

HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 36

HDRC CASE NO: 2015-141
ADDRESS: 114, 130, 134 SOLEDAD ST, 140 E HOUSTON
LEGAL DESCRIPTION: NCB 106 BLK LOT A12 THRU A16 114 TO 128 SOLEDAD ST
ZONING: D H HS RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
LANDMARK: Devine Building
APPLICANT: Travis Jeakins/Woodbine Development
OWNER: Service Lloyds Insurance Co
TYPE OF WORK: Demolition with new construction
REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish the structure at 114 Soledad commonly known as the Solo Serve building with the exception of the stone retaining wall. The stone retaining wall on the river side constructed circa 1914 is to remain.
2. Partially demolish the structure at 130 and 134 Soledad Street commonly known as the Clegg Company Building, Veramendi Palace, Kennedy Building and the San Antonio Print Building and construct a new building complex. The applicant is proposing to retain the Soledad Street facades of each.
3. Rehabilitate the Book Building, which will become the primary entrance to the new hotel lobby. The applicant is also proposing a one floor addition at the roof of the Book Building.
4. Construct a 252 room AC by Marriott hotel on the River Walk at the corner of Soledad and Houston Street. The hotel is to contain twelve levels of hotel rooms, eight levels of above ground parking to be accessed from Soledad Street and retail space at both the street and Riverwalk levels for a total of 21 levels including the Riverwalk Level.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b)Unreasonable Economic Hardship.

(1)Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not

unique to the property in question (i.e. the current economic climate).

(2)Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission

may request that an appraisal be made by the city.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

UDC Section 35-670. Criteria for Certificate of Appropriateness—Generally

(b)(4)C. Design Characteristics of "RIO-3" River Improvement Overlay District - 3.

i. The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.

ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.

iii. The integrity of historic properties shall be preserved as provided for in section 35-610. Historic differences between street level designs and river level designs shall be respected.

iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.

v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.

vi. The microclimate of the River Walk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.

vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.

viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.

ix. Ensure adequate solar access on the River Walk.

Section 35-672. Neighborhood Wide Design Standards

- (a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.
- (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.
- (5) Pedestrian Access Along the Riverwalk Pathway Shall Not Be Blocked.
 - A. Queuing is prohibited on the Riverwalk pathway.
 - B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on the Riverwalk 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 Riverwalk 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 Riverwalk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.
- (c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.
 - (1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:
 - A. Additional height.
 - B. Creation of a tower.
 - C. Variation in roof shape.
 - D. Change of color or materials.
 - E. Addition of a design enhancement feature such as:
 - i. Embellished entrance areas.
 - ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
 - iii. Recessed or projecting balconies and entrances.

Section 35-673. Site Design Standards

- (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.
 - (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 thirty-foot setback from the river's edge or from the river's edge to the building face, whichever 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 5.5 hours of direct sunlight, measured at the winter solstice, and 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. 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 thirty-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.

(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 riverside 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.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside 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.

(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.

(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 Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

(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.

(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.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average

ambient light levels no greater than the lumen output of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) 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. 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.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river 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.

(n) 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..

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

Sec. 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.

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

(3) On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(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.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to

include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

- i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
- ii. By stepping back the top twenty (20) percent of the building.
- iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(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.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

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

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.

F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.

G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light

lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

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.

Sec. 35-676. - Alteration, Restoration and Rehabilitation.

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

(a)Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

(b)The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

(c)All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.

(d)Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(e)Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.

(f)Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other

visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.

(h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

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

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 facade 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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal facade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and

new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example,

FINDINGS:

General Findings:

- a. The Design Review Committee as well as the Designation and Demolition Committee have reviewed the proposed redevelopment of the Solo Serve site numerous times over the past six months, most recently, January 27, 2015. At that meeting, committee members expressed concerns over the existing flood walls, the loss of the Clegg Building, the proposed addition to the Book Building, façade definition on Soledad and the overall material colors of the façade. A site visit was held on January 30, 2015 with Design Review Committee members, Office of Historic Preservation Staff and members of the development and design teams.
- b. The Historic and Design Review Commission reviewed this request for demolition and new construction on April 15, 2015. At that hearing, the applicant presented both the Case for Demolition as well as new construction to the Commission. Commissioners were accepting of the proposed new construction, however had concern over the lack of a developed replacement plan for the southern most section of the Solo Serve structure. The applicant has proposed for a residential or commercial tower, a second phase to the development, however no in depth details or plans were provided to staff or the HDRC.

Findings related to request item #1:

- 1a. 114 Soledad, commonly known as the Solo Serve building was constructed circa 1920 and is a local historic Landmark. Staff from the Office of Historic preservation as well as Design Review Committee Members have visited the site numerous times throughout the past 10 years and have found the structure to have lost significance and it's demolition and replacement with a new structure to be appropriate.
- 1b. Although the full Solo Serve building will be demolished, except for the stone retaining wall, only the northern portion of the site will be developed. The applicant has indicated that a future phase for the project may include a residential component at the southern portion of the site. However, plans for the southern portion of the site have not been fully developed at this time. Staff understands that this open space will be likely be utilized during construction. However, there is general concern regarding the period of time in which the lot may remain vacant or used for parking and storage. UDC Section 35-672(b)(2) prohibits the lot from having a primary use of parking. Staff encourages the applicant to submit additional details regarding the future treatment of this area and a projected timeline for development for consideration by the HDRC.
- 1c. A detailed demolition plan with a proposal for salvaging will be required before a Certificate of Appropriateness may be issued. While the applicant has indicated that the historic stone retaining wall along the River Walk will be retained, the extent of the demolition of the Solo Serve building and its adjoining stone wall remains unclear. Any historic construction materials, such as the stone foundation elements which are likely remnants of the original Bexar County Courthouse, should be salvaged and stored on site for future integration into the development.
- 1d. In regards to the documentation of the demolition of any historic landmark, the applicant is responsible for complying with the UDC Section 35-614 prior to the issue of a Certificate of Appropriateness.

Findings related to request item #2:

- 2a. 130 and 134 Soledad, commonly known the Clegg Company Building, Kennedy Building, Veramendi Palace and the San Antonio Print Building was constructed circa 1910 and is a local historic Landmark. The applicant has proposed to restore the Soledad Street facades and to incorporate them into the design of the proposed hotel, however, the existing structures totaling 6 levels and approximately 35,000 square feet will be demolished in their entirety other than the proposed restoration of the facades. The preservation of the existing facades is appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 10. A and B.
- 2b. The loss of a historic landmark constitutes an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

[The applicant claims that without the demolition of 130 Soledad, the owner would not be able to develop an economically viable project at this location. The applicant claims that renovating and re-tenanting the existing improvements to the structures is not financially feasible and would result in a value well below the value of the underlying land. A 2015 summary of the fair market value of the structures and property, including the Solo Serve Building was determined to be \$6,964,750.00. The 2014 assessed value for 130 and 134 Soledad was \$1,373,800. The applicant has provided a 2012 income and expense statement for the structures at 130 and 134 Soledad and has noted a net income of minus \$152,016.73.]

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;

[The applicant claims that due to issues related to the structure of the existing building as well as existing constraints, it is not feasibly possible to increase the density on the site while maintaining the existing structures. While the structural integrity of 130 and 134 is intact, it cannot support the additional loading that added vertical density would require. In addition, water damage to the roof and second floor of the Veramendi Palace have made them both unsafe. The facades of each require minor repairs, but overall are in good condition.

While the applicant's proposal of additional density in the form of height above the location of the existing structures is not possible with their retention, their adaptive reuse for an alternate proposal is possible, according to the engineering report. The applicant should provide information regarding the exploration of an adaptive reuse that would preserve more of the existing structures at 130 and 134 prior to requesting their demolition. The applicant should also explore the local, state and federal rehabilitation incentives that are accessible through the rehabilitation, restoration and adaptive reuse of historic structures.]

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

[While the applicant has not actively marketed the site to potential purchasers, a history of projects have been proposed at this site by multiple owners that have been not been successful due to a lack of feasibility or economic hardships. The applicant as indicated that under the current proposal for demolition of the 114, 130 and 134 Soledad additional density could be added while preserving the existing facades leading to a successful redevelopment of the site.]

- 2c. Staff finds that the applicant seems to be building a legitimate claim for an economic hardship based on Criterion A, B and C. However, staff finds that further explorations may indicate whether additional sections of the Clegg Building (portions of each the Veramendi Palace, Kennedy Building and the San Antonio Print Building) can be retained, particularly if the preservation of additional portions is eligible for local, state and federal tax incentives. The applicant should document an attempt to reuse more of the historic buildings by taking advantage of the 20% federal tax credit and 25% state tax credit. While preservation of more of the buildings may increase cost, this might be offset by the use of the tax credits. Staff recommends that the applicant explore document consideration of retaining additional portions of the existing structures, such as only the taller portion of the Clegg Building adjacent to the river instead of the Soledad elevations, and other possible alternatives. as well as the complete adaptive reuse of the Clegg Building that would result in its preservation. The applicant should demonstrate that they have exhausted all options for reuse before economic hardship is granted.
- 2d. If the HDRC finds that the claim for an economic hardship has been thoroughly substantiated in the application and at the public hearing and that the conditions of UDC 35-614 which would warrant demolition apply, a recommendation for approval of the request for demolition will not authorize the issuance of a demolition permit. A permit will not be issued until replacement plans for the new construction are approved and all applicable fees are \ collected. The UDC states that permits for demolition and new construction shall be issued simultaneously if the requirements for new construction are met, and the property owner provides financial proof of his ability to complete the project.
- 2e. In regards to the documentation of the demolition of any historic landmark, the applicant is responsible for complying with the UDC Section 35-614 prior to the issue of a Certificate of Appropriateness.

Findings related to request item #3:

- 3a. The applicant has proposed the Book Building, which will become the primary entrance to the new hotel. The applicant's proposal to rehabilitate the facades of the Book Building is consistent with the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations 10.A. and B.
- 3b. The applicant has proposed to construct a one floor addition on the roof of the Book Building. The applicant's proposal to locate the addition at the roof of the Book Building, set back from the original, existing cornice is appropriate and consistent with the Guidelines for Additions 2.A. regarding the mass and form of mixed use

additions.

- 3c. According to the Guidelines for Additions, the height of rooftop additions should be no more than 40 percent of the height of the original structure. In addition to this, full-floor rooftop additions that obscure the form of the original structure are not appropriate. The applicant's proposal is appropriate in both height and scale and is consistent with the Guidelines for Additions 2.B.
- 3d. The applicant has proposed for the addition's materials to be primarily a glass curtain wall system. While a curtain wall system is not similar in materials to the brick and stone façade of the Book Building, staff finds that the glass curtain wall system is appropriate due to the distinct separation between the existing, historic structure and the new addition.
- 3e. According to the Guidelines for Additions 4.A., additions should be designed to reflect their time while respecting the historic context, should incorporate architectural details that are in keeping with those of the original structure and should feature contemporary interpretations. The applicant has proposed a similar floor height, has incorporated a complementary window arrangement and has proposed a cornice and roof line that is complementary of the existing. This is consistent with the Guidelines.
- 3f. The applicant has not specified the location of any mechanical equipment or roof appurtenances associated with the proposed addition. The applicant is responsible for complying with the Guidelines for Additions 5.A. and B. prior to returning for final approval.

