HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

HDRC CASE NO:	**2021-308**
ADDRESS:	601 DOLOROSA 332 W COMMERCE
LEGAL DESCRIPTION:	NCB 254 BLK LOT S 113.78 FT OF BLK
ZONING:	D, H, HL, RIO-7B
CITY COUNCIL DIST.:	1
DISTRICT:	Main/Military Plaza Historic District, RIO-7B, Central Business District
LANDMARK:	Continental Hotel, Arana Building, de la Garza House, O'Henry House
APPLICANT:	Irby Hightower/Alamo Architects
OWNER:	Mark Jensen/601 PAINFUL LP
TYPE OF WORK:	Rehabilitation of the Continental Hotel, Arana Building and de la Garza House and construction of a 15-story residential structure
APPLICATION RECEIVED:	June 18, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting conceptual approval to:

1. Perform rehabilitative scopes of work to the Continental Hotel including the restoration of the historic storefront system, the installation of a new canopy system to match the original, the restoration of wood windows, the cleaning of the historic masonry façade, and remove an existing, rear addition.
2. Perform rehabilitative scope of work to the Arana Building including the repair of the historic storefront system, replacement of non-original aluminum windows with new windows, the cleaning of masonry, the restoration of the street canopy, and the removal of an existing, rear addition.
3. Perform rehabilitative scopes of work to the de la Garza House, including the restoration of the structure's height above grade, the restoration of the walls, windows, doors, porch and roof. The de la Garza House will remain in its existing location.
4. Construct a 15-story residential structure between the Continental Hotel and the Arana Building to feature approximately 255 residential units and parking for 342 automobiles.

APPLICABLE CITATIONS:

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

2. Stucco and Masonry

A. MAINTENANCE (PRESERVATION)
iii. Cleaning—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or highpressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Patching—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. Repointing—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. Removing paint—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. Removing stucco—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.
6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public rightof-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters. v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other nontraditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. Security bars—Install security bars only on the interior of windows and doors.
ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)
i. Character-defining features—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
ii. Windows and doors—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.

iii. Missing features—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
iv. Materials—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.
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.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)
i. Existing canopies and awnings—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Replacement canopies and awnings—Replace canopies and awnings in-kind whenever possible.
ii. New canopies and awnings—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
iii. Lighting—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
iv. Awning materials—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
v. Building features—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
vi. Support structure—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has
been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of
setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority
of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found
in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style

along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.
Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

Sec. 35-672. - Neighborhood Wide Design Standards.

STATEMENT OF PURPOSE

This section focuses on the urban design concepts that connect individual properties and help knit them together into the fabric of the community. These concepts include the basic arrangement of streets and lots, view corridors and circulation patterns. The standards apply to all development in the seven (7) river improvement overlay districts.

(a) Pedestrian circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.

(1) Provide sidewalks that link with existing sidewalks on adjoining properties. If no sidewalk currently exists on an adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:

A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the public right-of-way, on the street sides of the property in all river improvement overlay districts

B. Provide a connection from the street level sidewalk to the Riverwalk or creek at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the street level to the Riverwalk or creek.

C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.

• In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.

D. In RIO-7, two (2) distinct public paths, a High Bank Paseo and a Low Bank Paseo exist along the San Pedro Creek. Where a High Bank Paseo condition does not exist along the creekside of a property, a shared sidewalk and/or patio space is strongly encouraged to connect one (1) side of the applicant's property to the other along the top of the bank within the creekside setback established in this section.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.

Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards. (see Figure 672-1)

(3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.

A. Paving materials for pedestrian pathways shall be either:

i. Broom-finished, scored, sandblasted or dyed concrete;

ii. Rough or honed finished stone;

iii. Brick or concrete pavers; or

iv. Other materials that meet the performance standards of the above materials.

B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The Transportation and Capital Improvements department will maintain the designated multi-use path locations.

(4) Street Connections to River or Creek. Retain the interesting and unique situations where streets dead-end at the river or creek, creating both visual and physical access to the river or creek for the public.

(5) Pedestrian Access Along the Public Pathways Shall Not Be Blocked.

A. Queuing is prohibited on the public pathway.

B. Hostess stations shall be located away from the public pathway so as to not inhibit pedestrian flow on the public pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the public pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

C. Tables and chairs shall be located a sufficient distance from the public pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(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.

(1) Curb Cuts.

A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.

C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

D. In RIO-7, block dimensions along San Pedro Creek pose unique challenges in developing pedestrian friendly site plans. The following guidelines should be used in designing site access and circulation.

i. Primary Pedestrian Frontage Streets—Houston, Commerce, and north side of Nueva St.

a. New curb cuts are not allowed except:

I. Lots with no other access.

II. Lots with block faces over three hundred (300) feet long along Houston, Commerce St., or Nueva St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.

ii. Secondary Pedestrian Frontage Streets—Flores and Camaron.

a. New curb cuts are only allowed where:

I. Lots front on Houston, Commerce Street, or the north side of Nueva St.

II. Lots have no other access.

III. Lots with block faces over three hundred (300) feet long along Camaron or Flores St. where the curb cut is part of through block circulation that includes shade trees with an arcade, sidewalk, pedestrian oriented street, or parking street.

iii. All other streets:

a. Curb cuts are allowed when placed consistent with the Unified Development Code and the Downtown Design Guidelines.

(2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to a pedestrian-friendly streetscape.

A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.

B. The extent of parking area that may be located along the street, river, or creek edge shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a 30-foot setback from the above mentioned lot line shall comply with the requirements of the table. Where parking is located on corner sites only the lot line along the primary street has to meet the requirements of the table.

C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and RIO-7 for all properties that fall within one hundred (100) feet of the river or creek right-of-way in all RIO districts.

* Maximum length of parking lot allowed along the property line at the street. If applicable, maximum length of parking lot allowed along the river or creek side edges.

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(3) Screen or Buffer Parking Areas from View of Public Streets, the River, Creek, or Adjacent Residential Uses (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

A. Within a 50-foot setback from the edge of the river or creek ROW use, at a minimum, type E; or

B. Within a 20-foot setback from a property line adjacent to a street use, at a minimum, type B; or

C. Within a 20-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

(4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area in RIOs 1—6. Parking garages should have retail space or office space on the ground floor of a parking structure provided the retail or office space has at least fifty (50) percent of its linear street frontage as windows or 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) In RIO-7, Parking Structures should be designed in conformance with the Downtown Design Guide.

A. Provide an exterior screen comprised of high quality materials that screen the underlying structure and contribute to the overall quality of the built environment. This can include heavy-gage metal screen, precast concrete panels; live green wall (landscaped), masonry, laminated glass or photovoltaic panels.

B. The ground floor of garages along primary streets or of garage elevations oriented towards the San Pedro Creek shall provide active ground floor uses. On all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk.

C. Integrate the design of signage, public art, and lighting with the architecture of the structure to reinforce its unique identity.

D. Interior garage lighting should not produce glaring sources toward adjacent residential units while providing safe and adequate lighting levels per code.

(6) 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.

(7) Parking lots, structures, and hardscape shall not drain directly into the river or creek without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.

(c) Views. The river or creek 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 or creek, 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.

Billboards, advertising and signage are expressly prohibited as appropriate focal points.

Sec. 35-673. - Site Design Standards.

This section focuses on the design concepts for an individual site and helps create a cohesive design that recognizes the unique opportunities of developing a site near the river or creek. These include building placement, orientation and setbacks, and the design of the outdoor space.

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth. Properties in RIO-7 are exempt from Solar Access requirements.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a 30-foot setback from the river's edge or from the river's edge to the building face, which ever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only

measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of five and one-half (5.5) hours of direct sunlight, measured at the winter solstice, and seven and one-half (7.5) hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section with the exception of RIO-7. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a 30-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by Table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(2) Prohibition of Structures, Buildings, Roofs or Skywalks Over the River or Creek Channel. No structure, building, roof or skywalk may be constructed over the river or creek channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch. The creek channel is the natural course of San Pedro Creek as modified for flood control purposes between the flood control tunnel Inlet at I-35 to the confluence with Apache Creek.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and river or creek side should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(1) Two (2) or More Buildings on a Site.

A. Cluster buildings to create active open spaces such as courtyards along the street and river or creek edges. Site plazas and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.

(2) Primary and Secondary Entrances (see Figure 673-1).

A. Orient a building's primary entrance toward the street with subordinate entrances located on the river or creek side and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(c) Topography and Drainage. The natural contours of occasional hillsides and river or creek banks contribute to the distinct character of the San Antonio River and San Pedro Creek and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls. Sites abutting the creek must comply with subsection 35-673(c)(8) San Antonio River Authority Consultation.

(1) Visual Impacts of Cut and Fill. Divide a grade change of more than ten (10) vertical feet into a series of benches and terraces. Terrace steep slopes following site contours. When creating site benches, using sloped "transitional areas" as part of the required landscaping is appropriate.

(2) Minimize the Potential for Erosion at the Riverbank or Creekbank. Grade slopes at a stable angle not to exceed four to one (4:1) and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid.

Use of terraced walls is permitted when there is a slope of more than four to one (4:1).

(3) Retaining Walls. Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams, water detention gates, and locks are excluded from this requirement. If in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plans of the river and creek, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. In RIO-7, new retaining walls should use similar material of nearby existing retaining or channel walls but should not imitate historic walls. Contemporary craft and building techniques should be used. Materials used for the walls may include limestone, concrete, or bio-engineered vegetative walls. (see Figure 673-2)

(4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.

(5) Design of Stormwater Management Facilities to be a Landscape Amenity. Where above ground stormwater management facilities are required, such facilities shall be multi-purpose amenities. For example, water quality features can be included as part of the site landscaping and detention facilities can be included as part of a hardscape patio. Using an open concrete basin as a detention pond is prohibited (see Figure 673-3).

(6) Walls and Fences at Detention Areas.

A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.

B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.

(7) Roof Drainage into the River and Creek.

A. All roof drainage and other run-off drainage shall conform to the Transportation and Capital Improvements department standards so that they drain into sewer and storm drains rather than by overland flow. Drainage of this type shall not be piped into the river or creek unless the outlet is below the normal waterline of the river at normal flow rates.

B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks and patios to the San Antonio River or San Pedro Creek edge or stormwater detention facility so that such drainage will not erode or otherwise damage the public path, landscaping, creek or river retaining walls.

C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained purposely from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.

(8) San Antonio River Authority Consultation. Consultation with the San Antonio River Authority regarding direct access adjacent to the San Antonio River and San Pedro Creek within RIO-1, RIO-2, RIO-4, RIO-

5, RIO-6, and RIO-7, landscaping and maintenance boundaries, and storm water control measures as required in Sections 35-672, 35-673, and 35-678, as applicable, is required prior to a submission for a certificate of appropriateness from the Office of Historic Preservation or plat approval, as applicable, to allow for review and comment by SARA for properties that fall within the RIO Overlay District as defined in UDC 35-338. This section shall apply to newly developed properties and redevelopment of properties.

A. Access to the San Antonio River within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7 shall comply with the following:

i. All tie in points shall provide plans sufficient to show materials and grading for review by SARA;

ii. Removal of existing park trail hardscape shall require SARA approval;

iii. Development shall make it clear for users of the park to discern public access points from private access points;

iv. If during construction the park trail must be temporarily closed, an alternative engineered route shall be identified and temporary signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) provided and maintained for the duration of the project;

v. Acceptance of park trail access point(s) shall be the responsibility of SARA.

B. Landscaping and maintenance boundaries are defined in accordance with a final maintenance agreement (the "Maintenance Agreement") entered into between the developer and SARA, which may occur independently from HDRC review. The maintenance agreement will set out the respective rights and responsibilities of the parties. The purpose of the maintenance agreement is to protect the public investment that has been made in the RIO districts and to ensure public use of the public resources. The maintenance agreement will be designed to maintain and enhance the aesthetics of the property and the function of the hydrology in keeping with the design objectives provided in section 35-670 of this chapter and shall generally conform to best management practices as documented in Appendix E Recommended Plant List and section 35-210 of this chapter.

C. Developments shall manage site storm water through LID components consistent with section 35-210 of this chapter and shall also comply with the following:

i. Storm water runoff shall pass to the river through discharge pipes or outfalls that are below water level or through an approved LID feature. Overland flow onto the park is discouraged and shall be reviewed on a case-by-case basis. Modification of this subsection shall require approval by SARA and the director of transportation and capital improvements, or their designee;

ii. Open concrete chutes shall be prohibited;

iii. Runoff from pools or other non-storm water producing sources shall be treated prior to discharging into the river or creek.

(d) Riverside and Creekside Setbacks. Riverside and creekside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is varied according to the relationship of the river, creek, and the street. In the more urban areas, buildings should align closer to the river or creek edge, while in more rural areas the buildings should be set farther away.

(1) Minimum setback requirements are per the following Table 673-1a and 673-1b.

* Along the riverside, the setback will be measured from the top-of-bank.

* Along the creek, the setback will be measured from the San Pedro Creek Improvements Project (SPCIP) property line or easement.

** Along the creek, in instances where a High Bank Paseo is only located on one side of the creek right-of-way, the opposite side shall have a 15-foot setback to allow for a shared passageway. The historic preservation officer may reduce the required setback for properties to no less than eight (8) feet for lots less than one hundred (100) feet in depth or on lots with a total area of less than five thousand (5,000) square feet.

(2) Designation of a development node district provides for a minimum riverside setback of zero (0) feet.

(e) Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River and San Pedro Creek. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river or creek and street edges.

(1) Provide Variety in Landscape Design. Provide variety in the landscape experience along the river or creek by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties (see Figure 673-4).

(2) Planting Requirements in Open Space Abutting the River or Creek. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river or creek, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.

A. Planting requirements in RIO-4, RIO-5, RIO-6, and RIO-7e should continue the restoration landscape efforts along the river or creek banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.

B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.

(f) Plant Materials. A number of soil conditions converge in the San Antonio and San Pedro Creek area to create unique vegetation ecosystems. Soil conditions vary greatly along these waterways and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(1) Incorporate Existing Native Vegetation. Extend the use of native landscape materials, including plants, shrubs and trees that are used in the public areas of the river or creek onto adjacent private areas to form a cohesive design.

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E.

In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(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 River or Creekside of Properties Abutting the River or Creek. 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.

D. In RIO-7 paseos, terraces, courtyards, and patios that connect to the High Bank Paseo are encouraged to match the public pathway paving material, color, or pattern to form a more seamless connection between public pathway and on-site open spaces.

(h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River and San Pedro Creek is such that walls shall not be erected in such a way as to block views of the river or creek from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river or creek, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river or creek may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river or creek. For properties that do not abut the river or creek chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

(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 and San Pedro Creek Improvements Project. The following street furnishings are prohibited within the publicly owned portion of the River Walk area and SPCIP, whether or not the property is leased, and on the exterior of the river or creekside of buildings directly adjacent to the publicly owned portion of the river or creek:

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, digital displays, and video boards) except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

H. Speakers, except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

(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 or creek 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 or creek right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of one-half (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 or creek right-of-way on the river or creek level and ground floor level shall use light sources with no more than the equivalent lumens of a 100-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river or creek right-of-way shall use light sources with the equivalent lumens of a 60-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a 100-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 two and one-half (2.5). Recreational fields and activity areas that require higher light levels shall be screened from the river or creek hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than 100-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 creek 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.

B. Unique lighting methods, including LED or colored lights, are allowed in RIO-7 in order to enhance architectural elements provided such lighting installations to not conflict with any other requirement in this section.

(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 or Creekside of Properties Abutting the River or Creek.

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.

(k) Curbs and Gutters.

(1) Construct Curb and Gutter Along the Street Edge of a Property.

A. Install curbs and gutter along the street edge at the time of improving a parcel.

B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.

(l) Buffering and Screening. The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens" include fences and walls. When site development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.

(1) Landscape Buffers Shall be Used in the Following Circumstances: To buffer the edges of a parking lot from pedestrian ways and outdoor use areas, (such as patios, and courtyards), and as an option to screening in order to buffer service areas, garbage disposal areas, mechanical equipment, storage areas, maintenance yards, equipment storage areas and other similar activities that by their nature create unsightly views from pedestrian ways, streets, public ROWs and adjoining property.

(2) Screening Elements Shall be Used in the Following Circumstances: To screen service areas, storage areas, or garbage areas from pedestrian ways.

(3) Exceptions for Site Constraints. Due to site constraints, in all RIOs and specifically for "RIO-3" where there is less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example a low site wall may be combined with plant materials to create a buffer with a lesser cross sectional width (see Figure 673-8).

(4) Applicable Bufferyard Types. Table 510-2 establishes minimum plant materials required for each bufferyard type. For purposes of this section, type C shall be the acceptable minimum type.

(5) Applicable Screening Fence and Wall Types. Screening fences and walls shall be subject to conditions of subsection 35-673(h), Walls and Fences.

(m) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river or creek.

A. Position utility boxes so that they cannot be seen from the public Riverwalk or San Pedro Creek path, or from major streets, by locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view is preferred.

B. Orient the door to a trash enclosure to face away from the street when feasible.

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

(2) Screening of service entrance shall be compatible with the buildings on the block face.

A. When it would be visible from a public way, a service area shall be visually compatible with the buildings on the block face.

B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is painted a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.

(n) Bicycle Parking. On-site bicycle parking helps promote a long term sustainable strategy for development in RIO districts. Bicycle parking shall be placed in a well lit and accessible area. UDC bicycle parking requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures.

(o) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river in RIOs 1 through 6. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:

A. At all street and vehicular bridge crossings over the river.

B. Where publicly owned streets dead end into the river.

C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:

A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.

B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.

C. Reciprocal access agreements between property owners are permitted.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river or creek with distinctive architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(p) Access to the Public Pathway Along the Creek (RIO-7). These requirements are specifically for those properties adjacent to the creek to provide a connection to the publicly owned pathway along the creek. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the creek area.

(1) Connections from private property to the publically owned pathway must maintain the functionality of publically installed Low Impact Development features like bioswales.

(2) At the High Bank Paseo a connection is allowed where there is a grade change of less than two (2) feet.

(3) Where bio-swales separate the publicly owned pathway from private property, the maximum length of a connection between the pathway and private property is twelve (12) feet.

(4) For properties abutting the creek along the Low Bank Paseo, a publicly accessible path should be built at street level along the creek.

A. The path may be a walkway, a series of connected patios or terraces, arcade, canopied walkway, or other connected open spaces provided access from one street-creek intersection to the next street-creek intersection.

B. Pathways may be paved with hard-surfaces like concrete, masonry pavers, store, or compacted material like decomposed granite, gravel, or cement-stabilized-dirt. Paving should be appropriate to the context of the site and use of the path.

C. Subject to approvals of San Antonio River Authority and City, the path may connect to the high bank paseo on the opposite bank via a pedestrian bridge. Locating pedestrian bridges at building paseos is encouraged. Pedestrian bridges must be a minimum of two hundred seventy (270) feet apart.

D. A stair, ramp or elevator connecting the publicly owned Low Bank Paseo to a publicly accessible path or, when the grade change is more than two (2) feet, the High Bank Paseo to an On-site Open Space is allowed when approved by the San Antonio River Authority. Stairs, ramps, and elevators must be installed outside of the SPCIP right-of-way or easement on private property.

(q) On-site Open Space. San Pedro Creek offers a unique opportunity to create privately owned, publicly-accessible spaces along the creek. These spaces expand the park space, provide additional connections to the adjacent neighborhoods, mark the intersection of the creek with the surrounding streets, and create additional amenities enhance the creek experience. One or more of the following must be incorporated into a site design pursuant to Table 673-3.

A. Forecourt— An open space that is part of the building's creek-side entrance. A forecourt shapes the ground floor plan into a 'U' shape. The length along the creek of a forecourts should be at least thirty (30) percent of the length of the building. Forecourts should be at least fifty (50) percent deep as their creek-side length.

B. Courtyard— An outdoor space primarily surrounded by a building. Courtyards may be gated but must be visible from the creek through a gate, vision panel, or open-air corridor. Courtyards that are not visible from the creek are allowed but do not count as a mandatory On-Site Open Space.

