

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 11

HDRC CASE NO: 2016-142
ADDRESS: 600 HEMISFAIR PLAZA WAY
LEGAL DESCRIPTION: NCB 13814 BLK 3 LOT SW IRR 416.30FT OF 12
ZONING: D H RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Hemisfair Historic District
APPLICANT: Roger Tavares
OWNER: City of San Antonio
TYPE OF WORK: Relocation of Amaya House
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to relocate the Amaya House within the Hemisfair Historic District.

APPLICABLE CITATIONS:

UDC Sec. 35-613. - Relocation of a Landmark or Property Located in a Historic District.

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
- (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.

(b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.

FINDINGS:

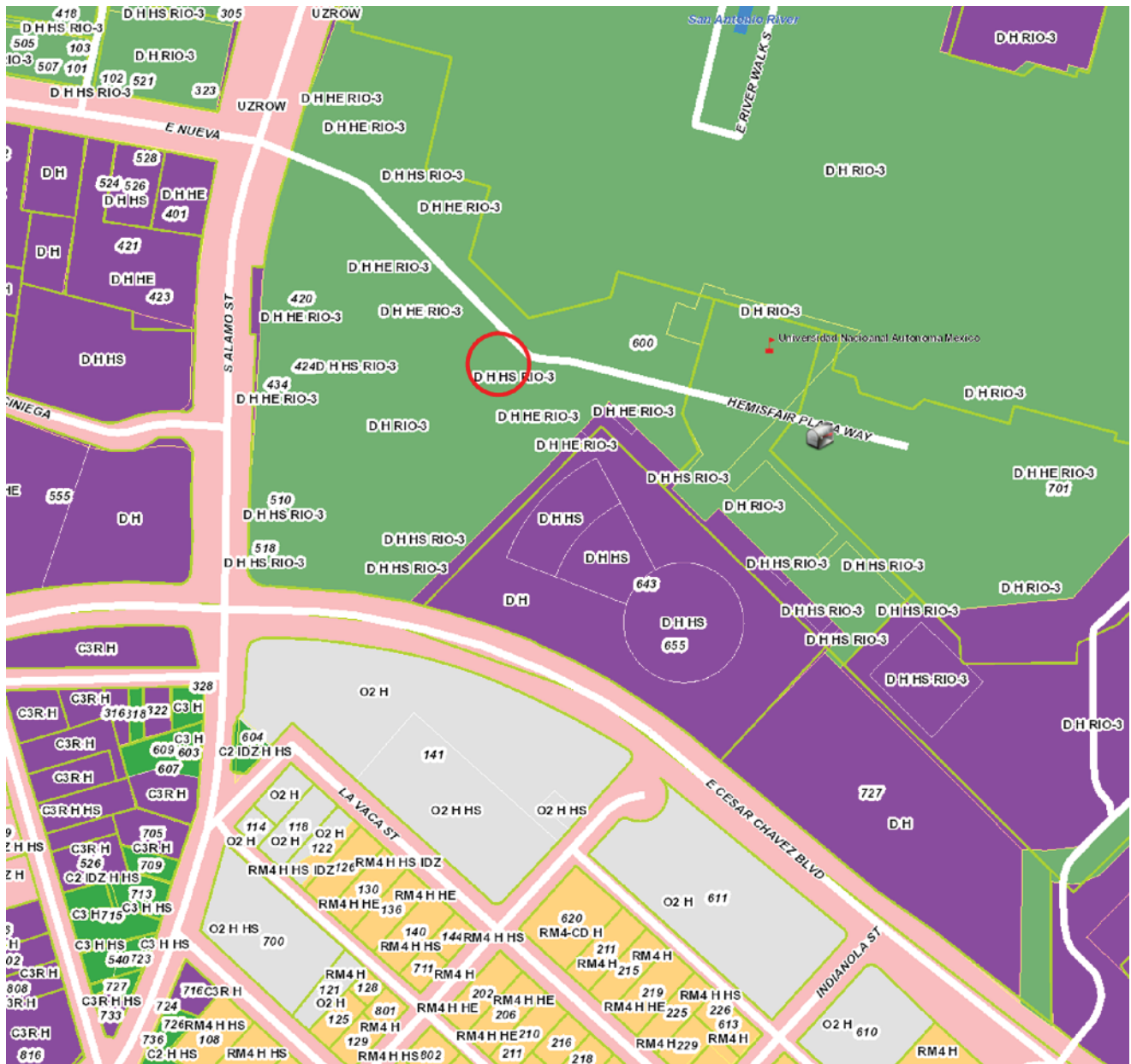
- a) The Amaya House is a small, caliche block, vernacular house constructed circa 1875. It preserved during Hemisfair '68, but was relocated within the park to its current location in 1996 to accommodate an expansion of the Convention Center.
- b) The proposed relocation area is adjacent to the Tynan House which has a similar construction period and vernacular as the Amaya House. It will be positioned to reestablish the building edge along Goliad Street consistent with the UDC. Furthermore, the house will also regain its original orientation at the proposed location.
- c) The Amaya House will retain its historic designation at the proposed location.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c with the stipulation that a detailed relocation plan be provided to staff.

