

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO: 2017-138
ADDRESS: 3511 BROADWAY
LEGAL DESCRIPTION: NCB 6299 BLK LOT 199 AND 201
ZONING: C-2 RIO-1
CITY COUNCIL DIST.: 2
APPLICANT: Mo Verdecanna/Alamo Architects
OWNER: Kingbak, LLC c/o Bakke Development Corp
TYPE OF WORK: Exterior modifications, parking lot modifications, front entry modifications, landscaping and window fenestration modifications , tree removal

REQUEST:

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

1. Perform exterior modifications to the primary structure's front entrance to include the installation of new porch steps.
2. Perform exterior modifications to the secondary structure's east elevation including the installation of an aluminum storefront system.
3. Reconfigure the existing parking lot to include the removal of two existing trees and the installation of new landscaped areas.

APPLICABLE CITATIONS:

UDC Section 35-672. Neighborhood Wide Design Standards

(b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

- A. Within a fifty-foot setback from the edge of the river ROW use, at a minimum, type E; or
- B. Within a twenty-foot setback from a property line adjacent to a street use, at a minimum, type B; or
- C. Within a twenty-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

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.

FINDINGS:

- a. The structure at 3511 Broadway was constructed circa 1935 and originally housed apartment units. The structure was constructed in the Spanish Eclectic style and features a decorative parapet, parapet roof tiling and a stucco façade. At the rear of the primary structure, a secondary structure exists which originally served as covered automobile parking has been previously modified to have its openings in filled. A number of items have been approved administratively to the primary structure including the installation of new windows, window repair and exterior alterations.
- b. ENTRANCE MODIFICATIONS – The applicant has proposed to install new concrete entrance stairs and flatwork to match the existing modifications as well as ADA/TAS compliant handrails on each side of the proposed steps from the sidewalk at the public right of way to the building's door. Staff finds the proposed entrance modifications appropriate and will not negatively impact the existing structure.
- c. SECONDARY STRUCTURE MODIFICATIONS – The secondary structure at the rear of the site features original façade openings that have previously been enclosed. The applicant has proposed to modify the enclosed openings by removing the stucco'ed wall and installing aluminum storefront systems. Per the applicant's construction documents, the original garage door openings' profile will remain. Staff finds the proposed modifications appropriate and consistent with the UDC.
- d. PARKING LOT MODIFICATIONS – The existing parking lot features parking stalls located along both the north and south sides of the property. There currently are two existing trees located within the existing parking area. The applicant has proposed to remove these two trees and perform parking lot improvements to the site including the installation of additional landscaping elements. The applicant is responsible for complying with any tree mitigation requirements.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2017

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The Acorn - A School
for Young Children

3511 Broadway Street

AC Power Yoga

Sonic Drive-In

Cardtronics ATM

Texaco

Broadway Tire
& Automotive

Elmhurst

Parland Pl Parland Pl

Parland Pl

Mahncke Park

1951 SANBORN MAP

0

SCALE 100 FT. TO AN INCH.

11 X . . . 038

SAN ANTONIO, TEX. Vol. 2
192
NEW SHEET
MAY 1924



BRACKENRIDGE

PARK

AVENUE B

3511

RIVER

BROADWAY

6298

ELEANOR

MARGARET

3861

191

3863

WESLEY

1056

6138

PARLAND PL.

FUNSTON PL.

CLAREMONT

6783

ELEANOR AV. (ULRICH AV.)

1057

195

ELMHURST AV.

QUEEN ANN CT.

EMIELS CT.

ALBERTA

BELLVIEW (AV.)

CHARLINE

Scale 100 Ft. to One Inch.
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KINGBAK OFFICE RENOVATIONS

