

HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

Agenda Item No: 8

HDRC CASE NO: 2016-214
ADDRESS: 200 W JONES AVE
LEGAL DESCRIPTION: NCB 1036 BLK 1 LOT 2 (SAN ANTONIO MUSEUM OF ART)
ZONING: FBZ T6-2 H HE RIO-2
CITY COUNCIL DIST.: 1
DISTRICT: Old Lone Star Brewery Historic District
LANDMARK: Lone Star Brewery
APPLICANT: Jeffrey Ryan/Jackson & Ryan Architects
OWNER: San Antonio Museum of Art
TYPE OF WORK: Mechanical equipment addition
REQUEST:

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

1. Install a painted aluminum panel enclosure to house chilled and hot water piping on the north elevation of the west tower on the original structure. This piping will be collocated with an existing stair tower addition.
2. Install piping with zinc grey galvalume enclosures to the north side of the Latin American Cultural Center addition.
3. Replace the existing floor to ceiling glass on the fourth and fifth levels of the east tower with insulated walls and corrugated aluminum panels to match the Lenora and Walter F Brown Asian Art Wing.

APPLICABLE CITATIONS:

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

10. Commercial Facades

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

FINDINGS:

- a. The applicant has proposed to install a painted aluminum panel enclosure to house chilled and hot water piping on the north elevation of the west tower on the original structure. This piping will be collocated with an existing stair tower addition. While the applicant is located this pipe run on the façade of the primary historic structure, the applicant has proposed to locate it adjacent to an existing stair tower which is an egress addition from 1980. Additionally, this location is on the rear of the primary historic structure and will include materials to match the addition of 1980. Staff finds this piping enclosure is appropriate consistent with the Guidelines for Additions, 5.A.i.
- b. On the north side of the Latin American Cultural Center (LACC), the applicant has proposed to install piping with zinc grey galvalume enclosures. Each of the two pipes will feature a diameter of six (6) inches and are to match the existing piping located on the addition. These pipes will not in any way be attached to the primary historic structure. Staff finds this proposal appropriate and consistent with the Guidelines for Additions, 5.A.i.
- c. On the fourth and fifth levels of the east tower, the applicant has proposed to replace the existing black aluminum panels and single, silicone glazed tinted glass; both products of the 1980 addition. The applicant has proposed to replace these façade elements with new, coated galvalume grey siding to match the exterior of the Lenora and Walter F Brown Asian Art Wing. The applicant has noted that the elevations and massing of the existing structures will not change; only the materials. Staff finds the applicant's proposal appropriate and consistent with previous materials in terms of their industrial context.
- d. **ARCHAEOLOGY** – The project is within the River Improvement Overlay District and is adjacent to the original alignment of the San Antonio River. In addition, the property is in close proximity to previously recorded archaeological sites 41BX1817 and 41BX1913. Therefore, archaeological investigations may be required for the anticipated subsurface utility installations. Coordination with the OHP archaeology staff will be required when the subsurface utility schematics are finalized and before construction efforts begin.

