

HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

HDRC CASE NO: 2018-143
ADDRESS: 3700 W COMMERCE ST
LEGAL DESCRIPTION:
ZONING: R-4
CITY COUNCIL DIST.: 5
APPLICANT: Jamie Taylor/San Antonio River Authority
OWNER: City of San Antonio
TYPE OF WORK: Hardscaping, landscaping, installation of a pool
APPLICATION RECEIVED: March 22, 2018
60-DAY REVIEW: May 23, 2018

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a public swimming pool with hardscaping and fencing.
2. Add new landscaping to include turf and planting beds.
3. Add new walkways to adjacent portions of previously approved park improvements and an existing parking lot.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-640. - Public Property and Rights-of-Way.

(a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.

(b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

Unified Development Code Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

Unified Development Code Sec. 35-643. - Alteration, Restoration and Rehabilitation.

In considering an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure the historic and design review commission shall be guided by the following general standards of the Secretary of the Interior's Standards for Rehabilitation in addition to any specific design guidelines included in this article:

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting, high pressure washes and other cleaning methods that will damage the historic building's materials shall not be undertaken.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Unified Development Code 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.

(Ord. No. 98697 § 6)

FINDINGS:

- a. The property located at 3700 W Commerce is the site of Elmendorf Lake Park. The applicant is requesting approval to install a public pool, hardscaping, and landscaping as part of comprehensive park improvements, most of which were approved by the HDRC on June 3, 2015.
- b. POOL – The applicant has proposed to install a public pool. The pool features an irregular, curving shape with lap lanes at one end and a shallow end with bubblers. Some curving portions of the pool will feature a cove bench. Staff finds the proposal consistent with the UDC and appropriate for a public pool. The applicant is required to submit comprehensive drawings for final approval.
- c. HARDSCAPING – According to UDC Section 35-646, pedestrian movement should be pleasant, allow for a diversity of experiences, be accessible, and should feature durable, aesthetically pleasing materials that feature contrast to ensure pedestrian safety. The proposal includes durable hardscaping surrounding the pool itself, as well as a walkway leading to the pool from an existing parking lot. The hardscaping will be integrated into previously approved public restrooms. Staff finds the proposal consistent with the UDC.
- d. LANDSCAPING – The proposal includes a planting bed for low plants and flowers and a turf area surrounding the pool hardscaping. Staff finds the proposal appropriate for the overall composition of the park and consistent with the UDC.

RECOMMENDATION:

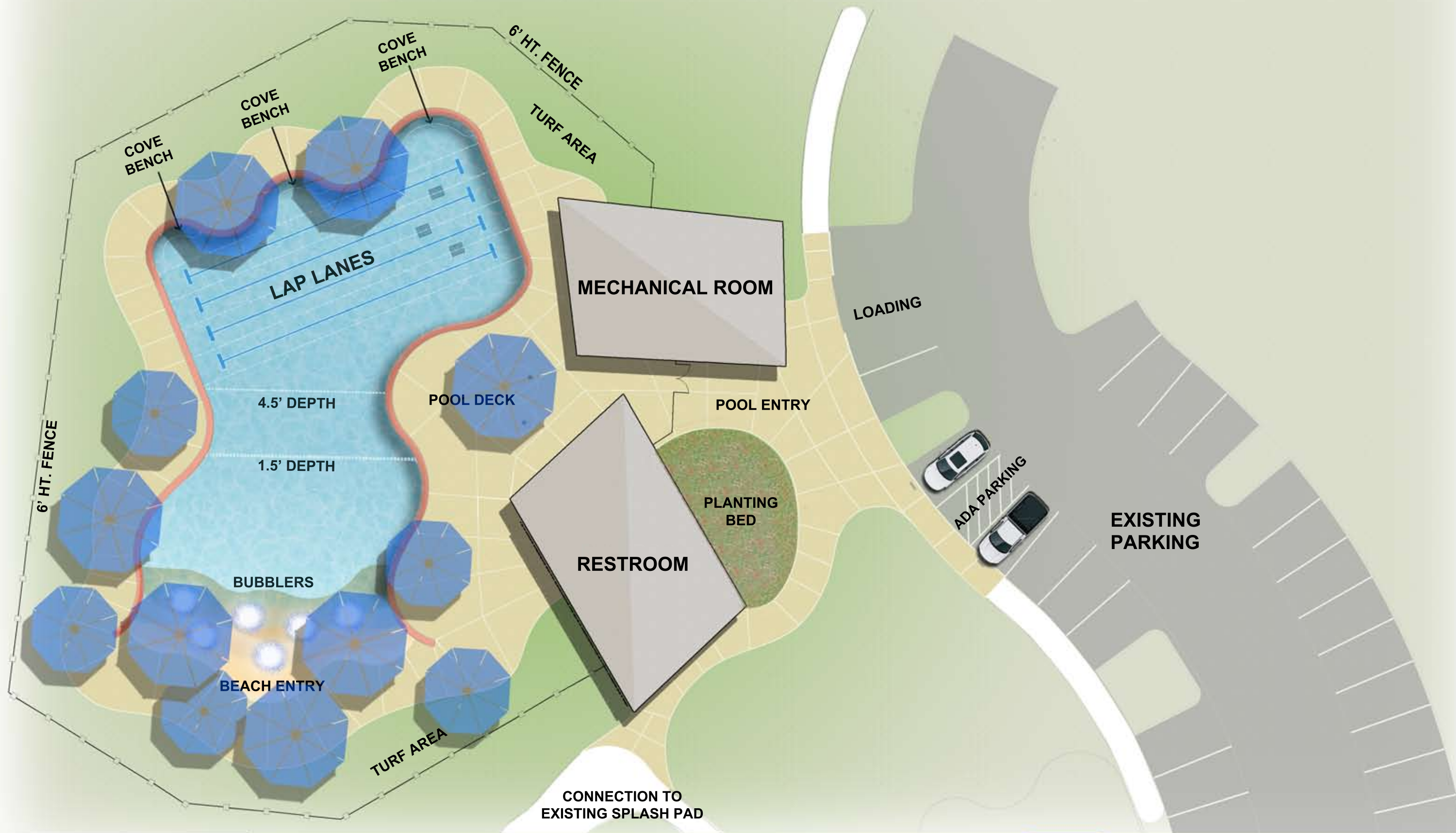
Staff recommends conceptual approval based on findings a through d.