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EXISTING FRONT PARKING LOT



EXISTING FRONT PARKING LOT



EXISTING FRONT BUILDING EAST ELEVATION



EXISTING FRONT BUILDING EAST ELEVATION



EXISTING FRONT BUILDING NORTH ELEVATION



EXISTING FRONT BUILDING NORTH ELEVATION



EXISTING FRONT BUILDING WEST ELEVATION



EXISTING FRONT BUILDING WEST ELEVATION



EXISTING FRONT BUILDING SOUTH ELEVATION



EXISTING FRONT BUILDING SOUTH ELEVATION



EXISTING REAR PARKING LOT



EXISTING REAR PARKING LOT



EXISTING REAR BUILDING EAST ELEVATION



EXISTING REAR BUILDING EAST ELEVATION



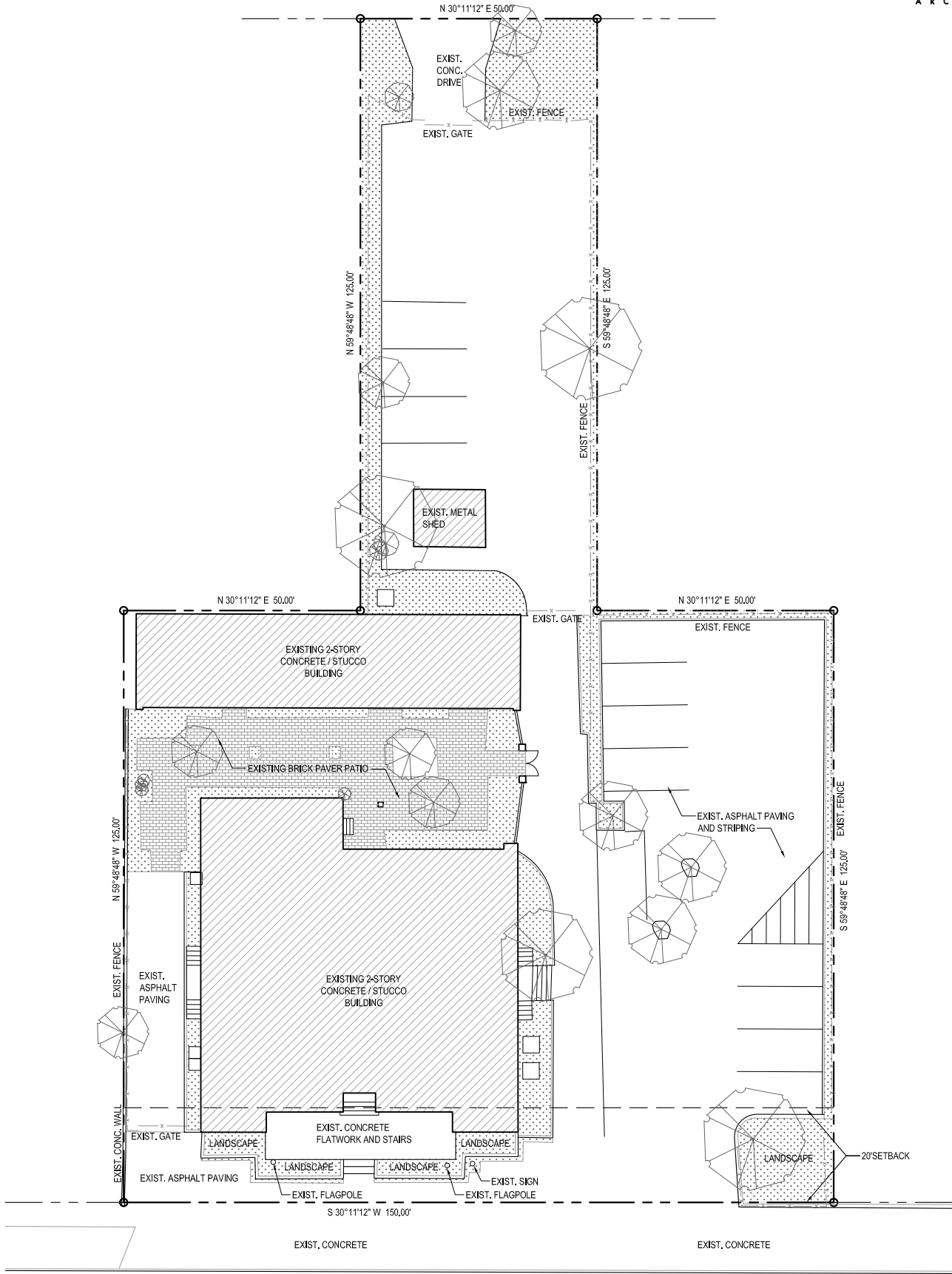
EXISTING REAR BUILDING EAST ELEVATION



EXISTING REAR BUILDING EAST ELEVATION

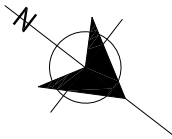


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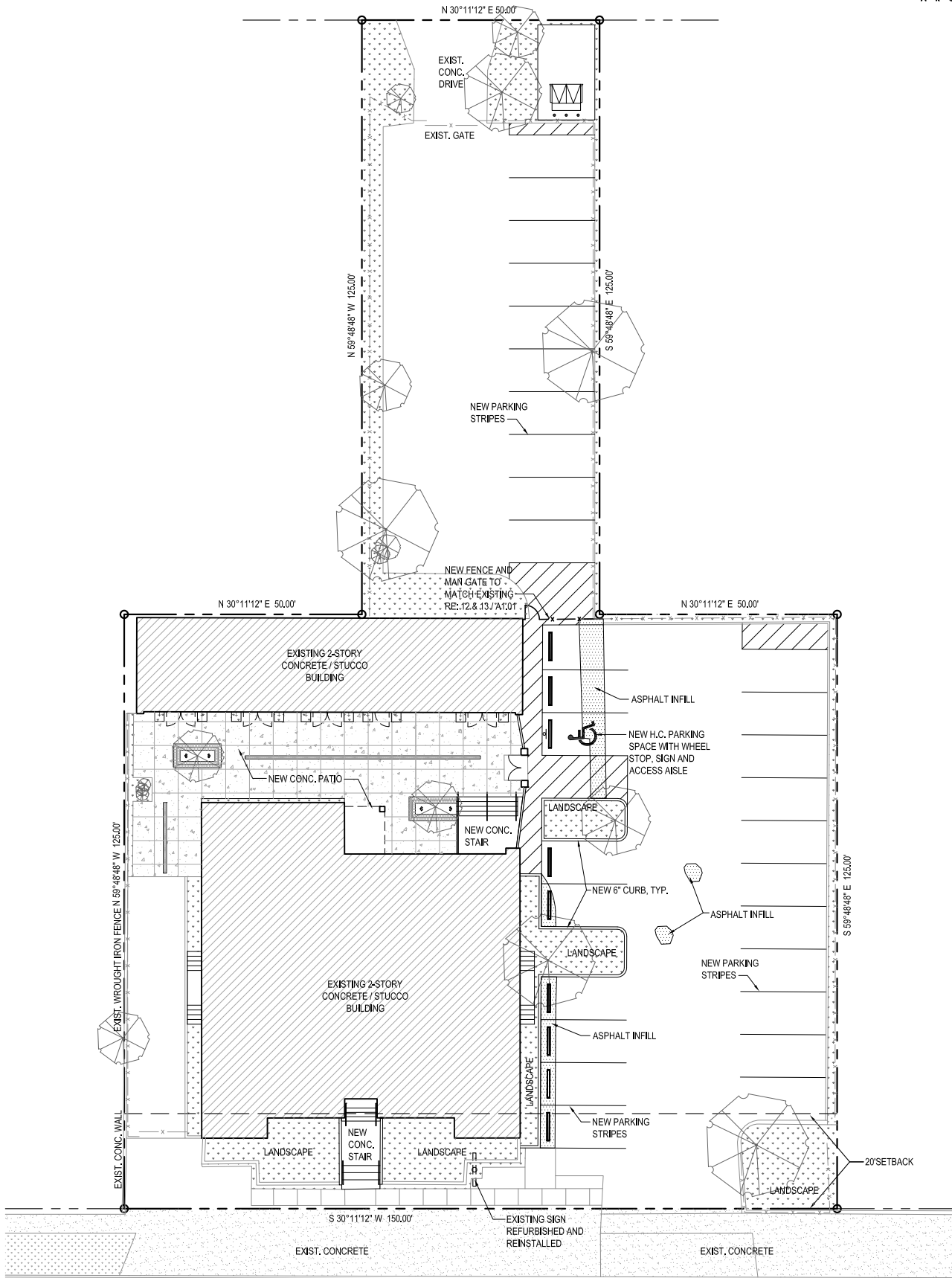


