

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2020

HDRC CASE NO: 2020-320
ADDRESS: 100 W HOUSTON ST
LEGAL DESCRIPTION: NCB: 110 LOT: 24 FROST BANK TOWER MOTOR BK
ZONING: D, H
PUBLIC PROPERTY: Yes
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
APPLICANT: Adam Reed/Ford Powell & Carson Architects and Planners
OWNER: Jeffry Knippel/CITY OF SAN ANTONIO
TYPE OF WORK: ROW improvements / Street Furniture
APPLICATION RECEIVED: July 17, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is a Certificate of Appropriateness for approval to:

1. Replace portions of the existing sidewalk on W Houston.
2. Install vehicular impact force protection structures along W Houston to include bench seating elements, landscaping and sidewalk lighting.
3. Install limestone planters and wall mounted LED lighting on the N Flores façade.
4. Install limestone planters and wall mounted LED lighting on the N Main façade.
5. Install new overhead coiling door on the N Flores façade.

APPLICABLE CITATIONS:

Sec. 35-640. - Public Property and Rights-of-Way.

(a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.

(b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

FINDINGS:

- a. The applicant is requesting conceptual approval to perform site and street level modifications to the property located at 100 W Houston Street.
- b. **SIDEWALK REPLACEMENT** – The applicant has proposed to replace portions of the existing sidewalk on E Houston to facilitate the installation of impact force protection structures, noted in request item 2. Staff finds the removal of existing sidewalk pavement and its modification and replacement to be appropriate.
- c. **VEHICULAR IMPACT FORCE PROTECTION STRUCTURES** – Along E Houston, the applicant has proposed to install vehicular impact force protection structures to be constructed of cast in place concrete. The structures will feature bench seating elements, landscaping and sidewalk lighting. Staff finds the proposed installation of these structure to be appropriate.
- d. **LIMESTONE PLANTER INSTALLATION** – The applicant has proposed to install lime stone planters at locations along N Flores and N Main to serve as protection from automobile traffic for pedestrians and the existing structure. Staff finds the installation of these structures to be appropriate.
- e. **WALL LIGHTING** – The applicant has proposed to install wall mounted LED lighting along N Flores and N Main to serve as both architectural and site lighting. Staff finds the proposed installation to be appropriate.
- f. **OVERHEAD ROLLING GATE** – On the N Flores façade, the applicant has proposed to install an overhead rolling gate to replace the existing gate. Staff finds this to be appropriate.
- g. **SCULPTURE INSTALLATION** – Within the plaza area on W Houston, the applicant has noted the installation of two sculptures to be designed at a later date. Staff finds the location for both structures to be appropriate.
- h. **ARCHAEOLOGY** – The property is located within the Main and Military Plazas Local Historic District and Main and Military Plazas Historic District National Register of Historic Places District. In addition, the project area is in close proximity to previously recorded sites 41BX2203 and 41BX2201. The San Pedro or Principal Acequia, a recorded archaeological site, is within or adjacent to the project boundaries. Furthermore, a review of historic archival documents identifies structures within the property as early as 1767. The property may contain sites, some of which may be significant. Therefore, an archaeological investigation is required. Work within public property is subject to the Texas Antiquities Code. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

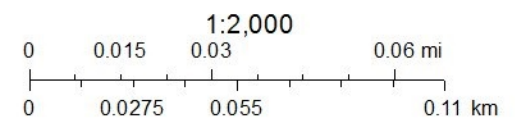
Staff recommends approval of items #1 through #5, based on findings a through h with the following stipulation:

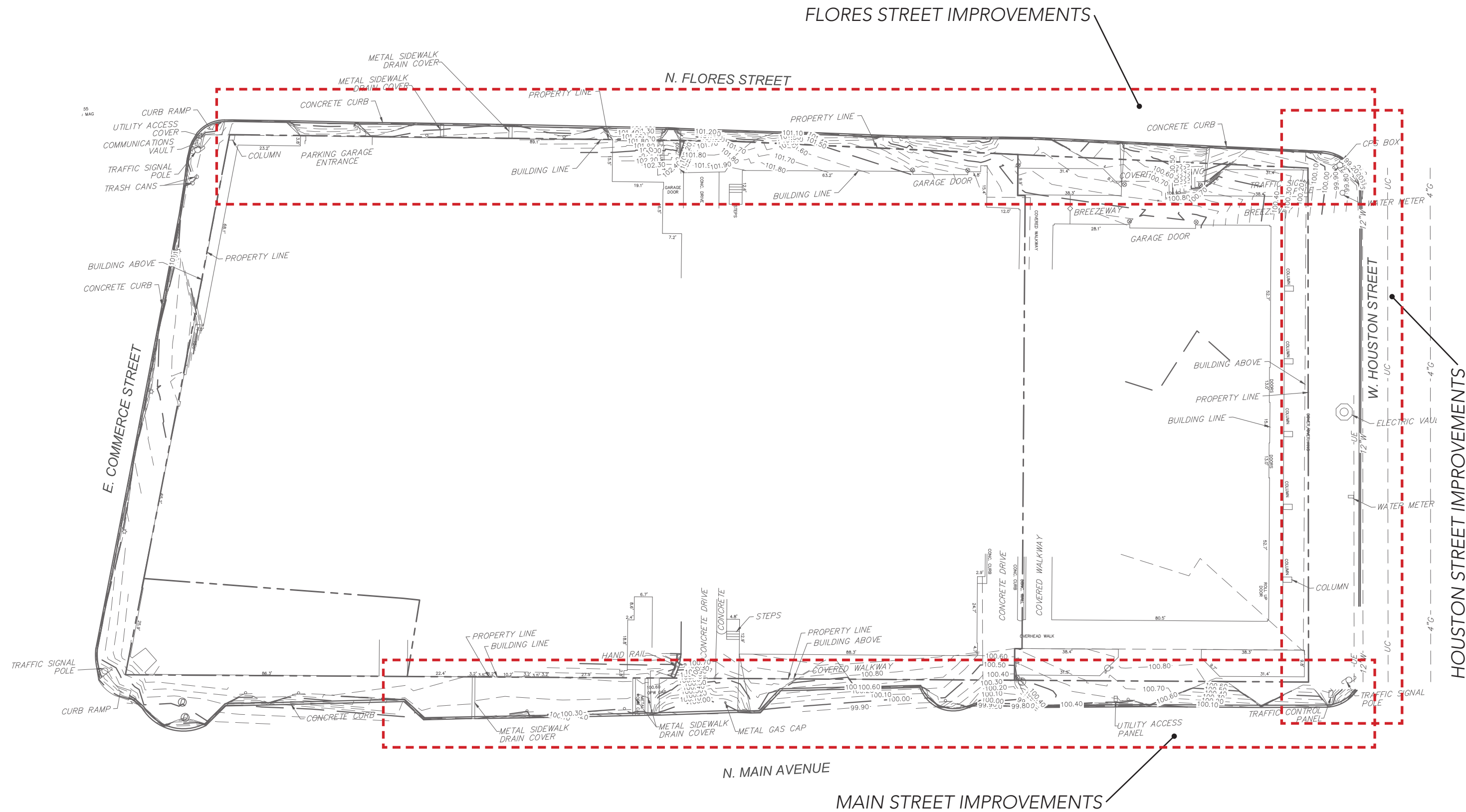
- i. **ARCHAEOLOGY** – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



