

HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

HDRC CASE NO: 2019-128
ADDRESS: 212 LOSOYA ST
210 LOSOYA ST
201 LOSOYA ST
UZROW
LEGAL DESCRIPTION: NCB 145 BLK LOT E 74.42 OF 1 *COMMON ELEMENT* 124 E
CROCKET CONDOMINIUMS
ZONING: D,HS,UZROW,HS
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
LANDMARK: Chamber of Commerce Building
APPLICANT: Mariano Martino/City of San Antonio
OWNER: City of San Antonio
TYPE OF WORK: Installation of sidewalk art panels
APPLICATION RECEIVED: March 05, 2019
60-DAY REVIEW: May 04, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove existing sidewalk vault light panels and install 23 sidewalk art panels in the right-of-way adjacent to 210, 212, and 201 Losoya St.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

- i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

- i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

C. PAVING

- i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

D. LIGHTING

- i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
- ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.
- iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).
- iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.
- v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

FINDINGS:

- a. The primary structure located at 212 Losoya St is a 2-story commercial block with basement constructed in approximately 1905 with Gothic Revival influences. The structure is a local landmark with the common name Chamber of Commerce Building and is contributing to the Alamo Plaza Historic District. The primary structure at 210 Losoya St is a 2-story commercial block with basement constructed in approximately 1930 with Art Deco influences. The structure is a local landmark with the common name Mayer/Diaz Building and is contributing to the Alamo Plaza Historic District.
- b. **SIDEWALK PANELS** – The applicant has proposed to replace 23 existing sidewalk vault light panels located in front of the buildings with new decorative art panels. Per the applicant’s analysis, the existing light panels have been deteriorated beyond repair to the point where they no longer maintain their integrity. The proposed new panels will be installed in the location of the existing to retain a sense of continuity and denote the location of the original panels. The new panels will be manufactured from structural concrete panels, exposed glass aggregate, terrazzo, and aluminum divider strips. The panels will feature a continuous linear pattern with blue, teal, cream,

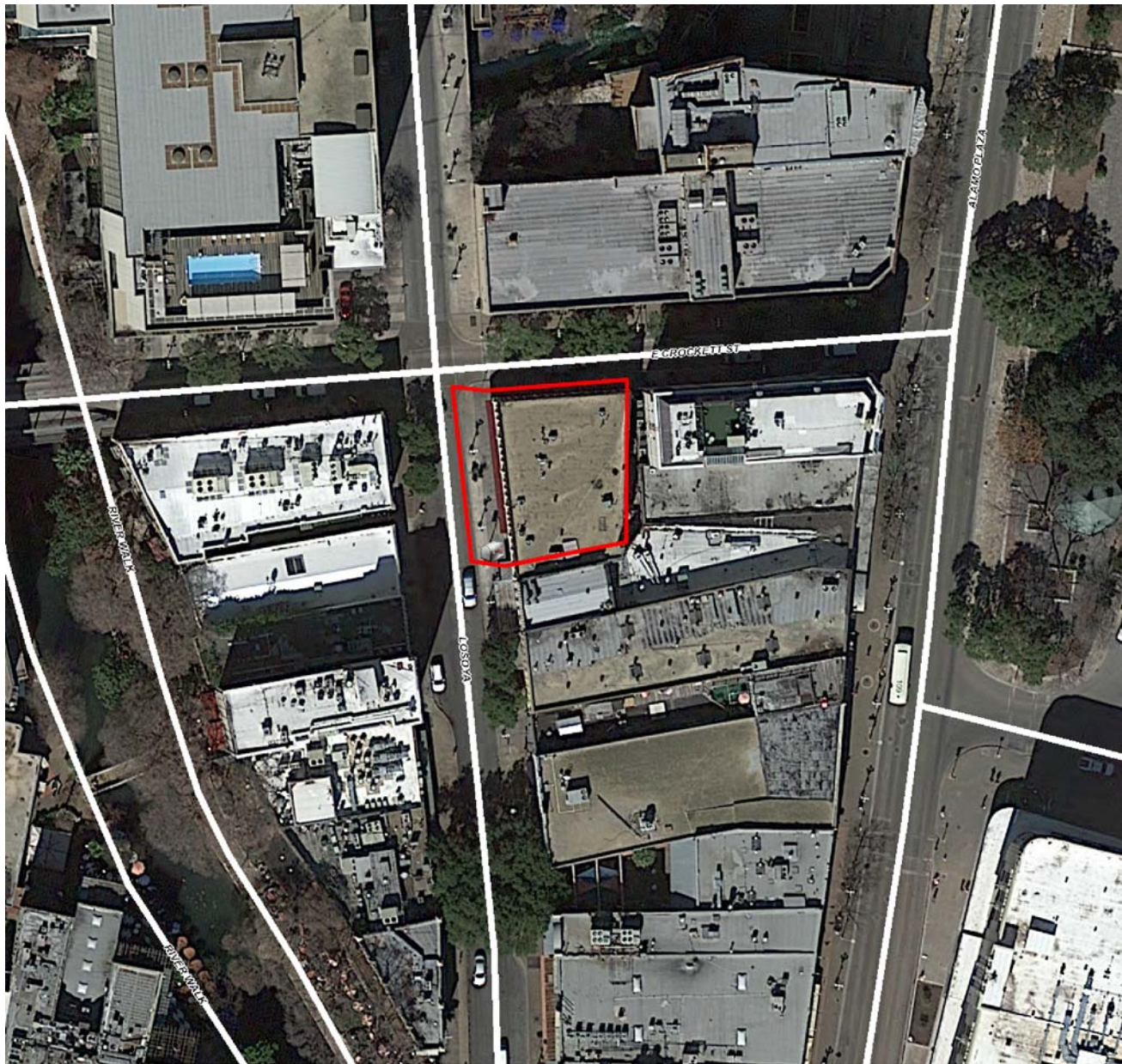
and brown integral coloring. According to the Historic Design Guidelines, glass block pavers or similar street features should be repaired using in-kind materials whenever possible. Similar materials that are compatible with the original should be used when in-kind replacement is not possible. Overall, staff finds the proposal to be a sensitive and acceptable approach that will maintain the existing configuration of the sidewalk, but finds that Panel 1 and Panel 2 along Crockett St, and Panel 1 and Panel 10 along Losoya St, are not damaged beyond repair and should be restored. Staff finds that the applicant should restore Panel 1 and Panel 2 on Crockett St in place and relocate Panel 1 and Panel 10 on Losoya St to the Crockett St locations to create a contiguous cluster of original sidewalk lite vaults, resulting in the retention of a portion of the original sidewalk configuration and materiality, to be more consistent with the Historic Design Guidelines.

- c. INVENTORY – The applicant received approval from the Historic and Design Review Commission (HDRC) for a similar request at 432 W Market St in February 2019. While the applicant has provided individualized assessments for each request, the applicant has not provided a survey or inventory of existing sidewalk vault lites or a schedule of future replacement projects. While staff finds that the proposals have been a sensitive intervention as noted in finding b, these original sidewalk vault lites are important to San Antonio’s infrastructure and architectural history. As noted in the applicant’s submission, sidewalk vault lites were used in US cities between the mid-1800s through the 1930s to provide illumination to basements, storage rooms, and other underground spaces. The glass was intentionally prismatic to bend light and direct light from above to specific locations within these spaces. Staff finds that the wholesale removal of all sidewalk vault lites from downtown San Antonio would constitute an irreversible loss of these important visual reminders of San Antonio’s development pattern and a key architectural technology dating back to the 19th century.

RECOMMENDATION:

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

- i. That the applicant restores Panel 1 and Panel 2 on Crockett St in place and relocates Panel 1 and Panel 10 on Losoya St to the Crockett St locations to create a contiguous cluster of original sidewalk lite vaults as noted in finding b. The applicant is required to provide updated drawings and related project plans to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant provides the Office of Historic Preservation with an inventory of all known sidewalk vault lites in San Antonio as well as a proposed schedule of those to be repaired or replaced as noted in finding c. This inventory must be provided prior to the issuance of a Certificate of Appropriateness.



Flex Viewer

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Printed: Mar 11, 2019

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District One Pedestrian Mobility – Sidewalk Vault Lights (201 & 210 Losoya Street)

Project Scope

The proposed project includes the removal of the existing sidewalk vault light panels that are located in front of 201 and 210 Losoya Street. After the removal of the vault lights, the sidewalk area will receive a new art installation consisting of decorative panels depicting the San Antonio River. The proposed project will also include the installation of steel framing below street level to reinforce support for the sidewalk.



CITY OF SAN ANTONIO

TRANSPORTATION & CAPITAL IMPROVEMENTS

THROUGH INNOVATION AND DEDICATION, WE BUILD AND MAINTAIN SAN ANTONIO'S INFRASTRUCTURE.

