

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2019

HDRC CASE NO: 2019-218
COMMON NAME: San Pedro Creek from W Houston to W Nueva
ZONING: UZROW, RIO-7
CITY COUNCIL DIST.: 1
APPLICANT: Steven Tillotson/Munoz & Company
OWNER: San Antonio River Authority
TYPE OF WORK: San Pedro Creek Phase 1.2 from W Houston Street to W Nueva Street
APPLICATION RECEIVED: April 11, 2019
60-DAY REVIEW: June 10, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform modifications and construct a linear park at San Pedro Creek. The portion of the creek that flows from W Houston Street through Downtown to the vicinity of Nueva Street is subject to floor control improvements as well as the re-imagining of the creek as a linear park.

APPLICABLE CITATIONS:

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.

(Ord. No. 98697 § 6)

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.

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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform modifications and construct a linear park at San Pedro Creek. The portion of the creek that flows from W Houston Street through Downtown to the vicinity of Nueva Street is subject to floor control improvements as well as the re-imagining of the creek as a linear park.
- b. This request includes landscaping, site design and water control features. Architectural and engineering work was approved at the December 7, 2017, Historic and Design Review Commission hearing.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on Wednesday, September 12, 2018. At that meeting, committee members asked questions regarding draining improvements, landscaping materials and lighting. This request was reviewed a second time by the Design Review Committee on Tuesday, April 23. At that meeting, the committee asked questions regarding various proposed finishes and walls.

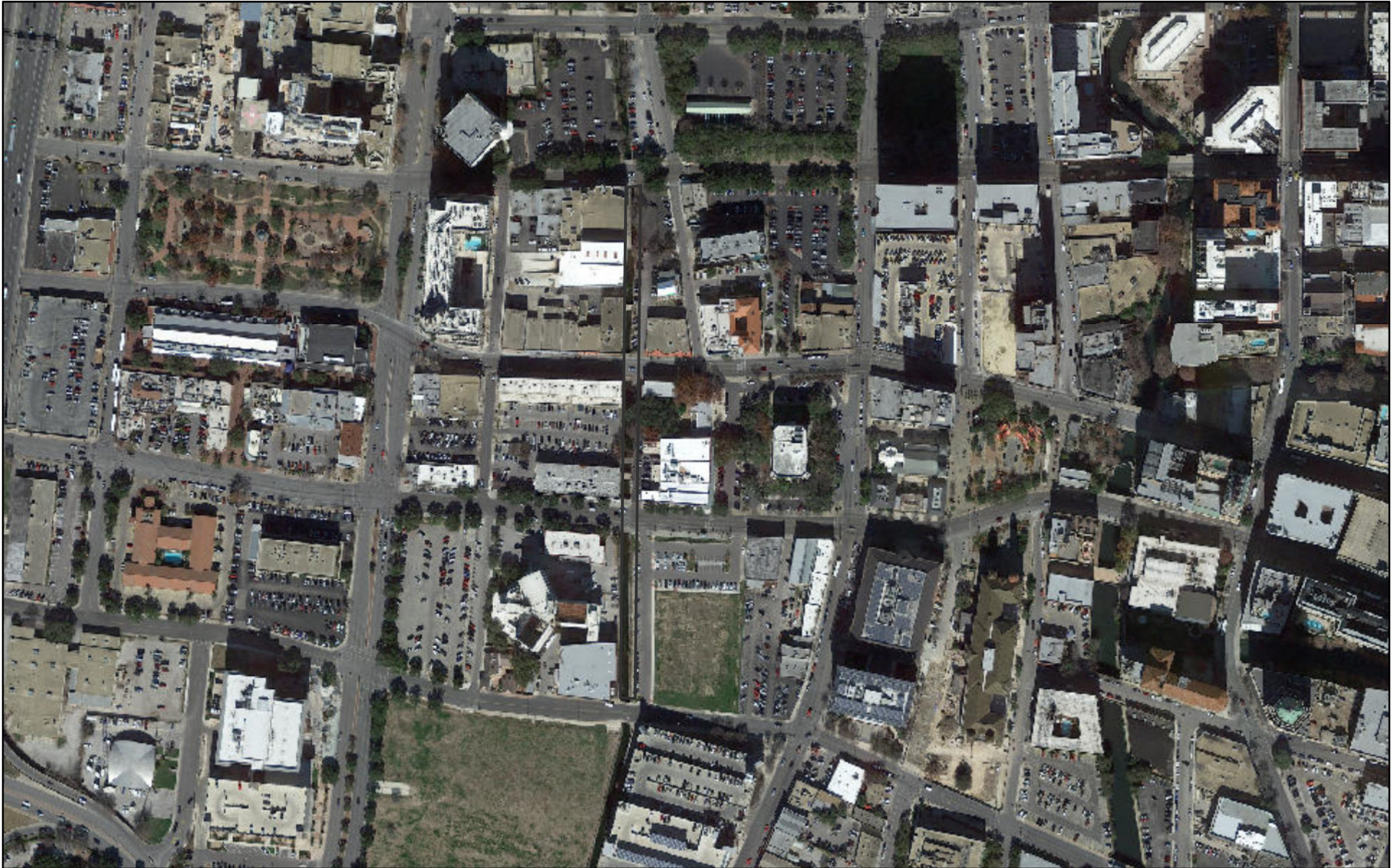
- d. LANDSCAPING – The applicant has provided detailed landscaping documents that note the locations and species of plantings that are to be installed. Staff finds the proposed landscaping materials and design to be appropriate.
- e. SITE DETAILING – The applicant has provided information regarding site detailing to include detailing for stairs, detailing for terraces, water features and other site and landscaping features. Staff finds the proposed locations and detailing appropriate.
- f. ALAMEDA THEATER – Site utility and water drainage work may require the disturbance of original terrazzo tile on the sidewalk immediately in front of the Alameda Theater. Staff finds that all efforts should be made to impact the original terrazzo tile as little as possible. If the tile is to be disturbed, staff finds that the existing conditions should be documented and submitted to staff and that any re-installation be done with existing, original materials. If sections of tile are able to be removed intact, staff finds this approach be taken.
- g. ARCHAEOLOGY- The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff recommends approval based on findings a through g with the following stipulations:

