



CITY OF SAN ANTONIO  
**CENTER CITY DEVELOPMENT  
 & OPERATIONS DEPARTMENT**

**Alamo Plaza Advisory Committee**

**MINUTES**

**Monday, June 9, 2014**

**2:00 P.M. – 5:00 P.M.**

**International Center**

**La Orilla Del Rio Ballroom, Room 385**

Councilmember Diego Bernal	Tri-Chair	Present
Marise McDermott	Tri-Chair	Present
Sue Ann Pemberton, FAIA	Tri-Chair	Present
Howard Peak	1994 Alamo Plaza Study Committee Representative	Present
Ramon J. Vasquez	History/Archeology Representative	Present
Dr. Steve Tomka	History/Archeology Representative	Present
Dr. Sharon Skrobarcek	History/Archeology Representative	Present
Larry L. Laine	State of Texas Designee	Present
Mardi Arce	Federal Government Designee	Present
Frank Z. Ruttenberg	Private Property Owner Representative	Present
Davis Phillips	Tourism Designee	Present
Roger Perez	District 1 Appointee	Present
Anthony Edwards	District 2 Appointee	Present
Patricia Mejia	District 3 Appointee	Present
Rudolph F. Rodriguez	District 4 Appointee	Present
Gabe Farias	District 5 Appointee	Present
Rudi Rodriguez	District 6 Appointee	Absent
Ed Torres	District 7 Appointee	Present
Boone Powell, FAIA	District 8 Appointee	Absent
Bill Brendell	District 9 Appointee	Present
Jack Judson	District 10 Appointee	Present

Others Present: Colleen Swain (CCDO), Sarah Esserlieu (CCDO), Mimi Quintanilla (Consultant, Facilitator), Alan Hantman, FAIA (Consultant, Architect, present via Skype), Shanon Shea Miller (OHP), Claudia Guerra (OHP), Mark Brodeur (DPCD), John Dugan (DPCD), Xavier Urrutia (Parks & Recreation), Casandra Matej (CVB), Carol Warkoczewski (TCI), Pat Schneider (TCI)

Speakers: Andres Andujar, Irby Hightower, Steven Schauer, Glenn Effler, John Kaatz, Kathy Rodriguez, Troy Houtman, Tonya Baum, Mary Atkinson, Greg Smith, Susan Snow

**DISABILITY ACCESS STATEMENT**



The Saint Mary’s Street entrance is accessible at street level to persons with disabilities. All elevators are handicap accessible. Parking is available at the Market Street Garage located at 421 W. Market St. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For accessibility assistance, call 207-7268 or 711 (Texas Relay Service for the Deaf).



1. Welcome by Committee Tri-Chairs
2. Presentations (9 PRESENTATIONS ATTACHED)
  - a. Importance of Vision and Guiding Principles
    - i. *Andres Andujar, Hemisfair Park Area Redevelopment Corporation*: Overview of Hemisfair Park redevelopment including the Yanaguana Garden, Civic Park, and structure of HPARC. Discussion of the importance of vision and guiding principles in the redevelopment process. HPARC public meetings are well attended, and their guiding principles are still their guideposts, but they have changed and evolved over time.
    - ii. *Irby Hightower and Steven Schauer, River Oversight Committee*: Overview of the process to develop the vision and guiding principles for the River Oversight Committee (ROC) including history, purpose and benefits of the ROC, initial steps, vision and guiding principles, plan implementation, and design review process. Discussion of community needs and the role the vision and guiding principles played throughout the process.
  - b. Plans and Visions for Alamo Plaza
    - i. *Glenn Effler, Alamo Plaza Project*: Overview of the Alamo Plaza Project, the historic Alamo compound, advocating reconstruction of the compound similar to its appearance at the time of the Battle of the Alamo in 1836.
    - ii. *John Kaatz, Destination SA*: Overview of strategic plan for San Antonio's tourism industry. Overview of study conducted in 2006; assessment of strengths and weaknesses of tourism in San Antonio. Recommendation to improve Alamo Plaza based on the tourism study.
  - c. Current Ordinances and Operations
    - i. *Susan Snow, World Heritage Site Nomination*: Overview of the San Antonio missions and the World Heritage qualifications for nomination including authenticity of building and architecture, cultural landscape and tradition, specifics of the nomination of Mission de Valero, the integrity of the missions, location of missions, operational guidelines for World Heritage Convention, and buffer zones surrounding the missions. Discussion of issues related to reconstruction, cultural heritage, management, and economic impact of World Heritage nomination.  
COMMENT: on the World Heritage site application---it would be granted in spite of the Alamo, the Alamo does not help the application.
    - ii. *Greg Smith, National Register Designation*: Overview of site qualifications for national register designation. National Register recognition is an honorific designation, but it does not offer any legal protection. Criteria include historic events or activities, association with important persons, distinctive design or physical characteristics, and information potential. Reconstructions cannot be based on conjecture—all reconstructions must be based on evidence. Overview of integrity of national register sites to convey significance

and application to Alamo Plaza.

COMMENT: If the cenotaph were to be moved the site could be delisted, but that might not happen. The cenotaph could possibly be moved within the district, but there would need to be a discussion with the World Heritage reviewers.

- iii. *Kathy Rodriguez, Alamo Plaza Historic District Guidelines*: Overview of the City of San Antonio's Historic Design and Review Commission, standards, historic district, and historic design guidelines. Explanation of the Alamo viewshed (VP-1 Overlay), signage regulations, and zoning map. The Office of Historic Preservation is looking to adopt a 360 degree viewshed protection, not just the front-facing protection is has now.
- iv. *Tonya Baum, Overview of Current Operations*: Overview of recurring events in Alamo Plaza, explanation of permitting process, reservations, vendors in Alamo Plaza, current challenges and benefits of operations and events in Alamo Plaza. Discussion of feedback from rentals of Alamo Plaza include need for restrooms, easier loading/unloading, and accessibility issues.
- v. *Mary Atkinson, Ordinances and Operations for Transportation*: Overview of vehicle for hire within City Code Regulations. Horse-drawn carriages, tours, and taxicabs currently operate in Alamo Plaza. Overview of current loading zones, designated taxicab authorized areas, issues related to tour busses and horse-drawn carriages. Explanation of issues and recommendations for improvement of regulation in Alamo Plaza. For example, the waste from the horses is an issue, problems with tour buses reversing over pedestrian crosswalks (operational guidelines need revision to address this safety issue).

### 3. Wrap-up and Discussion of Next Meeting

**ATTACHMENT 1**  
**Presentation from Andres Andujar**



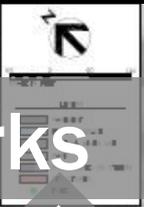
T R A N S F O R M I N G   S A N   A N T O N I O

www.hemisfair.org

# Hemisfair is More Than a Park

- Urban district w/ parks, plazas, residences, cafes, galleries, and streets
- Centerpiece of city-wide effort to create a more vibrant downtown community
- Vision to be one of the world's great public spaces
- Construction begins July 2015!

# Hemisfair – An Urban District with Three Parks



# YANAGUANA GARDEN

The Yanaguana Garden will  
be an *active play and  
recreational environment for  
all ages* and abilities that  
will attract residents and  
*strengthen the local  
community.*

## Yanaguana Garden: 2013 – 2015

- Play areas
- Water Street Project
- Magik Theatre
- 300 S. Alamo
- Historic Homes



# Yanaguana Garden Schematic Design



# Yanaguana Garden Rendering



# CIVIC PARK

The vision for Hemisfair's Civic Park is to be *San Antonio's iconic gathering place*. This park will offer enriching and captivating *experiences* that draw people together and *strengthen our community*. It will be recognized as *one of the world's great urban parks*.

Site cleared mid-2016



Hotel Occupancy Tax  
\$325 million



- Civic Park:**
- Open Space
  - Parking
  - Courtyards
  - Art Sculptures
  - Water Features
  - Historic Homes
  - Amphitheater
  - River Building
  - 220 S Alamo
  - 200 E Market



IH-37

Market Street

Civic Park

Tower

Tower Park

South Alamo

Yanaguana Gardens

viewpoint

Chavez



# HPARC

- HemisFair Park Area Redevelopment Corporation
- Formed to:
  - “...assist with acquiring property, planning, developing, constructing, managing, maintaining, and financing projects within HemisFair Park and areas adjacent to or near the Park in order to promote economic development, employment, and to stimulate business, housing, tourism, and commercial activity within the City, all at the request of the Council...”

# HPARC Board Of Directors

- Set up in 2009
- 11 Members
- Appointed by Mayor, ratified by Council
- Across various industries including real estate development, affordable housing, & art

# Board Member Expertise

- Commercial Real Estate Development
- Multi-family Housing Development
- Real Estate Investment & Finance
- Downtown Neighborhoods
- Downtown Business
- Civil Engineering, architecture, landscape design, park design, urban planning
- Historic Properties Redevelopment
- Cultural & Art

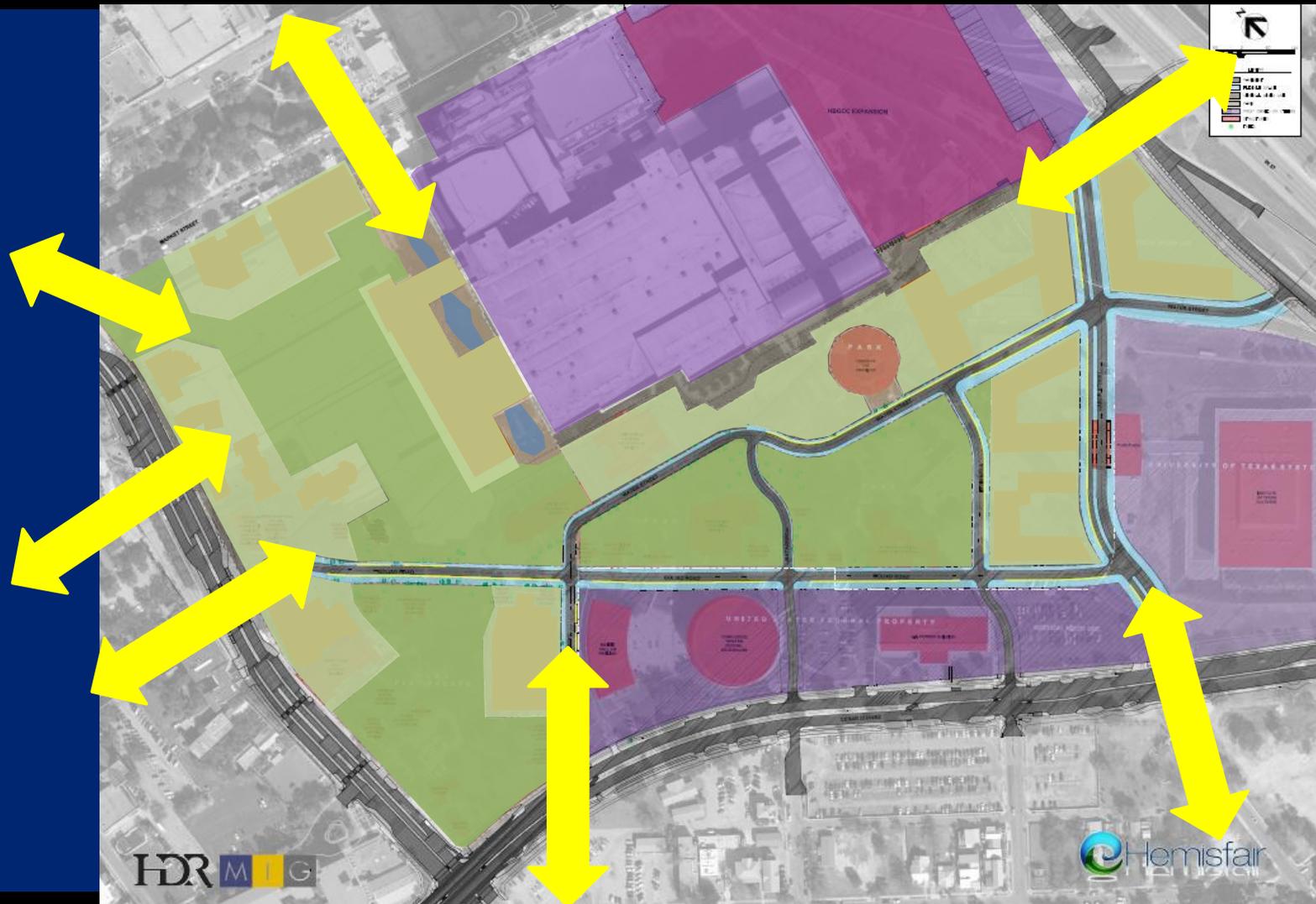
# Vision

- **Language of Vision Statement has evolved**
- **Purpose remains same: to provide a vibrant and inviting park district that is authentic to SA**

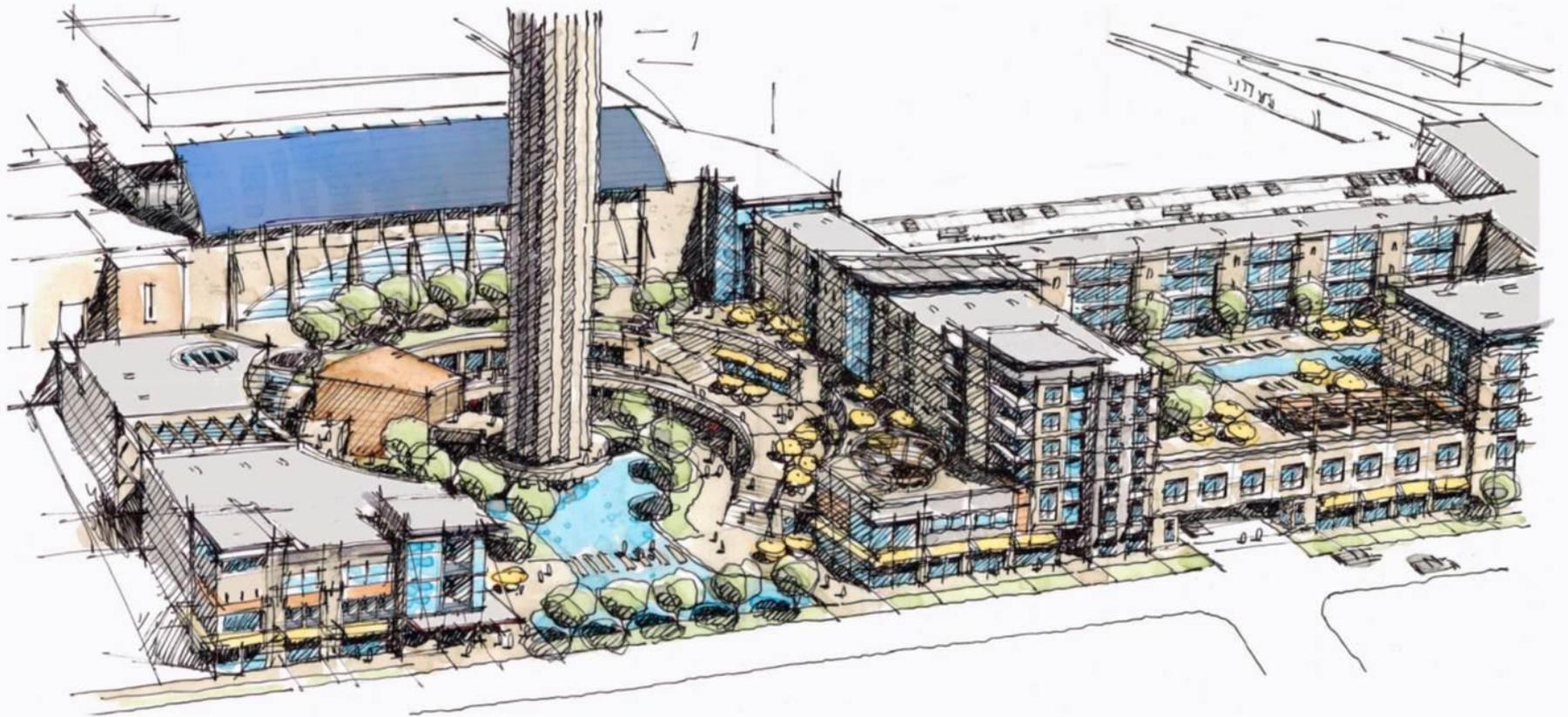
# Guiding Principles

1. Connectivity
2. Development
3. Green Space
4. Balance
5. Preservation
6. Sustainability
7. Leadership

# Connectivity



# Development



# Green Space



# Balance



# Preservation



# Sustainability



# Leadership



[WWW.HEMISFAIR.ORG](http://WWW.HEMISFAIR.ORG)



LADUKE 2011

**ATTACHMENT 2**  
**Presentation from Steven Schauer and Irby**  
**Hightower**

# Importance of Vision & Guiding Principles:

## The San Antonio River Oversight Committee

June 9, 2014



# Pre-Committee History in the 1990s

- City and the county created concept plans for the remediating the river flood control projects of the 1950's and 60's.
- Mission Trails Oversight Committee demonstrated that a broad community-based committee could make difficult decisions about the goals and phasing of infrastructure projects.