CASE MANAGER:

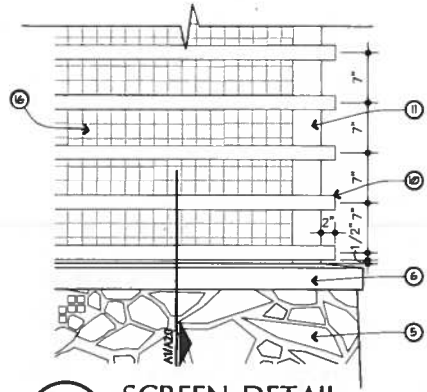
Stephanie Phillips



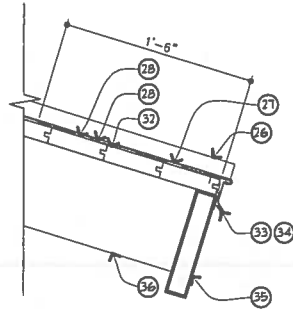




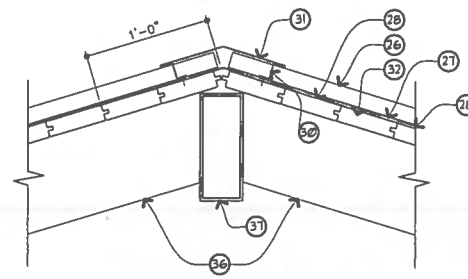
PREVIOUSLY APPROVED PLANS



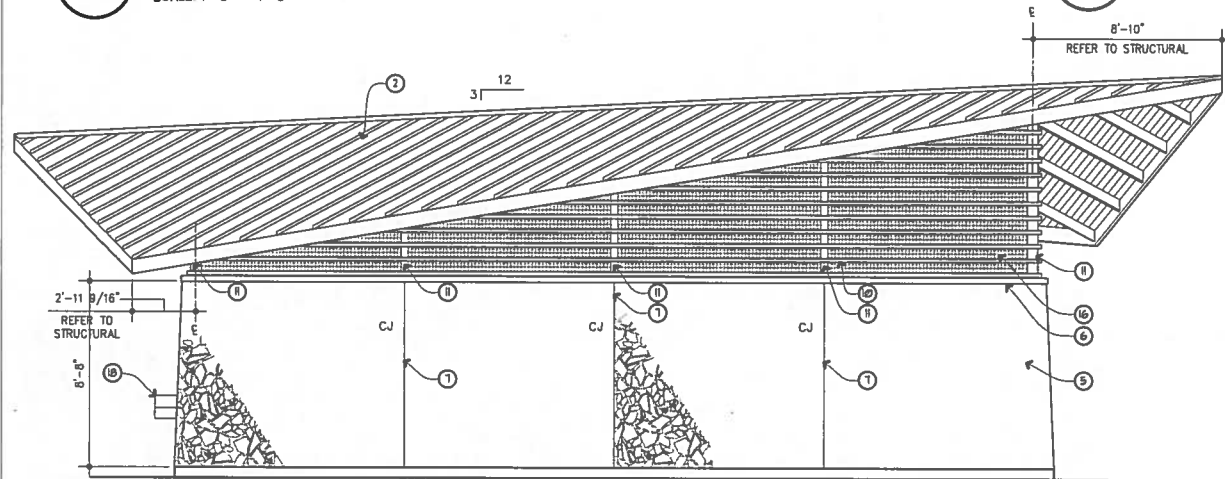
D1 **SCREEN DETAIL**
SCALE: 1'-0" = 1'-0"