C. Mid-Block Paseos— See Downtown Design Guidelines, chapter 6, paragraph 2.

i. Connect from a public street to another public street, public alley or San Pedro Creek.

ii. Be at least fifteen (15) feet wide and should be located in the middle one-third (⅓) of a block.

iii. Be open to the public during normal business hours.

iv. Have a clear line of site from the street to the creek or other street.

v. Be at least fifty (50) percent open to the sky or covered with a transparent material. Connected courtyards and forecourts maybe used as part of this calculation

vi. Be lined with some ground floor spaced designed for retail, restaurant, office, or cultural institution uses for at least twenty-five (25) percent of its frontage.

vii. Include at least one gathering place with a fountain or other focal element.

viii. Add effective lighting to enhance visibility and safety.

D. Arcade— A covered pedestrian passage-way defined by a building wall on one-side and columns or arches on the remaining sides.

E. Canopy— A covered pedestrian passage-way defined by a building wall on one-side and open on the remaining sides. Canopies may encroach into creek-side setbacks.

F. Pedestrian Oriented Mid-Block Service Drives and Fire Lanes— Mid-block driveways providing access to parking garages, loading docks, and other service areas or fire lanes required to meet life safety requirements may be required in some development patterns. Where service drives or required fire lanes are visible from the creek, the following landscape features are required:

i. A pedestrian path with a clear walking path of six (6) feet is provided.

ii. The sidewalk connects the creek to a street or connects two (2) parallel streets.

iii. Both sides of the service drive are planted with street trees no more than forty-five feet (45'-0") on-center. Trees may be medium height tree but allow for un-obstructed headroom along the sidewalk.

iv. Street trees not protected by a curb must be protected from traffic with bollards, low walls, or other landscape features.

v. The view from the sidewalk to dumpsters, service yards, and transformers, and other service and utility areas are screened with a six-foot (6'-0") high wall or landscape buffer.

vi. Parallel parking spaces may be provided along the service drive but are not required.

vii. Where mid-block service drives or fire lanes are not visible from the creek, connecting them to the creek with a paseo is encouraged but the service drive must have an eight-foot wide, tree lined sidewalk continuing the pedestrian path of the paseo.

G. Creek and Street Intersection. The intersection of the creek with cross streets is a unique opportunity to provide access to the creek, improve pedestrian access and movement, mark the creek's location in the surrounding neighborhood, expand open space, and the amenity provided by the park.

i. Provide a publicly accessible open space of at least six hundred twenty-five (625) square feet at street-creek intersections.

ii. Provide a hardscape connection to paseos that are no lower than two (2) feet vertically at street intersections. The minimum dimension of this hardscape intersection is twelve (12) feet by twelve (12) feet.

iii. Create a distinctive architectural element such as a tower, change in fenestration, building entrance, multi-level porch, or deep arcade to mark the location of the creek-street intersection.

(r) RIO-7 Mid-Block Crosswalks and Mid-Block Paseos or Mid-Block Pedestrian Paths are required to provide pedestrian connections from the commercial streets on either side of the creek to the creek in blocks over five hundred fifty (550) [feet] long. New streets or publicly accessible drives and pedestrian paths may be used to meet this requirement.

(1) Mid-block crosswalks should be provided on all blocks five hundred fifty (550) feet or longer subject to approval by San Antonio Public Works and or Texas Department of Transportation (TxDOT) if State ROW.

(2) Mid-Block Paseos or other mid-block pedestrian access paths should be provided in all blocks five hundred fifty (550) feet or longer adjacent to the creek. Mid-block paseos or paths should connect the creek to mid-block crosswalks, streets that dead-end into the creek, nearby civic buildings, parks, cultural or historic sites as listed in subsection 35-670(b)(4)G, Design Objectives for RIO-7. Alternate path alignments may be allowed by the historic preservation officer if the alternate path meets the goals of subsection 35-670(b)(4)G, Design Objectives for RIO-7.

(s) New Elevator and Building Access. In order to prevent queuing and inhibition of pedestrian flow on the Riverwalk pathway, a landing that is at minimum six (6) feet in depth shall be provided between an elevator or building access point or doorway and the Riverwalk pathway. The width of the landing shall further comply with ADA (Americans with Disabilities Act) and/or TAS (Texas Accessibility Standards) requirements.

FINDINGS:

a. The applicant is requesting conceptual approval to perform rehabilitative scopes of work to the Continental Hotel, Arana Building, and de la Garza House, as well as to construct a 15-story residential structure between the structures as part of the redevelopment of the city block bounded by W Commerce to the north, Dolorosa to the south, San Pedro Creek to the east and N Laredo to the west.
b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
c. CONTEXT & DEVELOPMENT PATTERN – This portion of downtown features a mix of structures dating from various construction periods. Existing structures feature ranging heights from 1 to 2 stories to multi-story structures.
d. DESIGN REVIEW COMMITTEE – This application was reviewed most recently by the Design Review Committee on July 13, 2021. The updated design included in this request addressed previous concerns by the committee including treatment along the street edge, creek, and areas adjacent to the de la Garza House. The committee members present agreed that the current design provided appropriate solutions in regards to existing historic resources and goals for San Pedro Creek.
e. CONTINENTAL HOTEL – The applicant has proposed to perform rehabilitative scopes of work to the Continental Hotel including the restoration of the historic storefront system, the installation of a new canopy system to match the original, the restoration of wood windows, the cleaning of the historic masonry façade, and remove an existing, rear addition. Generally, staff finds the removal of the existing, rear addition to be appropriate as it is not part of the original construction. Staff finds the proposed rehabilitative scopes of work to be appropriate and consistent with the Guidelines, provided that work is done in-kind, with like materials.
f. ARANA BUILDING – The applicant has proposed to perform rehabilitative scopes of work to the Arana Building including the repair of the historic storefront system, replacement of non-original aluminum windows with new windows, the cleaning of masonry, the restoration of the street canopy, and the removal of an existing, rear addition. Staff finds that replacement windows should feature a profile that is generally consistent with that of the original, and that replacement windows should comply with the Guidelines. Staff finds the removal of the existing, rear addition to be appropriate. Additionally, staff finds that all rehabilitative work should be done in-kind, with like materials.
g. DE LA GARZA HOUSE – The applicant has proposed to perform rehabilitative scopes of work to the de la Garza House, including the restoration of the structure's height above grade, the restoration of the walls, windows, doors, porch and roof. The de la Garza House will remain in its existing location. Staff finds the proposed rehabilitative scopes of work to be appropriate and consistent with the Guidelines. Staff finds that all rehabilitative work should be done in-kind, with like materials.
h. O'HENRY HOUSE – The applicant has noted that the O'Henry House will be relocated. The structure has been relocated twice, and was relocated to its current location in the 1990's. The applicant has not yet finalized a location for the structure.
i. NEW CONSTRUCTION – The applicant is requesting conceptual approval to construct a 15-story residential structure between the Continental Hotel and the Arana Building to feature approximately 255 residential units and parking for 342 automobiles.
j. ENTRANCE ORIENTATION – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The proposed tower incorporates both the Continental Hotel and Arana Building into its pedestrian circulation plan; however, the applicant has sited the new construction to define active spaces, provide pedestrian connections between sites, animate the street scene and define street edges. Additionally, the applicant has oriented building entrances toward public right of ways.
k. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a), pedestrian access shall be provided among properties to integrate neighborhoods. Additionally, the various functions and spaces on a site must be linked

with sidewalks in a coordinated system. The applicant has noted various connections, including those adjacent to the right of way and those that connect various site courtyards to each other and the right of way. This is consistent with the UDC.

l. CURB CUTS – The applicant has proposed one curb cut to facilitate vehicular access into the site, to be located on Laredo Street. The UDC Section 35-672(b)(1)(B) notes that curb cuts should not exceed twenty-five (25) feet in width. Staff finds that the proposed curb cut on Laredo, should feature an uninterrupted sidewalk at the curb with a steeper vehicular approach to ensure that pedestrian access on the sidewalk is not disturbed. Generally, given that this is the only curb cut proposed, staff finds the width of twenty-seven (27) feet to be appropriate.

m. AUTOMOBILE PARKING – The applicant has proposed structured parking to accommodate parking for approximately 342 automobiles. Additionally, all on-site parking is to be buffered and screened from view of the right of way, as noted in the UDC Section 35-672(b)(3). The applicant is responsible for complying with all parking requirements and standards of the UDC.

n. AUTOMOBILE PARKING CREEKSIDE SCREENING – The UDC discourages the location of parking facilities within 100 feet of the river or creek right of way. Given the constraints of the site and desire to incorporate existing, historic buildings into the project while maintaining the required setback from the creek frontage, the proposal largely satisfies this requirement. The applicant has proposed an art / screening concept for the portion of the garage that remains exposed to San Pedro Creek. Staff finds that this proposal should be developed to fully screen the northeast corner of the structured parking in order to satisfy UDC requirements.

o. CREEKSIDE SETBACK – The UDC Section 35-673(d) requires a fifteen (15) foot minimum setback from the San Pedro Creek project boundary for this property. The current proposal meets this standard.

p. CREEK FACADES – The UDC Section 35-674.02(e)(7) notes that the design of the creek side of buildings should not establish a uniform, aligned wall, but rather a series of related and connected gardens, plazas and patios that should be integrated into the San Pedro Creek Improvements Project. Building massing should turn perpendicular to the creek and form gardens, courts, patios, paseos, and plazas between buildings and/or different building masses. Additionally, the UDC provides standards for separating facades at the creek level. The current proposal meets this standard.

q. CREEK FACADES – The UDC Section 35-674.02(e)(12) notes that the Creekside of buildings should be responsive to the park-side of an urban building. Generally, per the submitted site plan, the applicant has complied with this section of the UDC.

r. MASS & SCALE – According to the UDC Section 35-674.02 a building shall appear to have a “human scale”. To comply with this, a building must feature reduced large floor plates and varying heights through the creation of smaller structures or facades, façade divisions designed to create building modules, maintain alignment with historic elements on the block, feature similar floor to floor heights as historic buildings on the block, and align architectural elements with historic architectural elements on the block. Generally, staff finds that the applicant has complied with this section of the UDC.

s. HORIZONTAL & VERTICAL VARIATION – The UDC Section 35-674.02(e)(3) and (4) provide standards for both horizontal and vertical separation of new construction. Generally, staff finds that the applicant has successfully separated the facades of the proposed new construction both horizontally and vertically.

t. GROUND FLOOR ACTIVATION – The UDC Section 35-674.02(e)(9) notes that ground floor spaces for retail or other active uses should be incorporated to sustain street level interest and to promote pedestrian traffic. The applicant is responsible for complying with this section of the UDC where new construction meets the street or creek.

u. HEIGHT – The UDC Section 35-674.02(b) notes that there is not height restriction for new construction in RIO-7B; however, new construction located within the Main and Military Plaza Historic District should comply with the Guidelines for New Construction, and that towers of over seventy-five (75) feet in height must step back twenty (20) feet from the creek right of way or easement line. The Guidelines for New Construction notes that in commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%. The adjacent block face features structures that are 1 and 2 stories in height; however, the applicant is maintaining the historic block face on both Dolorosa and W Commerce. Given the proposed setback of the new construction from the right of way at both Dolorosa and W Commerce, staff finds the proposed height appropriate and consistent with the Guidelines and UDC.

v. TOWER DESIGN – The UDC Section 35-674.02(1) provides design standards for towers in both RIO-7A and 7B. Generally, staff finds that the applicant has successfully incorporated design standards found in this section in to the proposed design.
w. MATERIALS – The UDC Section 35-674.02(c) notes that buildings within RIO-7 should aim for a timeliness design and employ sustainable materials and careful detailing that have proven longevity. Additionally, the interplay of materials, windows and other elements should support the larger design principles as articulated by the architect. Buildings should have architecturally detailed facades, where publicly visible, with no blank or featureless sides in anticipation of abutting to potential development in later phases or on adjacent land. The applicant has proposed masonry elements including brick, metal façade cladding and glass curtain wall systems. Generally, staff finds the proposed materials to be appropriate; however, staff finds that details on materials specifications should be submitted when returning to the Commission for final approval.
x. WINDOWS – At this time the applicant has not provided information regarding windows. Staff finds that dark colored frames that are recessed at least two (2) inches within façade planes should be used.
y. ARCHITECTURAL LIGHTING – At this time the applicant has not provided information regarding architectural lighting. Staff finds that an architectural lighting plan should be submitted when returning to the Commission for final approval.
z. MECHANICAL & SERVICE EQUIPMENT – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant is responsible for complying with this section of the UDC.
aa. LANDSCAPING – At this time the applicant has not provided a detailed landscaping plan. When returning to the Commission for final approval, staff finds that a detailed landscaping plan should be submitted for review and approval.
bb. SAN ANTONIO RIVER AUTHORITY COORDINATATION – Per the UDC Section 35-672(c)8, consultation with the San Antonio River Authority regarding direct access to San Pedro Creek, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness. The applicant is responsible for complying with this section of the UDC.

RECOMMENDATION:

1. Staff recommends conceptual approval of item #1, the rehabilitation of the Continental Hotel with the stipulation that all rehabilitative scopes of work are done in-kind, with like materials.
2. Staff recommends conceptual approval of item #2, the rehabilitation of the Arana Building with the stipulations that all rehabilitative scopes of work are done in-kind, with like materials and that windows replacement windows should comply with the Historic Design Guidelines.
3. Staff recommends conceptual approval of item #3, the rehabilitation of the de la Garza House with the stipulation that all rehabilitative scopes of work are done in-kind, with like materials.
4. Staff recommends conceptual approval of item #4, the construction of a 15-story residential tower with the following stipulations:
    i. That the curb cut on Laredo feature an uninterrupted sidewalk at the curb with a steeper vehicular approach to ensure that pedestrian access on the sidewalk is not disturbed, as noted in finding l.
    ii. That screening for the northeast corner of the parking garage be developed to fully screen the northeast corner of the structured parking in order to satisfy UDC requirements. This includes full screening of any parking decks and / or spandrels that would otherwise be visible from the creek right of way based on finding n.
    iii. That specifications regarding all façade materials be submitted for review and approval when returning to the Commission for final approval.
    iv. That all windows are recessed at least two inches within façade openings, as noted in finding w.
    v. That detailed architectural and site lighting plans and a detailed landscaping plan be submitted to the Commission for review and approval when returning for final approval.

vi. That the applicant coordinate with the San Antonio River Authority in regards to regarding direct access to San Pedro Creek, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness.

City of San Antonio One Stop

July 15, 2021

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Continental Hotel Application for Conceptual Approval and request for a Design Review Committee meeting.

The block bounded by Commerce Street on the north, Laredo Street on the west, Dolorosa on the south and San Pedro Creek on the east is currently owned by the City of San Antonio and Weston Urban. The block contains four historic structures: the Continental Hotel at 332 Commerce St., the Arana Building at 601 Dolorosa St., the Melchio de la Garza House at 100 S. Laredo St., and the O'Henry House at 101 S. Laredo Street. Between the Continental and Arana Building is a large parking lot running from Laredo Street to San Pedro Creek. The de la Garza house sits in this parking lot near Laredo. Weston Urban intends to purchase the property currently owned by the city and develop the block as a mixed-use, mixed-income project containing residential, offices, retail, and a publicly used parking garage.

Weston Urban will restore the Continental, Arana, and de la Garza house. As part of the restoration, part of a one-story addition at the rear of the Continental Hotel will be removed. Parts of the Continental addition were constructed within the Period of Significance, it is not part of the original design and secondary in character. The rear wall of the original building will be restored and a new courtyard that opens to San Pedro Creek will be created that is accessible from the ground floor commercial spaces in the restored Continental Hotel. The second and third floors will also be renovated for residential or commercial uses.

The two-story concrete block Arana addition was constructed in the 1980's and is not part of the Period of Significance. It will be removed. The original rear wall remains and will be restored after the addition is removed. The masonry of the building will be cleaned, repaired, and repointed as necessary. The original storefront will be repaired and painted. Aluminum windows will be removed and replaced with windows having the appropriate, historic, profiles. The existing canopy will be restored. Exit stairs will be installed on the interior, replacing existing exterior fire escapes. The ground floor spaces will be retail and commercial and the second floor will be leased for offices.

The de la Garza house will be restored, the asphalt parking lot around it removed, and years of accumulated fill excavated lowering the grade around the house to the original level. The area around the house will be relandscaped as appropriate to the period of the house and a pedestrian path will be created from the house to Laredo Street.

The O'Henry house has been moved twice and is not listed as a contributing building in the historic district. It will be relocated to an appropriate site.

New Infill Development

The site is to be developed into a mixed-use community that provides a new residential building nestled within the existing fabric of 2 historical buildings. The new construction will consist of a ten-story partially prefabricated light gauge steel building sitting on a five-story cast in place concrete garage that blends seamlessly with the Continental Hotel and Arana buildings, which will be renovated into commercial, office, and creative lofts. This development seeks to help enliven the San Pedro Creek redevelopment, which borders on the east side, with residential units lining the parking structure and integrate the Zona Cultural District bounded on the other edges.

RESTORATION AND REDEVOLPMENT OF NEW CITY BLOCK 254

Post Oak Preservation Solutions

Alamo Architects - Conceptual renovation of Continental Hotel, de la Garza House, and Arana Building.

BKV Group - New Infill Development

EXISTING CONDITIONS - AERIAL PHOTO

RENOVATION OF CONTINENTAL & ARANA BUILDINGS
SAN ANTONIO, TEXAS
JUNE 18, 2021

Alamo architects | POST OAK PRESERVATION SOLUTIONS

This preliminary review concerns two historic buildings potentially seeking historic tax credits and two other historic houses that are not seeking historic tax credits on a city block within the Main and Military Plazas Historic District (NRHP updated 2018). The subject block is bounded by W Commerce Street to the north, S Laredo Street to the west, Dolorosa St to the south, and the San Pedro Creek to the east in downtown San Antonio, Texas.

Four buildings are located on the block:

1. Continental Hotel, 332 W Commerce St
The Continental Hotel, built c 1896 and attributed to architect Alfred Giles, contibutes to the Main and Millitary Plazas Historic District. The three-story hotel lines the entire north side of the block fronting Commerce Street. Its primary entrance is centered along the north elevation. A series of one-story additions along the rear (south) elevation were added between 1912 and 1951. The storefront of the building has been changed variously over time and its current configuration dates to a 1980s renovation.

2. Arana Building, 601 Dolorosa St
The Arana Building, built in 1926 and designed by Leo M. J. Dielmann, contributes to the Main and Military Plazas Historic District. The two-story building historically contained a series of commercial establishments on the first floor and a number of uses on the second floor, including a dance hall. The primary elevation faces south to Dolorosa with the east elevation facing San Pedro Creek. An addition built in the 1990s on the rear (north) elevation doubles the historic footprint of the building.

