

HISTORIC AND DESIGN REVIEW COMMISSION

December 21, 2016

Agenda Item No: 1

HDRC CASE NO:	2017-D03
ADDRESS:	303 Blum, 207 and 224 Elm St, and 1001 E Commerce St
LEGAL DESCRIPTION:	Lots 90 and 91, Block 3, NCB 153
ZONING:	D AHOD
PUBLIC PROPERTY:	No
COUNCIL DISTRICT:	1
DISTRICT:	Downtown Business District
LANDMARK:	No
APPLICANT:	Jennifer Heiney, Epstein Global
OWNER:	BRE/LQ TX Properties, LP
TYPE OF WORK:	Façade improvements

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to: update the entire building façade including the porte cochere and roof, as shown in the attached Exhibits A, B, and C.

The façade improvements include:

- Replacement of gabled roof with a flat roof;
- removal of the decorative railing from windows and roof lines;
- removal of some decorative elements within the façade;
- installation of new large-format tile rainscreen walls on portions of the north, south, east, and west façades;
- and, repainting of the remaining EIFS surface.

APPLICABLE CITATIONS:

City of San Antonio Downtown Design Guide:

Required Standards

1. Chapter 7. Section A.1: Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrances shall read differently from retail storefronts, restaurants, and commercial entrances.
2. Chapter 7. Section C.1: San Antonio has strong sun conditions. Use deep reveals to get shadow lines.
3. Chapter 7. Section C: Prohibited Exterior Materials: Imitation stone (fiberglass or plastic); Plywood or decorative exterior plywood; "Lumpy" stucco, CMU; Rough sawn or "natural" (unfinished) wood, EIFS; Used brick with no fired face (salvaged from interior walls); Imitation wood siding; Plastic panels.
4. Chapter 7. Section D.1: Reinforce a building's entry with one or more of the following architectural treatments: extra-height lobby space; distinctive doorways; decorative lighting; distinctive entry canopy; projected or deep recessed entry bay; building name and address integrated into the facade; artwork integrated into the facade or sidewalk; a change in paving material, texture, or color within the property line; distinctive landscaping, including plants, water features and seating.

Preferred Guidelines

1. Chapter 7. Section A.2: Avoid continuous massing longer than 150 feet not articulated with shadow relief, projections and recesses. If massing extends beyond this length, it needs to be visibly articulated as several

smaller masses using different materials, vertical breaks, such as expressed bay widths, or other architectural elements.

2. Chapter 7. Section C.2: Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.
3. Chapter 7. Section C.6: To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements. The skin should reinforce the integrity of the design concept and the building's structural elements as seen in Figure 7.5 and 7.6 and not appear as surface pastiche.
4. Chapter 7. Section C.10: Design color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.
5. Chapter 7. Section C.11: Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.
6. Chapter 7. Section C.12: Corner buildings at prominent intersections require a higher standard of articulation, detailing, and architectural treatment than other buildings within the middle of the block.
7. Chapter 7. Section D.3: Strong colors should emphasize architectural details and entrances.

FINDINGS:

The proposed façade improvements meet the purpose and intent of the **Downtown Design Guide**.

Although the proposed façade improvements include EIFS (exterior insulation finishing systems) which are prohibited by the Downtown Design Guide (DDG) design standards, the material is existing and predates the adoption of the DDG and therefore is legally nonconforming. The existing EIFS is not being replaced, only repaired and repainted. Where EIFS is removed, it will be replaced with neolith panels/tiles that are permitted by the DDG.

RECOMMENDATION:

Staff recommends approval as submitted, as shown in the attached **Exhibits A, B, and C**.

CASE MANAGER:

Micah Diaz, Planning Coordinator, Department of Planning & Community Development

2017-D03: 303 Blum, 207 and 224 Elm St,
and 1001 E Commerce (Lots 90491, Block 3, NCB 153)

