

## HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 05

**HDRC CASE NO:** 2017-037  
**ADDRESS:** 3310 N NEW BRAUNFELS AVE  
**LEGAL DESCRIPTION:** NCB A-50 BLK 3 LOT 1 (31.933 AC) & P-100 (1.79 AC / PT OF ROW CLOSED) MAHNCKE PARK SUBD  
**ZONING:** R-4,NCD-6  
**CITY COUNCIL DIST.:** 2  
**APPLICANT:** Eduardo Garcia/Duende Design Architects  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Entry modifications, landscaping  
**REQUEST:**

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

1. Construct metal awning over stairs
2. Construct stairs with aluminum and cedar railing and raised planters
3. Landscape including concrete pavers, native plant materials, light bollards,
4. Install stone monument sign with aluminum letters

### APPLICABLE CITATIONS:

*UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.*

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

*UDC Sec. 35-643. - Alteration, Restoration and Rehabilitation.*

In considering 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 following general standards of the Secretary of the Interior's Standards for Rehabilitation in addition to any specific design guidelines included in this article:

- (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 should 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 shall be discouraged.
- (d) Changes which 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, high pressure washes and other cleaning methods that will damage the historic building's materials shall not be undertaken.
- (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 Sec. 35-645. - Signs and Billboards on Public Property or Right-of-Way.*

- (a) General Provisions. All non-regulatory signage on public property, on the public right-of-way, or overhanging the public right-of-way shall conform to all city codes and must be approved by the historic preservation officer prior to installation. Permits must be obtained following approval of the application. The historic preservation officer may submit an application under this section to the historic and design review commission for their recommendation prior to approving, denying, or approving with conditions the application. Memorials, markers, naming rights of public property, and recognition of charitable donations given to the City of San Antonio shall be additionally governed by existing policies for memorials and markers and/or any formal action passed by city council. Temporary displays approved by the department exercising control of the public property are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.
- (b) Sign Definitions. For signage definitions, refer to subsection 35-612(b) and chapter 28 of the City Code.
- (c) Proportion of Signs. Signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs should respect and respond to the character and/or period of the area in which they are being placed.
- (d) Standards for Sign Design and Placement. In considering whether to recommend approval or disapproval of an application for a certificate to construct or alter signage on a building, object, site, or structure, the historic and design review commission shall be guided by the following standards in addition to any specific design guidelines adopted by city council:
  - (1) Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall design of the building or structure and the surrounding area.
  - (2) The number of signs on each building shall be kept to a minimum to prevent unsightly clutter and confusion.
  - (3) Signs which describe, point, or direct the reader to a specific place or along a specific course, such as "entrance," "exit," and "handicap access" shall be reviewed.
  - (4) All graphic elements shall reinforce the architectural integrity of any building. Signs should not disfigure, damage, mar, alter, or conceal architectural features or details and should be limited to sizes which are in scale with the architecture and the streetscape. The historic and design review commission shall be guided by the building's proportion and scale when such elements are incorporated.
  - (5) Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources and established neighborhood character.

**FINDINGS:**

- a. The structure as the San Antonio Garden Center is the structure at the entrance of the San Antonio Botanical Garden. It is a structure located within Manhke Park Neighborhood Conservation District. The building was built circa 1984.

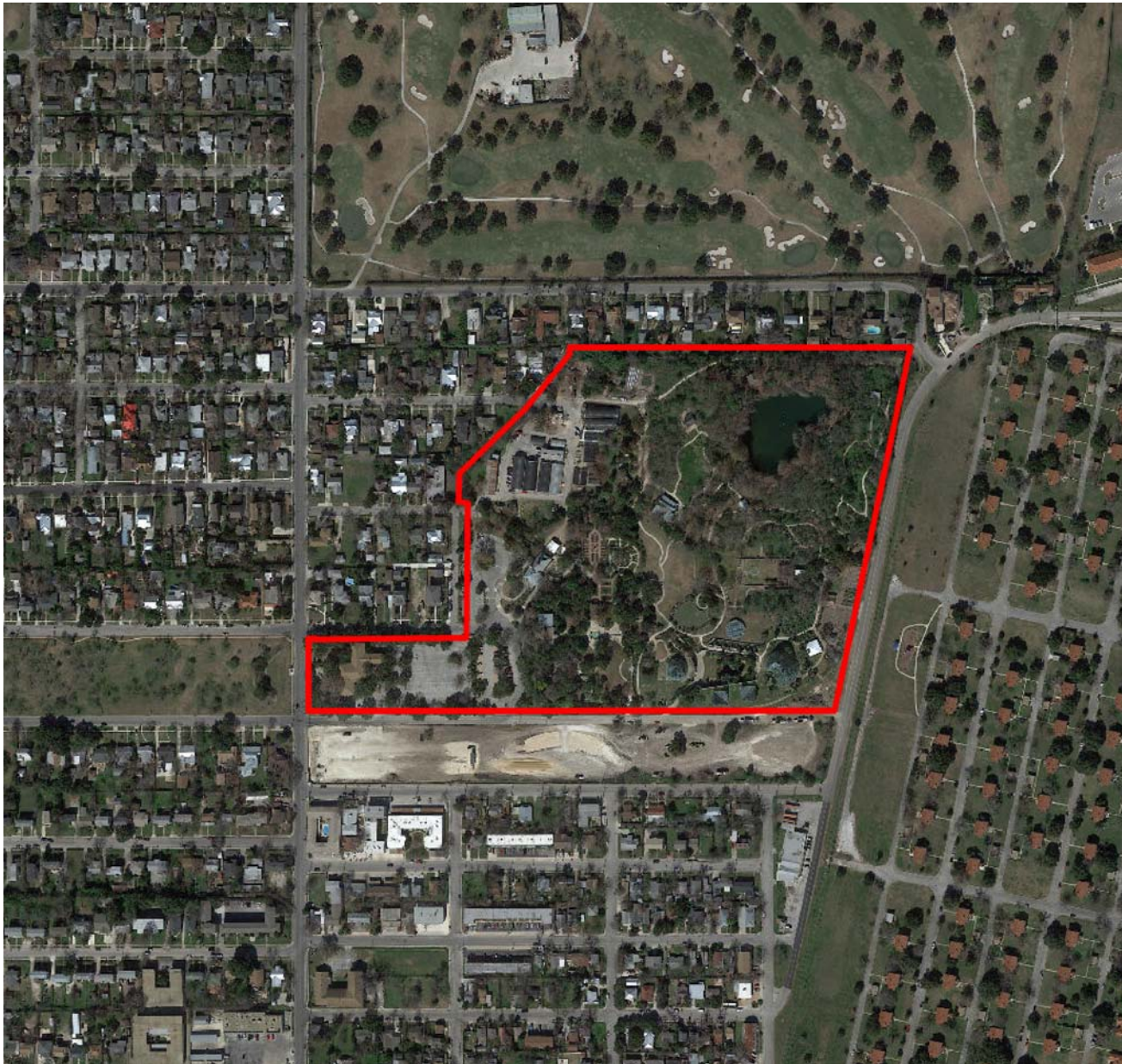
- b. AWNING - The proposed awning is located above the new stairwell and is made of aluminum. According to the UDC Sec. 35-643, contemporary alterations should be compatible with the size, scale, color, material and character of the property and environment. The existing structure is brick with casement windows and metal railings. Staff finds the proposed awning and installation is compatible with the style of the building and the existing materials, thus is consistent with the UDC.
- c. STAIRS - The proposed stairs are concrete with aluminum and cedar railings. There are proposed concrete planters flanking the stairs. According to the UDC Sec. 35-643, contemporary alterations should be compatible with the size, scale, color, material and character of the property and environment. Staff finds the proposed stairs and planters consistent with the UDC.
- d. LANDSCAPING/HARDSCAPING - The existing landscaping includes several trees, two driveways, native plants and river rocks. The proposed native plants and concrete pavers will be in place of the existing driveways. There also be 4 bollards boarding the new round curbed for drive-ups. There are 4 trees, and one tree will be removed to allow for a new stone sign. Staff finds the proposed landscaping compatible with the site.
- e. SIGNAGE - There is no signage at this rear entrance. The proposed sign is made of cast stone, 3' tall, 1'-1" deep, and 24'-9" long, with aluminum letters. It will be located between the proposed new entry plaza and the new drop-off circle. According to the UDC Sec. 35-645, signs should be kept to a minimum, type face should be compatible with the style of building, and should not negatively impact nearby historic resources and established neighborhood character. Staff finds the proposed sign is consistent with the UDC.
- f. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