BROADWAY STREET
(100' R.O.W.)

EXISTING SITE PLAN

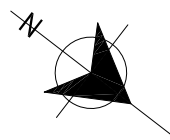


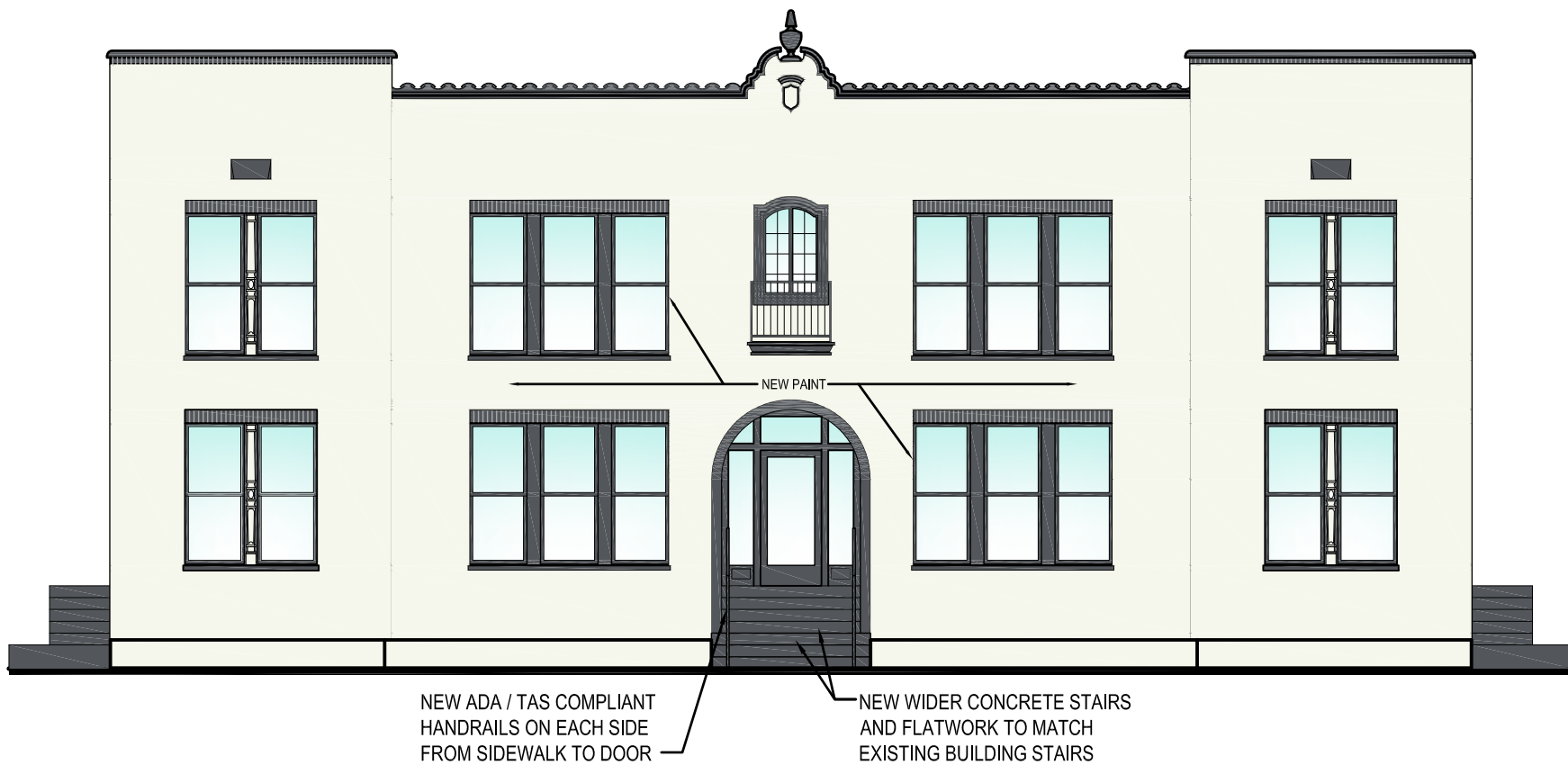
AVENUE B
(50' R.O.W.)



BROADWAY STREET
(100' R.O.W.)

