

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 19

HDRC CASE NO: 2016-239
ADDRESS: 3903 N ST MARYS
LEGAL DESCRIPTION:
ZONING: R6 HS RIO-1
CITY COUNCIL DIST.: 2
LANDMARK: Brackenridge Park
APPLICANT: Cosmo Guido/Guido Brothers Construction
OWNER: San Antonio Zoo
TYPE OF WORK: Renovations to Lion's Den Habitat
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform modifications and improvements to the existing Lion's Den habitat at the San Antonio Zoo. Within this request, the applicant has proposed to stabilize a WPA era wall by filling in an existing moat; the existing WPA era wall is structurally failing. After the stabilization of the wall and filling of the moat, the applicant has proposed to construct a new vision wall consisting of a steel frame with laminated glass panels. The new wall will be approximately seventeen (17) feet in height and will include an overhead canopy to provide shade and shelter to the visitors as well as additional containment measures for the animals.

APPLICABLE CITATIONS:

UDC Section. 35-642. New Construction of Buildings and Facilities.

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a)Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, beams, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b)Building Design.

(1)Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2)Buildings shall be in scale with their adjoining surroundings and shall be in harmonious

conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

Sec. 35-643. - Alteration, Restoration and Rehabilitation.

In considering an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure the historic and design review commission shall be guided by the following general standards of the Secretary of the Interior's Standards for Rehabilitation in addition to any specific design guidelines included in this article:

(a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

(b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

(d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.

(f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting, high pressure

washes and other cleaning methods that will damage the historic building's materials shall not be undertaken.

(h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINDINGS:

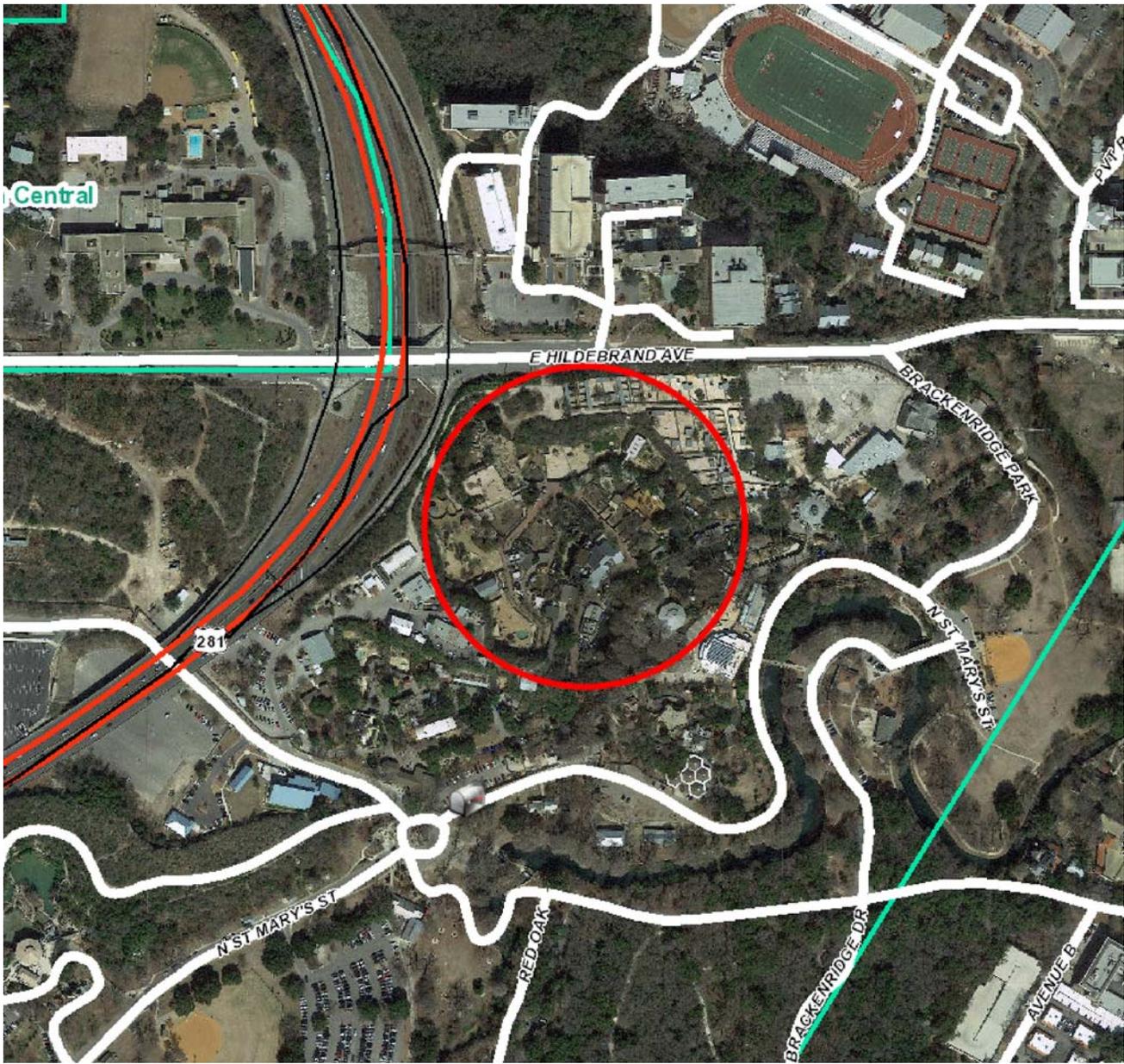
- a. The applicant has proposed to perform modifications and improvements to the existing lion's den habitat at the San Antonio Zoo. Within this request, the applicant has proposed to stabilize a WPA era wall by filling in an existing moat. The applicant has noted that the WPA era wall is failing and must be shored and buried to prevent future and further failure. With the filling in of the existing moat, the applicant has proposed to remove the top of the WPA era wall. Staff finds that the proposed scope of work is appropriate and necessary and recommends the applicant incorporate stone from the original wall into the new construction. Staff performed a site visit on June 23, 2016, where staff viewed damaged to the existing wall spoke with zoo personnel. Staff finds that original stone incorporated into the finished floor of the new viewing area or original stone incorporated as a veneer onto the base of the proposed new wall will allow visitors to interact with these historic elements.
- b. The applicant has proposed to construct a new vision wall consisting of a steel frame with laminated glass panels. The steel and glass wall will be approximately seventeen (17) feet in height. A new signage location to the side of the proposed new wall will be installed. The applicant has noted that the existing trees will be preserved. Staff finds this request appropriate.