Interdepartmental Correspondence

TO: Theresa Larson, Environmental Services Coordinator, TCI, EMD
FROM: Miranda Garrison, Architectural Historian, TCI, EMD
COPIES TO: Files
SUBJECT: **District One Pedestrian Mobility – Sidewalk Vault Lights (201 & 210 Losoya Street)**
DATE: March 5, 2019

The information submitted for the above-referenced request has been reviewed by an architectural historian with the City of San Antonio Transportation & Capital Improvements Department Environmental Management Division (TCI EMD) according to the City's Historic Preservation and Design Section of the Unified Development Code and to address requirements of the Texas Antiquities Code. The review focused on the possible effects of the proposed project on above ground historic resources. It is understood that the above referenced project is financed solely with city funding. It is further understood that the project will not incorporate TxDOT or railroad ROW and will not require coordination with TxDOT. *However, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a project, resources within the project area are protected under the National Historic Preservation Act (NHPA).*

The proposed project includes the removal of the existing sidewalk vault light panels that are located in front of 201 and 210 Losoya Street. After the removal of the vault lights, the sidewalk area will receive a new art installation consisting of decorative panels depicting the San Antonio River. The proposed project will also include the installation of steel framing below street level to reinforce support for the sidewalk.

Architectural Resources: The project is located within the San Antonio Downtown and River Walk Historic District, which is listed in the National Register of Historic Places. The building associated with the sidewalk vault lights is the Chamber of Commerce building (currently the Christian Services Center), which was constructed ca early 1920s and is designated a City of San Antonio Landmark. Sidewalk vault lights were used in cities across the United States from the mid-1800s through the 1930s to illuminate portions of buildings that were set underground (i.e. basements, storage rooms, work areas). The glass used in the panels was not ordinary glass, but

prism pieces set in a way to bend light and direct it into different areas of the underground rooms.

According to Article VI of the City of San Antonio's Unified Development Code, any changes to a designated historic structure "shall be guided by the Secretary of the Interior's Standards and guidelines for Archeology and Historic Preservation." The guidelines put forth in "Repair and Rehabilitation of Historic Sidewalk Vault Lights" in *Preservation Tech Notes: Historic Glass* by the United States Department of the Interior states that "vault lights are an important architectural feature" and "deteriorated historic sidewalk vault lights should be *repaired wherever possible*."

Many of the vault lights located at 201 and 210 Losoya Street have been irreversibly damaged over time to the point that they no longer maintain their integrity. Please see attached photographs. Glass prisms have been removed and replaced with concrete, and of those that remain, many are cracked and shattered. If they were to be replaced several of the panels and much of the prism glass would have to be of new construction. Also, several panels along the sidewalk lining the structure have already been replaced with concrete, further diminishing the relationship between the sidewalk vault lights and the building.

In the opinion of the TCI EMD and based on the status of the remaining sidewalk vault light panels, removing them will have no adverse effect to the Chamber of Commerce building.

If there are any land easements owned or controlled by the State of Texas or any of its political subdivisions within the project area, or if there is any federal agency involvement or jurisdiction relating to the project or its development, the Texas Historical Commission may require other archeological and cultural resource compliance efforts in addition to those required by the City's Office of Historic Preservation. In particular for historic resources (standing structures), if NHPA compliance is required on this project a review of these resources and the potential direct and secondary effects of the project on the resources will be required.

Sincerely,



Miranda Garrison, Architectural Historian
Transportation & Capital Improvements Department
Environmental Management Division

Attachment



201 Losoya St. facing south from Crockett St.



Prism Glass Panel 1 along Crockett St. furthest east.



Prism Glass Panel 2 along Crockett St.



Prism Glass Panel 3 along Crockett St.

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Prism Glass Panel 4 along Crockett St.



201 Losoya St. facing northeast from Losoya St.

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Prism Glass Panel 1 along Losoya St. furthest north.



Prism Glass Panel 2 along Losoya St.



Prism Glass Panel 3 along Losoya St.



Prism Glass Panel 4 along Losoya St.

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Prism Glass Panel 5 along Losoya St.



Prism Glass Panel 6 along Losoya St.



Prism Glass Panel 7 along Losoya St.



Prism Glass Panel 8 along Losoya St.



Prism Glass Panel 9 along Losoya St.



Prism Glass Panel 10 along Losoya St.

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Prism Glass Panel 11 along Losoya St.



Prism Glass Panel 12 along Losoya St.



Prism Glass Panel 13 along Losoya St.



Prism Glass Panel 14 along Losoya St.



Prism Glass Panel 15 along Losoya St.



Prism Glass Panel 16 along Losoya St.



Prism Glass Panel 17 along Losoya St.



Prism Glass Panel 18 along Losoya St.



210 Losoya St. facing east.

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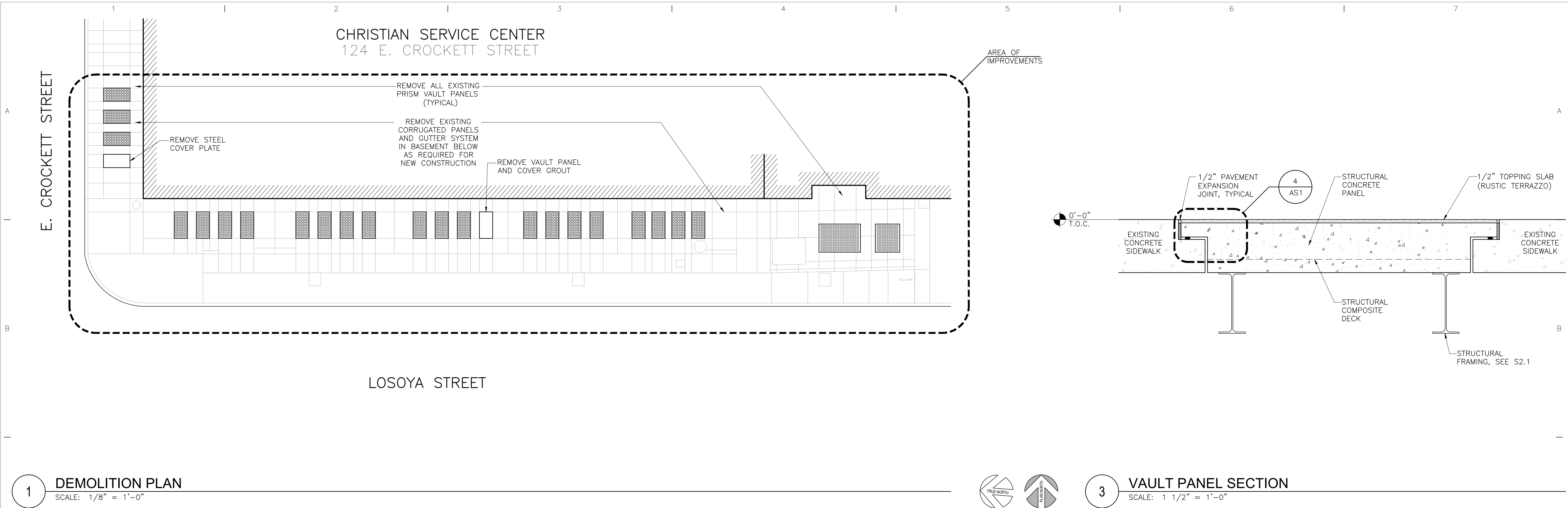


Prism Glass Panel 1 along Losoya St. furthest north.