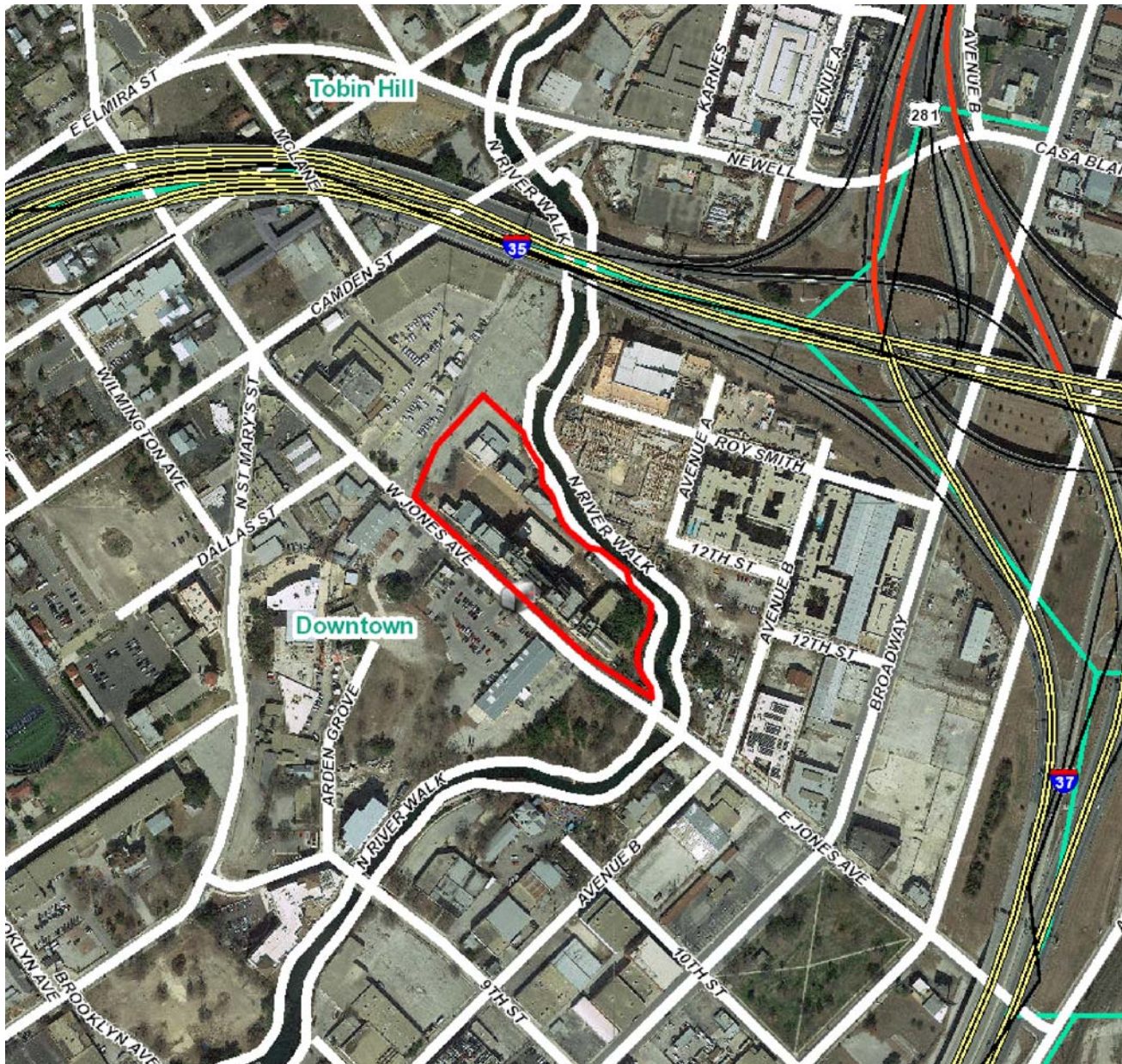
RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulations:

- i. That no historic brick or stone be damaged in the installation of the proposed mechanical equipment.
- ii. Archaeological investigations may be required.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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200 W. Jones Avenue

The addition of new central plant building to serve the museum requires new chilled water piping to replace the existing 1980's piping installed inside the building.

On the north elevation of the west tower of the original building an exit stair was added in 1980. It is proposed to add chilled water and hot water supply and return piping to serve existing air-handlers within an enclosure attached to this stair addition. The new piping will be concealed in a painted aluminum panel enclosure designed to match the stair tower black metal panels.

On the north side of the Latin American Cultural Center (LACC) addition completed in 1996, it is proposed to add two chilled water pipes to serve the original East Tower and the LACC on the north pilaster of the LACC where the addition meets the original building. The pipes will have coated zinc grey galvalume covers to protect the piping insulation.

The design intent for installing these new pipes on this building exterior in these two specific locations is to minimize the visual impact on the north elevation as seen from the San Antonio River and from the museum's courtyards. More importantly, however, the intent is to eliminate the possibility of a pressurized pipe failure damaging multiple levels of art in the galleries, which is critical to the preservation of the museum's collections.

The second request in this submittal involves approval for a change of exterior materials on the East Tower, Level 4.

The existing exterior materials of this 1980 addition are black aluminum panels and single, silicone glazed tinted black glass. In 1980 this space was the museum cafe with a roof terrace area. This function was quickly abandoned when it proved to be operationally unsuccessful and conflicted with the need for safe environmental conditions for the art.

After the cafe was eliminated this space has served as gallery exhibition for the museum's European Collections, even though the exterior wall glazing and exterior doors presented serious challenges to maintaining stable environmental conditions for the art.