# San Antonio River Oversight Committee

- In 1998, Bexar County, the City of San Antonio, and the San Antonio River Authority (SARA) officially formed the San Antonio River Oversight Committee (ROC).
- It is a 22-member stakeholder committee made up of 20 organizations and 2 co-chairs.

# Purpose of the ROC

- Identify concepts for river improvements
- Advise the County, City and SARA on the planning, design, and construction of the river improvements project
- Provide a public forum during the process
- Encourage and promote community involvement and consensus
- Meet with the citizens, neighborhoods and stakeholders
- Be mindful that the river is a treasured resource enjoyed by residents and visitors

# Benefits of the ROC

- By selecting organizations to be ROC members rather than specific individuals (except for the co-chairs), the ROC was created to last for the duration of the project
- Role as project advisors was strengthened by the continuity of the ROC leadership and stakeholder participation which drove the project forward over the years
- Consensus building was of paramount importance as it helped to provide clear direction to the governments responsible for funding, building and maintaining the project

# Initial Steps

- ROC began meeting in early 1999
- The ROC reviewed existing studies and master plans and held targeted public meetings to address outstanding issues in the existing plans.
- Early in the process they adopted the following Guiding Principal as a way of staying on course through the long process.

# SAROC Guiding Principle

- As representatives of the community of San Antonio and advocates for the San Antonio River, we will strive to reach consensus among ourselves and within the community in support of a program of improvements to the San Antonio River that are consistent with the highest standards of technical and design criteria, respect and address the needs of all segments of the river, and improve the quality of life for all its citizens.

# By 2000, the SAROC produced the Planning Document outlining the community's vision

1. The River Walk is unique and the expansion had to be just as good as the Hugman design without trying to duplicate it.
2. The specific concerns of interest and neighborhood groups need to be addressed while satisfying the needs of the community.

3. The project should balance flood control, ecosystem restoration, economic development, and recreational uses.
4. When finished, the project should appear as one, overall design rather than discrete elements based on funding. It is not a flood control channel with some landscape and a sidewalk - it is the first 15 miles of the San Antonio River.
5. The river and the city should be linked together and the river's cultural importance restored.

# Implementation

- Design guidelines would be developed for the entire project that focused on lessons learned from the River Walk and promoting the environmental restoration of the river.
- Individual projects described in the guidelines would move into design and construction based on funding opportunities but projects north and south of downtown had to proceed concurrently.

# Project Design Review Process

1. Subcommittees were formed with additional community stakeholders for each section or reach of the project.
2. The subcommittees meet monthly and informally reviewed the design progress.
3. Formal reviews were held at 65% and 95% for both Preliminary and Final Design.

# Did the Guiding Principal Work?

- The project did not have any organized opposition.
- The first construction projects were north of Houston St. and south of S. Alamo St. The last section to be completed will be the most northern section.
- The community uses all parts of the project.

- The river pathways connect at every street.
- The restoration of the Missions, multiple city and county park renovations, street projects, and the amateur sports venues project have tied to the SARIP as an overall redevelopment effort.
- In just a few years, private investment already far exceeds the public investment.



## **For More Information:**

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Irby Hightower

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[\*\*www.sanantonioriver.org\*\*](http://www.sanantonioriver.org)

[\*\*www.sara-tx.org\*\*](http://www.sara-tx.org)

**ATTACHMENT 3**  
**Presentation from Glenn Effler**

**ALAMO PLAZA**



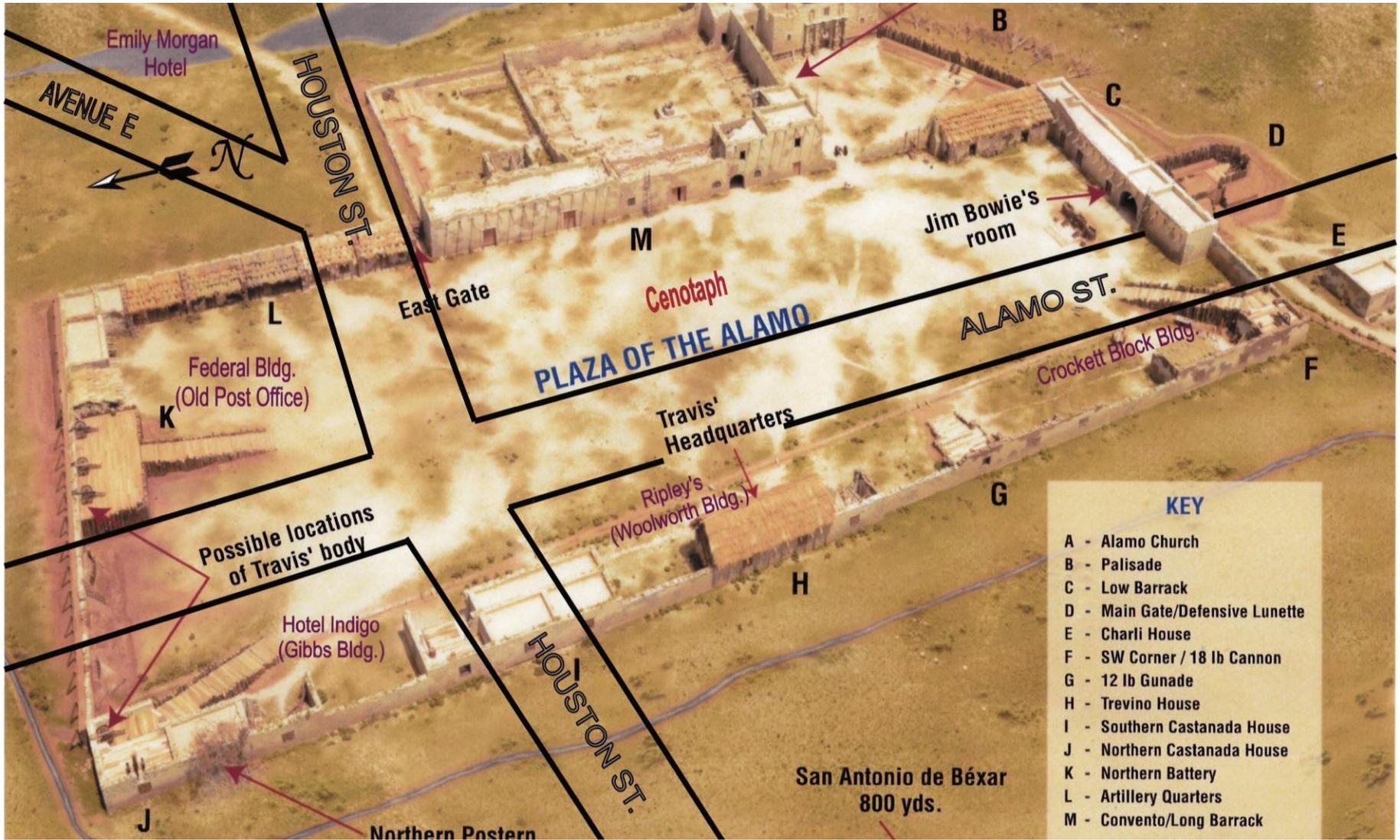
**A STAR REBORN**

**Completing the Alamo Experience**



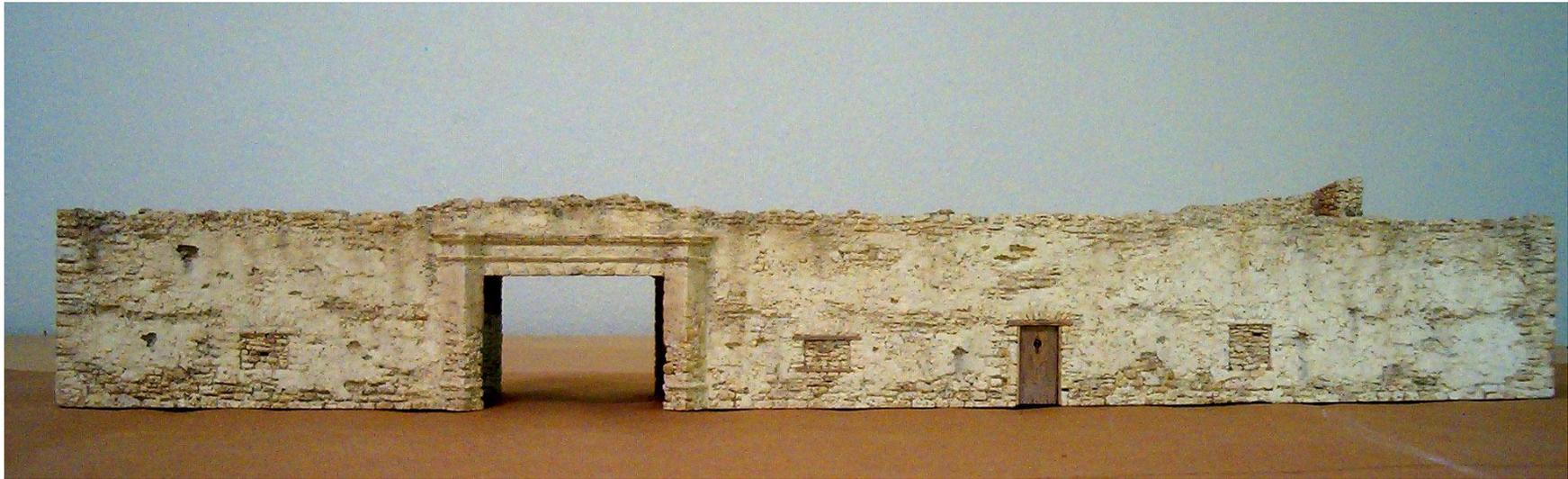


















will no doubt increase in number  
four thousand in four or five days.

If this call is neglected, I am deter-  
mined to sustain myself as long as  
possible & die like a soldier  
who never forgets what is due to  
his own honor & that of his  
country -

Victory or Death

William Barrett Travis

St. Cal. comd

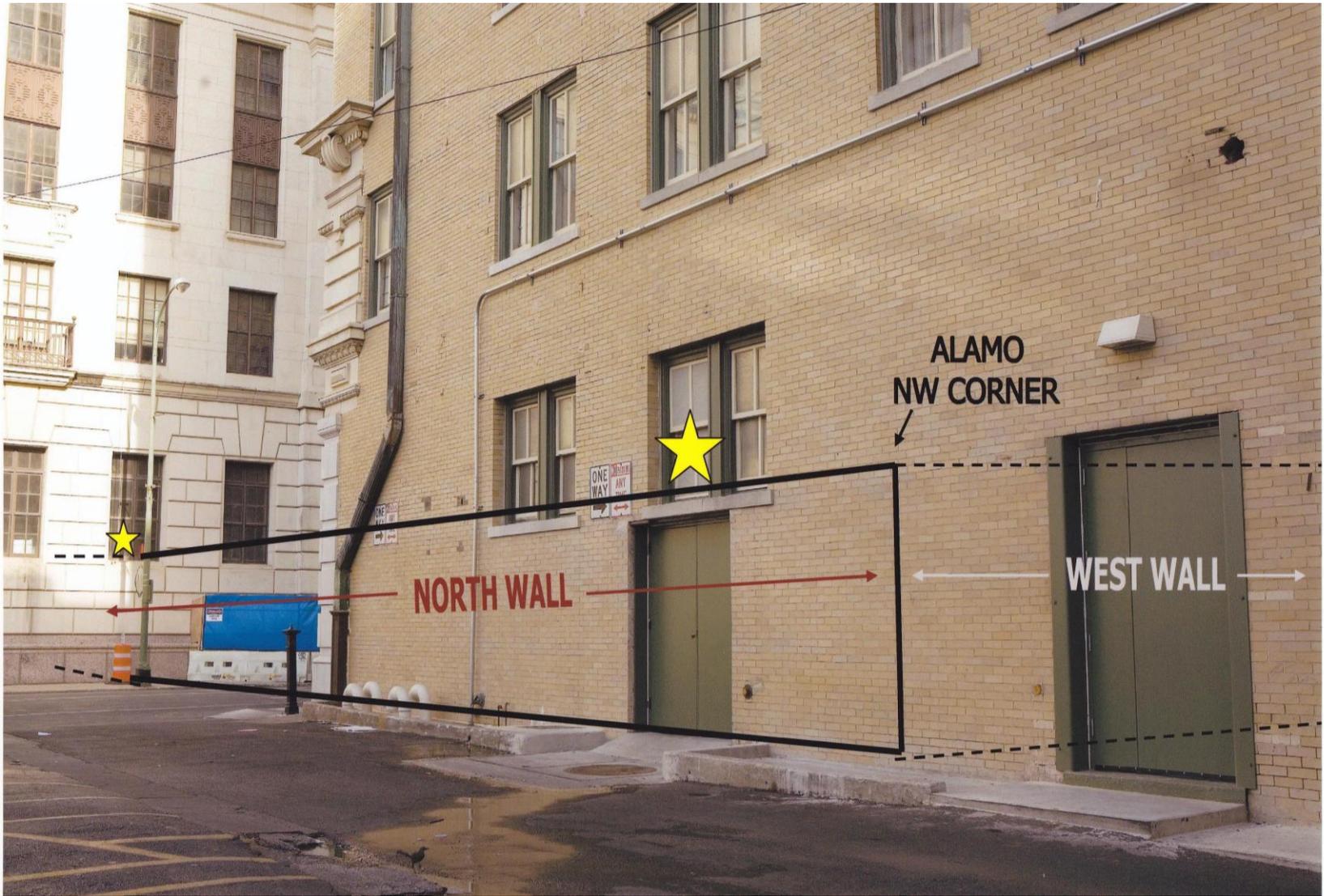
A decorative flourish consisting of several overlapping loops and curves, drawn in the same ink as the rest of the document.