NEW SITE PLAN





NEW FRONT BUILDING EAST ELEVATION



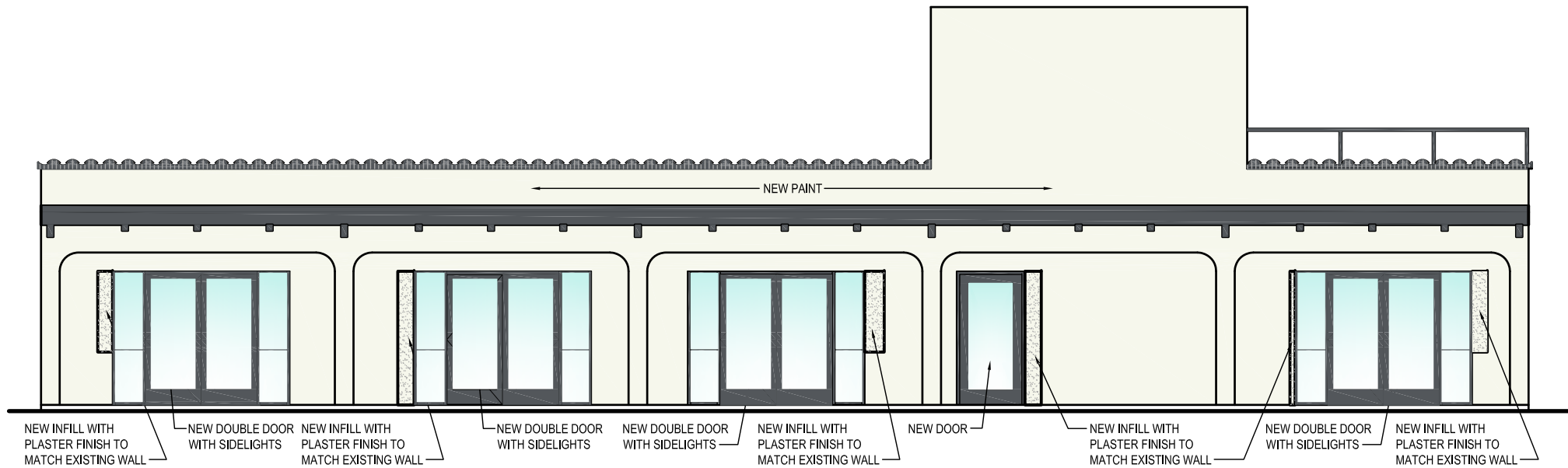
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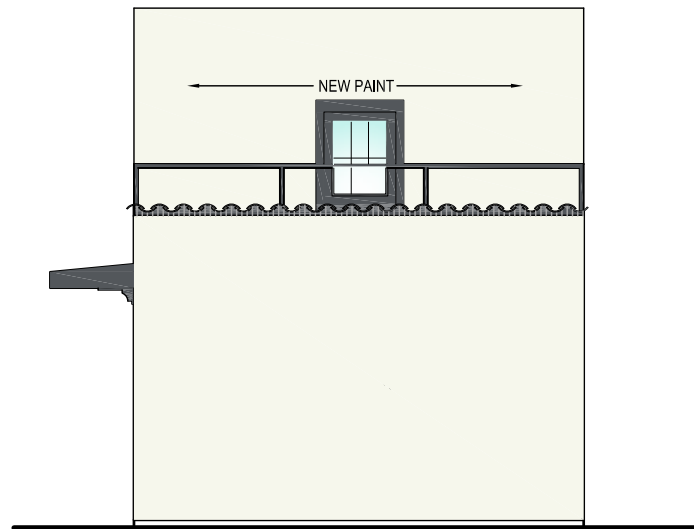
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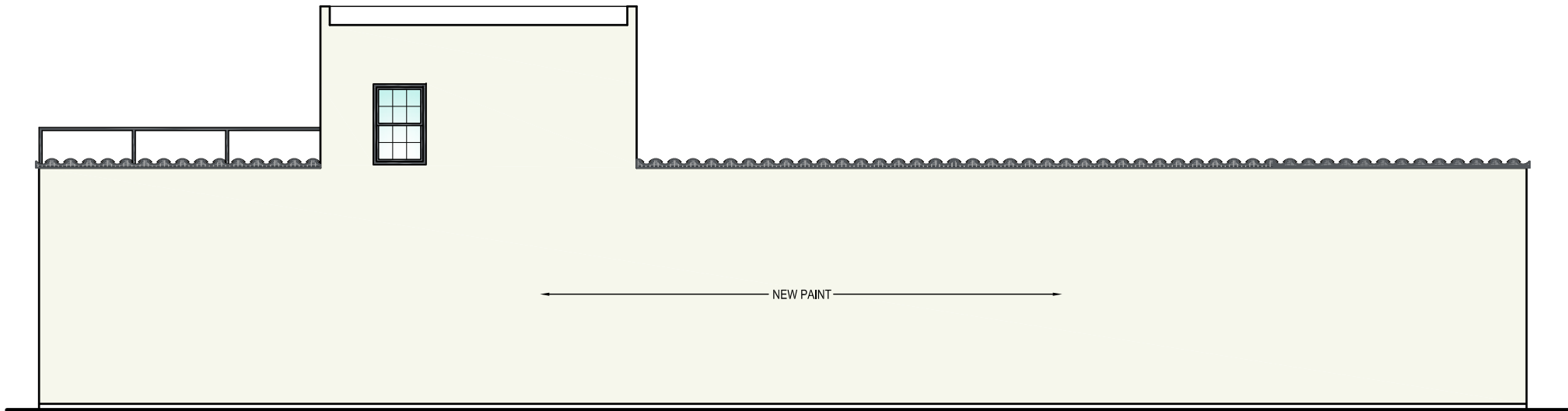
NEW FRONT BUILDING SOUTH ELEVATION



