

## HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

### Agenda Item No: 6

**HDRC CASE NO:** 2015-153  
**ADDRESS:** 3501 BROADWAY  
**LEGAL DESCRIPTION:** NCB 6299 BLK LOT 197 AND 198  
**ZONING:** C2 RIO-1  
**CITY COUNCIL DIST.:** 2  
**APPLICANT:** Elizabeth Haynes  
**OWNER:** Richard Lange/The Acorn A School For Young Children  
**TYPE OF WORK:** Addition  
**REQUEST:**

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

1. Construct a 1,132 square foot addition to the structure at 3501 Broadway constructed in 1993. The existing square footage of the structure is 6,500 square feet. The proposed addition will not increase the footprint.
2. Construct an ADA accessible ramp, egress stair and door on the new proposed addition to satisfy accessibility and egress requirements.
3. Install a new planter bed at the proposed new ADA accessible ramp.
4. Remove a 10 inch diameter Cedar Elm.

### APPLICABLE CITATIONS:

#### *UDC Section 35-673. Site Design Standards*

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

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

#### *UDC Section 35-674. Building Design Principles*

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

- (1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

- (2) Align horizontal building elements with others in the blockface to establish building scale.
  - A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

- (3) Express the distinction between upper and lower floors.
  - A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

- (1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

- A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.
- B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.
- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
- D. Painted or stained wood in a lap or shingle pattern.

- (2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

- A. Large expanses of high gloss or shiny metal panels.
- B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

- (3) Paint or Finish Colors.

- A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.
- B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.
- C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

- (2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.
  - D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.
- (3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.
  - A. Entrances shall be the most prominent on the street side and less prominent on the river side.
  - B. Entrances shall be placed so as to be highly visible.
  - C. The scale of the entrance is determined by the prominence of the function and or the amount of use.
  - D. Entrances shall have a change in material and/or wall plane.
  - E. Entrances should not use excessive storefront systems.

*UDC Section. 35-675. Archaeology.*

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

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

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

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

**FINDINGS:**

- a. The proposed addition at 3501 Broadway was reviewed by the Design Review Committee on April 7, 2015. At that meeting, committee members noted that the proposed addition was appropriately located and designed.
- b. The UDC Section 35-674(b) states that a building shall appear to have a human scale through the use of familiar forms and elements that are interpreted in human dimensions. The applicant has proposed to construct the new addition above an existing addition constructed in 1993. The applicant has proposed to include a similar roof pitch and form, however a reduced height in order to distinguish between the original structure and the new addition. This is consistent with the UDC.
- c. The existing addition features green stucco siding, aluminum clad wood windows and a grey composite shingle roof. The existing addition shares similar materials with the original structure, which also includes wood siding. The applicant has proposed to use each of the existing materials in the proposed addition. This is consistent with the UDC Section 35-674(d)(1) regarding the use of indigenous and traditional building materials.
- d. The applicant has proposed for the windows of the addition to match or relate those of the existing structures in regards to window material. According to the UDC Section 35-674(e)(2), windows help provide a human scale and so shall be proportioned accordingly. The proposed windows as well as their size, scale and arrangement are consistent with the UDC.
- e. The applicant has proposed to install an egress door as well as egress stairs on the west façade of the proposed addition facing Avenue B. Access to the ground level from the proposed egress door is in the form of a new metal fire exit stair. Both the proposed door as well as the proposed egress stair are appropriate in size and scale for their use and are consistent with the UDC Section 35-674(e)(3) in regards to entrances.
- f. The applicant has proposed to install an ADA accessible ramp on the north side of the site adjacent to the existing parking lot. The applicant has proposed for the ramp to include a stucco base and brick cap to match the materials of the existing structure. This is consistent with the UDC Section 35-674(d)(1) regarding the use of indigenous and traditional building materials.

- g. The applicant has proposed to install a new planting bed to buffer the landing of the proposed ADA ramp. The proposed planting bed is to match the depth of the existing planting bed which is to the west of the proposed, new planting bed. The applicant has proposed planting materials that already exist on the site. This is consistent with the UDC Section 35-673(f)(1) in regards to plant materials.
- h. The applicant has proposed to remove an existing ten inch diameter Cedar Elm. A tree permit will be required to remove this tree. Staff recommends that the applicant mitigate in the form of a two inch caliper small specie tree.

