

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2025

HDRC CASE NO: 2024-423
ADDRESS: 801 N OLIVE ST
701 NOLAN ST
LEGAL DESCRIPTION: NCB 539 (DIGNOWITY LOCKWOOD PARK), BLOCK 1 LOT 1
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Leah Gundrum/TBG Partners
OWNER: Sean Duncan/CITY OF SAN ANTONIO
TYPE OF WORK: Park Improvements
APPLICATION RECEIVED: December 20, 2024
60-DAY REVIEW: February 18, 2025
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness to complete park improvements in Dignowity/Lockwood Park including:

1. The installation of an interactive water feature with site lighting.
2. The installation of three (3) shade structures.

APPLICABLE CITATIONS:

UDC Section 35-450. General Rules.

(a)Area of Jurisdiction. A certificate of appropriateness is required and shall be secured by a party prior to the issuance of a permit from the department of planning and development services before said party will be allowed to undertake activities affecting a designated historic landmark, property within a designated historic district, a state archaeological landmark, a recorded Texas historical landmark, property within a National Register Historic District, property listed on the National Register of Historic Places, a National Historic Landmark, property within the river improvement overlay district, public property, public rights-of-way, or public art.

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.

FINDINGS:

- a. The properties located at 701 Nolan (Dignowity Park) and 801 N Olive (Lockwood Park) are public parks located east of Downtown within the Dignowity Hill Historic District. The applicant is requesting approval for park improvements.
- b. **WATER FEATURE INSTALLATION** – The applicant has proposed to install an interactive water feature near the center of the park, at the central plaza, south of the Burnet Street walkway through the park. The installation of the proposed water feature will require the demolition and removal of existing concrete and aggregate in the proposed location. The area of work will not impact the existing 1-story stone structure on the west side of the curved north-south pedestrian walkway. The proposed water feature will feature a specialty integral color concrete with a sandblast finish, a decorative trench drain, and nozzles at grade to create a splash pad. The new concrete surfacing will feature a 4-foot-wide sloped area to move water away from the splash pad and to

prevent standing water. The installation of the water feature will require the installation of a proposed 96-inch tall, 150-square-foot cabinet directly west of the existing 1-story stone structure, and a below-ground 6,000-gallon holding tank. The water feature area will also feature four (4) GOBO LED projector light fixtures to an existing pole located to the northeast of the proposed splash pad, and four (4) GOBO LED projector light fixtures on a new pole with a concrete footing to the south of the proposed splash pad to create an interactive element for the splash pad. The water feature will only be operable during pre-set park hours. Staff finds the proposal generally consistent with the Unified Development Code (UDC).

