

## HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

**HDRC CASE NO:** 2017-251  
**COMMON NAME:** 200 S ALAMO, Hemisfair Civic Park  
**LEGAL DESCRIPTION:** NCB 13814 BLOCK 3 LOT 14 (H B GONZALEZ CONVENTION CENTER SUB'D)  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Hemisfair Historic District  
**APPLICANT:** Gary Boyd, AIA/Hemisfair  
**OWNER:** Hemisfair Park Area Redevelopment Corp  
**TYPE OF WORK:** Installation of a structure to screen a transformer  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to construct a structure to screen a transformer.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

##### B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

#### 6. Mechanical Equipment and Roof Appurtenances

##### A. LOCATION AND SITING

- i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

##### B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

#### **D. TREES**

*i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

*ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

*iii. Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

#### **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to install landscaping elements at Fox Tech High School for CAST Tech. The applicant has proposed various landscaping elements to include interior courtyard water features, courtyard paving and various plant materials to include, ground cover such as decomposed granite, trees and shrubbery. Staff finds the proposed landscaping materials and proposed design to be appropriate for the site. The addition of natural elements will significantly improve the pedestrian environment.
- b. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

#### **RECOMMENDATION:**

Staff recommends approval as submitted based on finding a with the stipulation that the development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

#### **CASE MANAGER:**

Edward Hall





GGN

# HDRC Final Approval: Transformer Relocation

Hemisfair Civic Park

June 7, 2017



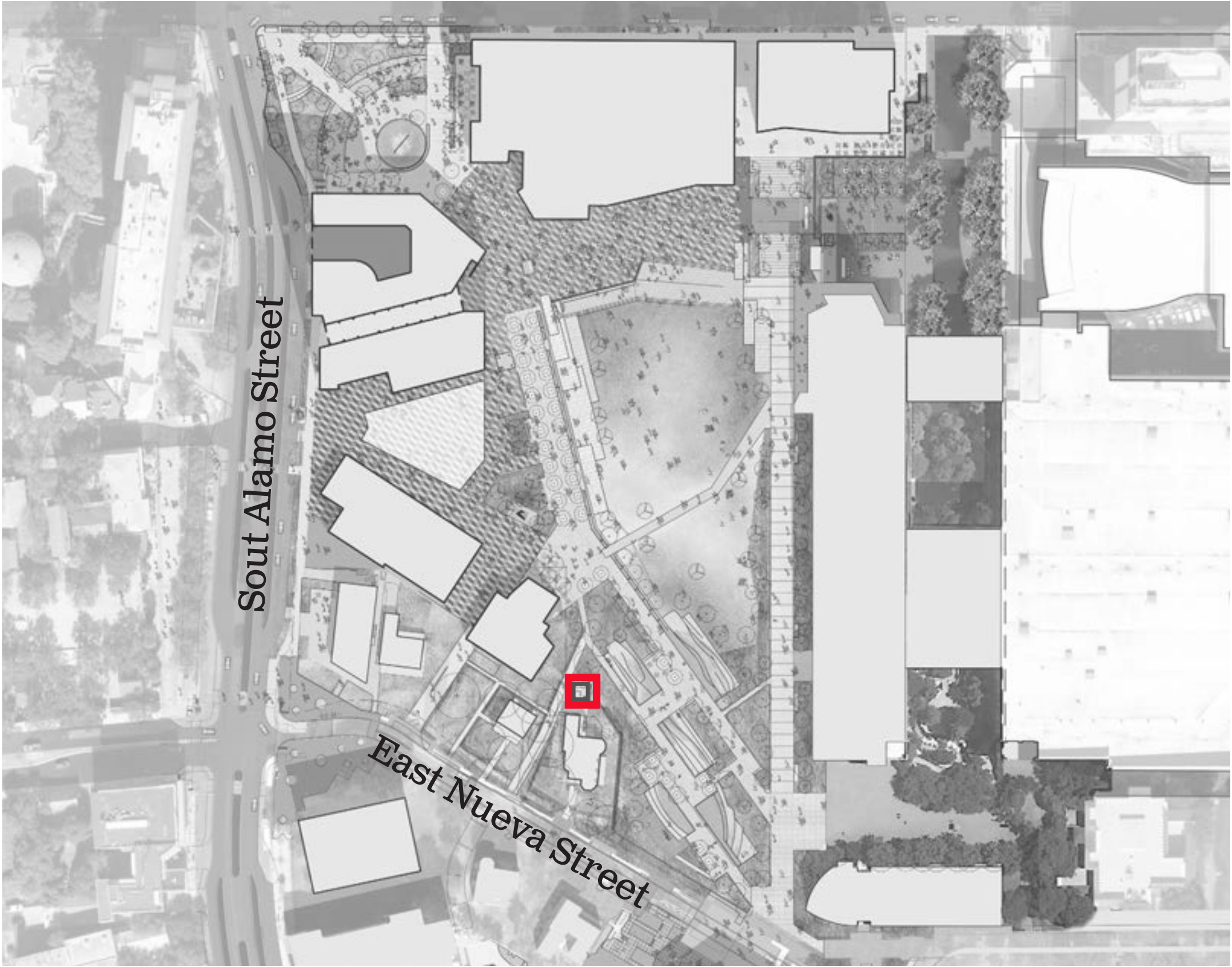


# Existing Transformer Location



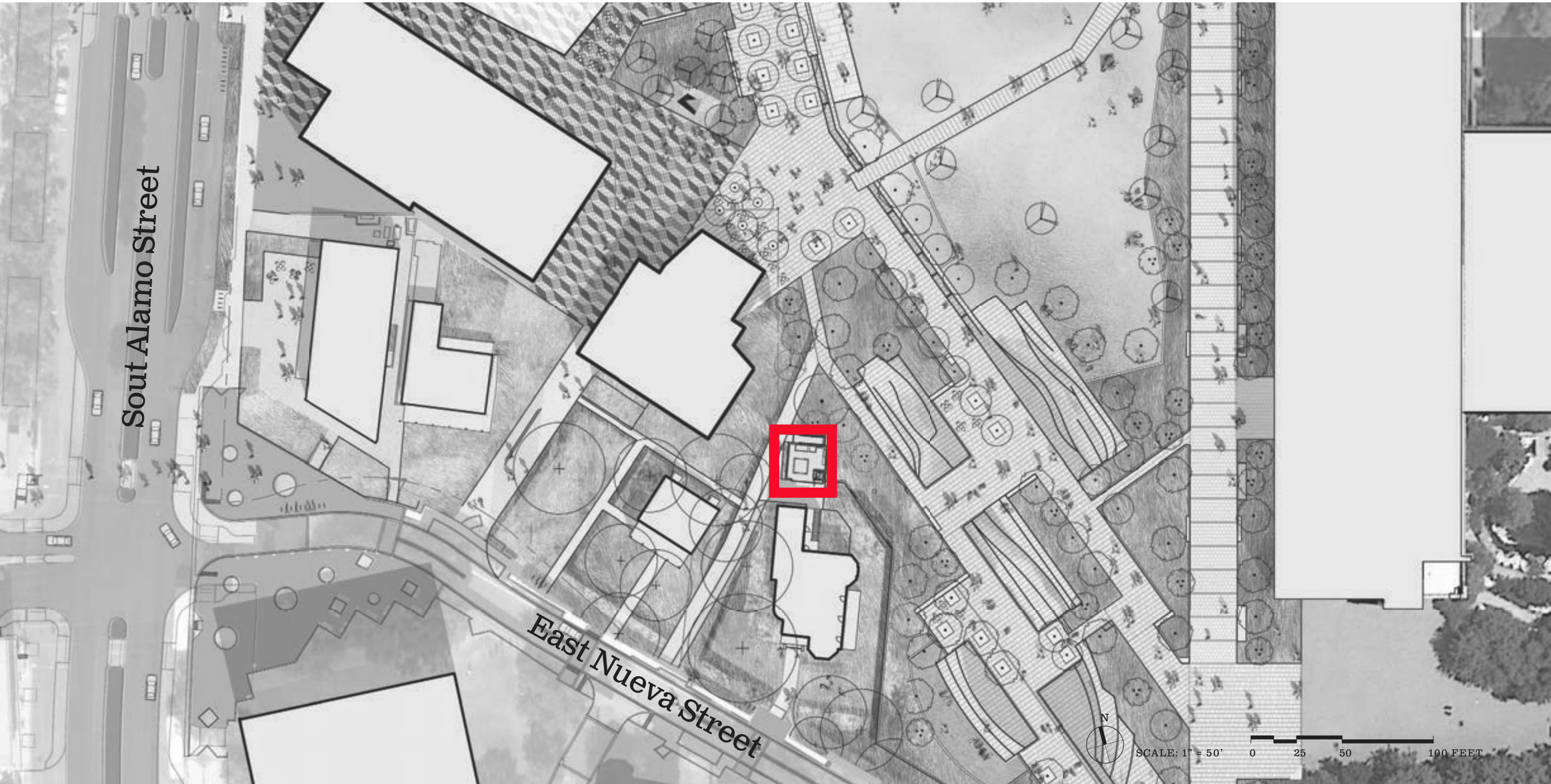


# Utility Enclosure Location



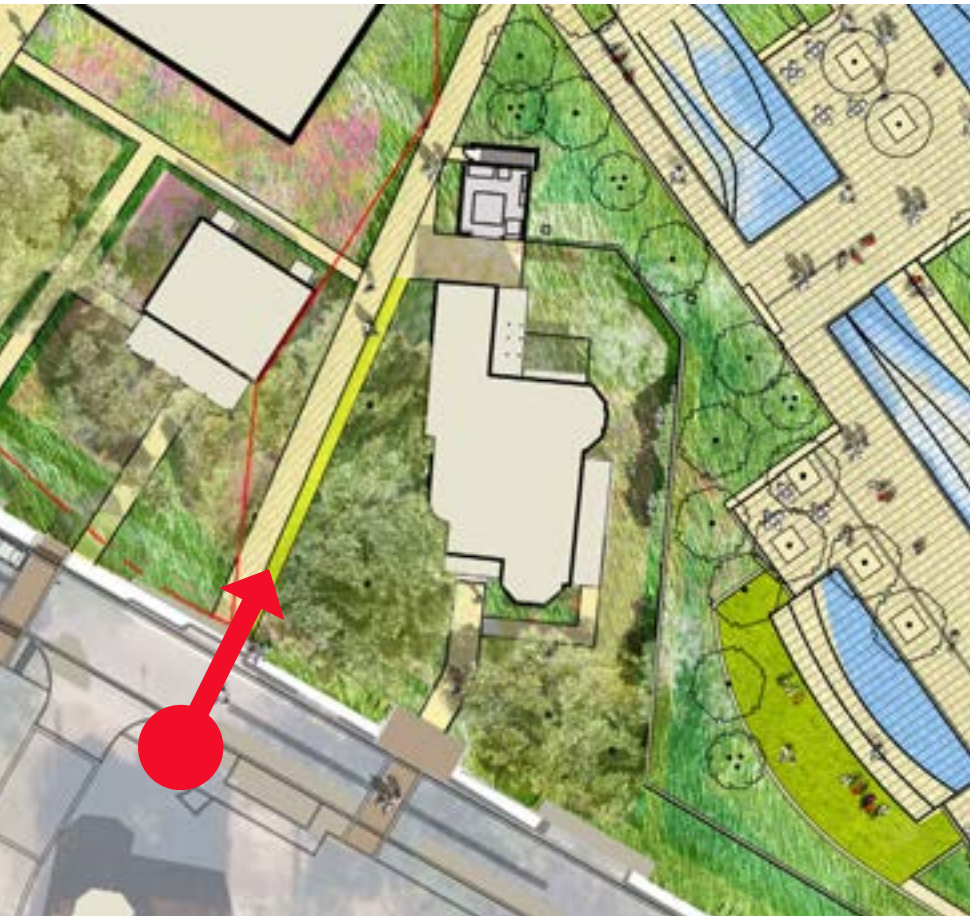


# Utility Enclosure Area of Review



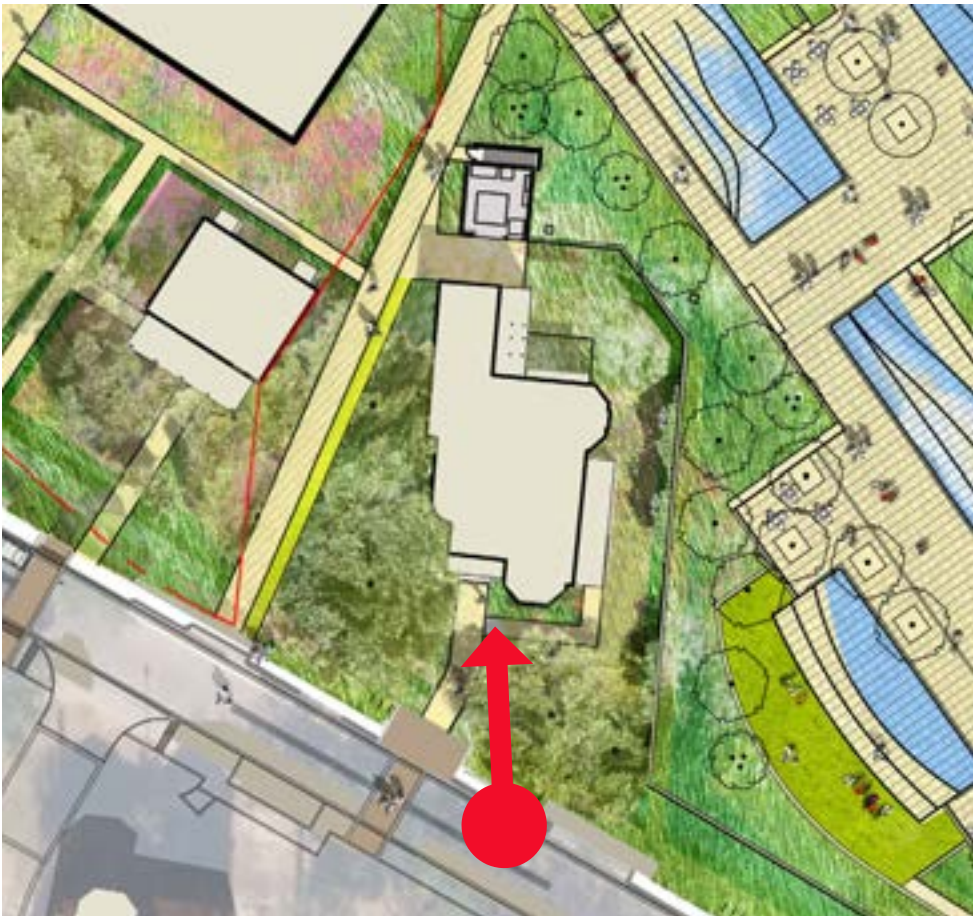


