

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

Agenda Item No: 7

HDRC CASE NO: 2016-097
ADDRESS: 3700 N ST MARYS
ZONING: R6 HS RIO-1
CITY COUNCIL DIST.: 2
LANDMARK: Brackenridge Park
APPLICANT: Stan Albus/Rialto Studio, Inc
OWNER: City of San Antonio Parks and Recreation Department
TYPE OF WORK: Repair and maintenance to park entrance monuments, sculptures and restroom buildings

REQUEST:

The applicant is requesting conceptual approval for the repair and renovation of specific park features at Brackenridge Park that were constructed between 1915 and 1937. These park features include park entry monuments, Dionico Rodriguez Sculptures and public restrooms located on N St Marys.

APPLICABLE CITATIONS:

UDC Section 35-676. – Alteration, Restoration and Rehabilitation

In considering whether to recommend approval or disapproval of 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 National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (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 shall 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 are prohibited.
- (d) Changes that 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 and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (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 is requesting conceptual approval for the repair and renovation of specific park features at Brackenridge Park that were constructed between 1915 and 1937. These park features include park entry monuments, Dionicio Rodriguez Sculptures and public restrooms located on N St Marys.
- b. Currently, there are two entry monuments at the N St Mary's entrance near the San Antonio Zoo that were constructed circa 1915, two at the Avenue B entrance on Broadway constructed circa 1930 and two at the Tuleta entrance on Broadway constructed circa 1935. Each of these monuments is unique and feature different designs and elements such as decorative metal work, roof structures and lighting. Each of these entry monuments have some degree of stone masonry decay and are in need of repair. The applicant has proposed to repair the existing structures which will include roof and lighting repair, the repair of red sandstone masonry, the straightening and shoring of walls and the replacement of damaged or missing stone. Staff finds the proposed rehabilitative work to be appropriate and consistent with the UDC Section 35-676.
- c. There are four Dionicio Rodriguez sculptures located within Brackenridge Park, each constructed circa 1920. These pieces include the Upper Labor Acequia Bridge, the Palapa Bench, the Palapa Table and the Hollow Tree Bench. Each of these sculptures are showing weather related damage. Previously each of these items were repaired, many in the 1960's and the bridge in 2003 and since each of these elements have experienced cracking and damage. The applicant has proposed to repair each of these sculptures, restoring their original finish and integrity. This is consistent with the UDC Section 35-676.
- d. There are two restroom structures located along N St Marys which were constructed circa 1920 after the dedication of Otto Koehler Park. Both of these structures are structurally sound, however, do not comply with Texas Accessibility Standards and are in disrepair. Both structures will undergo interior improvements as well as roof replacement to match the existing and minor cosmetic repairs. This is consistent with the UDC.
- e. The applicant has noted that landscaping will be improved, however, at this time has not provided a detailed landscaping plan. The applicant should provide this information prior to returning to the HDRC.

