

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO: 2017-276
ADDRESS: 2202 BROADWAY
LEGAL DESCRIPTION: NCB A-6 BLK LOT S IRRG 80 FT OF W TRI 228 FT OF A-1 ARB B-2
2202 BRDWAY
ZONING: C-3NA,NCD-9, RIO-2
CITY COUNCIL DIST.: 2
APPLICANT: Peter French/Rising Barn
OWNER: Eduardo Modesto/RAMCO
TYPE OF WORK: Installation of a pre-fabricated structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a prefabricated structure on the lot at 2202 Broadway.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-674. Building Design Principles

Sec. 35-674. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(2) Align horizontal building elements with others in the blockface to establish building scale.

A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

(3) Express the distinction between upper and lower floors.

A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.

A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

(3) On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

- A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.
- B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.
- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
- D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

- A. Large expanses of high gloss or shiny metal panels.

B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.

B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

(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.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

(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 lot at 2202 Broadway currently features a permanent structure to the far north of the lot and asphalt paving for parking for 28 automobiles and grassed landscaped areas throughout the remainder of the lot. The lot is bordered by Broadway to the west, Appler Street to the south and N Alamo to the east. A prefabricated structure has been installed on the site without a Certificate of Appropriateness and is the subject of this request.
- b. SITE DESIGN – The site features asphalt paving which facilitates the parking of retail trailers. There are existing site elements that include grassed landscaping islands. At this time, the applicant has not proposed any modifications to the existing site regarding landscaping or parking.
- c. ORIENTATION – The applicant has proposed to install a 200 square foot structure near the southeastern corner of the lot. The applicant has proposed to orient the entrance of the structure toward the interior of the lot. Per the UDC Section 35-673(b)(1)(a), two or more buildings on a site should be clustered to create open courtyard spaces. Additionally, the UDC Section 35-673(b)(1)(b) notes that primary entrances should be oriented toward the street. The applicant's proposal is not consistent with the UDC Section 35-673(b)(1)(b) in regards to entrance orientation.
- d. FAÇADE ARRANGMEENT – According to the UDC Section 35-674 (b), a building shall appear to have a "human scale" which can be achieved by the expression of façade components, the aligning of horizontal building elements with others in the block face and the division of the façade into modules that express traditional dimensions. Generally, the proposed structure features a human scale due it its small footprint. The proposed façade openings also relate to a human scale.
- e. FAÇADE ARRANGEMENT – The rear of the structure, which fronts Appler features no façade separation or fenestration. This is not consistent with the UDC Section 35-674(e)(2).
- f. MATERIALS – The applicant has proposed materials that include stucco, corrugated metal panels and aluminum windows and doors. The applicant's proposed materials are consistent with the UDC.
- g. DECK – Toward the interior of the site, the applicant has proposed a deck to serve as a courtyard sitting area and front porch. Staff finds this proposal appropriate and consistent with the UDC.
- h. WINDOWS – According to the UDC Section 35-674(e)(2), windows help provide a human scale and should be recessed at least two (2) inches within solid walls; windows should relate in design and scale to the spaces behind them; windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms. The proposed windows are consistent with the UDC.
- i. MECHANICAL EQUIPMENT – Per the UDC Section 35-673(m) and (n), Buffering and Screening should be used to screen mechanical and service equipment from the public right of way. The proposed structure features a utility box on the rear façade that faces Appler. This is not consistent with the UDC.

- j. SIGNAGE – At this time, the applicant has not submitting information regarding the installation of signage for this structure. All signage must comply with the UDC Section 35-678.

RECOMMENDATION:

Staff recommends approval based on findings a through j with the following stipulations:

- i. That the applicant install a primary entrance or orient the structure so that the primary entrance front Broadway or Appler.
- ii. That the applicant install fenestration on the current south elevation that currently lacks no elements that separate the façade.
- iii. That the applicant screen the mechanical equipment on the rear (south elevation).

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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Broadway News Site HDRC SUBMITTAL

2202 Broadway
San Antonio, Texas
78215



Broadway News Site

Written Project Narrative

2202 Broadway is a commercial property located on the northwest corner of Broadway and Appler St. The .3684 acre site includes a 2760 square foot retail building occupied by Richter Goods, as well as 28 on-site parking spaces. The site has been designated for micro-retail use by the City of San Antonio (see next slide), with seven (7) designated sites for micro-retail users.