July 30, 2020





CITY TOWER SIDEWALK IMPROVEMENTS SITE KEY PLAN

SIDEWALK TO BE REPLACED



EXISTING ELEVATION



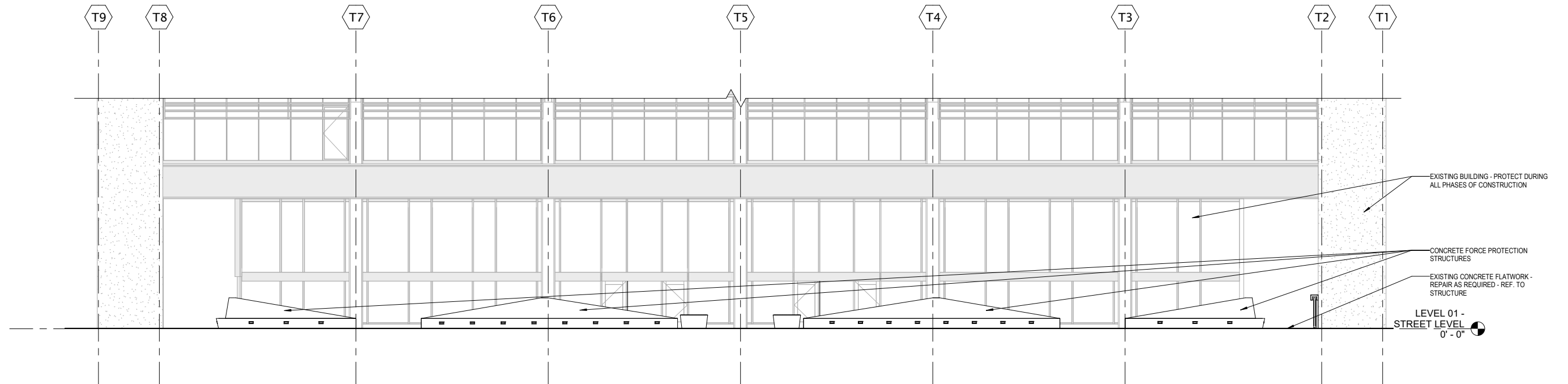
PROPOSED ELEVATION

CAST IN PLACE BOARD FORM CONCRETE
VEHICULAR IMPACT FORCE PROTECTION
WITH FOOT PATH LIGHTING

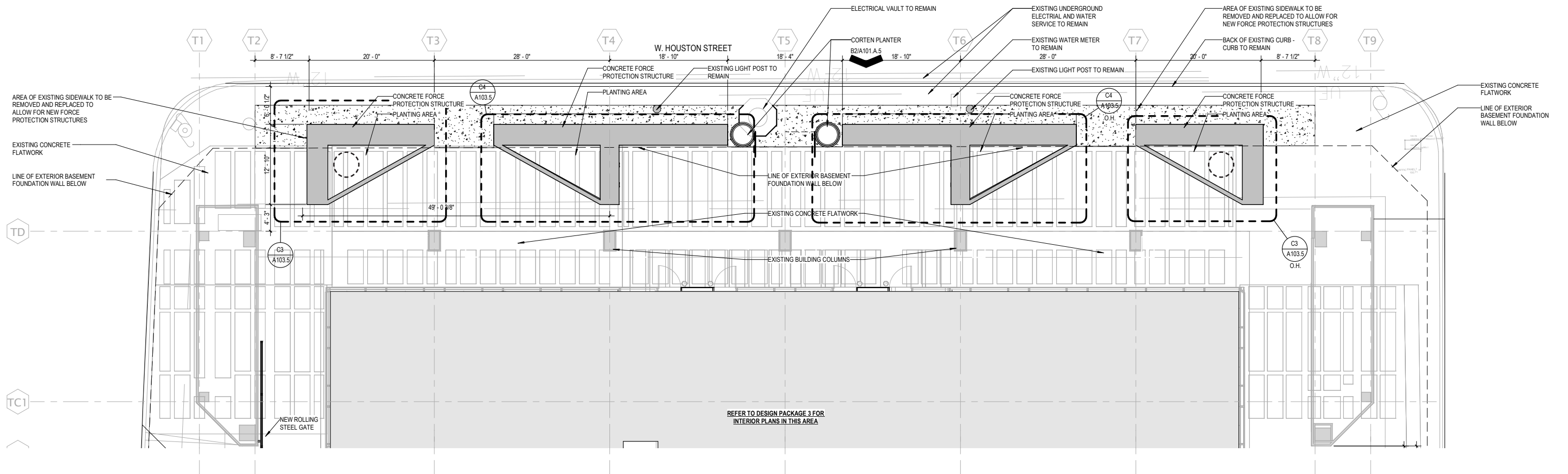
CORTEN STEEL PLANTERS WITH DROUT