**RECOMMENDATION:**

Staff recommends approval based on findings a through f with the stipulation that the development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology..

**CASE MANAGER:**

Lauren Sage



## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 25, 2017

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**SAN ANTONIO ARDEN ENTER**  
**3310**



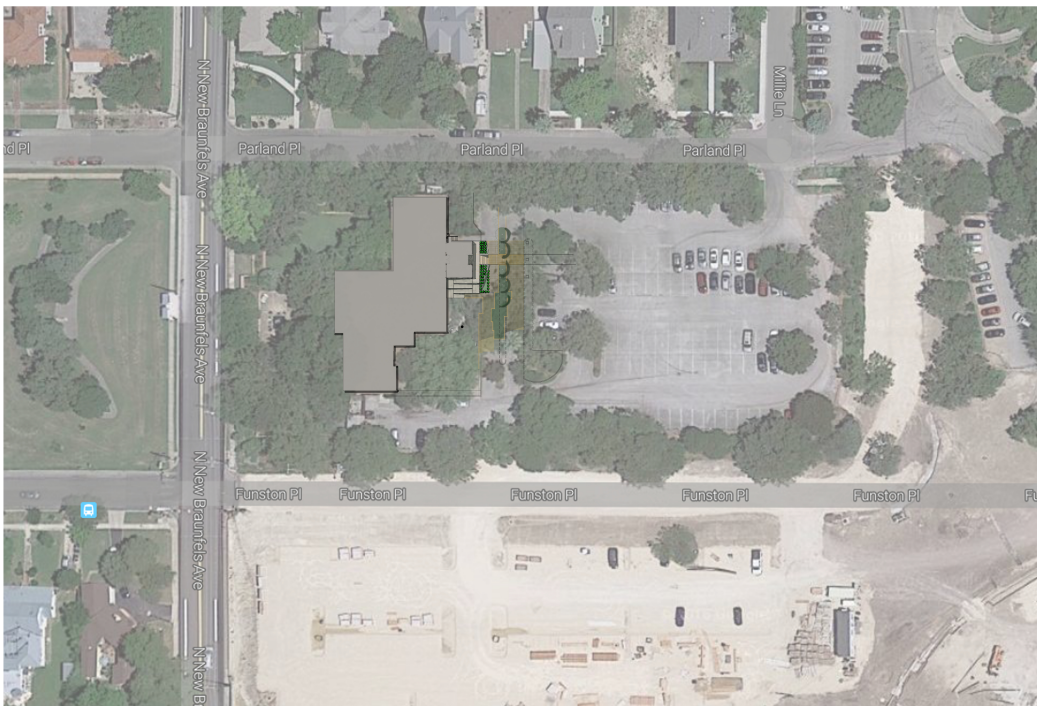




Duende Design Architects, inc.



San Antonio  
**GARDEN CENTER, INC.**  
EST. 1940



1333 Buena Vista Ste 205  
San Antonio, Texas  
78207  
[duende.design@gmail.com](mailto:duende.design@gmail.com)





17 November 2016

City of San Antonio  
Development and Business Services Center  
1901 S. Alamo  
San Antonio, TX 78205

RE: 3310 North New Braunfels  
COSA Garden Center

Project Description

The Garden Center is seeking approval for the following scope of work:

1. Demolition of the non-historic Porte-Cochere and existing stairs on the existing garden center building located at 3310 North New Braunfels on the grounds of the San Antonio Botanical Garden. This is due to a foundation failure on the structure that is causing damage to existing main building.
2. Construction of a new entry, with canopy, stairs, landing and landscaped plaza as per attached drawings.

Please see the attached photos for documentation of Porte-Cochere.

Please let me know if you need additional information or have any questions,

Thank you,  
Eduardo Garcia  
Duende Design Architects, Inc.

encl.





- 
1. Plant Material list will be native grasses, and crepe myrtles to match existing.
  2. The signage is planned but limited to the low wall on the south end of the area scheduled to receive pavers. it is a barrier between the drop-off area and proposed entry plaza.
  3. That area near the drop off area is is the proposed entry plaza - replacing the existing asphalt drop off area with a pedestrian entry plaza. Included are the plant beds configured as shown on the plans.

Thank you!