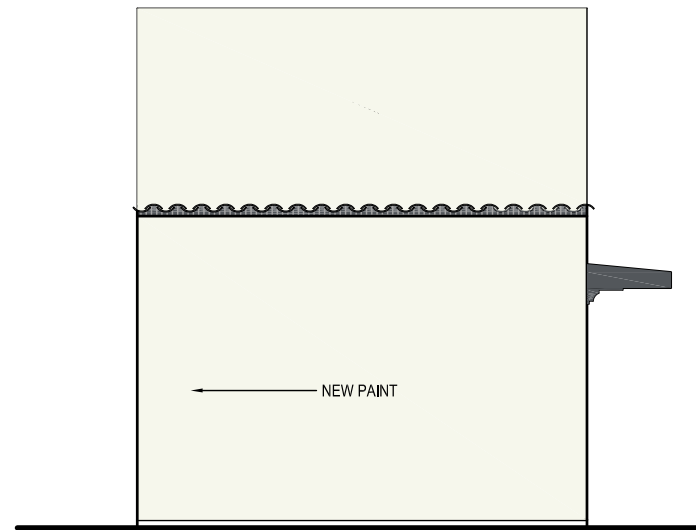
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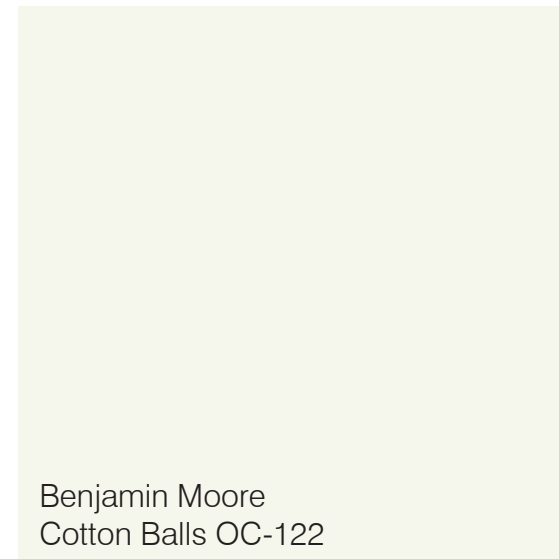
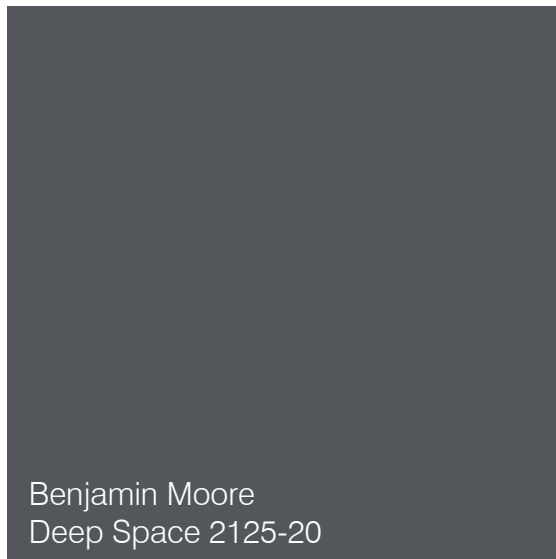
NEW REAR BUILDING NORTH ELEVATIO



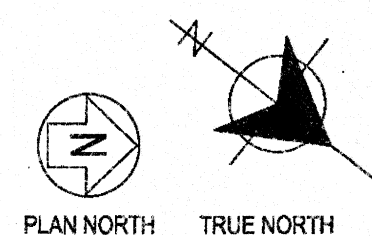
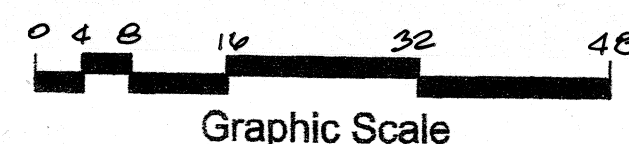
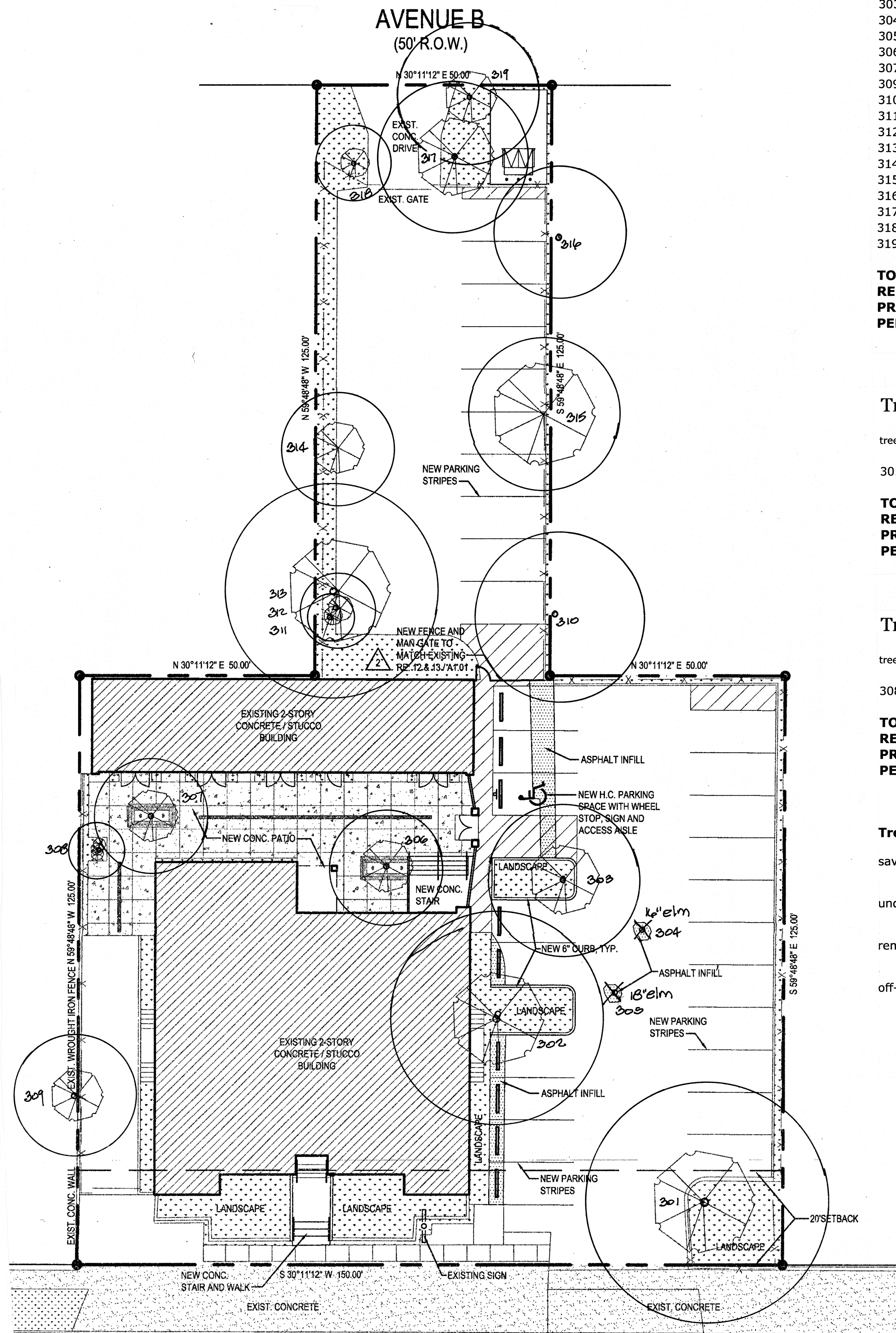
NEW REAR BUILDING WEST ELEVATION



