

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 11

HDRC CASE NO: 2015-309
ADDRESS: 1318 S WW WHITE RD
LEGAL DESCRIPTION: NCB 10754 BLK LOT 88 EXCEPT N 6 INCHES
ZONING: C2
CITY COUNCIL DIST.: 2
APPLICANT: Brent Anderson
OWNER: COSA
TYPE OF WORK: New Construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a new 14,000 square foot fire station. The proposed project is located on an undeveloped parcel of land. The structure will feature living, office and storage area. The building exterior will utilize materials including stucco coated EIFS, local stone and a galvanized metal roof. Site development will include landscaping and fencing.

APPLICABLE CITATIONS:

UDC Sec. 35-642. - New Construction of Buildings and Facilities.

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a)Site and Setting.

- (1)Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.
- (2)Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.
- (3)Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.
- (4)Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b)Building Design.

- (1)Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.
- (2)Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.
- (3)Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

(c) Fence Design.

(1) No fence or wall, other than the wall of a permitted structure, shall be erected or altered in any front yard (that area which lies between the front lot line and that of the nearest principal structure) to exceed a height of four (4) feet with the fence or wall to be so constructed that vision will not be obscured above a height of three (3) feet. Except as otherwise permitted in this chapter no fence or wall, other than the wall of a permitted structure, shall be erected or altered in any side or rear yard to exceed a height of six (6) feet. This subsection shall not apply to fences erected as required by chapter 16, article VII of this Code (Salvage Yards and Auto Dismantlers), or in section 35-510 of this chapter.

(2) The provisions of subsection (1) above shall not apply to a fence constructed of brick, masonry, or iron fencing which consists of at least fifty (50) percent open voids. The square footage of the fence shall be measured by taking the total square footage of an area defined by the length of the fence and its average height. The percent of open voids shall then be derived by dividing the total square footage of the open voids by the total square footage of the area calculated above, and multiplying this figure by one hundred (100). The fence's framing (the vertical posts supporting the fence from the ground and no more than three (3) horizontal cross bars between the posts, or brick or stone pillars) shall not be included in the calculation of the total square footage, provided the framing posts and cross bars do not exceed a four-inch width and the posts are spaced at least eight (8) feet apart.

(3) Fences used to display a message shall comply with chapter 28, "Signs and Billboards."

(d) Height Limitation.

(1) Except for the provisions in section (b) above no fence constructed shall exceed the following table of heights. In addition, the maximum permitted fence height shall not exceed that of the maximum permitted fence height for the abutting property except as provided in section (d)(2). The height shall be the vertical distance measured from the lowest adjacent ground level (either inside or outside the fence) to the top of the tallest element of the fence material, excluding decorative features affixed to the top of any column, pillar or post. The height of any existing retaining walls, either an integral part of a fence or upon which a fence may be erected, shall be calculated in the height of the fence, except in the following instances:

- A. The retaining wall is necessary for structural soundness/integrity of building construction on the lot; or
- B. The retaining wall is abutting a drainage easement or drainage infrastructure.

FINDINGS:

- a. The site and setting for the proposed new construction is consistent with the UDC Section 35-642(a)1-4. The structure will be oriented towards the predominate street frontage. The proposed setback is also consistent with the properties on the block.
- b. The proposed new construction's height and scale are consistent and compatible with nearby buildings. The proposed facility will have an approximate area of 14,800 square feet. The proposed structure will have a varied front façade that will feature offset walls and windows that will provide a visual transition in keeping with the UDC Section 35-642(b)(2).

