

## HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

**HDRC CASE NO:** 2019-138  
**ADDRESS:** 111 W CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 148 BLK 12 LOT 22 SOUTH BANK SUBD  
**ZONING:** D, RIO-3  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Wade Arnold/Cuhaci & Peterson Architects  
**OWNER:** Amreit Riverwalk LP c/o Equitax Property Consult LTD  
**TYPE OF WORK:** Exterior modifications, patio modifications, signage  
**APPLICATION RECEIVED:** March 15, 2019  
**60-DAY REVIEW:** May 14, 2019  
**CASE MANAGER:** Edward Hall

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform exterior modifications, patio modifications and to install signage at 111 W Crockett Street. Within this application, the applicant has proposed the following:

1. Demolish the existing exterior walls and storefront system on the river façade and install a new storefront system and exterior wall to convert existing patio space into interior dining space.
2. Repair the existing metal columns on the river façade.
3. Install new glass railings on the river façade at new balcony locations.
4. Remove the existing fabric canopies and install metal canopies on the river façade.
5. Install new signage on the river façade.

### APPLICABLE CITATIONS:

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 applicant is requesting a Certificate of Appropriateness for approval to perform exterior modifications, patio modifications and to install signage at 111 W Crockett Street, primarily on the river façade. The structure at 111 W Crockett was constructed circa 1994.
- b. EXTERIOR MODIFICATIONS – The applicant has proposed to demolish the existing exterior walls and storefront system on the river façade and install a new storefront system and exterior wall. The applicant has proposed a contemporary storefront system to exist in the existing bays. Staff finds the proposed modifications to be appropriate and consistent with the UDC.
- c. REPAIR – The applicant has proposed repair to the existing metal columns on the river façade. Staff finds the proposed repair work to be appropriate.
- d. GLASS RAILINGS – The applicant has proposed new rooftop patio space which is to feature glass balcony railings. Staff finds the proposed railings to be appropriate and consistent with the UDC.
- e. METAL CANOPIES – The applicant has proposed to remove the existing fabric awnings and install metal canopies above entrances and the river level storefront system. Staff finds the proposed new metal canopies to be appropriate and consistent with the UDC.
- f. SIGNAGE – The applicant has proposed to install signage on the river façade. The UDC Section 35-681 notes that signage on the river façade should be limited to one sign featuring no more than eight (8) square feet. At this time, the applicant has not provided specifics regarding the proposed signage. Staff finds that signage on the river façade should not exceed eight (8) square feet and that the proposed signage panel is inconsistent with the UDC. Additionally, staff finds that signage on the river façade of a property should be located at the river level, should be oriented toward pedestrians and should be displayed from an arm or another simple, traditional method.

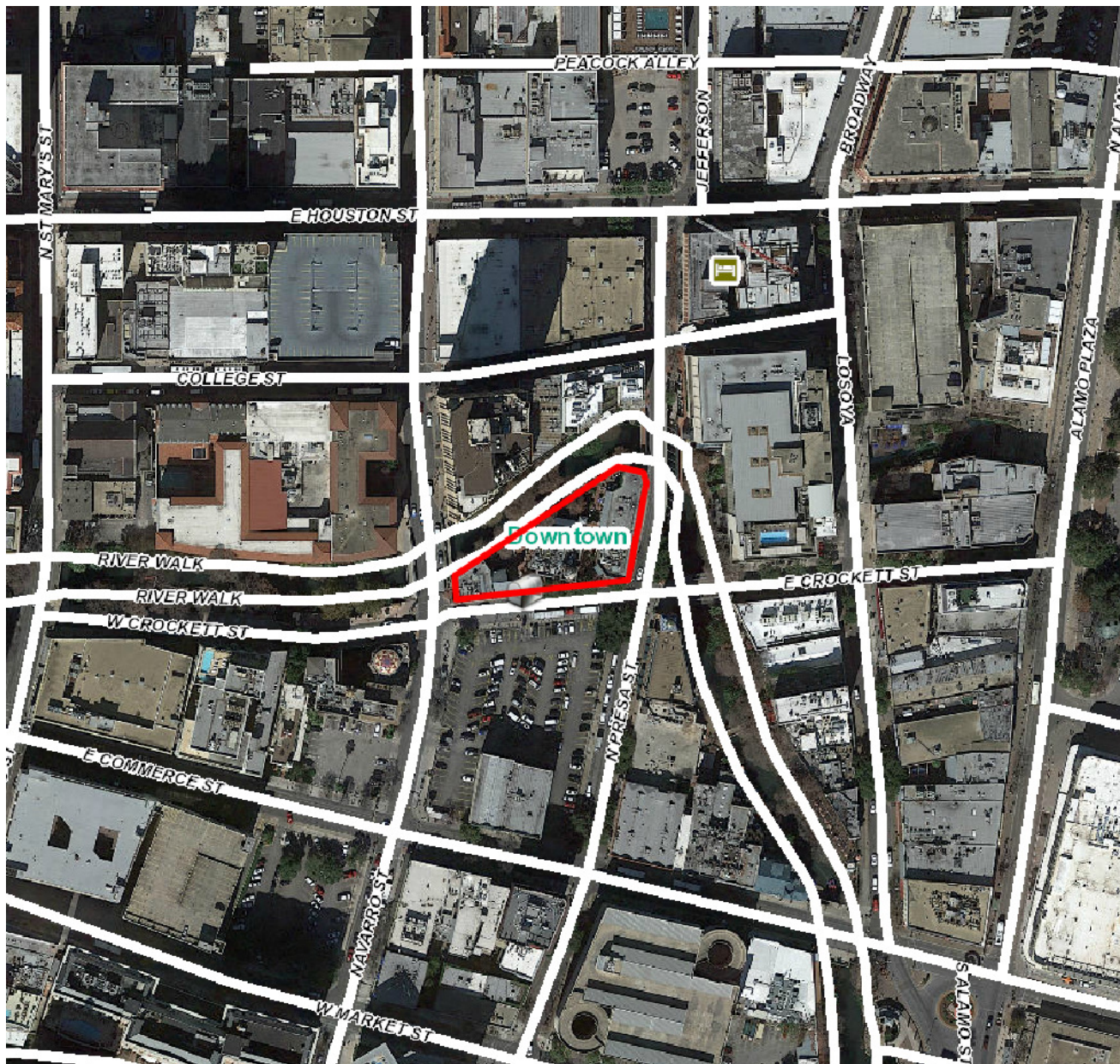
## **RECOMMENDATION:**

Staff recommends approval of items #1 through #4 with the following stipulations:

- i. That all material specifications be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That signage on the river façade not exceed more than one (1) sign and be no larger than eight (8) square feet.

Staff does not recommend approval of item #5, signage, based on finding f. Staff recommends that signage on the river façade of a property should be located at the river level, should be oriented toward pedestrians and should be displayed from an arm or another simple, traditional method.





## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2019

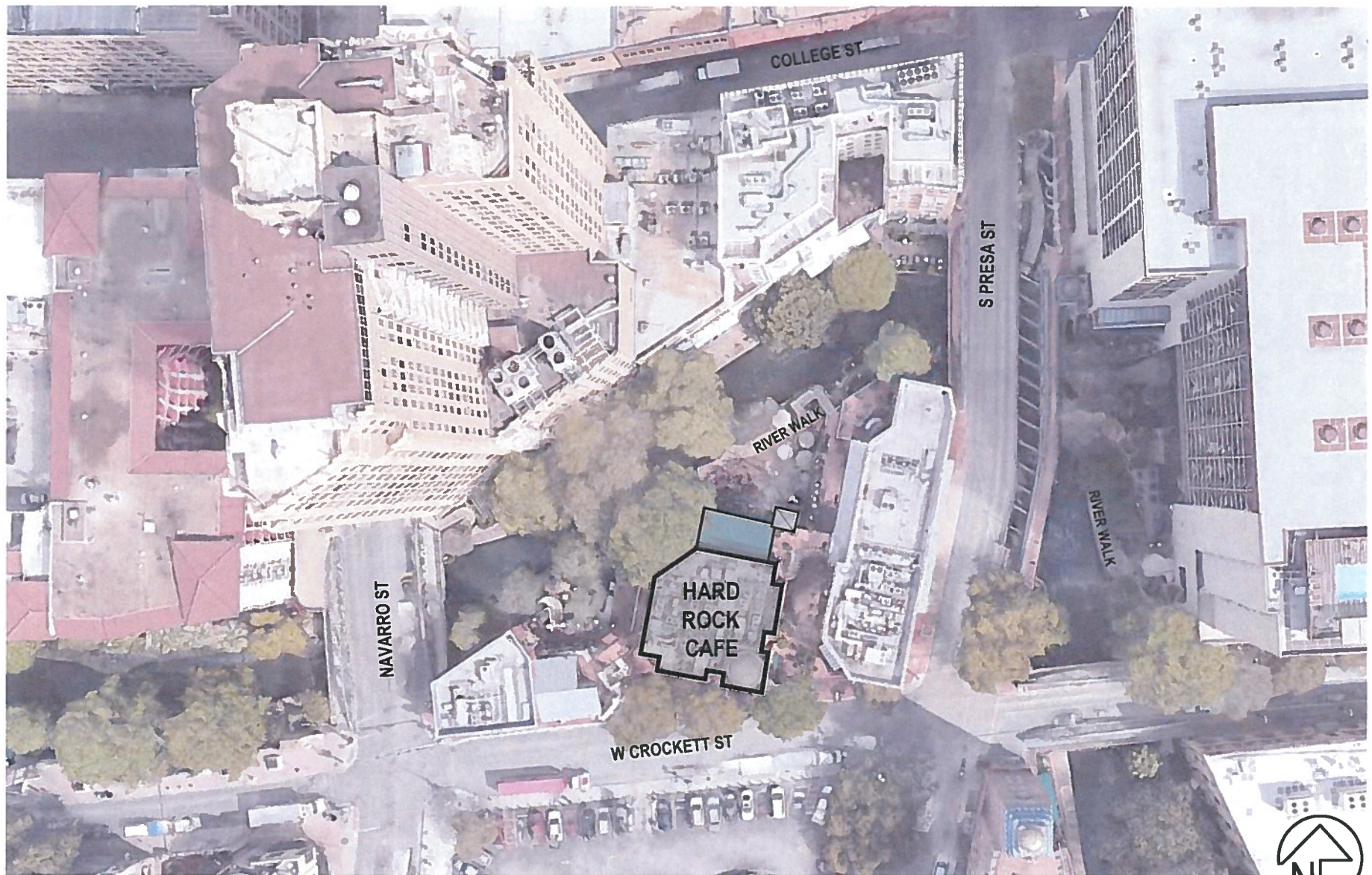
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SITE AERIAL





SITE AERIAL





WEST CROCKETT STREET





MAIN ENTRANCE WEST CROCKETT STREET





MARQUEE AT WEST CROCKETT STREET





AWNING AT STREET LEVEL ENTRANCE





ROCK SHOP AND RIVER LEVEL ENTRANCE



ROCK SHOP STOREFRONT



## PROJECT NARRATIVE

### Third Level

- Add a liquor bar outside of existing office and beverage area.
- Renovate and convert existing restrooms for client use; add a fixture to the women's restroom.

### Street Level

- Accentuate main entry by replacing awning with canopy and street level marquee.
- Close opening in floor between river and street levels and pick up additional seats on street level.
- Remove patio wall and open up larger patio with metal canopy above.
- Create new VIP area with river view from behind storefront glass.
- Add hard rock artwork to inside of storefront glass.
- Renovate existing service bar area and add dishwasher area. Add self contained (no remote condenser) ice machine.
- Add shotgun splash bar in old location. This will replace existing service station.

### River Level

- Renovate Rock Shop. Remove existing storefront and add new. Place new storefront closer to exterior face of columns.
- Remove existing storefront and open up space for larger exterior seating.
- Replace fabric awnings with metal canopy over main entry and eyebrow canopies over rock shop storefront.



