

# HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

**HDRC CASE NO:** 2019-249  
**COMMON NAME:** 200 Noblewood, Wheatley Heights Sports Complex  
**LEGAL DESCRIPTION:** NCB 10677 (WHEATLEY HEIGHTS SPORTS PARK-NORTH), LOT 1  
EXC NW IRR 60FT OF 1  
**ZONING:** C-3  
**CITY COUNCIL DIST.:** 2  
**APPLICANT:** Matthew Agee/WestEast Design Group LLC  
**OWNER:** Homer Garcia/CITY OF SAN ANTONIO - Parks + Recreation Department  
**TYPE OF WORK:** Park improvements  
**APPLICATION RECEIVED:** May 27, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new event hall and fieldhouse at the existing Wheatley Heights Sports Complex.

## APPLICABLE CITATIONS:

*UDC 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.

*UDC 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.

## **FINDINGS:**

- a. The property located at 200 Noblewood is a public park with the common name of Wheatley Heights Sports Complex and is located on the east side of the city. The applicant is requesting final approval for a new event hall and fieldhouse at the northwest corner of the existing complex, to the northwest of the track.
- b. CASE HISTORY – The project received conceptual approval on May 15, 2019.
- c. PARK IMPROVEMENTS – The applicant is requesting final approval for a new event hall and fieldhouse. Both structures will be located to the northeast of the existing playing field and will be connected by concrete walkways. The event hall will include a multipurpose room and support spaces, including storage and office space. The fieldhouse will include lockers and restrooms. Both buildings will feature a Contemporary style and incorporate the design palette from the Martin Luther King Park improvements adjacent to the subject site. Staff finds the proposal generally consistent with UDC Sec. 35-642.
- d. SIGNAGE – The applicant has proposed to install signage on the façade of the event hall. The applicant has not yet submitted sign specifications to staff for review and approval. Staff recommends that the applicant submits final sign specifications to staff for review.
- e. WALKWAYS – The applicant has proposed to install walkways to enhance pedestrian circulation between the event hall, field house, and the existing Wheatley Heights Sports Complex. The applicant has not submitted the construction drawings to staff for review and approval. Staff recommends that the applicant submits final construction drawings to staff for review.
- f. LANDSCAPING – The applicant has proposed to plant new trees on the site. The applicant has not submitted landscaping drawings to staff for review and approval. Staff recommends that the applicant submits final landscape drawings to staff for review.

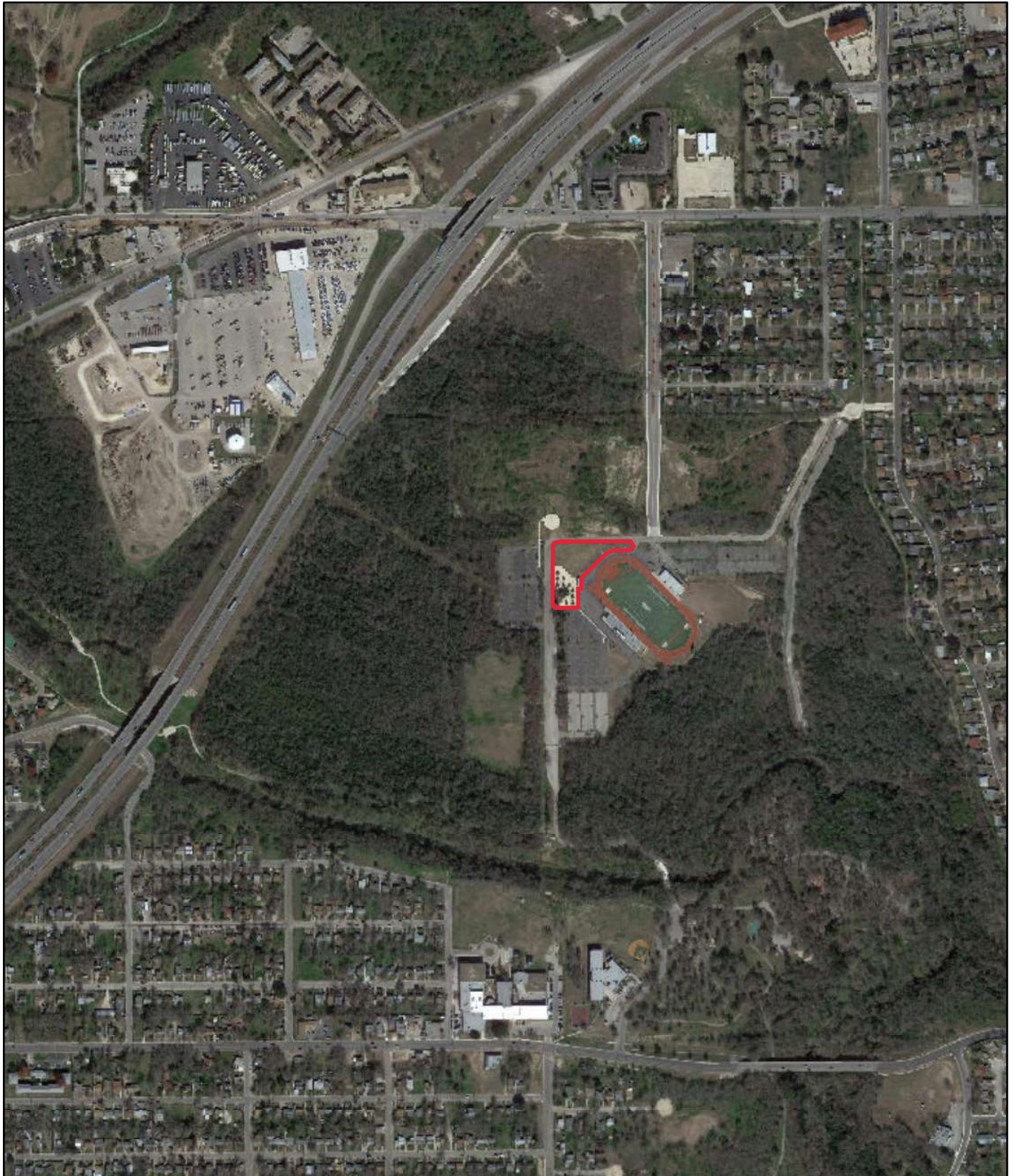
- g. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

**RECOMMENDATION:**

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

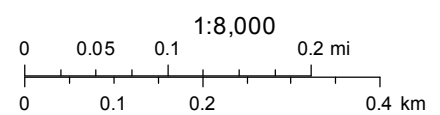
- i. That the applicant submits final sign specifications, construction documents, and a landscaping plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