**RECOMMENDATION:**

Staff recommends approval of items #1 through #4 based as submitted based on findings a through h.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 28, 2015

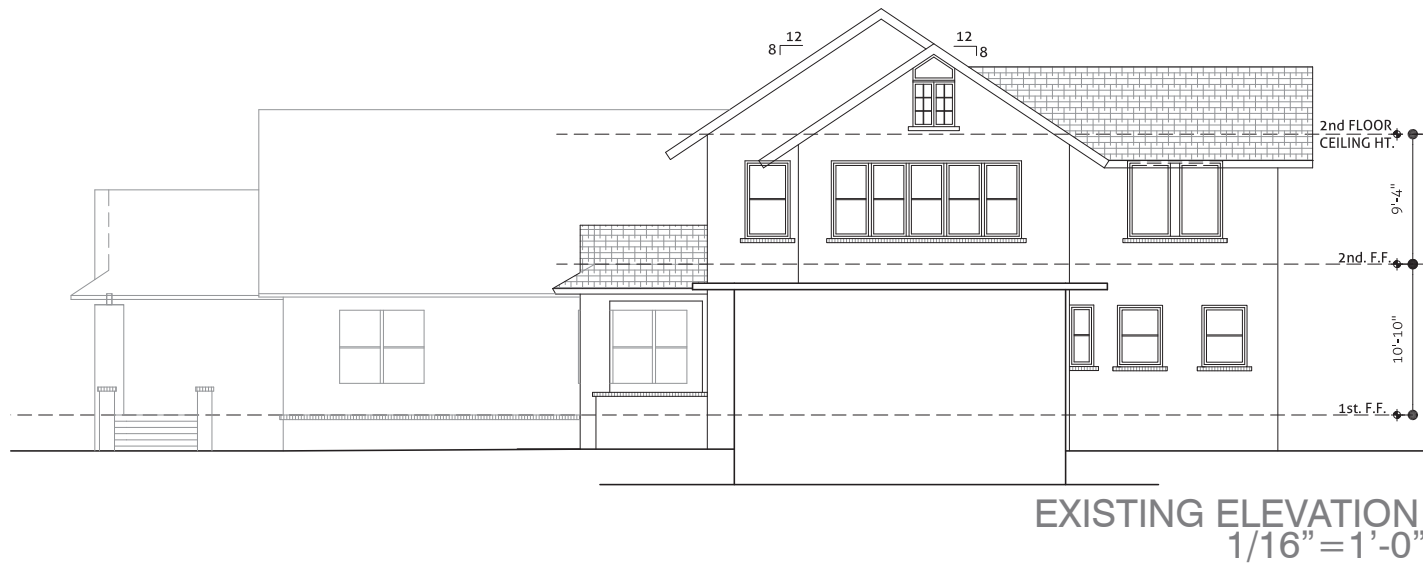
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## ATTACHMENT A

The Acorn at 3501 Broadway St. is in the Rio-1 district. The original structure began as a traditional stucco residence, and given new purpose with The Acorn, A school for young children. The structure currently stands at 6,500sf; on NCB 6299 BLK LOT 194,195, 196, 197, & 198 with a proposal to expand an additional 1,132sf. The expansion will not increase the footprint of the structure, it will be a second story addition above a previous addition, constructed in 1993. This expansion will aid the 1993 addition with an improved visual attachment to the original structure, while also providing the school with the room it needs to accommodate the children. Also included in the proposal is ADA accessible ramp and egress stair to satisfy accessibility and egress requirements.

# EXISTING STRUCTURE EAST (BROADWAY ST.)

View from Broadway St.