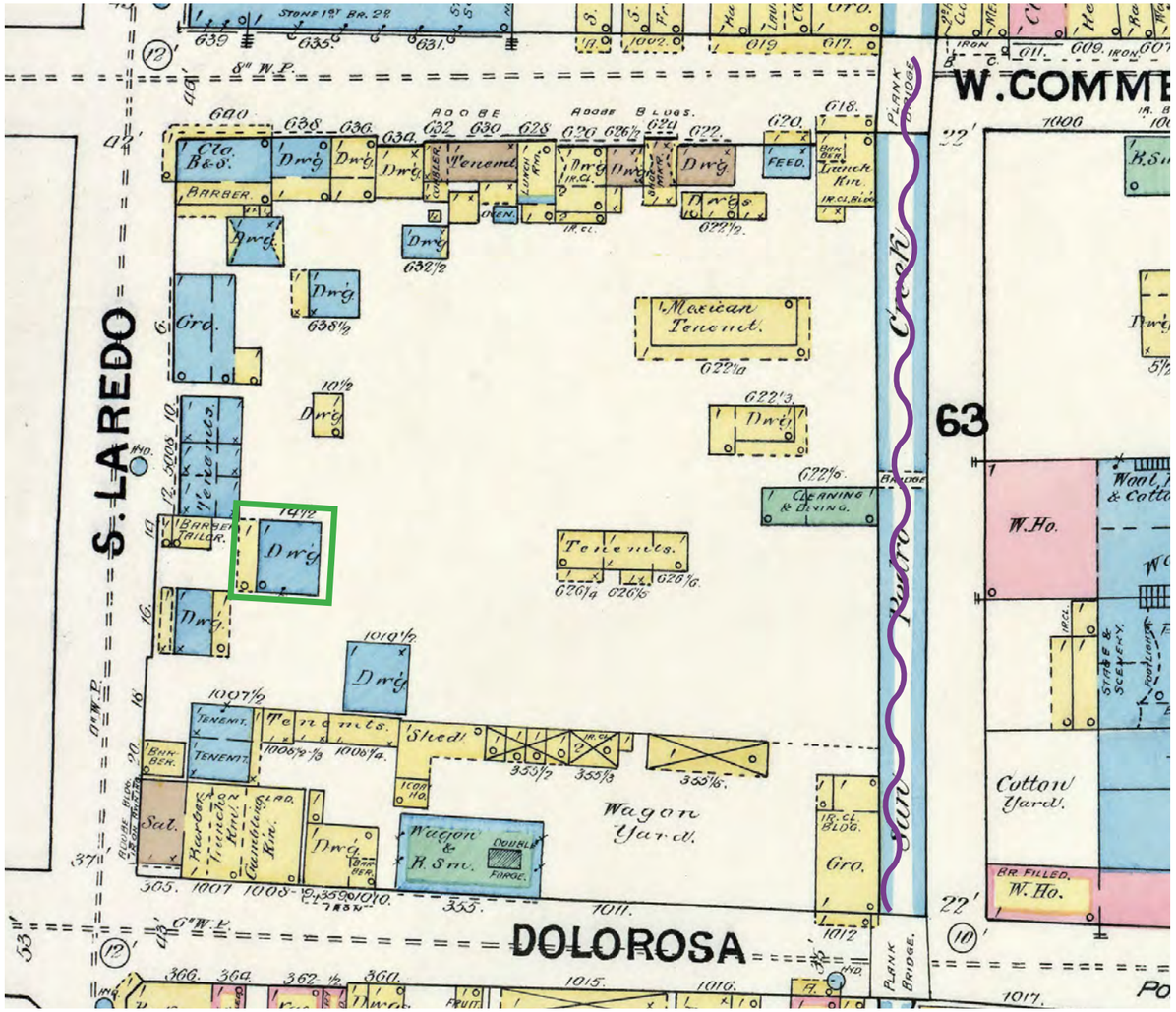
3. Melchio de la Garza House (de la Garza House), 100 S Laredo St
The de la Garza House, built 1800, is a Spanish Colonial dwelling that contributes to the Main and Military Plazas Historic District. The one-story house is set back from the street with its primary elevation facing west toward S Laredo St.

4. O'Henry House, 101 S Laredo St
The O'Henry House is a Spanish Colonial dwelling that was moved to this site in the 1990s and does not contribute to the Main and Military Plazas Historic District. Previously, the house was moved in the 1960s to the Lone Star Brewery site south of downtown.

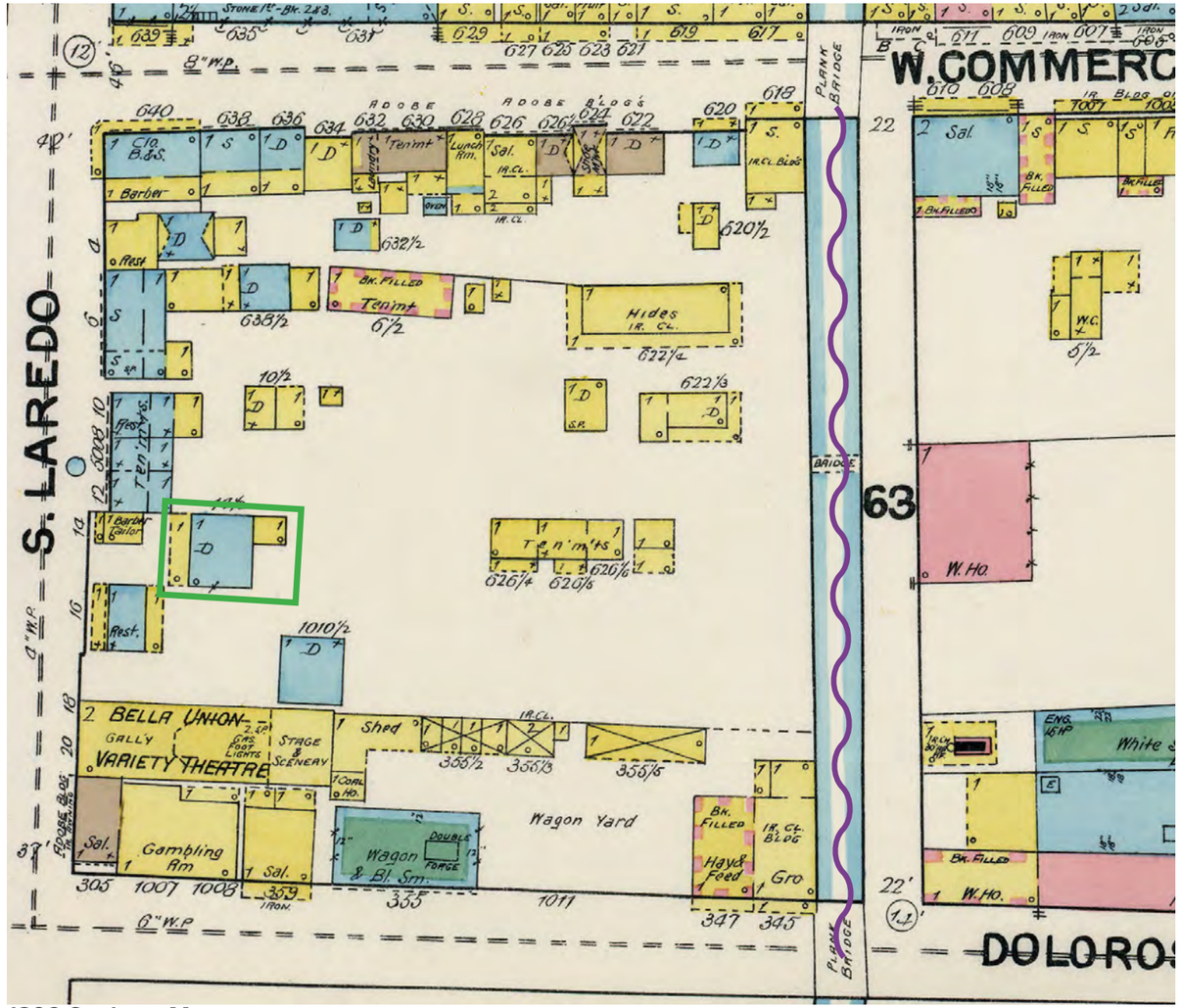
Paved parking lots fill the remainder of the block to the south of the Continental Hotel and in the area to the west of the Arana Building, surrounding the two historic houses.

To the east of the subject block runs San Pedro Creek. Currently, the City of San Antonio is embarking on a large-scale revitalization effort to transform the existing concrete ditch into an urban linear park. Construction is currently underway with staging occuring on the parking lot on this block.

Existing Conditions
sanborn maps



1888 Sanborn Map



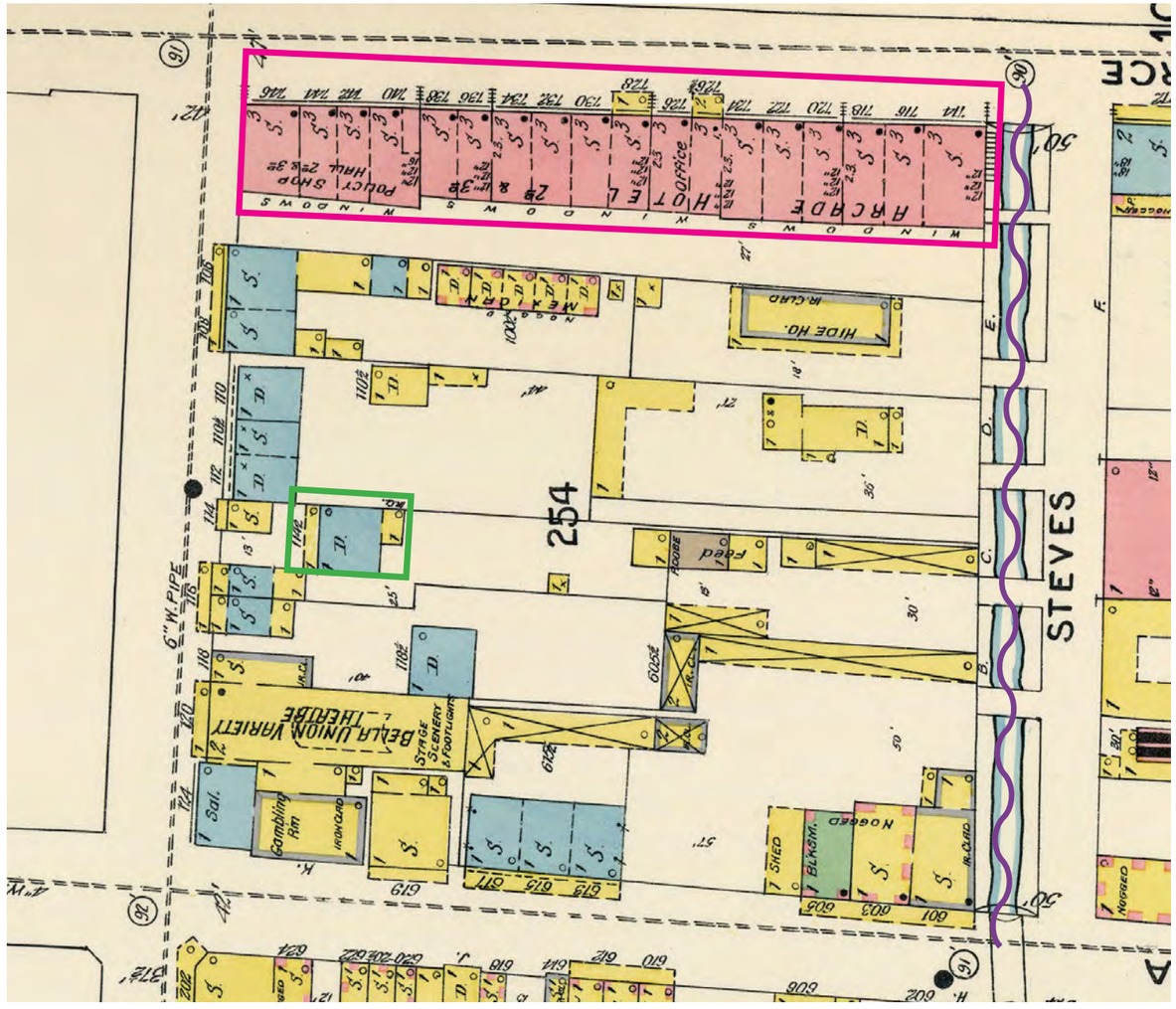
1892 Sanborn Map

de la Garza House
San Pedro Creek

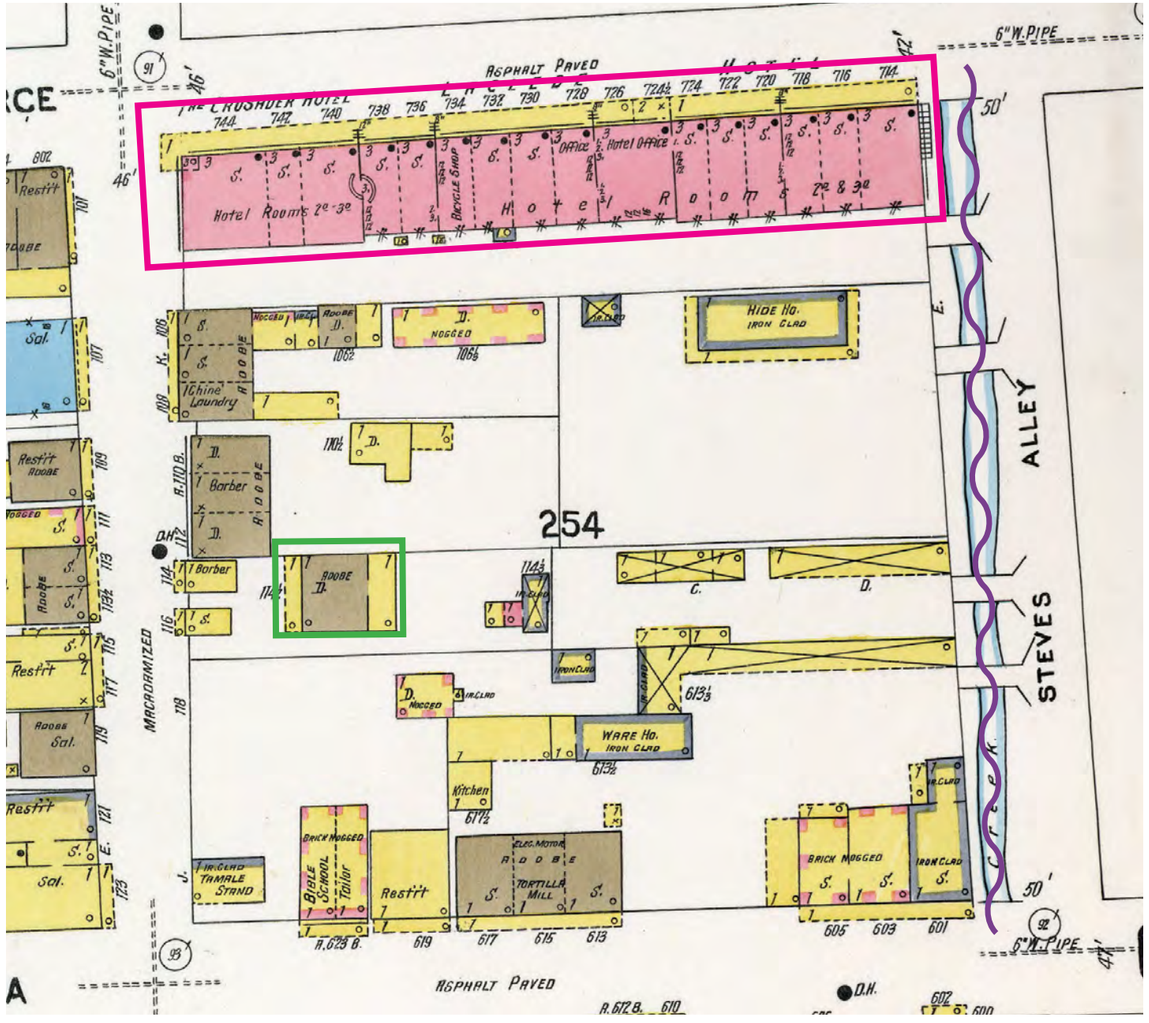
In 1888 and 1892, the subject block is occupied by caliche dweling units and wood commercial structures. The exact construction date of the de la Garza House is unknown, but it is a typical Spanish Colonial style dwelling. It is set back from Laredo Street. As early as 1888, a commercial structure facing Laredo is situated between the de la Garza House and the street.