# City of San Antonio One Stop



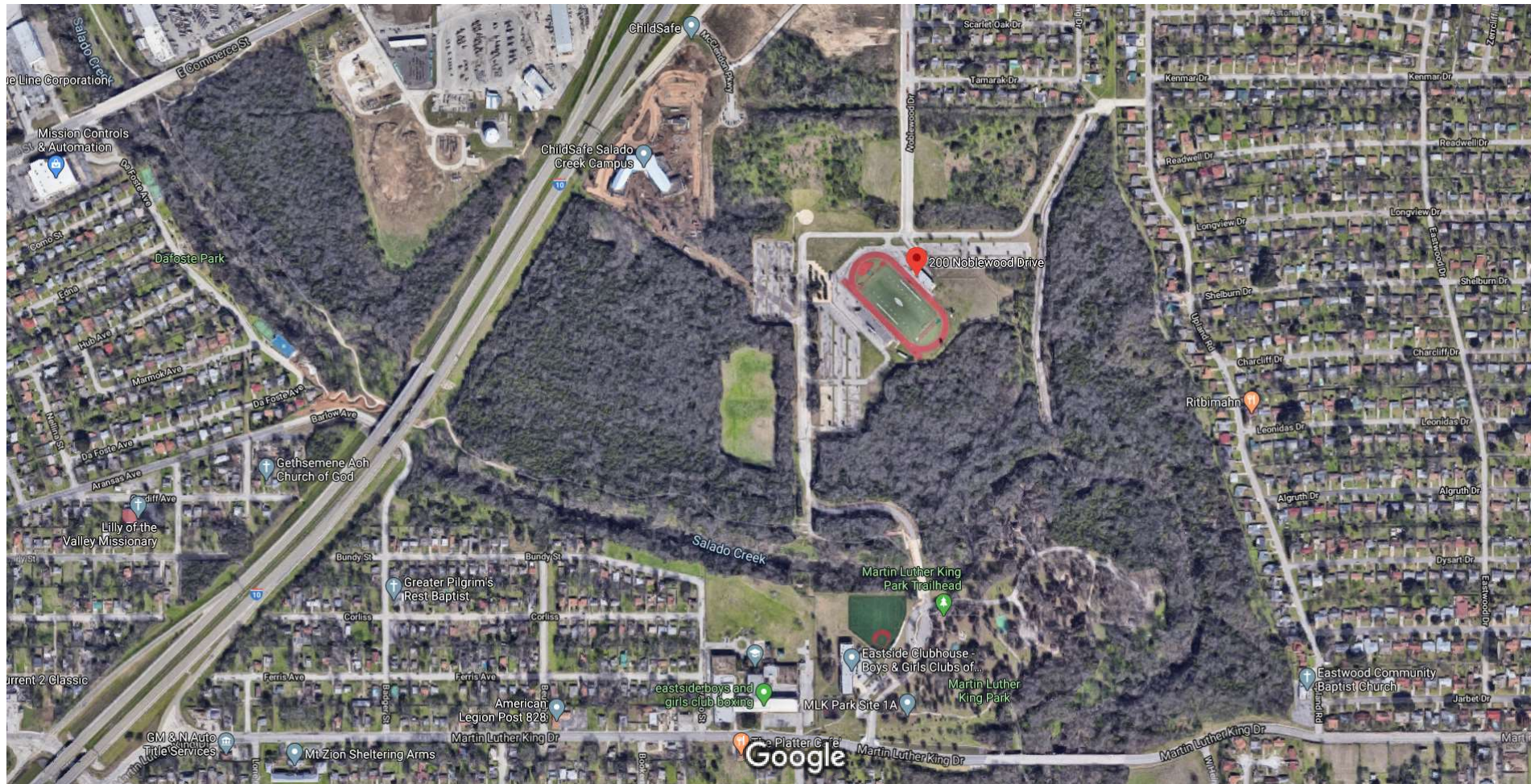
June 8, 2020

— User drawn lines





## Google Maps 200 Noblewood Dr



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, USDA Farm Service Agency, Map data ©2020 200 ft





Imagery ©2020 Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Landsat / Copernicus, Imagery ©2020 Maxar Technologies, Map data ©2020

100 ft



Google Maps



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Google Maps



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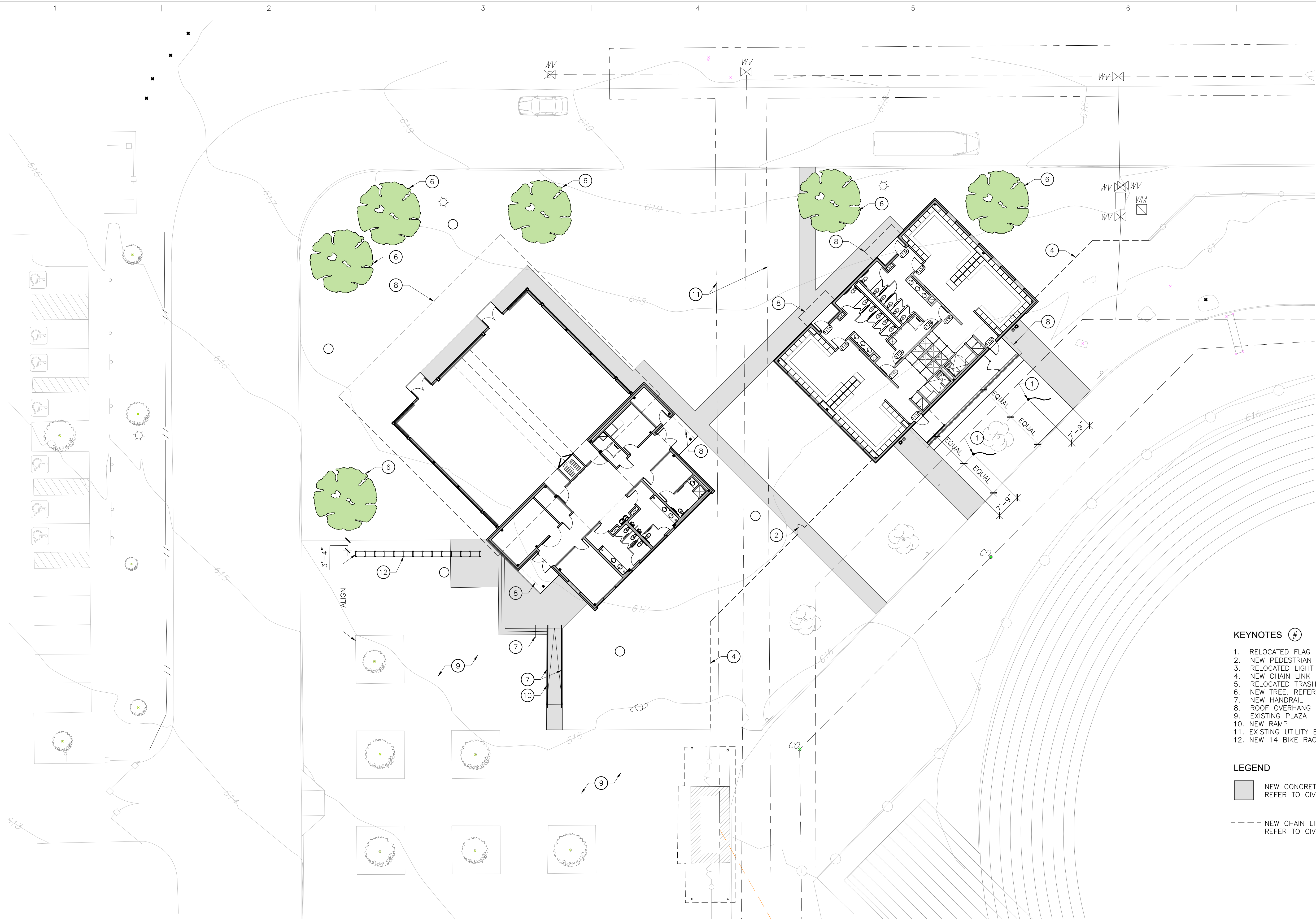