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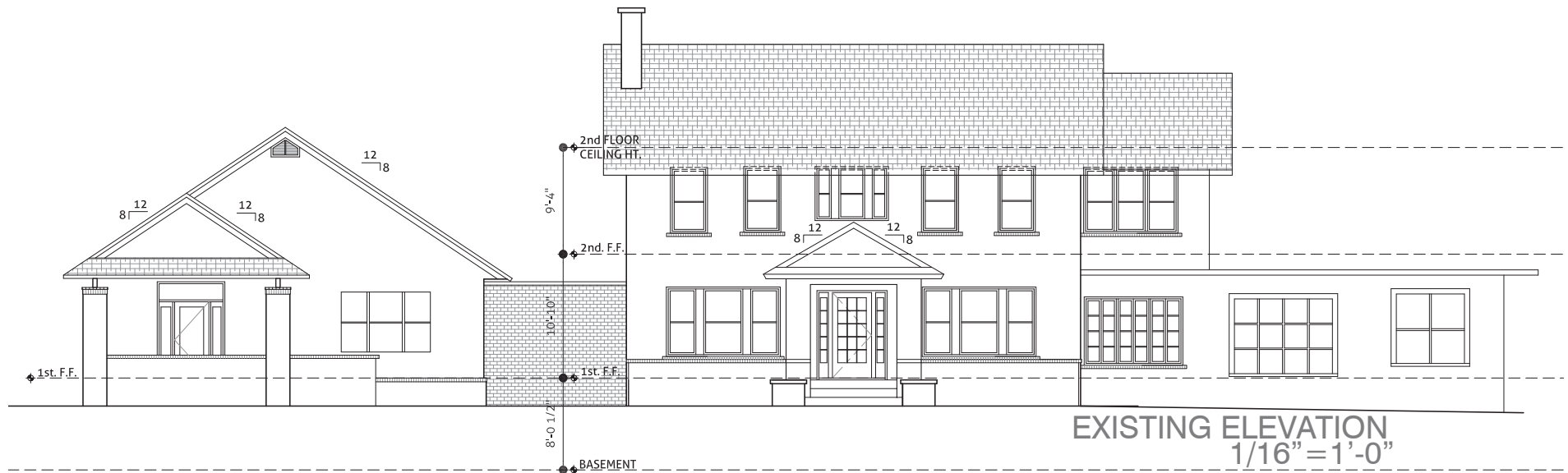
## The Acorn

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# EXISTING STRUCTURE SOUTH (BRACKENRIDGE DR..)

View from Brackenridge Dr.



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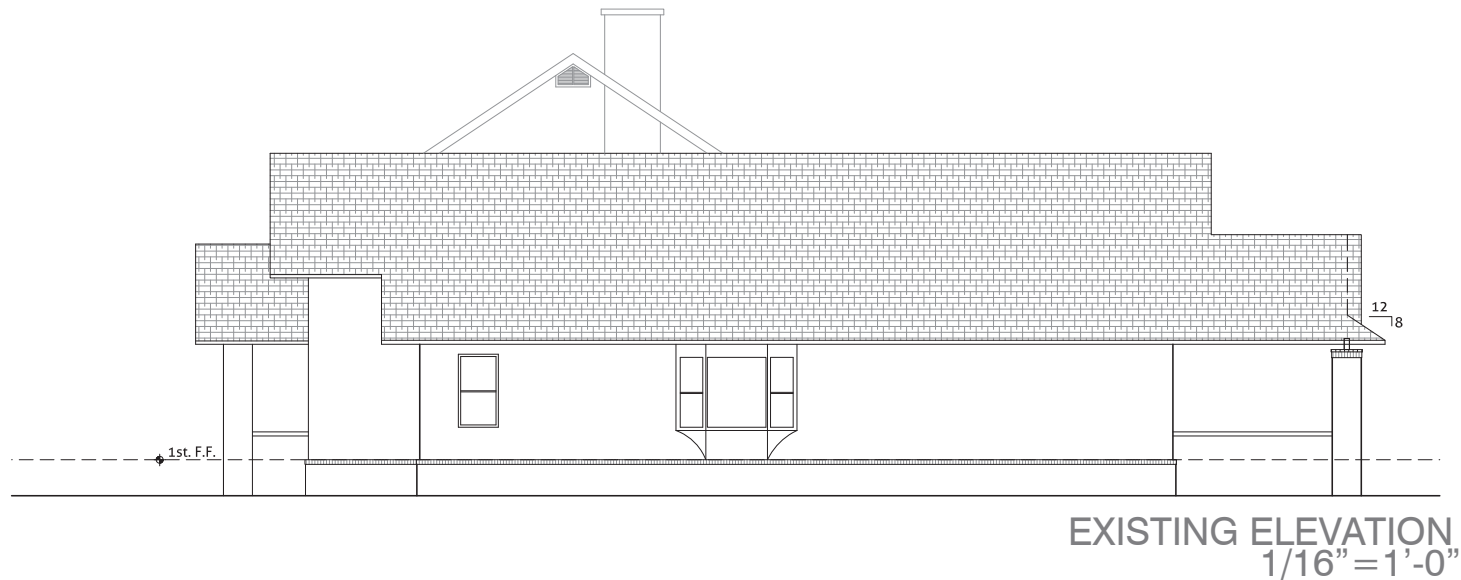
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# EXISTING STRUCTURE WEST (AVENUE B)

