HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2016

Agenda Item No: 11

HDRC CASE NO:	**2016-377**
ADDRESS:	135 E COMMERCE ST
LEGAL DESCRIPTION:	NCB 106 BLK LOT 35 (WITTE BUILDING I SUBD)
ZONING:	D HS RIO-3
CITY COUNCIL DIST.:	1
LANDMARK:	Witte Building
APPLICANT:	Andrew Douglas/Douglas Architects
OWNER:	Chris Hill/135 E Commerce LLC
TYPE OF WORK:	Amendments to previously approved design/ construction of a stair and elevator tower

REQUEST:

The applicant is requesting conceptual approval to amend a previously approved design for the rehabilitation of the historic structure at 135 E Commerce, commonly known as the Witte Building. Within this amendment, the applicant has proposed:

1. Modify the exterior staircase to directly connect to the River Walk. Direct access to the River Level Terrace of the Witte Building from E Commerce will no longer be provided.
2. Construct a vegetation screen to be attached to the public/private elevator to provide screening as well as incorporate a sliding access gate.
3. Remove the proposed metal balconies at the street level, second level and third floor balconies at all locations other than the proposed stair's landings. The rear balconies will remain.
4. Reduce the number and size of window openings.

APPLICABLE CITATIONS:

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)
i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

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 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

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 façade 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.

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.

UDC Section 35-672 – Neighborhood Wide Design Standards

(a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.
(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.

UDC Section 35-673 – Site Design Standards

(p) New Elevator and Building Access. In order to prevent queuing and inhibition of pedestrian flow on the Riverwalk pathway, a landing that is at minimum six (6) feet in depth shall be provided between an elevator or building access point or doorway and the Riverwalk pathway. The width of the landing shall further comply with ADA (Americans with Disabilities Act) and/or TAS (Texas Accessibility Standards) requirements.

FINDINGS:

a. On October 16, 2013, the applicant received conceptual approval to rehabilitate the existing structure at 135 E Commerce, known as the Witte Building. Included in this conceptual approval was the restoration of the front (south) façade, the reconstruction of the historic decorative parapet wall, the removal of several rear additions, the construction of metal balconies on the north façade, the construction of a small, projecting balcony and a flat canopy at street level on the south façade and to remove an existing Hugman retaining wall and cantilevered walkway along the west side of the structure currently connecting E Commerce to an existing pedestrian bridge across the main river channel and construct a new pedestrian stair from E Commerce to the River Walk below. Stipulations for this approval included more detail be presented for final approval regarding the materials and installation method for the proposed balconies and the proposed street facing canopy.
b. On December 3, 2014, the applicant received conceptual approval install a public/private elevator located in the southwest corner of the property. The applicant stated at that time that the proposed elevator would serve visitors to the San Antonio River Walk as well patrons of the Witte Building and that the owner was pursuing continual public access to the elevator. Stipulations for this approval included that the owner and operator of the proposed elevator offer continual elevator access to the public in order to facilitate pedestrian traffic from E Commerce to the River Walk level below, that the applicant address and provide more information regarding potential queuing at the elevator entrance on the River Walk level and that the applicant explore alternatives regarding the overall design and materials to mitigate the blocked view from the Witte Building's third story window, the use of complementary materials and the inclusion of a canopy (this canopy is not to be confused with the proposed and conceptually approved canopy attached to the existing structure's E Commerce façade).
c. At the July 15, 2016, HDRC hearing, the HDRC approved the design with the stipulations that the applicant coordinate with the City of San Antonio Center City Development & Operations Department regarding public access to the proposed elevator and that an archaeological investigation is required.
d. This request was reviewed by the Design Review Committee on September 14, 2016, where committee members asked questions regarding the proposed stair circulation at the river level, the distance between the stair and elevator for a pedestrian path, proposed materials for both the stair and elevator tower and proposed landscaping materials for the green screen. Committee members expressed concern regarding the success of a proposed green

screen, the materials used for the proposed elevator and stair tower and the queuing of pedestrians at the elevator entrance on the River Walk level.

e. This request was reviewed a second time by the Design Review Committee on October 12, 2016. At that meeting, committee members discussed the updated proposals to the green screen, questioned the elevator's door orientation, noted that the stair seemed to be an intrusion on the River Walk and asked questions regarding the existing circulation at the River Walk level.

f. STAIR MODIFICATION – The applicant received final approval to construct a stair that would feature a River Walk level landing that did not impede on the public right of way, nor pose a threat to the facilitation of pedestrian traffic passing by the Witte Building. At this time, the applicant has proposed the River Walk level landing to the west of the pedestrian walkway with the stair case extending over the pedestrian walkway. This design would utilize an existing planting strip and funnel pedestrian traffic between the proposed stair case and the proposed elevator tower. Staff finds that the newly proposed location of the stair landing could potentially impede the flow of pedestrian traffic in the public right of way.

g. STAIR MODIFICATION – The applicant has proposed modifications to the proposed detailing of the stair, primarily at the River Walk level to street connection. The applicant has proposed a stair that features materials that include polished concrete and perforated metal. While these materials may be similar to those found in original Hugman elements, their application is drastically different in design, scale and context.