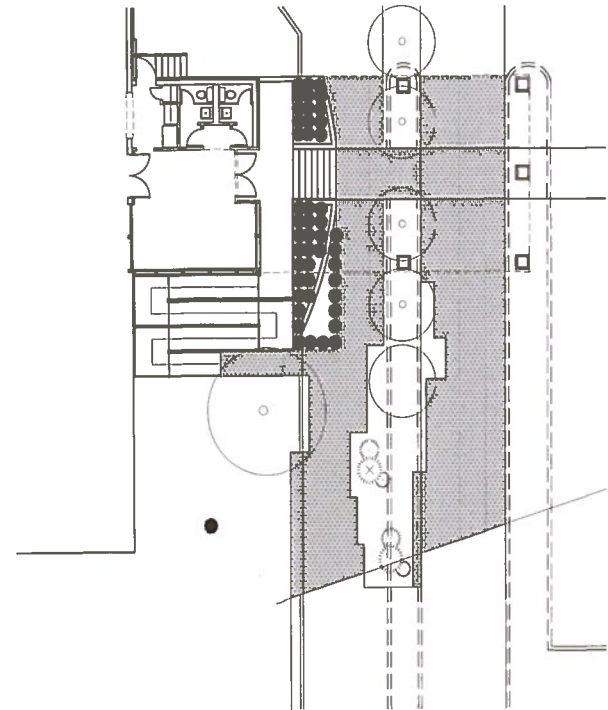
South Elevation of porte-cochere



Detail of Existing stairs

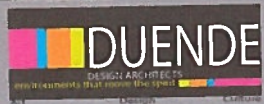






NO RAMP

LANDSLIDE



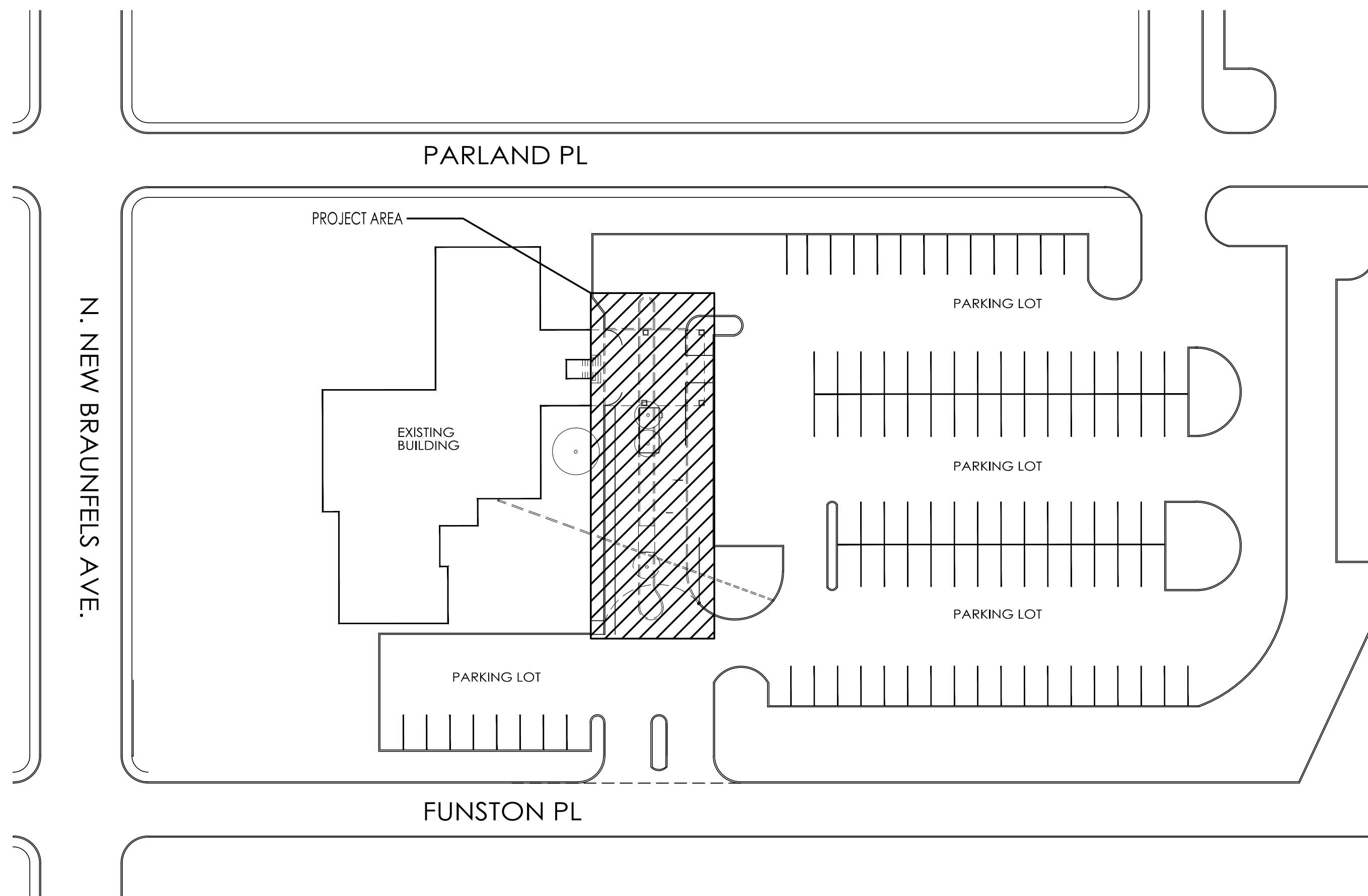
Entry Ramp Project

# San Antonio Garden Center

3310 N New Braunfels Ave  
San Antonio, Texas 78209

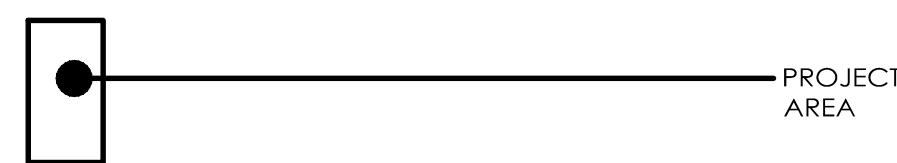
## INDEX TO DRAWINGS

CV	COVER SHEET
G1.1	GENERAL NOTES, SPECIFICATIONS
ARCHITECTURAL	
A1.0	DEMO SITE PLAN / NEW SITE PLAN
A1.1	ENLARGE SITE PLANS / SITE ELEVATIONS / SITE DETAILS
A2.0	LIGHTING PLAN

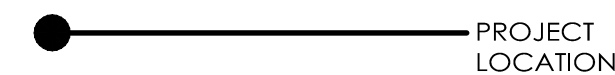


OVERALL SITE PLAN

VICINTY MAP (SAN ANTONIO, TEXAS)



LOCATION MAP (SAN ANTONIO, TEXAS)



## ENTRY PLAZA

PROJECT: 16.51.01

ARCHITECTURAL  
Duende Design Architects, Inc.  
1333 BUENA VISTA 205 SAN ANTONIO, TX 78207  
210.326.0158 TELEPHONE

Duende Design  
Architects, Inc.

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San Antonio, Texas 78205  
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210/223-1403 fax  
www.duende-design.com

ARCHITECT

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DATE: 09/02/09

EXP. DATE

CONSULTANT

ENGINEER

DATE

EXP. DATE

OWNER

City of San Antonio  
Parks and Rec. Dept.