View from Avenue B.



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# EXISTING STRUCTURE NORTH



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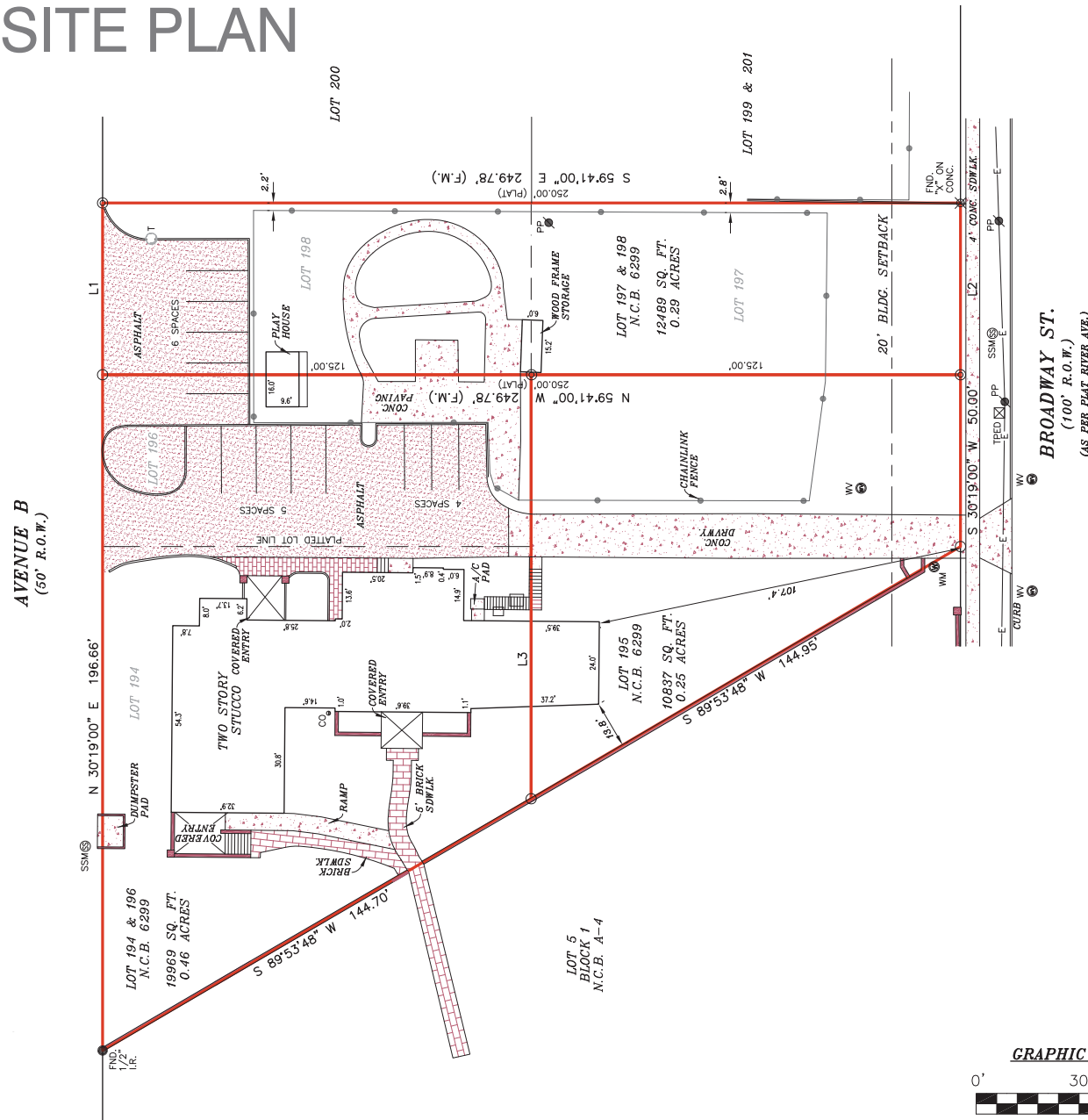
## The Acorn