EXHIBIT A



EXISTING



PROPOSED

LA QUINTA INN & SUITES

EXTERIOR RENOVATION

PROPERTY ADDRESS
LA QUINTA INN #0501
303 BLUM STREET
SAN ANTONIO, TEXAS 78205

OWNER
LQ TX ACQUISITION PROPERTIES LP
LA QUINTA CORP
909 HIDDEN RIDGE
IRVING, TEXAS 75038

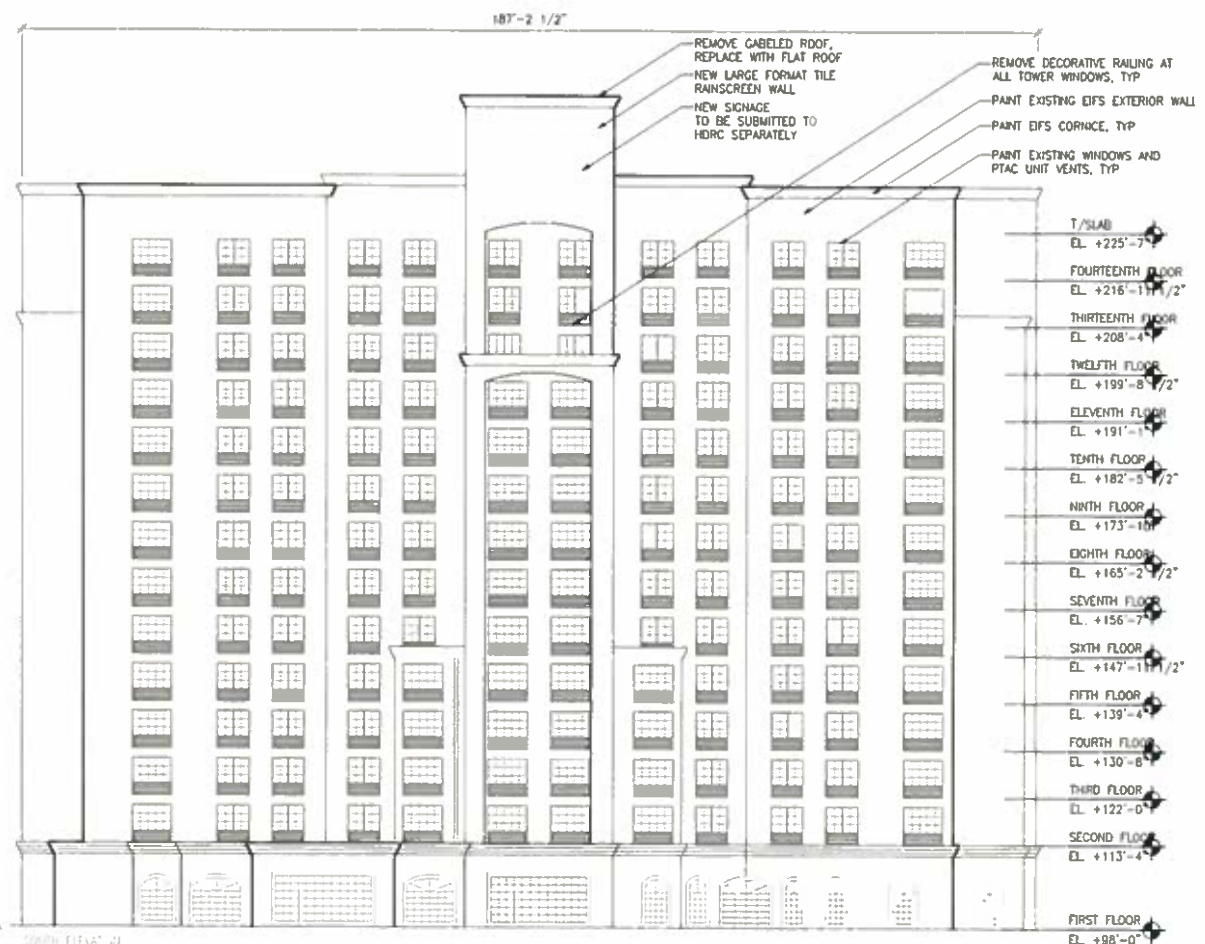
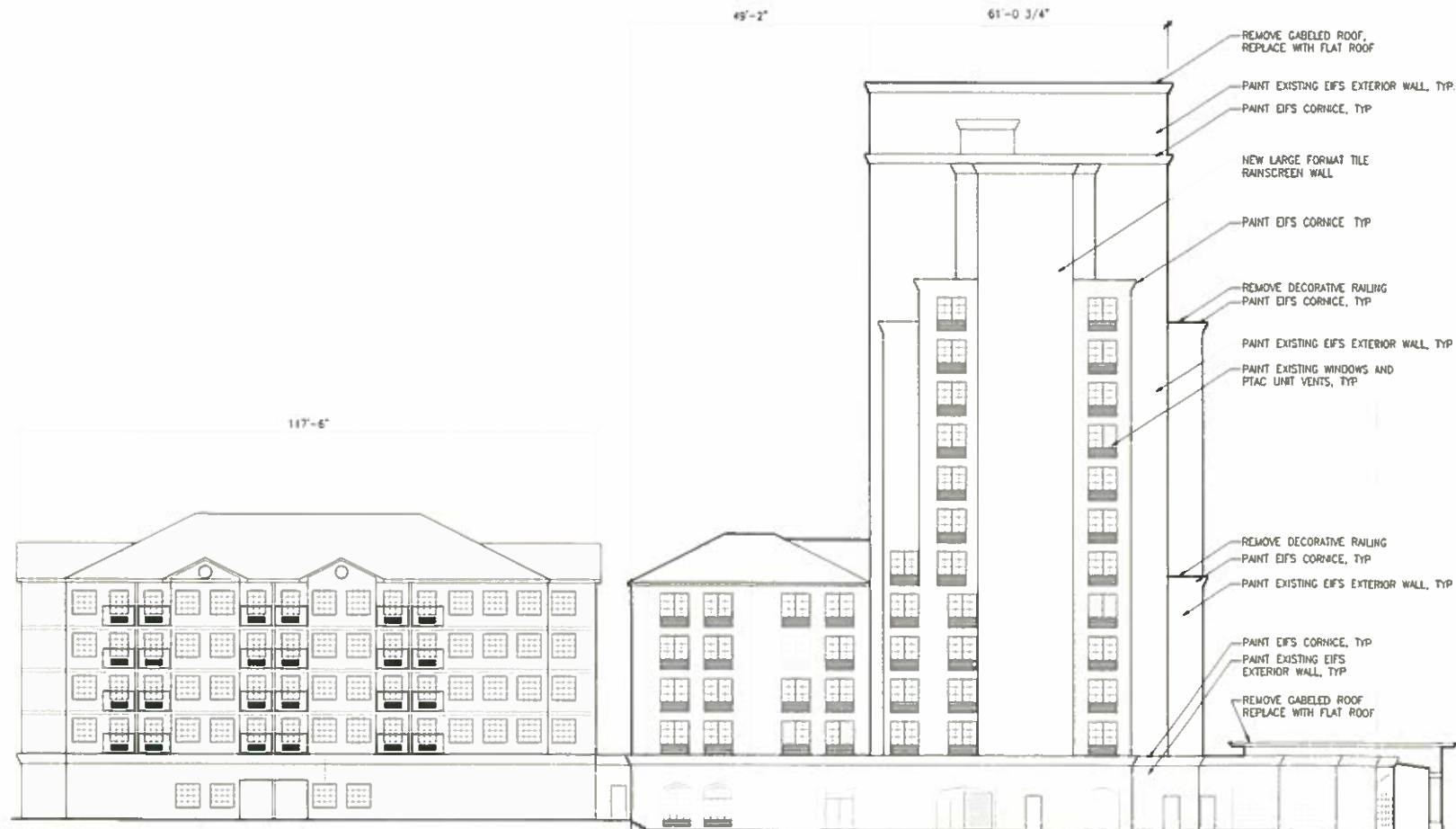
