

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 4

HDRC CASE NO: 2017-025
ADDRESS: 2018 AVENUE B
LEGAL DESCRIPTION: NCB 6294 (WITTIG OFFICE FURNITURE), LOT 45
ZONING: RIO-1
CITY COUNCIL DIST.: 1
APPLICANT: Jacob Wittig
OWNER: HCIST, LP
TYPE OF WORK: Exterior modifications, window restoration and installation of a new ADA entry
REQUEST:

The applicant is requesting conceptual approval to perform exterior modifications to the structure at 2018 Avenue B:

1. Demolish the existing concrete loading docks and install an aluminum storefront windows on the west elevation.
2. Install a new concrete porch and a recessed entrance on the west elevation.
3. Restore the existing metal building canopy on the west façade.
4. Restore the steel casement windows on the west facade, install solar window film and install canopies above each window.
5. Remove the large cabinet sign on the south elevation and repair the façade.
6. Repair the primary building entrance on the east façade and install doors that meet ADA requirements.
7. Restore each steel casement window on the south facade, install solar window film and install canopies above each window.
8. Restore all steel casement windows on each facade.
9. Remove the fire escape on the north façade.

APPLICABLE CITATIONS:

UDC Section 35-610. – Alterations, Restoration, Rehabilitation and New Construction

(a) In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation and provisions adopted by city council as provided in this article. The historic and design review commission shall also utilize the Historic Design Guidelines as adopted by the city council, and any specific design guidelines adopted pursuant to the Unified Development Code and this article. If conflicting provisions of this chapter and city council approved guidelines have been approved, the city manager or the city manager's designee shall reconcile the conflict if possible so that effect may be given to each. If the conflict is irreconcilable, this chapter shall prevail. Applications shall be reviewed for consistency with the historic or district specific design guidelines adopted by city council. The application shall be reviewed for conformance to the general rules and principles contained in the guidelines. Applications should be approved if in general conformance with the guidelines but denial of an application by the city manager or the city manager's designee may be based on any inconsistency or nonconformance with the approved guidelines. Non-public interior spaces are exempt from this section. The only interior spaces to be considered for review, and therefore not exempt, are those publicly owned spaces that are, or were, accessible to the public (e.g., lobbies, corridors, rotundas, meeting halls, courtrooms), and those spaces, both public and privately owned, that are individually designated and are important to the public because of any significant historical, architectural, cultural or ceremonial value.

UDC Section 35-676. – Alteration, Restoration and Rehabilitation

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

(a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

UDC Section 35-674. – Building Design Principles

(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.

(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 2018 Avenue E was constructed circa 1948 and features industrial architectural elements including loading docks, industrial related façade openings, entrance canopies and a simple, stucco façade. The applicant has proposed exterior modifications that in general preserve the existing, original architectural openings and façade elements. The portion of the structure that immediately addresses Broadway was constructed at a later date and is not shown on the 1951 Sanborn map.
- b. **DEMOLITION OF LOADING DOCKS** – On the west façade addressing Avenue E, the applicant has proposed to remove the existing loading docks and install a new storefront system. The applicant has proposed to maintain the existing façade openings and infill them with aluminum storefront systems. Staff finds the retention of the existing openings appropriate. The applicant should provide staff with specifics of the storefront system when returning for final approval.
- c. **CONCRETE PORCH** – Also on the west façade, the applicant has proposed to construct a board form concrete wall and entrance steps. Staff finds this installation appropriate and in keeping with the UDC Section 35-674. This proposed entrance addition can be distinguished from the structure's original footprint and form.
- d. **CANOPY RESTORATION** – The west façade currently features an entrance canopy that appears to be original to the structure. The applicant has proposed to restore this canopy and install a standing seam metal roof to match the roofing material currently on the canopy. Staff finds this appropriate and consistent with the UDC Section 35-676.
- e. **WINDOW REPAIR** – The applicant has proposed to repair all existing steel windows and install a solar window

film on each. Staff finds the repair of the windows and the installation of solar window film appropriate; however, the applicant should provide additional information regarding the tint of the proposed window film at final approval. A dark window film should not be installed.

