

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-637
ADDRESS: 555 FUNSTON PLACE
LEGAL DESCRIPTION: NCB A-50 BLK 3 LOT 1 (31.933 AC) & P-100 (1.79 AC / PT OF ROW CLOSED) MAHNCKE PARK SUBD
ZONING: R-4,NCD-6 H
CITY COUNCIL DIST.: 2
APPLICANT: Philip Weddle/Weddle Gilmore
OWNER: San Antonio Botanical Gardens
TYPE OF WORK: Construction of a new Administration Building and Education & Events Center, landscaping and hardscaping modifications
APPLICATION RECEIVED: December 01, 2017
60-DAY REVIEW: January 30, 2018
REQUEST:

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

1. Construct a new administration building.
2. Construct a new education & events center.
3. Perform landscaping and hardscaping modifications to include parking, curbing, walkways, service bays, and a new water feature.

APPLICABLE CITATIONS:

Sec. 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, 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.

(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.

(c) *Multiple Facades*. In making recommendations affecting new buildings or structures which will have more than one (1) important facade, such as those which will face two (2) streets or a street and the San Antonio River, the historic and design review commission shall consider the above visual compatibility standards with respect to each important facade.

(Ord. No. 98697 § 6)

FINDINGS:

- a. The applicant has proposed to construct a new Administration Building and Education & Events Center for the San Antonio Botanical Gardens complex. The Administration Building will be located near the northwest edge of the property and the Education & Events Center will be located near the western edge of the property. The Education & Events Center will also feature a new Event Lawn adjacent to the structure to include new walkways, a water feature, and landscaping.
- b. **ADMINISTRATION BUILDING** – The applicant has proposed to construct a new 1-story administration building on the northwest edge of the property. The building will feature a sloping metal roof with exposed rafter tails, a projecting porch element, horizontal steel windows, and vertical wood board siding. The building will measure approximately 3,100 square feet. According to UDC Section 35-642, building components should be suitable to their surroundings in terms of proportion and scale. Materials should be durable, easily maintained, and designed to engage the pedestrian scale. Colors should be harmonious with the surrounding environment. Staff finds the proposed structure consistent with these requirements.
- c. **EDUCATION & EVENTS CENTER** – The applicant has proposed to construct a multi-level education & events center near the western edge of the property. The building will feature full-story steel windows, wood vertical board siding, limestone, integral-colored concrete, and weathered steel. Staff finds the proposed structure consistent with UDC Section 35-642 in terms of scale, materiality, and design.
- d. **LANDSCAPING** – The applicant has proposed to modify the existing landscaping to the east of the proposed education & events center to include a new event lawn, water feature, walkways, and plantings. The event lawn is designed to be an open park-like space to accommodate daily activities and evening social events. New walkways will circle the lawn and provide access to various areas of the garden. A new water feature on the east side of the lawn will use seeping water, cascading fern, and water spouts to create an engaging setting. Additional site

modifications include a service yard, entry boardwalk, concrete curbing, and parking and paving for the administration building. No site modifications will affect the historic Carriage House structure. According to UDC Section 35-642, the site should consider the compatibility of landscaping, walkways, and services, and should be designed in a way that considers the overall environment and maintains a visual relationship with related buildings, structures, and places. Staff finds the proposal consistent with these requirements.

RECOMMENDATION:

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

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 23, 2017

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San Antonio Botanical Garden – Phase II Improvements Narrative

December 01, 2017

Introduction

The San Antonio Botanical Garden is an inspiring place that connects people with the plant world and demonstrates the importance of plants in our lives. Phase II of the Garden's Improvement Project will add an Education and Event Center, a new Administration Building, a new Event Lawn, and accompanying site appurtenances. The new additions will expand the Garden's amenities, providing them the ability to host organized group event. They will also allow The Garden to expand their outreach, supporting and increasing its role as a regionally significant destination, with distinct character, environmental stewardship, and a strong educational message.