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.



Amaya House - Hemisfair

Printed: Apr 07, 2016

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March 30, 2016

Historic and Design Review Commission
Office of Historic Preservation
City of San Antonio
901 South Alamo Street
San Antonio, TX 78204

Re: Amaya House, Hemisfair, San Antonio
Bexar Co. TX

Members of the Commission:

We are writing to request the relocation of the Amaya House, a previously-relocated, designated Texas Archeological Landmark, from its present site in Hemisfair to another location also within Hemisfair.

Background of the Hemisfair Redevelopment

I would like to brief you on the successes of the Hemisfair redevelopment project. Since 2009, Hemisfair Park Area Redevelopment Corporation (HPARC), under the direction of the City of San Antonio, has been pursuing a significant renewal of the former 1968 world's fair site. Before 1968, this area was part of a residential neighborhood whose construction dates back to the mid-1800's. Some of the historic structures were preserved and are still standing on their original sites. During the world's fair, these homes were converted to non-residential use, serving as restaurants, administrative offices and fair amenities. Since the fair, many of the structures were left abandoned or underutilized. A key component of the HPARC redevelopment is to rehabilitate and use the historic structures within Hemisfair to help activate the surrounding public areas. The ultimate vision is for Hemisfair to function as an urban parks district.

HPARC's master plan for redevelopment of this 40+ acre urban district includes multiple parks, plazas, pedestrian friendly streets, hundreds of residences, offices, and a boutique hotel; all activated at the ground floor by local businesses located in restored historic and new structures. To date, HPARC has developed and opened Yanaguana Garden, an active play environment for all ages and abilities. The first of three parks planned at Hemisfair, Yanaguana Garden opened on

October 2, 2015. In the first five months, the \$8,000,000 park has served 200,000 visitors, with an average of 8,300 visitors per week. The name Yanaguana comes from an indigenous Native American word for “spirit waters” and describes the area around the origins of the San Antonio River. Yanaguana Garden celebrates and promotes the playful nature of humanity in all its forms - exercise, food, drink, dance, music, and culture.

As a part of this project, HPARC has invested over \$5 million in municipal bond dollars stabilizing, repairing, and rehabilitating 15 historic structures contiguous to Yanaguana Garden. Three historic structures are now being used by the Magik Children’s Theater: **Beethoven Hall**, the **Eagar House** and the **Hermann Carriage House**. The **Eagar Dependency** and the **Kampman House** were also partially renovated and are currently occupied by HPARC staff, with the eventual plan for further rehabilitation for a park activating user.

HPARC is currently finalizing additional improvements to four historic structures, the **Perieda House**, the **Espinosa House**, the **Koehler House** and the **OK Bar**. HPARC desires tenants that are respectful of the heritage that these historic spaces represent, but also excited by the prospect of breathing new life into them. Four homes on the south end of Yanaguana Garden were awarded for tenancy by small business owners in January of 2015. These business include a paleteria, a coffee shop, a microbrewery and a family-friendly restaurant.

