

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

HDRC CASE NO: 2019-153
ADDRESS: 1313 GUADALUPE ST
LEGAL DESCRIPTION: NCB 2437 BLK D LOT 32
ZONING: C-3
CITY COUNCIL DIST.: 5
APPLICANT: Gabriel Quintero Velasquez
OWNER: Avenida Guadalupe Association
TYPE OF WORK: Installation of fencing
APPLICATION RECEIVED: March 15, 2019
60-DAY REVIEW: May 14, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Install new wrought iron fencing, an art wall, and partial segments of low CMU block walls per submitted documents.
2. Install new service-entry gating at three entrance points.
3. Perform ADA route enhancements near the east property line.

APPLICABLE CITATIONS:

UDC 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.

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.

FINDINGS:

- a. The site addressed 1313 Guadalupe St is the site of Plaza Guadalupe. The site is owned by the City of San Antonio. The Plaza Guadalupe structure was constructed in 1984 in the postmodern style. The applicant is requesting approval to construct fencing, gating, and perform ADA route enhancements. The project scope is limited to portions of the property on the north, south, and east.
- b. The applicant met with the Design Review Committee (DRC) on March 12, 2019. The Commissioners in attendance were generally comfortable with the proposed fence location, height, and design.
- c. FENCING – The applicant has proposed to construct a wrought iron fence surrounding the property per the submitted site plan and elevation documents. Wrought iron fencing will be added atop an existing low wall along El Paso St. An art panel measuring approximately 17'-5" in width and 5'-5.5" in height will be installed between wrought iron fencing along Guadalupe St, just west of the primary façade. Portions of low CMU block walls will be installed where indicated. Interior playground fencing and gating will also be installed near the northwestern portion of the property. Vertical portions of the fencing will not exceed 5'-5.5" in height and horizontal portions of the fence will not exceed 5'-0". Staff finds this consistent with the UDC.
- d. GATING – The applicant has proposed to install new service-entry gating at three entrance points on the property per the submitted site plan. The gates will feature open trellis wrought iron detailing and will be visually open to both sides of the property. The gates will be installed in existing stucco and timber structures and will total approximately 8'-7.25" in height. Staff finds the proposal consistent with the UDC.
- e. ADA IMPROVEMENTS – The applicant has proposed to perform ADA route enhancements near the east property line as a result of site alterations. Staff finds this appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through e. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

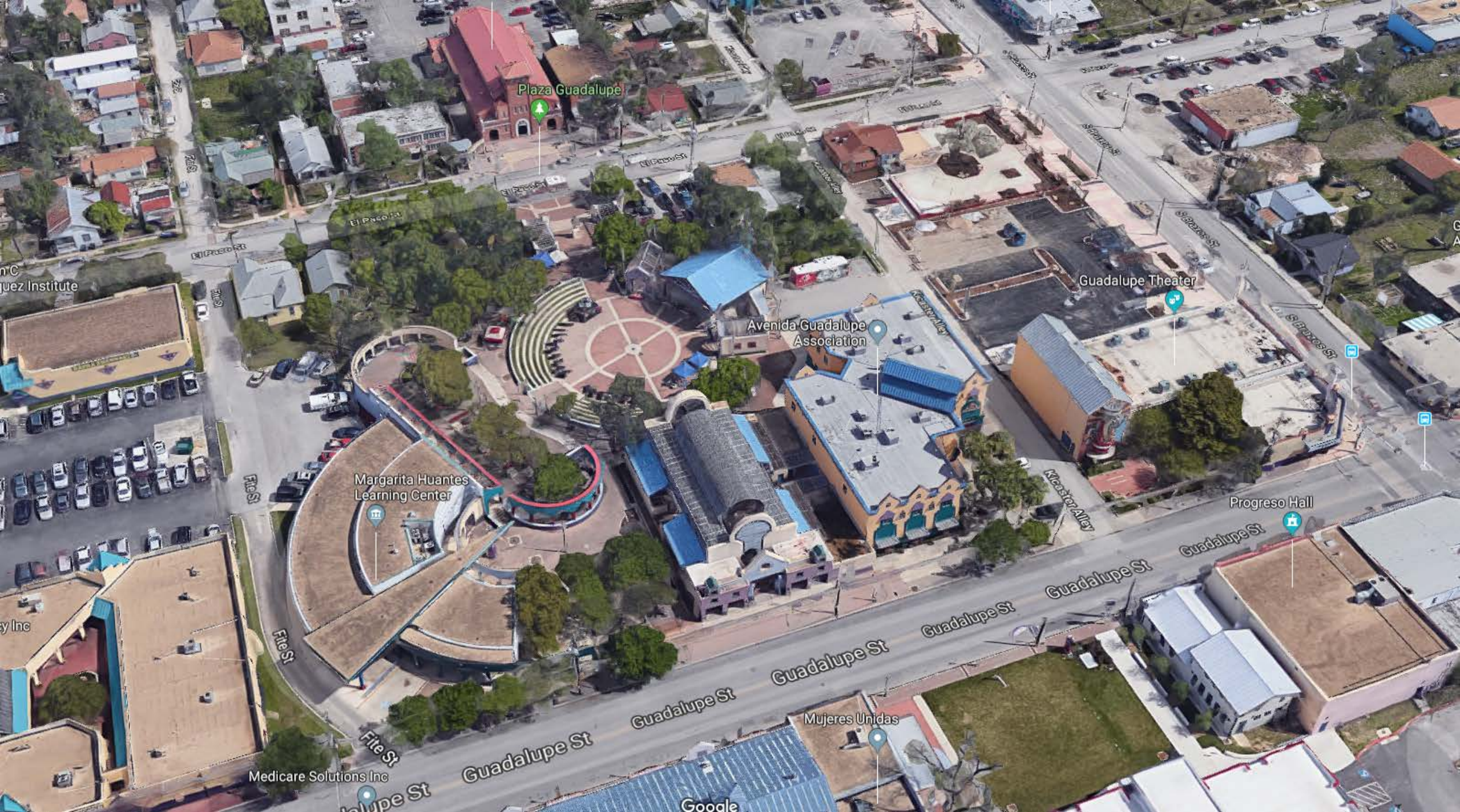


Flex Viewer

Powered by ArcGIS Server

Printed: Mar 29, 2019

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Plaza Guadalupe

Avenida Guadalupe Association

Guadalupe Theater

Margarita Huantes Learning Center

Progreso Hall

Mujeres Unidas

Medicare Solutions Inc

Google









Thursday, March 21, 2019

Historic, Design, & Review Commission
City of San Antonio

Applicant: Avenida Guadalupe Association
Plaza Guadalupe Restoration Project
1327 Guadalupe Street

Commissioners,

In 1979, Avenida Guadalupe Association began the process of renewing the 1300 Block of Guadalupe Street. We began with restoring Teatro Guadalupe and the façade of Our Lady of Guadalupe Church. By 1984 we completed the development known as Plaza Guadalupe, ultimately designed as the central courtyard to a planned medical center. While managed and maintained by Avenida Guadalupe Association, Plaza Guadalupe remains property owned by the City of San Antonio. This special relationship between AGA and COSA is one strategy for creating and maintaining a functional economic node in the poorest neighborhood in San Antonio, Texas. Since 1979, Avenida Guadalupe Association (AGA) has focused on progressive community economic development strategies serving a public purpose and managing the greater part of two city blocks.

