

# HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 2

**HDRC CASE NO:** 2015-254  
**ADDRESS:** 200 / 223 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 14016 BLK 9 LOT 14(0.082AC), 16(0.335AC), & S IRR 409.04 FT OF 15(0.36AC)  
**ZONING:** D HS RIO-3  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Hilton Palacio de Rio Hotel  
**APPLICANT:** Robert Thrailkill  
**OWNER:** Zachary Corporation  
**TYPE OF WORK:** Exterior modifications  
**REQUEST:**

The applicant is requesting conceptual approval to:

1. Enhance the Riverwalk entry to The River's Edge Café.
2. Enhance restaurant terrace seating at the Riverwalk.
3. Construct a new exterior canopy with upgraded exterior lighting.
4. Modify various exterior finishes.

## APPLICABLE CITATIONS:

*UDC Section 35-673 Site Design Standards*

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full width of the pathway.

B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.

C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.

(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.

*UDC Section 35-674. Building Design Principles*

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

- (1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.
  - A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.
  - B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.
  - C. They should match the shape of the opening.
  - D. Simple shed shapes are appropriate for rectangular openings.
  - E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.
  - F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.
  - G. Historic canopies shall be repaired or replaced with in-kind materials.
- (2) Materials and Color.
  - A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.
  - B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.
- (3) Incorporating lighting into the design of a canopy is appropriate.
  - A. Lights that illuminate the pedestrian way beneath the awning are appropriate.
  - B. Lights that illuminate the storefront are appropriate.
  - C. Internally illuminated awnings that glow are prohibited.

**FINDINGS:**

- a. The applicant has proposed to perform multiple enhancements to the existing outdoor seating area on the Riverwalk side of the Hilton Palacio del Rio at 200 / 223 S Alamo. This property is zoned HS and RIO-3. All enhancements that the applicant has proposed are within the existing patio's footprint.
- b. According to the UDC Section 35-673(g) regarding paving materials, paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience. The applicant has proposed a new concrete deck

which is to be slightly elevated, approximately four to six inches, above the public right of way at the river level. The applicant has not specified a specific finish for the proposed concrete deck, however, the proposal of concrete is on that distinctly separates the existing, historic Riverwalk from the Hilton and proposed enhancements. Staff finds this proposal appropriate and consistent with the UDC.

- c. The applicant has proposed a new outdoor canopy at the Riverwalk level that is to be composed of painted steel framing, painted railings, a fabric canopy and will feature ceiling fans for patron comfort. According to the UDC Section 35-674(g) regarding awnings, canopies and arcades, any awnings, canopy or arcade should be designed to accentuate the primary structure in form, proportions, materials, color and should include lighting that is incorporated into the design. The applicant's proposal is consistent with the UDC.
- d. Per the UDC Section 35-673(j)(1), site lighting shall be shielded by permanent attachments to light fixtures and for spaces adjacent to or visible from the San Antonio River should average ambient light levels of between one and three foot-candles with a minimum of 0.5 foot candles, should not produce light pollution greater than one half of one foot candle measured at any point ten feet beyond the property line and should feature a light temperature and color between 2500 K and 3500 K with a color rendition index (CRI) or eighty or higher. The applicant is responsible for complying with this section of the UDC.

**RECOMMENDATION:**

Staff recommends approval of items #1 through #4 based on findings a through d with the stipulations:

- i. That the applicant provide more information regarding the proposed canopy lighting including specific materials, details and a lighting scheme.
- ii. That the applicant provide more information regarding the proposed concrete deck's final finish.

