

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-184
ADDRESS: CLUB AT KAMPMANN
LEGAL DESCRIPTION: NCB 7013 BLK LOT 9
ZONING: RM-4 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Ben Rosas/Overland Partners
OWNER: City of San Antonio Parks & Recreation
TYPE OF WORK: Construction of public park elements
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct benches, displays, and interactive elements in a public park.

APPLICABLE CITATIONS:

Unified Development Code: DIVISION 4. – PUBLIC PROPERTY.
Sec. 35-646. - Construction in 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.

E. *Vending Machines.* Vending machines will not dispense items other than newspapers and periodicals. Vending machines shall be clustered together and away from intersection corners.

F. *Vending Carts and Kiosks.* Vending carts and kiosks are encouraged in locations that do not impede normal pedestrian traffic.

G. *Outdoor Dining.* Lease of public right-of-way for outdoor dining is encouraged in appropriate locations. Lease of sidewalk space for outdoor dining shall be managed through the department of parks and recreation and shall comply with all city codes. It is recommended that at least eight (8) feet of sidewalk be retained between the curb and the leased or

licensed space to provide an uninterrupted public walkway.

H. *Street Objects*. Utility boxes, vending machines and so on should not be located in sidewalk zones. Their design and color should be compatible with character of their surroundings.

(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.

(c) *Awnings and Canopies*. The primary purpose of an awning shall be to provide shade and weather protection to pedestrians.

(1) *Size and Shape*. Awnings shall be proportionate in shape and size to the scale of the building facade to which it will be attached. On historic landmarks or on older buildings, awnings shall be historically appropriate in design and materials.

(2) *Materials and Lettering*. Preferred materials for fabric awnings are fire resistant canvas. Metal canopies may also be appropriate. Lettering on fabric awnings shall be permitted on the front flap only of the awning in a manner proportional to the awning size, but not to exceed one-half (1/2) the area of the front flap. Symbols or logos may be allowed on the top of the awning not to exceed one-sixth (1/6) of the square footage of the top of the awning.

(Ord. No. 98697 § 6)

FINDINGS:

- a. The lot located at 400 Club Drive is currently owned by the City of San Antonio and utilized as a public park and green space. The applicant is proposing to construct a series of park elements on the western edge of the park at the intersection of Club Drive and Kampmann Boulevard. The park is located just north of Thomas Jefferson High School within the Monticello Park Historic District.
- b. SEATING – The applicant has proposed a series of clustered park elements to include the following: adult and children seating supported by slatted wood members on a 6” linear foundation with incorporated herb garden; new native planting along eastern seating element; and an interactive book display/art canvas. According to UDC Sec. 35-646, a clustering of furniture in one space is recommended. Seating should also be inviting, durable, and offer a variety of experiences. Staff finds the materiality and clustered nature of the proposal consistent with UDC requirements.
- c. CIRCULATION AND CONTEXT – UDC Sec. 35-646 also notes that objects or elements should not impede the public right-of-way and should adhere to circulation requirements of a path width of at least 36 inches. The proposed book display and associated elements are centrally located within existing trees and offer several circulation options in adherence with accessibility requirements. Staff finds the proposal acceptable.

RECOMMENDATION:

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

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 14, 2017

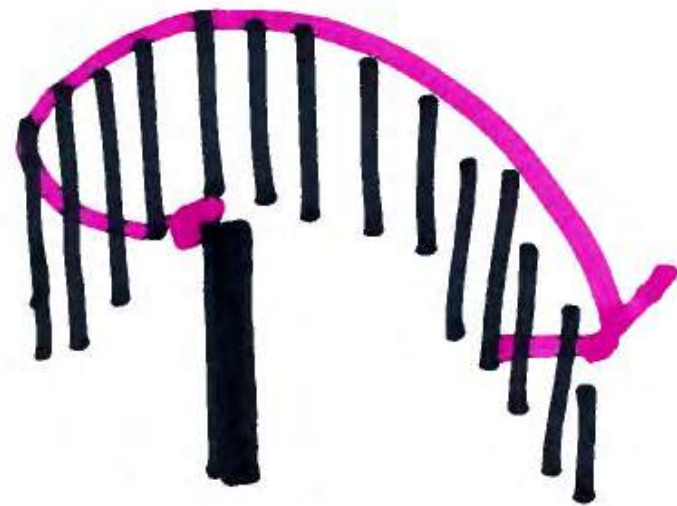
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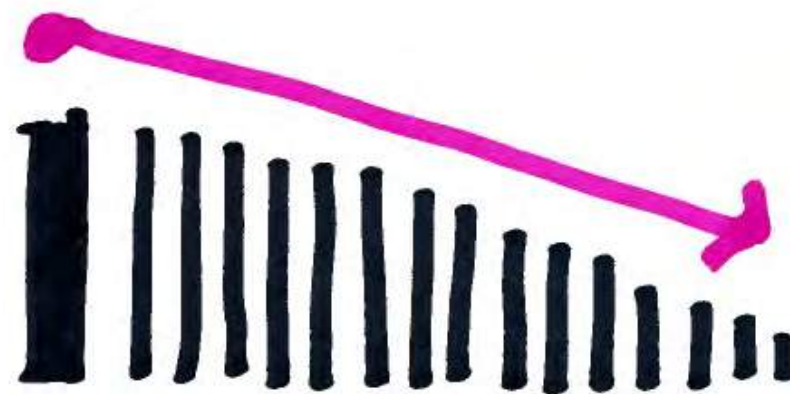
BIRDIE'S NOOK San Antonio, TX

MPNA PRESENTATION | MARCH 2017

OVERLAND



Stepping down from the pillar



Passing down of wisdom to
younger generations



Everything starts with
Reading/Knowledge

MISSION STATEMENT

Birdie's Nook embodies the joy of selfless giving found in sharing stories with one another. It will be a beacon in Monticello Park that brings the community together through literacy, opportunity, and shared space. Its durable construction will be intrinsically tied to its context, connecting people of all ages with the landscape, while providing a welcoming and inspiring place to escape into a story.

GUIDING PRINCIPLES

WELCOMING - This project will bring people in the community together. It will embrace its users and create a safe and relaxing environment.

BEACON - This project will become a beacon of knowledge by providing opportunity through literacy and shared space.

DURABLE - Materials will emphasize durability by being easily maintained and vandal-resistant.