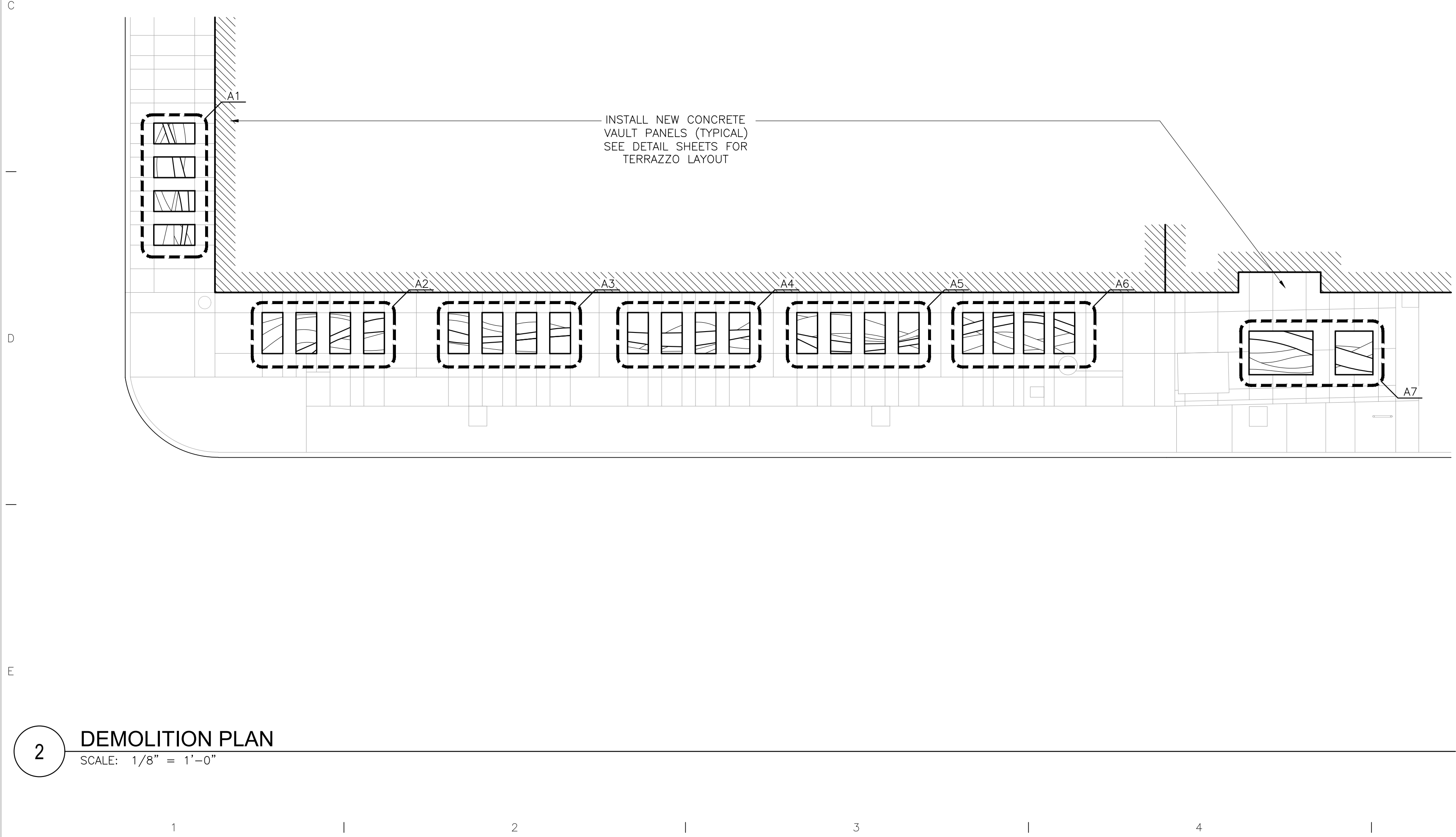


Prism Glass Panel 2 along Losoya St.

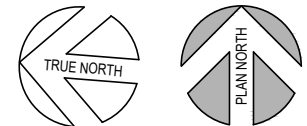
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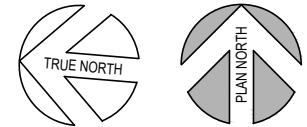
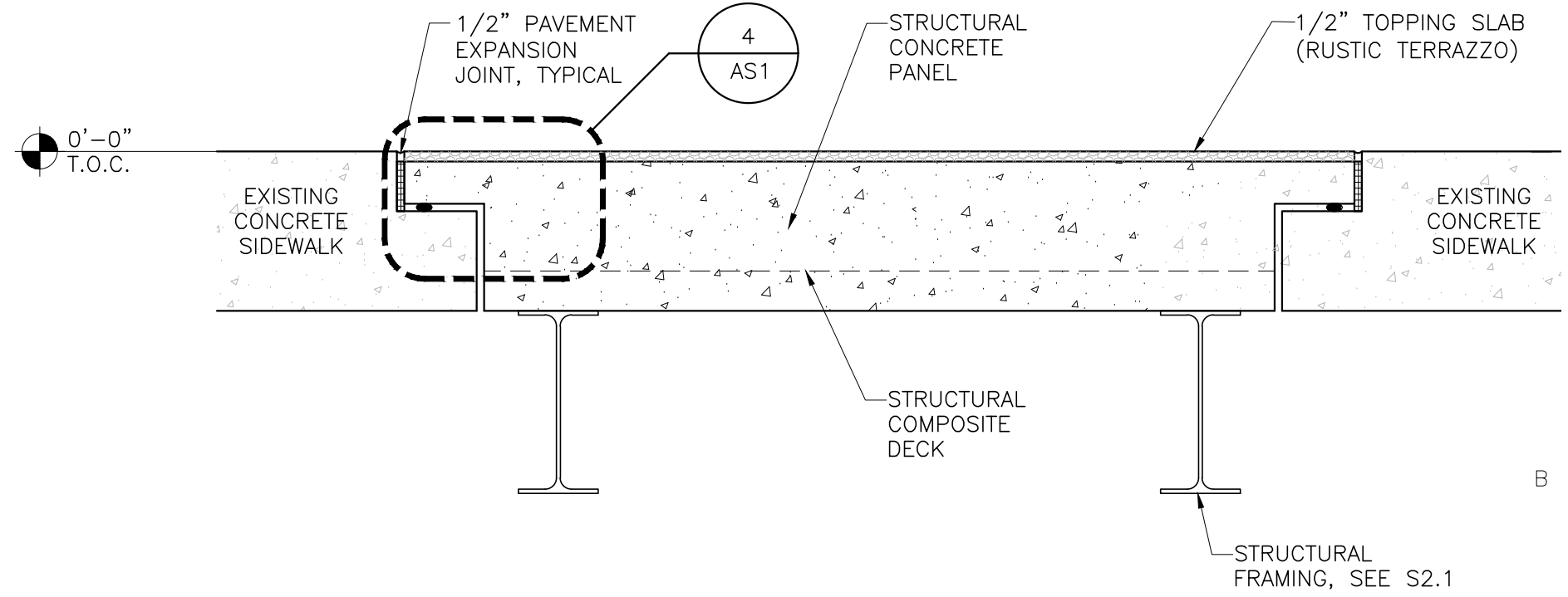
1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



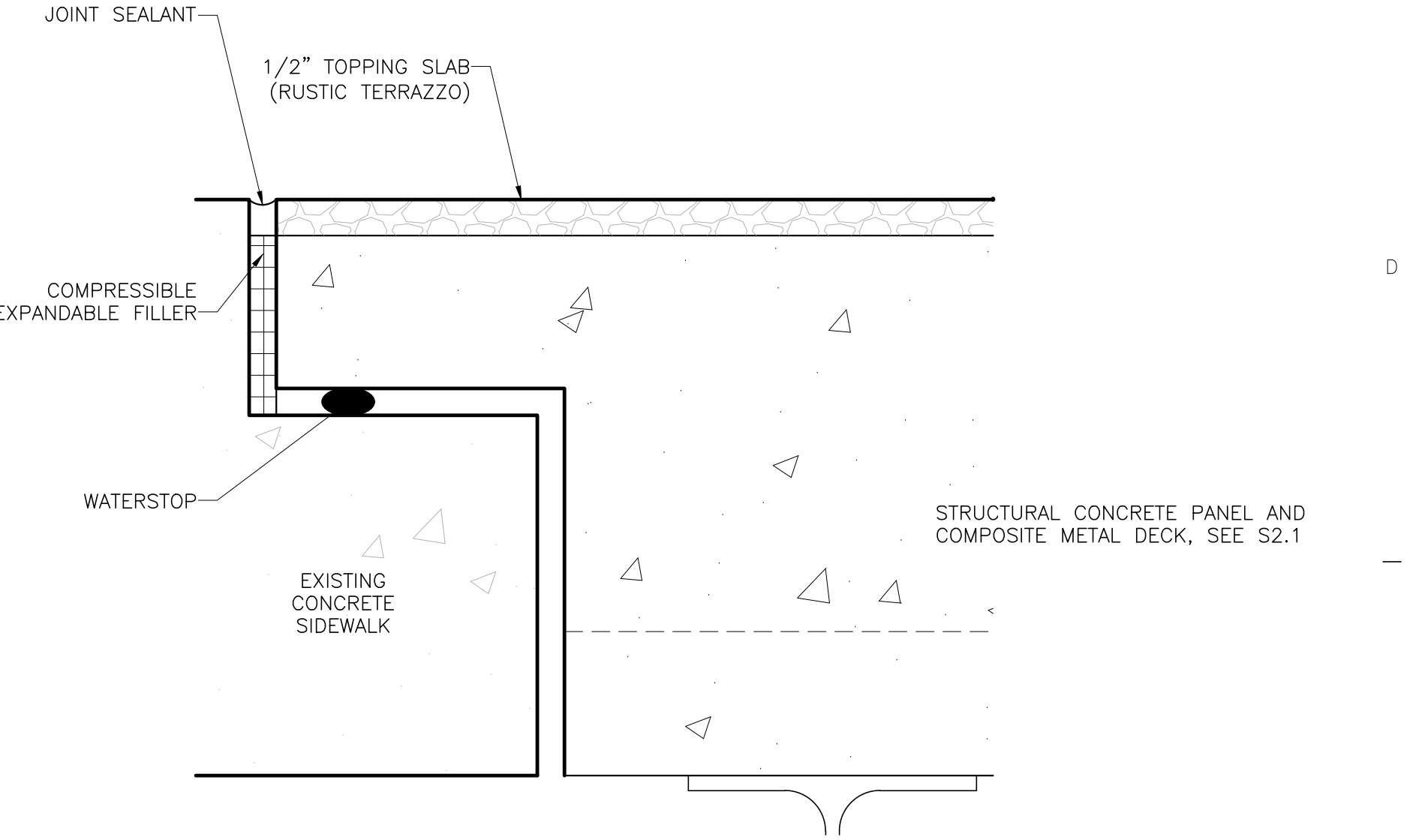
2 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



