

HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

HDRC CASE NO: 2018-109
ADDRESS: 210 N FLORES ST
LEGAL DESCRIPTION: NCB 158 BLK LOT 14
ZONING: D
CITY COUNCIL DIST.: 1
APPLICANT: Jenna Stoeltje/Weston Urban
OWNER: Patio Delantero LTD
TYPE OF WORK: Open space, landscaping
APPLICATION RECEIVED: March 02, 2018
60-DAY REVIEW: May 01, 2018
REQUEST:

The applicant is requesting conceptual approval for the design of a landscaped, open space located at 210 N Flores.

APPLICABLE CITATIONS:

City of San Antonio, Downtown Design Guide

Chapter 6, On-Site Open Space

Provide publicly accessible open spaces at street level that provide pedestrian linkages throughout Downtown.

1. Open space should be:

- Located at the ground level;
- Open to the public during daylight hours and it should be clear that all are encouraged to take advantage of the space – that they are not a private amenity, but rather a public one;
- At least 500 square feet in size;
- Lined with ground floor spaces designed for retail, especially restaurants that include outdoor dining, and/or cultural uses, along at least 20 percent of its frontage.

Incorporate amenities that facilitate outdoor activities such as standing, sitting, strolling, conversing, window-shopping and dining, including seating for comfort and landscaping for shade and aesthetics. Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance a buildings setting.

- Provide landscaping and seating in each open space type as follows: paseo, courtyards, plazas, roof terraces.
- Ensure anti-skateboard and anti graffiti design features, pedestrian scaled signage that identifies uses and shops, site furniture, art work, or amenities such as fountains, seating, and kiosks
- Buffer seating areas from traffic; for example, position a planter between a bench and curb whenever possible.
- Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban open spaces and plazas.
- Plazas and courtyards are encouraged to incorporate amenities beyond the minimum required, including permanent and/or temporary seating, to facilitate enjoyment and use. Seating should be placed with consideration to noontime sun and shade; deciduous trees should be planted to provide the most comfortable access to sun and shade.
- Furniture and fixtures should be selected with regard to maintenance considerations. Ample seating in both shaded and sunny locations should be provided in the plaza areas.
- Street furniture should be located in close proximity to areas of high pedestrian activity and clustered in groupings
- Barriers may be considered to separate pedestrian and dining activities through planters, rails and chain with bollards. However they should be moveable.
- Landscape elements should support an easy transition between indoor and outdoor through spaces, wellsited and comfortable steps, shading devices and/or planters that mark building entrances, etc., as seen in Figure 6.5
- Landscape elements should establish scale and reinforce continuity between indoor and outdoor space. Mature canopy trees should be provided within open spaces, especially along streets and required setbacks
- Landscape elements should provide scale, texture and color. A rich, coordinated palette of landscape elements that

enhances the development site's identity is encouraged

FINDINGS:

- a. The applicant is requesting conceptual approval for the design of a landscaped, open space located at 210 N Flores. The landscape design is proposed to continue the aesthetic of the landscaping at the new Frost Tower, currently under construction.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval. Conceptual approval of any element provided for review does not guarantee additional approvals or final approval.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on March 13, 2018, where committee members were satisfied with the proposal and noted that the design was well presented.
- d. **SITE DESIGN** – The applicant has noted the inclusion of an event lawn featuring 11,000 square feet in space, 4,650 square feet of paving paths crossing the site and connecting the public right of way at E Houston to that on Main Avenue and 2,350 square feet of a promenade to be aligned with promenade that runs parallel to the right of way on E Houston to the immediate south of the front tower. The proposed site design is consistent with the Downtown Design Guide, Chapter 6.
- e. **SITE ELEMENTS** – The applicant has noted the installation of cubic limestone seat walls and a pergola covering the western path. The limestone seat walls will be constructed of salvaged stone from the wall that one existing on site at the Front Bank motorbank, which was demolished for the construction of the new Frost Tower. The applicant will also incorporate stones from the Presbyterian church that once existed on site for seating.
- f. **SITE MATERIALS** – The applicant has noted materials that includes cubic limestone seat walls, salvaged stone, limestone pavers, sidewalk brick to match that which currently exists on E Houston Street and exposed aggregate concrete. When returning for final approval, the applicant should provide architectural drawings for the proposed pergola.
- g. **ARCHAEOLOGY**- The San Pedro or Principal Acequia, a designated Local Historic Landmark, National Historic Civil Engineering Landmark, and previously recorded archaeological site, likely traverses the property. The project area is also adjacent to the Main and Military Plazas National Register of Historic Places District and Main and Military Plazas Local Historic District. A review of historic archival documents shows structures likely within the property as early as 1767. Therefore, the property may contain archaeological sites, some of which may be significant. Thus, archaeological investigations are highly recommended.

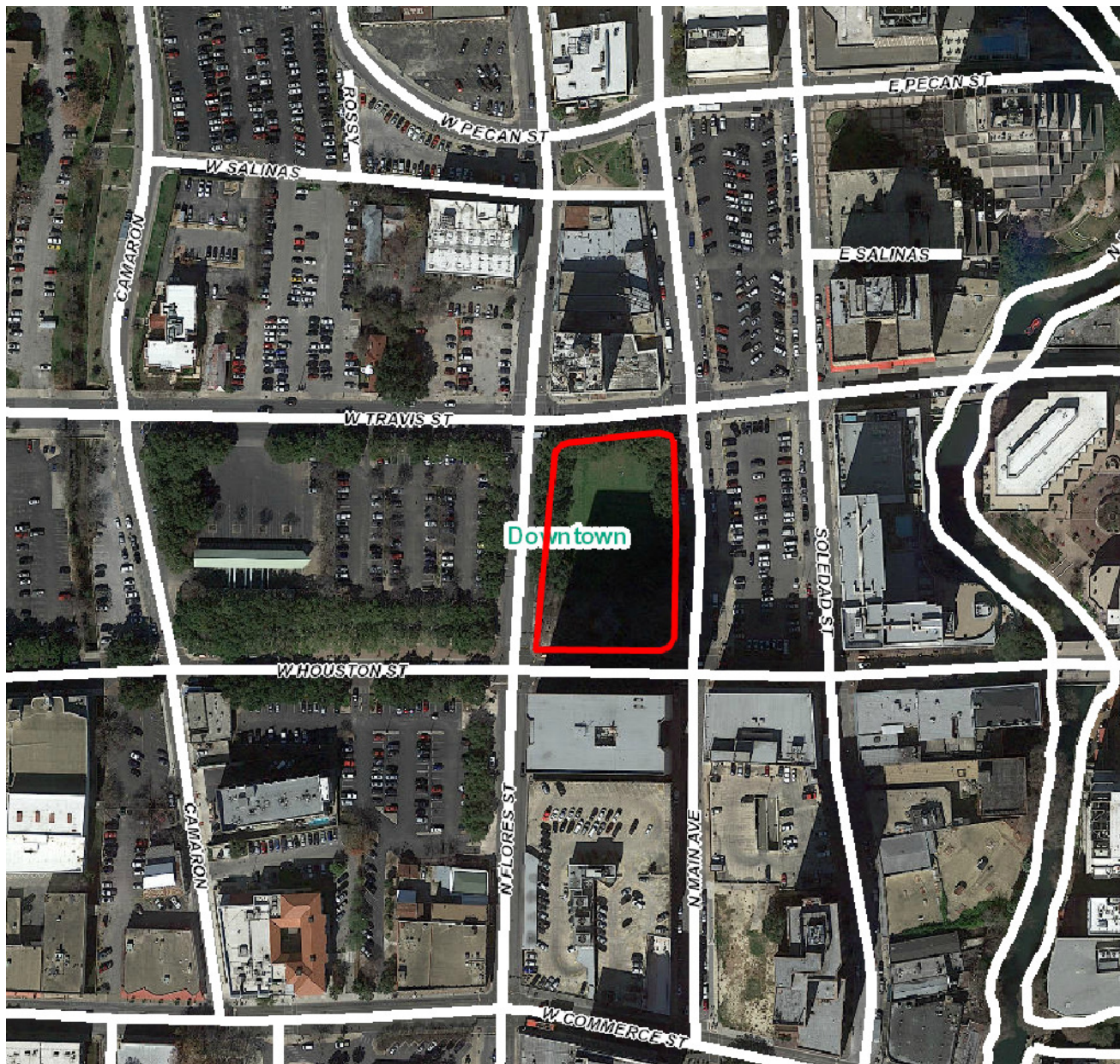
RECOMMENDATION:

Staff recommends conceptual approval based on findings a through f with the following stipulation:

- i. **ARCHAEOLOGY**- Archaeological investigations are highly recommended. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 08, 2018

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G G N

Weston Urban Open Space

February 26, 2018



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: 3-13-2018

HDRC Case# 2018-1004

ADDRESS: 210 N FLORES (WESTON URBAN)

Meeting Location: TOBIN ROOM

APPLICANT: JENNA STOELTJE (WESTON URBAN), IRBY HIGHTOWER

DRC Members present: GUARINO, GARZA, FISH

Staff present: HUY PHAM

Others present: Katherine Fontenot (Weston Urban); Rachel

BRYNN
(Gentry)

REQUEST: CONCEPTUAL APPROVAL

COMMENTS/CONCERNS:

GUARINO: SATISFIED → "SUBTLE, ELEGANT, HOMERUN"

TEMPORARY WALKWAY UNTIL BUILDING (FROST)
IS ACTUALLY BUILT TO PREVENT PEDESTRIANS
CUTTING ACROSS?