**CASE MANAGER:**

Edward Hall





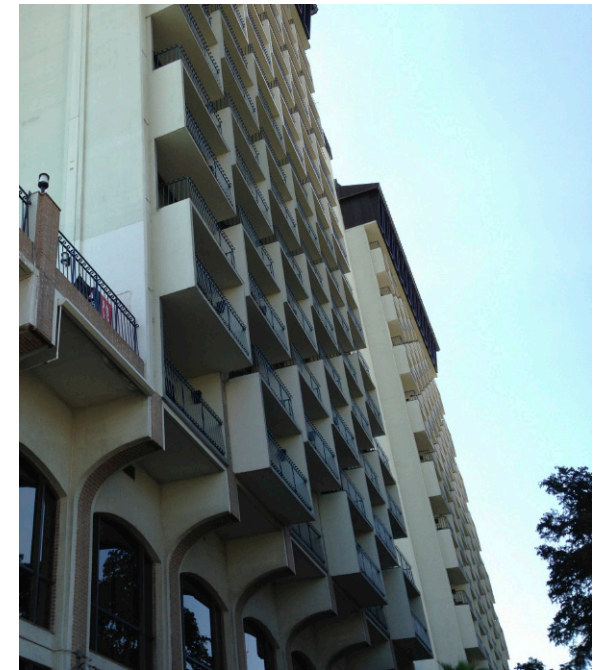
**N**

## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 23, 2015

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# HILTON PALACIO DEL RIO

RIVER'S EDGE CAFE PATIO & RIVER WALK ENHANCEMENTS

HDRC SUBMITTAL FOR CONCEPTUAL APPROVAL

MAY 29, 2015

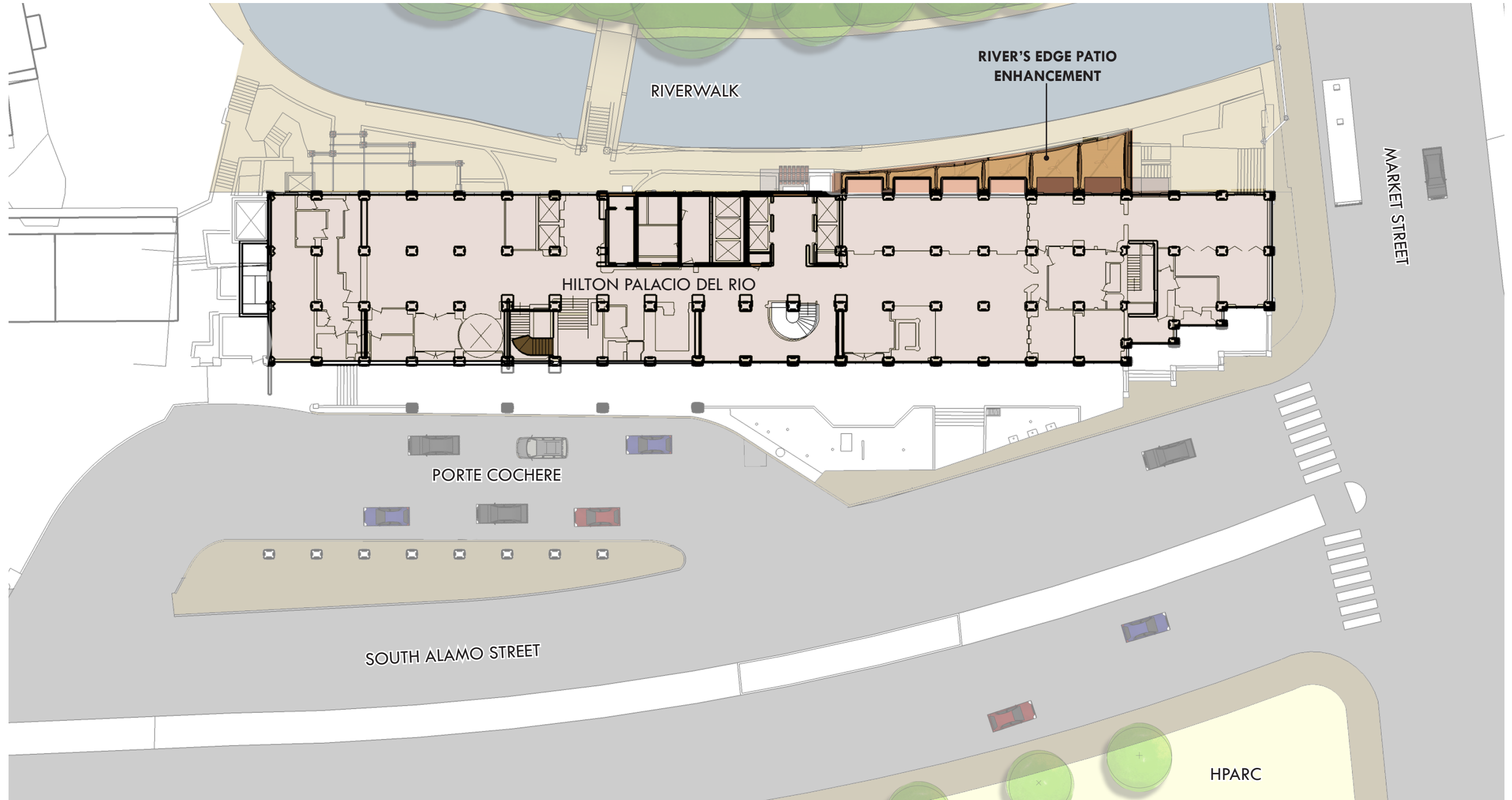
DOUGLAS ARCHITECTS

**SITE PLAN | VICINITY MAP SHOWING EXISTING CONDITIONS**



||||| PROPOSED STREETCAR LINE   ● PARK   ● HOTEL   ● INSTITUTIONAL   ● TRANSPORTATION   ● SITE

FLOOR PLAN | RIVER'S EDGE PATIO ENHANCEMENT





CANOPY | BIRD'S EYE VIEW

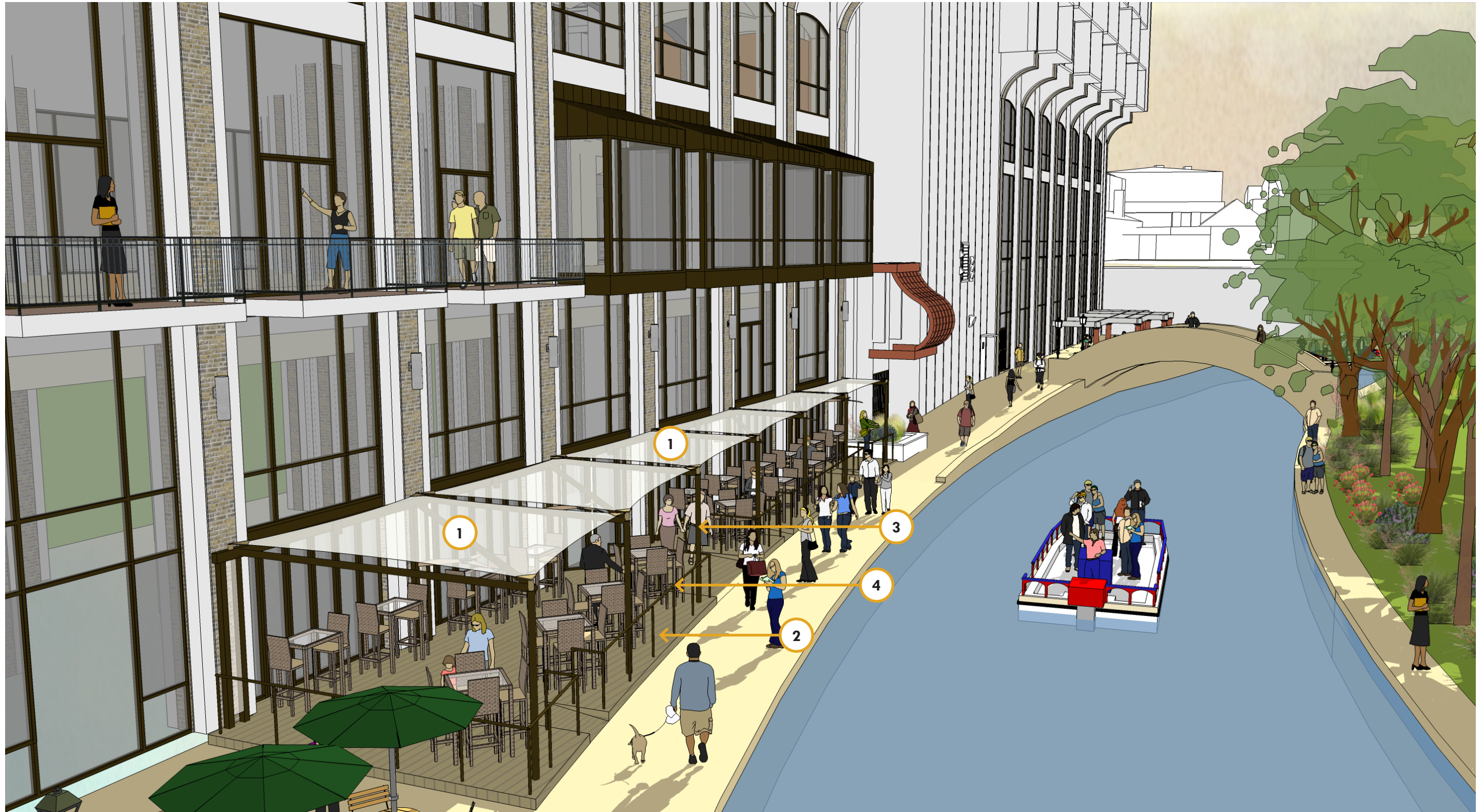


- 1 FABRIC CANOPY
- 2 CONCRETE DECK FINAL FINISH T.B.D.
- 3 PAINTED STEEL FRAMING
- 4 PAINTED RAILING

- 5 CEILING FAN
- 6 LED LIGHT STRIPS

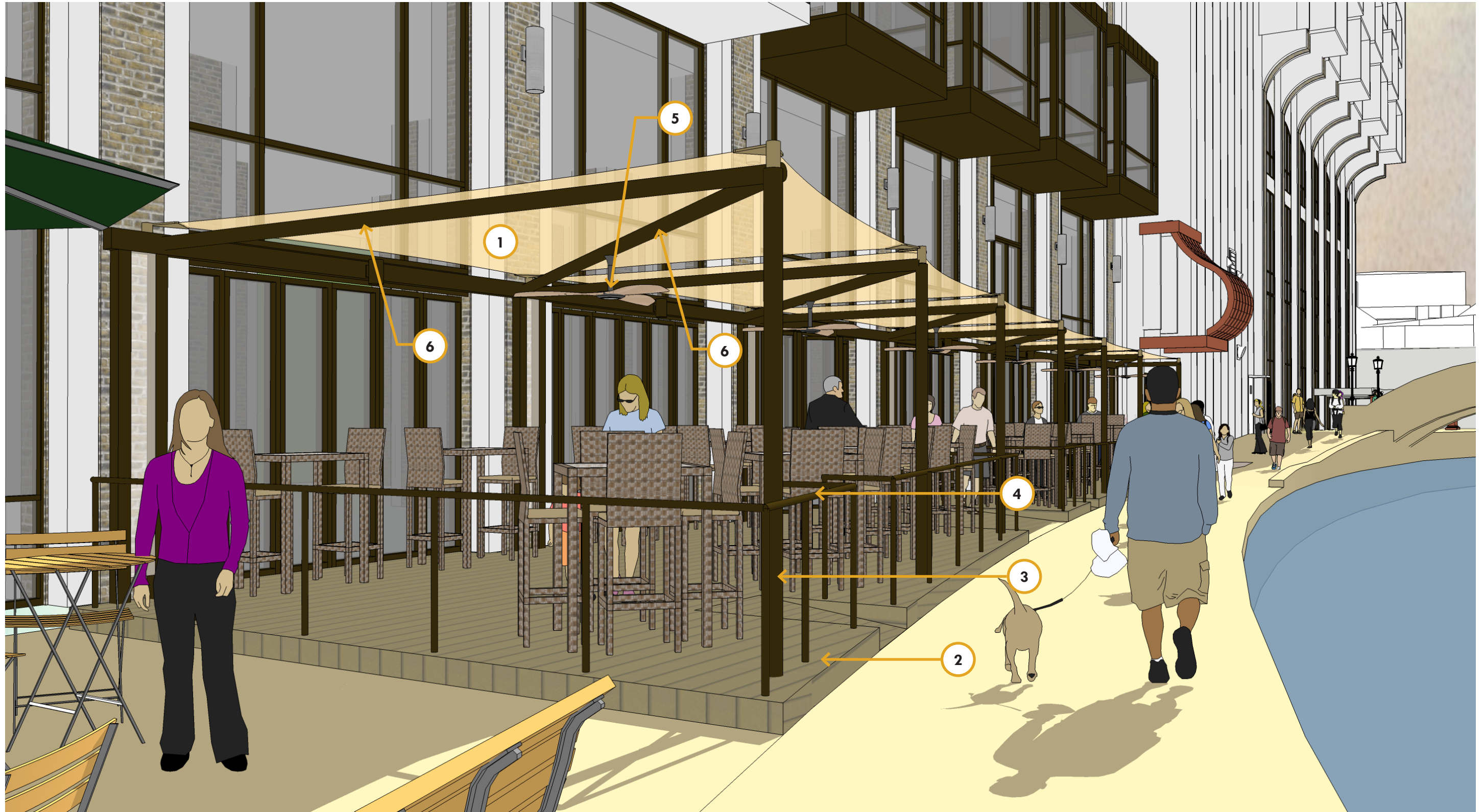


CANOPY | MARKET STREET LEVEL LOOKING SOUTH



- |   |                                   |   |                  |
|---|-----------------------------------|---|------------------|
| 1 | FABRIC CANOPY                     | 5 | CEILING FAN      |