- f. WINDOW CANOPIES – On the south and west facades, the applicant has proposed to install canopies above each window to act as a solar shade. Staff finds the installation of the proposed canopies appropriate. The applicant has provided a detail of the proposed canopies which will differ in profile from the original building canopies. The applicant's installation is consistent with the UDC Section 35-676 and 35-674.
- g. ENTRANCE MODIFICATION – The south façade currently features an entrance in which the applicant has proposed to remove the existing door and install a new ADA compliant door and sidelight. The applicant has noted that the existing opening size will be maintained. Staff finds this appropriate.
- h. REMOVAL OF SIGNAGE – The applicant has proposed to remove the existing cabinet sign on the south elevation and repair the façade beneath. Staff finds this appropriate.
- i. REMOVAL OF FIRE ESCAPE – The applicant has proposed to remove an existing fire escape on the north façade. The fire escape is internal to the site. Staff finds this removal appropriate.

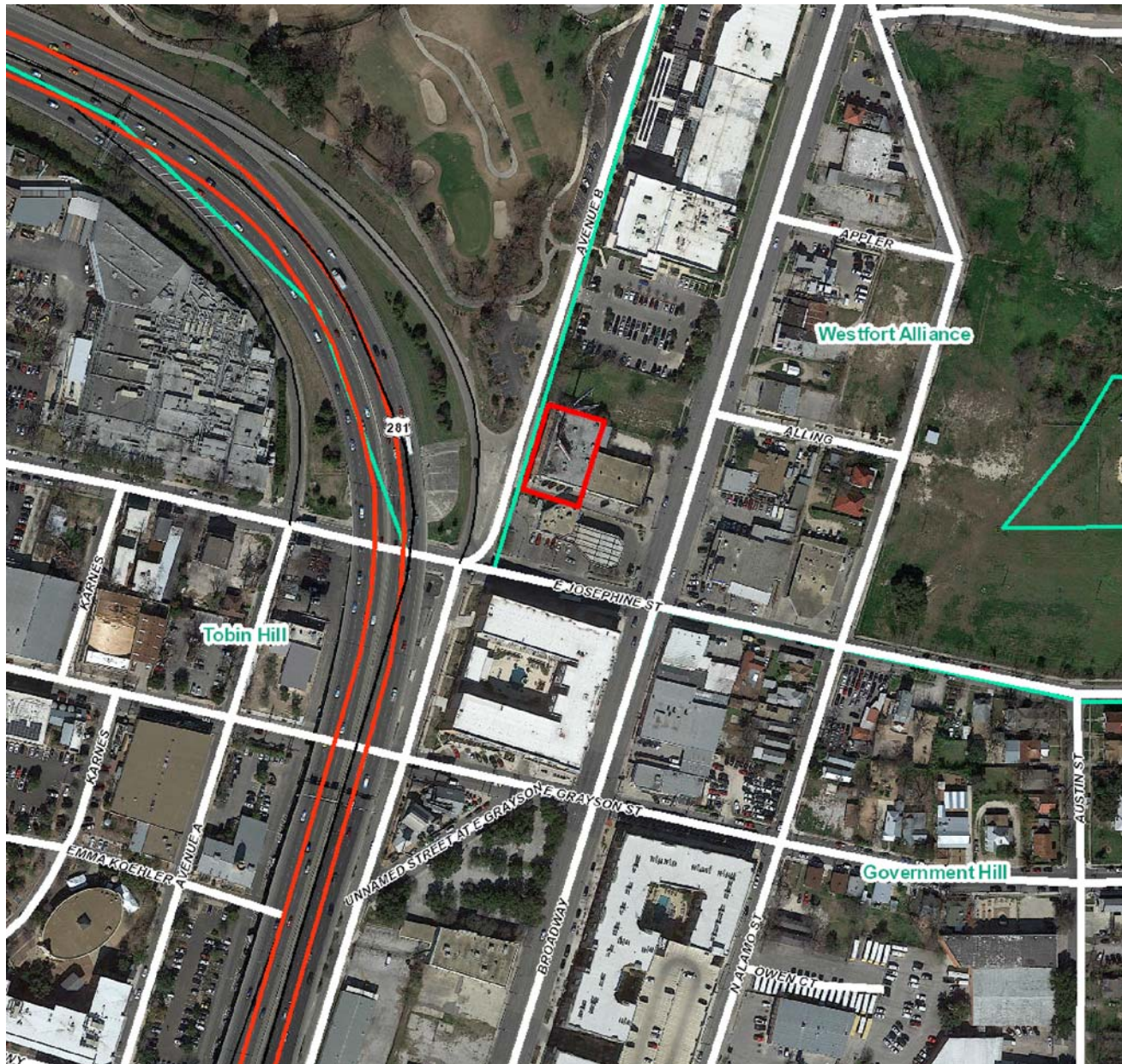
RECOMMENDATION:

Staff recommends approval of items #1 through #9 based on findings a through i with the following stipulations:

- i. That the applicant provide additional information for the proposed storefront systems when returning for final approval.
- ii. That the applicant install a window film that is not dark in nature that will not modify the appearance of the existing window panes.