Another historic structure, the **Smith House**, is to be renovated as a part of HPARC’s first Public Private Partnership (P3) project, the Acequia Lofts, a 163-unit apartment building and parking garage. In the near future, HPARC will solicit proposals from private developers that want to complete the rehabilitation of the remaining historic structures that have been partially rehabilitated, potentially including the **Hermann House**, the **Schultze House**, the **Solomon Halff House**, and the **Schultze Store**.

Please note that a portion of the Acequia Madre is being preserved in the landscape of Hemisfair.

While the Northeast and Northwest Quadrants of Hemisfair do not have historic designations, redevelopment progress has also been made in these areas. In the Northeast quadrant, the City of San Antonio recently completed its new convention center addition which will allow the demolition of the west wing of the convention center. The removal of this building allows HPARC to construct a new park that will be enlivened by several new P3 developments.

In the future, HPARC also intends to redevelop the Southeast Quadrant of the fairgrounds including the renovation of five historic houses and several pavilions from the world’s fair located along East Nueva Street (formerly Goliad Street). This work will begin when future funding is established. It is within this two block length

of old Goliad Street, and within the context of other surviving historic houses, that HPARC wants to relocate the Amaya House.

Request:

HPARC would like to relocate the Amaya House from its present location on the south side of old Goliad Street to a new location approximately 800 feet to the east along old Goliad Street. The new site will be on the north side of the street and is in between the Richter House and the Women's Pavilion. See the attached Hemisfair Current Redevelopment Plan and the Historical Context Map.

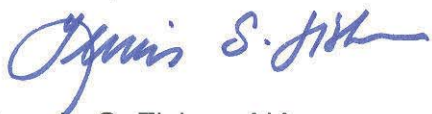
We believe this will be a historically appropriate relocation for the following reasons:

1. The Amaya House was previously moved from its original site in 1996.
2. This building was relocated intact. It is the intent of HPARC to use the same method to relocate the structure, causing the least amount of harm possible to its structural walls and its character defining features.
3. The House will be adjacent to three other houses original to the pre-Hemisfair neighborhood, the Maximillian Schultze House, the Dugosh House and the Coyone-Tynan-Dugosh House. In other words, the House is being relocated to a site that is in context with its original location. The new location will strengthen the historic cluster of structures found on the north side of old Goliad Street. It will be placed on the site of a demolished House and will re-establish the rhythm of houses along old Goliad. It is the intension of HPARC to re-open old Goliad Street to limited traffic giving better access and better economic potential to the historic cluster of buildings.
4. At its new location, the House will regain its original orientation facing southwest as when it was built at 601 Wyoming Street. (Presently it faces northeast.)
5. The House will be closer to its original site after the requested move than it is at the present time.
6. The proposed site is within an area designated as park land. This is relevant because the park land will continue to be owned by the City of San Antonio, and will not be affected by future private development on its proposed site. The relocated Amaya House and the adjacent historic structures will be leased to tenants for the purpose of park activation that enliven the parks district neighborhood just as the structures around Yanaguana Gardens will bring life to that area.

I hope that you agree that HPARC has been working successfully to redevelop the old World's Fair site while preserving the history of the area. HPARC and the City of San Antonio are committed to the preservation of the historic structures within the Hemisfair Historic District.

Therefore, we request that you approve the relocation of the Amaya House to the 600 block of old Goliad Street. We will gladly meet with you to discuss this matter. Please call me if you have questions or want to set a meeting time.