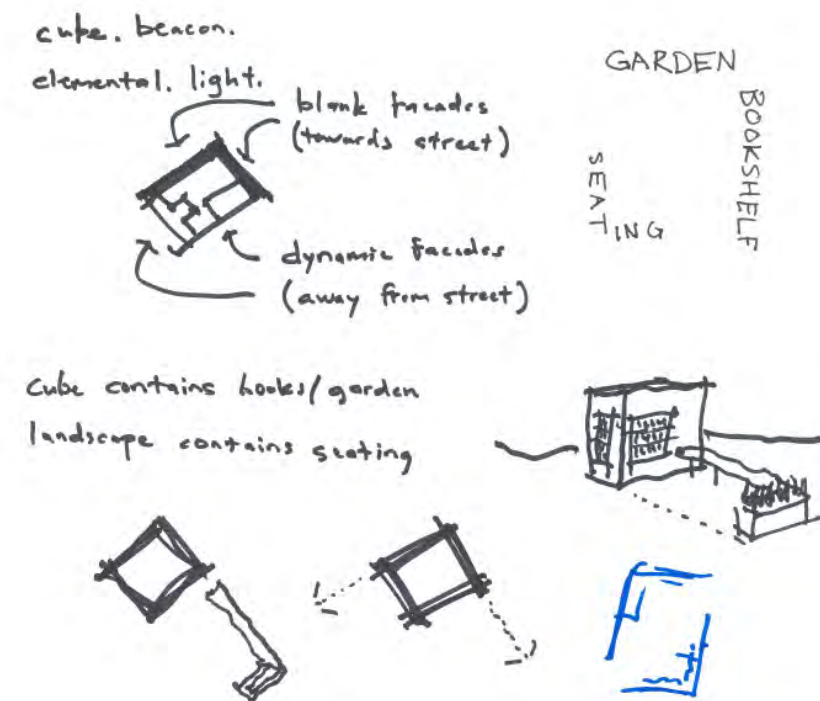
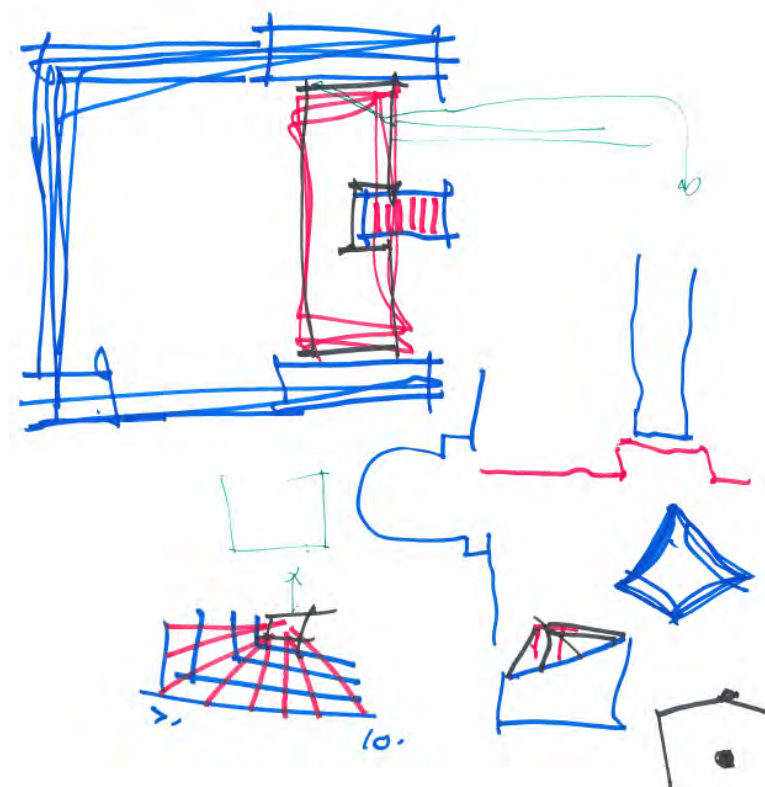
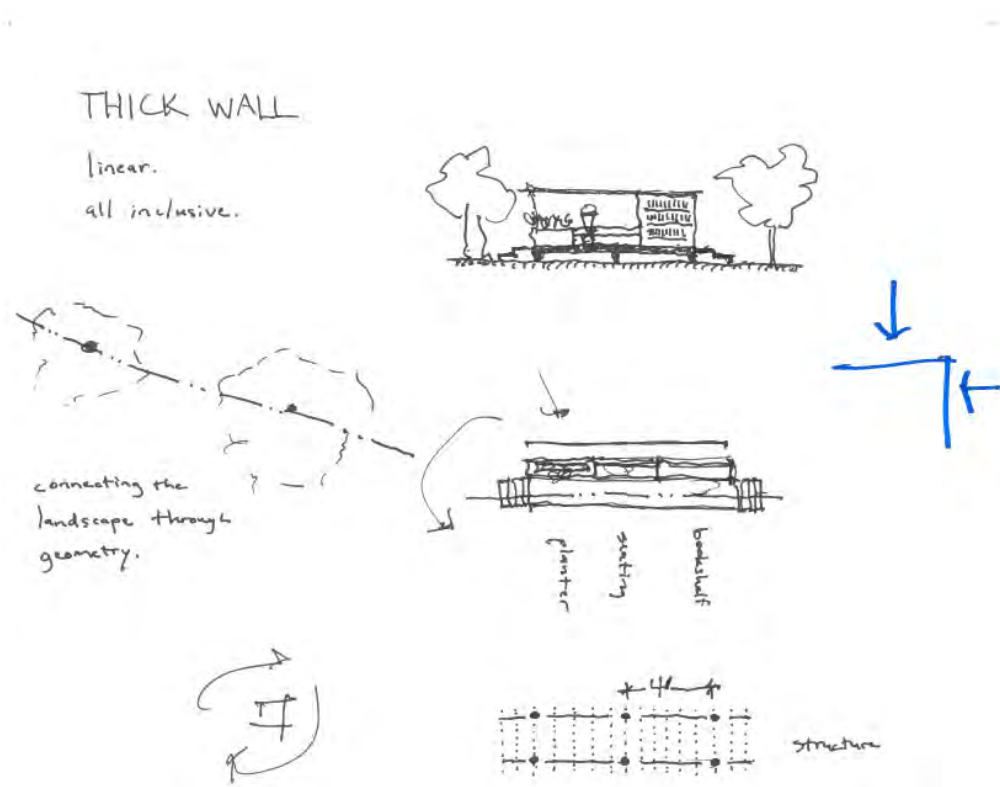
SELFLESS - The design will be an expression of selfless giving. It will encourage creativity and educational growth without asking anything of the community in return.