TOLERANT NATIVE PLANTINGS

PROPOSED LOCATION FOR
SCULPTURE BY COMMISSONED
ARTIST JAMES SURLS

HOUSTON STREET IMPROVEMENTS

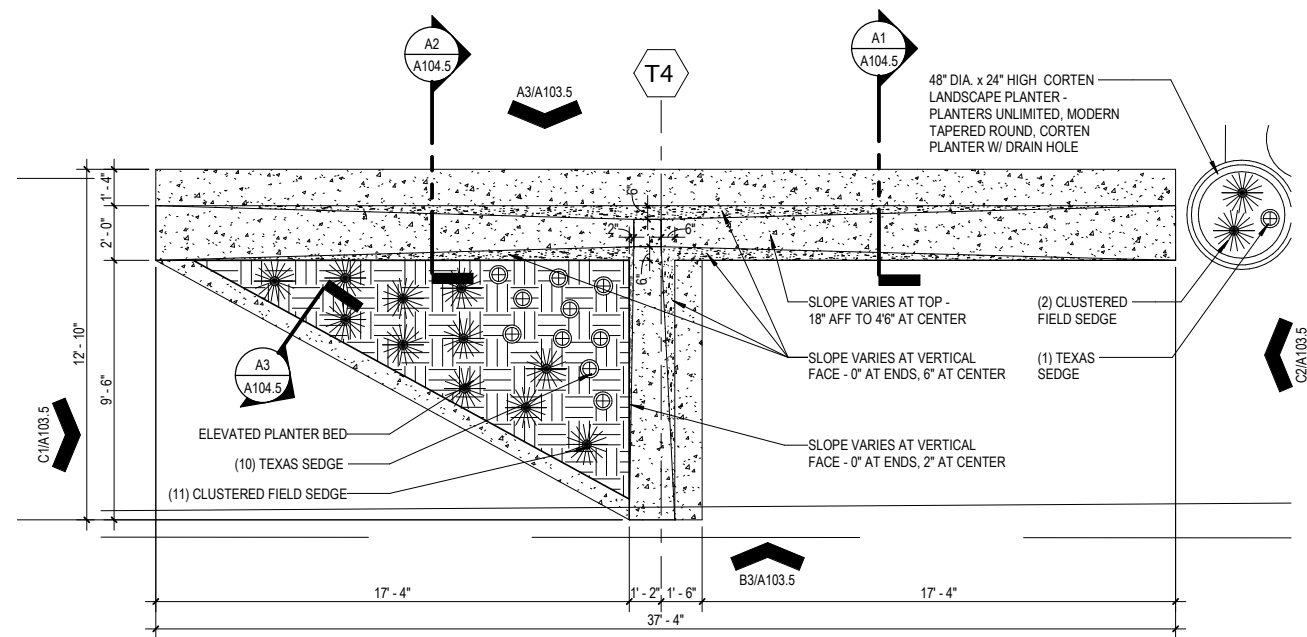


B2 HOUSTON STREET - STREET LEVEL ELEVATION

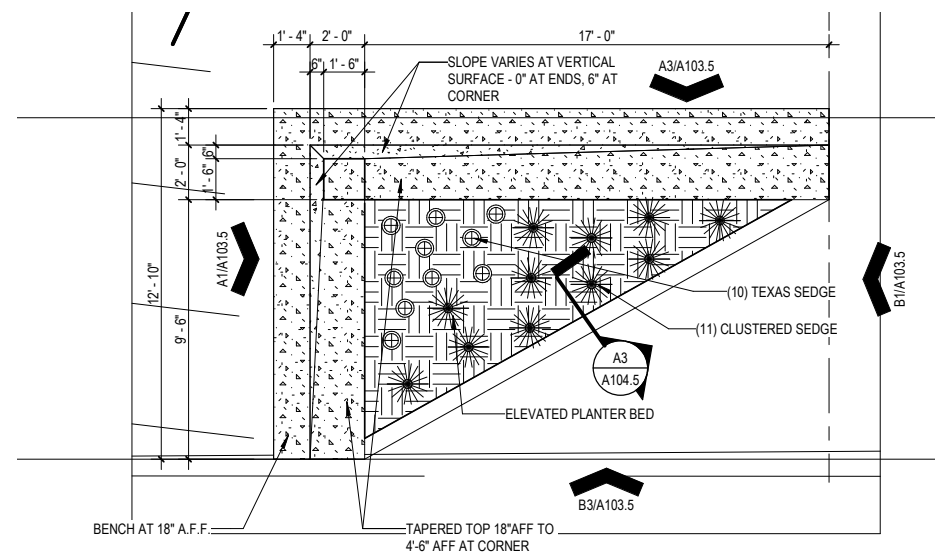


E2 HOUSTON STREET FORCE PROTECTION

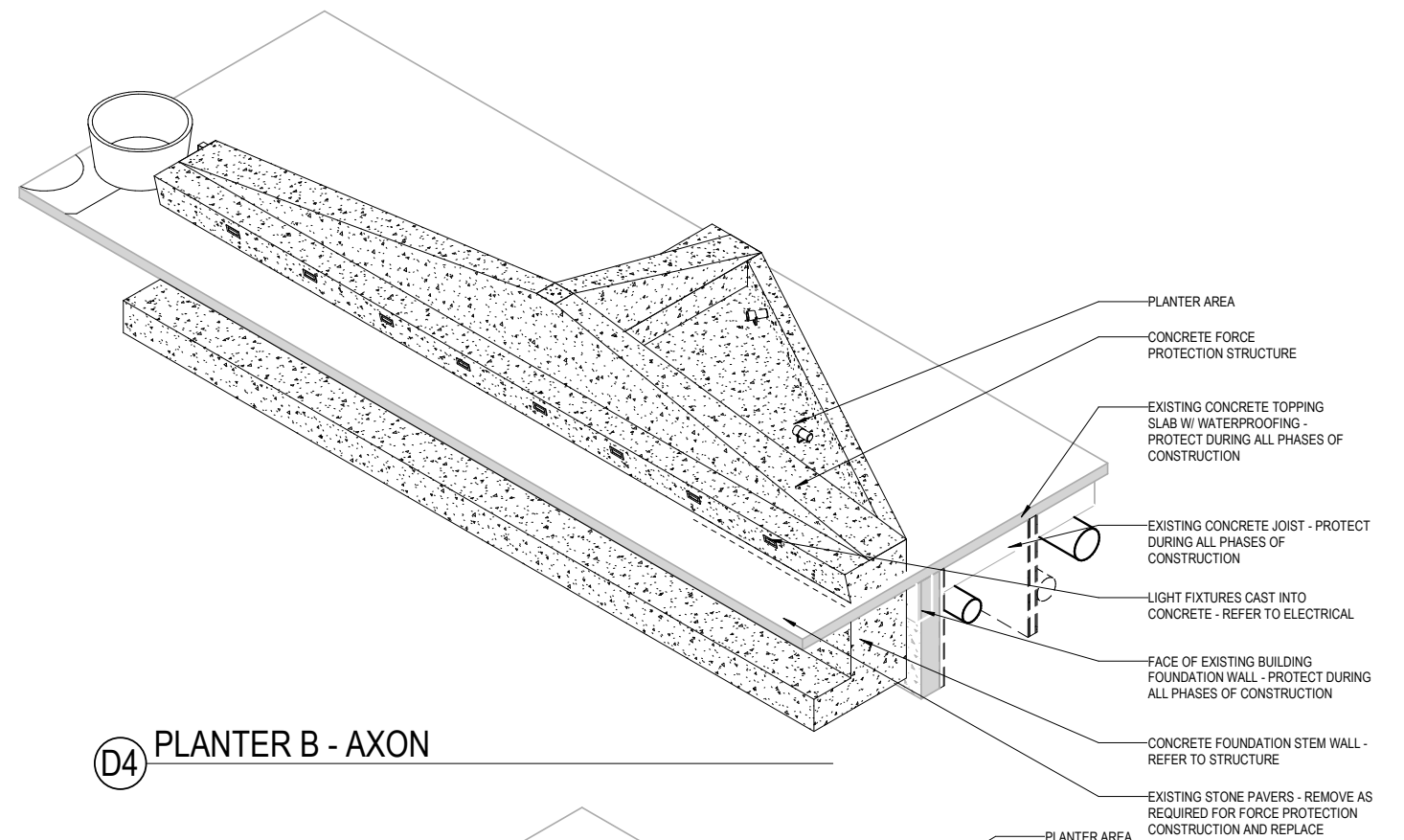