ALAMO  
NW CORNER

NORTH WALL

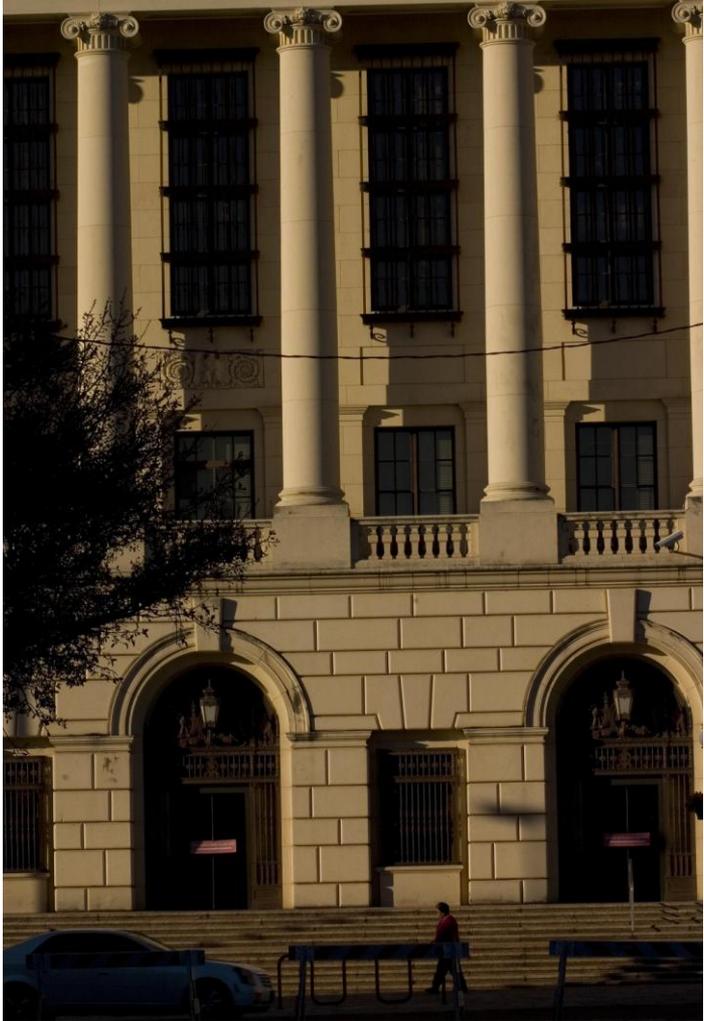
WEST WALL







POST OFFICE AND COURT HOUSE

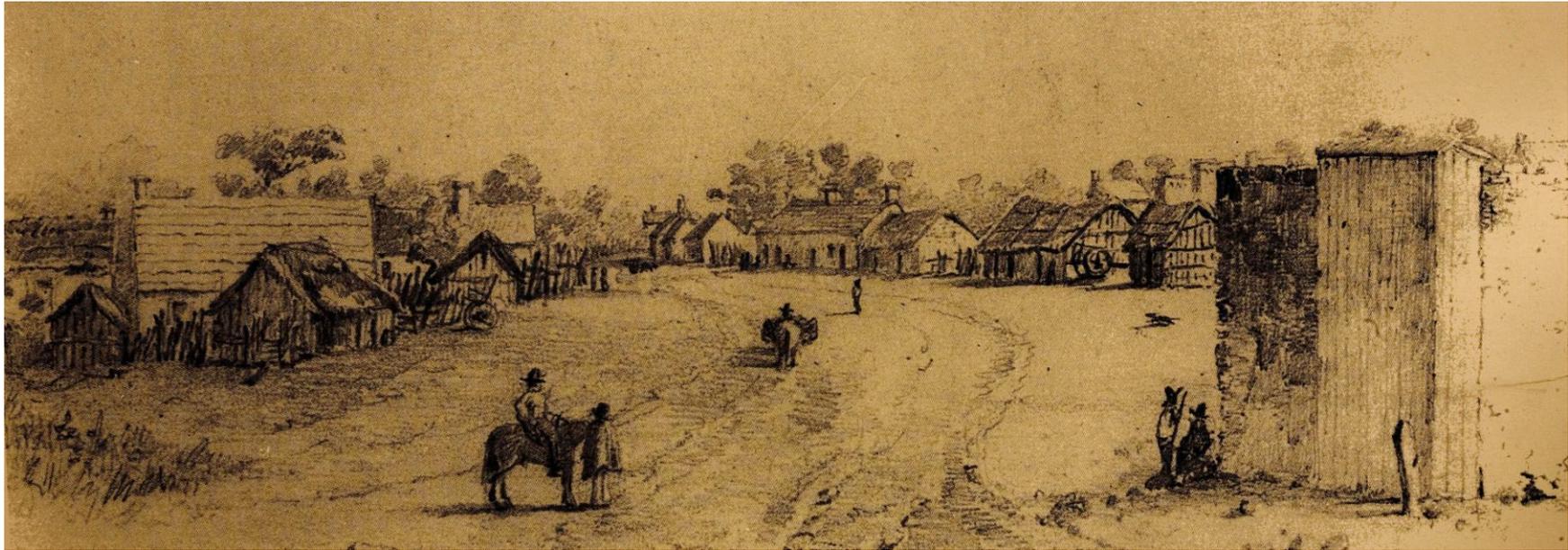


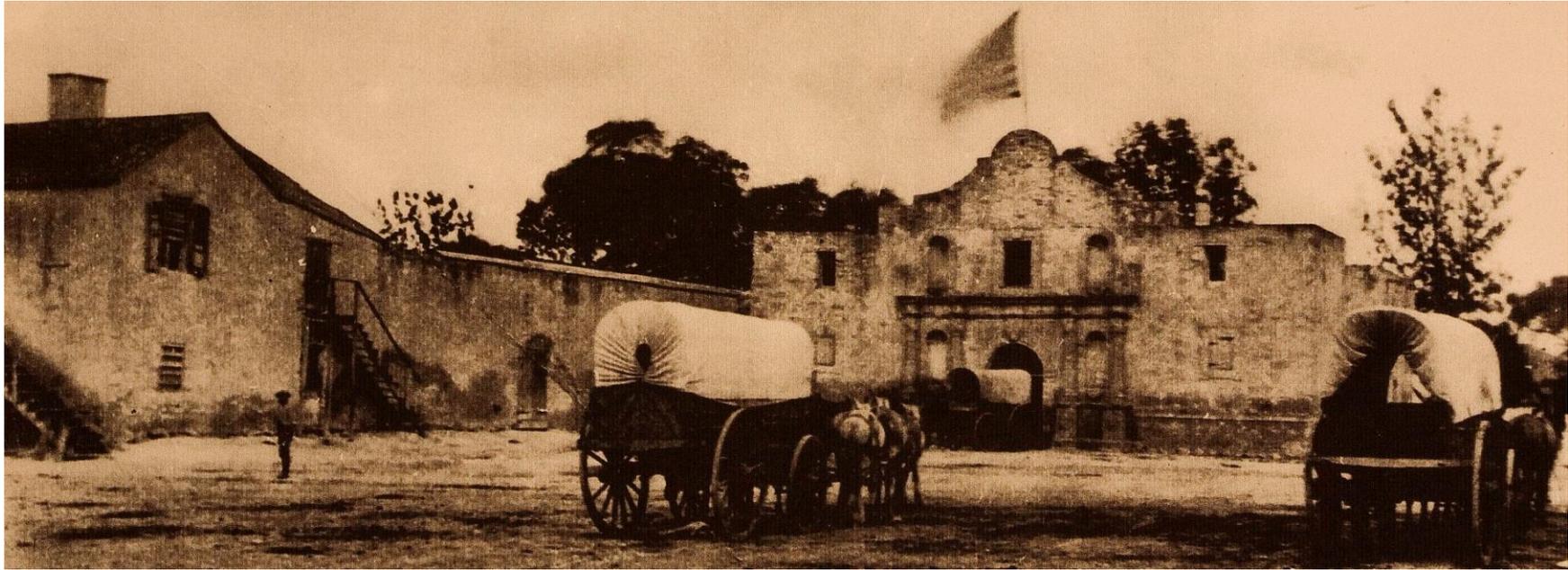














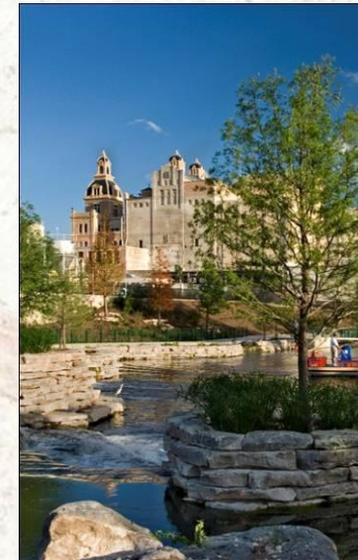
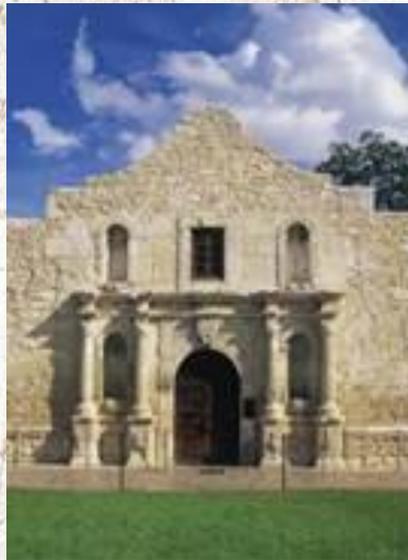
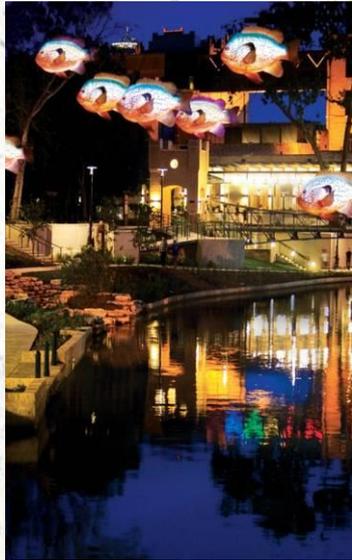


**ATTACHMENT 4**  
**Presentation from John Kaatz**

*Destination:SA*

*A Strategic Plan for San Antonio's Tourism Industry*

## Strategic Vision for Visitor Industry Growth in San Antonio



**2006 and 2011 Destination Plans**

***A Strategic Plan for San Antonio's Tourism Industry***

**Study Methods**

- **Interviews with local industry/business/political leaders**
- **Over 3,000 visitor intercept interviews with visitors and residents in the San Antonio area**
- **Surveys of national travel writers**
- **Interviews with operators of River Taxi Cruisers**
- **Surveys of concierge staff at eight primary local hotel properties**
- **Interviews with planners of nationally-rotating conventions and tradeshow**
- **Conversations with operators of tour groups that travel to San Antonio**
- **Review of the existing San Antonio area visitor industry amenities and organizational structures**
- **Review of past development and strategic planning documents**
- **Evaluation of competitive and comparable destinations**

# ***Destination:SA***

## ***A Strategic Plan for San Antonio's Tourism Industry***

### **Key Planning Areas**

- **River extensions – North & South**
- **La Villita and El Mercado**
- **Link River to other assets**
- **Riverwalk**
- **Street level improvements (signage, cleanliness, bus stops, etc.)**
- **Cultural districts**
- **Urban park space**
- **Festivals**
- **Cultural corridors**
- **St. Paul Square**
- **Downtown housing**
- **Alamo Plaza**

**Travel Writer Comments:**

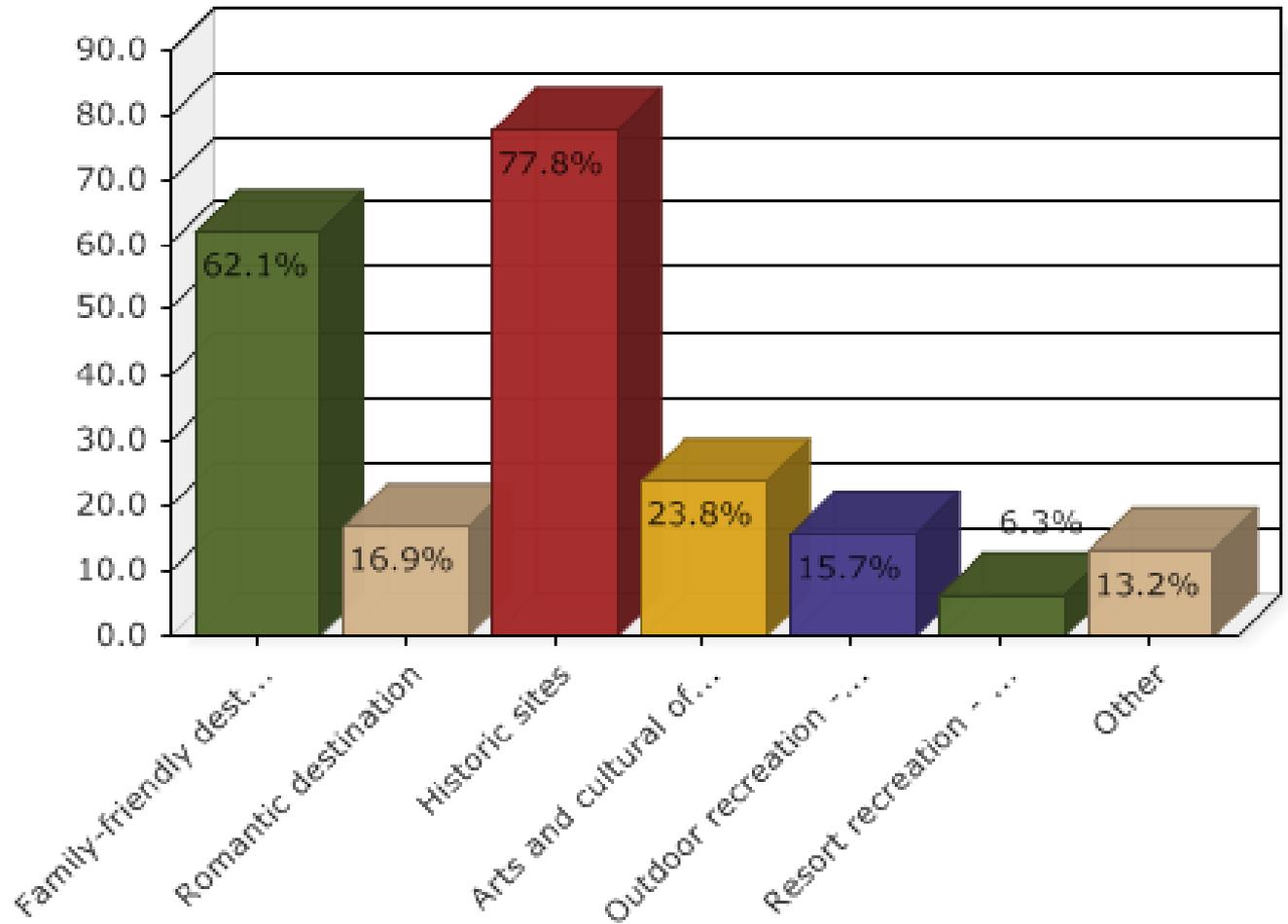
- **Strengths build around River Walk and Alamo**
- **Culture/Ethnicity infuse other aspects**
- **Minimal destination weaknesses**
- **Maintain/enhance condition of attractions**
- **Protect against perception as just another Texas destination – “Generica”**

# Destination:SA



## A Strategic Plan for San Antonio's Tourism Industry

Q15. What are the strengths of San Antonio (2006)?

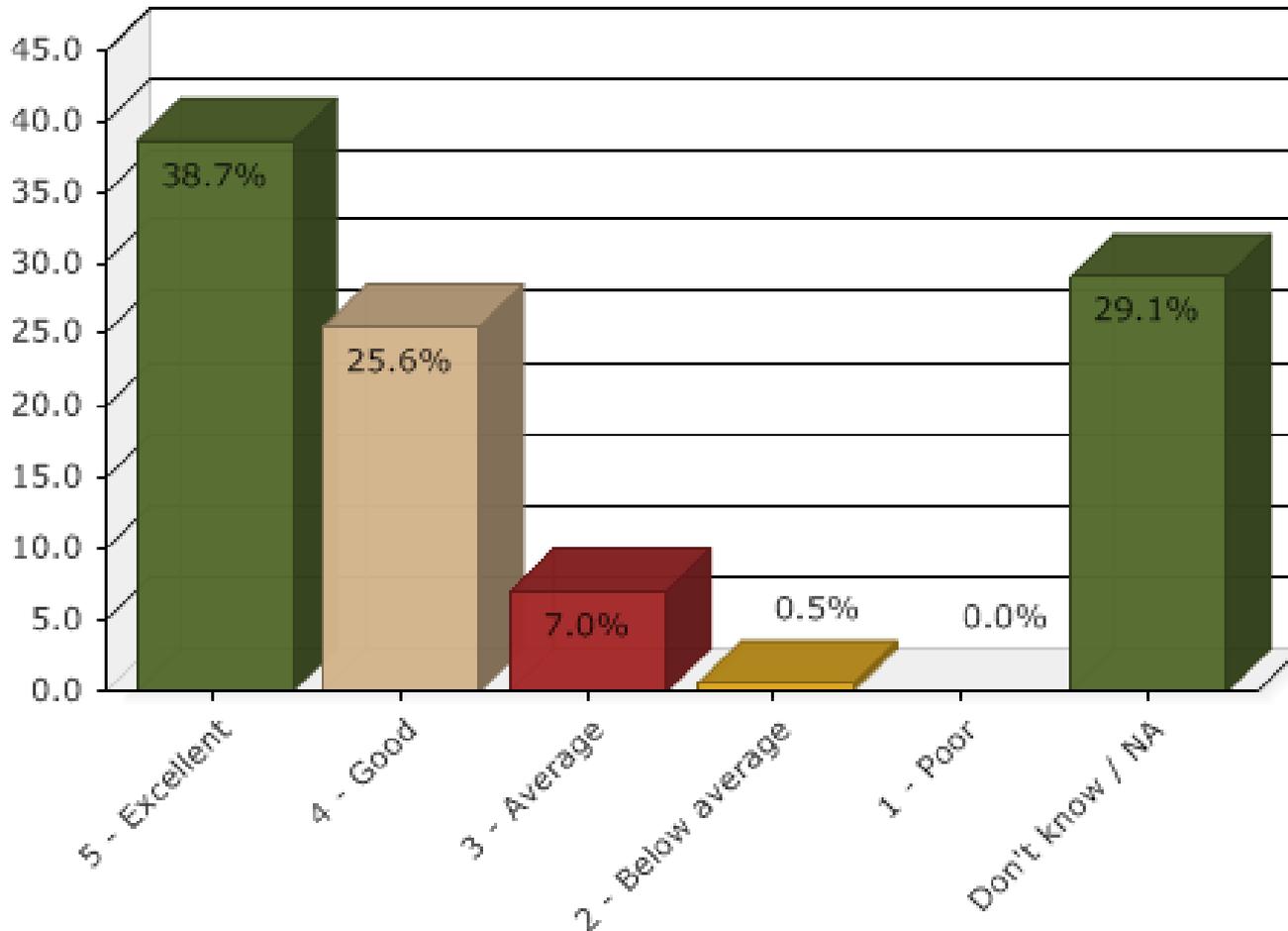


Source: Custom Intercept Solutions survey, CSL International, 2005.

