

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2016

Agenda Item No: 2

HDRC CASE NO: 2015-476
COMMON NAME: 227 4TH ST
ADDRESS: 207 4TH ST
213 4TH ST
219 4TH ST
223 4TH ST
120 TAYLOR ST
118 TAYLOR ST
LEGAL DESCRIPTION: NCB 430 BLK 8 LOT 5 & 6
NCB 430 BLK 8 LOT 3 & 4
NCB 430 BLK 8 LOT 2
NCB 430 BLK 8 LOT 1
NCB 430 BLK 8 LOT 7
NCB 430 BLK 8 LOT 8
ZONING: D RIO-3, D HL RIO-3
CITY COUNCIL DIST.: 1
LANDMARK: Null
APPLICANT: Joseph Straube/Marmon Mok Architecture
OWNER: Tobin Center for the Performing Arts
TYPE OF WORK: Final approval of a parking garage
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 6-level, mixed use parking structure on the properties at 207-227 4th Street and 118-120 Taylor. The garage will feature multi-purpose lease space at the ground level and will primarily serve as a parking facility for the Tobin Center. Proposed materials include brick, perforated metal panels, prefinished metal panels, and decorative concrete tile.

APPLICABLE CITATIONS:

UDC Section 35-672. Neighborhood Wide Design Standards.

(b)Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(4)Parking Structures Shall Be Compatible With Buildings in the Surrounding Area. Parking garages should have retail space on the ground floor of a parking structure provided the retail space has at least fifty (50) percent of its linear street frontage as display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure.

A parking garage will be considered compatible if:

A.It does not vary in height by more than thirty (30) percent from another building on the same block face; and

B.It uses materials that can be found on other buildings within the block face, or in the block face across the street.

(5)Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.

(c)Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

(1)Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A.Additional height.

- B. Creation of a tower.
- C. Variation in roof shape.
- D. Change of color or materials.
- E. Addition of a design enhancement feature such as:
 - i. Embellished entrance areas.
 - ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
 - iii. Recessed or projecting balconies and entrances.

UDC Sec. 35-675. - Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

- (1) The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
- (2) USGS maps;
- (3) Soil Survey maps;
- (4) Distance to water;
- (5) Topographical data;
- (6) Predictive settlement patterns;
- (7) Archival research and historic maps;
- (8) Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

- a. This request received conceptual approval from the HDRC on June 18, 2014.
- b. This request was reviewed by the Design Review Committee on January 26, 2016. At that meeting, the committee was generally satisfied with the selection of materials, but requested additional rendered views to verify that the proposed screening would be adequate. It was noted that the design responded to the existing street conditions and that the façade along Taylor Street was well articulated. The committee requested additional information regarding the lighting of the structure and how the roof deck would be lit. For example, the locations of the exterior fixtures specified in the exhibits are not called out in the construction documents. The committee was also interested in seeing a developed landscaping plan to better understand the final conditions along the pedestrian walkway.
- c. The proposed parking structure features ground-floor uses consistent with UDC Section 35-672(b)(4).
- d. The proposed parking structure features exterior materials, screening, and decorative elements to be more visually appealing and compatible with its surrounding structures. In particular, the predominant exterior material is brick which is commonly used in nearby historic buildings such as the First Baptist Church sanctuary and Toltec Apartments. This is consistent with the requirements of UDC Section 25-672(b)(4). Alternatives to brick, such as stucco or synthetic siding would not be appropriate.
- e. The proposed parking structure features a prominent tower detail at the northwest corner of the property which creates a focal point that is consistent with UDC Section 35-672(c)(1).
- f. The proposed parking structure features alternating cladding materials which break up the scale of the building. The selected materials relate to nearby buildings such as the First Baptist Church Sanctuary and Tobin Center. The proposed height of the parking structure is approximately 30% taller than the adjacent First Baptist Church sanctuary. This is generally consistent with the provisions of UDC Section 35-672(b)(4).
- g. The proposed site for the parking structure consists of 6 parcels. A historic house at 219 4th Street has been recently relocated from the site. Demolition of non-eligible buildings on the remaining properties has been done in accordance with the Unified Development Code.

- h.** A review by the City Archaeologist has revealed that this site is in close proximity to recorded archaeological site and yields the potential for archaeological deposits. An archaeological investigation shall be required in accordance with UDC Section 35-675.

RECOMMENDATION:

Staff recommends approval based on findings a through g with the stipulation that the applicant provide the results of an archaeological investigation to staff prior to construction activities.

CASE MANAGER:

Cory Edwards

Historic & Design Review Commission
Design Committee Review
01-26-2016



TOBIN CENTER FOR THE PERFORMING ARTS
PARKING GARAGE

207 4TH STREET SAN ANTONIO, TX 78205



The project consists of a mixed-use open parking structure for 521 vehicles on six (6) levels and approximately 213,545 total square feet.

The street level will support the entry/exit lanes for the garage, pedestrian entry/exits, limited vehicle parking, two (2) shell lease spaces, two (2) storage areas and vertical circulation. The upper levels will be completely vehicle parking.

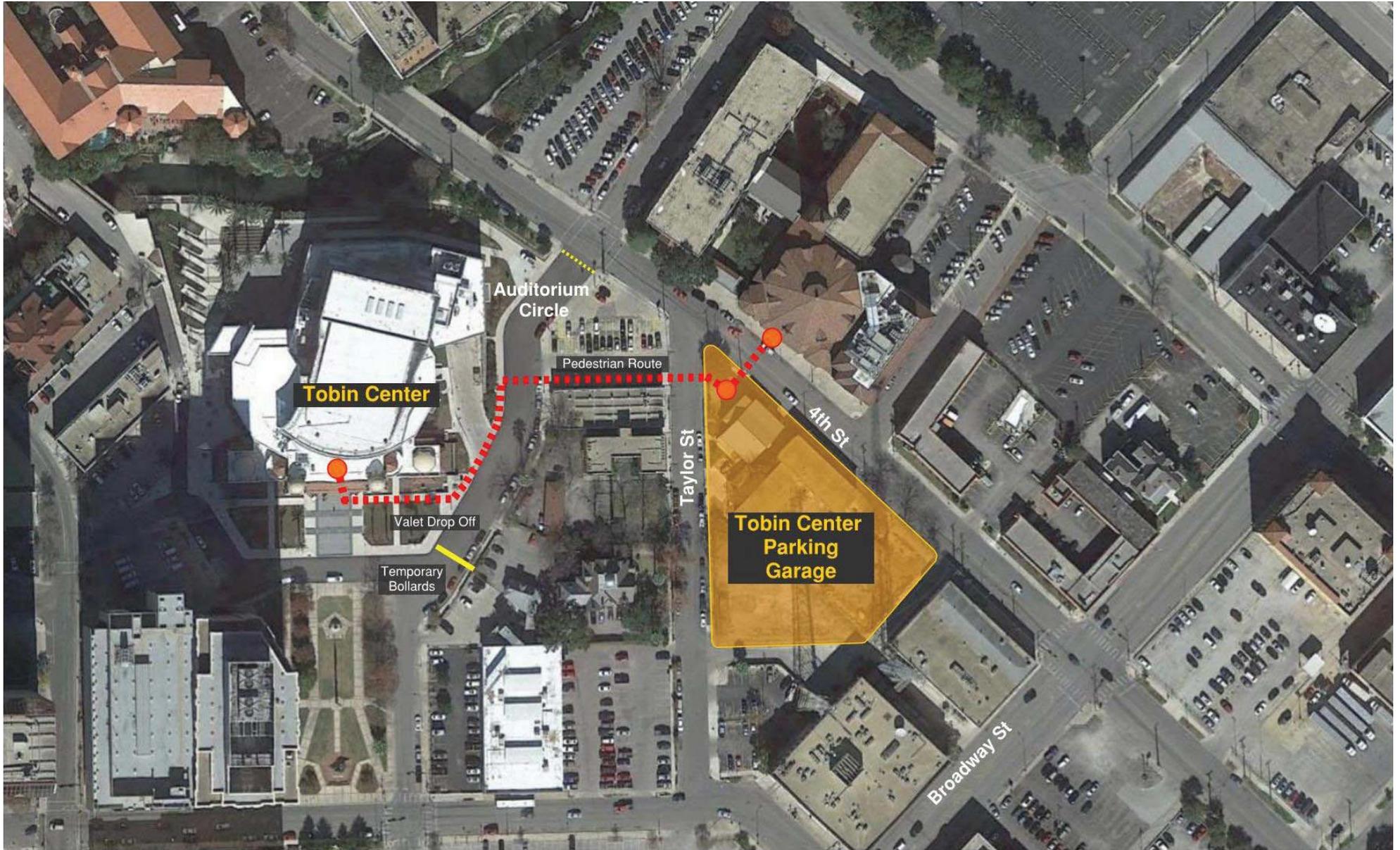
The configuration of the floor plan for the facility conforms to the triangular shape of the site, bounded by 4th Street to the north, Taylor Street to the southeast and an alley on the east side of the site. Vehicular entry to the facility is from 4th Street and Taylor St. The intersection of the two bounding streets form the main pedestrian entry/exit to the facility. Access to the two shell lease spaces is from 4th Street.

The structure for the first two levels of the facility is reinforced concrete foundation, reinforced concrete columns and post tensioned concrete second level floor slab. The structure of the upper floor levels consists of structural steel columns and beams and reinforced concrete on structural metal deck floor slabs

The exterior envelope of the structure will consist of utility size brick over metal studs/concrete masonry backup wall at the lower two (2) levels. There will be a base around the building consisting of a triple/four course soldier masonry veneer. The upper four (4) levels are sheathed with vertical perforated metal panels to provide air circulation through the garage and concealment of vehicles from exterior view.