GARZA: SATISFIED → INITIAL HESITATION REGARD FOOT
TRAFFIC / PATHWAYS BUT PRESENTATION EXPLAINED
DESIGN CHOICES WELL. →

COMMITTEE RECOMMENDATION:

APPROVE ☒ DISAPPROVE ☐

APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

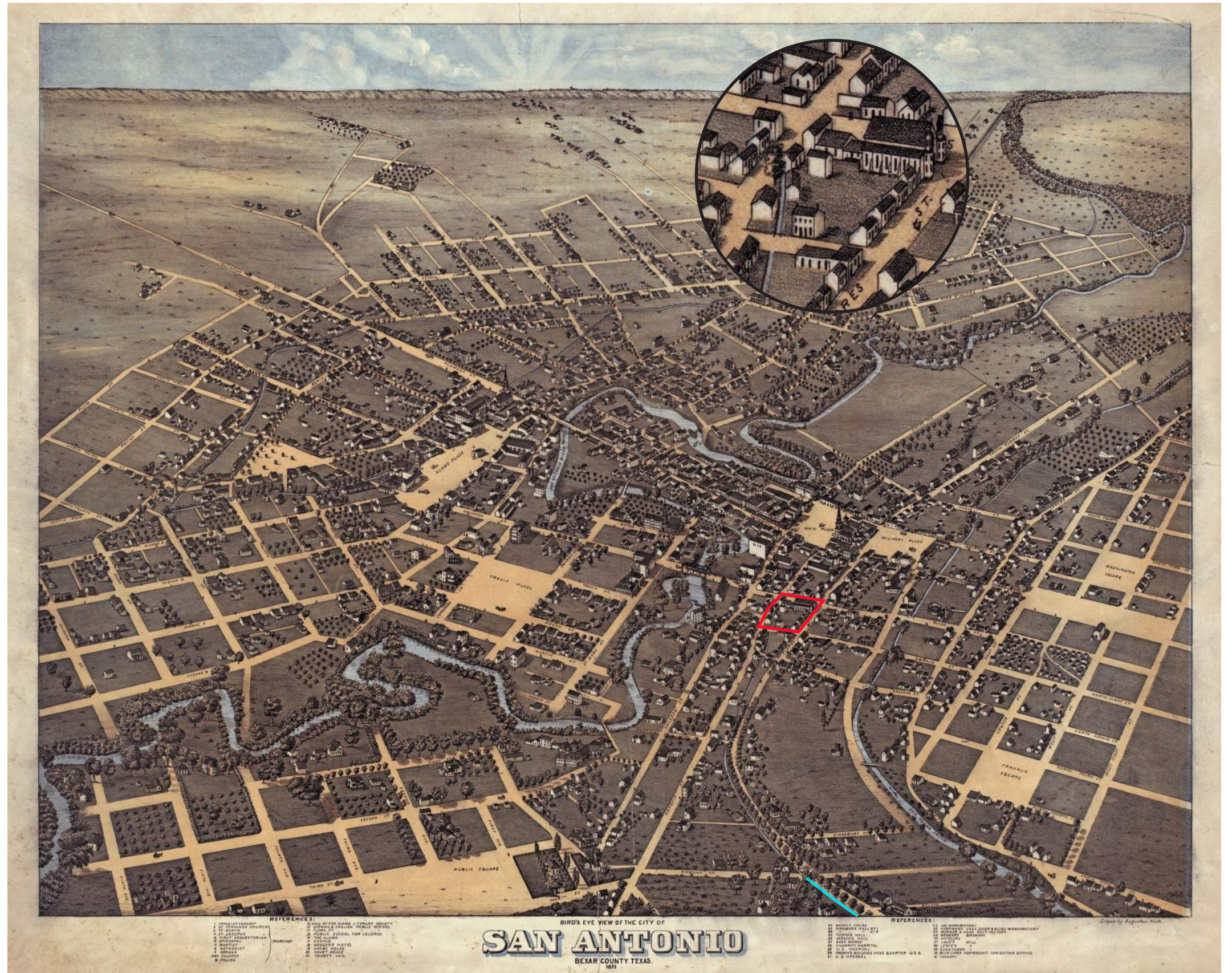
3/13/18
Date

FISH: SATISFIED → CONCERNED ABOUT TRELLIS DETAILS
BUT OVERALL SUPPORTIVE. ↓

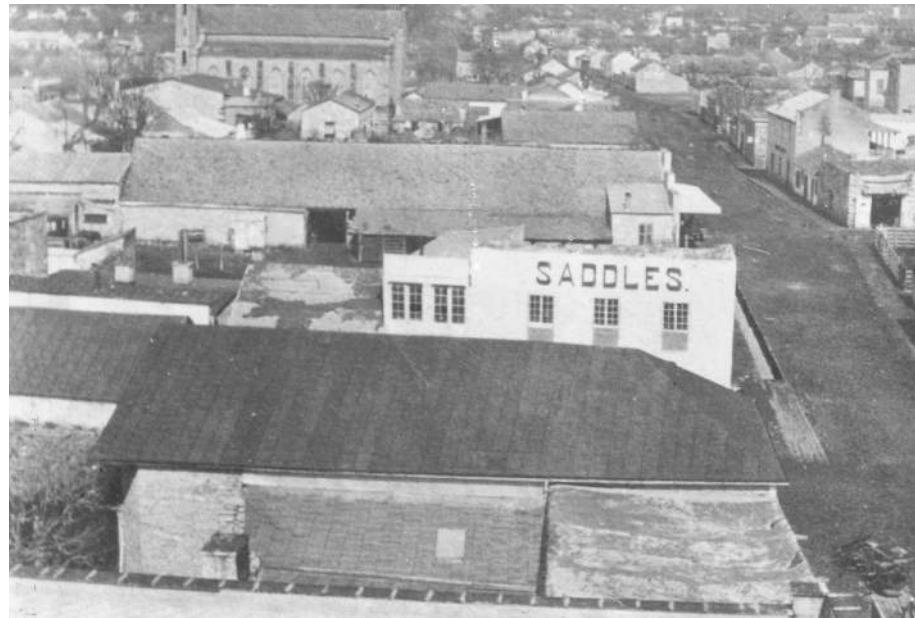
SERIES OR
CONTINUOUS?
IRBY SAYS a

1873 - Bird's Eye View

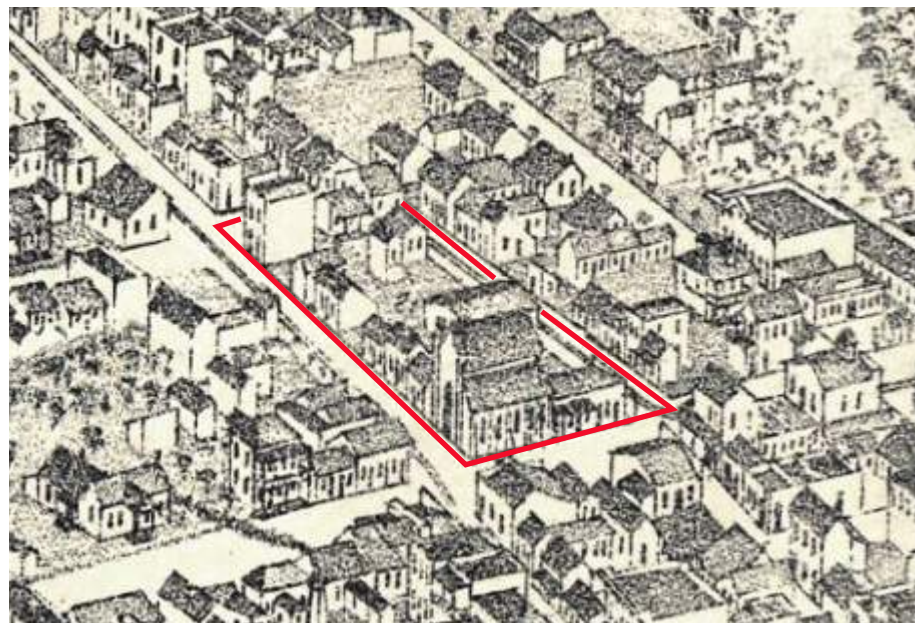
- Site centered between 2 rivers
- At edge of farm and city
- Along central spine of church & main plaza