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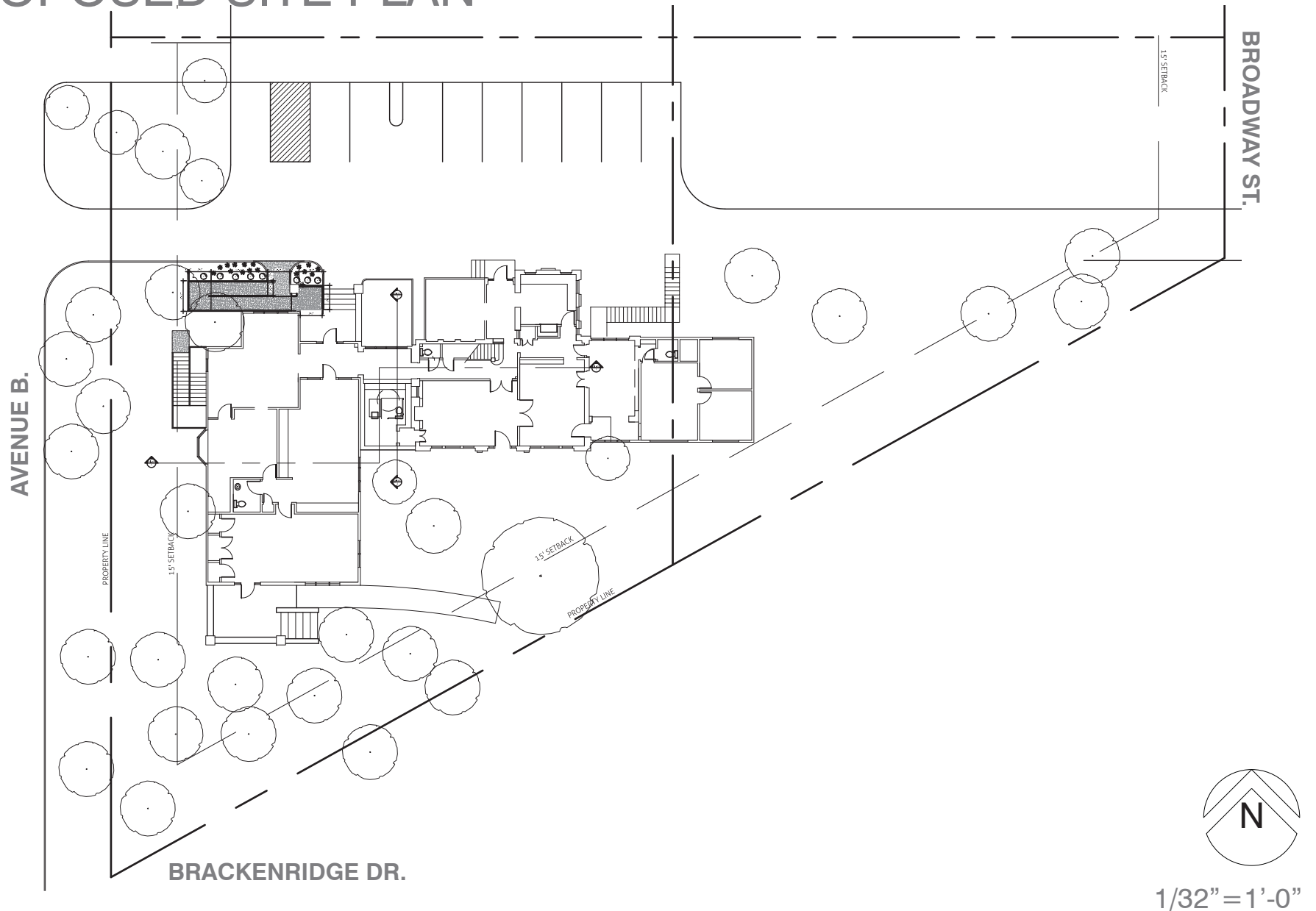
ELIZABETH HAYNES  
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# PROPOSED SITE PLAN