In 2016, Avenida Guadalupe Association recognized real problems, persistent over a long period of time. Vandalism, drug culture, and theft became a main focus of our regular organizational operations. A dangerous environment had evolved surrounding the Plaza Guadalupe neighborhood enclave, negatively affecting the residents and the area businesses, generation after generation. Avenida Guadalupe Association asserted that twenty-four (24) hour public access to Plaza Guadalupe's interior creates an uncontrollable environment hosting illicit activity while constantly threatening irreparable damage. This Plaza Guadalupe Restoration Project (Phase I - 2019) focuses on resolving specific public-flow issues through environmental design, aiding to define use, and restricting ingress and egress for control of flow. Proposed as "gated", meaning entry would be physically restricted between certain hours, the plan submitted defines an un-gated solution, meaning entry will be restricted between certain hours by ordinance or lessee (AGA) policy.

The plan submitted describes specific fencing and gating and limited ADA route improvements developed considering a series of community meetings organized by the City of San Antonio over the course of two years. While Avenida's wisdom considers physical gating to be the proper solution, in response to community input, the plan describes compromises in the environmental design solution in an attempt to balance complete enclosure with free-flow movement through specific locations at north-

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-and south access points along the central axis of the site plan.

Scope of Project is limited to new wrought iron fencing, new service-entry gating at three specific points, and limited ADA route enhancements the result of site alterations at the east property line; and includes two new segments of low CMU block wall at the south property line along Guadalupe Street. Vertical constructs shall not exceed 5'-5.5" with horizontal heights not exceeding 5'-0". Submitted steel fence motif design should be considered details subject to shop drawings and subject to modification on the shop floor, but as approved by project architect and the Executive Director of Avenida Guadalupe Association.

The firm of "speegle & KIM-davis Architecture" has been contracted to provide AGA with the design construction documents and administration of the construction contract. Avenida Guadalupe Association is applying for "final approval" of the plans as attached and submitted.

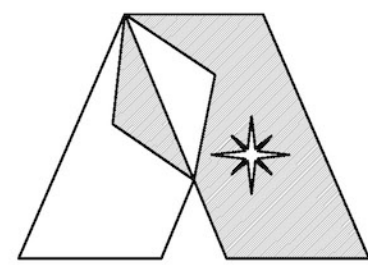
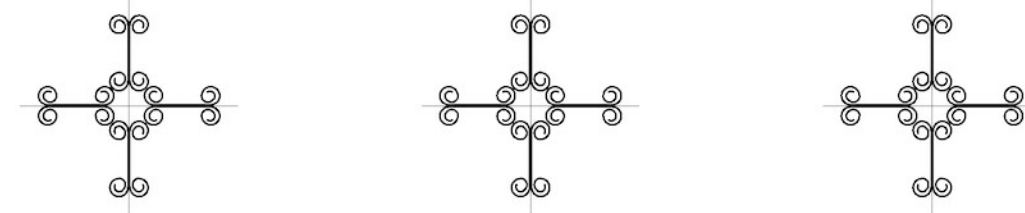
Thank You for Your Consideration,



Gabriel Quintero Velasquez
Executive Director

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PLAZA GUADALUPE RESTORATION PROJECT
PHASE I - 2019



AVENIDA GUADALUPE ASSOCIATON
EXECUTIVE BOARD MEMBERS

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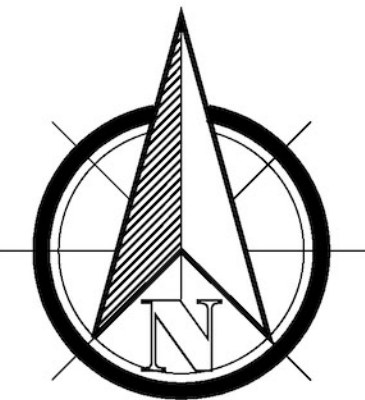
FOR THE
AVENIDA GUADALUPE ASSOCIATION
AND THE
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APRIL 2019.032219

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- 8 KICASTER ALLEY ELEVATION / SERVICE ENTRY
- 9 ELEVATION DETAILS - NORTH @ TRELLIS AND SOUTH @ ARTWALL

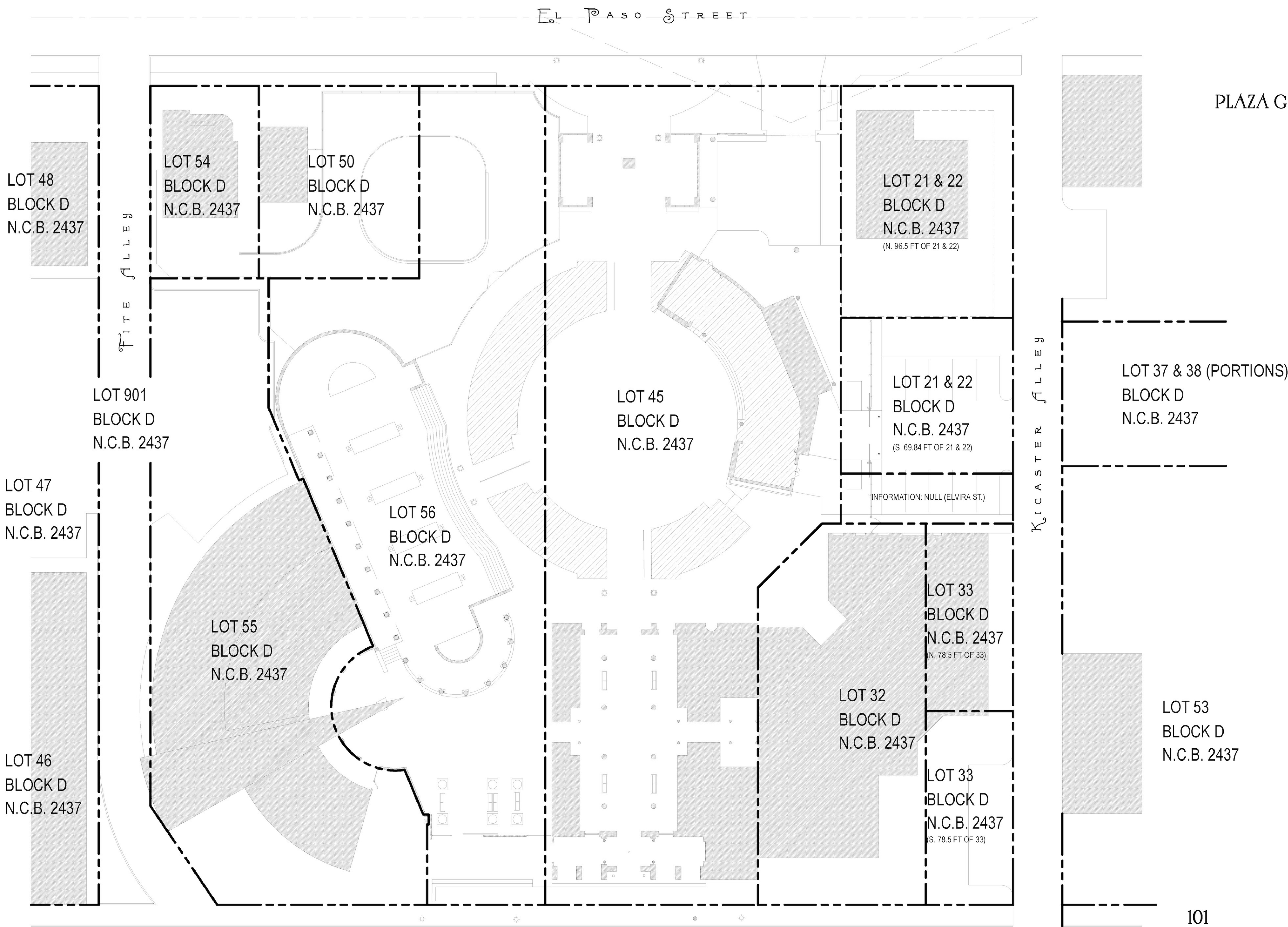
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PLAZA GUADALUPE RESTORATION PROJECT