3 VAULT PANEL SECTION
SCALE: 1 1/2" = 1'-0"



4 VAULT PANEL DETAIL
SCALE: 6" = 1'-0"



REVISIONS		
Mark	Description	Date

WEDG PROJECT NO. : 18060
CLIENT PO. : 4500420833
DATE : 06-FEB-2019

RENOVATION PLAN
AND DETAILS

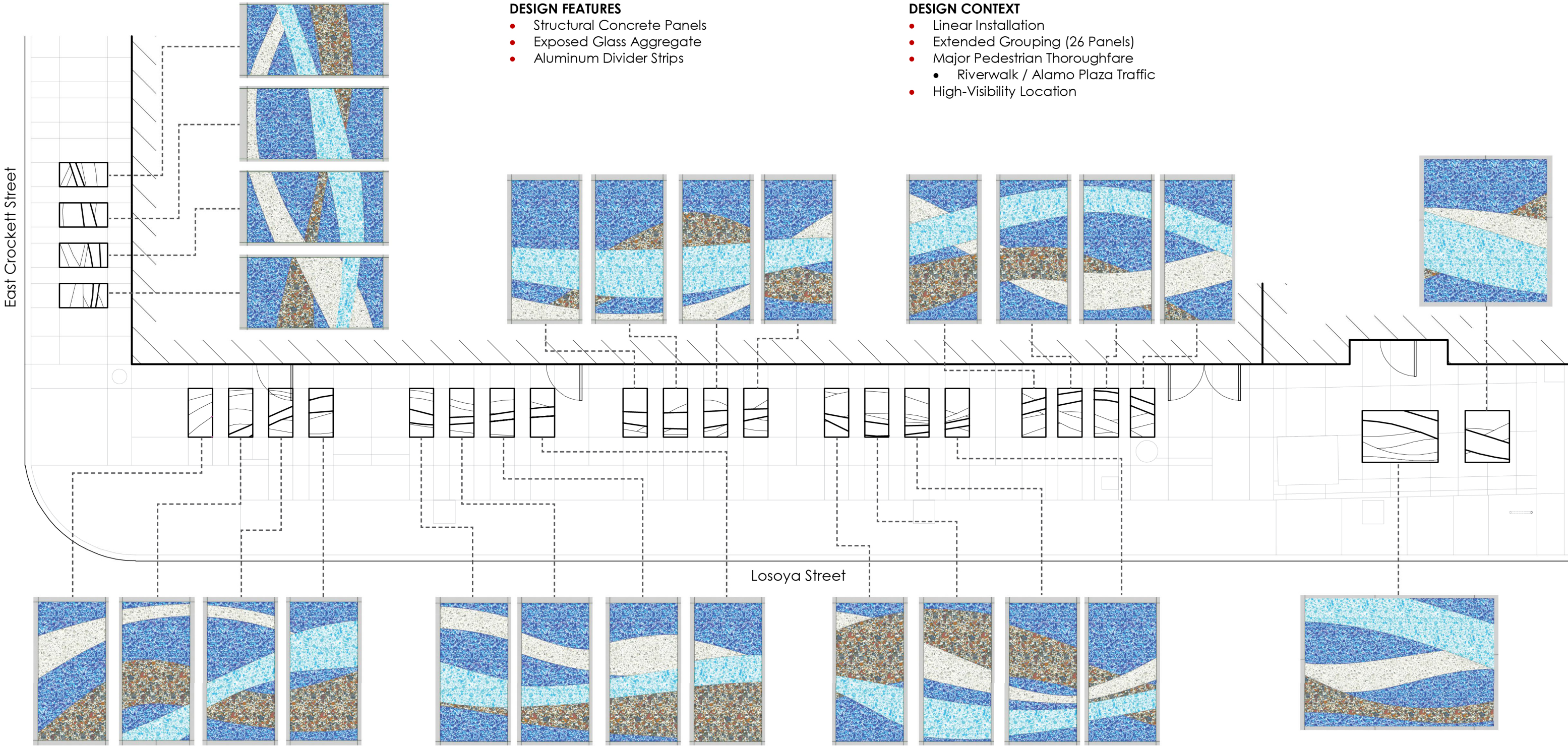
Interpretation of Colors

DESIGN FEATURES

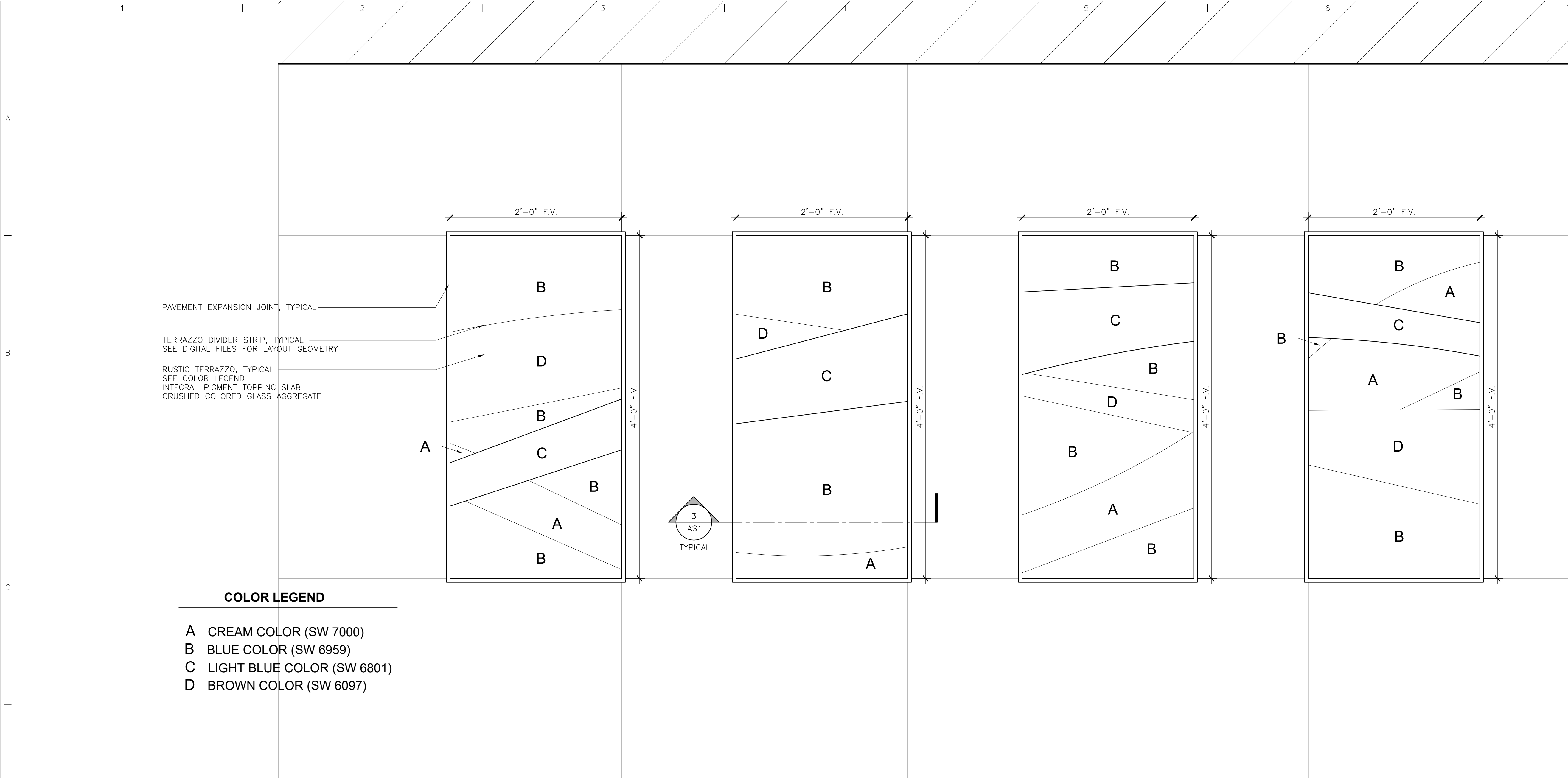
- Structural Concrete Panels
- Exposed Glass Aggregate
- Aluminum Divider Strips