HOUSTON STREET IMPROVEMENTS



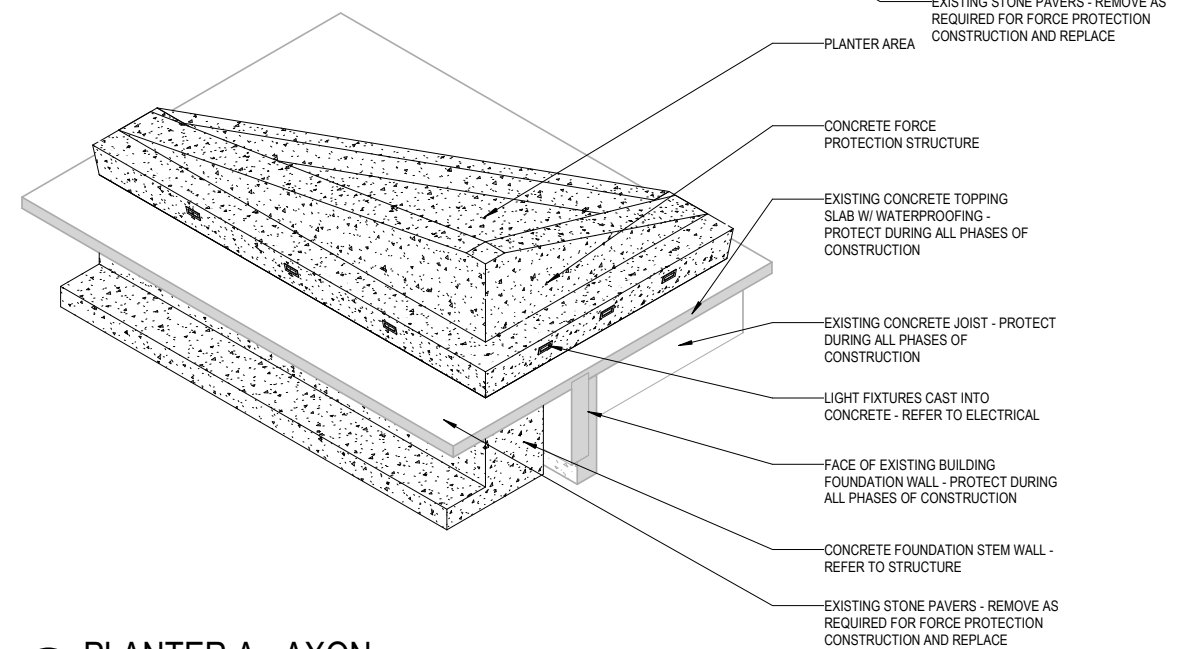
C1 PLANTER B - ENLARGED PLAN



③ PLANTER A - ENLARGED PLAN



(D4) PLANTER B - AXON



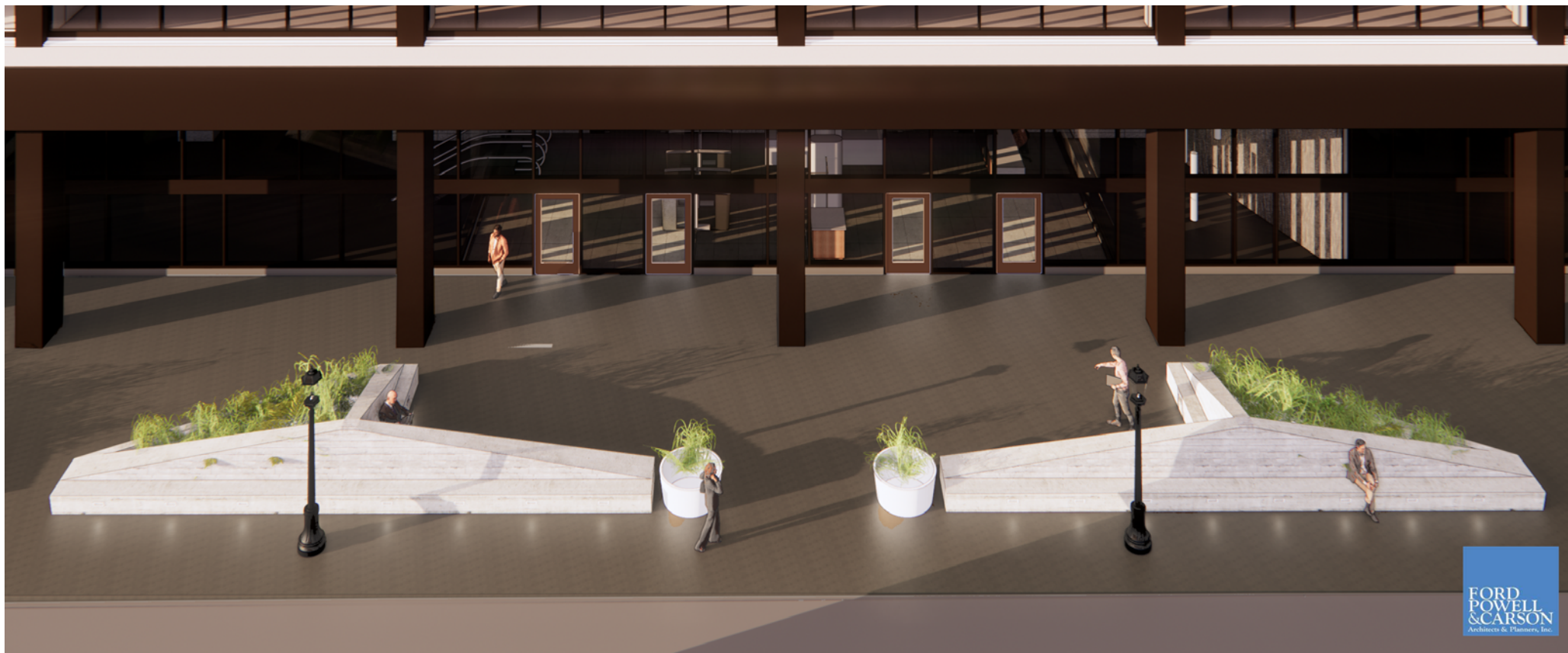
E5 PLANTER A - AXON



VEHICULAR IMPACT FORCE PROTECTION SIDEWALK RENDERING
HOUSTON STREET IMPROVEMENTS



