

HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2016

Agenda Item No: 18

HDRC CASE NO: 2016-355
ADDRESS: 615 SOLEDAD ST
LEGAL DESCRIPTION: NCB 141 (MAIN & GIRAUD), BLOCK LOT 19
ZONING: D RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Beverly Schantz/LK Design Group, Inc
OWNER: Demetrios Macris/Soledad Realty, LTD
TYPE OF WORK: Exterior modifications, landscaping
REQUEST:

The applicant is requesting conceptual approval to perform exterior modifications to the non-historic structure at 615 Soledad. The applicant has proposed the following:

1. Demolish the existing, second level outdoor patio space and railing.
2. Construct a new, single story exterior wall to enclose the outdoor space.
3. Enclose an existing door opening on the Giraud (south) elevation.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-674. Building Design Principles

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.

FINDINGS:

- a. The structure at 615 Soledad was constructed circa 1970 and features brutalist style architecture. The applicant has proposed exterior modifications to the existing structure which primarily impact the south façade.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. The south façade currently features a second level patio and railing which the applicant has proposed to remove. While original to the structure, staff finds the removal of the patio and railing appropriate.
- d. Along the south façade, the applicant has proposed to enclose the previous open air patio on the second level. The applicant has proposed for the addition to feature massing that is subordinate to that of the original structure. The applicant has proposed materials that include a stone veneer to match the existing veneer as well as a new exterior glazing system. The applicant's proposed addition and materials are consistent with the UDC Section 35-674.
- e. The existing Giraud Street (south) façade features a set of double doors. The current opening features steel security doors. The applicant has proposed to enclose this existing opening. Staff finds the enclosing of this opening appropriate. Staff finds that the removal of this door will not negatively impact the architecture of the structure.
- f. **ARCHAEOLOGY-** The property is within the River Improvement Overlay District and is near the Principal or San Pedro Acequia and the San Antonio River. In addition, the project area is in close proximity to previously recorded archaeological sites 41BX235 and 41BX1476. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations shall be required for all excavations in the basement of the property. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to the commencement of field efforts.

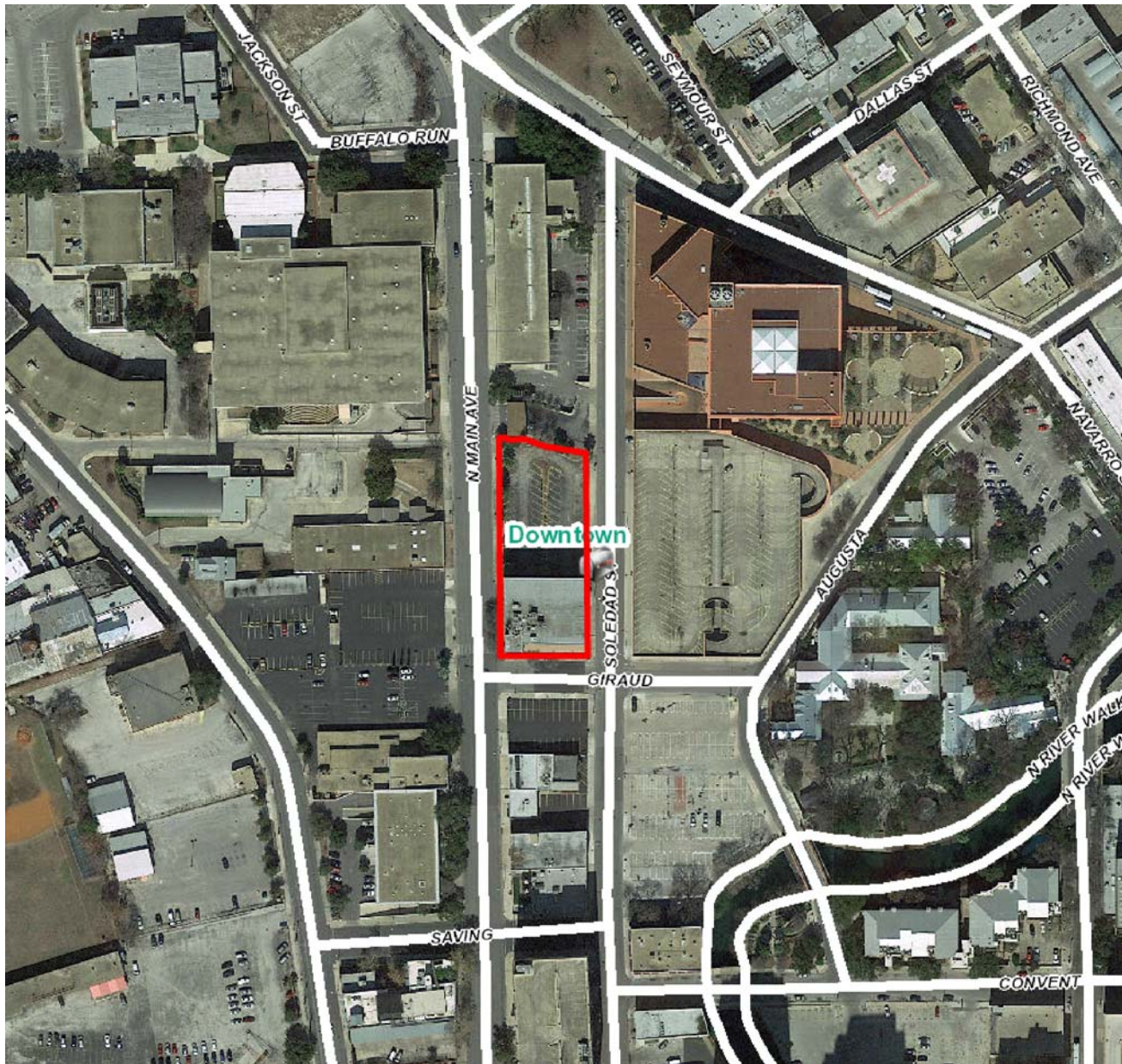
RECOMMENDATION:

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

- i. That the applicant provide a detail of the addition's proposed window installation prior to returning for final approval.
- ii. That the applicant provide a detail of the proposed addition's veneer prior to returning for final approval.
- iii. ARCHAEOLOGY-Archaeological investigations are required for all excavations in the basement of the property. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to the commencement of field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 08, 2016

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HEALTH SYSTEM

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OFFICE OF THE CITY CLERK
100 N. N. BRUNNEN
SAN ANTONIO, TEXAS 78202
TEL: 214.747.1000
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N Main Ave

Baptist Health System

N Main Ave

Giraud St

Giraud St

1st

1 September 2016

City of San Antonio
Office of Historic Preservation
1901 S. Alamo
San Antonio, Texas 78204
P: 210-215-9274
E: ohp@sanantonio.gov

ATTN: Office of Historic Preservation

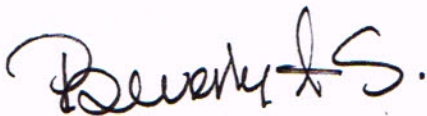
RE: AP# 2182213 PVA(Peripheral Vascular Associates) Remodel
615 Soledad Ave.
San Antonio, TX 78205

To whom it may concern:

The subject application is being submitted for conceptual approval for work at 615 Soledad Ave.
Work includes:

1. Demolition of existing outdoor patio space flooring, and guardrail on the second floor.
2. Outdoor area will be enclosed by a new exterior wall for a single story space. Exterior wall proposed with thin veneer to match existing. New storefront frame specified as bronze finish to match building standard. New glazing specified as required to meet energy codes.
3. Removal of existing exterior double door (first floor), opening to be infilled with construction and thin veneer to match existing.

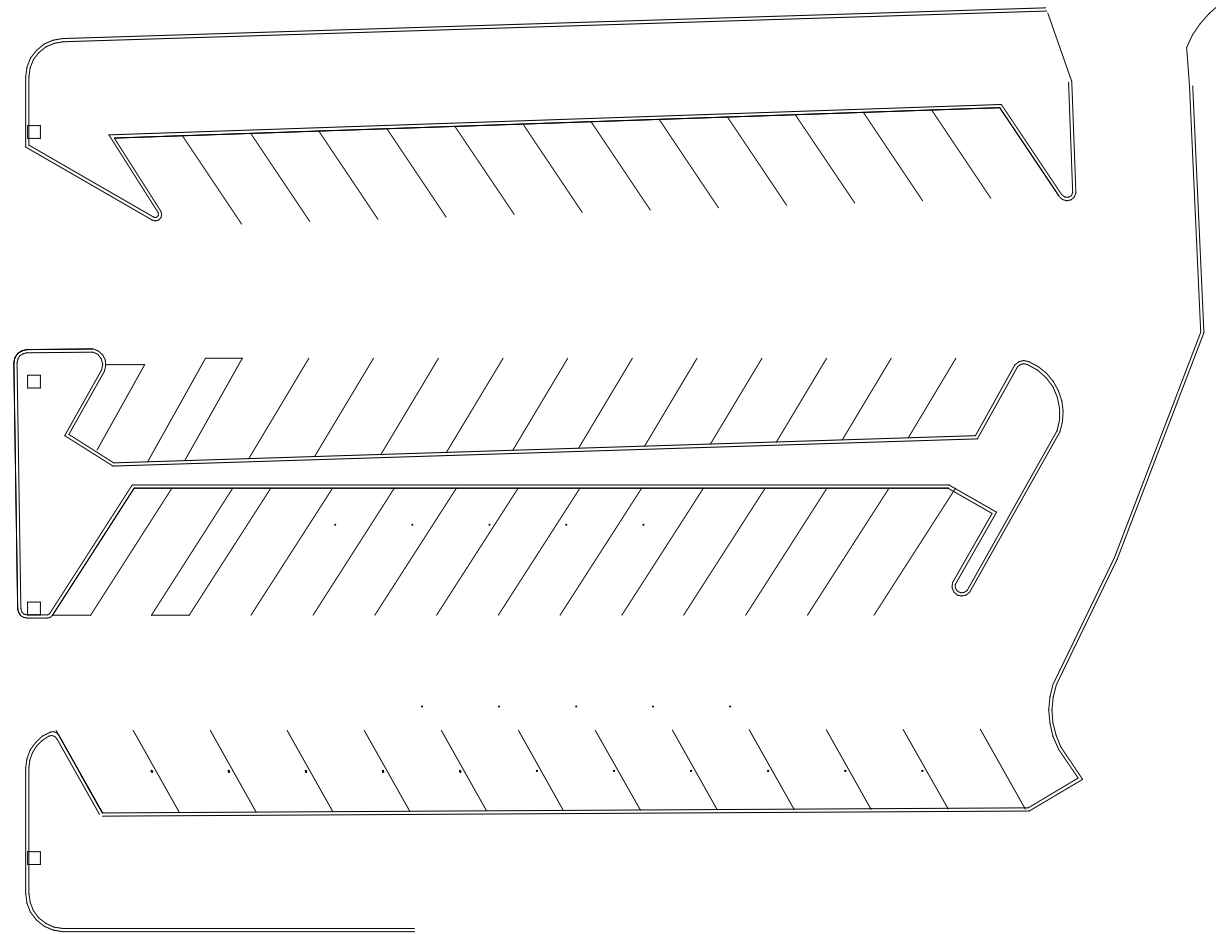
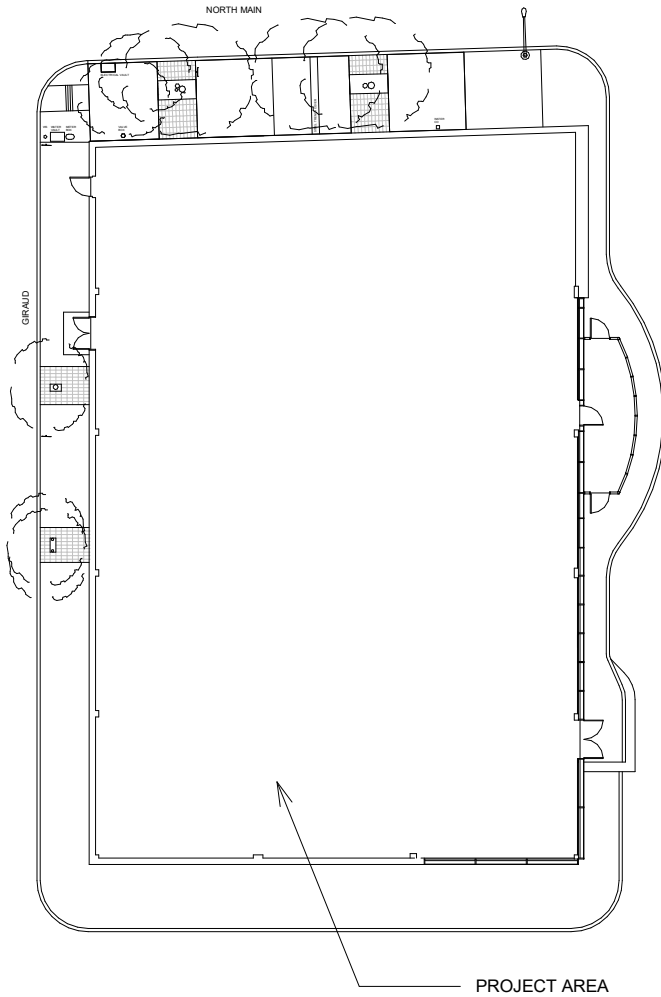
Sincerely,