WHEATLEY HEIGHTS  
SPORTS COMPLEX



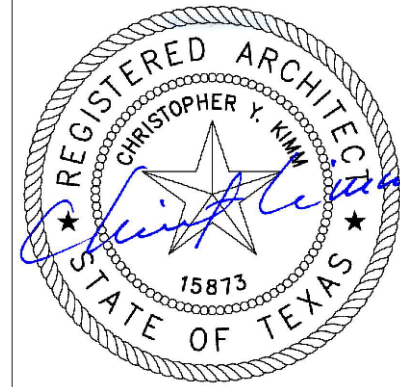


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1E SITE PLAN  
SCALE: 1/16" = 1'-0"

**WHEATLEY HEIGHTS SPORTS COMPLEX  
EVENT HALL + FIELDHOUSE**  
200 NOBLEWOOD DRIVE, SAN ANTONIO, TEXAS  
CITY OF SAN ANTONIO  
TRANSPORTATION + CAPITAL IMPROVEMENTS



04/30/2020

REVISIONS

Mark	Description	Date

WEDG PROJECT NO. : 17280  
CLIENT PROJECT NO. :  
DATE : 04-30-2020

SITE PLAN

SHEET  
**A1.0**





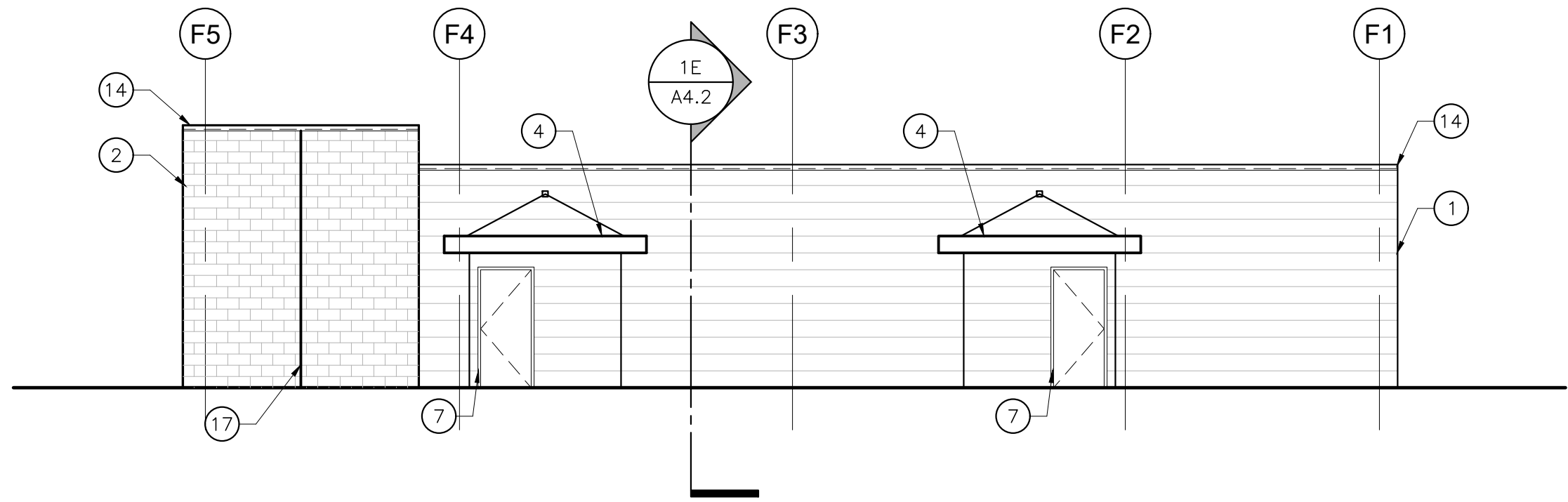
**MLK PARK | SAN ANTONIO**  
RESTROOMS | PAVILION  