RECOMMENDATION:

Staff recommends approval with the stipulation that the original stone be incorporated into the finished floor of the new viewing area or original stone be incorporated as a veneer onto the base of the proposed new wall will allow visitors to interact with these historic elements.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 20, 2016

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June 10, 2016

Lion's Den Project Narrative:

The San Antonio Zoo is making renovations to the lion's den habitat in order to create a new visitor experience as well as remedy a failing site wall that is structurally unstable. The current lion's habitat is enclosed by stone walls commissioned by the WPA and are considered to be historic. The habitat contains an existing moat with a retaining wall that is part of these historic WPA walls.

This existing moat retaining wall has large visible cracks in the façade and is deemed by structural engineers to be failing. The Zoo would like to create a new larger Lion's habitat by filling in the moat and building a new vision wall enclosure. The failing moat wall will be stabilized by the new soil fill. The new soil infill and drainage system will be engineered to properly filter and direct storm water out of the exhibit. The top portion of the moat wall will be removed and reused in the lion exhibit, allowing the visitor paved area to seamlessly engage the new vision wall. The historic wall will be protected with thick filter fabric before beginning infill.

The new vision wall will consist of a steel frame with laminated glass panels. The steel and glass wall is approximately 17 ft tall with the top portion of the wall made of steel frames and wire mesh surround as defined by zoo association standards. The top of the wall is designed with a perforated metal canopy overhang serving the purposes of providing shade to the visitors while providing added security to keep the animals contained. The new wall will also contain a training wall with rope pull for demonstrations and exercises with animals under the supervision of Zoo personnel. New signage for the exhibit will be displayed on a barn door slider panel that can be positioned to conceal the training wall from view when not in use for demonstrations.

The goal for these improvements to the Lion's exhibit is to create a larger more manageable habitat for the animals while creating a new guest experience that is both educational and exciting.