POST OAK PRESERVATION SOLUTIONS

Existing Conditions
sanborn maps



1896 Sanborn Map



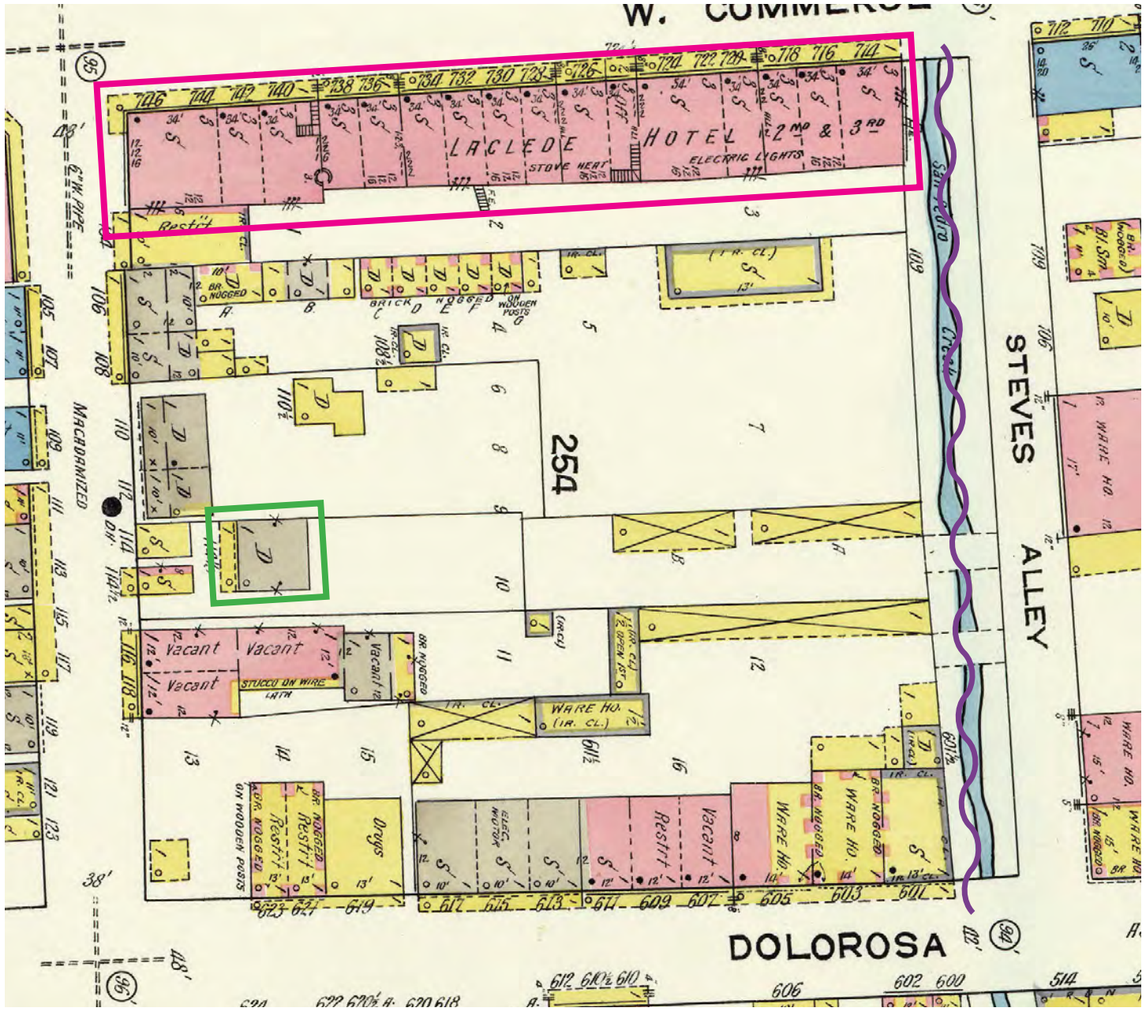
1904 Sanborn Map

- **Continental Hotel**
- **de la Garza House**
- **San Pedro Creek**

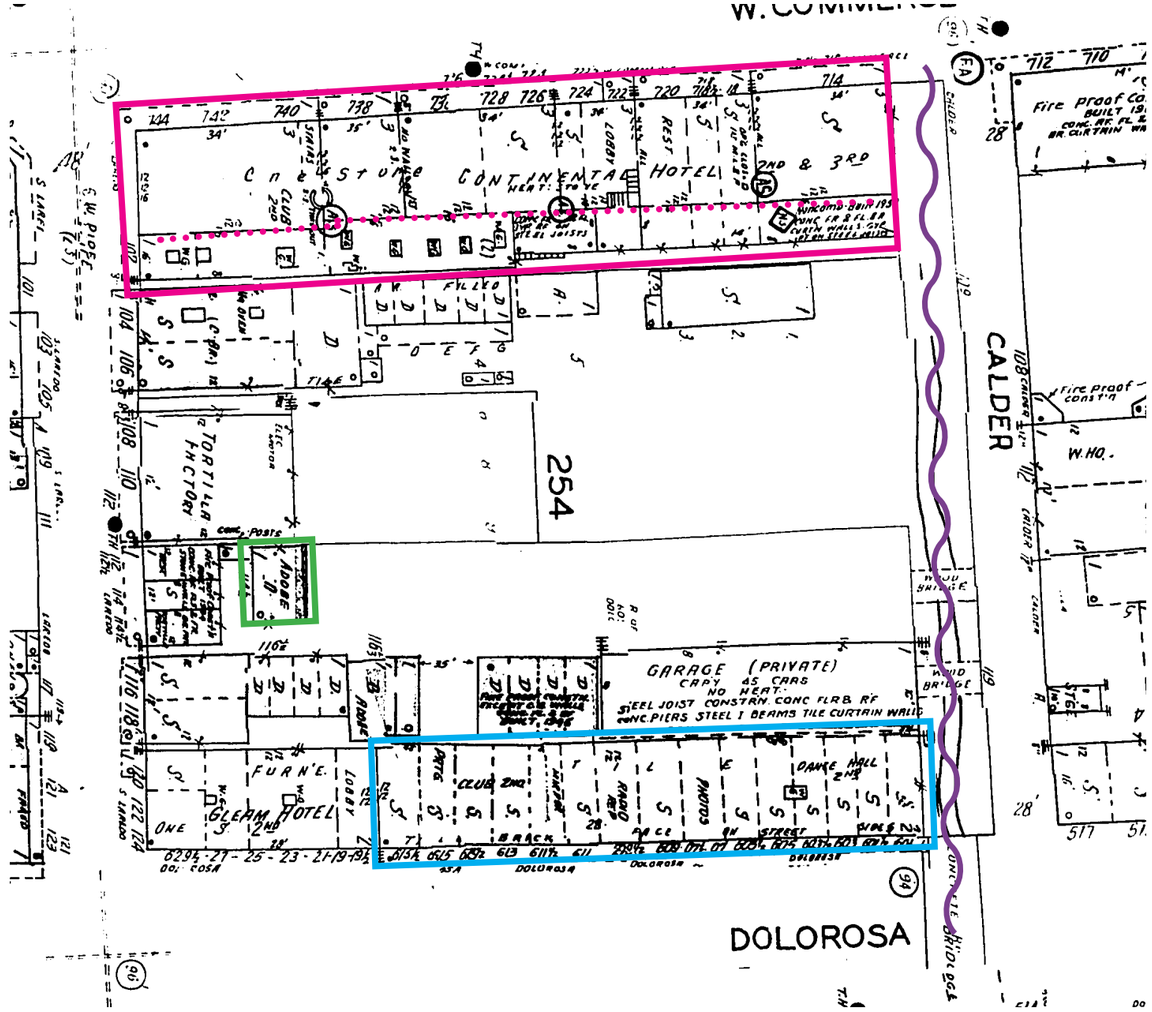
The Continental Hotel appears in the 1896 Sanborn Maps for the first time, at this time known as the Arcade Hotel. Also evident are the property lines that reflect the Spanish Law of the Indies that required all property to abut water, thus the long narrow parcels adjacent to San Pedro Creek. By 1904, the Theater and the wagon yard on the south side of the block have disappeared. Laredo was becoming the primary shopping area for Latinx population

POST OAK PRESERVATION SOLUTIONS

Existing Conditions
sanborn maps



1912 Sanborn Map



1951 Sanborn Map

- Continental Hotel
- Arana Building
- de la Garza House
- San Pedro Creek

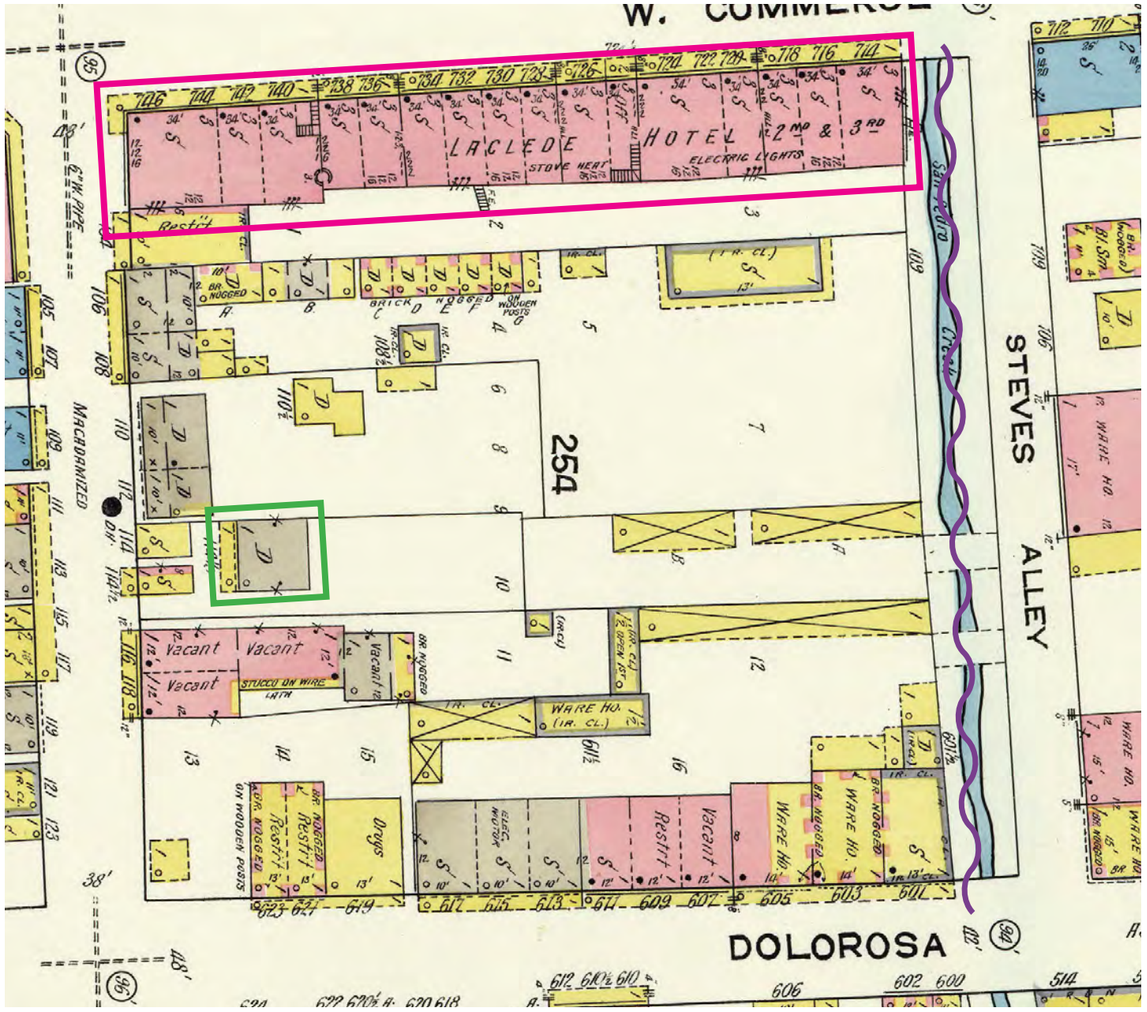
By 1912 most of the dwelling units have disappeared from the block. In 1912, a number of stone, brick and wood structures face Dolorosa Street. The Arcade Hotel on the north is now referenced as the Laclede Hotel. There is a wooden building directly south of the hotel facing Laredo, it has been replaced by 1951.

In the 1951 Sanborn Map, the Arana building can be seen. It was constructed in 1926. A garage on separate property has been constructed on the north side of the Arana. By 1951, there are a series of one story additions that have been added to the hotel. Laredo street is completely built out and the de la Garza house obscured from the street is now one of only two structures identified as adobe.

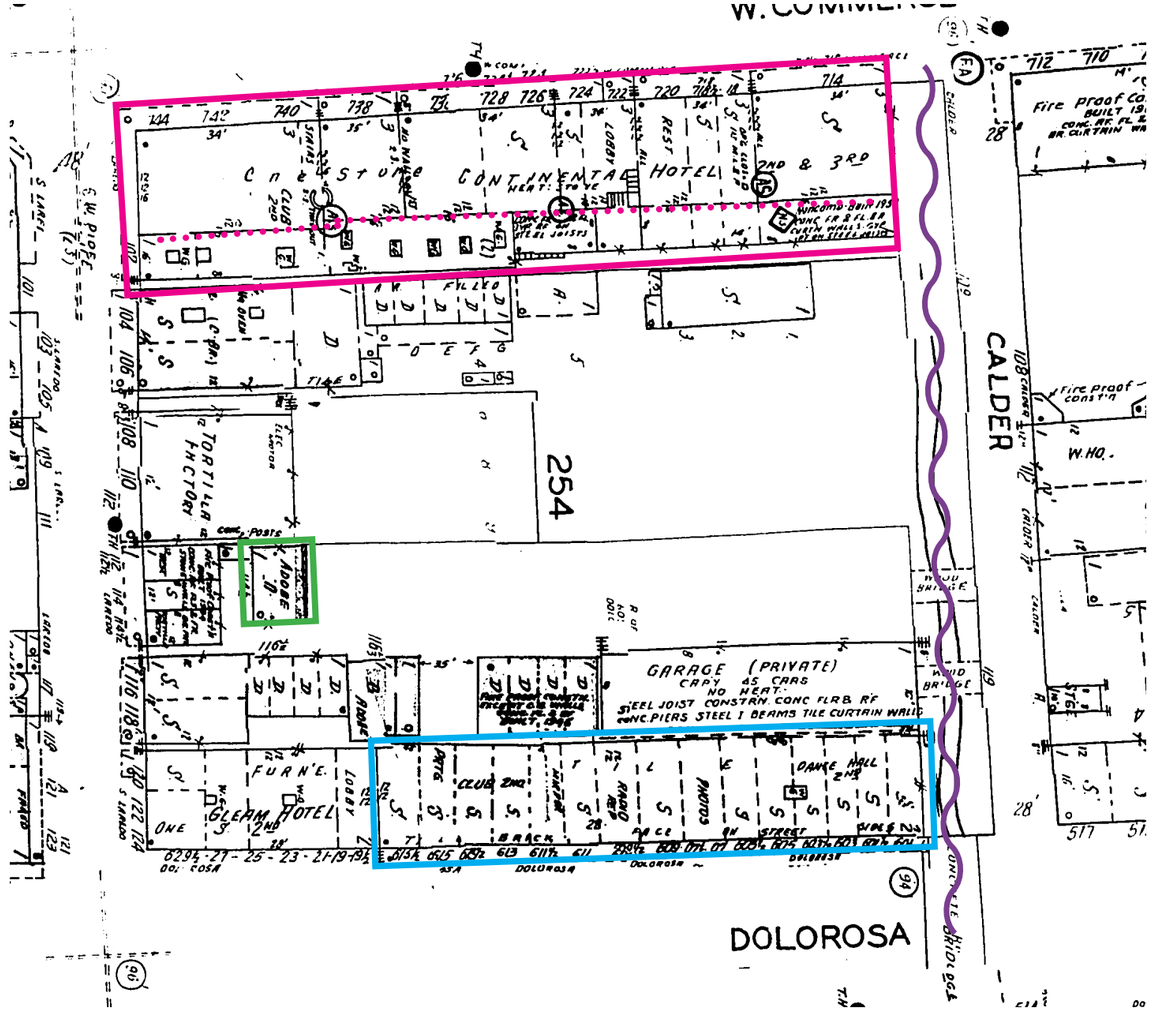
POST OAK PRESERVATION SOLUTIONS

Removal of non-contributing additions

Existing Conditions
sanborn maps



1912 Sanborn Map



1951 Sanborn Map

- Continental Hotel
- Arana Building
- de la Garza House
- San Pedro Creek

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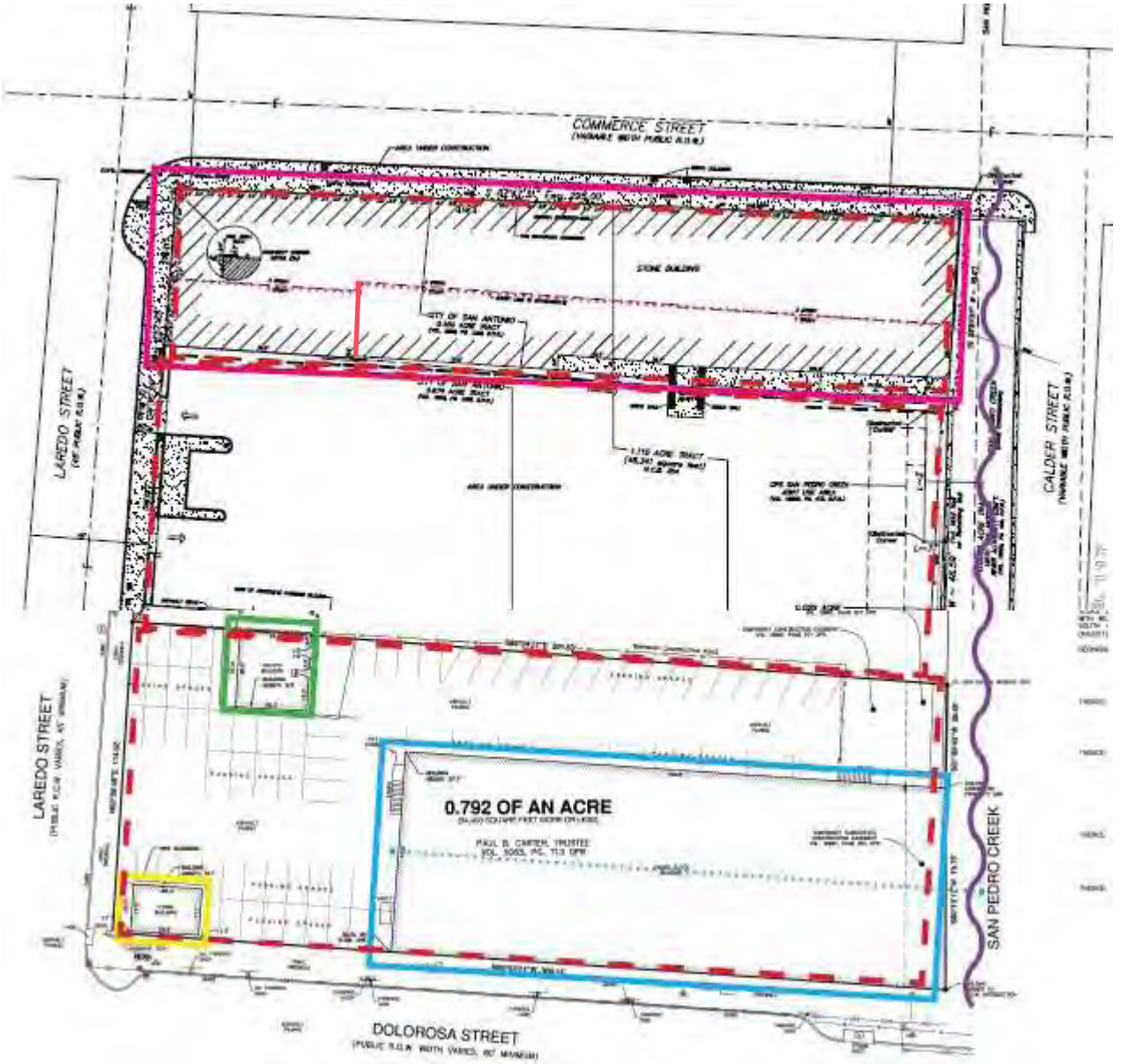
In the 1951 Sanborn Map, the Arana building can be seen. It was constructed in 1926. A garage on separate property has been constructed on the north side of the Arana. By 1951, there are a series of one story additions that have been added to the hotel. Laredo street is completely built out and the de la Garza house obscured from the street is now one of only two structures identified as adobe.

POST OAK PRESERVATION SOLUTIONS



EXISTING CONDITIONS - SURVEY

RENOVATION OF CONTINENTAL & ARANA BUILDINGS

SAN ANTONIO, TEXAS

JUNE 18, 2021

Alamo architects | POST OAK PRESERVATION SOLUTIONS

Continental Hotel Addition Removal

- While parts of the rear addition are within the Period of Significance and therefore part of the historic building, the various additions are not part of the original design, and are clearly secondary and relatively plain in character.
- The historic back wall will be recreated by paying close attention to the details including replicating missing windows and character of the masonry details.
- While the Laredo St elevation of the addition matches the storefront on the Continental, neither are historic. The addition's storefront will be reconfigured to more closely match the restored Continental storefront dates from the 1980s.
- New construction will not touch the Continental.

Existing Conditions
Historic photos - Continental Hotel

1968 showing rear additions and no longer extant structures

POST OAK
PRESERVATION SOLUTIONS

Arana

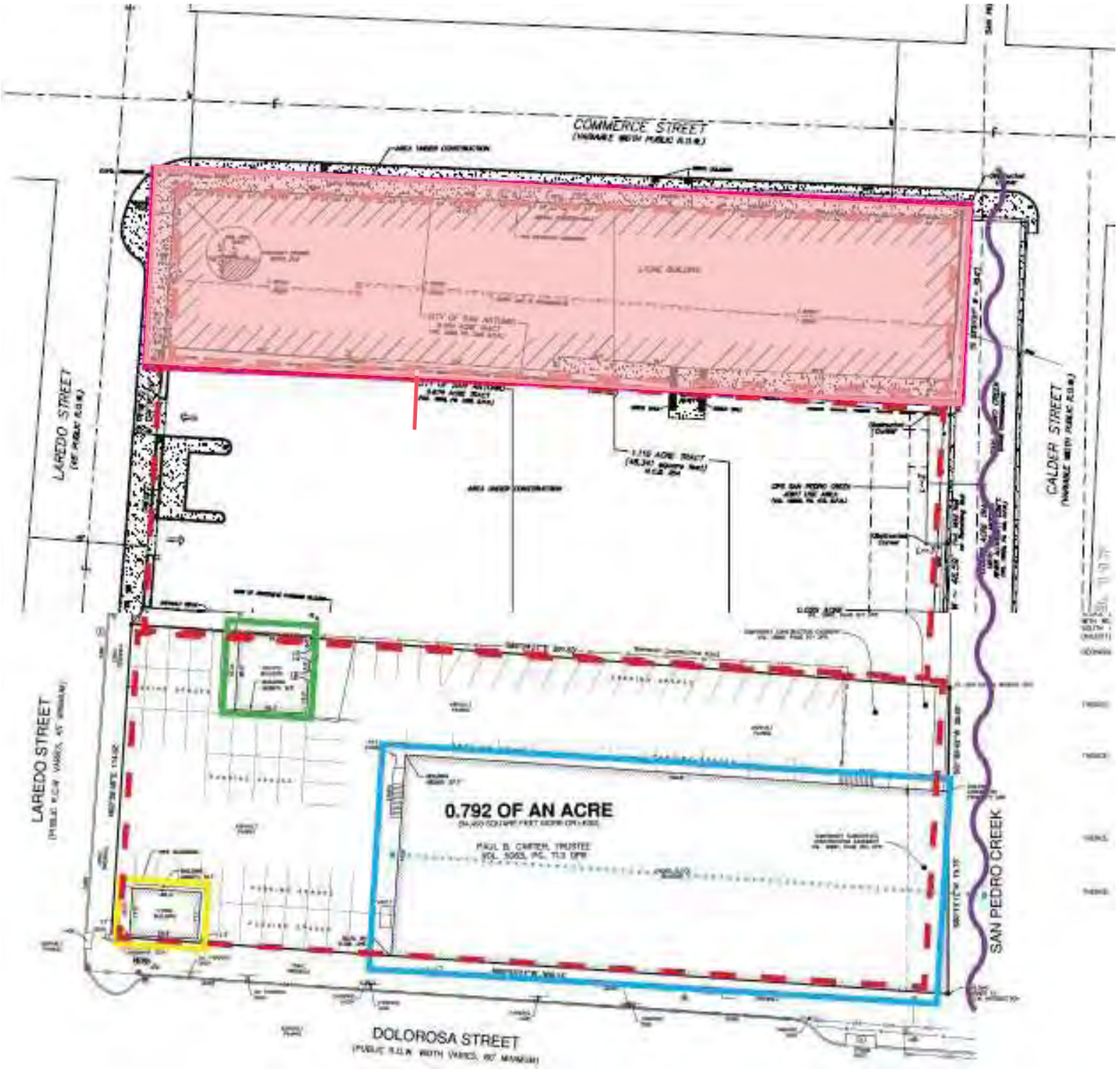
- The rear addition to Arana was constructed in the 1980s.
- It does not date to within the period of significance.
- The historic rear wall remains and will be restored to the greatest extent possible, including replicating missing historic windows.
- New construction will not touch the Arana.