Neighborhood Map

Pedestrian Route To Tobin



Context

Tobin Center For The Performing Arts

First Baptist Church San Antonio



Carter House



Toltec Apartments



Context

4th Street



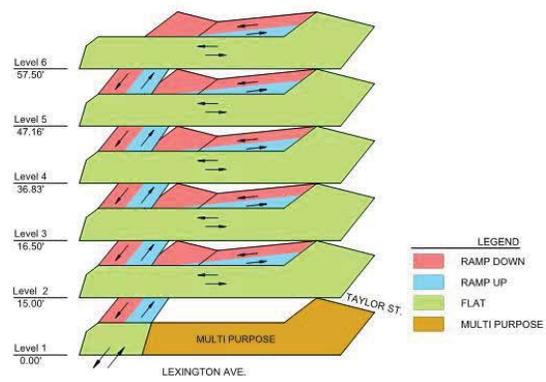
Context

4th & Taylor Street

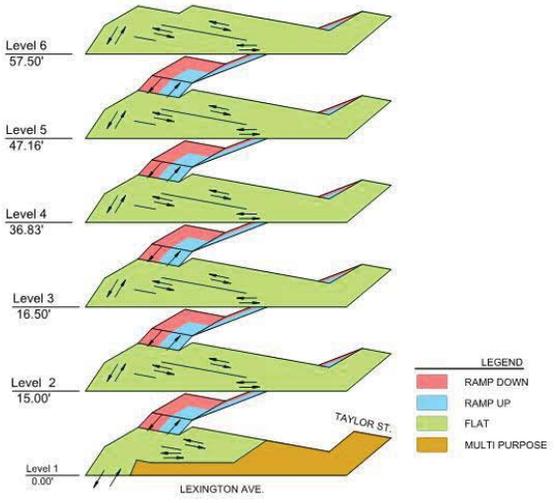




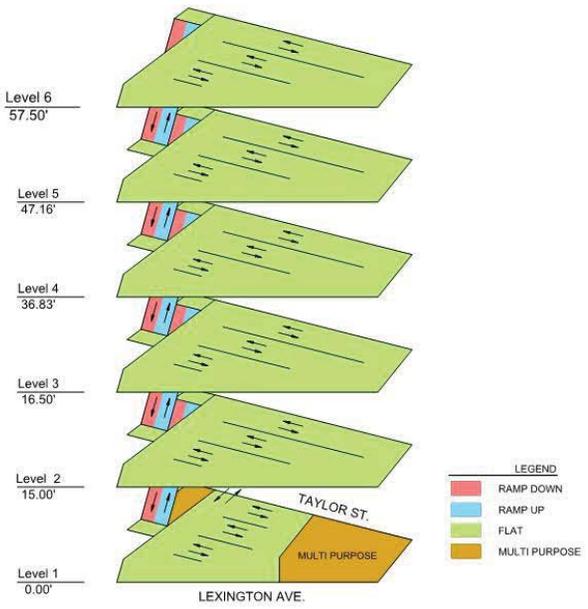
SUMMARY



OPTION 1



OPTION 2

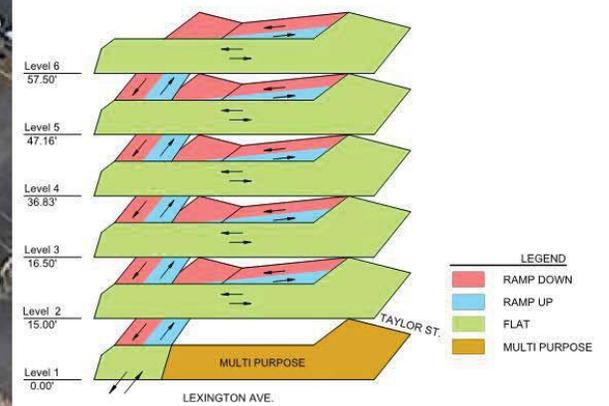


OPTION 3



TOBIN CENTER FOR THE PERFORMING ARTS
SAN ANTONIO, TEXAS

OPTION 1 GROUND LEVEL

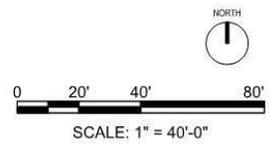


ISOMETRIC 

CAR COUNT
9'-0" 90" STANDARD SPACE
ACCESSIBLE SPACES NOT INCLUDED

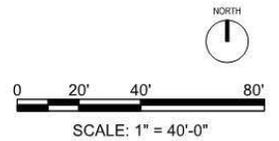
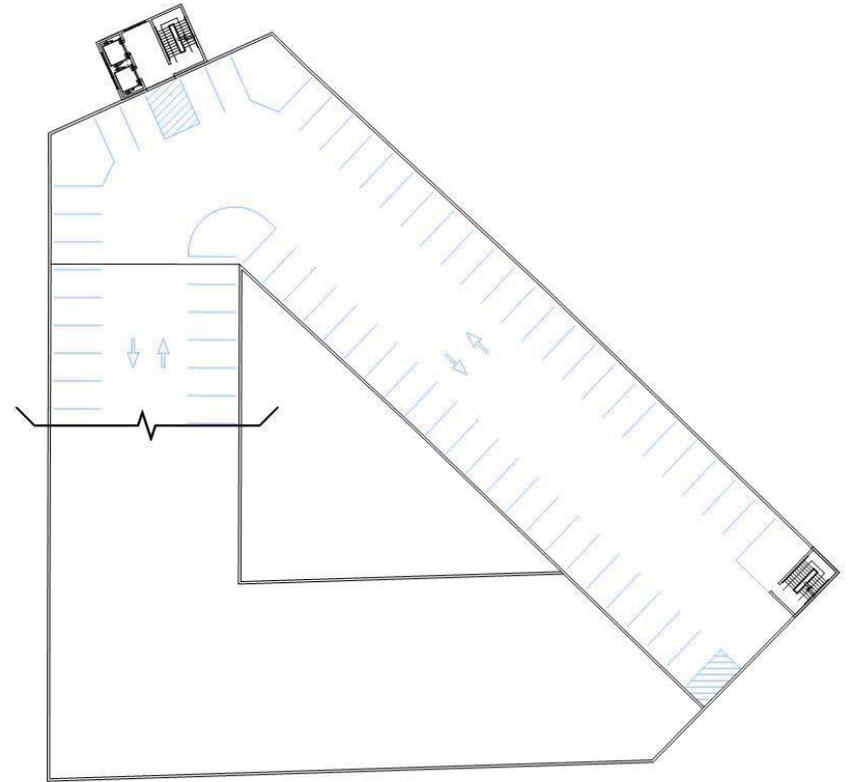
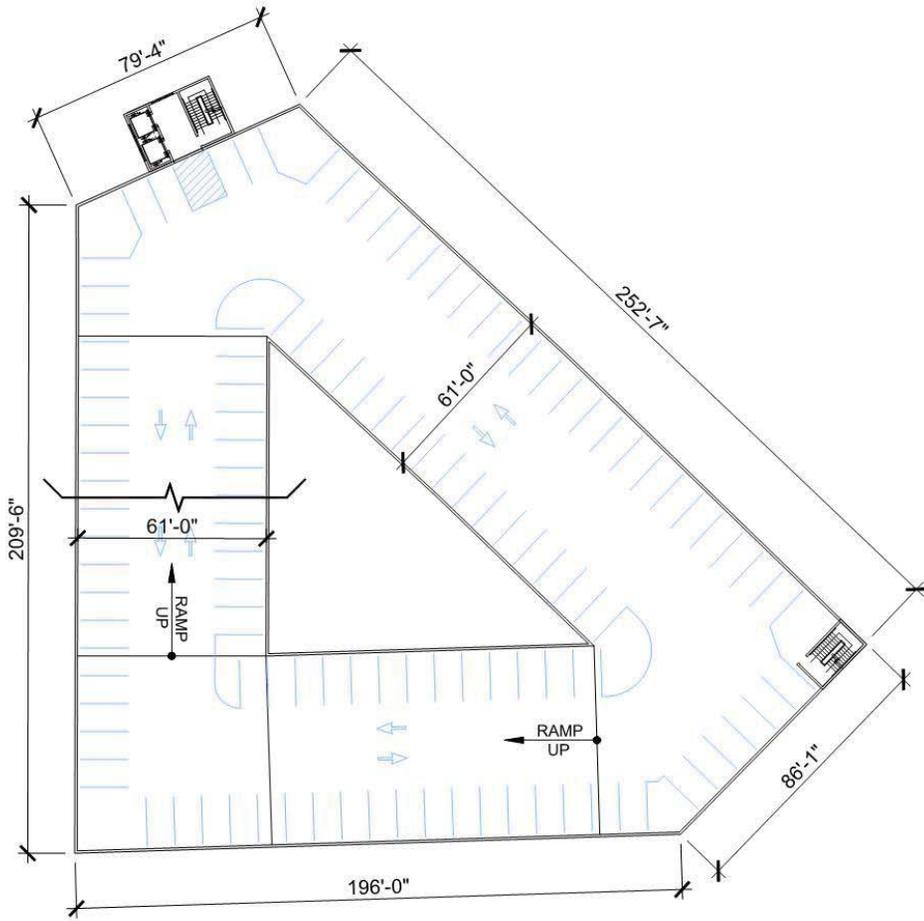
TIER	SPACES	AREA (SQ.FT.)	EFFICIENCY (SQ.FT./STALL)
LEVEL 6	62	22244	358.77
LEVEL 5	108	36533	338.27
LEVEL 4	108	36533	338.27
LEVEL 3	108	36533	338.27
LEVEL 2	108	36533	338.27
LEVEL 1	49	19150	390.82
TOTAL	543	187,526	345.35

Note: The garage concept is not based upon an official survey. The assumptions made in this concept should be verified.