LION'S DEN
SAN ANTONIO ZOO
SAN ANTONIO, TEXAS

HISTORIC AND DESIGN REVIEW COMMISSION SUBMISSION

MAY 10, 2016





OVERLAND

SITE PHOTOS

LION'S DEN | SAN ANTONIO, TEXAS
HDRC SUBMISSION | JUNE 10, 2016



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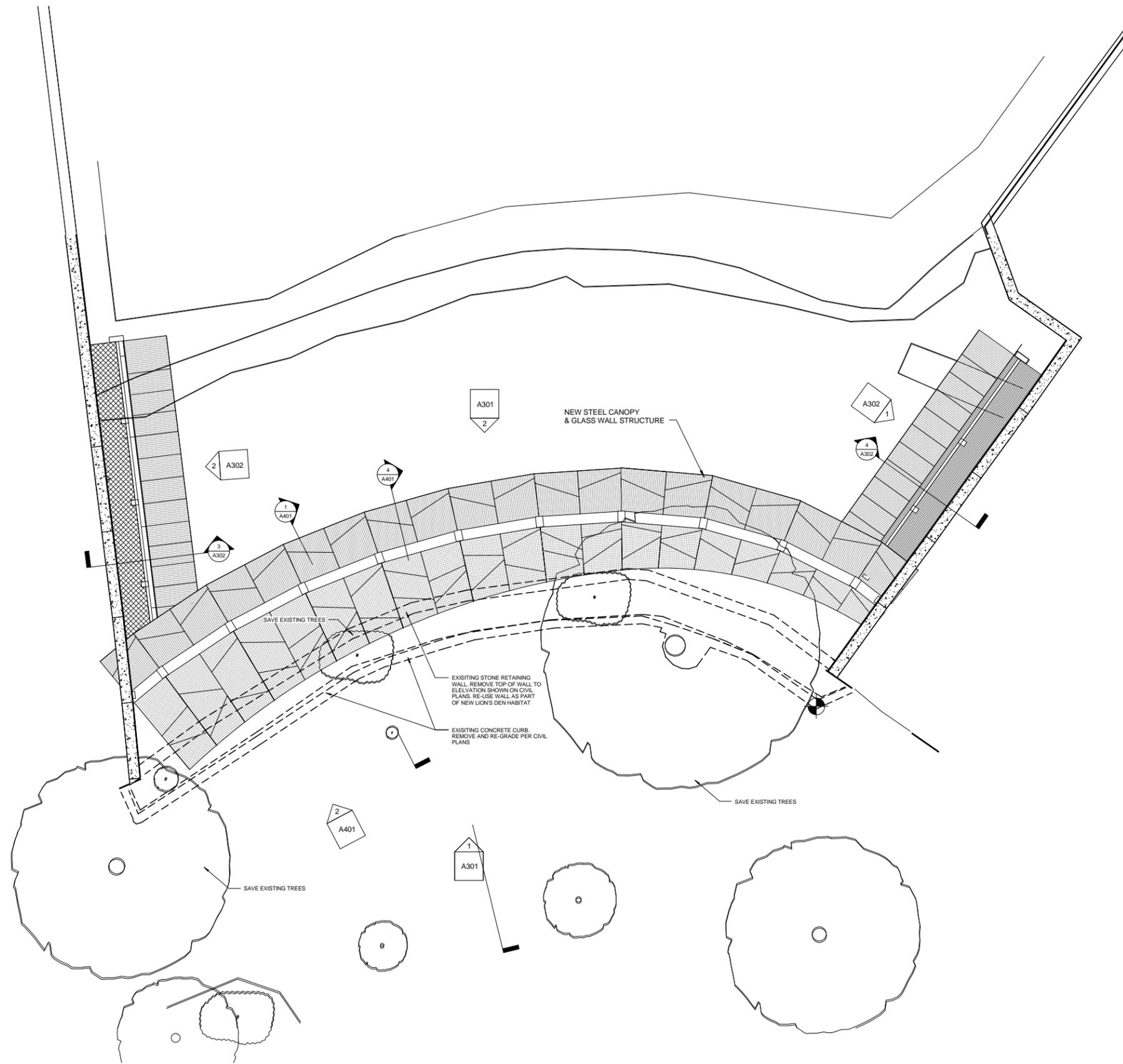
MOAT TO BE FILLED