REAR (NORTH) ELEVATION - ARANA BUILDING

RENOVATION OF CONTINENTAL & ARANA BUILDINGS
DOLOROSA, SAN ANTONIO, TEXAS
JUNE 18, 2021

Alamo architects | POST OAK PRESERVATION SOLUTIONS

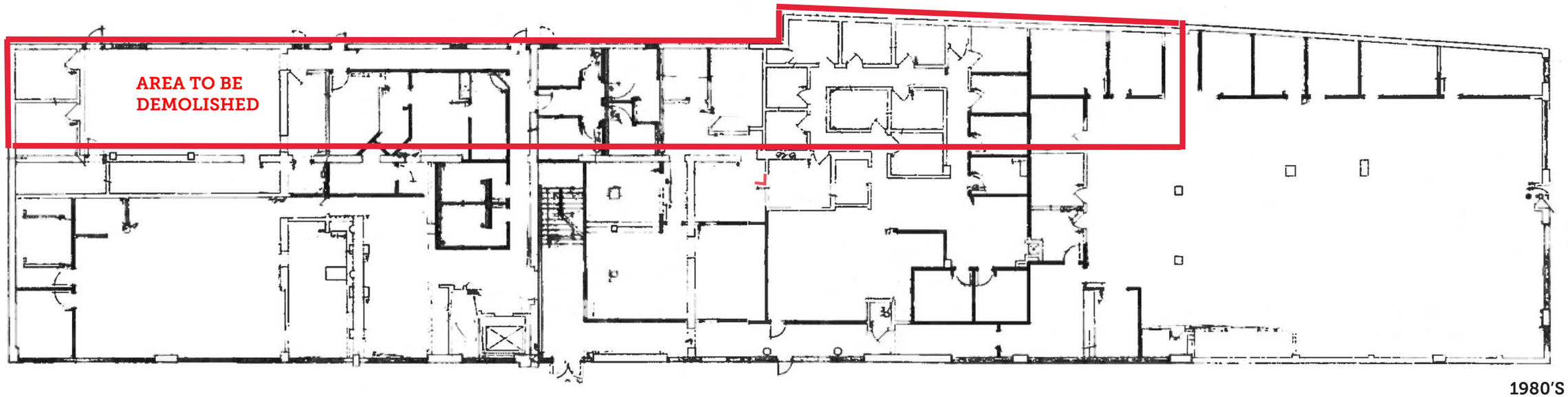
Continental Hotel



CONTINENTAL BUILDING

RENOVATION OF CONTINENTAL & ARANA BUILDINGS
W COMMERCE ST, SAN ANTONIO, TEXAS
JUNE 18, 2021

Alamo architects | POST OAK PRESERVATION SOLUTIONS



1980'S

EXISTING FIRST FLOOR PLAN

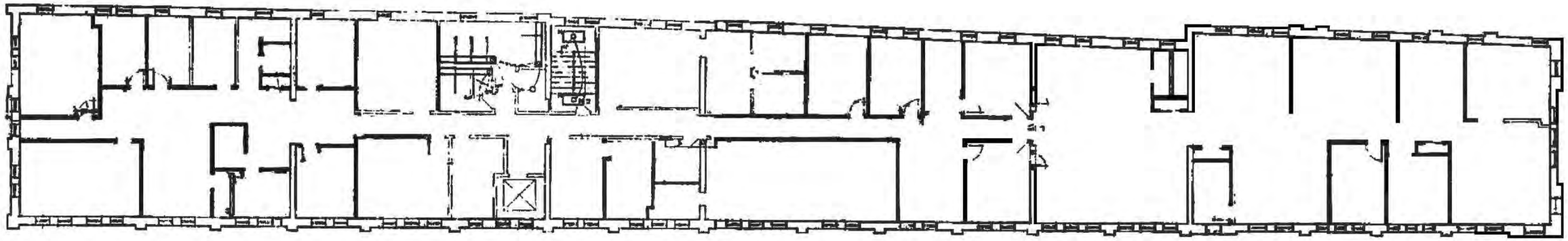
1980'S

EXISTING NORTH ELEVATION

CONTINENTAL BUILDING IMPROVEMENTS - W. COMMERCE ST.

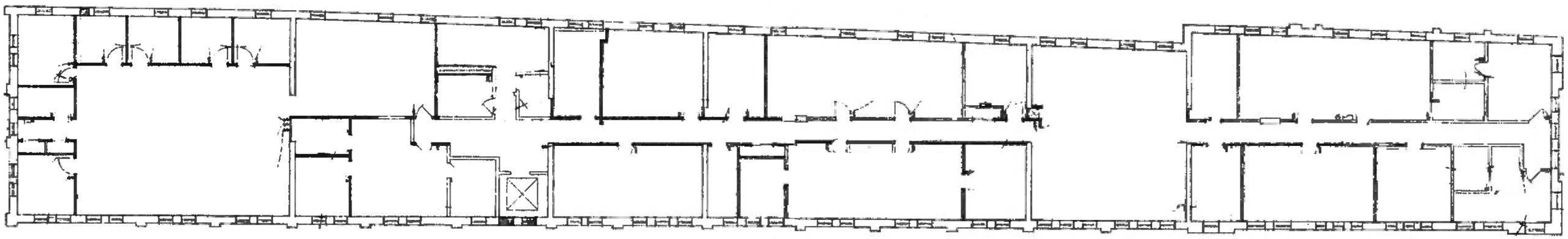
RENOVATION OF CONTINENTAL & ARANA BUILDINGS
W COMMERCE ST, SAN ANTONIO, TEXAS
JUNE 18, 2021

Alamo architects | POST OAK PRESERVATION SOLUTIONS



1980's

EXISTING THIRD FLOOR PLAN



1980's

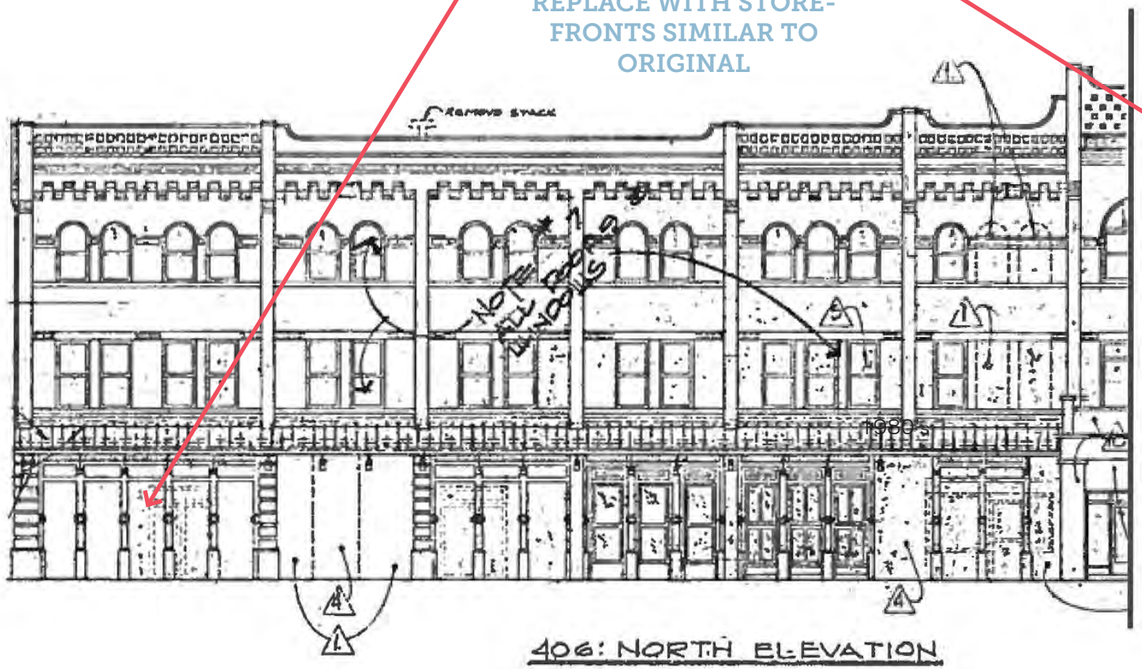
EXISTING SECOND FLOOR PLAN

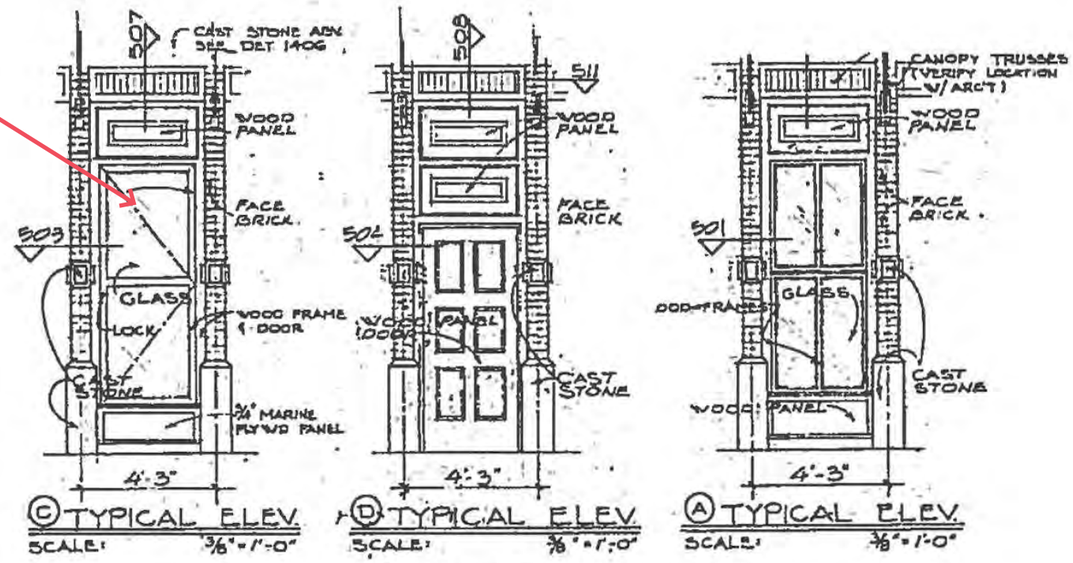
CONTINENTAL BUILDING IMPROVEMENTS - W. COMMERCE ST.

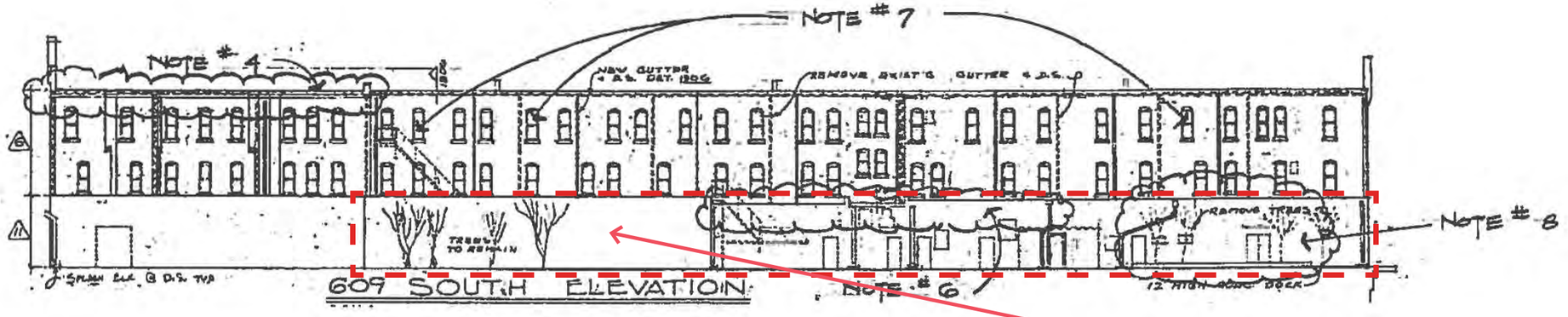
RENOVATION OF CONTINENTAL & ARANA BUILDINGS
W COMMERCE ST, SAN ANTONIO, TEXAS
JUNE 18, 2021

Alamo architects | POST OAK PRESERVATION SOLUTIONS

REMOVE INFILLED STOREFRONTS AND REPLACE WITH STORE-FRONTS SIMILAR TO ORIGINAL







REMOVE NON- CONFORMING ADDITION AND RESTORE HISTORIC FACADE

DRAWINGS FROM PREVIOUS RENOVATION (1980'S) SHOWING STOREFRONT REPLACEMENT

CONTINENTAL BUILDING IMPROVEMENTS

RENOVATION OF CONTINENTAL & ARANA BUILDINGS
W COMMERCE ST, SAN ANTONIO, TEXAS
JUNE 18, 2021

Alamo architects | POST OAK PRESERVATION SOLUTIONS

Existing Conditions
Historic photos - Continental Hotel

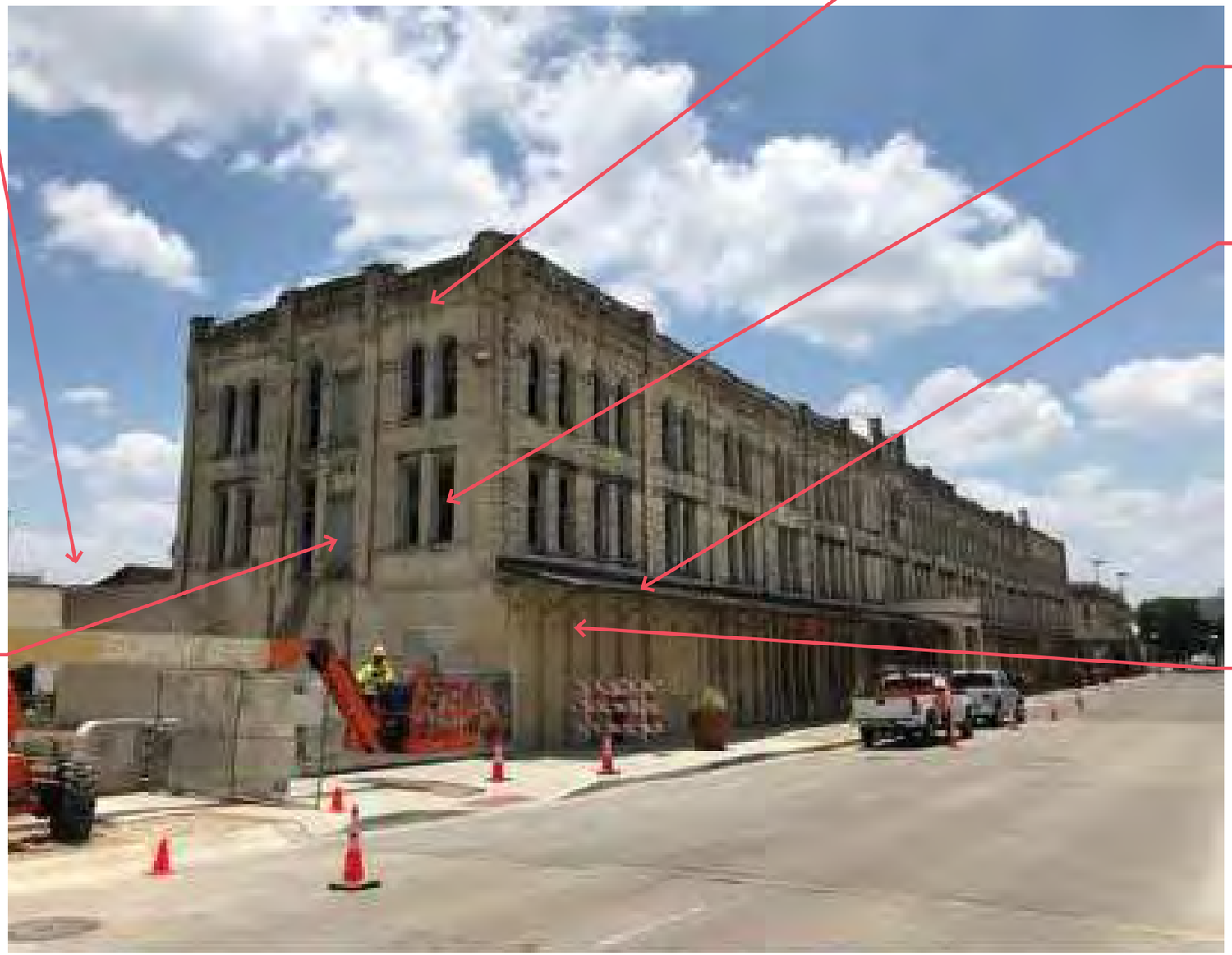
1940s

CLEAN AND
RE-POINT BRICK

REMOVE NON-
CONTRIBUTING
ADDITION

RESTORE EXISTING
WINDOWS

REMOVE CANOPY
AND INSTALL NEW
CANOPY SIMILAR
TO ORIGINAL



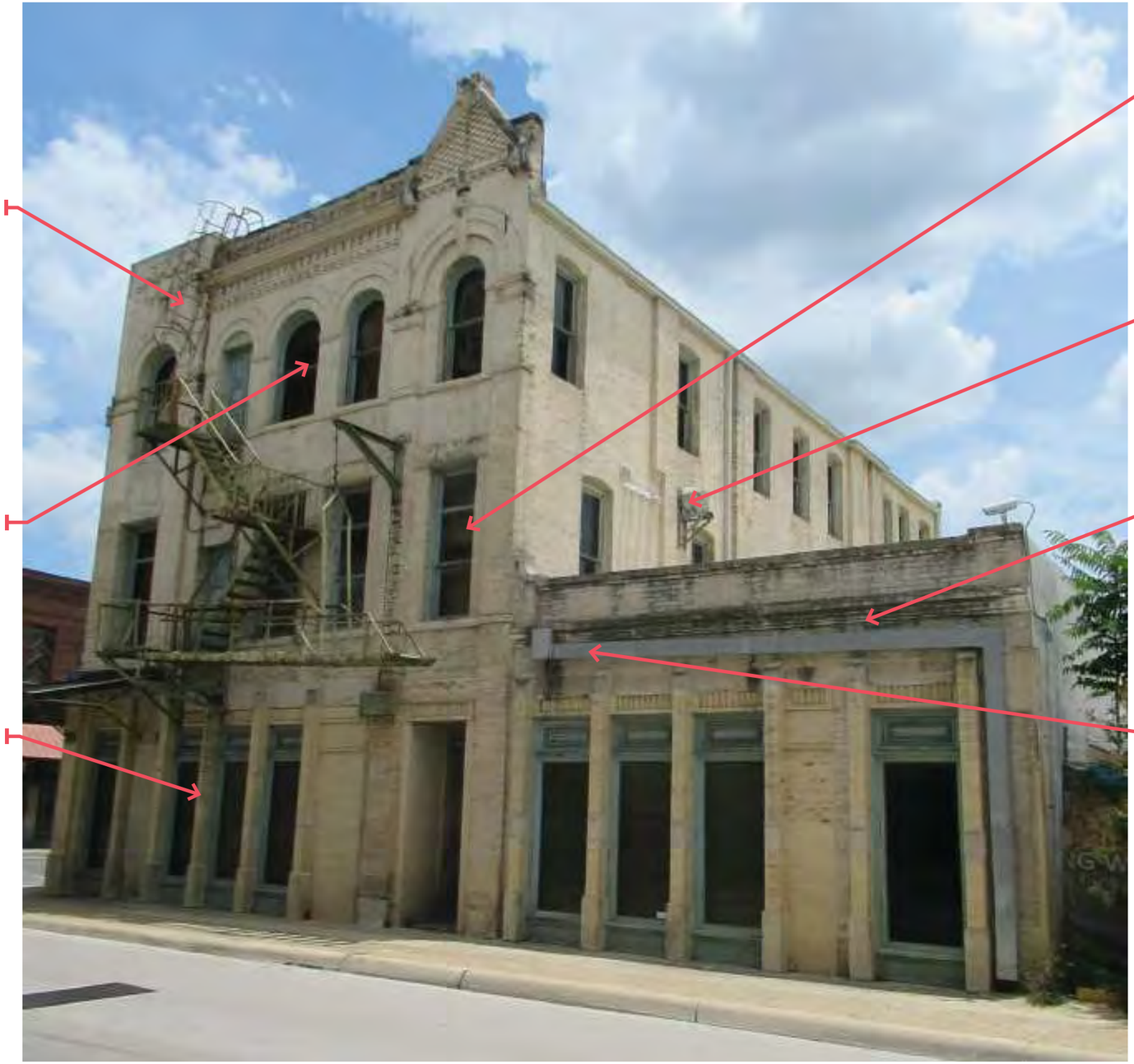
RESTORE
WINDOWS.
REMOVE TO
INSTALL FIRE
ESCAPE

REMOVE INFILLED
MASONRY AND
RESTORE ORIGINAL
STOREFRONT
OPENINGS. INSTALL
STOREFRONT
SIMILAR TO ORIGINAL

HISTORIC IMAGES - CONTINENTAL BUILDING IMPROVEMENTS

Existing Conditions
Historic photos - Continental Hotel

1968



HISTORIC IMAGES - CONTINENTAL BUILDING IMPROVEMENTS

Existing Conditions
photos - Continental Hotel

Primary (north) elevation detail showing 1980s storefront and historic terrazzo threshold

