

HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2020

HDRC CASE NO: 2020-242
ADDRESS: 326 RIVERSIDE DR
LEGAL DESCRIPTION: NCB 7672 BLK 21 LOT NW 170 X 15 OF 5, N IRR 190 OF 6, N 207.86 OF 7, N 207.86 OF E 102 OF 8
ZONING: C-2, RIO-5
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Patrick Christensen
OWNER: 326 RIVERSIDE LLC
TYPE OF WORK: Demolition with new construction
APPLICATION RECEIVED: June 03, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish a historic structure on the lot at 326 Riverside (noted within this application as structure 3), located within the Mission Historic District and the River Improvement Overlay, District 5.
2. Demolish a historic structure on the lot at 326 Riverside (noted within this application as structure 4), located within the Mission Historic District and the River Improvement Overlay, District 5.
3. Construct twenty-six (26) single-family residential structures.

The two historic structures on the western side of the property will be rehabilitated and are not part of this application.

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove

unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b)Unreasonable Economic Hardship.

(1)Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2)Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant

endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection

with

the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of

improvements,

or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the

historic

and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(d)Documentation and Strategy.

(1)Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply

a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation

of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of

setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to

lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent

historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood

siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar

to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but

not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for

new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest

while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not

distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale,

transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that

are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.

ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal

of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale

species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering

usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list

of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be

restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic

structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

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.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

UDC Section 35-678 – Neighborhood Wide Design Standards

(a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.

- (1) Provide sidewalks that link with existing sidewalks on adjoining properties If no sidewalk currently exists on an

adjoining property, the applicant will have discretion in the placement of the sidewalk provided the following criteria are met:

- public
- street
- historic
- A. Provide a sidewalk connection from one (1) side of the applicant's property to the other, parallel to the right-of way, on the street sides of the property in all river improvement overlay districts
 - B. Provide a connection from the street level sidewalk to the Riverwalk at cross streets and bridges and other designated access points. This requirement may be waived if there is already a public connection from the level to the Riverwalk.
 - C. In order to preserve the rural character of "RIO-6," the HPO, in coordination with the development services department, may waive the requirement of sidewalks.
 - In "RIO-3," the width of the pathway along the river shall match those widths established in the

Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.

Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

(3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.

A. Paving materials for pedestrian pathways shall be either:

- i. Broom-finished, scored, sandblasted or dyed concrete;
- ii. Rough or honed finished stone;
- iii. Brick or concrete pavers; or
- iv. Other materials that meet the performance standards of the above materials.

B. Asphalt is permitted for pedestrian pathways that also are designated as multi-use paths by the City of San Antonio. The public works department will maintain the designated multi-use path locations.

(4) Street Connections to River. Retain the interesting and unique situations where streets dead-end at the river, creating both visual and physical access to the river for the public.

(5) Pedestrian Access Along the Riverwalk Pathway Shall Not Be Blocked.

A. Queuing is prohibited on the Riverwalk pathway.

B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on

the Riverwalk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the Riverwalk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

C. Tables and chairs shall be located a sufficient distance from the Riverwalk pathway so that normal dining and

service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1) Curb Cuts.

A. Limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The prohibition of additional curb cuts may be waived by the HDRC where the intent of the standards are clearly met and specific site circulation patterns require an additional curb cut, such as on long parcels or at nodes.

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.

C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

(2) Location of Parking Areas. Automobile parking in new developments must be balanced with the requirements of active environments. Large expanses of surface parking lots have a negative impact on street activity and the pedestrian experience. New commercial and residential structures can accommodate parking needs and contribute to

pedestrian-friendly streetscape.

A. Locate parking areas, that is any off-street, ground level surface used to park cars or any parking structure, toward the interior of the site or to the side or rear of a building.

B. The extent of parking area that may be located along the street edge or riverside shall be limited to a percentage of the lot line as per Table 672-1 as measured in a lineal direction parallel to the lot line. All parking within a thirty-foot setback from the above mentioned lot line shall comply with the requirements of the table.

Where parking is located on corner sites only one (1) lot line has to meet the requirements of the table.

C. Parking lots should be avoided as a primary land use. Parking lots as a primary use are prohibited in RIO-3 and for all properties that fall within one hundred (100) feet of the river right-of-way in all RIO districts.

(3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2

if

the parking area meets one (1) of the following conditions:

A. Within a fifty-foot setback from the edge of the river ROW use, at a minimum, type E; or

B. Within a twenty-foot setback from a property line adjacent to a street use, at a minimum, type B; or

C. Within a twenty-foot setback of commercial or industrial property that abuts a residential property use, at a minimum, type C.

(4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area. Parking garages should have retail space on the ground floor of a parking structure provided the retail space has at least fifty (50) percent of its linear street frontage as display windows. Parking structures may be made visually appealing with a mural or

public

art component approved by the HDRC on the parking structure. A parking garage will be considered compatible if:

A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and

B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.

(5) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.

(6) Parking lots, structures, and hardscape shall not drain directly into the river without installation of appropriate water quality best management practices (WQ BMPs). Acequias shall not be used for any type of drainage.

(c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.

iii. Recessed or projecting balconies and entrances.

Billboards, advertising and signage are expressly prohibited as appropriate focal points.

UDC Section 35-673. – Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct

sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject

to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(2) Prohibition of Structures, Buildings, Roofs or Skywalks Over the River Channel. No structure, building, roof or skywalk may be constructed over the river channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch.

(b) Building Orientation. 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. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(1) Two or More Buildings on a Site.

A. Cluster buildings to create active open spaces such as courtyards along the street and river edges. Site plazas

and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.

(2) Primary and Secondary Entrances

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and

detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(c) Topography and Drainage. The natural contours of occasional hillsides and riverbanks contribute to the distinct character of the San Antonio River and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls.

(1) Visual Impacts of Cut and Fill. Divide a grade change of more than ten (10) vertical feet into a series of benches and terraces. Terrace steep slopes following site contours. When creating site benches, using sloped "transitional areas" as part of the required landscaping is appropriate.

(2) Minimize the Potential for Erosion at the Riverbank. Grade slopes at a stable angle not to exceed four to one (4:1)

and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation

department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid.

Use of terraced walls is permitted when there is a slope of more than four to one (4:1).

(3) Retaining Walls. Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams and locks are excluded from this requirement.

If

in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plan of the river, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. (see Figure 673-2)

(4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.

(5) Design of Stormwater Management Facilities to be a Landscape Amenity. Where above ground stormwater management facilities are required, such facilities shall be multi-purpose amenities. For example, water quality features can be included as part of the site landscaping and detention facilities can be included as part of a hardscape patio. Using an open concrete basin as a detention pond is prohibited.

(6) Walls and Fences at Detention Areas.

A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.

B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.

(7) Roof Drainage into the River.

A. All roof drainage and other run-off drainage shall conform to public works department standards so that they

drain into sewer and storm drains rather than the river. Drainage of this type shall not be piped into the river unless the outlet is below the normal waterline of the river at normal flow rates.

B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks and patios to the San Antonio River's edge or stormwater detention facility so that such drainage will not erode

or

otherwise damage the Riverwalk, landscaping or river retaining walls.

C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained

purposely

from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.

(d) Riverside Setbacks. Riverside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is varied according to the relationship of the river and the street. In the more urban areas, buildings should align closer to the river edge, while in more rural areas the buildings should be set farther away.

(1) Minimum setback requirements are per the following Table 673-1.

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Riverside Setback	20 FT	15 FT	0 FT	20 FT	50 ft	100 FT

(2) Designation of a development node district provides for a minimum riverside setback of zero (0) feet.

(e) Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river and street edges.

(1) Provide Variety in Landscape Design. Provide variety in the landscape experience along the river by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties. (see Figure 673-4).

(2) Planting Requirements in Open Space Abutting the River. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.

A. Planting requirements in RIO-4, RIO-5, and RIO-6 should continue the restoration landscape efforts along the river banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.

B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(1) Incorporate Existing Vegetation. Extend the use of landscape materials, including plants, shrubs and trees that are used in the public areas of the river onto adjacent private areas to form a cohesive design.

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E. In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full width of the pathway.

B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed

before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.

C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.

(h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River is such that walls shall not be erected in such a way as to block views of the river from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river. For properties that do not abut the river

chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(1) Prohibited Street Furnishings in Riverwalk Area. The following street furnishings are prohibited within the publicly owned portion of the Riverwalk area, whether or not the property is leased, and on the exterior of the riverside of buildings directly adjacent to the publicly owned portion of the river:

- A. Vending machines.
- B. Automatic teller machines.
- C. Pay phones.
- D. Photo booths.
- E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
- F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.
- G. Monitors (i.e., television screens, computer screens).
- H. Speakers.