1904



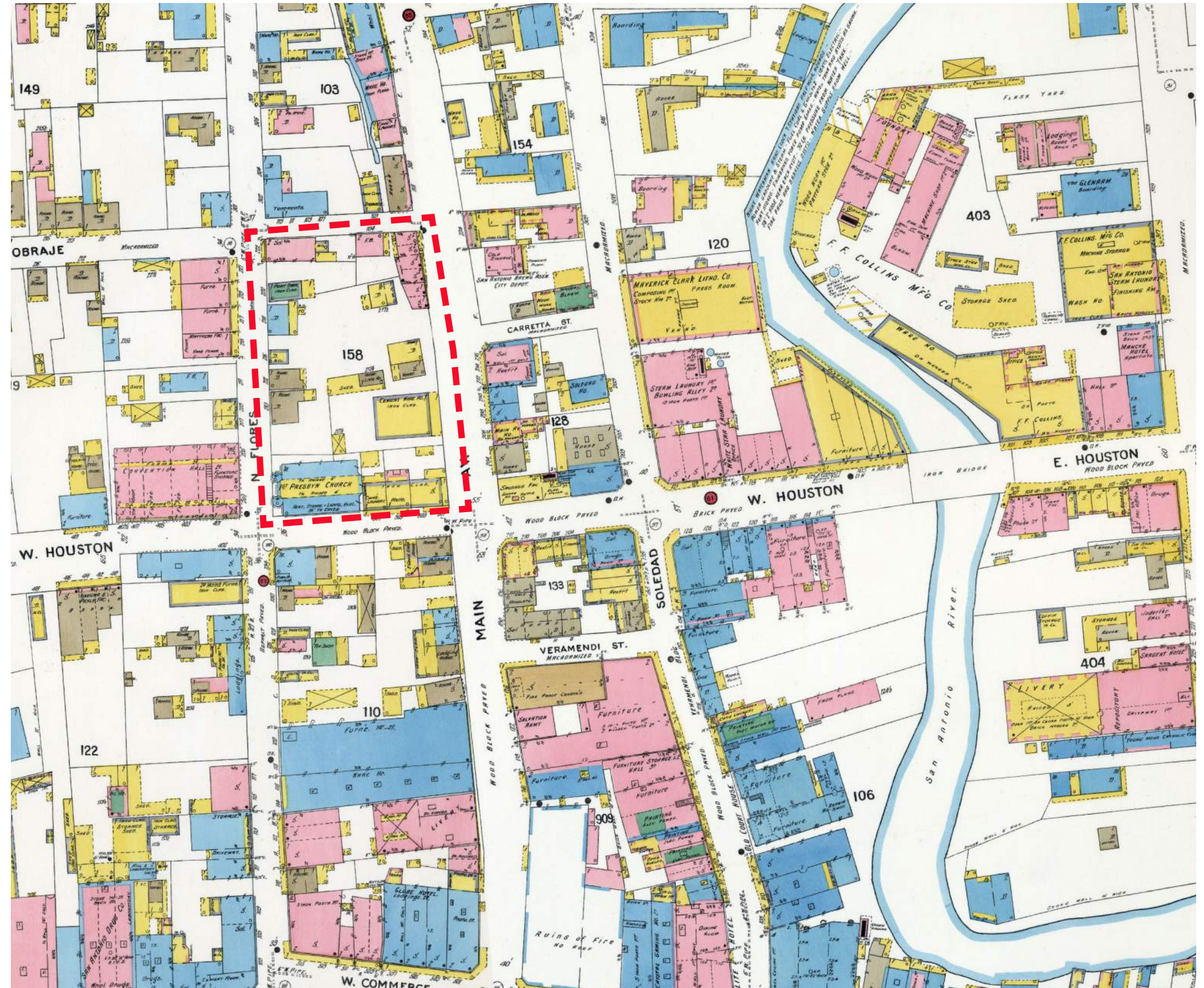
1871 Photo of Main Street



1886 Birdseye View

Site:

- SW corner anchored by the First Presbyterian Church (completed in 1879), with a beer hall and liquor still across the street on Houston & Flores.
- Roads becoming more aligned and sidewalks more continuous as cars become more popular.



1911



1915 - Photo of the Frost Building at 304 Houston

Site:

- Many historic buildings demolished to make way for modernization.
- First Presbyterian church relocated to new gothic revival structure at 4th & Alamo in 1910. Residential units replace the church site.
- Travis Street extended over San Antonio River
- Furniture warehouse on SE corner of site and the Frost Building constructed.



1922

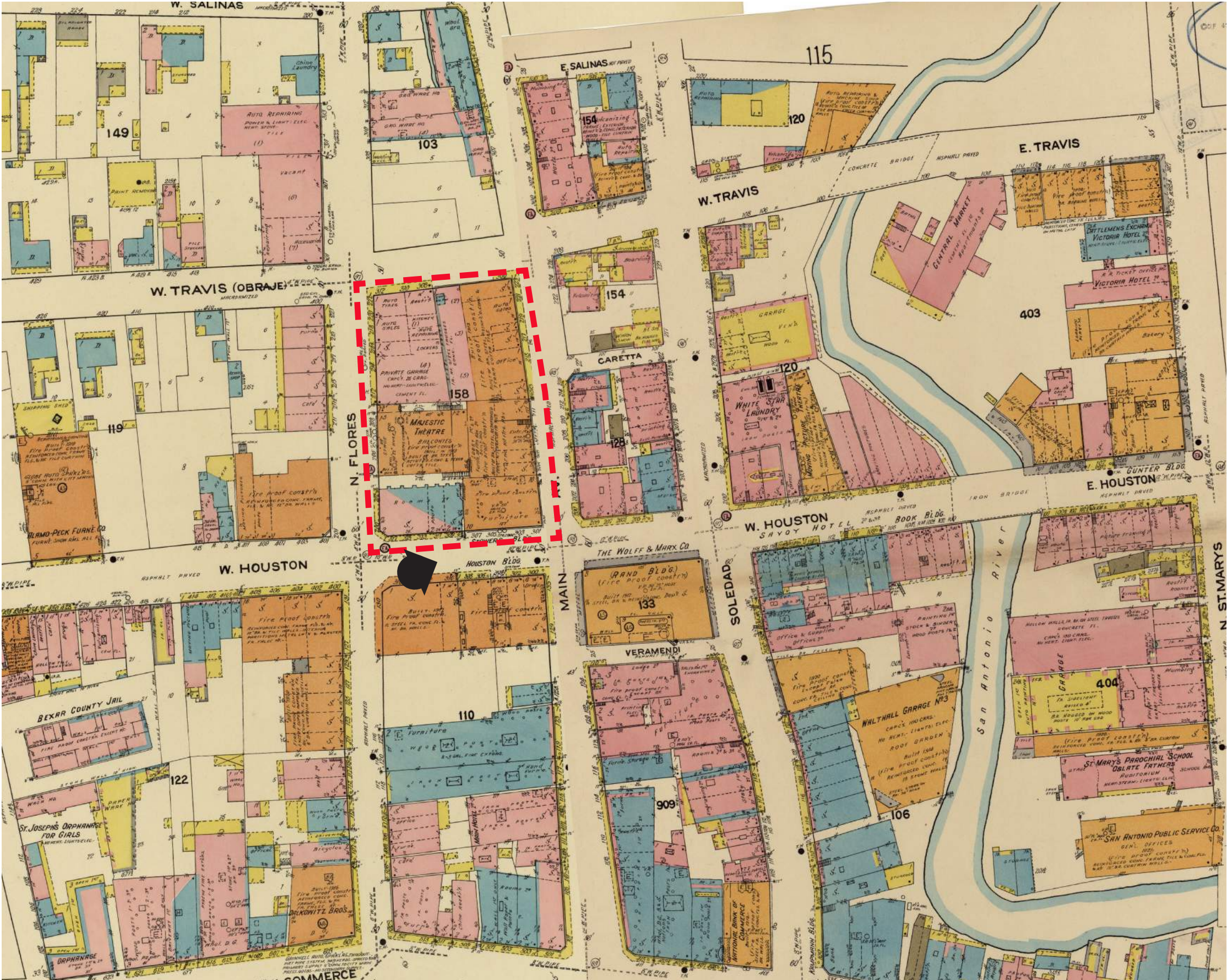


1927 - Photo of Houston Street facing East. Stowers Building, a furniture store at the SE corner of the site, can be seen in the foreground.

The Medical Arts building is in the background, emblematic of San Antonio's 1st Wave of Towers in the 1920's.

Site:

- Site fully built out. Includes Majestic Theatre, furniture store, and auto dealerships and garages to the north.

