

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-335
COMMON NAME: ROW near 602 N Alamo
ADDRESS: 602 N ALAMO ST
LEGAL DESCRIPTION: NCB 442 BLK 6 LOT 10 & 12
ZONING: FBZ T4-2
CITY COUNCIL DIST.: 1
APPLICANT: Kevin Bowyer/Modus, LLC
OWNER: GOMEZ MARK ANTHONY &
TYPE OF WORK: Installation of a new pole for network node equipment
APPLICATION RECEIVED: May 31, 2019
60-DAY REVIEW: July 30, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new wood pole for network node equipment in the right-of-way near 602 N Alamo (29.430229, -98.483192).

APPLICABLE CITATIONS:

Historic Design Guidelines

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

- i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

UDC Sec. 37 - Appendix A. - Right-of-way Network Node Design Manual

b. Design District Aesthetic Requirements.

In addition to the design requirements in Division III of this Manual, the following aesthetic requirements shall apply in Design Districts:

1. New node support poles in districts designated as Design Districts in this Manual shall be placed within ten feet of interior lot lines.
2. In no event shall new node support poles be placed in front of the front façade of primary structures on any property designated as Historic or within fifteen hundred (1500) feet of the brass monument viewshed marker in front of a structure designated by the United Nations as a UNESCO World Heritage site.
3. Network nodes, node support poles, and related equipment shall require camouflage or concealment measures to mitigate the impact or improve the aesthetics of the installation, as determined by the Historic Preservation Officer based on the unique circumstances of the design district or impacted property.
 - A. New network nodes mounted to existing poles shall be low profile and flush mounted to the greatest extent feasible. Network nodes must be painted to match the support pole or structure on which they are mounted.
 - B. The installation of new node support poles is discouraged in Historic Districts, Downtown "D", River Improvement Overlay Districts, Viewshed Protection and Mission Protection Overlay Districts. The Historic Preservation Officer may require concealment of the support pole in the form of aesthetically appropriate street lamps, site elements, district signage, or other stealth methods. The color of any new support pole or concealment solution shall be determined by the Historic Preservation Officer based on site specific conditions.
 - i. New node support poles must generally be located at commercial corners and intersections.
 - ii. New node support poles must be separated from other node support poles or existing poles by a distance of 250 feet.
 - iii. Where a separation requirement cannot be met, network nodes are preferred to be mounted to existing

poles or installed with a stealth method.

- iv. The height of new node support poles should not exceed the established predominant height of other poles and historic site elements located within 500 feet of the proposed installation.
- v. New node support poles must be painted and not exceed 8" in diameter at the widest portion of the pole.

- C. Ground-mounted equipment must be integrated into the overall design of an installation, camouflaged or concealed based on site specific conditions, and positioned to mitigate visual or physical obstructions to nearby historic features as recommended by the Historic Preservation Officer.

c. Decorative Poles.

In accordance with Chapter 284, installation or attachment of wireless communications equipment, including antennas, network nodes, transport facilities, and related equipment is prohibited on all decorative streetlight poles in Design Districts.

(Ord. No. 2017-08-31-0609, § 1, 8-31-17)

FINDINGS:

- a. PURVIEW - The applicant has proposed to install a new wood pole featuring network node equipment in the right-of-way at the 400 block of 6th St, between cross streets Avenue E to the south and N Alamo to the North, closest to the property at 602 N Alamo. The proposed pole is located within 200 feet of historic landmarks: (1) Witherspoon Oil Co at 601 N Alamo, (2) Thiele House at 411 6th St (3) Muench House at 415 6th St, (4) unnamed commercial building at 421 6th St, (5) Hoefgen House at 211 Brooklyn and (6) unnamed historic site at 621 N Alamo. Per the Unified Development Code Sec. 37, the network node must be in compliance with Appendix A. Right-of-Way Network Node Design Manual: Division IV. General Aesthetic Requirements and Division V. Additional Aesthetic Requirements in Design Districts – in addition to the Historic Design Guidelines for Site Elements.
- b. DESIGN REVIEW COMMITTEE – The applicant met with staff and the Design Review Committee on June 12, 2019, to review potential designs for new network poles in areas within the HDRC's purview. Both the applicant and committee members emphasized and understood that each new request would be treated on a case by case basis specific to the immediate context of the proposed location of the new pole. General comments from the committee members included: 1) documented infeasibility of collocations should be submitted and presented to the full commission, 2) the applicant should consider incorporating a distinction between wood utility poles and new network poles and that wood poles may not always be the most appropriate solution just because existing nearby poles are wood.
- c. PROJECT DESCRIPTION – The applicant has provided the following project description: "Permit # 331907. XY coordinates are (29.430229, -98.483192). The utility pole is abutting the northeast side of 6th Street. Currently the site has no existing pole in place. A brand new wood utility pole will be placed under the owner ship of Verizon. Additionally, Verizon Wireless proposes to install a new wireless communication site on a wood utility pole (to be replaced). The scope will consist of the following: antenna & associated equipment boxes, cabling, spacing of support elements, signage, and utility lines. Based on previous communications with OHP, we are proposing to stealth the antenna equipment as shown in the photo simulations."
- d. LOCATION - The applicant has proposed to install a new wood pole featuring network node equipment In the right-of-way at the 400 block of 6th St, between cross streets Avenue E to the south and N Alamo to the North, at the approximate coordinates (29.430229, -98.483192). The proposed location is mid-block and equidistant from historic sites Witherspoon Oil Co building and the Theile House . Per the Design Manual 3.B.i., new poles must be generally located at commercial corners and intersections. While the proposed pole location does not bisect the view of a historic structure, staff finds that it still bisects a business property and is not punctuated at the commercial intersection or in-between building facades.
- e. SEPARATION – The applicant has proposed to install the new pole within the immediate block as multiple existing utility poles. Per the Design Manual 3.B.ii., new poles must be separated from existing poles by 250 feet. Staff finds that the proposed location is not separated by more than 250 feet.
- f. COLLOCATION – Per the Design Manual 3.B.iii, where a separation requirement cannot be met, new nodes are preferred to be mounted to existing poles or installed with a stealth method. Staff finds that a collocation on existing poles should be explored prior to consideration of a new stealth pole. A letter from the owner-operator of the existing nearby poles and/or an engineer's letter noting the feasibility of collocation will suffice as a