MARCH 2019



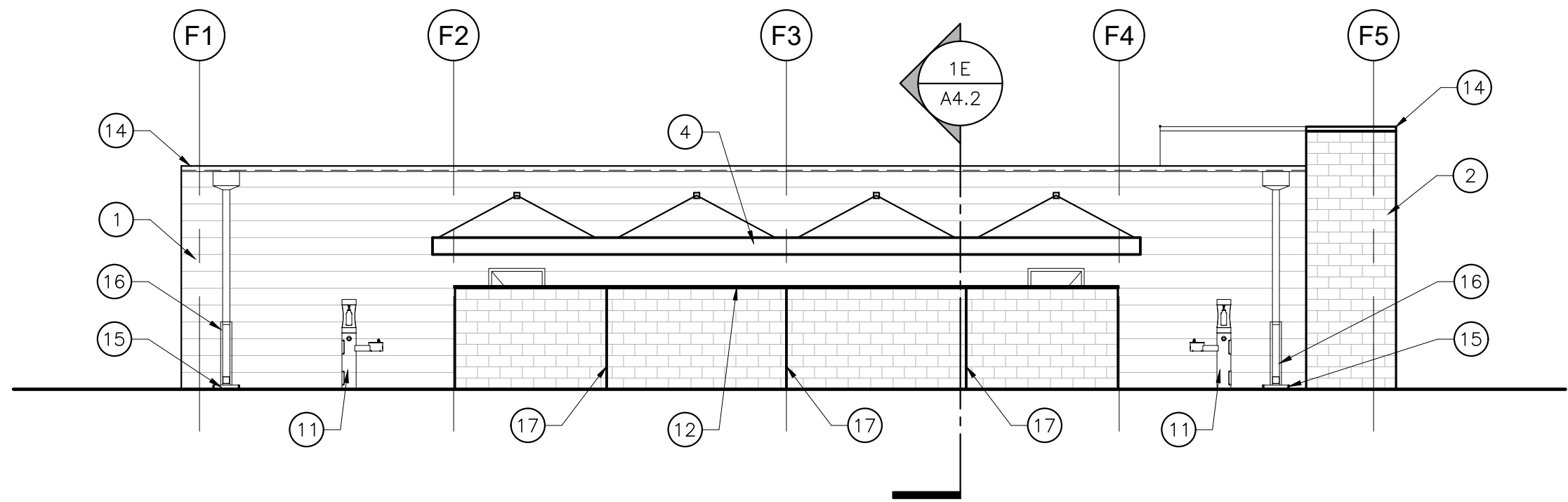




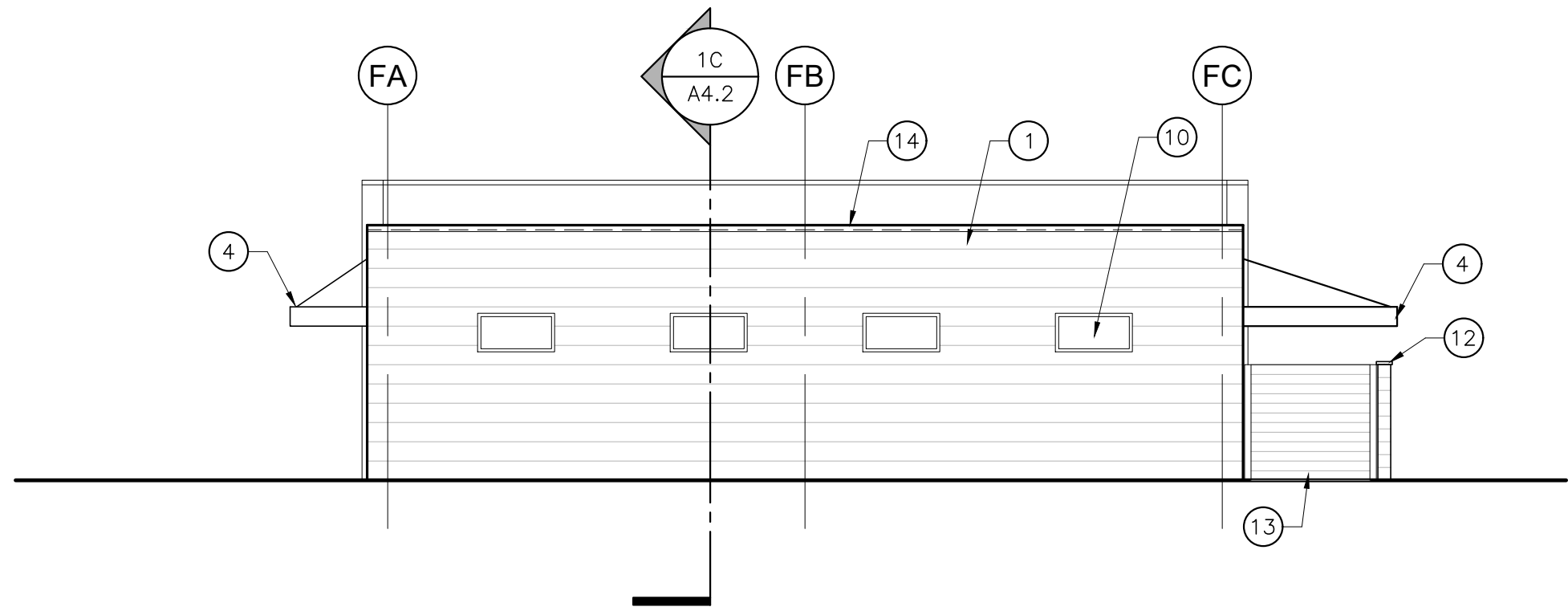
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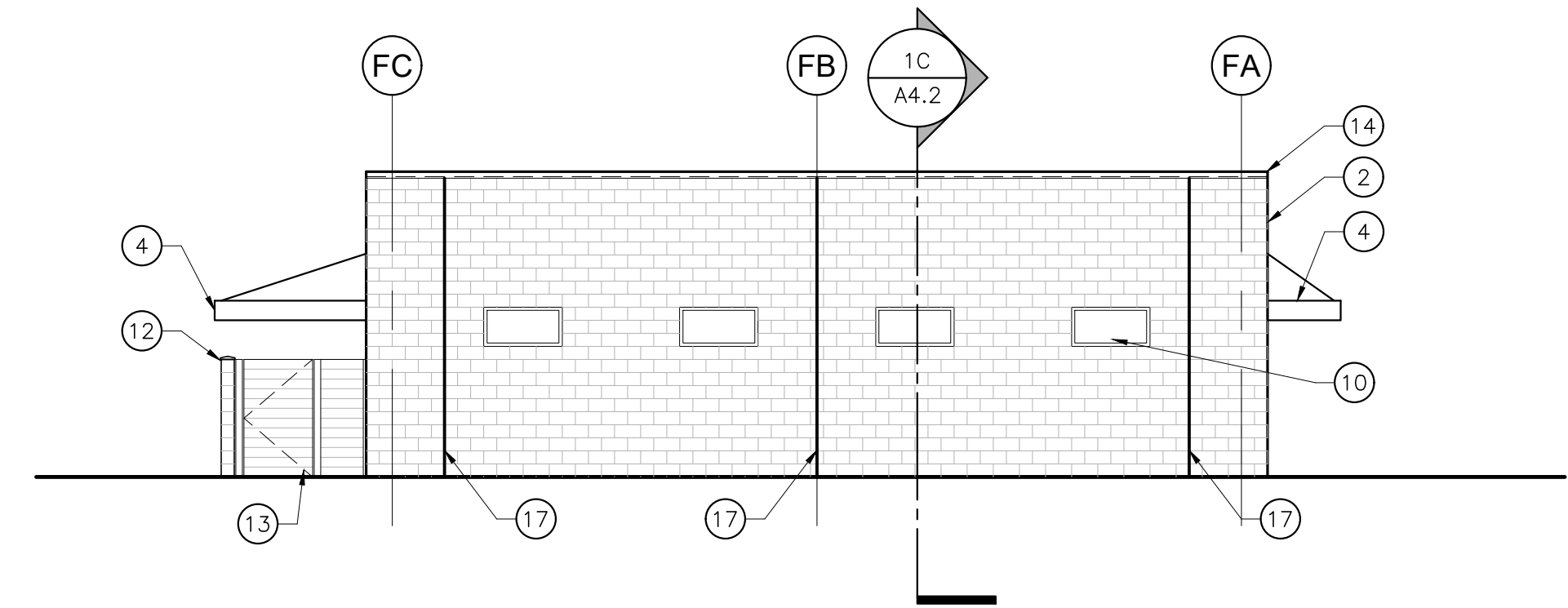
1B NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1D SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



5B WEST ELEVATION  
SCALE: 1/8" = 1'-0"



5D EAST ELEVATION  
SCALE: 1/8" = 1'-0"

LEGEND

- CONCRETE MASONRY BLOCK BY BEST COLOR BLOCK, SPLIT FACE SERIES, FINISH 702-LIMESTONE CREAM
- METAL PANEL BY MBCI, SIG 300 SERIES, FINISH SLATE GRAY.