(2) Street Furnishing Materials.

- A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.
- B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

- A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.
- B. Product or business advertising is prohibited on all street furnishings.
- C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

- A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.
- B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6)

foot-

candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen output of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees.

Any

structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall

be

aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting

fixtures

shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of

the

building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall

have

a 90° cutoff angle so as to not emit light above the horizontal plane.

(k) Curbs and Gutters.

(1) Construct Curb and Gutter Along the Street Edge of a Property.

A. Install curbs and gutter along the street edge at the time of improving a parcel.

B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is

allowed by right at the following locations:

A. At all street and vehicular bridge crossings over the river.

B. Where publicly owned streets dead end into the river.

C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway

at the river then the following conditions apply:

A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property

extends

the entire block face from street crossing to street crossing the owner would be allowed three (3) access points

if

the distance requirements were met.

B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.

C. Reciprocal access agreements between property owners are permitted.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(m) Buffering and Screening. The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens" include fences and walls. When site development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.

(1) Landscape Buffers Shall be Used in the Following Circumstances: To buffer the edges of a parking lot from pedestrian ways and outdoor use areas, (such as patios, and courtyards), and as an option to screening in order to buffer service areas, garbage disposal areas, mechanical equipment, storage areas, maintenance yards, equipment storage areas and other similar activities that by their nature create unsightly views from pedestrian ways, streets, public ROWs and adjoining property.

(2) Screening Elements Shall be Used in the Following Circumstances: To screen service areas, storage areas, or garbage areas from pedestrian ways.

(3) Exceptions for Site Constraints. Due to site constraints, in all RIOs and specifically for "RIO-3" where there is less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example a low site wall may be combined with plant materials

to

create a buffer with a lesser cross sectional width.

(4) Applicable Bufferyard Types. Table 510-2 establishes minimum plant materials required for each bufferyard type. For purposes of this section, type C shall be the acceptable minimum type.

(5) Applicable Screening Fence and Wall Types. Screening fences and walls shall be subject to conditions of subsection 35-673(h), Walls and Fences.

(n) Service Areas and Mechanical Equipment. 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.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river.

A. Position utility boxes so that they cannot be seen from the public Riverwalk path, or from major streets, by locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view is preferred.

B. Orient the door to a trash enclosure to face away from the street when feasible.

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

(2) Screening of service entrance shall be compatible with the buildings on the block face.

A. When it would be visible from a public way, a service area shall be visually compatible with the buildings

on

the block face.

B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is

painted

a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.

(o) Bicycle Parking. On-site bicycle parking helps promote a long term sustainable strategy for development in RIO districts. Bicycle parking shall be placed in a well lit and accessible area. UDC bicycle parking requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures.

Sec. 35-674.02. - Building Design Principles in RIO-7.

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles align with the standards and guidelines established for the Downtown Business District.

(a) 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) Reduce large floor plates and varying a building's height through the creation of smaller structures or facades when designing large projects that consume half a block or more. Sculpt a building's mass to avoid large bulky structures, which provide more visual monotony than variety. It is the well-balanced variety of building massing and textures of shadow, light and materials that in total adds to the richness of the built environment.

(2) Design building massing to reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.

A. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than ninety (90) feet in length. Consider dividing a larger building into "modules" that are similar in scale.

B. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.

C. New buildings over seventy-five (75) feet tall should incorporate design elements that provide a base, middle and a top. Buildings less than seventy-five (75) feet should have a pedestrian scaled base with a cornice, eave, or other architectural element that gives the building a discernable edge at the top story.

D. Where a new building is infilled between an existing historic buildings on a block:

i. The new building should, to the extent possible, maintain the alignment of horizontal elements along the block.

ii. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.

iii. 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.

(b) Height. Building heights vary along the creek corridor, from one-story houses to high-rises. This diversity of building heights is expected to continue. Building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the creek and other significant landmarks are provided while allowing the appropriate density for an area.

A. The maximum building height and creek-side building step-backs shall be as defined in Table 674-3.

B. Building step-backs shall be at least fifteen (15) feet.

C. Buildings may be built to the height allowed without stepping back by aligning the lower floors with step-back-line creating more street level open space between the building and the creek.

(1) High-rise towers above ten (10) stories are encouraged in RIO-7a and allowed in RIO-7b when not in conflict with the Historic Design Guidelines. Towers are not allowed to form a continuous wall along the creek but shall be carefully sited to provide both views and privacy. Tower forms should be simple yet elegant and add a sculptural quality to the Downtown San Antonio skyline.

A. Towers should be combined with other building forms along the creek including townhouses, stacked flats, and mid-rise mixed-use buildings to create a variety of residential and office opportunities.

B. Towers should have their massing designed to reduce overall bulk and to appear slender as they ascend higher.

C. Towers may extend directly up from the property line at the street and are not required to be setback.

D. Tower siting and massing should maintain key views toward important natural or man-made features.

E. Design the middle segment or tower of the building to break up the overall bulk into smaller segments and address impacts such as shadowing and views. Reduce the perception of mass through architectural detailing such as changes of materials and color.

F. Design the top of buildings to be a "fifth facade" that may be distinctive against the skyline when looked up to or viewed from above. A well-designed roofline creates opportunities for sky views and views to distinctive landmarks; creates opportunities for sunlight to reach the ground, and orients the

public when wayfinding. Design the top of the building and/or the top of its podium to include opportunity for communal outdoor amenity space and/or a place for environmental innovation such as green roofs, rainwater recovery and solar panels.

G. Towers should be designed to achieve a simple faceted geometry and large vertical plane movement. They should not appear overwrought or to have over-manipulated elements.

H. Towers that emulate a more streamline modern style should provide variation through subtle details in the curtain wall, and the articulation of a human-scaled base at the street level.

I. If a project has more than one tower, they should be complementary to each other and employ the same architectural design approach.

J. Generally, buildings over one hundred fifty (150) feet tall should not be historicized. They should represent contemporary interventions in the skyline.

K. A tower's primary building entrances should be designed at a scale appropriate to the overall size and design of the tower and be clearly marked.

L. A building's top should be delineated with a change of detail and meet the sky with a thinner form, or tapered point. Unarticulated, flat-topped buildings are not desired in Downtown San Antonio's skyline.

M. Mechanical Penthouses should be integrated into the tower design and should not appear as a separate element, as shown in Figure 5.7.

(2) Low-rise and mid-rise buildings are encouraged in RIO-7c, RIO-7d, and RIO-7e. (3) In RIO 7-d, organize the mass of the building to step back from established residential neighborhoods. Where a commercial, mixed-use residential, multi-family or industrial use abuts a single-family residential development, or is across the street from a single-family residential development, the following standards shall apply:

A. The massing of the building shall not exceed twenty-five (25) feet in height at the setback line. The building mass can continue upward within a 45-degree building envelope for a distance of fifty (50) feet measured horizontally from the building face, at which point the building massing may continue vertically to the height established in subsection 35-674(c).

(c) Materials and Finishes. After establishing a new building's overall massing and vertical and horizontal variation, it is important to develop a building's visual character at the level of material choices and detailing. The interplay of materials, windows and other elements should support the larger design principles as articulated by the architect. Ensure that buildings have architecturally detailed facades, where publicly visible, with no blank or featureless sides in anticipation of abutting to potential development in later phases or on adjacent land.

(1) Buildings are supposed to aim for a "timeless design" and employ sustainable materials and careful detailing that have proven longevity.

A. San Antonio has strong sun conditions. Use deep reveals to get shadow lines and if colors are desired, saturated colors and evaluate these outside on site.

B. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.

C. Use especially durable materials on ground floor facades.

D. Generally, stucco is not desirable on the ground floor as it is not particularly durable. Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guild the built results.

E. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements. The skin should reinforce the integrity of the design concept and the building's structural elements as seen in Figure 7.5 and 7.6 of the Downtown Design Guide and not appear as surface pastiche.

F. Layering can also be achieved through extension of two (2) adjacent building planes that are extended from the primary facade to provide a modern sculptural composition.

G. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.

H. Design curtain walls with detail and texture, while employing the highest quality materials.

I. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.

J. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.

K. Corner buildings at prominent intersections require a higher standard of articulation, detailing, and architectural treatment than other buildings within the middle of the block.