supporting document for this finding.

- g. HEIGHT – The applicant has proposed to install a wood pole including node equipment featuring a total of thirty feet (30') from grade. Per the Design Manual 3.B.iv., the height of new node support poles should not exceed the established predominant height of other poles and historic site elements located within 500 feet of the proposed installation. Staff finds that the proposed height is subordinate to existing poles within proximity.
- h. DIAMETER – The applicant has proposed to install a pole that is 32 inch (32") in diameter excluding the meter boxes at the pedestrian level and the antenna cabinets at the top. Per the Design Manual 3.B.v., new poles should not exceed 8 inches (8") in diameter at the widest portion of the pole. Staff finds that the proposed pole diameter is four times wider than allowed by the design manual.
- i. DESIGN – The applicant has proposed to install a wood pole with a meter socket (box), service disconnect (box) and linear conduit up to six feet (6') and three (3) au/rap units (grey cabinets) that are 11.4 inch wide, 14.6 inch tall, and extend no more than one foot (1') from the wood pole. The applicant referenced existing wood utility poles in selecting the pole type in this location. Per the Design Manual 3.B.: *The Historic Preservation Officer may require concealment of the support pole in the form of aesthetically appropriate street lamps, site elements, district signage, or other stealth methods. The color of any new support pole or concealment solution shall be determined by the Historic Preservation Officer based on site specific conditions.* Staff finds that no effort has been made to conceal or relate the proposed new pole to the existing context or site elements at N Mesquite – except the use of a wood pole and matching equipment color.

RECOMMENDATION:

Staff does not recommend approval of the new network pole based on findings a through i. While approval may still be issued at the commission's discretion, the following requirements have not been met per the Right-of-way Network Node Design Manual:

- i. COLLOCATION - Documented efforts to explore a nearby collocation have not been submitted.
- ii. LOCATION – The proposed pole is not located at a commercial intersection or in-between buildings facades.
- iii. SEPARATION – The proposed pole is not separated from existing poles by more than 250 feet.
- iv. DIAMETER – The proposed pole is not less than 8 inches at its widest portion.
- v. DESIGN – Matching wood material to existing poles does not constitute a stealth aesthetic.

Search

Tools

About

Address Information

Search for address or click on the map.

602 N ALAMO ST

Q

X

Legend

This map displays a section of downtown San Antonio, featuring a grid of streets including N Alamo St, 6th St, Winter St, and Avenue E. The map is overlaid with various data layers: COSA addresses (green pins with numbers), BCAD parcels (white polygons), and historic landmarks (red outlines). Key landmarks labeled include the YWCA, Church of Christian Scientists, San Antonio Light Building, First Presbyterian Church, Grace Lutheran Church, and several historic houses like the Wurzbach, Uhl, and Altman houses. The map also shows the Mission Protection Overlay District (MPOD) and the River District. A legend on the left side of the map provides a key for the symbols used, including COSA Address, BCAD Parcels, Downtown Design Guide Area, Historic Districts, Historic Landmarks, Alamo Viewshed, Mission Protection Overlay District (MPOD), River District, and Current Zoning. The map is titled 'OHP Address Search' at the top.



Expand side panel

laboratories

318 McCullough Ave Garage

Parscale Digital

Fine Lines Automotive

Spring Garden Flower Shop

Beyer and Beitel Mortuary Service

Tony's Bar

Rey Feo Scholarship Foundation

Turimex Internacional Bus Service

Accurate Litho & Printing Co

First Church-Christ Scientist

Christian Science Reading Room

609 Avenue E Parking

Air Equipment & Repair

Google



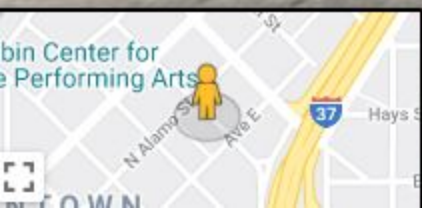
Business and
Professional Service

Fine Lines Automotive

Google

Turimex Internacional
Bus. Serv.

2D
+
-





Existing

Proposed



view from 6th St looking northeast at site

verizon

SADT_ALAMO_6TH_SC
404 6th St., San Antonio, TX 78215
Photosim Produced on 05-01-2019

Existing



Proposed



view from 6th St looking north at site

verizon✓

SADT_ALAMO_6TH_SC
404 6th St., San Antonio, TX 78215
Photosim Produced on 05-01-2019