MARCH 14, 2019





RIVER LEVEL EXTERIOR SEATING



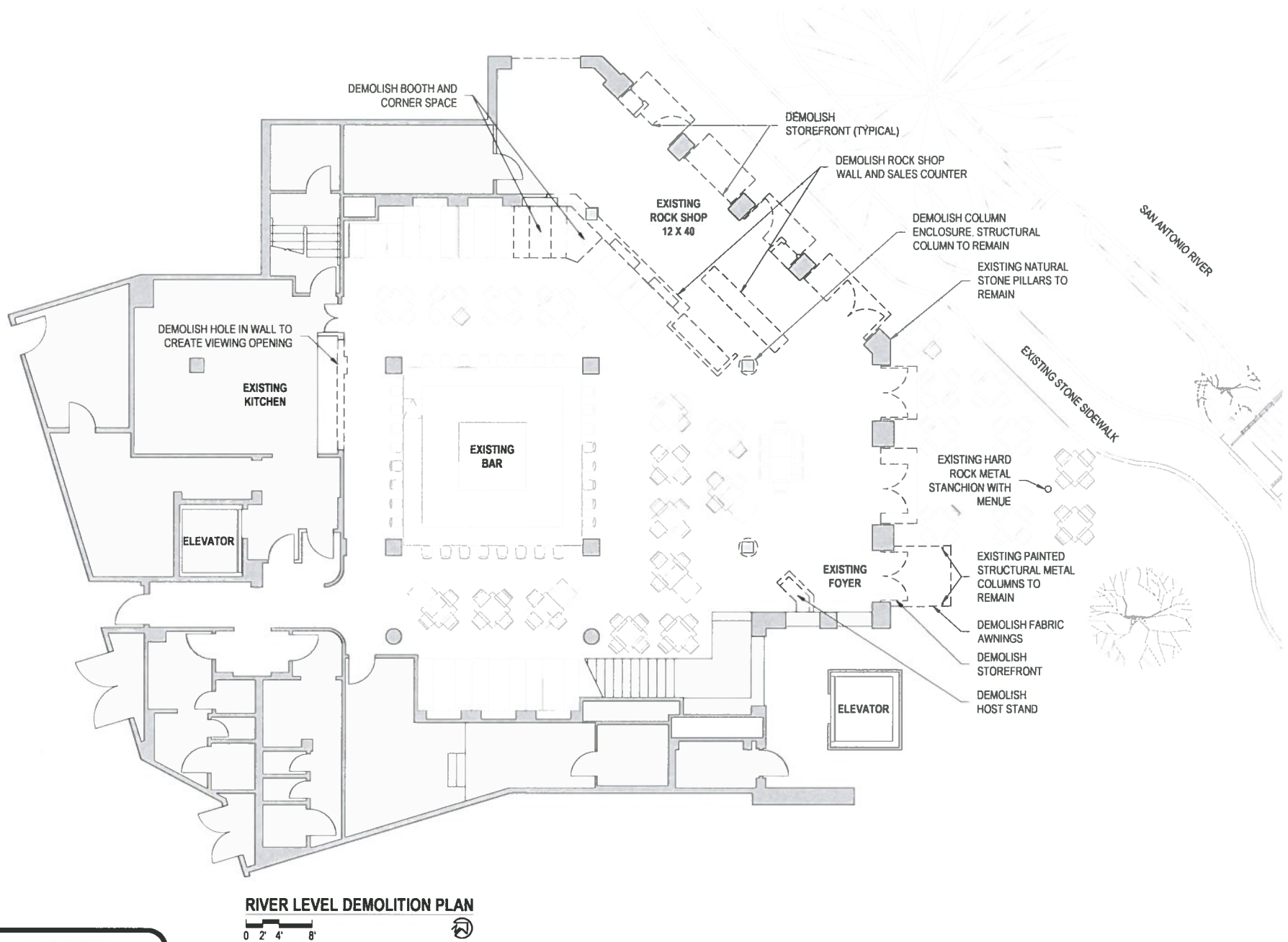


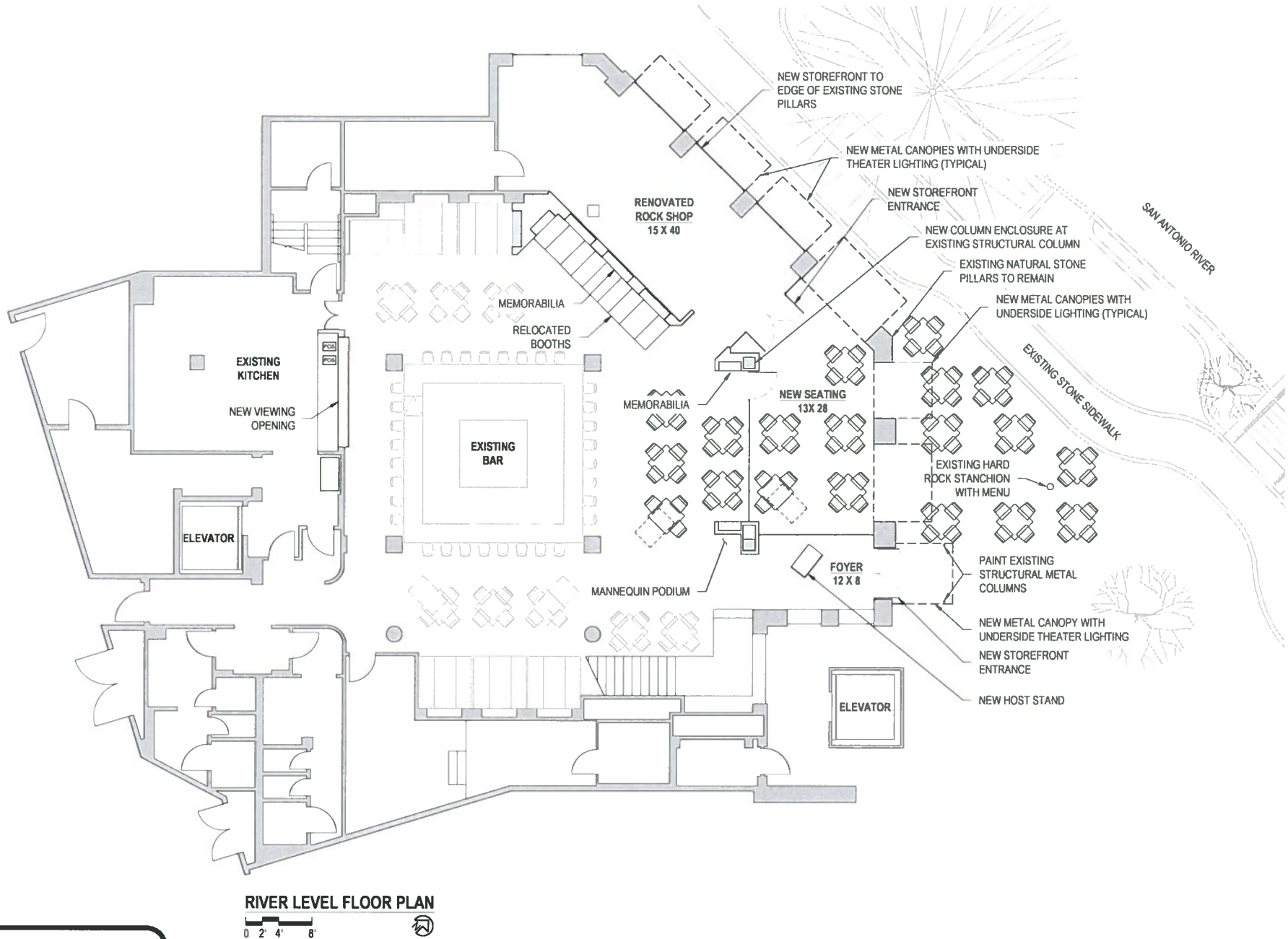