Beverly A. Schantz, LEED AP BD+C
Project Manager

N. MAIN AVE.

GIRAUD ST.



SOLEDAD ST.



Plan



True

PVA - SITE PLAN

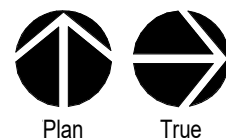
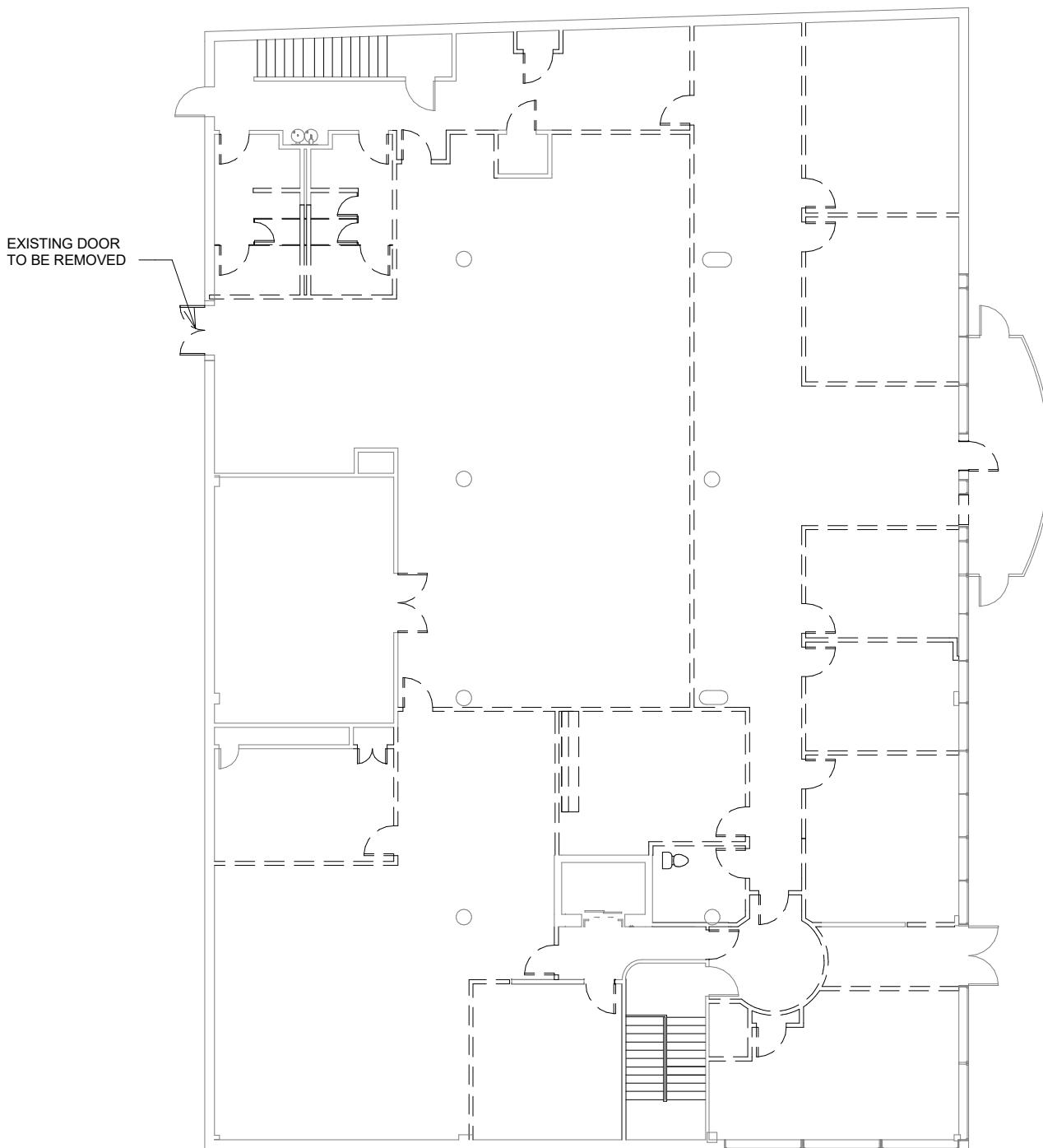
615 Soledad St. San Antonio, TX 78205