h. ELEVATOR MODIFICATION – At the time of final approval, the applicant had proposed for the elevator and stair tower to feature an overall height of approximately thirty-three (33) feet. The applicant had previously proposed for the elevator to have a reduced height as to not obscure historic window openings on the west façade of the Witte Building. At this time, the applicant has increased the height of the proposed elevator; however, the overall height of the proposed elevator tower is less than that of the primary historic structure. given the distance between the elevator structure and the historic window, the window will not be obscured. Additionally, the proposed elevator materials which include perforated metal, steel members and clear and fritted glass will reduce the overall mass of the proposed tower.

i. ELEVATOR MODIFICATION – Previously, staff noted that an elevator which featured an entrance facing the pedestrian right of way at the Riverwalk level would promote queuing in the public right of way, which is prohibited by the UDC Section 35-672(a)(5). Additionally per UDC Section 35-672(p) a landing that is at minimum six (6) feet in depth shall be provided between an elevator or building access point or doorway and the River Walk pathway. The width of the landing shall further comply with ADA (Americans with Disabilities Act) and/or TAS (Texas Accessibility Standards) requirements. Per the site plan provided by the applicant, this requirement has not been met. Staff recommends the applicant revise the proposed design to comply with UDC Section 35-672(p). The elevator as proposed would require a variance given that it does not meet the minimum requirement for queuing.

j. ELEVATOR MODIFICATION – The applicant has proposed to construct a vegetation screen to screen the proposed elevator and stair from view. Staff finds that a screen at this location would only add to the massing of the proposed elevator. Additionally, staff has concern regarding the success of a western facing vegetation screen which is attached to glass and steel. Staff recommends the applicant remove the proposed green screen from the scope of work.

k. WINDOW MODIFICATIONS – The applicant has proposed to reduce the size of the proposed window openings to match existing window openings as well as to reduce the overall amount of proposed window openings. Staff finds this modification to the previously approved design appropriate given that no historic elements will be negatively impacted.

l. BALCONY MODIFICATIONS – The applicant has proposed to remove all balconies from the west façade with the exception of balconies used in coordination with the proposed stair. Staff finds that the removal of the proposed balconies is appropriate given that no historic elements will be negatively impacted.

m. ARCHAEOLOGY- The property is within the River Improvement Overlay District and the Spanish Colonial Potrero. In addition, it is adjacent to the San Antonio River and the Main and Military Plazas National Register of Historic Places District. The project area is also in close proximity to previously recorded archaeological sites 41BX25 and 41BX984. Thus, the property may contain sites, some of which may be significant. Therefore,

archaeological investigations shall be required for the project area. Excavations within public property shall adhere to the requirements of the Texas Antiquities Code. 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 does not recommend approval of items #1 and #2 based on findings f through j with the following stipulation:

i. Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

Staff recommends approval of items #3 and #4 based on findings k and l.

CASE MANAGER:

Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:Oct 24, 2016

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Empire Theatre
Drury Inn & Suites
San Antonio Riverwalk
N St M
The Esquire Tavern
N St M
Catto & Catto
Drury Plaza Hotel San
Antonio Riverwalk
135 East
Commerce Street
River Walk
River Walk
San Antonio River
E Commerce St
Marriage Island
Judy's Food To Go
Payless ShoeSource
Commerce St
Public Restroom
Off Main Plaza
Riverview Towers
Soledad St
Morrison Apartments
La Jalisco

DOUGLASARCHITECTS
1320 East Houston Suite 102 San Antonio TX 78205

Memo

Date: November 2, 2016

To:

Historic Design Review Commission
Development & Business Services Center
1901 S. Alamo St
San Antonio, TX 78205

From:

Andrew Douglas
1320 E. Houston Suite 102
San Antonio, TX 78205

RE:

135 E. Commerce - Witte Building: Historic Design Review Commission Presentation

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ALTERATIONS + UPDATES

- Elevator tower infill is all glass – clear and fritted or filmed [transparent and semi-obscured or translucent]
- Green screen starts at public landing level [columns, green screen and planter eliminated at river level making this transition area much more open and solving elevator stretcher code issue]
- Planters added at various levels of green screen per recommendation of landscape consultant [will expedite vine infill]
- Planter added at river side of public stair landing [a re-interpretation of the pots hung off guardrails on Hugman stairs]; panel in line with the stairs descending from street level left open with perforated metal infill so first view is of the river
- Material and detail upgrades introduced to celebrate the public stair to the river and differentiate it from the egress stair [important to maintain enough common language that the sense of a congruous construct is maintained]

RELATIONSHIPS:
Existing Hugman River Walk Stair* + Proposed Witte River Walk Stair
*using the most pertinent example as a reference for inspiration and re-interpretation

SEQUENCE:

- Hugman – descent that turns at an overlooking landing
- Witte – 3'x12' landing overlook outside of the circulation path builds upon this concept [specific space provided to allow for pause and observation]

TREAD / RISER MATERIAL:

- Hugman – concrete treads and risers
- Witte – also concrete, but reinterpreted with open risers and diamond polished treads [flood water can flow through / durable material / special treatment of surface]

GUARDRAIL / HANDRAIL MATERIAL:

- Hugman – one material - wrought iron; simple and open to allow a view to the river

Memo

- Witte – one material in different forms - bar, angle, sheet; perforated metal sheets allows a view through [high openness factor] while complying with current code [4" sphere cannot pass]; circles reference the dots of the fritted glass

STRUCTURAL SUPPORT:

- Hugman – special detailing to celebrate the column
- Witte – structure made special by eliminating the need for columns - wide flange beams support the landing without imposing on the river walk below [a necessity because the walkway at this part of the river has culverts beneath it and cannot support columns]

INCORPORATED PLANTERS:

