

## HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

**HDRC CASE NO:** 2018-450  
**ADDRESS:** 401 E HOUSTON ST  
**LEGAL DESCRIPTION:** NCB 417 BLK 19 CIR 6 & W 1.1 FT OF 5 ARB A1  
**ZONING:** D, HS  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Burns Building, Washer Bros Building  
**APPLICANT:** David Adelman/AREA Real Estate, LLC  
**OWNER:** 401 E Houston, LLC  
**TYPE OF WORK:** Parklet installation  
**APPLICATION RECEIVED:** September 07, 2018  
**60-DAY REVIEW:** November 06, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a parklet in the public right of way on the Jefferson Street frontage of the structure located at 401 E Houston, commonly known as the Burns and Washer Brothers Building.

### APPLICABLE CITATIONS:

*Downtown Design Guide, Chapter 9, Streetscape Improvements*

### G. STREET AND SITE FURNITURE

Street furnishings are exterior amenities, such as including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. —Urban tested street furnishings are particularly important in San Antonio. The choice, use, and implementation of site furniture is very important to convey a desired aesthetic. Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features like fountains and in plazas, etc. Projects using these amenities should give consideration to minimize the cost of replacement.

1. Site furniture on walkways and sidewalks shall maintain a clear passage for pedestrians and shall be placed to eliminate potential pedestrian and vehicular conflicts.
2. Kiosks and directories should be provided adjacent to vehicular and pedestrian entrances and pedestrian nodes. Kiosk siting maximizes visibility and minimizes traffic hazards or obstructing views.
6. Street furnishings should be made of metal, stone, cast stone, hand sculpted concrete, or solid surfacing material, such as Corian or Surell. Recycled plastic will be considered on a case by case basis.
7. Benches, in particular, should be placed with careful consideration of their relationship to surrounding buildings and businesses. Benches placed perpendicular to the street are often best, as the sitter is neither staring at one storefront nor at passing traffic or sides of parked cars.

### FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a parklet in the public right of way on the Jefferson Street frontage of the structure located at 401 E Houston, commonly known as the Burns and Washer Brothers Building. The proposed parklet will be located in a manner that will remove the existing, commercial parking on Jefferson Street, will extend adjacent to the majority Jefferson Street frontage of the Burns Building and will be constructed in a manner that will not impede on the existing sidewalk. The applicant has noted that the parklet will be constructed and can be removed without damage to the existing infrastructure.
- b. MATERIALS – Regarding materials, the applicant has proposed precast concrete, steel framing and metal tabled and chairs. These materials are consistent with the Downtown Design Guide. The applicant has also provided a list of landscaping materials that are to be installed.
- c. Generally, staff finds that the proposed parklet will promote the pedestrian atmosphere along Houston Street and

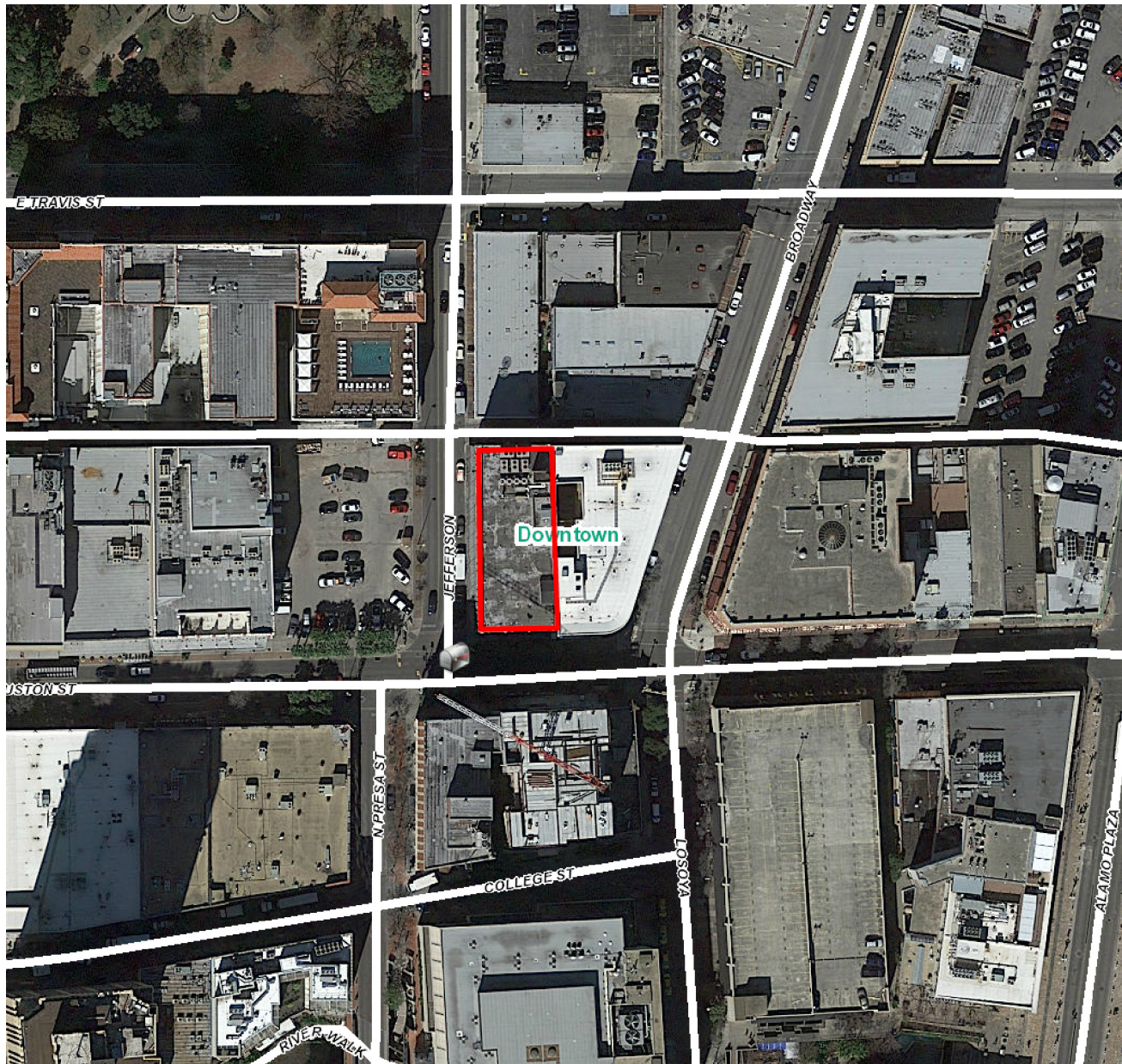
work to connect Travis Park with Houston Street.