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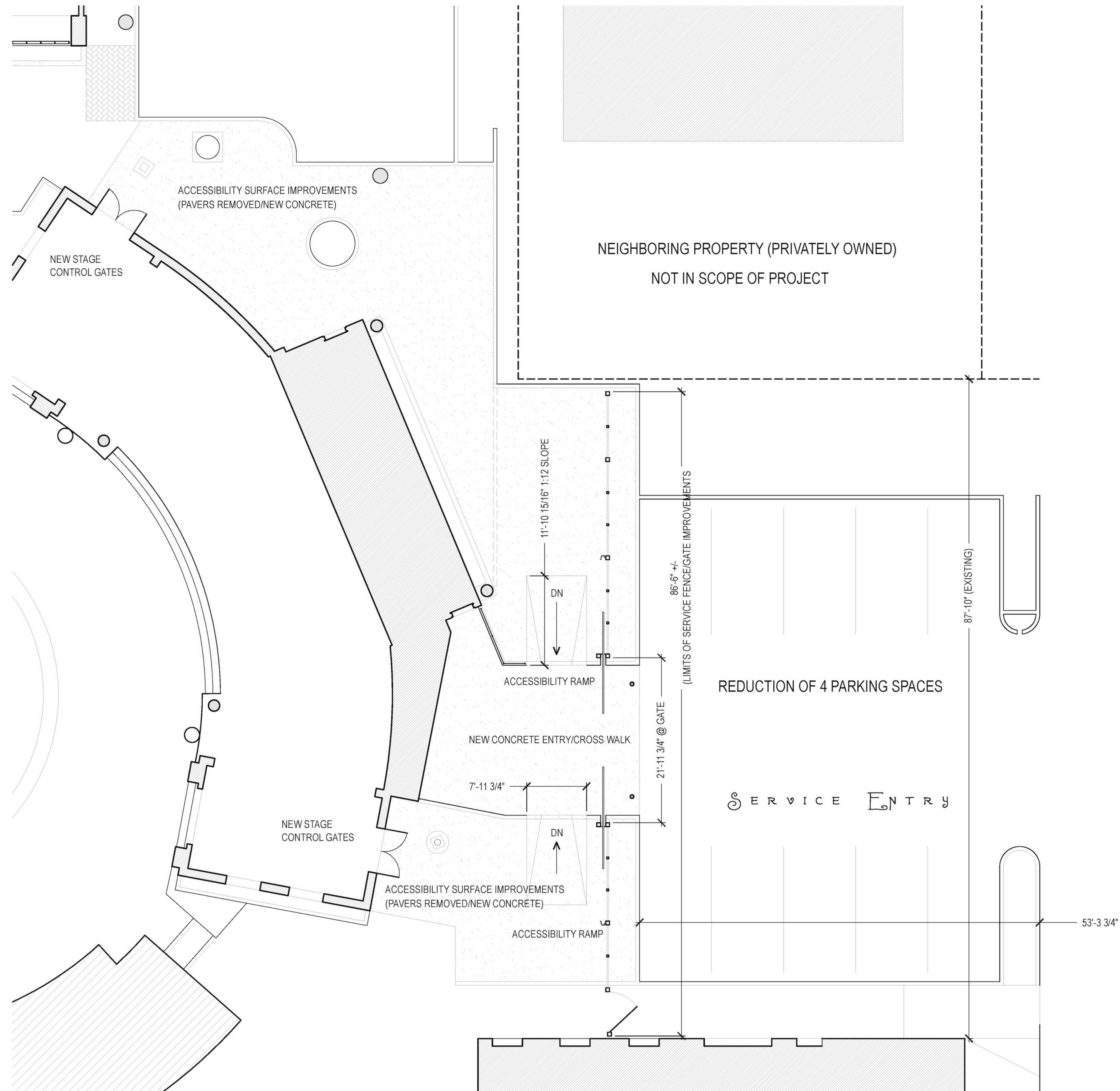
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PLAZA GUADALUPE - PROPERTY LINES
SCALE: 1"=20'-0"

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201

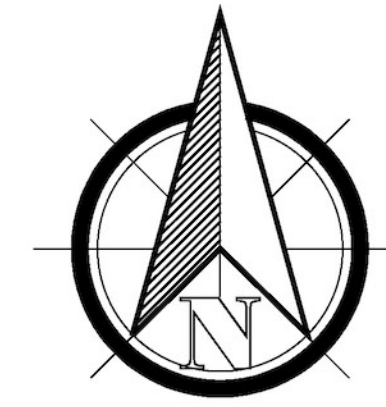
PLAZA GUADALUPE - PROJECT LIMITS SITE PLAN

SCALE: 1"=20'-0"



301
PLAZA STAGE RESTROOMS - ACCESSIBILITY IMPROVEMENTS PLAN
 SCALE: 1/8"=1'-0"

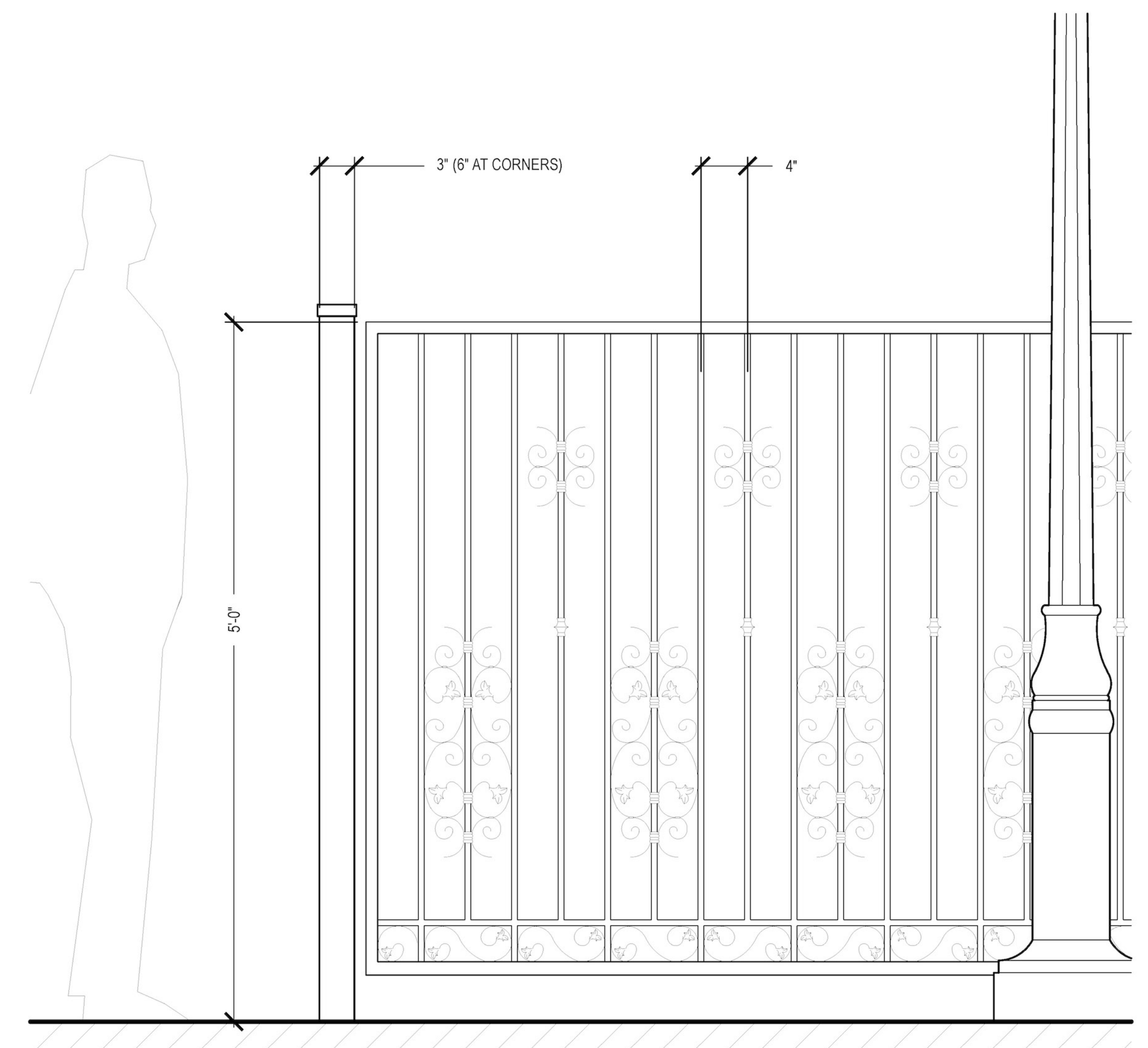
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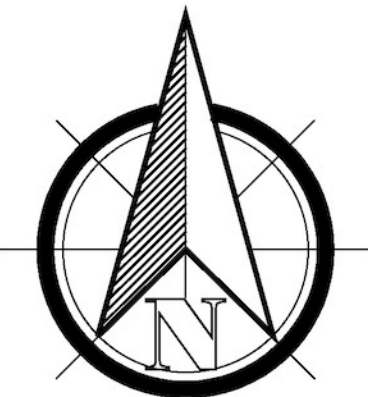
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302
WROUGHT IRON FENCE DETAIL (STRUCTURAL STEEL)
 SCALE: 1-1/2"=1'-0"