Findings related to request item #4:

- 4a. The applicant has proposed a restaurant and outdoor seating area at the Riverwalk level at the rear of the proposed hotel tower. The proposal is consistent with the UDC Section 35-672(a)(2) in regards to pedestrian circulation and linking the various functions and spaces on a site with sidewalks in a coordinated system. UDC Section 35-672(a)(5) addresses pedestrian access along the Riverwalk pathway and how it shall not be blocked by queuing, hostess stations and tables and chairs. The applicant is responsible for complying with this section in addition to UDC Section 35-672(l) in regards to providing a connection to the publicly owned pathway along the river.
- 4b. Given its unique placement at the corner of Soledad and E Houston as well as its placement on the San Antonio River, this proposal will be the focal point of many views. According to the UDC Section 35-672(c)(1), properties that appear to be the terminus at the end of the street or at a prominent curve in the river shall incorporate into their design an architectural feature that will provide a focal point at the end of the view. The proposed hotel tower is consistent with this section in many regards including additional height, change of color or material and the addition of other design enhancement features.
- 4c. The UDC Section 35-673(a)(1) provides guidelines for solar access to the San Antonio River in regards to new construction. The applicant has provided a solar study of both the summer and winter solstices indicating the impact that the proposed tower will have on solar access to the river. As shown in the solar study, the applicant's request is consistent with the UDC.
- 4d. 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 applicant has proposed to restore this existing, historic facades at street level, which not only is consistent with the Historic Design Guidelines, but is specific in providing a unique pedestrian entrance. This is also consistent with the UDC Section 35-673.
- 4e. The applicant has proposed to retain the existing trees in the public right of way along the Riverwalk and to plant new trees at the proposed rooftop terrace that is to be incorporated into the proposed rooftop addition to the Book Building This is consistent with the UDC Section 35-673(f) in regards to plant materials. The applicant should provide a detailed landscaping plan prior to returning to the HDRC.
- 4f. The applicant has proposed to create two outdoor dining areas at the Riverwalk level. While no paving material has been specified, the applicant is responsible to complying with the UDC Section 35-673(g) in regards to paving materials. In addition to this, the applicant is also responsible for complying with UDC Section 35-673(i) in regards to street furnishing at both the Riverwalk level as well as the street level.
- 4g. Lighting design for any project located in a RIO district is an important aspect of not only that particular project's design, but also the adjacent buildings as well as the Riverwalk. While a detailed lighting design has not been

proposed at this time, the applicant is responsible for complying with the UDC Section 35-673(j) in regards to lighting.

- 4h. The UDC Section 35-673(l)(3)(A) addresses access to the public pathway along the river. The applicant has proposed to include dining areas at the Riverwalk level, therefore a clearly defined architectural element from the site onto the public right of way must be included into the design. The applicant has complied with this section by including both architectural elements in the form of the restoration of the existing wall and the inclusion of a courtyard as seen in the Riverwalk Level floor plan.
- 4i. 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.
- 4j. According to the UDC Section 35-674(b) a building shall appear to have a “human scale”. To comply with this, an building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant has proposed to restore the existing, historic facades which utilizes not only an existing historic structure, but also provides a human scale at the street and Riverwalk level. This is consistent with the UDC.
- 4k. According to the UDC Section 35-674(c) in regards to the height of new construction in RIO districts, there are no height restrictions for new construction in RIO 3 other than the solar access standards in which this proposal complies. Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. While the current proposal is taller than fifty (50) percent of the other facades along the block face, staff finds that there are other buildings of similar height in the area, providing examples of additional height and that a proposed height of approximately 240 feet is appropriate at this location.
- 4l. In regards to materials and finishes, the UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following: 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. The applicant’s proposal is consistent with the UDC.
- 4m. According to the UDC Section 35-674 in regards to façade composition, high rise buildings, more than one hundred (100) feet in height shall terminate with a distinctive top or cap. The applicant has proposed a variation in roof height and materials approaching the building’s terminus on the east elevation, north elevation and west elevation. The south elevation, compared to the other three does not adequately address this requirement. The applicant is responsible for complying with the UDC regarding façade composition.
- 4n. Regarding façade composition, specifically window fenestration, the UDC Section 35-674(e)(2) states that windows shall be recessed at least two (2) inches within solid walls, should relate in design and scale to the spaces behind them and shall be used in hierarchy to emphasize their importance on the façade. The applicant met each of these requirements and is consistent with the UDC.
- 4o. In its proposed application, the parking garage currently serves as one of the proposed tower’s facades. The applicant has submitted information regarding the potential screening of the garage, however staff would like more information regarding screening materials, their application and façade lighting.
- 4p. The applicant has proposed for a loading dock to be positioned on Soledad Street within the site. As it is currently proposed, service vehicles would exit the site onto Soledad Street. The applicant has proposed for the entrance to the loading dock to be approximately 25 feet in width. The introduction of a large entrance way adjacent to the parking garage entrance holding approximately 200 vehicles presents a hazard and deters pedestrian traffic. Staff recommends that the applicant formulate a plan of action to address the proposed loading dock entrance, or propose a disguise to maintain the street wall and limit its use to non peak hours.
- 4q. The UDC Section 35-675 states that an HDRC application for commercial development projects within a river improvement overlay district shall be reviewed by the city archaeologist to determine if there is potential of containing intact archaeological deposits. The applicant is responsible for complying with this section of the UDC.

- 4r. The applicant is responsible for coordinating with the San Antonio River Authority regarding storm water control measures, access to parks, landscaping and maintenance boundaries.
- 4s. UDC Section 35-680 requires the protection of Robert Hugman and WPA-era elements on the River Walk. There is known WPA-era construction at the river level adjacent to the Book Building. While the majority of these elements appear to be retained in the proposal, it is unclear in the renderings provided what alterations to these features will be necessary in order to accommodate changes to the courtyard at the Book Building. A detailed plan for alterations to the River Walk path and walls and this location must be reviewed before a Certificate of Appropriateness may be issued.

RECOMMENDATION:

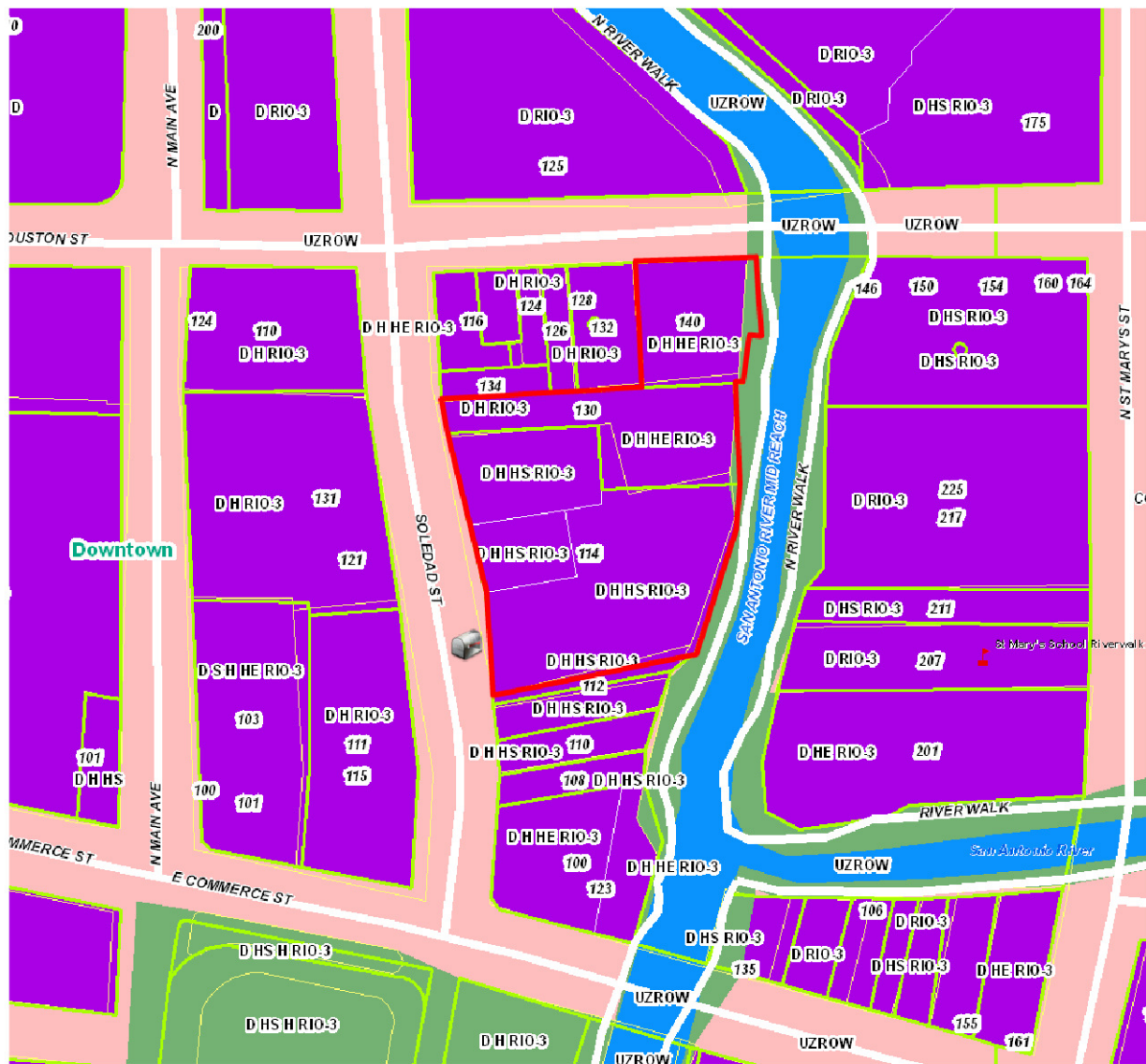
1. Staff recommends conceptual approval of the demolition of the structure at 114 Soledad except for the stone retaining wall, commonly known as the Solo Serve Building due to its current non-contributing status based on findings 1a through 1d.
2. While staff finds that an economic hardship may exist for these buildings, staff does not recommend conceptual approval of request item #2, the demolition of 130 and 134 Soledad (referred to as the Clegg Building, Kennedy Building, Veramendi Palace and San Antonio Print Building) at this time based on findings 2a through 2e. The demolition of historic landmarks constitutes an irreplaceable and irreversible loss to the quality and character of the City of San Antonio and must be a last resort. Staff recommends that the applicant explore all incentives and resources that may facilitate the preservation of these structures or a greater portion of the structures. All incentives and resources should be fully explored in order to substantiate a claim for economic hardship. If the applicant has already completed this analysis, documentation of such should be provided for the record. Once substantiated, economic hardship may be granted.
3. Staff recommends conceptual approval of request item #3, the restoration and rehabilitation of the Book Building as well as the construction of a one story addition on the roof based on findings 3a through 3f.
4. If the demolition requested in items #1 and #2 are approved by the HDRC, then staff recommends conceptual approval of the proposed development with the following stipulations:
 - i. That the applicant return to the Design Review Committee to resolve certain aspects of the new construction including, but not limited to lighting design, the façade arrangement of the tower, the façade arrangement of the parking garage, details and design of the proposed courtyards at the Riverwalk level, the placement of the proposed loading dock entrance, landscape design and the placement of mechanical and service equipment.
 - ii. That the applicant provide information to the City Archaeologist in regards to the archaeological requirements stated in the UDC Section 35-675. All excavations must meet the requirements for archaeology outlined in UDC Sections 35-630, 35-634, 35-675 and 35-606.
 - iii. That the applicant coordinate with the San Antonio River Authority regarding storm water control measures, access to parks, landscaping and maintenance boundaries.

CASE COMMENT:

A detailed demolition plan with a proposal for salvaging will be required for a Certificate of Appropriateness may be issued for the demolition of any structure included in the proposed redevelopment.

CASE MANAGER:

Edward Hall





N

Flex Viewer

Powered by ArcGIS Server

Printed: Apr 10, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

AC HOTEL . SAN ANTONIO, TX



REQUEST FOR APPROVAL
A Proposal to Renovate and Redevelop

ADDRESS:

114 Soledad Street (“Solo Serve”)
130, 134 Soledad Street (“Clegg”)

APPLICANT:



LAND OWNER:



TEAM:



WOODBINE



TABLE OF CONTENTS

PRESENTATION	3
+ Introduction	3
+ Project Overview	4
+ Solo Serve Building	5
+ Clegg Co. Building	8
+ Kennedy Building	11
+ Site survey	14
EXHIBIT A – Letter from property owner	15
EXHIBIT B – Structural analysis	22
EXHIBIT C – Financing letter	28
EXHIBIT D – Property appraisal	29
EXHIBIT E – Proposed redevelopment	30
EXHIBIT F – Previous demolition permits	56



INTRODUCTION

This presentation supports a request by Woodbine Development Corporation to remove and renovate certain structures on the Solo Serve and Clegg parcels in downtown San Antonio.

The scope of the proposed removal and renovation include (1) the removal of the Solo Serve building with the exception of the “1914” wall adjacent to the San Antonio River and (2) the removal of the Clegg Office Outfitters buildings, also known as the Veramendi, Kennedy, and San Antonio Printing buildings, with the exception of the facades of the Veramendi and Kennedy Buildings fronting Soledad.

The parcels were the subject of previous demolition permits approved in 2003. Those permits were never acted upon and have since lapsed.

This presentation and related collateral materials address the requirements for Unreasonable Economic Hardship outlined in UDC section 35-614.



PROJECT OVERVIEW

Woodbine Development Corporation proposes to redevelop the Book Building, Solo Serve building, and Clegg buildings into an integrated mixed-use project. The first phase of the project will include a 250-key upscale hotel, 10,000 square feet of retail and restaurant space along Houston Street and the San Antonio River, meeting space, a museum or art exhibition space, and parking. The second phase of the project will include office, residential and parking uses.

Although included in the redevelopment proposal, Woodbine does not propose any demolition of the exterior of the historic Book Building.

Project Goals:

- Protect and enhance valuable historic resources, including the Book Building, Veramendi and Kennedy facades, and 1914 Wall.
- Redevelop long-time vacant and blighted property in the core of downtown San Antonio
- Incorporate active retail and restaurant uses to further activate the west side of the Riverwalk.
- Earn a reasonable return on investment.



PROJECT OVERVIEW: SOLO SERVE BUILDING

BUILDING NAME: SOLO SERVE BUILDING

(With parts of the Masonic Hall (1858), Bexar County Courthouse (1883), the Devine Building (1877), and the rear addition of 1914 (the “1914 Wall”))

PROPERTY ADDRESS: 114 SOLEDAD STREET

APPROX. BUILDING SIZE:

Basement:	13,665 SF
Street level:	34,164 SF
Second floor:	8,882 SF
Total:	56,715 SF

HISTORY:

The building currently known as the “Solo Serve” is a series of five buildings that have seen drastic alteration throughout the twentieth century. The first structure erected on the site was the Masonic Hall in 1858. Later it was purchased and occupied as the Bexar County Courthouse, until it was redesigned and developed in 1872 to account for the growing population of the city.

By 1896 a new courthouse had been built and the structure changed hands several more times with a variety of uses until the 1914 widening of Soledad Street. Upper levels of the building were removed, and a river level addition was added for the space to become one of San Antonio’s first movie theaters. After a short-lived service, the building became a skating rink and then a bowling alley.



PROJECT OVERVIEW: SOLO SERVE BUILDING

By the 1920s, all five of the remaining structures (along with Devine Building, located just north of the Courthouse and the original Solo Serve Building) were purchased by the Solo Serve Company and assembled into a single property. Further alterations removed and altered most of the original historic details and character.

In 2003 the Historic and Design Review Commission gave approval for demolition. This approval included the removal and rebuilding of the “1914 Wall” along the San Antonio River. The approval has lapsed.

CURRENT BUILDING USE:

Vacant since the mid 1990s.

PROPOSED DEMOLITION:

Woodbine proposes to remove all of the structures on the parcel with the exception of the 1914 Wall along the San Antonio River. The 1914 Wall will be protected in place.

ADAPTIVE USES:

Woodbine has studied the feasibility of reusing the existing building. Because of the building’s design as a retail store with a large interior volume but limited structural elements, it is not feasible to reuse or adapt the current building while meeting project goals.



PROJECT OVERVIEW: SOLO SERVE BUILDING



PROJECT OVERVIEW: CLEGG CO. BUILDING

BUILDING NAME: CLEGG COMPANY BUILDING

(aka the Veramendi and San Antonio Printing buildings)

PROPERTY ADDRESS: 130 SOLEDAD STREET

BUILDING SIZE:

River level:	8,300 SF
Street level:	8,300 SF
Level 2:	4,600 SF
Level 3:	4,600 SF
Level 4:	4,600 SF
Level 5:	4,600 SF

Total: 35,000 SF

HISTORY:

The Clegg Company Building was built in 1910 for the Clegg and Groos' San Antonio Printing Company. The street frontage was a two-story structure housing offices with a two-story square building overlooking the river at the rear. This volume housed the printing and binding plant.

Later, an additional sixty-seven feet of the Soledad frontage was purchased with an 8-foot wide access drive. This led to a motor court for pick-up and deliveries. In 1932, three additional stories were added to the rear plant building, along with another narrow addition tangent to the river property line.

In 2003 the Historic and Design Review Commission gave approval for demolition. This approval excluded the removal of the façade fronting Soledad Street. The approval has lapsed.



PROJECT OVERVIEW: CLEGG CO. BUILDING

CURRENT USE:

Vacant since 2000.

PROPOSED DEMOLITION:

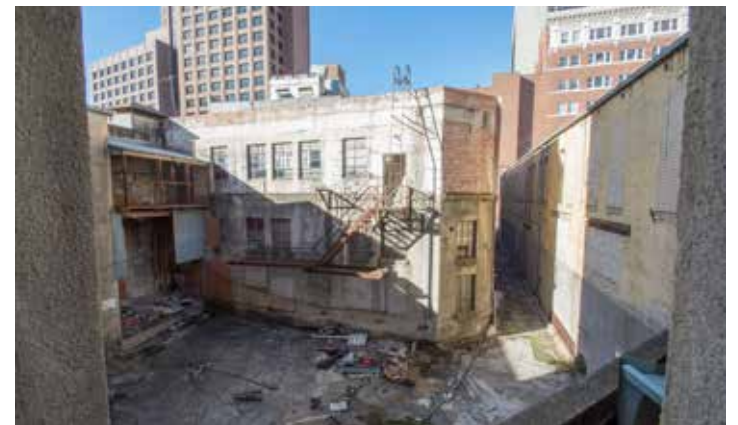
Woodbine proposes to remove all of the structures on the parcel with the exception of the façade fronting Soledad Street. This façade will be protected and renovated in place.

ADAPTIVE USES:

Woodbine has studied the feasibility of reusing the existing buildings. Because of the buildings' design as office and industrial space, it is not feasible to reuse or adapt the current building while meeting project goals. In addition the existing structure cannot support the planned hotel tower without economically infeasible modifications.



PROJECT OVERVIEW: CLEGG CO. BUILDING



PROJECT OVERVIEW: KENNEDY BUILDING

BUILDING NAME: KENNEDY BUILDING

PROPERTY ADDRESS: 134 SOLEDAD STREET

BUILDING SIZE:

Street level: 1,620 SF

Level 2: 1,620 SF

Level 3: 1,620 SF

Total: 4,860 SF

HISTORY:

The property north of the San Antonio Printing Company was owned as early as 1882 by Ross Kennedy. The 1885 Sanborn's Fire Insurance Map illustrates a 3-story stone building occupied by the Times Publishing Company. The company printed the San Antonio Times, a daily and weekly publication. A subsequent Sanborn's map from 1893 showed the building as the printing office and composing room of another publication, the San Antonio Democrat.

Before the widening of Soledad Street, the Kennedy Building had a rusticated stone façade. A massive arch with an elaborate carved keystone spanned the ground-floor elevation. The building was occupied by various tenants in the late 19th and early 20th centuries, including attorney Bascom Bell, the shorthand school of Mrs. Elizabeth Clark, the African-American physician Dr. J.S. Cameron, and the hat shop of S.W. Gray.



PROJECT OVERVIEW: KENNEDY BUILDING

This property was the only parcel that the city was forced to take to condemnation when Soledad Street was widened. In city council proceedings the parcel is referred to as the Kennedy Building owned by M.S. Kahn and occupied by a bar operated by G.E. Huskey. After the street was widened, the building was occupied on the ground floor by the Pullman Bar and the upper floor by the European Hotel.

In 2003 the Historic and Design Review Commission gave approval for demolition. This approval excluded the removal of the façade fronting Soledad Street. The approval has lapsed.

CURRENT USE:

Vacant since 2000.

PROPOSED DEMOLITION:

Woodbine proposes to remove all of the structures on the parcel with the exception of the façade fronting Soledad Street. This façade will be protected and renovated in place.

ADAPTIVE USES:

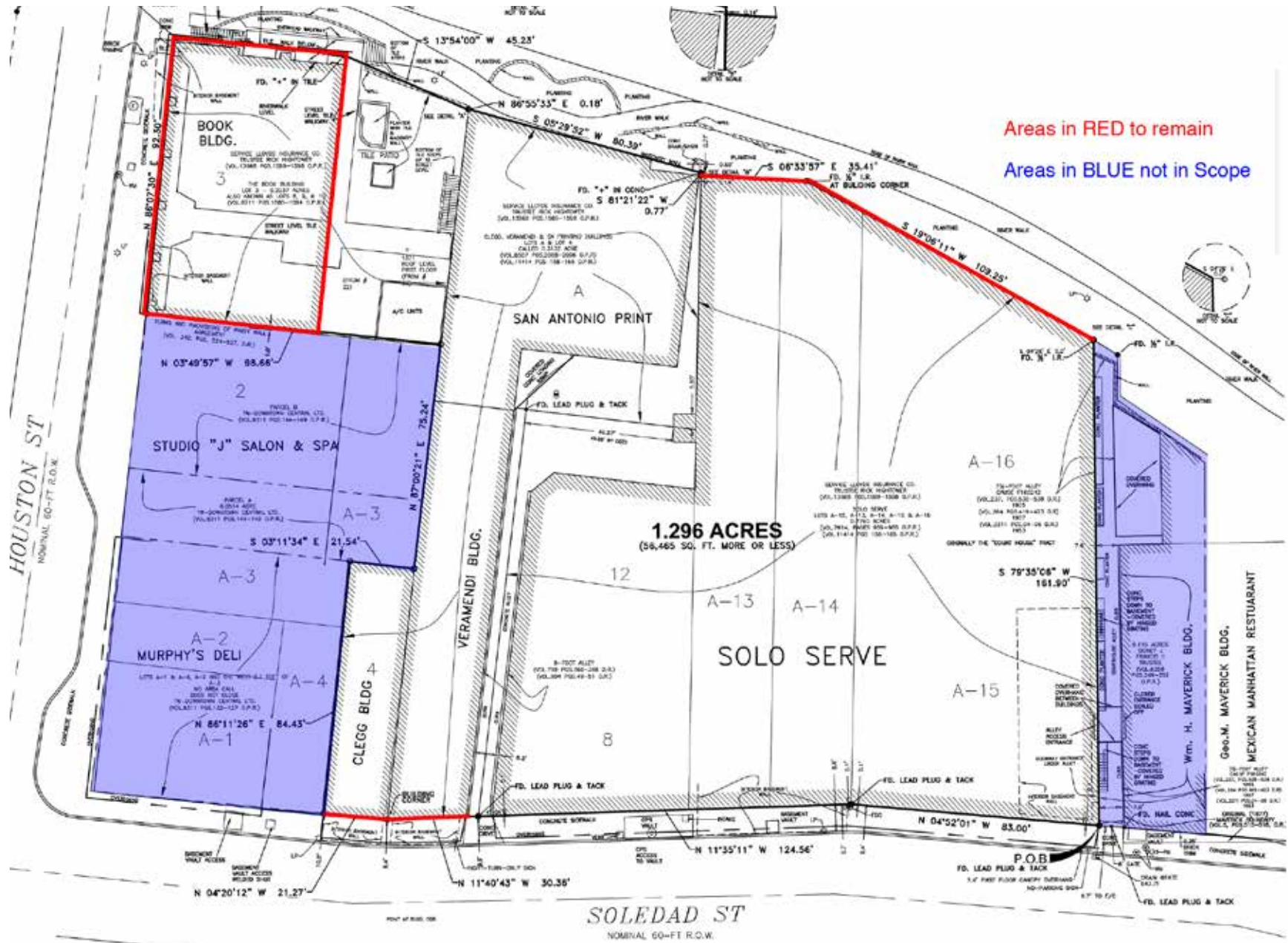
Woodbine has studied the feasibility of reusing the existing building. Because of the deteriorating condition of the building, including the failing roof and third-story, it is not feasible to retain and reuse the current building.



PROJECT OVERVIEW: KENNEDY BUILDING



PROJECT OVERVIEW: SITE SURVEY





February 20, 2015

Woodbine Development Corporation

1900 North Akard Street
Dallas, TX 75201-2300

Attn: Mr. Travis Jeakins

RE: Façade Study and Feasibility Report
Book Building
Clegg Building
Veramendi and Kennedy Buildings
San Antonio, Texas

In response to your request, a site visit was made on February 12, 2015 for the purpose of evaluating the structural condition of the existing facilities. The purpose of the visit was to illustrate the following:

1. The possibility of retrofitting the Book building's top floor to allow for an open plan and new glass pavilion with outdoor terrace on the rooftop.
2. The challenges of saving the Veramendi and Kennedy facades (while demolishing the buildings behind the facades).
3. The Clegg Building's structural spans, loading capabilities, repurposing for multipurpose spaces and possible addition on top of existing structure.
4. Lower the courtyard level between the Book building and Clegg building to the lower level of the Book building while maintaining the integrity of the Riverwalk stone wall.

Observations were made by walking around and through the existing structures, paying particular attention to elements, which indicate the presence of foundation movements or framing malfunctions. We have visually observed the building for signs of structural distress as evidenced by cracks, distortions, etc. No testing or monitoring is planned at this stage, nor is any invasive investigation planned. Inaccessible areas are not addressed in this report. The conclusions reached are based on the limited data obtainable from this method of general observations. The structures will be addressed in separate sections below:

BOOK BUILDING OBSERVATIONS

The building is a three story, with full basement, wood framed with cast iron columns and load bearing masonry walls. The structure is bounded by Houston Street to the north, the Riverwalk to the east, Clegg building to south. The facility is currently unoccupied except one tenant on the second floor. The facility is in relatively good condition, however movement was noted in the structure and the exterior façade. The structure consists of retail on Riverwalk level and street level, with general office on second and third floors. The structure is framed around a central stair and elevator core.

The walk through of the structure indicates that the wood is in good condition, however we noted the following:

- Cracking in exterior brick at corner of building
- Staining on the exterior cornice indicate water getting behind the framing. This framing must be observed to verify structural stability.
- During a walk of floors indicates a dip in floors along river side, possibly due to foundation movement or framing malfunctions.
- Vibration caused by Buses passing along Houston Street.

The proposed "opening up" of top level will require structural augmentations, however the integrity of the exterior façade will be maintained, if not strengthened.

Lowering of the Courtyard between the Book and Clegg at Riverwalk level is feasible and very common along this stretch of the river.

CLEGG BUILDING OBSERVATIONS

The building is a six story, with full basement, steel columns and wide flange beams encased in concrete supporting a cast in place concrete slab. The structure is bounded by the Book Building to the north, the Riverwalk to the east, and Veramendi and Kennedy Buildings to west. The facility is currently unoccupied. The facility is in relatively good condition. The structure was designed and used as a manufacturing and retail supply of office supplies and furniture. The structural framing would indicate that the building was most likely designed for manufacturing loads, 125 psf.

The walk through of the structure indicates that the framing is in good condition, we note the following:



- The foundation has been exposed by test pits, we could not see the bottom of the excavation due to water and soil infill. However the depth of the excavation indicates that the footing are founded approximately 8' below river level.
- The small one story/with basement along the river was an addition.

The structure is typical of manufacturing structures of the era. It was well built and is functioning satisfactorily. However the structure most likely cannot be added onto with a vertical addition as proposed. Furthermore the existing column spacing in the structural system is very tight and will not be conducive to the proposed large spans needed for the multipurpose rooms associated with a hotel. It is also noted that the proposed structure includes a pool and a multistory structure over this existing structure. The existing structure cannot support these loads.

VERAMENDI AND KENNEDY BUILDINGS OBSERVATIONS

The buildings are two distinct structures with a common wall.

The Veramendi Building is a load bearing masonry wall structure with wood framed floors. A low mezzanine was added in the rear on the first floor. The wood joist span from north to south walls. The roof structure along west side has failed and the water damage has destroyed the roof and second floor. The street level wood appears to have been replaced with open web joist and concrete on metal deck. The first floor is in good condition, however the portions of the second floor are unsafe.

The façade appears to be relatively stable due to steel framing that was added to support mechanical units on the roof and second floor. Without this framing the facade would be in danger of failure because of the failed roof and second floor.

The façade is in relatively good condition. There are signs of deterioration in the stone and brick, however this is typical of a façade on this age. Minor repair and re-pointing will be all that is needed to restore the façade. It is our opinion that the wood framing supporting the floor levels needs to be replaced in order to provide a stable useful structure. Furthermore the proposed façade project makes saving the Veramendi Façade very likely. Temporary shoring would be installed on the street side until the existing façade is attached to the new structure.

The Kennedy Building is a three story load bearing masonry walls with open web joist framing. The original structure appears to have a three story addition to the rear of the building. The overall structure appears to be in good condition. Loading is estimated at 75 psf for typical retail spaces. There are signs of deterioration in the stone and brick, however this is typical of a façade on this age. Minor repair and re-pointing will be all that is needed to restore the façade.

The façade appears to be relatively stable and this structure already appears to have the result of a façade project in the past. The façade appears to be original, with modifications, however the structure behind the façade is reality new. The proposed façade project makes saving the Kennedy Façade very likely. Temporary shoring would be installed on the street side until the existing façade is attached to the new structure.

LIMITATIONS

The opinions expressed in this report are limited to the matters expressly stated herein and no opinions are implied, or should be inferred, beyond the matters stated. In the formulation of our opinions, we have made and relied upon the assumptions that all statements and representations made to us are true and correct.

Our professional services have been performed with a level of skill and expertise which is usual and customary for professionals engaged in this type of work and is consistent with generally accepted engineering practice.

This investigation does not include a detailed analytical study of the structural elements nor does this report address the structural status of framing members, which are not exposed to view and not readily accessible for visual observation, or other areas not mentioned in this report.

We appreciate this opportunity to be of service. Please call if you have any questions, or if we can be of future assistance.

Sincerely,
LUNDY & FRANKE
ENGINEERING, INC.



Shawn J. Franke, P.E.
SJF/sjf

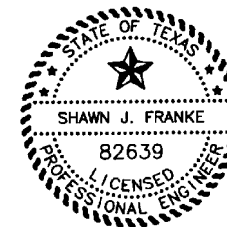




Figure 1 Typical Floor Framing



Figure 3 Typical Wood Floor Framing



Figure 2 North-east Corner
With cracks in brick



Figure 4 Staining on cornice
Indication of moisture in framing



Figure 5 Northeast Corner of Book Building



Front Elevation Kennedy Building



Figure 6 Damage to Brick and Canopy



Figure 7 Damage to Face Brick



Figure 8 Damage to Face Brick



Figure 9 Front Elevation Veramendi Building



Figure 10 Detail of masonry damage



Figure 11 Failure of Roof behind Façade



Figure 12 Typical framing of Clegg Building
Brick wall separate from concrete encased steel beams and columns.



Figure 13 View of Framing inside of Clegg Building
The existing framing with mix of column spacing, noting closely spaced columns
And columns added during addition at river level.