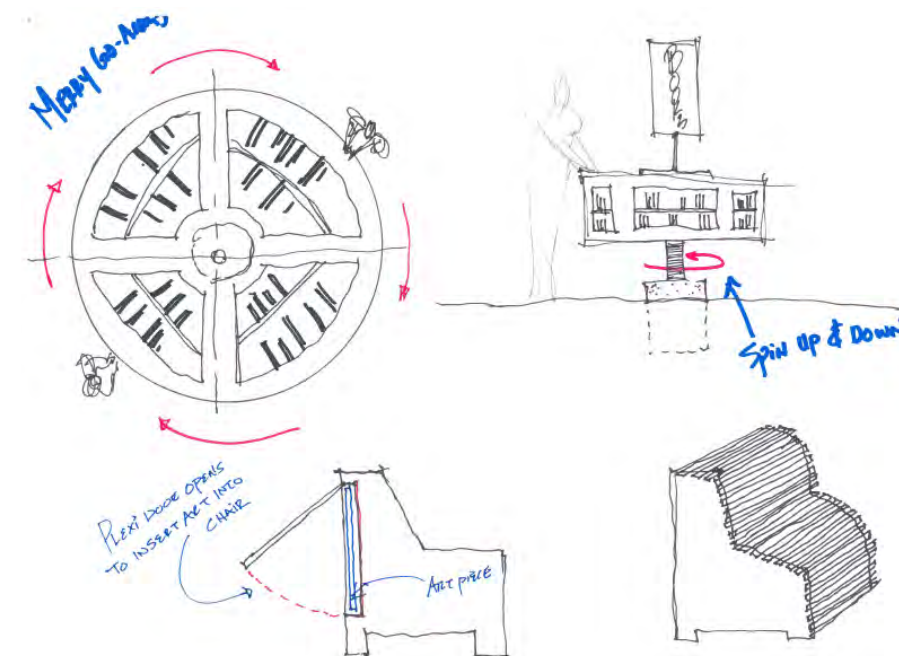
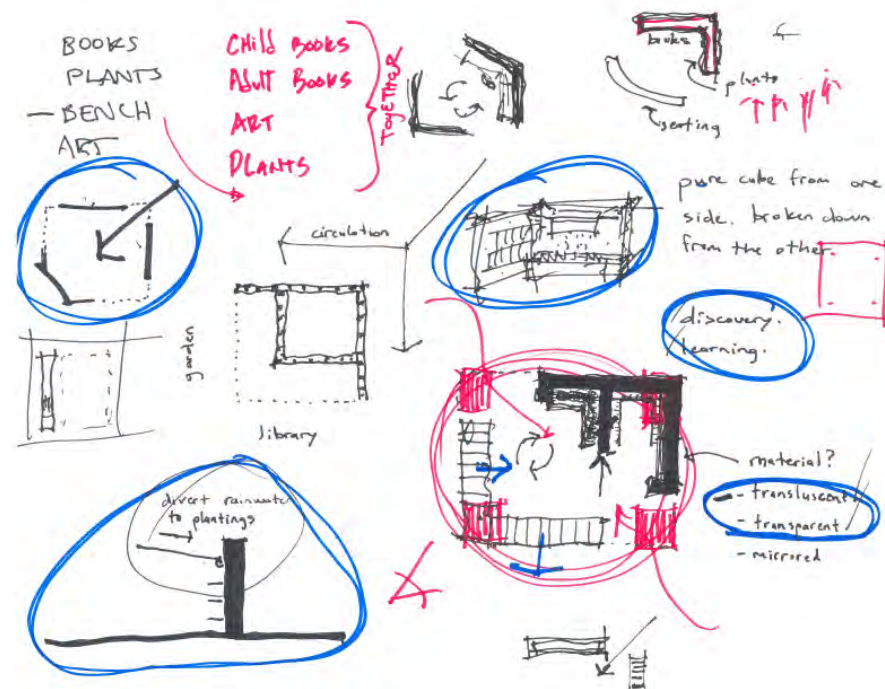
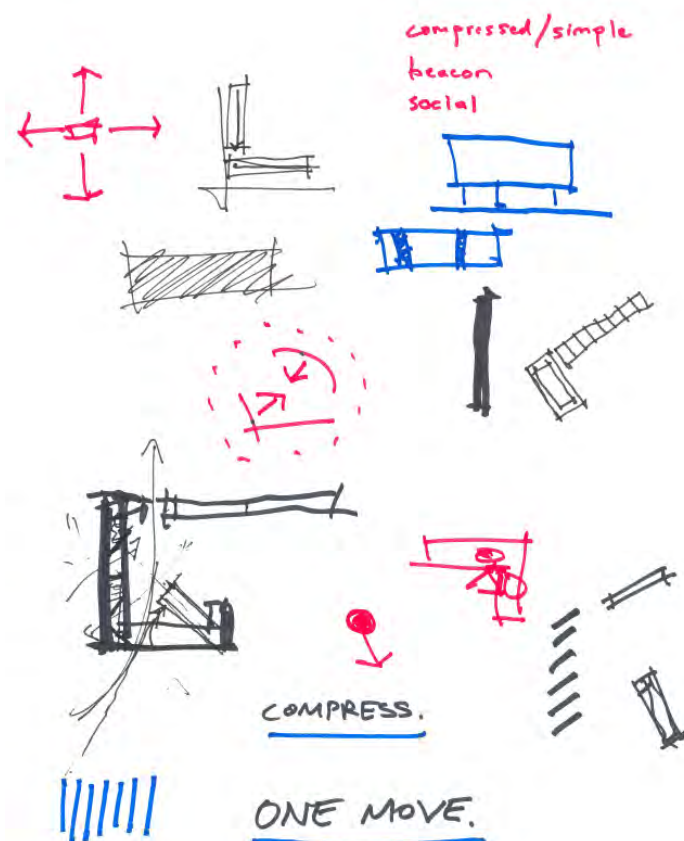