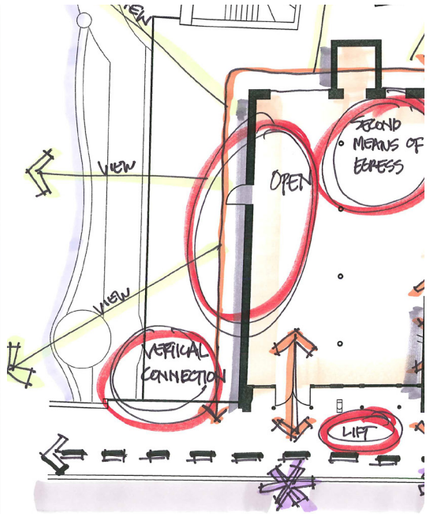
- Hugman – pots hung from rail to soften the manmade construct [additive element]
- Witte – reinterpreted as the folded wall of vegetation that shades the elevator tower [element that circulate under and around]; also, a planter at the landing softens this place of pause [could add fragrance and color to the experience]

MATERIAL PALETTE

- Elevator Tower – painted tube steel structure with clear and fritted or filmed glass
- Landings – lightweight concrete on metal deck within steel channel frame
- Stringers – painted steel channels
- Treads – pre-cast concrete
- Guardrails / Handrails – painted steel bar, pipe, angle, and perforated metal sheet
- Support Struts – painted steel pipe
- Shade Structure – outdoor translucent fabric
- Green Screen – stainless steel welded wire mesh fastened to steel frame
- Planters – painted steel plate
- Plants – TBD by landscape consultant

CELEBRATING THE PUBLIC STAIR TO RIVER:
Upgrades from the egress stairs

- Treads – diamond polished to expose glass or aggregate
- Guardrail Infill – perforated metal sheet to have greater openness factor [twice that of egress guardrail]
- Handrail – lighting incorporated to illuminate treads more distinctly
- Planter – incorporated at landing to add fragrance and color



WITTE BUILDING

135 EAST COMMERCE

HISTORIC DESIGN REVIEW COMMITTEE PRESENTATION

NOVEMBER 2, 2016

DOUGLASARCHITECTS

WITTE BUILDING | PROPOSED SOUTHWEST PERSPECTIVE (COMMERCE ST.)

LEGEND

1. REMOVAL OF BALCONIES
2. GREEN SCREENING SYSTEM
3. REVISED COMMERCE ST STAIR
4. PUBLIC ACCESS DIRECTLY TO/FROM RIVERWALK
5. TERRACE STAIR
6. REDUCED WINDOW SIZE & AMOUNT
7. MODIFIED TERRACE GUARD RAIL
8. GATE ACCESS
9. EXTERIOR CANOPY
10. PLANTER BOXES
11. ELEVATED RIVERWALK PLANTER

WITTE BUILDING | PROPOSED WEST ELEVATION

LEGEND

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3. REVISED COMMERCE ST STAIR
4. PUBLIC ACCESS DIRECTLY TO/FROM RIVERWALK
5. TERRACE STAIR
6. REDUCED WINDOW SIZE & AMOUNT
7. MODIFIED TERRACE GUARD RAIL
8. GATE ACCESS
9. EXTERIOR CANOPY
10. PLANTER BOXES
11. ELEVATED RIVERWALK PLANTER

WITTE BUILDING | PROPOSED NORTHWEST ELEVATION

LEGEND

1. REMOVAL OF BALCONIES
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3. REVISED COMMERCE ST STAIR
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7. MODIFIED TERRACE GUARD RAIL
8. GATE ACCESS
9. EXTERIOR CANOPY
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11. ELEVATED RIVERWALK PLANTER

ELEVATIONS | SOUTH (COMMERCE STREET)