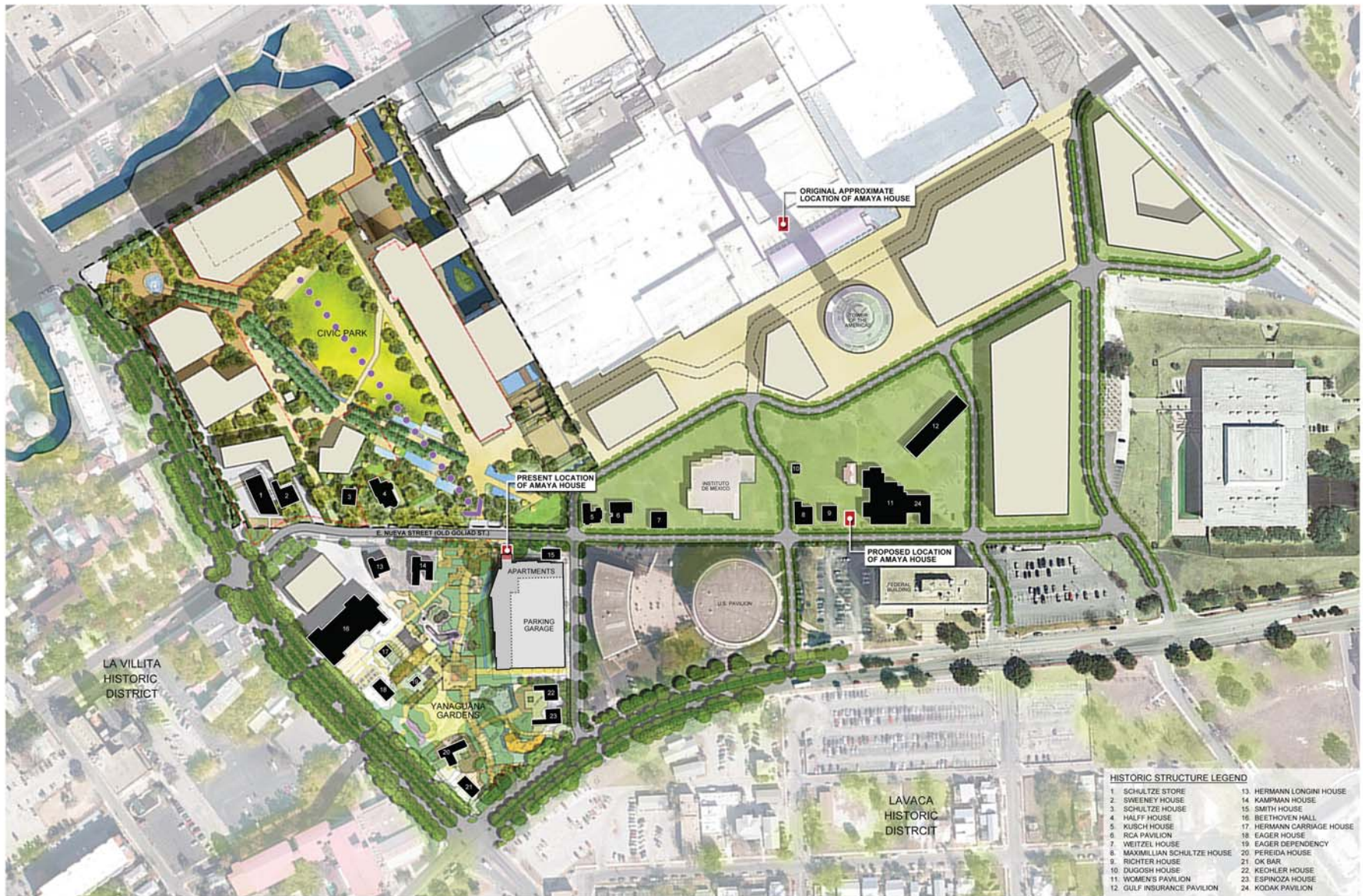
Sincerely,

A handwritten signature in blue ink, appearing to read "Lewis S. Fisher", with a stylized flourish at the end.