***NOTE: WROUGHT IRON DETAILS SUBJECT TO SHOP FLOOR ALTERATIONS.

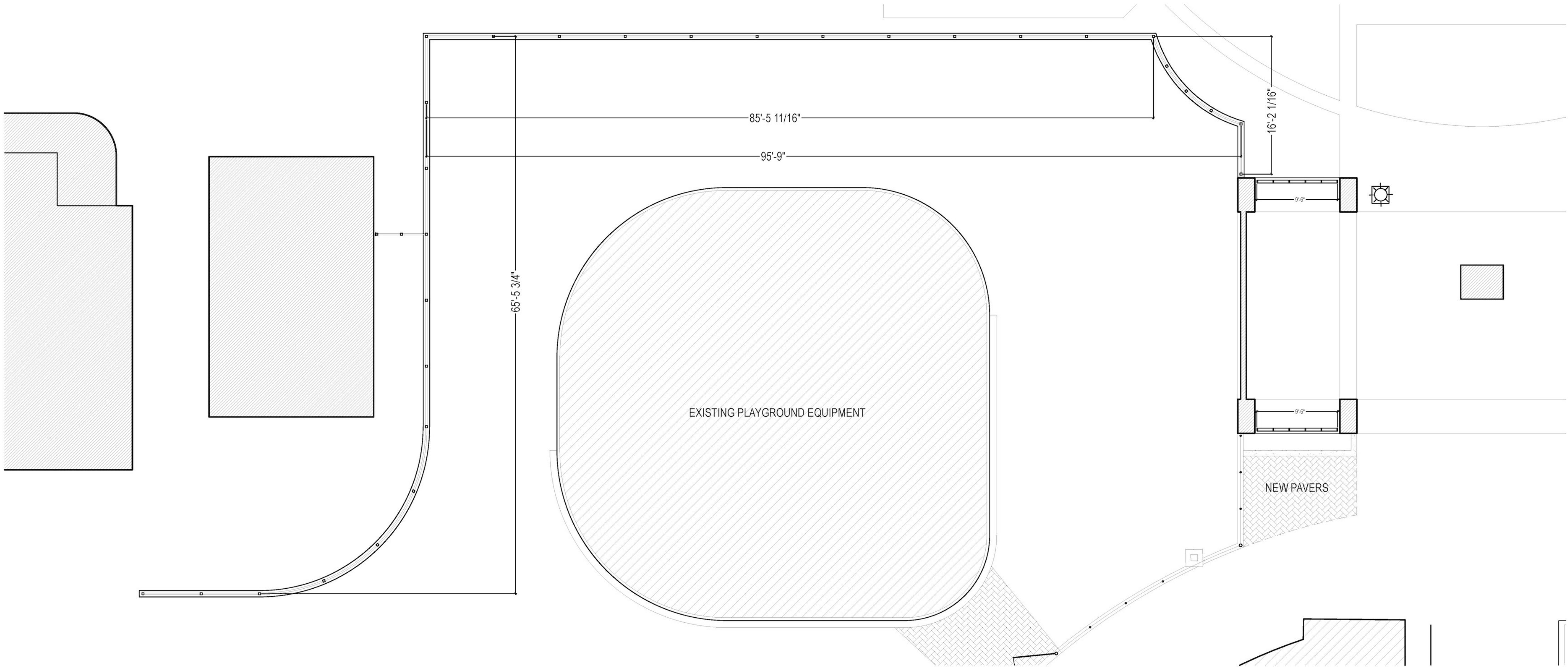


PLAZA GUADALUPE RESTORATION PROJECT

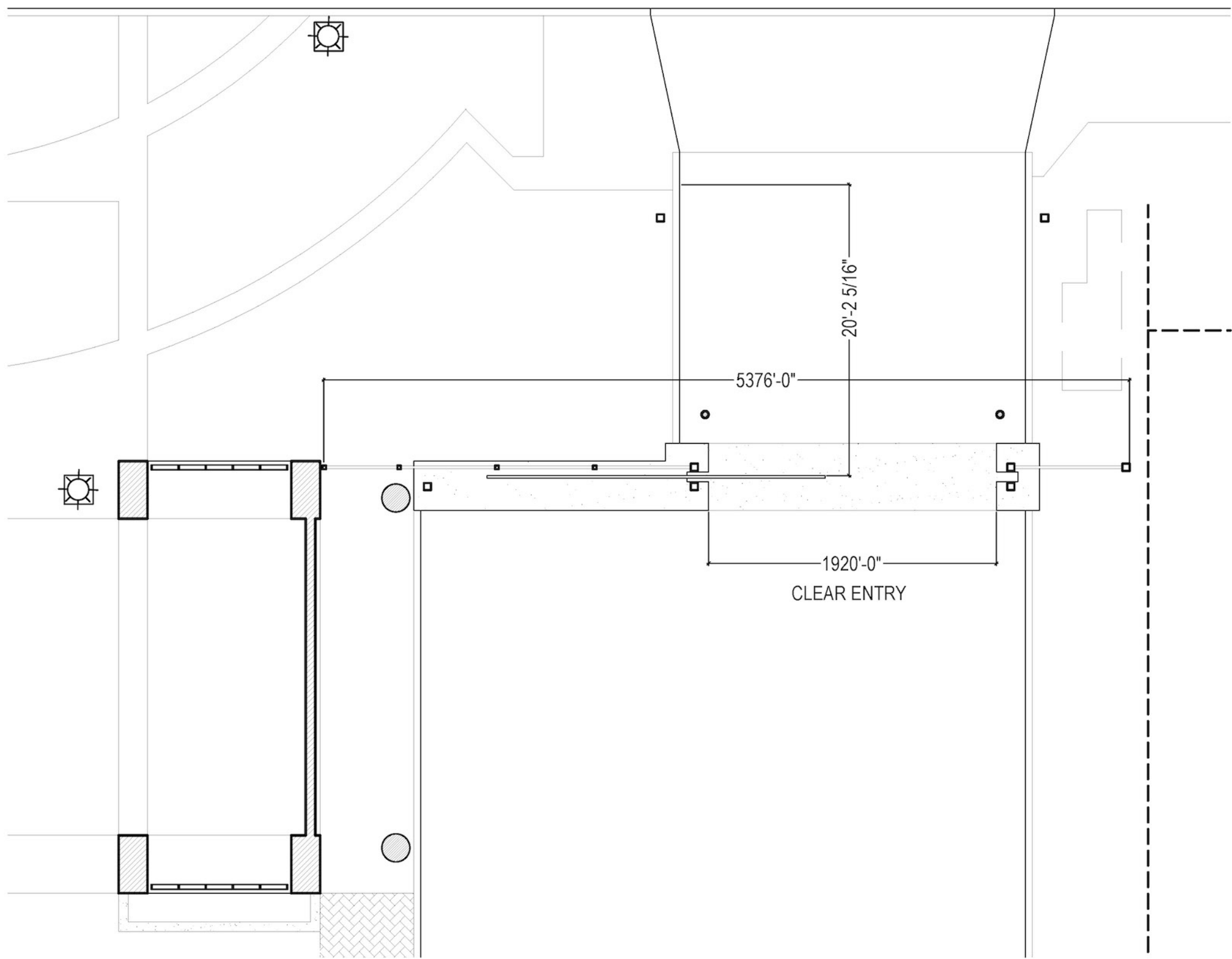
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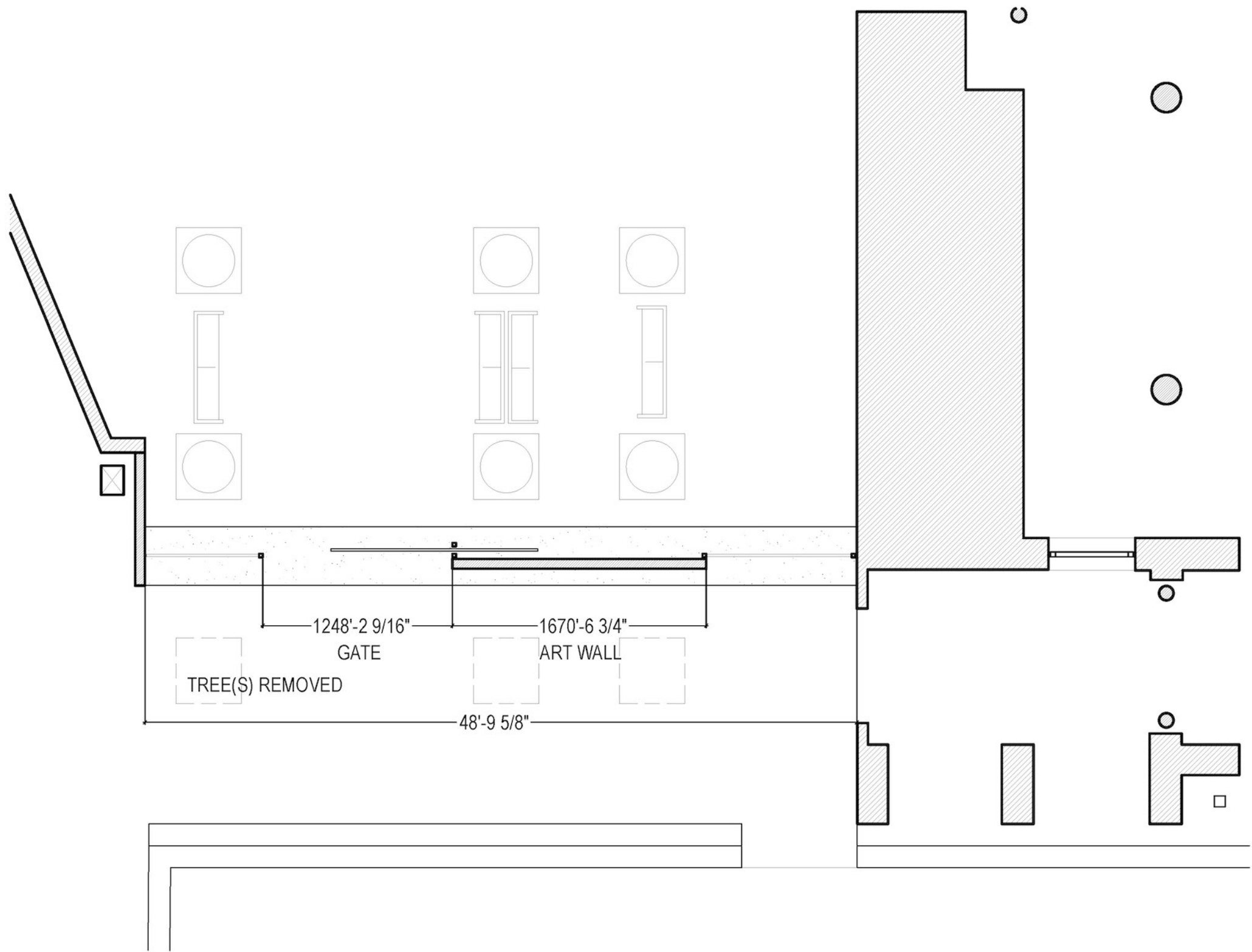