| 2 | CONCRETE DECK FINAL FINISH T.B.D. | 6 | LED LIGHT STRIPS |
| 3 | PAINTED STEEL FRAMING             |   |                  |
| 4 | PAINTED RAILING                   |   |                  |





- |   |                                   |   |                  |
|---|-----------------------------------|---|------------------|
| 1 | FABRIC CANOPY                     | 5 | CEILING FAN      |
| 2 | CONCRETE DECK FINAL FINISH T.B.D. | 6 | LED LIGHT STRIPS |
| 3 | PAINTED STEEL FRAMING             |   |                  |
| 4 | PAINTED RAILING                   |   |                  |



CANOPY | RIVER LEVEL LOOKING NORTH



- |   |                                   |   |                  |
|---|-----------------------------------|---|------------------|
| 1 | FABRIC CANOPY                     | 5 | CEILING FAN      |
| 2 | CONCRETE DECK FINAL FINISH T.B.D. | 6 | LED LIGHT STRIPS |
| 3 | PAINTED STEEL FRAMING             |   |                  |
| 4 | PAINTED RAILING                   |   |                  |

CANOPY | RIVER LEVEL OPPOSITE SIDE LOOKING NORTH



- |   |                                   |   |                  |
|---|-----------------------------------|---|------------------|
| 1 | FABRIC CANOPY                     | 5 | CEILING FAN      |
| 2 | CONCRETE DECK FINAL FINISH T.B.D. | 6 | LED LIGHT STRIPS |
| 3 | PAINTED STEEL FRAMING             |   |                  |
| 4 | PAINTED RAILING                   |   |                  |



CANOPY | RIVER LEVEL OPPOSITE SIDE LOOKING EAST



- |   |                                   |   |                  |
|---|-----------------------------------|---|------------------|
| 1 | FABRIC CANOPY                     | 5 | CEILING FAN      |
| 2 | CONCRETE DECK FINAL FINISH T.B.D. | 6 | LED LIGHT STRIPS |
| 3 | PAINTED STEEL FRAMING             |   |                  |
| 4 | PAINTED RAILING                   |   |                  |

# SOLTIS

86



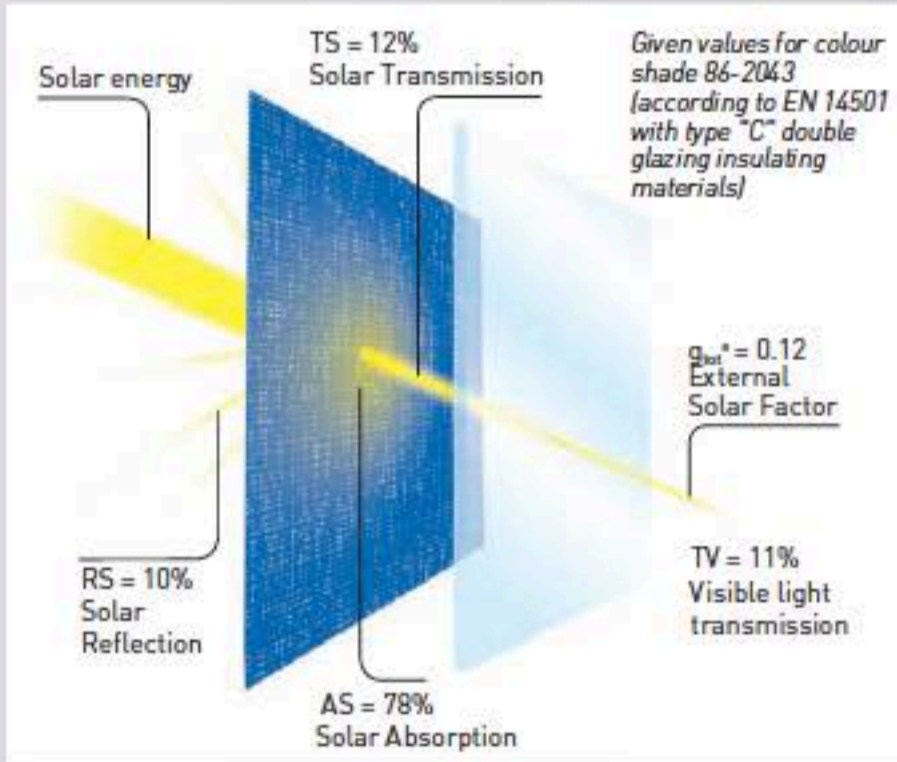
  
**Serge Ferrari**

## MAIN FEATURES

- Perfect compromise between thermal protection and visual comfort
- Excellent outward visibility
- Weather and UV resistance
- Lightweight, durable and 100% recyclable