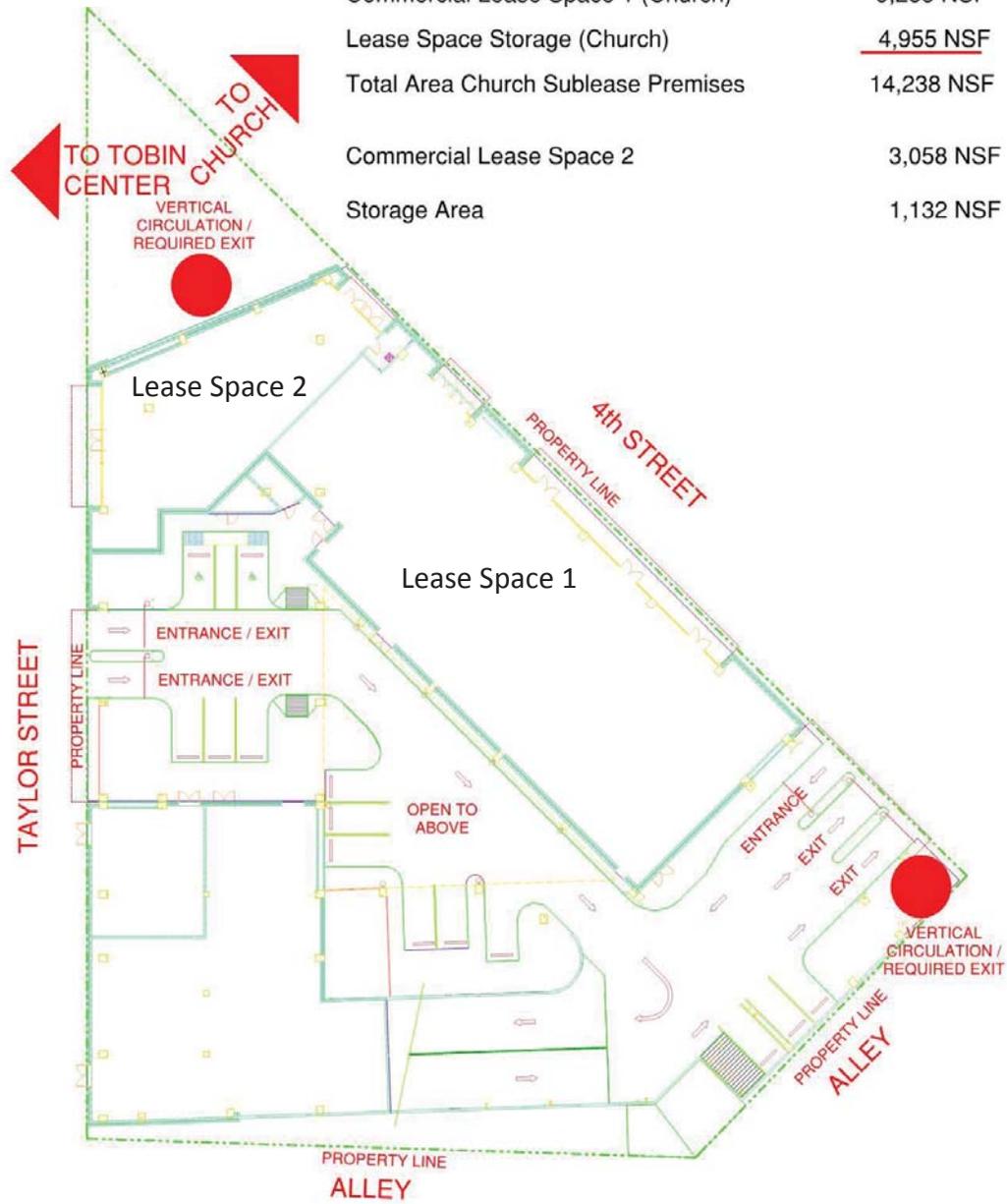
OPTION 1

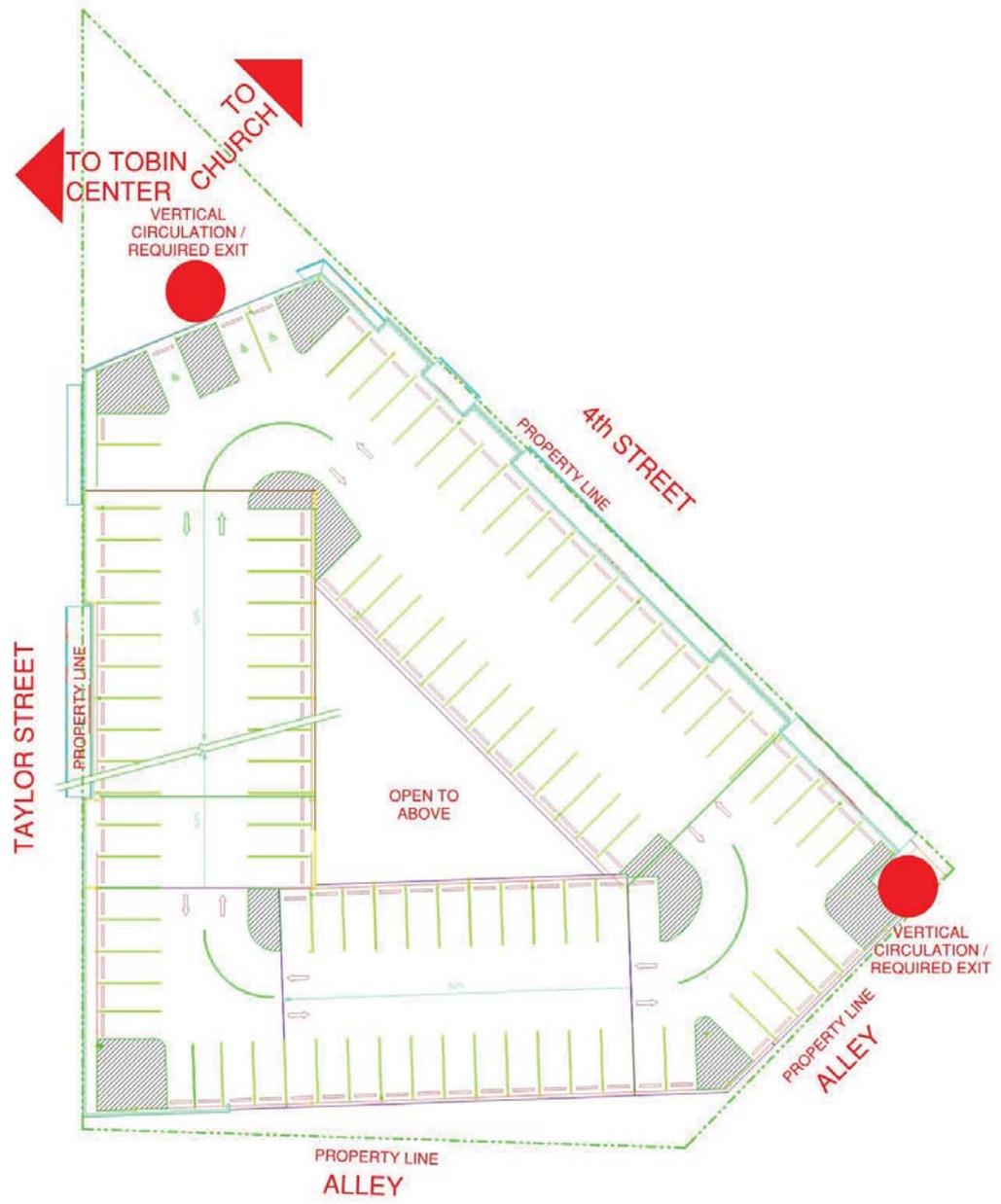
TYPICAL AND TOP LEVELS



Level 1 Area Recap

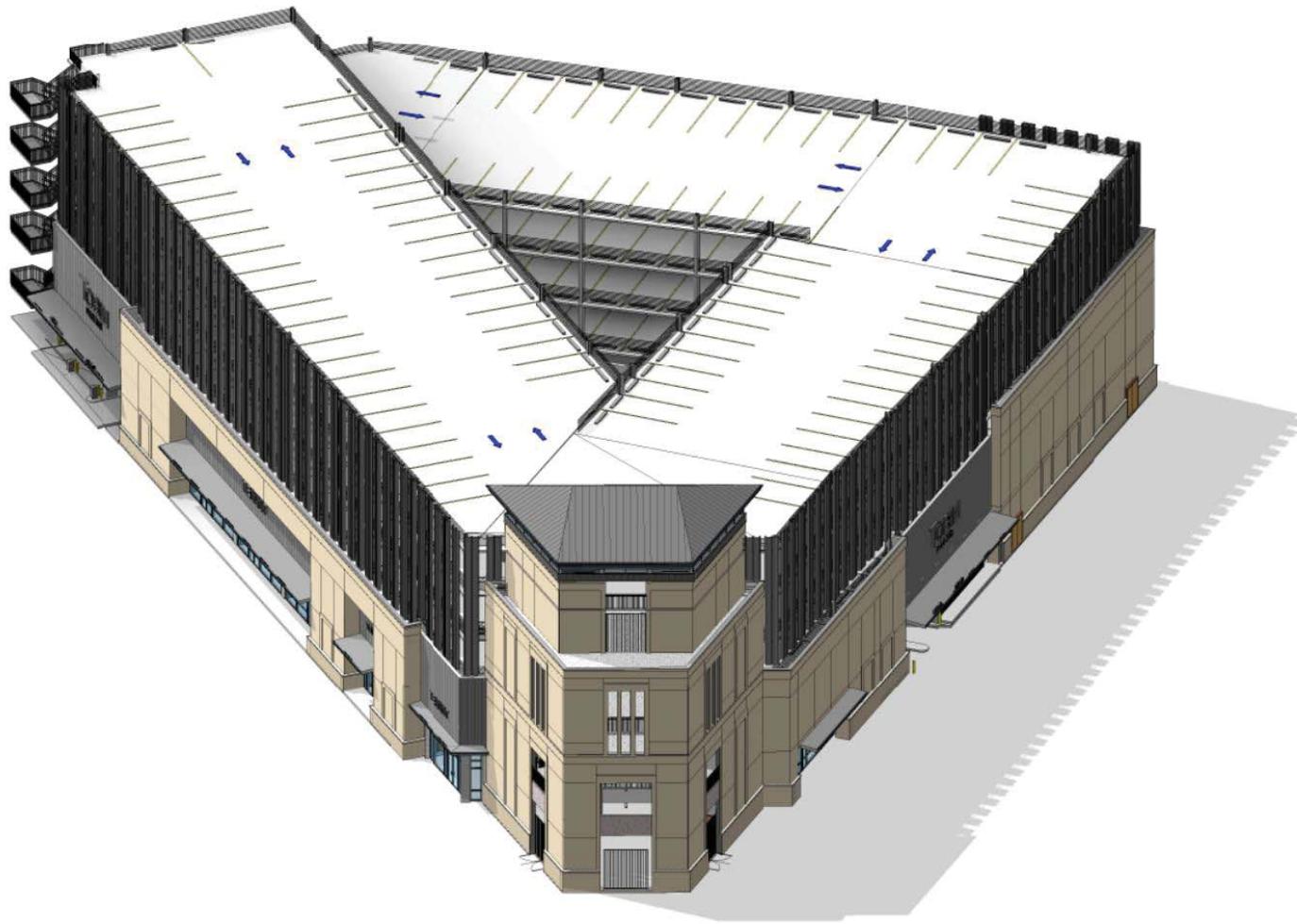
Commercial Lease Space 1 (Church)	9,283 NSF
Lease Space Storage (Church)	<u>4,955 NSF</u>
Total Area Church Sublease Premises	14,238 NSF
Commercial Lease Space 2	3,058 NSF
Storage Area	1,132 NSF