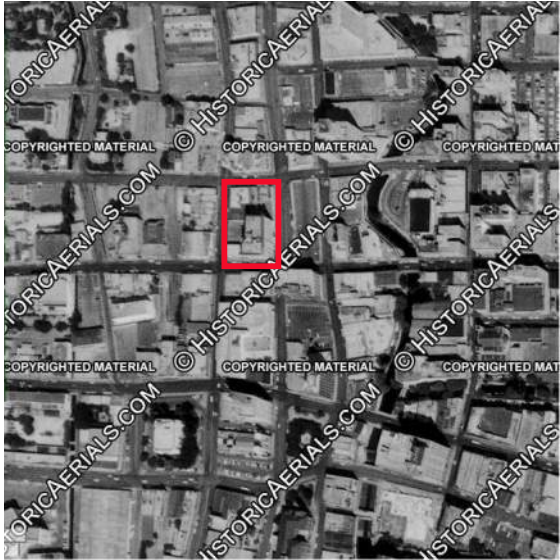


Post War Development

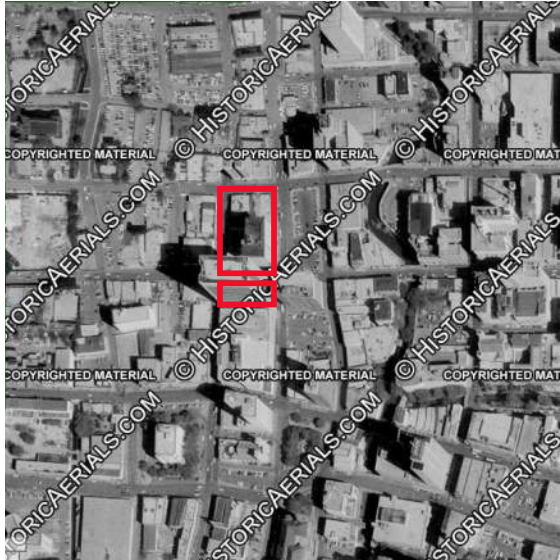
1955



1966



1973



Frost Bank Tower constructed

1986



1995



← built urban fabric | open space →

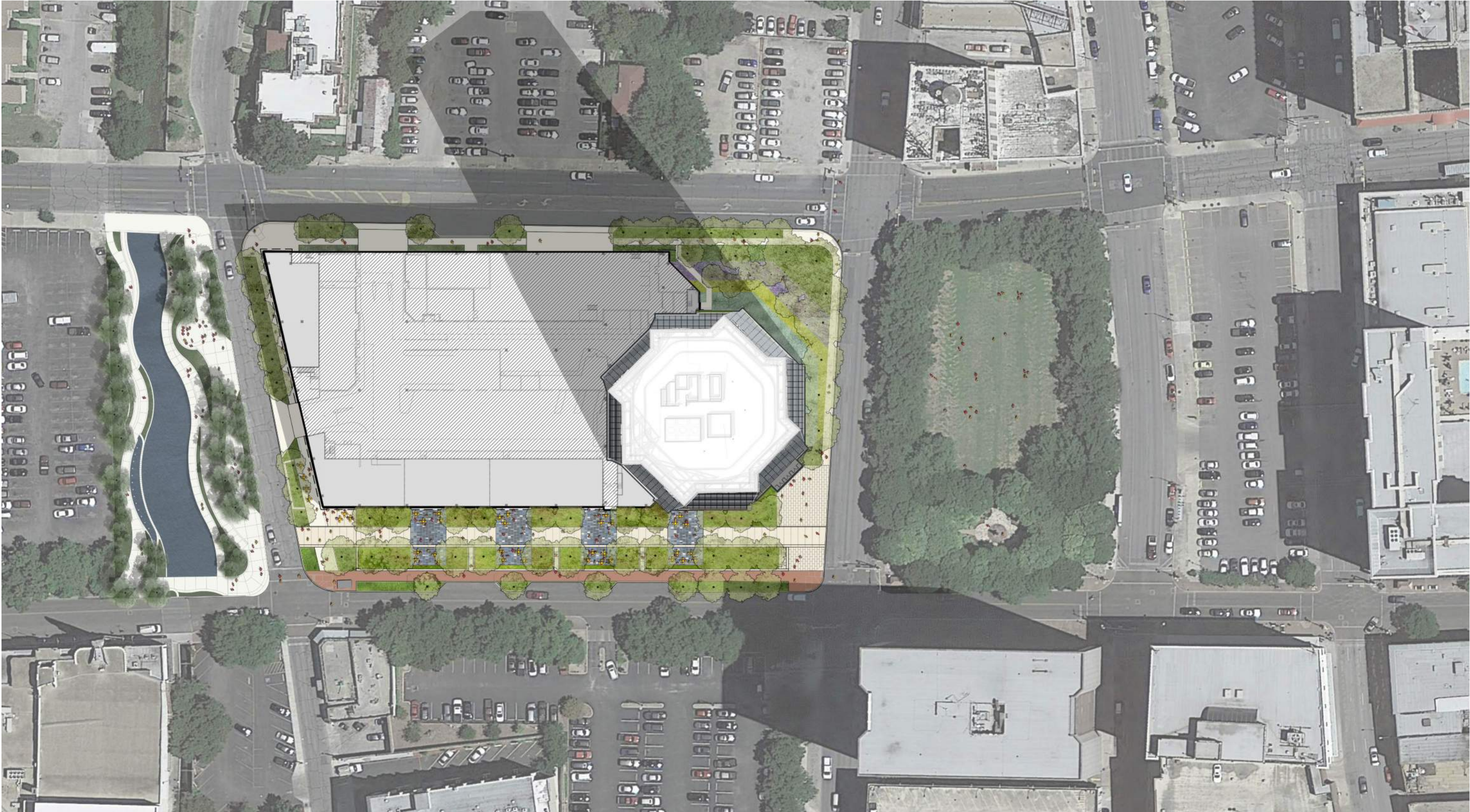
1973 Tower



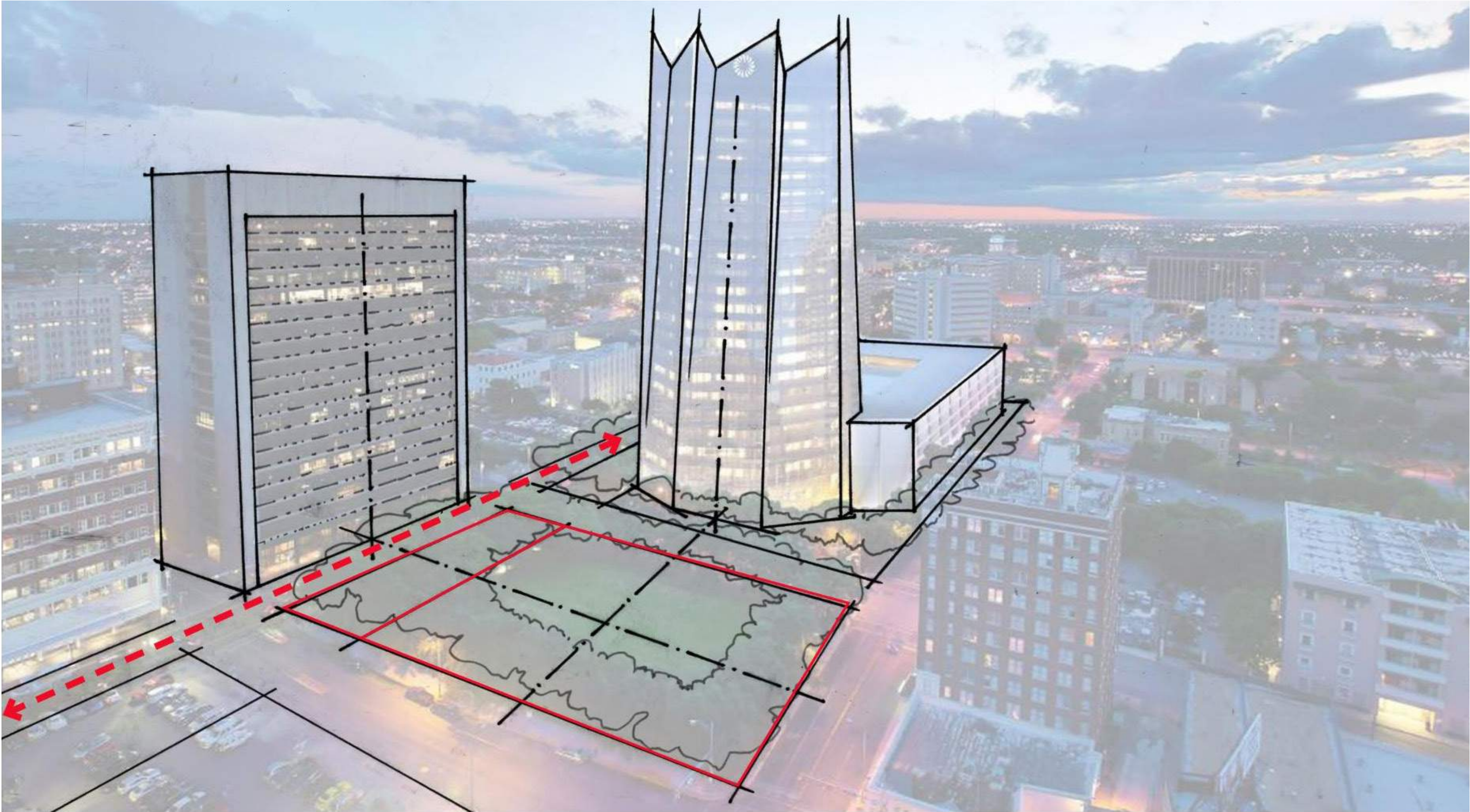
1989 Open Space



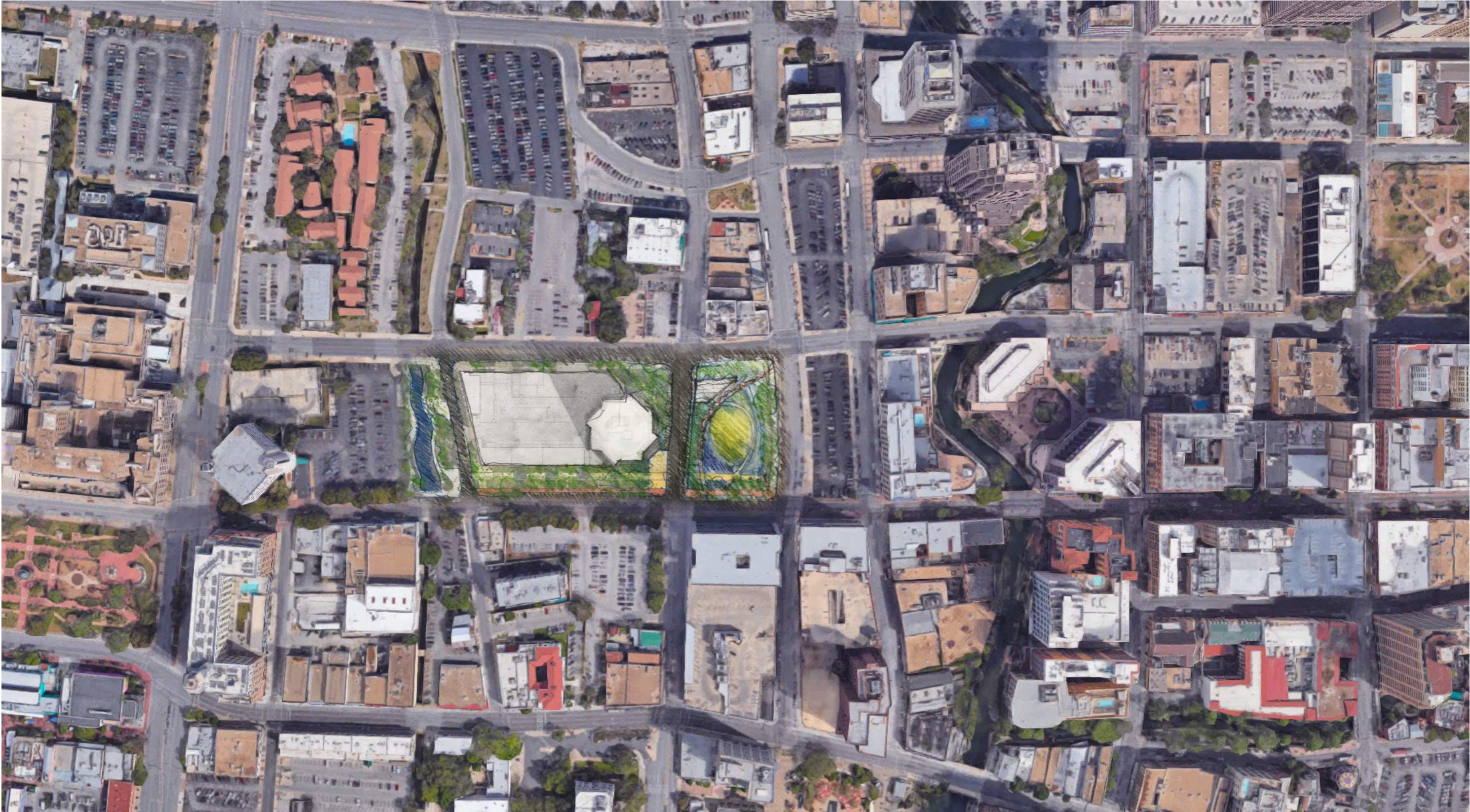
Site Context