East Nueva Street



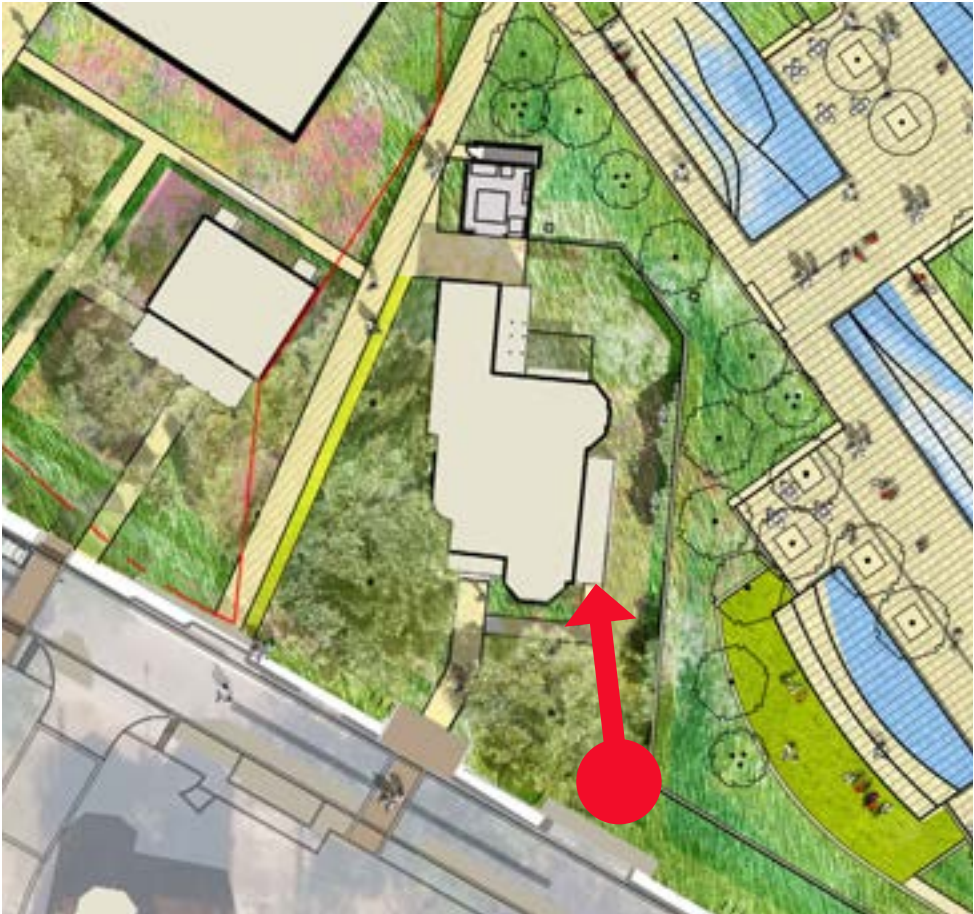


# Meyer Halff House - Front Facade





# Meyer Halff House - East Facade





# Meyer Halff House - Northeast



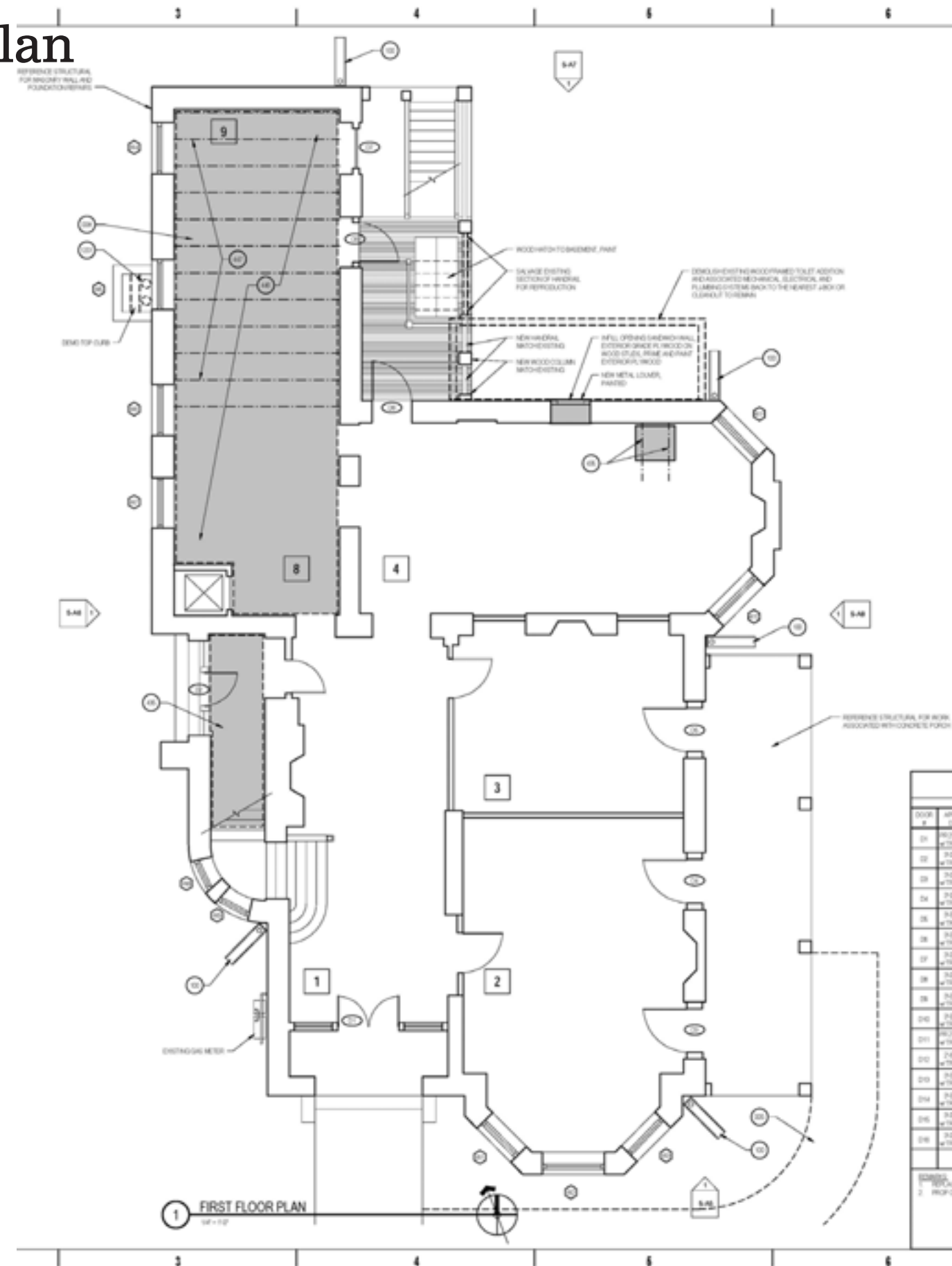


# Meyer Halff House - North Facade



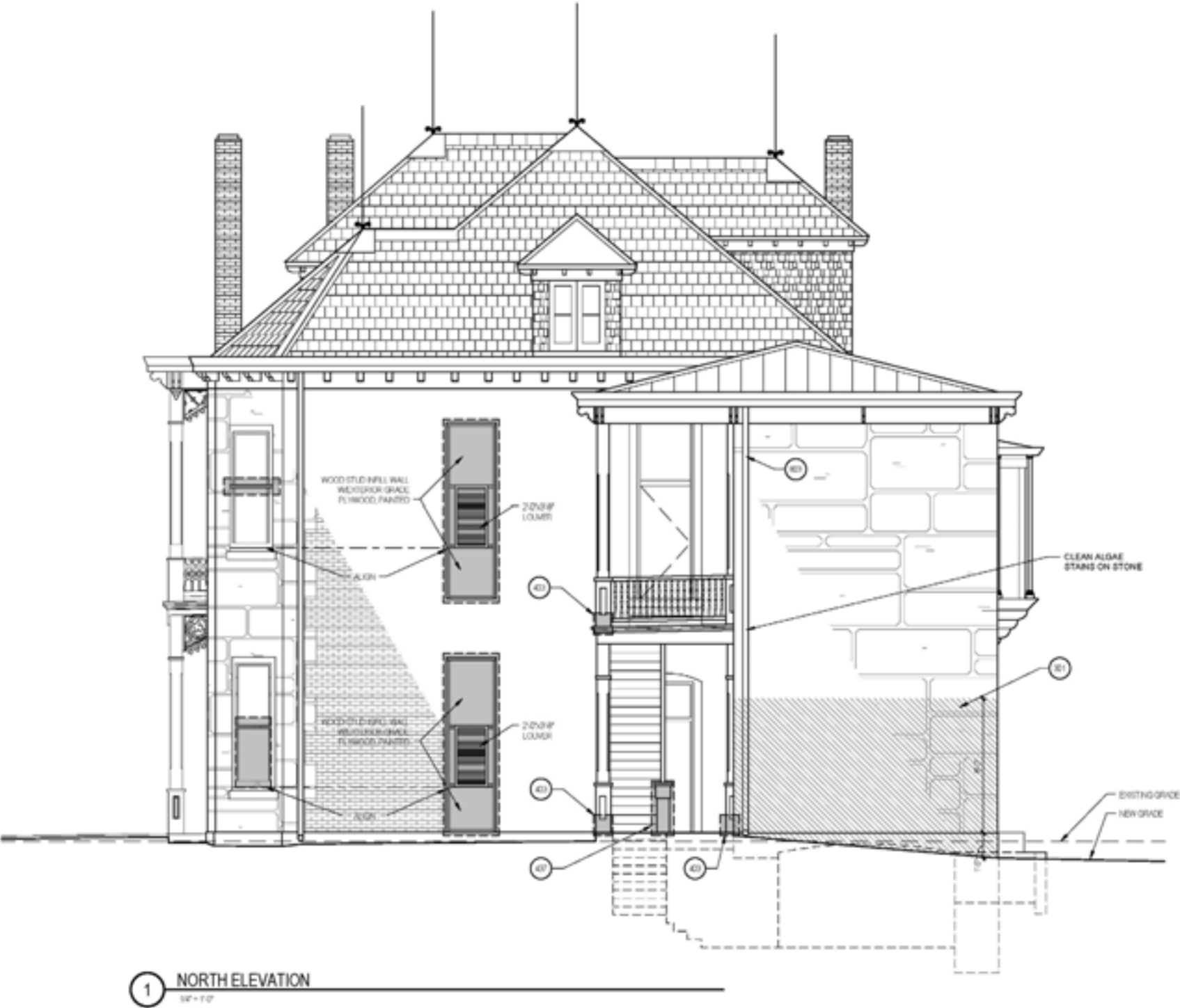


# Meyer Halff House - Plan



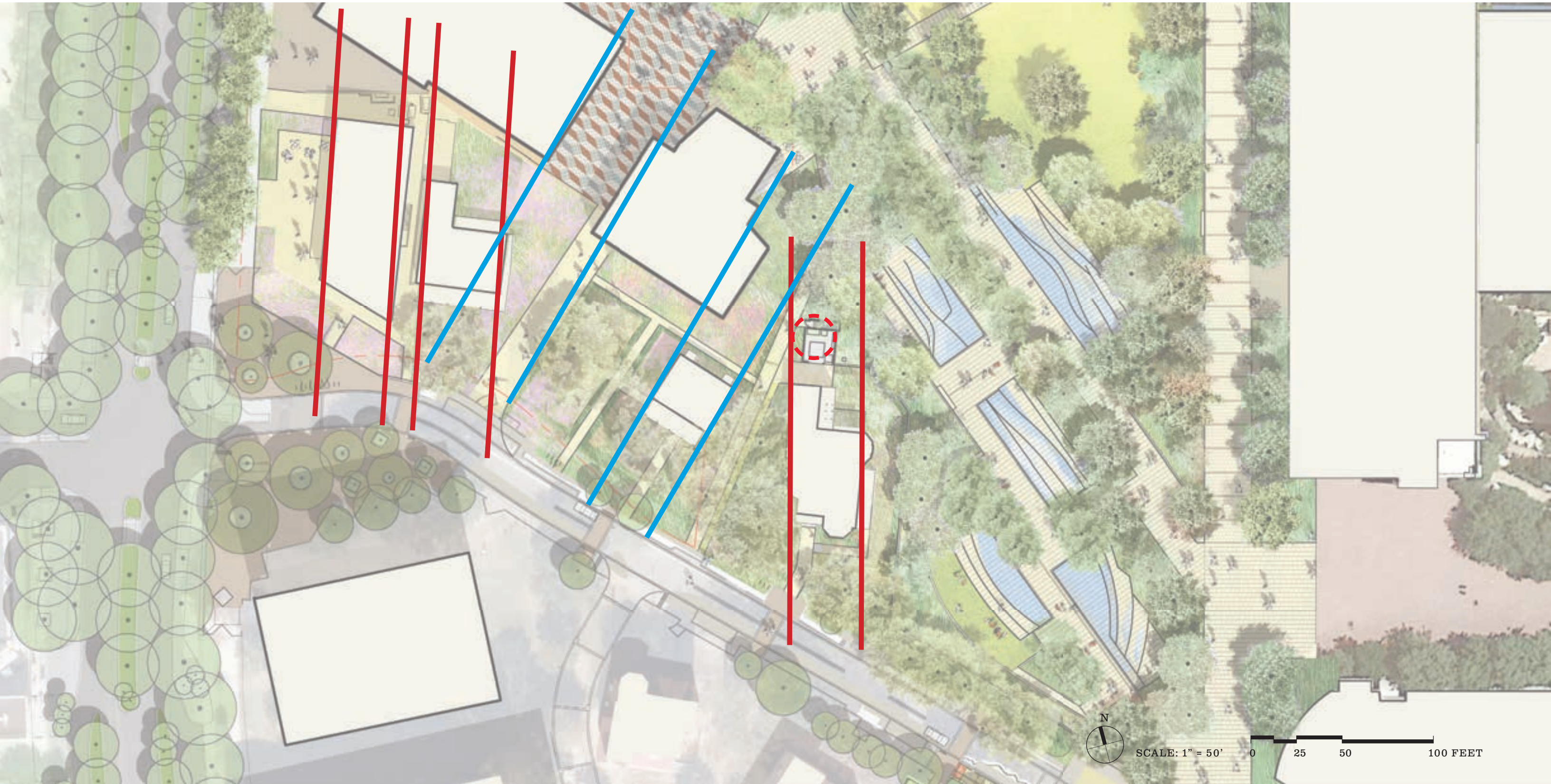


# Meyer Halff House - North Elevation



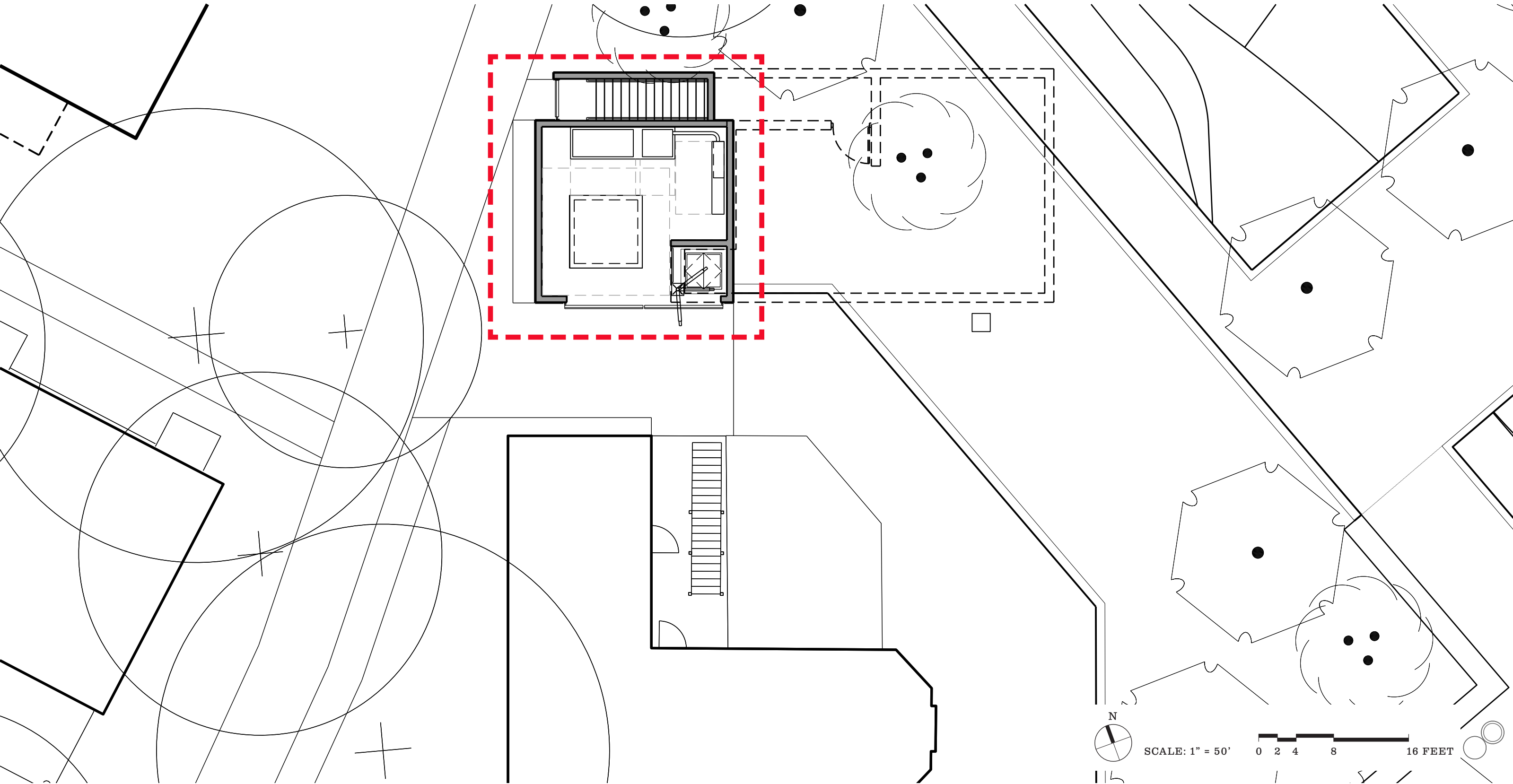