KEY NOTES

- 1. METAL WALL PANEL SYSTEM
- 2. SPLIT FACE CMU
- 3. STANDING SEAM METAL ROOF
- 4. PREFABRICATED METAL CANOPY
- 5. STEEL TUBE COLUMN
- 6. STEEL TUBE BEAM
- 7. HOLLOW METAL DOOR AND FRAME AS SCHEDULED
- 8. ALUMINUM STOREFRONT AS SCHEDULED
- 9. ALUMINUM STOREFRONT DOOR AS SCHEDULED
- 10. WINDOW AS SCHEDULED
- 11. DRINKING FOUNTAIN
- 12. SPLIT FACE CMU SCREEN WALL WITH CONCRETE CAP
- 13. LOUVERED EQUIPMENT ENCLOSURE AND DOOR (3'-6"x6'-0") - FINISH: STONE GRAY(78) SEE SPECIFICATIONS
- 14. METAL COPING
- 15. PREFABRICATED CONCRETE SPLASH BLOCK
- 16. CONDUCTOR HEAD AND DOWNSPOUT WITH BOOT 4'-0" A.F.F.
- 17. MASONRY CONTROL JOINT, REFER TO STRUCTURAL PLANS

04/30/2020

REVISIONS

Mark	Description	Date

WEDG PROJECT NO.: 17280  
CLIENT PROJECT NO.:  
DATE: 04-30-2020

EXTERIOR  
ELEVATIONS

SHEET

A3.1









# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

May 15, 2019

**HDRC CASE NO:** 2019-249

**COMMON NAME:** 200 Noblewood, Wheatley Heights Sports Complex

**ADDRESS:** 200 NOBLEWOOD

**LEGAL DESCRIPTION:** NCB 10677 (WHEATLEY HEIGHTS SPORTS PARK-NORTH), LOT 1 EXC NW IRR 60FT OF 1

**APPLICANT:** Matthew Agee/West East Design Group - 200 E Grayson

**OWNER:** City of San Antonio, Parks & Recreation Department - 5800 Enrique M Barrera Parkway

**TYPE OF WORK:** Park improvements

### REQUEST:

The applicant is requesting conceptual approval for park improvements, including a new event hall and fieldhouse.

### FINDINGS:

a. The property located at 200 Noblewood, northeast of Downtown, is a public park with the common name of Wheatley Heights Sports Park. The applicant is requesting conceptual approval for a new event hall and fieldhouse at the northwest corner of the park. b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval. c. PARK IMPROVEMENTS – The applicant is requesting conceptual approval for a new event hall and fieldhouse. Both structures will be located to the northeast of the existing playing field and will be connected by concrete walkways. The event hall will include a multipurpose room and support spaces, including storage and office space. The fieldhouse will include lockers and restrooms. Both buildings will feature a Contemporary style and incorporate the design palette from the new Martin Luther King Park improvements adjacent to the subject site. Staff finds the proposal consistent with the UDC. d. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

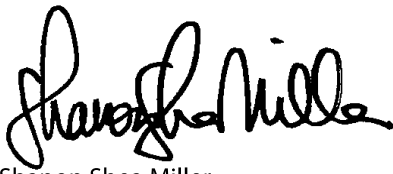
### RECOMMENDATION:

Staff recommends conceptual approval based on findings a through c with the following stipulation: i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

### COMMISSION ACTION:

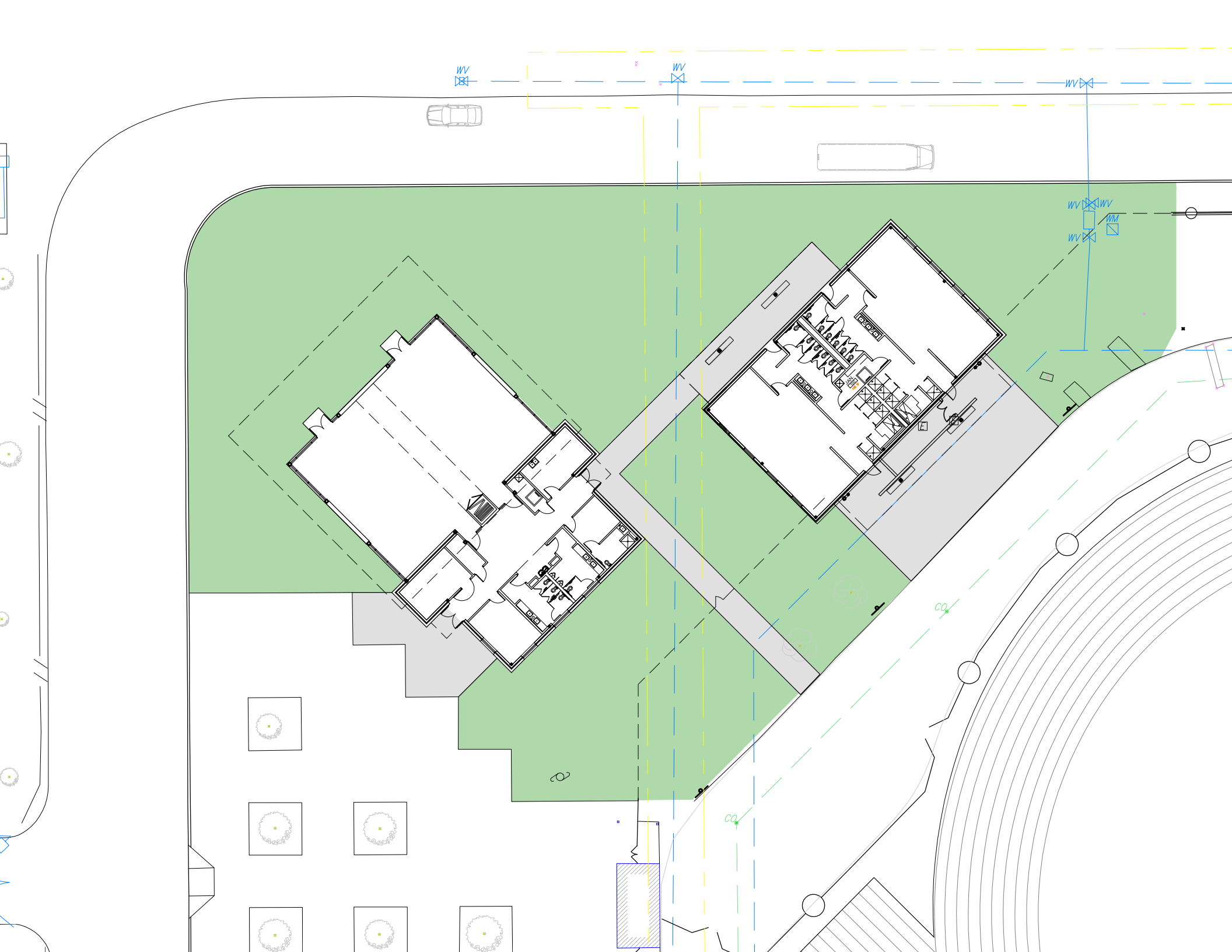
Approved with staff stipulations.