**RECOMMENDATION:**

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

**CASE MANAGER:**

Edward Hall



lex Viewer

we ed by ArcGIS Server

Printed: Sep 1 , 2018

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ANTIQUE  
SAMPLER  
MALL

Pearson Alley

Jefferson



**FORMAL REQUEST FOR:**

**Remove the parking meters and subtract 10' of commercial parking to install a public parklet adjacent to the Burns Building @ 401 E Houston Street. Please see attached plans for details on location, design.**

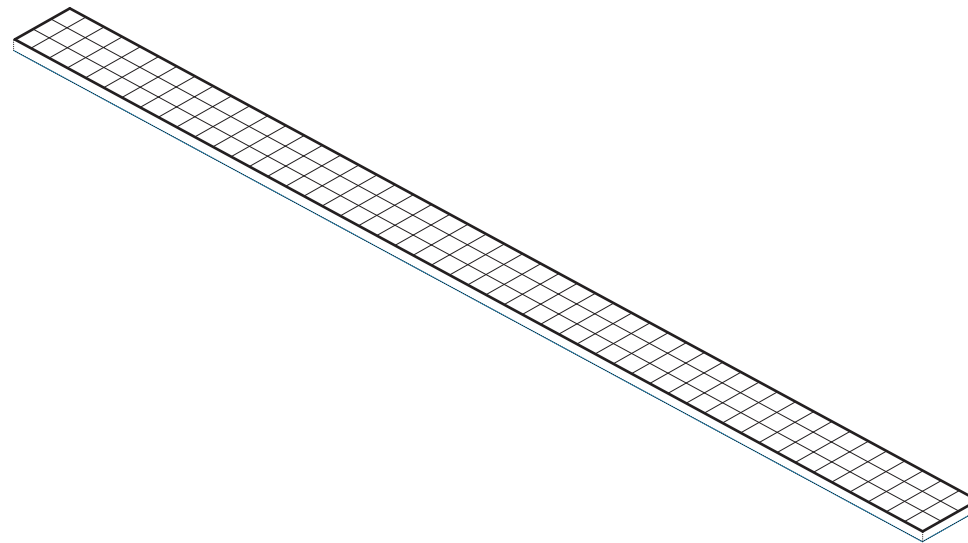
**PURPOSE:**

**Activate Houston Street, with private capital investment, through a public parklet project. Hope is to give shade and a respite for San Antonio folks, office users and nearby apartment residents to gather and continue pushing downtown as a walkable community. We are especially excited to connect Travis Park to Houston Street with this public park. 401 East Houston LLC will never rent the park or reserve the space in order to avoid exclusivity.**