STREET LEVEL PATIO AT RIVER WALK



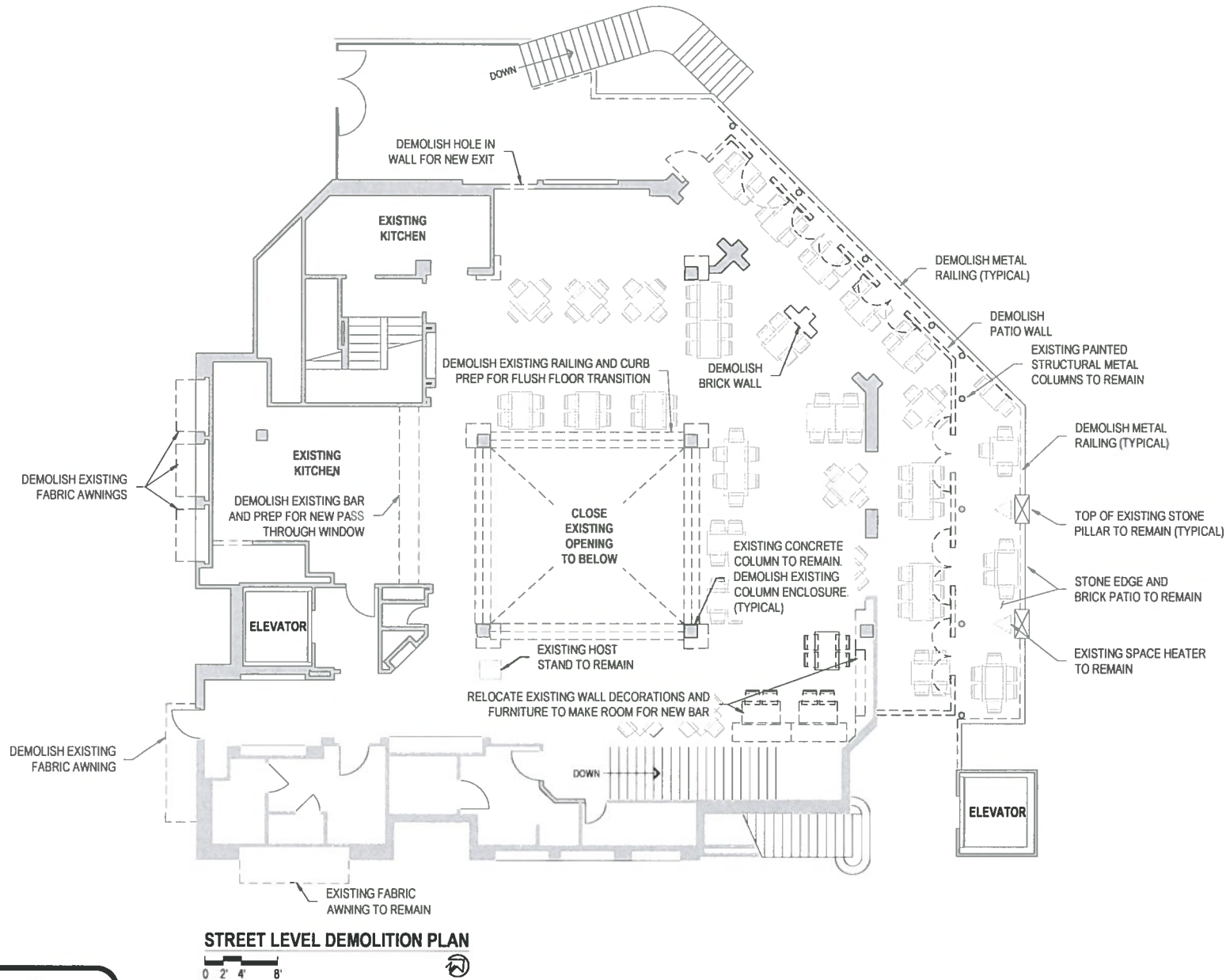
THIRD LEVEL PATIO

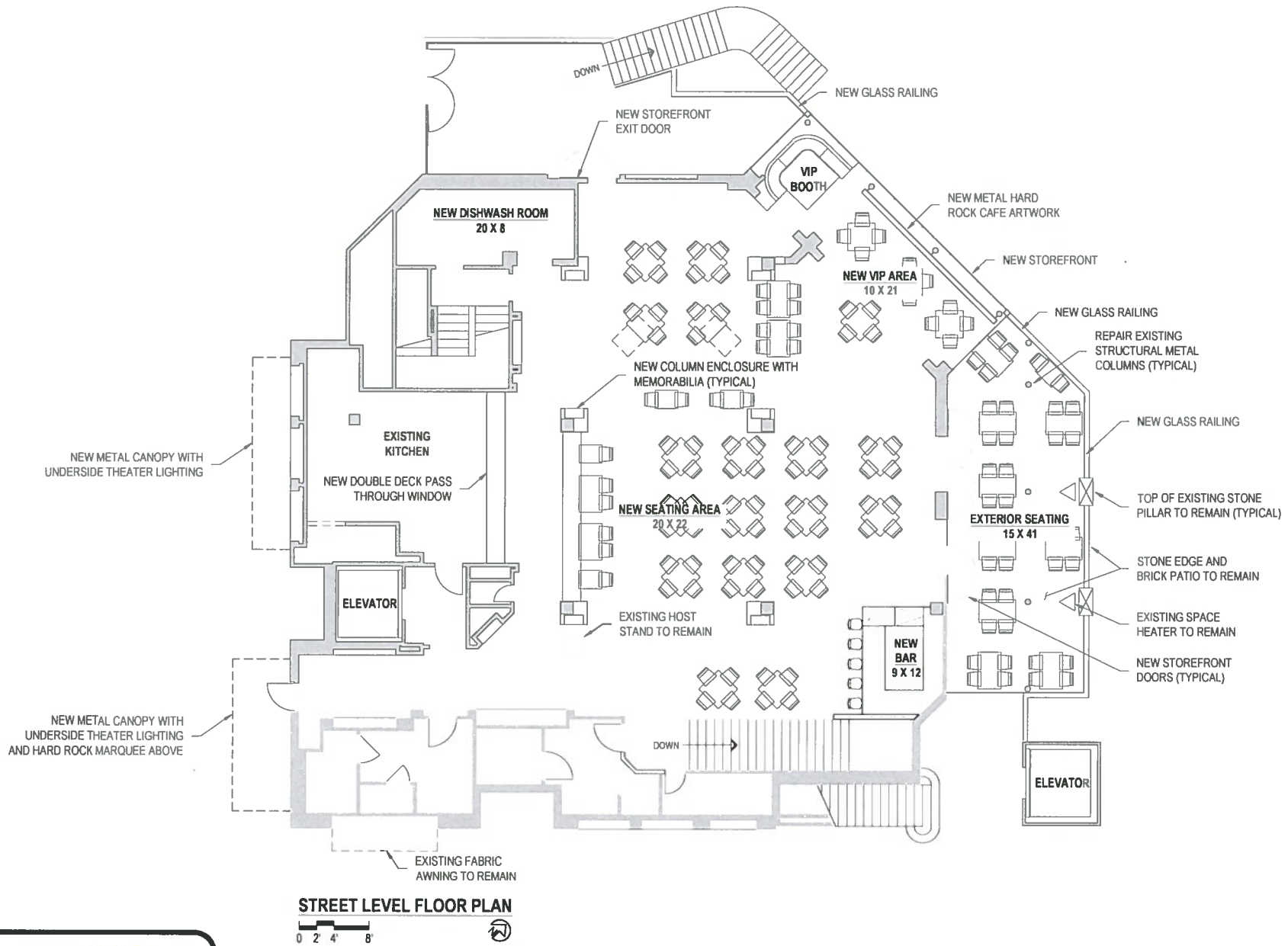