114 W. Commerce - 11th Floor  
SA TX 78204

PROJECT TITLE

Garden Center Entry  
Site Repairs

3311 N. New Braunfels Ave.  
San Antonio, Tx 78209

PROJECT NUMBER

16.11.02

DRAWN BY

EG

CHECKED BY

EG

REVISIONS

NUMBER DATE DESCRIPTION

SHEET TITLE

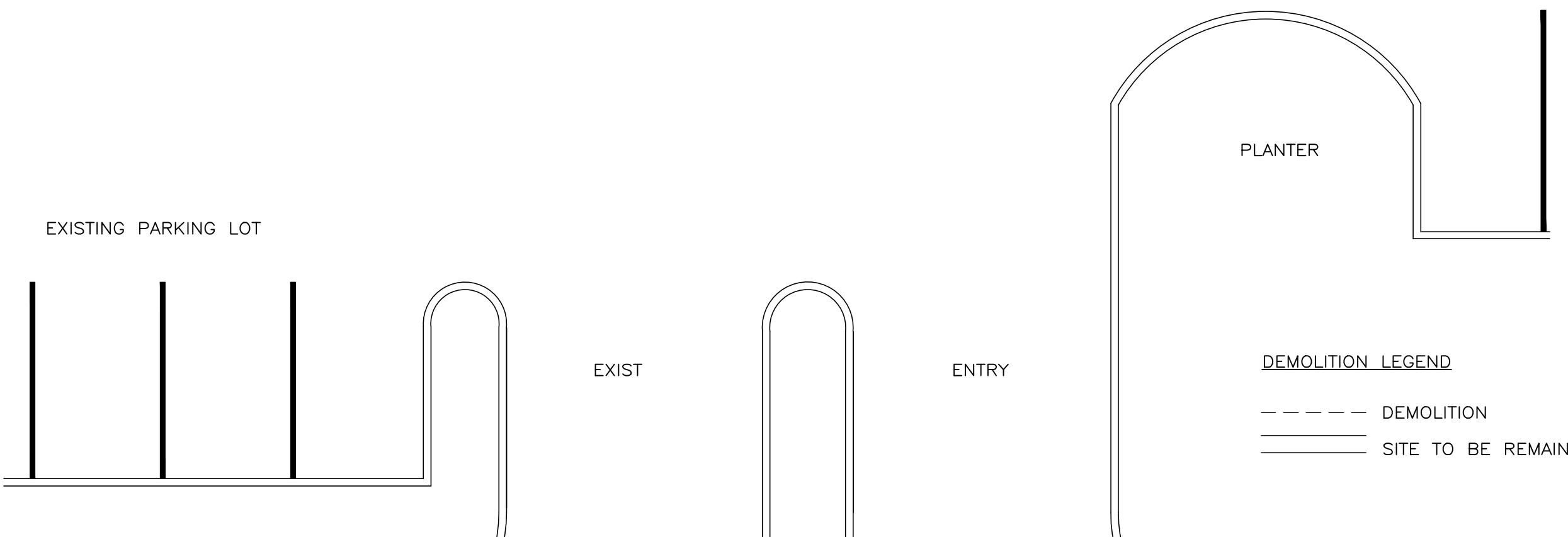
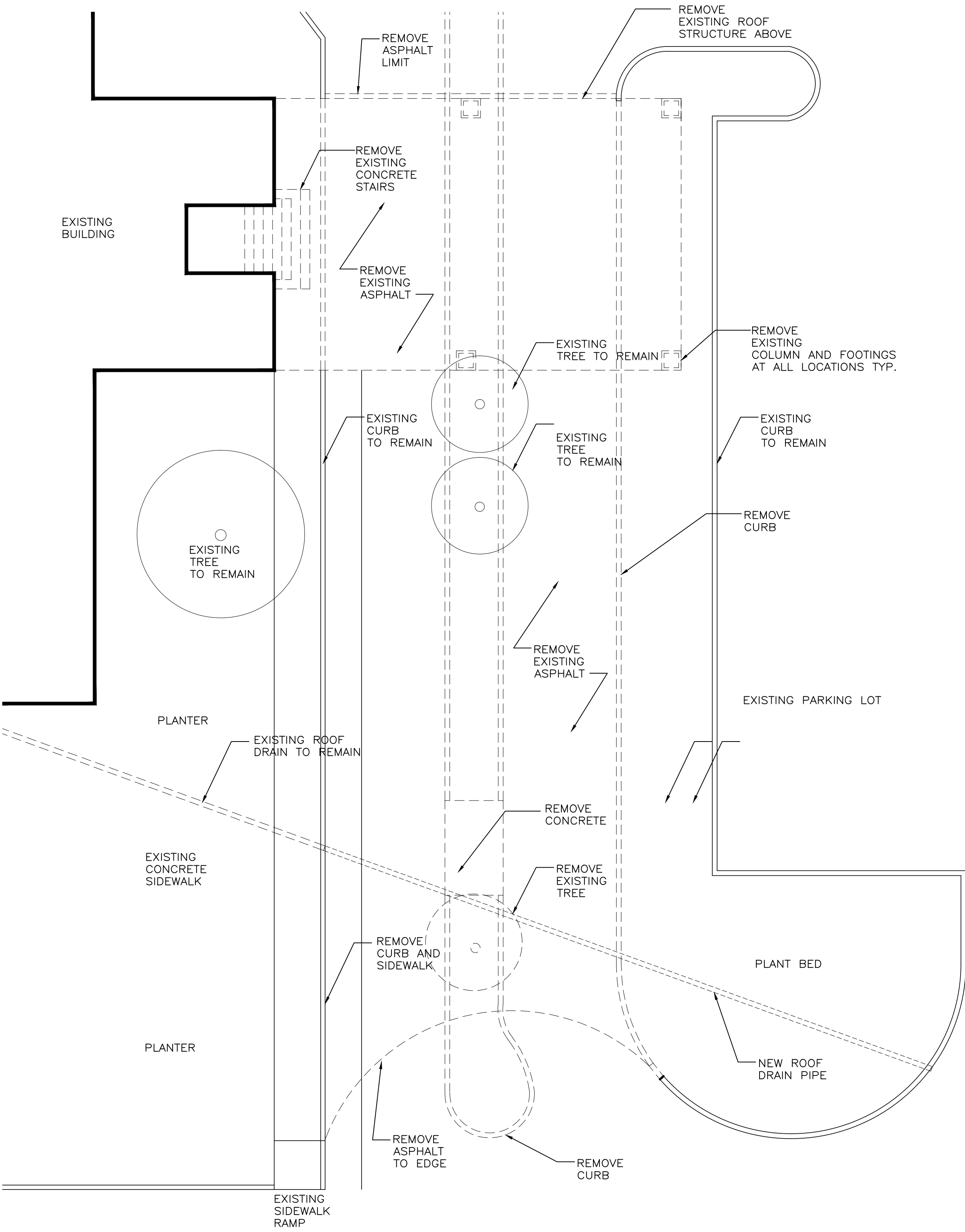
COVER SHEET

