

HISTORIC AND DESIGN REVIEW COMMISSION

September 03, 2014

HDRC CASE NO: 2014-285
COMMON NAME: HemisFair Streets
ADDRESS: 434 S Alamo
ZONING: D H RIO-3
CITY COUNCIL DIST.: 1
PUBLIC PROPERTY: Yes
DISTRICT: HemisFair Historic District
APPLICANT: David MacBeth
OWNER: City of San Antonio
TYPE OF WORK: New construction of streets in HemisFair Park

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct E Nueva and Water Streets within HemisFair Park. The street designs include accent paving, pedestrian lighting, street furnishings and signage.

APPLICABLE CITATIONS:

UDC Section 35-646. Construction in the Public Rights-of-Way

(a)General Provisions. All construction in the public right-of-way shall conform to all city codes. In considering an application, the historic and design review commission shall be guided by the following:

(1)Sidewalk Zones. Pedestrian movement should be pleasant, allowing for store browsing, comfortable transit waiting and easy accessibility for disabled people. Where possible, sidewalks should at least five (5) feet in width. Existing sidewalks should not be narrowed when replaced.

(2)Sidewalk Paving and Surfaces. Materials should complement stylistic differences of individual buildings, particularly when related to historic buildings.

A.Materials. Materials should be chosen for beauty, strength, longevity, easy maintenance and traction when dry or wet.

B.Color and Texture. To ensure the safety of pedestrians, all changes in surfaces should be defined by contrasting color, texture or materials.

(3)Street Features and Arrangements. Historic districts and the downtown, as well as other distinct areas of the city have diverse character and any street furniture selected for these areas should complement these differences. In addition, the clustering of street furniture in one (1) place is recommended. Trash receptacles, seating, telephones and other street furniture should be grouped together.

A.Circulation. A clear path-of-travel of thirty-six (36) inches wide shall be maintained in and around street features and arrangement.

B.Seating. Seating should be physically comfortable and inviting, durable and attractive. Plaza and open space seating should also be socially comfortable by offering a variety of choices such as in the sun or shade, near traffic and activity or not, and alone or in groups.

C.Drinking Fountains. Placing drinking fountains in new development is encouraged. Fountains should be placed within general areas of pedestrian traffic and located on accessible surfaces.

D.Trash Receptacles. Trash receptacles should blend visually with their surroundings and their design and location should make use as convenient as possible.

(4)Streetscape Landscaping. Landscaping, particularly streets trees, are an important addition to the streetscape because of the hot Texas climate. Appropriate application along sidewalks strengthens the visual quality of public streets. Careful selection of plant materials, using native and low-water use plants, is recommended.

FINDINGS:

- a. The proposed street designs incorporate a mix of high-quality design elements and materials that are consistent with the provisions of UDC Section 35-646. The proposed street furnishings, pedestrian lighting and other elements will enhance the pedestrian experience along the new streets.
- b. The former Goliad Street (now HemisFair Plaza Way) will be renamed to East Nueva and will align with present-day Nueva at its intersection with South Alamo. Water Street is to be restored in its original location. This proposed street alignment constitutes the demolition of the Solis House which is located within the former and proposed Water Street. The Solis House was one of the 19th-century buildings retained for use during HemisFair '68. It was dismantled from its original location on the former Wyoming Street and reconstructed in its current location. It has suffered both a loss of architectural and historical integrity. The Texas Historic Commission recently authorized the removal of a State Antiquities Landmark designation for the building, and OHP staff considers the building to be non-contributing to the HemisFair Historic District.
- c. The proposed streets do not constitute the removal or destruction of any known historic resources. All requirements for archaeology related to any construction activities shall be met.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

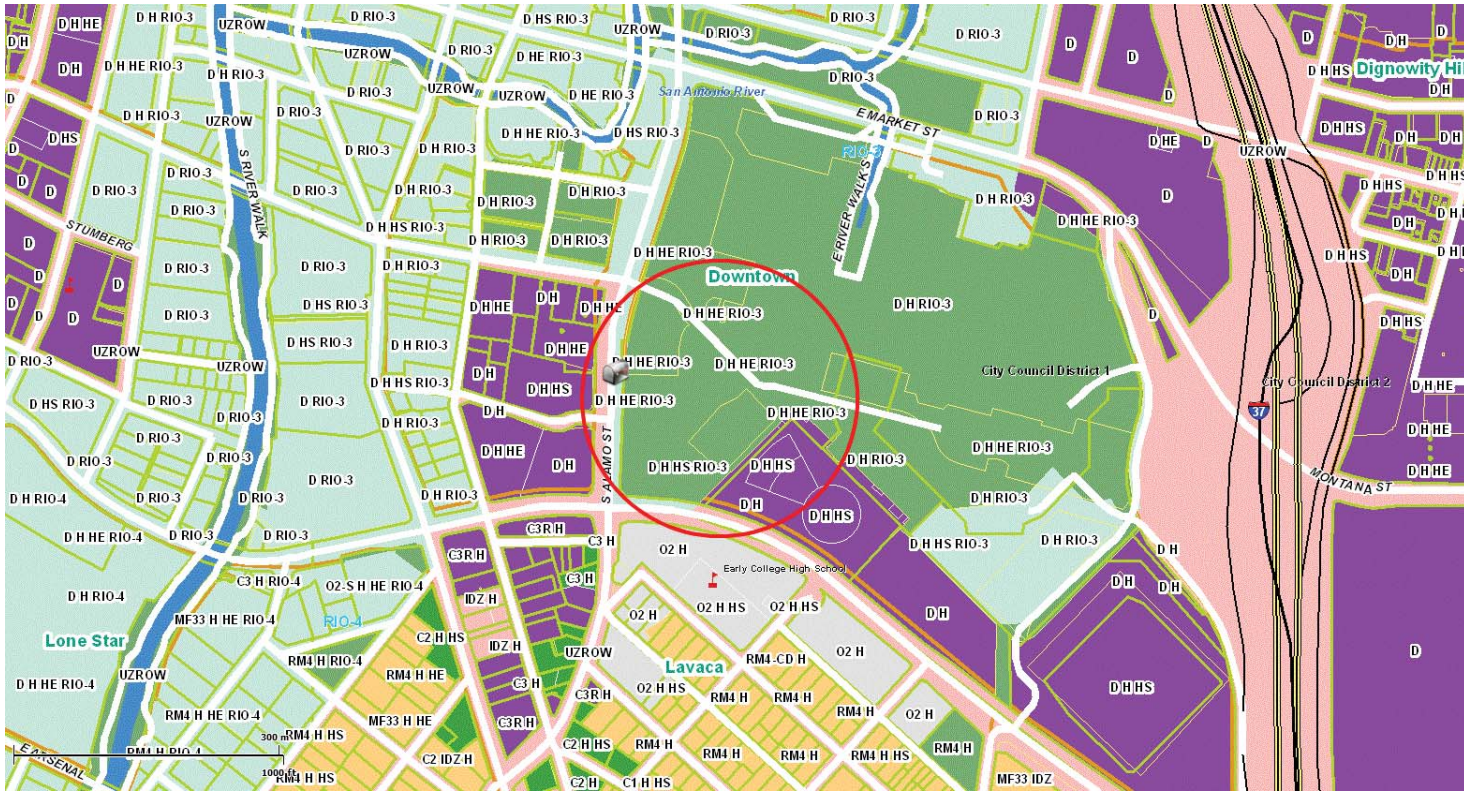
CASE COMMENTS:

The applicant is responsible for satisfying all federal, state, or local cultural resources laws, rules, and regulations that may apply to this site.

CASE MANAGER:

Cory Edwards

434 S Alamo Hemisfair Streets Projects



Water and East Nueva



Proposed Site Plan

eHemisFair



CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS
MANAGEMENT SERVICES

Streets

city of San Antonio



in association with

Fernandez Frazer White & Associates, Inc.
Arias and Associates, Inc.
Underground Services, Inc.
HDR, Inc.
Pape-Dawson
Ximenes & Associates
Bender Wells Clark Design

Design Statement

The overall common aesthetic of Park Streets is timeless and enduring. The aesthetic, as expressed by the right palette of materials, textures and colors creates an organic, engaging and ever-changing urban street in a park-like setting. The artful application of materials allows them to be well maintained and gracefully incorporate the patina of time.

The aesthetic for individual streets responds to specific existing and future public and private realm edge conditions, while incorporating the common critical functional requirements of mixed flow, low speed and pedestrian scale Park Streets.

Design Statement Context

- Holistic Sum of Parts: All Park Streets are not the same. Each may have a unique feel to reflect its role, responsibility and edge conditions. For example:
 - Labor Street is a transit street with streetcar and bus connectivity to the East and South.
 - East Nueva is the quasi-Main street. The character of the street changes based on its edge condition and intersections. Within East Nueva, the character changes along the length of the street, especially East and West of Water Street.
 - Water Street is a gateway from Cesar Chavez into the park.

Design Statement Context

- Common Elements: A consistent palette of materials, site furnishings, lighting and design criteria is common to all streets (curb-less, 20 foot wide concrete vehicle lanes, tree canopies, pavers, lighting, etc.). *The common palette ties all Park Streets together.*

The common design palette serves the following needs:

- Shared Street Function: Low speed, mixed flow traffic that allows the pedestrian and cyclist to feel comfortable and safe when using the street
- Park Setting Character: Shade trees, well maintained plantings, pedestrian lights in lieu of typical street lights and abundant seating in shaded areas

Design Statement Context

- Accent Elements: With each Hemisfair development, individual Park Streets will distinguish their character through the use of a thoughtful mix of accent features which complement its common elements.

The accent elements help achieve the following design goals:

- Celebrate the Desired Role/Responsibility: The accent elements provide the street with special distinguishing features that celebrate its unique context within Hemisfair (transit street, main street, gateway street)
- Create a New Urban Context: Some streets such as East Nueva between South Alamo and Water Street do not have an engaging private realm built edge. As a result, the street itself needs to create a context to achieve the desirable streetscape life through a series of critically located moments such as East Nueva Plaza and the South Alamo Entryway.

Aesthetic Palette for Water and East Nueva

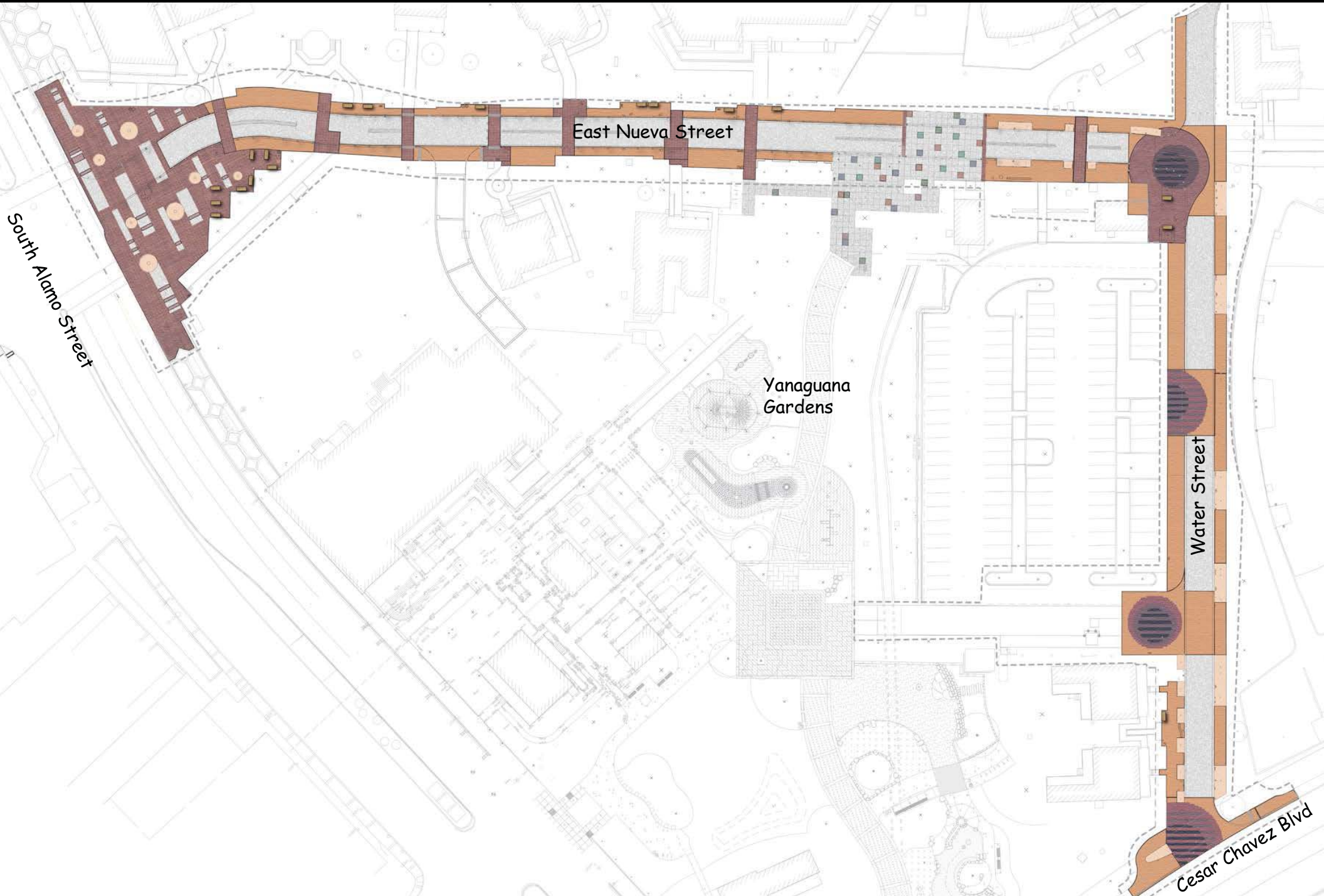
Common Elements

- **Paving**
 - Alamo Concrete Base
 - Accent Pavers
- **Lights**
 - Pedestrian Lights
 - Bollard Lights
- **Bollards**
- **Benches**
- **Bike Racks**
- **Tree Guards & Tree Grates**
- **Trash/Recycling Receptacles**
- **Street Signage**
 - Street Identification
 - Traffic Signs

Accent Elements

- **Customized Seating**
 - Seat Walls
 - Concrete Spheres
 - Gondolas
- **Multi-Sensorial**
 - Wind Chimes
 - Drums

East Nueva and Water Paving Pattern



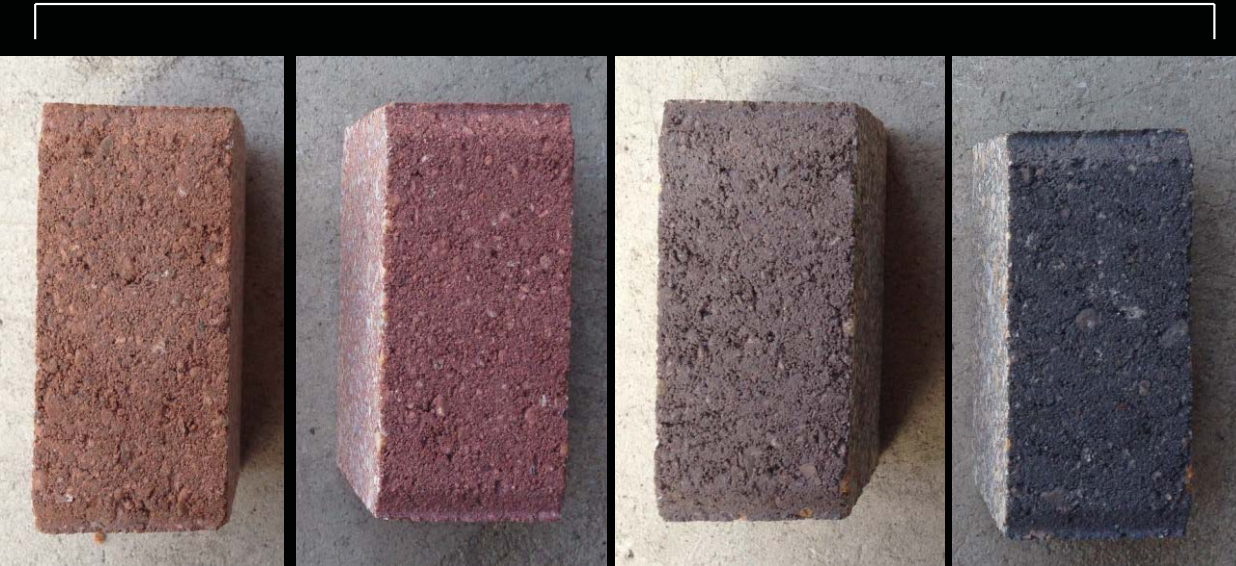
Paver Palette



*Base Pavers (ADA
Accessible Walkways)*

Base 'Underlying' Alamo Concrete

Accent Pavers (Across East Nueva St Roadway)



Accent Pavers ('Ripples' Across Water St Roadway)

Water and East Nueva



Lights



Pedestrian (Landscape Forms)



*Bollard Lighting
(Landscape Forms)*



Bollards



*Removable
(Landscape Forms)*



*Fixed
(FairWeather)*

Trash/Recycling Receptacles



*City of San Antonio Standard
(Zamarano Enterprises)*

Tree Guards



*Model S-6
(Victor Stanley)*

Seating



*Model FB 214 with Ipe seat slats
(Victor Stanley)*



*Model FB 234 with Ipe seat slats
(Victor Stanley)*

Accent Elements



Character



Character



Character



Character



eHemisFair



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CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 7/22/14 HDRC Case# _____

ADDRESS: Hemisteur Meeting Location: 1901 S. Alamo

APPLICANT: _____

DRC Members present: Michael Guarino

Staff present: Adriana Ziga, Kathy Rodriguez, Claudia Guerra

Others present: Roger, Andres Andujar, Sonia or David (TCU)

REQUEST: Reinstates street grid inside park / interior streets (phase I) water / Colibal St.

COMMENTS/CONCERNS: Design: holistic sum of parts, all park streets are not the same, common elements ties streets together, shared function, park setting character, accent elements to give each individual character, create new urban context. Berlin Bear statue will be relocated about 6ft. from current location. It is contributing according to THC. Archway will be removed, salvaged or reconstructed within park. Clock tower will be removed or steel recycled. Solis house to be deconstructed. Madres statue will be relocated, fountain will be demolished.


MO - Finalize locations for relocated elements or accent elements for final approval. Like overall planning, improvement, good use of pavers, good idea to keep it curbside. Tree relocation is great idea. concrete balls reminiscent of Legorreta library. It will depend on where they are placed.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []

APPROVE WITH COMMENTS/STIPULATIONS:

Finalize locations for relocated items, and accent elements.

RESOLVE LOCATIONS OF UNRESOLVED ELEMENTS FOR FINAL APPROVAL


Committee Chair Signature (or representative)

7/22/14
Date

- KP - don't think balls will be attractive in entrance
- MG - sidewalks are already cluttered with light poles and other things, balls are not necessary.
- AA - curb at S. Adams will taper down to street level at Nueva entrance.
- MG - Drums at Nueva entrance make sense. Interesting place to put it.
- AA - the de-designated Solis house. Rebuilt, poorly done. Not significant.

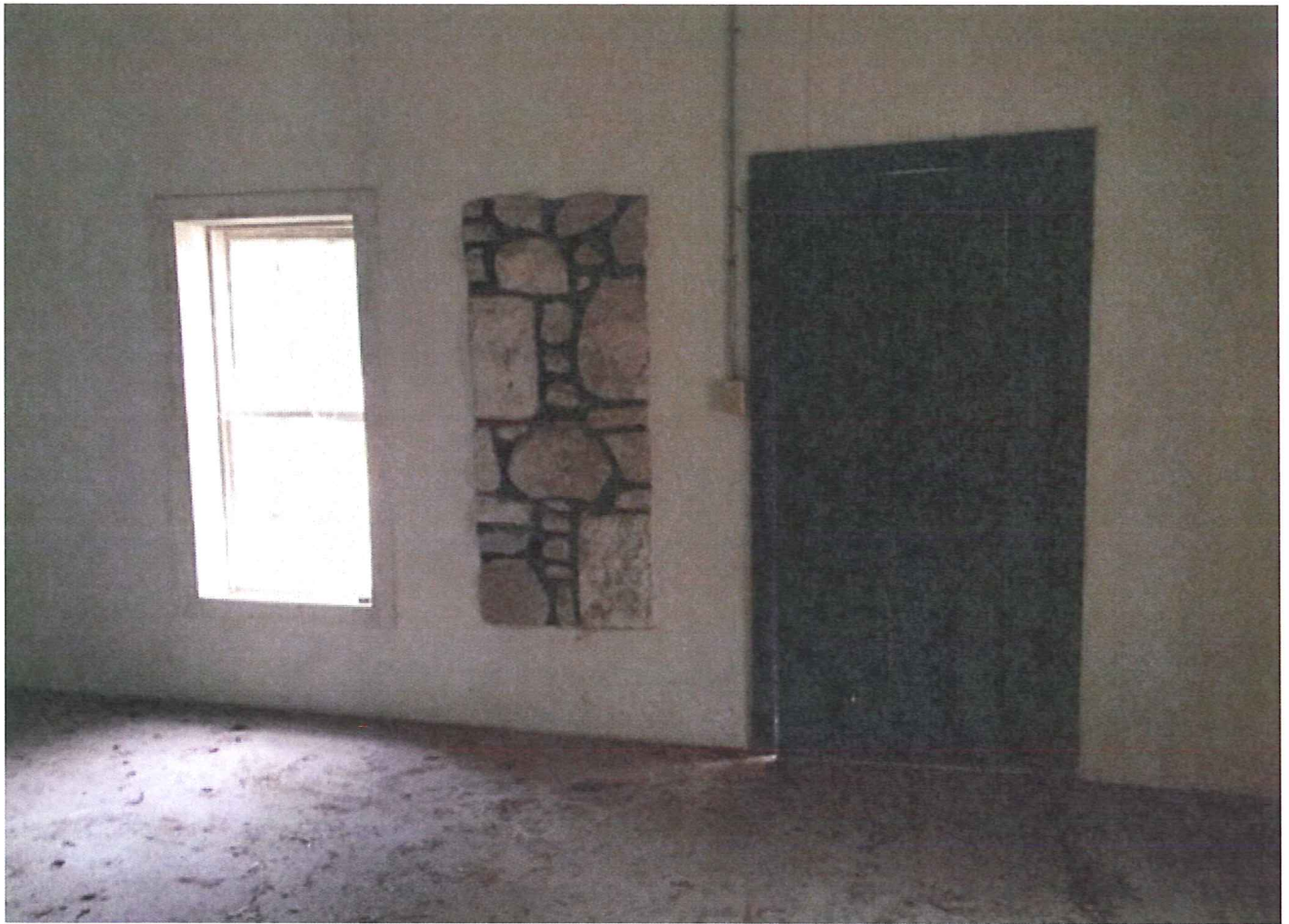




















FLOOR

ROOF







Fig. 9 Relocated Structures in HemisFair. Dark color shows original location, lighter color shows current location.

Former and Current Locations of All Pre-HemisFair Historic Buildings on Site

Map #	Current Name	Other Names	Original Site	Pre-HemisFair Address	Date of Construction	Building Area
1	Schultze	Schultze Stove and Hardware	Yes.	113-115 Goliad St.	ca. 1886-1891	7,250 sq. ft.
2	James Sweeney House	Sweeney Tynan House	Yes.	117 Goliad St.	ca. 1866-1873	2,000 sq. ft.
4	Herman Schultze House	Schultze House	No. Originally located north of Schultze House. Decorative parts dismantled and reconstructed adjacent to James Sweeney House for the HemisFair in 1968.	114 South St.	ca. 1874-1880	1,740 sq. ft.
5	Mayer-Half House	Meyer Half House	Yes.	139 Goliad St.	ca. 1876-1886	4,980 sq. ft.
6	Kampmann/Soloman Half	Soloman Half/Kampmann House	Yes.	142 Goliad St.	ca. 1886-1896	4,500 sq. ft.
7	Acosta/Half House	Hermann, Longini	Yes.	138 Goliad St.	1893	3,500 sq. ft.
8	Beethoven Hall	Beethoven Männerchor, Maennorchor, Maennercher	Yes.	18 S. Alamo	1913	20,808 sq. ft.
9	Hermann Carriage House	N/A	No. Originally sat behind behind the Longini-Hermann House. Relocated behind Eager House for the HemisFair in 1968.	Back of 138 Goliad St.	ca. 1900-1925	1,150 sq. ft.
10	Eager House	N/A	Yes	434 South Alamo St.	ca. 1870	1,400 sq. ft.
10a	Eager Dependency	N/A	Yes	434 South Alamo St.	ca. 1870	504 sq. ft.
11	Pereida House	N/A	Yes	502 South Alamo St.	1883	1,450 sq. ft.
12	OK Bar	N/A	No. Relocated for the construction of Convention Center in 1996, now sits at corner of Durango and South Alamo.	302 Matagorda St.	ca. 1890	1,240 sq. ft.
13	Kohler House	Koehler House	Yes.	533 Water St.	ca. 1890	1,300 sq. ft.
14	Espinoza House	N/A	Yes.	529 Water St.	ca. 1890	1,300 sq. ft.
15	Amaya House	N/A	No. Relocated for the construction of Convention Center in 1996, now faces Clock Tower Plaza at former Goliad street.	201 Wyoming St.	ca. 1875	480 sq. ft.
16	Smith House	N/A	Yes.	503 Water St.	ca. 1857-1873	670 sq. ft.
17	Solis House	N/A	No. Dismantled and reassembled for HemisFair 1968, now sits adjacent to Smith House on former Goliad street.	232 Wyoming St.	ca. 1850-1875	360 sq. ft.
18	Kusch House	N/A	Yes.	301 Goliad St.	ca. 1880-1890	1,300 sq. ft.
20	Weitzel House	N/A	No. Relocated for the construction of Convention Center in 1996, now sits on former Goliad street.	123 Wyoming St.	ca. 1865-1875	950 sq. ft.
24	Maximilian Schultze House	Longworth House	Yes.	331 Goliad St.	ca. 1893-1900	980 sq. ft.
25	Dugosh House	N/A	Yes.	414 Matagorda St.	ca. 1850-1875	255 sq. ft.
25	Dugosh House	N/A	Yes.	414 Matagorda St.	ca. 1850-1875	255 sq. ft.
26	Richter House	N/A	Yes.	401 Goliad St.	ca. 1850-1865	1,600 sq. ft.
27	Coyne, Tynan & Dugosh House	N/A	Yes.	405 Goliad St.	ca. 1865-1885	830 sq. ft.
27a	Tynan Dependency	N/A	Yes.	405 Goliad	ca. 1857	1,300 sq. ft.