2 GARAGE DEVELOPMENT
LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

Tobin Center For The Performing Arts
Mixed Use Parking Garage



Tobin Center For The Performing Arts
Mixed Use Parking Garage



Tobin Center For The Performing Arts
Mixed Use Parking Garage



Tobin Center For The Performing Arts
Mixed Use Parking Garage



Exterior Building Render



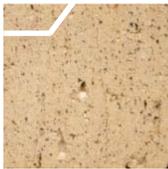
Exterior Building Render



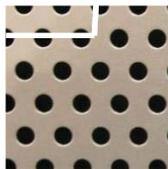
Exterior Building Render



Brick



Perforated
Metal
Panel

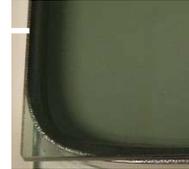


Prefinished
Metal Panel



Hand painted
Concrete Tile

Glazing



Hand painted Concrete Tile



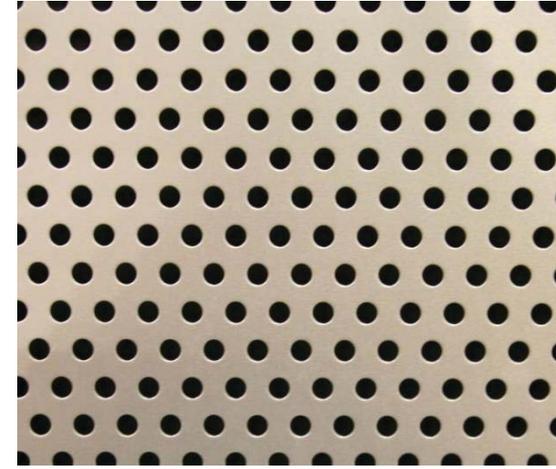
Acme Brick Sample



SunGuard Glazing



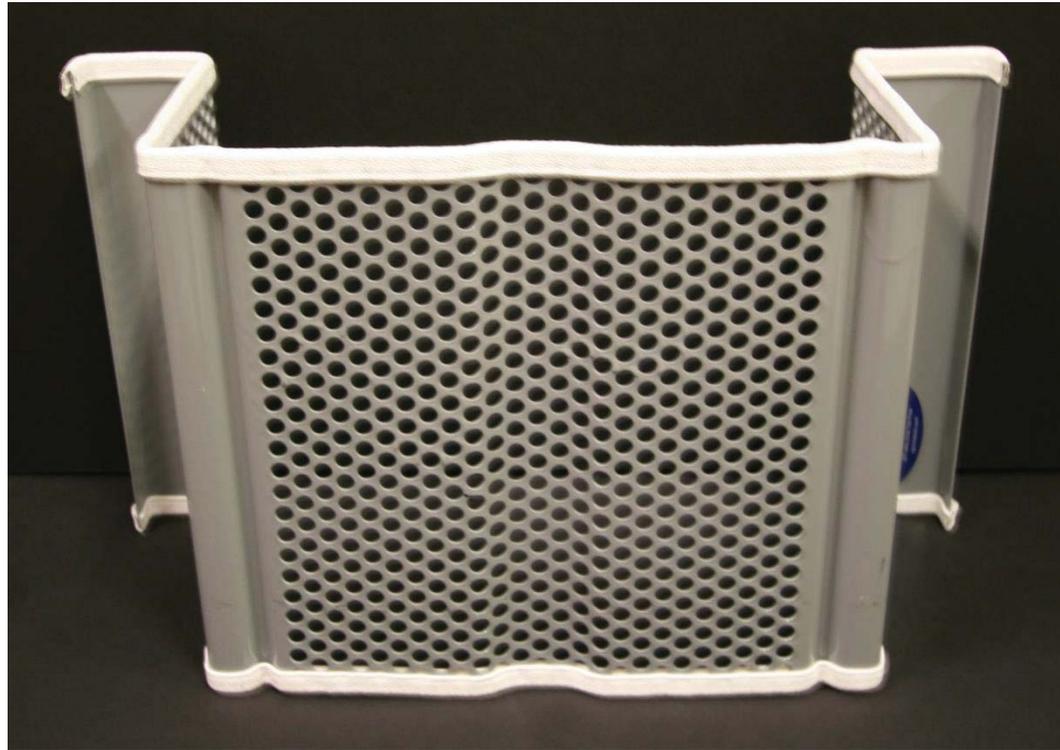
Perforated Metal Panel Finish



Metal Panel - Berridge FW-12



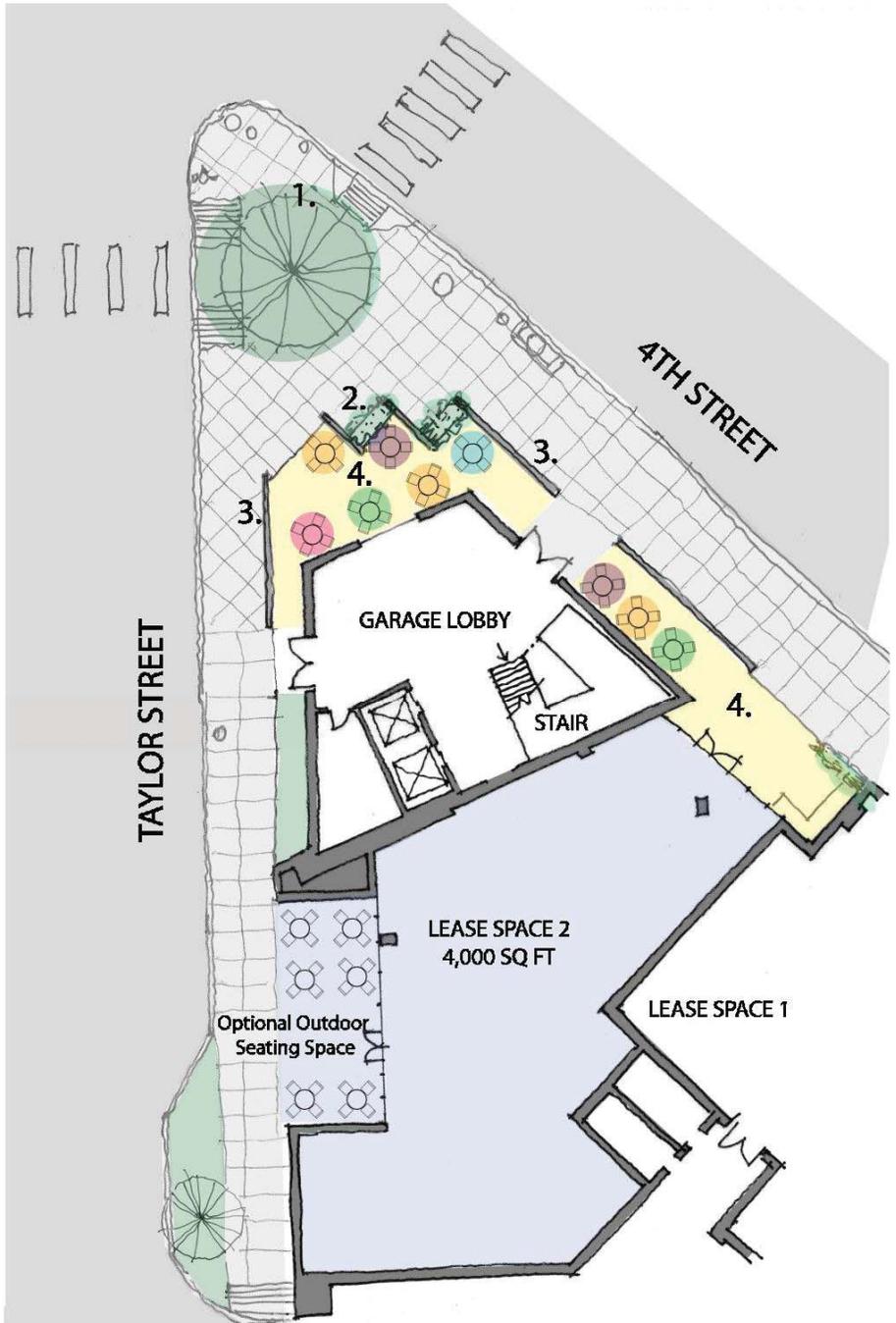
Epic Metals Perforated Metal Panel – ESW 70