Education and Event Center

With the recent completion of the new Visitor Entry, Welcome and Discovery Center, and Culinary Garden, the Botanical Garden is now ready to serve as a hosting site for events. The Education and Event Center will offer a facility that can cater to weddings, luncheons, larger educational programs, and corporate events. Following in the design footsteps of Phase I, the new building will be surrounded by the splendor of the Garden. Sited between a wooded landscape zone to the west, the Sensory Garden to the south, and the new Event Lawn to the east, the Education and Event Center will open to the landscape through large windows and operable glass walls. The design welcomes multiple event configurations both within the new space and spilling out onto the porches and into the Garden.

Event Lawn

The new Event Lawn, adjacent to the Education and Event Center, will provide an open park-like space day-to-day and partner with the new building during large daytime and evening social events. New walkways circle the lawn, connecting visitors to the various zones of the Garden. The existing Wisteria Arbor anchors the north end of the space, bringing prominence to the well-photographed structure. A new water feature on the east side of the Lawn uses seeping water, cascading fern, and water spouts to create a calming and playful experience.

Administration Building

With the Education and Event Center taking the place of the current administration offices, a new Administration Building will be built on a currently vacant space northwest of the iconic Carriage House. Having a more subdued and pragmatic, yet regionally inspired, aesthetic the new facility provides much needed office space to the growing Botanical Garden while allowing the more architecturally significant existing structures to maintain their prominence.













A VIEW TO EDUCATION & EVENT CENTER
WEDDLE GILMORE black rock studio

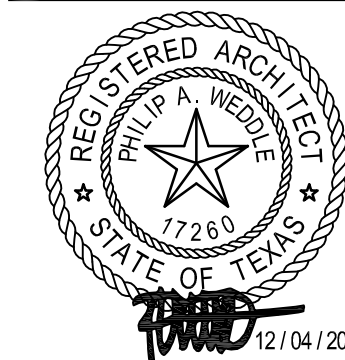






D VIEW TO NEW ADMIN. BUILDING
WEDDLE GILMORE black rock studio

6916 east fifth avenue
scottsdale arizona 85251
480 517 5055 studio
480 517 5057 facsimile



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CIVIL ENGINEER
PAPE-DAWSON ENGINEERS
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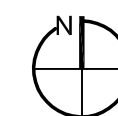
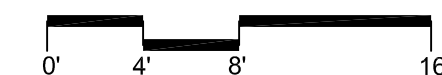
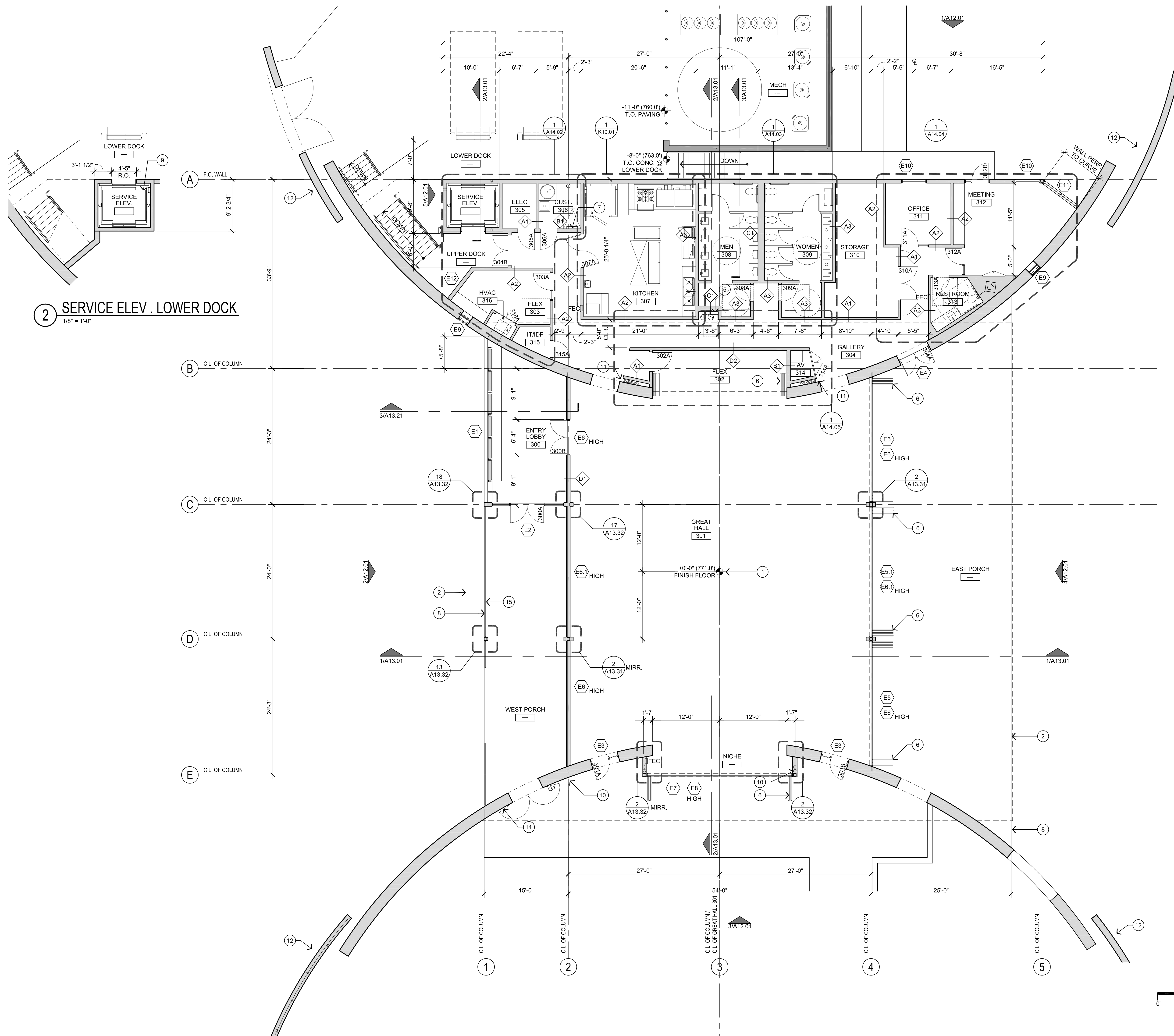
ELECTRICAL ENGINEER
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203 S SMITH ROAD
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480.894.4057