DATE  
November 29, 2016

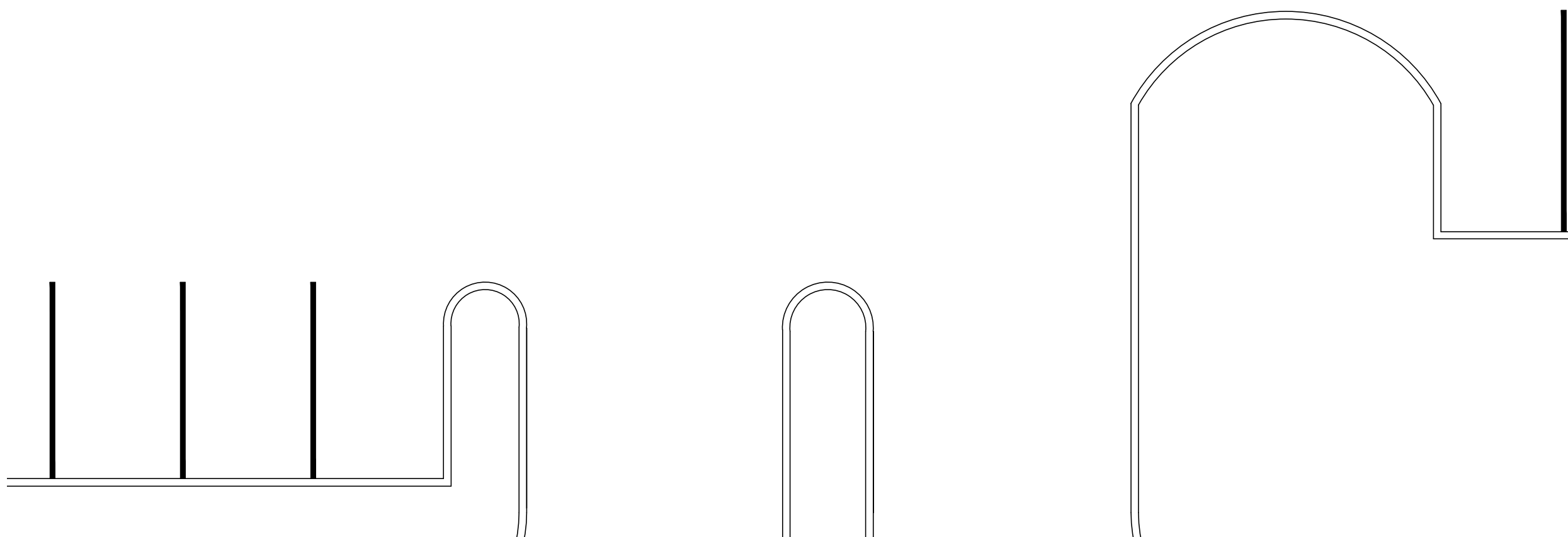
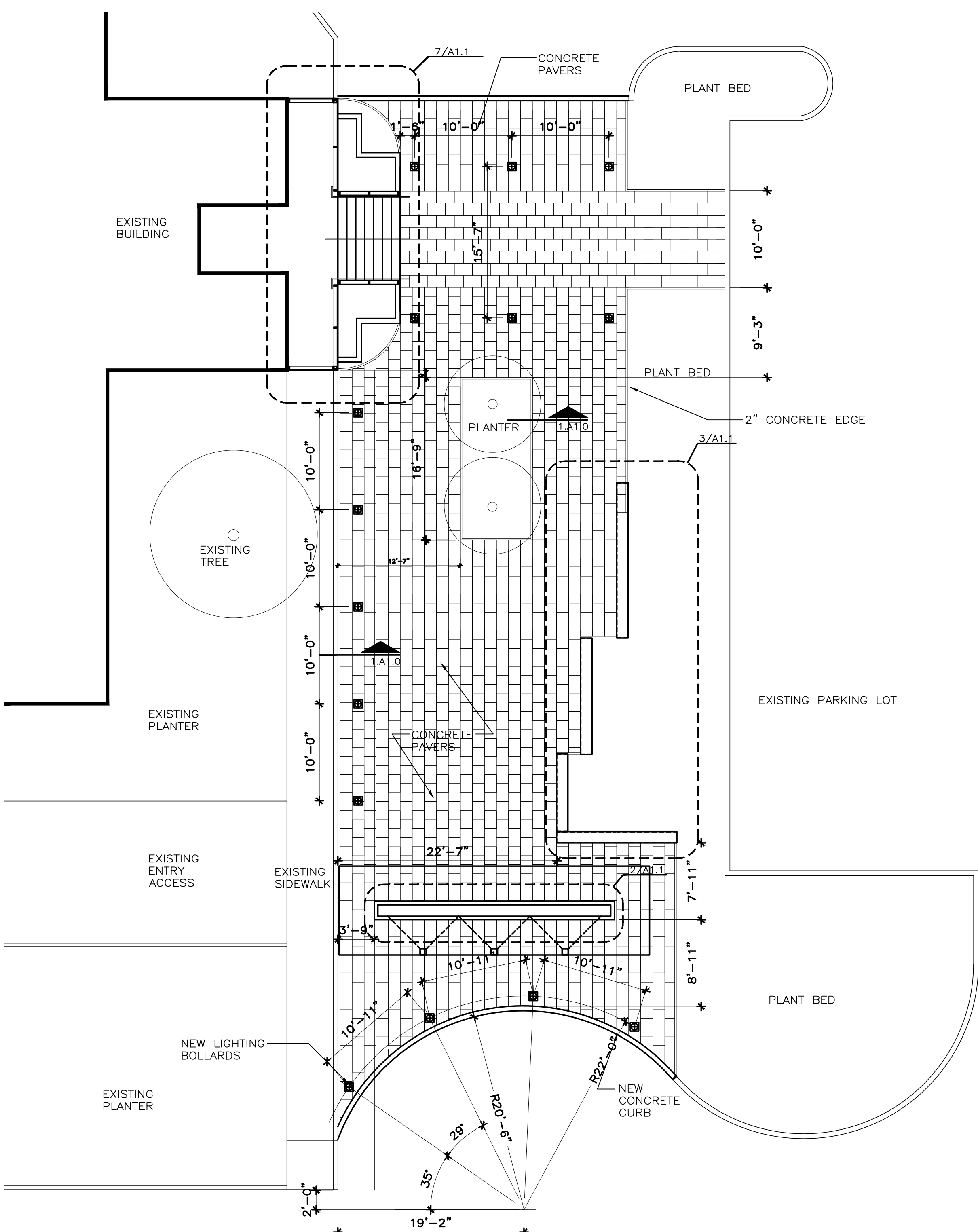
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CV