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08/19/16

LKDG Prj. 15027





PVA - FIRST FLOOR DEMOLITION PLAN

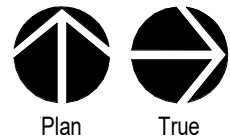
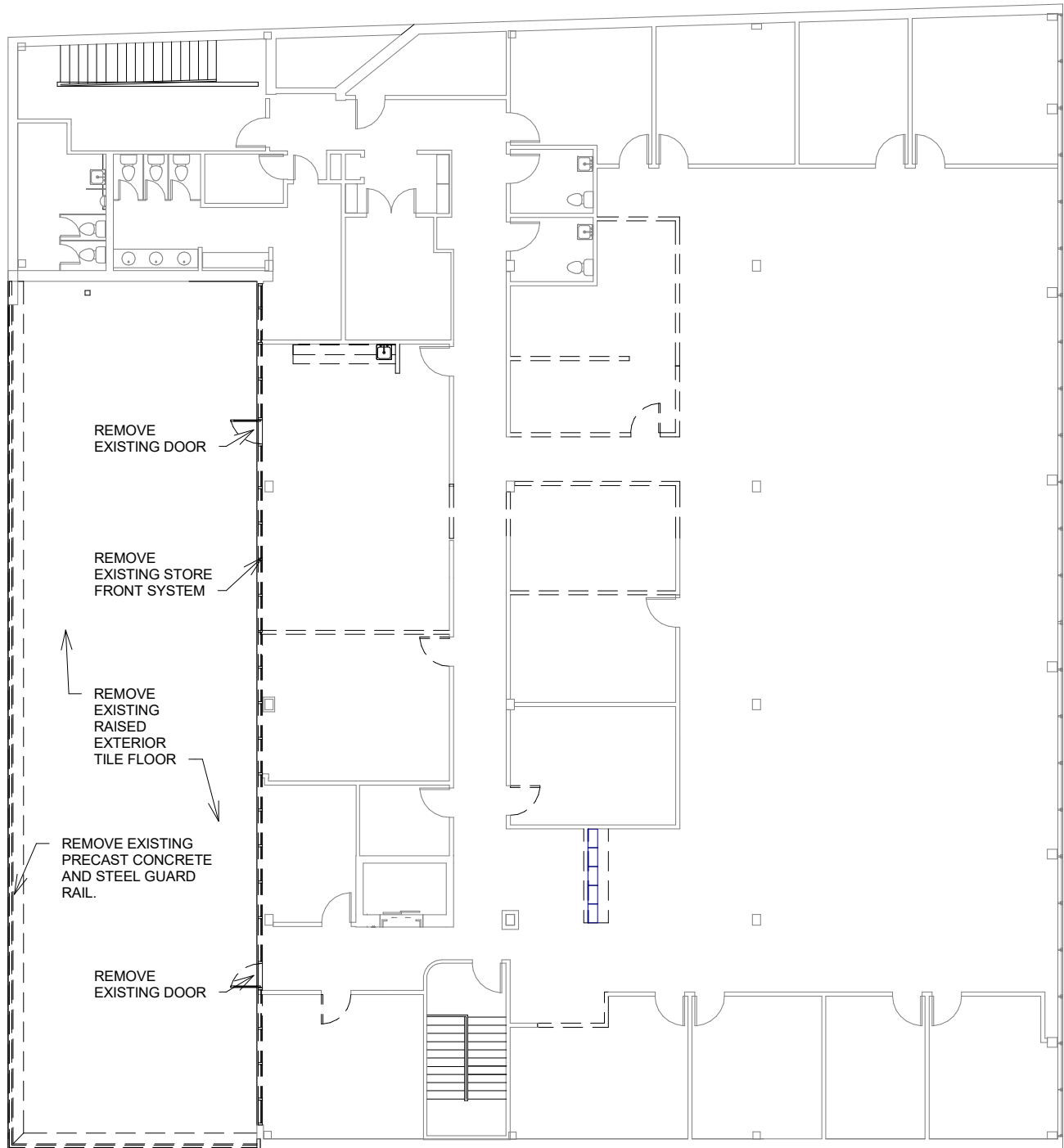
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PVA - SECOND FLOOR DEMOLITION PLAN

