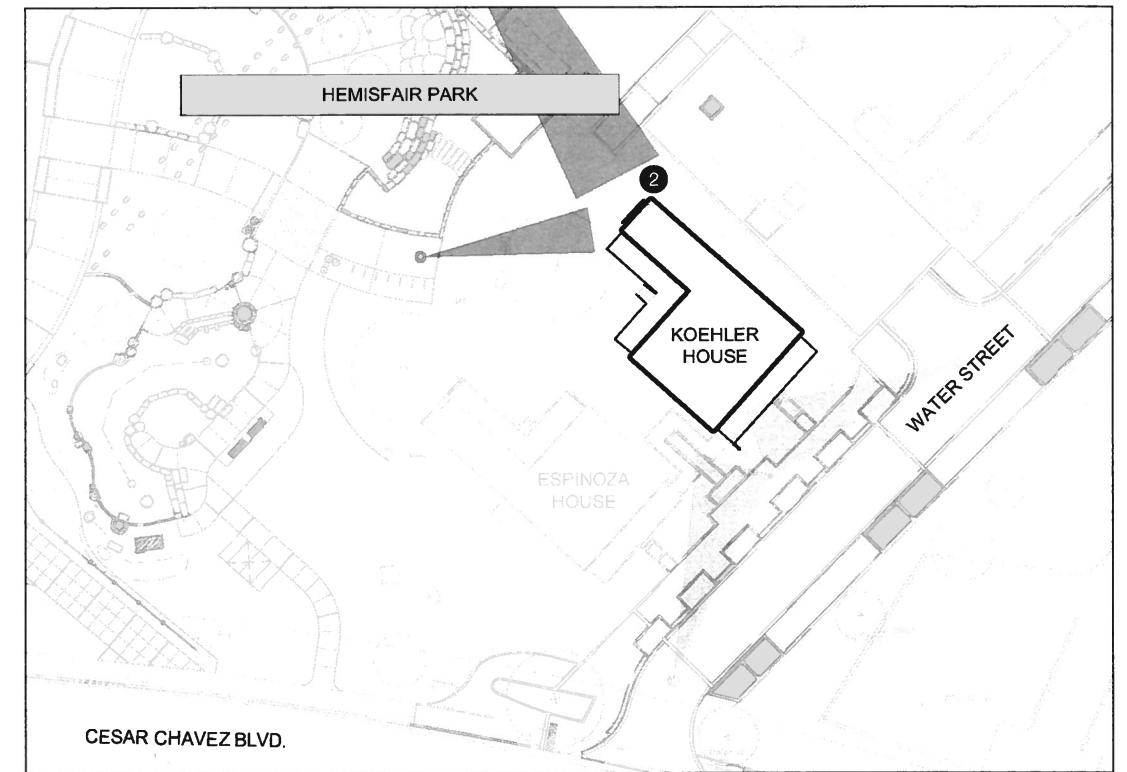
3' x 2'
est. sqft = 12'

1. Front Exterior Sign





Dimensional fabricated blade sign with custom bracket, internal, and external illumination



2 WEST ELEVATION

2. Rear Exterior Sign

5' x 3'-6"
est. sqft = 17'-6"

2. Rear Exterior Sign



SPECIFICATION FEATURES

Material

Housing, hood, straight arm and wall mounting plate are precision-machined from corrosion-resistant billet stock 6061-T6 aluminum. Premium metals such as C360 brass, C932 bronze, C110 copper or 303/304 stainless steel are available on request.

Finish

Fixtures constructed from 6061-T6 aluminum are double protected by a chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood

Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Weep holes prevent water and mineral stains from collecting on the lens, even in the straight-up position.

Gasket

Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

Lens

Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

Adjustable Mounting Arm

Straight arm as standard, providing 195° of vertical adjustment. Optional 12", 18", 24", 30" or 36" straight arms are available (specify option -SA12, -SA18, -SA24, -SA30 or -SA36). Stainless steel aim-locking mechanisms are standard. 4-1/4" diameter wall mounting plate attaches directly to standard J-box with provided screws. Lumiere's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

Socket

Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

Electrical

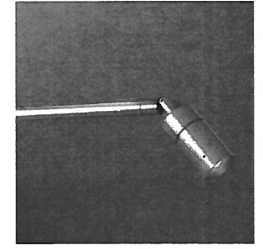
Remote 12V transformer required (not included). Available from Lumière as an accessory - see the Accessories & Technical Data section of the catalog for details. NOTE: initial power draw on LED equipped fixtures is 15 watts. When sizing transformer use 15 watts per LED fixture. Nominal power draw after start up is 6 watts or 10 watts accordingly.