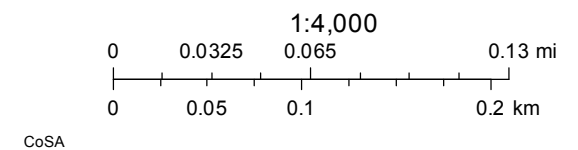
- i. That the applicant avoid disturbing the original terrazzo tile on site at the Alameda and if that tile is to be disturbed that the existing conditions be fully documents and that original materials be used for the re-installation. If intact sections are able to be removed and reinstalled, then staff recommends this approach.
- ii. ARCHAEOLOGY- The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

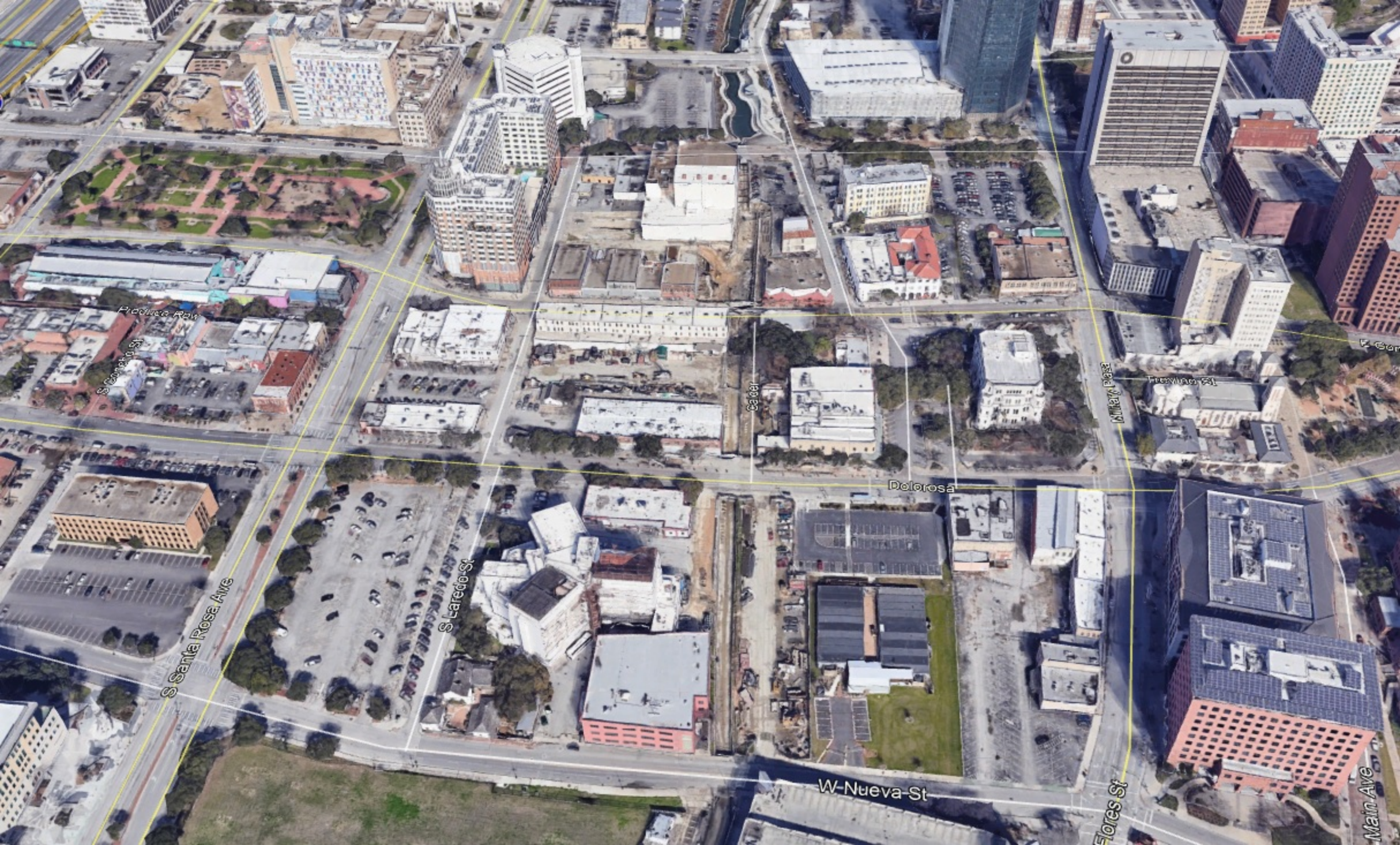
City of San Antonio One Stop



April 23, 2019

—— User drawn lines







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

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

DATE: APRIL 23, 2019

HDRC Case# 2014-218

ADDRESS: SAN PEDRO CREEK

Meeting Location: 1901 S ALAMO

APPLICANT: STEVE TILLOTSON / MUNOZ + COMPANY

DRC Members present: JEFF FETZER, CURTIS FISH, ZAC HARRIS

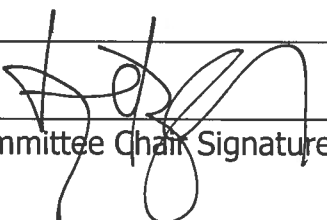
Staff present: EDWARD HALL, CORY EDWARDS

Others present: KERRY AVERY

REQUEST: SAN PEDRO CREEK IMPROVEMENTS FROM W HOUSTON STREET
TO NUEVA.