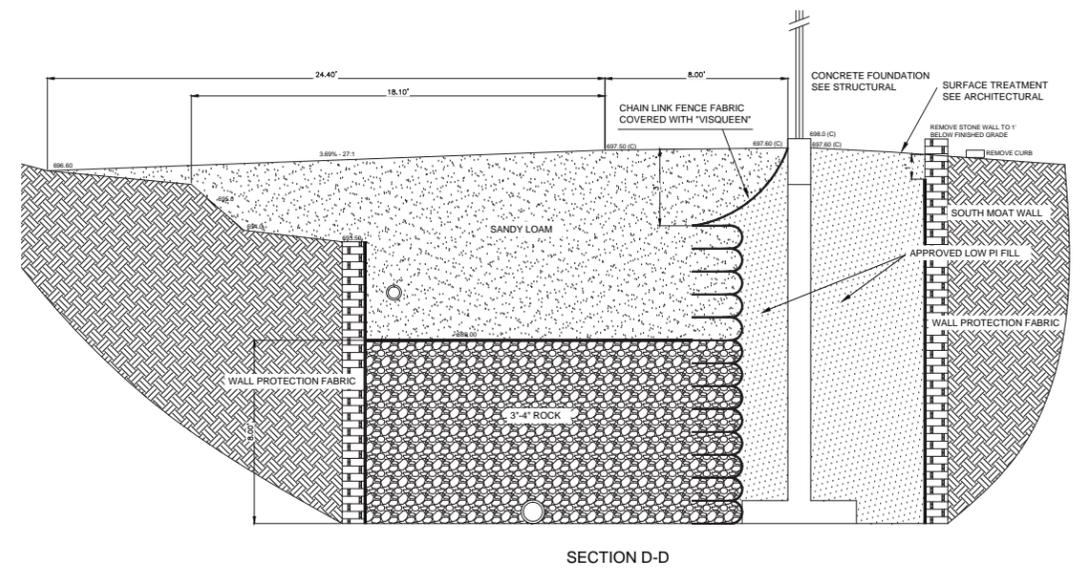
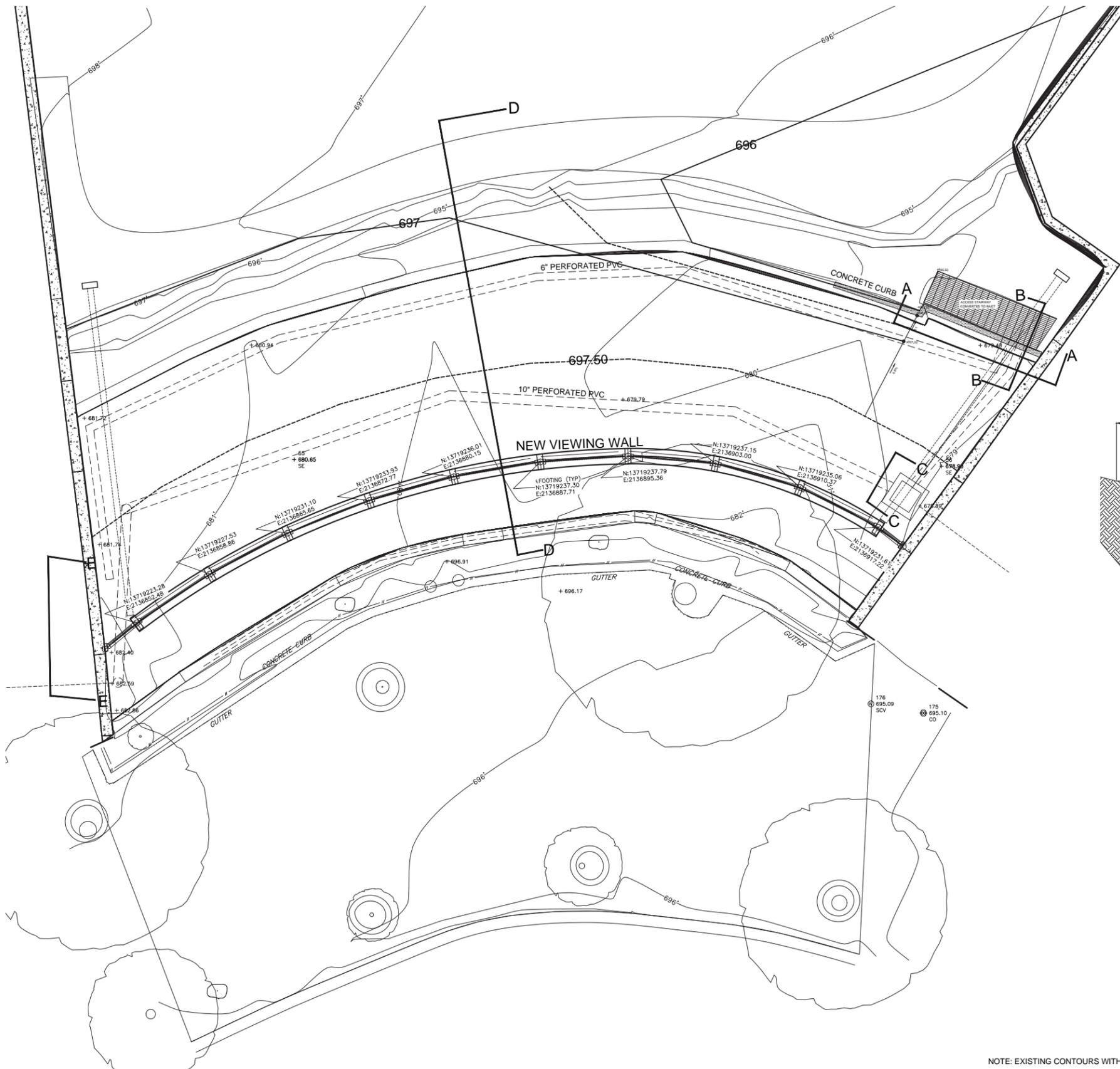
MOAT RETAINING WALL IS FAILING STRUCTURALLY, MUST BE SHORED & BURIED.

EXISTING OAK TREE
New wall will negotiate a large oak tree.