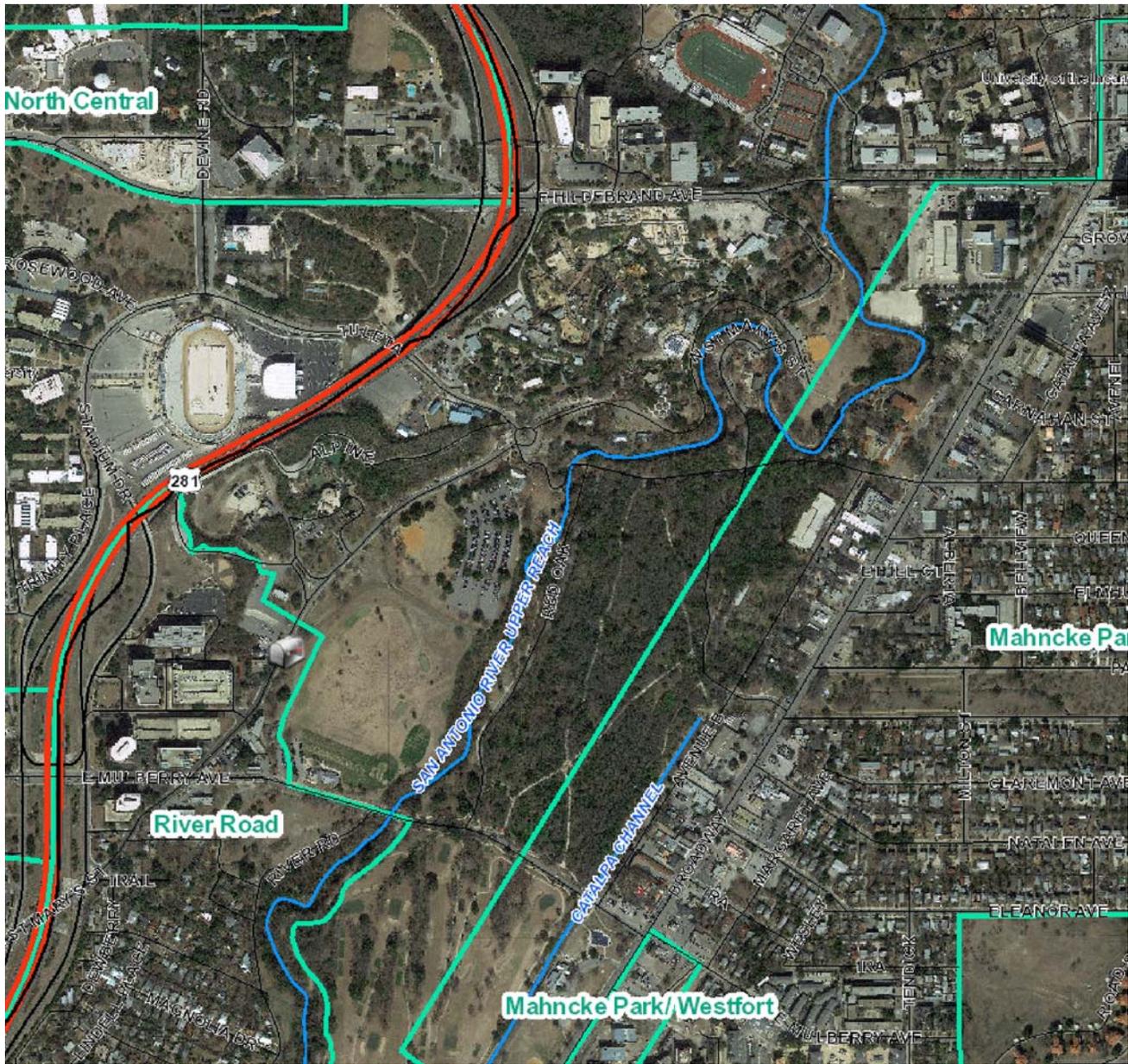
RECOMMENDATION:

Staff recommends approval with the following stipulations:

- i. That none of the interior restroom modifications impact the exterior façade or façade elements.
- ii. That the lighting fixtures at the Koehler gates are repaired and retained.
- iii. That no original stone materials are removed; that they are repaired and restored in place.

CASE MANAGER:

Edward Hall





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Flex Viewer

Powered by ArcGIS Server

Printed: Mar 09, 2016

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26 February 2016

MEMORANDUM

To: City of San Antonio: Historic and Design Review Commission

Re: **Brackenridge Park 2012 Bond Package**

The referenced project is being submitted for **Conceptual Approval** of repair and renovation of specific Park Features: Park Entry Monuments, Dionico Rodriguez Sculptures, and North St. Marys Street Public Restroom Buildings

Background

The referenced park features were constructed between 1915 and 1937, and all exhibit evidence of repair and/or remodel. They also share in the prominence of Brackenridge Park with its 2011 listing with the National Register of Historic Places. Historic information provided herein was derived from the nomination text for that listing as prepared by Maria Watson Pfeiffer. Plans and photos of proposed work are included in the application package.