LEGEND

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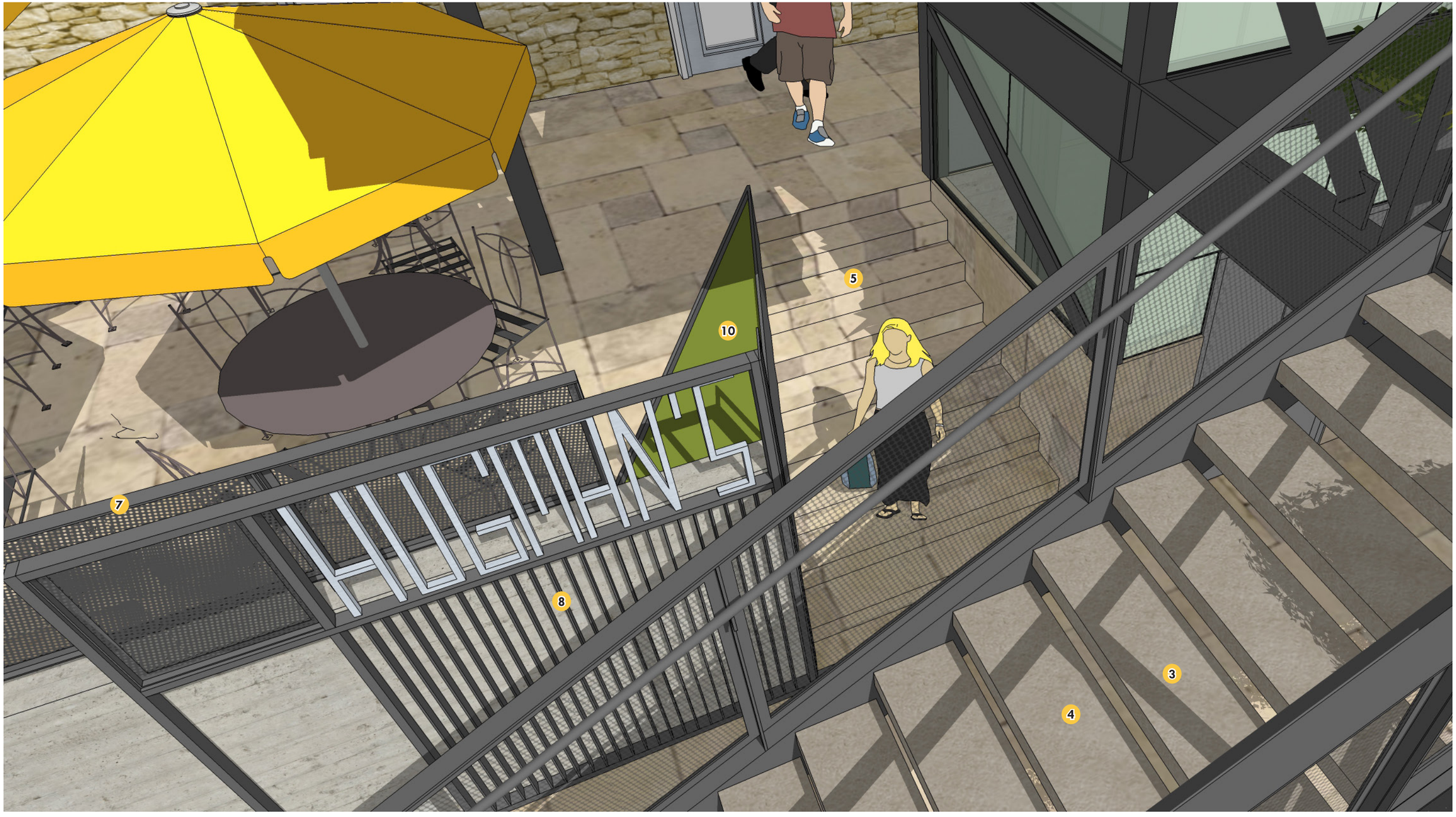

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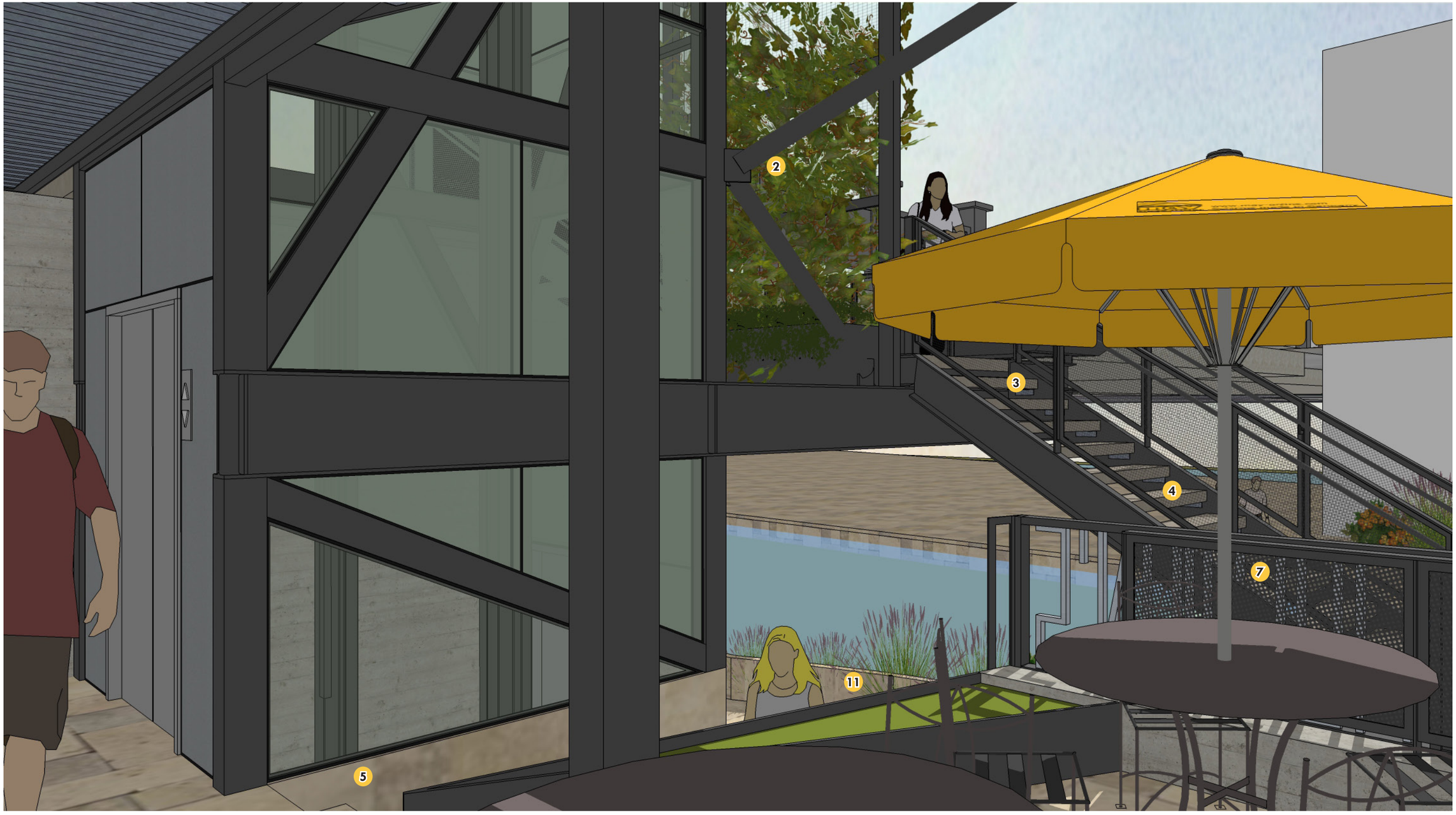