L. RIO-7e is a mixed-use transition area with single family houses, some masonry commercial buildings, concrete warehouses, and long metal sheds built next to railroad sidings. In this district, the historic preservation officer may approve non-traditional building materials, like corrugated metal siding and concrete panels, if well detailed and compatible with the traditional building forms and scale of the district.

(2) Prohibited Exterior Materials.

- A. Imitation stone (fiberglass or plastic);
- B. Plywood or decorative exterior plywood;
- C. "Lumpy" stucco, CMU;
- D. Rough sawn or "natural" (unfinished) wood, EIFS;
- E. Used brick with no fired face (salvaged from interior walls);
- F. Imitation wood siding;
- G. Plastic panels.

(e) Pedestrian Orientation. New buildings should follow the principles of good urban design, creating active street and creek facades and focusing on enhancing the public realm of the streets and the creek.

(1) Buildings ought to create a familiar rhythm relative to the overall street. The rhythm and pattern helps to tie the street together visually and provides the pedestrian with a standard measurement of progress. Reinforcement of this facade rhythm is encouraged in new buildings, even if a singular structure (see Figure 7.1 in the Downtown Design Guide).

(2) New development ought to respect the existing fabric of the community by reflecting historic mixed-use development patterns, through the use of building indentations, relationship to the street, first floor plate height, breaks in buildings for open space, and changes in color to avoid monolithic and monochromatic developments.

(3) Horizontal Variation. Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall.

A. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrance shall read differently from retail storefronts, restaurant, and commercial entrances.

B. Avoid continuous massing longer than ninety (90) feet not articulated with shadow relief, projections and recessed. If massing extends beyond the is length, it needs to be visibly articulated as several smaller masses using different material, vertical breaks, such as expressed bay widths, or other architectural elements.

C. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure as seen in Figure 7.2.4 of the Downtown Design Guide.

D. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building. E. While blank street wall facades are discouraged, there is usually one side of the building that is less prominent (often times called "back of house").

(4) Vertical Variation. Both classical and modern buildings can exhibit basic principles of visual order in the vertical plane—often with a distinct base (street and pedestrian lower levels), a middle (core mid-section, and often consistent for multiple floors of a mid- to high-rise building), and a top (the upper level that distinguishes a building and defines how it "meets the sky") as seen in Figure 7.3 of the Downtown Design Guide.

A. Modern or contemporary building designs often layer this principle with more variation and syncopation to create interesting architectural composition as seen in Figure 7.4 of the Downtown Design Guide. Whenever a new infill building is proposed between two (2) existing structures, every attempt should be made to maintain the characteristic rhythm, proportion, and spacing of existing door and window openings. B. Variation in the vertical plane of a building ought to define the building's uses and visually differentiate ground floor uses, from core functions and how the building "meets the sky."

i. Employ a different architectural treatment on the ground floor facade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.

ii. Vertically articulate the street wall facade, establishing different treatment for the building's base, (middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.

- iii. Provide an identifiable break between the building's ground floors and upper floors designed for office or other use. This break may include a change in material, change in fenestration pattern or similar means.
- iv. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.
- v. On facades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs, and sunshades to provide sustainable benefits and visual interest.
- vi. Buildings taller than seventy-five (75) feet should employ at least two (2) vertical breaks or reveals greater than three (3) feet in depth to divide the bulkiness of the mass.

(5) Fenestration. Provide high-performance, well-detailed windows and doors that add to the depth and scale of a building's facade.

- A. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (eighty-eight (88) percent light transmission).
- B. Window placement, size, material and style should help define a building's architectural style and integrity.
- C. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plantings around the window.
- D. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.
- E. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor. Windows should have a vertical emphasis.
- F. Glazing. Incorporate glazing that contributes to a warm, inviting environment for interior spaces.
 - i. Ground-floor window and door glazing should be transparent and non-reflective.
 - ii. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
 - iii. A limited amount of translucent glazing at the ground floor may be used to provide privacy.

(6) Street Wall. In order to support a pedestrian-oriented public realm, retail or commercial streets should be framed by buildings uniformly placed at the sidewalk with no setback as seen in Figure 5.5 of the Downtown Design Guide. The height of the street wall is an important element in shaping the character of the public realm. Design building walls along the sidewalk (Street Walls) to define the street and to provide a comfortable scale for pedestrians.

- A. Street walls should be located against the back of sidewalk.
- B. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.
- C. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-through, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
- D. An identifiable break should be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means.
- E. Vertical breaks should also be taken into account with fenestration such as columns or bays.
- F. When a property is situated in such a manner as to appear to be the terminus at the end of a street or at a prominent curve in the creek, buildings should incorporate an architectural feature that will provide a focal point at the end of the view. These features may include:
 - i. Enhanced building facade.
 - ii. Enhanced garden or landscape in an open space.
 - iii. Variation in roof shape.
 - iv. Change material and color.
 - v. Tower element.

(7) In contrast to the design of buildings along the sidewalks described in (b)(9) the creek side of buildings should not establish a uniform, aligned wall but rather a series of related and connected gardens, plazas, and patios. These On-site Open Spaces (see subsection 35-673(q)) should be integrated with the San Pedro Creek Improvements Project. Where a building facade faces the creek it should recognize the historic proportions of lots and resulting building forms. Lots were generally seventy (70) to ninety (90) feet wide along the creek but several hundred feet deep. The resulting building forms are long bar-shapes running perpendicular to the creek.

A. The best views of the creek are generally perpendicular to the creek not parallel to the creek. Rectangular buildings should have the narrow face parallel to the creek and the long face perpendicular to the creek. See Figure 674-1. i. Bends in the creek provide a unique opportunity for siting buildings to maximize views and may provide unique challenges. The Historic Preservation Officer may consider different building orientations for these sites if the overall goals for RIO-7 are met.

B. Buildings are not allowed to have a continuous, flat facade lot-line to lot-line along the creek property line. Building massing should turn perpendicular to the creek and form gardens, courts, patios, paseos, and plazas between buildings and/or different building masses. Windows, balconies, or other ways of viewing these publically accessible open spaces is high encouraged. The following On-Site Open Spaces required by building length may be used as one of the On-Site Open Spaces required by Table 673-3. i. The maximum length of a building wall plane is ninety (90) feet. Buildings with facades longer than ninety (90) feet must use side-yard courts, courtyards, or forecourts to divide the facade into modules less than ninety (90) feet long. ii. Buildings or a collection of buildings built concurrently with a creek-face longer than two hundred seventy (270) feet are required to have a forecourt, courtyard, creek-side plaza, garden, paseo, or pedestrian-oriented service drive to divide the mass of the building and provide publicly accessible open space. iii. Single developments with three hundred (300) linear feet of creek frontage or greater should have at least two (2) distinct building types or building heights along the creek property line with no more than seventy (70) percent of any one building type. Building types are defined in Downtown Design Guidelines. iv. Buildings that setback more than thirty (30) feet from the creek-side setback line and provide publicly accessible gardens, patios, plazas, or terraces are not required to provide additional publicly accessible open spaces. v. Sites that are five hundred fifty (550) feet or longer should provide mid-block paseos, pedestrian oriented mid-block service drives and fire lane, or pedestrian friendly public access and should connect from a public street to another public street, public alley, or the San Pedro Creek. Where San Antonio Public Works and/or Texas Department of Transportation (TxDOT) has provided approval, per Chapter 8 Section C of the Downtown Design Guide, connections should try to align within one hundred (100) feet of the mid-block connection.

(8) Develop the first floor to activate the creek paseos and street sidewalks.

A. In mixed-use buildings, retail buildings, or office buildings the creek side facade should be primarily transparent with seventy-five (75) percent of the length of the facade devoted to display windows and/or windows affording some view into the interior areas or offices. Facades facing Primary and Secondary Pedestrian Streets listed in subsection 35-672(b)(1)D Curb Cuts should have at least fifty (50) [percent] of the facade devoted to windows. Facades facing side streets should have at least twenty-five (25) percent of the facade devoted to windows. Side-street facades should contribute to the pedestrian friendly environment and activate the street when possible. These facades are important in activating the connections from the surrounding neighborhoods to the creek.

B. In multi-family residential buildings with no retail, arrange support facilities, management offices, and building amenities along the creek and streets with a minimum of seventy-five (75) percent of the exterior facade associated with these spaces. Provide building and ground floor residential unit entrances to pedestrian paths that connect to the high-bank paseo or publicly accessible path at the top-of-bank along the low-bank paseo.

C. Institutional and civic buildings should arrange functions and entrances to provide access and views to internal functions.

D. Alternate arrangements that provide creek and street activation may be approved by the historic preservation officer.

(9) Design ground floor space for retail or other active uses, orienting tenant spaces to the street and creek and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.