# Burns Building Pocket Patio\_final deliverable

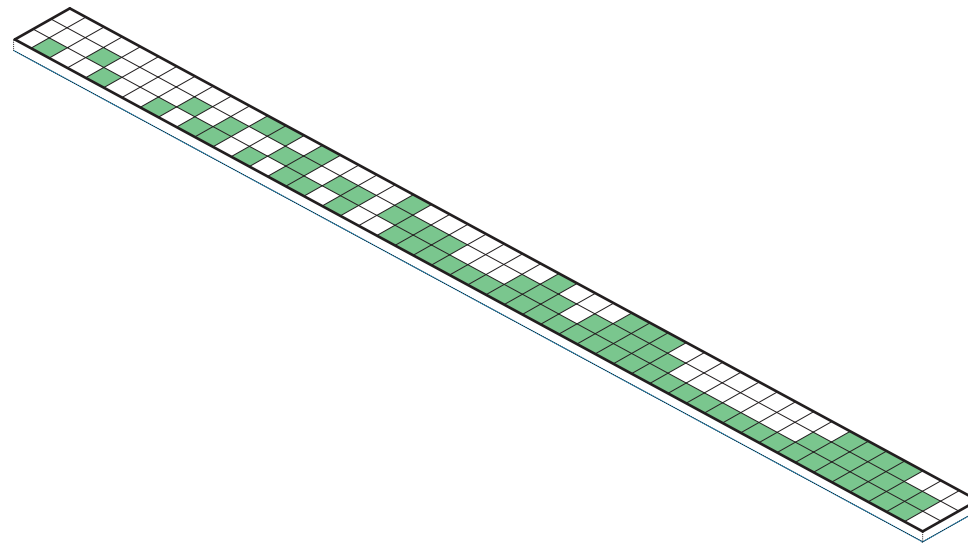
2018/07/12



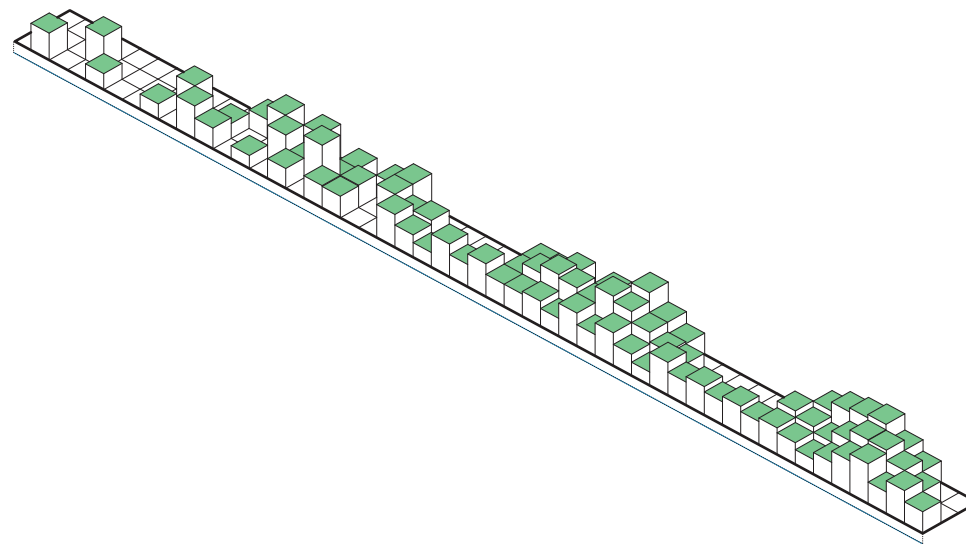


access + partition

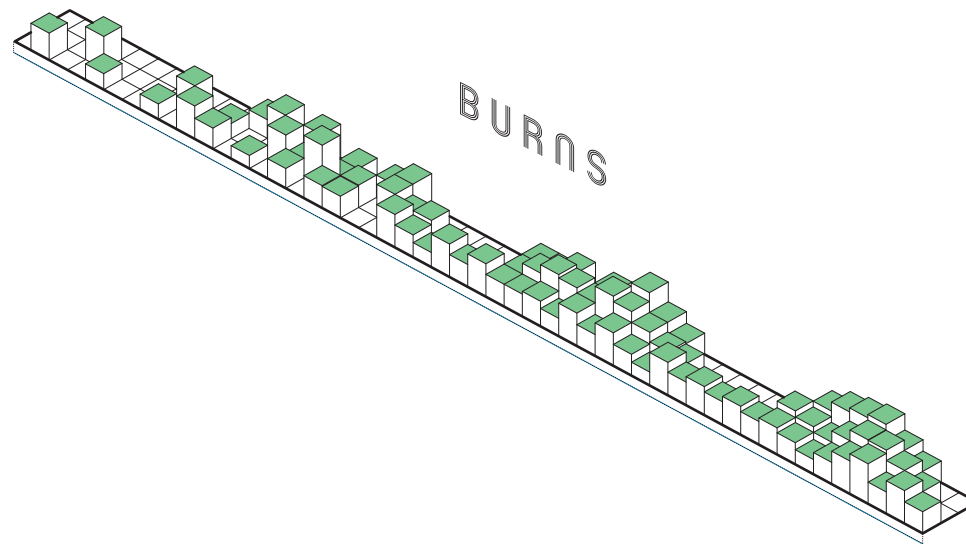




hard + soft



extrude + enclose



identify + enter





textures + inspiration

BURNS BUILDING POCKET PATIO\_landscape concept

dwg.





BURNS BUILDING POCKET PATIO\_landscape concept

dwg.





BURNS BUILDING POCKET PATIO: landscape concept

dwg.