Rear (south) elevation showing 1951 additions

Primary (north) elevation showing recreated arched storefront (foreground) and 1980s storefront (background) and canopy

POST OAK PRESERVATION SOLUTIONS

Existing Conditions
photos - Continental Hotel

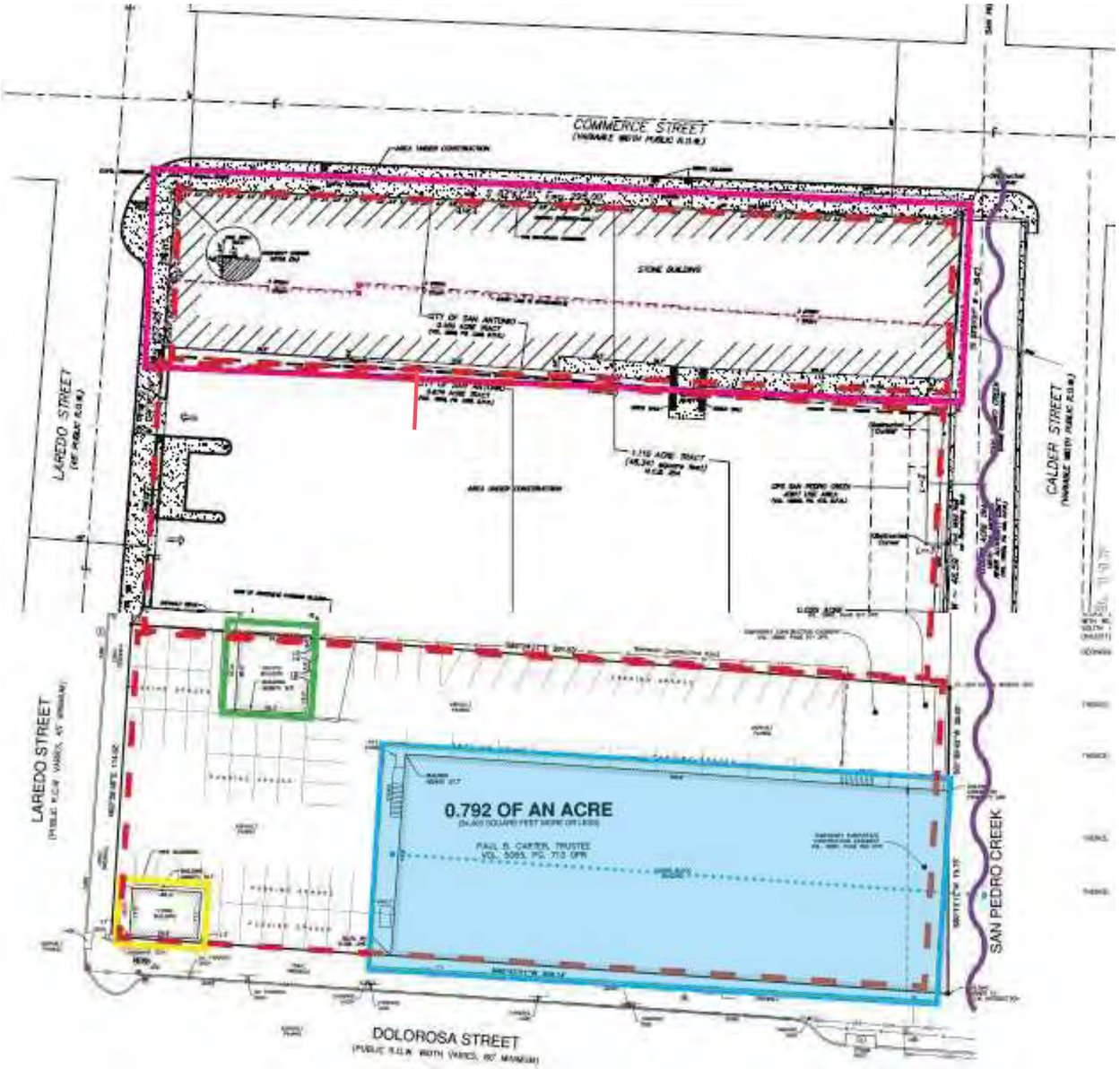
First floor interior showing original masonry bearing wall & non-historic stair

Upper floor interior, typical

Upper floor corridor showing original arched opening

POST OAK PRESERVATION SOLUTIONS

Arana Building



ARANA BUILDING

RENOVATION OF CONTINENTAL & ARANA BUILDINGS
DOLOROSA, SAN ANTONIO, TEXAS
JUNE 18, 2021

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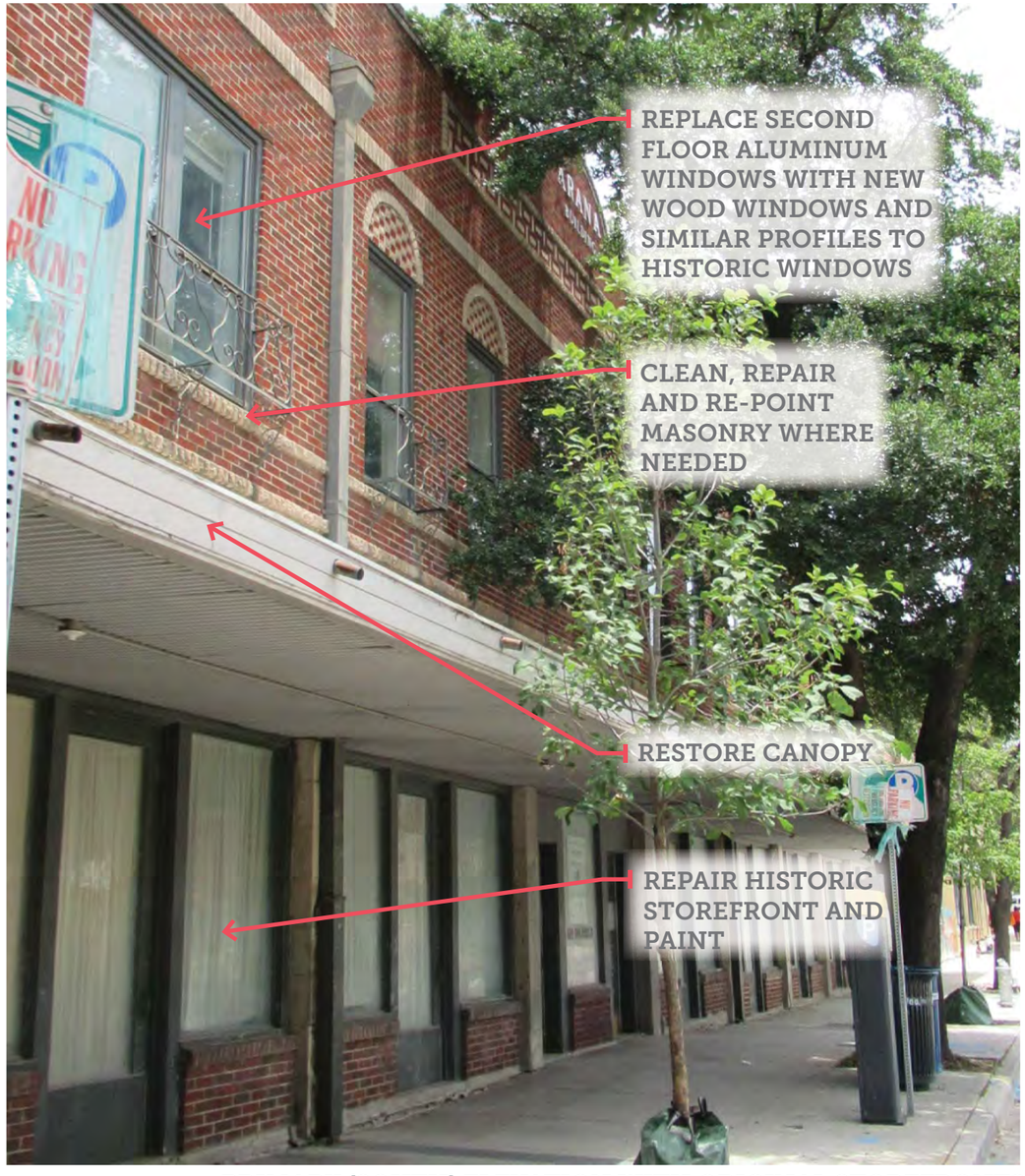
PRIMARY (SOUTH) ELEVATION

REAR (NORTH) ELEVATION SHOWING NON-HISTORIC ADDITION



PRIMARY (SOUTH) ELEVATION WITH ORIGINAL STOREFRONTS

HISTORIC IMAGES - ARANA BUILDING IMPROVEMENTS

RENOVATION OF CONTINENTAL & ARANA BUILDINGS
DOLOROSA, SAN ANTONIO, TEXAS
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Existing Conditions
photos - Arana Building

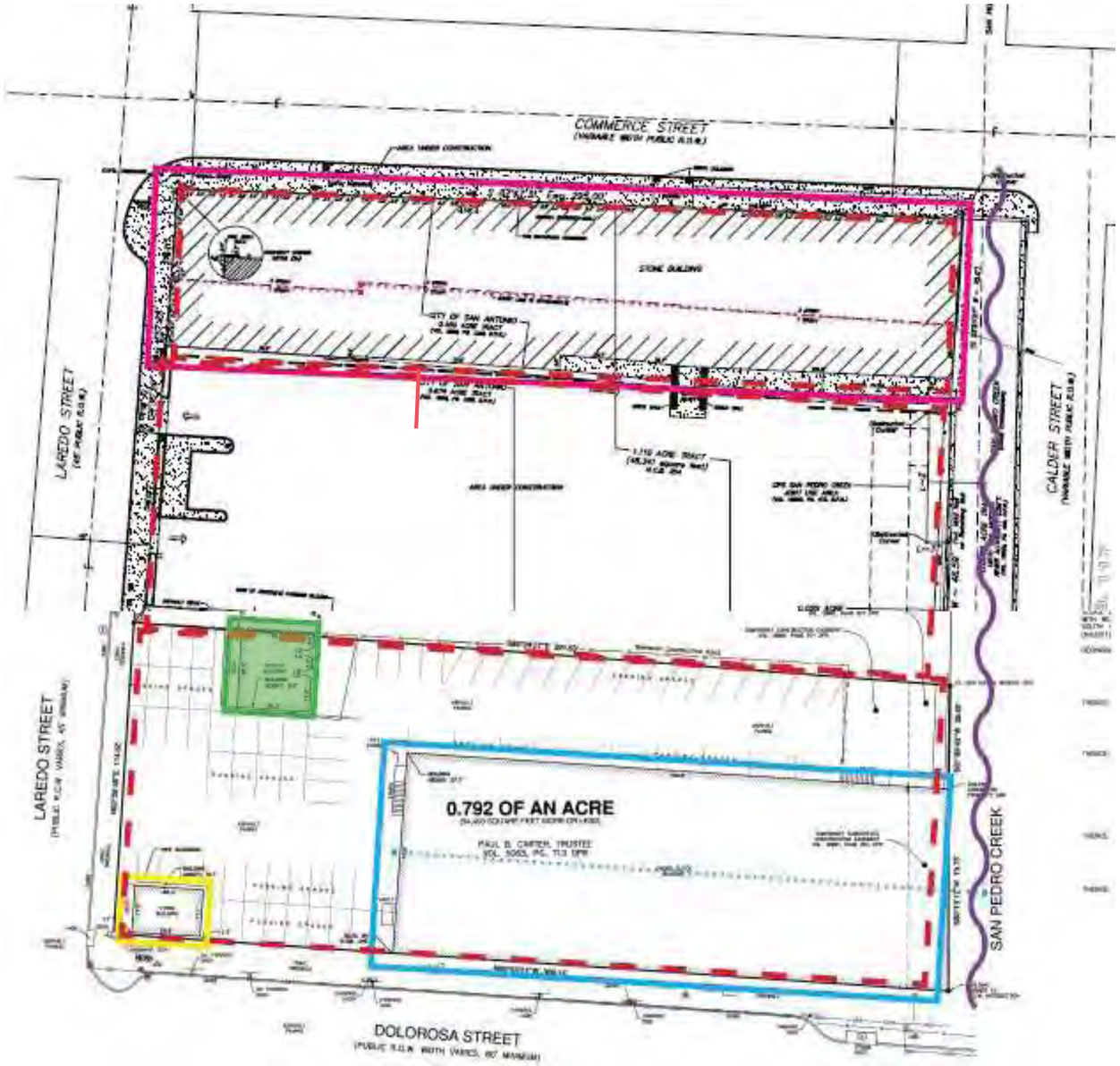
First floor interior

Second floor interior showing original exterior windows at addition

First floor, looking toward original rear (north) wall from inside non-historic addition

POST OAK PRESERVATION SOLUTIONS

de la Garza House



DE LA GARZA BUILDING

RENOVATION OF CONTINENTAL & ARANA BUILDINGS
S LAREDO ST, SAN ANTONIO, TEXAS
JUNE 18, 2021

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de la Garza House

- The de la Garza House will retain its historic location and a residential setting recreated using landscaping.
- Historically, as seen in the Sanborns, the de la Garza was surrounded on all sides by other commercial construction, including a building at one point between it and Laredo St.
- The context is in keeping with the history of the building.
- The building is currently below grade and its relationship to the ground will be restored.
- The building will be restored.

SOUTH ELEVATION, VIEW NORTH

VIEW NORTHEAST FROM LAREDO

PRIMARY (WEST) ELEVATION, VIEW EAST

THE DE LA GARZA WILL BE RESTORED. WALLS, WINDOWS AND DOORS, THE PORCH, AND ROOF WILL BE REPAIRED OR REPLACED AS NECESSARY. THE GRADE AROUND THE BUILDING WILL BE LOWERED TO RESTORE THE PROPER RELATIONSHIP BETWEEN SITE AND STRUCTURE

Existing Conditions
photos - de la Garza house

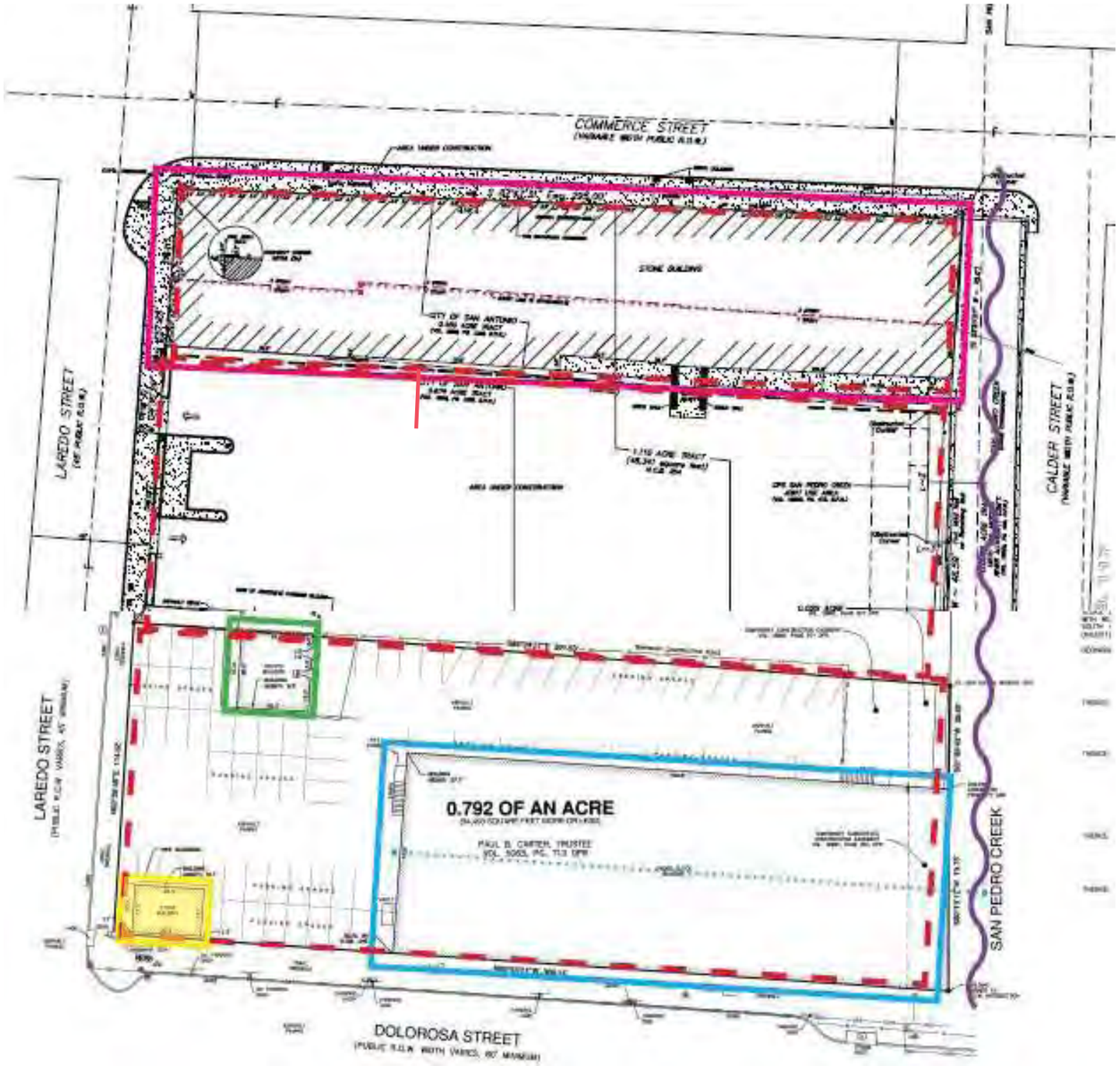
Interior

interior, view northwest

Restored roof detail

Interior

O'Henry House



O' HENRY HOUSE BUILDING

RENOVATION OF CONTINENTAL & ARANA BUILDINGS
DOLOROSA, SAN ANTONIO, TEXAS
JUNE 18, 2021

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Existing Conditions
photos - O'Henry house

Primary (west) elevation, view looking northeast

Top: side (south) elevation, view east along Dolorosa

Bottom: rear (east) elevation, view west

POST OAK PRESERVATION SOLUTIONS

The O'Henry house has been moved twice previously, having been moved to its current location in the 1990s.