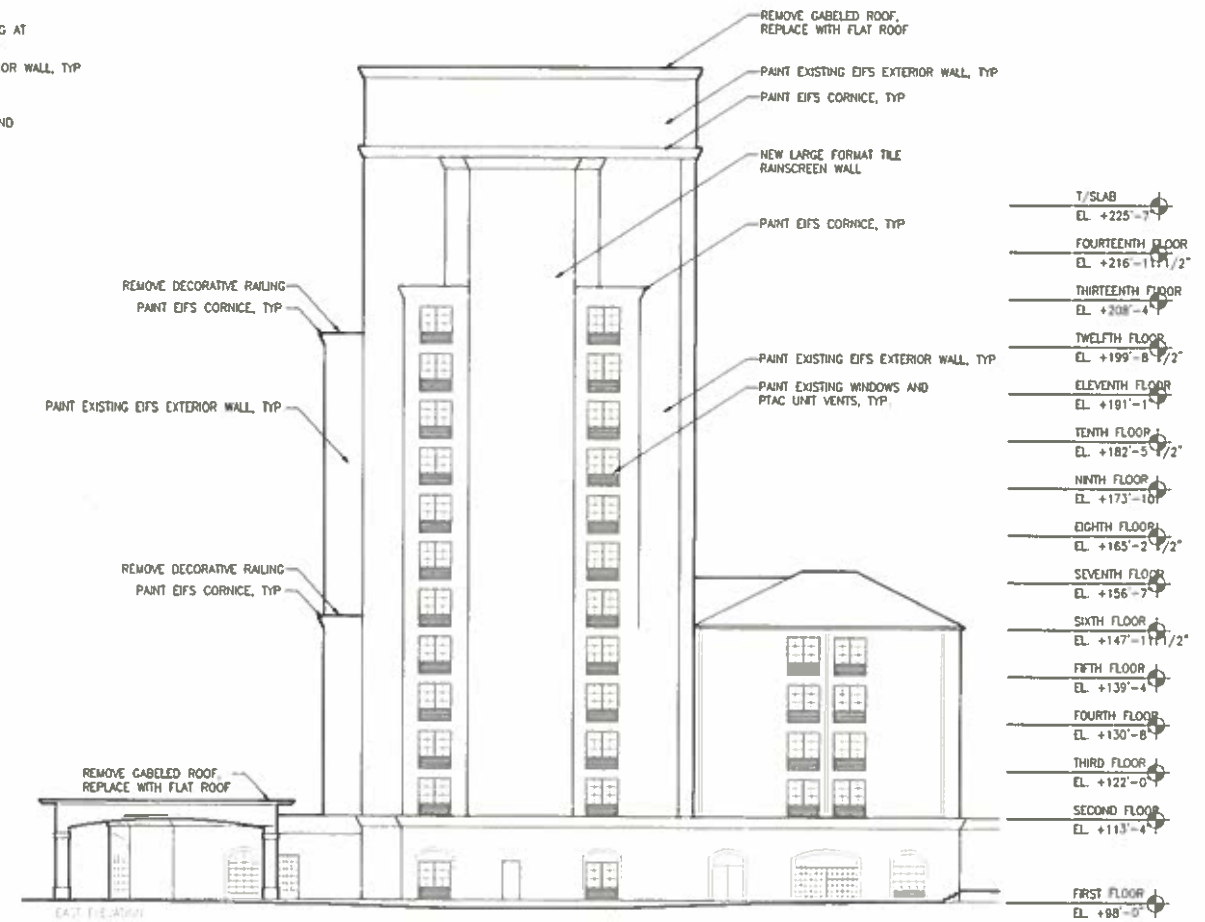
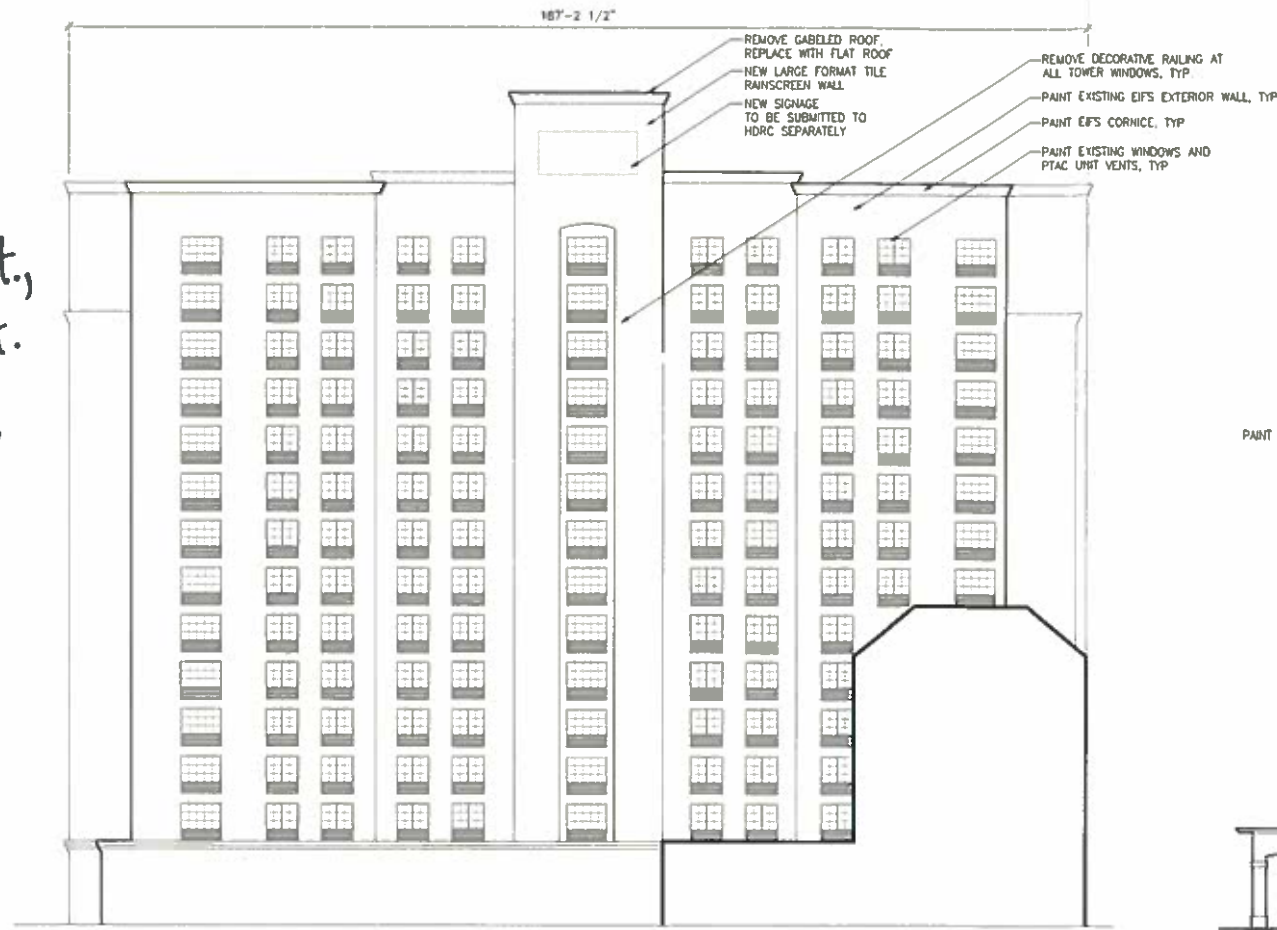
ARCHITECT
EPSTEIN
600 WEST FULTON
CHICAGO, ILLINOIS 60661