# Destination:SA

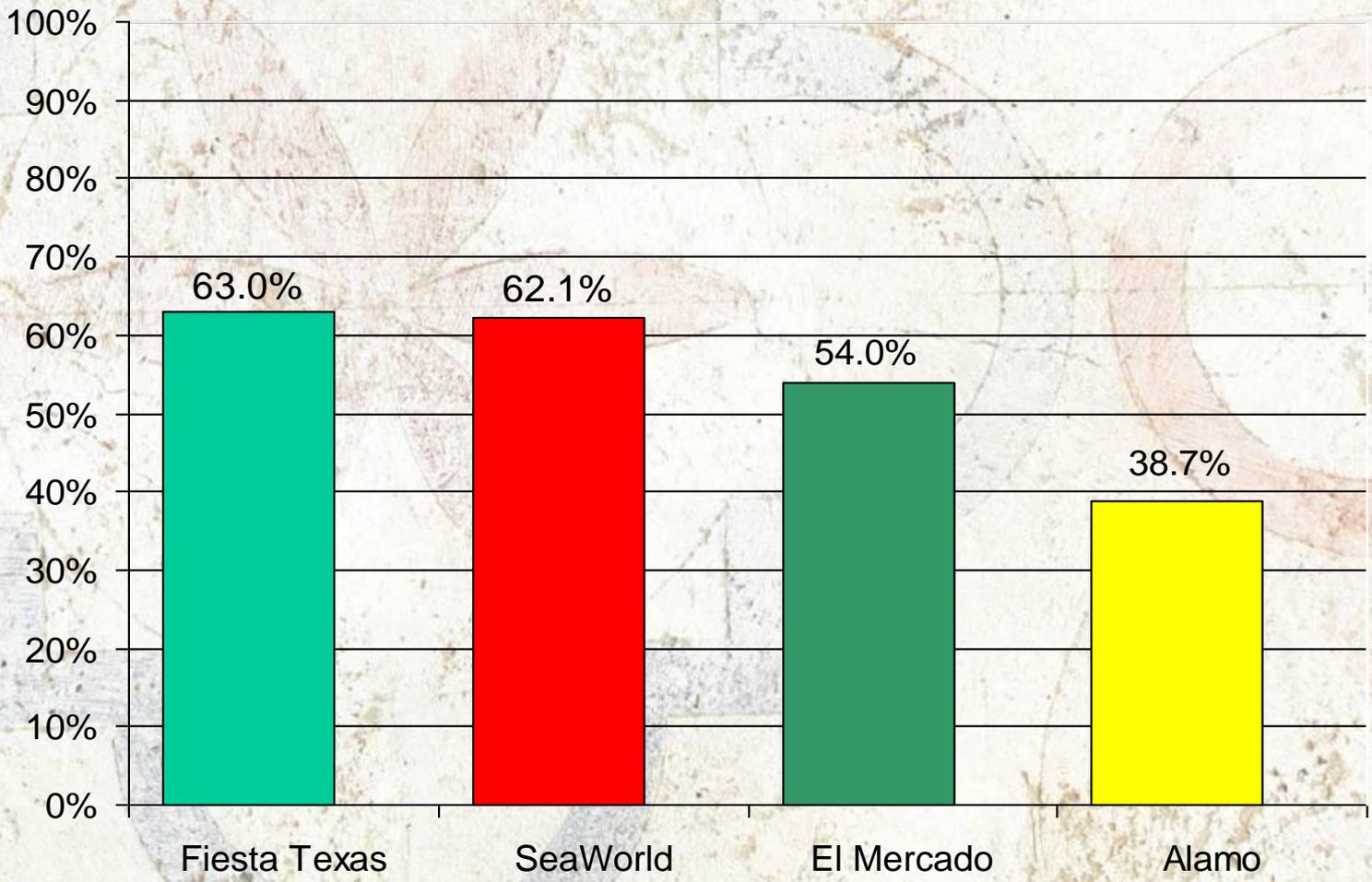
## A Strategic Plan for San Antonio's Tourism Industry

Q20. Please rate your experience at the Alamo (2006):



**A Strategic Plan for San Antonio's Tourism Industry**

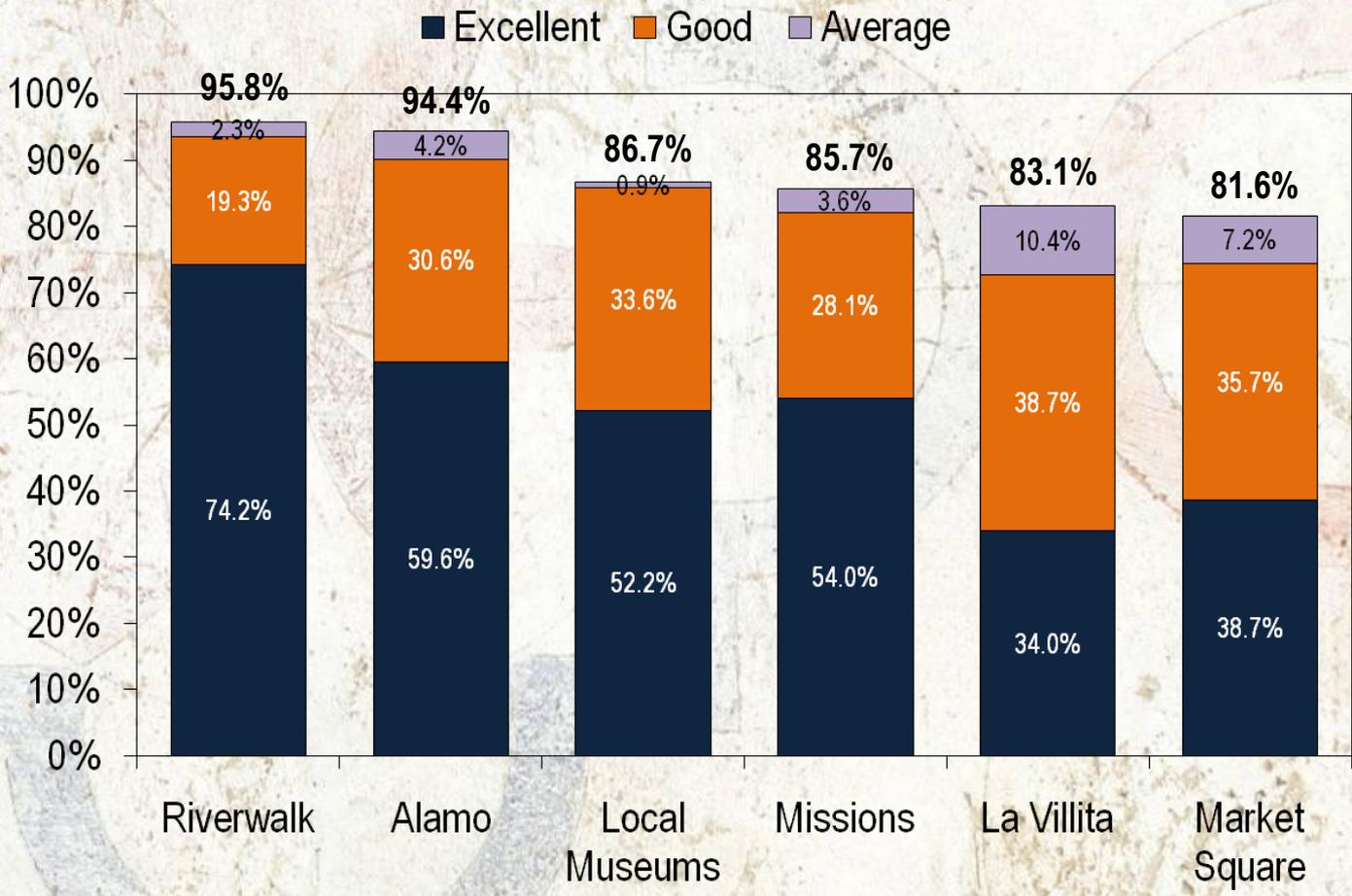
**Percent of Respondents Rating Attractions as Excellent - 2006**



Source: Custom Intercept Solutions, 2005

**A Strategic Plan for San Antonio's Tourism Industry**

**Non-Texas Respondent Attraction Ratings**



Source: CSL, CustomIntercept Solutions, 2009.

## **Concierge Surveys:**

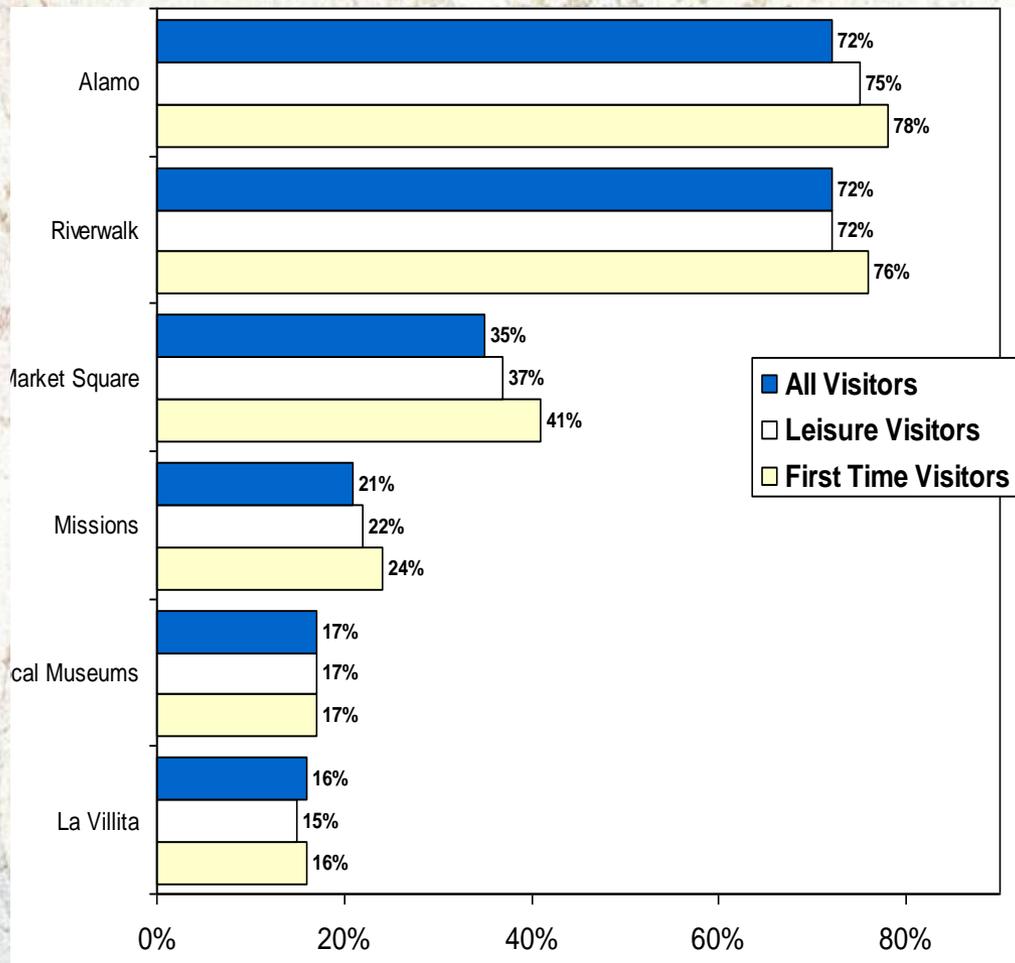
- **Primary Weaknesses:**
  - **La Villita/Market Square close too early**
  - **Lack of shopping on River Walk**
  - **Homeless/panhandlers**
  - **Lack of a downtown grocery store**
  - **Lack of a downtown Laundromat**
  - **HemisFair Park**
- **Secondary Weaknesses:**
  - **Lack of hiking/biking trails**
  - **Signage**
  - **Alamo (small)**
  - **Full service gym/health club**
  - **Parking**
  - **No bar district (like 6<sup>th</sup> Street)**

# Destination:SA

## A Strategic Plan for San Antonio's Tourism Industry



### Visited Destination Features



Source: Custom Intercept Solutions, 2009

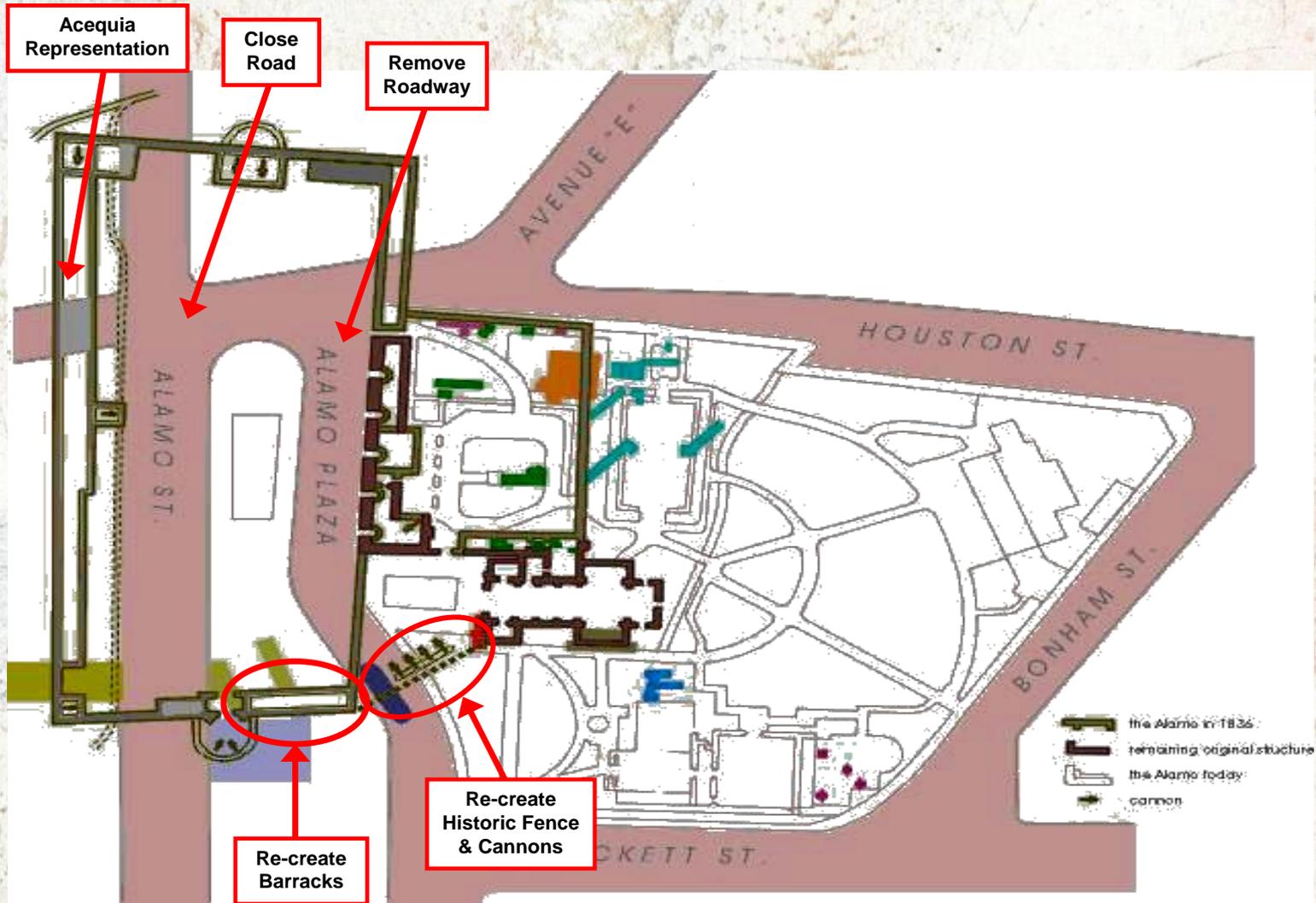
**The Alamo and Missions are:**

- **Central to the destination appeal.**
- **Highly visited.**
- **Well run, authentic and informative.**
- **Not uniformly seen as meeting/exceeding expectations.**
- **Ultimately, both an asset and a responsibility.**

**An enhanced Alamo experience could be highly valuable in enhancing the ability to tell the story, and in driving visitor impact.**

# Destination:SA A Strategic Plan for San Antonio's Tourism Industry

## Potential Alamo Plaza Improvements



**ATTACHMENT 5**  
**Presentation from Susan Snow**



# San Antonio MISSIONS

COMMUNITY QUEST FOR WORLD HERITAGE STATUS



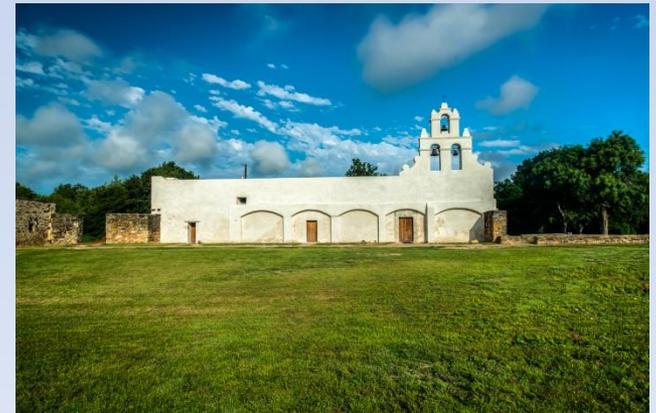


# San Antonio MISSIONS

COMMUNITY QUEST FOR WORLD HERITAGE STATUS



# What makes San Antonio Missions a World Heritage Site?





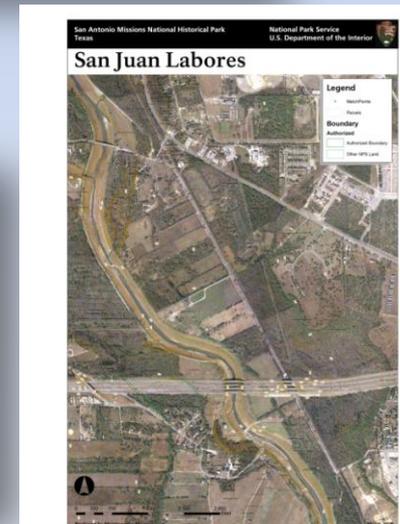
# Cultural Landscape



- The five missions represent the complete Spanish colonial mission landscape on the frontier of Northern New Spain
- Every aspect of a mission system is represented on the cultural landscape
  - Churches
  - Granaries
  - Irrigation systems (acequias and dams)
  - Labores (farm fields)
  - Workshops
  - Ranches
  - Indian quarters
  - Conventos (priests' quarters)
  - Soldiers quarters