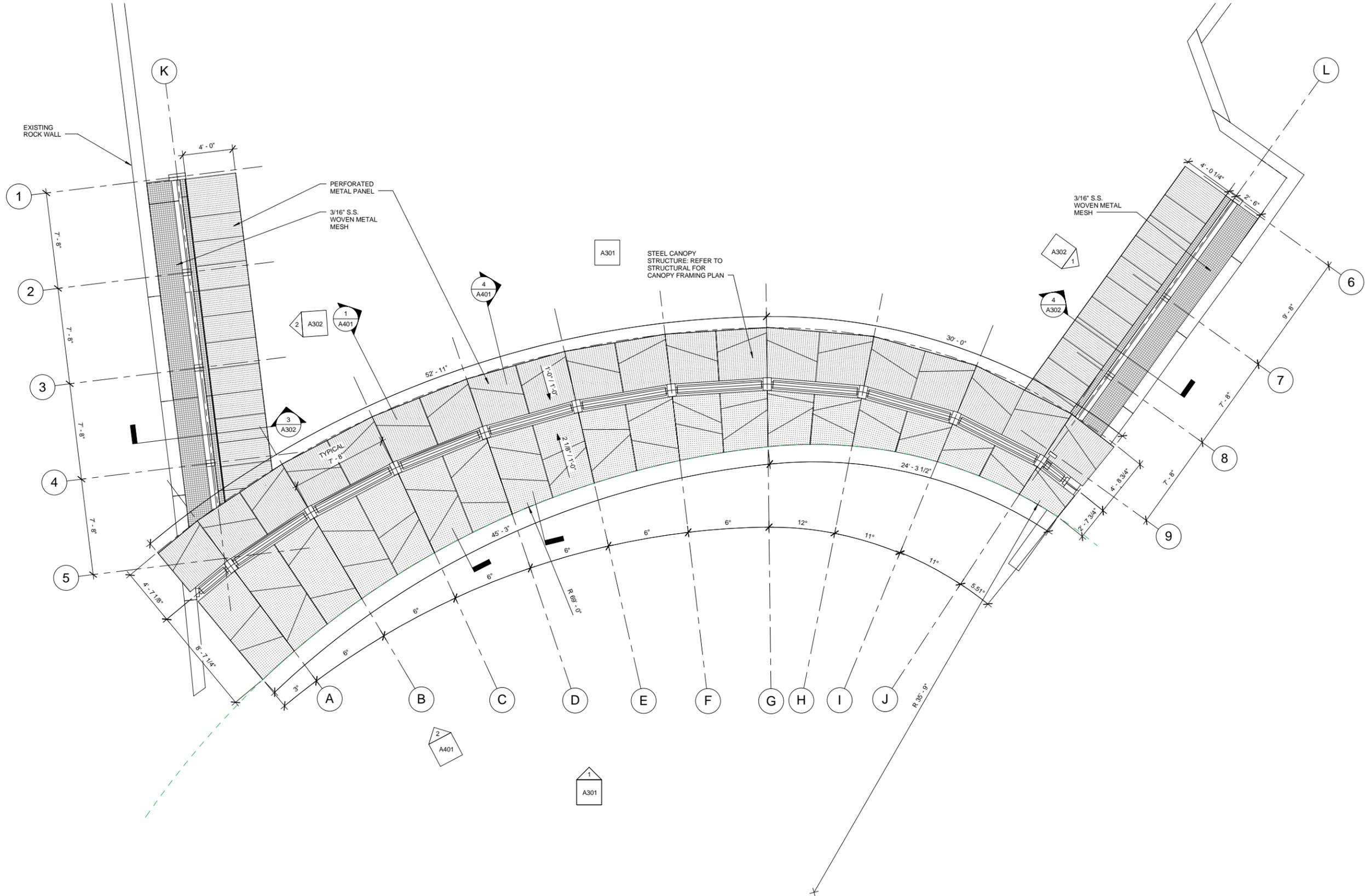
HISTORIC STONE WALLS
New wall will create harmony with existing stone wall.