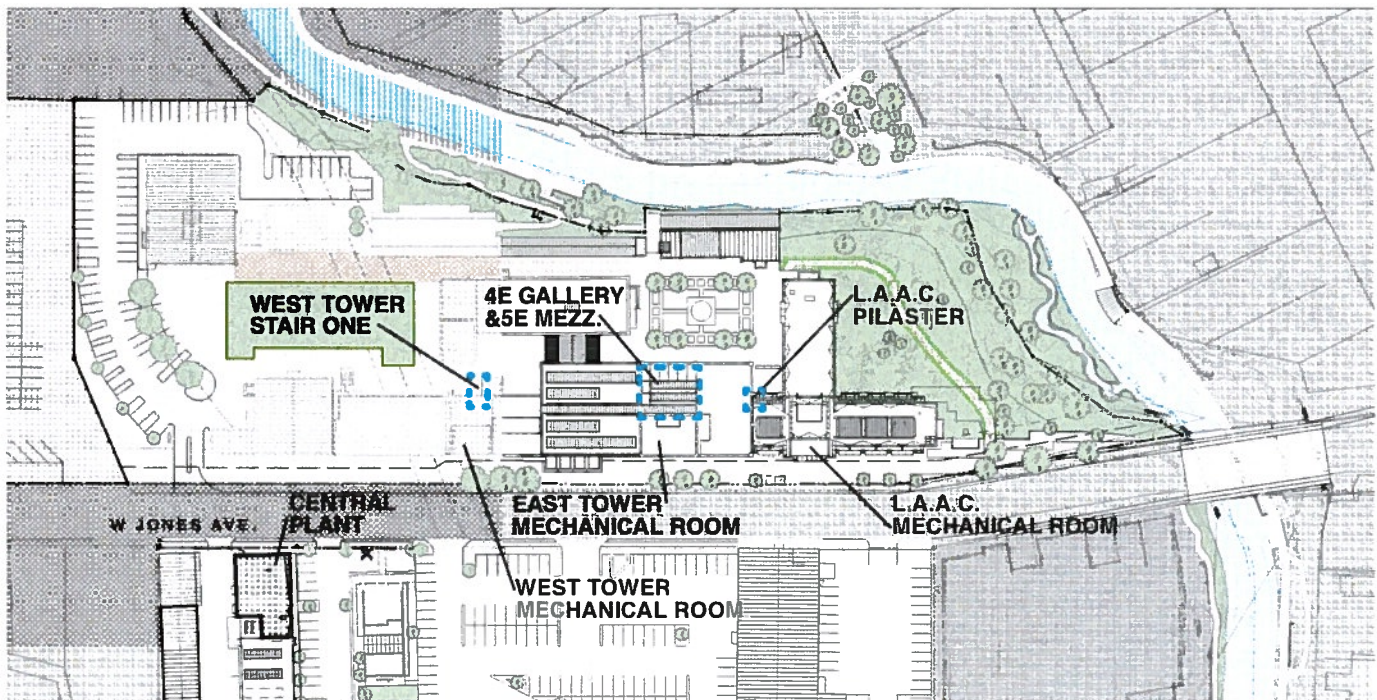
The proposed renovation involves removal of the original exterior glazing, and replacing it with coated galvalume grey siding to match the exterior of the recent Asian Gallery addition to the West wing. Viewed from the San Antonio River and from the museum's north courtyards, the new exterior will have the same massing and elevations, but the material and color will change from black glass to zinc grey metal.

The new exterior wall assembly will provide proper insulation for maintaining environmental conditions and will reduce energy consumption.

SAN ANTONIO MUSEUM of ART

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. Where the C.U.P. effects the exterior of the historical buildings
 - a. Stair One Glass and Metal Stair
 - b. North West Corner of LAAC at East Tower
2. East Tower Work
 - a. Level 4E's new facade & improved emergency exiting