BURNS BUILDING POCKET PATIO\_landscape concept

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BURNS BUILDING POOL PATIO\_Landscape concept

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BURNS BUILDING ROCKET PATIO landscape concept

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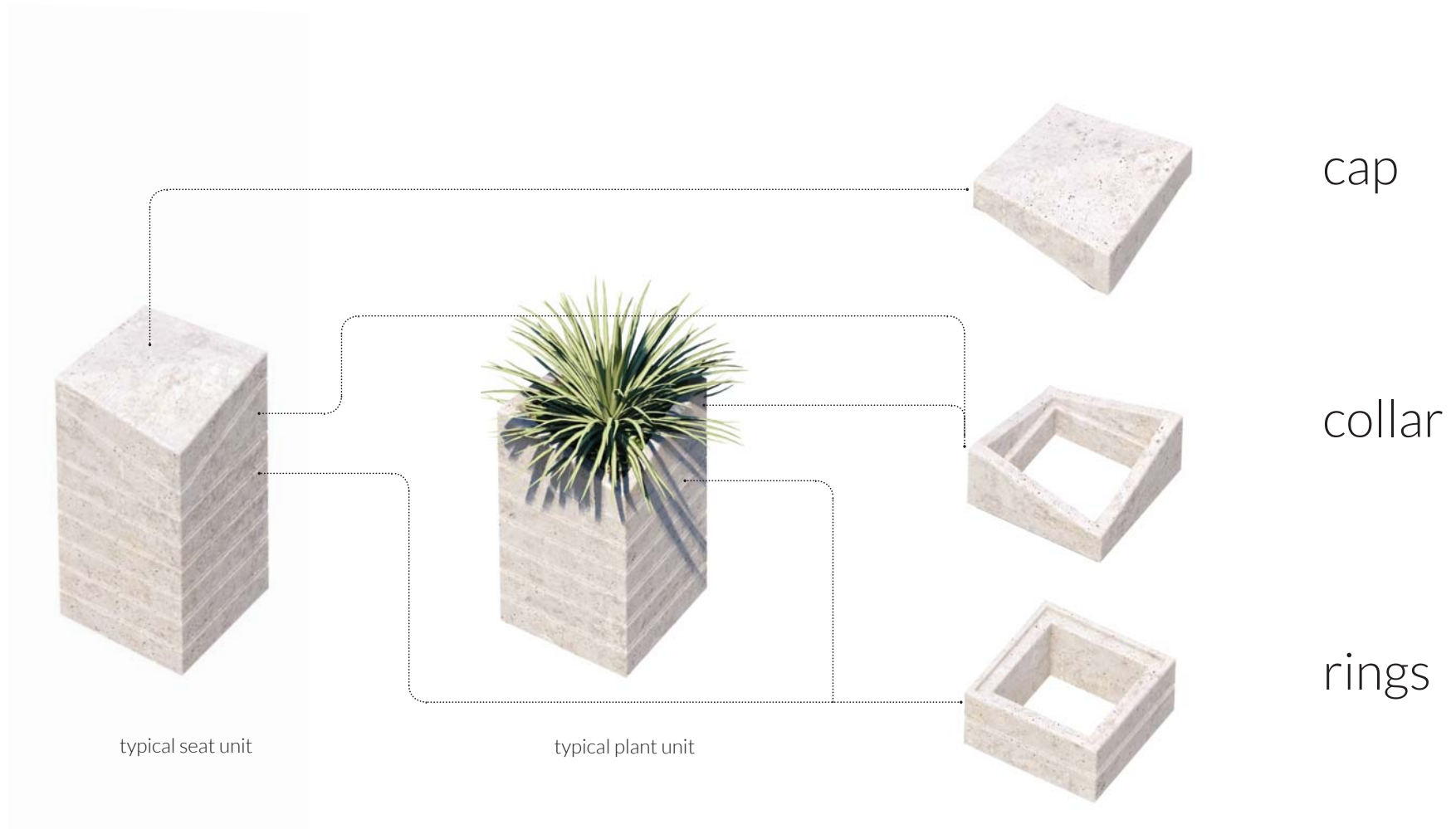


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## kit of parts

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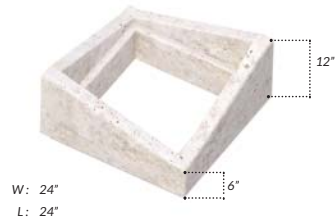
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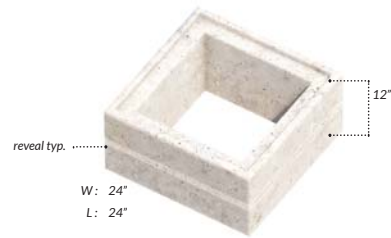
cap 2.90 ft<sup>3</sup>