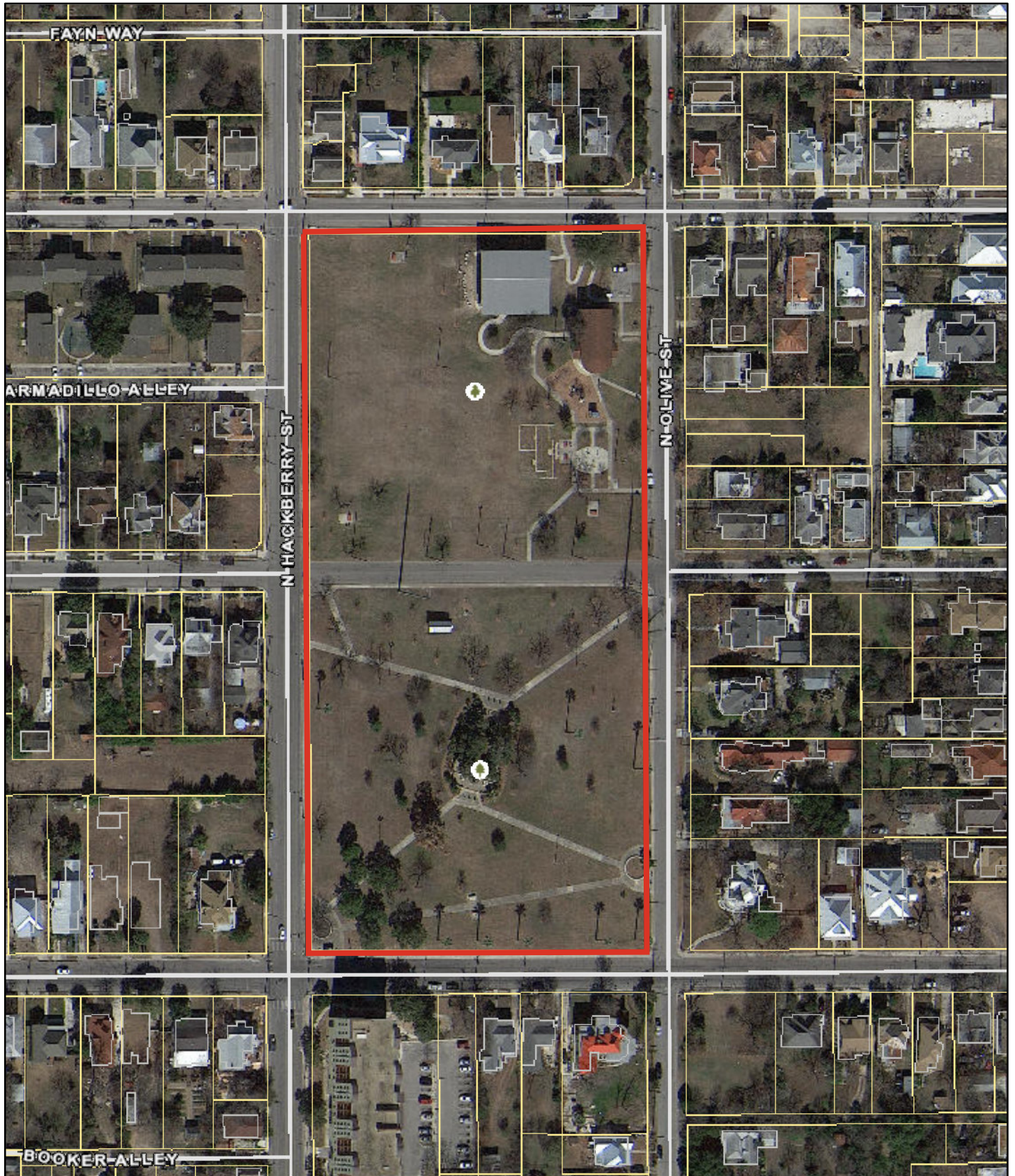
- c. SHADE STRUCTURE INSTALLATION – The applicant has proposed to install three (3) new single-post shade structures in the Lockwood/Dignowity Park. Two (2) of the new shade structures are proposed for installation at the playground, at each exit for the play structures. An additional shade sail structure is proposed at the proposed interactive water feature. The proposed shade structures are approximately 400 square feet and will not exceed 10'-5" in height. Staff finds the proposal generally appropriate.
- d. ADMINISTRATIVE APPROVAL – The proposal includes the planting of additional shade trees at the playground, and the existing irrigation system will be utilized for the new plantings. This scope of work is eligible for administrative approval and does not require review by the Historic and Design Review Commission (HDRC).
- e. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:


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

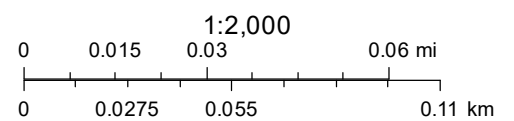
- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



January 9, 2025

 User drawn lines





DESIGN NARRATIVE

The design developed for Lockwood-Dignowity Park 2022 Bond Improvements includes program elements prioritized through a thorough public input process. Input was gathered by neighborhood residents in attendance at two public input meetings, the first held on February 27, 2024 at the Ella Austin Community Center and the second held on October 15, 2024 at the Empower House at Lockwood-Dignowity Park. There were also two surveys posted to SASpeakUP to confirm desired priorities. The elements that emerged focused on the addition of a interactive water feature as well as shade enhancements to improve park visitors experience during the hotter months of the year. Supplemental site lighting will be added at the interactive water feature, with the incorporation of illumination as well as color and vibrancy.

Demolition

Demolition will include the removal of decomposed granite and existing concrete paving at the center of the central plaza where the interactive water feature will be located. Please refer to the Demolition Plan included in the design development drawing set. Please note that the small stone structure (which has been deemed of local historic value) is to remain in its current state.

Landscape Site Preparation

A limited amount of grading will occur where the interactive water feature is to be incorporated. Excavation will be necessary for the underground water storage vault for the interactive water feature.

Park Improvement Elements

Interactive water feature

The interactive water feature will be located at the central plaza, conveniently between the playground and the dog-park/Harmony House plaza. It is meant to serve as a civic-style interactive fountain with no standing water depth. The size is approximately 30' in diameter and includes in-grade jets which will make it an interesting and interactive experience for children. The water feature will feature an activator button, and will only be operable during pre-set park hours. The interactive water feature is designed in conjunction with Kraftsman to meet City of San Antonio standards, including chlorinated and filtered water by use of an underground storage vault and above-ground pump/treatment equipment.

Experiential Site Lighting

Site lighting is an important aspect of making the park inviting and safe to all users. To expand upon existing park lighting, theatrical style GOBO light fixtures will be incorporated at the interactive water feature to create a colorful and artistic lighting display on the groundplane to complement the interactive water feature jets. The overall shape, height and style of the light standards will be consistent with the other park fixtures. See sheet for more detail. Please refer to the MEP narrative for additional information.