**1 DEMO SITE PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



**2 SITE PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

GENERAL NOTES

- 1.- EXISTING POSITIVE DRAIN AWAY FROM BUILDING (2% MAX)
- 2.- PROVIDE ELECTRIC POWER FOR BOLLARDS AS LOCATED
- 3.- COORDINATE IRRIGATION W/LANDSCAPE WORK
- 4.- PROVIDE NEW DRAIN SLEEVE WHERE INDICATED

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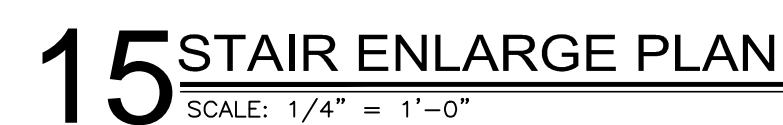
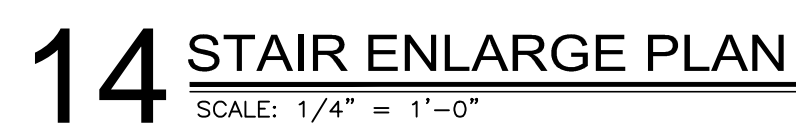
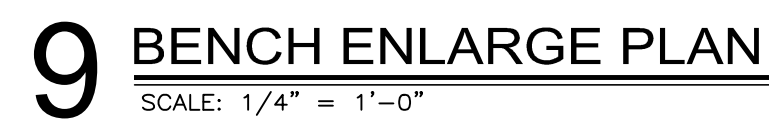
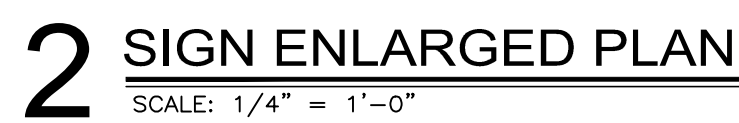
SHEET TITLE