A. Locate active uses along the street and creek facade to enhance the building's relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.

B. Ground floor retail space shall be provided to a depth of at least twenty-five (25) feet from the front facade and shall include an average fourteen (14) foot to zero (0) inch floor-to-ceiling height, with heights above fourteen (14) feet being very desirable.

C. The primary entrance to each street level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard or plaza, which is connected to the public street, creek, or alley.

D. Wall openings, such as storefront windows and doors, shall comprise at least seventy (70) percent of a commercial building's street and creek level facade as seen in Figure 3.2. of the Downtown Design Guide. E. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial facades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3 of the Downtown Design Guide. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.

F. A building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the San Pedro Creek.

G. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.

H. Use clear windows and doors to make the pedestrian level facade highly transparent and accessible. Along retail streets, provide a nearly continuous band of windows. Ensure doorways in glass walls exhibit sufficient contrast to be clearly visible.

I. The facades on downtown commercial streets should be detailed as storefronts, except where the proposed ground floor use is live and work units, residential units or other non-commercial building types as seen in Figure 3.1.10 of the Downtown Design Guide. Where non-residential streets intersect, the ground floor retail space should wrap the corner onto the intersecting streets wherever possible.

J. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.

K. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.

L. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged. Incorporate a pedestrian-oriented scale at the street and river level.

(10) Incorporate a pedestrian-oriented scale at the street and creek level.

A. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture

B. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street.

C. Architectural features that reinforce the retail character of the ground floor street and creek wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.

D. The design of the ground floors of hotels should exhibit a series of public space and entries that equally welcome the general public as well as guests. The first floor should be as transparent as possible. Hotel uses such as bars, lounges, restaurants, cafes, spas and other uses open to the public should exhibit a direct pedestrian connection from the public right-of-way whenever possible Don't waste valuable street frontage on "back of house" uses.

E. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall. Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian-oriented should not be located within one hundred (100) feet of the corner property line as seen in Figure 3.6 of the Downtown Design Guide or visible from public right-of-way.

(11) Street Entrances. Design building entries to be clearly visible from the street as well as to promote pedestrian comfort, safety, orientation and accessibility. In order to increase personal safety, entries and associated open spaces should be designed to avoid the creation of isolated areas and to maintain lines of sight into and out of a space.

A. Reinforce a building's entry with one or more of the following architectural treatments:

- i. Extra height lobby space;
- ii. Distinctive doorways;
- iii. Decorative lighting;
- iv. Distinctive entry canopy;
- v. Projected or deep recessed entry;
- vi. Building name and address integrated into the facade;
- vii. Artwork integrated into the facade or sidewalk;

- viii. A change in paving material, texture, or color within the property line;
- ix. Distinctive landscaping, including plants, water features and seating.
- B. The primary street entrance of single buildings will be off the public sidewalk in RIO-7a, RIO-7b, and RIO-7c as seen in Figure 7.7 of the Downtown Design Guide.
 - i. In RIO-7d and RIO-7e, entrances may be off of a walkway connected to both the public sidewalk and the parking area as shown in Figure 673-1.
 - ii. In projects with multiple buildings arranged on one site, building entrances may be off of pedestrian paths connecting streets with the creek or courtyards and plazas within a site similar to Figure 672-2.
- C. Strong colors should emphasize architectural details and entrances.
- D. Deep recessed entries into the building are encouraged. (12) Creek Side Facade and Entrances. The Creekside of buildings should be responsive to the park-side of an urban building. Materials may be less formal, trellises and pergolas may be used in place of more traditional street side canopies and formal entries.

FINDINGS:

General Findings:

- 2a. The applicant is requesting conceptual approval to demolish two historic structures on the lot at 326 Riverside, located within the Mission Historic District and the River Improvement Overlay, District 5. Additionally, the applicant has proposed to construct twenty-six (26) single-family residential structures. The two historic structures on the western side of the property will be rehabilitated and are not part of this application.
- 2b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- 2c. SAN ANTONIO RIVER AUTHORITY COORDINATION – Per the UDC Section 35-672(c)8, consultation with the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness. The applicant is responsible for complying with this section of the UDC.
- 2d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on July 28, 2020. Committee members also viewed the structures on site. Committee members provided feedback to the applicant, and noted that the western two structure maintained the most character and integrity. Since that time, the applicant has excluded those structures from the demolition request.
- 2e. PUBLIC NOTICE – Demolition notice postcards were mailed to properties within a 200 foot radius of the property, as well as to the registered neighborhood association on August 7, 2020, as required by the Unified Development Code.

Findings related to request item #1:

- 2f. The lot at 326 Riverside currently features four historic structures, two of which the applicant is proposing to demolish. This structure, noted as structure three on the site plan features traditional architectural elements, including board and batten siding, a side gabled roof, four over four wood windows and a shed porch roof. Sanborn Maps do not include Riverside in the 1951 update. A 1953 San Antonio Light advertisement notes a “2-r & bath. Also 3-r gar. apt.” at 326 Riverside. This structure contributes to the Mission Historic District given its design, architectural style, and construction date, c. 1940.
- 2g. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing

unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

- a. *The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;*

[The applicant has provided a detailed estimate of rehabilitative costs for both structures three and four. The applicant has noted a total rehabilitation cost of \$206,701. Neither additional bids, nor a third party bid has been no obtained at this time. Per Bexar County Appraisal District records, the improvement value for all structures at 326 Riverside for 2020 was \$155,030.]

- b. *The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;*

[A structural engineer's report has not been submitted; however, the applicant has noted that foundation, framing and roof replacement is needed for this structure. Structure three, per site visits by staff, appears to be structurally sound.]

- c. *The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.*

[The property is not currently listed for sale, and was acquired by the current owner on March 8, 2019, per Bexar County Deed Records.]

- 2h. Staff finds that the applicant has not demonstrated an unreasonable economic hardship in accordance with the UDC due to the lack of active marketing of the property within the last two calendar years as well as due to the lack of financial information noting that the structures cannot be adaptively reused which would result in a reasonable rate of return. When an applicant fails to prove unreasonable economic hardship, the applicant may provide to the Historic and Design Review Commission additional information which may show a loss of significance in regards to the subject of the application in order to receive Historic and Design Review Commission recommendation of approval of the demolition. If, based on the evidence presented, the Historic and Design Review Commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the Historic and Design Review Commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

- 2i. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction.

Findings related to request item #2:

- 2j. The lot at 326 Riverside currently features four historic structures, two of which the applicant is proposing to demolish. This structure, noted as structure four on the site plan features stucco walls, and two over two wood windows (the roof form has been modified from its previous gabled profile). Sanborn Maps do not include Riverside in the 1951 update. A 1953 San Antonio Light advertisement notes a “2-r & bath. Also 3-r gar. apt.” at 326 Riverside. This structure contributes to the Mission Historic District given its design, architectural style, and construction date, c. 1940.
- 2k. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

- a. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;*

[The applicant has provided a detailed estimate of rehabilitative costs for both structures three and four. The applicant has noted a total rehabilitation cost of \$157,556 for structure four. Neither additional bids, nor a third party bid has been no obtained at this time. Per Bexar County Appraisal District records, the improvement value for all structures at 326 Riverside for 2020 was \$155,030.]

- b. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;*

[A structural engineer’s report has not been submitted; however, the applicant has noted that foundation, framing and roof replacement is needed for this structure. Demolition of structure four began without a Certificate of Appropriateness or permits in February 2020.]

- c. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.*

[The property is not currently listed for sale, and was acquired by the current owner on March 8, 2019, per Bexar County Deed Records.]

- 2l. Staff finds that the applicant has not demonstrated an unreasonable economic hardship in accordance with the UDC due to the lack of active marketing of the property within the last two calendar years as well as due to the lack of financial information noting that the structures cannot be adaptively reused which would result in a reasonable rate of return. When an applicant fails to prove unreasonable economic hardship, the applicant may provide to the Historic and Design Review Commission additional information which may show a loss of significance in regards to the subject of the application in order to receive Historic and Design Review Commission recommendation of approval of the demolition. If, based on the evidence presented, the Historic and Design Review Commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the Historic and Design Review Commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.
- 2m. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction.