NEW REAR BUILDING SOUTH ELEVATION



New Paint Colors



Tree Preservation Data - Significant

tree number	tree size & specie	disposition
302	18", 11" (23.5") cedar elm	saved
303	16" cedar elm	saved
304	16" cedar elm	removed
305	18" cedar elm	removed
306	12" live oak	saved
307	12" live oak	saved
309	13" cedar elm	offsite
310	18" cedar elm	offsite
311	5" cedar elm	undersize/saved
312	8" cedar elm	saved
313	22" cedar elm	saved
314	12" cedar elm	saved
315	16" cedar elm	saved
316	14" cedar elm	offsite
317	17" cedar elm	saved
318	8" cedar elm	saved
319	15" cedar elm	saved

TOTAL TREES: 191.5 inches
REMOVED TREES: 34.0 inches
PRESERVED TREES: 161.5 inches
PERCENT PRESERVED: 84.33%

Tree Preservation Data - Heritage

tree number	tree size & specie	disposition
301	26" cedar elm	saved

TOTAL TREES: 26 inches
REMOVED TREES: 0 inches
PRESERVED TREES: 26 inches
PERCENT PRESERVED: 100%

Tree Preservation Data - Small Significant

tree number	tree size & specie	disposition
308	3", 3", 3" Tx. Mt. Laurel	undersize/saved

TOTAL TREES: NA
REMOVED TREES: NA
PRESERVED TREES: NA
PERCENT PRESERVED: NA

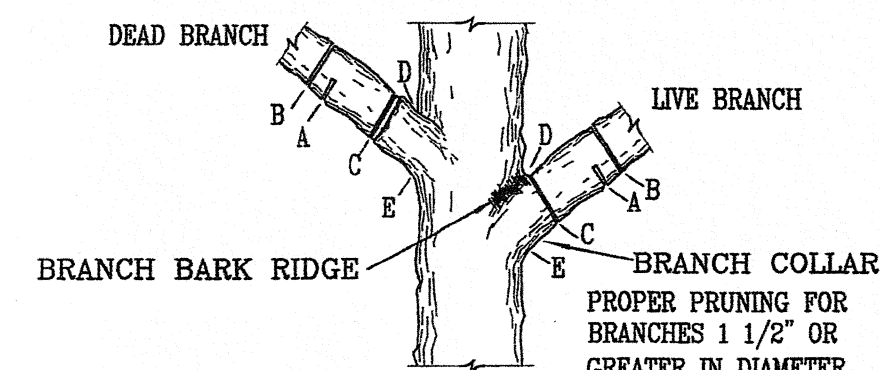
Tree Preservation Schedule

saved	-	tree that meets all city preservation requirements and is saved
under/saved	-	tree to be saved but is below the minimum size required to save
removed	-	tree that meets size and specie requirements and will be removed
off-site	-	tree located on an adjacent property

Special Note: This project is a remodeling project. No new structures are being added. All pavements are existing with some limited upgrades of surfacings. Bed areas around some trees are enlarged to provide additional permeable surface.