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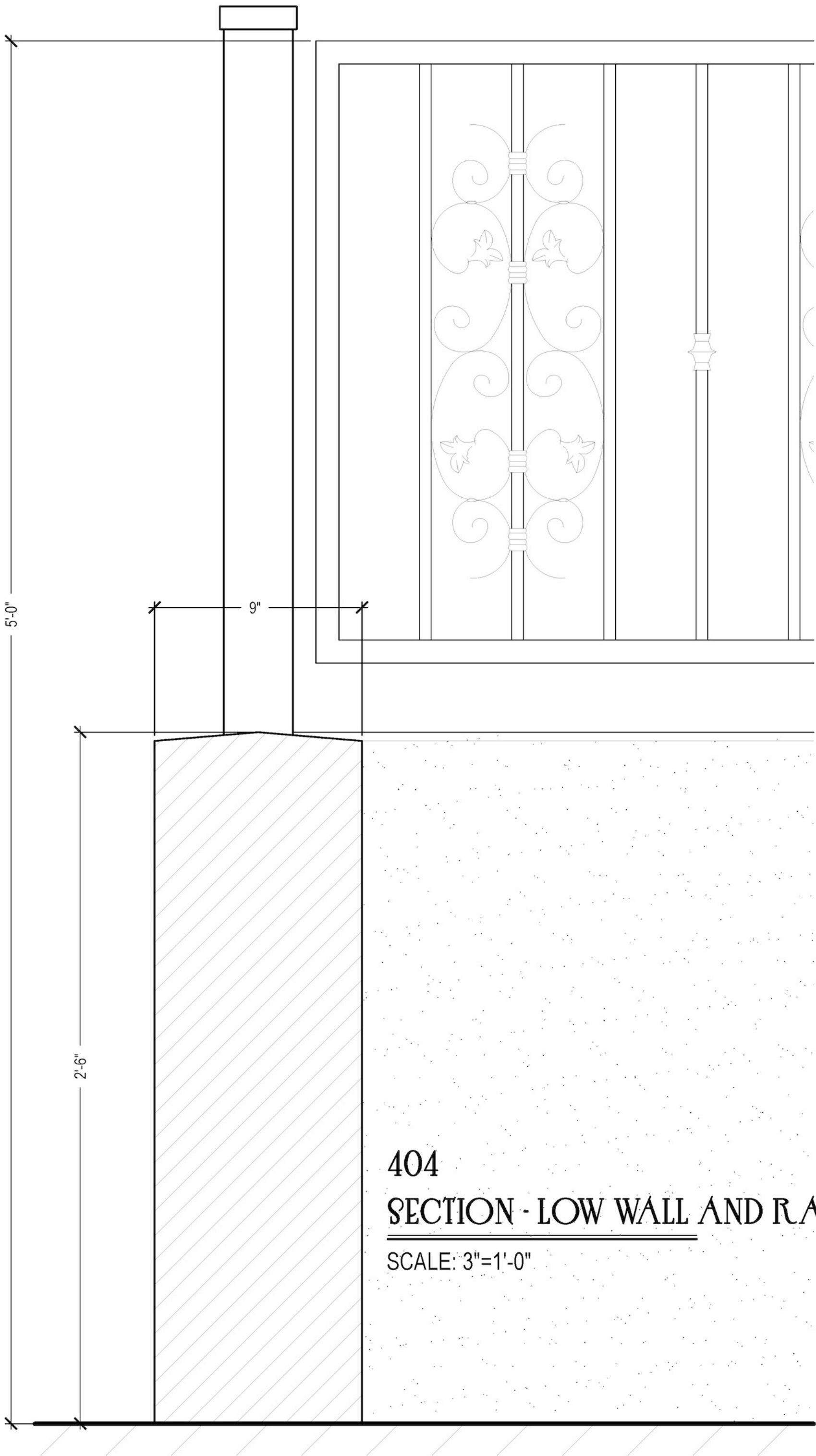
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EL PASO STREET PLAYGROUND FENCING AT EXISTING LOW WALL - TRELLIS
SCALE: 1/8"=1'-0"