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11. ELEVATED RIVERWALK PLANTER

EXTERIOR STAIR

5'
UP
6' 6"
DN
4' 6"

DN
3'
4'
UP
DN

SEQUENCE

TREAD / RISER MATERIAL

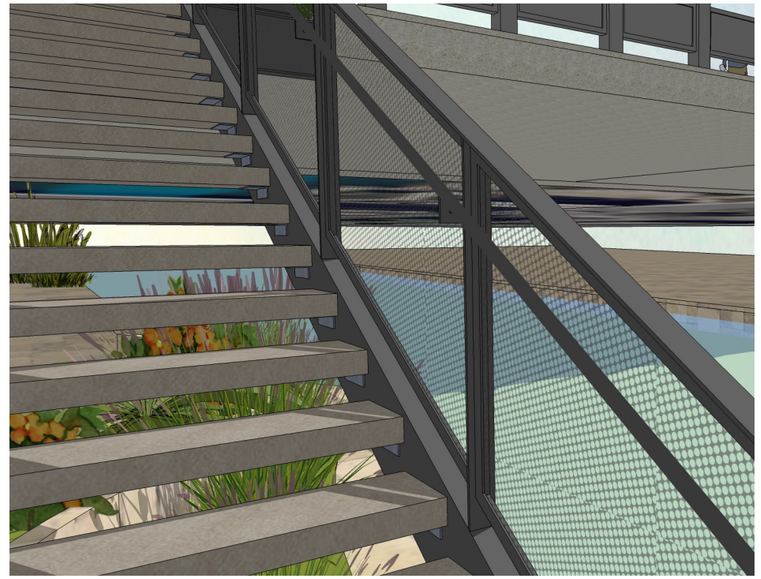
GUARDRAIL / HANDRAIL MATERIAL

STRUCTURAL SUPPORT

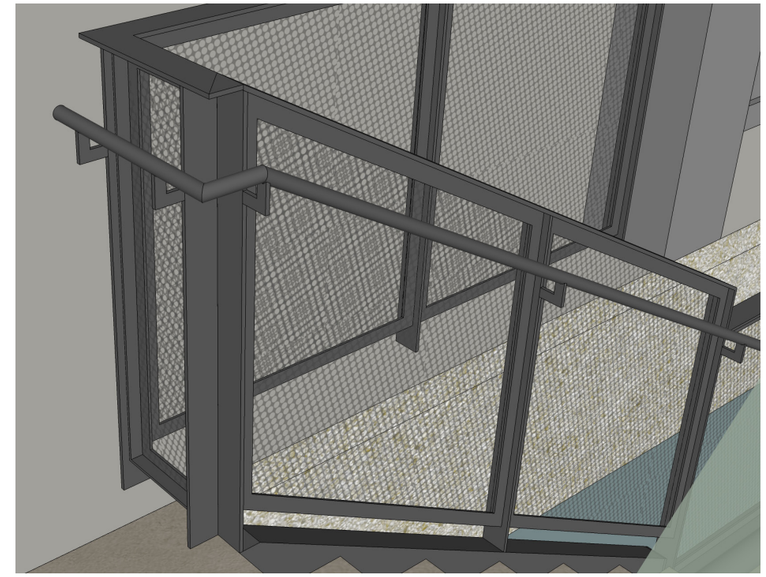
INCORPORATED PLANTERS

GUARDRAIL / HANDRAIL MATERIAL

SEQUENCE

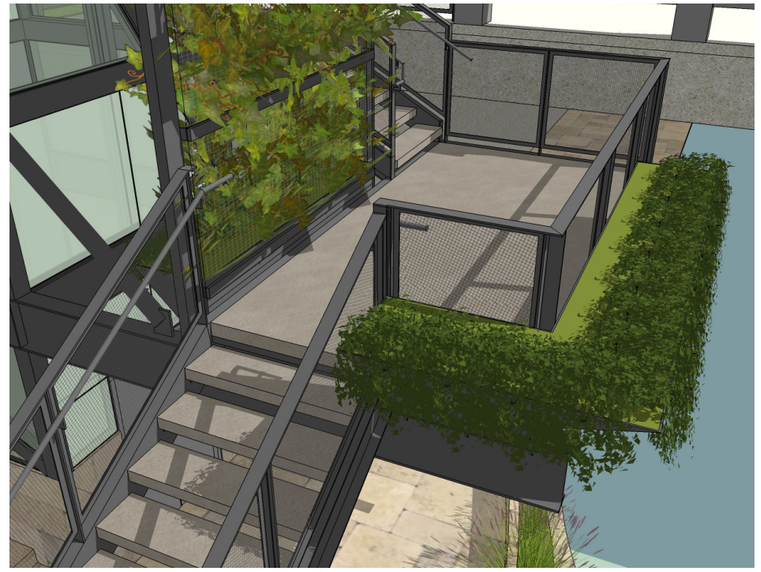


TREAD / RISER MATERIAL

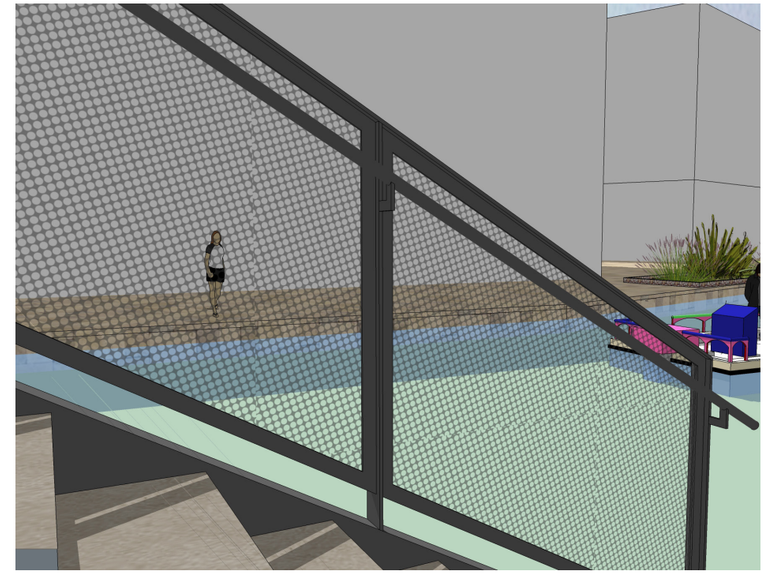


GUARDRAIL / HANDRAIL MATERIAL

STRUCTURAL SUPPORT