# Neighborhood Grain



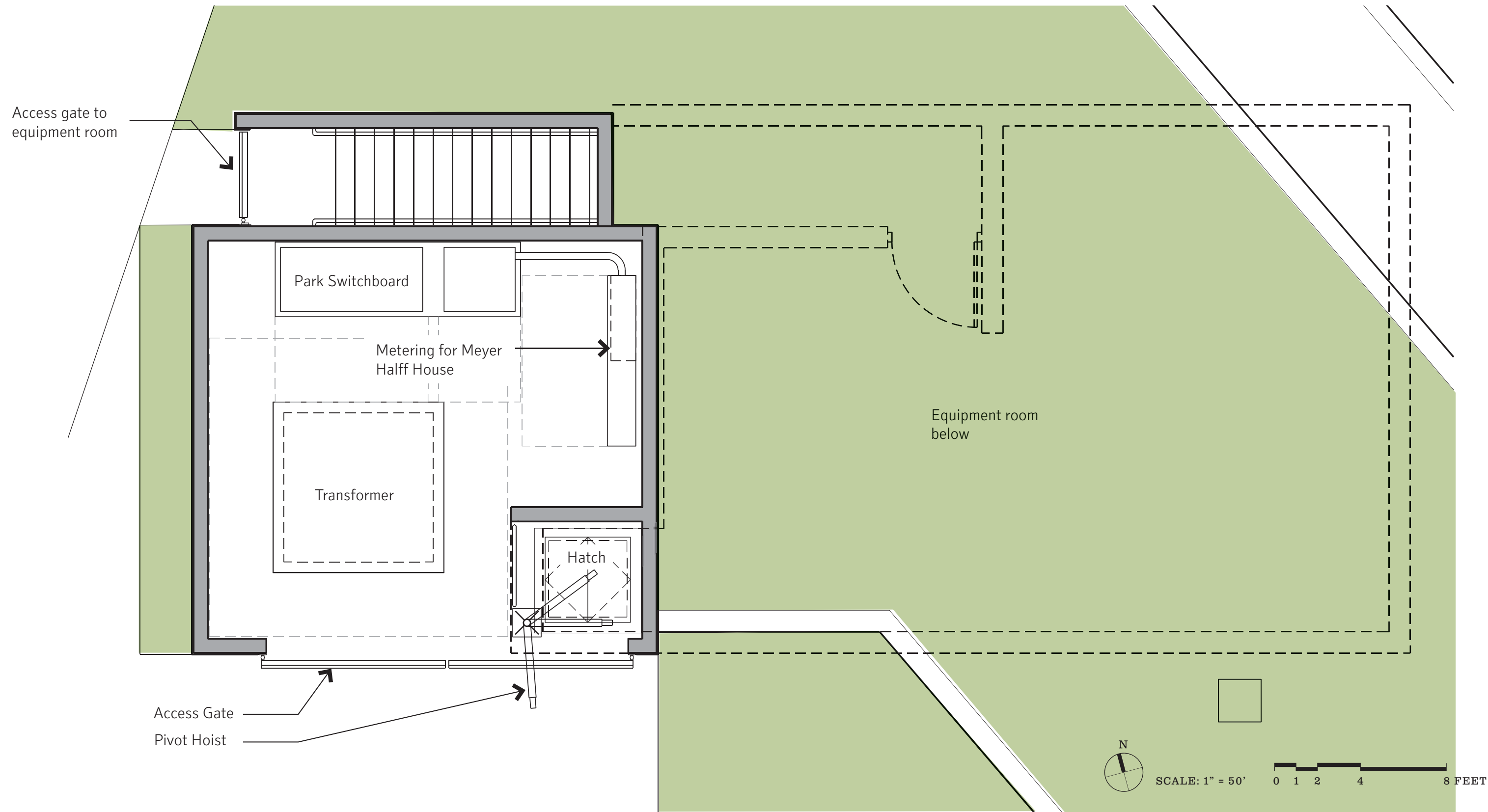


# Utility Enclosure Plan





# Equipment Layout





## Character - Adjacent Materials & Finishes





# Enclosure with Vines at Yanaguana Gardens





# Proposed Wall Character - Stucco and Vines





Proposed Gate Character - Vertical Wood





## View Looking North

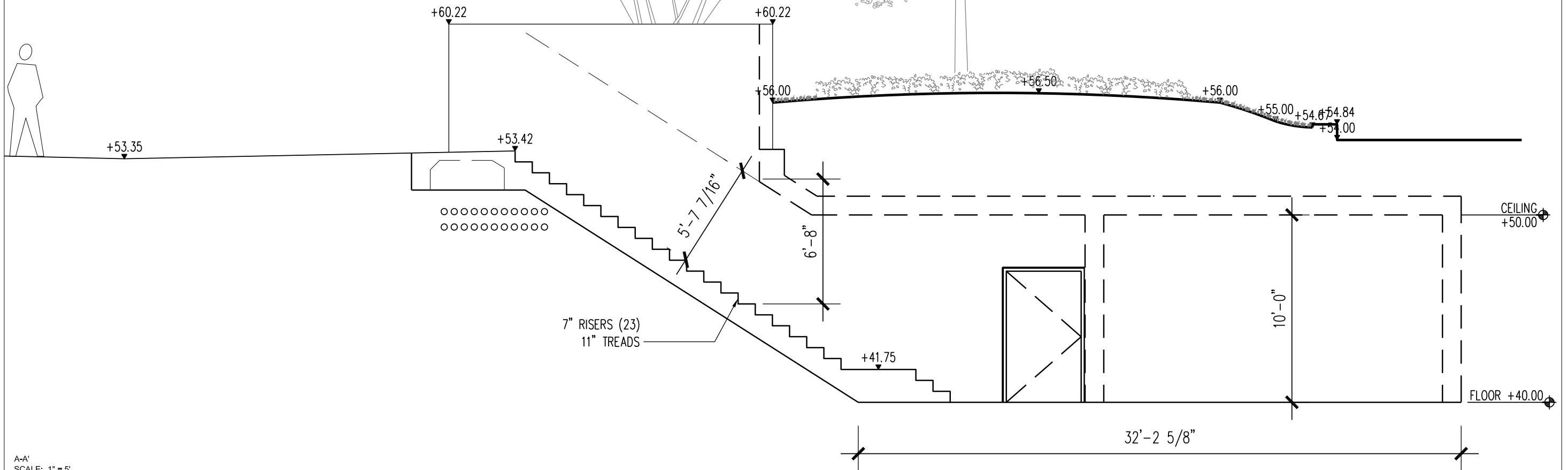
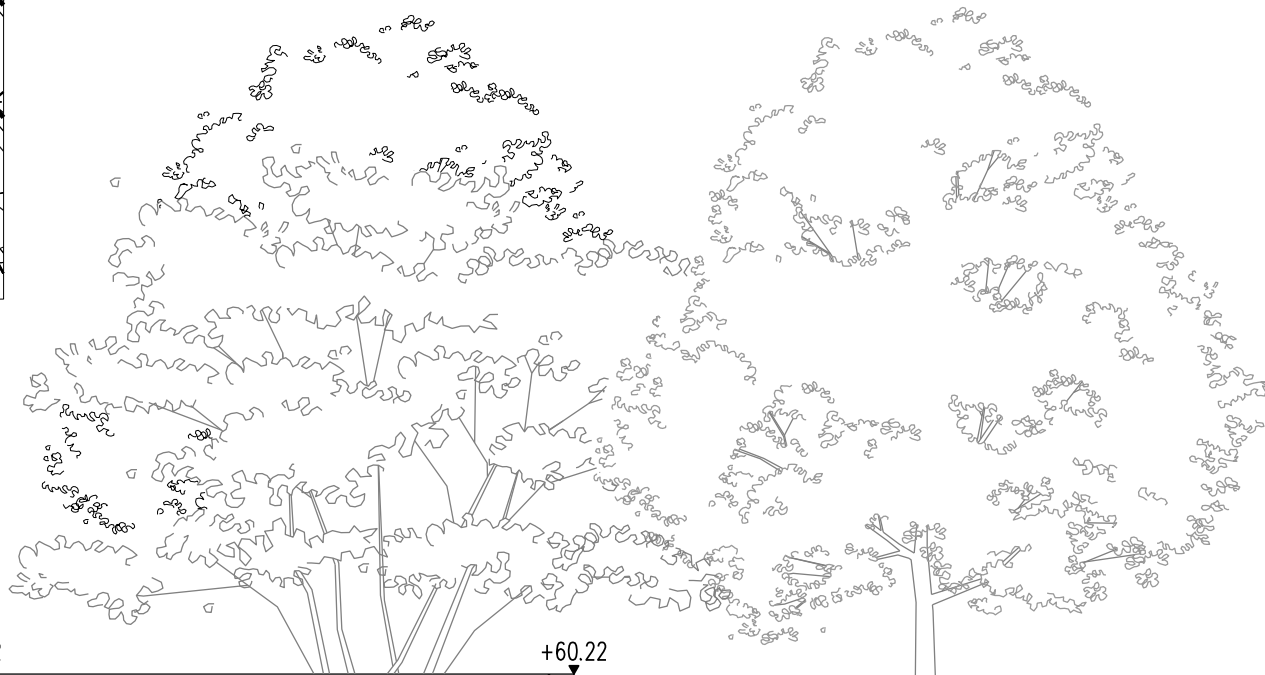