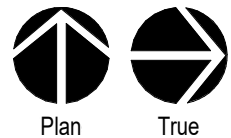
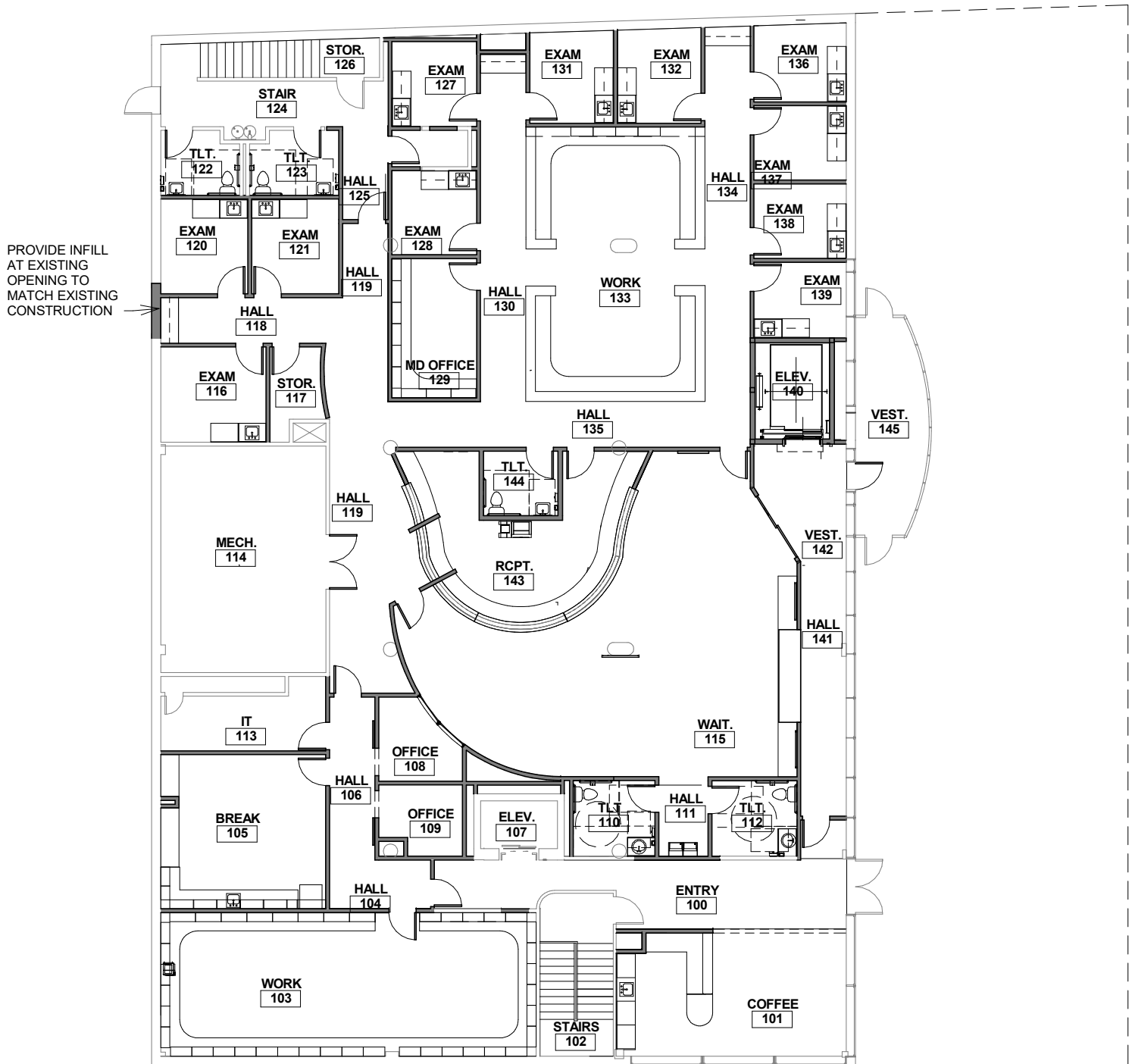
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Plan