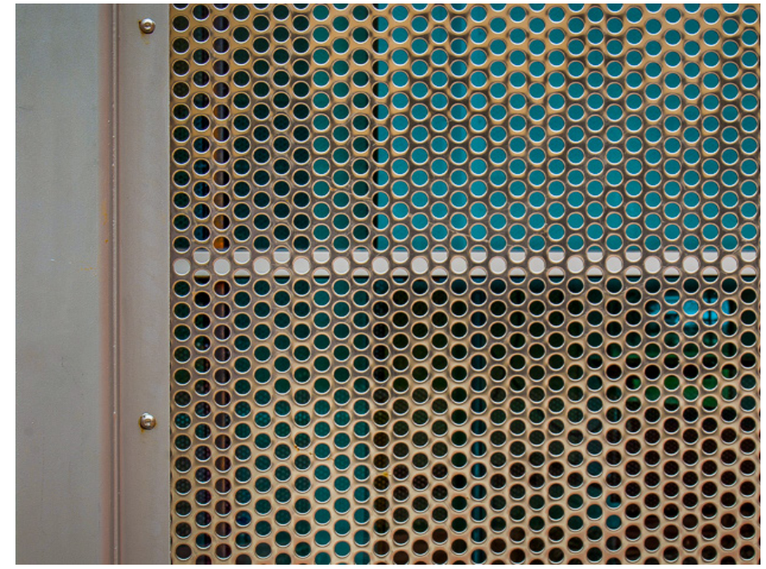
INCORPORATED PLANTERS



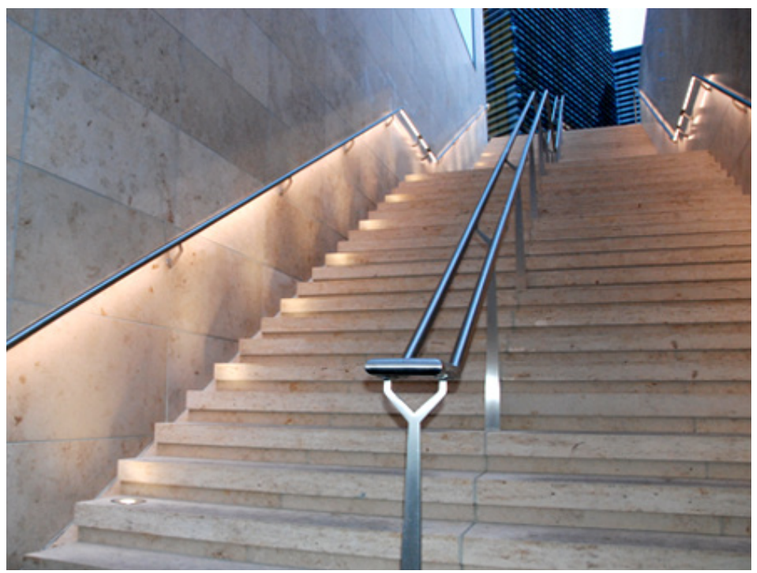
GUARDRAIL / HANDRAIL MATERIAL

POLISHED CONCRETE

PERFORATED METAL

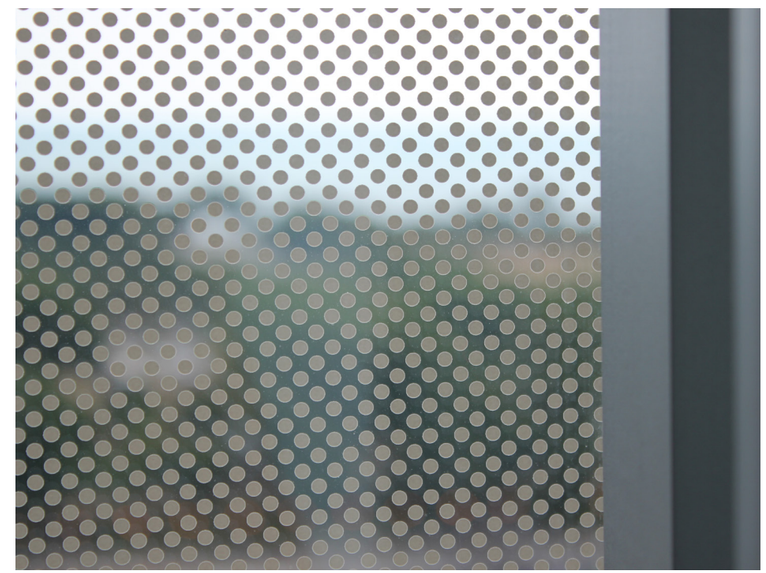


PERFORATED METAL



RAIL LIGHT

FRITTED GLASS



FRITTED GLASS

GREEN SCREEN

1 MONTH GROWTH

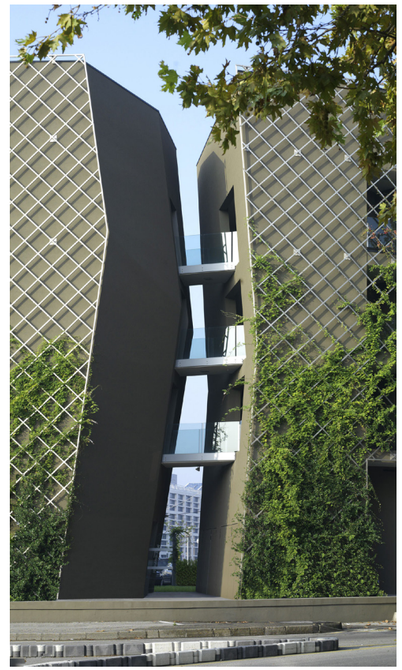
6 MONTHS GROWTH

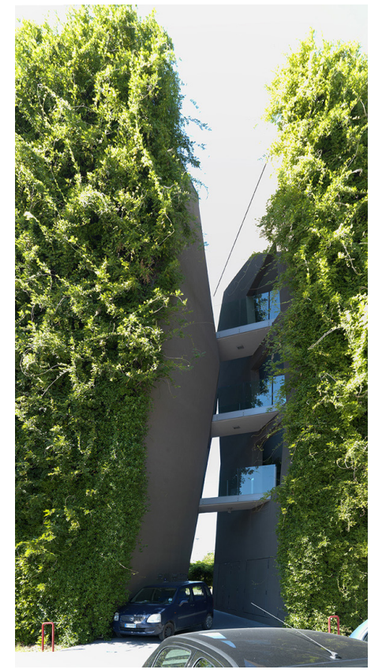
12 MONTHS GROWTH

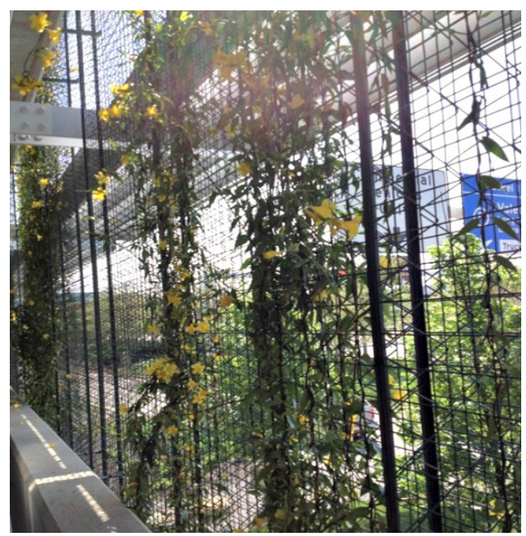
24 MONTHS GROWTH

24 MONTHS GROWTH

24 MONTHS GROWTH