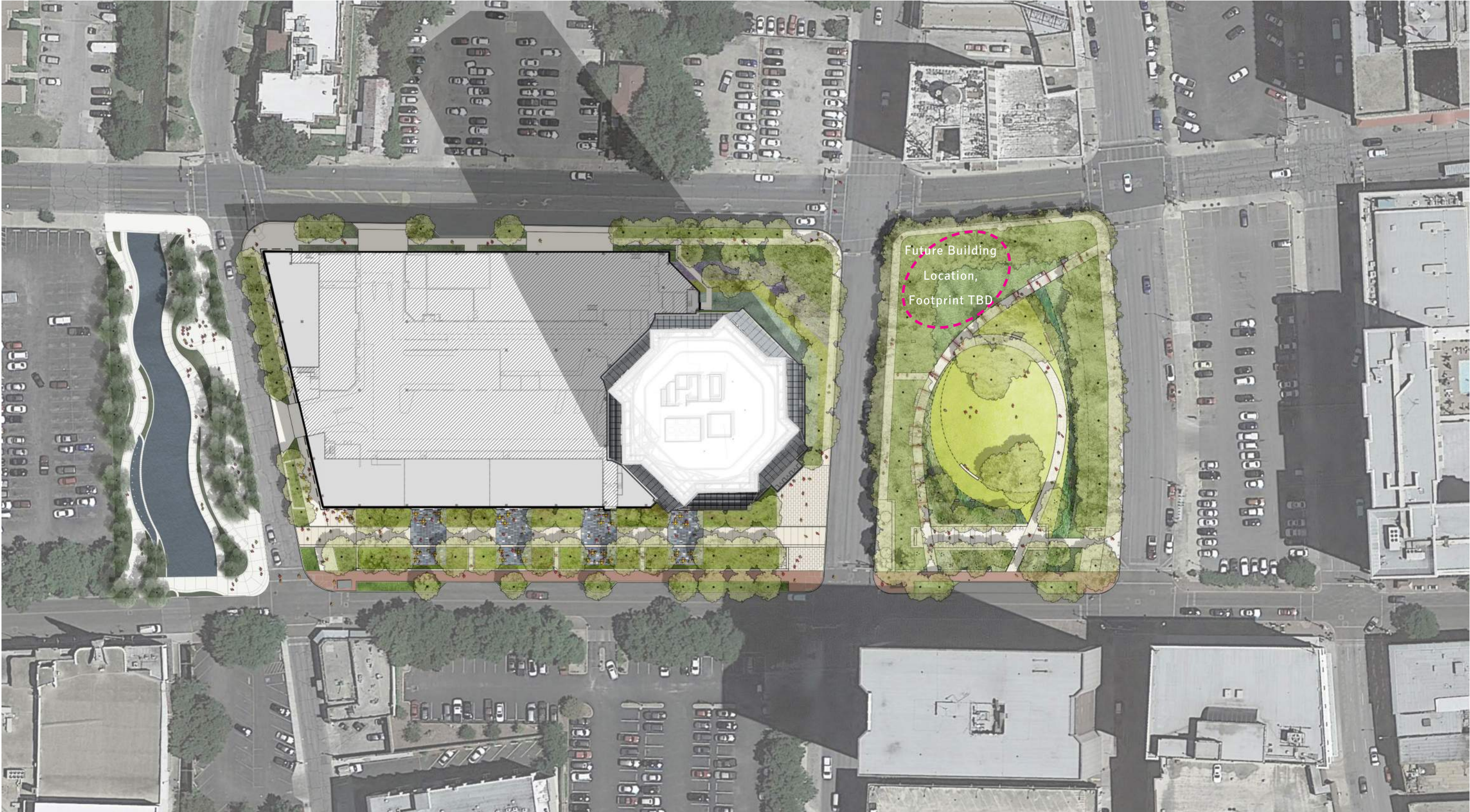
Site Context



Site Context



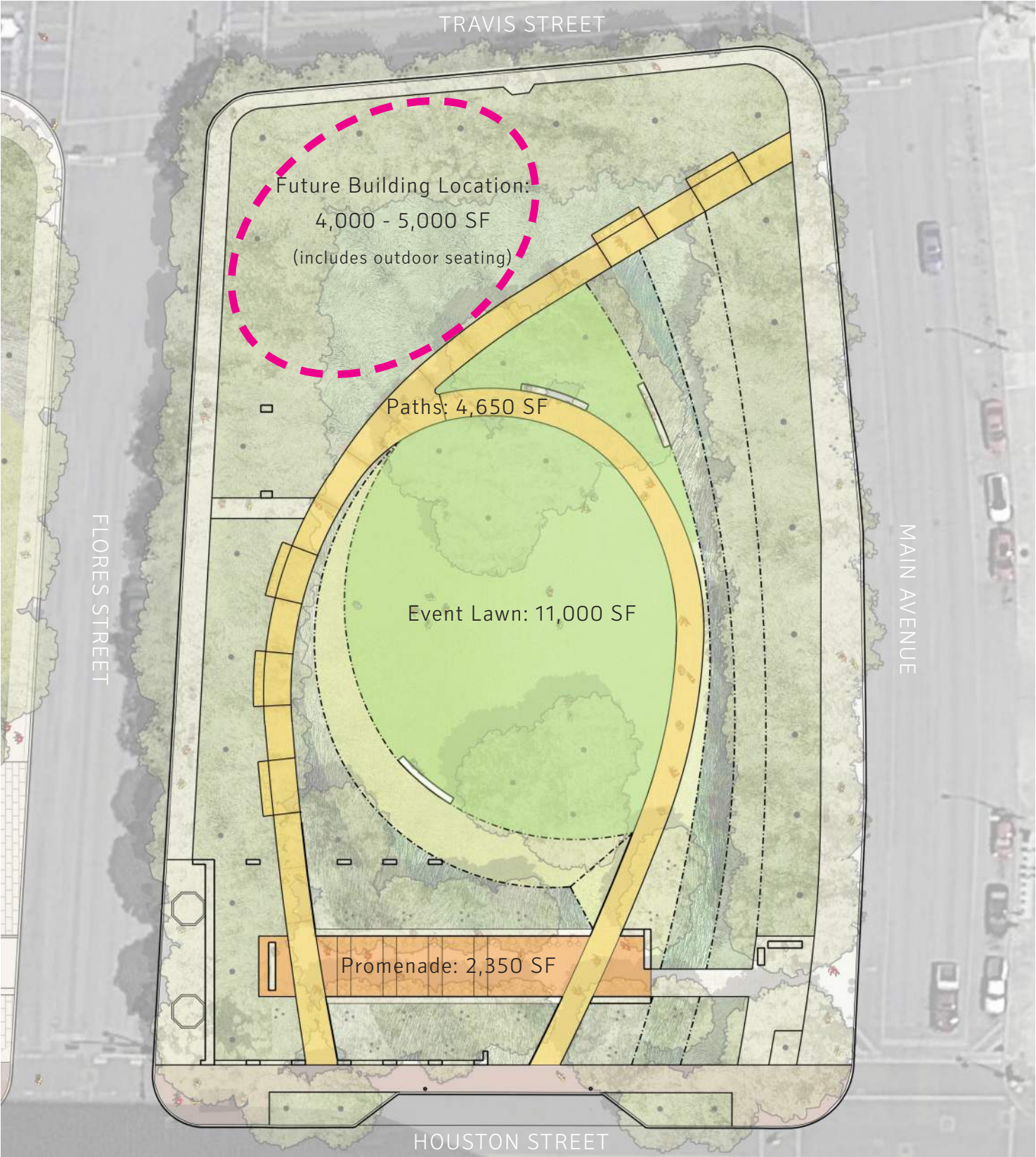
Site Context



Site Capacity

Potential capacity at various densities (SF/person)

	Area (SF)	5 SF/person	10 SF/person	25 SF/person
Event Lawn	11,000	2,200	1,100	440
Paving: Paths	4,650	930	465	186
Paving: Promenade	2,350	470	235	94
TOTAL for park	18,000	3,600	1,800	720



