



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

March 18, 2020

HDRC CASE NO: 2020-123
ADDRESS: 4674 S PRESA ST
LEGAL DESCRIPTION: NCB 7603 BLK 1 LOT S 124.2 FT OF 2 & SE 108.27 FT TRI OF 1
APPLICANT: David Ranjbar/Prime & Paradigm Construction, LLC. - 3942 Pleasure Hill
OWNER: Shauaot Momin/SHAK & IKE CORPORATION - 2202 BEARS NOTCH
TYPE OF WORK: New construction

REQUEST:

The applicant is requesting conceptual approval to construct a commercial structure at 4674 S Presa to feature approximately 3,500 square feet. This lot is located within the River Improvement Overlay, District 5.

FINDINGS:

The applicant is requesting a Certificate of Appropriateness for approval to construct 3,500 square-foot one-story-commercial structure at the lot on 4674 S Presa, on the west corner bounded by E Southcross to the north, S Presa to the west, and Stratford to the south. The property is located within the River Improvement Overlay, District 5 (RIO-5).

DEMOLITION REVIEW: On January 16, 2020, the applicant submitted a demolition application to the Office of Historic Preservation on behalf of the property owner of 4674 S Presa to demolish the convenient store structure and maintain the gas station pumps. After staff's review and survey of the structure, staff determined that the convenience store structure was eligible for demolition.

EXISTING SITE – The existing site currently features a gas station pump canopy and commercial structure surrounded by surface asphalt parking. The existing commercial is planned to be demolished and replaced with the proposed new construction.

PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. Per the applicant's site plan, existing sidewalks will only be maintained along S Presa. Staff finds that sidewalks should be maintained around the perimeter of this corner property, on Stratford, S Presa, and E Southcross.

CURB CUTS – The applicant has proposed to maintain a total of two existing (2) curb cuts, one on S Presa, and one on Southcross. The UDC Section 35-672(b)(1)(B) notes that curb cuts should not exceed twenty-five (25) feet in width. Currently, the applicant has not provided measurements for the proposed curb cuts; however, staff finds that the UDC should be adhered to in regards to curb cut width. If the proposed curb cuts exceed twenty-five (25) feet in width, the applicant is responsible for ensuring that pedestrian access on the sidewalk at the location of the curb cut is not disturbed. This could be accomplished by providing an uninterrupted sidewalk at the curb cut with a steeper vehicular approach. Staff finds that maintaining the two curb cuts while eliminating unused or inaccessible curbs is appropriate.

AUTOMOBILE PARKING – The applicant has proposed parking spaces along the front façade of the proposed new construction and adjacent to the right of way along Stratford. Staff finds the proposed parking to be appropriate.

SITE DESIGN – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has proposed a pedestrian entrance to front S Presa, consistent with the UDC.

LANDSCAPING – The UDC Section 35-673(3) provides information regarding landscape design. At this time, the applicant has not submitted a landscaping plan. The applicant is responsible for complying with the UDC regarding landscaping design.

MECHANICAL & SERVICE EQUIPMENT – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant has not noted where the mechanical or service equipment will be located at this time; a submission for final approval should depict equipment and screening that is consistent with the UDC.

HUMAN SCALE – According to the UDC Section 35-674(b) a building shall appear to have a “human scale”. To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant has proposed for the new construction to feature heights varying from ten (10) to approximately nineteen (19) feet in height. Staff finds this to be appropriate and consistent with the UDC.

FAÇADE SEPARATION – The UDC Section 35-674 (b)(4) notes that a façade in RIO-5 that features more than seventy-five (75) feet in length should be divided into modules that express traditional dimensions. The applicant has proposed to separate the 77’ wide front façade into two storefront modules where each of the two businesses’ front entries are centered under their own step parapet. Staff finds the proposed façade separation for the storefront is appropriate and consistent with the UDC.

BUILDING MASSING & HEIGHT – According to the UDC Section 35-674(c) in regards to the height of new construction in RIO districts, new construction in RIO-5 shall not exceed five stories or sixty (60) feet in height. Staff finds the proposed one-story structure with a maximum height of approximately nineteen (19) feet to be appropriate.

MATERIALS – In regards to materials and finishes, the UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. The applicant has proposed materials that include limestone cladding wall base with a predominantly stucco façades and aluminum storefront windows. Staff finds the proposed materials to be appropriate.

FAÇADE COMPOSITION – The UDC Section 35-678(e) notes that traditionally, buildings have been organized into three distinct segments; a base, midsection and cap. This organization helps to give a sense of scale to a building and its use should be encouraged. The applicant has proposed appropriate base, midsection and cap for the front façade. Staff finds that the similar architectural elements including storefront fenestration, limestone wall base, the horizontal datum of the metal canopy, and a capped parapet wall should be incorporated into the side elevations which at this time only features uninterrupted stucco massing.

WINDOWS – The UDC Section 35-674(e)(2) provides information in regards to proper window fenestration and installation. For window openings that are not included within a curtain wall system, an inset of at least two to three inches within each wall is required. The applicant is responsible for complying with this section of the UDC.

SIGNAGE – The applicant has not proposed signage at this time. The applicant is responsible for complying with

UDC Section 35-678 regarding signage.

ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable

RECOMMENDATION:

Staff recommends conceptual approval based on findings b through q with the following stipulations that are to be addressed prior to the applicant submitted an application for final approval:

That sidewalks should be maintained around the perimeter of the corner property (on Stratford, S Presa, and E Southcross), as noted in finding d.

That all mechanical and service equipment be screened from view from the public right of way as noted in finding i.

That the similar architectural elements of the front façade including storefront fenestration, a limestone wall base, the horizontal datum of the metal canopy, and a capped parapet wall be incorporated into the side elevations as noted in finding n.

That windows that are not included within a curtain wall system, feature an inset of at least two to three inches within each wall, as noted in finding o.

The applicant comply with UDC Section 35-678 for future signage.

The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

COMMISSION ACTION:

This recommendation for conceptual approval was issued by OHP staff with stipulations for the proposed design.

The applicant must submit updated drawings for final approval to be reviewed and approved by HDRC prior to receiving a building permit and/or beginning construction.

A handwritten signature in black ink, appearing to read 'Shanon Shea Miller', with a stylized, cursive script.

Shanon Shea Miller
Historic Preservation Officer