COMMENTS/CONCERNS: SI: OVERVIEW OF SCOPE OF WORK - HOUSTON
TO NUEVA. CF: MATERIAL BEHIND WATER WALL? (CONCRETE) SI: LIGHT
POLES ARE APPROXIMATELY 15' TO 16' TALL. CF: QUESTIONS REGARDING
RESTROOM DESIGN (COARSE STONE, LOW PROFILE DOOF, TILE ON INTERIOR;
RECYCLED GLASS TILE). SI: QUESTIONS REGARDING AVAILABILITY OF THIN
COAT CEMENT; SI: DURABLE PRODUCT. CF: QUESTIONS REGARDING WALL
AT SPANISH GOV'S PALACE, SI: HISTORIC WALL WILL BE REUSED.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative)

4/23/19
Date

SAN PEDRO CREEK CULTURE PARK PHASE 1.2

SPCCP Phase 1.2 is the continuing portion section of the San Pedro Creek from Houston Street through downtown to the vicinity of Nueva Street. Preparatory construction started Fall 2018 for utilities, drilled shafts and excavation. Substantial Completion is scheduled for mid-year 2021. Preliminary Design of this segment was submitted and reviewed by HDRC ARC December 2017.

The PH 1.2 design includes:

- Alameda Plaza – a mid-level plaza adjacent to the Alameda Theater with decorative concrete paving
- Public restrooms
- 260'-long water wall to screen view of the Penner's parking lot
- Alameda Gardens – a high and low bank urban space that provides a public space for Texas Public Radio and access from Commerce Street
- Improvements on Calder Alley with retractable bollards and benches at street level, public art murals at creek level
- Paseos and open space Dolorosa to Nueva coordinated with planned UTSA project on east bank
- Demolition and new construction of Houston, Commerce and Dolorosa Street Bridges
- Signalized pedestrian crosswalks at Commerce and Dolorosa Bridges
- Lighting, wayfinding, and interpretive plan graphics
- Handglazed porcelain tile finish at feature walls and benches

OVERALL PROJECT DESIGN GOALS

The primary design goals are to modify the channel to contain the 100-year floodplain within the banks of the creek; Re-imagine the creek as a linear urban park for San Antonians working, living, and visiting the center city; Advance San Antonio's urban watershed and water quality management practices; and Enhance and catalyze cultural and economic revitalization opportunities.

The design principles established to reach these goals are:

- Establish and intimate scale relationship between people and the creek and provide for the simultaneous movement of water and people that is safe and pleasurable.
- Restore, re-purpose, and reuse the existing channel infrastructure, respecting its historical context and demonstrate sound stewardship of public funds.
- Recreate an aquatic habitat to nourish life and incorporate nature into the urban environment.
- Provide places that support diverse activities, offer pockets of surprise and connect with intersecting streets, paths, and transportation routes.
- Celebrate San Pedro Creek's layered history by telling its various and multivalent stories with authenticity.