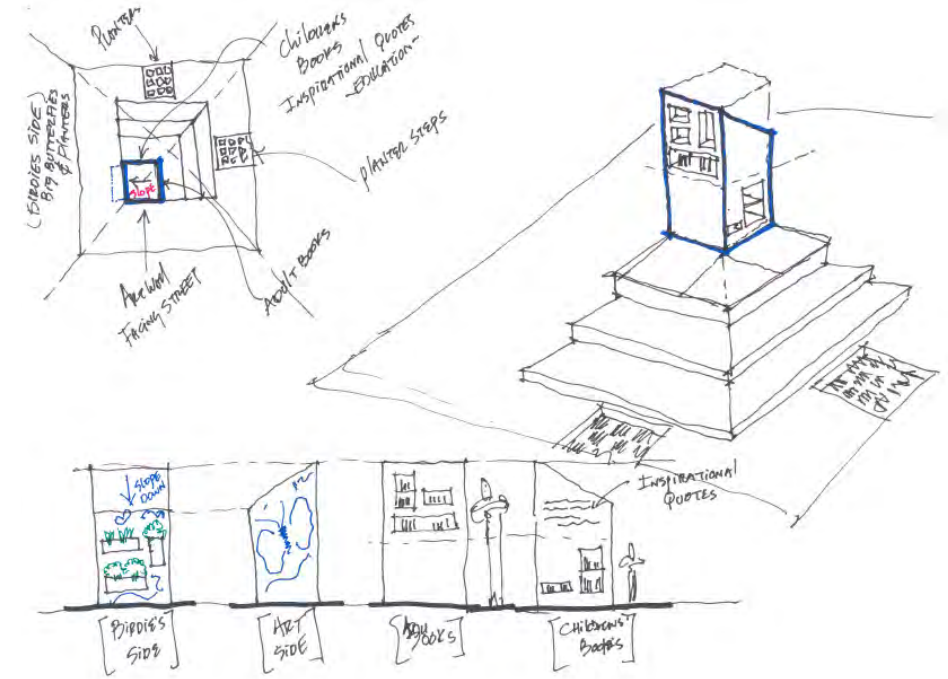
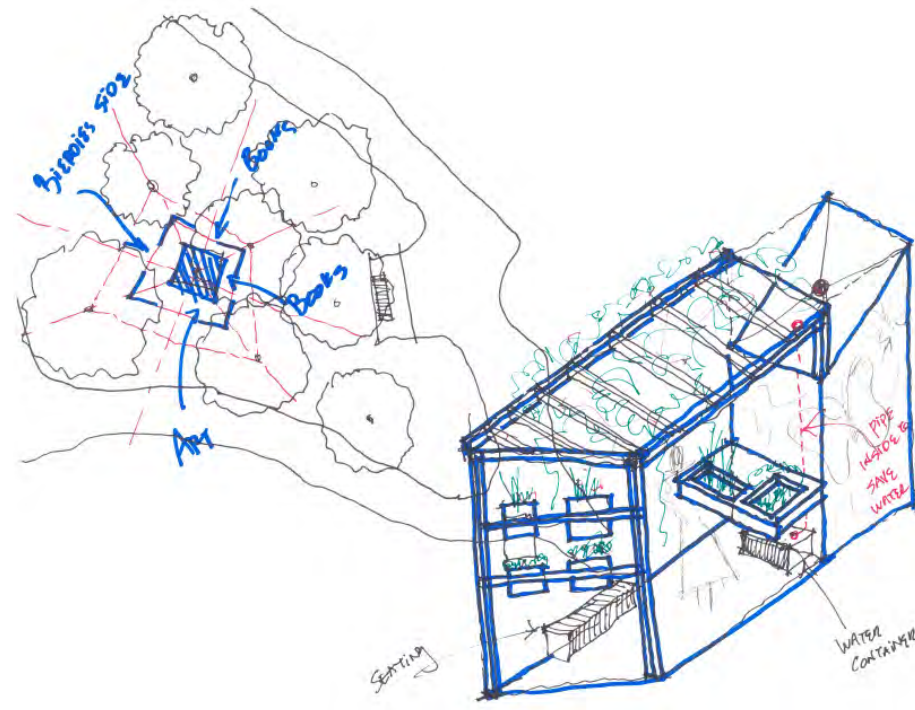
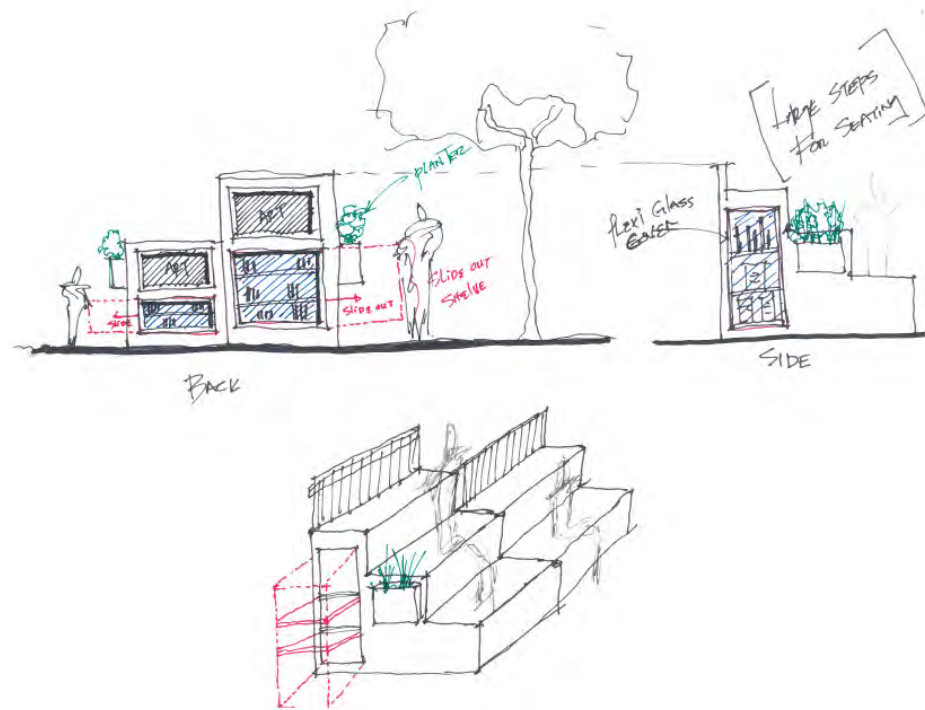
INSPIRATIONAL IMAGES