Lamp

Halogen lamp not included. Sora lamp compatible (6W Max). LED modules are included and are available in four color temperatures (2700, 3000, 4000, and 5700) and three distributions (spot, narrow, and flood). Both color temperature and distribution must be specified when ordering.

Warranty

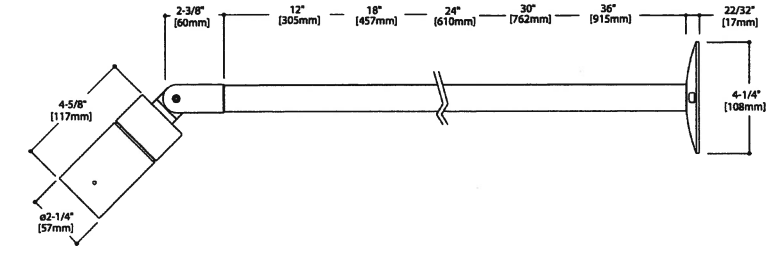
Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



922-CRS
CAMBRIA

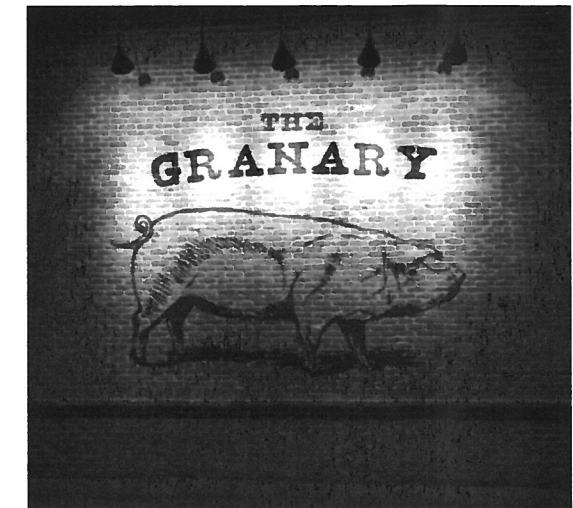
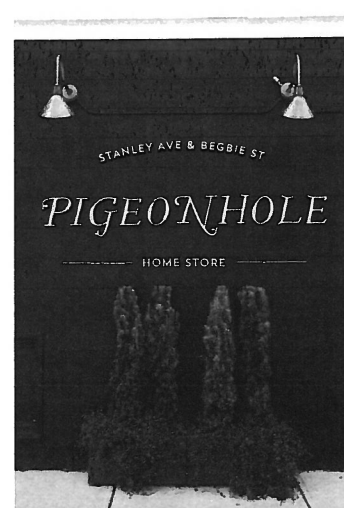
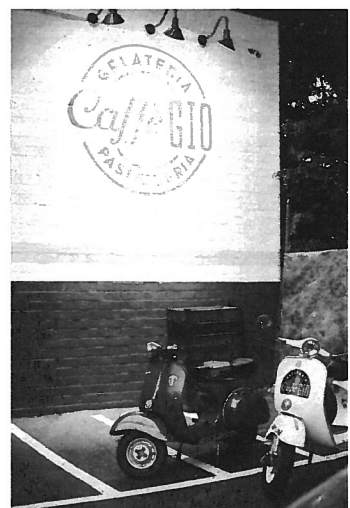
LED
 HALOGEN

APPLICATIONS:
 SIGN LIGHT



CERTIFICATION DATA
 UL and cUL Wet Location Listed
 LM79 / LM80 Compliant
 ROHS Compliant
 IP65 Ingress Protection Rated

TECHNICAL DATA
 Low Voltage:
 50W Max Halogen MR16
 6W LED, L70/60,000 hours at 25°C
 10W LED, L70/60,000 hours at 25°C



Painted or
 applied graphic element