Kawneer Aluminum Storefront Clear Anodized

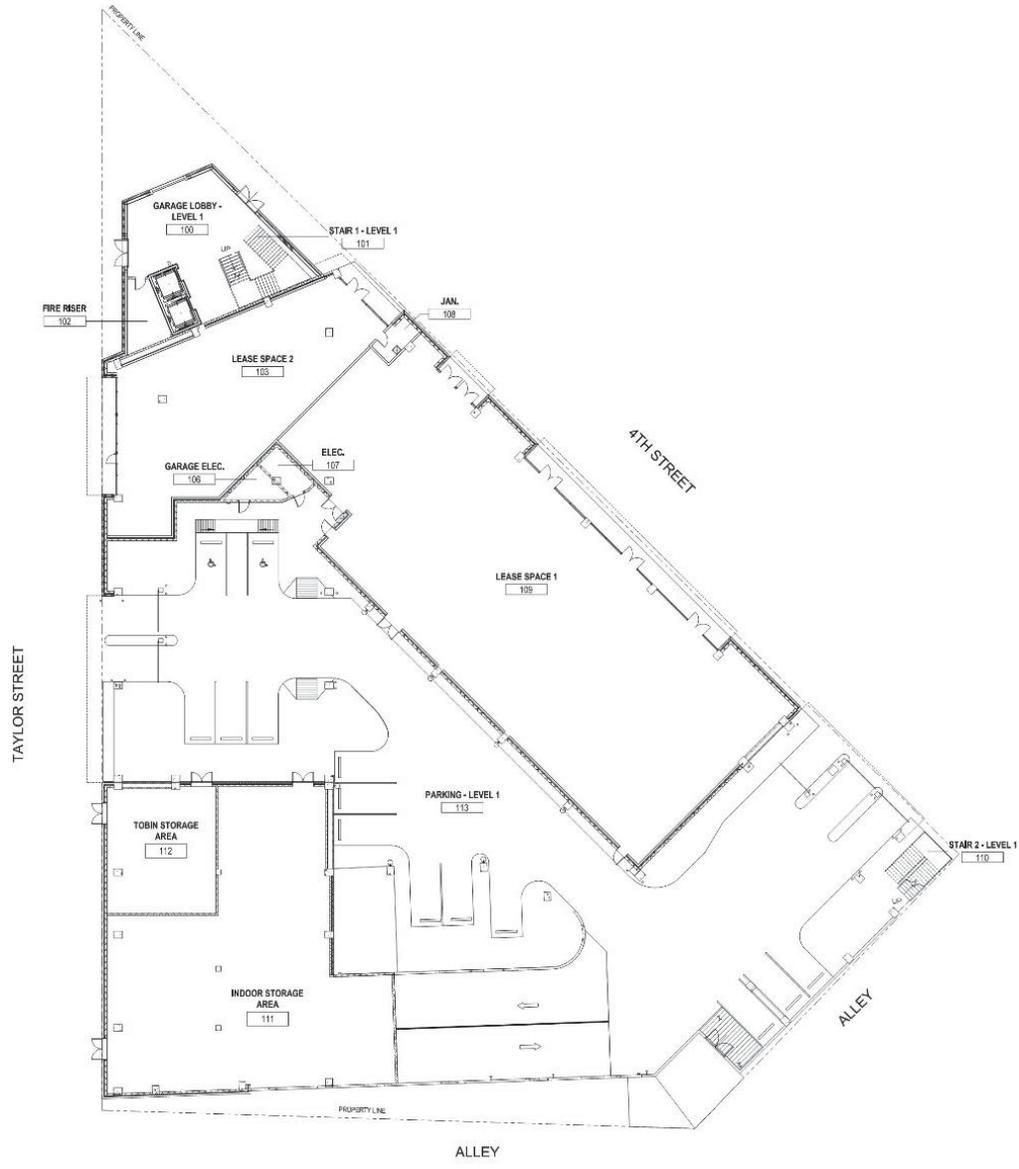


Outdoor Seating Concept

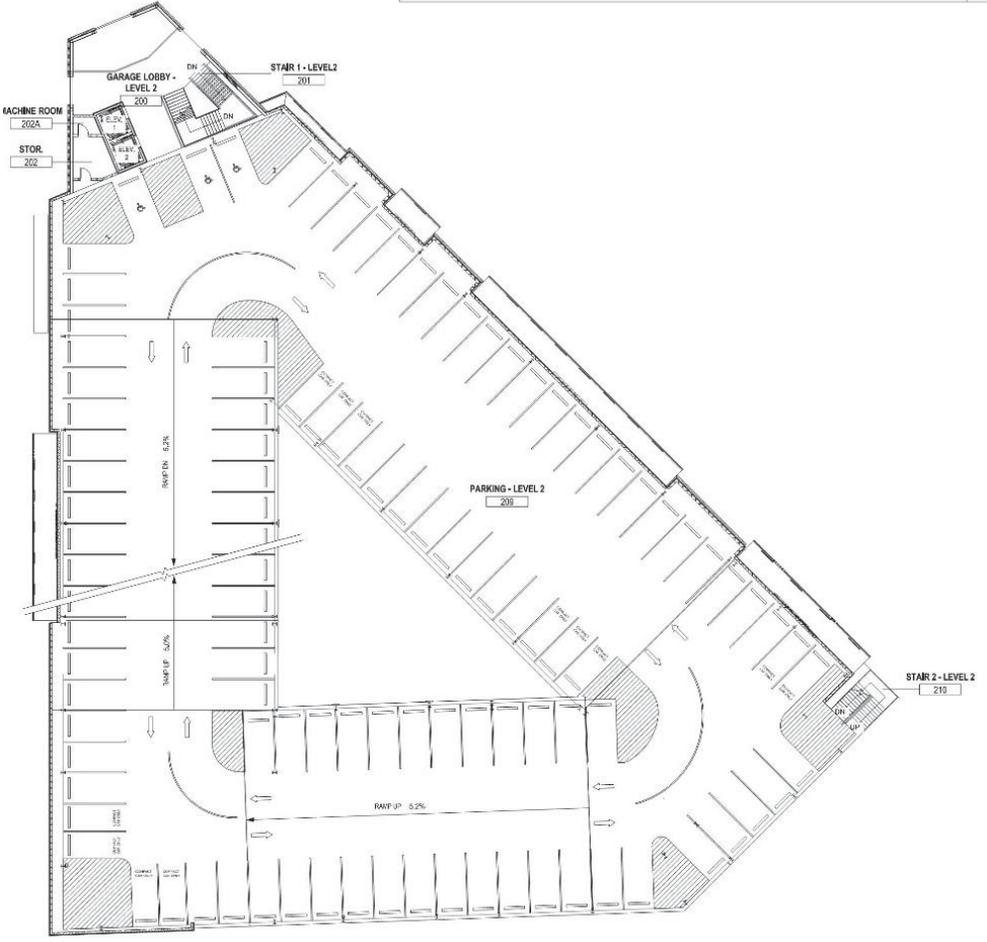


- 1. EXISTING TREE
- 2. NEW LANDSCAPE PLANTING
- 3. ENCLOSURE RAIL
- 4. OUTDOOR SEATING

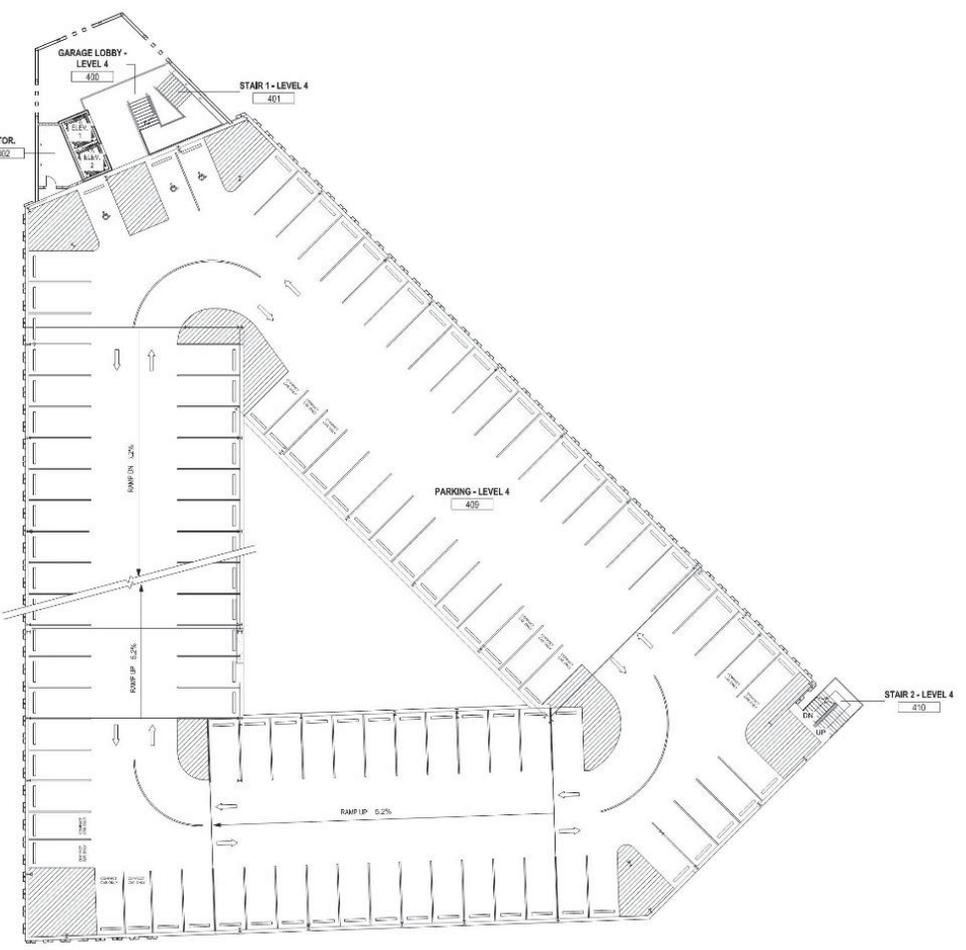
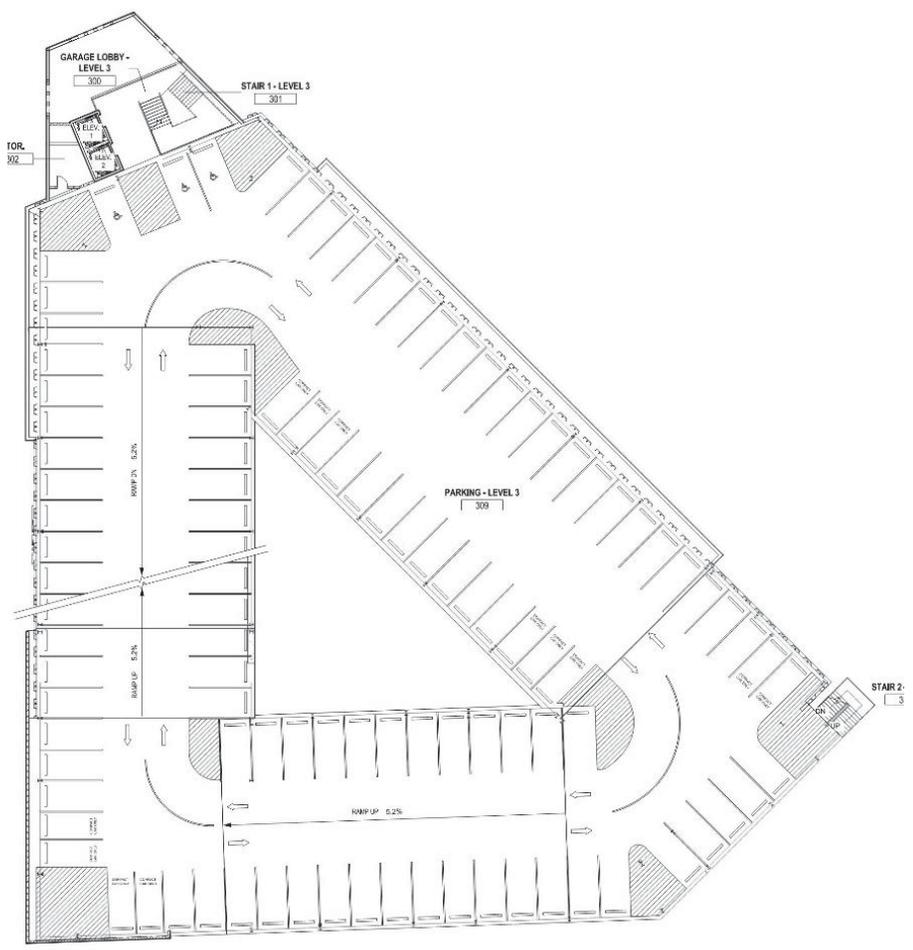
PARKING COUNT					
LEVEL	ACCESSIBLE	VAN ACCESSIBLE	STANDARD (9'X18')	COMPACT	SUBTOTAL
1, 1.5	0	2	26	0	28
2	3	0	92	12	107
3	3	0	92	12	107
4	3	0	92	12	107
5	3	0	92	12	107
6	3	0	54	8	65
TOTALS	15	2	448	56	521