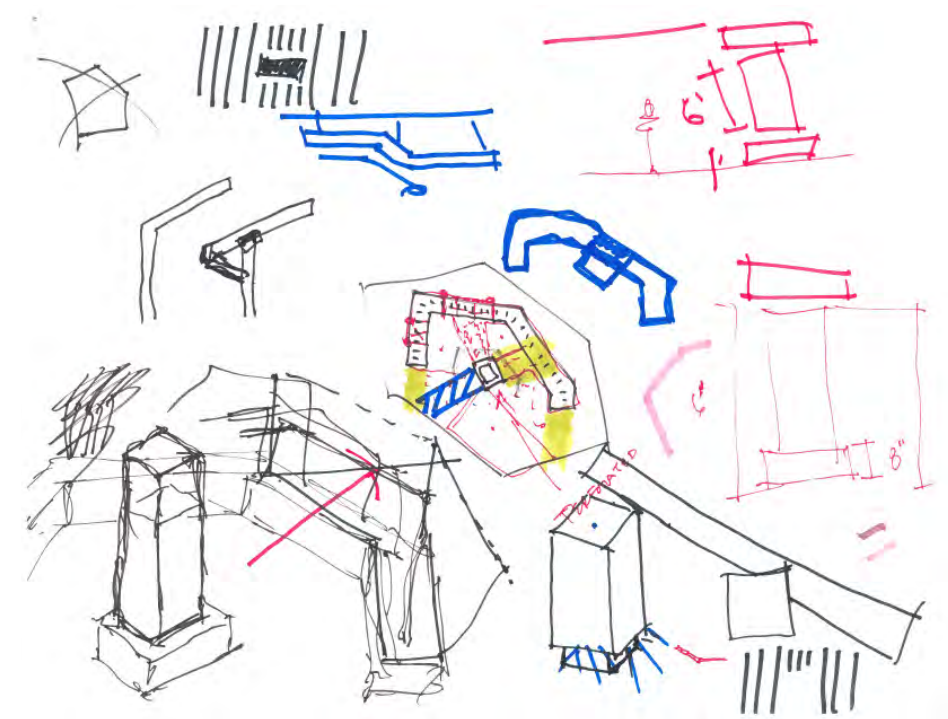
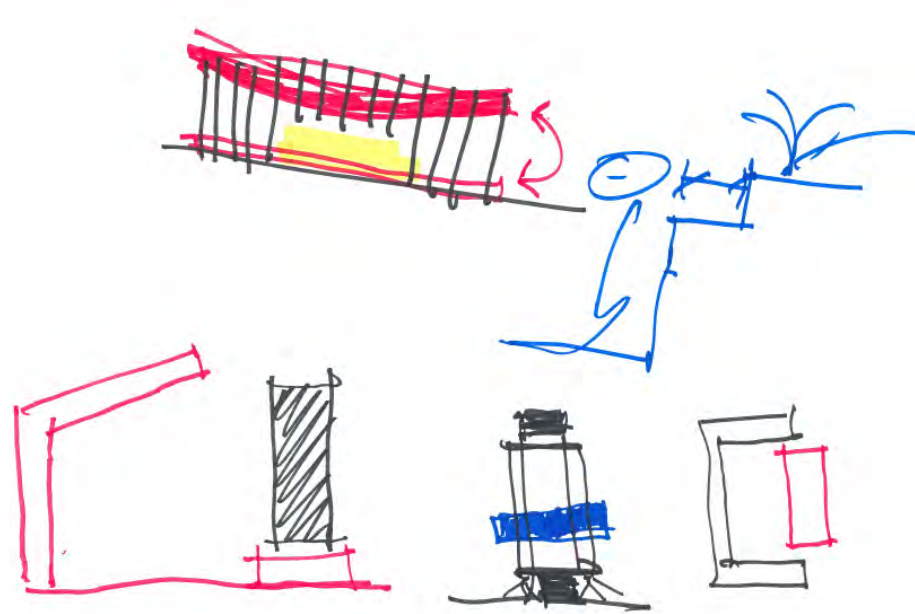
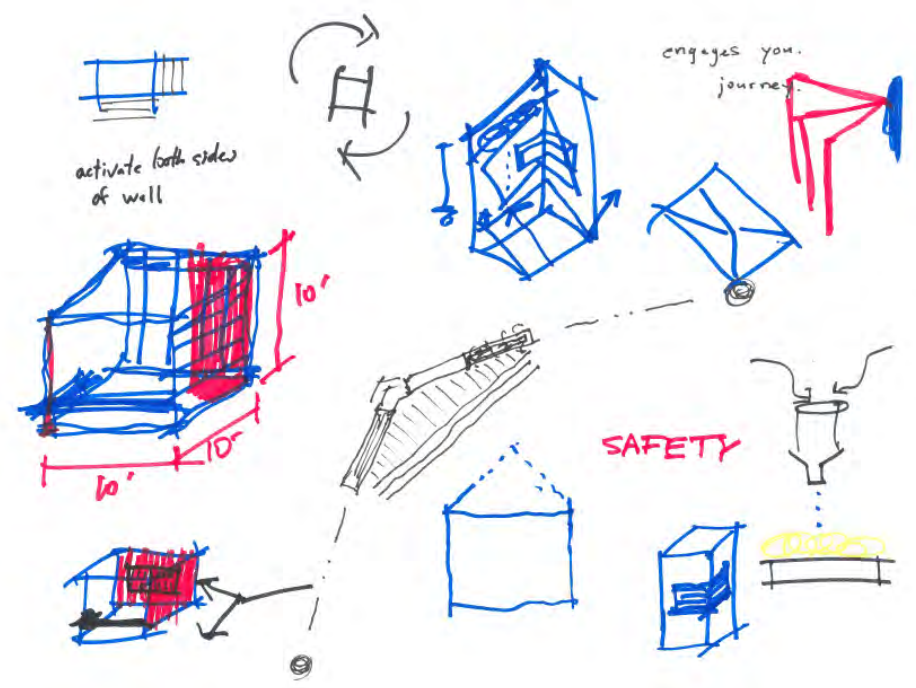