True

PVA - FIRST FLOOR CONSTRUCTION PLAN

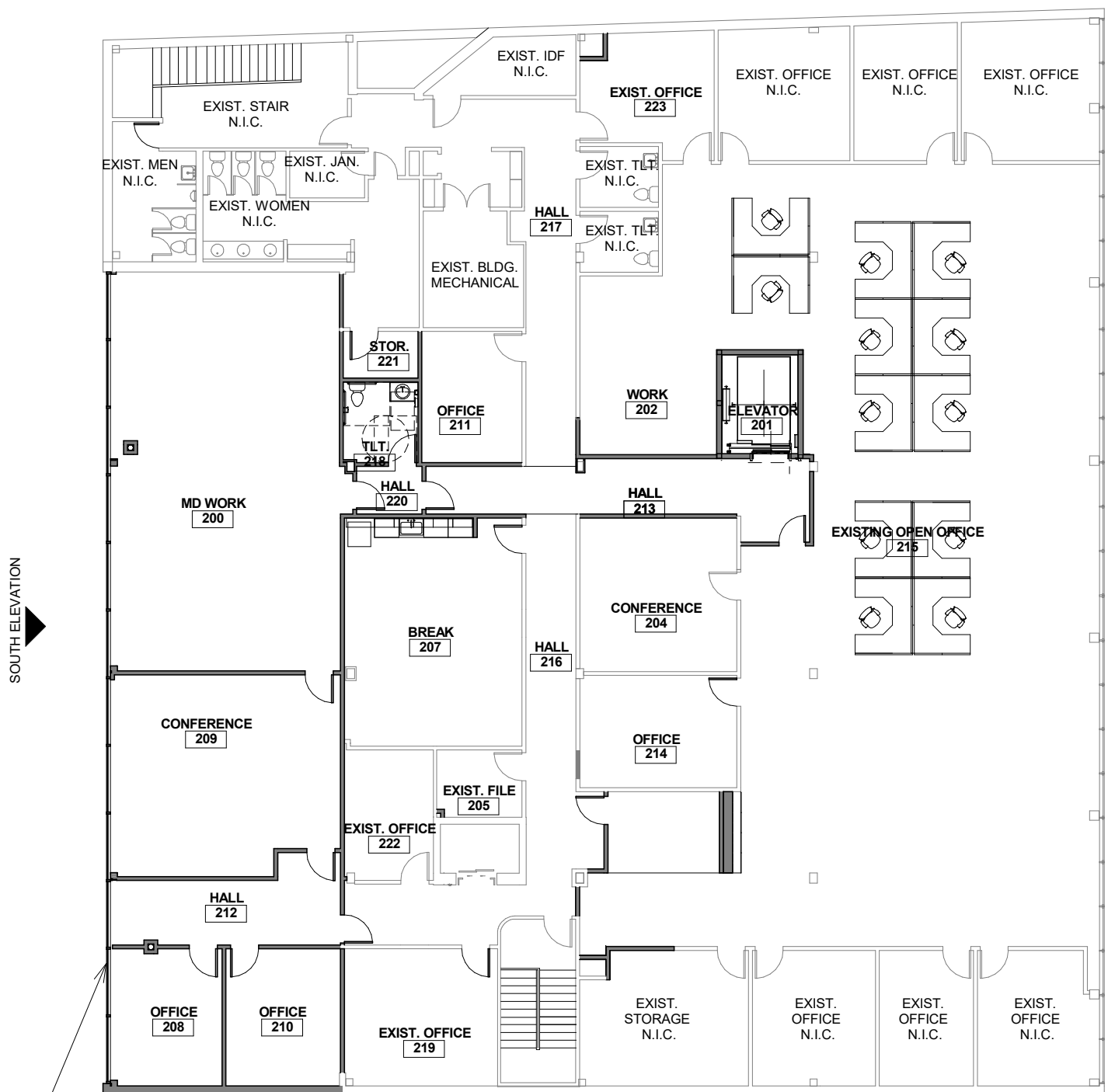
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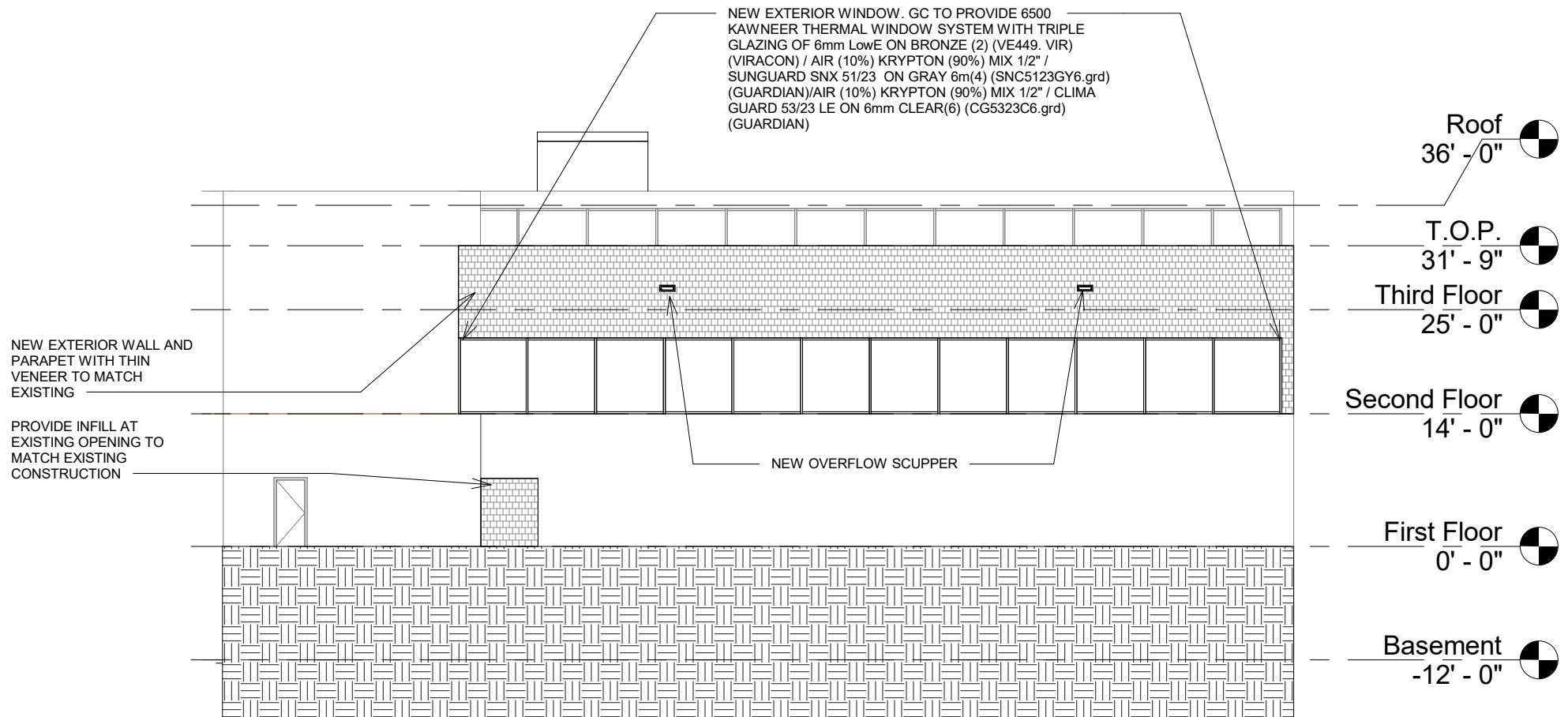
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PVA - SOUTH ELEVATION

615 Soledad St. San Antonio, TX 78205

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Scale: 1/16" = 1'-0"

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LK design group

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16010 Via Shavano - San Antonio, Texas 78249
210.824.8825 fax 210.824.4150