Findings related to request item #3:

- 3a. The applicant has proposed to construct twenty-six (26) single-family residential structures.
- 3b. CONTEXT & DEVELOPMENT PATTERN – Riverside Drive between E Southcross and Roosevelt is primarily industrial in nature. There are small, single-family residential structures located on the south side of Riverside Drive; however, these structures feature varying setbacks and orientations.
- 3c. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed for nine of the twenty-six new structures to feature setbacks from Roosevelt; however, the applicant has not specified setback measurements. Staff finds that new construction should not feature a setback that is less than that of structures one and four on the currently lot.
- 3d. SETBACKS (River) – The Unified Development Code Section 35-673 notes that new construction in RIO-5 must feature a fifty (50) foot setback from the top of bank. The proposed new construction does not meet this standard of the UDC.
- 3e. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This lot currently features three, 1-story structures and one, 2-story structure. The applicant has proposed to construct 2-story residential structures. While the proposed massing and height are greater than that found historically on the block staff finds the proposed massing could be appropriate if roof forms and traditional architectural elements were included in the design.
- 3f. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Additionally, new construction should feature entrance massing that is consistent with the Guidelines. Staff finds that traditional entrance massing, including

traditional porches should be incorporated into the design. Traditional porch massing is found on the lot in the historic structures that currently exist.

- 3g. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. At this time the applicant has not provided information regarding foundation heights. Staff finds that the applicant should utilize foundation heights that are consistent with the Guidelines.
- 3h. **ROOF FORMS** – The applicant has proposed for each structure to feature flat and low sloped roofs. Roofs found historically throughout the Mission Historic District typically feature hipped and gabled elements. Staff finds that traditional roof elements should be incorporated into the design.
- 3i. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Per the design documents that the applicant has submitted, staff finds the proposed windows to be inconsistent with the Guidelines, as there are windows located on both the first and second floors on the primary façades that feature sizes that are not found historically within the district.
- 3j. **PORCH MASSING** – As noted in finding 2f, staff finds that traditional porch massing should be incorporated into the design for each structure. Traditional porch massing is found on the lot in the historic structures that currently exist.
- 3k. **LOT COVERAGE** – Per the Guidelines for New Construction 2.D.i., applicants should limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The existing lot features 64,760 square feet. The applicant has proposed approximately 16,500 in new building footprint. The proposed lot coverage is consistent with the Guidelines.
- 3l. **MATERIALS** – At this time the applicant has not specified materials. Staff finds that materials should be consistent with the Guidelines.
- 3m. **WINDOW MATERIALS** – At this time, the applicant has not provided information regarding window materials. Staff finds that a wood, or aluminum clad wood window should be installed that is consistent with staff's specifications for windows, which are noted in the applicable citations.
- 3n. As noted in the previous findings, staff finds that architectural forms including roof profiles, massing, fenestration profiles, porch massing and materials should be consistent with those found historically within the district, and those recommended by the Guidelines for New Construction.
- 3o. **SITE ELEMENTS** – The applicant has proposed an internal drive with a driveway connection to Rivereside. The applicant is to comply with the Guidelines for Site Element regarding driveway width (10 feet).
- 3p. **PARKING** – Attached vehicular parking (including carports) is not found historically within historic districts. Additionally, parking should be located at the rear or detached from a historic structure. The applicant has proposed parking that would align vehicles with the front of each façade, at the block face. This is not consistent with the Guidelines nor the UDC, which notes that vehicular parking is to be located internally on a lot.

RECOMMENDATION:

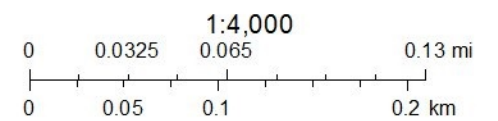
- 1. Staff does not recommend approval of item #1, demolition of structure three, as the applicant has not provided substantial information to prove an economic hardship. Staff recommends that this structure be rehabilitated.

2. Staff does not recommend approval of item #2, demolition of structure four, as the applicant has not provided substantial information to provide an economic hardship. Staff recommends that this structure be rehabilitated.
3. Staff does not recommend approval of item #3, conceptual approval of twenty-six residential structures based on findings a 3a through 3q. Staff recommends that the applicant address the following items be addressed prior to receiving a recommendation for conceptual approval:
 - i. That the applicant use setbacks that are consistent with both the Guidelines for New Construction as well as the UDC Section 35-673 in regards to both street and river side setbacks as noted in finding 3c and 3d.
 - ii. That the applicant incorporate appropriate roof and façade massing that is consistent with the Guidelines for New Construction as noted in finding 3e.
 - iii. That the applicant incorporate traditional entrance elements and porch massing as noted in finding 3f and 3j.
 - iv. That the applicant utilize foundation heights that are consistent with the Guidelines as noted in finding 3g.
 - v. That the applicant incorporate appropriate window and door openings that are consistent with the Guidelines as noted in finding 3i.
 - vi. That the applicant incorporate materials that are consistent with the Guidelines for New Construction as noted in finding 3l.
 - vii. That the applicant use windows that are consistent with staff's standards for windows in new construction, as noted in finding 3m and found in the applicable citations.
 - viii. That the proposed driveway comply with the Guidelines for Site Elements, as noted in finding 3o.
 - ix. That the applicant eliminate the front loaded parking, and proposed parking that is consistent with both the Historic Design Guidelines and the Unified Development Code, as noted in finding 3p.

City of San Antonio One Stop



August 13, 2020





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: July 28, 2020

HDRC Case #: 2020-242

ADDRESS: 326 Riverside

Meeting Location: WebEx

APPLICANT: Patrick Christensen

DRC Members present:

Staff Present: Edward Hall

Others present: Scott Carpenter, Anne-Marie Grube, Gabriel Velazquez

REQUEST: Demolition of four, historic structure and construction of a multi-structure development

COMMENTS/CONCERNS:

PC: Overview of site and proposed demolition

SC: Two structures are potentially able to be relocated. Has relocation been considered?
Should also be reused on site.

PC: Willing to preserve the two story structure to use as future amenity space.

SC: Structure 4 does not appear to be a good candidate for reuse, per physical condition.

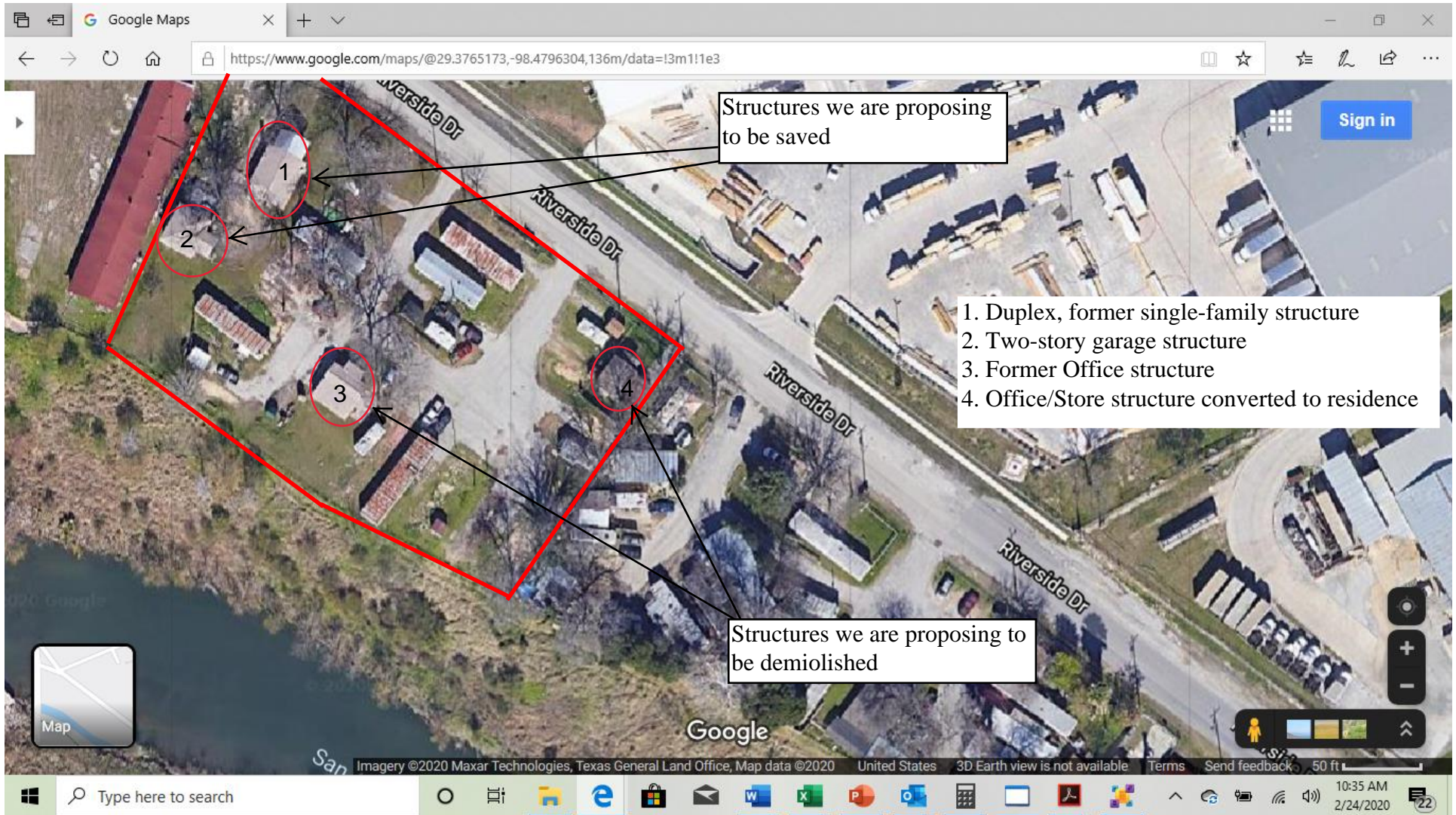
SC: The replacement plan appears to be a bit challenging.