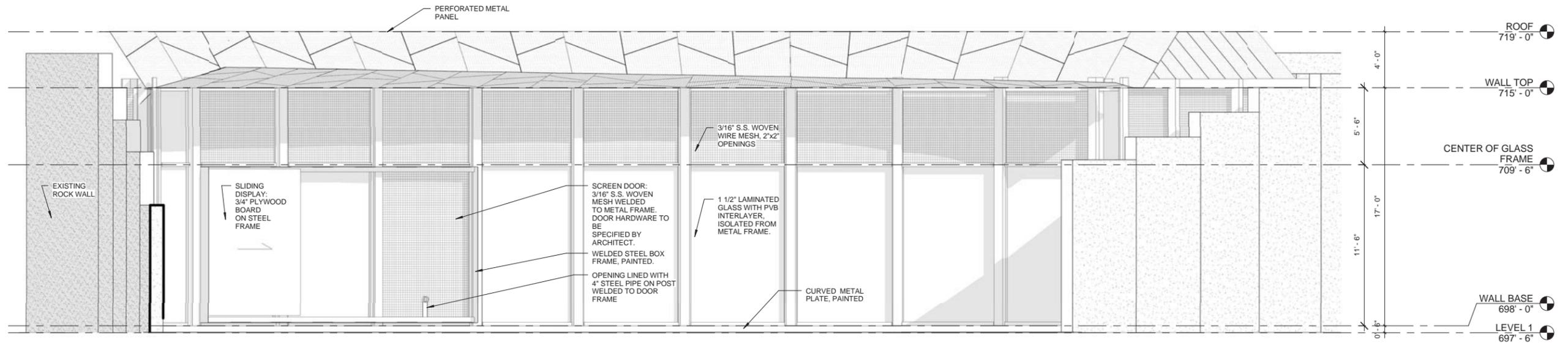
SLOPE



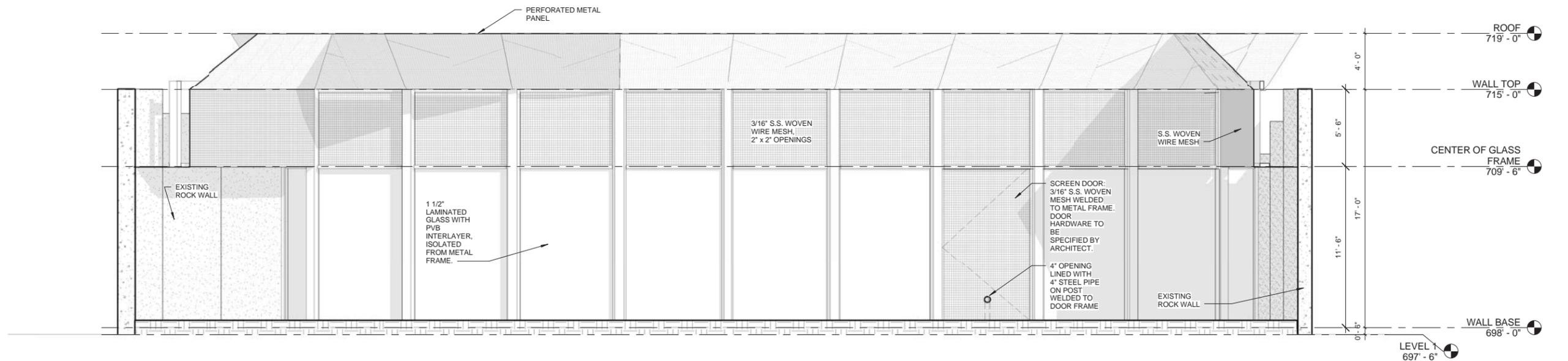


NOTE: EXISTING CONTOURS WITHIN MOAT REPRESENT CONCRET