- Other features
  - Grist Mill
  - Lime kilns
  - Stone quarry
  - Perimeter walls



# Criterion ii

An important interchange  
of human values



Criterion iv: outstanding examples of buildings, architecture, technology, and landscape which illustrate significant change through history



# Criterion iii: testimony to a thriving cultural tradition

- Four of the Five Missions are still active Catholic Parishes
- Descendants' families live in the vicinity of all four southern missions
- Missions continue to play a central role in San Antonio's culture and self-image



1931 Mission San Juan Fall Festival



Hernandez Family of Mission  
San José – History and  
Genealogy Day 2011



Reenacting history at Mission San  
Antonio de Valero

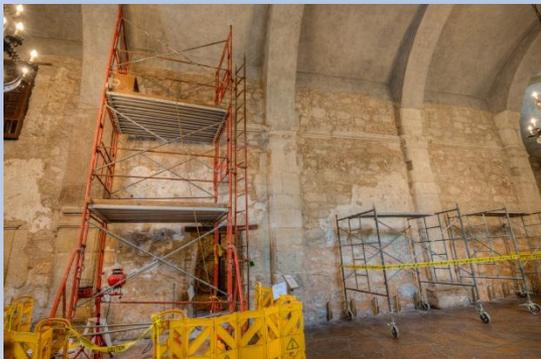


NPS Park Ranger talking with school  
children

# Why does Mission Valero matter?



- First mission
- Plays an instrumental role in the development of the other missions
- Most successful at accomplishing the goal of a mission
- Center of San Antonio
- Significant symbol of not only south Texas culture but Texan culture and arguably the American frontier



Plaster Inventory and Conservation



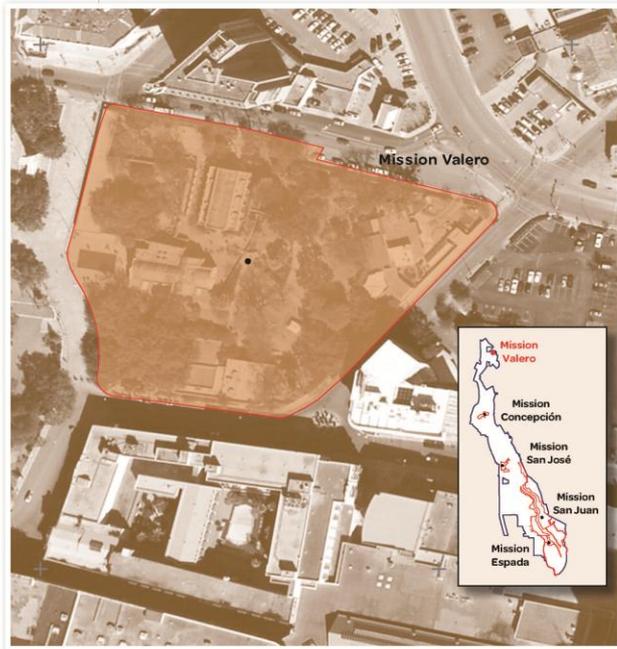
Reenacting history at Mission San Antonio de Valero



Mission Valero façade showing relationship with Mission Concepción

# Nominated Boundaries for Mission Valero

▼ FIGURE 5.A.10 Map of land ownership of Mission Valero/The Alamo.

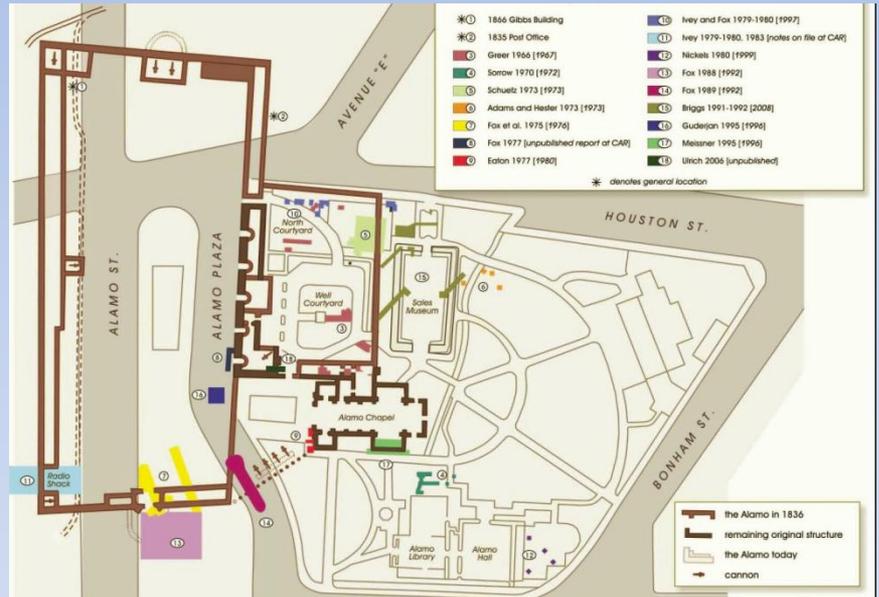


**Land Ownership**  
 State of Texas General Land Office  
 Nominated Property  
 Buffer Zone

0 20 40 80 Meters



Projection: Transverse Mercator  
 Datum: North America 1983  
 Date: December 2013



# Why isn't all of Mission Valero included in the nominated boundaries?



- Authenticity – for cultural sites properties may be understood to meet criteria for Authenticity if the cultural values are truthfully and credibly expressed through a variety of attributes including
  - Form and Function
  - Materials and substance
  - Use and function
  - Traditions, techniques, and management systems
  - Location and setting
  - Language, and other forms of intangible heritage
  - Spirit and feeling; and
  - Other internal and external factors

# Integrity

- Integrity is a measure of the wholeness and intactness of the natural and/or cultural heritage and its attributes. Examining the conditions of integrity, therefore requires assessing the extent to which the property
  - Includes all elements necessary to express its outstanding universal value
  - Is of adequate size to ensure the complex representation of the features and processes which convey the property's significance
  - Suffers from adverse effects of development and/or neglect.



# Operational Guidelines for the Implementation of the World Heritage Convention – July 2013



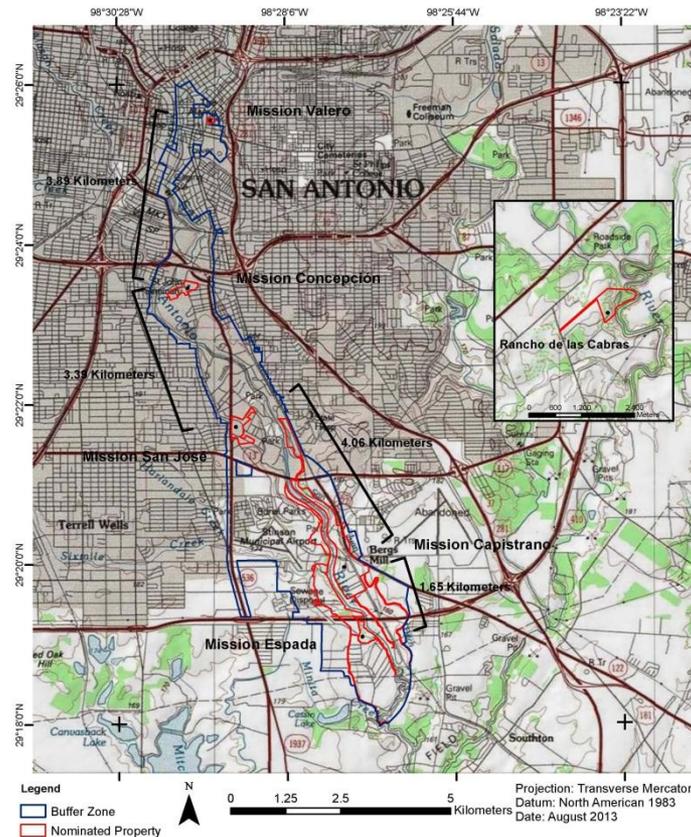
## Buffer Zones

103. Wherever necessary for the proper protection of the property, an adequate buffer zone should be provided.

104. For the purposes of effective protection of the nominated property, a buffer zone is an area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection. The area constituting the buffer zone should be determined in each case through appropriate mechanisms. Details on the size, characteristics and authorized uses of a buffer zone, as well as a map indicating the precise boundaries of the property and its buffer zone, should be provided in the nomination.

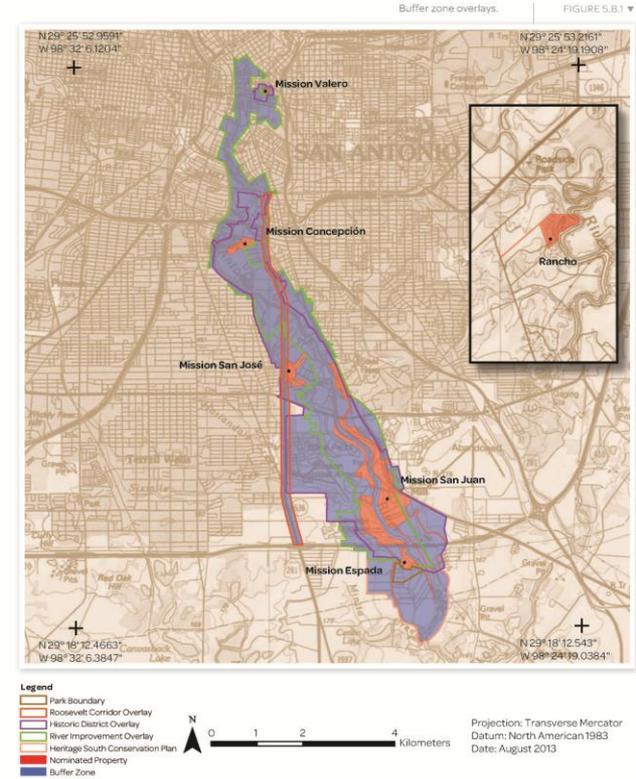
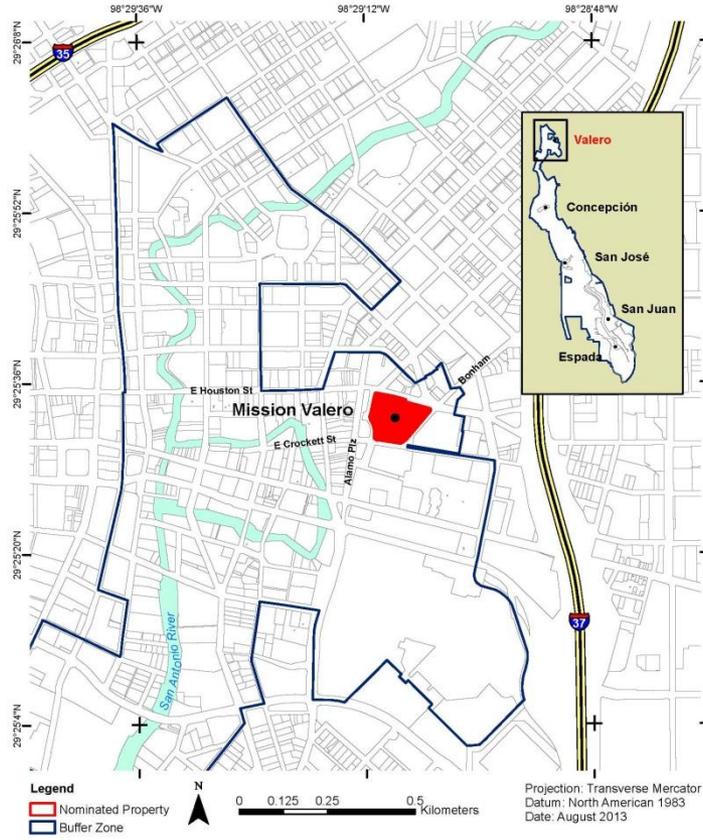
# Location of San Antonio Missions and Buffer Zones

Figure 1.3 Nominated Property



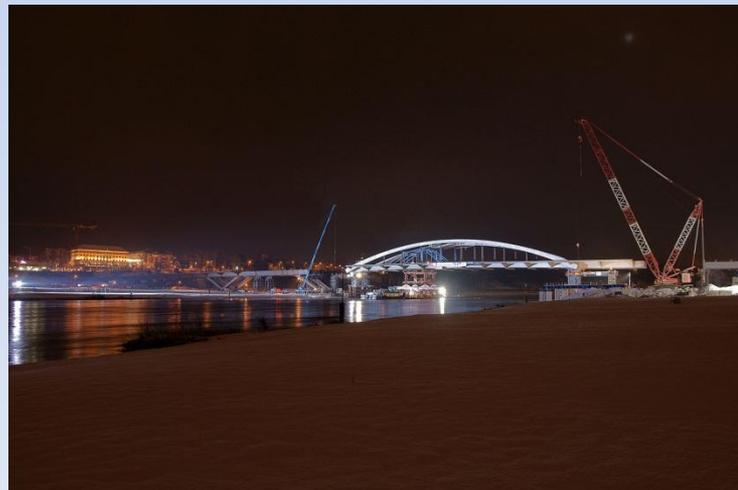
# Mission Valero and its Buffer Zone

## 1.13 Nominated Property - Mission Valero





## Dresden Elbe Valley - Delisted



## Reconstruction

- Guideline 86. In relation to authenticity, the reconstruction of archaeological remains or historic buildings or districts is justifiable only in exceptional circumstances. Reconstruction is acceptable only on the basis of complete and detailed documentation and to no extent on conjecture.
- The Riga Charter of 2002 assumes a presumption against the reconstruction of cultural heritage except under very specific circumstances.

# Representation of Cultural Heritage



- 81. Judgments about value attributed to cultural heritage, as well as the credibility of related information sources, may differ from culture to culture, and even within the same culture. The respect due to all cultures requires that cultural heritage must be considered and judged primarily within the cultural contexts to which it belongs.
- The NARA Document on Authenticity states that there is a responsibility to represent all cultural perspectives for cultures in conflict or in potential conflict

# Unified Management Plan



- The World Heritage Advisory committee is responsible for ensuring that the management of the various entities within the world heritage boundary is consistent and doesn't jeopardize World Heritage status
- It monitors plans and projects and makes recommendations to the management authorities based on World Heritage guidelines

# Why would San Antonio want to be a World Heritage City



- ❖ First World Heritage Site in Texas
- ❖ Highlight San Antonio as a World –Class City
- ❖ Emphasize the importance of San Antonio as a city with a 300+ year tradition of multi-culturalism
- ❖ Bring in the tourists who specifically seek out WH site destinations
- ❖ Selling point for companies who are trying to bring high quality employees to San Antonio
- ❖ Attract new businesses and residents
- ❖ Increased ties to Spain and Mexico

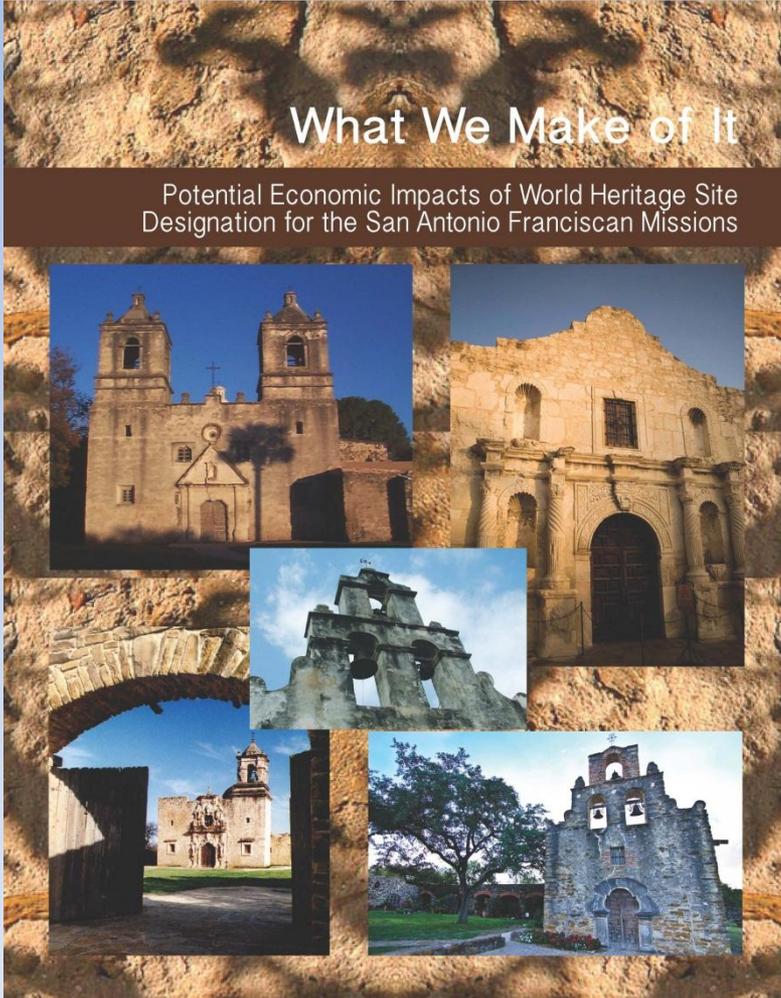


# Economic Impact Study



## What We Make of It

Potential Economic Impacts of World Heritage Site Designation for the San Antonio Franciscan Missions