PROCESS SKETCHES

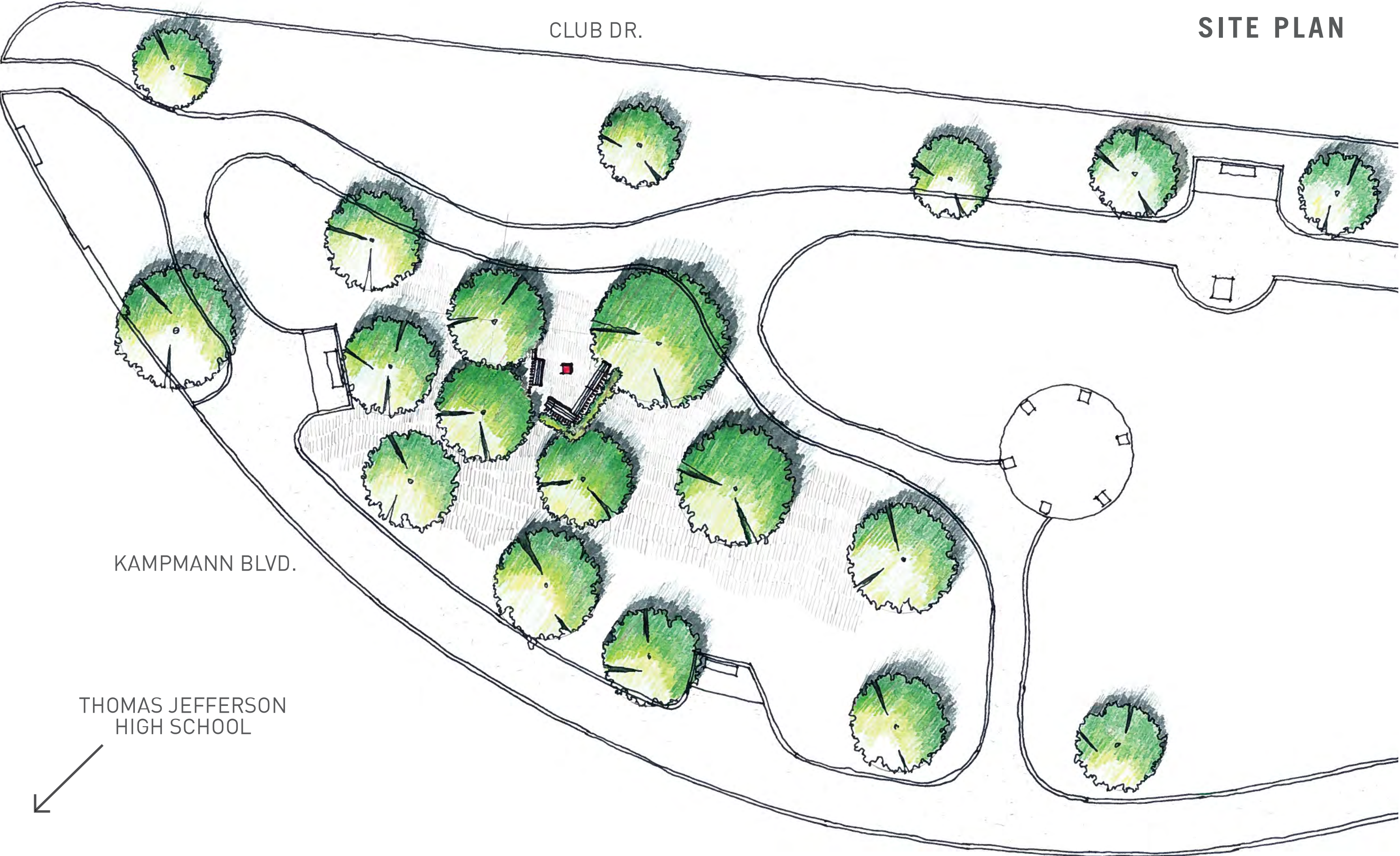




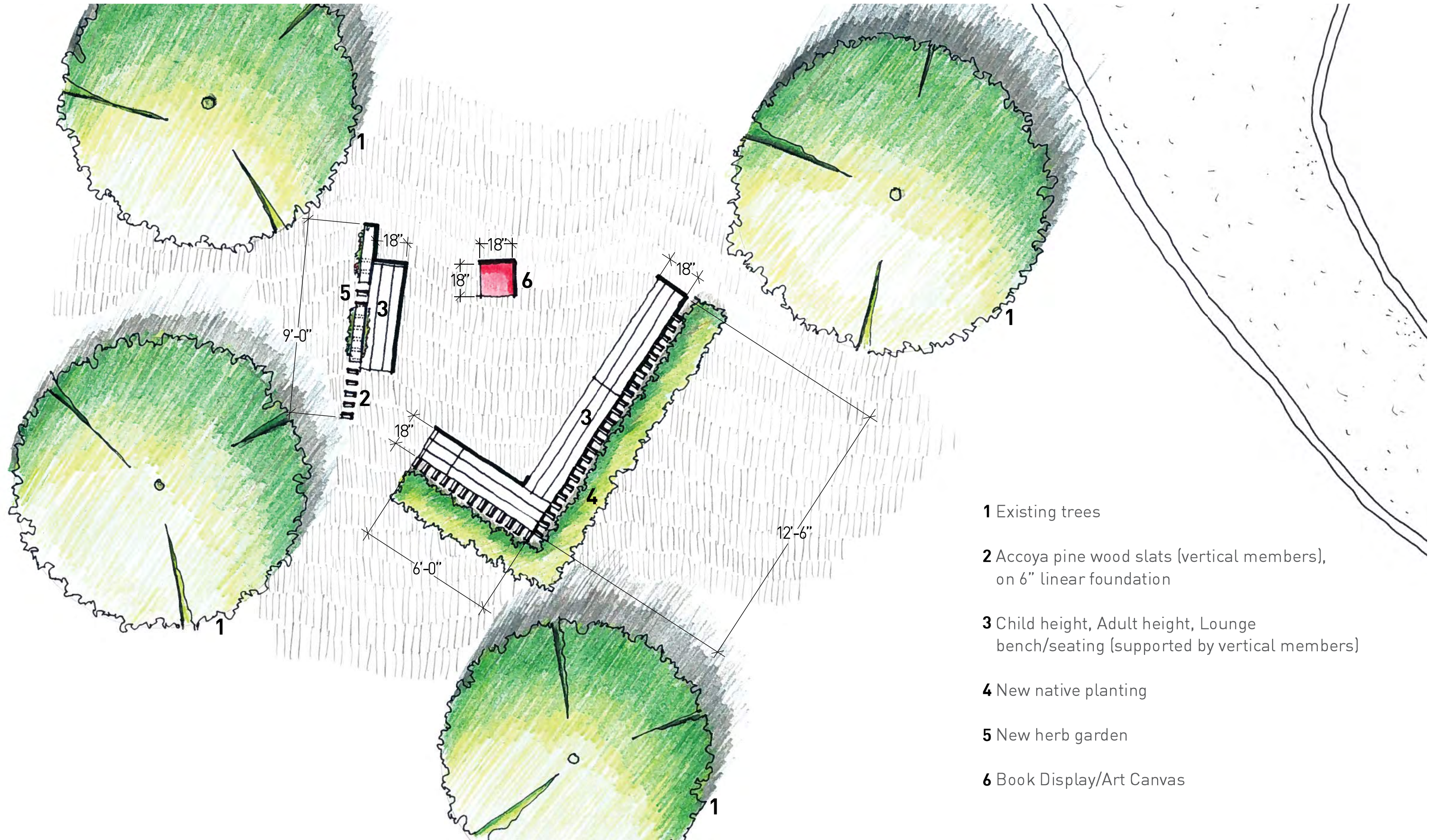
PROCESS SKETCHES



SITE PLAN



FLOOR PLAN



- 1** Existing trees
- 2** Accoya pine wood slats (vertical members), on 6" linear foundation
- 3** Child height, Adult height, Lounge bench/seating (supported by vertical members)
- 4** New native planting
- 5** New herb garden
- 6** Book Display/Art Canvas