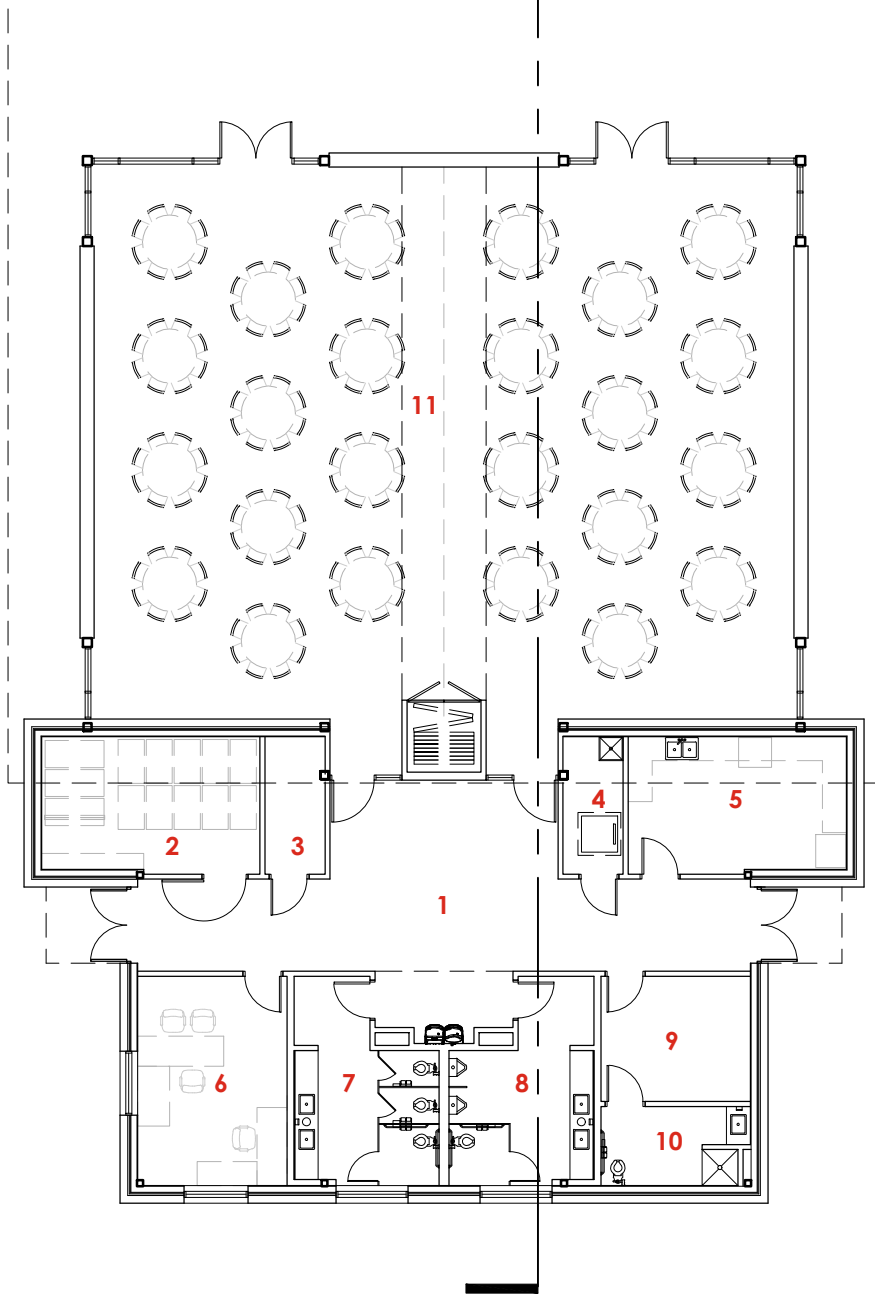
A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent.

Shanon Shea Miller  
Historic Preservation Officer









## MULTIPURPOSE BUILDING

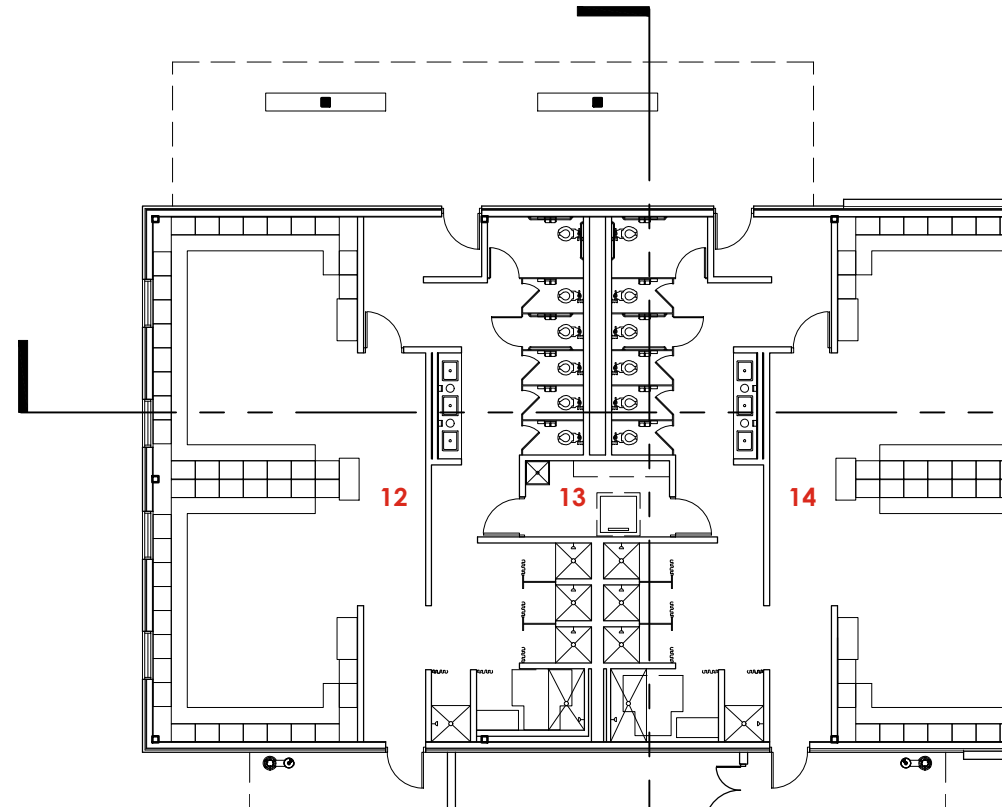
- 1 VESTIBULE
- 2 STORAGE
- 3 ELECTRICAL
- 4 JANITOR
- 5 STAGING
- 6 OFFICE
- 7 WOMEN'S RR
- 8 MEN'S RR
- 9 HOSPITALITY
- 10 RR
- 11 MULTIPURPOSE ROOM