- ❖ Funded by Bexar County
- ❖ [www.bexar.org/whs/](http://www.bexar.org/whs/)
- ❖ 2025 World Heritage Site economic impact

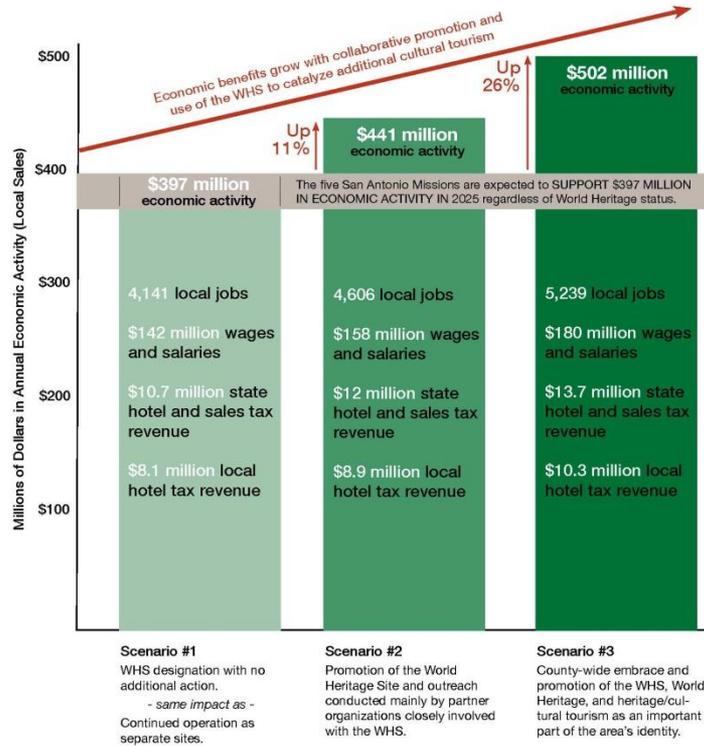
**\$44-\$105 million additional economic activity**  
**465-1,098 additional jobs**  
**\$0.8-\$2.2 million additional local hotel tax revenue**

# Economic Impact Study



## 2025 Projected Economic Benefits of WHS Status for the San Antonio Missions

Assuming the San Antonio Missions are named a World Heritage Site in 2015, the study projected changes in visitation and economic impacts in 2025, ten years after inscription onto the WHS list. The study found that WHS designation could be both an outstanding promotional opportunity and a high-profile catalyst for developing more significant cultural and heritage tourism in the area. Economic benefits grow with greater levels of collaboration and adoption of World Heritage as part of the area's identity. Especially if a broad community partnership takes advantage of these opportunities, Bexar County could see significant economic benefits linked directly to WHS status.



## San Antonio and World Heritage in the United States

- ❖ San Antonio Community continues to lead on education about World Heritage importance
  - ❖ Economic Importance of Heritage Tourism and World Heritage Status
  - ❖ Importance of U.S. Leadership in World Heritage Committee
- ❖ SA to DC trip 2014
- ❖ National Parks Conservation Association, San Antonio Conservation Society, Bexar County and others continue to meet with elected officials
- ❖ Entire San Antonio Congressional delegation is publicly in favor of a limited waiver to pay World Heritage dues



# World Heritage Week 2014



Flyer for World Heritage Week Events

History and Genealogy Day

Bexar County Courthouse Exhibit



Assistant Secretary Rachel Jacobson With ProRangers



Assistant Secretary Rachel Jacobson with Bexar County Judge Nelson Wolff and NPS staff



Rachel Jacobson with Melinda Tomerlin and Kaye Tucker of the Alamo and Texas General Land Office.

# World Heritage Exhibit at San Antonio Public Library – through June 30, 2014



Shanon Miller at Opening



Rachel Jacobson talks about Importance of World Heritage



Main Library Display Case



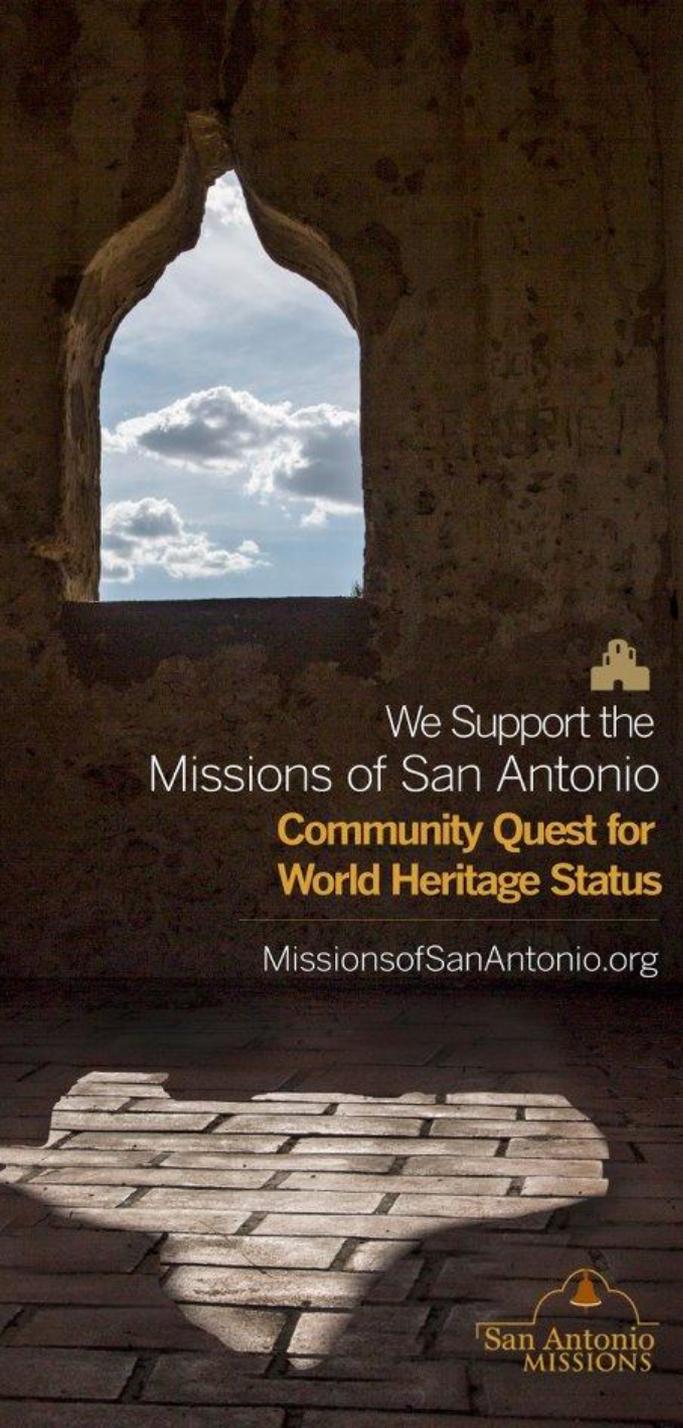
Main Library Display Case



Councilwoman Rebecca Viagran

## State of the Document

- ❖ Document completed and sent to Paris January 2014
- ❖ Available for download at [www.missionsofsanantonio.org](http://www.missionsofsanantonio.org)
- ❖ Technical Visit from ICOMOS will be completed before September 30, 2014
- ❖ May 2015 ICOMOS official recommendation to World Heritage Committee
- ❖ June 2015 World Heritage Committee vote



We Support the  
Missions of San Antonio  
**Community Quest for  
World Heritage Status**

MissionsofSanAntonio.org



[www.MissionsofSanAntonio.org](http://www.MissionsofSanAntonio.org)

**ATTACHMENT 6**  
**Presentation from Greg Smith**



# National Register of Historic Places





# National Register of Historic Places

Official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture

- Administered by National Park Service
- Establishes criteria for evaluating historic properties
  - Same criteria used in the Sec. 106 process
- Identifies properties in Texas that deserve protection
- Assists government and private groups plan new development
- Helps guide travelers to places of historical interest
- No restrictions on property owners
- Priority access to technical assistance from the THC staff
- Property owners may be eligible for grants or tax incentives



Properties eligible for listing in the National Register of Historic Places must be *significant* (at the local, state, or national level) and retain *integrity*.





*Properties eligible for listing in the National Register  
posses historic **significance***

- A Association with historic events or activities
- B Association with important persons
- C Distinctive design or physical characteristics
- D Potential to provide information about prehistory or history



# Significance

## Criterion A: Historic events or activities



Kyle City Hall



Lampasas Colored School



Texas Theater  
Dallas



## Significance

### Criterion B: Association with Important Persons



Katherine Ann Porter  
House

Kyle, Hays County



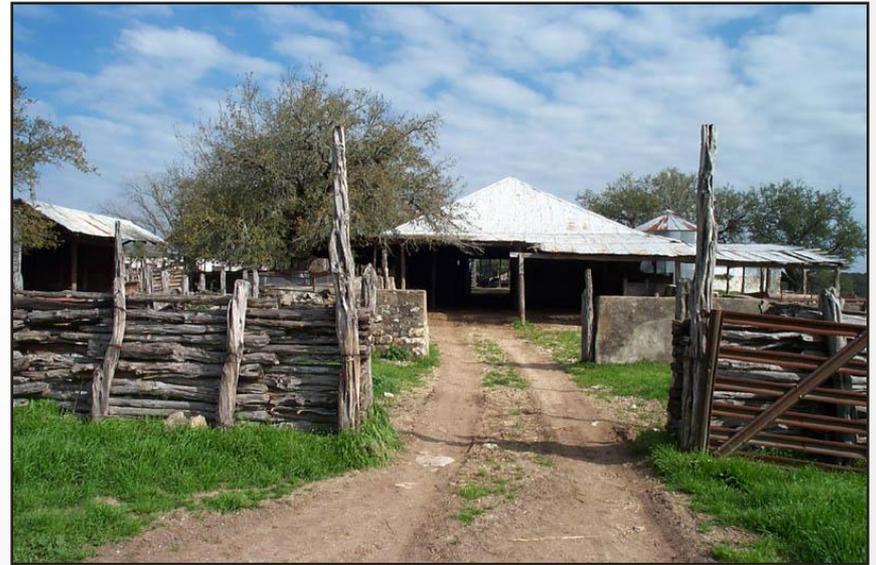
Alden Dow Office

Lake Jackson



# Significance

## Criterion C: Distinctive design or physical characteristics





# Significance

## Criterion C: Distinctive design or physical characteristics





# Significance Criterion D: Information Potential



**Battle of Lyman's Wagon Train  
Wheeler County**

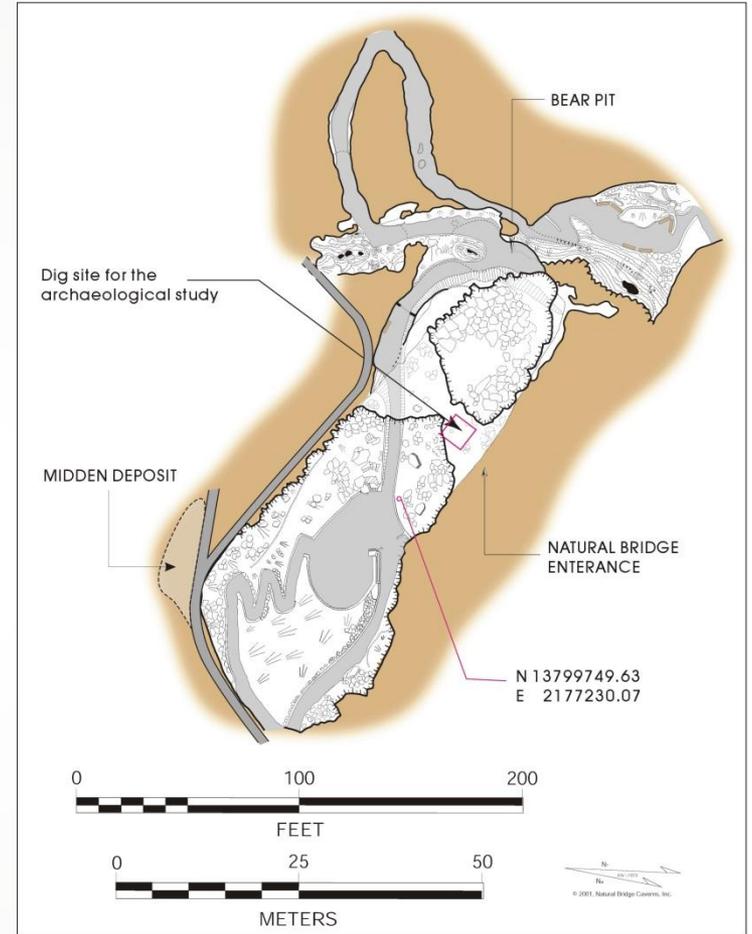


Figure 6. Map of the sinkhole, bear pit and midden deposit that makes up site 41CM281.

**Natural Bridge Caverns  
Comal County**



# Significance National Register Criteria Considerations

*Some properties are eligible only if special criteria are met*

- A: Religious properties
- B: Moved properties
- C: Birthplaces or Graves
- D: Cemeteries
- E: Reconstructed properties
- F: Commemorative properties
- G: Properties that have achieved significance within the last 50 years





## Integrity

### *The ability of a property to convey its significance*

Location – *is the property in its original place?*

Setting – *is the historic character of the surroundings intact?*

Materials – *are the original components intact?*

Workmanship – *is there evidence of the builder's level of skill?*

Design – *is the original arrangement apparent (form, plan, style)?*

Feeling – *does the property evoke a historic period of time?*

Association – *is the property intact enough to retain a link  
with historic persons or events?*