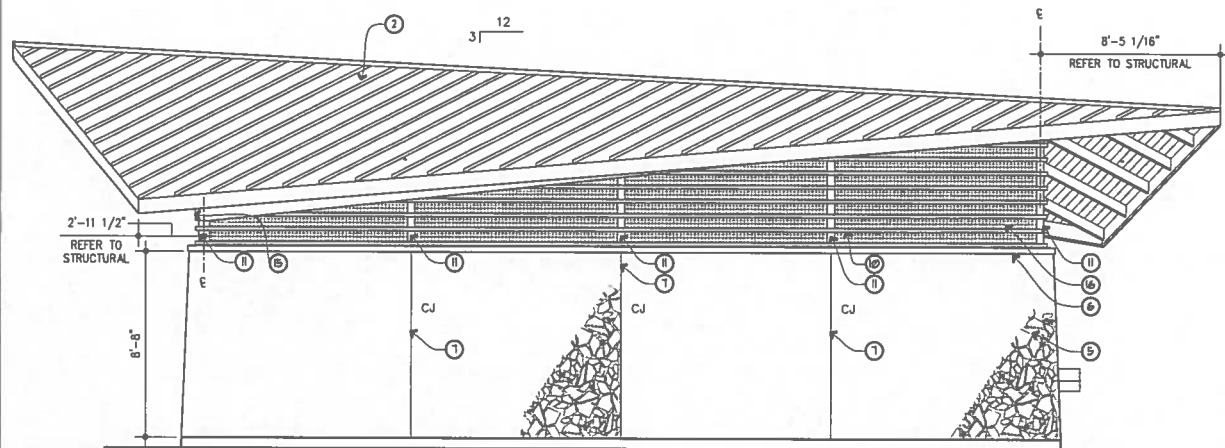
D4 ROOF DETAIL EAVE
SCALE: 1'-0" = 1'-0"



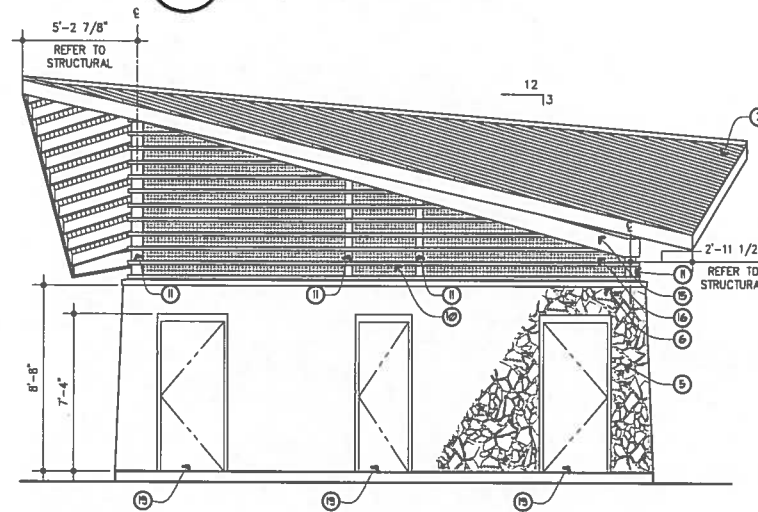
D5 ROOF DETAIL RIDGE
SCALE: 1'-0" = 1'-0"



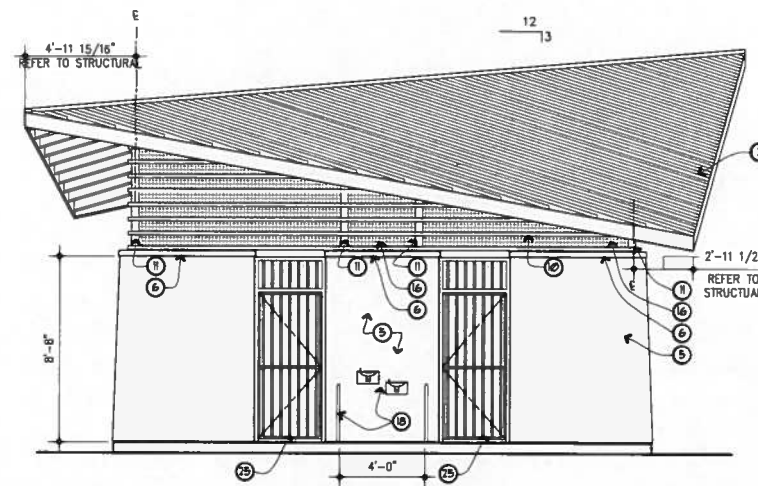
C1 EXTERIOR WEST ELEVATION @ NEW RESTROOM
SCALE: 1/4" = 1'-0"