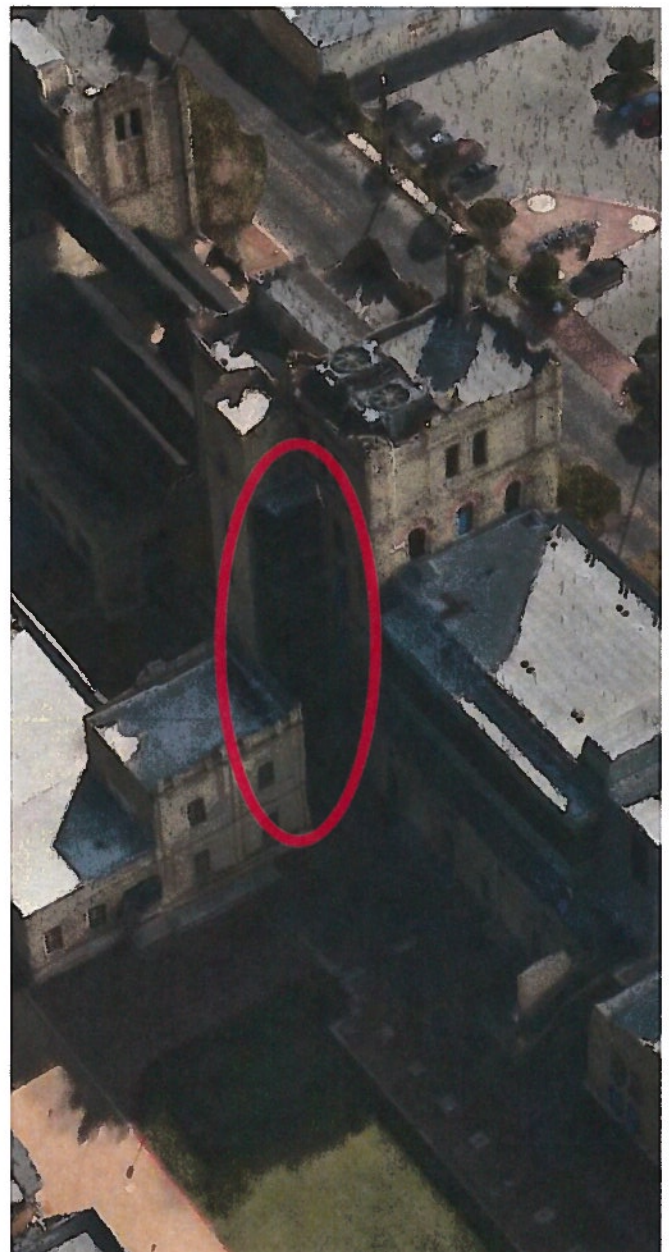
Partial SAMA Campus Map

1. Pipe Runs from New Central Utility Plant

Installation of the museum's new central utility plant will require new plumbing lines to service the new and some existing mechanical equipment in the mechanical rooms of museum's gallery buildings. To minimize disturbance of the museum's operations, maintain patron safety, and to eliminate potential damage of the collections inside the galleries during construction the new piping will be installed on the galleries' exterior and will only enter the building at the existing mechanical rooms.

There will be two locations where these pipes will be located, on Stair One on the north side of the West Tower and on the north inside corner where the Nelson A. Rockefeller Center for Latin American Art (LAAC) meets the East Tower.

Current condition to Stair One



1. Pipe Runs from New Central Utility Plant - Stair One

Pipes to run outside of stair enclosed in framed walls and finished to match metal terms of the stair closure.