SPECIFICATIONS
GreN A/E CONSULTING
863 SOUTH CYPRESS POINT
WILLIAMS, AZ 86046
928.635.0104

REV	DATE	ISSUE
09.26.17	100% DD	
10.20.17	50% CD	
12.04.17	PERMIT	

04 DEC 2017	PLOT DATE
WG1709	PROJECT #
	SHEET TITLE

A11.01



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DEC 2017	PLOT DATE
G1709	PROJECT #
	SHEET TITLE

A12.01





NOTES

- 1 LINE OF WALL BELOW
- 2 STANDING SEAM MTL. PANEL
- 3 COLUMN
- 4 TPO ROOFING
- 5 BENCH
- 6 FIRE EXTINGUISHER & CABINET SEMI-RECESSED

SAN ANTONIO
BOTANICAL
GARDEN
PHASE II
IMPROVEMENTS

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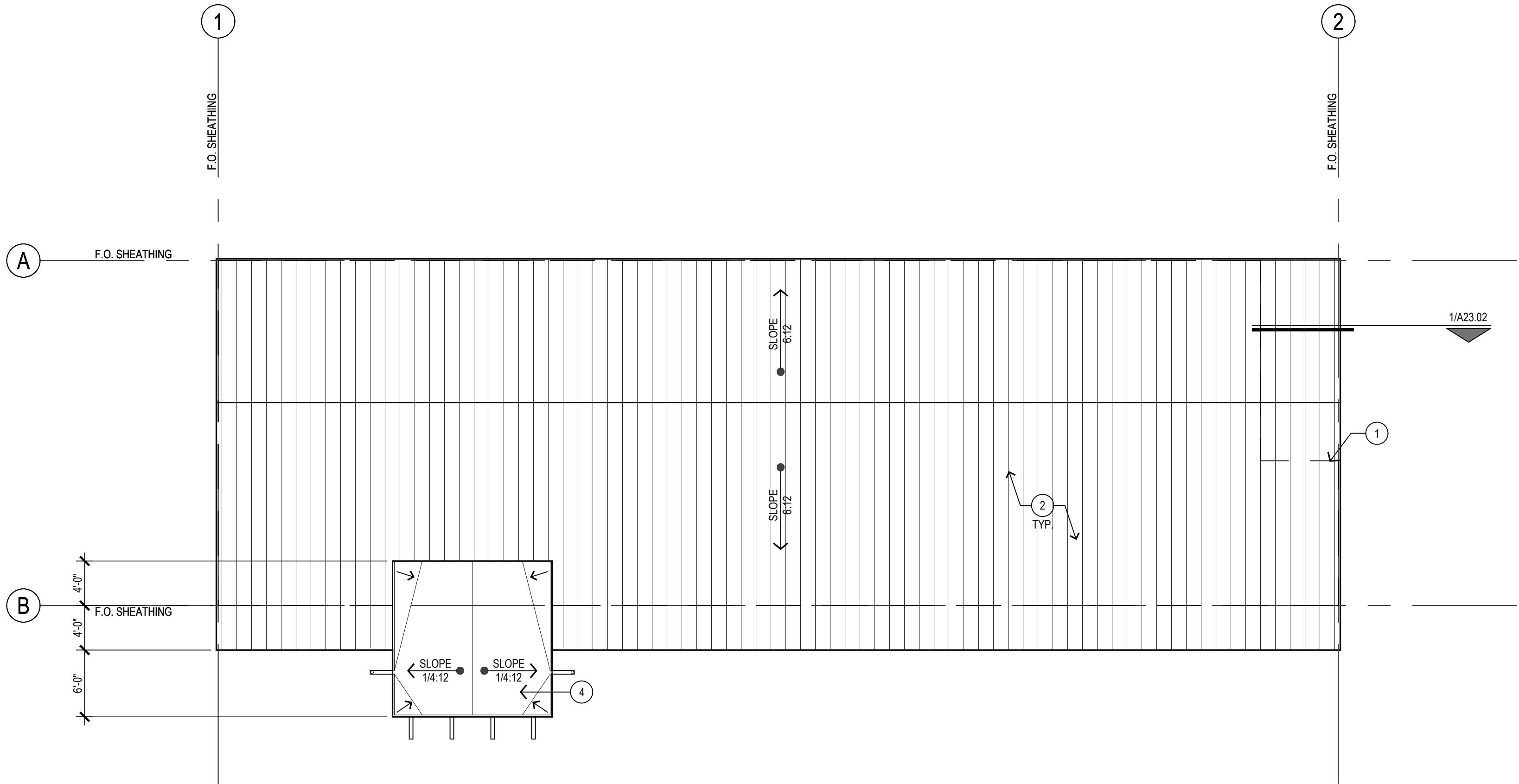
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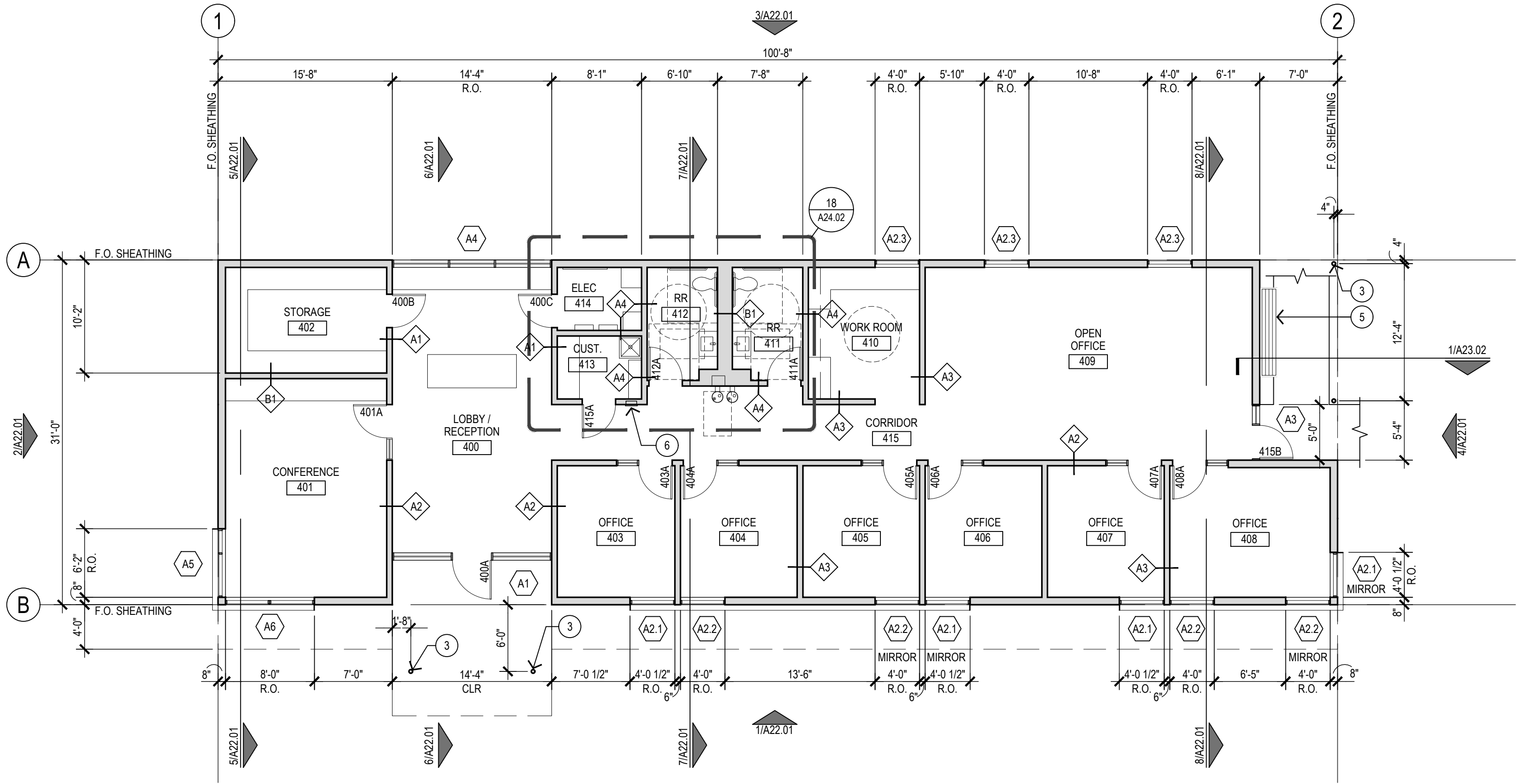
SHEET TITLE