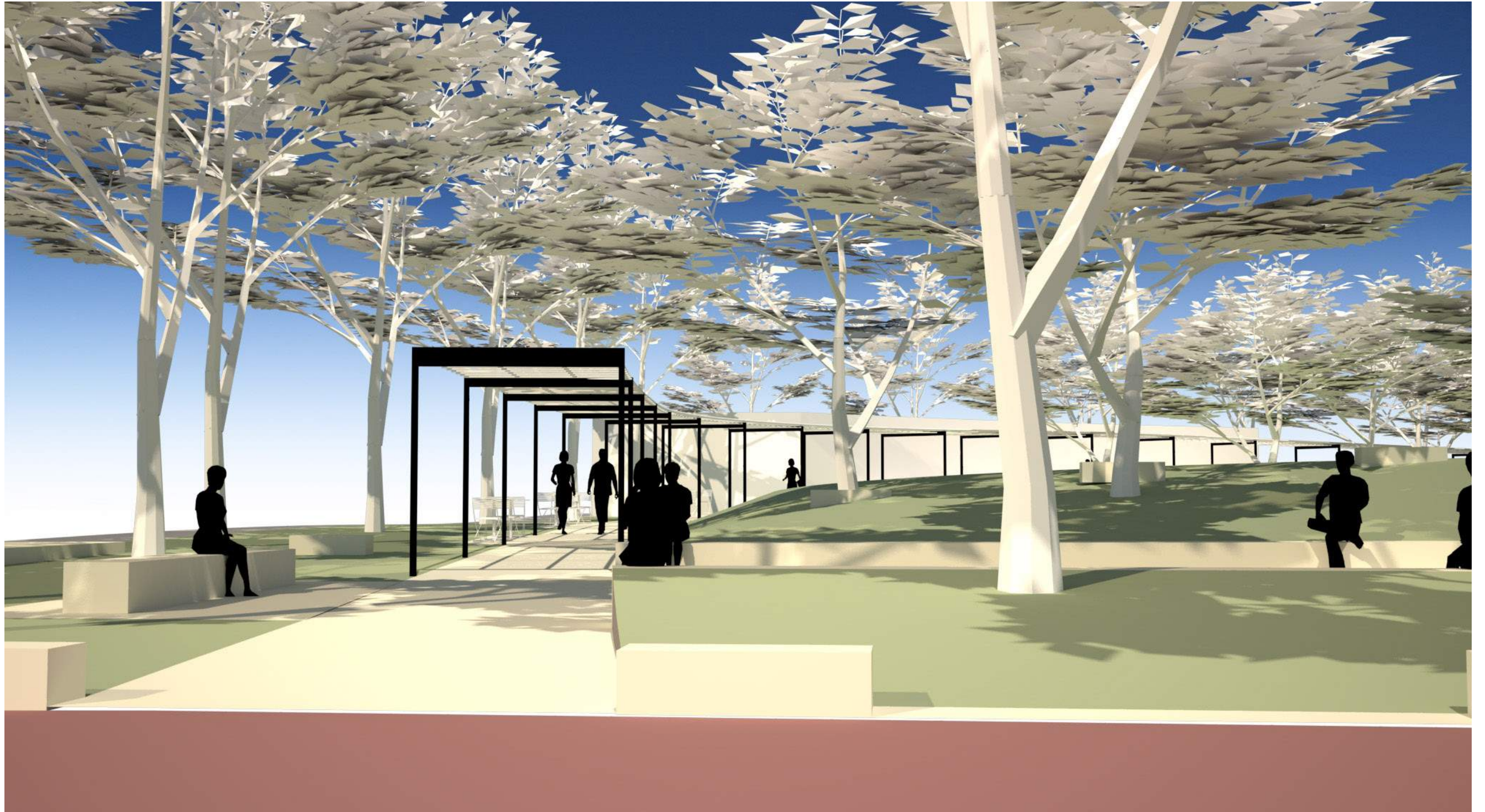
Site Plan



Site Section



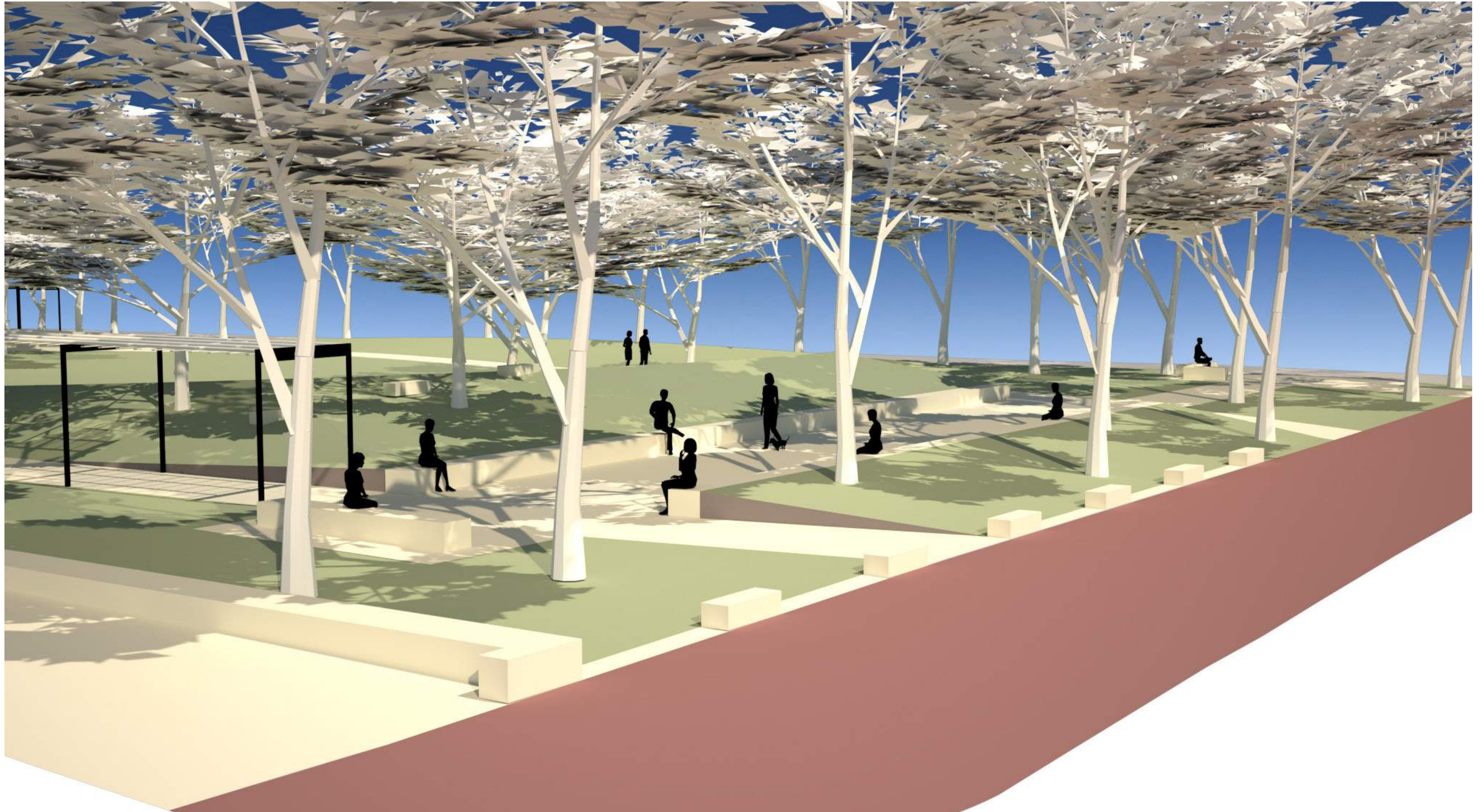
Views