© 2014 Google

Imagery Date: 2/7/2014 lat 29.425476° lon -98.486170° elev

1995

550 ft

# The Alamo – NHL 1 Boundary verified 1



Peacock Alley

E-Houston-St

Jefferson

Broadway St

N Alamo St

E-Travis-St

Avenue E

3rd St

College St

Bonham

Bowie St

River Walk

E-Crockett-St

W-Crockett-St

Losoya St

Alamo Plaza

Navarro St

River Walk St

W-Market-St

W-Presa St

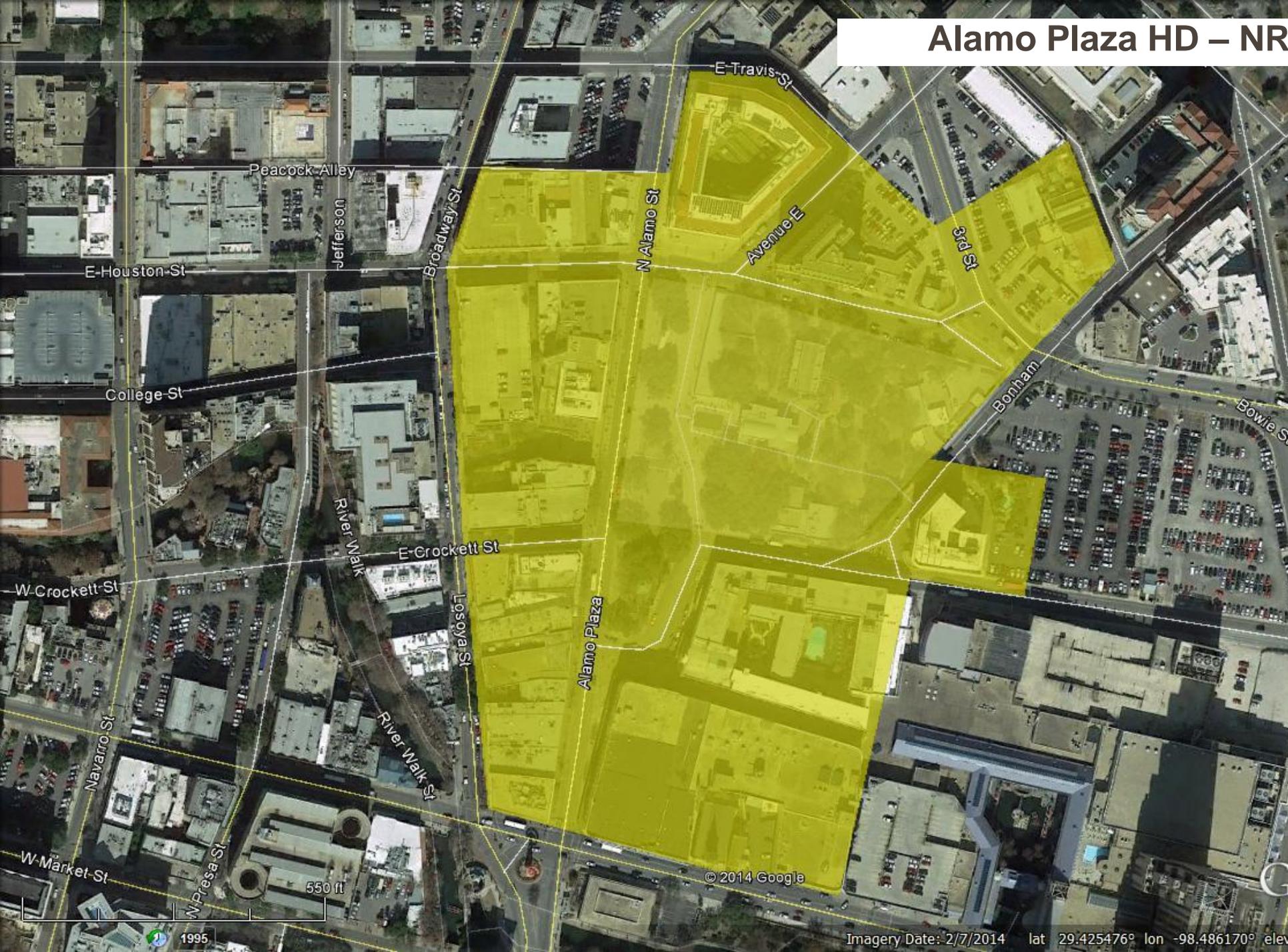
550 ft

© 2014 Google

1995

Imagery Date: 2/7/2014 lat 29.425476° lon -98.486170° elev

# Alamo Plaza HD – NR



Peacock Alley

E Houston St

Jefferson

Broadway St

E Travis St

N Alamo St

Avenue E

3rd St

Bonham

Bowie St

College St

River Walk

E Crockett St

Alamo Plaza

Losoya St

W Crockett St

Navarro St

River Walk St

W Market St

W Presa St

550 ft

© 2014 Google

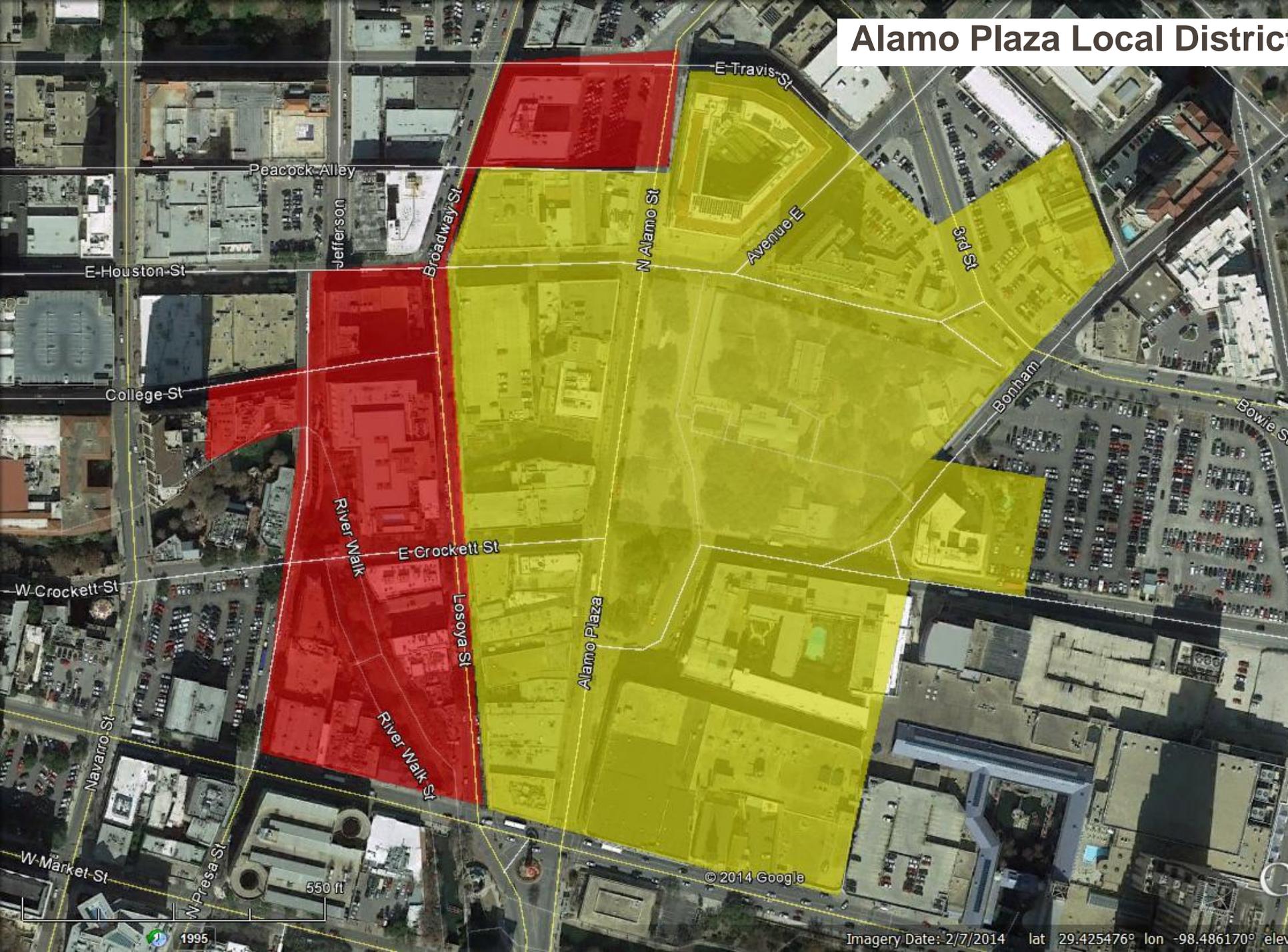


1995

Imagery Date: 2/7/2014

lat 29.425476° lon -98.486170° elev

# Alamo Plaza Local District



Peacock Alley

E Houston St

Jefferson

Broadway St

N Alamo St

E Travis St

Avenue E

3rd St

College St

Bonham

Bowie St

River Walk

E Crockett St

Losoya St

Alamo Plaza

W Crockett St

Navarro St

River Walk St

W Market St

W Presa St

550 ft

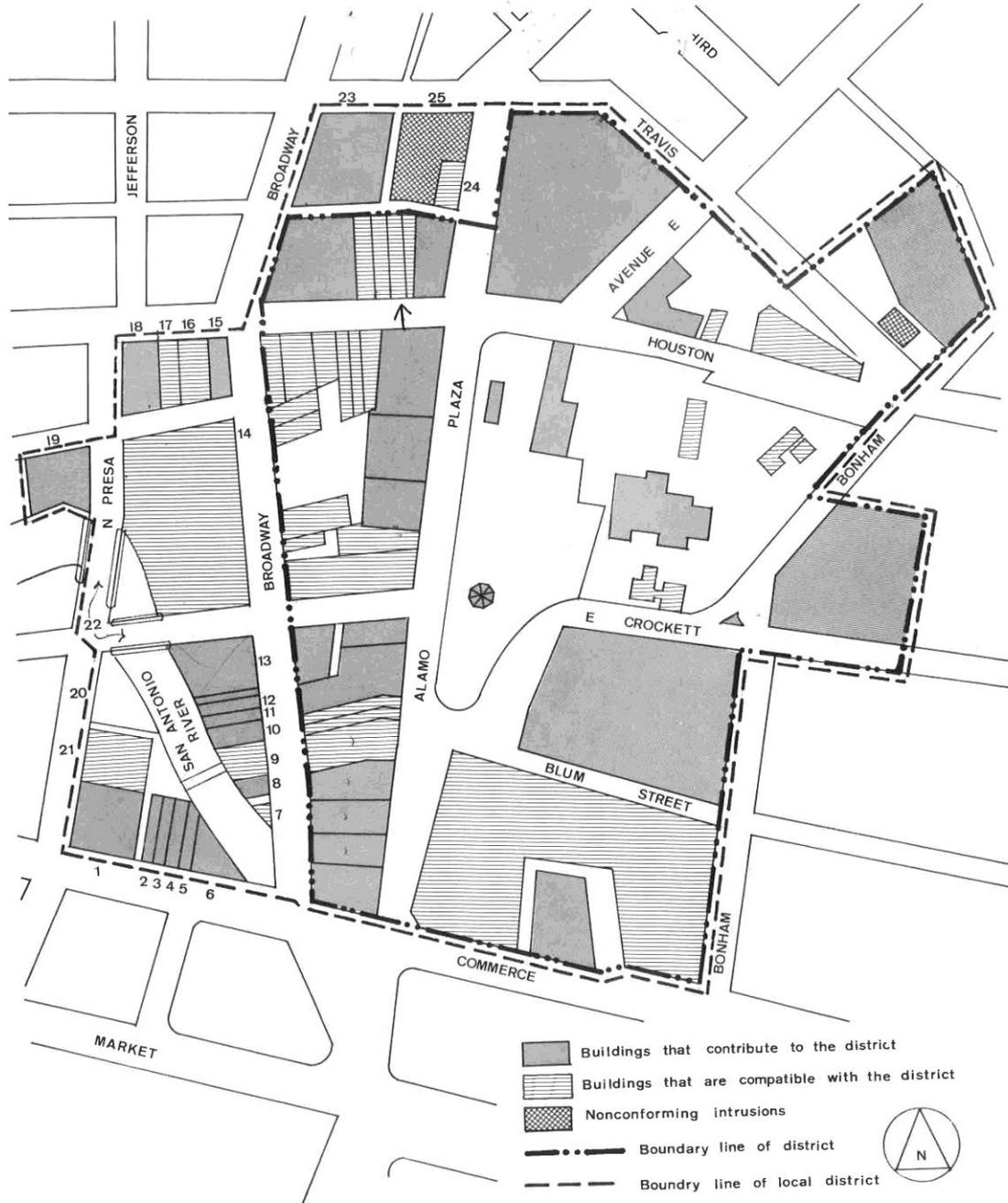
© 2014 Google



1995

Imagery Date: 2/7/2014

lat 29.425476° lon -98.486170° elev



# ALAMO PLAZA HISTORIC DISTRICT



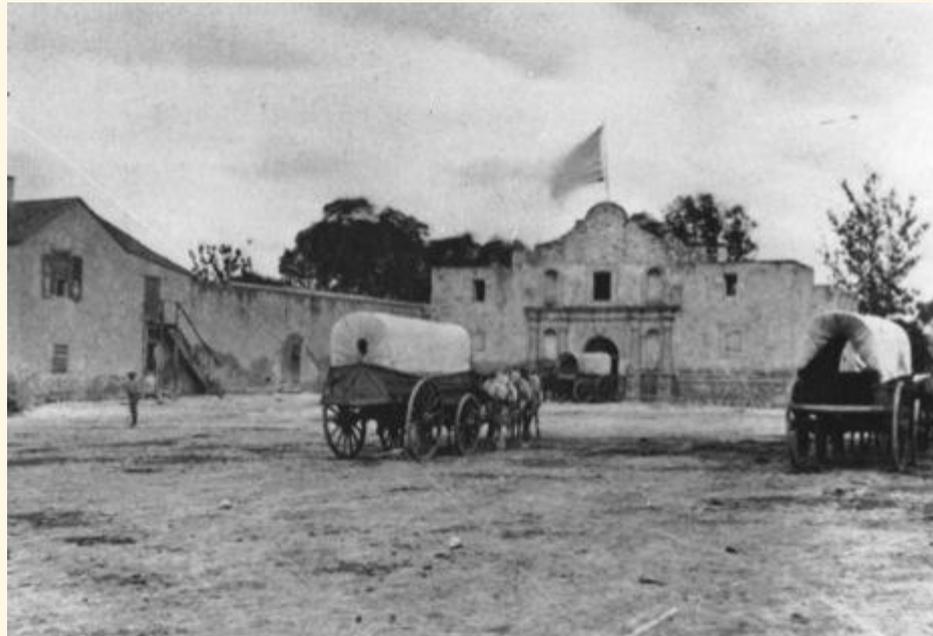
# National Register of Historic Places



**ATTACHMENT 7**  
**Presentation from Kathy Rodriguez**



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



*Alamo Plaza Advisory Committee*  
*June 9, 2014*

# Overview

## OHP Jurisdiction

- 27 Local Historic Districts
- Over 1300 Individual Local Landmarks
- 6 River Improvement Overlay (RIO) Districts stretching for 13 miles along the San Antonio River
- All public facilities including fire stations, libraries, community centers, city parks, public ROW, etc.



# Overview

## Design Review

- **Issues Certificates of Appropriateness for Exterior Modifications**
  - Repair and Maintenance
  - Additions
  - New Construction
  - Street Furnishings
  - Signage
- **Administrative or HDRC Review**



# Overview

## Standards and Guidelines

- **Unified Development Code**
- **Historic Design Guidelines**
- **Secretary of the Interior's Standards for Rehabilitation**
- **RIO Standards**
- **Viewshed Protection District (VP-1)**



# Overview

## Alamo Plaza Historic District

- Placed on National Register in 1977
- Local Historic District in 1978
  - Encompasses NR District



# Overview



— NR District Boundary

# Historic Design Guidelines



- **Adopted by City Council in 2012**
- **Document for clarity and predictability in design review process**
- **Provides Guidance for**
  - **Exterior Maintenance and Alternations**
  - **Additions**
  - **New Construction**
  - **Site Elements**
  - **Signage**

**A Guide to San Antonio's Historic Resources**

# Historic Design Guidelines

- Provide guidance for additions and infill construction within commercial historic districts
- Example: “...In commercial districts, building height should conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building should not exceed the tallest building on the adjacent block face by more than 10%.”