DEMO SITE PLAN  
NEW SITE PLAN

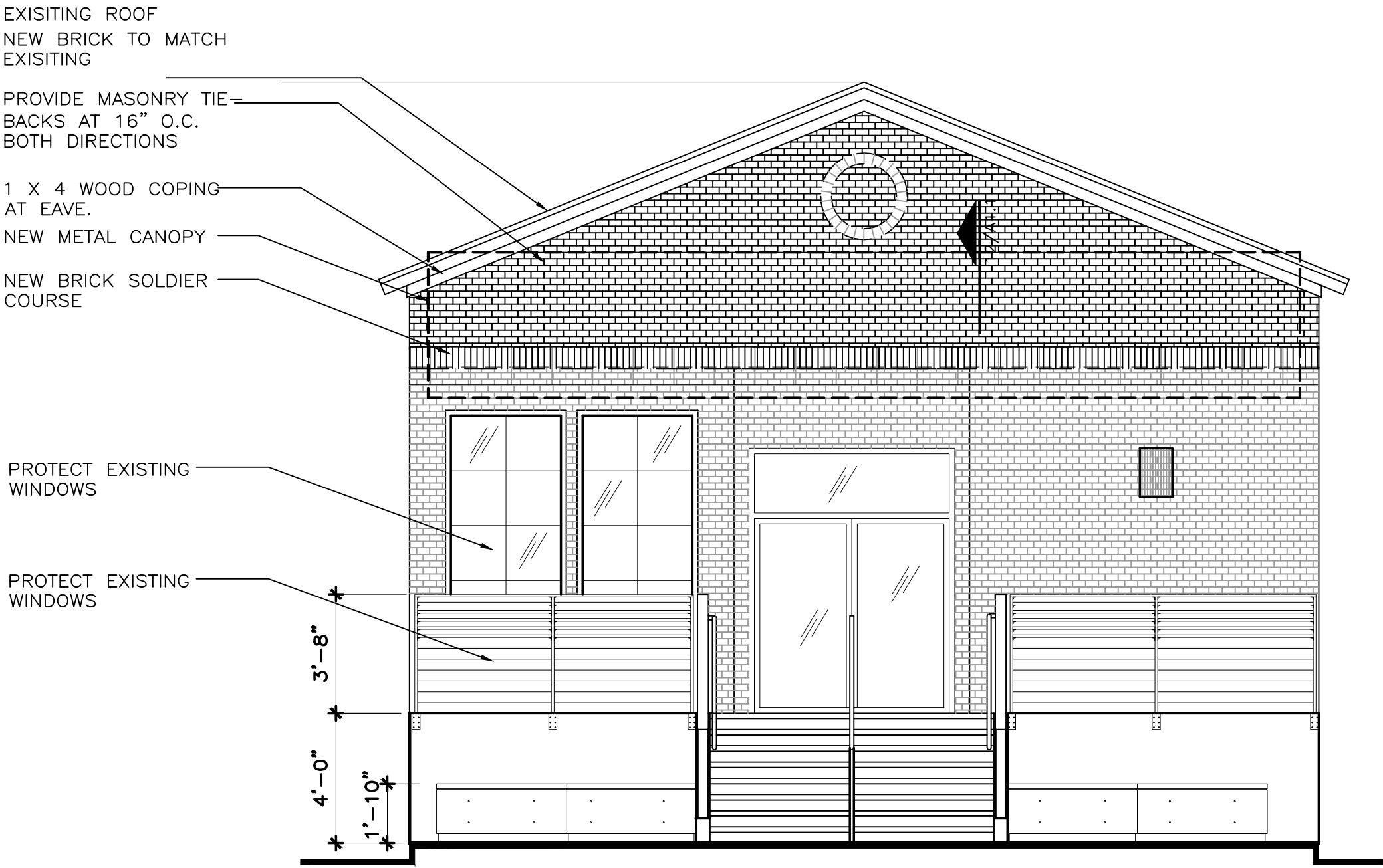
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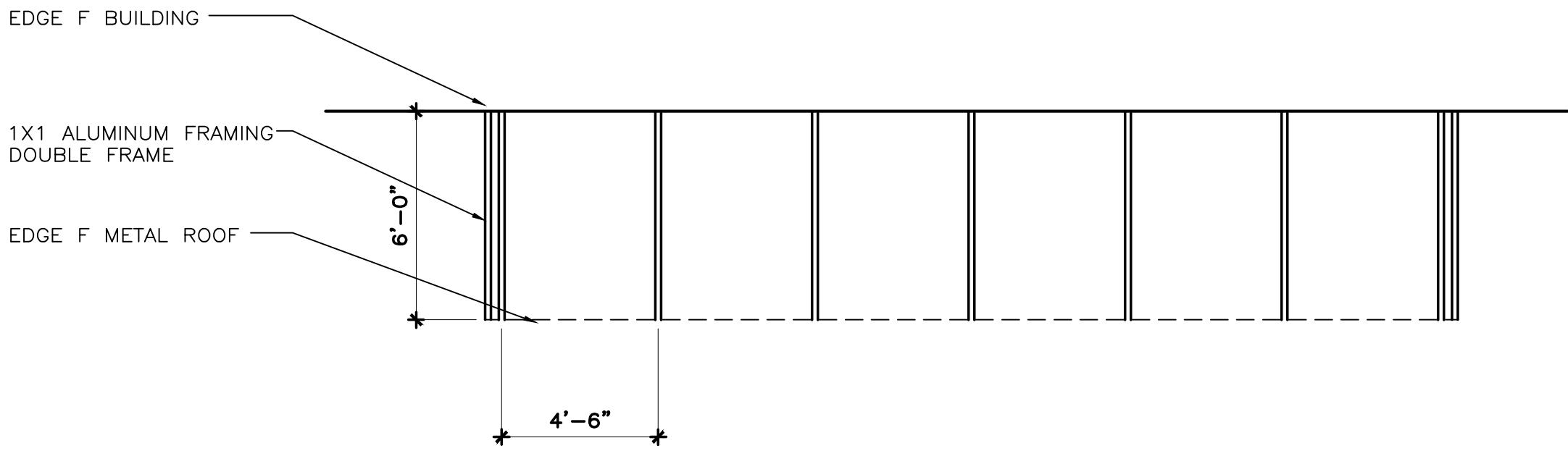
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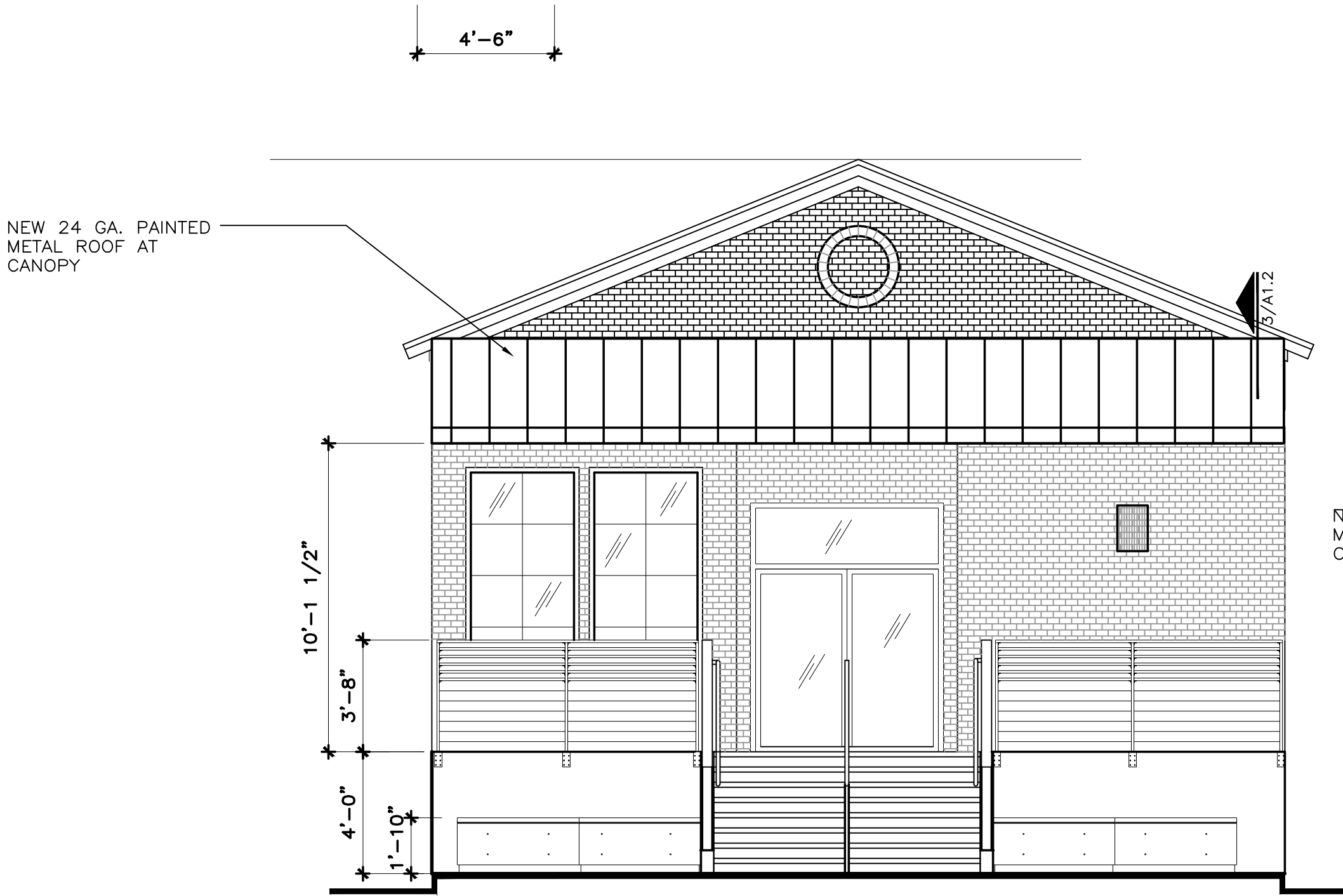
## A1.1