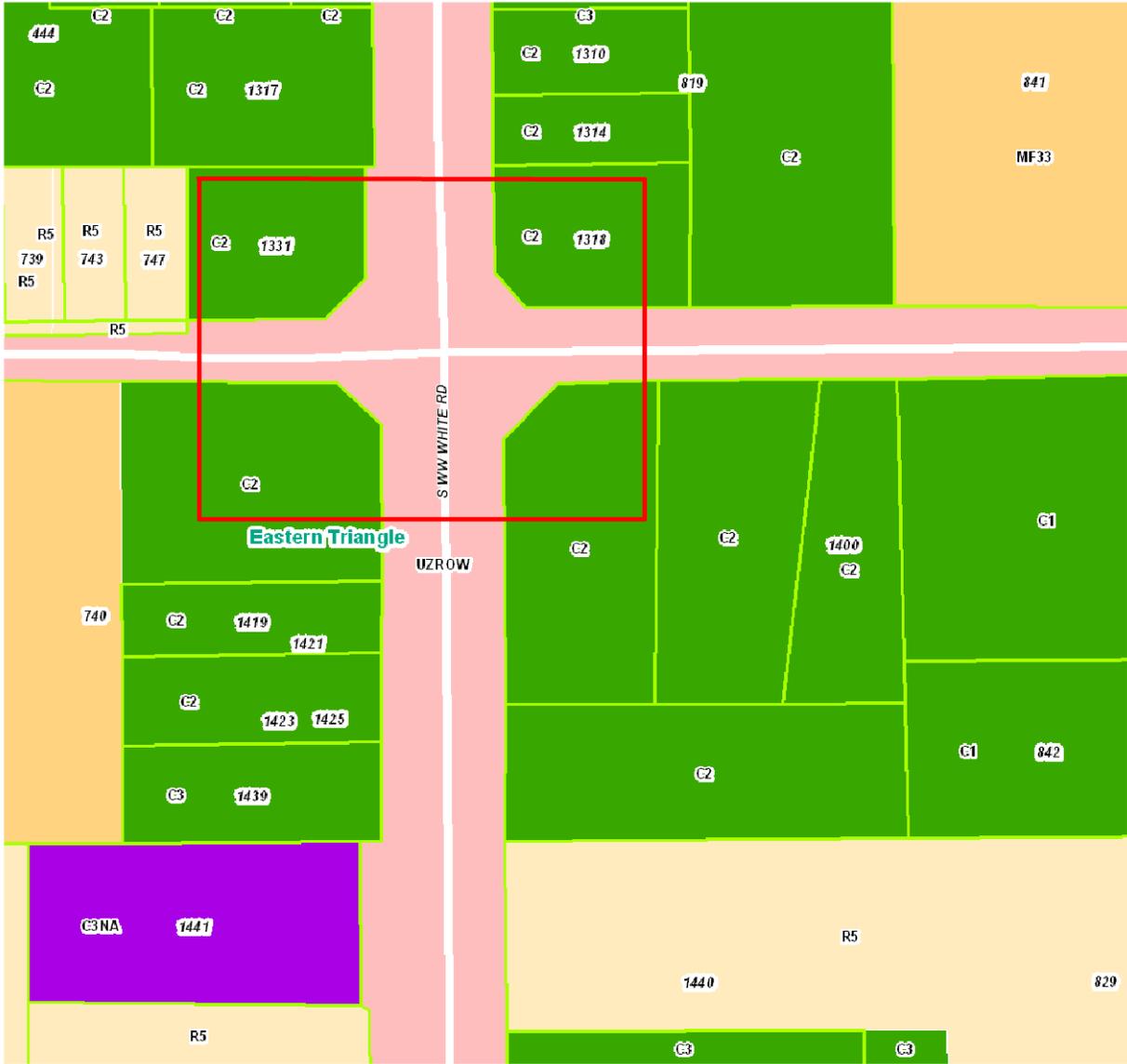
- c. The proposed building components such as the doors, windows, overhangs, roof shapes and decorative elements are designed to contribute to the proportions and scale of their surrounding context. This is consistent with the UDC sec. 35-642(b)(4).
- d. The proposed materials are consistent with the UDC Section 35-642(b)(3). The exterior of the building will be finished with Kingston stone ashlar, “Wool Skein” fine texture and “Quiver Tan” limestone texture EIFS. The roof will be sheathed with galvalume standing seam metal and the glass storefront at the main entries will be clear anodized aluminum. The imitation material is appropriate for the proposed new construction since the building is not located within a historic district. The proposed colors of the materials are compatible and are consistent with the UDC Section 35-642(b)(5).
- e. The proposed landscape is to be grass cover with some preserved and newly planted trees. Small shrubby will be planted to screen parking areas from W.W. White Rd. This is consistent with the UDC Sec. 35-642(a)1&3.
- f. A black painted metal picket fence (72” high) will be installed behind the primary façade on the side of the property. The rear of the property will be enclosed by a chain link fence (72” high) for security purposes. The design of the new fences respond to the materials and design of the proposed new construction and is consistent with the UDC Section 35-514(c) and (d).
- g. This item has been reviewed by the archaeologist.