CAROLINA JESSAMINE

CROSSVINE

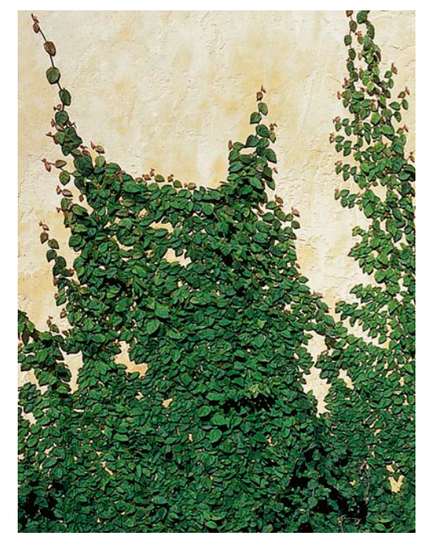


FIG IVY

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: SEPTEMBER 14, 2016 HDRC Case# 2016-377

ADDRESS: 135 E COMMERCE Meeting Location: 1901 S ALAMO

APPLICANT: ANDREW DOUGLAS / DOUGLAS ARCHITECTS

DRC Members present: MICHAEL GUARINO, TIM CONE, EDWARD GARZA

Staff present: EDWARD HALL

Others present: PATRICK SHEARER, MAUREEN CAVAZOS, TOBIN SMITH

REQUEST: AMENDMENTS TO PREVIOUSLY APPROVED DESIGN TO AN ELEVATOR/ STAIR TOWER ADDITION AND THE WEST FACADE.