Lewis S. Fisher, AIA

Cc: Cory Edwards, City of San Antonio
Roger Tavares, HPARC

File



HEMISFAIR CURRENT REDEVELOPMENT PLAN

SHOWING THE PROPOSED SITE FOR THE AMAYA HOUSE

March 29, 2016



AMAYA HOUSE - FRONT ELEVATION



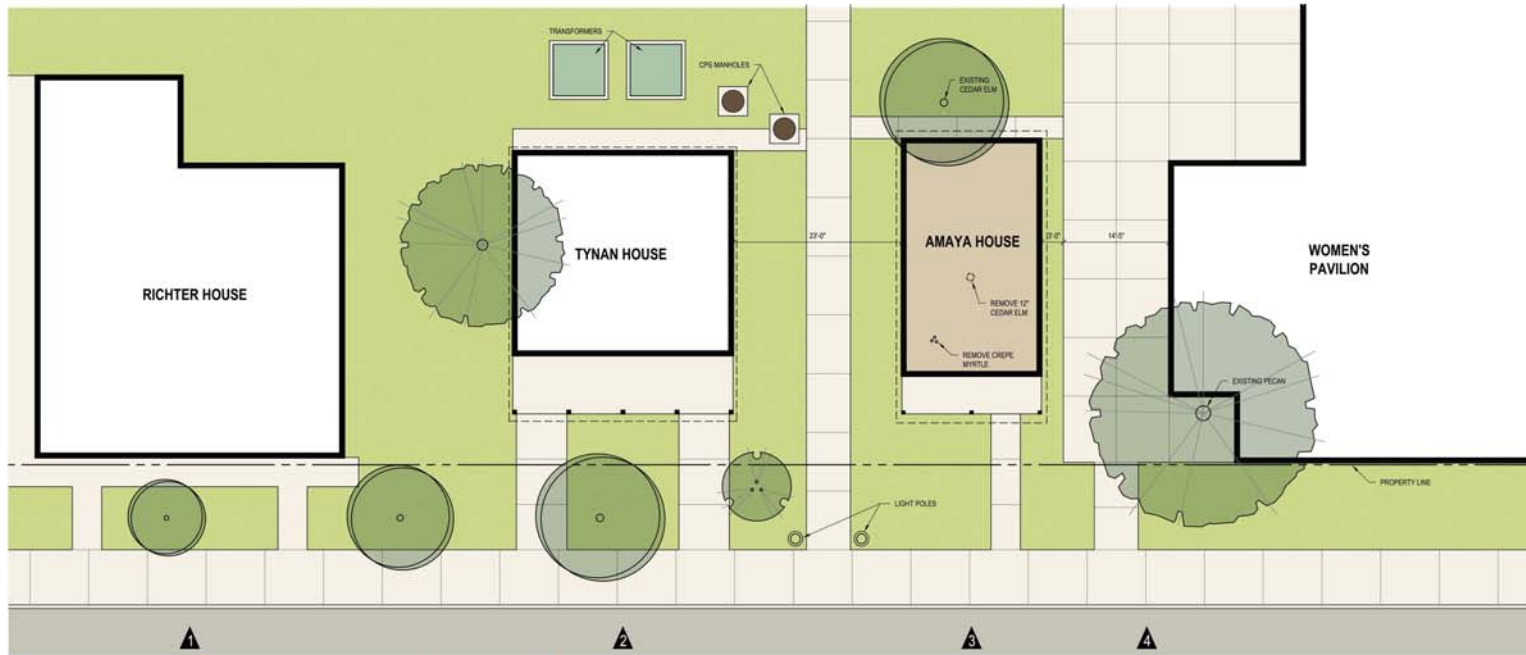
AMAYA HOUSE - RIGHT ELEVATION



AMAYA HOUSE - BACK ELEVATION



AMAYA HOUSE - LEFT ELEVATION



PROPOSED SITE FOR THE AMAYA HOUSE

Scale: 1/8" = 1'-0"