## APPLICATIONS

- Facade blinds
- Conservatory and glassroof blinds
- Shadesails



## Thermal protection and light control

Soltis 86 offers a mesh opening, ideal for combining:

- efficient solar protection,
- sufficient natural light contribution to ensure occupier well-being.

Soltis 86 therefore plays a full part in:

- building thermal control,
- creating pleasant, appropriate light environments.

Installed externally, Soltis 86 blocks up to 88% of the solar radiation



Seamless large dimensions possible

## Matchless transparency

Soltis 86's micro-ventilated texture ensures:

- excellent visual contact with the exterior: the view is not hidden,
- visual comfort appreciated in many architectural situations.

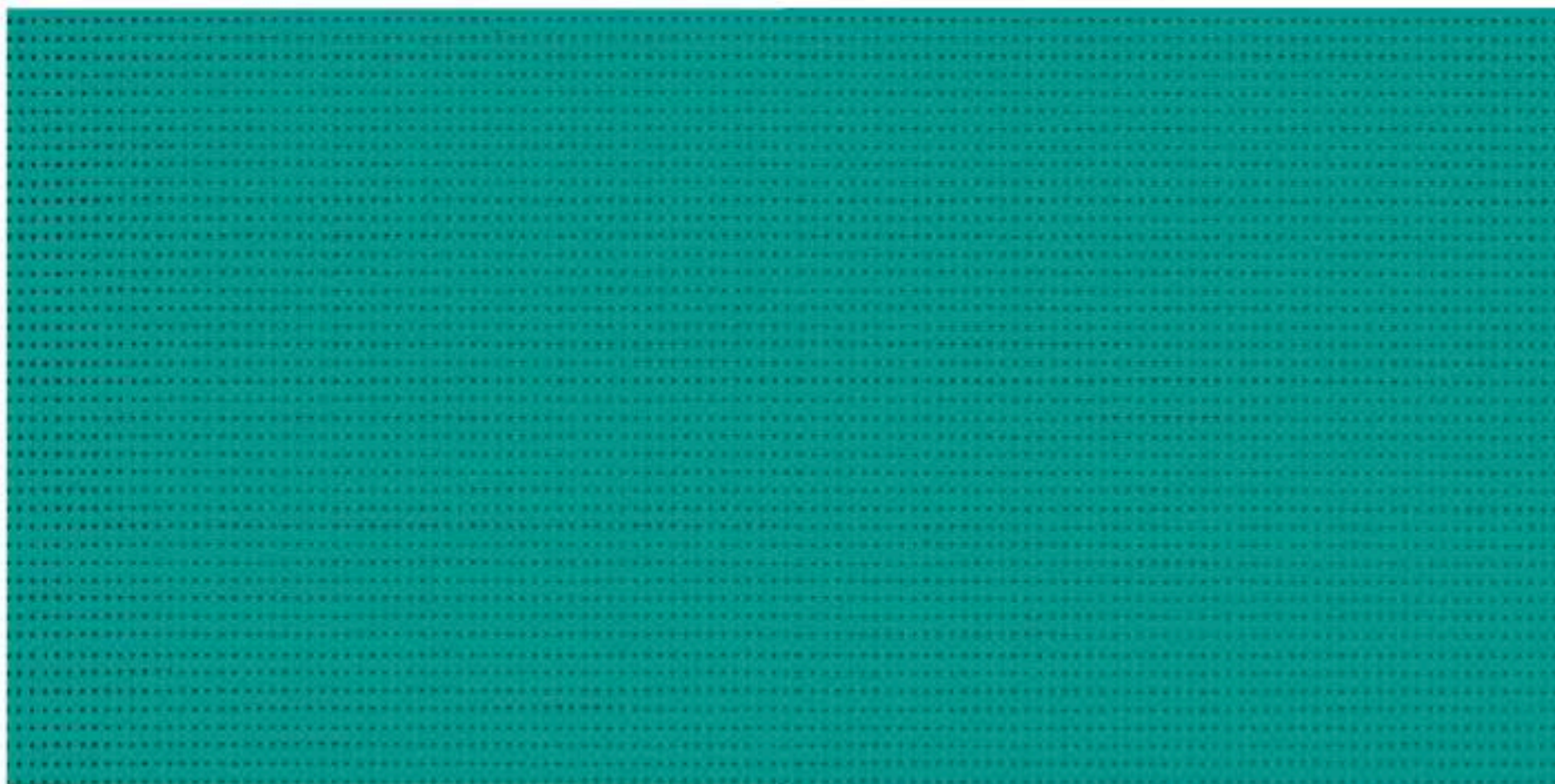


Colour harmony for combining blinds, textile facades and permanent awnings

## Harmonised ranges

All Soltis 86 colours are coordinated with Soltis 92 to:

- coordinate all facades of a building,
- satisfy visual comfort requirements for each facade orientation,
- regulate thermal protection to provide energy savings.



