

## HISTORIC AND DESIGN REVIEW COMMISSION

April 01, 2015

Agenda Item No: 5

**HDRC CASE NO:** 2015-120  
**COMMON NAME:** 436 Labor St. / Labor Street Park  
**LEGAL DESCRIPTION:** NCB 3591 BLK LOT W IRR 332.62 FT OF BLK; NCB 6135 BLK LOT E IRR 167.55 FT OF BLK; NCB 886 BLK LOT W IRR 361.63 FT OF NCB 886 08)PER PLAT 9577/70-74  
**ZONING:** MF33 IDZ  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Sandy Jenkins  
**OWNER:** COSA - Parks  
**TYPE OF WORK:** Park Improvements  
**REQUEST:**

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

1. Install a new outdoor fitness pad and fitness equipment;
2. Rehabilitate the existing basketball court;
3. Replace and repair an existing sidewalk;
4. Replace the kickball backstop;
5. Replace the SAHA building's fence;
6. Install three new picnic tables.

### APPLICABLE CITATIONS:

*UDC Section 35-642 – New Construction of Buildings and Facilities:*

#### a. Site and Setting

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, berms, 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.
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.
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.

**FINDINGS:**

- a. The proposed improvements are appropriate to help make the park more accessible and inviting to users. The improvements are consistent with the UDC Section 35-642.b.1 in terms of maintaining high design quality standards for public facilities.
- b. The proposed reconstruction of the existing sidewalk is appropriate and will provide access to various amenities. This is consistent with the UDC Section 35-642.a.3.
- c. The proposed new fitness area and rehabilitation of the basketball court will provide recreational amenities for park users. This is consistent with the UDC Section 35-642.b.3.
- d. The size, scale, and material of the replacement fence will match the existing. The UDC height and design regulations shall be met.
- e. The design, materials and color of the proposed picnic seating has not been submitted. The seating must be consistent with the UDC Section 25-642.b.3. and 5.

**RECOMMENDATION:**

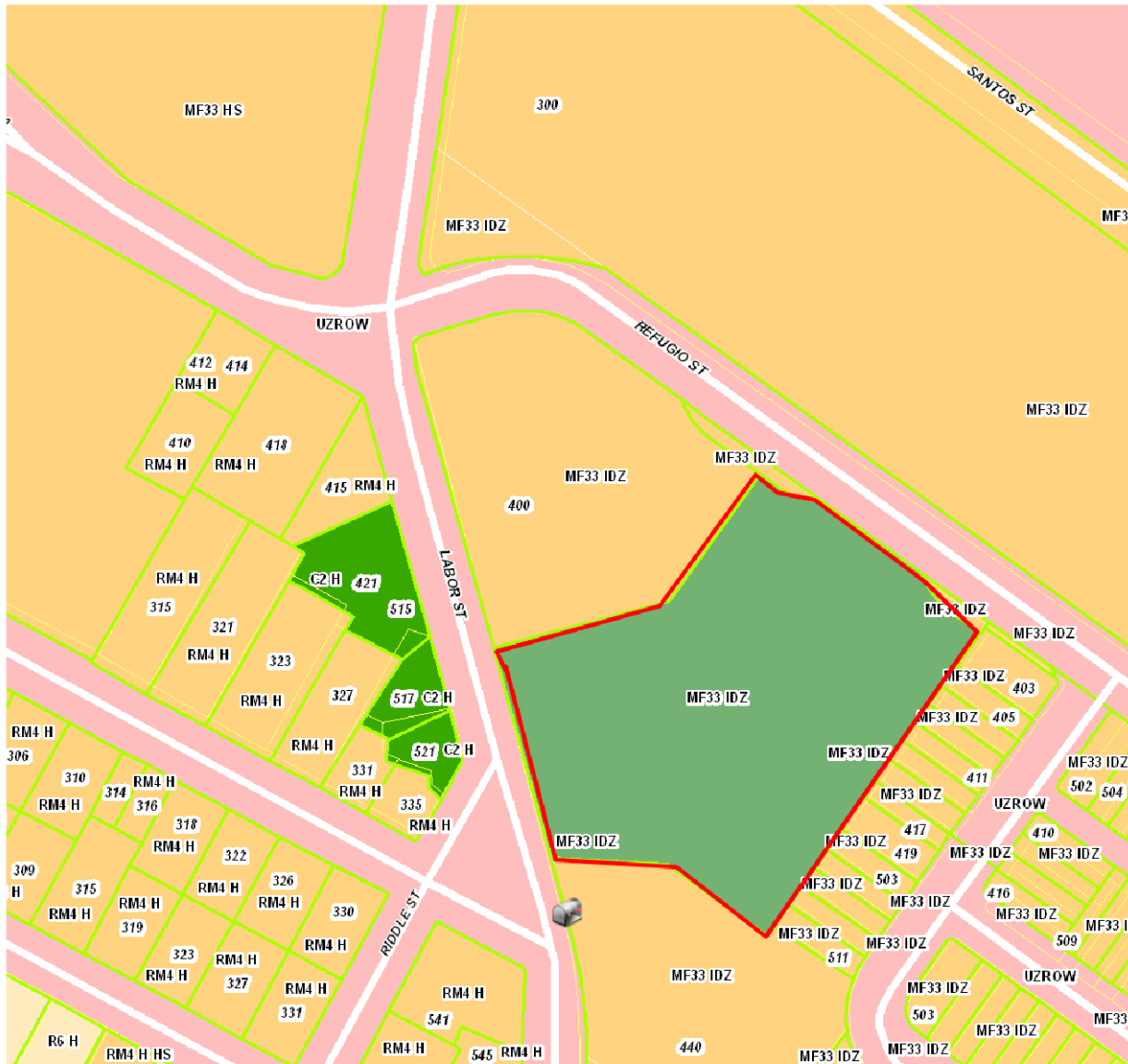
Staff recommends approval based on findings a through e, with the stipulation that the design specifications of the picnic tables be submitted for staff review.

**CASE COMMENTS:**

The project has been reviewed by the City Archeologist. There are no archaeological requirements associated with the application. However, the “trail expansion” identified on the conceptual design map will need to be reviewed for archeological impacts when the project is submitted to HDRC.

**CASE MANAGER:**

Alyson Smith





## 436 Labor

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VICTORIA COMMONS / LABOR STREET PARK

0 5' 10' 20' SCALE 1"=20'





Google earth







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feet  
meters

100

50