# Historic Design Guidelines

**Example:**

**Façade configuration—**The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts.

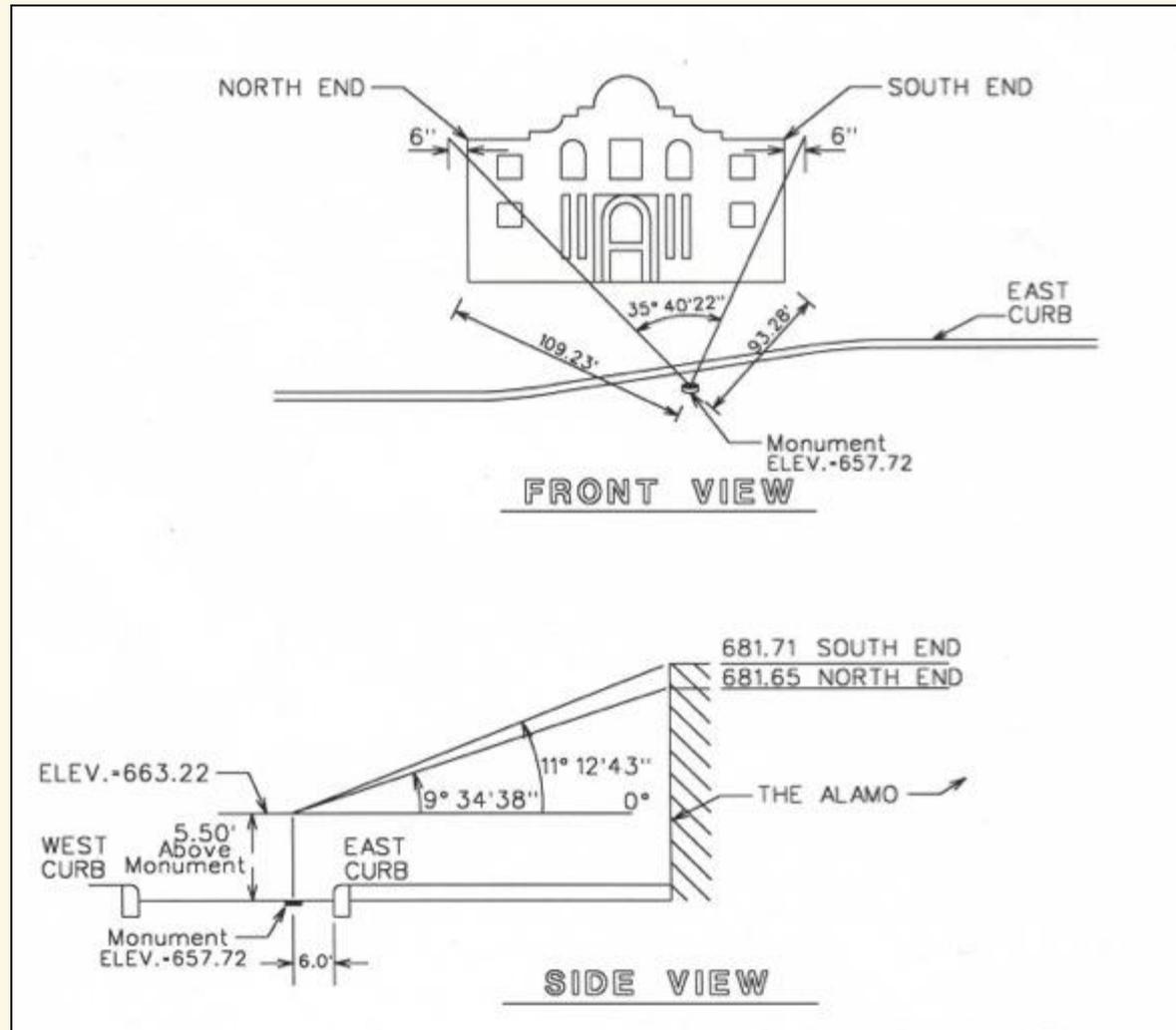


# Alamo Viewshed (VP-1 Overlay)

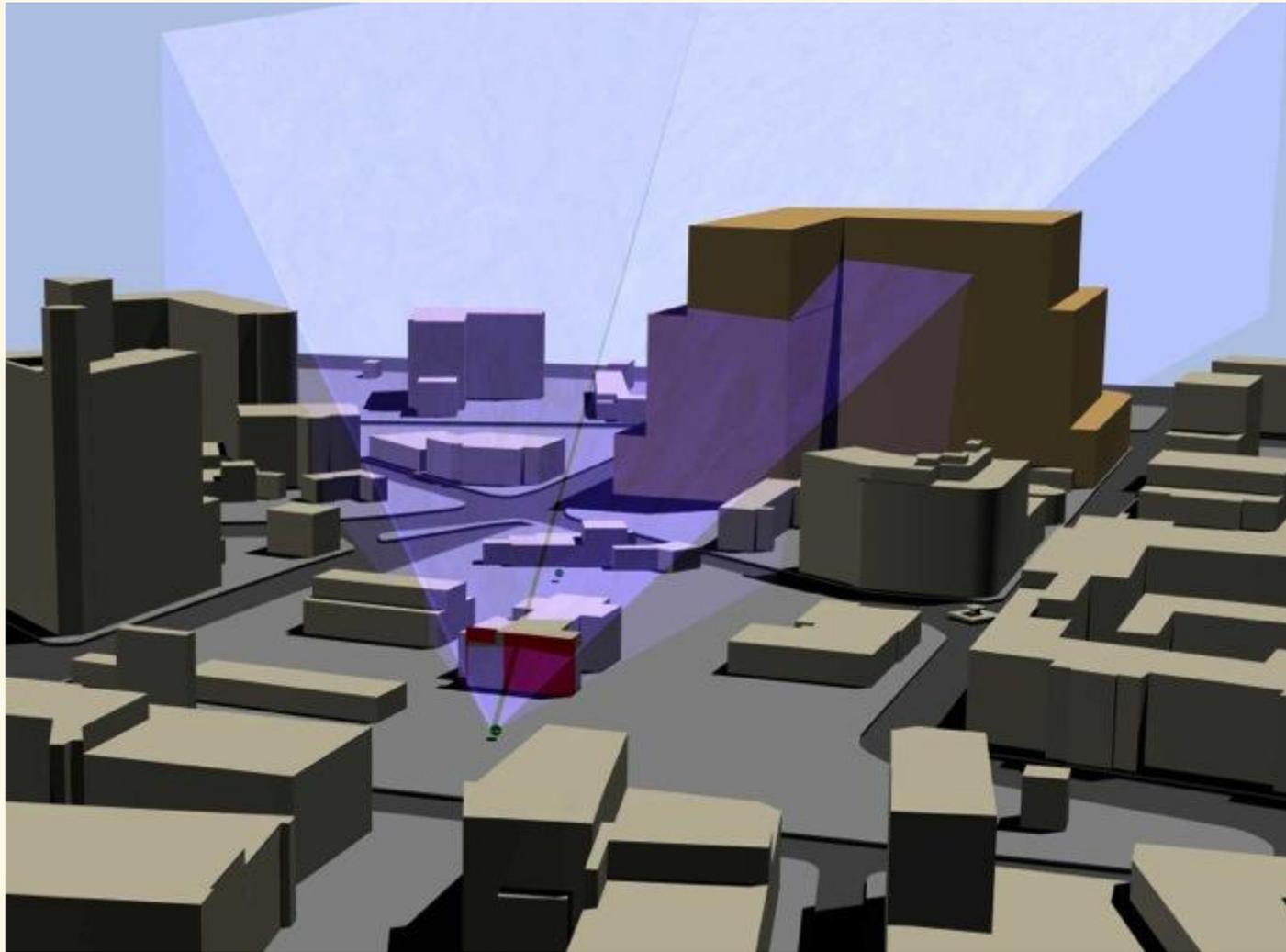


- Adopted by ordinance in 2003
- Zoning overlay regulating building height with the Alamo viewshed
- Refers to a single, photographic view
- Only “clear, blue sky” allowed behind Alamo chapel
- Only a single viewshed is authorized by ordinance

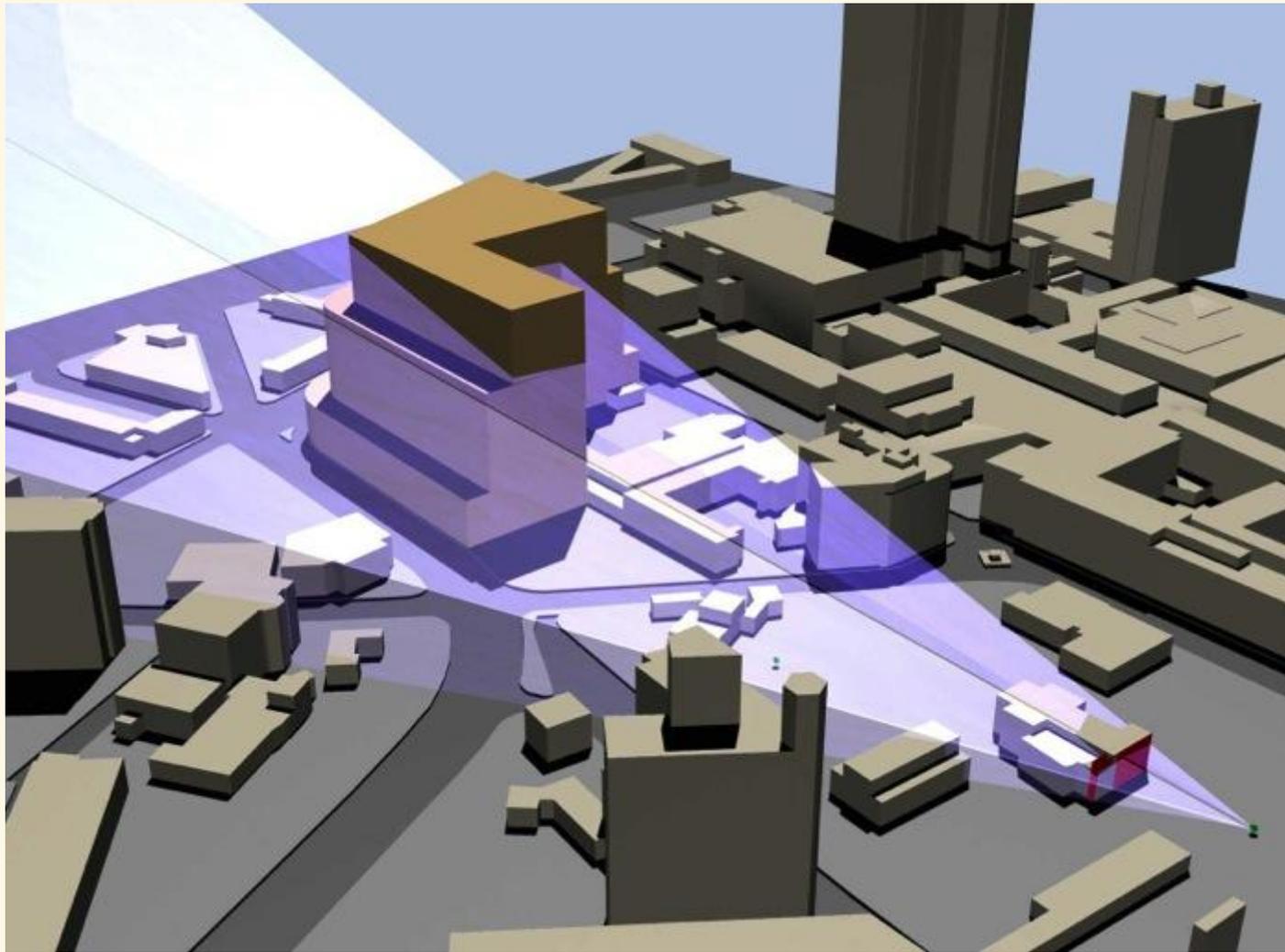
# Alamo Viewshed (VP-1 Overlay)



# Alamo Viewshed (VP-1 Overlay)



# Alamo Viewshed (VP-1 Overlay)



# Viewshed Protection Districts

- **Protect, Preserve and Enhance views 360**
- **Currently one viewshed:  
Alamo**



# Signage



- Regulated by Historic Design Guidelines and UDC Section 35-612
- No more than three signs per business with total no more than 50 sf
- External illumination encouraged
- No digital, flashing or rotating
- Neon may be approved when appropriate

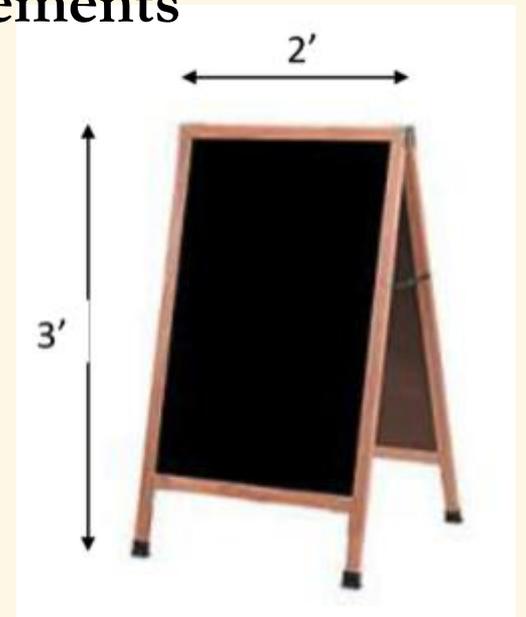
# Signage

- Limitations of existing code language



# Signage

- Sandwich boards (A-frame) are allowed in Historic Districts
- Counted as one of the three signs
- Must meet several requirements and not obstruct pedestrian traffic
- Must Follow ADA Requirements



# Zoning Map



# Contact Us



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

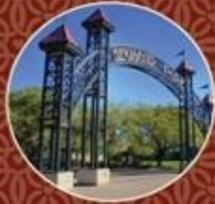
1901 S. Alamo Street  
San Antonio, TX 78204  
215-9274

[www.sanantonio.gov/historic](http://www.sanantonio.gov/historic)  
[OHP@sanantonio.gov](mailto:OHP@sanantonio.gov)



**ATTACHMENT 8**  
**Presentation from**  
**Troy Houtman and Tonya Baum**

CITY OF SAN ANTONIO  
Center City Development & Operations Department



# Alamo Plaza

**Troy Houtman & Tonya Baum**  
June 9, 2014

# SUMMARY

- Alamo Plaza is managed by Center City Development and Operations Department to include events, reservations and vending programs.
- The Parks & Recreation Department provides maintenance and landscaping support for the plaza.



## EVENTS

- Alamo Plaza has an average of more than 75 events a year.
- Events range include: historical interpretations', Siclovia, Twilight in the Plaza, SA Founders Day, Christmas Tree Lighting, Rock N Roll Marathon, Holiday performances, Western Heritage Parade, Cesar Chavez March, Fiesta Opening Ceremonies, weddings, recepetions, press conferences, walks/runs, and art/craft exhibits.



## RESERVATIONS

- Reservations and permits for Alamo Plaza are obtained at CCDO offices through the Special Events Division.
- All reservations are first-come first-serve basis for dates and times.
- Permit is provided based on type of programming
- Other requirements may include permits for electrical, health, fire, etc.
- Park Police manages the security for event, reservations and safety in the plaza.



# RESERVATIONS

- Reservations require coordination with police, The Alamo, and stakeholders.
- Rental fees for Gazebo Plaza and Cenotaph:
  - Commercial rate: \$600 for 3 hrs, \$100 ea add'l hr
  - Nonprofit commercial rate: \$300 for 3 hrs, \$50 ea add'l hr
  - Non-commercial use rate: \$100 for 3 hrs, \$50 ea hr
  - Gazebo Wedding rate: \$250 for first hr, \$50 ea hr
  - Major special event non-profit: \$2,000
  - Major special event commercial/for-profit: \$5,000
- Deposits:
  - \$500 (400 or less attendees)
  - \$1000 (401-1000 attendees)
  - \$1500 (1001 or more attendees)  
  - \$2000 for Major Special Event non-profit
  - \$5000 for Major Special Event commercial/for-profit



# ALAMO PLAZA RULES & REGULATIONS

- No amplification of music is permitted in Alamo Plaza; however, bands can play without a sound system.
- Alcoholic beverages can be served if security provisions are met.
- Vehicles prohibited on burial ground.
- No restrooms are available.



# VENDING PROGRAM

- The program was established in the 80's to provide a fair and equitable program. There are 32 vendors that rotate throughout 6 plaza sites May to April.
- A lottery process occurs to select the vendors and placement within the schedule for the year.
- Currently, 21 of the vendors are grandfathered into program. The remaining 11 vendor spots entail new vending opportunities.
- Fees
  - Annual vendor fees: \$400
  - Associate (assistants) fees: \$25/ea
- Off-site vending locations (14) are established to allow the 21 vendors to vend while not in the plaza rotation.



# Challenges and Benefits

- Challenges:
  - Alamo Plaza's infrastructure includes electrical, water supply, gazebo, and landscaping.
  - Items in need:
    - Restrooms
    - Parking for loading/unloading
    - Walking tours/information opportunities with designated location.
    - Ground Transportation designed location to include school buses.



# Challenges and Benefits

- Benefits:
  - Programs like vending and reservations/events provide variety of culture to the plaza. Private weddings, Western Heritage Parades, Historical Re-enactments, Luminaria, Tree Lighting, Diwali, and Fiesta are just to name a few.
  - Marketing and promotional opportunities for National and International sites (i.e. spurs telecasts, press conferences, etc.)



CITY OF SAN ANTONIO  
Center City Development & Operations Department



# Alamo Plaza

**Troy Houtman & Tonya Baum**  
June 9, 2014

**ATTACHMENT 9**  
**Presentation from Mary Atkinson**



**SAN ANTONIO**

**POLICE**

PROTECTING THE ALAMO CITY

# **Vehicle for Hire Operations around Alamo Plaza**

**Alamo Plaza Advisory Committee  
June 9, 2014**

## Chapter 33

➤ **Chapter 33 (Vehicle For Hire) of the City Code regulates:**

- **Taxicabs**
  - 895 Permitted Vehicles
- **Limousines**
  - 157 Permitted Vehicles
- **Tours**
  - 87 Permitted Vehicles
- **Charters**
  - 14 Permitted Vehicles
- **Horse-Drawn Carriages**
  - 25 Permitted Vehicles
- **Pedicabs**
  - 13 Permitted Vehicles

## Alamo Plaza Vehicles For Hire

- **The only Vehicle For Hire industries that operate around Alamo Plaza on a daily basis are:**
  - Horse-Drawn Carriages
  - Tours
  - Taxicabs
  
- **Vehicle For Hire Vehicles must stage / stand in authorized areas only.**

# Horse-Drawn Carriages

- **Horse-Drawn Carriages have authorized parking on both side of the Alamo**
  - Crockett Street Stand (3-5 Carriages)
  - Houston Street Stand (2 Carriages)
  - Horse-Drawn Carriages may also utilize commerical loading zones
- **Issues**
  - Congestion
  - Smell of Animal Waste



CROCKETT  
HOTEL



NO PARKING  
FOR ALL OTHERS  
←

# Taxicabs

## ➤ Taxicabs have authorized parking next to Alamo Plaza

- Alamo Plaza (4 Taxicabs)

## ➤ Issues

- Taxicab making a U-Turn to accept calls for the Menger Hotel



NO PARKING  
TAXI STAND  
& CABS

DEPARTED  
YOUR  
VEHICLES  
ONLY  
20  
MINUTE  
LIMIT

DORRICKERS

Laffan's

# Tour Vehicles

## ➤ Tours have authorized parking next to Alamo Plaza

- 2 Parking Stands next to Alamo Plaza
- 1 Parking Stand across from the Alamo on Crockett Street

## ➤ Issues

- Tour Vehicle Parking is creating a Public Safety Issue at Alamo Plaza
- Tour Parking stands are separated by a crosswalk, Tour buses are backing-up over this crosswalk several times a day
  - Vehicles are forced to back-up to obtain a legal parking space
  - Vehicles are backing up solely to obtain a better spot for company promotion
    - » This activity is illegal and drivers have received citations for this activity, however they continue to back-up over the crosswalk



PERMITTED  
TOUR  
VEHICLES  
ONLY  
20 MINUTE  
MAXIMUM  
STAY  
←

NO  
PARKING  
ANYTIME  
FOR ANY REASON  
→



NO  
PARKING  
NO STANDING  
EXCEPT  
AS SHOWN

STREET  
CANDY  
CANDY  
CANDY

# Recommendations

## ➤ Recommendations

- Move both Tour Parking Stand to the front of the crosswalk
- Move the Taxicab Stand behind the crosswalk

# Recommendations

## ➤ Benefits

- Improve views of Plaza
- Ease flow of traffic
- Improve safety for pedestrians in crosswalk



**SAN ANTONIO**

**POLICE**

PROTECTING THE ALAMO CITY

**Questions**

**QUESTIONS**



**SAN ANTONIO**

**POLICE**

PROTECTING THE ALAMO CITY

# **Vehicle for Hire Operations around Alamo Plaza**

**Alamo Plaza Advisory Committee  
June 9, 2014**