EAST ELEVATION



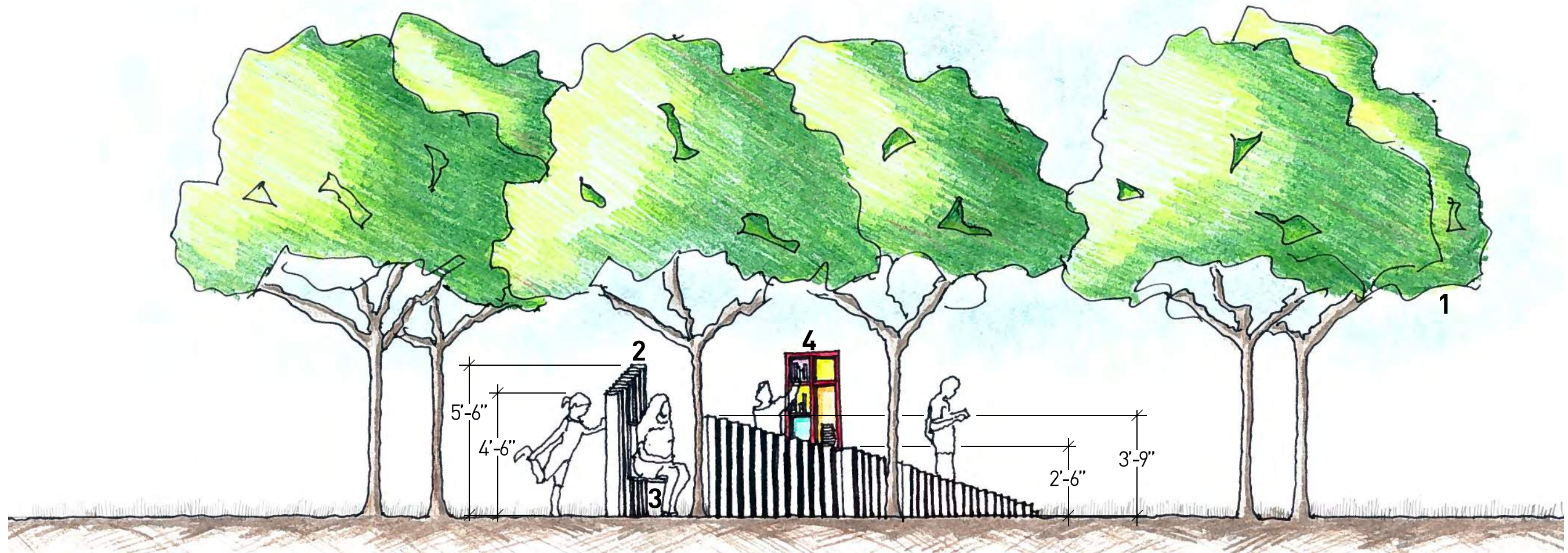
1 Existing trees

2 Accoya pine wood slats (vertical members),
on 6" linear foundation

3 New herb garden

4 Book Display/Art Canvas

SOUTH ELEVATION



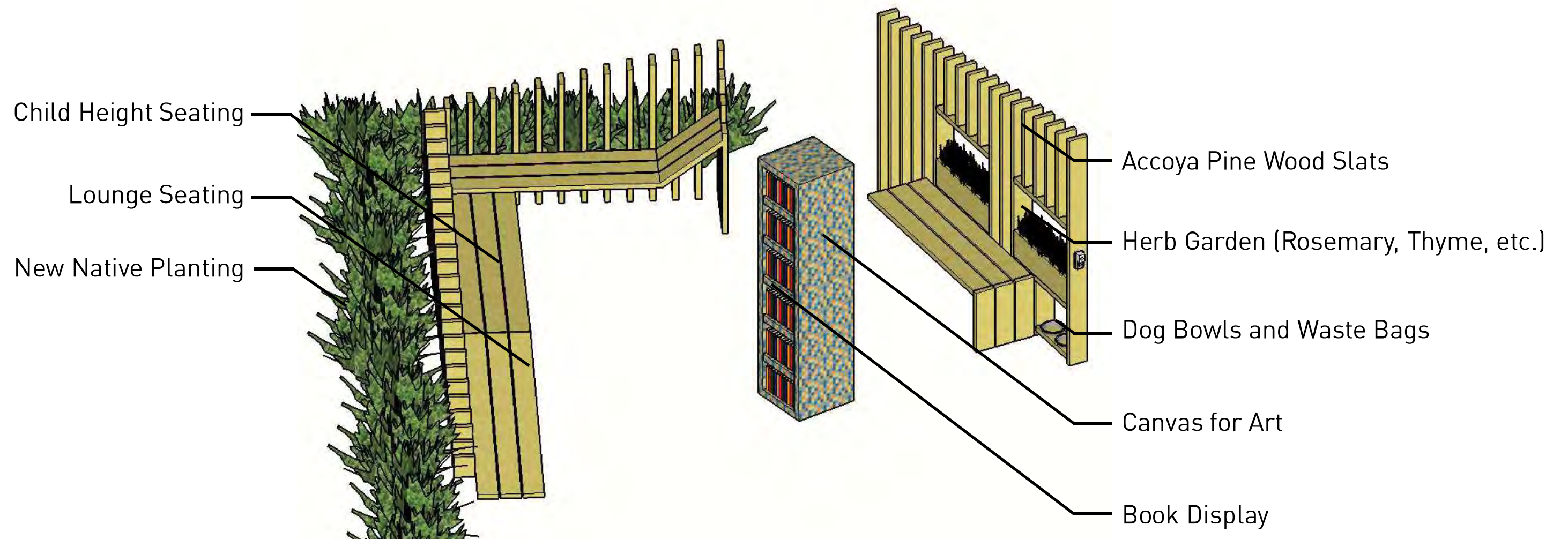
1 Existing trees

2 Accoya pine wood slats (vertical members),
on 6" linear foundation

3 Child height, Adult height, Lounge
bench/seating (supported by vertical members)

4 Book Display/Art Canvas

FEATURES

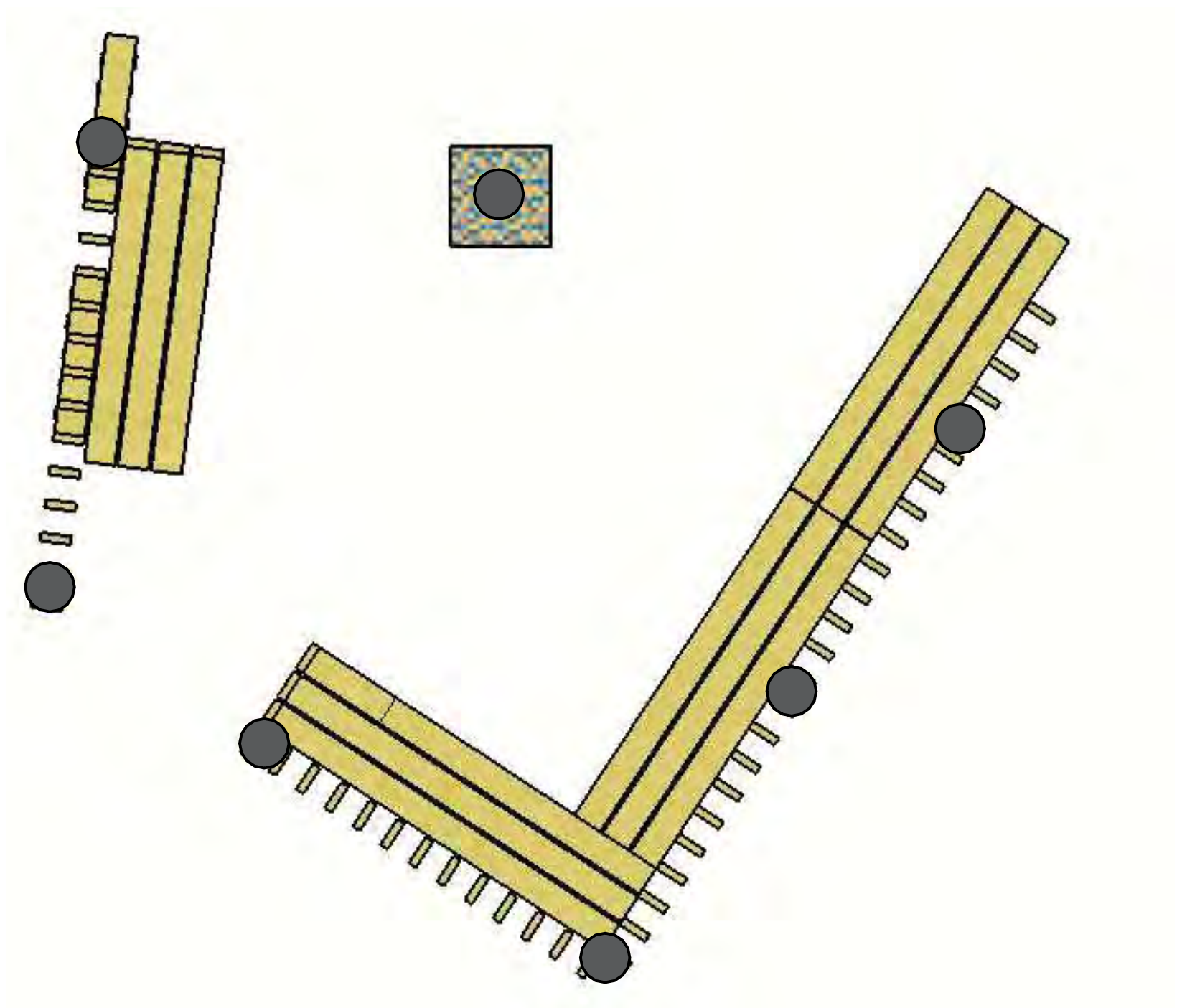


NORTHEAST PERSPECTIVE

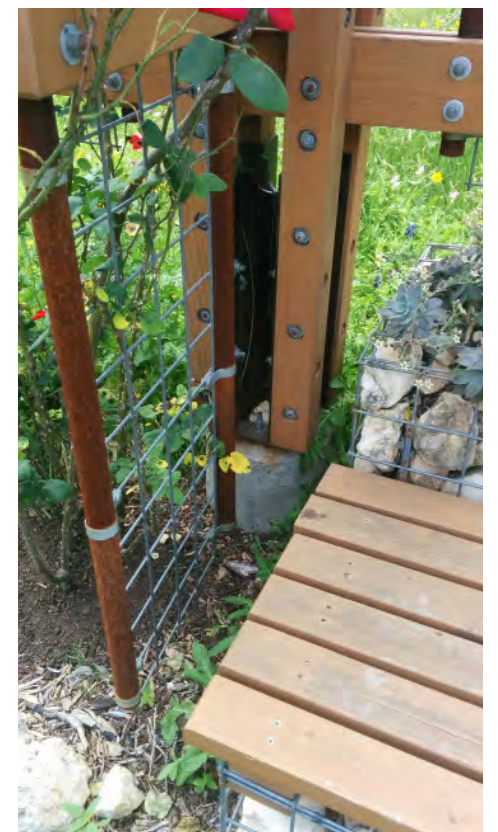
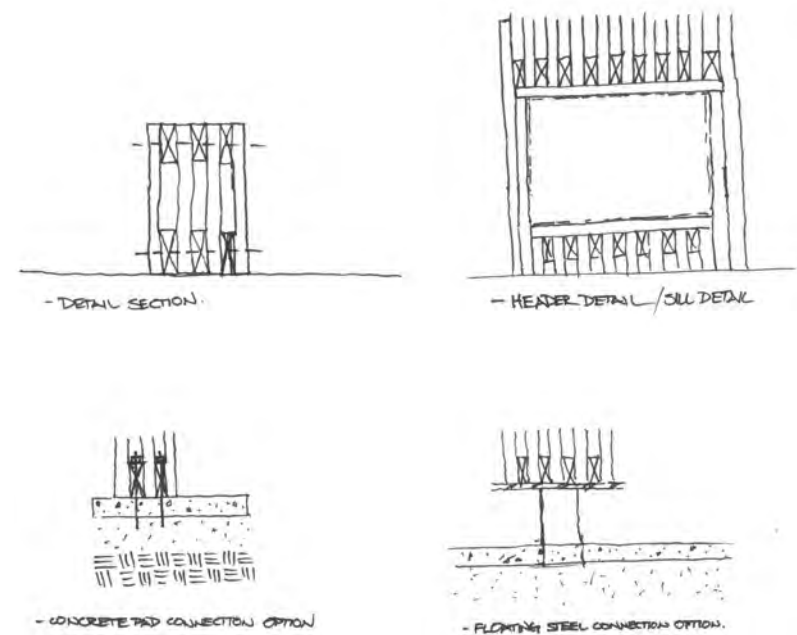
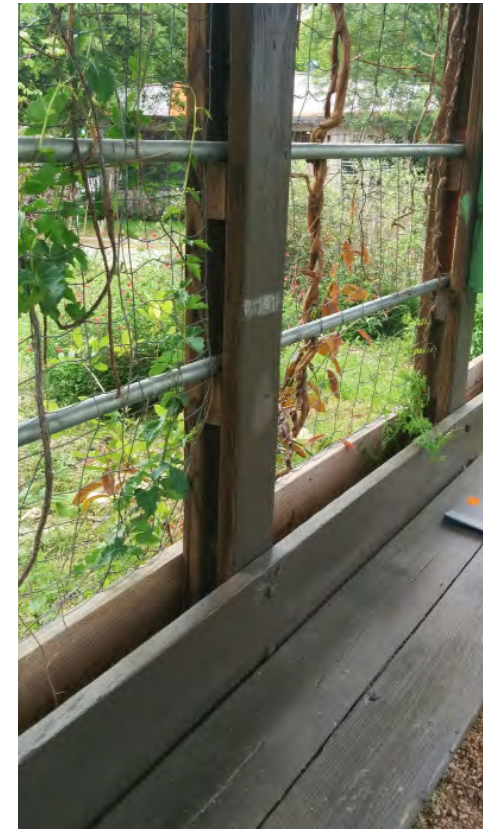
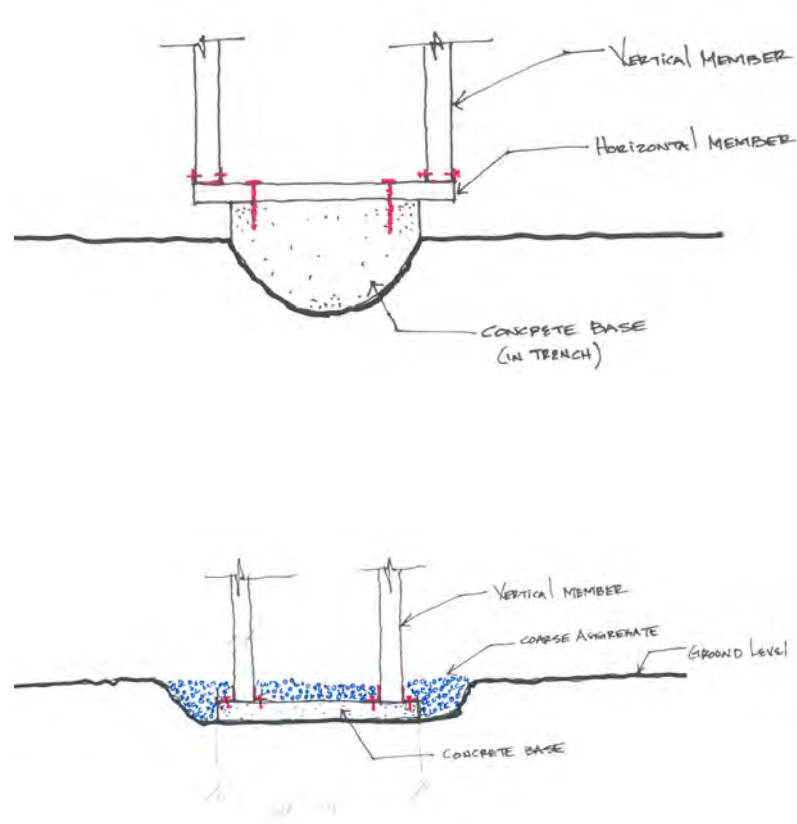




● = POSSIBLE FOOTING LOCATIONS



MATERIAL PRECEDENT





Long lasting wood for exterior applications

DURABLE, STABLE & SUSTAINABLE

Accoya® wood is the result of more than 80 years' research and development that has brought together a long-established and extensively proven wood modification technique - acetylation - and leading-edge proprietary technology to create a high performance wood.

KEY FEATURES



DIMENSIONALLY STABLE



OUTSTANDING DURABILITY



IDEAL FOR COATING

Accoya® wood is produced from sustainably sourced, fast growing wood and manufactured using Accsys' proprietary patented modification process from surface to core.



