

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2015

Agenda Item No: 8

HDRC CASE NO: 2015-280
ADDRESS: 3903 N ST MARYS
ZONING: R6 HS RIO-1
CITY COUNCIL DIST.: 2
LANDMARK: Brackenridge Park
APPLICANT: Tim Morrow/San Antonio Zoological Society
OWNER: City of San Antonio Parks and Recreation Department
TYPE OF WORK: Giraffe exhibit, phase two
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to complete package two of the proposed modifications to the hoofstock exhibit at the San Antonio Zoo. This proposal includes the following requests:

1. The construction of a covered elevated platform to facilitate pedestrian feeding of the giraffe.
2. The construction of an uncovered dining observation deck.
3. The renovation of the existing giraffe holdings barn and the construction of hoofstock holding pens.
4. The installation of guard rails at the top of the existing stone walls.
5. The replacement of the existing pedestrian bridge.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

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.

UDC Section 35-670. Criteria for Certificate of Appropriateness—Generally

(b) Design Objectives for River Improvement Overlay Districts.

- (1) Enhance the pedestrian experience with high quality streetscape designs.
- (2) Design buildings to relate to the pedestrian scale.
- (3) Low impact development (LID) features such as engineered swales, engineered infiltration storm sewer systems, bio-retention, and engineered wetlands are encouraged in all RIO districts. These features may be considered on-site detention features to the extent that they reduce the storm water runoff expected downstream as a result of such developments.
- (4) Encourage neighborhood and cultural tourism uses as well as infill housing and rehabilitation of

existing structures.

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.

Secretary of the Interior's Standards for Rehabilitation numbers 9 and 10:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDINGS:

- a. The applicant previously requested and received HDRC approval on June 3, 2015, to remove three existing landscaping islands, re-grade the existing hoofstock exhibit, remove the existing wood screen fence and rebuild a taller fence and demolish an existing barn due to wood rot. Since that time, the applicant has proposed additional modifications to the site that have been noted as Package 2.
- b. The applicant has proposed to construct an uncovered, elevated dining deck as well as a new covered elevated platform that is to rise approximately 15 feet above the level of the existing pedestrian walkway and is to be constructed of heavy wood timber, dimensional lumber, Trex composite decking and a standing seam metal roof and include a hoofstock holding pen beneath. The proposed materials are the Guidelines for New Construction 3.A.i.
- c. To accommodate access to the elevated platforms, the applicant has proposed to remove two small sections of the historic stone wall. The proposed sections to be removed are 7' – 6" in width at the southwest corner and a 10' – 0" section on the east wall. Elevated walkways constructed to match the elevated platforms will connect the existing walkways to the proposed elevated platform. Staff finds that the removal of these two small sections of the existing, historic stone wall is appropriate due to the minimal alterations that will occur.
- d. The applicant has noted that the standing seam metal roof will have a weathered rustic finish. According to the Guidelines for Exterior Maintenance and Alterations, new or replacement roofs should have a galvalume finish as well as panels that are 18 to 21 inches in width, ensure that seams are an appropriate height (1 to 2 inches), use a crimped ridge seam that is consistent with the historic application and a low profile ridge cap .
- e. According to the Secretary of the Interior's Standards for Rehabilitation numbers 9 and 10, new additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The applicant has proposed to install guardrails composed of wood logs and black vinyl coated welded wire mesh. This proposal is appropriate provided that the proposed guardrails do not damage the historic stone walls.
- f. The applicant has proposed an open air pedestrian bridge with realm theme guardrail to replace the existing pedestrian bridge. Staff recommends that the applicant match the materials of the proposed Realm Guardrails, stained wood logs with black vinyl wire mesh.

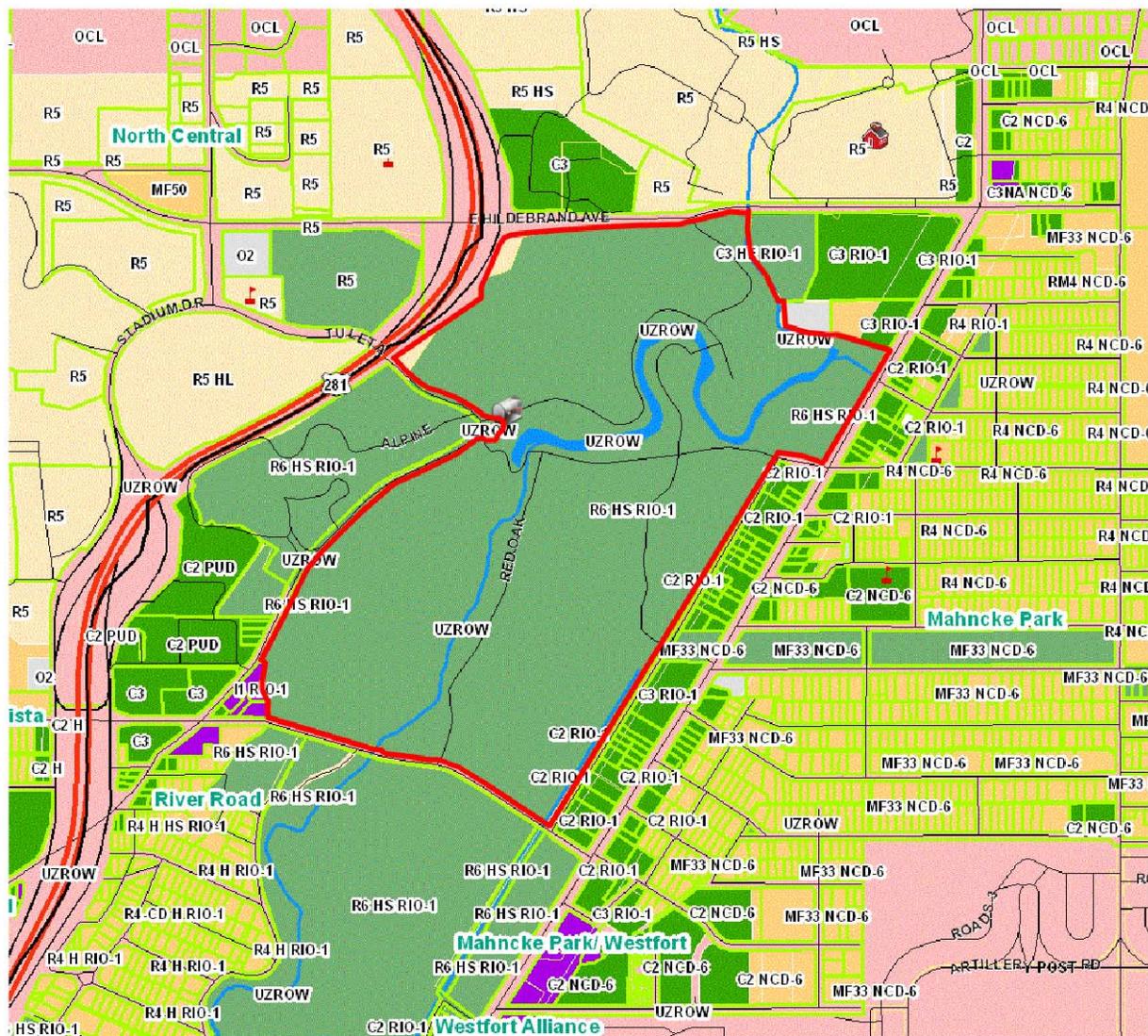
RECOMMENDATION:

Staff recommends approval of items #1 through #5 with the following stipulations:

1. That portions of the existing, historic wall that the applicant has proposed to remove are properly salvaged and stored by the San Antonio Zoo for future use with this particular wall.
2. That the proposed standing seam metal roof feature of the elevated feeding platform feature a galvalume finish.
3. That the proposed open air pedestrian bridge feature materials to match those of the proposed Realm Guardrails; stained wood long with black vinyl wire mesh.

CASE MANAGER:

Edward Hall





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Flex Viewer

Powered by ArcGIS Server

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SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

PROJECT NARRATIVE

Package 2 continues the work of Package 1 to revise existing hoofstock exhibit into a mixed hoofstock and giraffe exhibit. Addition of a covered elevated platform to allow guests to feed giraffe and uncovered dining observation deck. Renovation of existing giraffe holding barn and addition of hoofstock holding pens below the elevated dining deck. Hoofstock holding pens are not visible from the guest pathway. Replacement of the pedestrian bridge to allow for animal access.

Existing historic stonewalls at the east side of the exhibit will be minimally impacted. Impacts include removing stone for access to the proposed feeding platform and dining deck at two locations. Any stones requiring removal will be preserved and reused in this proposed revised exhibit. The existing pedestrian bridge at the north end of the exhibit, between the current Rhino Exhibit and this jobsite, will need to be removed to allow giraffe delivery into the site. Any stones from the bridge support will also be repurposed on site.

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

EXISTING PHOTOGRAPHS



Photo 1: Southeast corner – Create openings for feed platform and dining deck access, replace guardrail

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

EXISTING PHOTOGRAPHS



WIDTH APPROX 10'-0"

Photo 2: East Wall – Create opening for feeding platform access, replace guardrail

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

EXISTING PHOTOGRAPHS



Photo 3: East Wall – No demolition scope at wall, add guardrail

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

EXISTING PHOTOGRAPHS



Photo 4: East wall – No demolition scope, add guardrail

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

EXISTING PHOTOGRAPHS



Photo 5: Pedestrian Bridge – Remove and replace

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

EXISTING PHOTOGRAPHS



Photo 6: Remove and replace pedestrian bridge and gate, no modifications to wall

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

EXISTING PHOTOGRAPHS



Photo 7: South Guest View – Replace wood gate. No demolition scope at wall or Elephant holding barn.

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

EXISTING PHOTOGRAPHS



Photo 8: South Guest View – Replace guardrail

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

EXISTING PHOTOGRAPHS



Photo 9: East Guest Pathway - add guardrail

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

EXISTING PHOTOGRAPHS



Photo 10: North Guest View – No demolition scope, existing barn to remain

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

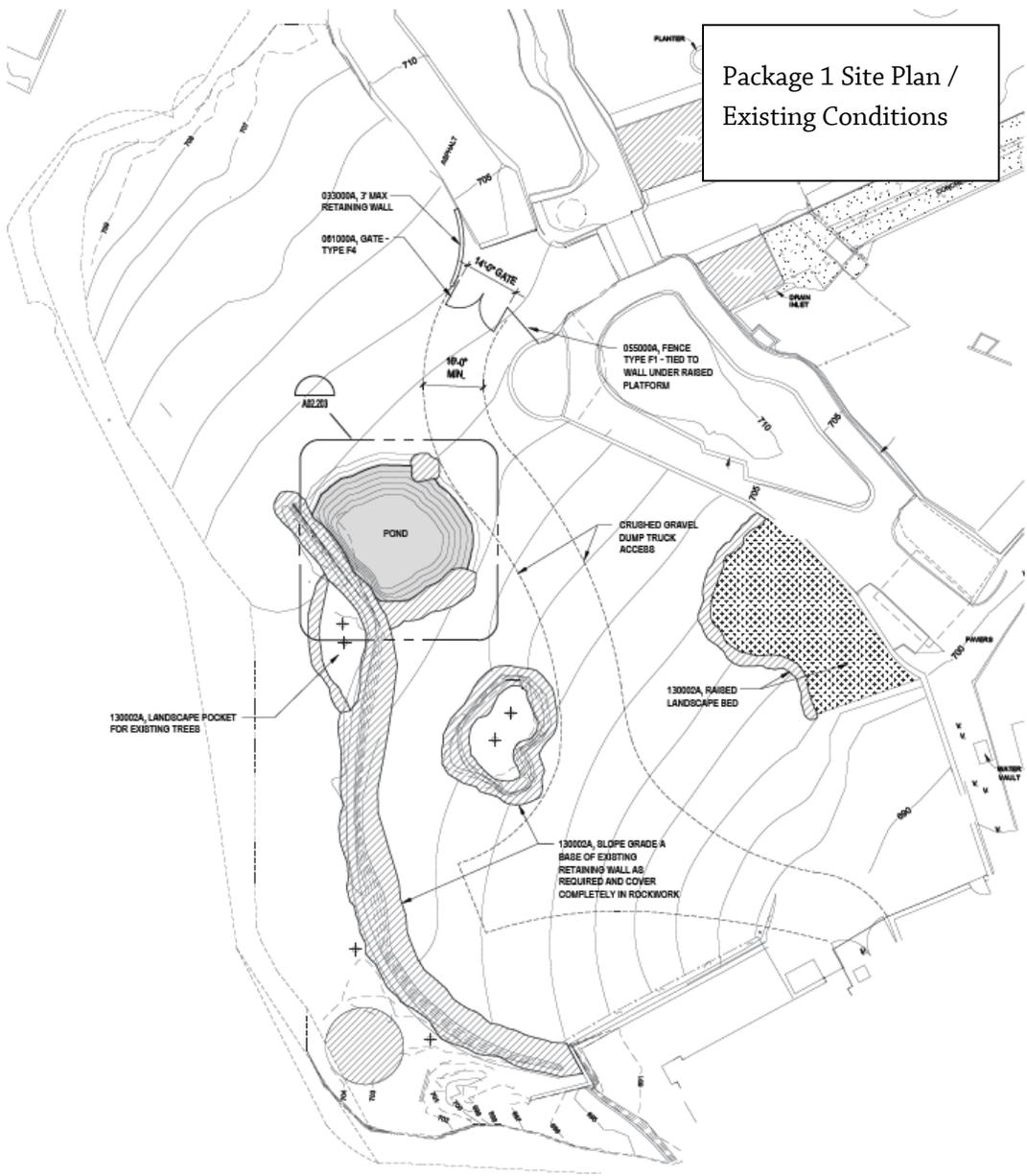
EXISTING PHOTOGRAPHS



Photo 11: North Giraffe Barn – Replace structural posts due to wood rot

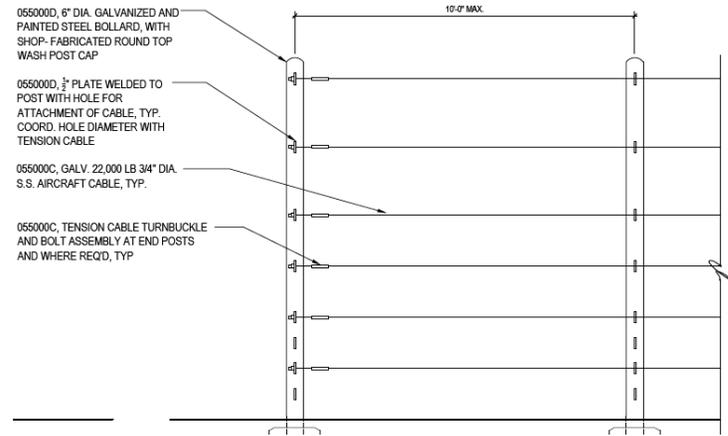
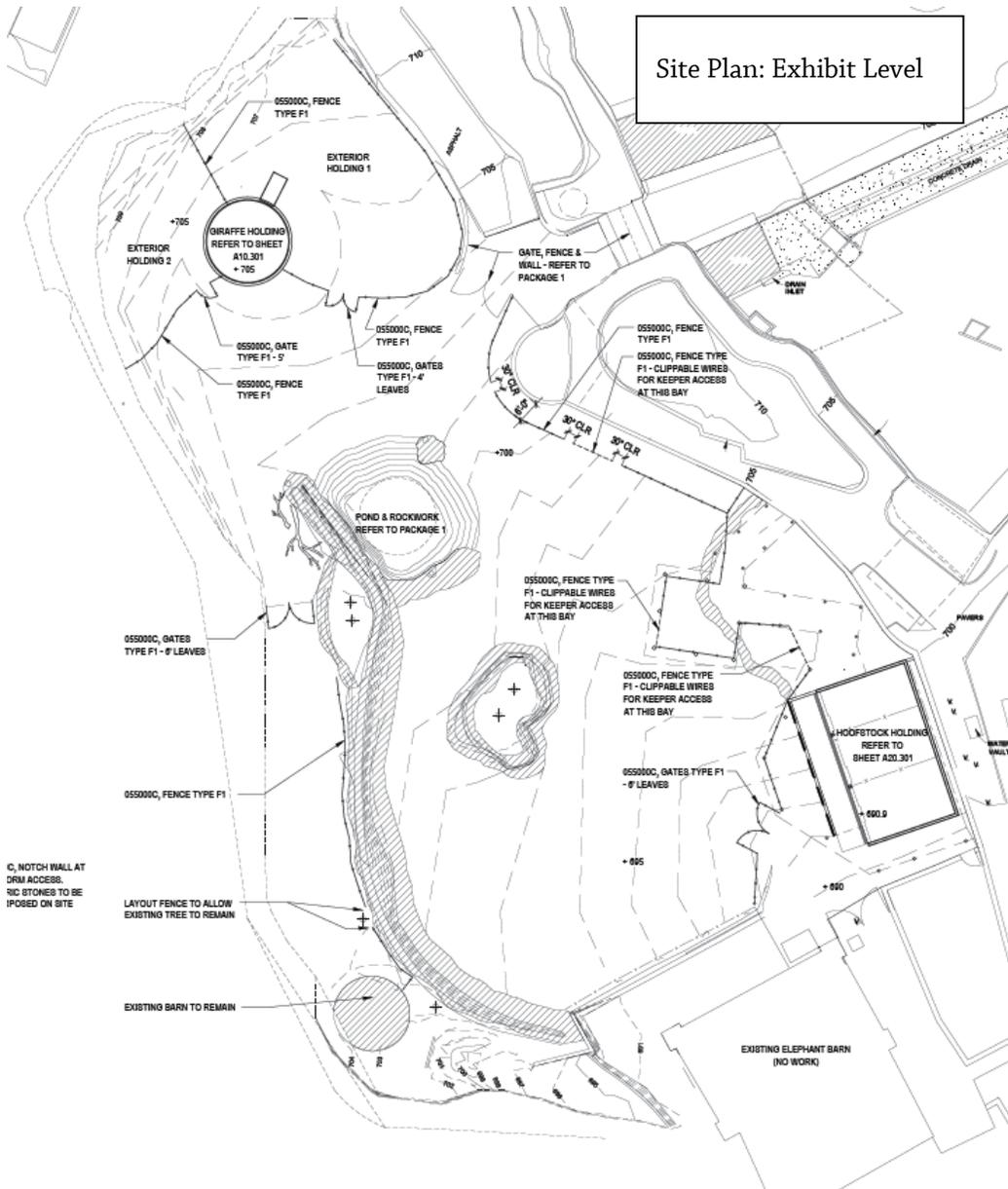
SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