Pipe Enclosure





200 W Jones Ave

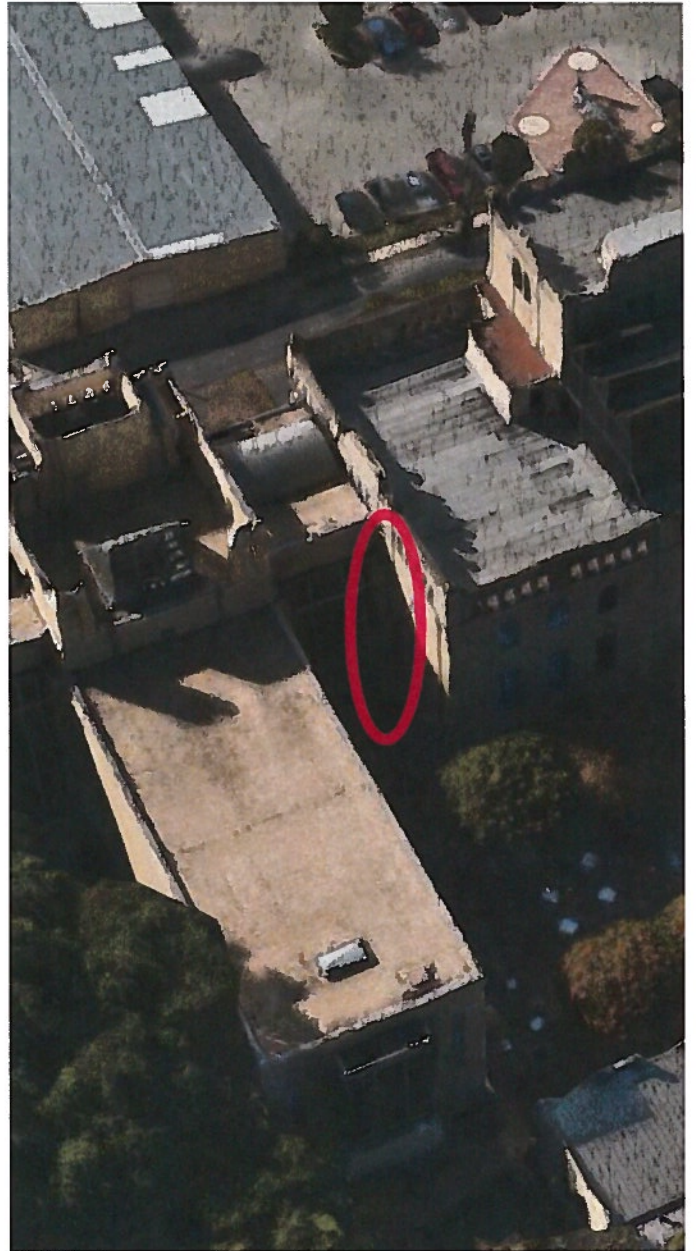


Rio Taxi SAMA Landing



1. Pipe Runs from New Central Utility Plant - LAAC/East Tower

Current condition



1. Pipe Runs from New Central Utility Plant - LAAC/East Tower

Two 6" Pipes to run outside of the north face of the pilaster adjoining the East Tower. Pipes will be secured to the face of the pilaster with brackets to match the adjacent pipe beam attachments at the storefront glazing. The pipes and brackets are also to be painted to match that pipe beam.