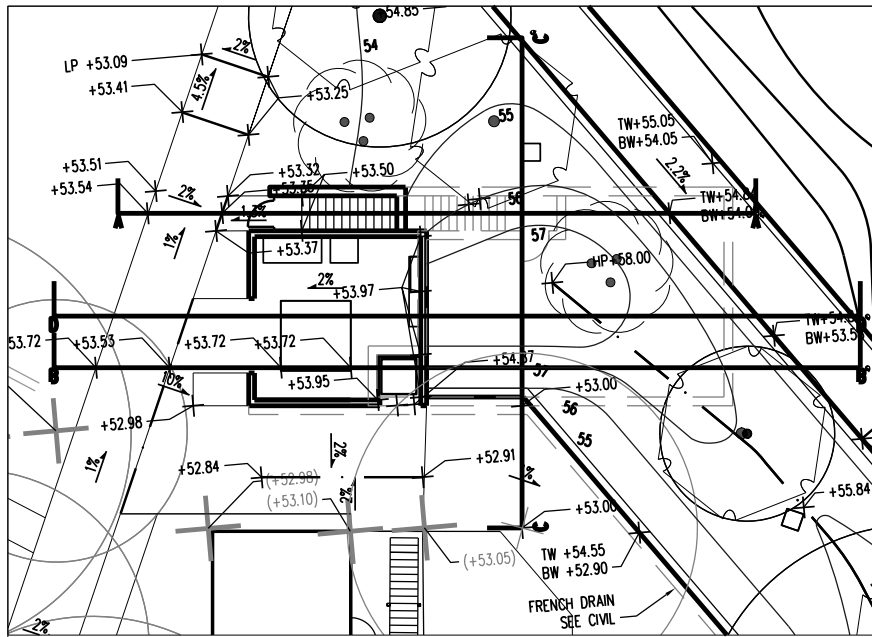




## View Looking North







A-A'  
SCALE: 1" = 5'  
HEMISFAIR SECTION



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2015-01-14\_hemisfair\_mark.jpg

TCI PROJECT # 23-03746

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NO.	DATE	DESCRIPTION
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DATE	GGN PROJECT #
05/12/2017	1410

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