Entry Monuments

Proposed work will include 1) the North St. Marys Street entrance near the Zoo entrance, circa 1915 and constructed soon after the Otto Koehler Park dedication; 2) the Avenue B entrance on Broadway, circa 1930; and 3) the Tuleta Avenue entrance on Broadway, circa 1936-37 and constructed in conjunction with the stone walls and benches in front of the Witte Museum. All monuments bear some degree of stone masonry decay in the form of spalling and loss of jointing material. The Ave B and Tuleta monuments exhibit varying degrees of masonry separation along periphery walls while the vertical columns of all monuments appear structurally sound. All locations contain decorative metalwork. Only the Avenue B monuments bear roof structures, and only at the St. Marys Street location has electrical lighting been found.

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Roof and lighting repair are included in the proposed work, as is masonry cleaning and repair, metalwork cleaning and refurbishment, and replacement of landscape with plants common to the period of construction. Specifically, in addition to the above, proposed repair of the red sandstone masonry of the St Marys monuments will be similar to recent work at the Bexar County Courthouse. Masonry repair of the Tuleta and Avenue B limestone monuments will involve straightening and shoring of the walls, bridging of vertical separations, and replacement of damaged or missing stone components. Past repair in the form of surface plastering of the limestone at the Avenue B location is believed to have contributed to the extensive spalling evident there. Mildew and lichen growth on all monuments is believed to be trapping moisture which aids weathering. Incorrect masonry technique is also believed to be contributing to weathering. In some cases, the lay of stone components is vertical, exposing the grain of the material to rain and moisture ingress.

Dionicio Rodriguez Sculptures

Constructed in the faux bois style after the artist came to San Antonio in 1920, Brackenridge Park contains four of Mr. Rodriguez's pieces, most notably the Upper Labor Acequia Bridge near Hildebrand Avenue. Other pieces include the Palapa Bench at the Zoo entrance, the Palapa Table and Benches (considered a single piece) in the Koehler Park Section, and the Hollow Tree Bench in the Wilderness Section of Brackenridge Park. All sculptures have been repaired to some degree in the past and all show signs of continued weather-related damage to construction material and aging of the original finish.

The Bridge, considered the best example of its kind in San Antonio and previously repaired in the 1960's and again in 2003, suffers extensively from splitting and cracking as moisture intrusion swells the masonry and rusts the internal steel reinforcement. Past work in the 60's in the form of cement build-up and finish repair of sculpture components and structural straightening and repair in 2003 have proven successful in halting degradation of those components. The Bridge appears structurally sound at present and similar repair of cracking and finish is proposed. The Bench Table and Hollow Tree exhibit to a lesser degree similar cracking and loss of original masonry and proposed repairs will be in line with Bridge repair. Previous repair of the Palapa Table was not consistent in the faux bois style and will be removed or overlaid and refinished. Components of all pieces appear to be intact except for one limb section of the bridge where only the steel remains.

North St. Marys Street Restrooms

Circa 1920 and built after the dedication of Otto Koehler Park, they are similar to two structures near Lambert Beach of the same period designed by Will Noonan. There is no record of the designer or builder of these although they are also very similar to two Noonan structures in Woodlawn Park. All structures referenced here were constructed during Raymond Lambert's tenure as City Park Superintendent.

Believed to be structurally sound both buildings are in need of repair, both exhibit material and design aspects which do not comply with Texas Accessibility Standards, and both buildings bear evidence of past remodel of both interior and exterior. Proposed work includes interior renovation in compliance with accessibility standards, roof and fixtures replacement, and minor cosmetic upgrades to identify with other structures in the park.