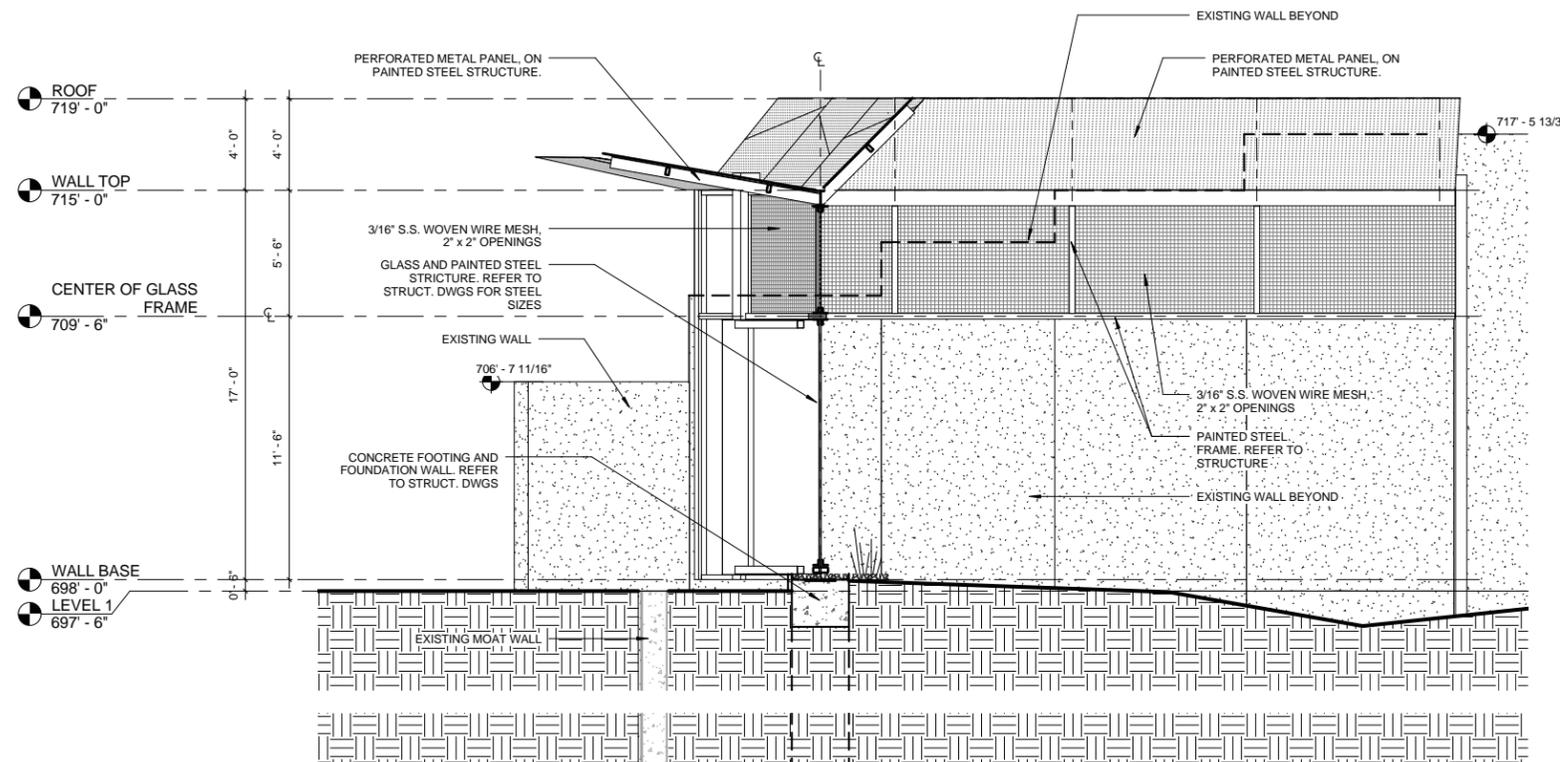




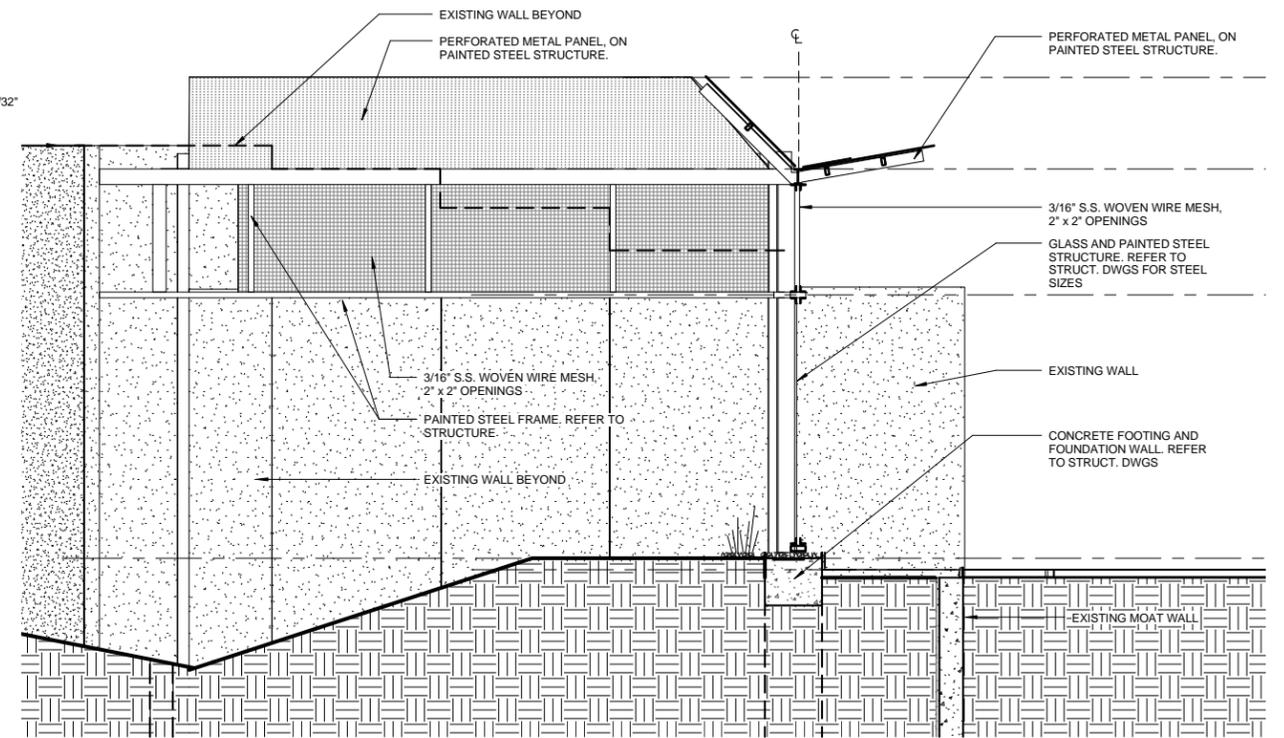
① ELEVATION - SOUTH
1/4" = 1'-0" Ref: 1 / A200