VEHICULAR IMPACT FORCE PROTECTION FOOT PATH LIGHTING RENDERING

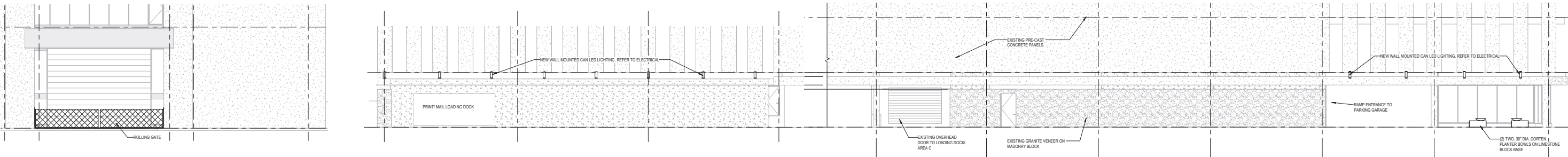


VEHICULAR IMPACT FORCE PROTECTION PLAZA RENDERING

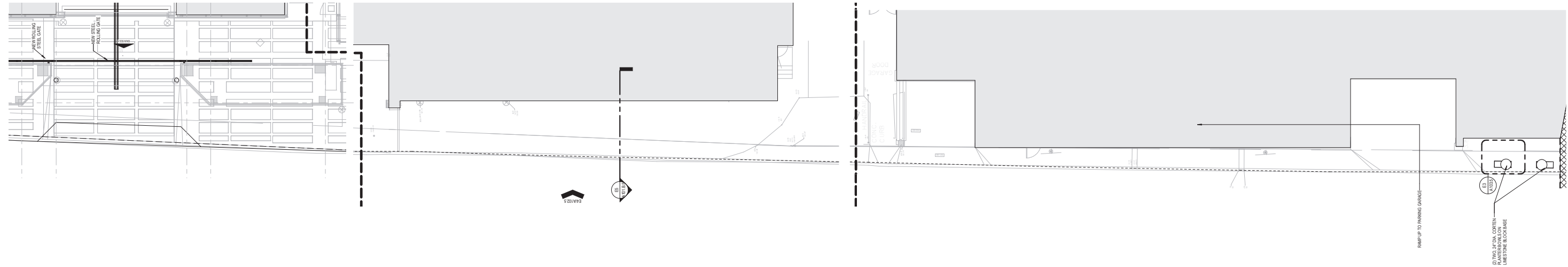
HOUSTON STREET IMPROVEMENTS



EXISTING ELEVATION

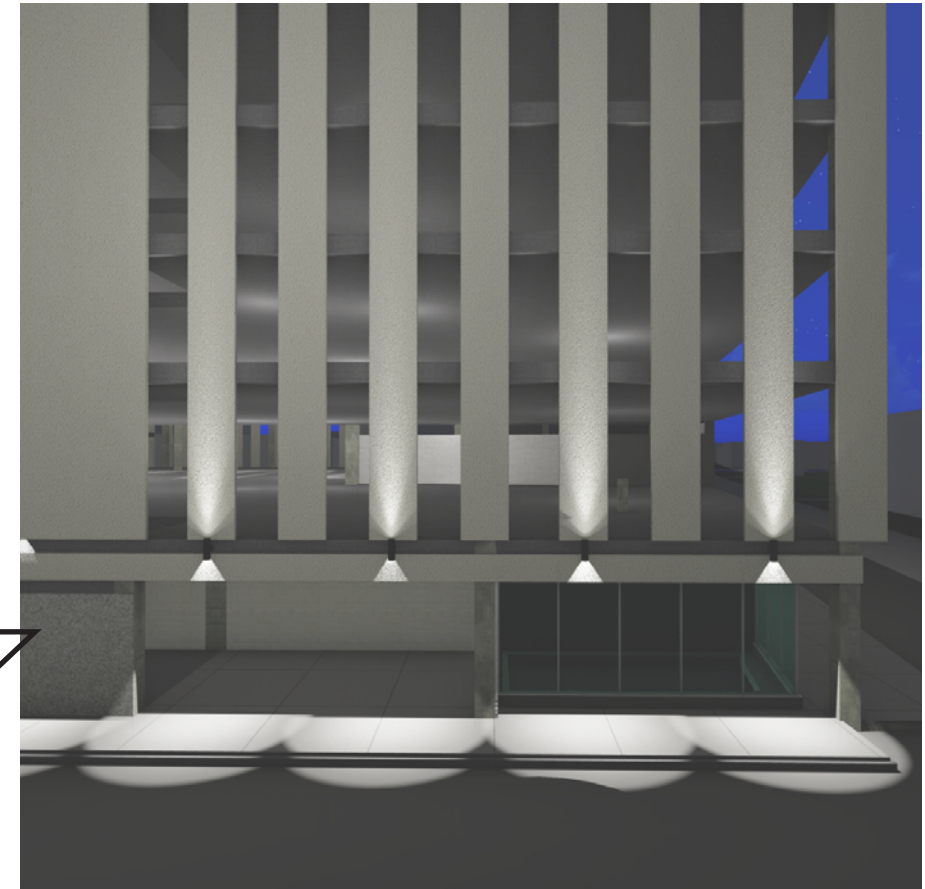
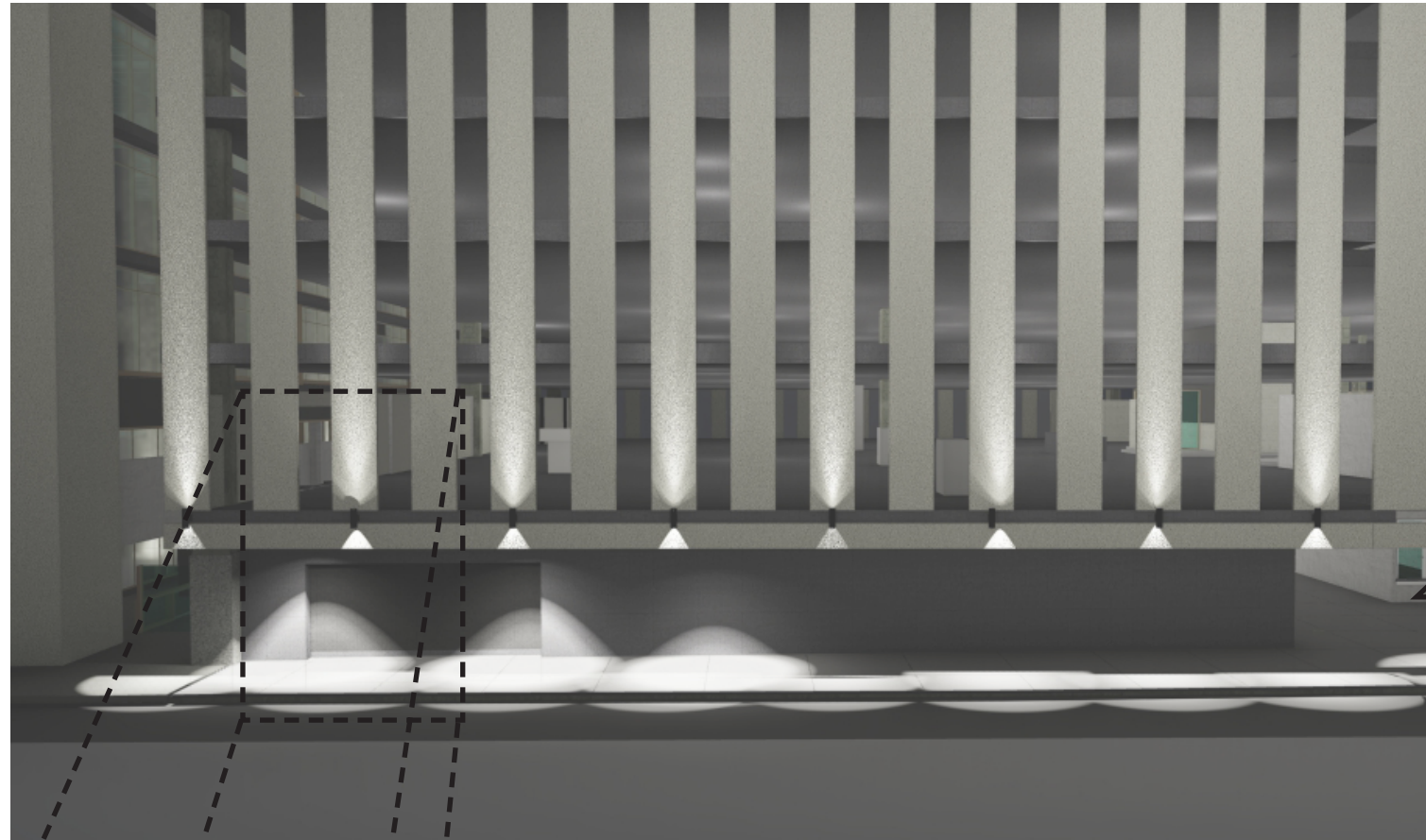