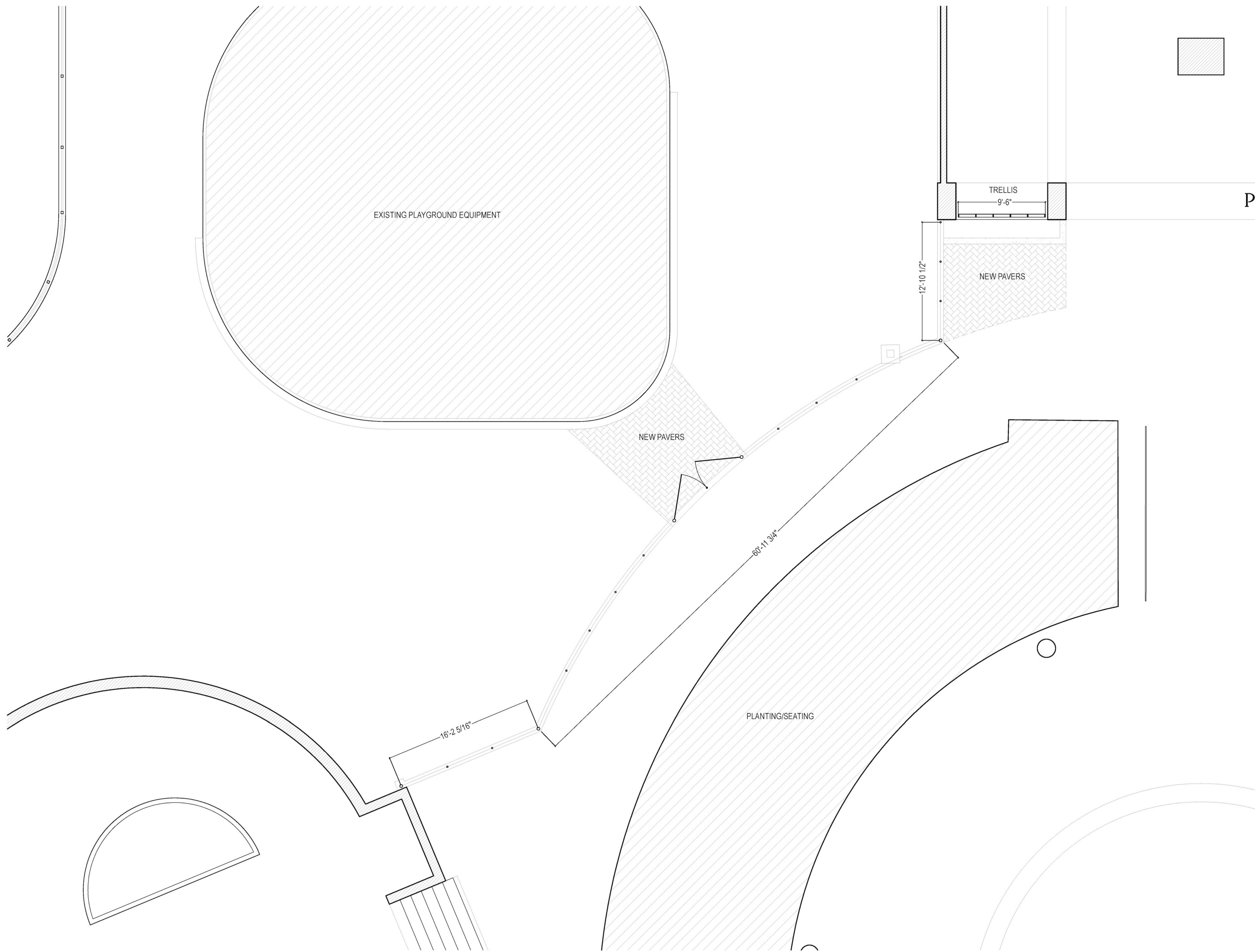
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EL PASO STREET STAGE LOADING
SCALE: 1/8"=1'-0"



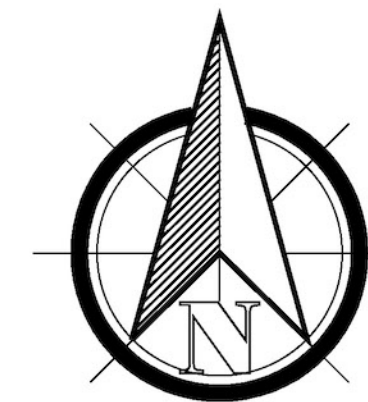
403
GUADALUPE STREET FENCING AND GATE AT MARGARITA HUANTES
SCALE: 1/8"=1'-0"



404
SECTION - LOW WALL AND RAIL
SCALE: 3"=1'-0"



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501 INTERIOR PLAYGROUND FENCING & GATE PLAN

SCALE: 3/16"=1'-0"