1 LEVEL 1 FLOOR PLAN
1/16" = 1'-0"
NORTH

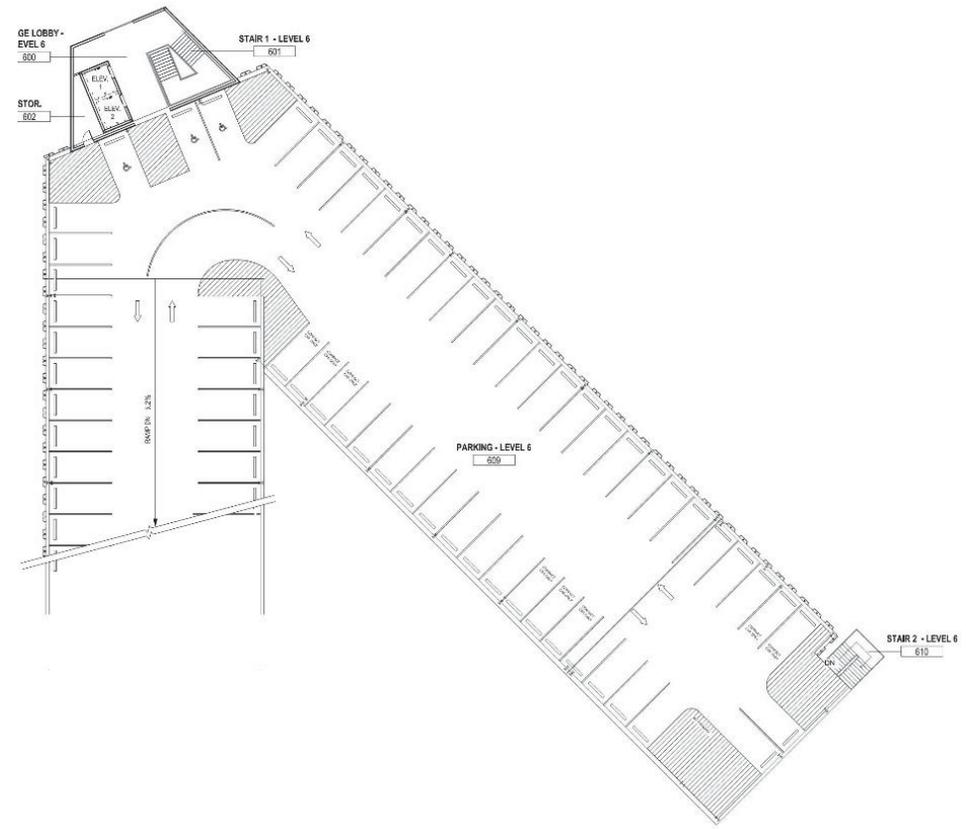
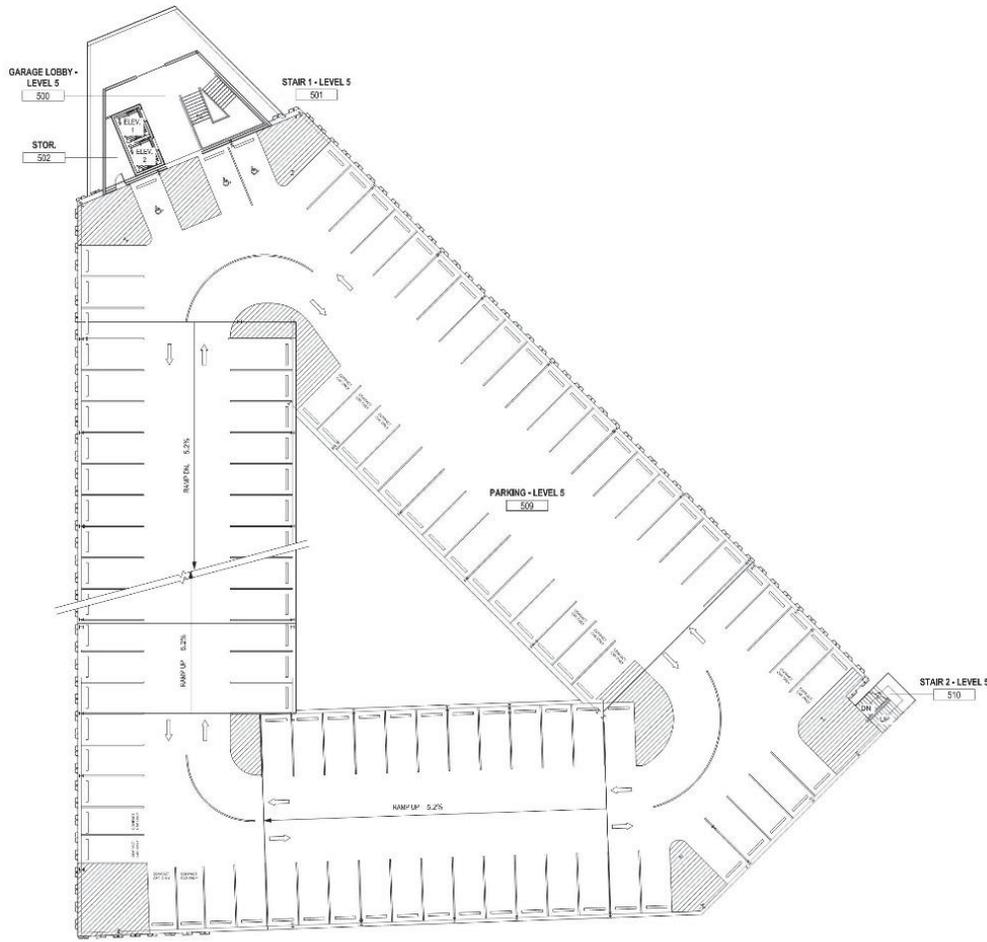


2 LEVEL 2 FLOOR PLAN
1/16" = 1'-0"
NORTH



3 LEVEL 3 FLOOR PLAN
1/16" = 1'-0"
NORTH

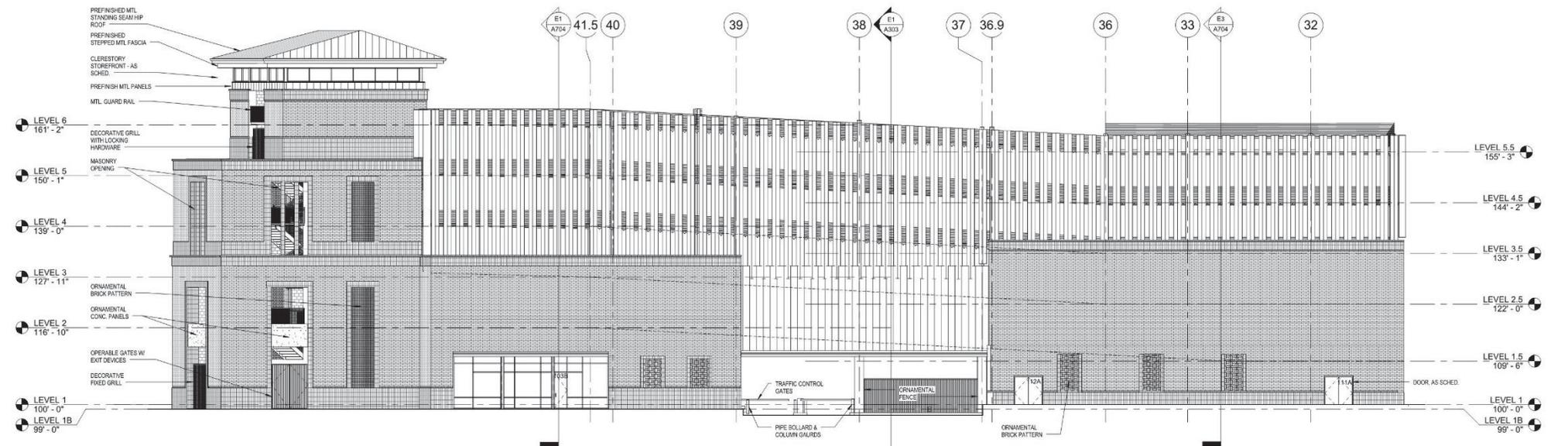
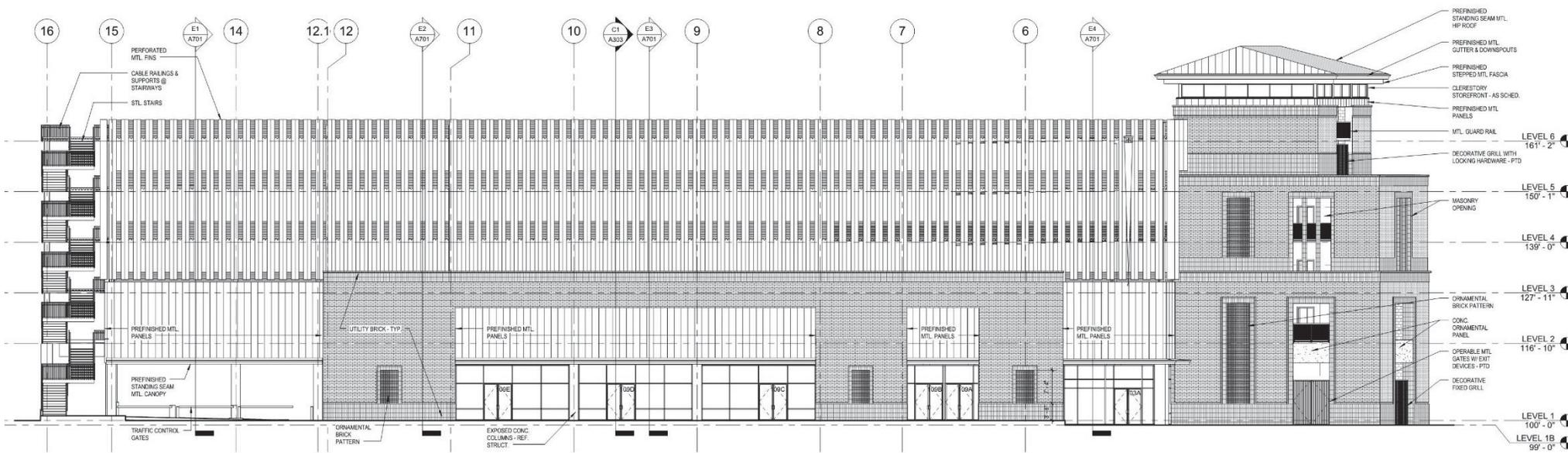
4 LEVEL 4 FLOOR PLAN
1/16" = 1'-0"
NORTH