Riverwalk, San Antonio, Texas

ELEVATIONS 9

LOCATION 11

HOTEL 13

DUE DILIGENCE 16



EAST ELEVATION



NORTH ELEVATION



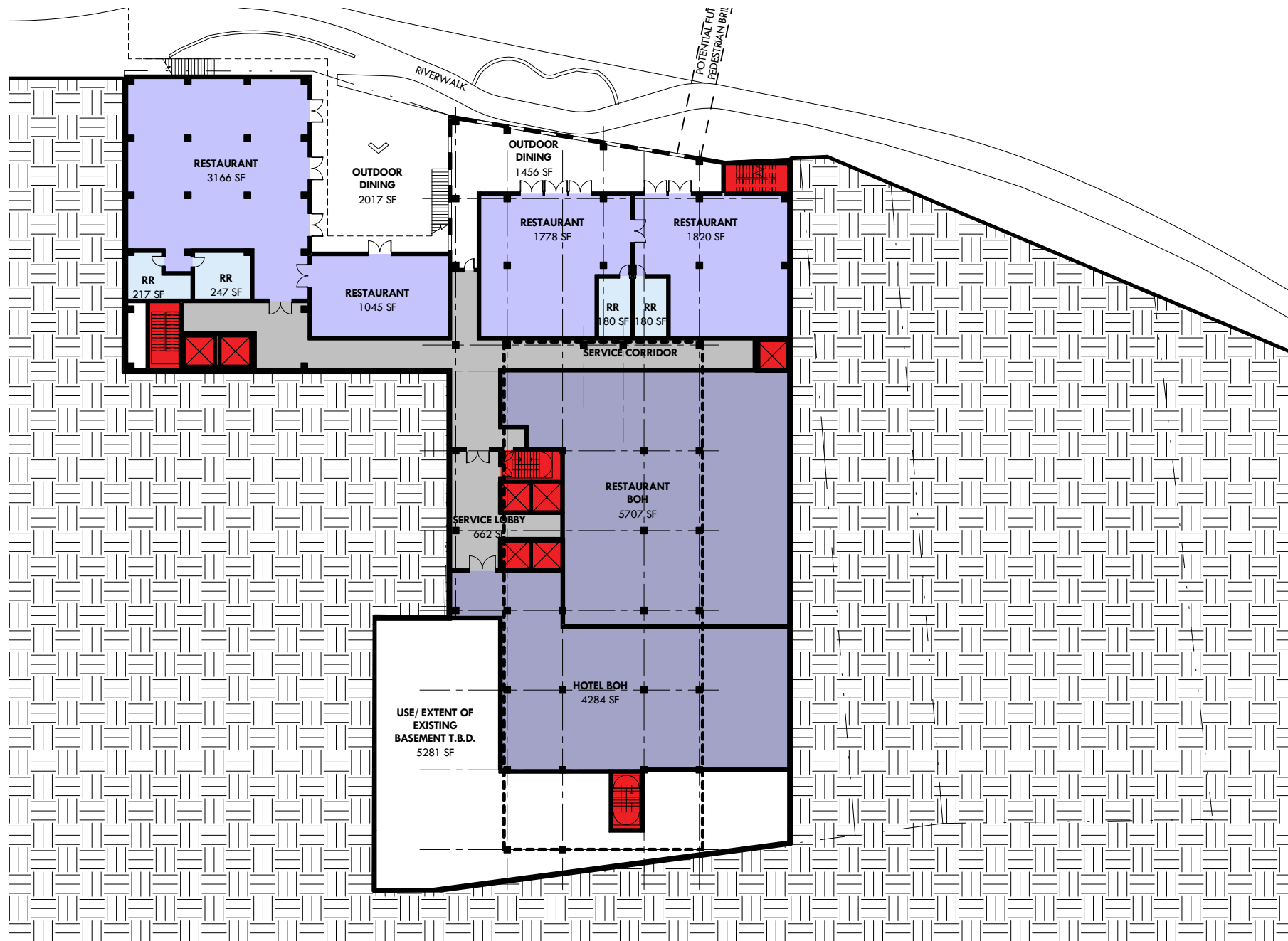
SOUTH ELEVATION



WEST ELEVATION



RIVERWALK LEVEL



STREET LEVEL

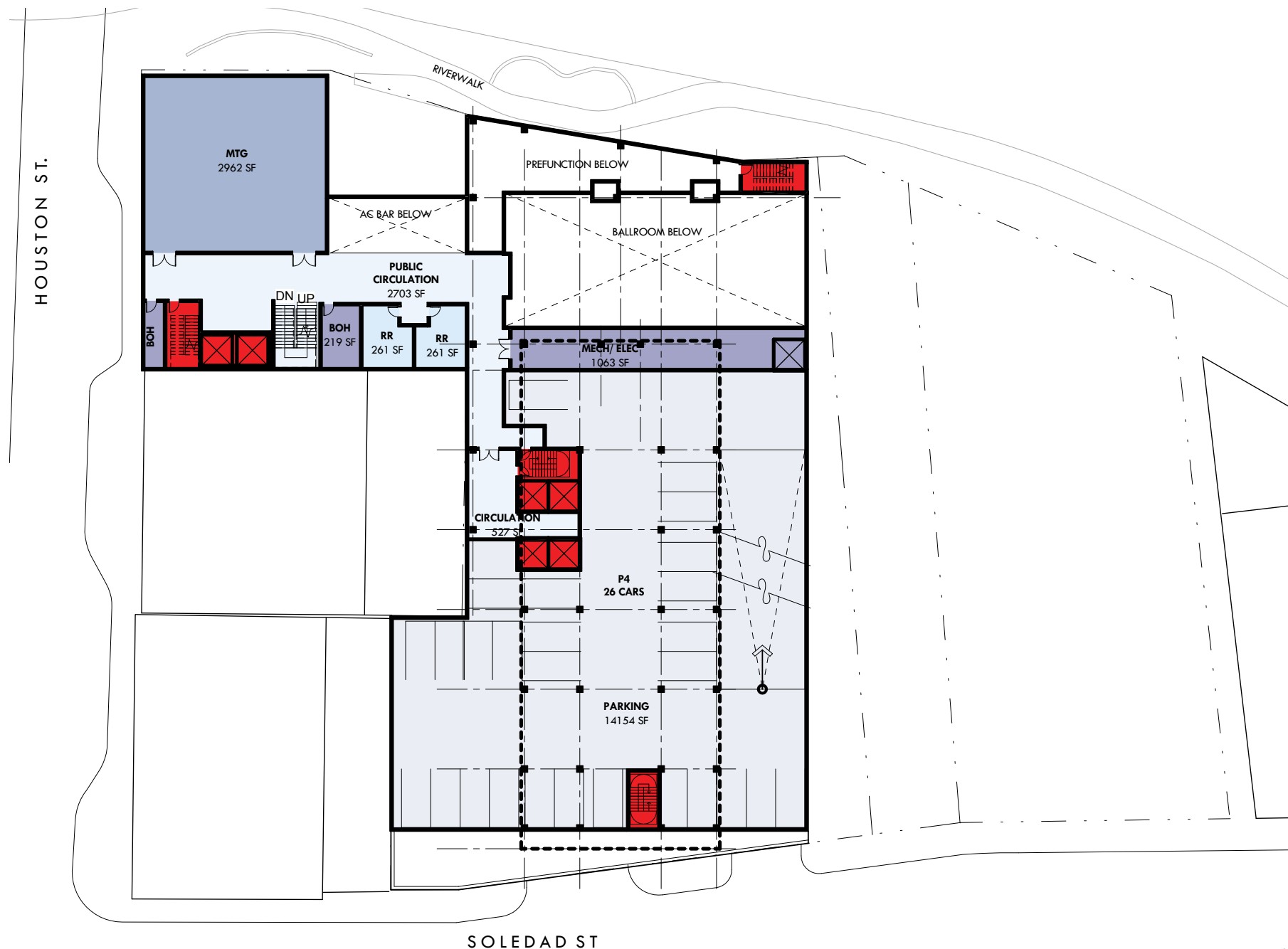


STREET LEVEL





LEVEL 3



LEVEL 5





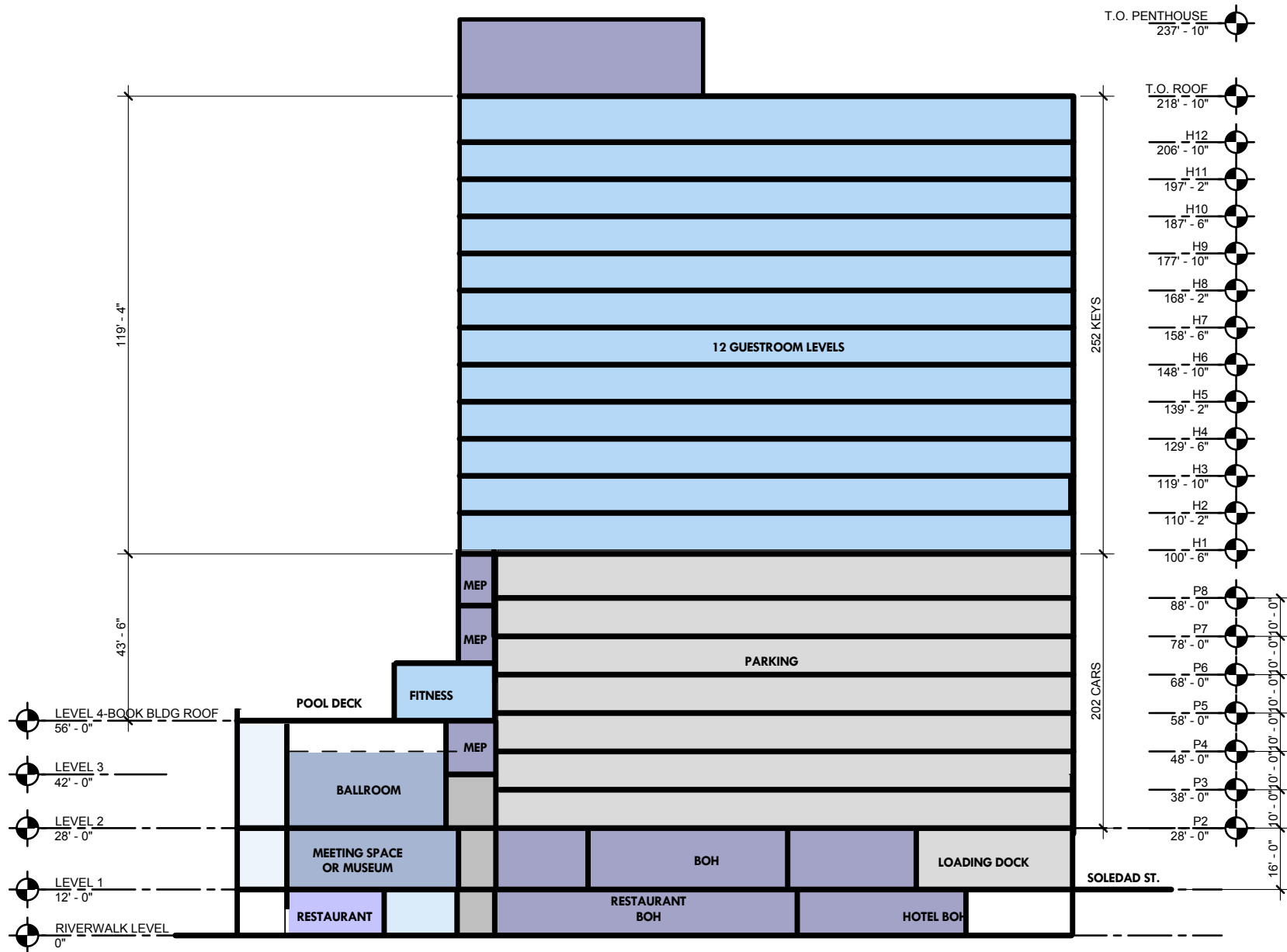
LEVEL H2



GUEST ROOMS



BUILDING SECTION



RIVERWALK VIEW



WOODBINE



STREET VIEW



HOUSTON STREET VIEW



2015-1-21 Street View @ Houston Bridge North Side_perspective



HOUSTON STREET BRIDGE - SOUTH SIDE



2015-1-21 Street View @ Houston Bridge South Side_perspective



HOUSTON STREET BRIDGE VIEW 2



AERIAL PERSPECTIVE



PERSPECTIVE VIEW I



WOODBINE

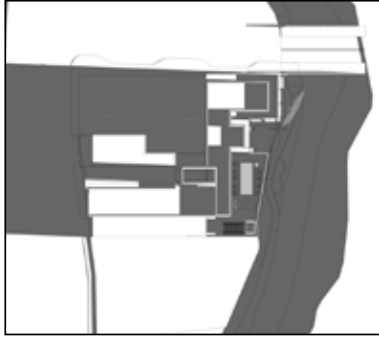


PERSPECTIVE VIEW 2

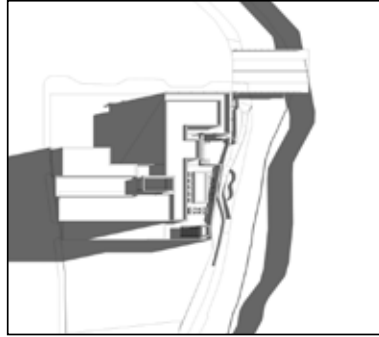


SHADOW STUDY

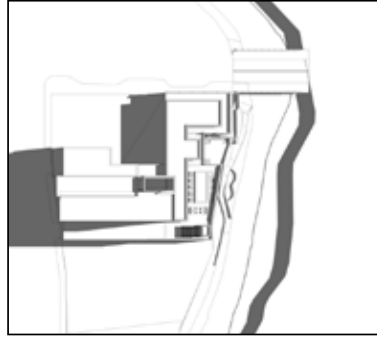
JUNE 21



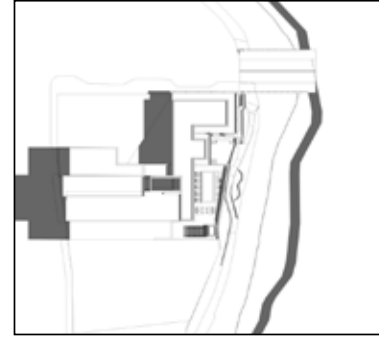
6 am



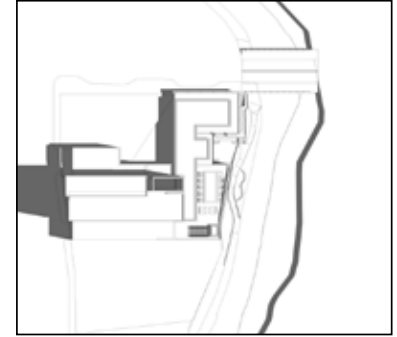
7 am



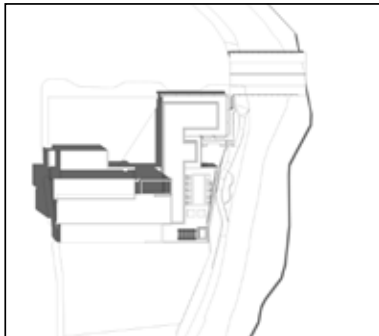
8 am



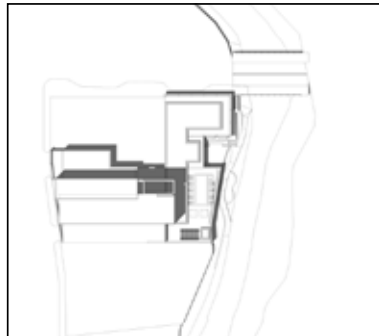
9 am



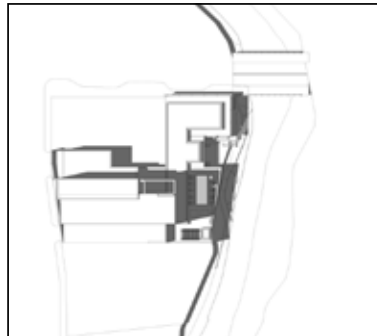
10 am



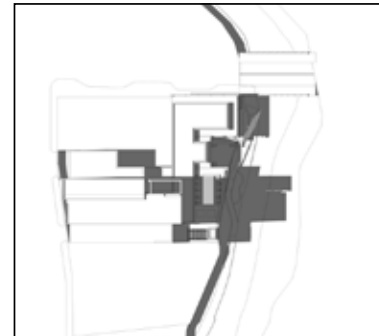
11 am



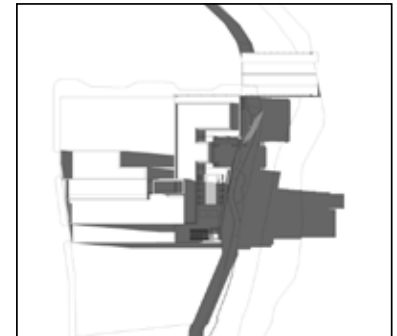
12 pm



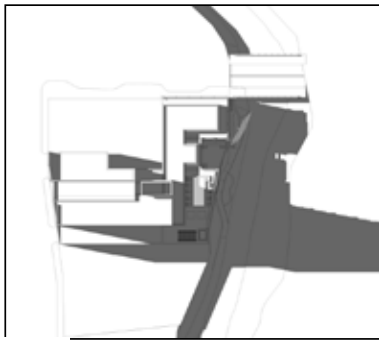
1 pm



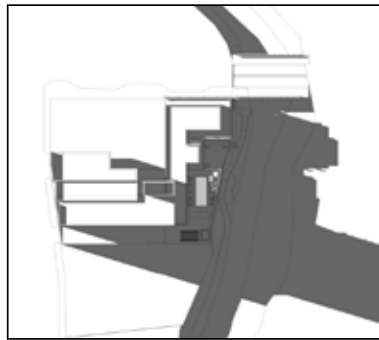
2 pm



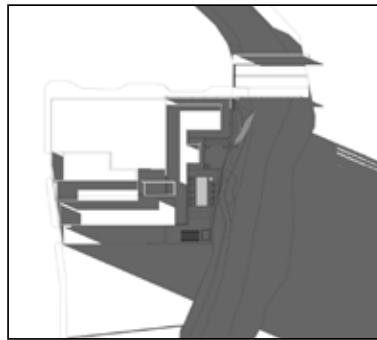
3 pm



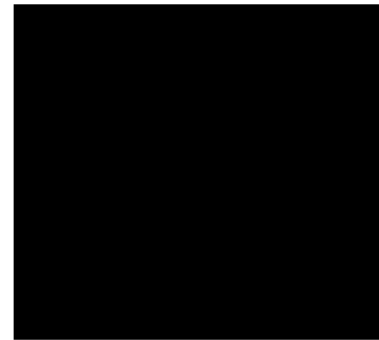
4 pm



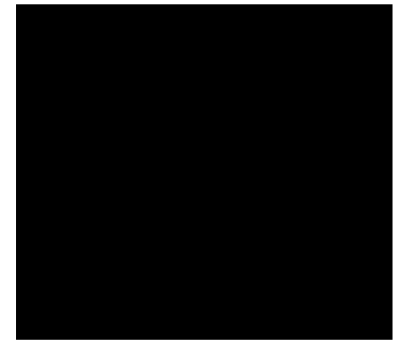
5 pm



6 pm



7 pm

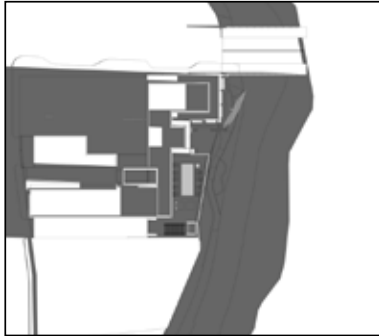


8 pm

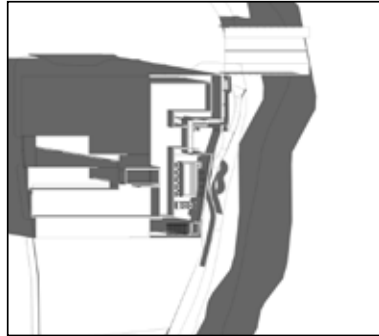


SHADOW STUDY

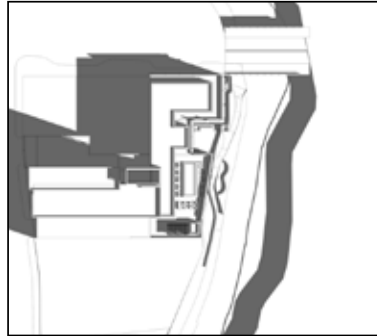
MARCH 21



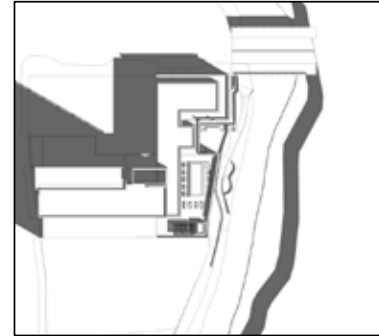
6 am



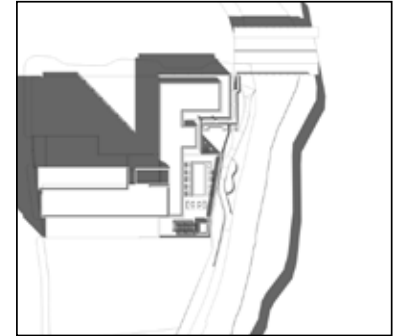