LA QUINTA
SAN
ANTONIO

300 BLUM STREET
SAN ANTONIO, TX
78205

EXHIBIT B

2017-D03: 303 Blum,
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ELEVATIONS

EXHIBIT C 2017-DO3:

303 Blum, 207 and 224 Elm St.,
and 1001 E Commerce St.
(Lots 90 & 91, Block 3, NCB 153)



VIEW FROM SOUTH WEST



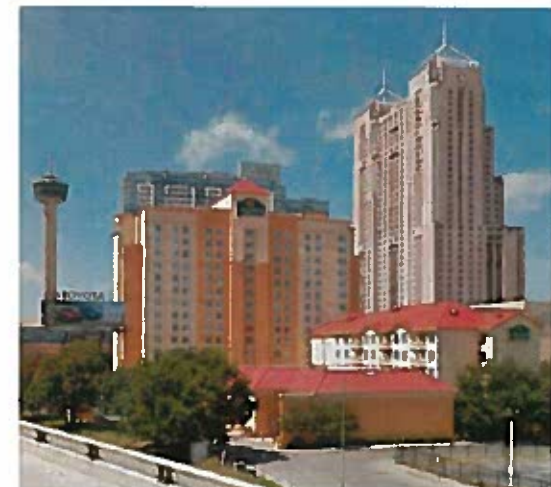
VIEW FROM NORTH BOUND HIGHWAY



VIEW FROM NORTH WEST



VIEW FROM NORTH EAST



VIEW FROM SOUTH BOUND HIGHWAY

EXISTING PHOTOS