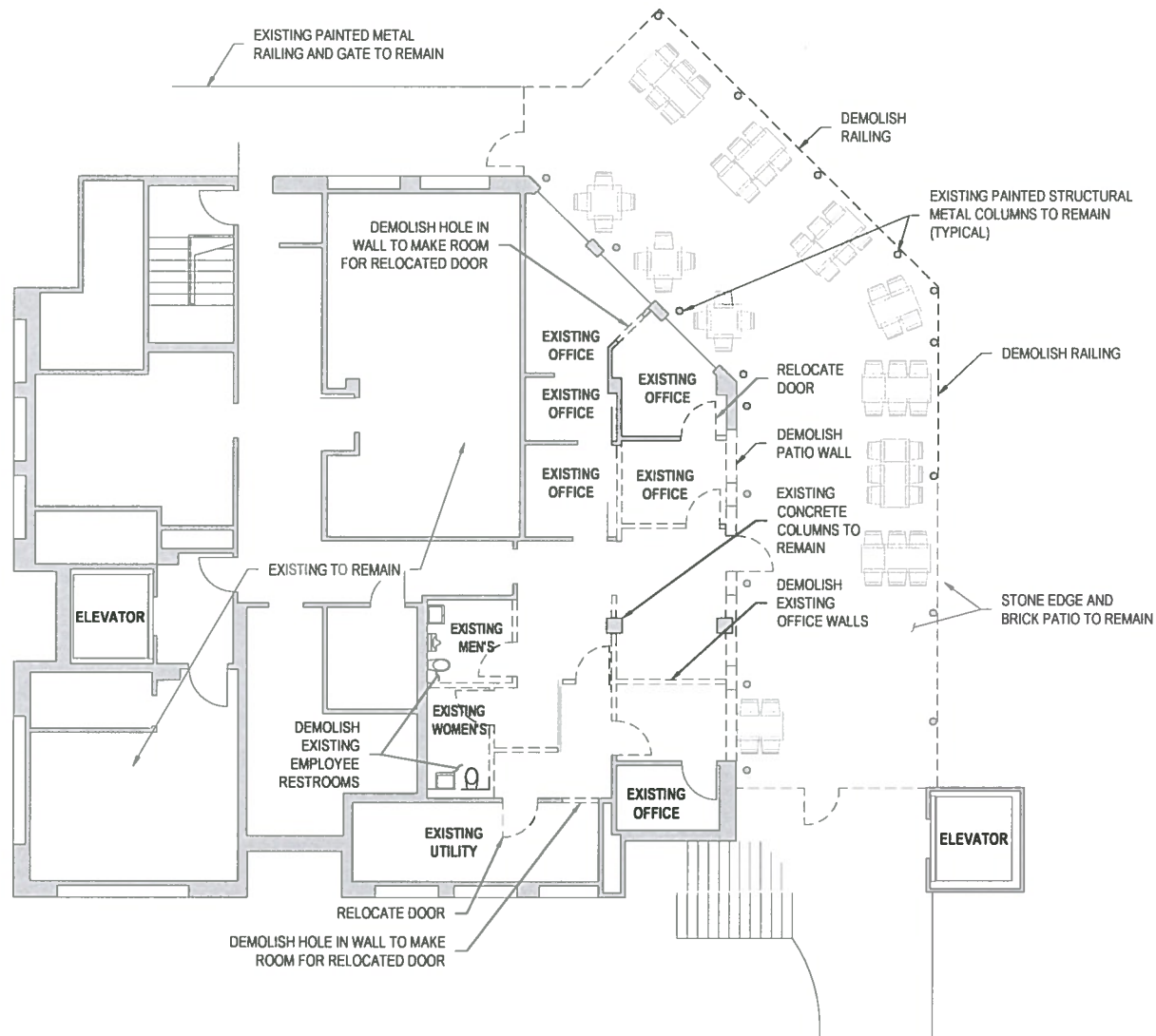








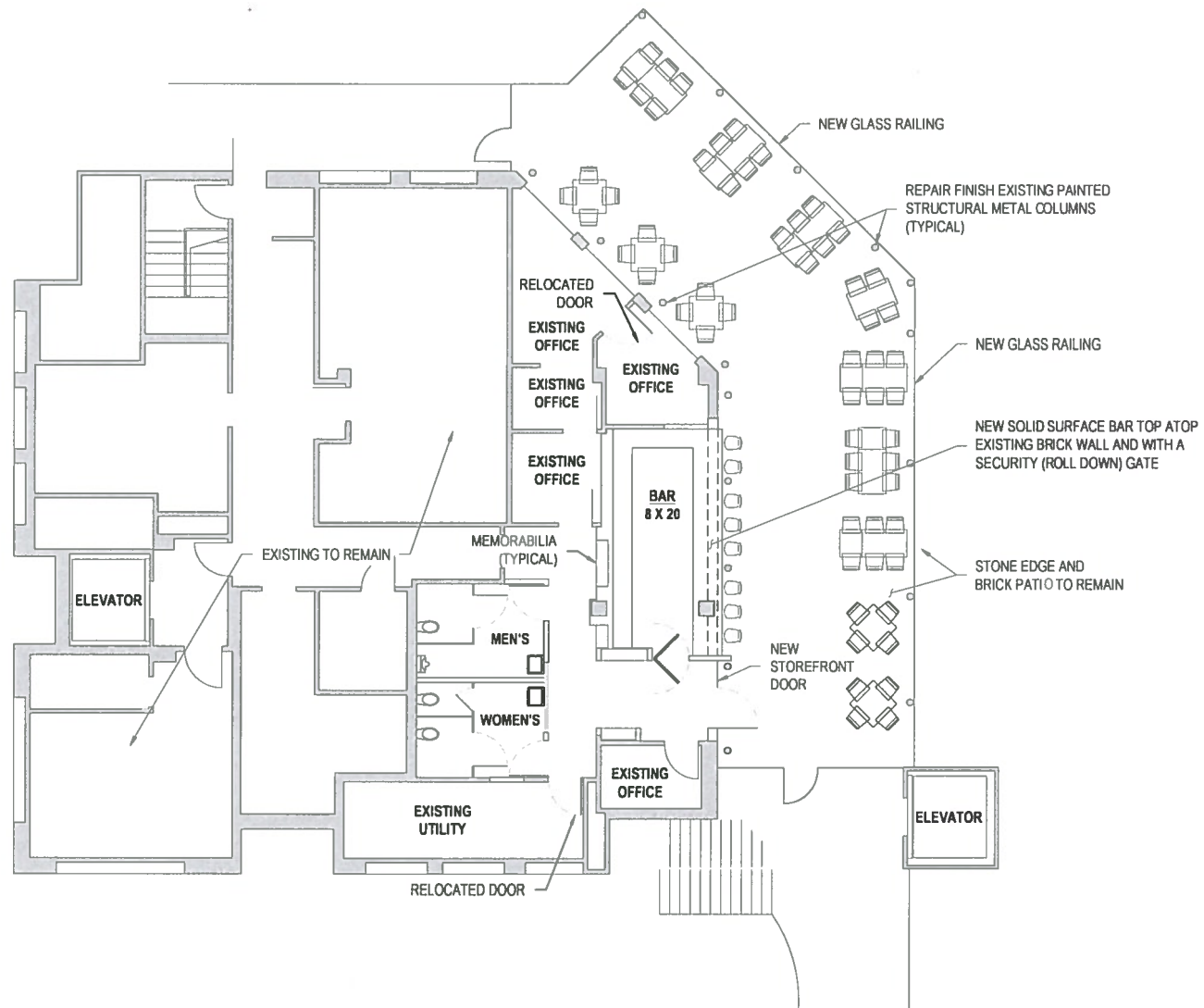




THIRD LEVEL DEMOLITION PLAN

0 2' 4' 8'