**12 units**



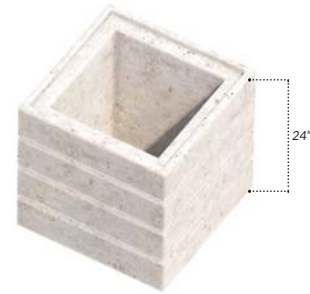
collar 1.23 ft<sup>3</sup>

**145 units**



ring 1 1.73 ft<sup>3</sup>

**70 units**



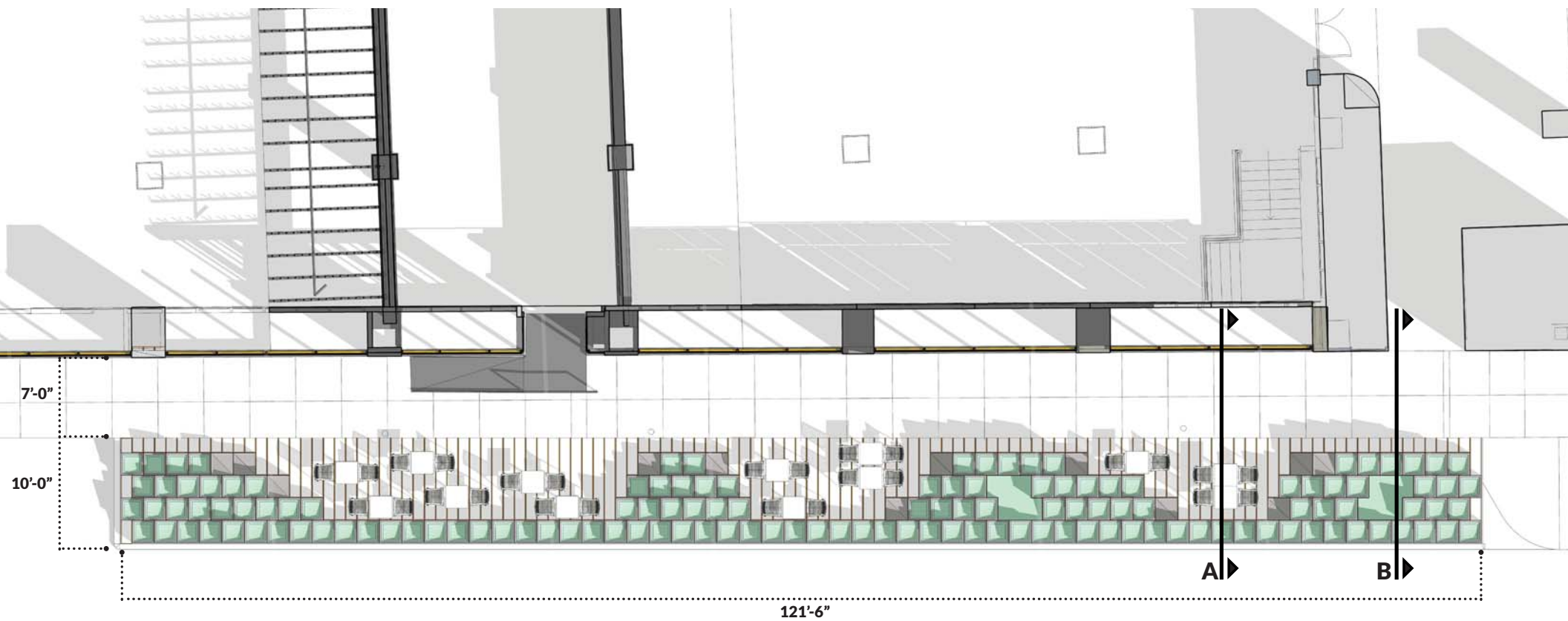
ring 2 3.46 ft<sup>3</sup>

**98 units**

## unit counts

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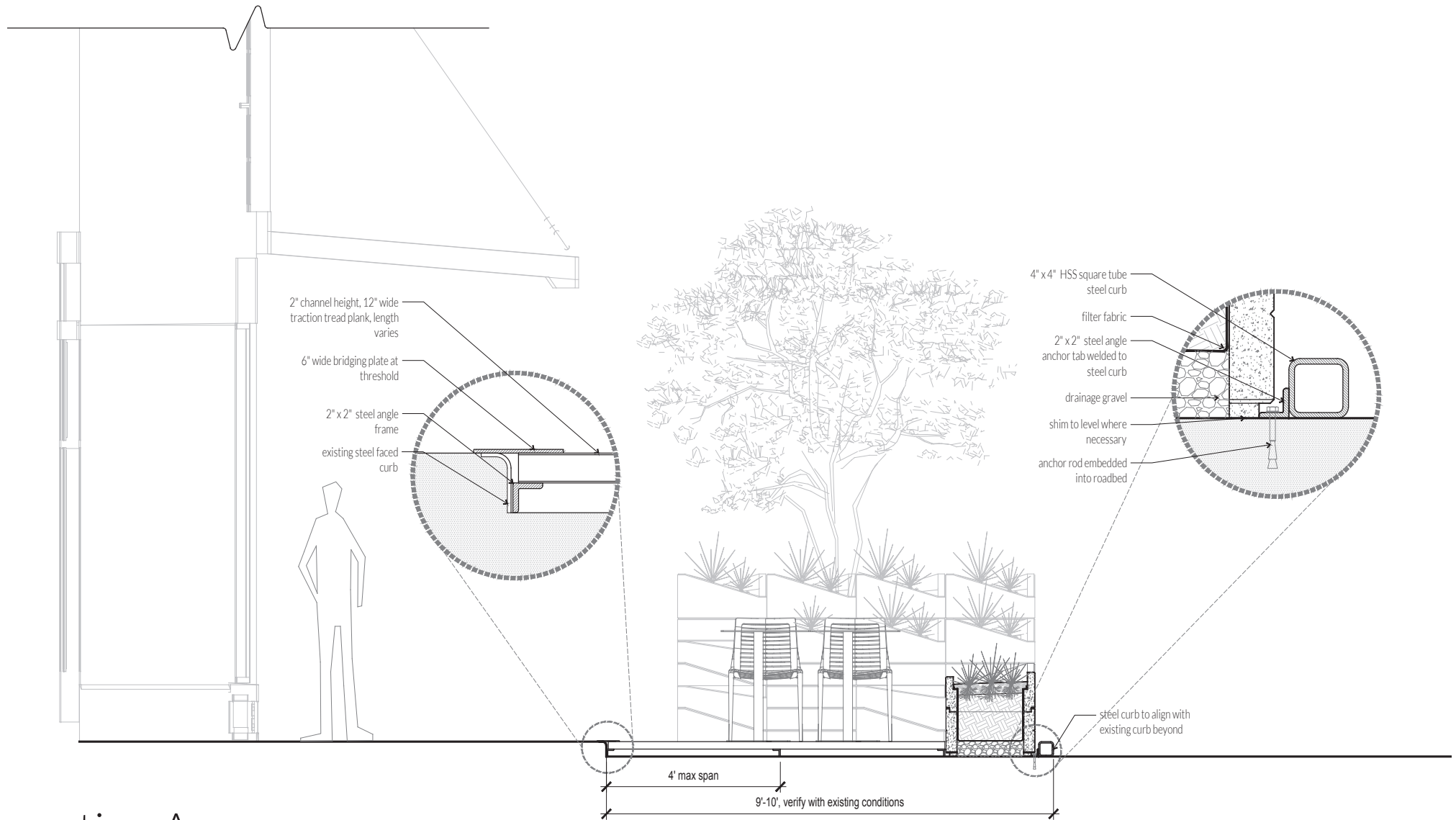