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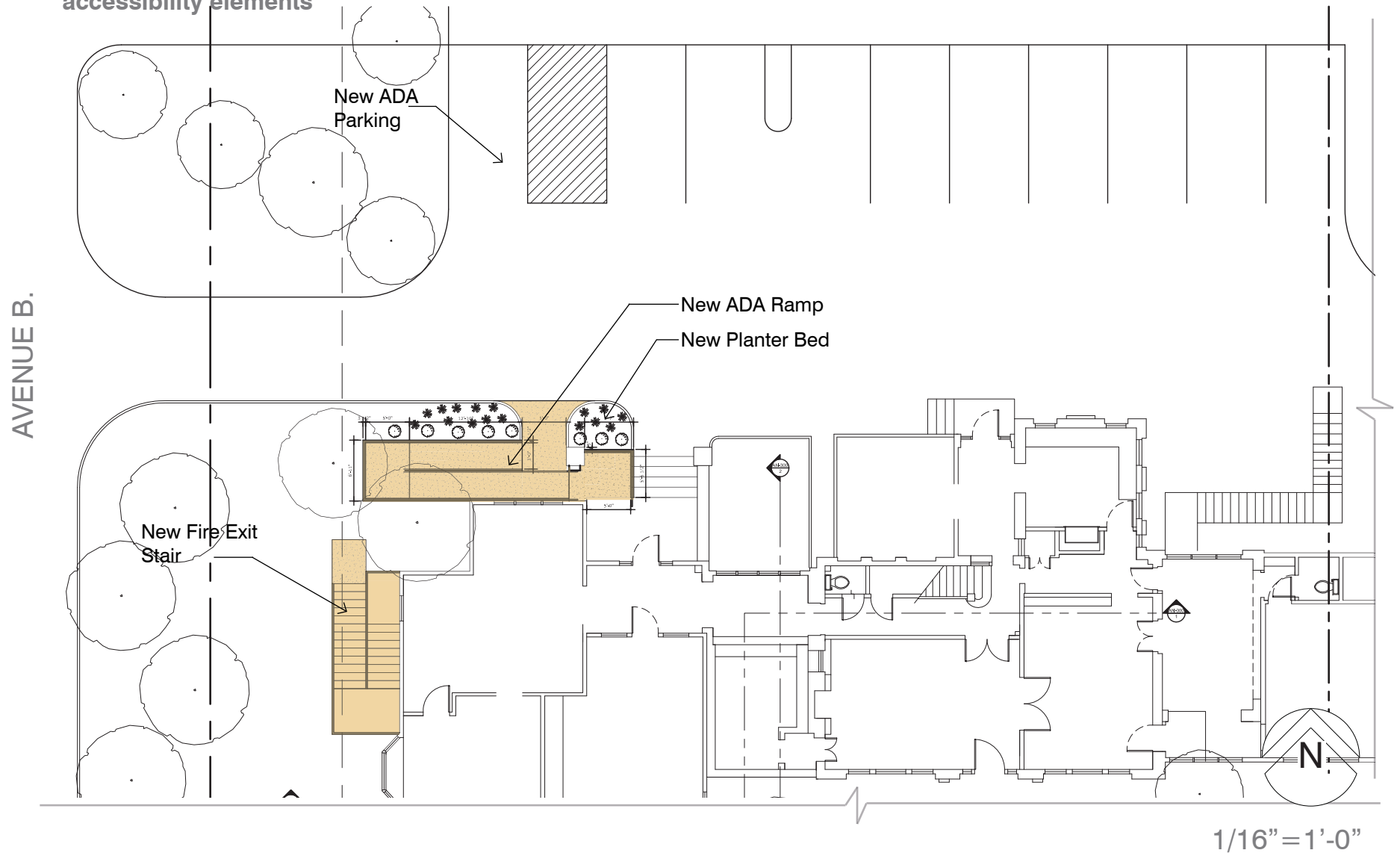
## The Acorn

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# PROPOSED EGRESS MODIFICATIONS

OWNER REVIEW ONLY.  
NOT FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION.

 Proposed egress and  
accessibility elements



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OWNER REVIEW ONLY.  
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PERMITTING OR CONSTRUCTION.

[illegible]
$$1/16'' = 1' - 0''$$

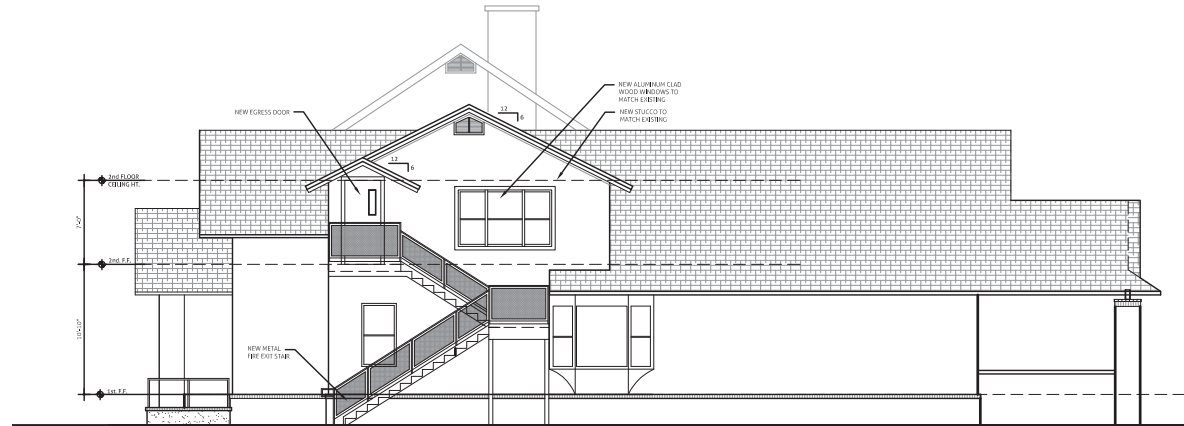


# EXISTING ELEVATION: No Change



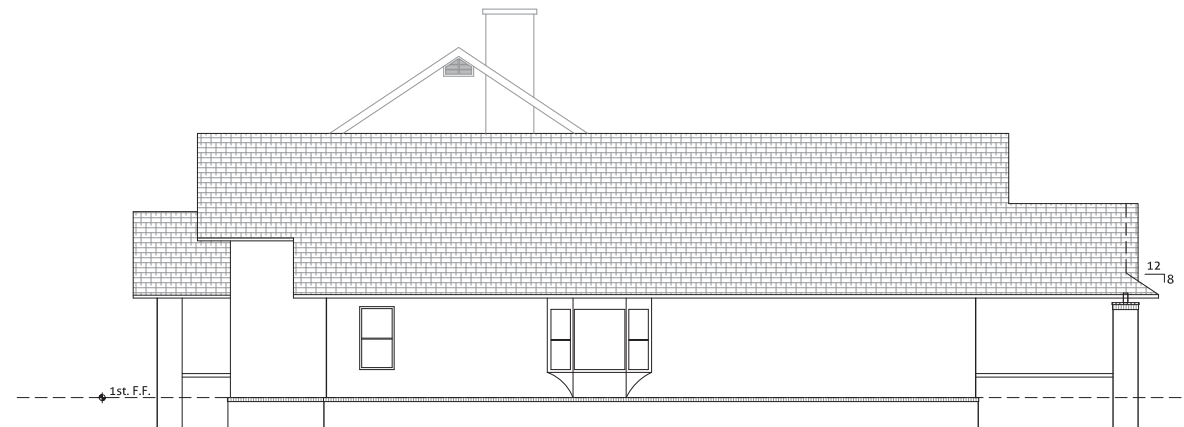
EAST ELEVATION (BROADWAY ST)

# PROPOSED ELEVATION:



WEST ELEVATION (AVENUE B.)  
1/16" = 1'-0"

# EXISTING ELEVATION:



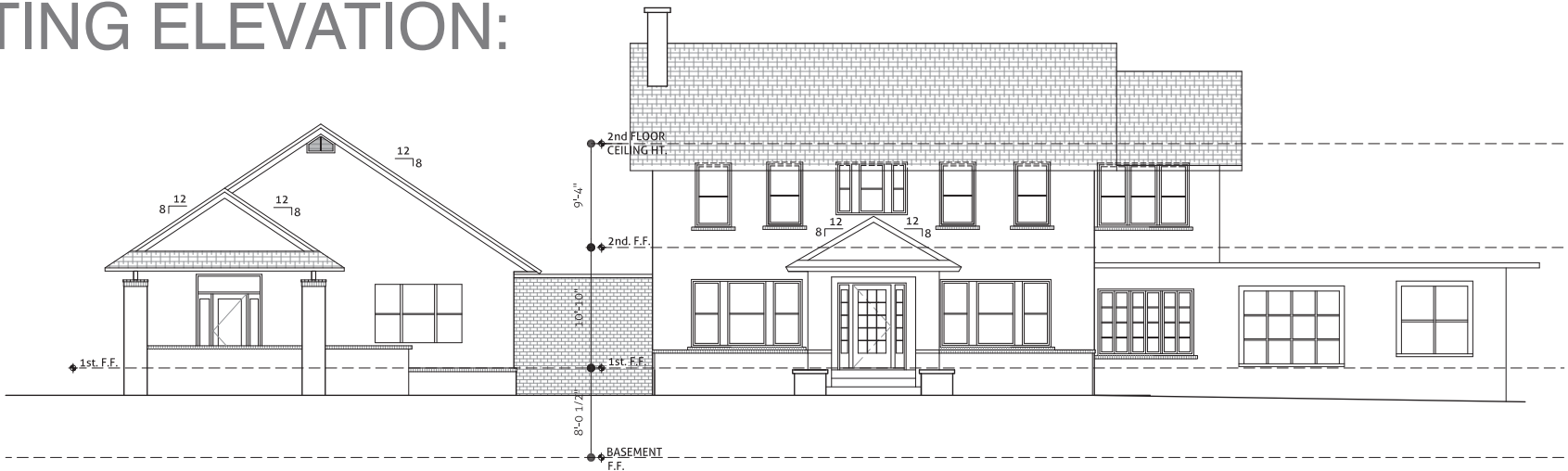
WEST ELEVATION (AVENUE B.)  
1/16" = 1'-0"

# PROPOSED ELEVATION:



SOUTH ELEVATION (BRACKENRIDGE DR.)  
1/16" = 1'-0"

# EXISTING ELEVATION:



SOUTH ELEVATION (BRACKENRIDGE DR.)  
1/16" = 1'-0"



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# PROPOSED ELEVATION:



NORTH ELEVATION  
1/16" = 1'-0"

# EXISTING ELEVATION:



NORTH ELEVATION  
1/16" = 1'-0"



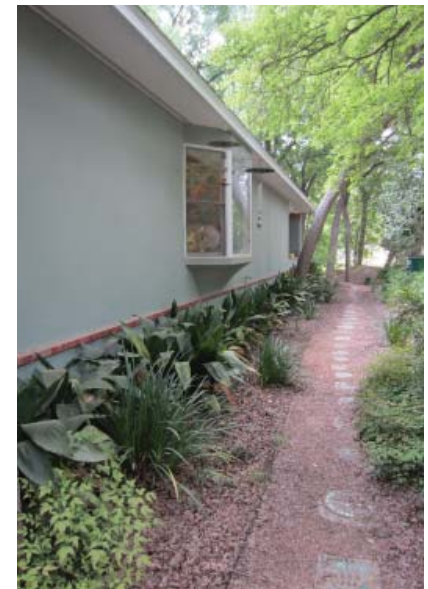
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# EXISTING PHOTOS



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## The Acorn

3501 Broadway St.  
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# Existing Materials



Green siding



Green stucco



Green stucco &  
Red brick cap



Green stucco &  
Red brick cap



Grey shingles



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# Existing Plants



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