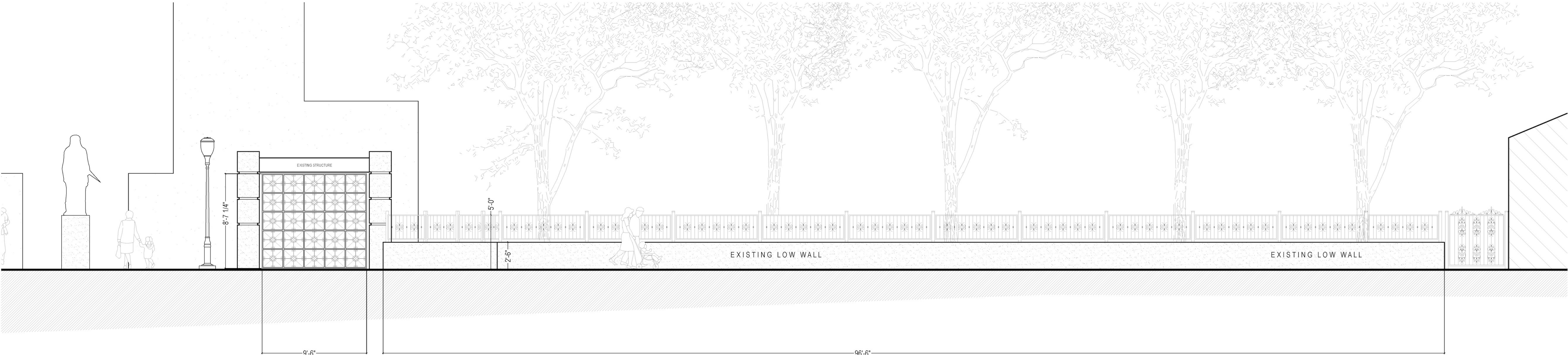
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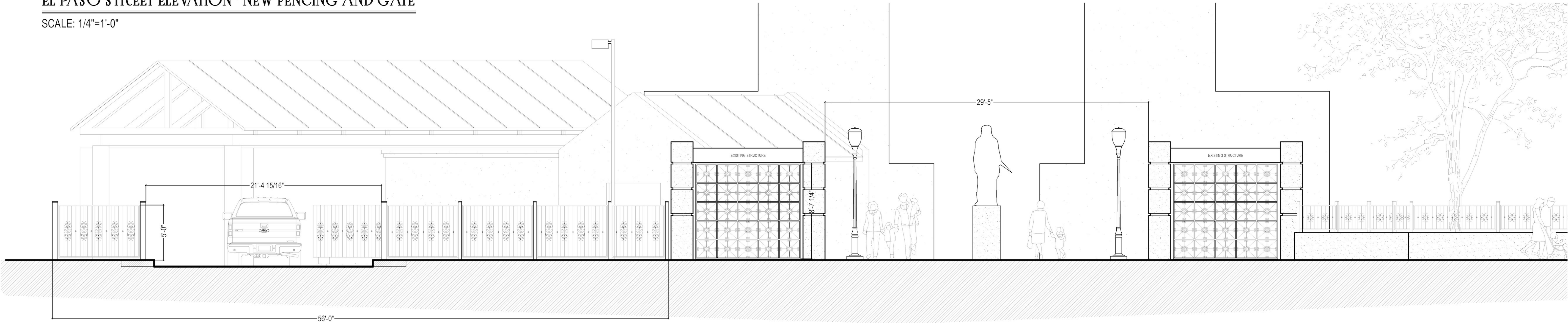
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601
EL PASO STREET ELEVATION - NEW FENCING AND GATE
SCALE: 1/4"=1'-0"



602
EL PASO STREET ELEVATION - NEW FENCING AND GATE
SCALE: 1/4"=1'-0"



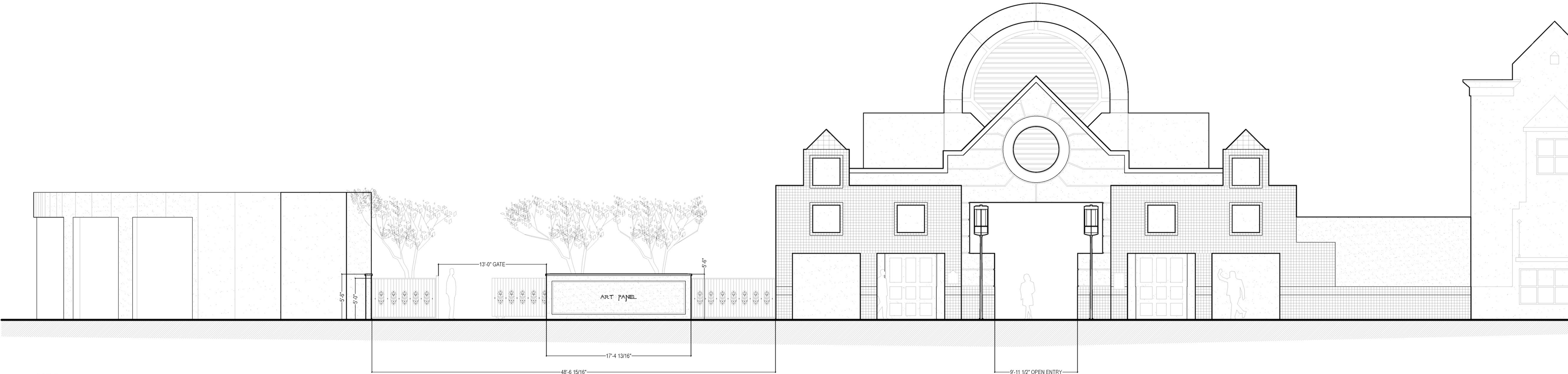
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701
PLAZA GUADALUPE - PROPERTY LINES
SCALE: 3/16"=1'-0"

CALLE GUADALUPE - SAN ANTONIO, TEXAS

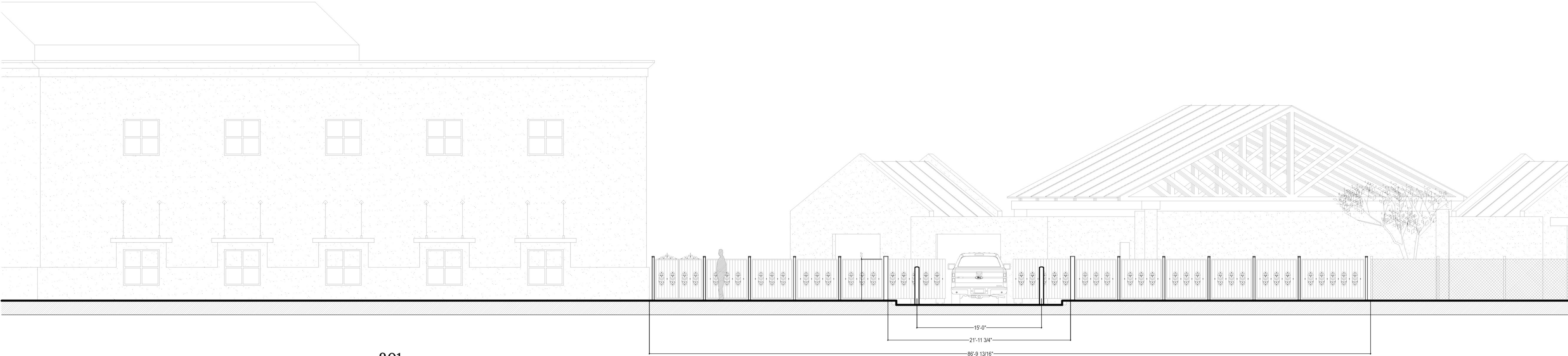
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801
PLAZA GUADALUPE - SITE PLAN
SCALE: 3/16"=1'-0"