RECOMMENDATION:

Staff recommends approval based on findings a though g.

CASE MANAGER:

Alyson Smith

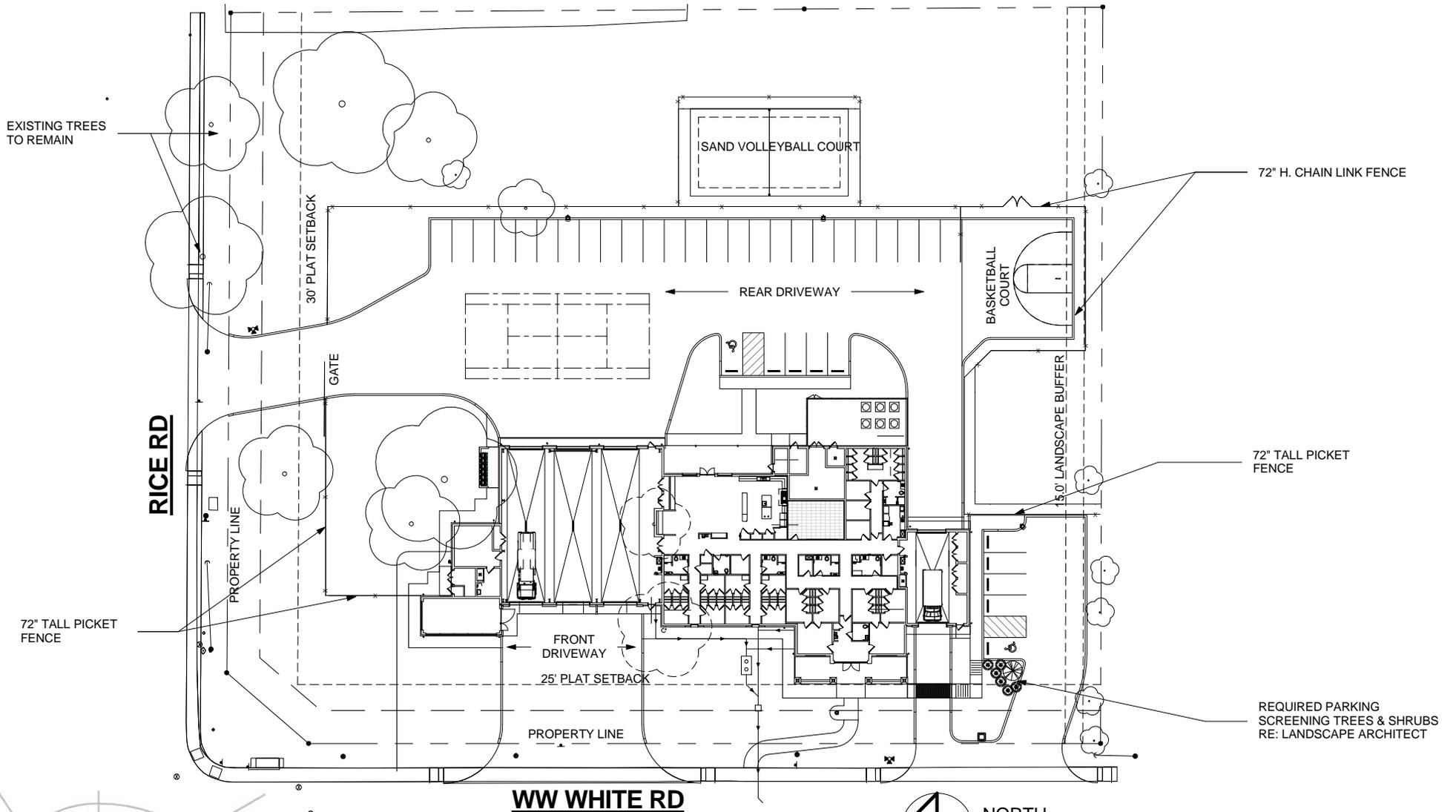




WW White and Rice

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1 SITE PLAT - HDRC APPLICATION
1" = 60'-0"