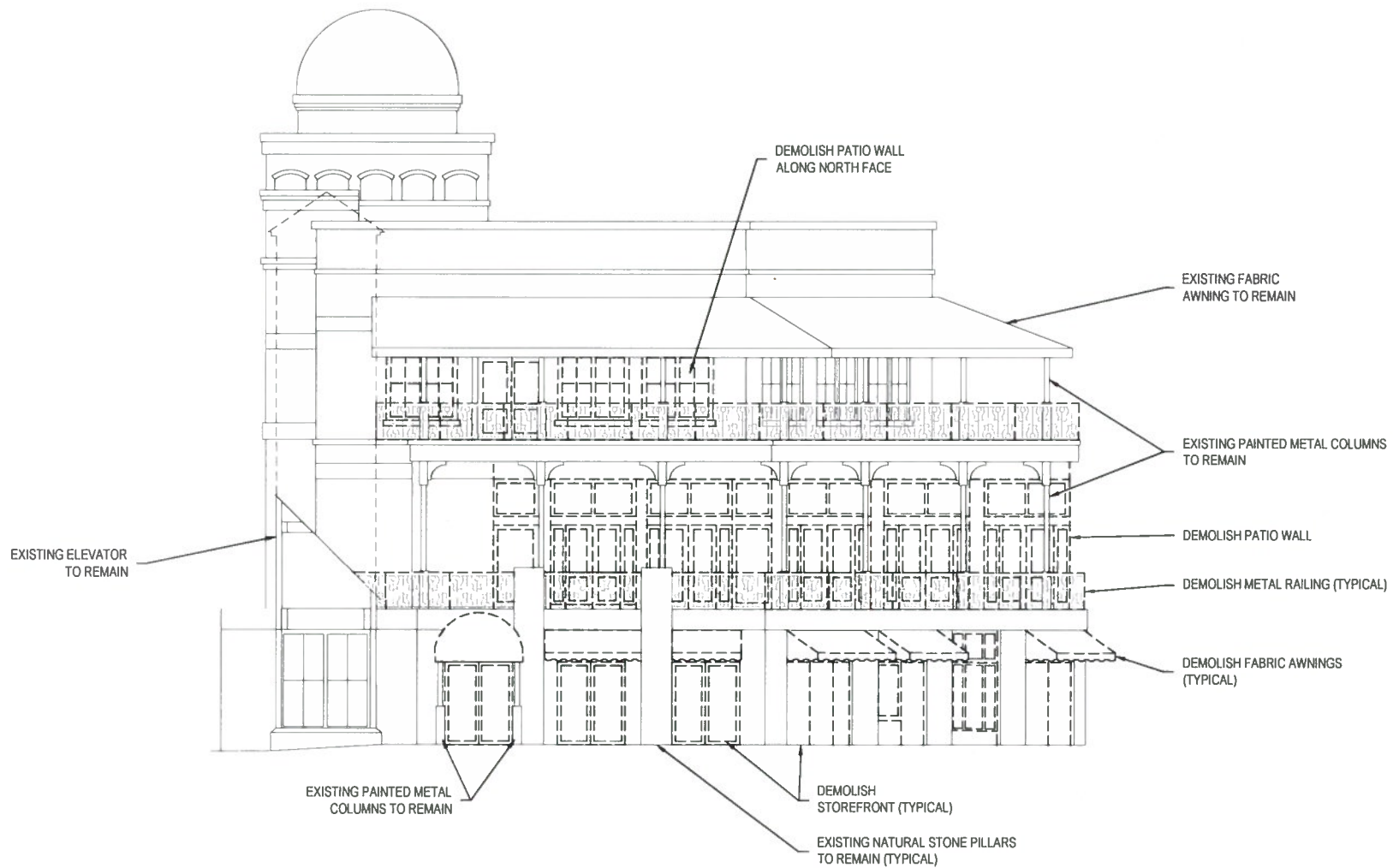


THIRD LEVEL FLOOR PLAN

0 2' 4' 8'