KICASTER ALLEY

PLAZA GUADALUPE RESTORATION PROJECT

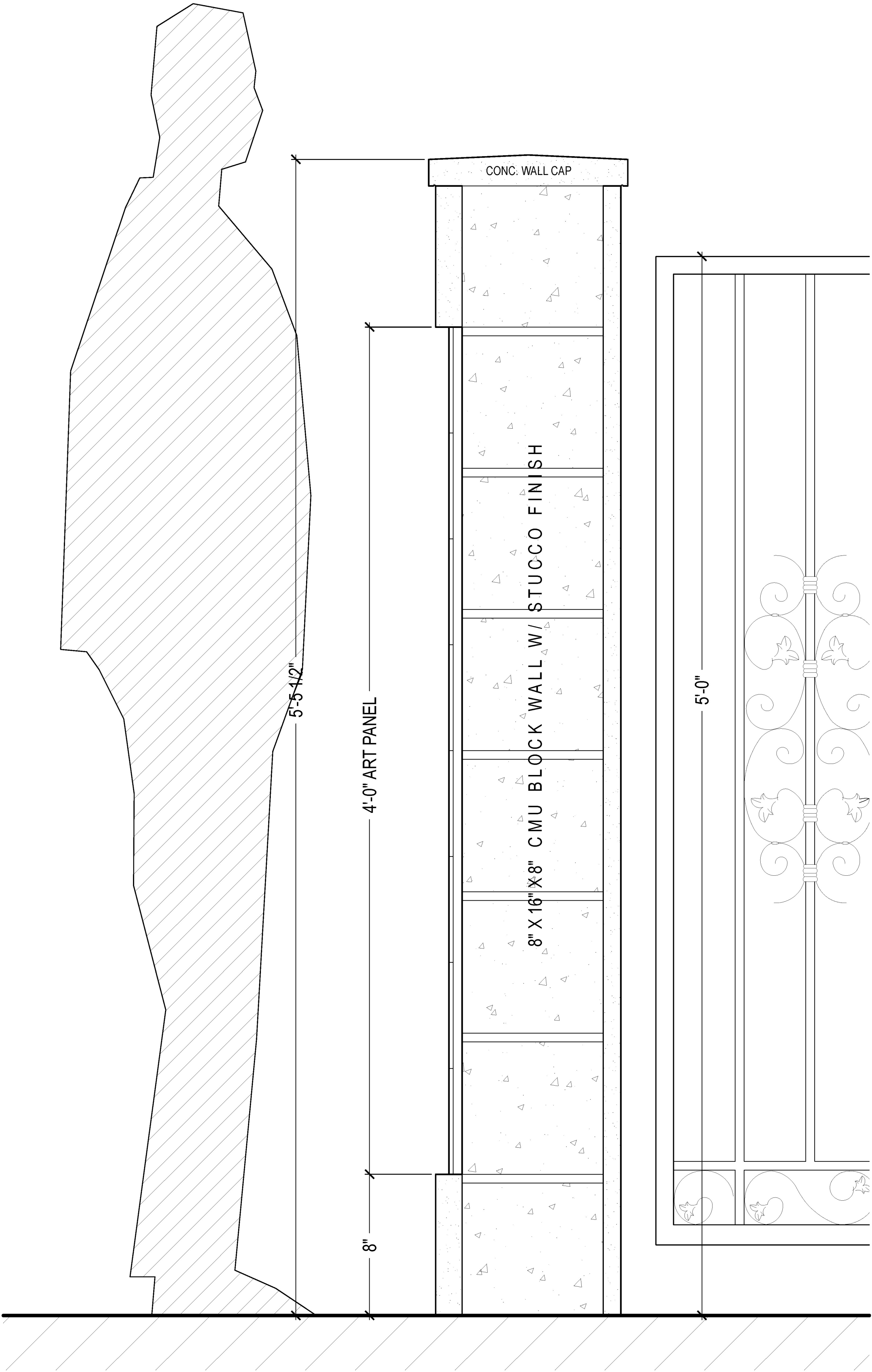
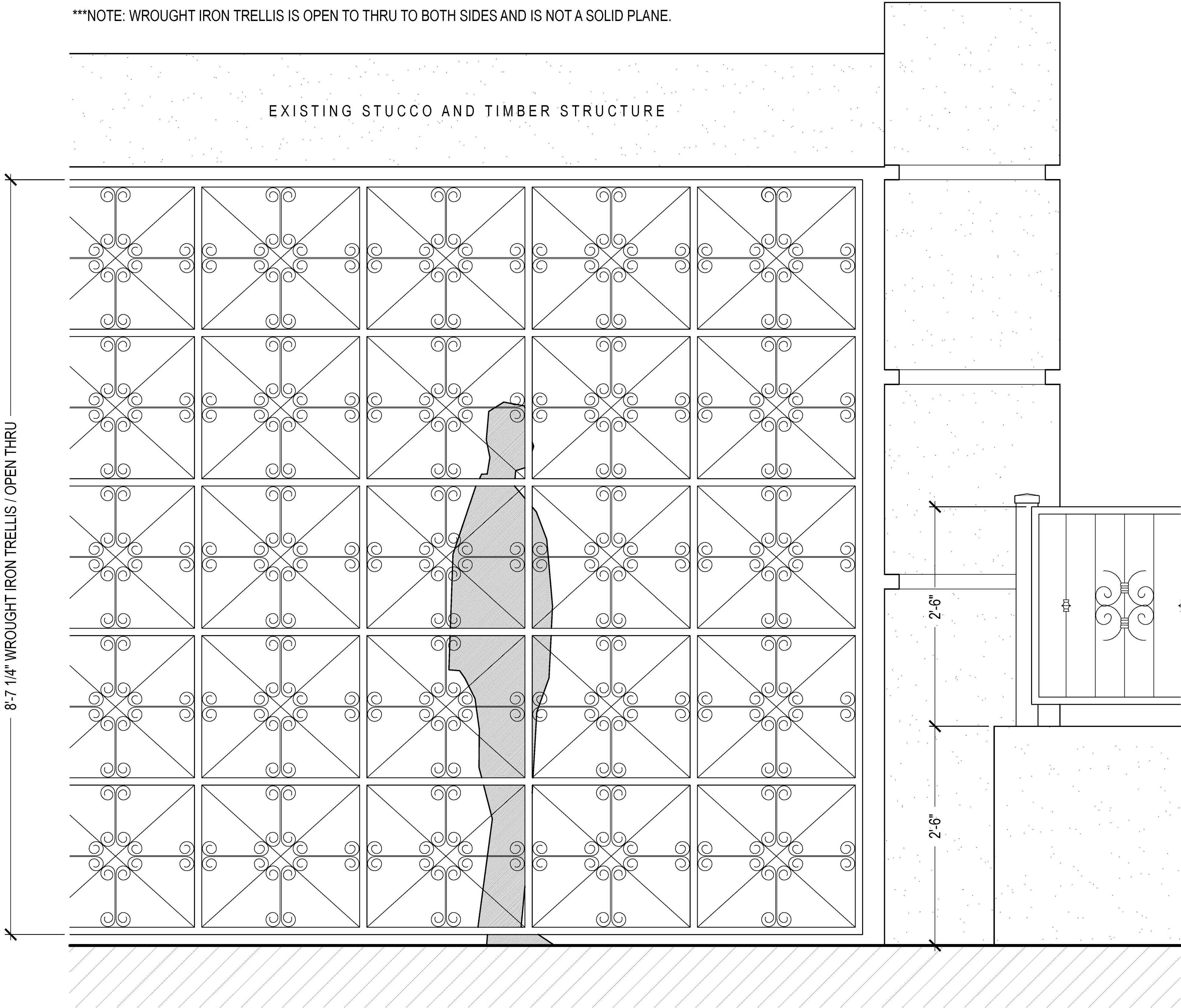
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901
OPEN TRELLIS WROUGHT IRON DETAIL - EL PASO STREET ELEVATION

SCALE: 1 1/2"=1'-0"

***NOTE: WROUGHT IRON TRELLIS IS OPEN TO THRU TO BOTH SIDES AND IS NOT A SOLID PLANE.



902
ART WALL/PARTITION - GUADALUPE STREET ELEVATION
SCALE: 3"=1'-0"