**5,264 TOTAL SQUARE FEET**

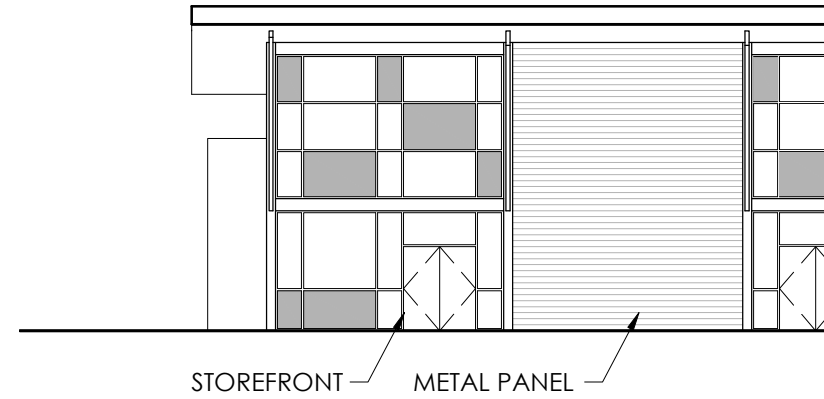
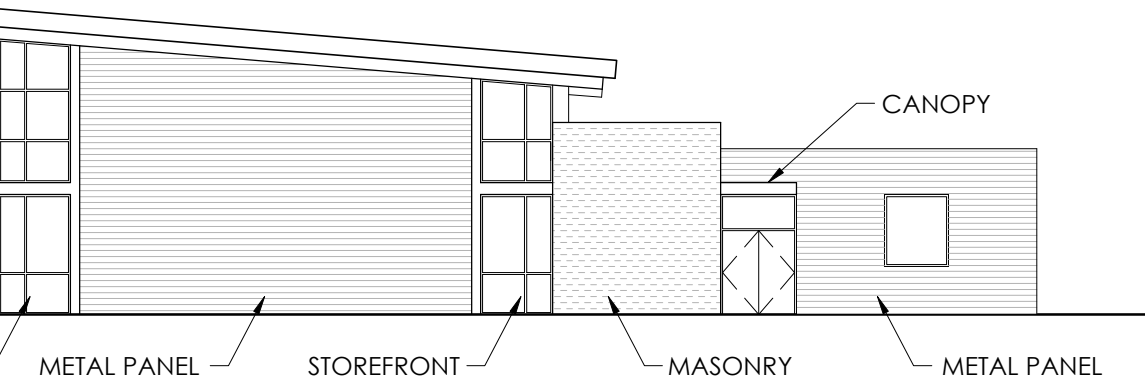
## FIELDHOUSE

- 12 LOCKER 1
- 13 JANITOR
- 14 LOCKER 2

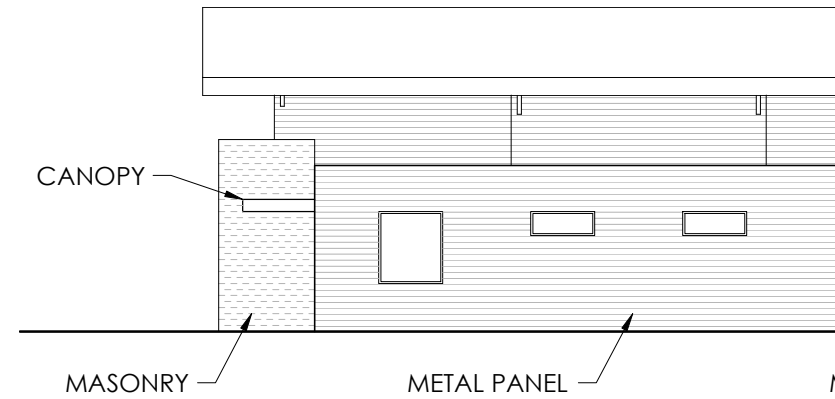
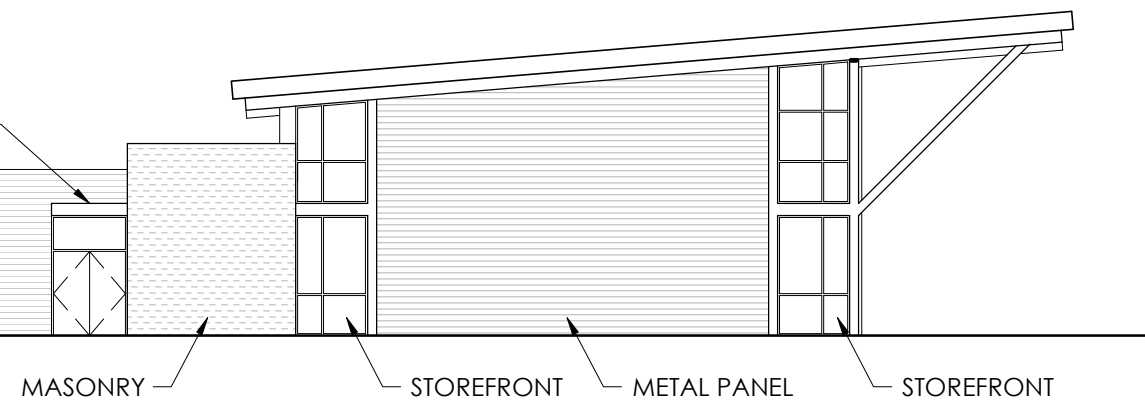
**3,492 TOTAL SQUARE FEET**