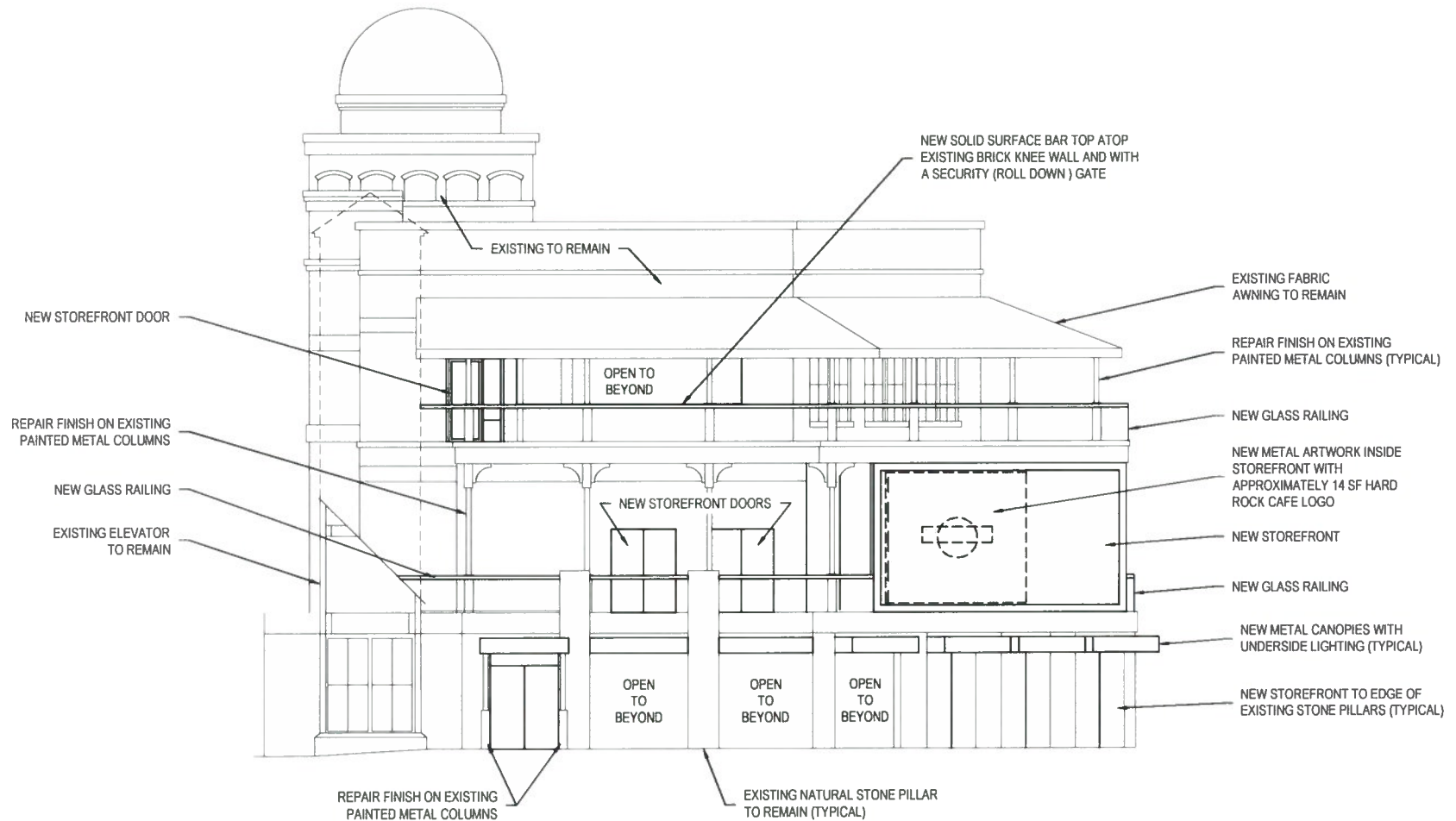






**NORTH ELEVATION - DEMOLITION**





**NORTH ELEVATION**







**EAST ELEVATION - DEMOLITION**

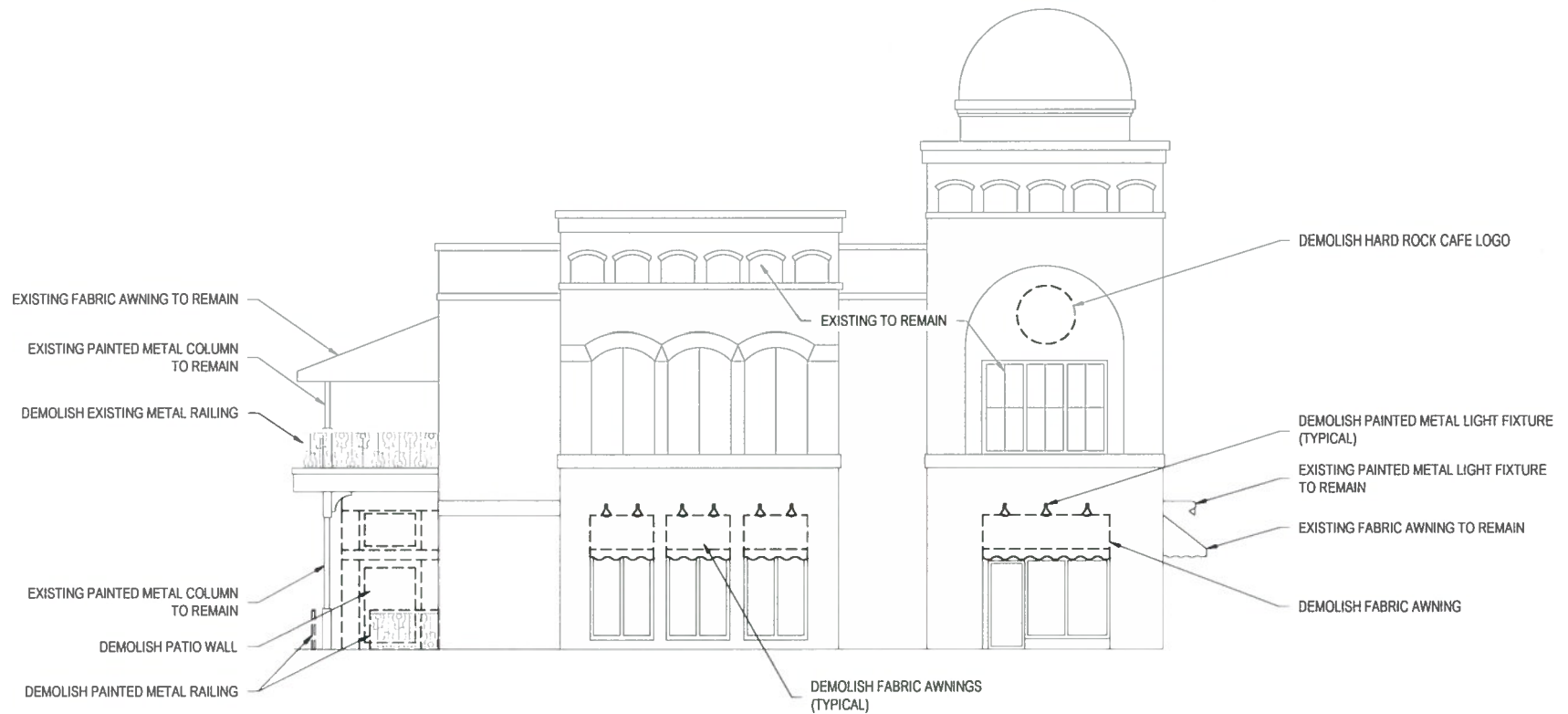




**EAST ELEVATION**







**SOUTH ELEVATION - DEMOLITION**

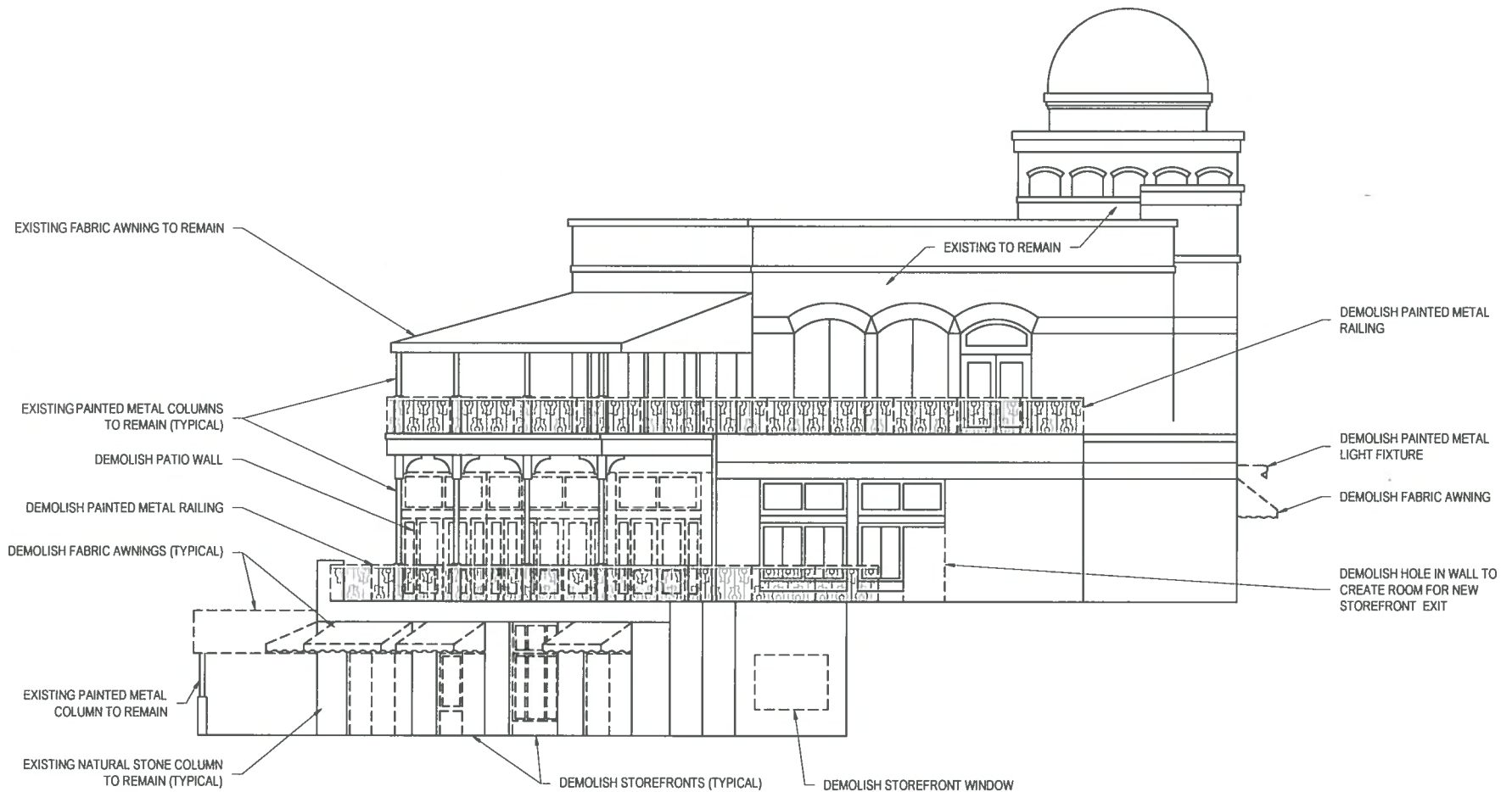