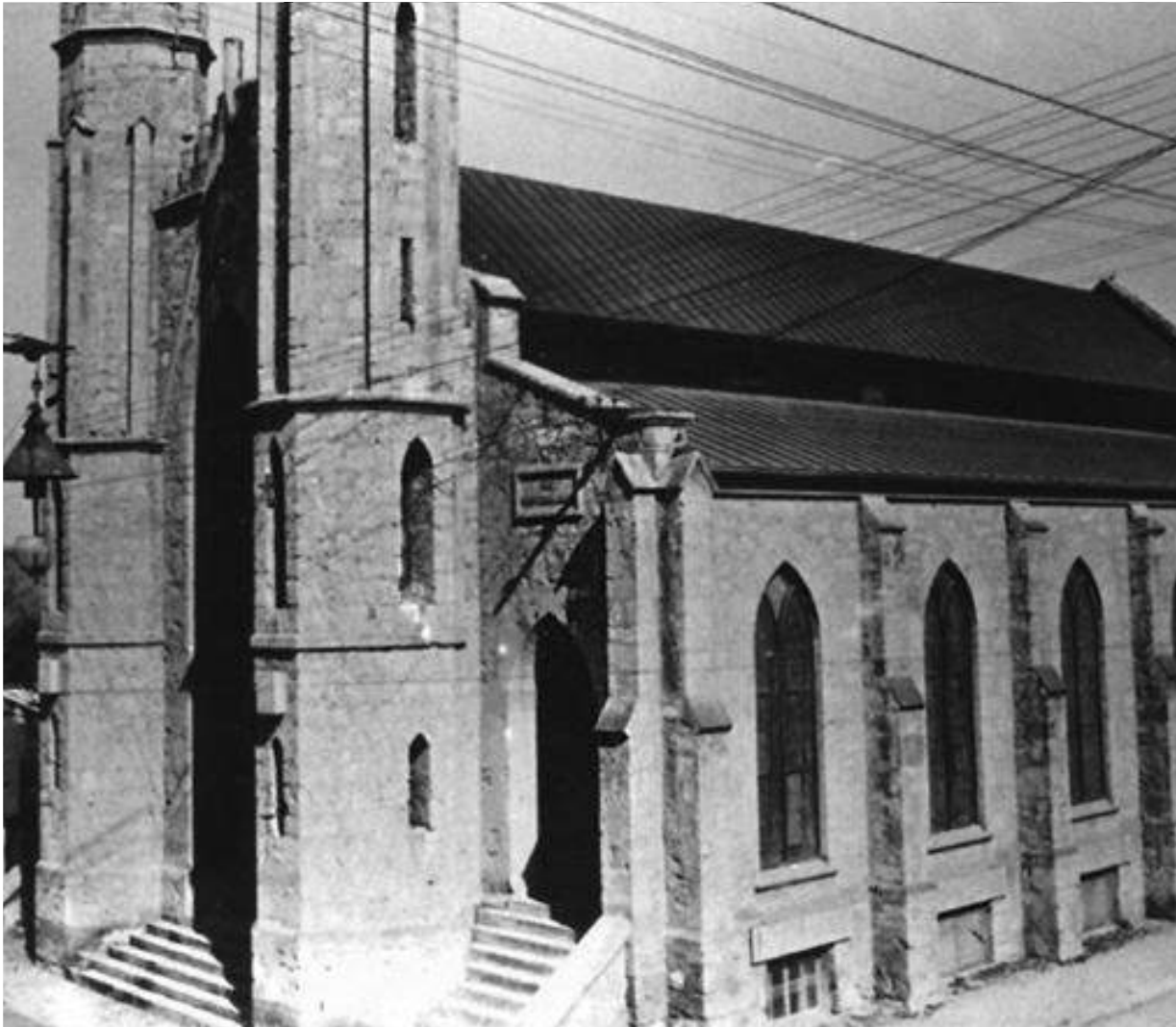
Views



Historic Church

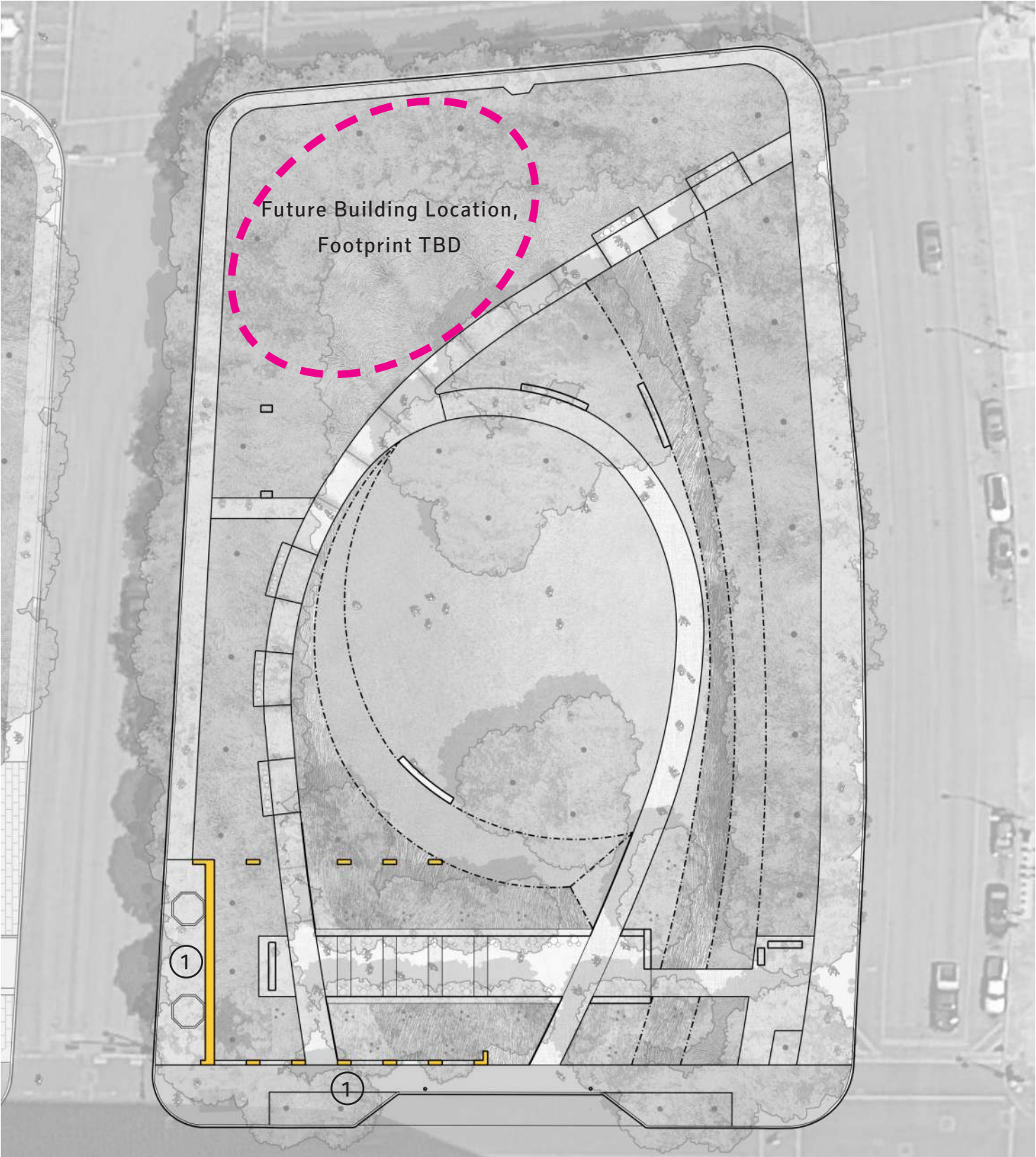
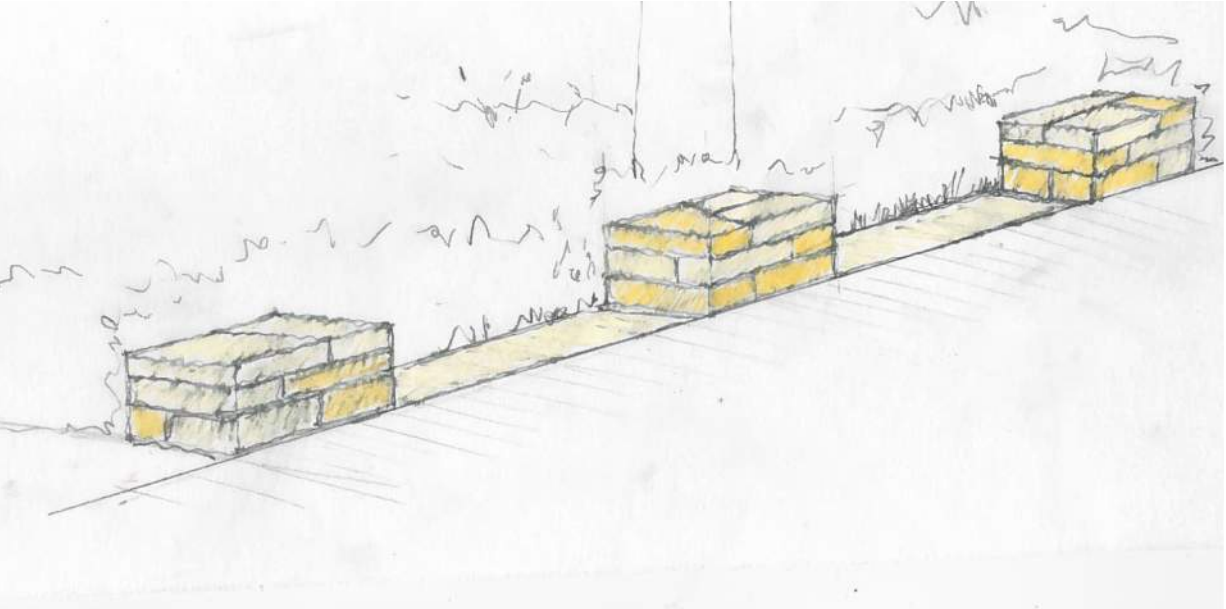