② ELEVATION - NORTH
1/4" = 1'-0" Ref: 1 / A200



② ELEVATION - WEST WALL
1/4" = 1'-0" Ref: 1 / A200



① ELEVATION - EAST WALL
1/4" = 1'-0" Ref: 1 / A200

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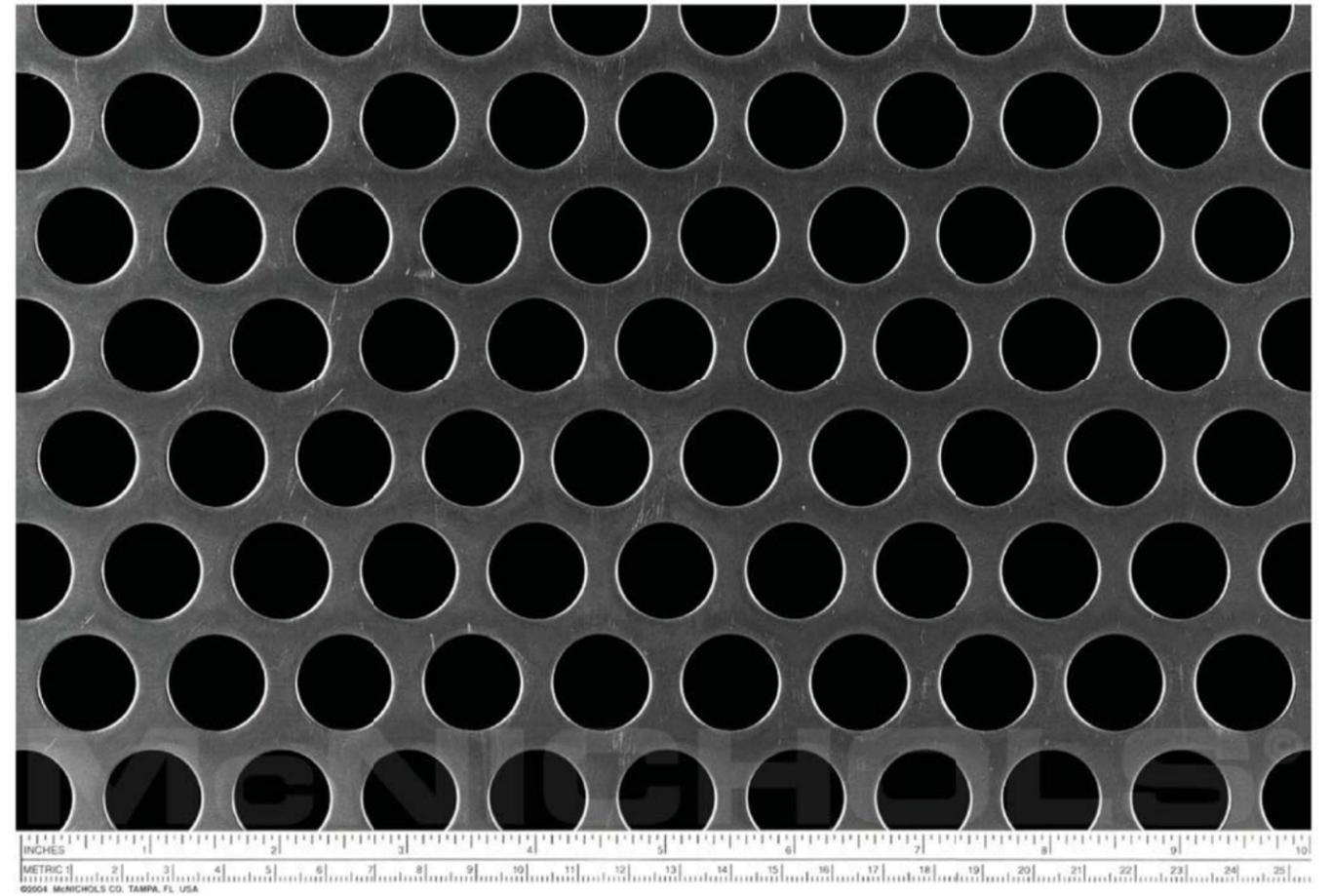
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MATERIAL SELECTIONS

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