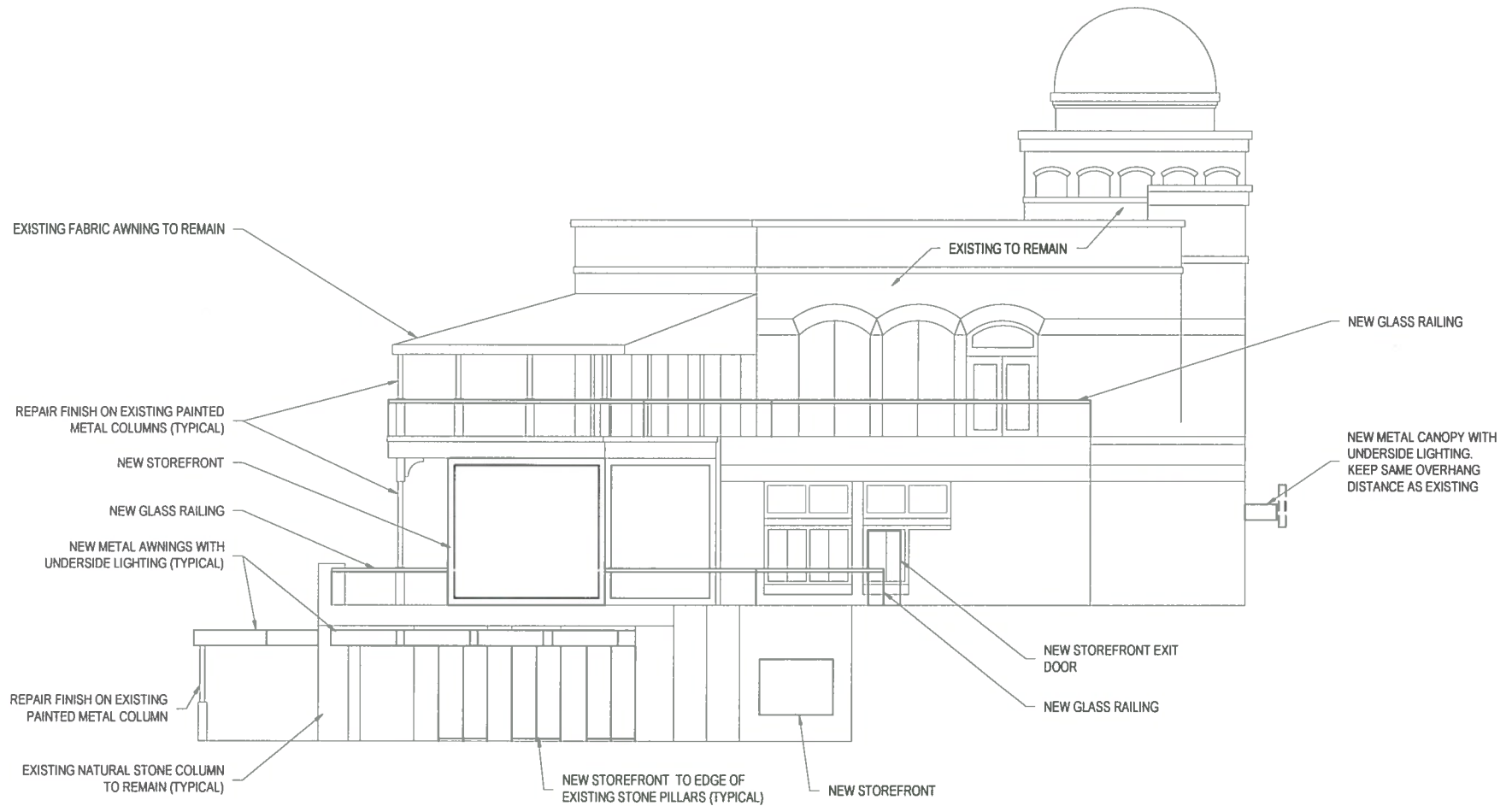


**SOUTH ELEVATION**









WEST ELEVATION







VIEW FROM SAN ANTONIO RIVER





VIEW FROM CROCKETT STREET





RIVER WALK





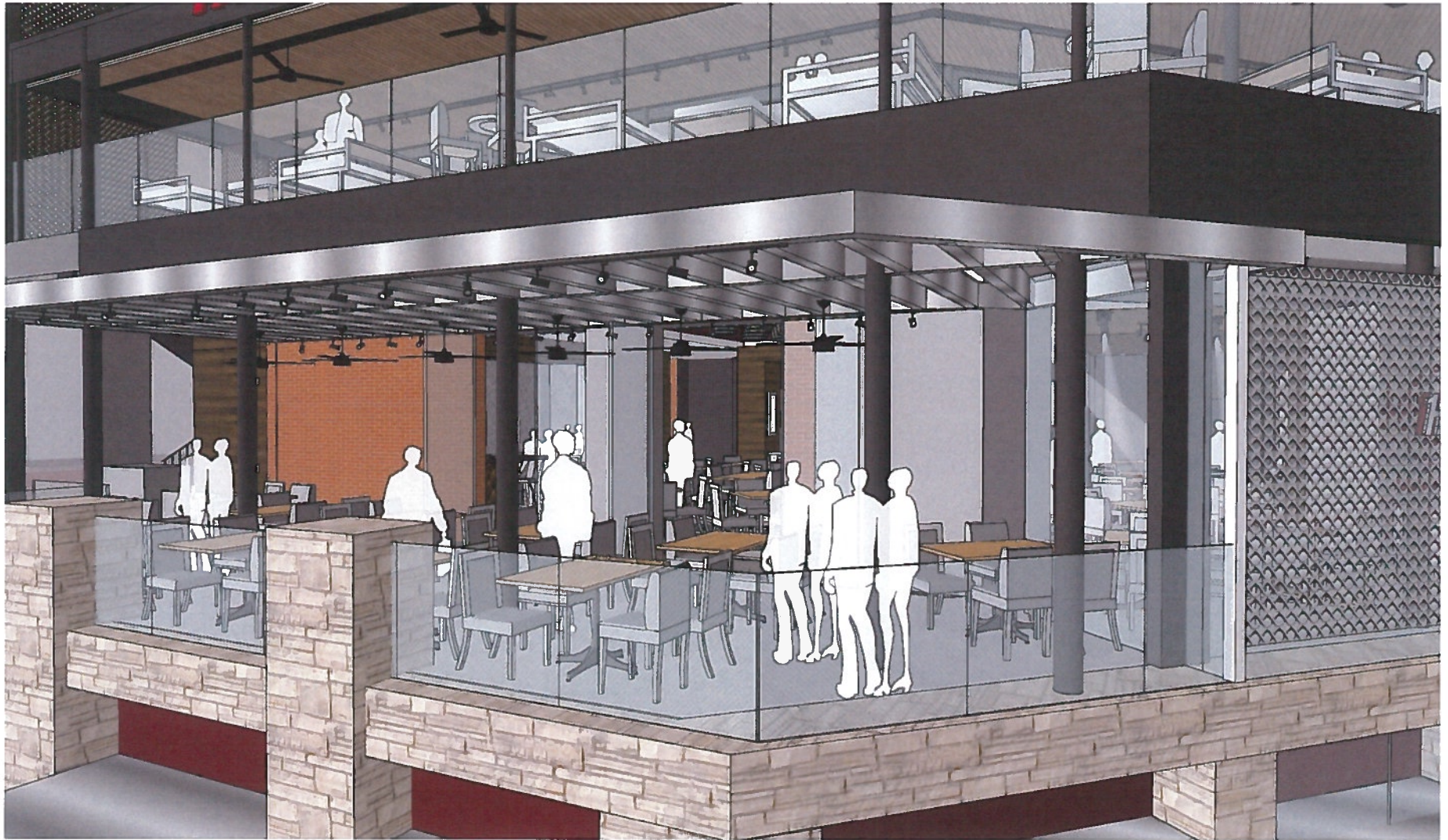
RIVER WALK





STREET LEVEL PATIO









THIRD LEVEL BAR