FLOOR PLAN /
ROOF PLAN
ADMIN BUILDING

A21.01



2 ADMIN BUILDING . ROOF PLAN
1/8" = 1'-0"



1 ADMIN BUILDING . FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES . FLOOR PLAN

1. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FINISHED FACE OF WALL.
2. REFERENCE SHEET G0.02 FOR WALL TYPE SCHEDULE.
3. ALL GLAZING IN HAZARDOUS LOCATIONS TO BE TEMPERED. ALL GLAZING PANELS TO MEET REQUIREMENTS OF CPSC 16 CFR 1201 AND CATEGORY II AS INDICATED IN TABLE 2406.2 OF THE 2015 IBC.



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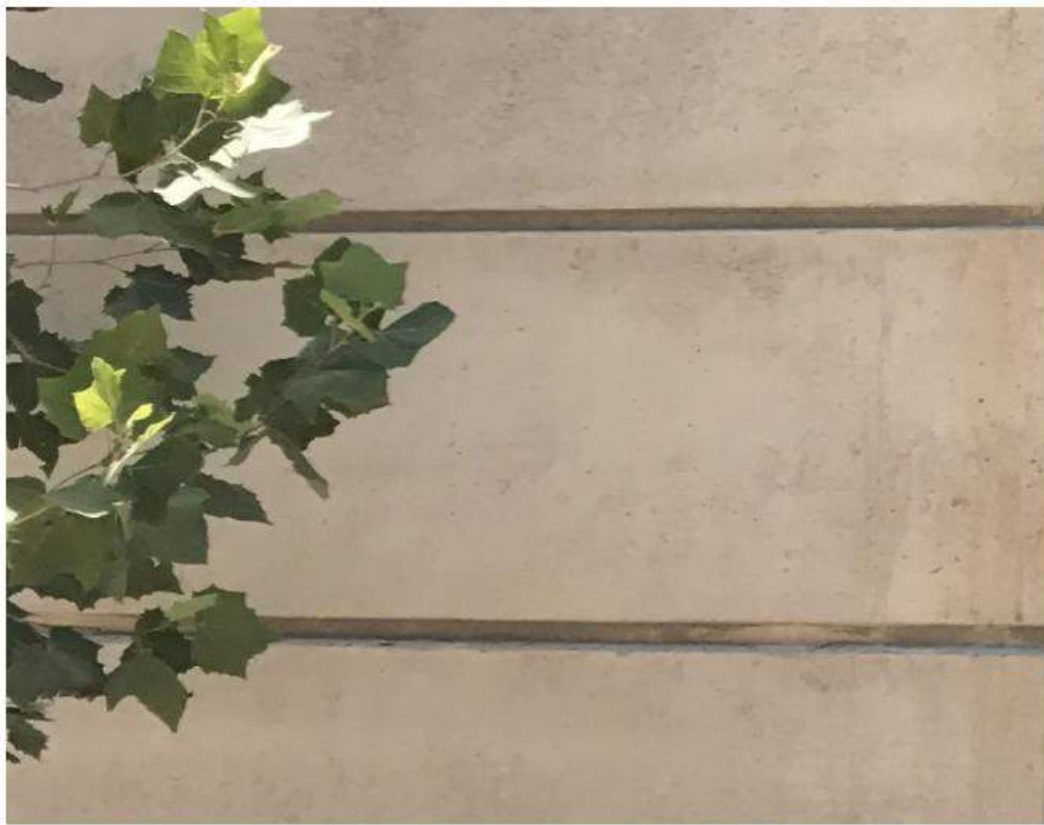
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A22.01

1. STANDING SEAM MTL. PANEL ROOF
2. T&G WESTERN RED CEDAR WOOD SIDING
3. ALUM. FRAME WINDOW SYSTEM
4. STRUCTURAL STL. COLUMN, REF. STRUCTURAL
5. T&G WOOD SIDING W/ STAIN FINISH
6. STL. WINDOW SURROUND