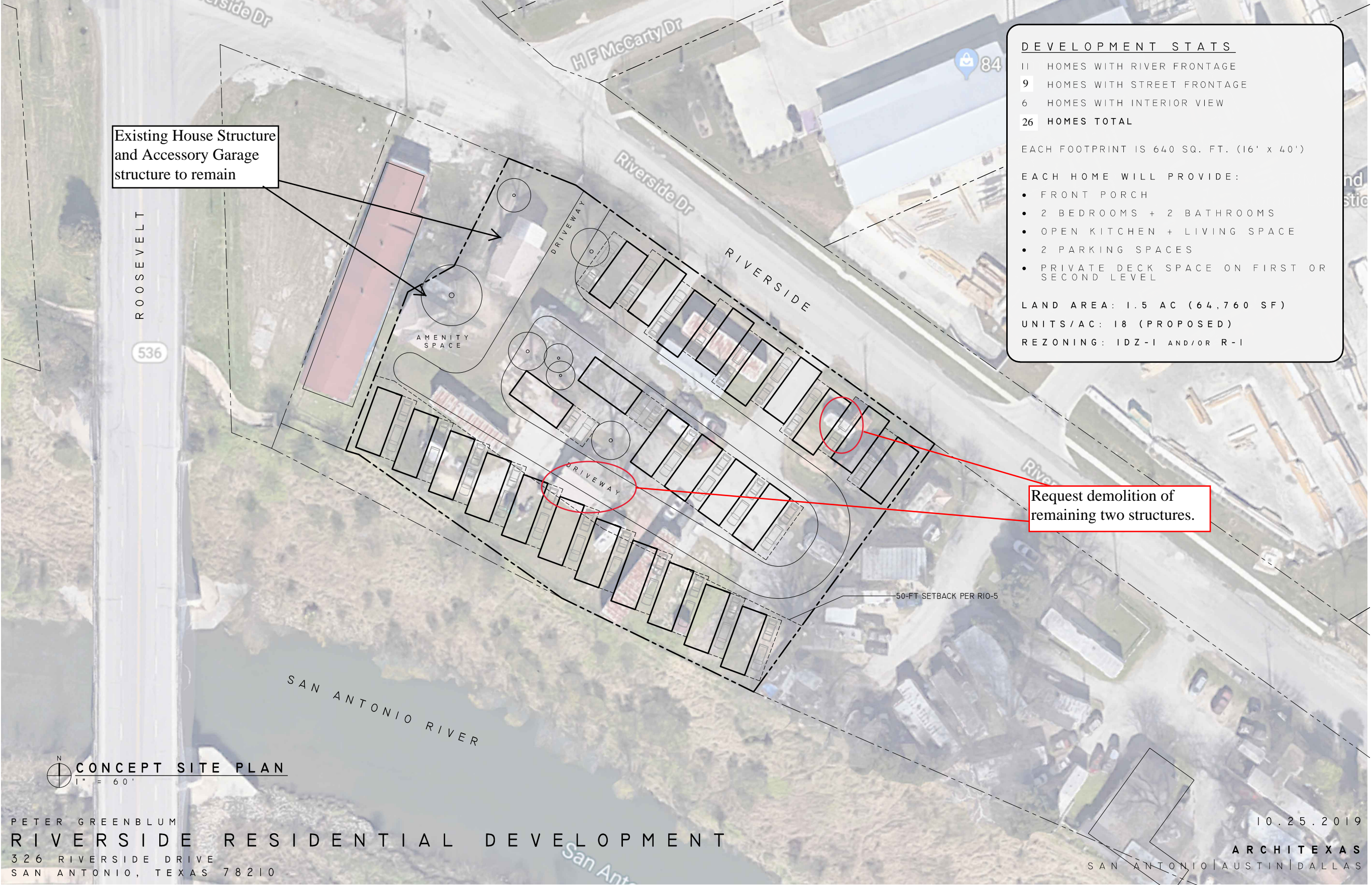
AMG: Structure four appears to possibly be in a state of deterioration. Structure 1 appears to be in good condition. How can the existing structures or design elements be incorporated into the new design?

SC: Each structure is in rough condition.

GV: The structures are randomly grouped, there is no relationship between each structure.
2 story structure is an opportunity to preserve history on site.

OVERALL COMMENTS:













Security
Cameras in Use

























326 Riverside Drive San Antonio, Texas

Estimated Costs for Rehabilitation of Site and Existing Structures

Site

Replace all water, sewer, and electrical mains from street, install new meters
Regrading and drainage around existing structures
Remove existing concrete and asphalt flatwork, and pour new
Conduct Phase 1 Environmental Report
Clear debris from site
Trim trees

Total Site Development Cost: \$360,000

Structure 1 – House

Remove debris from interior and exterminate insects
Remove front porch roof and slab, reconstruct new period-appropriate front porch roof and wood deck
Stabilize foundation and framing, install new piers as needed, and supplement framing as needed
Selective demolition of interior materials and walls
Modify interior framing per new floor plan
Replace composition shingle roof with new standing seam metal roof and gutters
Repair wood siding and fascia as needed, repaint exterior
Restore wood windows and construct new period-appropriate window screens
Remove entire electrical system and replace with all new code-compliant system
Remove entire plumbing system and replace with all new code-compliant system
Install new central HVAC system+360000
Install two new bathrooms
Install new kitchen and appliances
Install new interior floor, wall, and ceiling finishes
Install lighting and ventilation fixtures

Total Rehab Cost: \$230/sf @ 1,000 sf = \$230,000

Structure 2 – Two-Story Garage & Apartment

Remove exterior stair, and reconstruct steel stair and landing, extend second level roof to cover landing
Replace concrete slab garage floor and foundation, install new columns as needed in garage, supplement framing
Selective demolition of interior materials and walls
Modify interior framing per new floor plan
Replace composition shingle roof with new standing seam metal roof and gutters
Repair wood board and batten siding and fascia as needed, repaint exterior
Restore wood windows and construct new period-appropriate window screens
Remove entire electrical system and replace with all new code-compliant system
Remove entire plumbing system and replace with all new code-compliant system
Install new central HVAC system
Install one new bathroom
Install new kitchen and appliances
Install new interior floor, wall, and ceiling finishes
Install lighting and ventilation fixtures

Total Rehab Cost: \$220/sf @ 1,252 sf = \$275,440

Structure 3 – Office adaptive reuse to Residence

Remove debris from interior and exterminate insects
Stabilize foundation and framing, install new piers as needed, and supplement framing as needed
Selective demolition of interior materials and walls
Modify interior framing per new floor plan
Replace composition shingle roof with new standing seam metal roof and gutters
Repair wood siding and fascia as needed, repaint exterior
Restore wood windows and construct new period-appropriate window screens
Remove entire electrical system and replace with all new code-compliant system
Remove entire plumbing system and replace with all new code-compliant system
Install new central HVAC system
Install two new bathrooms
Install new kitchen and appliances
Install new interior floor, wall, and ceiling finishes
Install lighting and ventilation fixtures
Total Rehab Cost: \$230/sf @ 800 sf = \$184,000