200 W Jones Ave

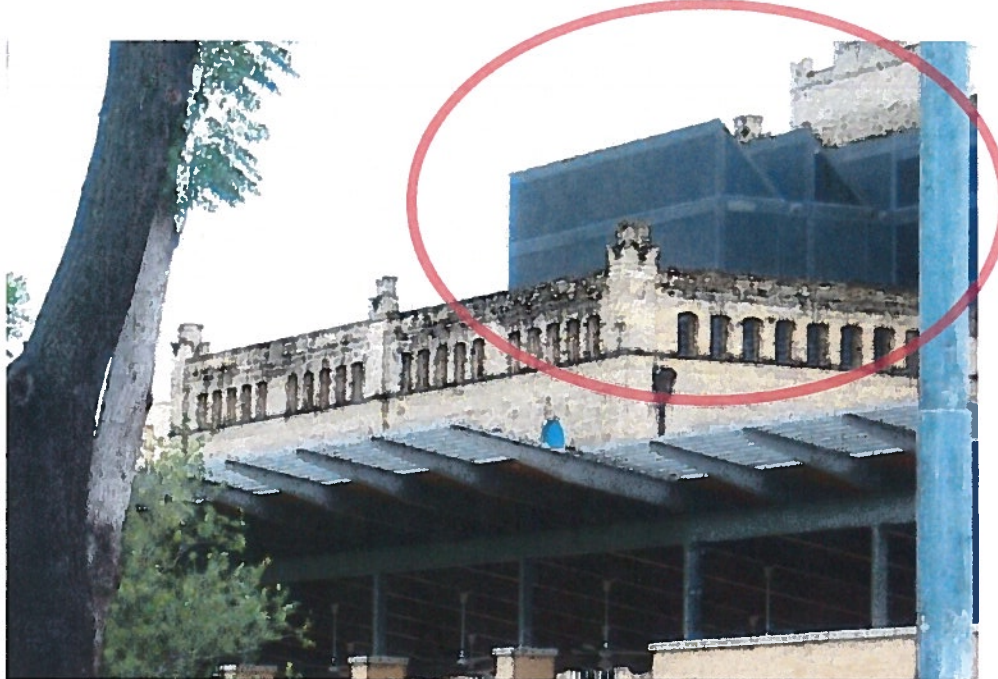
Sketch At The Museum

W Jones Ave

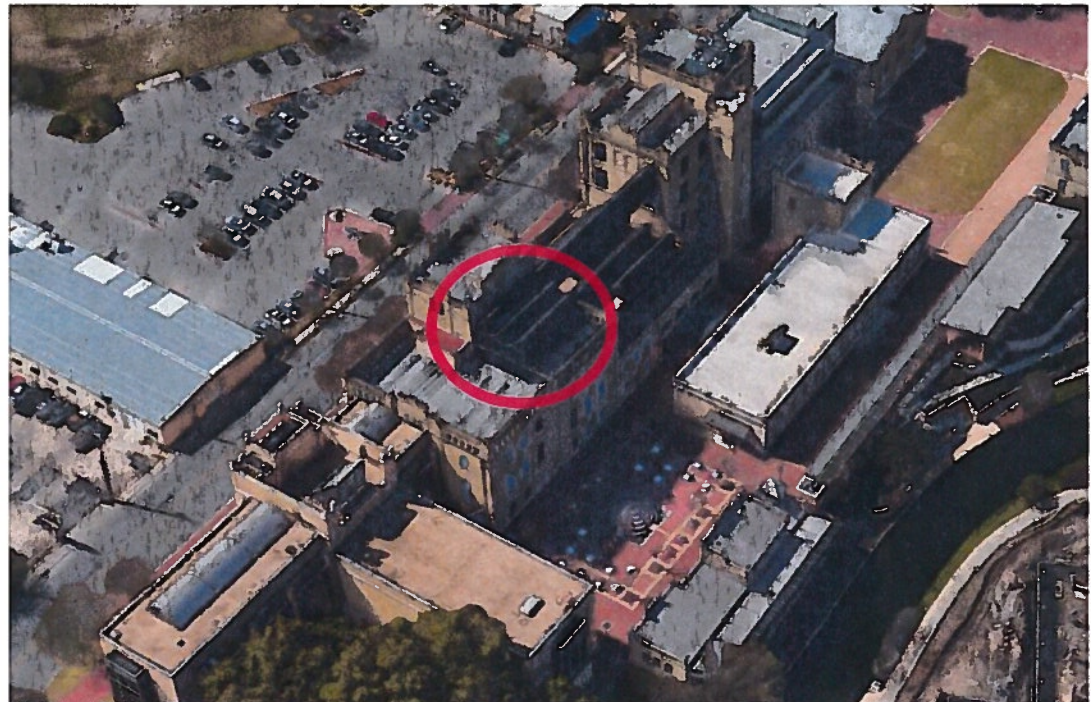
W Jones Ave

2. Renovations to former cafe at Level 4 & 5 of East Tower

The original addition on level 4 & 5 of the north side of the East Tower will be renovated to improve its interior environmental conditions. The result is to replace the existing floor-to-ceiling glass with insulated walls with interior finished of museum grade gypsum walls and an exterior finish of corrugated aluminum panels that matches the existing Lenora and Walter F. Brown Asian Art Wing.



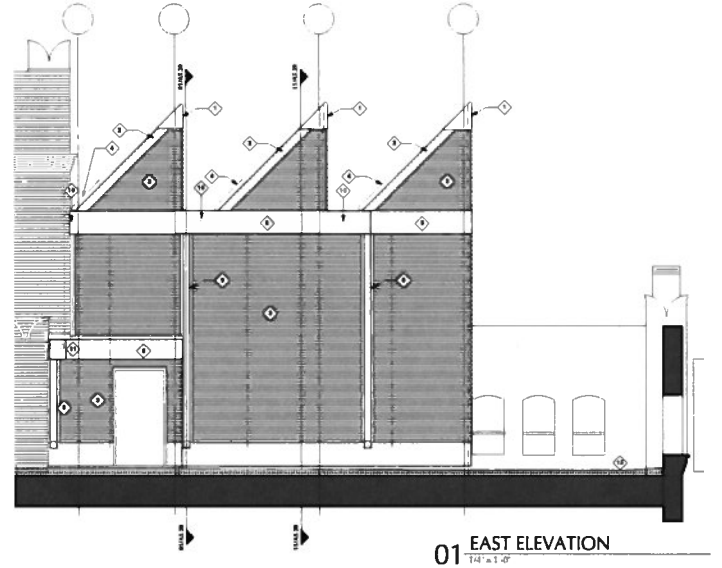
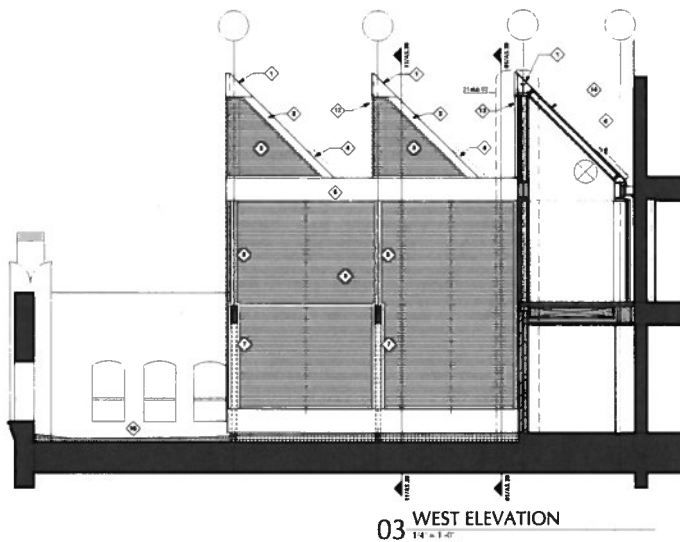
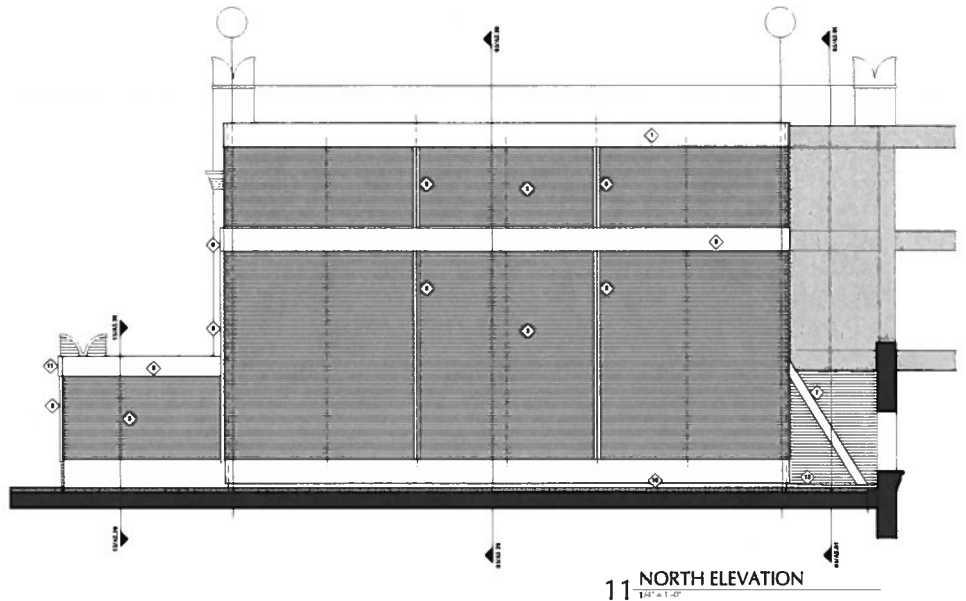
Existing addition