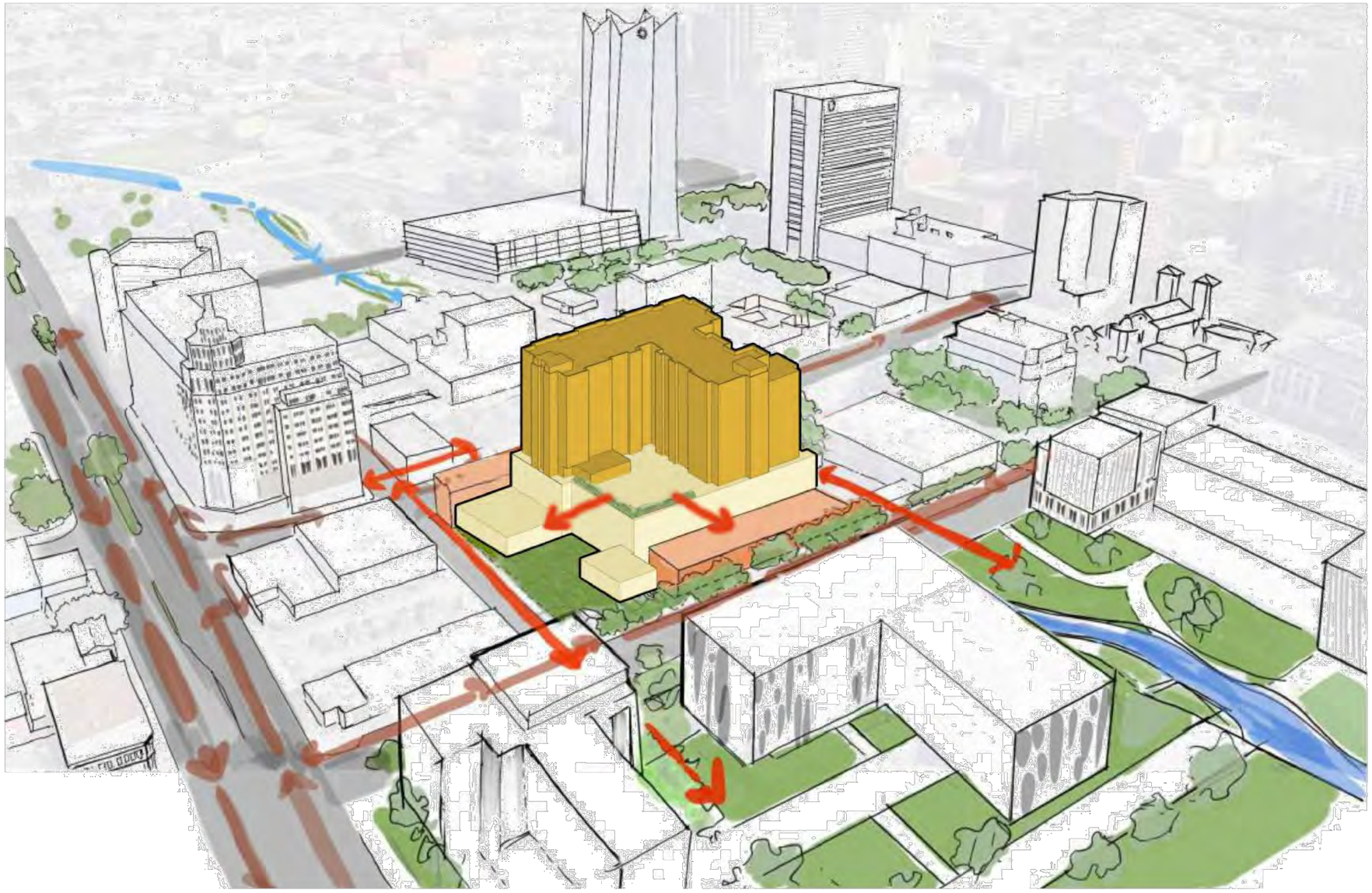
It is listed as non-contributing to the National Register Historic District and is not locally designated.

The O'Henry house will be relocated to a new site that has not been finalized.

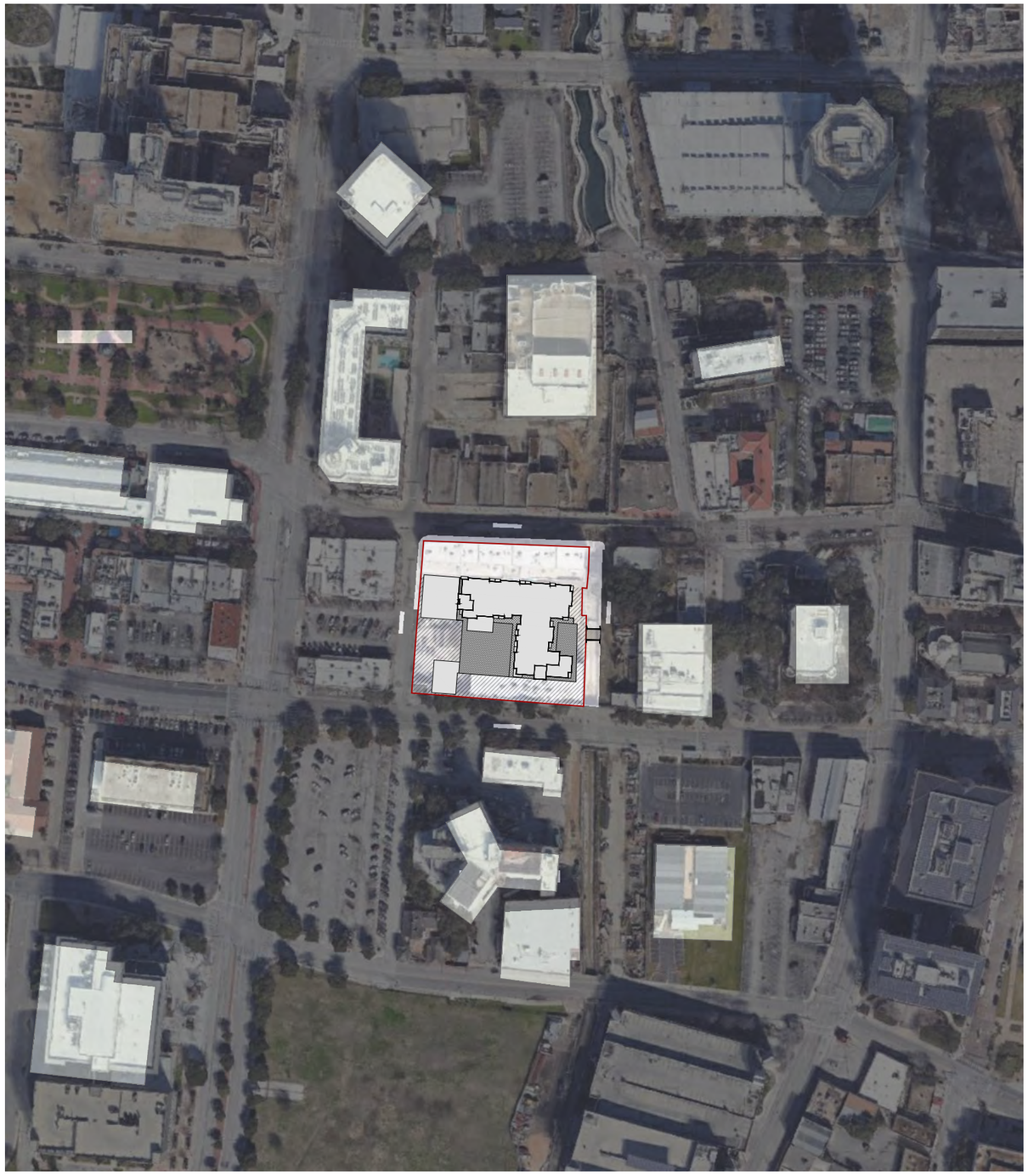
BKV Group
New Infill Development

PROJECT BRIEF & MASSING DIAGRAM

The site is to be developed into a mixed-use community that provides a new residential building nestled within the existing fabric of 2 historical buildings. The new construction (*258 residential units*) will consist of a 10 story partially prefabricated light gauge steel building sitting on a 5 story cast in place concrete garage (*351 parking spaces*) that blends seamlessly with the Continental Hotel and Arana buildings, which will be renovated into commercial, office, and creative lofts. This development seeks to help enliven the San Pedro Creek redevelopment which borders on the east side with residential units lining the parking structure and integrate the Zona Cultural District bounded on the other edges with complimentary forms and materials.



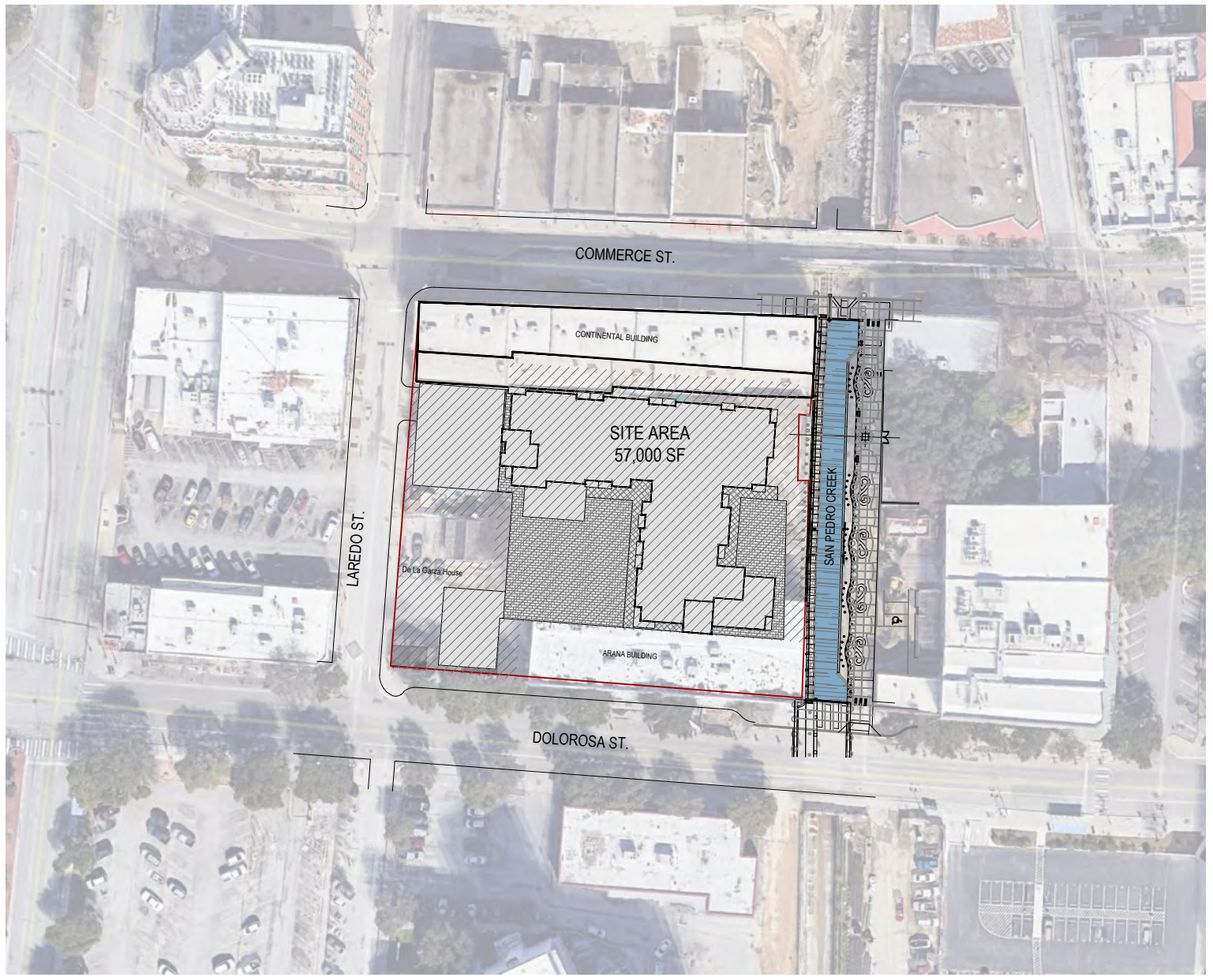
SITE PLAN



BUILDING CONTEXT

VIEW FROM COMMERCE ST.

VIEW FROM DOLOROSA ST.



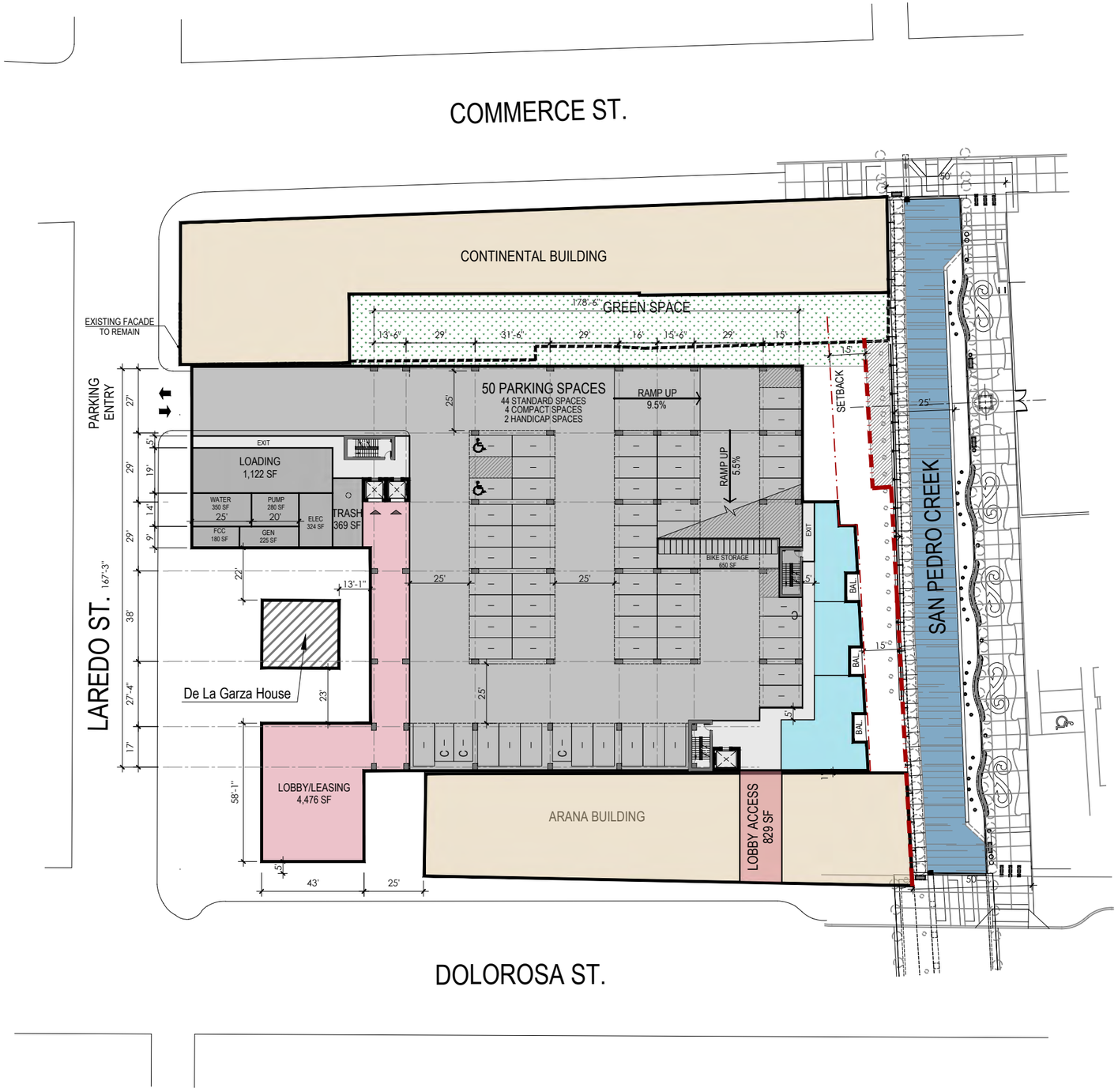
SITE PLAN

N

BKV GROUP

GROUND LEVEL

	GROUND LEVEL	
BUILDING AREA:	41,611	SF
MEP:	2,009	SF
LOADING&TRASH:	1,491	SF
LOBBY/LEASING:	4,476	SF
GROSS RES. AREA:	4,224	SF
CIRCULATION:	1,978	SF
NET RES. AREA:	2,246	SF
UNIT COUNT:	3	UNITS
PARKING/ SERVICES:	29,411	SF
TOTAL PARKING:	50	SPACES
STANDARD PARKING	*44*	*SPACES*
COMPACT PARKING	*4*	*SPACES*
HANDICAP PARKING	*2*	*SPACES*



SCALE: 1" = 50' - 0"

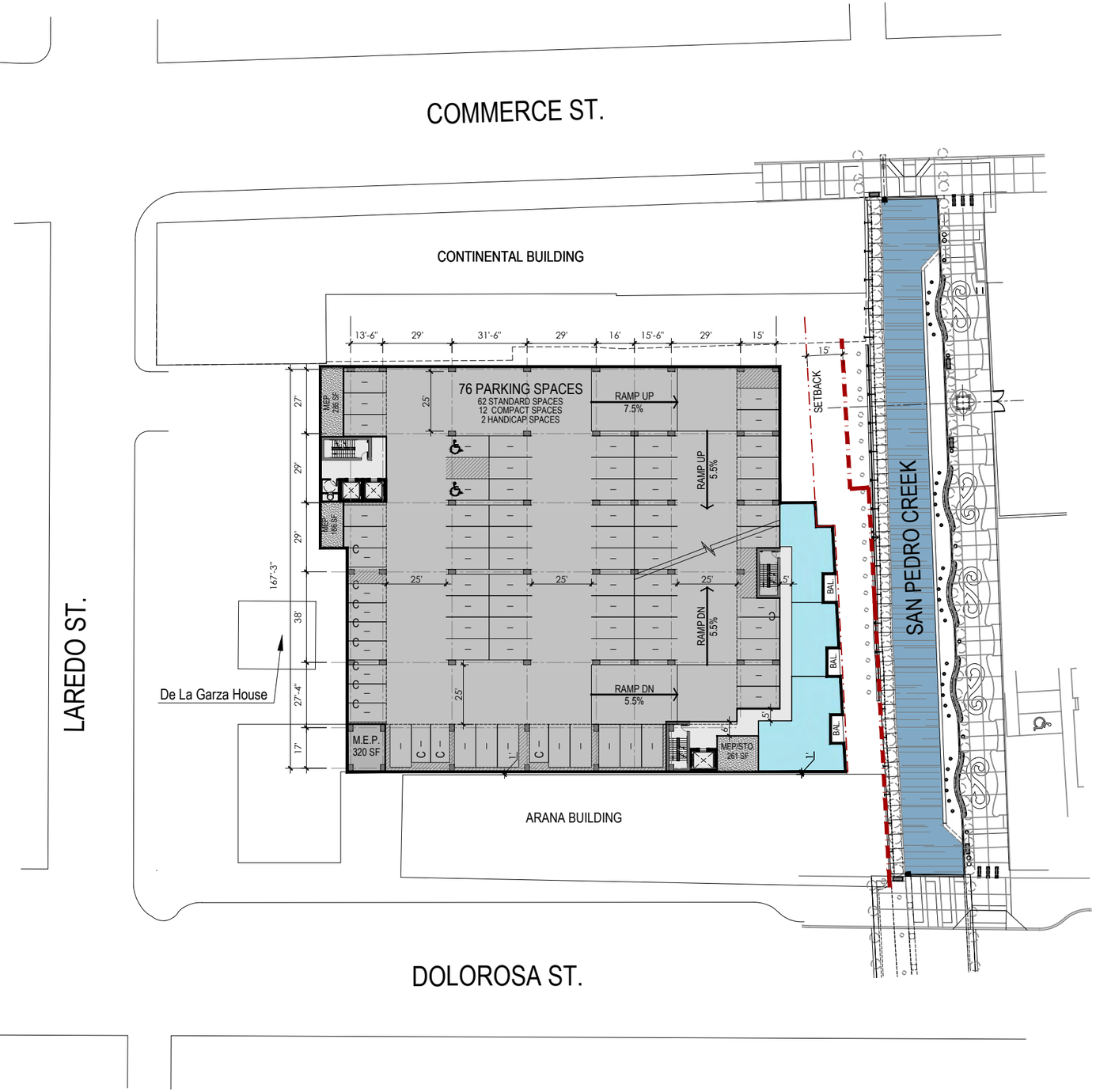
0' 25' 50' 100' 150'