Tree Protection Notes:

- [1] A Root Protection Zone (RPZ) will be established around each tree to be preserved to meet Tree Preservation and/or Landscape Ordinances. The RPZ shall be an area defined by a radius extending out from the edge of the trunk/bole of the tree a distance of one (1) linear foot for each inch caliper/diameter as measured at breast height (4.5' above finished grade) of the tree. Example: a 12" caliper/diameter tree will have a 12' radius RPZ.
- [2] No work shall begin where tree protection has not been completed and approved by the city. Tree protection fencing shall be installed, maintained and repaired as necessary throughout construction. Fencing shall be a minimum of 4 feet in height.
- [3] All broken branches and roots 2" diameter or greater for saved trees shall be cut cleanly and all oak species shall be coated and sealed within 30 minutes.
- [4] Exposed roots shall be covered at the end of the work day utilizing soil, approved mulch or wet burlap.
- [5] No equipment, vehicles or materials shall be operated or stored within the RPZ. No clean-out areas (such as paint or plaster drops) will be allowed over the RPZ or in a location which would allow such materials to migrate into or over the RPZ.
- [6] A minimum of 50% of the RPZ shall remain in essentially a pristine condition; hence, no surface cutting, shaping, etc. will be allowed in said area greater than 3 inches in depth.
- [7] Roots or branches in conflict with construction shall be cut-off cleanly in accordance with proper pruning techniques. All oak wounds one-half (1/2) inch or larger shall be painted with an approved pruning sealant within thirty (30) minutes of cutting. Only properly sterilized pruning equipment shall be used on pruning oak trees in order to prevent the spread of oak wilt.
- [8] All wounds to limbs and/or rot systems of oak trees that expose sapwood shall be painted within 30 minutes with asphaltic, exterior oil or latex paint.
- [9] Any tree removal shall be approved by the city arborist, if not otherwise shown as such on an approved Tree Preservation Plan.
- [10] Trees shown to be preserved and which are adversely damaged or lost due to the contractor's negligence during construction shall be mitigated.
- [11] Trees must be maintained in good health throughout the construction process. Maintenance may need to include: watering, foliage rinsing to remove dust or other pollutants, and regular re-mulching as shown in details.
- [12] No wires, nails or other materials shall be attached to protected trees.
- [13] All onsite staging, storage, project trailers, employee parking, etc. are required to comply with the terms and conditions of the approved tree permit.
- [14] The permit holder shall maintain a copy of the tree permit, the data and support drawings and the conditions of approved imposed by the city arborist, readily available at the site at all times during which work is in progress.
- [15] Protective barriers as required by the approved plan shall be maintained properly and kept in place until construction is completed.
- [16] A pre-construction conference with city tree inspection staff is required to review procedures for protection and management of all significant, heritage and mitigation trees.



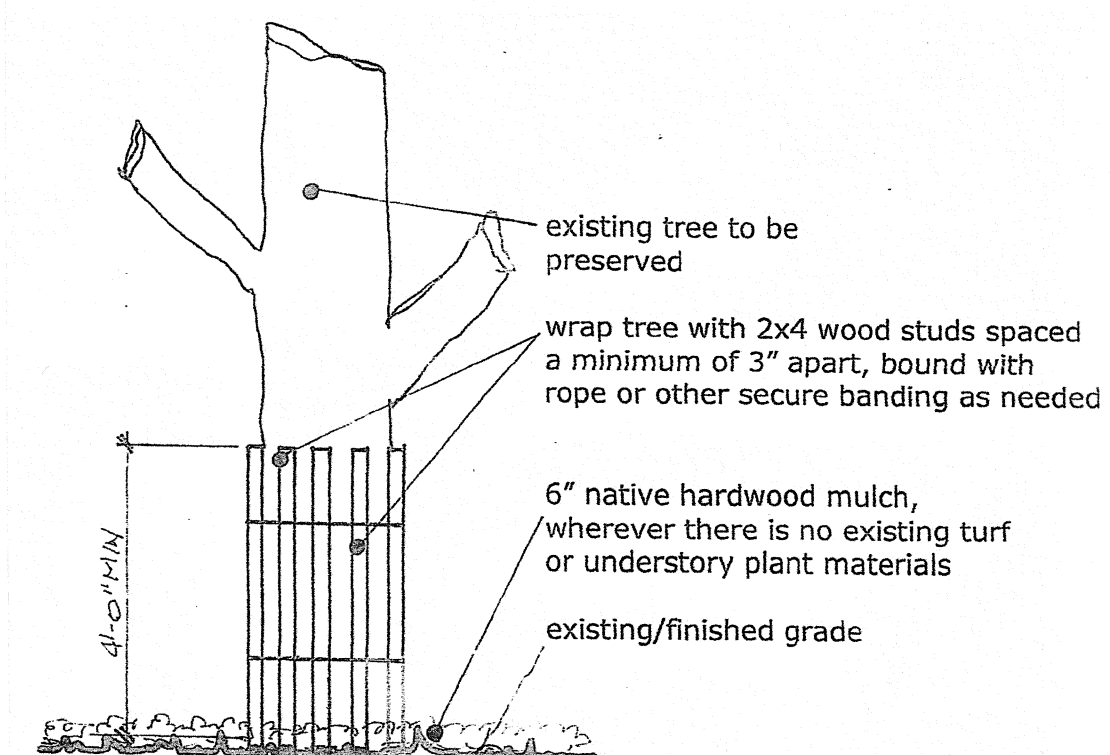
NOTE: DO NOT CUT FROM D TO E.

- FIRST CUT - TO PREVENT THE BARK FROM BEING PERLED WHEN THE BRANCH FALLS.
- SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
- FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS
- BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 30 MIN TO PREVENT THE SPREAD OF OAK WILT.