As clay tile is believed to be the original roofing, this will be the material of choice, subject to an engineering study of the supporting structure and budgetary allowance. Stone masonry of both interior and exterior bears evidence of past usage patterns that differs from the present. Proposed floor plans will enable compliance with 2012 Texas Accessibility Standards without loss of the current fixture inventory and without altering the exterior facade. Surface approach upgrades to both buildings are similarly necessary to conform to TAS. Landscape upgrades will include plants common to the period of construction.

1 ST. MARYS ST. @ ZOO ENTRANCE

GENERAL RESTORATION NEEDED:

- (A) GROUT REPOINTING
- (B) METAL WORK REFINISH
- (C) LIGHTING REPAIR / REPLACE
- (D) STONE REPAIR / REPLACE



2 TULETA AVENUE @ BROADWAY

GENERAL RESTORATION NEEDED:

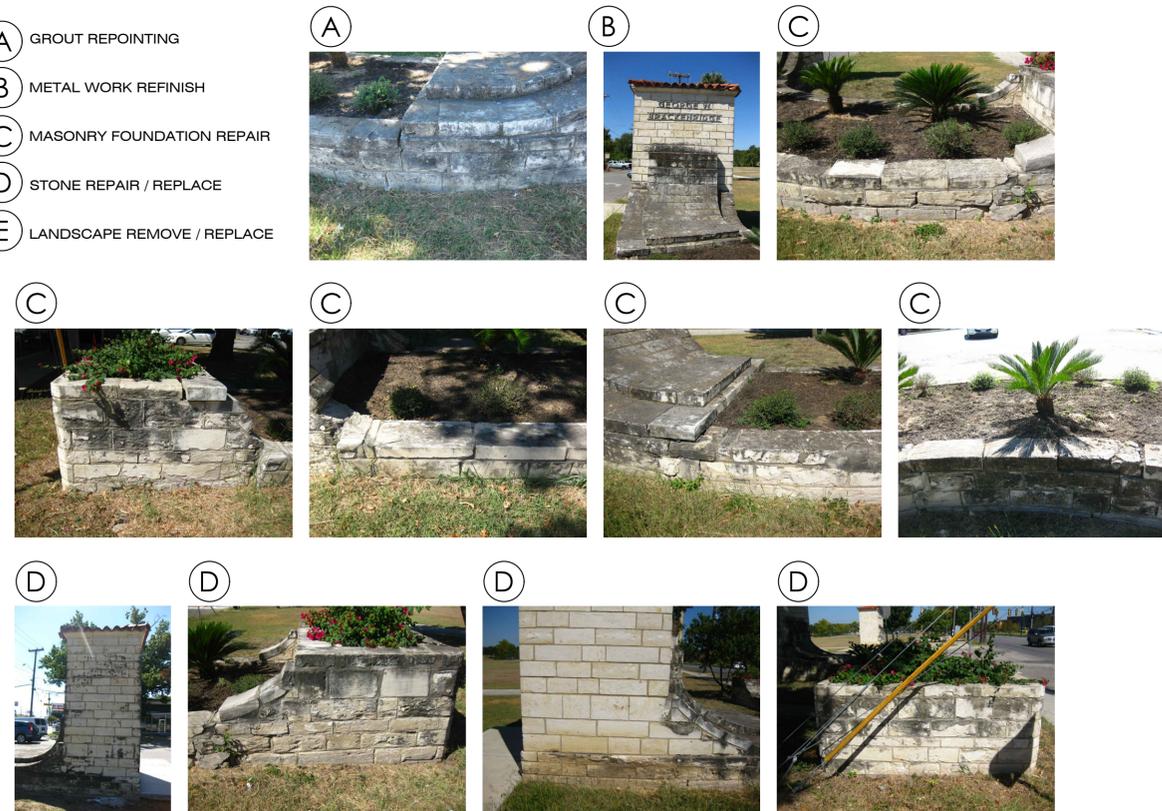
- (A) GROUT REPOINTING
- (B) METAL WORK REFINISH
- (C) MASONRY FOUNDATION REPAIR
- (D) STONE REPAIR / REPLACE
- (E) LANDSCAPE REMOVE / REPLACE



3 AVENUE B @ BROADWAY

GENERAL RESTORATION NEEDED:

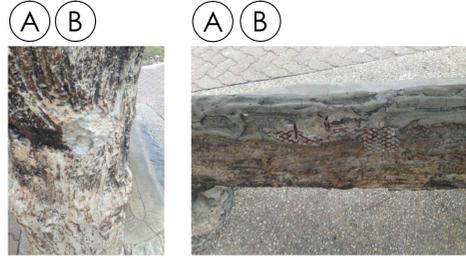
- (A) GROUT REPOINTING
- (B) METAL WORK REFINISH
- (C) MASONRY FOUNDATION REPAIR
- (D) STONE REPAIR / REPLACE
- (E) LANDSCAPE REMOVE / REPLACE



1 PALAPA BENCH

GENERAL RESTORATION NEEDED:

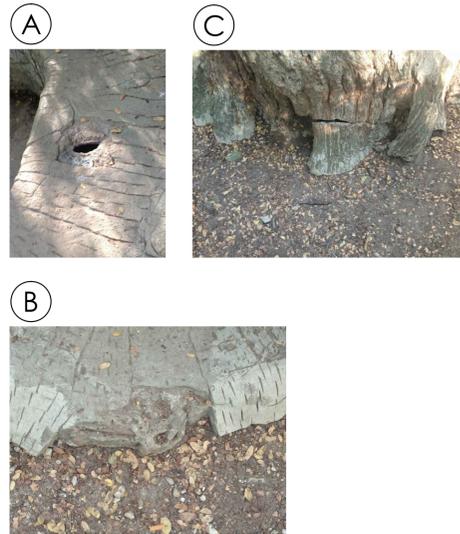
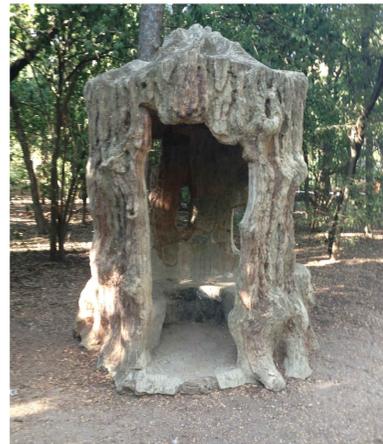
- (A) COSMETIC REPAIRS
- (B) VENEER FINISH REFRESHING



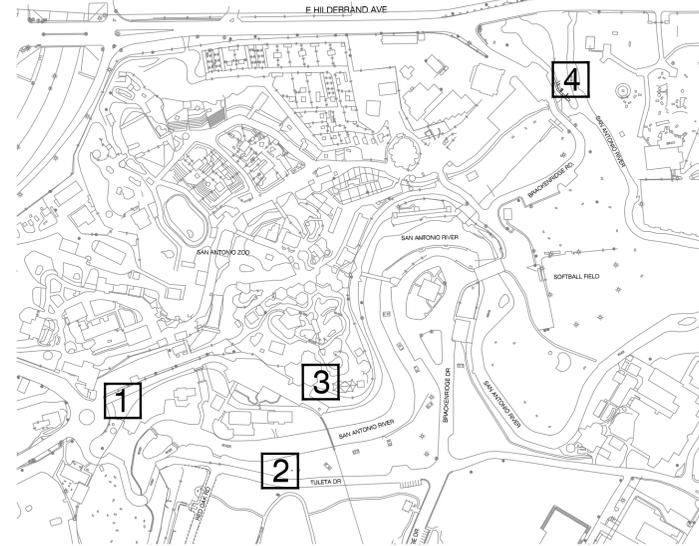
2 HOLLOW TREE BENCH

GENERAL RESTORATION NEEDED:

- (A) COSMETIC REPAIRS
- (B) VENEER FINISH REFRESHING
- (C) MINOR STRUCTURAL REPAIRS



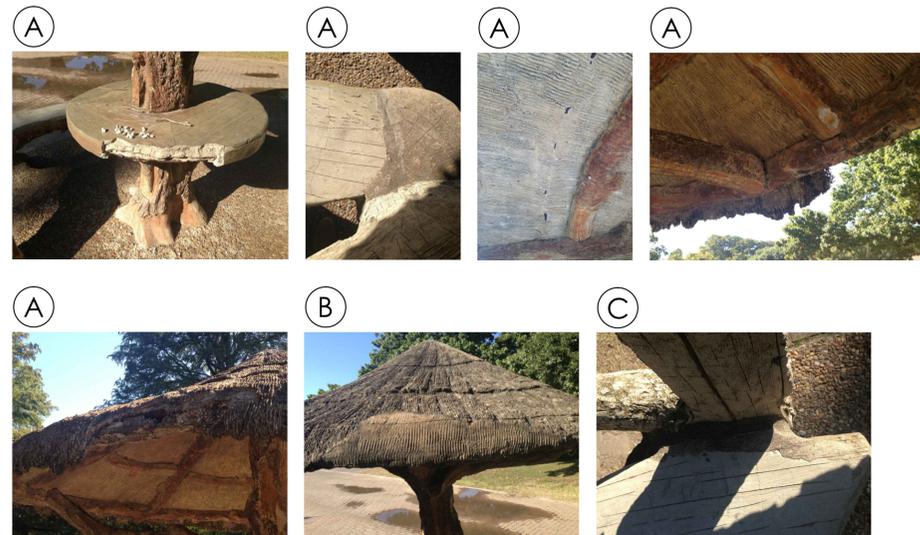
LOCATION MAP



3 PALAPA TABLE

GENERAL RESTORATION NEEDED:

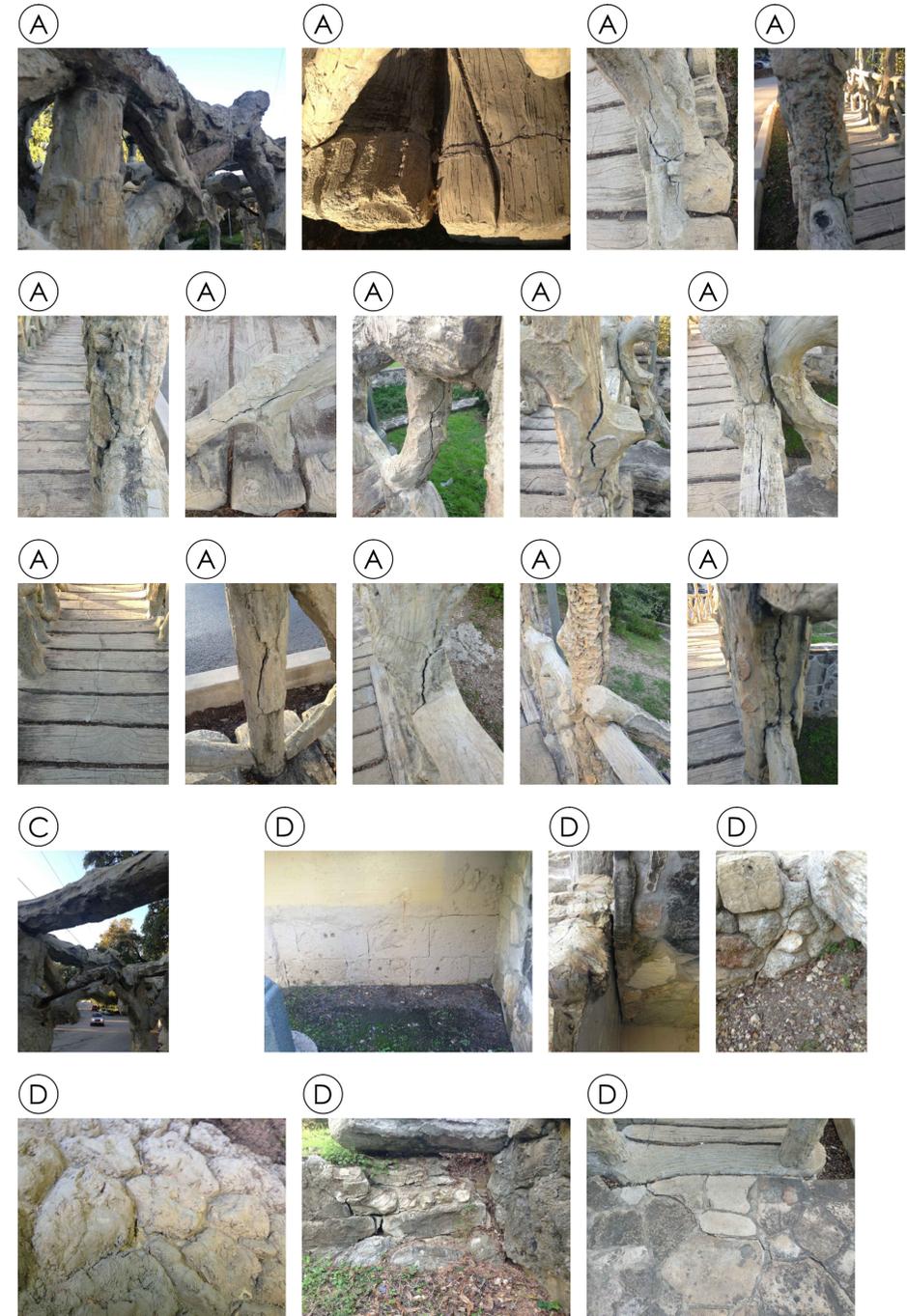
- (A) COSMETIC REPAIRS
- (B) VENEER FINISH REFRESHING
- (C) MINOR STRUCTURAL REPAIRS



4 BRIDGE

GENERAL RESTORATION NEEDED:

- (A) COSMETIC REPAIRS
- (B) VENEER FINISH REFRESHING
- (C) MINOR STRUCTURAL REPAIRS
- (D) MAJOR STRUCTURAL REPAIRS



1 EXISTING EXTERIOR ELEVATIONS



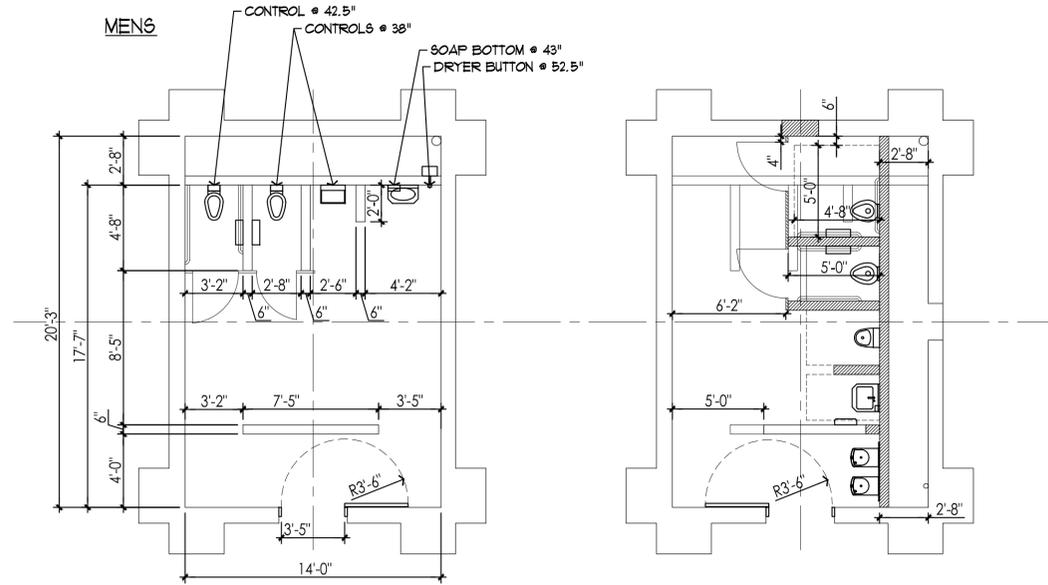
2 EXISTING INTERIOR ELEVATIONS



3 EVIDENCE OF PAST REMODEL

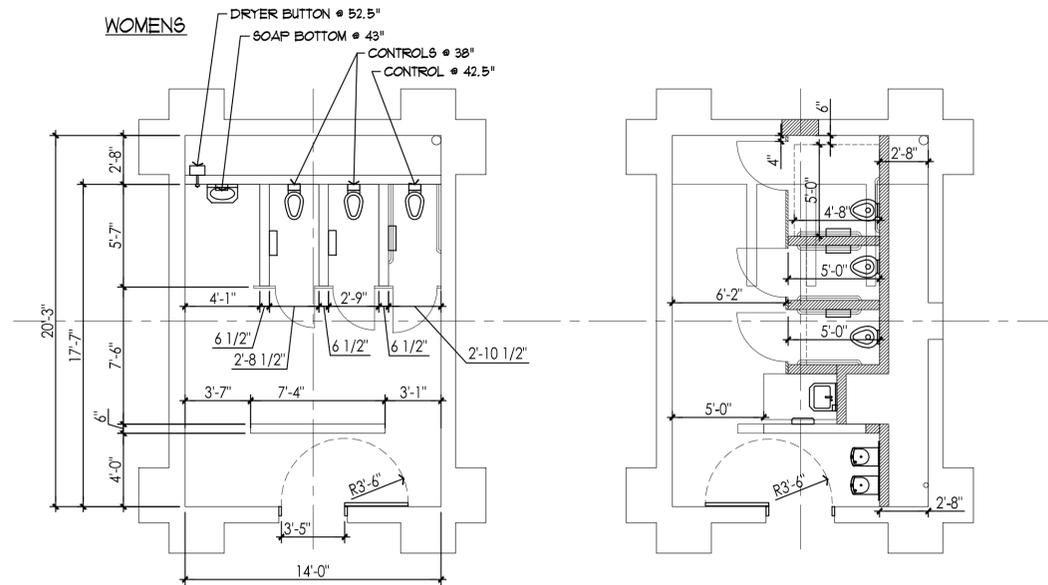


4 EXTERIOR ENTRY ISSUES



- EXISTING CONDITION:
- WATER CLOSET AND URINAL SPACES ARE NOT COMPLIANT
 - HEIGHTS OF CONTROLS ARE NOT COMPLIANT
 - SINK IS NOT COMPLIANT
 - OTHER ACCESSORIES NOT COMPLIANT
 - EXIT LANDING MAY NOT BE COMPLIANT

- OPTION 3:
- GUT COMPLETE INTERIOR, CLOSE CHASE ACCESS
 - CREATE NEW PLUMBING CHASE WITH IMPROVED ACCESS
 - MODIFY ENTRANCE
 - INSTALL NEW FIXTURES THROUGHOUT
 - ADDRESS PAYING ISSUES
 - ALLOWS SPACE FOR DRINKING FOUNTAIN



- EXISTING CONDITION:
- WATER CLOSET SPACES ARE NOT COMPLIANT
 - HEIGHTS OF CONTROLS ARE NOT COMPLIANT
 - SINK IS NOT COMPLIANT
 - OTHER ACCESSORIES NOT COMPLIANT

- OPTION 3:
- SIMILAR TO MEN'S