N

BKV GROUP

LEVELS 3-4

LEVELS 3-4 (2 LEVELS)		
BUILDING AREA:	34,203	SF
MEP:	1,052	SF
GROSS RES. AREA:	4,314	SF
CIRCULATION:	1,975	SF
NET RES. AREA:	2,339	SF
UNIT COUNT:	3	UNITS
PARKING/ SERVICES:	28,837	SF
TOTAL PARKING:	76	SPACES
STANDARD PARKING	62	SPACES
COMPACT PARKING	12	SPACES
HANDICAP PARKING	2	SPACES



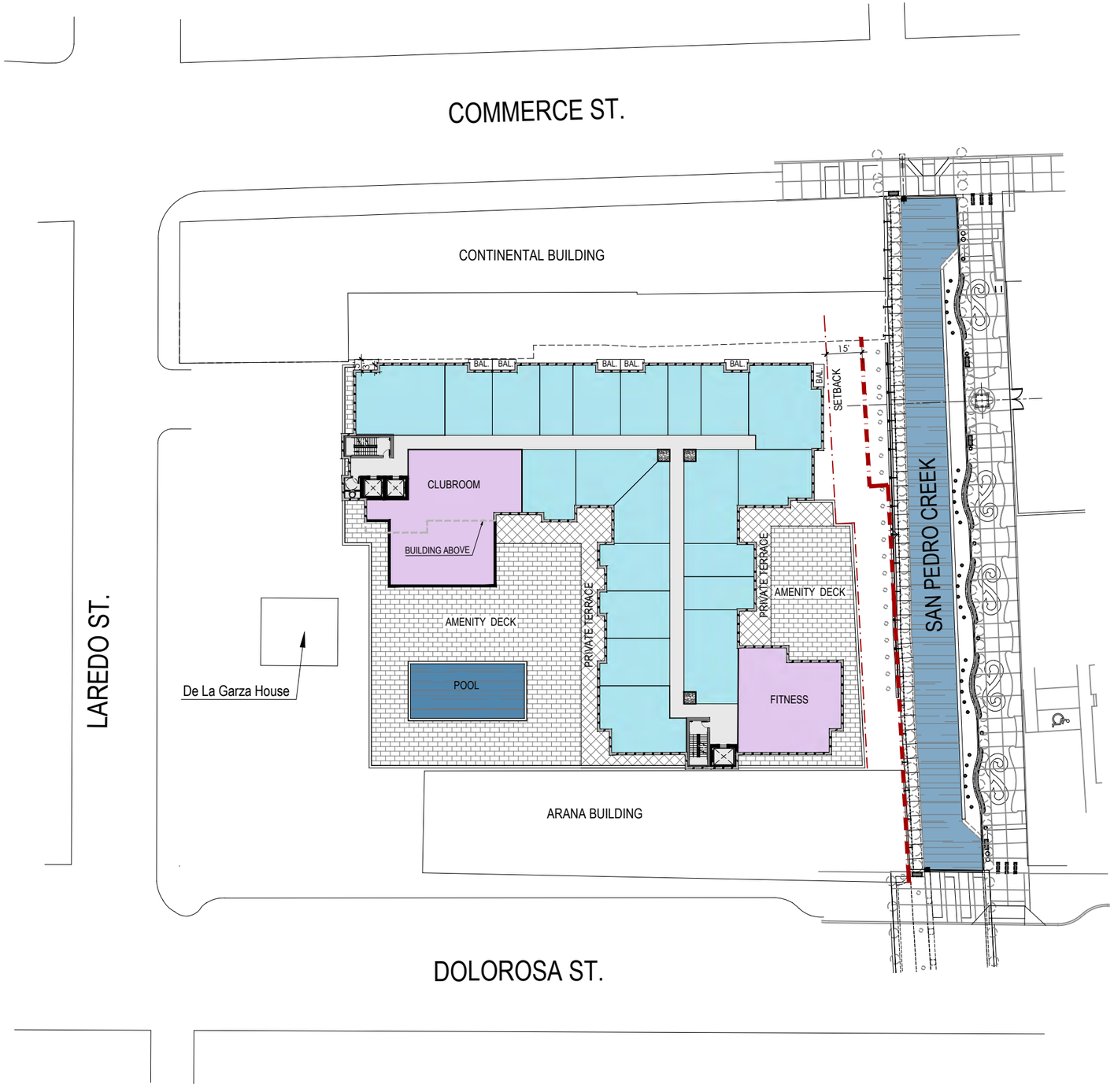
SCALE: 1" = 50' - 0"
0' 25' 50' 100' 150'

N

BKV GROUP

LEVEL 6

	LEVEL 6
BUILDING AREA:	21,298 SF
MEP:	75 SF
AMENITY:	4,583 SF
GROSS RES. AREA:	16,640 SF
CIRCULATION:	2,832 SF
NET RES. AREA:	13,808 SF
UNIT COUNT:	21 UNITS



SCALE: 1" = 50' - 0"

0' 25' 50' 100' 150'

N

BKV GROUP

LEVELS 7-14

LEVELS 7-14 (8 LEVELS)	
BUILDING AREA:	20,201 SF
MEP:	75 SF
GROSS RES. AREA:	20,126 SF
CIRCULATION:	2,901 SF
NET RES. AREA:	17,225 SF
UNIT COUNT:	25 UNITS

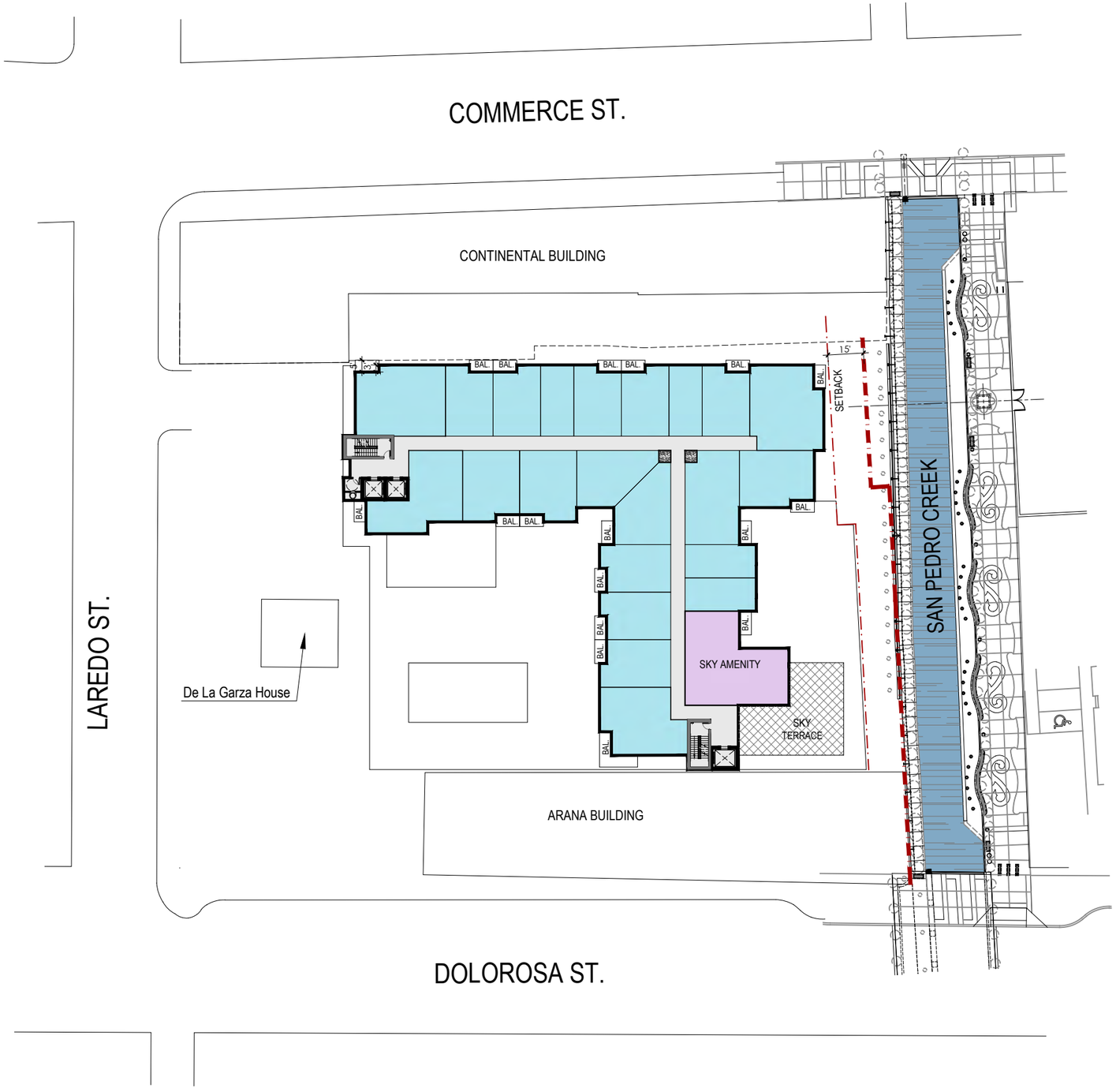
SCALE: 1" = 50' - 0"
0' 25' 50' 100' 150'

N

BKV GROUP

LEVEL 15

	LEVEL 15
BUILDING AREA:	18,907 SF
MEP:	75 SF
SKY AMENITY:	1,408 SF
GROSS RES. AREA:	17,424 SF
CIRCULATION:	3,309 SF
NET RES. AREA:	14,115 SF
UNIT COUNT:	22 UNITS

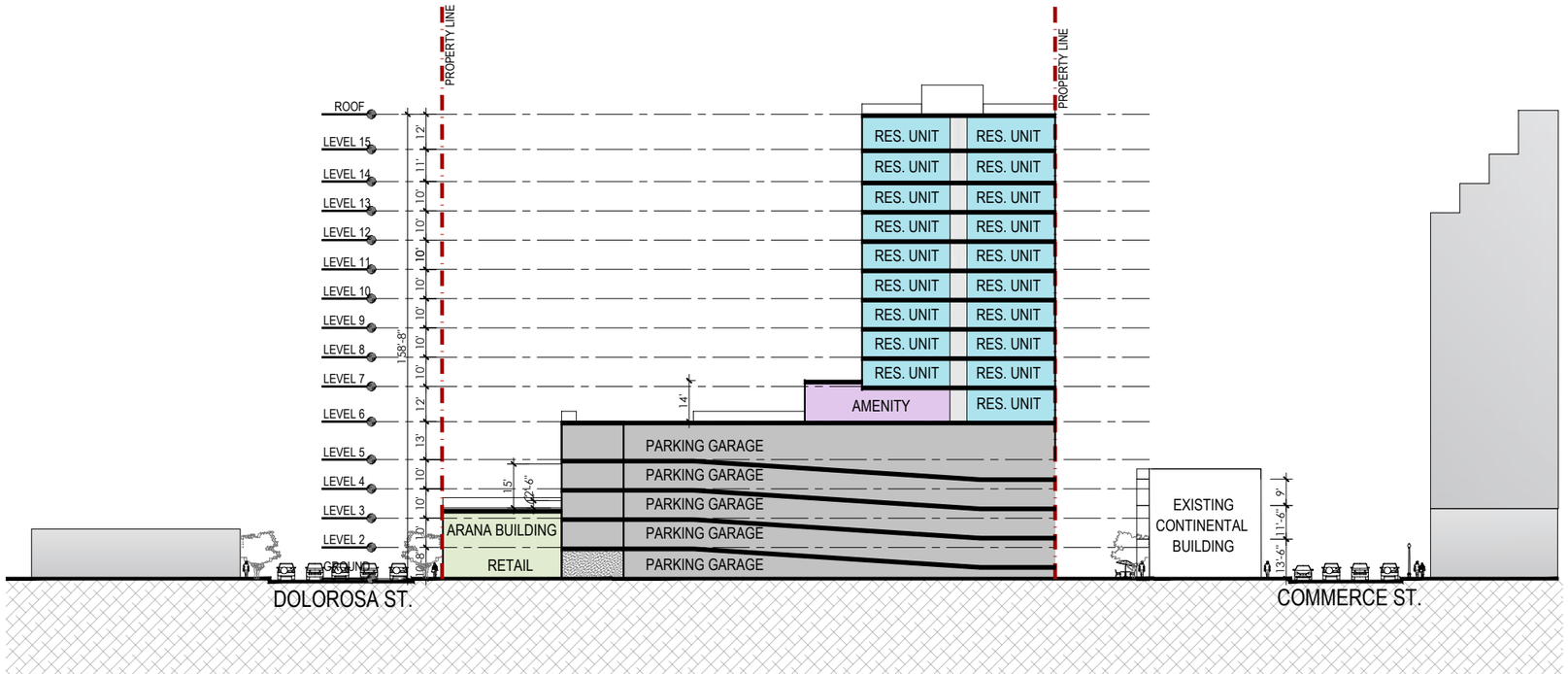


SCALE: 1" = 50' - 0"

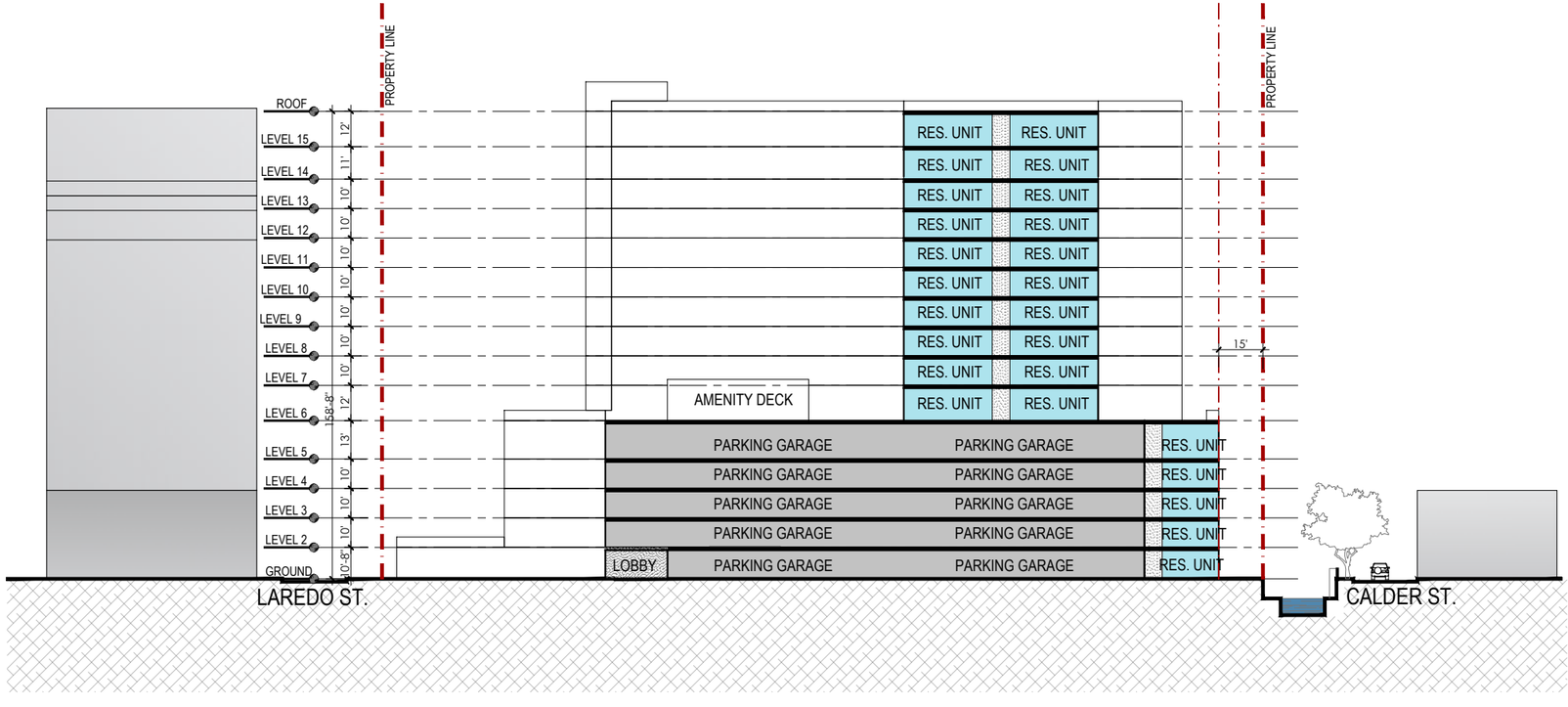
0' 25' 50' 100' 150'

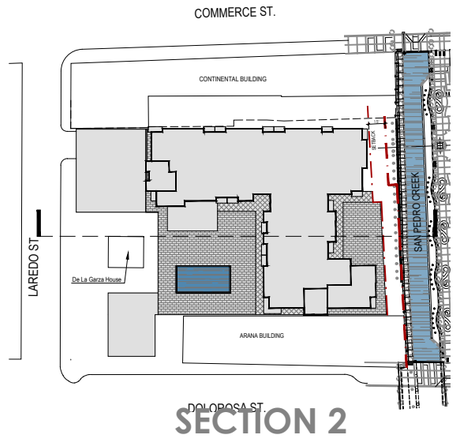
BKV GROUP

SECTIONS



SECTION 1





SECTION 2

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 150'

BKV GROUP

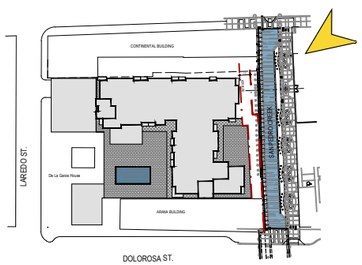
COLORED SITE PLAN

SCALE: 1" = 50' - 0"
0' 25' 50' 100' 150'

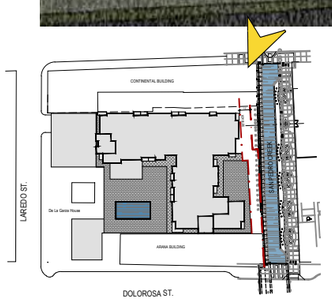
N

BKV GROUP

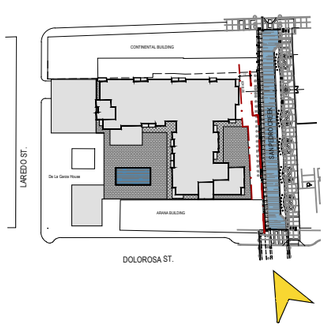
LOOKING WEST ON COMMERCE STREET



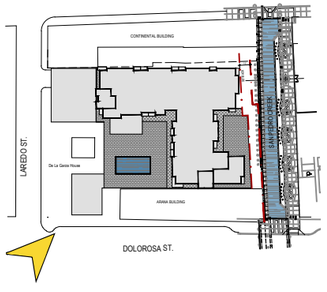
LOOKING DOWN SAN PEDRO CREEK ON COMMERCE STREET



LOOKING WEST ON DOLOROSA STREET



VIEW FROM LAREDO STREET & DOLOROSA STREET



VIEW OF THE DE LA GARZA HOUSE

CLOSE UP OF DE LA GARZA HOUSE