PLANS – ELEVATIONS - MATERIALS



SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

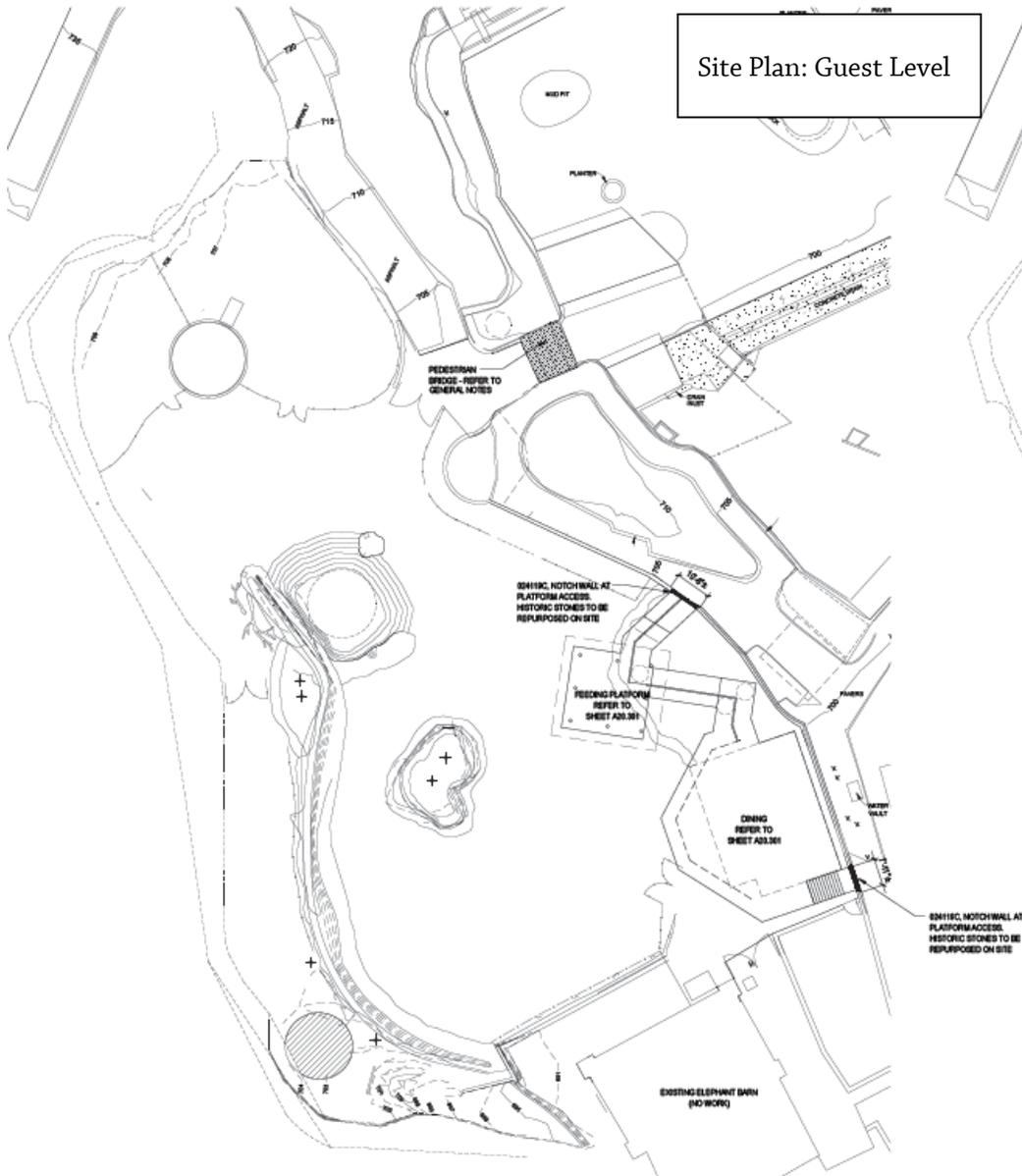
PLANS – ELEVATIONS - MATERIALS



Barrier Fence: Painted steel posts with aircraft cable

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

PLANS – ELEVATIONS - MATERIALS



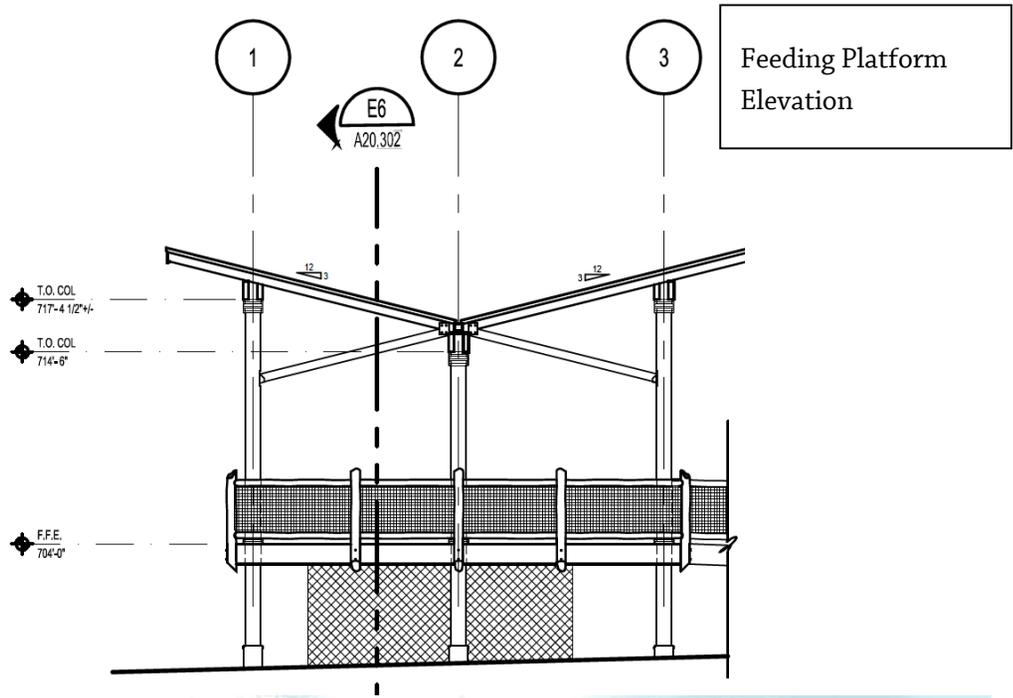
Elevated Deck Material: Trex composite decking