plan

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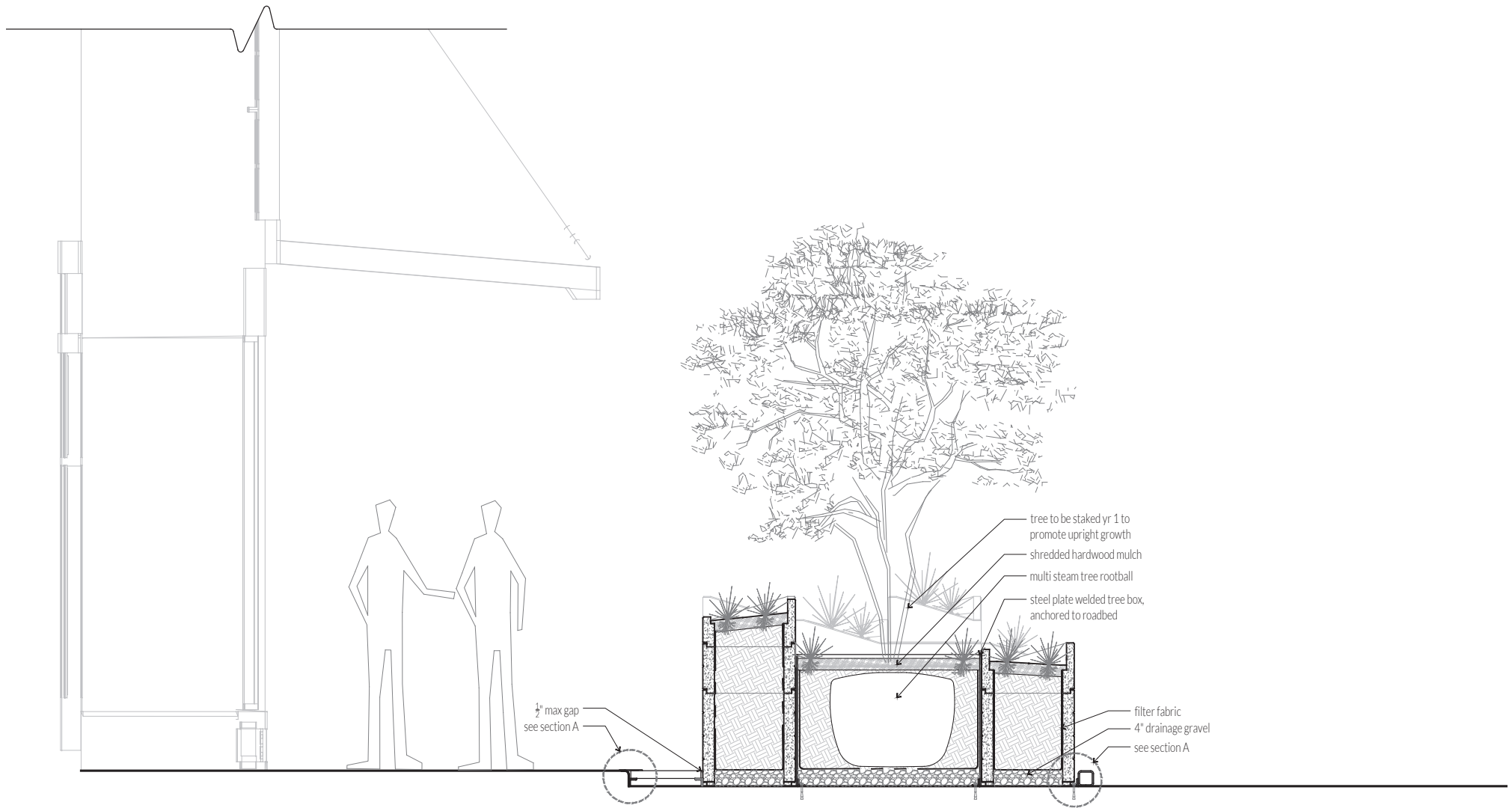