EXISTING DOOR
TO BE REMOVED,
PROVIDE INFILL
TO MATCH
EXISTING
CONSTRUCTION

REMOVE
EXISTING
STOREFRONT
SYSTEM

REMOVE EXISTING
PRECAST
CONCRETE AND
STEEL GUARD RAIL



PVA - SOUTH FACADE EXTERIOR

08/23/16

Scale: N/A

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PVA - NORTH FACADE EXTERIOR

08/23/16

Scale: N/A

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PVA - EAST FACADE EXTERIOR

08/23/16

Scale: N/A

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PVA - WEST FACADE EXTERIOR

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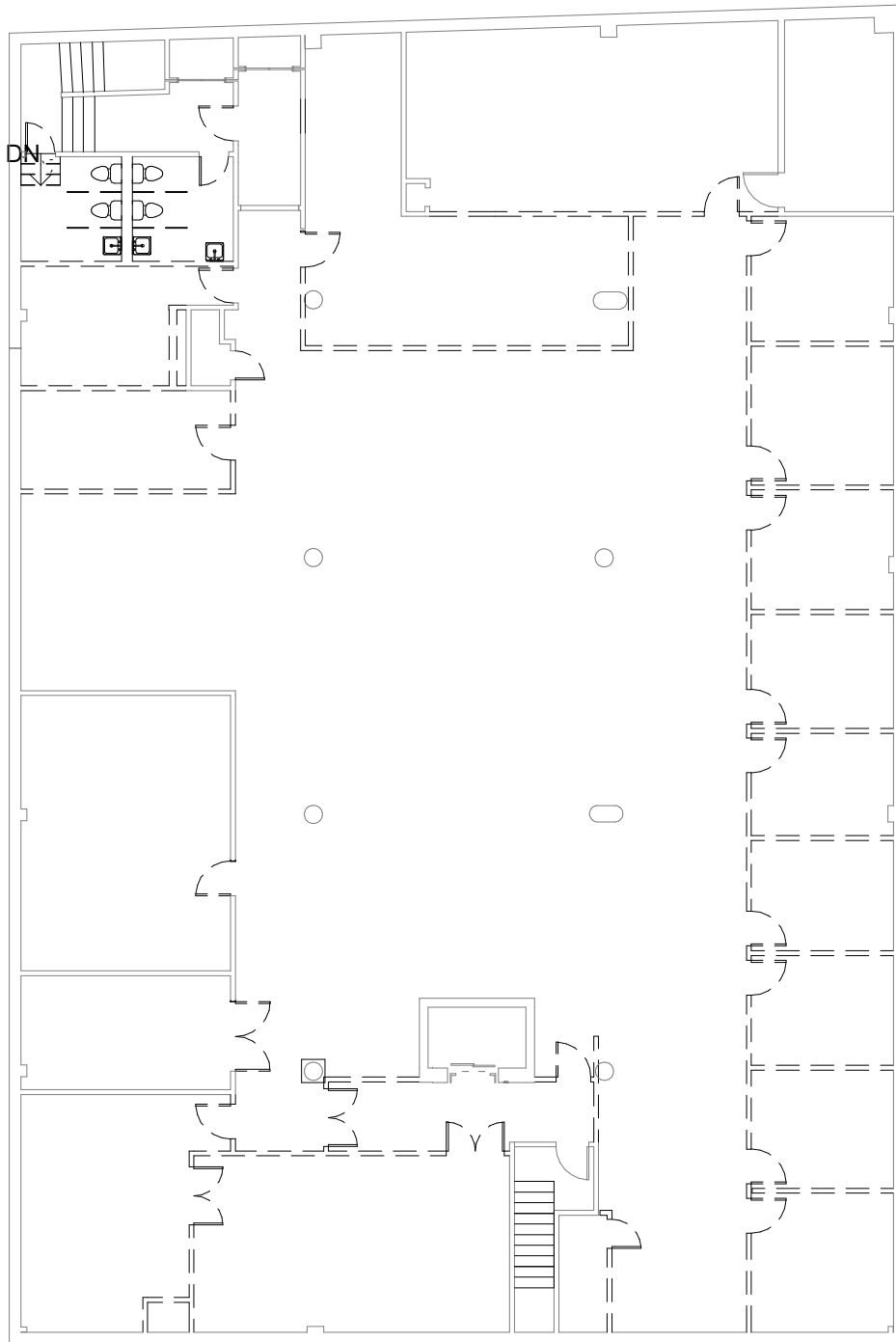
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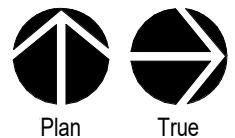


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GENERAL NOTE: ALL INTERIOR WORK THIS FLOOR



PVA - BASEMENT DEMOLITION PLAN

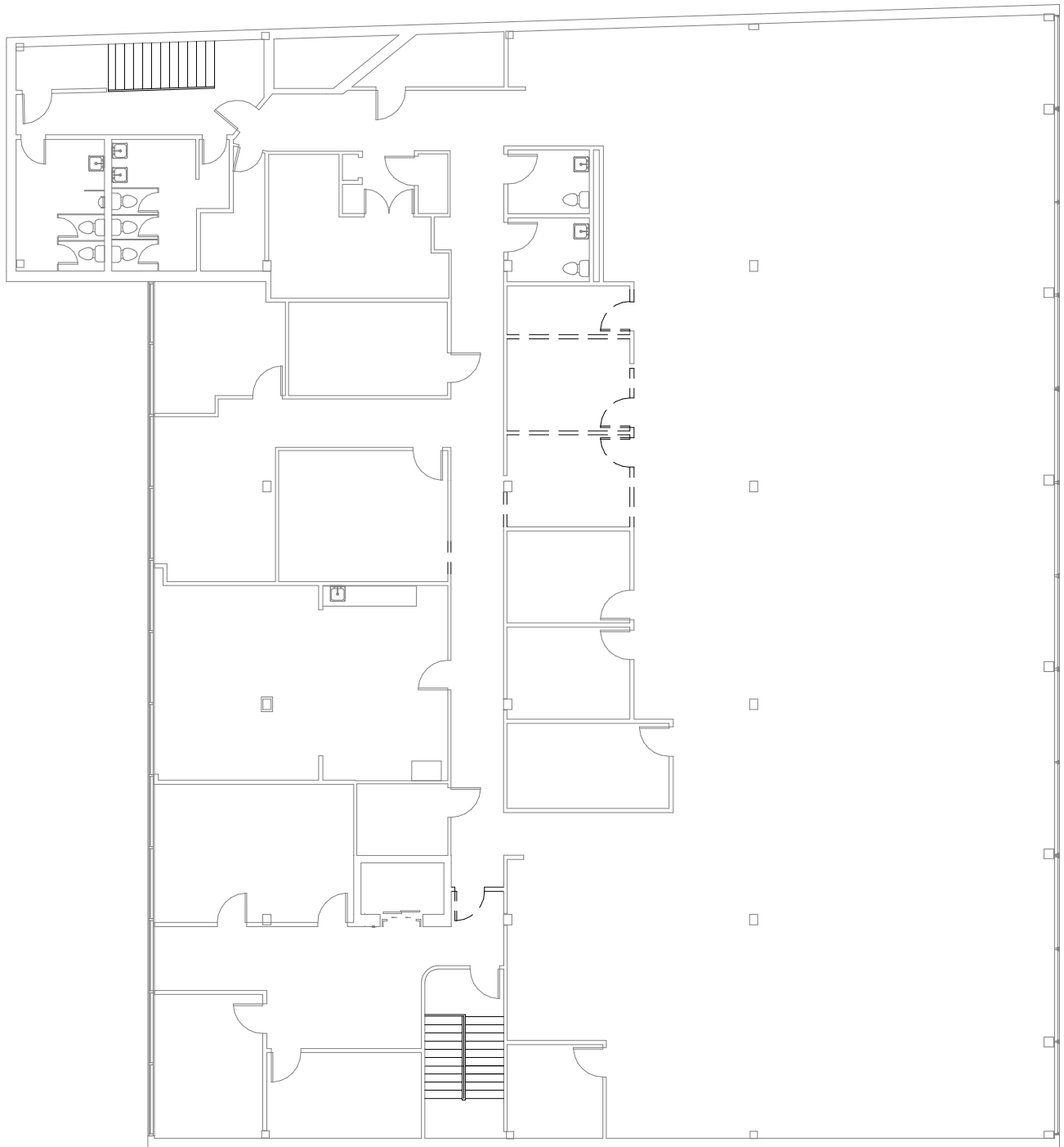
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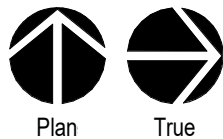
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PVA - THIRD FLOOR DEMOLITION PLAN