PROPOSED ELEVATION

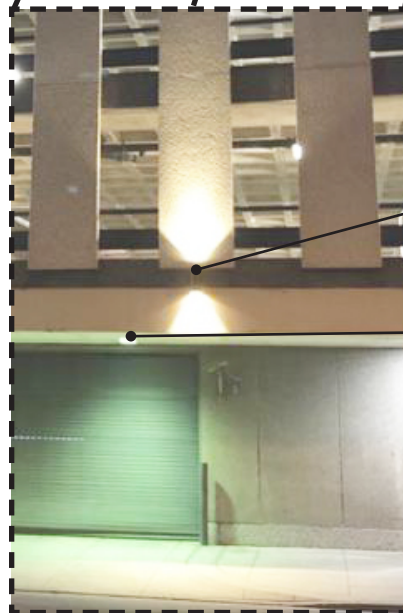


PROPOSED PLAN

FLORES STREET IMPROVEMENTS



FLORES STREET LIGHTING RENDERING



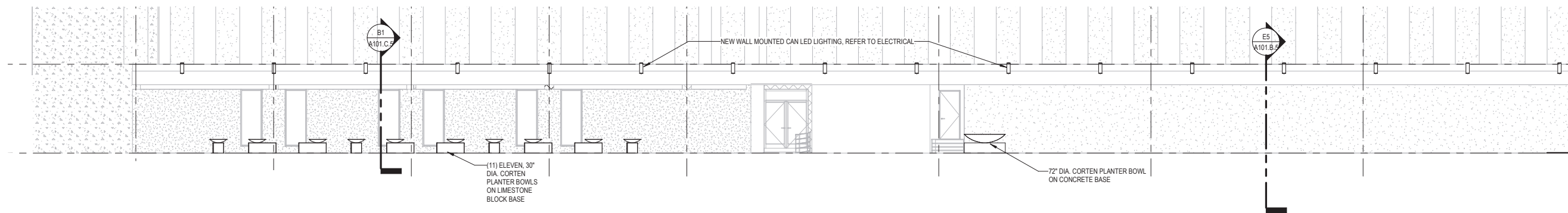
ACTUAL LIGHT FIXTURE MOCK UP

EXISTING LIGHT FIXTURE TO RECIVE NEW BULB
(FOR COLOR MATCHING)

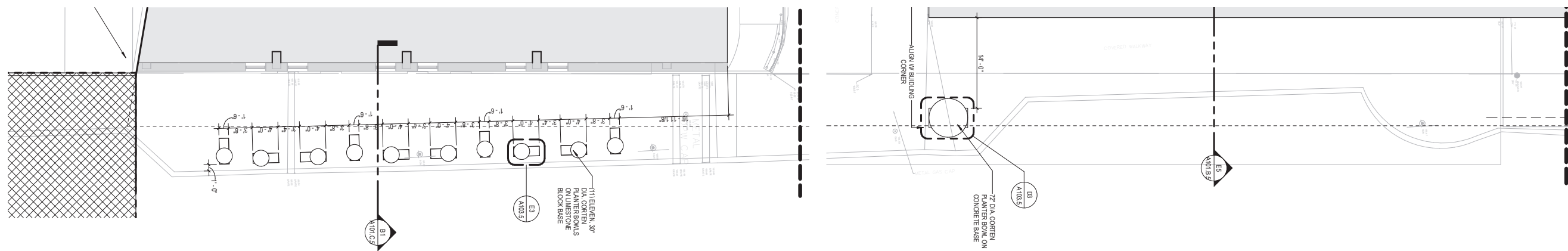
FLORES STREET IMPROVEMENTS



EXISTING ELEVATION



PROPOSED ELEVATION



PROPOSED PLAN

MAIN STREET IMPROVEMENTS

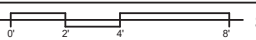


MAIN STREET LIGHTING RENDERING



E1

LONG ELEVATION



- 30" DIA. CORTEN LANDSCAPE PLANTER - PLANTERS UNLIMITED, MODERN LOW BOWL CORTEN PLANTER W/ DRAIN HOLE
- SOLID LIMESTONE BLOCK BASE, SAWN SMOOTH ON ALL SIDES / CHAMFER ALL EDGES
- EXISTING CONCRETE FLATWORK - REPAIR TO MATCH EXISTING - REFER TO STRUCTURE

E2

SHORT ELEVATION



- 30" DIA. CORTEN LANDSCAPE PLANTER - PLANTERS UNLIMITED, MODERN LOW BOWL CORTEN PLANTER W/ DRAIN HOLE
- SOLID LIMESTONE BLOCK BASE, SAWN SMOOTH ON ALL SIDES / CHAMFER ALL EDGES
- EXISTING CONCRETE FLATWORK - REPAIR TO MATCH EXISTING - REFER TO STRUCTURE