Structure 4 – Office/Store previously adapted to residence

Remove debris from interior and exterminate insects
Remove front porch slab, reconstruct new period-appropriate front and back porch roof and wood deck
Install new piers as needed, and supplement framing as needed
Selective demolition of interior materials and walls
Modify interior framing per new floor plan
Replace modified bitumen roofing with new TPO roof, and install gutter and downspout
Refinish exterior with integrated-color stucco, and install new prefinished aluminum parapet cap as needed
Restore wood windows and construct new period-appropriate window screens
Remove entire electrical system and replace with all new code-compliant system
Remove entire plumbing system and replace with all new code-compliant system
Install new central HVAC system
Install two new bathrooms
Install new kitchen and appliances
Install new interior floor, wall, and ceiling finishes
Install lighting and ventilation fixtures
Total Rehab Cost: \$250/sf @ 600 sf = \$150,000

Total Project Estimated Rehab Cost: \$1,199,440.00

326 Riverside Drive San Antonio, Texas

Estimated Costs for Rehabilitation of Site and Existing Structures

Site

Replace all water, sewer, and electrical mains from street, install new meters

Regrading and drainage around existing structures

Remove existing concrete and asphalt flatwork, and pour new

Conduct Phase 1 Environmental Report

Clear debris from site

Trim trees

Total Site Development Cost: \$360,000

Structure 1 – House

Remove debris from interior and exterminate insects

Remove front porch roof and slab, reconstruct new period-appropriate front porch roof and wood deck

Stabilize foundation and framing, install new piers as needed, and supplement framing as needed

Selective demolition of interior materials and walls

Modify interior framing per new floor plan

Replace composition shingle roof with new standing seam metal roof and gutters

Repair wood siding and fascia as needed, repaint exterior

Restore wood windows and construct new period-appropriate window screens

Remove entire electrical system and replace with all new code-compliant system

Remove entire plumbing system and replace with all new code-compliant system

Install new central HVAC system

Install two new bathrooms

Install new kitchen and appliances

Install new interior floor, wall, and ceiling finishes

Install lighting and ventilation fixtures

Total Rehab Cost = \$245,853

Structure 2 – Two-Story Garage & Apartment

Remove exterior stair, and reconstruct steel stair and landing, extend second level roof to cover landing

Replace concrete slab garage floor and foundation, install new columns as needed in garage, supplement framing

Selective demolition of interior materials and walls

Modify interior framing per new floor plan

Replace composition shingle roof with new standing seam metal roof and gutters

Repair wood board and batten siding and fascia as needed, repaint exterior

Restore wood windows and construct new period-appropriate window screens

Remove entire electrical system and replace with all new code-compliant system

Remove entire plumbing system and replace with all new code-compliant system

Install new central HVAC system

Install one new bathroom

Install new kitchen and appliances

Install new interior floor, wall, and ceiling finishes

Install lighting and ventilation fixtures

Total Rehab Cost = \$213,026

Structure 3 – Office adaptive reuse to Residence

Remove debris from interior and exterminate insects
Stabilize foundation and framing, install new piers as needed, and supplement framing as needed
Selective demolition of interior materials and walls
Modify interior framing per new floor plan
Replace composition shingle roof with new standing seam metal roof and gutters
Repair wood siding and fascia as needed, repaint exterior
Restore wood windows and construct new period-appropriate window screens
Remove entire electrical system and replace with all new code-compliant system
Remove entire plumbing system and replace with all new code-compliant system
Install new central HVAC system
Install two new bathrooms
Install new kitchen and appliances
Install new interior floor, wall, and ceiling finishes
Install lighting and ventilation fixtures
Total Rehab Cost = \$206,701

Structure 4 – Office/Store previously adapted to residence

Remove debris from interior and exterminate insects
Remove front porch slab, reconstruct new period-appropriate front and back porch roof and wood deck
Install new piers as needed, and supplement framing as needed
Selective demolition of interior materials and walls
Modify interior framing per new floor plan
Replace modified bitumen roofing with new TPO roof, and install gutter and downspout
Refinish exterior with integrated-color stucco, and install new prefinished aluminum parapet cap as needed
Restore wood windows and construct new period-appropriate window screens
Remove entire electrical system and replace with all new code-compliant system
Remove entire plumbing system and replace with all new code-compliant system
Install new central HVAC system
Install two new bathrooms
Install new kitchen and appliances
Install new interior floor, wall, and ceiling finishes
Install lighting and ventilation fixtures
Total Rehab Cost = \$157,556

Total Project Estimated Rehab Cost: \$1,199,440.00

STRUCTURE 1 - HOUSE

Scope of Work (1,000 sf)	Qty	Material	Labor	
Selective Demolition		\$ 500	\$ 3,500	
Substructure				
Replace wood piers with concrete piers	40	\$ 6,500	\$ 9,500	
Structure				
Floor framing and decking rehab		\$ 1,200	\$ 800	
Rehab damaged framing at exterior wall		\$ 500	\$ 500	
Supplement roof framing		\$ 750	\$ 750	
Envelope				
Carefully remove lap siding, salvage for reinstallation			\$ 1,500	
Install 1/2" exterior sheathing/roof decking with integrated air/vapor barrier		\$ 3,500	\$ 1,500	
Reinstall original lap siding and trim, skirting		\$ 1,500	\$ 2,000	
Exterior paint		\$ 2,400	\$ 4,800	
Install new standing seam metal roofing w. underlayment		\$ 6,000	\$ 4,000	
Install open cell spray foam in walls and underside of roof deck		\$ 5,000	\$ 3,000	
Install closed cell spray foam under floor deck		\$ 3,000	\$ 2,000	
Windows				
Restore wood windows	13	\$ 3,000	\$ 4,800	
Install new wood windows	5	\$ 3,500	\$ 1,400	
Doors				
Restore front doors	2	\$ 750	\$ 2,000	
Install new interior solid wood panel doors	6	\$ 1,200	\$ 600	
Partitions				
Alter existing interior framing and install new framing for updated layout		\$ 2,000	\$ 4,000	
Finishes				
Install new hard wood flooring		\$ 3,500	\$ 3,500	
Install 1/2" drywall, tape, float, texture		\$ 1,000	\$ 2,000	
Install new tile floor and wainscot in kitchen and bathrooms		\$ 3,600	\$ 4,800	
Cabinet + Countertop allowance		\$ 8,000	\$ 5,000	
Refinish existing base trim and supplement new 1x8 trim		\$ 1,200	\$ 1,200	
Install new 1x4 interior door and window trim		\$ 2,600	\$ 2,000	
Interior Paint: walls, trim, ceiling		\$ 2,000	\$ 4,000	
Mechanical				
New central HVAC system	2.5 ton	\$ 7,000	\$ 4,500	
Exhaust fans	2	\$ 1,000	\$ 1,000	
Electrical				
New underground electrical service		\$ 1,000	\$ 1,200	
New 200amp exterior panel and breakers		\$ 750	\$ 1,000	
New interior panel, breakers, wiring		\$ 1,800	\$ 4,800	
New outlets and switches		\$ 750	\$ 1,200	
Fixture allowance		\$ 5,000	\$ 2,500	
Plumbing				
All new water and gas service		\$ 1,600	\$ 2,000	
New plumbing pipe to fixtures		\$ 2,400	\$ 4,200	
New whole house filtration and water heating		\$ 4,000	\$ 1,500	
Fixture Allowance		\$ 6,000	\$ 1,800	
General Conditions			\$ 5,000	
Subtotal 1		\$ 94,500	\$ 99,850	= \$ 194,350
Contractor Fee				15.00% \$ 29,153
Subtotal 2				\$ 223,503
Contingency				10.00% \$ 22,350
GRAND TOTAL				\$ 245,853