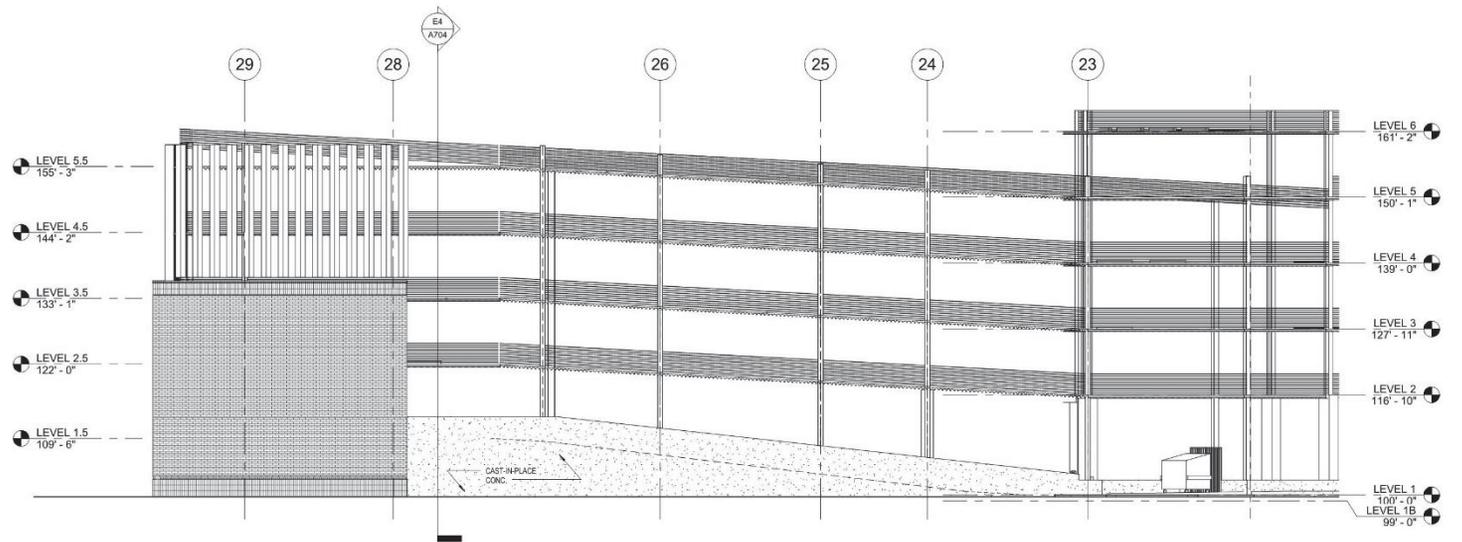
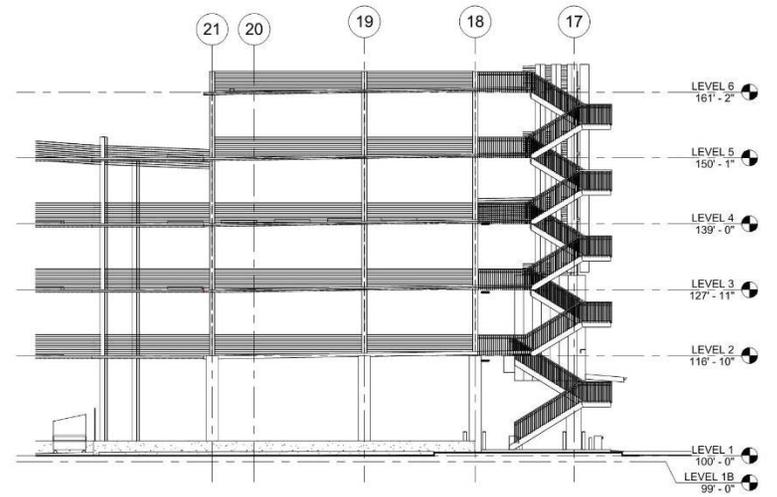


5 LEVEL 5 FLOOR PLAN
AR 1/16" = 1'-0"
NORTH

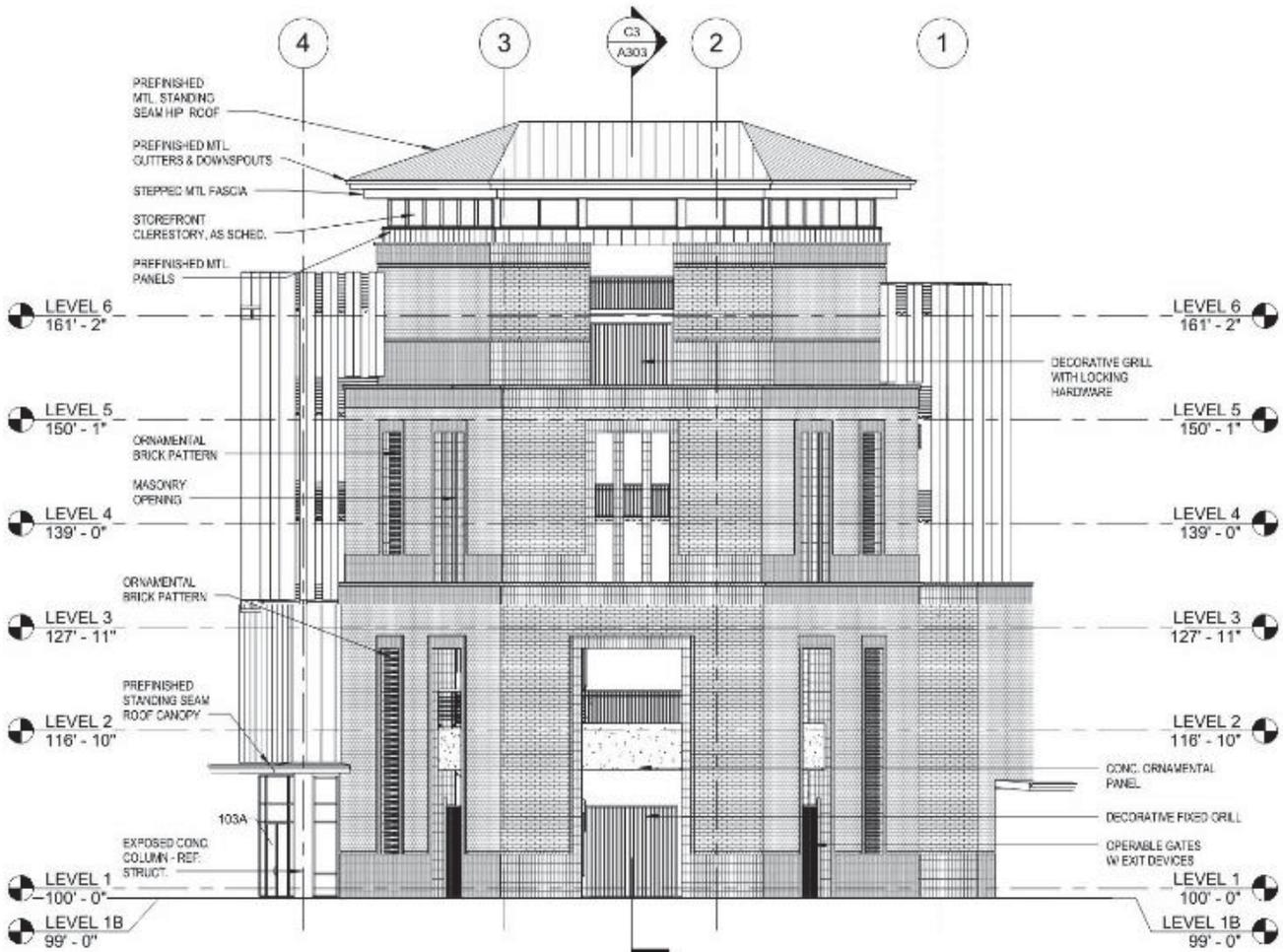
6 LEVEL 6 FLOOR PLAN
AR 1/16" = 1'-0"
NORTH

Exterior Building Elevations





Exterior Building Elevations



Exterior Metal Canopy Downlights



Interior Garage Lights



Exterior Decorative Wall Sconce at Lobby Vertical Circulation Tower with Medium Nickel Silver Finish



Exterior Lighting at Metal Panel Walls



Exterior Garage Pole Lights at Level 6



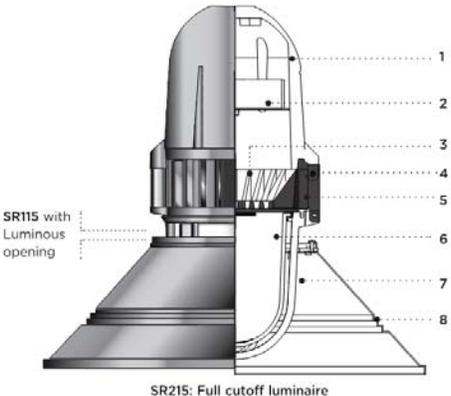


SR115/SR215 SERIES
SCIROCCO - LED

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER: _____

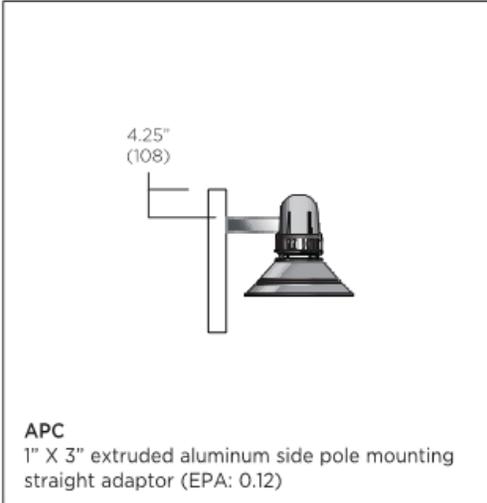
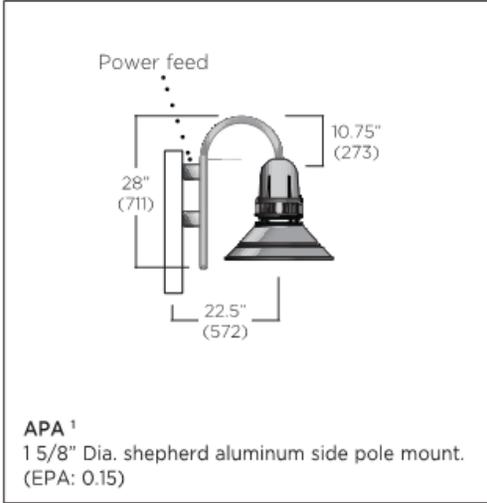
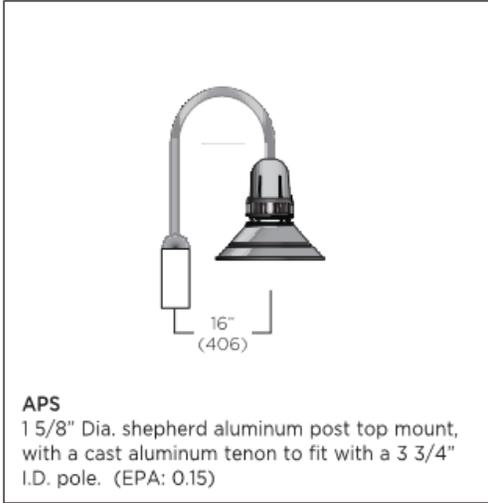
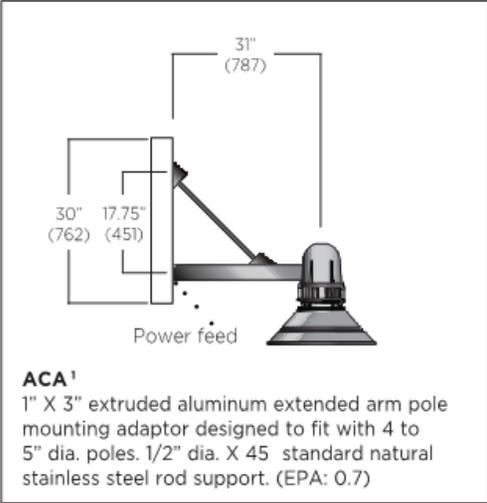
FIXTURE	WATTAGE	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION
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- 1- Cast aluminum driver housing.
- 2- Universal driver tray with twist lock design.
- 3- Sealed and isolated LED compartment.
- 4- Housing/shade assembly hinge mechanism.
- 5- Cast aluminum LED heat dissipator.
- 6- Borosilicate prismatic heavy glass diffuser.
- 7- Cast aluminum ribbed cage.
- 8- Structurally reinforced perimeter aluminum shade. Inner surface is standard white enamel for increased light performance.