COMMENTS/CONCERNS: TC: QUESTIONS REGARDING PROPOSED STAIR CIRCULATION AT RIVER WALK, TERRACE AND STREET LEVEL. TS: INCORPORATING A BY-PASS AREA FOR PEDESTRIAN TRAFFIC TO NOT BE BLOCKED BY ELEVATOR QUEUING. TC: WHAT IS PROPOSED FOR THE WEST FACING PATIO IN REGARDS TO SHADE/COVER. MG: WHAT IS THE DISTANCE REMOVED FROM RIVERWALK PATH BY PROPOSED ELEVATOR/STAIR TOWER? POTENTIALLY MOVE TOWER CLOSER TO THE BUILDING. CONCERNED REGARDING CROWDING ON RIVERWALK AT ELEVATOR/STAIR TOWER. TC: THERE IS SPACE FOR THE ELEVATOR/STAIR TOWER TO MOVE CLOSER TO THE WITTE BUILDING.

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**

APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) 9/14/2016 Date

TC: CLEAR PATH SHOULD BE SHOWN ON PLAN. WHAT ARCHITECTURAL ELEMENTS WILL BE USED FOR PROPOSED STAIRS?

MG: WHAT MATERIAL + FINISH WILL BE USED AT THE BASE OF THE CAFE?

TC: HAS THE DIMENSION OF THE ELEVATOR SHAFT CHANGE? ADDITION OF THE PROPOSED GREEN SCREEN ADDS MASSING. HOW WILL VEGETATION BE MAINTAINED? THE ARCHITECTURE OF THE SCREEN IS VERY IMPORTANT -- CURRENTLY PROPOSED GREEN SCREEN IS BRINGING TOO MUCH ATTENTION TO ITSELF.

MG: GREEN SCREEN FACING WEST IS LIKELY TO BE UNSUCCESSFUL. WHAT IF TOWER SCREENING IS NOT GREEN, BUT GLASS/METAL?

TC: DIAGONAL BRACING IS OKAY, BUT MUST BE DEVELOPED.

EG: A SCREEN THAT IS LESS DEPENDANT ON LANDSCAPING IS NEEDED.

TS: MORE GLASS CAN BE INCORPORATED INTO ELEVATOR TOWER.

TC: THERE'S LARGE VALUE IN THE EXTENT OF SIMPLICITY OF THE TOWER.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Demolition and Designation Committee

DATE: OCTOBER 12, 2016 HDRC Case# 2016-377

ADDRESS: 135 E COMMERCE Meeting Location: 1901 S ALAMO

APPLICANT: ANDREW DOUGLAS/DOUGLAS ARCHITECTS

DDC Members present: JOHN LAFFOON, DANIEL LAZARINE

Staff present: EDWARD HALL

Others present: PATRICK SHEARER, MAUREEN CAVAZOS, TOBIN SMITH

REQUEST: CONSTRUCTION OF A STAIR/ELEVATOR TOWER, EXTERIOR MODIFICATIONS

COMMENTS/CONCERNS: DL: COMMENTS REGARDING PREVIOUS GREEN SCREEN COMMENTS. JL: GREEN SCREEN GROWING FROM VARIOUS LEVELS IS MUCH MORE PRACTICAL THAN GROWING FROM THE RIVER LEVEL, WILL THERE BE A REPLACEMENT POLICY FOR ANY PLANT MATERIALS THAT DIE OR ARE DAMAGED? AD: MANAGEMENT/UPKEEP FOR GREEN SCREEN WILL BE RESOLVED. JL: HOW WILL THE SCREEN BE IRRIGATED? DRIP IRRIGATION? JL: WILL THERE ALSO BE CASCADING PLANTS? TS: THE ADDITION OF A GREEN SCREEN PROVIDES A GARDEN ELEMENT TO THE ADDITION.

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) 10.12.16
Date

JL: QUESTIONS REGARDING ELEVATOR DOOR ORIENTATION.

TS: ELEVATOR DOORS AT THE RIVER LEVEL WILL OPEN TOWARDS THE RIVER.

JL: HAS THE INCLUSION OF CURVES IN THE STAIR ADDITION BEEN CONSIDERED TO REDUCE THE RIGIDITY OF THE TOWER?

TS: A CURVE DOES NOT FIT THE PROFILE OF THE PROPOSED STAIR. AD: SOFTENING OCCURS WITH THE LANDSCAPING ELEMENTS.

DL: CONCERNS WITH THE OPENESS OF THE STAIRS. WILL THERE BE ANY PRIVACY ELEMENTS? POTENTIALLY CONSIDER THE INCLUSION OF PERFORATED METAL ON THE UNDERSIDE OF THE STAIRS.

DL: THE STAIR SEEMS TO BE AN INTRUSION ON THE RIVER WALK. WOULD THE STAIR WRAPPING THE ELEVATOR CORE NOT BE A BETTER SOLUTION?

DL: TYPICALLY THE RIVER AND A STRUCTURE BOUND PEDESTRIANS ON THE RIVER WALK, NOT TWO STRUCTURES.

JL: LOCATION OF STAIR PLACES IT IN THE PUBLIC REALM. DISTANCE BETWEEN THE STAIR AND WALL? (5 FEET).

DL: HAS MOVING THE STAIR TO THE WALL BEEN CONSIDERED?

DL: QUESTIONS REGARDING EXISTING CIRCULATION, EXISTING WALLS AT REAR OF THE SITE.