STRUCTURE 2 - GARAGE / GUEST HOUSE

Scope of Work (1,252 sf)	Qty	Material	Labor	
Selective Demolition				
stabilize frame during demo		\$ 1,000	\$ 4,000	
Substructure				
replace fractured slab with new concrete slab foundation, new piers at ext. stair	626sf	\$ 8,000	\$ 6,000	
Structure				
repair and replace sections of wood framing, significant damage in garage		\$ 3,000	\$ 1,200	
reconstruct exterior wood-framed stair and landing		\$ 1,500	\$ 800	
Supplement roof framing as needed		\$ 600	\$ 500	
Envelope				
Carefully remove siding, salvage for reinstallation, discard rotten boards			\$ 2,000	
Install 1/2" exterior sheathing/roof decking with integrated air/vapor barrier		\$ 4,500	\$ 2,000	
Reinstall original lap siding and trim, supplement with like materials as necessary		\$ 2,500	\$ 3,000	
Exterior paint		\$ 2,800	\$ 4,200	
Install new standing seam metal roofing w. underlayment		\$ 4,000	\$ 3,200	
Install open cell spray foam in walls and underside of roof deck (2nd flr. only)		\$ 3,500	\$ 2,500	
Install closed cell spray foam under 2nd floor deck		\$ 2,000	\$ 1,200	
Windows				
Restore wood windows	13	\$ 3,000	\$ 4,800	
Doors				
Install new front door and screen	1	\$ 400	\$ 1,000	
Install new interior solid wood panel doors	3	\$ 600	\$ 300	
Partitions				
Alter existing interior framing and install new framing for updated layout		\$ 1,800	\$ 3,600	
Finishes				
Install new hard wood flooring at 2nd level		\$ 2,400	\$ 2,600	
Install 1/2" drywall, tape, float, texture at 2nd level		\$ 1,000	\$ 2,000	
Install new tile floor and wainscot in kitchen and bathroom		\$ 1,800	\$ 2,500	
Cabinets + Countertops allowance		\$ 6,000	\$ 4,000	
Refinish existing base trim and supplement new 1x8 trim		\$ 800	\$ 800	
Install new 1x4 interior door and window trim		\$ 1,200	\$ 1,200	
Interior Paint: walls, trim, ceiling		\$ 2,400	\$ 4,200	
Mechanical				
New central HVAC system	1 ton	\$ 3,500	\$ 3,000	
Exhaust fans	1	\$ 500	\$ 500	
Electrical				
New underground electrical service		\$ 1,000	\$ 1,200	
New 200amp exterior panel and breakers		\$ 750	\$ 1,000	
New interior panel, breakers, wiring		\$ 1,800	\$ 4,800	
New outlets and switches		\$ 750	\$ 1,200	
Fixture allowance		\$ 5,000	\$ 2,500	
Plumbing				
All new water and gas service		\$ 1,600	\$ 2,000	
New plumbing pipe to fixtures		\$ 2,400	\$ 4,200	
New whole house filtration and water heating		\$ 4,000	\$ 1,500	
Fixture Allowance		\$ 6,000	\$ 1,800	
General Conditions			\$ 5,000	
Subtotal 1		\$ 82,100	\$ 86,300	= \$ 168,400
Contractor Fee				15.00% \$ 25,260
Subtotal 2				\$ 193,660
Contingency				10.00% \$ 19,366
GRAND TOTAL				\$ 213,026

STRUCTURE 3 - OFFICE/HOUSE

Scope of Work (800 sf)	Qty	Material	Labor	
Selective Demolition				
remove concrete porch		\$ 500	\$ 3,000	
Substructure				
Replace wood piers with concrete piers, raise floor level to 30"	30	\$ 4,500	\$ 7,500	
Structure				
Floor framing and decking rehab		\$ 1,000	\$ 800	
Rehab damaged framing at exterior wall		\$ 500	\$ 500	
Supplement, repair roof framing		\$ 800	\$ 1,200	
Envelope				
Carefully remove siding, salvage for reinstallation, discard rotten boards			\$ 1,500	
Install 1/2" exterior sheathing/roof decking with integrated air/vapor barrier		\$ 3,000	\$ 1,500	
Reinstall original lap siding and trim, replace with like materials as necessary		\$ 1,500	\$ 2,000	
Exterior paint		\$ 2,000	\$ 4,200	
Install new standing seam metal roofing w. underlayment		\$ 5,000	\$ 3,000	
Install open cell spray foam in walls and underside of roof deck		\$ 4,500	\$ 2,500	
Install closed cell spray foam under floor deck		\$ 2,800	\$ 1,800	
Windows				
Restore wood windows	13	\$ 3,000	\$ 4,800	
Doors				
Restore front doors, replace exterior side doors	3	\$ 900	\$ 2,400	
Install new interior solid wood panel doors	5	\$ 1,000	\$ 500	
Partitions				
Alter existing interior framing and install new framing for updated layout		\$ 1,800	\$ 3,600	
Finishes				
Install new hard wood flooring		\$ 2,500	\$ 2,500	
Install 1/2" drywall, tape, float, texture		\$ 1,000	\$ 2,000	
Install new tile floor and wainscot in kitchen and bathrooms		\$ 2,800	\$ 3,000	
Cabinets + Countertops allowance		\$ 4,500	\$ 3,000	
Refinish existing base trim and supplement new 1x8 trim		\$ 1,000	\$ 1,000	
Install new 1x4 interior door and window trim		\$ 2,600	\$ 2,000	
Interior Paint: walls, trim, ceiling		\$ 2,000	\$ 3,500	
Mechanical				
New central HVAC system	2 ton	\$ 6,000	\$ 4,000	
Exhaust fans	2	\$ 1,000	\$ 1,000	
Electrical				
New underground electrical service		\$ 1,000	\$ 1,200	
New 200amp exterior panel and breakers		\$ 750	\$ 1,000	
New interior panel, breakers, wiring		\$ 1,800	\$ 4,800	
New outlets and switches		\$ 750	\$ 1,200	
Fixture allowance		\$ 4,000	\$ 2,000	
Plumbing				
All new water and gas service		\$ 1,600	\$ 2,000	
New plumbing pipe to fixtures		\$ 2,000	\$ 4,200	
New whole house filtration and water heating		\$ 4,000	\$ 1,500	
Fixture Allowance		\$ 5,000	\$ 1,600	
General Conditions			\$ 4,000	
Subtotal 1		\$ 77,100	\$ 86,300	= \$ 163,400
Contractor Fee				15.00% \$ 24,510
Subtotal 2				\$ 187,910
Contingency				10.00% \$ 18,791
GRAND TOTAL				\$ 206,701

STRUCTURE 4 - Office/Retail

Scope of Work (600 sf)	Qty	Material	Labor	
Selective Demolition				
remove stucco, concrete front porch		\$ 500	\$ 2,500	
Substructure				
Replace built-up stone footings with concrete piers	25	\$ 5,000	\$ 5,000	
Structure				
Floor framing and decking replacement		\$ 1,200	\$ 800	
Repair damaged framing at exterior wall		\$ 800	\$ 600	
Reconstruct front porch		\$ 900	\$ 1,300	
Supplement roof framing		\$ 800	\$ 800	
Envelope				
Install 1/2" exterior sheathing/roof decking with integrated air/vapor barrier		\$ 2,400	\$ 1,200	
Install new stucco veneer, skirting		\$ 2,500	\$ 2,500	
Exterior paint		\$ 2,000	\$ 3,000	
Install new low-slope TPO roofing w. underlayment		\$ 2,500	\$ 2,000	
Install open cell spray foam in walls and underside of roof deck		\$ 2,500	\$ 1,800	
Install closed cell spray foam under floor deck		\$ 1,800	\$ 1,600	
Windows				
Restore wood windows	8	\$ 1,800	\$ 3,000	
Doors				
Replace front and rear doors	2	\$ 750	\$ 1,500	
Install new interior solid wood panel doors	4	\$ 800	\$ 400	
Partitions				
Alter existing interior framing and install new framing for updated layout		\$ 600	\$ 1,200	
Finishes				
Install new hard wood flooring		\$ 1,800	\$ 2,000	
Install 1/2" drywall, tape, float, texture		\$ 600	\$ 1,200	
Install new tile floor and wainscot in kitchen and bathrooms		\$ 1,800	\$ 2,400	
Cabinets + Countertops allowance		\$ 4,000	\$ 2,500	
Refinish existing base trim and supplement new 1x8 trim		\$ 800	\$ 1,200	
Install new 1x4 interior door and window trim		\$ 1,200	\$ 1,000	
Interior Paint: walls, trim, ceiling		\$ 1,200	\$ 2,000	
Mechanical				
New central HVAC system	1 ton	\$ 3,000	\$ 2,500	
Exhaust fans	2	\$ 1,000	\$ 1,000	
Electrical				
New underground electrical service		\$ 1,000	\$ 1,000	
New 150amp exterior panel and breakers		\$ 750	\$ 750	
New interior panel, breakers, wiring		\$ 1,500	\$ 3,600	
New outlets and switches		\$ 500	\$ 1,000	
Fixture allowance		\$ 2,500	\$ 1,800	
Plumbing				
All new water and gas service		\$ 1,600	\$ 2,000	
New plumbing pipe to fixtures		\$ 2,400	\$ 4,200	
New whole house filtration and water heating		\$ 3,000	\$ 1,200	
Fixture Allowance		\$ 4,000	\$ 1,500	
General Conditions			\$ 3,000	
Subtotal 1		\$ 59,500	\$ 65,050	= \$ 124,550
Contractor Fee				15.00% \$ 18,683
Subtotal 2				\$ 143,233
Contingency				10.00% \$ 14,323
GRAND TOTAL				\$ 157,556