7 am



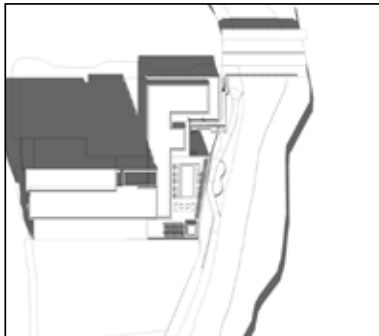
8 am



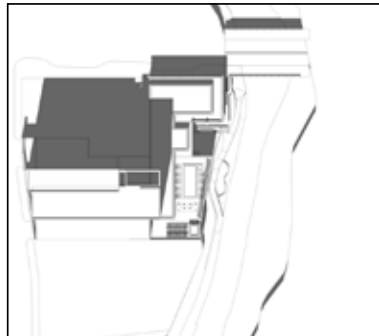
9 am



10 am



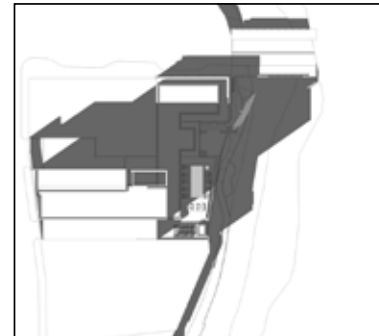
11 am



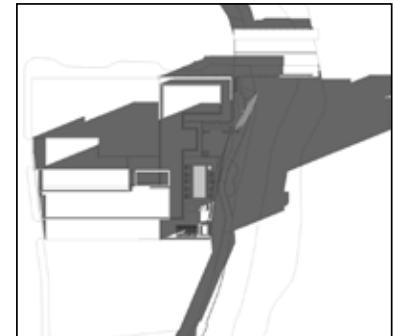
12 pm



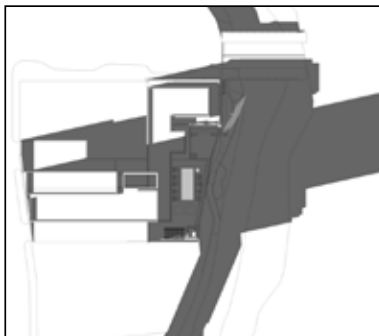
1 pm



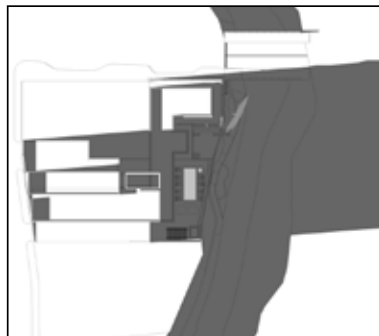
2 pm



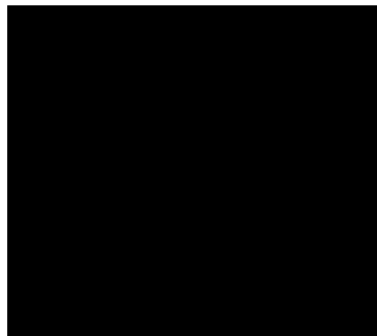
3 pm



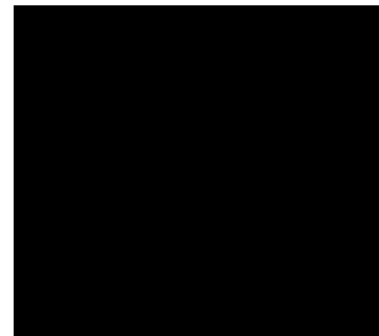
4 pm



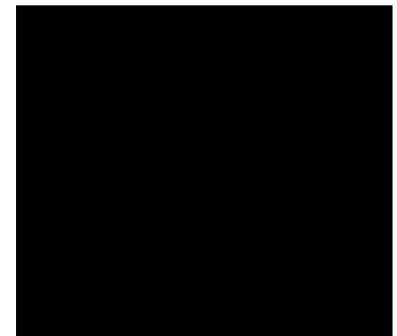
5 pm



6 pm



7 pm

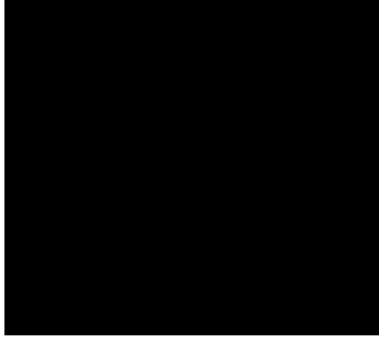


8 pm

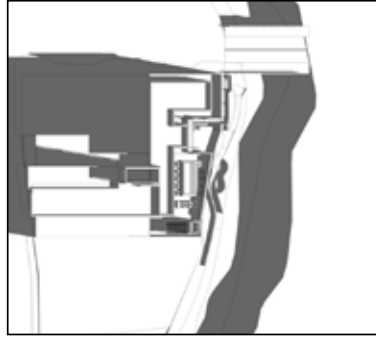


SHADOW STUDY

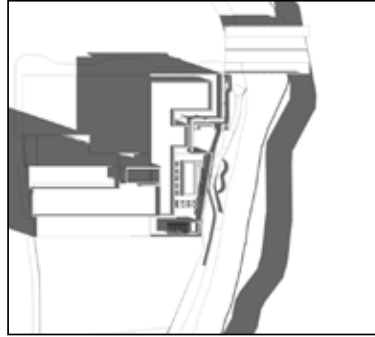
DECEMBER 21



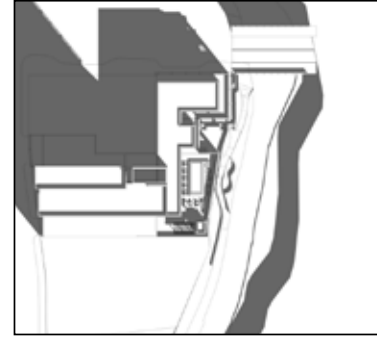
6 am



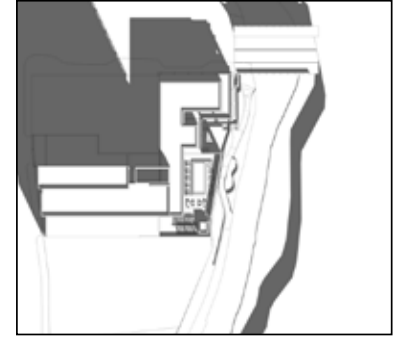
7 am



8 am



9 am



10 am



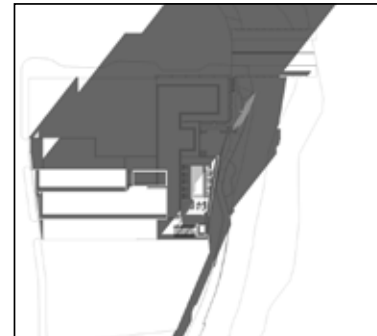
11 am



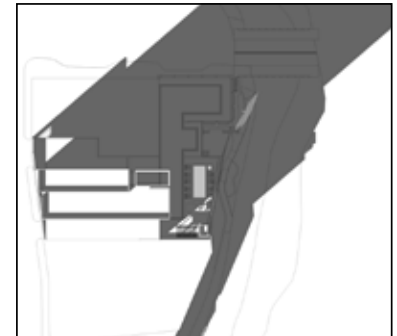
12 pm



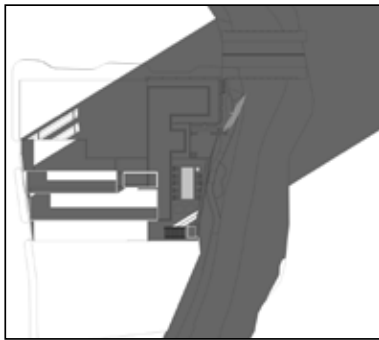
1 pm



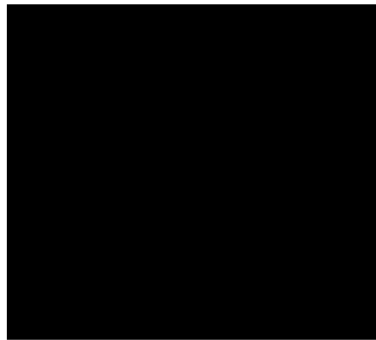
2 pm



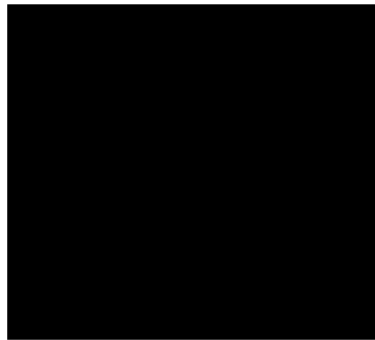
3 pm



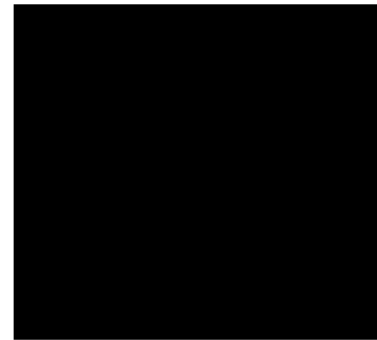
4 pm



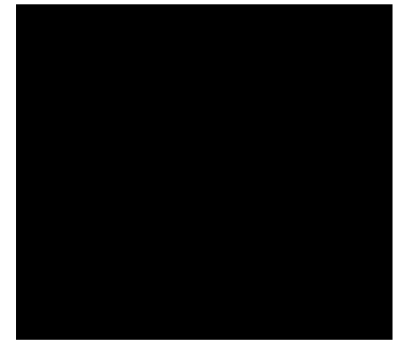
5 pm



6 pm



7 pm



8 pm



HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2006

Agenda Item No:

35

HDRC CASE NO: 2003-282C

IDENTIFIER: Piazza San Lorenzo

ADDRESS: 140 East Houston, 114 Soledad, 130 Soledad and 140 Soledad

LEGAL DESCRIPTION: NCB 106, Block 0, Lots A4, A8-A10, A12-16

ZONING: "D H HS HE RIO-3" Downtown, Historic District, Historic Significant and Historic Exceptional, River Improvement Overlay District 3

PUBLIC PROPERTY:

COUNCIL DISTRICT: 1

DISTRICT: Main/Military Plaza Historic District, RIO-3

LANDMARK: Veramendi Palace Site - Exceptional; Devine Building - Significant; Clegg Building; Book Building - Exceptional