**Intense turquoise**

86-50271

## Emerging colours



**Concrete**

86-2167



**Boulder**

86-2171\*



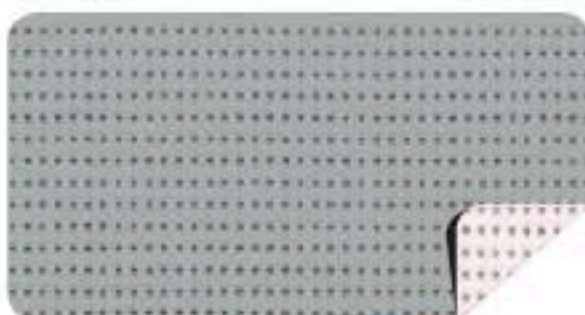
**White**

**NF** 86-2044\*



**Alu/Alu**

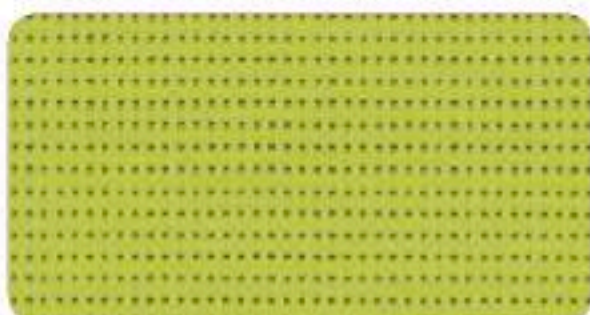
**NF** 86-2048



**Alu/Oat**

**NF** 86-2046\*

## Design illusion



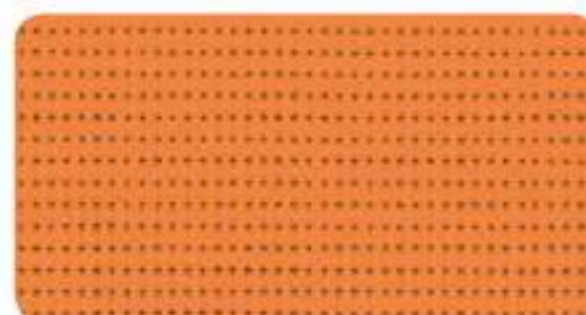
**Bamboo**

86-50333



**Buttercup**

86-2166



**Orange**

86-8204



**Plum**

86-50336

\* Also available in 267 cm width

## Evolving with time



**Bronze**

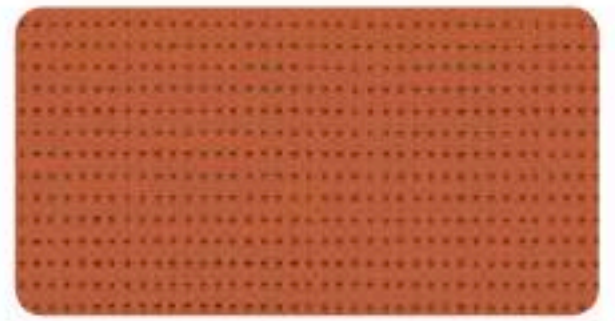


86-2043\*



**Muscat**

86-50260



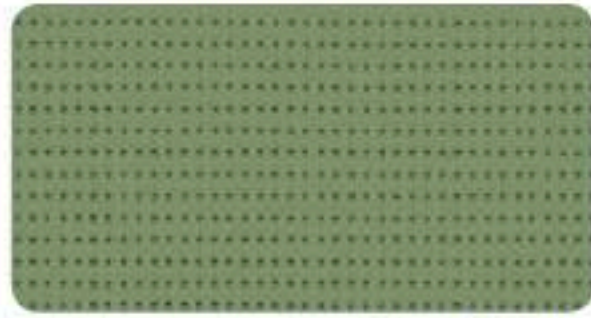
**Caramel**

86-50261



**Intense turquoise**

86-50271



**Moss green**

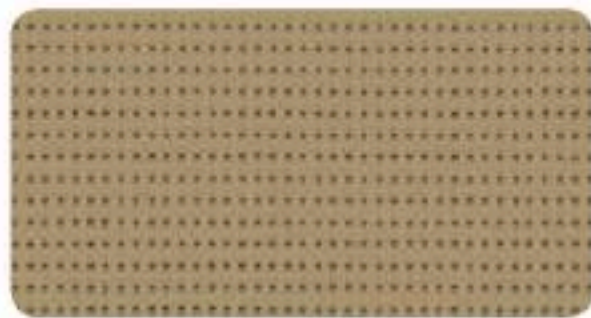
86-2158

## Body language



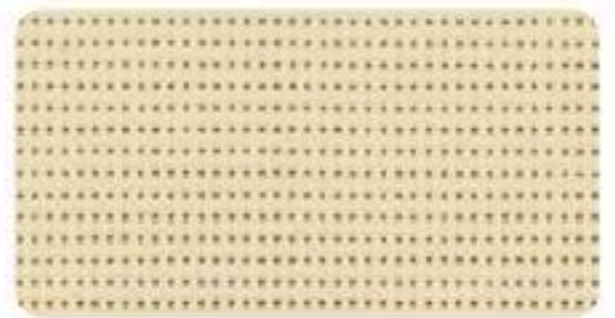
**Cocoa**

86-2148



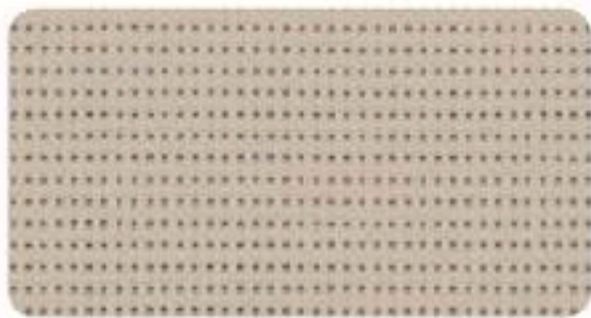
**Pepper**

86-2012\*



**Champagne**

86-2175



**Sandy beige**

86-2135\*

## Distinction



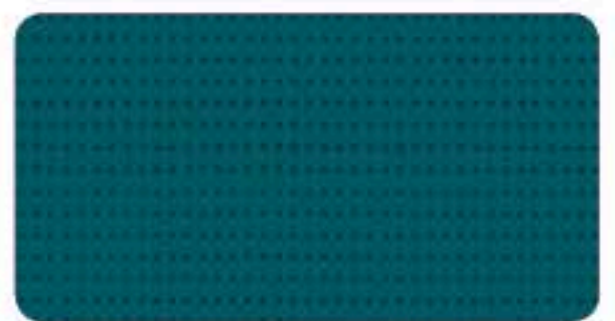
**Navy**

86-50342



**Midnight blue**

86-2161



**Dark teal**

86-50264



**Red**

86-8255