BAREFOOT FRIENDLY



NATURALLY INSULATING*



EXCELLENT MACHINABILITY



INSECT BARRIER



CONSISTANT QUALITY THROUGHOUT



NATURALLY BEAUTIFUL WOOD



FROM SUSTAINABLE SOURCES



RETAINED STRENGTH & HARDNESS



NON-TOXIC & RECYCLABLE

* Value advantage over hardwood



Long lasting wood for exterior applications

Standard Lengths

94.5", 118.1", 141.7", 165.4", 189.0"

Stability & Durability

Accoya® wood offers unsurpassed dimension stability and durability. Approved for use in UC3A, UC3B & UC4A categories per AWP/PA U1, this includes exterior above ground AND ground contact.

Processing

Processing does not affect the unique properties of Accoya® wood, as it is modified throughout and not leachable. It is easy to process and can be compared to profiling a soft wood species. No special tools are required for cross cutting, ripping, planing, routing and drilling. Sanding before finishing is rarely required.

Prestwich, United Kingdom



Tampa, Florida, USA



TRADA SIDING TEST

Accoya® wood (AC) was the only wood that did not cup in this TRADA trial on wooden siding.



Toronto, Ontario, Canada



COATING COMPARISON AFTER 13 YEARS OUTDOOR EXPOSURE



Acetylated wood

Translucent WB Acrylic Coating



Unmodified wood



Acetylated wood

Opaque WB Acrylic Coating



Unmodified wood

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