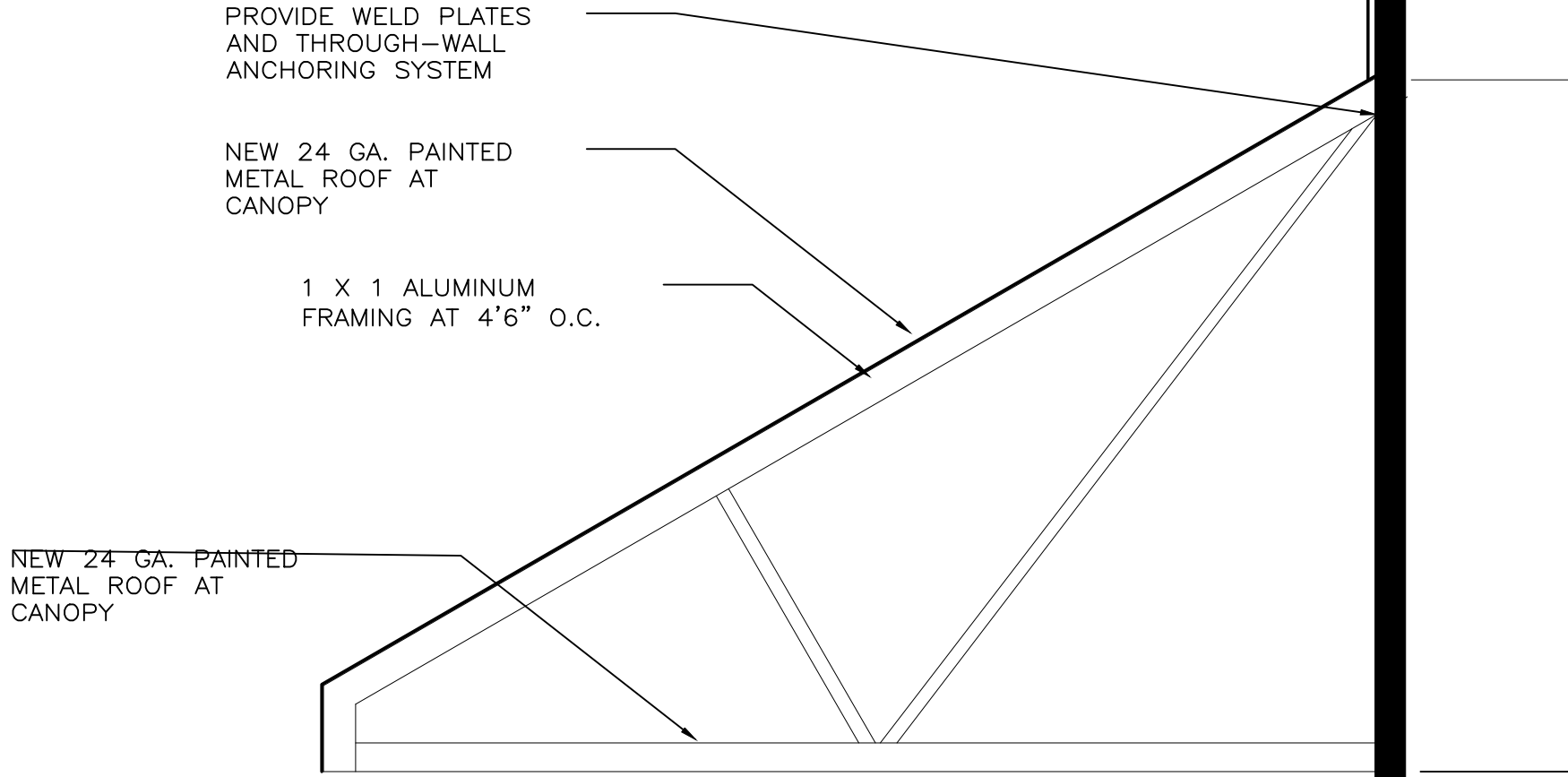
**1 EAST ELEVATION AT ENTRY**  
SCALE: 1/4" = 1'-0"



**4 CANOPY FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**2 EAST ELEVATION SHOWING**  
SCALE: 1/4" = 1'-0"



NOTE: CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION AND INSTALLATION.

**3 SECTION CANOPY**  
SCALE: 1" = 1'-0"

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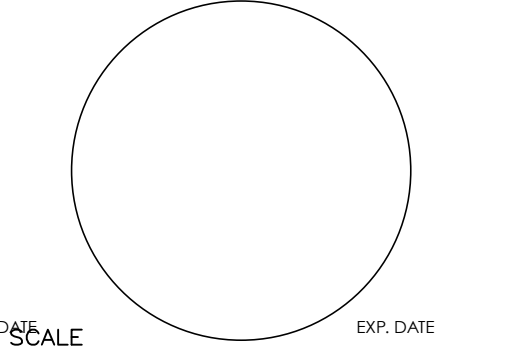
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CONSULTANT

ENGINEER



DATE SCALE

EXP. DATE

OWNER

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Parks and Rec. Dept.

114 W. Commerce - 11th Floor  
SA TX 78204

PROJECT TITLE

Garden Center  
ENTRY PLAZA  
3311 N. New Braunfels Ave.  
San Antonio, TX 78209

PROJECT NUMBER

16.11.02

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NUMBER DATE DESCRIPTION

SHEET TITLE

ENLARGE SITE PLANS  
SITE ELEVATIONS  
SITE DETAILS

DATE

DECEMBER 12, 2016

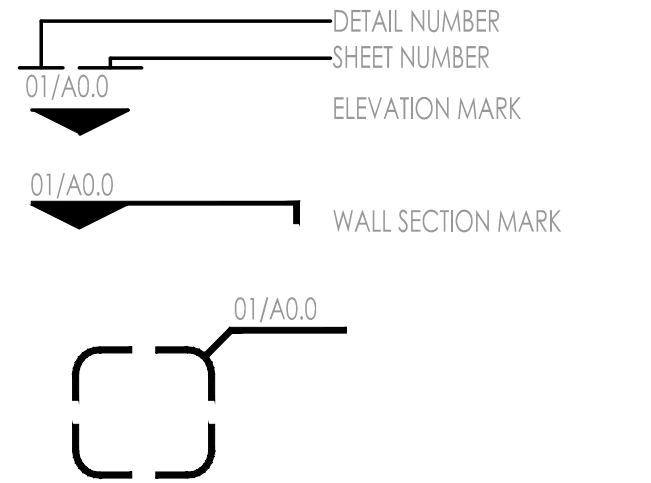
SHEET NUMBER

A1.2

MATERIAL LEGEND

	SECTION	PLAN/ELEV.
EARTH		
GRAVEL FILL		
CONCRETE		
CMU		
PLASTER, SAND CEMENT GROUT		
IRON/STEEL		
ALUMINUM		
FINISH WOOD		
ROUGH WOOD		
PLYWOOD		

SYMBOL LEGEND



REFERENCE CODES AND STANDARDS

2015 International Building Code  
2015 International Mechanical Code  
2015 International Plumbing Code  
2015 International Existing Building Code  
2015 International Fire Code  
2014 National Electric Code

GENERAL NOTES:

1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE COMMENCING ANY WORK. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
2. ALL DIMENSIONS SHOWN ARE BASED UPON EXISTING CONDITIONS. SOME MINOR VARIATIONS ARE TO BE EXPECTED. LAY OUT ALL NEW CONSTRUCTION TO COORDINATE THESE DRAWINGS WITH ACTUAL CONDITIONS.
3. PROTECT ALL EXISTING SITE IMPROVEMENTS AND ADJACENT PROPERTY WHICH IS TO REMAIN. THE CONTRACTOR IS LIABLE FOR ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND SHALL REPAIR DAMAGE AT NO COST TO OWNER.
4. THE SITE SHALL BE KEPT CLEAR OF ALL DEBRIS AND TRASH AT ALL TIMES. DO NOT ALLOW THE DEBRIS TO ACCUMULATE ON THE SITE.
5. ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL LOCAL CODES AND REGULATIONS, AND THE CODES.
6. DO NOT SCALE THESE DRAWINGS WITHOUT REFERRING TO THE DIMENSIONS. DIMENSIONS ARE FROM FINISHED WALL TO FINISHED WALL, UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS RESPONSIBLE FOR SECURING THE BUILDING AGAINST INTRUSION AND ELEMENTS AT ALL TIMES.

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GENERAL NOTES AND SPECIFICATIONS

DATE

November 29, 2016

SHEET NUMBER

G1.1