Historic Church

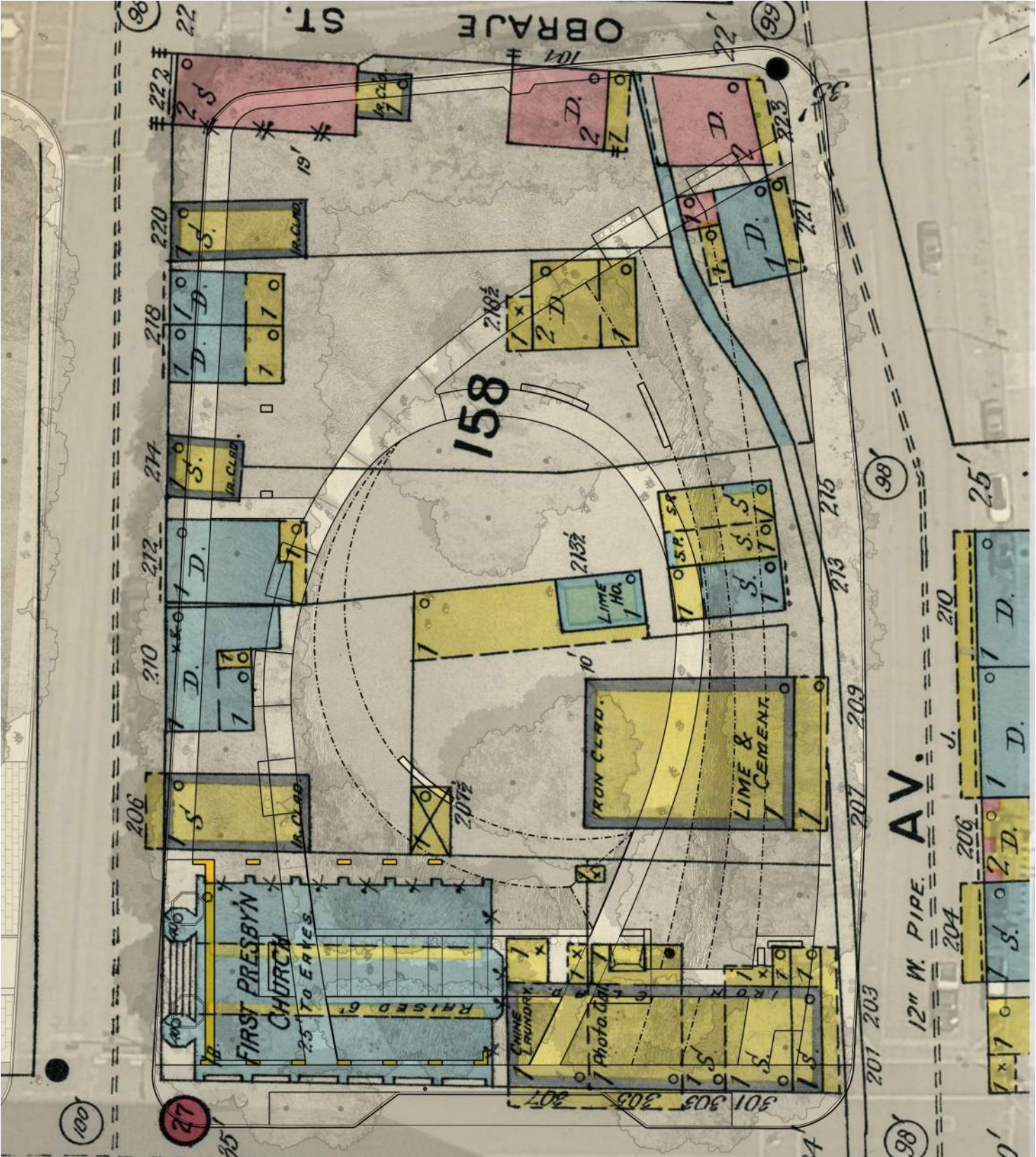
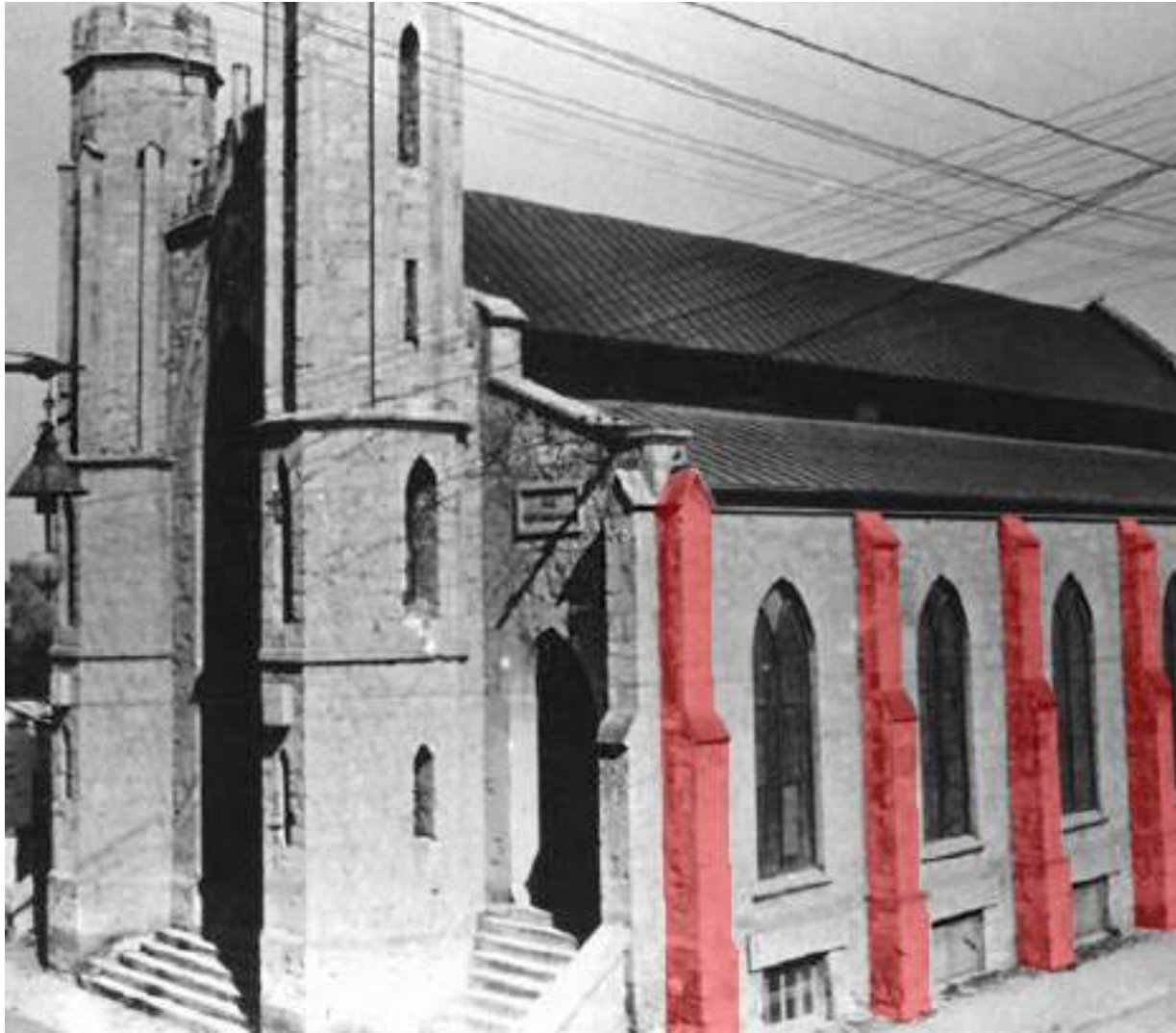
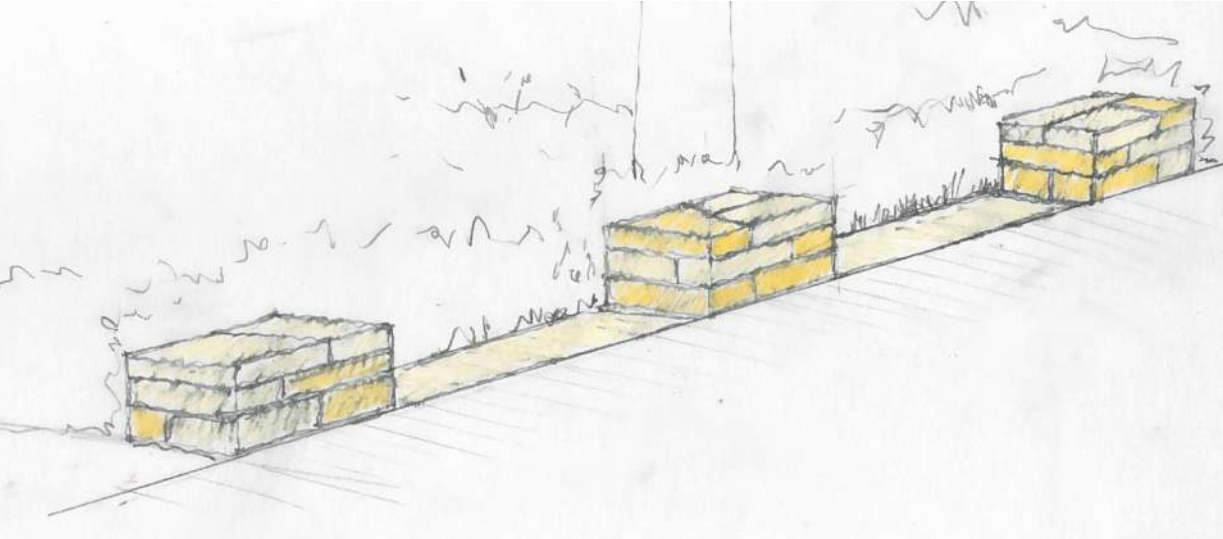


Walls

- ① Salvaged stone walls

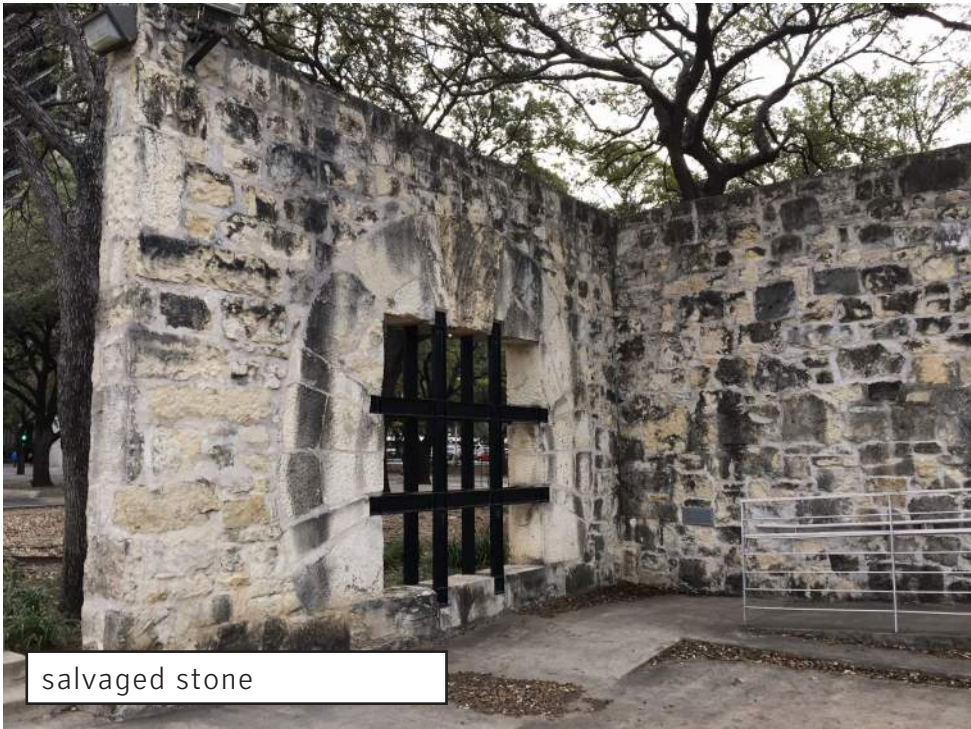


Historic Church



Materials Palette

Walls



Paving



Site Plan