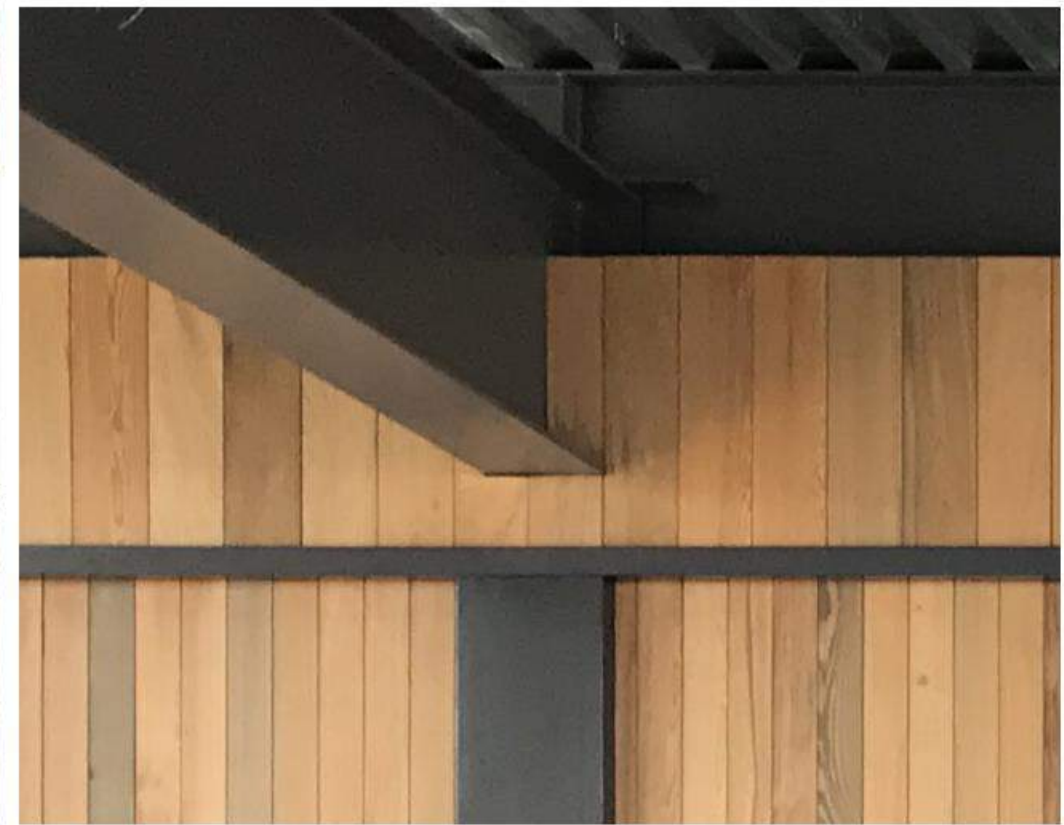




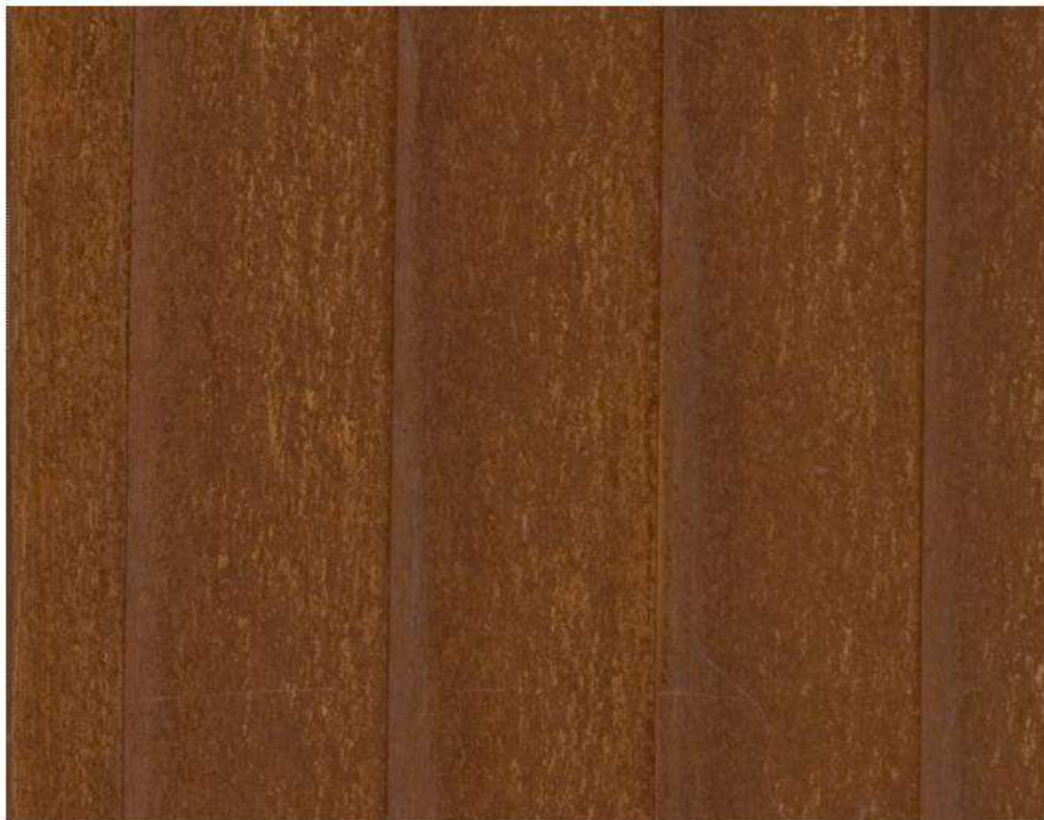
INTEGRAL-COLORED CONCRETE



LIMESTONE



PAINTED STEEL



WEATHERED STEEL



WOOD