Tree Pruning Detail

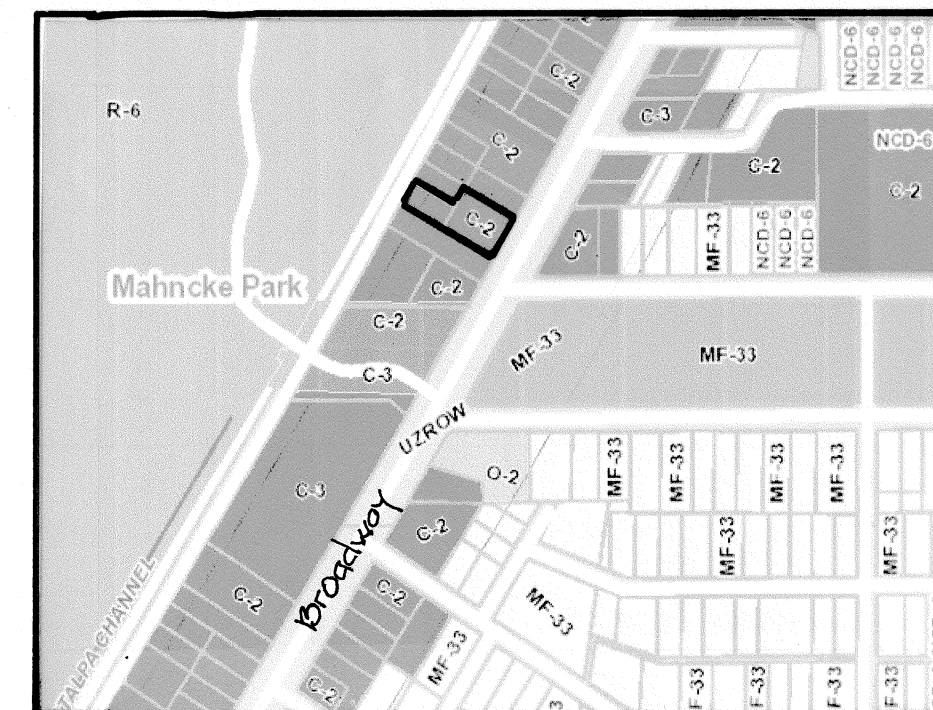
Not to Scale



Tree Protection

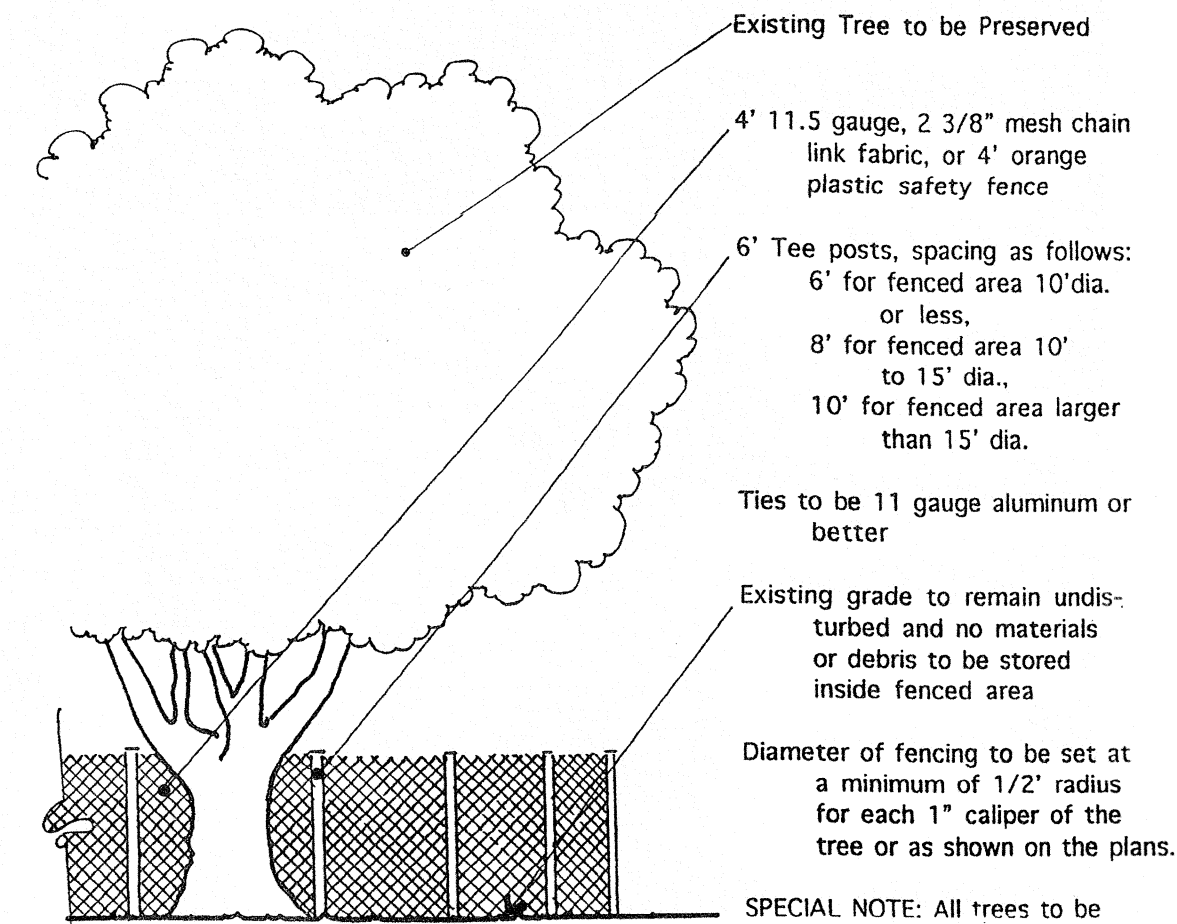
(Heavy Construction Areas)

Not to Scale



Location Map

Note: During construction, place and maintain a 3" layer of coarse mulch material



Tree Preservation

Not to Scale

Bakke Office Remodel
 3511 Broadway
 San Antonio, Texas

Tree Preservation Plan

□ **Peter B. Olfers and Associates** □
 Landscape Architecture □ Research □ Planning
 6322 Sovereign, Suite 137B San Antonio, Texas 78229
 phone (210) 349-9336 email: ornhcpete@hotmail.com