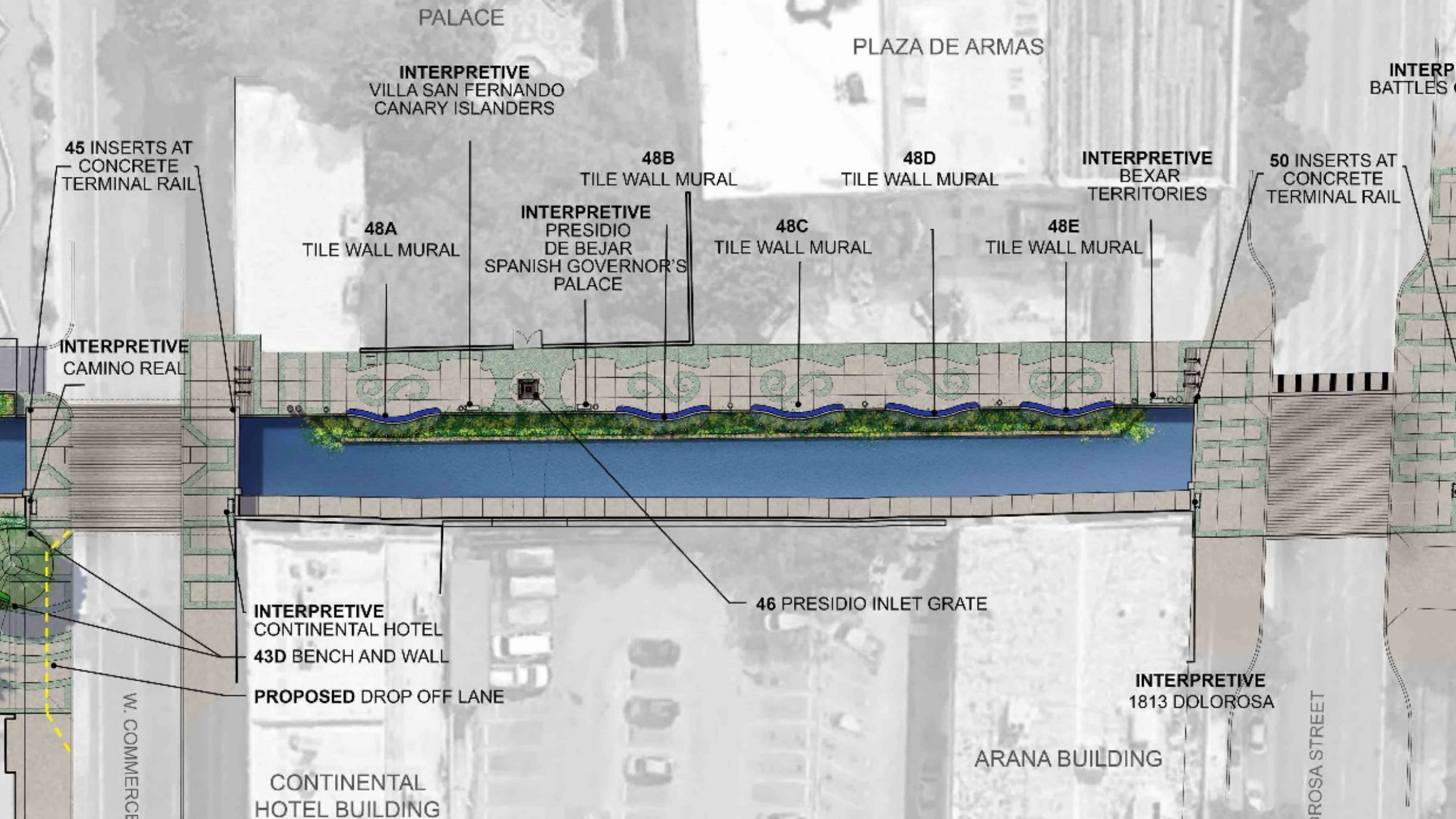
The landscape program includes generous areas of aquatic, riparian, and upland plantings to improve water quality and habitat and provide shade. Public art and site interpretation is woven throughout projects and various design components. Bexar County has provided funding of towards the estimated cost of this project. The City of San Antonio is contributing increased ROW along the Bridges, at the old city annex property, and other various locations.

SAN PEDRO CREEK
CULTURE
PARK 1.2









PALACE

PLAZA DE ARMAS

INTERPRETIVE
VILLA SAN FERNANDO
CANARY ISLANDERS

INTERP
BATTLES

45 INSERTS AT
CONCRETE
TERMINAL RAIL

48B
TILE WALL MURAL

48D
TILE WALL MURAL

INTERPRETIVE
BEXAR
TERRITORIES

50 INSERTS AT
CONCRETE
TERMINAL RAIL

48A
TILE WALL MURAL

INTERPRETIVE
PRESIDIO
DE BEJAR
SPANISH GOVERNOR'S
PALACE

48C
TILE WALL MURAL

48E
TILE WALL MURAL

INTERPRETIVE
CAMINO REAL

INTERPRETIVE
CONTINENTAL HOTEL
43D BENCH AND WALL

46 PRESIDIO INLET GRATE

INTERPRETIVE
1813 DOLOROSA

PROPOSED DROP OFF LANE

ARANA BUILDING

CONTINENTAL
HOTEL BUILDING

W. COMMERCE

ROSA STREET









INTERPRETIVE
BATTLES OF BEXAR

50 INSERTS AT
CONCRETE
TERMINAL RAIL

57
BENCH

FUTURE
CREST
GATE

INTERPRETIVE
LAREDDITO

COLOROSA STREET

NUEVA STREET