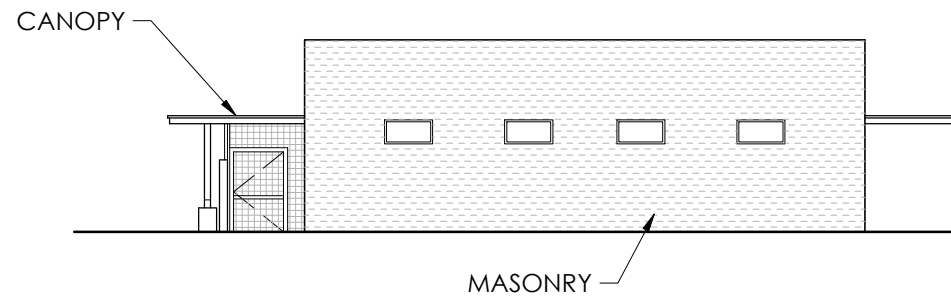
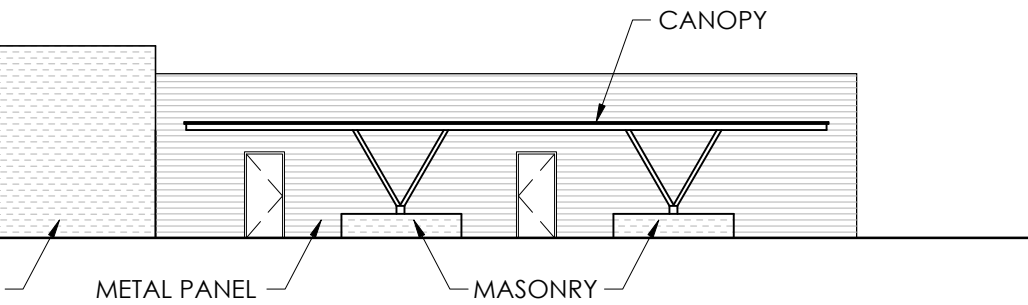


**NORTH ELEVATION**

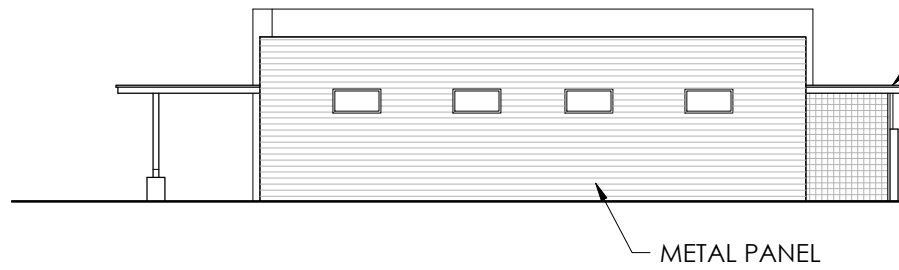
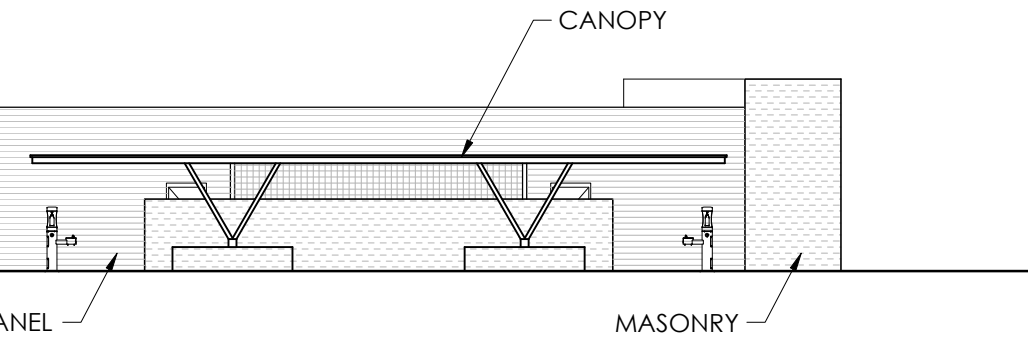


**SOUTH ELEVATION**



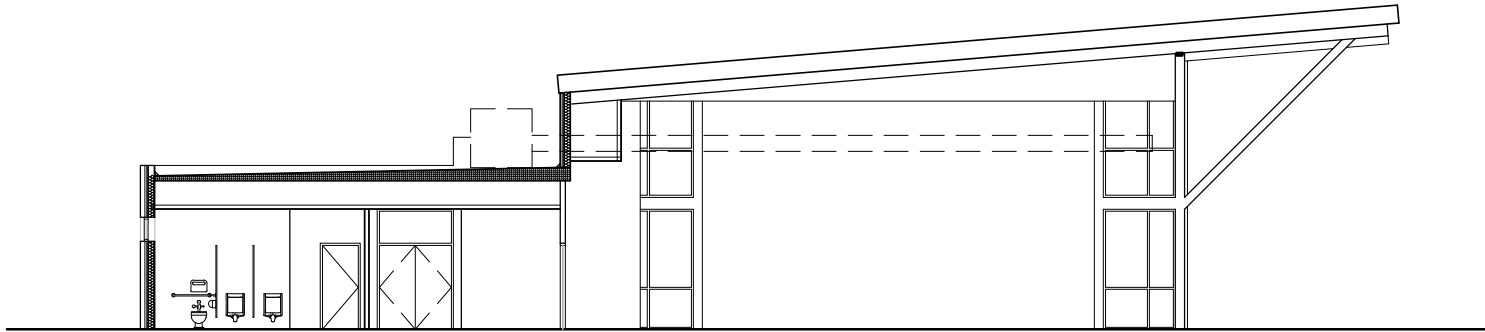


EAST ELEVATION

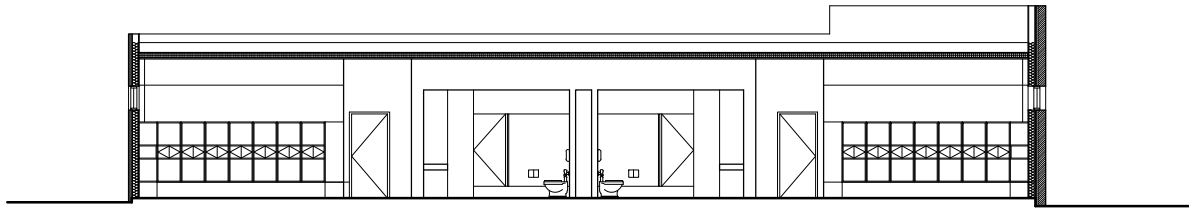


WEST ELEVATION





MULTIPURPOSE BUILDING SECTION



FIELDHOUSE SECTION



FIELDHOUSE SECTION





WHEATLEY HEIGHTS  
SPORTS COMPLEX



