**Black**



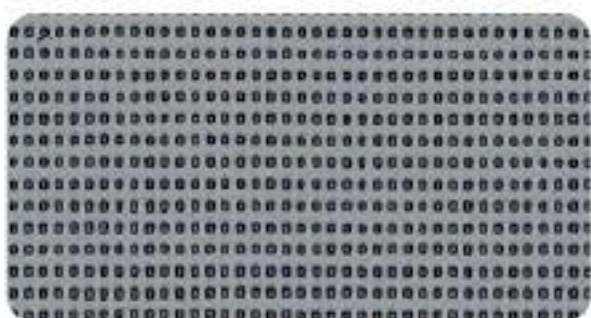
86-2053\*



**Anthracite**



86-2047\*



**Beaten-metal**



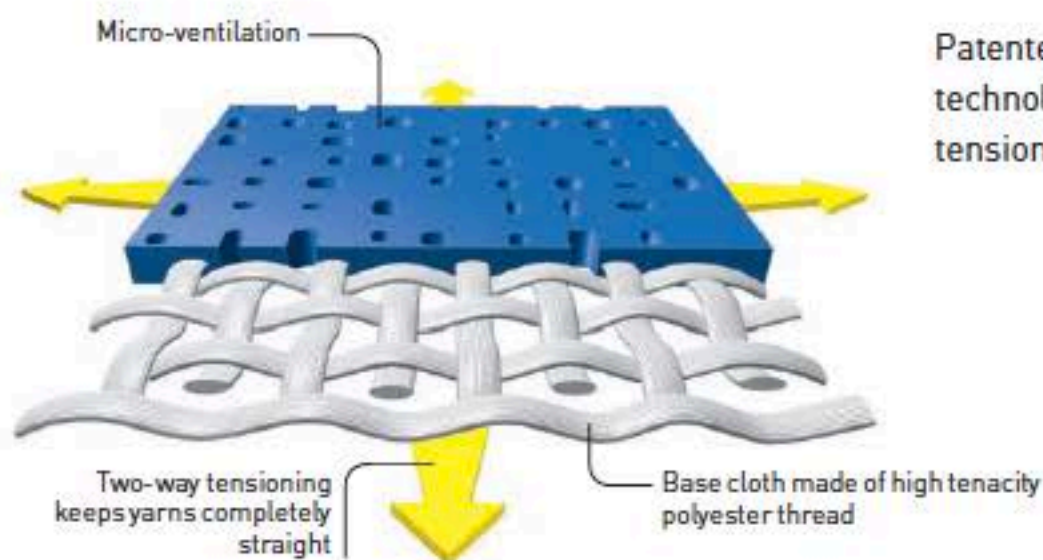
86-2045\*



**Alu/Anthracite**

86-2068

# Exclusive Précontraint Serge Ferrari® technology



Patented worldwide, Précontraint Serge Ferrari® technology involves keeping the composite under tension throughout the manufacturing cycle.

## Strength characteristics

- Exceptional dimensional stability
- Long-term strength
- Greater coating thickness at the top of the yarns
- Exceptional flatness

## Benefits

- **No material deformation during installation or usage**
- **No elongation, tear resistant**
- **Long-term strength and aesthetic quality**
- **Thinness**
- **Smooth finish, easy maintenance**
- **Compactness, easy rolling**

## NF Toiles certification

- The French "NF Toiles" label guarantees that Soltis 86 maintain a high level of quality and homogeneity.
- Certified references meet thermo-optical, strength and durability requirements stipulated for the "NF Toiles" label.
- Certification application pending for new colours (solar and light properties quoted provisionally).