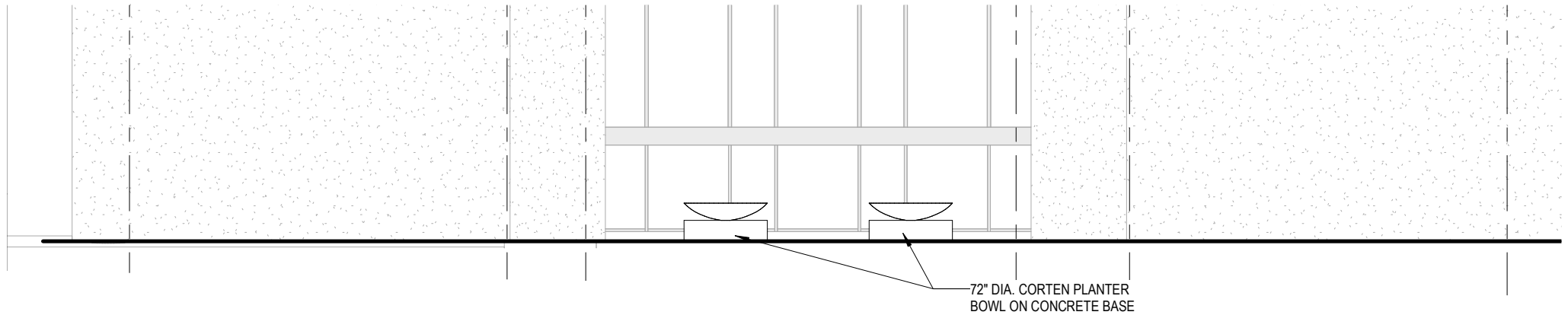
E3

PLANTER D - ENLARGED PLAN

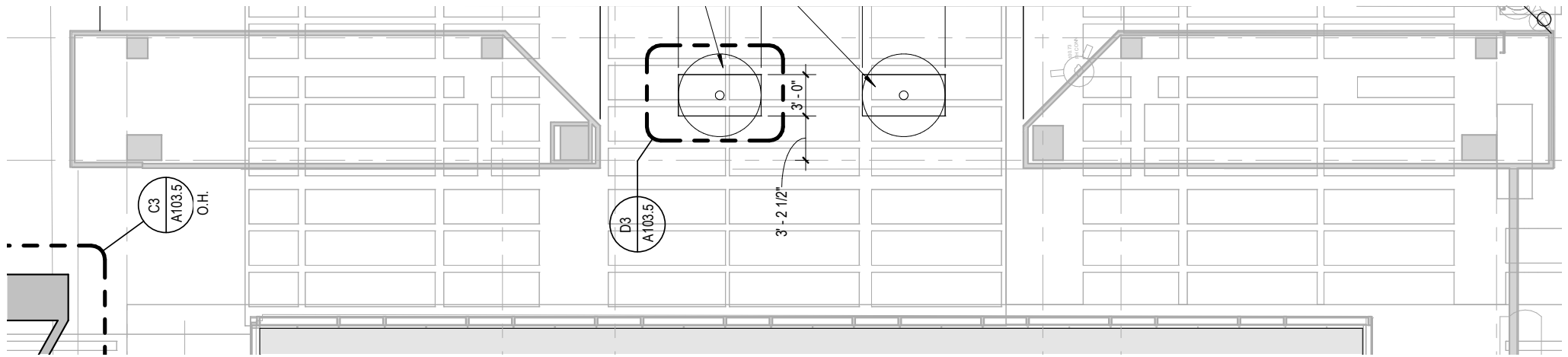


- SOLID LIMESTONE BLOCK BASE, SAWN SMOOTH ON ALL SIDES / CHAMFER ALL EDGES
- 30" DIA. CORTEN LANDSCAPE PLANTER - PLANTERS UNLIMITED, MODERN LOW BOWL CORTEN PLANTER W/ DRAIN HOLE
- (2) TEXAS SEDGE
- (2) CLUSTERED SEDGE

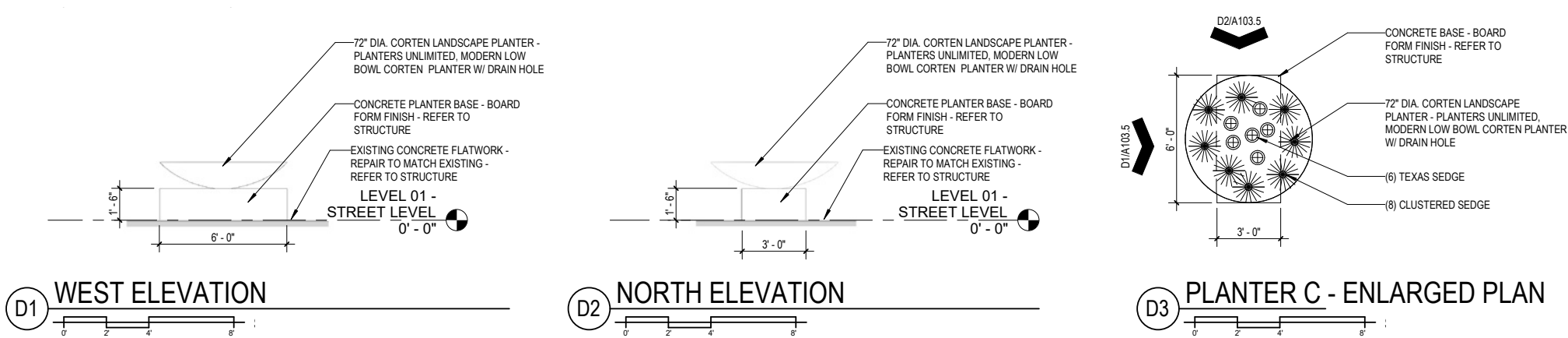
MAIN STREET IMPROVEMENTS



PROPOSED ELEVATION



PROPOSED PLAN



PLANTER DETAILS

MAIN STREET IMPROVEMENTS



6" ROUND DIRECT / INDIRECT

FOCUSED ILLUMINATION

C0618UDXT, C0624UDXT - WALL MOUNT

APPLICATION

6" round x 18" or 24" high direct / indirect XT series cylinder luminaire for accent and general illumination.

FEATURES

Rugged design with flexible mounting, finish and LED options make these extremely versatile fixtures. Quick change LED module with interchangeable optics for job site flexibility and fixture upgrade.

FINISH

Multi-stage polyester powder-coat process applied on our dedicated paint lines. See mounting and color pages for standard finishes. All exposed materials are chromate pretreated to resist corrosion.

ELECTRONICS

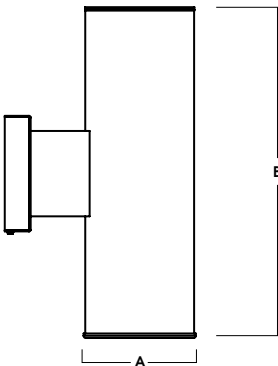
LED system features Xicato LED module with proprietary phosphor technology that provides consistent stable color with CCT control of +/- 100K over life of the light engine. Base CRI is 83 with 2-step MacAdam Ellipse binning. High CRI is 98 with 1 x 2-step MacAdam Ellipse binning. Variety of electronic 120V/277V and dimming drivers. 1 or 2 circuit operation.