## section A

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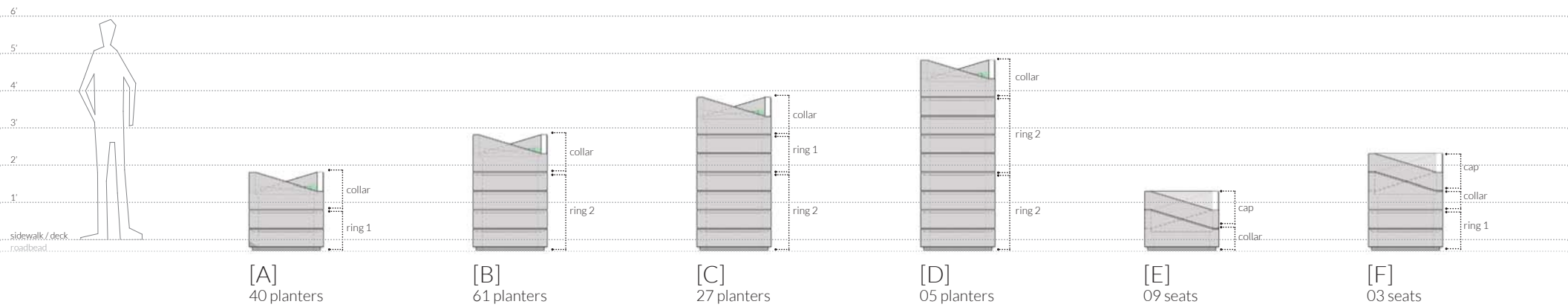
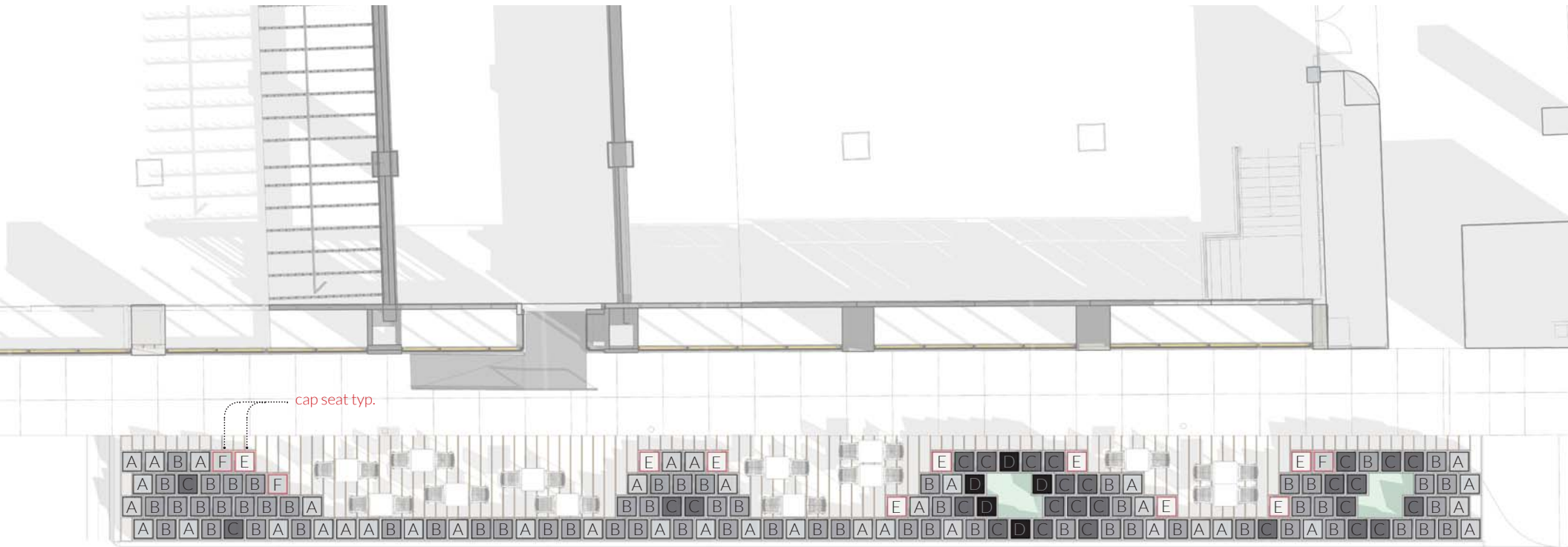