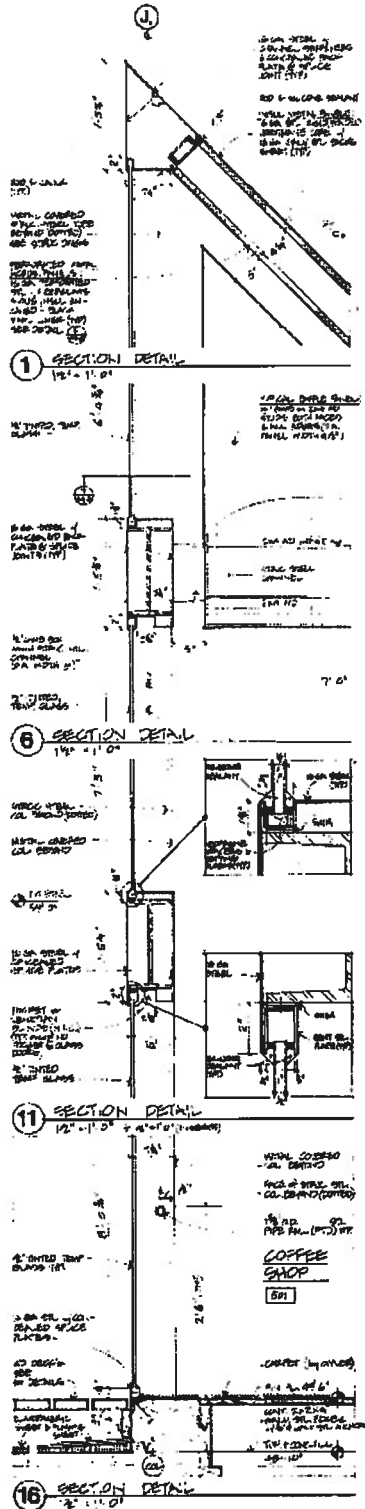
2. New Elevations with the Corrugated Aluminum Siding