DESIGN CONTEXT

- Linear Installation
- Extended Grouping (26 Panels)
- Major Pedestrian Thoroughfare
 - Riverwalk / Alamo Plaza Traffic
- High-Visibility Location



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PAVEMENT EXPANSION JOINT, TYPICAL

TERRAZZO DIVIDER STRIP, TYPICAL
SEE DIGITAL FILES FOR LAYOUT GEOMETRY

RUSTIC TERRAZZO, TYPICAL
SEE COLOR LEGEND

INTEGRAL PIGMENT TOPPING SLAB
CRUSHED COLORED GLASS AGGREGATE

COLOR LEGEND

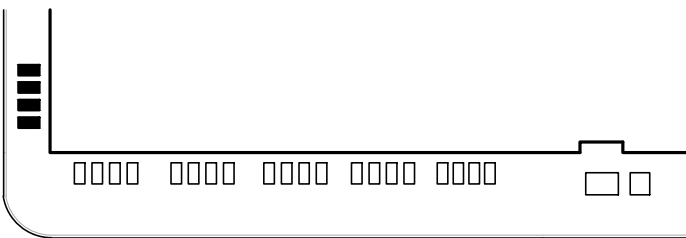
- A CREAM COLOR (SW 7000)
- B BLUE COLOR (SW 6959)
- C LIGHT BLUE COLOR (SW 6801)
- D BROWN COLOR (SW 6097)

1 NEW VAULT PANELS

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



KEY PLAN



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Sidewalk Prism Vault Replacement Christian Service Center

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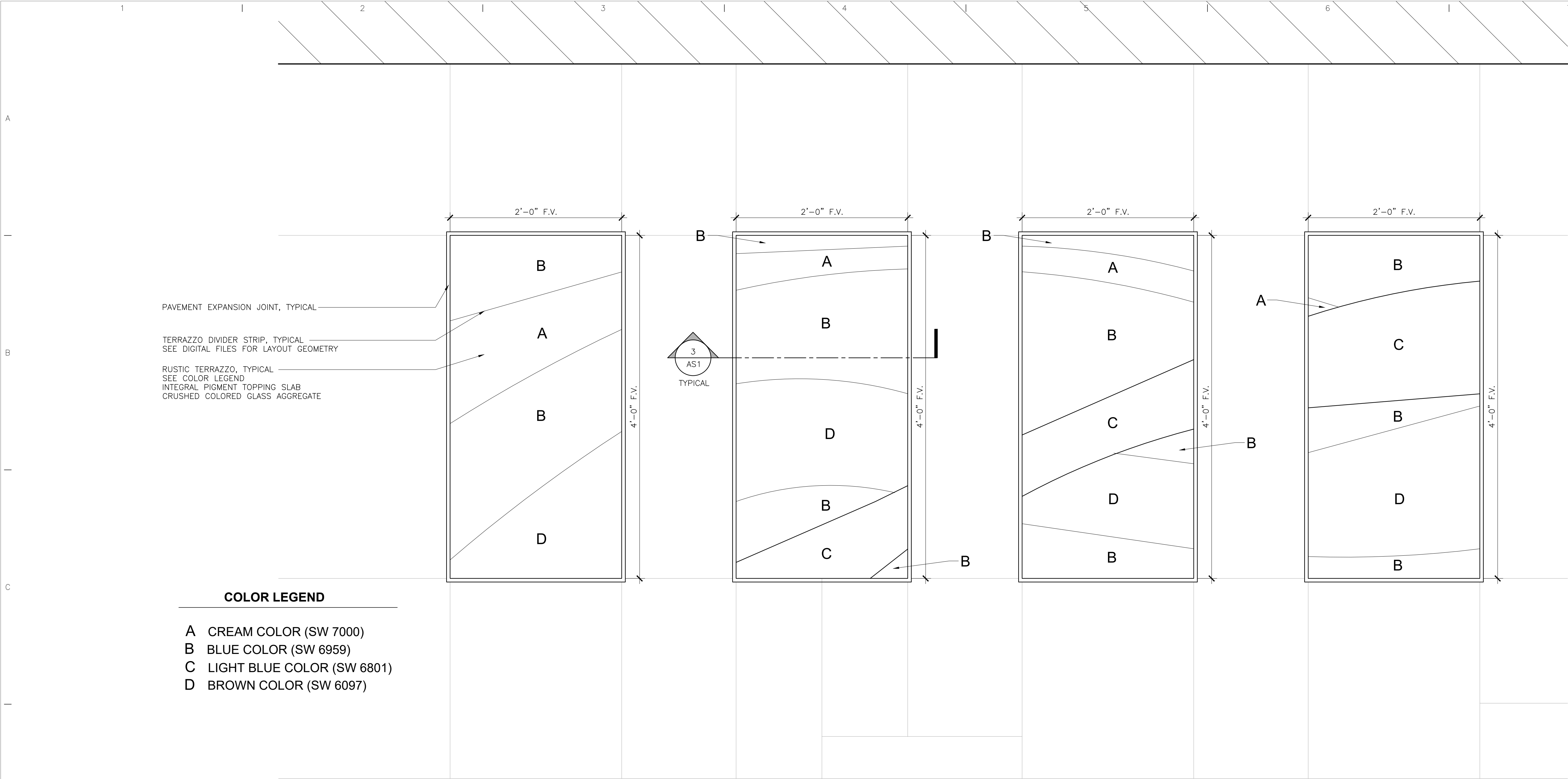
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MARKER PLAN

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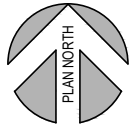
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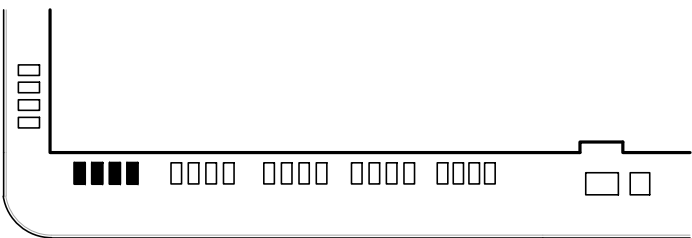
COLOR LEGEND

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- B BLUE COLOR (SW 6959)
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- D BROWN COLOR (SW 6097)