CONSTRUCTION

Fabricated seamless aluminum fixture housing. Silicone gasket seals optical chamber. Specular primary optical reflectors provide high efficiency illumination. Impact resistant tempered glass lenses. Stainless steel hardware with galvanized steel brackets to resist corrosion. Trim formed from .063 thick high purity aluminum and finished to specification.

CODE COMPLIANCE

BAA compliant. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1598/8750.



SERIES	A	B
C0618UDXT	6.0	18.0
C0624UDXT	6.0	24.0

Fixture Weight: 18.5 lbs

LUMENS / WATTAGE DATA				
PART NUMBER	SOURCE LUMENS	DELIVERED LUMENS*	SYSTEM WATTS*	LPW
C06xxUDXT10Lx2	2000	1261	18.2	69
C06xxUDXT13Lx2	2600	1685	26.0	65
C06xxUDXT20Lx2	4000	2592	43.4	60

SERIES	UPLIGHT ⁴		DOWNLIGHT		CCT	DRIVER / DIMMING ⁶		OPTIONS ⁷	TRIM	MOUNTING ¹¹		FINISH ¹²
C0618UDXT 6" x 18" Cylinder	LUMENS ¹	OPTICS	LUMENS ¹	OPTICS	83 CRI	EX Electronic Driver, 120V/277V 10%, 0-10V, 120V/277V 1%, 0-10V, 120V/277V ELV/MLV, 120V	WL Wet Location Fuse Holder and Fuse 2 Circuit	TSG ⁸ Semi Diffuse Low Iridescent Clear TCY Same Color as Cylinder TCC Custom Color	WM3 Wall Mount 3" Extension WM5 Wall Mount 5" Extension	EMRM ⁹ 7W Remote EM EMEN ⁹ 7W Remote with Enclosure	MW ¹³ Matte White MB ¹³ Matte Black PT ¹³ Platinum Silver CC Custom Color	See Page 6 for Full Range of Color Options (83-90095)
	10L	XN ⁵ 12°	10L	XN ⁵ 12°	27K 2700K							
	1000 Lm	ND 20°	1000 Lm	ND 20°	30K 3000K							
	13L	MD 38°	13L	MD 40°	35K 3500K							
	1300 Lm	WD 44°	1300 Lm	WD 45°	40K 4000K							
	20L	XW 60°	20L	XW 56°	98 CRI							
C0624UDXT 6" x 24" Cylinder	2000 Lm		2000 Lm		27HK 2700K	DS10X 10%, 0-10V, 120V/277V DS2W1 ELV/MLV, 120V	FS Fuse Holder and Fuse 2 Circuit	GL ⁹ Clear Glass Lens SO ¹⁰ Micro Prism Solite™ Lens				
					30HK 3000K							
					35HK 3500K							
					35HK 3500K							
					40HK 4000K							

EXAMPLE: C0618UDXT20LMD20LMD35KEXTSGSOWM5MW

NOTES:
1 Nominal Source Lumens at Any CCT 2 Nominal Delivered Lumens at 83 CRI at Any CCT with MD-GL, MD-TSG-SO 3 At 83 CRI 4 ¼" Clear Glass Only 5 13L Max/XN not Available with 98 CRI Option 6 Contact Factory for Additional Options 7 See Product Options Page for Details 8 Standard Finish 9 Standard Lens for All Indirect and Direct: XN, ND 10 Standard Lens for Direct: MD, WD, XW 11 See Mounting Page for Details on Components and Finishes 12 See Color Page for More Options/Consult Factory for Special Finishes 13 Standard Finishes



PROJECT: _____

TYPE: _____



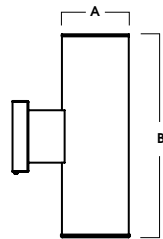
Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

6" ROUND DIRECT / INDIRECT

FOCUSED ILLUMINATION / FIXTURE OPTIONS

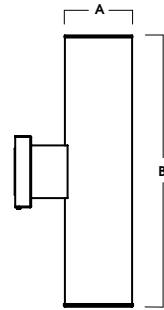
SERIES SIZES

C0618UDXT



A	B
6.0	18.0
152.6 mm	457.2 mm

C0624UDXT



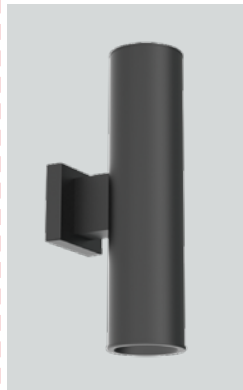
A	B
6.0	24.0
152.4 mm	609.6 mm

STANDARD FINISHES

MW
MATTE WHITE



MB
MATTE BLACK

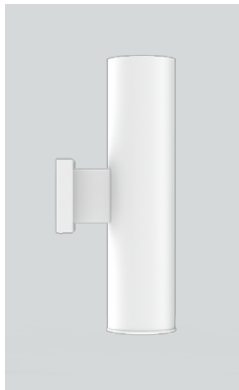


PT
PLATINUM SILVER

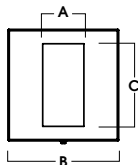


WALL MOUNT DETAIL

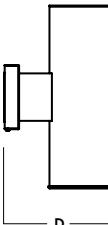
WM3
WALL MOUNT 3" EXTENSION



FRONT VIEW

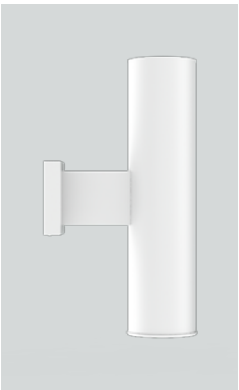


SIDE VIEW

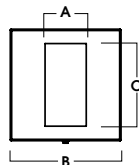


A	B	C	D
2.4	6.4	4.7	10.5
61.0 mm	162.6 mm	119.4 mm	266.7 mm

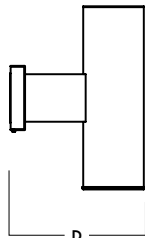
WM5
WALL MOUNT 5" EXTENSION



FRONT VIEW



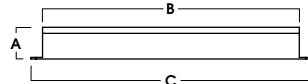
SIDE VIEW



A	B	C	D
2.4	6.4	4.7	13.3
61.0 mm	162.6 mm	119.4 mm	337.8 mm

EMERGENCY BATTERY OPTIONS

EMRM* - 7W REMOTE EMERGENCY BATTERY (50" MAX)



A	B	C
1.3	12.6	13.0

EMEN* - 7W REMOTE EMERGENCY BATTERY WITH ENCLOSURE (50" MAX)



A	B	C
2.0	17.0	6.2

*OTHER EM BATTERY SIZES AVAILABLE, CONSULT FACTORY