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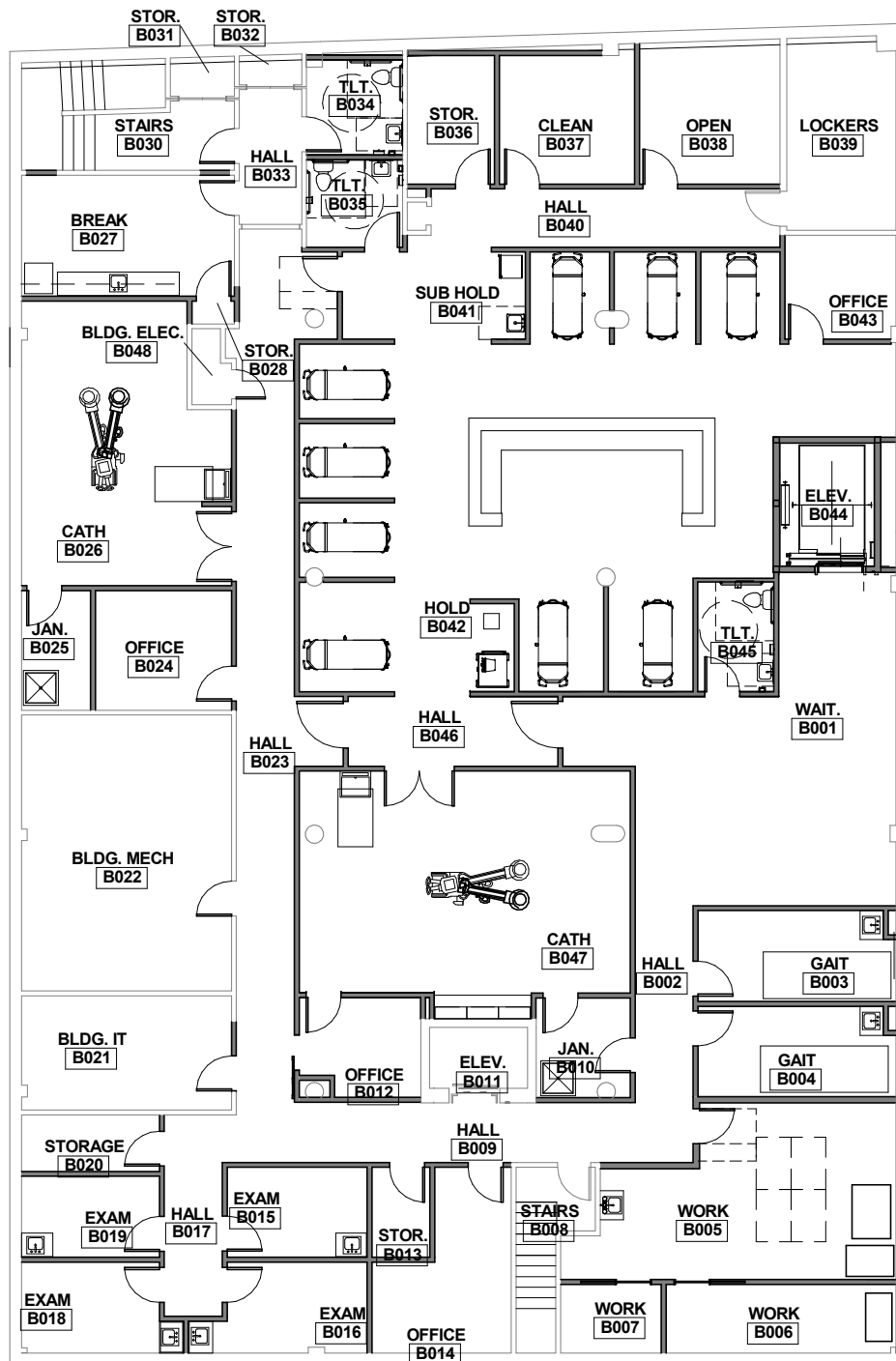
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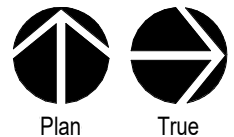
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PVA - BASEMENT CONSTRUCTION PLAN

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