Wall mounted fixture on north exterior wall of existing building along the pedestrian route.



Exterior Sign Types

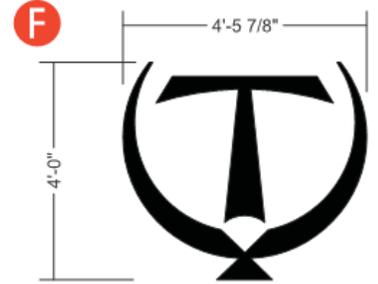
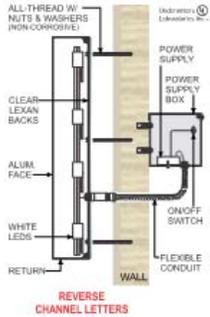
Reverse Lit Channel Logo & Letters



MFG. & INSTALL TWO (2) SETS
 INTERNALLY ILLUMINATED REVERSE LIT
 CHANNEL LETTERS, MOUNT 1 1/2" OFF WALL

ALUM. FACES & RETURNS PTD WHITE
 CHANNELS BACKED W/ CLEAR PLEX
 INTERNALLY ILLUMINATED W/ WHITE LEDS
 INDIVIDUALLY FLUSH MOUNT TO WALL

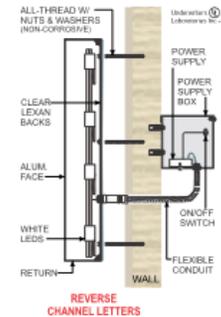
COLOR SPECS
 □ WHITE



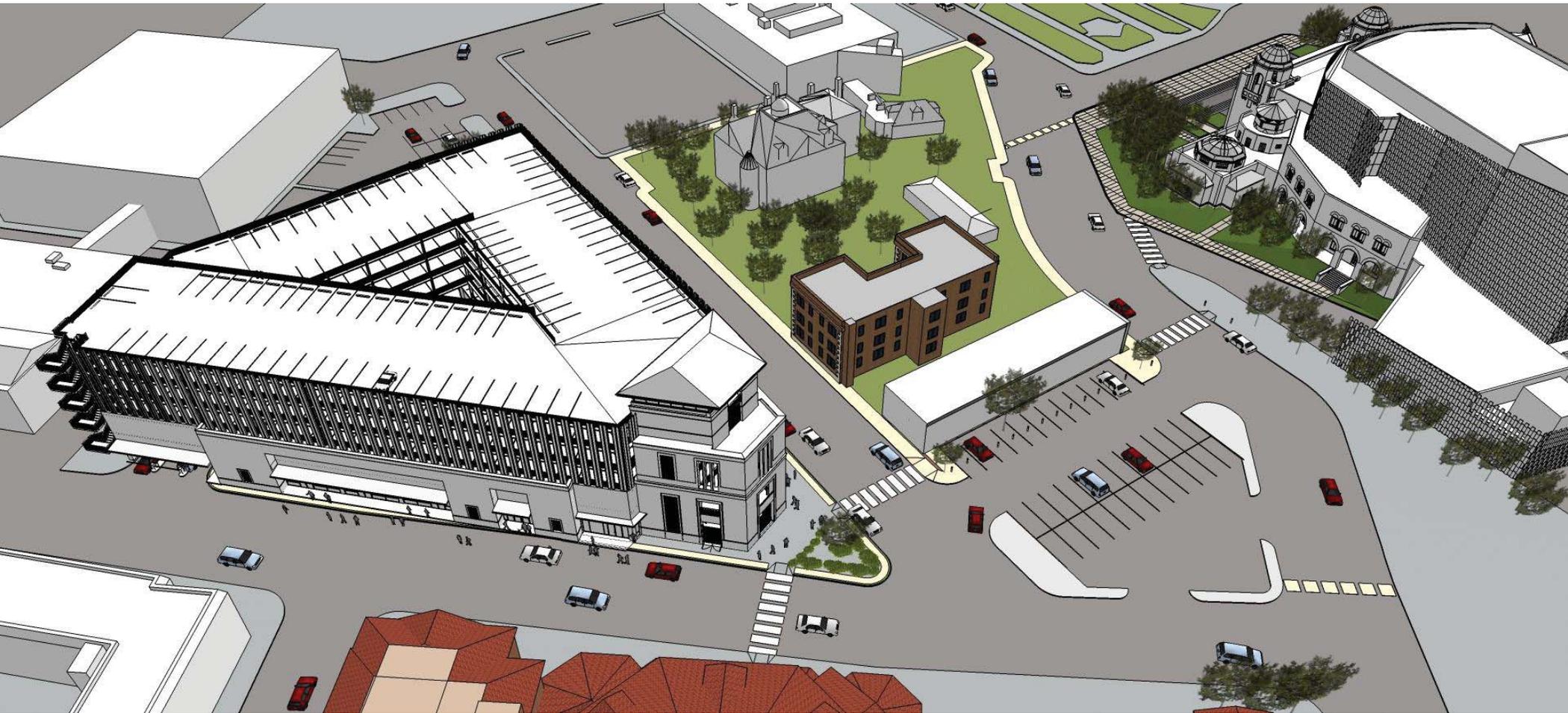
MFG. & INSTALL ONE (1)
 INTERNALLY ILLUMINATED REVERSE LIT
 CHANNEL LOGO, MOUNT 1 1/2" OFF WALL

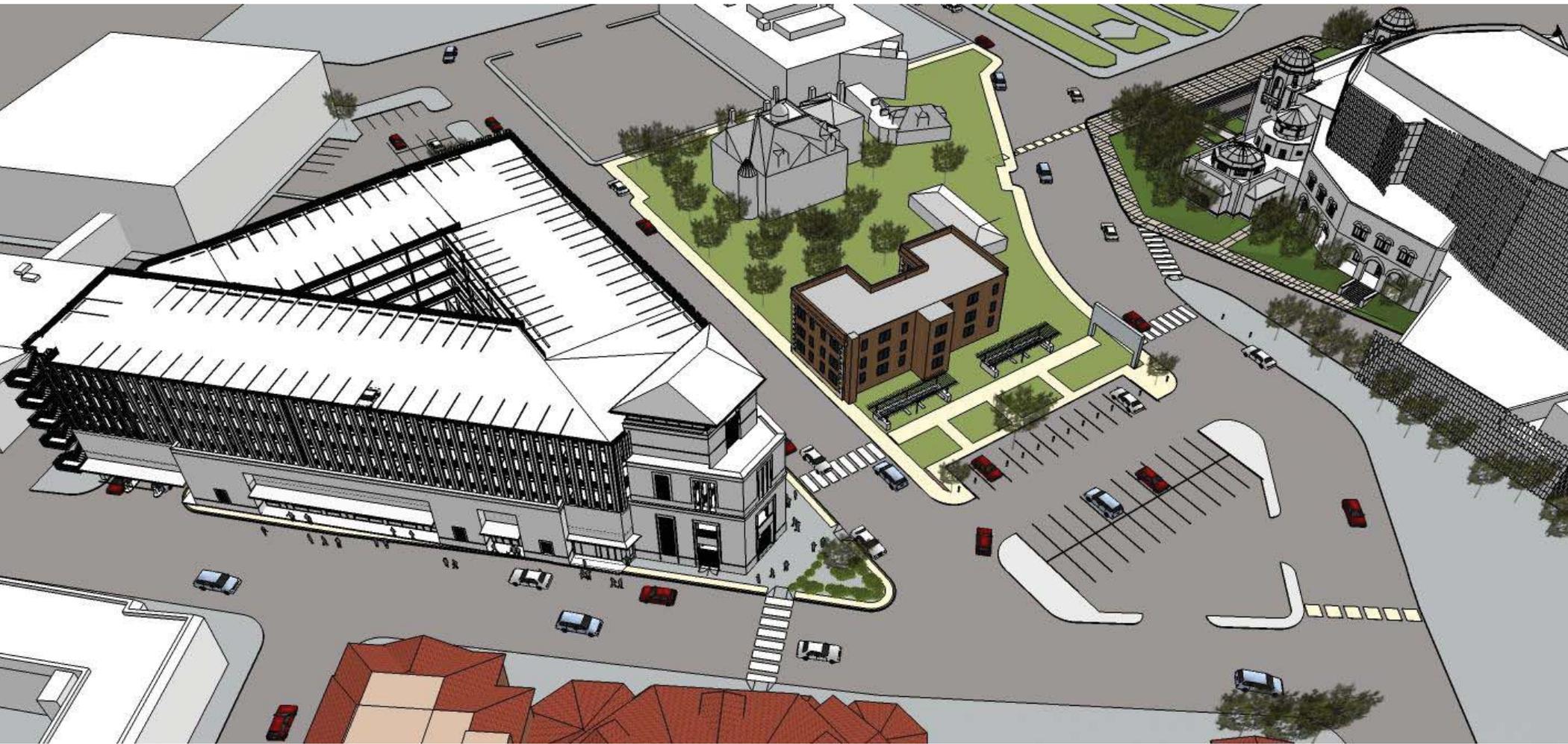
ALUM. FACES & RETURNS PTD BLACK
 CHANNELS BACKED W/ CLEAR PLEX
 INTERNALLY ILLUMINATED W/ WHITE LEDS
 INDIVIDUALLY FLUSH MOUNT TO WALL

COLOR SPECS
 ■ BLACK

















CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 1/26/16 HDRC Case# _____

ADDRESS: 207 4th Meeting Location: King William

APPLICANT: Marmon Mok, Mike Fresher

DRC Members present: John Laffoon, Kent Britten, Michael Evarino

Staff present: Lauren Sage

Others present: STEVEN

REQUEST: FINAL APPROVAL for new construction

COMMENTS/CONCERNS: MG: How many spaces? EAST
ELEVATION, who is the immediate neighbor? Steve: alley,
brick wall/parking lot, MG: Want to make other
commissioners understand cannot see from east. create
perspective. show why don't need more screening.

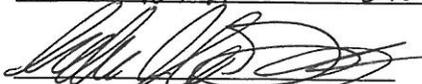
MG: RECAPED materials elegant. Articulation on Fayon. How
is top deck lit? Poles on inside. Provide diagram. What's
vs edge of top
use of Light well? Answer how visible this is, especially at night?
What's the path to Tobin? →

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []

APPROVE WITH COMMENTS/STIPULATIONS:

NOTE REVISIONS REQUESTED FOR VIEW

OF EAST ELEVATION, LIGHTING DIAGRAM @ TOP DECK


Committee Chair Signature (or representative)

1/26/16
Date

JL: landscape fictional or what's to be implemented?

MG: show the setback since able to maintain. drawing should show