A1 EXTERIOR EAST ELEVATION @ NEW RESTROOM
SCALE: 1/4" = 1'-0"



C4 EXTERIOR SOUTH ELEVATION @ NEW RESTROOM
SCALE: 1/4" = 1'-0"



A4 EXTERIOR NORTH ELEVATION @ NEW RESTROOM

KEYNOTES

- ① CONCRETE SLAB
- ② STANDING SEAM ROOF ON ROOFING UNDERLAYMENT OVER 2X6 TONGUE AND GROOVE WOOD DECK, TRANSPARENT FINISH
- ③ LINE OF ROOF OVERHANG ABOVE
- ④ LINE OF ROOF RIDGE ABOVE
- ⑤ METAL STUD WALL WITH PLASTER LATH AND BROKEN CERAMIC TILE FINISH SEE DETAILS.
- ⑥ CAST STONE CAP WITH PIN HOLES
- ⑦ CONTROL JOINT
- ⑧ 8X8X16" SCORED CMU BLOCK. EXPOSED AND SEALED AT INTERIOR SPACES, TYP.
- ⑨ NOT USED
- ⑩ 2X2 STEEL TUBE
- ⑪ 4X4 STEEL TUBE
- ⑫ NOT USED
- ⑬ NOT USED
- ⑭ 2X2 STEEL ANGLE ATTACHED TO BOTTOM OF ROOF STRUCTURE
- ⑮ PERIMETER BEAM (RE: STRUCTURAL)
- ⑯ HIGH SECURITY STRENGTH, BLACK, WELDED WIRE MESH AS SELECTED BY CLIENT
- ⑰ 1-1/2X1/8 WTL. PLATE SECURED WITH SCREWS @ 12" O.C.
- ⑱ PROVIDE AND INSTALL NEW ADA ACCESSIBLE DRINKING FOUNTAIN, GRAB BAR, AND PERTINENCES.
- ⑲ HOLLOW METAL DOORS AND FRAME, PAINTED
- ⑳ NOT USED
- ㉑ NOT USED
- ㉒ NOT USED
- ㉓ NOT USED
- ㉔ NOT USED
- ㉕ STEEL TUBE DOOR/GATE AND FRAME
- ㉖ 2" REINFORCED HEM
- ㉗ STANDING SEAM METAL ROOF, COLOR BY ARCH
- ㉘ GRACE ULTRA FIRE AND ICE WEATHER BARRIER OR EQUAL
- ㉙ NOT USED
- ㉚ Z CLIP FASTENED TO ROOF DECK, 3 FASTENER BETWEEN STANDING WTL. SEAMS. CONTINUOUS CAULK OVER BETWEEN EDGE OF Z CLIP AND STANDING WTL. SEAMS.
- ㉛ RIDGE CAP RIVETED TO Z CLIPS @ 30" O.C. MAX. CAULK RIVETS
- ㉜ 2X6 TREATED WOOD TONGUE AND GROOVE DECK
- ㉝ CONTINUOUS DRIP EDGE FLASHING AND CLIP ATTACHED TO DECK @ 18" O.C. MAX
- ㉞ EDGE OF METAL PAN FIELD FOLDED AROUND FASTENER
- ㉟ 10X2 STEEL TUBE (RE: STRUCTURAL)
- ㊱ 8X3 STEEL TUBE (RE: STRUCTURAL)
- ㊲ 10X4 STEEL TUBE (RE: STRUCTURAL)



Terra design group, inc.

816 220 1400 212
210 220 1400
210 220 1404
00000000 00000000 00000000 00000000



WEST EAST
DESIGN GROUP, LLC
ARCHITECTS
11 E. Grayson Street, Suite 207
San Antonio, Texas 78215
210.598.8735
WWW.WESTEASTDESIGN.COM



3/8/14

ELMENDORF
LAKE PARK

3700 WEST COMMERCE
SAN ANTONIO, TEXAS 78207

| | |
|----------|------|
| REVISION | DATE |
|----------|------|

Project no: 13320

Date: AUG 8, 2014

Sheet: 7 OF 13

NEW BESTROOM

NEW RESTROOM
EXTERIOR ELEV.

EXTERIOR ELEV
(2005)

(ROOF)

Age

A2 2

A2.2

0% CONSTRUCTION DOCUMENTS