## Solar and light properties (EN 14501)

References	TS	RS	AS	TV n-h	TV n-n	$g_{ext}^*$	$g_{int}^{\dagger}$	NCS Codification
86-2012	18	27	55	17	16	0.15	0.48	S 4010 Y 30 R
86-2043	12	10	78	11	13	0.12	0.53	-
86-2044	32	59	9	30	14	0.21	0.38	S 0500 N
86-2045	14	29	57	14	13	0.12	0.47	-
86-2046 A	21	43	36	20	14	0.16	0.43	-
86-2046 B	19	58	23	19	14	0.14	0.38	-
86-2047	16	7	77	16	15	0.14	0.54	-
86-2048	22	42	36	22	16	0.17	0.43	-
86-2053	15	5	80	15	13	0.14	0.54	S 8500 N
86-2068 A	16	35	49	15	15	0.13	0.45	-
86-2068 B	16	7	77	15	15	0.14	0.54	-
86-2135	20	41	39	20	16	0.15	0.43	S 2005 Y 50 R
86-2148	14	13	73	14	13	0.13	0.52	S 7010 Y 30 R
86-2158	15	25	60	14	12	0.13	0.48	S 4020 G 30 Y
86-2161	16	17	67	14	14	0.14	0.51	S 5040 R 80 B
86-2166	30	45	25	26	15	0.21	0.42	S 0570 Y 10 R
86-2167	15	17	68	14	13	0.13	0.51	S 6005 R 80 B
86-2171	19	39	42	17	14	0.15	0.44	S 2502 B
86-2175	28	57	15	26	14	0.19	0.39	S 0505 Y 20 R
86-8204	27	41	32	19	14	0.19	0.44	S 0585 Y 40 R
86-8255	23	24	53	17	16	0.18	0.49	S 1580 Y 90 R
86-50260	15	13	72	14	13	0.14	0.52	S 5040 R
86-50261	21	35	44	15	14	0.16	0.45	S 3050 Y 60 R
86-50264	17	11	72	16	16	0.15	0.52	S 6030 B 30 G
86-50271	21	34	45	15	14	0.16	0.46	-
86-50333	22	32	46	19	15	0.17	0.46	S 2070 G 70 Y
86-50336	19	15	66	15	14	0.16	0.51	S 7020 R 30 B
86-50342	16	9	75	14	14	0.14	0.53	S 2020 R 80 B

**A:** Aluminium face exposed to the sun  
**B:** Coloured face exposed to the sun

**TS:** Solar Transmission (%)  
**RS:** Solar Reflection (%)  
**AS:** Solar Absorption (%)  
**TS + RS + AS = 100%** of incident energy  
 $g_{ext}^*$ : External solar factor  
 $g_{int}^{\dagger}$ : Internal Solar Factor  
Type "C" glazing: insulating, slightly emissive  
double glazing in position 3 (4 + 16 + 4; argon-filled).

**TV n-h:** Normal-hemispherical visible light transmission (%)  
**TV n-n:** Normal-normal visible light transmission (%)

Technical properties	Soltis 86	Standards
Weight	380 g/m <sup>2</sup>	EN ISO 2286-2
Thickness	0.43 mm	
Width	177 cm - 267 cm	
Length of rolls		
Standard format length in 177 cm	50 lm	
Standard format length in 267 cm	40 lm	
Physical properties		
Tensile strength (warp/weft)	230/160 daN/ 5 cm	EN ISO 1421
Tear strength (warp/weft)	45/20 daN	DIN 53.363
Fungistatic treatment	Degree 0, excellent	EN ISO 846-A
Flame retardancy		
Rating	<b>B1/DIN 4102-1 • BS 7837 • BS 5867 • SCHWERBRENNBAR-Q1-Tr1/ONORMA 3800-1 • CLASSE 1/UNI 9177-87 • M1/UNE 23.727-90 • VKF 5.2/SN 198898 • 1530.3/AS/NZS • G1/GOST 30244-94 • METHOD 1/NFPA 701 • CSFM T19 • CLASS A/ASTM E84</b>	
Euroclass	<b>B-s2,d0/EN 13501-1</b>	
Management systems		
for Quality		ISO 9001
for the Environment		ISO 14001
Certifications, labels, guarantees, recycling		



The technical data above are averaged values with a +/- 5% tolerance.

The buyer of our products is fully responsible for their application and their transformation with regard to any possible third party. The buyer of our products is responsible for their implementation and installation according to the standards, workmanship and safety regulations in force in destination countries. For information on our contractual warranty, please refer to the relevant terms and conditions.

The values quoted above represent results of tests performed in compliance with common design practices and are provided for information only to enable customers to make the best use of our products. Our products are subject to changes based on technical advances and we reserve the right to modify their characteristics at any time. The buyer of our products is responsible for checking the validity of the above data.

### TOOLS AND SERVICES

- ACV and FDES (Health and Environmental Datasheet) available on request
- Personalised service for simulating your project's thermal performance and related Soltis solar protection systems: please contact your Serge Ferrari representative
- Tool for evaluating energy savings generated by Soltis solar protection systems: [www.textinergie.org](http://www.textinergie.org)
- Document and photo libraries: [www.sergeferrari.com](http://www.sergeferrari.com)

#### → Contact

- Headquarters:  
+ 33 (0)4 74 97 41 33
- Your local representative:  
[www.sergeferrari.com](http://www.sergeferrari.com)

#### → TXYLOOP®

- The Serge Ferrari operational recycling chain
- Secondary raw materials of high intrinsic value compatible with multiple processes
- A quantified response to combat depletion of natural resources

[www.txyloop.com](http://www.txyloop.com)