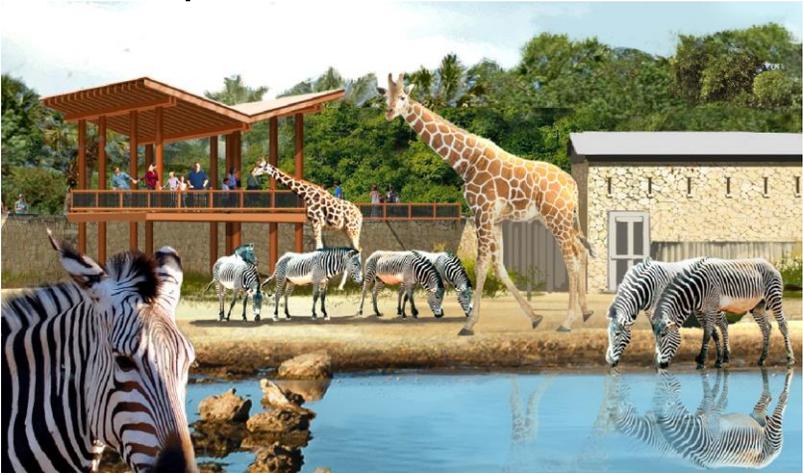
Structure: Heavy wood timber and dimensional lumber

SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

PLANS – ELEVATIONS - MATERIALS

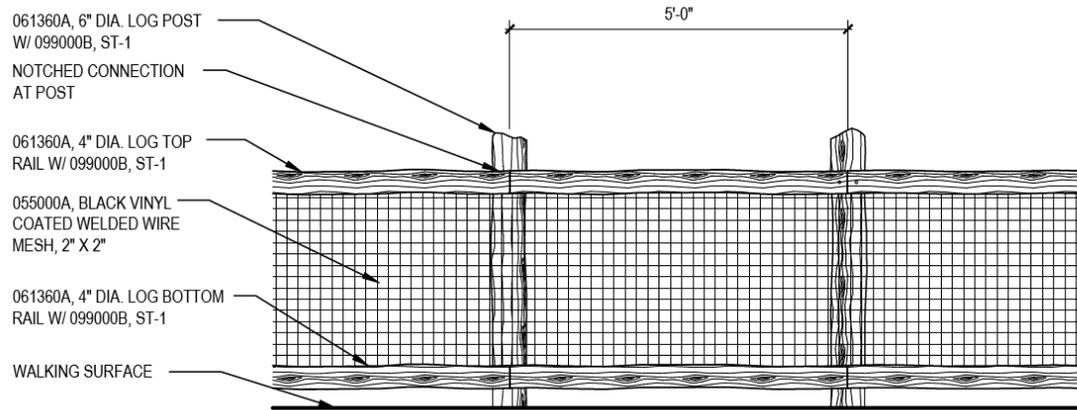


Roofing: Rusted Roofing’s corrugated metal roof with weathered rustic finish



SAN ANTONIO ZOO – GIRAFFE EXHIBIT (PACKAGE 2)

PLANS – ELEVATIONS - MATERIALS



Realm Guardrail: Stained wood logs with black vinyl wire mesh

Pedestrian Bridge: Wood arched bridge with realm themed guardrail