A 200 square foot temporary accessory structure built by Rising Barn PBC has been placed on micro-retail site #4 (see site plan on page 4) near the south eastern corner of the lot. The building is not on the hard corner of Broadway and Appler St.

The Rising Barn structure is clad in a dark bronze metal on the rear and western elevations and roof, and clad in painted MDO on the eastern and northern elevation. The building is oriented with it's large sliding door facing north into the site. There is a cedar deck along the northern and eastern elevations.

The building has been oriented to face inwards towards the entrance to Richter Goods and the other micro-retail users on the site to create an inviting and welcoming pedestrian experience.

Visitors to 2202 Broadway are directed into the center of the site through marked access points as access is restricted via a low fence.



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
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April 25, 2017

Mario Guajardo
2202 Broadway Street
San Antonio, Texas 78215

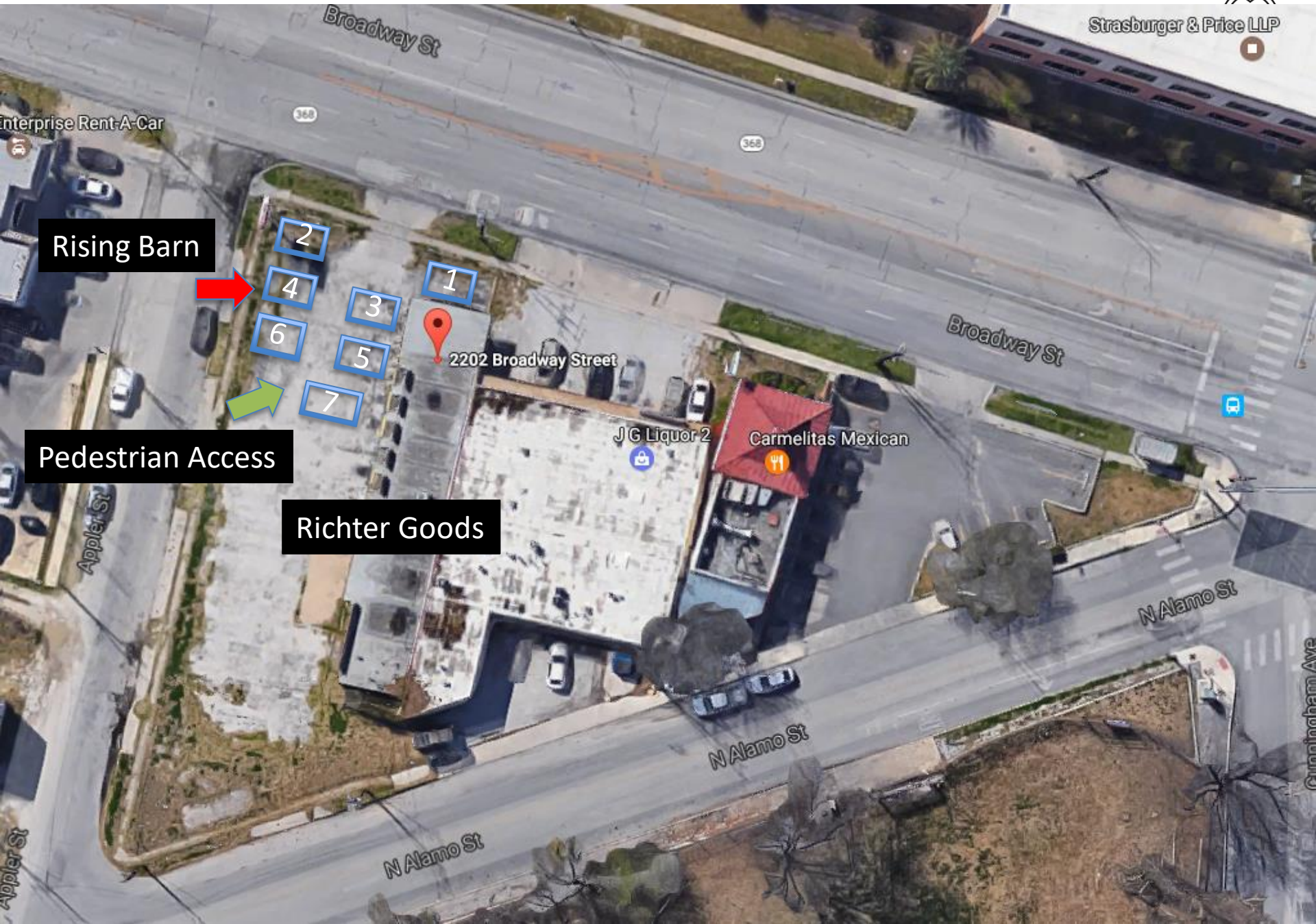
SUBJECT: Lot S IRRG 80 FT of W TRI 228 FT of A-1 ARB B-2, NCB A-6; 2202 Broadway Avenue, San Antonio, Texas