1 NEW VAULT PANELS
SCALE: 1 1/2" = 1'-0"



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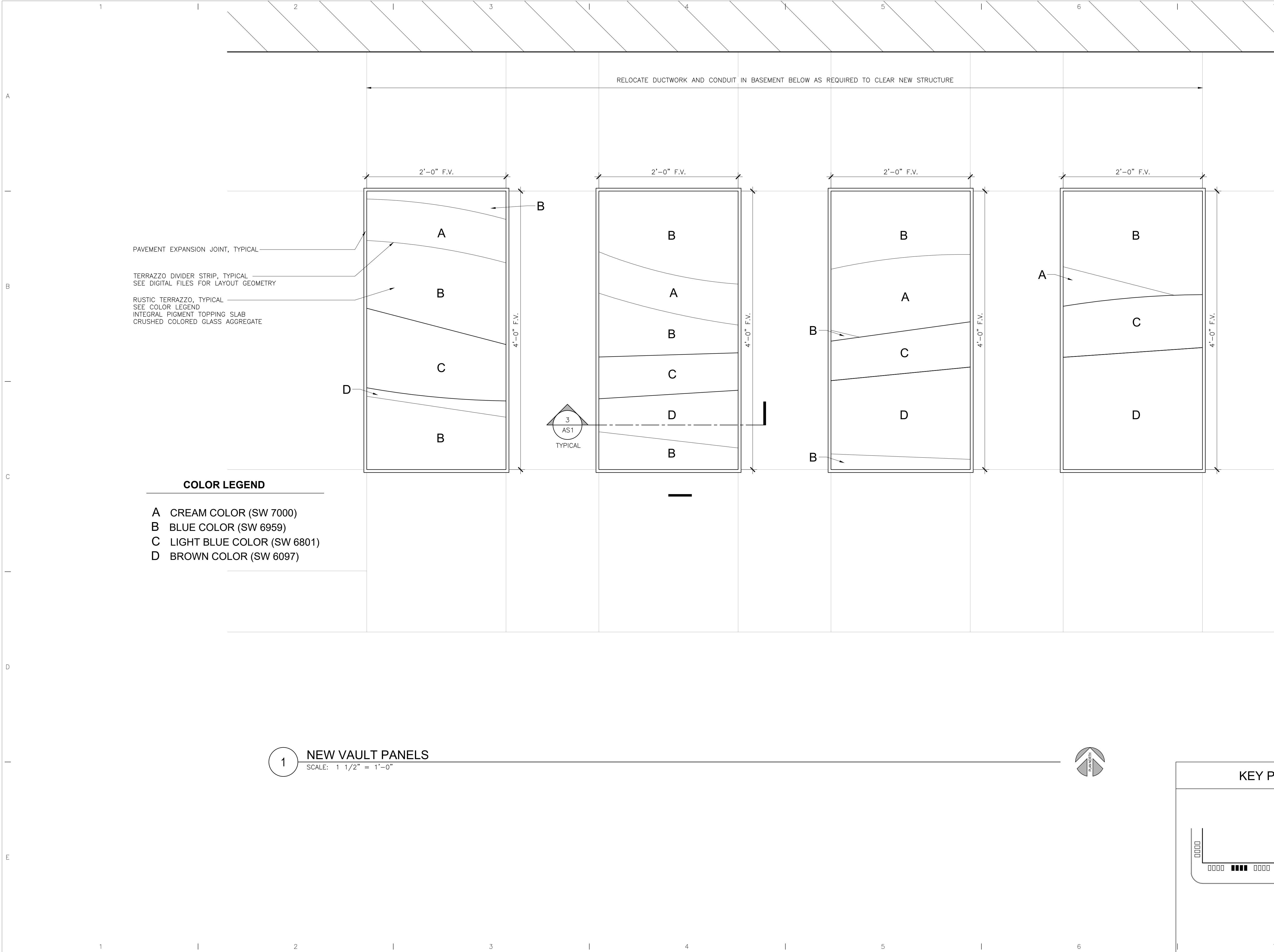
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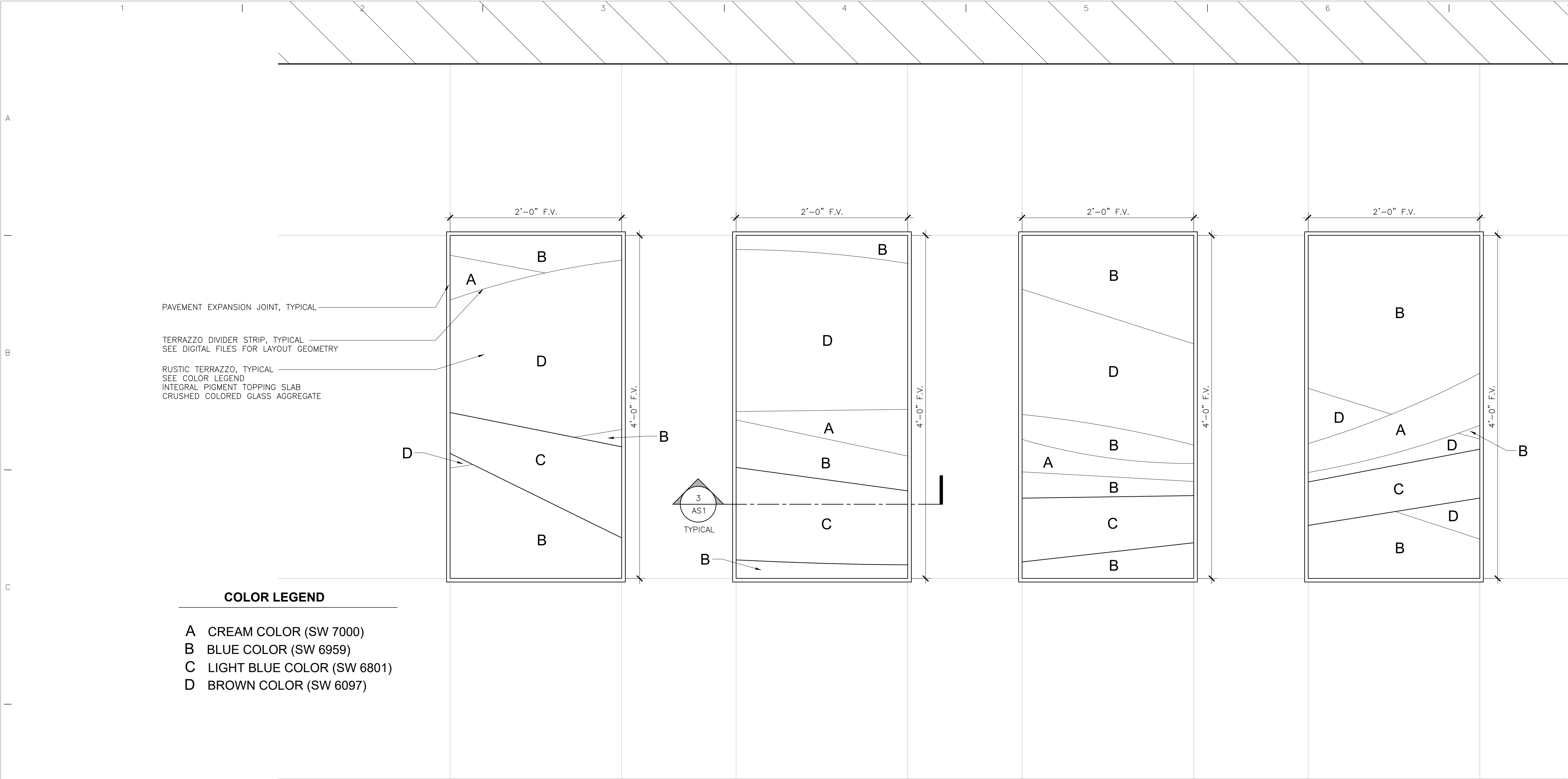
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PAVEMENT EXPANSION JOINT, TYPICAL

TERRAZZO DIVIDER STRIP, TYPICAL
SEE DIGITAL FILES FOR LAYOUT GEOMETRY

RUSTIC TERRAZZO, TYPICAL
SEE COLOR LEGEND

INTEGRAL PIGMENT TOPPING SLAB

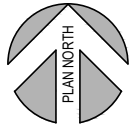
CRUSHED COLORED GLASS AGGREGATE

COLOR LEGEND

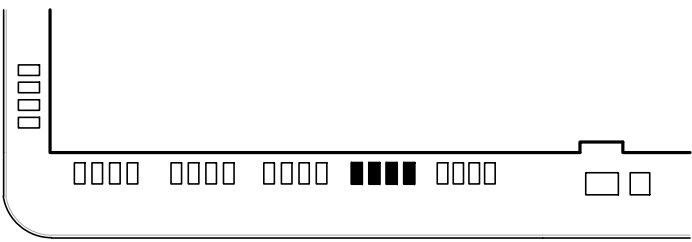
- A CREAM COLOR (SW 7000)
- B BLUE COLOR (SW 6959)
- C LIGHT BLUE COLOR (SW 6801)
- D BROWN COLOR (SW 6097)

1 NEW VAULT PANELS

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



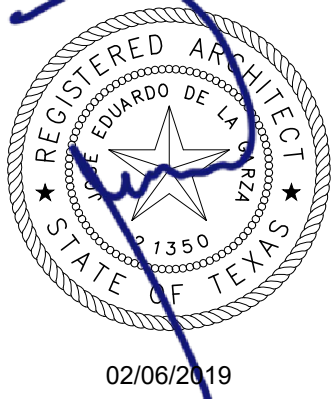
KEY PLAN



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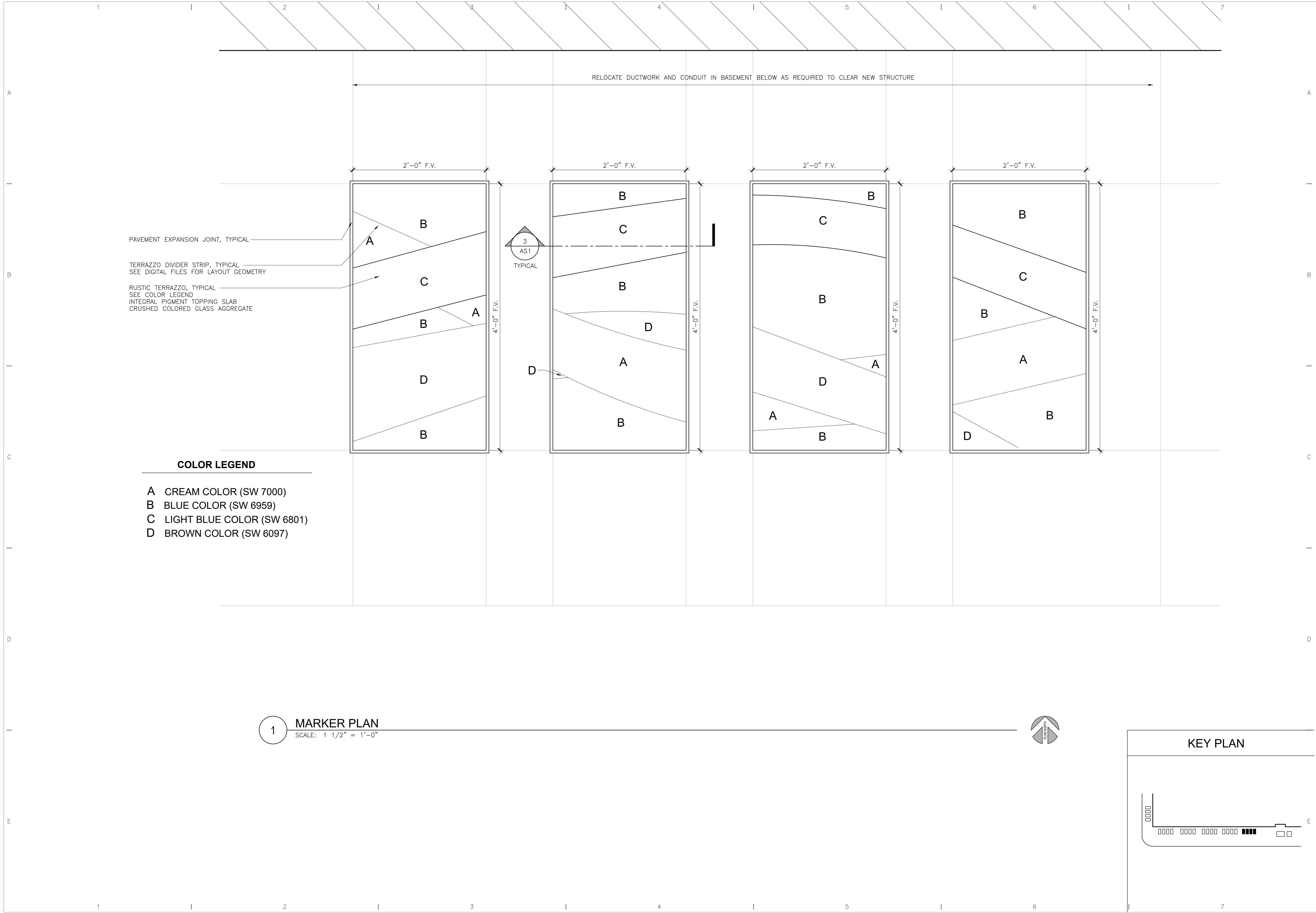
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02/06/2019