PHOTOGRAPH "1" - RICHTER HOUSE



PHOTOGRAPH "2" - TYNAN HOUSE

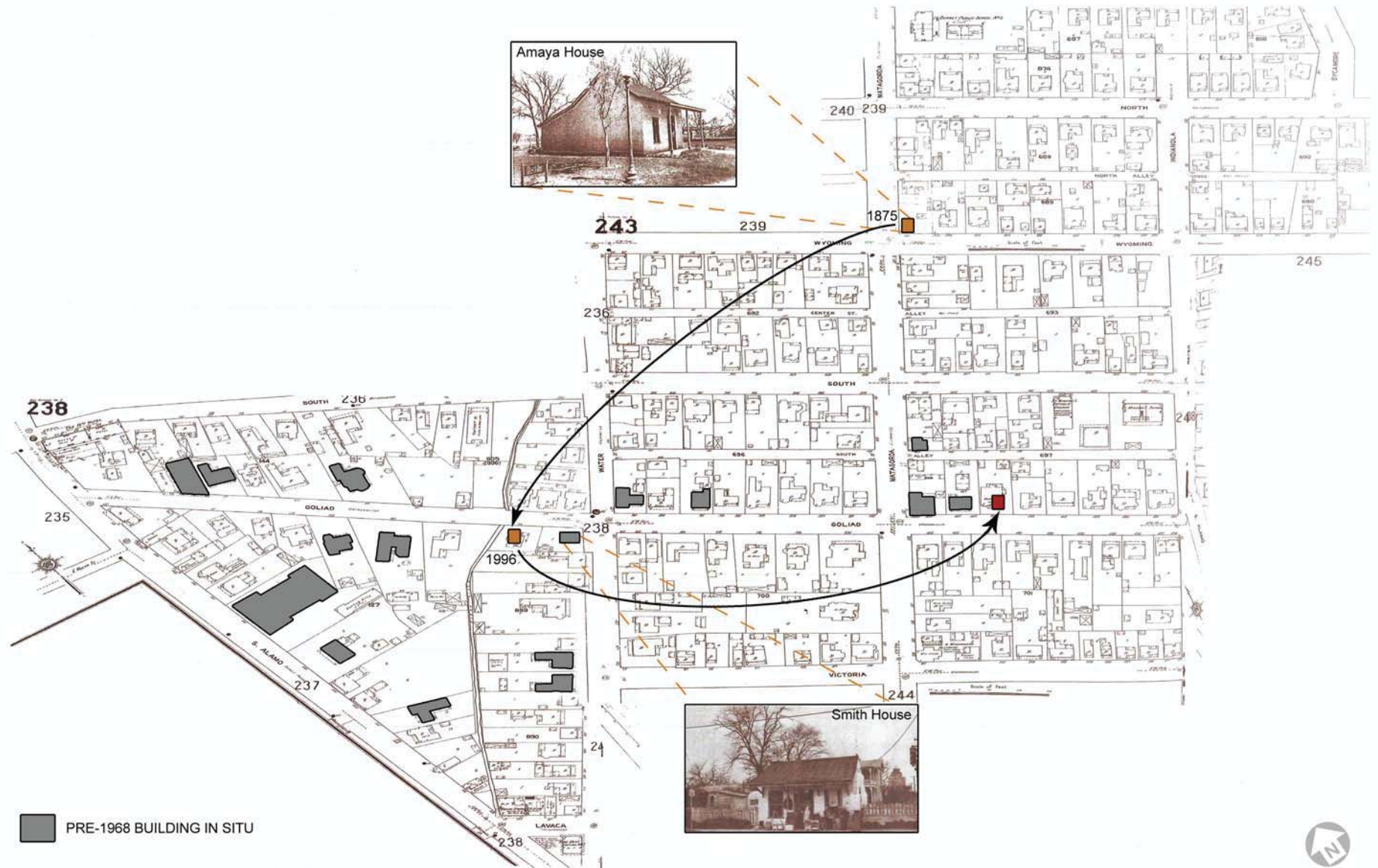


PHOTOGRAPH "3" - PROPOSED SITE



PHOTOGRAPH "4" - WOMEN'S PAVILION

HISTORIC CONTEXT MAP



March 29, 2016