To Whom It May Concern:

As of the date of this letter, the above-referenced property is zoned **"C-3NA RIO-1 UC-2 NCD-9 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Overlay Airport Hazard Overlay District**. The current "C-3NA" base zoning district converted from the previous "B-3NA" Business Nonalcoholic Sales District. The conversion occurred with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); this "C-3NA" converted from the previous "B-3NA", which was established by Ordinance 90004, dated June 24, 1999.

Micro-retail uses without shipping container storage are permitted within the "C-3NA" General Commercial Nonalcoholic Sales base zoning district. Additionally, a brick and mortar building must act as the anchor and the site shall be limited to no more than two (2) food trucks. Minimum parking requirements must be provided and will be determined based upon the square footage of each individual use present on the property, in accordance with Section 35-526.

Since the property carries the "NA" Nonalcoholic Sales designation, no alcohol sales for on-premise or off-premise consumption is permitted.



Rising Barn

Pedestrian Access

Richter Goods

2202 Broadway Street

J G Liquor 2

Carmelitas Mexican

Broadway St

Broadway St

N Alamo St

N Alamo St

Appler St

Cunningham Ave



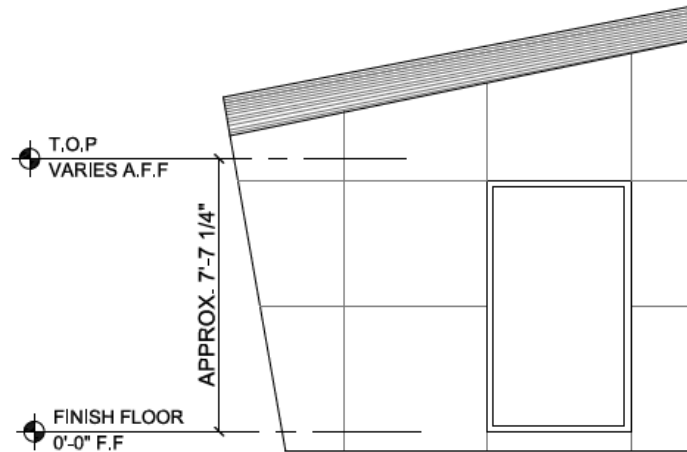




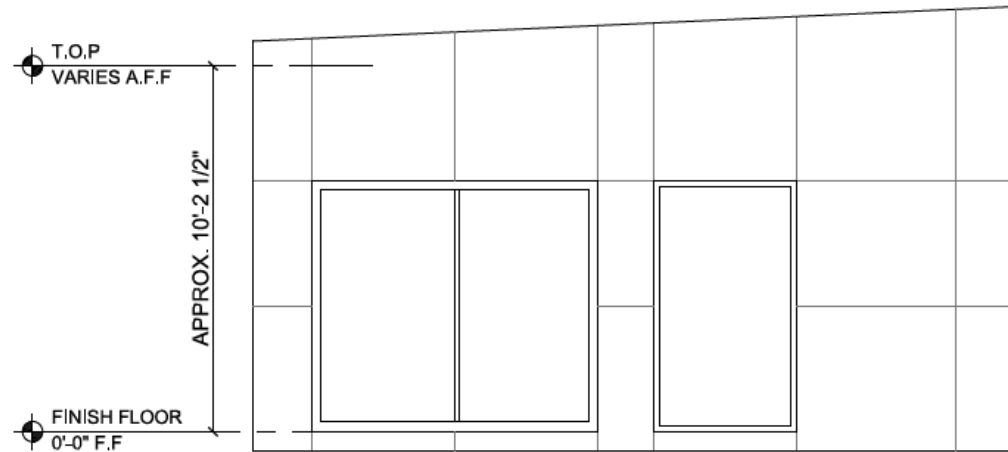
Building Elevations:

East Elevation w/ Single Window

North (front) Elevation w/ Sliding Door, Window



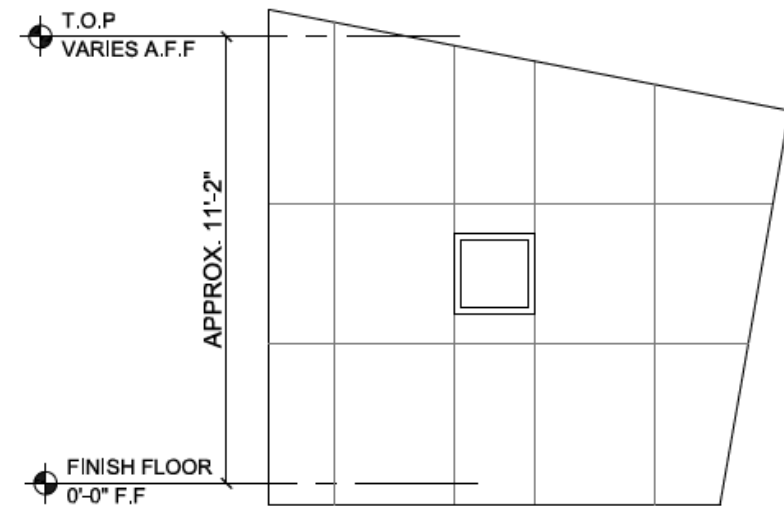
1 ELEVATION
SCALE: 1/4" = 1'-0"



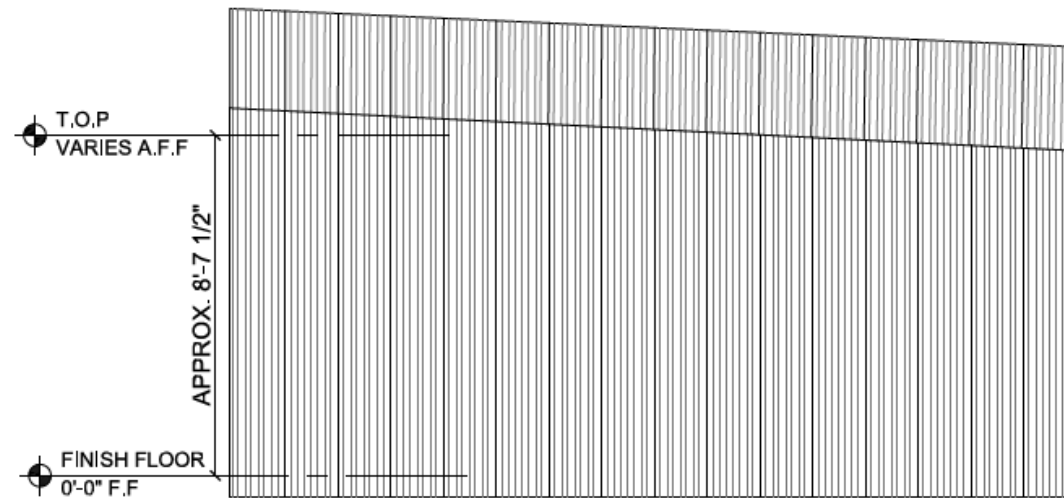
2 ELEVATION
SCALE: 1/4" = 1'-0"



Building Elevations:
West Elevation w/ Single Window
South (rear) Elevation



4 ELEVATION
SCALE: 1/4" = 1'-0"



3 ELEVATION
SCALE: 1/4" = 1'-0"



Site View:
Looking east through the site from Broadway.





Site View:
Looking west through the site towards Broadway.





Site View:
Looking west from Appler St. towards Broadway.





View of Adjacent Lot:
Looking southwest from Appler St. towards Broadway.





Site View:
Looking northwest from Appler St. towards Broadway.