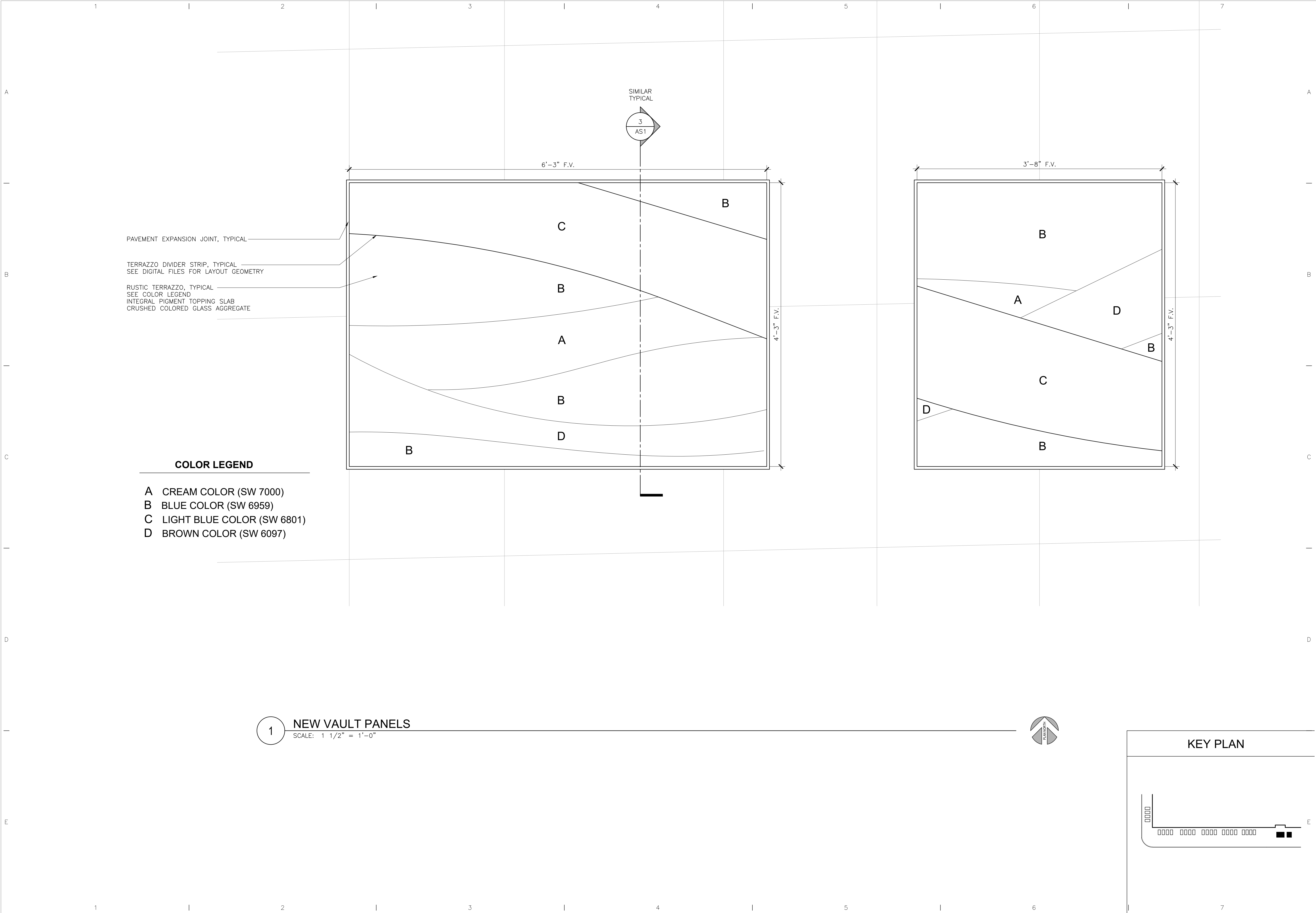
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MARKER PLAN

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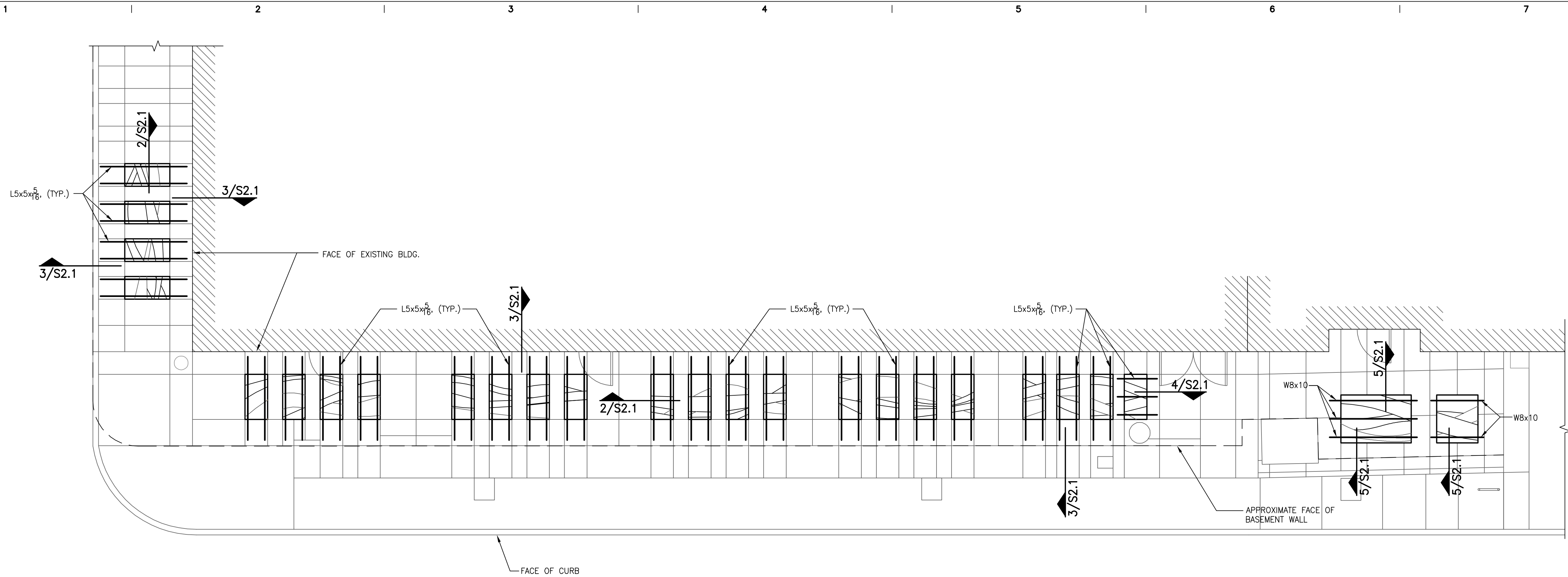
MARKER PLAN