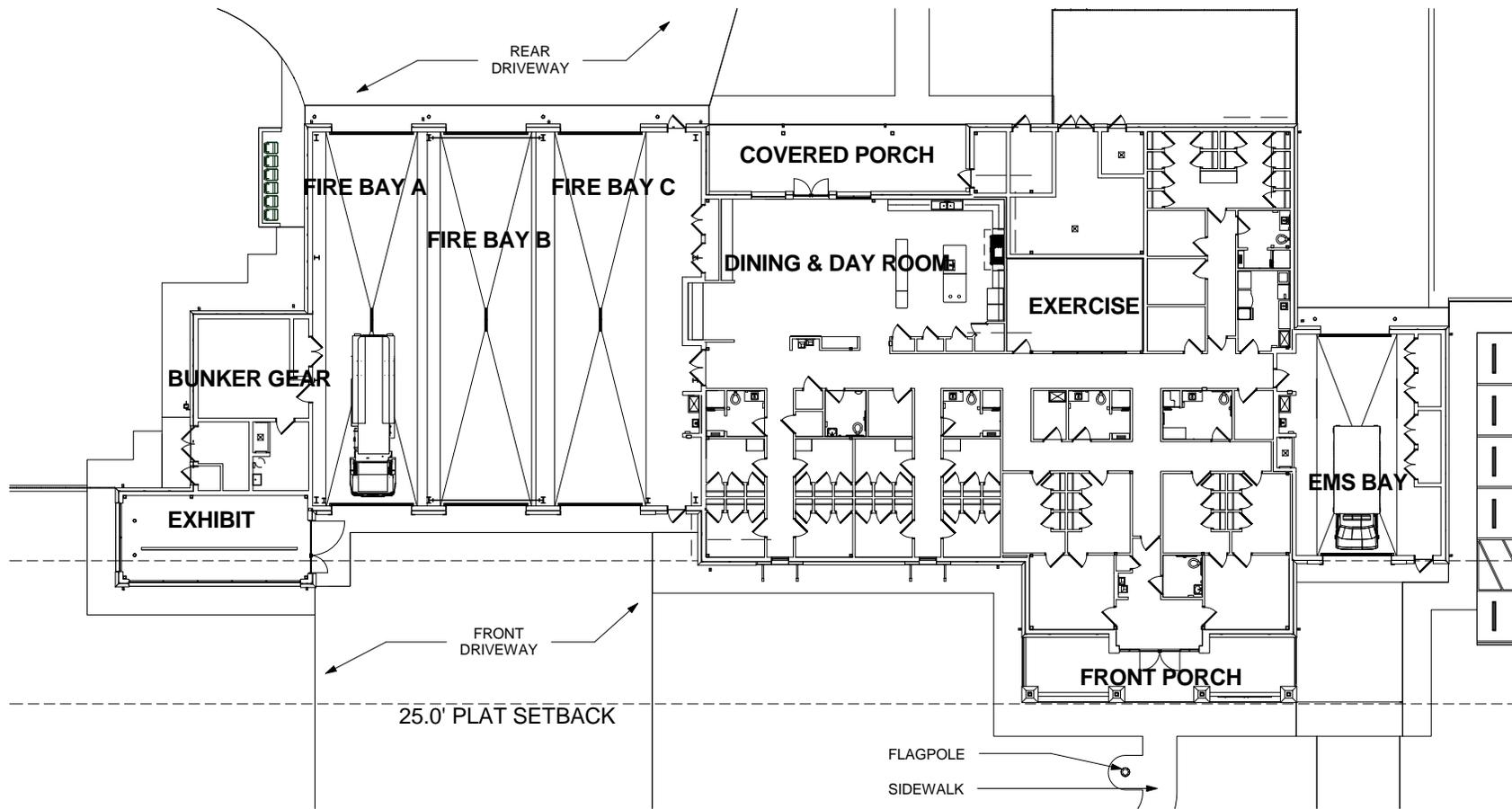
City of San Antonio

Fire Station #18

W.W. White & Rice Rd., San Antonio, TX 78220

7/6/15

14012



1 FLOOR PLAN - HDRC APPLICATION
1" = 30'-0"



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VIEW FROM NORTH-WEST



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VIEW FROM SOUTH-WEST



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EIFS - QUIVER TAN,
LIMESTONE TEXTURE

GALVALUME STANDING
SEAM METAL ROOF

EIFS - WOOL SKEIN,
FINE TEXTURE

MISC METAL -
SUPERIOR BRONZE

STONE - KINGSTON
CHOPPED ASHLAR

CLEAR ANODIZED
STOREFRONT



RENDERING FROM NORTH-WEST



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RENDERING FROM SOUTH-WEST



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