CASE MANAGER:

Edward Hall



Flex Viewer

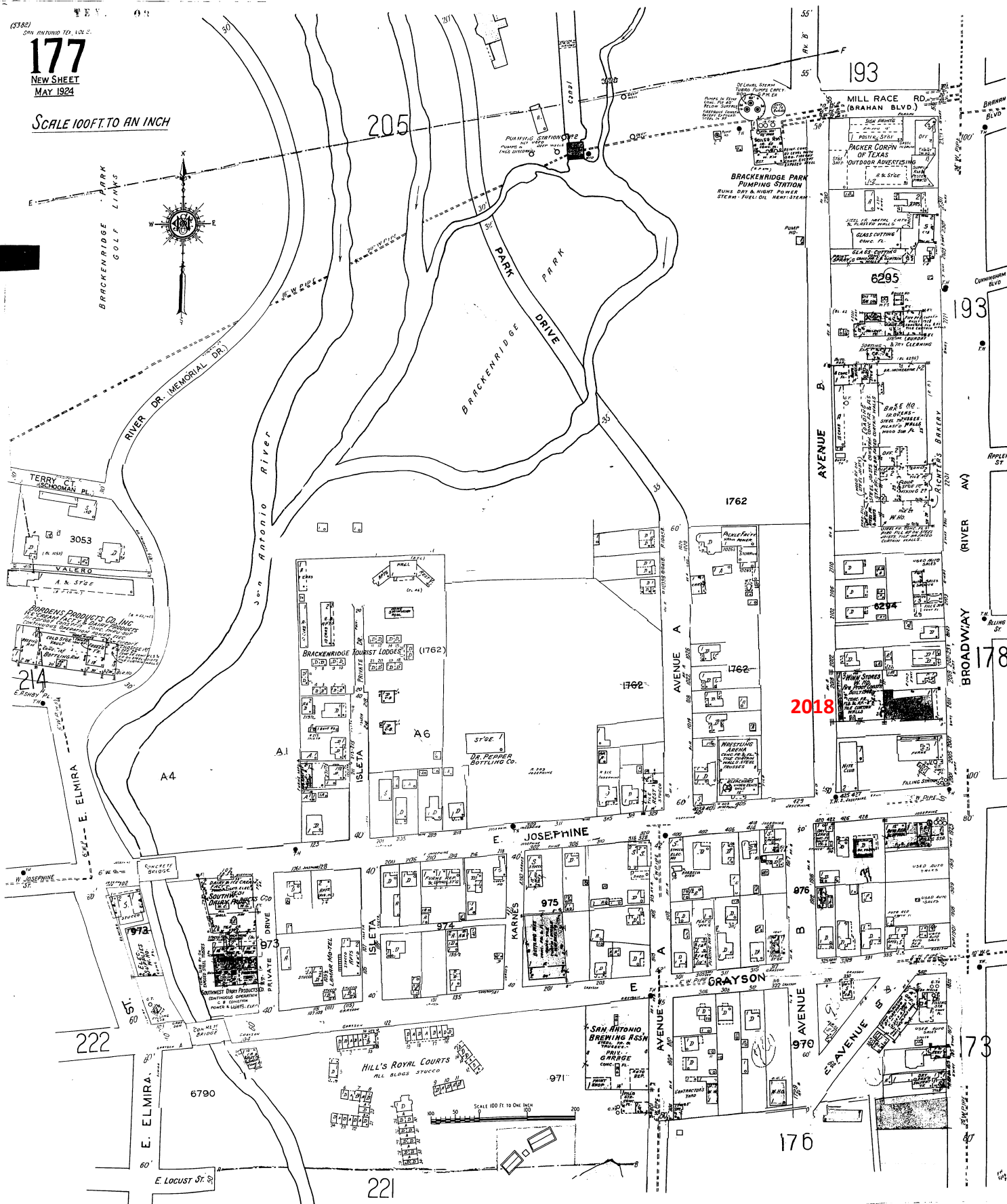
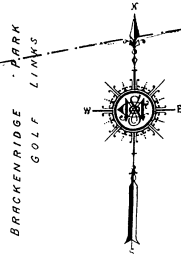
Powered by ArcGIS Server