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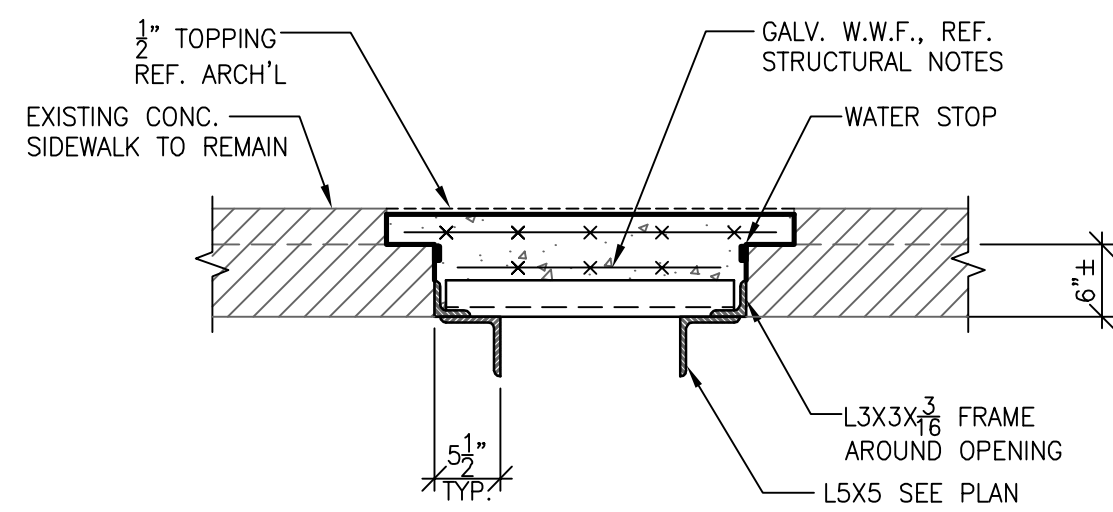
These Contract Drawings Can Not Be Copied Or Reproduced Without Written Consent From Alpha Consulting Engineers Inc.

PLOT SCALE 1"=1'

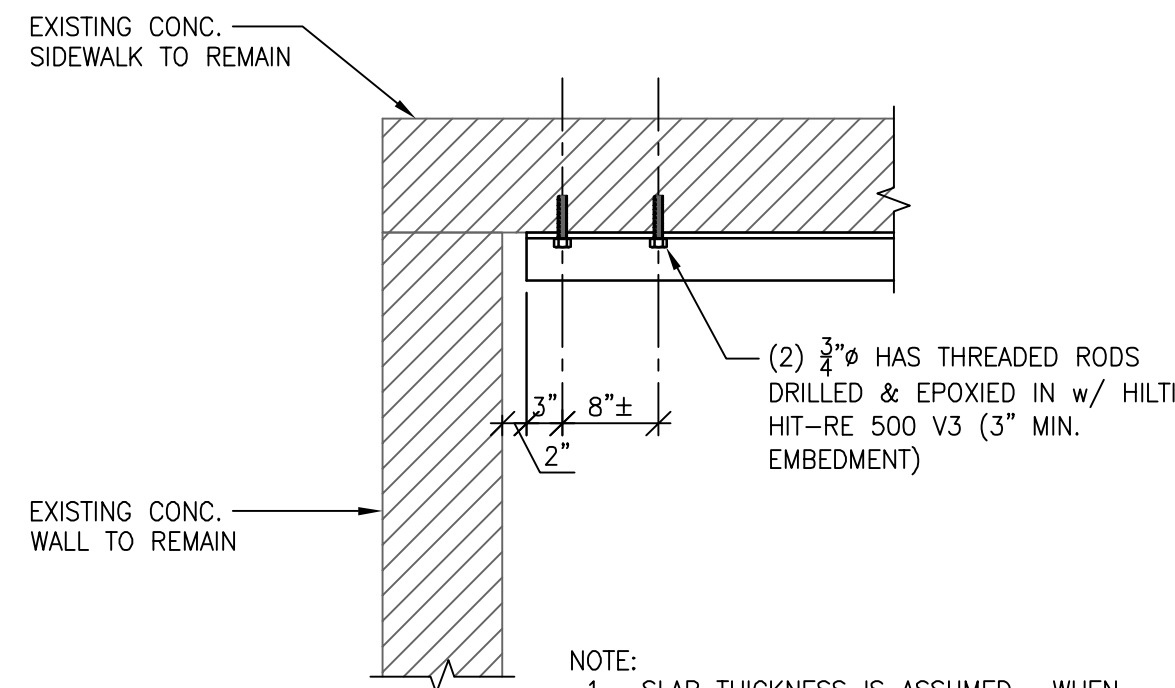
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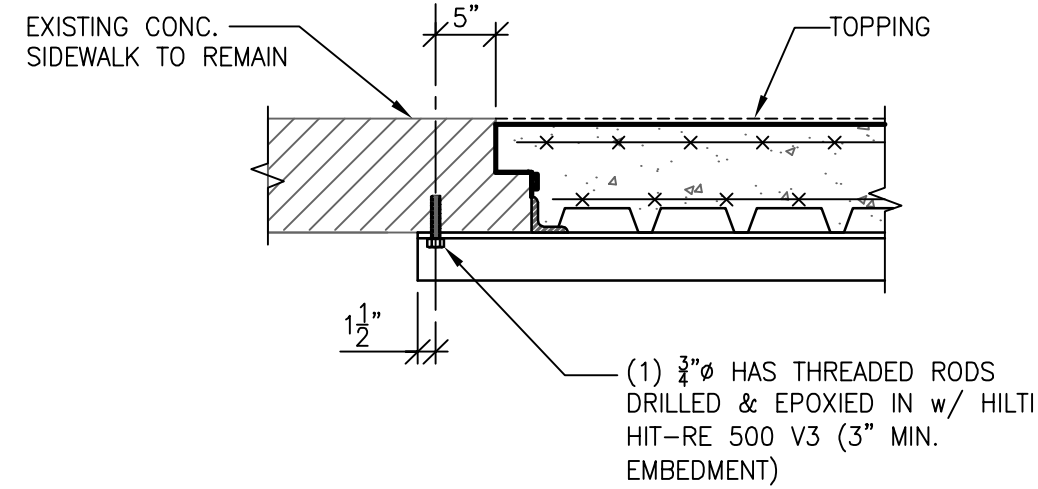
1 SIDEWALK FRAMING PLAN
SCALE : 3/16" = 1'-0"



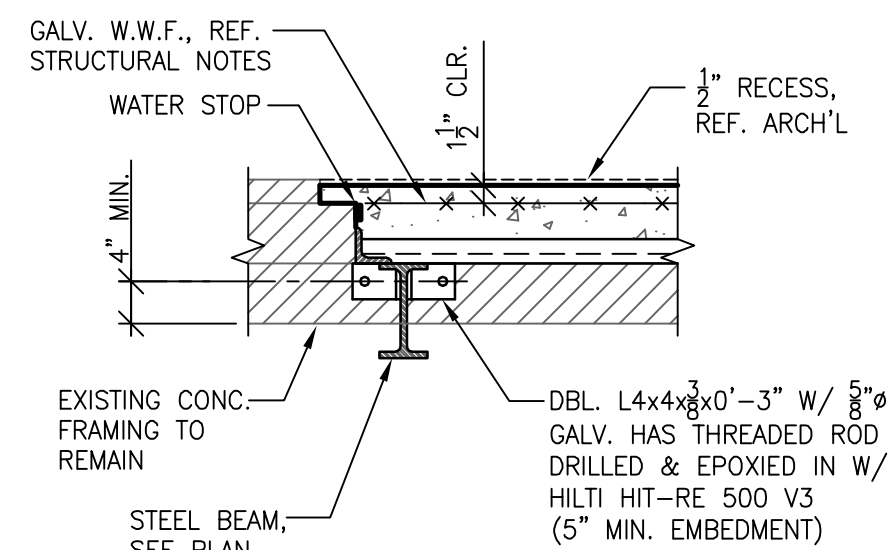
2 SECTION
SCALE : 3/4" = 1'-0"



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



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

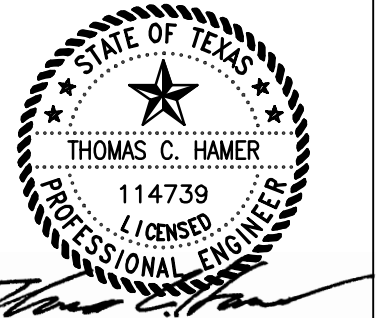


5 SECTION
SCALE : 3/4" = 1'-0"



Christian Service Center
201 LOSOYA STREET
SAN ANTONIO, TX 78205

Alpha Consulting Engineers F-1010



02-20-2019

REVISIONS		
Mark	Description	Date

WEDG PROJECT NO. : 18060
CLIENT PROJECT NO. :172860C
DATE : 02-20-2019

PLAN AND SECTIONS

SHEET
S2.1

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