APPLICANT: RTK Development, Inc.

OWNER: Piazza San Lorenzo

TYPE OF WORK: Demolition, Renovation, New Construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness for conceptual approval for the following:

- 1) Soledad tower design,
- 2) Revised Riverwalk entrance
- 3) Update on Clegg Building façade research and restoration, Present Soledad elevation
- 4) Present structural study on 60 ft. river wall of Solo Serve Building as well as revised Riverwalk elevation.

The accompanying exhibits provide additional information.

RECOMMENDATION:

June 19, 2006: The staff recommends conceptual approval of this request as submitted with two stipulations:

- 1) The applicant be allowed to remove the entire 1912 stone wall and construct a new wall in the same location reusing the dismantled stones (UDC 35-680(a)1; and
- 2) The Soledad street elevation needs to better reflect the rhythm and pattern of the adjacent buildings as per UDC 35-674(b)(1)A. "Treatment of architectural facades should contain a discernable pattern of mass to void, or windows and doors to solid mass. Openings should 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."

CASE COMMENTS:

At the October 15, 2003 HDRC meeting, this case was referred to the Architectural and Riverwalk Committees. The Committees met on site on October 29, 2003. Commission Action at the November 5, 2003 meeting was: Conceptual approval with the stipulation that the Clegg Buildings I & II retain their original

facades, structural wall on the Riverwalk be retained in place rather than dismantled and rebuilt, the Soledad façade be addressed, archaeology be addressed and that the applicant continue to meet with the Architectural Committee during the schematic phase and design development.