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SCALE 100 FT. TO AN INCH



The Wittig's property at 2013 Broadway has been replatted into two separate entities—2013 Broadway, a one-story addition onto the original building and 2018 Avenue B, the original 3 story building on the site. This project involves the renovation of the original building into offices for Wittigs Office Interiors on the third floor and lease space on floors one and two. The 2013 Broadway side of the property is being leased to a separate tenant and is not a part of this project.

Renovation/Restoration of the Exterior of 2018 Avenue B

West (Avenue B) Elevation of the Building:

1. The existing concrete docks will be demolished. The north overhead door opening will be enclosed with aluminum storefront windows.
2. A new concrete porch with concrete steps and board formed concrete walls will be added to provide an entrance to the building. Aluminum storefront sidelights and doors will be recessed in the two overhead door openings. Stuccoed fin walls from the existing exterior wall to the new storefront assembly will match the exterior stucco finish.
3. The existing awning over the entire length of the west side of the building will remain. It will be restored, refurbished and reroofed with galvalume standing seam metal roofing.
4. The four steel casement windows on the west façade will be refurbished and the glass clad with an efficient solar film. An awning will be placed over each of the windows, projecting out 3'-0", framed with aluminum sections, and roofed with galvalume standing seam metal roofing.

South Elevation of the Building:

1. The large illuminated Wittigs sign at the top of the elevation will be removed. All wiring, cabling, conduits, lighting, vent piping on the side of the building will be removed. The stuccoed wall will be patched to match adjacent surfaces.
2. The main entrance to the original building was on the east side of this façade. This entry will be restored and the paired nonaccessible doors replaced with an aluminum storefront sidelight and door to meet ADA requirements.
3. All power comes into the building on the west end of this façade. Currently each floor interior is served by electrical panels which will be in the protected stairway when the stairway is enclosed. Therefore, the electrical panels will be relocated to the opposite side of the elevator as indicated on the floor plan and the south elevation. Conduits which serve the current panels will have to be extended to the other side of the elevator along the exterior wall; other conduits will have to be added to supplement the existing power currently supplied to the building. Care will be taken to make this as unobtrusive as possible.

- 4 The four long steel casement windows on the south façade will be refurbished and the glass clad with an efficient solar film. An awning will be placed over each of the windows, projecting out 3'-0", framed with aluminum sections, and roofed with galvalume standing seam metal roofing. All other windows will be restored and clad with film as well.

North Elevation:

1. The existing fire escape on the north facade will be removed and the wall patched and repaired.
2. The windows will be restored/repared and a film applied.

East Elevation:

1. The two windows on this façade will be restored/repared and a film applied.

(The covered structure is not a part of this project, but will be included in the tenant's project.)



BROADWAY

NORTH



1633
BROADWAY
SAN ANTONIO
TEXAS
78215

INS - T E
AUGUST 1965

SHEET:

A-0.1

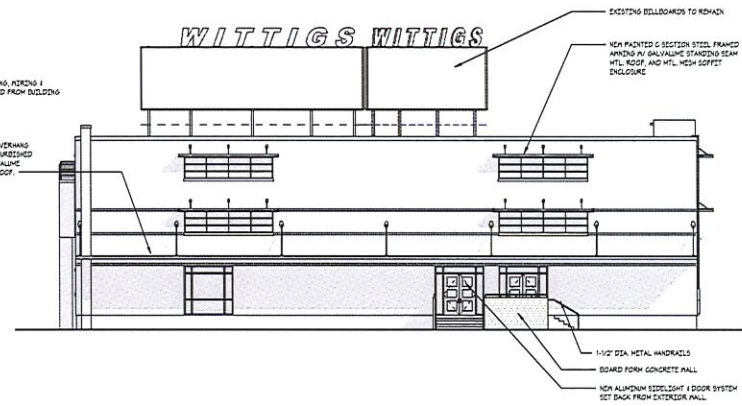


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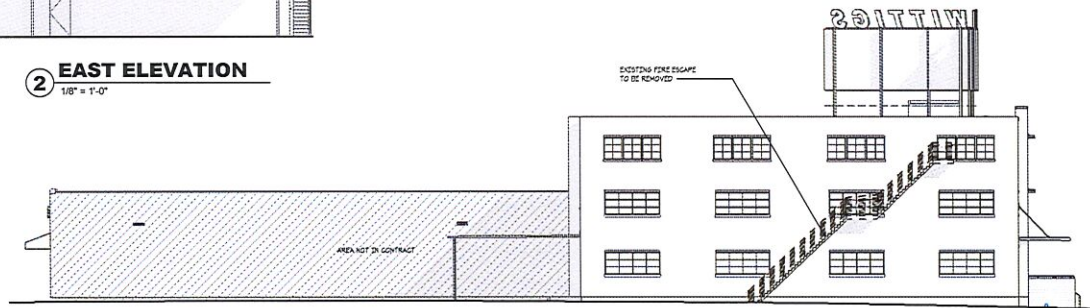




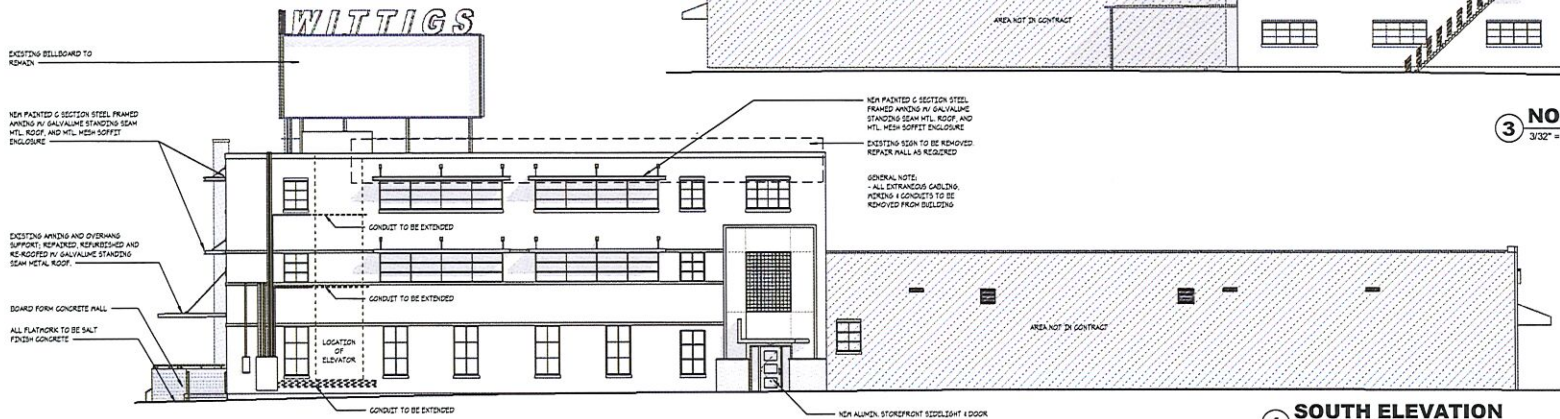
2 EAST ELEVATION
1/8" = 1'-0"



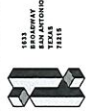
4 WEST ELEVATION
3/32" = 1'-0"



3 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



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DRAWN BY:
DATE:
REVISED:
SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET:

A9.1



WITTIG'S BUILDING

Specification/Documentation of all materials:

Awnings/upper floors:	Awning structure to be painted C channel steel frame with galvalume standing seam roof panels, metal mesh soffit. Support awning with cables from above
Concrete walls:	Concrete walls of Avenue B porch to be form board concrete.
Stucco exterior walls:	All existing exterior stucco walls to be refurbished as required after all demolition and painted. Colors to be selected during Construction Document phase.
Windows:	Existing steel casement windows will be refurbished as required; new windows will match existing.

WITTIG'S
2018 AVENUE B



GALVALUME STANDING SEAM ROOFING ON AWNINGS



FORM BOARD CONCRETE



PARTIAL WEST ELEVATION



WEST ELEVATION



SOUTHWEST CORNER



SOUTH ELEVATION



PARTIAL SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION