

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-328
ADDRESS: 3903 N ST MARYS, San Antonio Zoo
3015 BROADWAY
LEGAL DESCRIPTION: Public Property
NCB 6298 BLK 4 LOT 145 THRU 150
ZONING: R-6, HS, C-2, RIO-1, PUBLIC PROPERTY
CITY COUNCIL DIST.: 1,2
LANDMARK: Brackenridge Park
APPLICANT: Ryan Schmidt
OWNER: ARW Kiddie Park Land, LP
TYPE OF WORK: Relocation of Kiddie Park to the San Antonio Zoo
APPLICATION RECEIVED: May 17, 2019
60-DAY REVIEW: July 16, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to relocate various elements from 3015, commonly known as Kiddie Park to the 3903 N St Mary's, the San Antonio Zoo. The existing elements of Kiddie Park will be relocated to an existing parking lot immediately to the east of the traffic circle at the intersection of N St Mary's and Tuleta.

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

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 relocate various elements from 3015, commonly known as Kiddie Park to the 3903 N St Mary's, the San Antonio Zoo. The existing elements of Kiddie Park will be relocated to an existing parking lot immediately to the east of the traffic circle at the intersection of N St Mary's and Tuleta.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on June 11, 2019. At that meeting, committee members asked general questions regarding the relocated elements and did not express any concerns.
- c. RELOCATED ELEMENTS – The applicant has proposed to relocate rides and other elements to the San Antonio Zoo. These elements include the entry gate, boat ride, airplane ride, car ride, ferris wheel, bus ride, buggy ride, whip ride, carousel and saucer ride. The applicant has also noted that existing donor pavers will be removed and transported to the new location to be installed near the entry gate. In addition to the rides, other items such as picnic tables, trash receptacles, coin-operated machines and similar items will also be relocated and reused.
- d. EXISTING ZOO STRUCTURE – The applicant has noted that an existing structure at the zoo will be rehabilitated to house restrooms and offices; however, no exterior work will occur.
- e. FENCING – The applicant has proposed to install fencing that is to consist of metal pickets and rails. The fence will feature six (6) feet in height in all locations with the exception of those adjacent to the zoo boundary, where eight (8) feet in height is required to satisfy containment boundaries. Staff finds this to be appropriate.
- f. RAILINGS – Metal railings featuring three (3) feet in height will be installed around each ride. Staff finds this to be appropriate.

- g. PAVING – The applicant has proposed to use the existing parking lot as a base level and install concrete walkways and decorative gravel fill. Staff finds this to be appropriate.
- h. LIGHTING – The applicant has proposed to install LED string lights, in a festoon light design with individual bulbs. Staff finds this to be appropriate.
- i. LANDSCAPING – The applicant has noted that xeric landscaping elements that are native will be installed. Staff finds this to be appropriate and consistent with the UDC.
- j. ARCHAEOLOGY –The project area is within the River Improvement Overlay District and the Brackenridge Park Local Historic District. The property is also adjacent to the Brackenridge Park National Register of Historic Places District and the historic alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. A review of historic archival documents and the Texas Sites Atlas identifies the Upper Labor Acequia traversing the project area. The Upper Labor Acequia, constructed in 1776, is a designated National Historic Civil Engineering Landmark and previously recorded archaeological site. The Upper Labor Acequia shall be preserved and shall not be impacted by construction activities. Furthermore, this project is subject to the Texas Antiquities Code. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations shall be required if ground disturbance is necessary for the new development.

RECOMMENDATION:

Staff recommends approval based on findings a through i with the following stipulation:

- i. ARCHAEOLOGY – Archaeological investigations shall be required if ground disturbance is necessary for the new development. Construction plans will be coordinated with the City Archaeologist as they are developed to ensure compliance with all applicable archaeology laws, rules, and regulations. This project is subject to the Texas Antiquities Code. The Upper Labor Acequia shall be preserved and shall not be impacted by construction activities. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

City of San Antonio One Stop

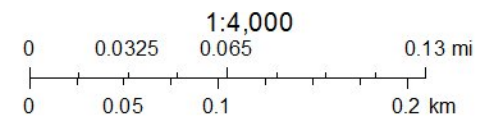


June 12, 2019

drawGraphics_poly



User drawn polygons



KIDDIE PARK RELOCATION TO THE SAN ANTONIO ZOO

PROJECT NARRATIVE DOCUMENT

PART 1

Scope of work at existing Kiddie Park site on Broadway.

Existing Kiddie Park Site Overview

See aerial photo below.



Entry Gate

Metal portions of existing entry gateway off Avenue B will be removed and transported to new location for reassembly as the new entry gate. Specifically, the arched signage, flagpoles, and gates. The existing stone portion of the gateway will be reused if possible but may need to be constructed anew at the Zoo location.

See photo below.



Brick Pavers

Brick “donor” pavers will be removed and transported to the new location for installation near the entry gate.

See photo below.



Carousel Ride

The Carousel Ride will be dismantled and transported to the new location for reassembly. The roof structure will not be reused. The carousel ride is not attached to the roof structure in any way.

A new pavilion roof structure will be constructed at the new Zoo location.

See photos below.



Airplane Ride

The roof covering the Airplane Ride is attached to the ride itself and so will be dismantled and transported along with the ride to the new location for reassembly.

See photo below.



Boat Ride

The water trough base of the Boat Ride is cast-in-place concrete and therefore cannot be moved. The operable portion of the Boat Ride will be dismantled and transported to the new location for reassembly where a new concrete water trough to match the existing will be constructed anew.

See photo below.



Car Ride

The Car Ride will be dismantled and transported to the new location for reassembly. The roof structure will not be reused.

See photo below.



Buggy Ride

The Buggy Ride will be dismantled and transported to the new location for reassembly. The roof structure will not be reused.

See photo below.



Ferris Wheel Ride

The Ferris Wheel Ride will be dismantled and transported to the new location for reassembly. See photo below.



Bus Ride

The Bus Ride track will be dismantled and along with the bus will be transported to the new location for reassembly and installation. See photo below.



Saucer Ride

The Saucer Ride will be dismantled and transported to the new location for reassembly. See photo below.



Whip Ride

The Whip Ride is not one of the original rides at the park and will not be reused at the new location. See photo below.



Miscellaneous Buildings & Other Items

Other than the rides listed previously, there are no additional rides at the Kiddie Park site on Broadway. All other buildings at the Kiddie Park site on Broadway will not be moved to the new location. Non-permanent items such as picnic tables, trash receptacles, coin-op machines and similar items will be transported and reused as needed at the new location.

KIDDIE PARK RELOCATION TO THE SAN ANTONIO ZOO

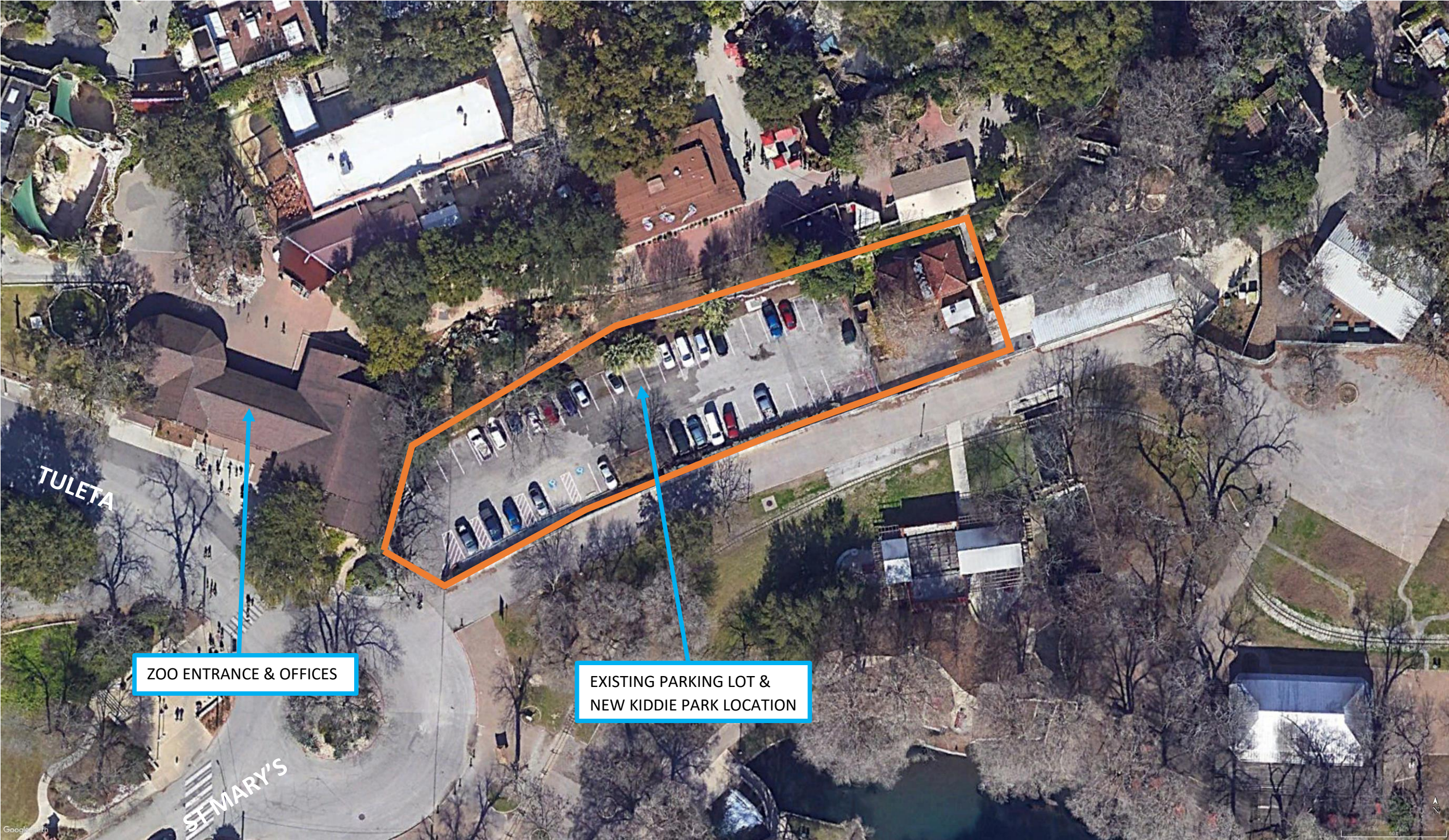
PROJECT NARRATIVE DOCUMENT

PART 2

Scope of work at new Kiddie Park site at the Zoo.

New Kiddie Park Site Location at the Zoo Overview

See aerial photo below.



New Kiddie Park Site Location at the Zoo Overview

See photos of existing site below.

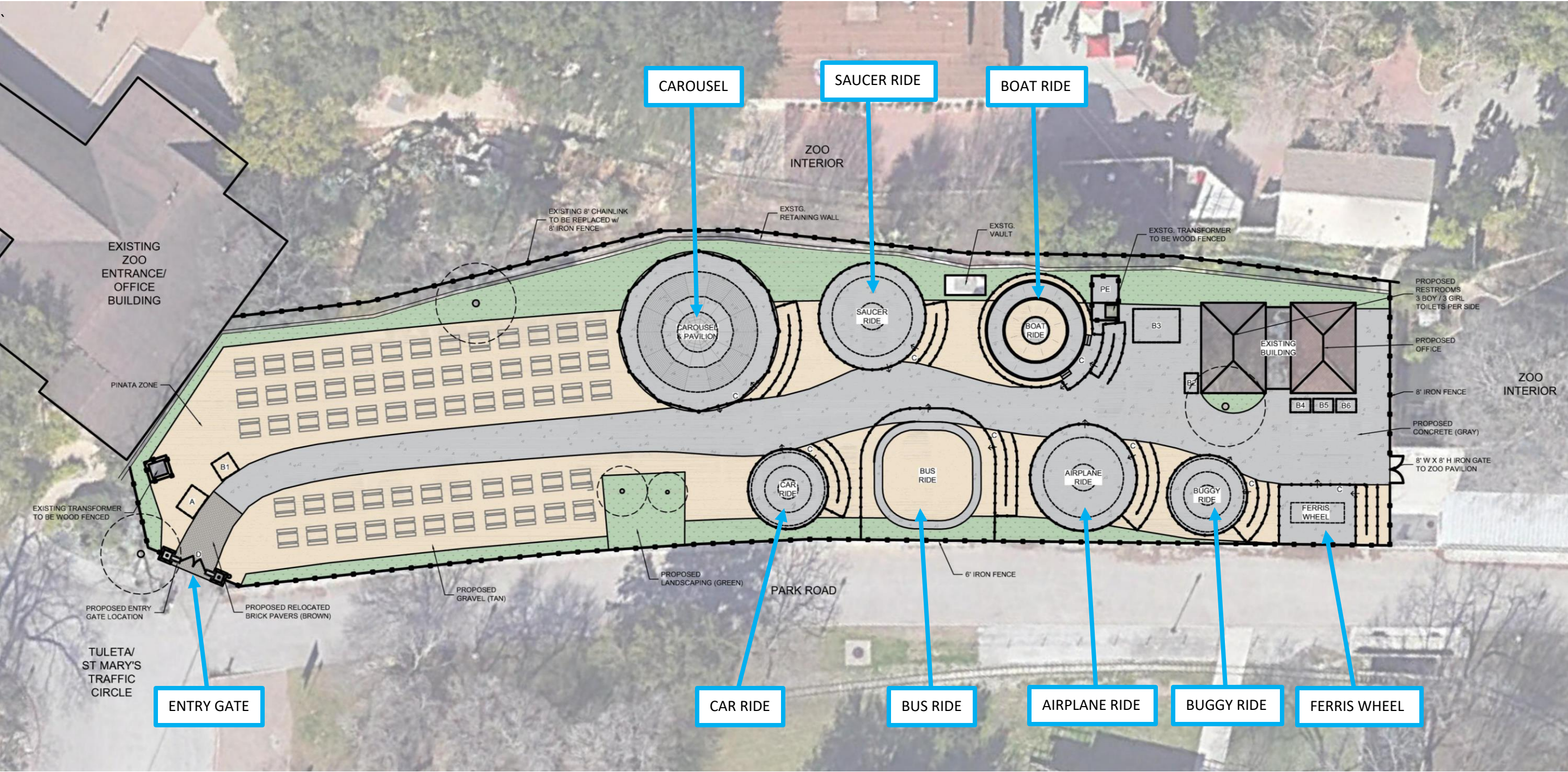
Parking Lot Looking West



Parking Lot Looking East

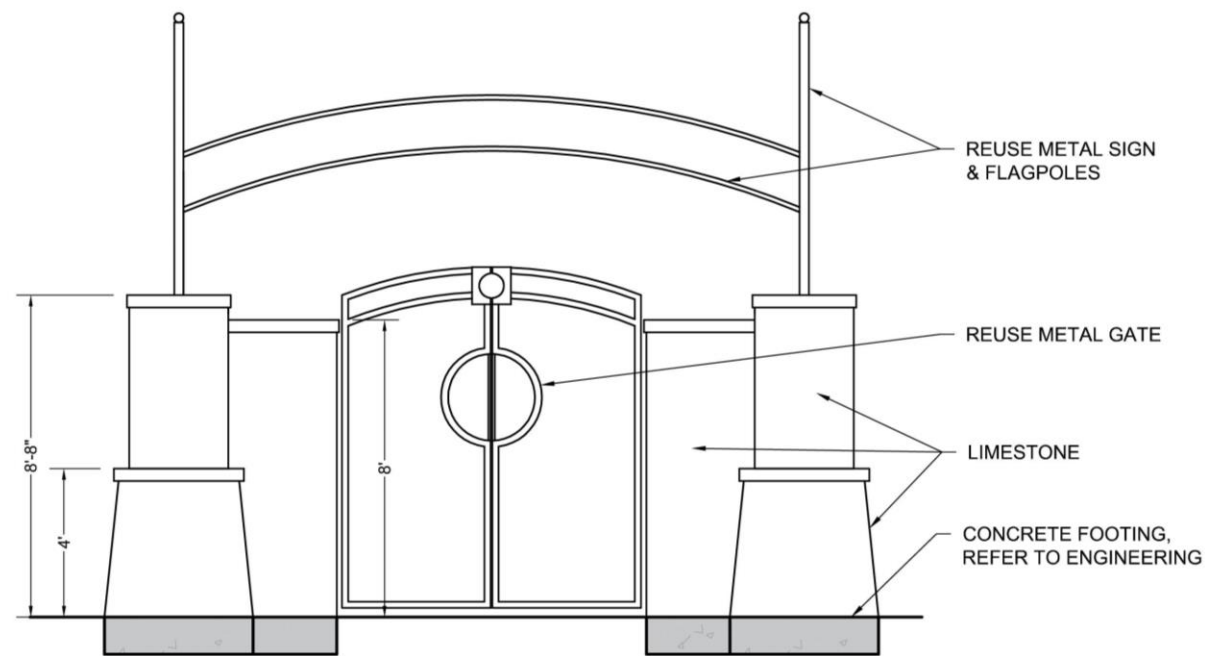


New Kiddie Park Site Location at the Zoo – Proposed Site Plan
See drawing below.



New Kiddie Park Site Location at the Zoo – Proposed Entry Gate

The entry gate will be recreated to match the Broadway site. Gates, arched sign, and flagpoles will be reused and look the same as before. Matching limestone will be used to recreate the bases. See drawing below and reference photo of entry gate in Part 1.



MAIN ENTRY GATE ELEVATION

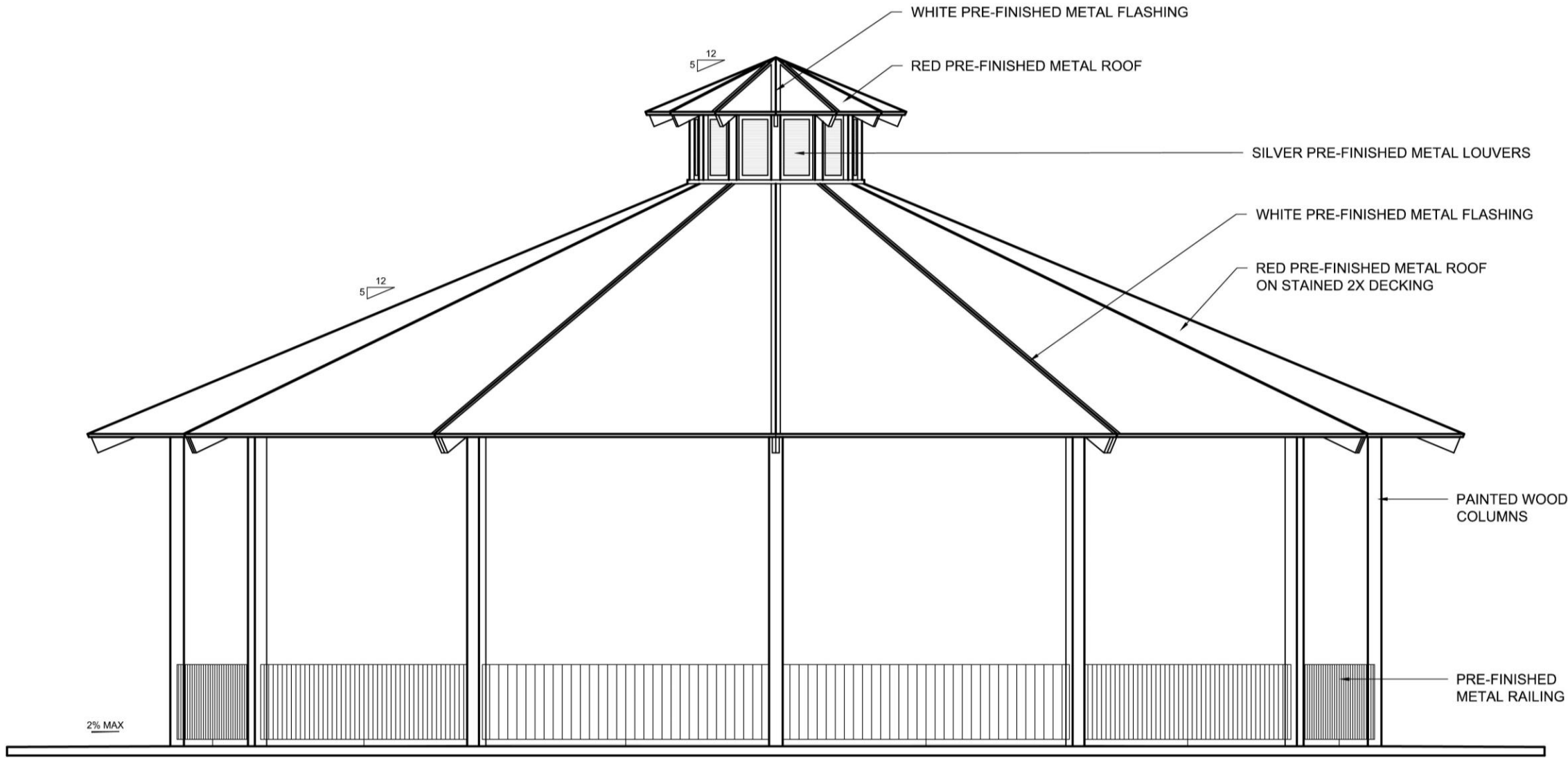
New Kiddie Park Site Location at the Zoo – Proposed Restrooms & Office

The existing building on the new site will have the interior converted into restrooms on the left side and an office for the Kiddie Park on the right side. The portion in the center will have the overhead garage door removed and be an open-air vestibule. No other changes to the exterior of this building are planned. The temporary shed on the right in the photo will be moved off site. See photo below.



New Kiddie Park Site Location at the Zoo – Proposed Carousel Pavilion

The Carousel will be covered with a new pavilion to be constructed of wood framing and a metal roof with a similar color scheme to the one at the Broadway site.
See drawing below.



CAROUSEL PAVILION ELEVATION

New Kiddie Park Site Location at the Zoo – Proposed Products & Materials

Fencing

The fencing to be used at the perimeter of the site will be 6 foot high at street and 8’ high at Zoo boundary for containment requirements. Product: Ameristar, Montage Commercial, Invincible Style, Color: Black. See sample photo below.



Railings

Railings around the perimeter of each ride will be 3 foot high. Product: Ameristar, Montage, Majestic Style, Color: Red. See sample photo below.



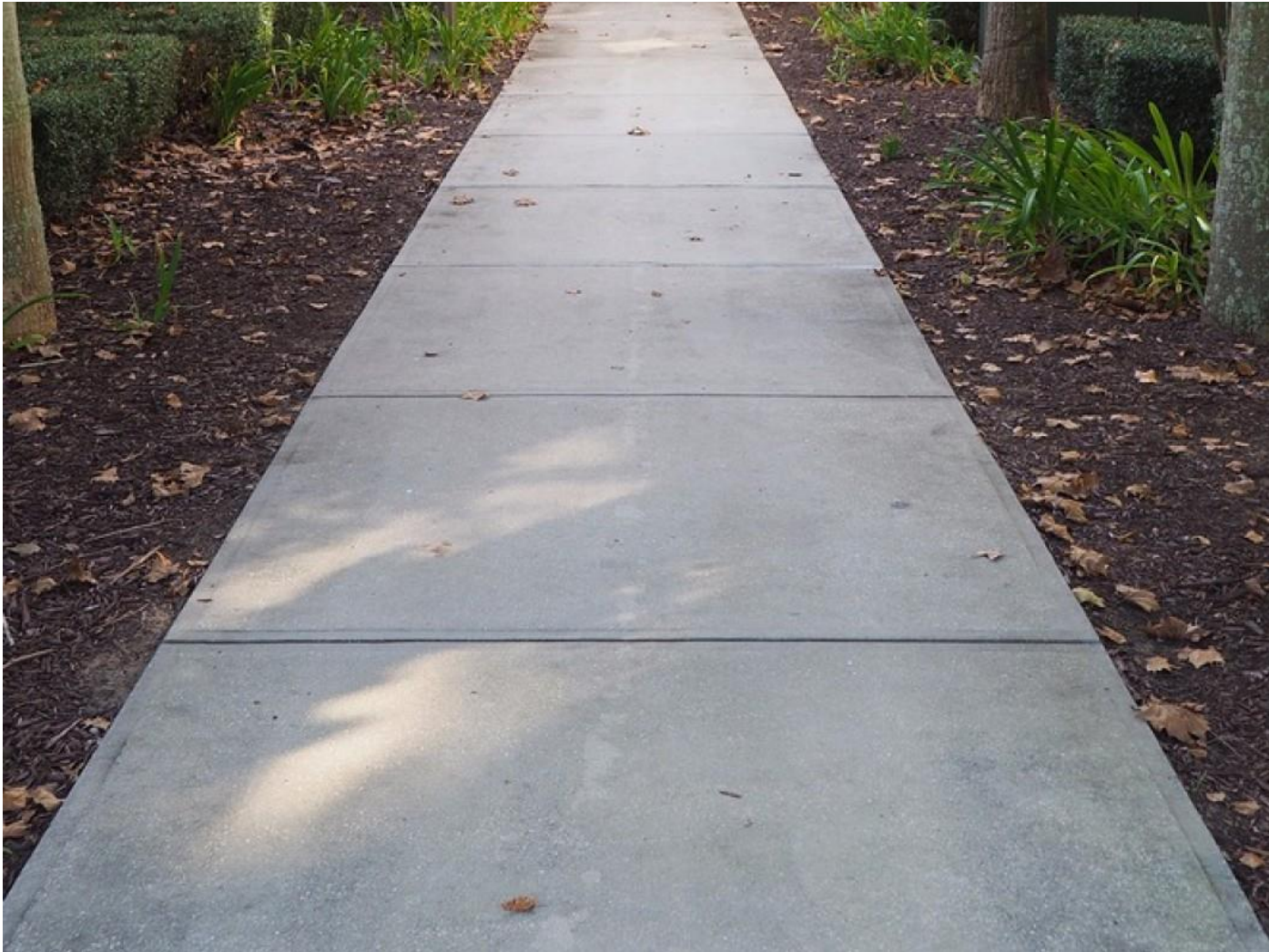
Proposed Gravel

Keller Materials, Brazos Blend
See sample photo below.



Proposed Concrete Walkways

Standard poured in place concrete, no stamps or colors.
See sample photo below.



Proposed Lighting

Warm White Color selectable LED String lights suspended between 4x4 wood posts or 3” steel posts where necessary along walkways and for general area lighting.
See precedent image below.



Proposed Landscaping

Landscaping around the edges of the site will be xeriscape using native mulch, and low water use plants.
See precedent image below.