2003-282C

2003-282C



WALTER MOORE
ENGINEERS & CONSULTANTSHOUSTON
DALLAS
TAMPA
ATLANTA
ORLANDO
KANSAS CITY
AUSTIN
LOS ANGELES

July 1, 2004

Laurence J. Raba
Raba Design Group, Inc.
140 E. Houston Street, Suite 200
San Antonio, Texas 78205Re: **Piazza San Lorenzo**
Walter P. Moore Project No. 32-04001

Dear Mr. Raba:

The purpose of this letter is to respond to your request that we evaluate the feasibility of incorporating the existing stone wall into what will be the eight story Piazza San Lorenzo structure. This wall lies near the eastern boundary of the future structure's footprint.


After evaluating the proposed building schematic design, coupled with observations we have made during our site visits, we have determined that the existing wall will not be structurally adequate to support the loads imposed on it by the new structure. Moreover, the wall's un-reinforced and un-braced height is such that it would pose a life-safety hazard during demolition of the existing building that it encloses and during subsequent excavation adjacent to and below its foundation.

For these reasons, we recommend that the wall be removed in its entirety and that it not be structurally integrated into the new construction.

Please let us know if we can be of any further assistance on this matter.

Very truly yours,

WALTER P. MOORE AND ASSOCIATES, INC.


Brian H. Caudle, P.E.
Principal

CC: File



*Rec'd
Arch Comm Mtg.
1-20-06*

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2006

Agenda Item No: 35

HDRC CASE NO: 2003-282C
IDENTIFIER: Piazza San Lorenzo
ADDRESS: 140 East Houston, 114 Soledad, 130 Soledad and 140 Soledad
LEGAL DESCRIPTION: NCB 106, Block 0, Lots A4, A8-A10, A12-16
ZONING: "D H HS HE RIO-3" Downtown, Historic District,
PUBLIC PROPERTY: Historic Significant and Historic Exceptional, River Improvement Overlay District 3
COUNCIL DISTRICT: 1
DISTRICT: Main/Military Plaza Historic District, RIO-3
LANDMARK: Veramendi Palace Site - Exceptional; Devine Building - Significant; Clegg Building; Book Building - Exceptional
APPLICANT: RTK Development, Inc.
OWNER: Piazza San Lorenzo
TYPE OF WORK: Demolition, Renovation, New Construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness for conceptual approval for the following:

- 1) Soledad tower design,
- 2) Revised Riverwalk entrance
- 3) Update on Clegg Building façade research and restoration, Present Soledad elevation
- 4) Present structural study on 60 ft. river wall of Solo Serve Building as well as revised Riverwalk elevation.

The accompanying exhibits provide additional information.

RECOMMENDATION:

Recommendation to be e-mailed Monday

CASE COMMENTS:

At the October 15, 2003 HDRC meeting, this case was referred to the Architectural and Riverwalk Committees. The Committees met on site on October 29, 2003. Commission Action at the November 5, 2003 meeting was: Conceptual approval with the stipulation that the Clegg Buildings I & II retain their original facades, structural wall on the Riverwalk be retained in place rather than dismantled and rebuilt, the Soledad façade be addressed, archaeology be addressed and that the applicant continue to meet with the Architectural Committee during the schematic phase and design development.





HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 21, 2006

CITY OF SAN ANTONIO

HDRC CASE NO: 2003-282C
ADDRESS: 140 E. Houston, 114 Soledad, 130 Soledad and 140 Soledad
LEGAL DESCRIPTION: NCB 106, Block 0, Lots A4, A8-A10, A12-16
HISTORIC DISTRICT: Main/Military Plaza Historic District, RIO-3
LANDMARK DISTRICT: Veramendi Palace Site - Exceptional; Devine Building - Significant; Clegg Building; Book Building - Exceptional
APPLICANT: RTK Development, Inc., 140 East Houston Street, Suite 200
OWNER: Piazza San Lorenzo
TYPE OF WORK: Demolition, Renovation, New Construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness for conceptual approval for the following:

- 1) Soledad tower design,
- 2) Revised Riverwalk entrance
- 3) Update on Clegg Building façade research and restoration, Present Soledad elevation
- 4) Present structural study on 60 ft. river wall of Solo Serve Building as well as revised Riverwalk elevation.

RECOMMENDATION:

June 19, 2006: The staff recommends conceptual approval of this request as submitted with two stipulations:

- 1) The applicant be allowed to remove the entire 1912 stone wall and construct a new wall in the same location reusing the dismantled stones (UDC 35-680(a)1; and
- 2) The Soledad street elevation needs to better reflect the rhythm and pattern of the adjacent buildings as per UDC 35-674(b)(1)A. "Treatment of architectural facades should contain a discernable pattern of mass to void, or windows and doors to solid mass. Openings should 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."

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

Page 2
HDRC Case No. 2003-282C
6/21/06

COMMISSION ACTION:

Final approval of the demolition of the historical wall with the following stipulations: 1) photograph wall so that character be maintained 2) outside of stones to be marked for proper orientation 3) wall needs to be set outside of building wall 4) demo permit will be withheld until owner can show proof of funding. Conceptual approval of the design massing with a requirement that there be more articulation of the Soledad façade.

Ann Benson McGlone
Historic Preservation Officer



**HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS**

October 15, 2003

Page 2
HDRC Case No.2003-282
10/15/03

HDRC CASE NO: 2003-282

ADDRESS: 140 East Houston, 114 Soledad, 130 Soledad and 140 Soledad

LEGAL DESCRIPTION: NCB 106, Lots A4, A8-A10, A12-16

HISTORIC DISTRICT: Main/Military Plaza Historic District, RIO-3

LANDMARK DISTRICT: Veramendi Palace Site - Exceptional; Devine Building - Significant; Clegg Building; Book Building - Exceptional

APPLICANT: RTK Development, Inc., 140 East Houston Street, Suite 200

OWNER: Book Building, Ltd., John Simmons

TYPE OF WORK: Demolition, Renovation, New Construction

REQUEST:

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

- (1) restore Book Building by repair cracks, repair window sills and glazing, etc.;
- (2) redesign the RiverWalk façade and open the basement of the Clegg Buildings and restore the Soledad Street façade;
- (3) demolish the Solo Serve building; and
- (4) construct a new complex of buildings.

RECOMMENDATION:

In general staff is very pleased that a new development will be happening on this important block between Soledad and the River. The massing of the project with the tallest part being to the south and west away from the river is good. The retention of the old Marshall Clegg buildings is also to be commended. Staff also believes that a romantic style of architecture is in keeping with Hugman's original concept.

This is a large and complicated project being proposed on a site that is in the Main/Military Plaza Historic District, designated historic and abuts the River. (For your information staff has included in the packet historic designation information on the site.)

Because the numerous existing stone walls associated with various buildings on the site are not only historic, but add to the ambiance and character of the RiverWalk and streetscape, staff believes every effort should be made to retain as much of the historic building remnants as possible.

Retaining the historic stone walls will also help give the project a more "San Antonio feel." The project, as currently designed, appears to be a modern attempt to duplicate an Italian Piazza. The campaniles and medieval towers are too much of a "copy" or "set design" and should be modified to reflect a more local ambiance and respect the existing character of the RiverWalk. The entrance steps from the RiverWalk, including the water feature, seem more grand than the original Hugman designs and should be modified.

Finally, the Soledad elevation has become the "backside" of the project. The elevation does not reflect the scale and rhythm of the streetscape. The River Improvement Overlay ordinance specifically addresses the street sides of buildings, and requires the designer to make the streets pedestrian friendly and continue the existing character of the buildings. The scale and design need to relate more to the historic buildings on either side. The façade of the garage structure needs work, as well as the driveway.

Staff recommends this be sent to the architectural committee for an onsite visit to 1) determine the extent of historic structures, 2) to discuss the architectural issues.

COMMISSION ACTION:

Referred to the Architectural and RiverWalk Committees for an onsite meeting.

Ann Benson McGlone
Historic Preservation Officer



**HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS**

November 05, 2003

HDRC CASE NO: 2003-282

ADDRESS: 140 East Houston, 114 Soledad, 130 Soledad and 140 Soledad

LEGAL DESCRIPTION: NCB 106, Block 0, Lots A4, A8-A10, A12-16

HISTORIC DISTRICT: Main/Military Plaza Historic District, RIO-3

LANDMARK DISTRICT: Veramendi Palace Site - Exceptional; Devine Building - Significant; Clegg Building; Book Building - Exceptional

APPLICANT: RTK Development, Inc., 140 East Houston Street, Ste. 200

OWNER: Book Building, Ltd., John Simmons

TYPE OF WORK: Demolition, Renovation, New Construction

REQUEST:

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

- (1) restore Book Building by repair cracks, repair window sills and glazing, etc.;
- (2) redesign the RiverWalk façade and open the basement of the Clegg Buildings and restore the Soledad Street façade;
- (3) demolish the Solo Serve building; and
- (4) construct a new complex of buildings.

RECOMMENDATION:

At the October 15, 2003 HDRC meeting, the staff recommended that this request be referred to the Architectural Committee for an onsite visit to 1) determine the extent of historic structures, and 2) to discuss the architectural issues. The staff also made the following comments:

In general staff is very pleased that a new development will be happening on this important block between Soledad and the River. The massing of the project with the tallest part being to the south and west away from the river is good. The retention of the old Marshall Clegg buildings is also to be commended. Staff also believes that a romantic style of architecture is in keeping with Hugman's original concept.

Page 2
HDRC Case No. 2003-282
11/5/03

This is a large and complicated project being proposed on a site that is in the Main/Military Plaza Historic District, designated historic and abuts the River. (For your information staff has included in the packet historic designation information on the site.) Because the numerous existing stone walls associated with various buildings on the site are not only historic, but add to the ambiance and character of the RiverWalk and streetscape, staff believes every effort should be made to retain as much of the historic building remnants as possible.

Retaining the historic stone walls will also help give the project a more "San Antonio feel." The project, as currently designed, appears to be a modern attempt to duplicate an Italian Piazza. The campaniles and medieval towers are too much of a "copy" or "set design" and should be modified to reflect a more local ambiance and respect the existing character of the RiverWalk. The entrance steps from the RiverWalk, including the water feature, seem more grand than the original Hugman designs and should be modified.

Finally, the Soledad elevation has become the "backside" of the project. The elevation does not reflect the scale and rhythm of the streetscape. The River Improvement Overlay ordinance specifically addresses the street sides of buildings, and requires the designer to make the streets pedestrian friendly and continue the existing character of the buildings. The scale and design need to relate more to the historic buildings on either side. The Soledad façade of the complex needs work, as well as the treatment of the entrance.

COMMISSION ACTION:

Conceptual approval with the following stipulations:

- 1) The Clegg Building facades be further researched for their historic accuracy.
- 2) The existing stone walls on the river be studied structurally and programmatically to maintain as much wall in place.
- 3) Soledad Street façade be further studied.
- 4) Archaeology be involved in the development of the project during demolition & construction.
- 5) Applicant return to the Architecture Committee at a minimum at schematic and design development.

Ann Benson McGlone
Historic Preservation Officer