## section B

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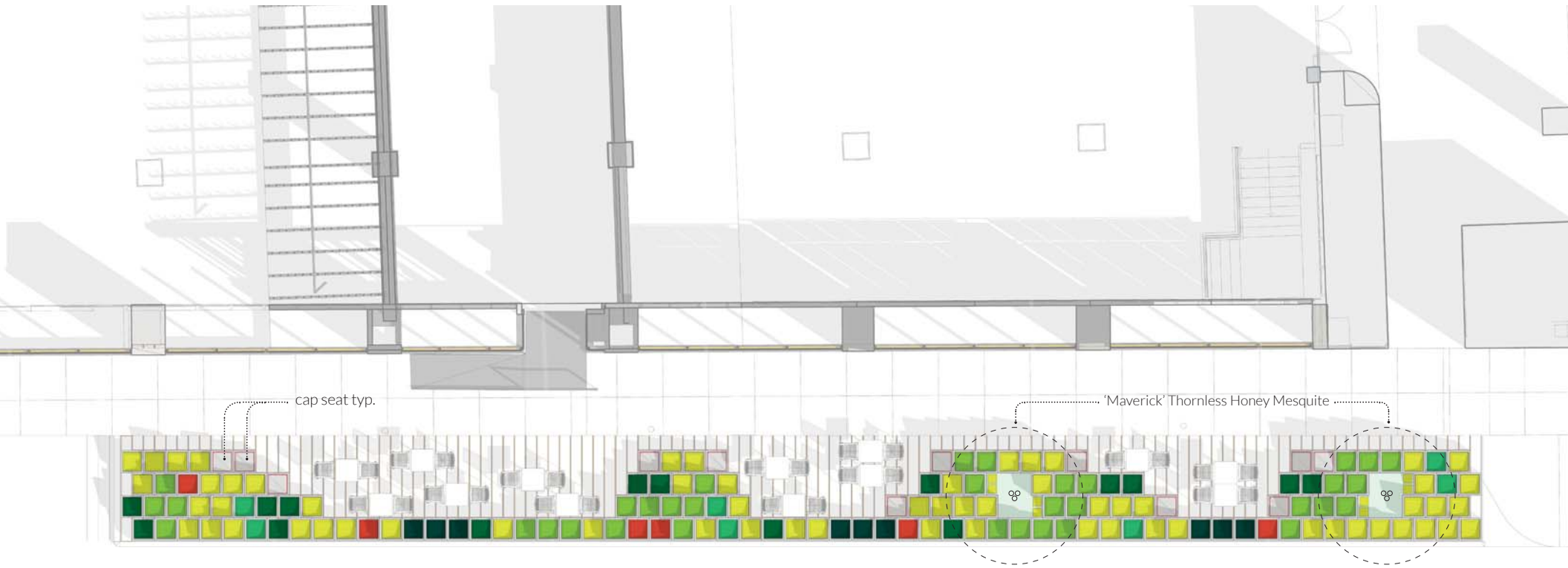




# planter layout

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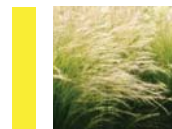
dwg.



Palo Verde Desert Museum  
*Parkinsonia x 'Desert Museum'*  
 10' height x 7' spread  
 submit to dwg.

## planting

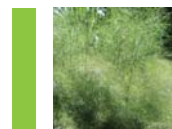
BURNS BUILDING POCKET PATIO\_landscape concept



Mexican Feathergrass  
*Stipa tenuissima*  
 1 gallon(3 per planter)



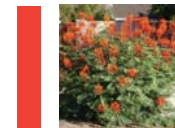
Squid Agave  
*Agave bracteosa*  
 [1] 17" x 17" submit to dwg.  
 Ghost-plant  
*Graptopetalum paraguayense*  
 [4] 6" per planter at corners



Bamboo Muhly  
*Muhlenbergia dumosa*  
 3 gallon



Spineless Prickly Pear 'Ellisiana'  
*Opuntia ellisiana*  
 7 gallon



Pride of Barbados  
*Caesalpinia pulcherrima*  
 3 gallon



Upright Rosemary  
*Rosmarinus officinalis 'upright'*  
 3 gallon  
 Silver Ponyfoot  
*Dichondra argentea 'silver falls'*  
 [4] 6" per planter at corners

dwg.



Item:	Unit	Qty.	Supplier	Detail
Precast				
ring 1	ea	70	Justin Plunkett, Wausau Tile Inc	light gray color, submit samples. final color and finish to be approved by owner and dwg.
ring 2	ea	98		
collar	ea	145		
cap	ea	12		
Metal				
steel planks	ea	80	Westbrook Metals - SA	12" x 12' planks cut to length
steel framing	ln ft	324		2" x 2" x .25" steel angle
steel curb	ln ft	135		6" x 6" x .25" HSS tube
steel tree box	sf	112		0.375" steel plate
threshold bridge plate	ln ft	120		6" wide .25" thick steel plate
Planting				
soil	cu yd	17		3' x 300' roll, 8 ln ft per planter multi-stem mesquite, submit dwg.
filter fabric	rolls	8		
ornamental tree	ea	2		
vegetation	sf	532		
Site Furniture				
parc centre table - white	ea	13	Landscape Forms	28" square table
parc centre chair - white	ea	26		13 w/ arm   13 w/o arm
Lighting				
tree uplights				
Marquee Sign				
**to be design build by local sign fabricator				

\*\*to be design build by local sign fabricator

*note: approximate quantities based on model, owner / contractor to verify quantities*

## material list

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