ELEVATION KEYED NOTES

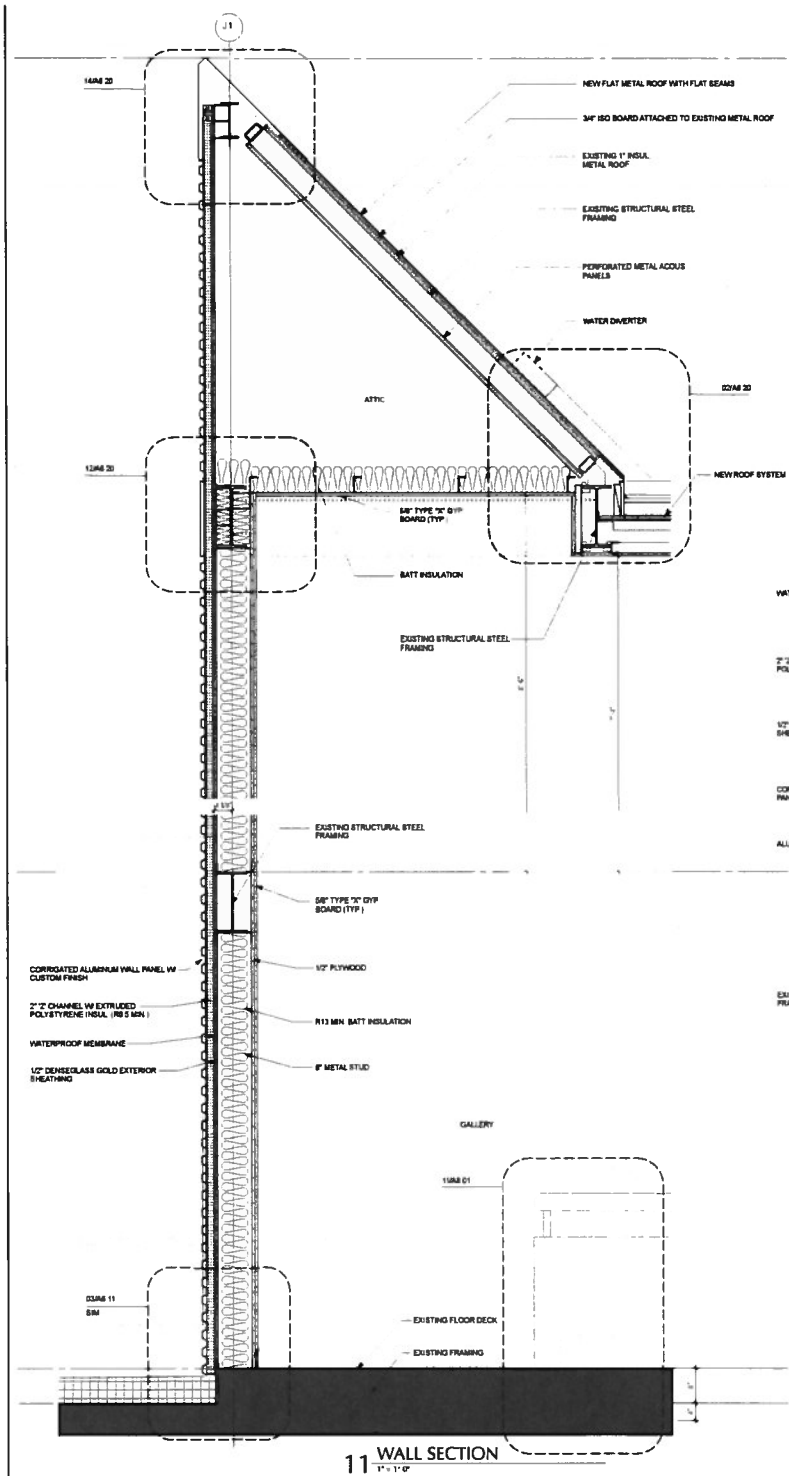
- 1 CUSTOM METAL RIDGE CAP
- 2 METAL FASCIA TRIM
- 3 CORRUGATED MTL SIDING
- 4 DIVERTER
- 5 REVEAL TRIM
- 6 FLAT TRIM 1" DEPTH
- 7 MTL WRAP
- 8 GUTTER
- 9 DOWNSPOUT
- 10 EX. SCUPPER BEYOND
- 11 NEW SCUPPER
- 12 FLAT METAL SIDING
- 13 NEW ROOF INSUL BD. & MEMBRANE OVER EXIST. CURB
- 14 FLAT METAL ROOF
- 15 NEW ROOF SYSTEM



2. Existing Wall Section versus the New Wall Section



Existing Wall Section
Floor to Ceiling Single Pane Glass



New Wall Section
Steel Framed Walls With Energy Code Required Insulation