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Shade Enhancements

Shade is an important aspect of making the park comfortable and enjoyable to all users during the warm Texas months. The first priority is to incorporate additional shade in the playground area with the two shade sail structures and additional shade trees. Shade sail structures will be added near the two slide exits for the play structures. Additional shade trees will be planted nearby to the equipment on the perimeter of the lower play zone. An additional shade sail structure is included at the interactive water feature as an add alternate.

Hardscape

The primary hardscape material will be standard broom-finish concrete for all plazas, sidewalks and walkways. The hardscape material for the water feature will be integral color concrete with a sandblasted finish.

Planting

Shade trees will be installed at the playground area to provide additional areas of respite from the sun during the summer months. See planting plan for locations.

Irrigation

The existing irrigation system will be utilized to provide water to the new trees shade trees at the playground area. Irrigation will be tree bubblers / drip, unless otherwise noted.

Mechanical Design Narrative

A. Plumbing Systems:

1. Interactive water feature Utility Provisions

- The intent is to connect a domestic water service for a new interactive water feature system, providing a coordinated effort with the civil engineer and the interactive water feature design consultant. It is currently anticipated that a 2" water metered line with CoSA required backflow protections will be provided within a pump/equipment room for contractor connection to the interactive water feature system single point of connection. Backwash from the interactive water feature pump(s) is anticipated to discharge to grade in a manner that does not cause nuisance. It is anticipated that the interactive water feature design consultant will be responsible for any and all pumping, piping infrastructure, water treatment, accessories associated with the interactive water feature. Plumbing scope is expected to be single point connection for domestic water only.

Electrical Design Narrative

A. Electrical Systems:

1. Interactive water feature Lighting:



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- New experiential lighting located along at the interactive water feature shall consist of the addition of four GOBO light fixtures to an existing pole, as well as four gobo light fixtures on a new pole with a concrete footing.
2. Interactive water feature Utility Provisions - Electrical:
- A single point power supply will be provided to the Water interactive water feature Covered building structure to house the water pumps and any other miscellaneous loads such as general maintenance weatherproof receptacles and lighting in the structure. The single point connection will be per requirements from the Water Feature Consultant that is to design the entire water system and associated pumps to serve the interactive water feature area.
 - A surge protective device will be provided at the single point connection to serve power to the Pump Structure. The device shall be provided in a Nema 4X enclosure.

Applicable Codes

- Life Safety Code, NFPA 101, 2006 edition, and all reference codes.
- International Building Code, 2018 edition, International Code Council, Inc. and COSA

Amendments

- International Plumbing Code, 2018 edition, International Code Council, Inc. and COSA

Amendments

- International Mechanical Code, 2018 edition, International Code Council, Inc. and COSA

Amendments

- Applicable ANSI, ASTM and ASME codes and standards
- Applicable OSHA, EPA and Texas Commission on Environmental Quality (TCEQ) regulations
- Texas Accessibility Standards (TAS), Texas Department of Licensing and Regulations, Architectural Barriers Act, Ch. 469, Government Code.
- Americans with Disabilities Act, Public Law 101-336, enacted July 26, 1990
- IESNA Standards
- NFPA 70, 2017 National Electric Code
- 2018 International Energy Conservation Code with local amendments.

End of Design Narrative

SHEET INDEX

EXISTING

- 2017 BOND IMPROVEMENT ILLUSTRATIVE
- EXISTING SITE PHOTOS

PROPOSED IMPROVEMENTS

- 100% DESIGN DEVELOPMENT DOCUMENTS





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dignowity lockwood park - 2022 bond

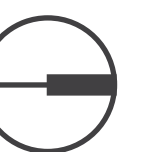
existing conditions / 2017 Bond
Improvements

san antonio, texas
city of san antonio
01/03/24

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existing historic structure to remain

Pole-top luminaire · Asymmetric wide beam · Single

BEGA

Application
Pole-top luminaire with asymmetric wide beam light distribution ideal for illuminating roads and pathways.

Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Mechanically captive stainless steel fasteners
High temperature silicone gasket
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 8.6lbs.
EPA (Effective projection area): 0.3 sq. ft.

Electrical
Operating voltage 120-277VAC
Minimum start temperature -30°C
LED module wattage 16.0W
System wattage 19.0W
Controllability 0-10V, TRIAC, and ELV dimmable
Color rendering index Ra > 80
Luminaire lumens 1855lm
LED service life (L70) 60000hrs

LED color temperature
4000K (K4)
3500K (K35)
3000K (K3)
2700K (K27)

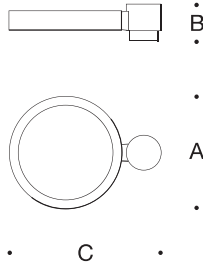
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
Black (BLK) Bronze (BRZ)
Silver (SLV) White (WHT)
RAL: CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
CUS Custom finish
MGU Marine grade undercoat
RAL RAL finish



Pole-top luminaire · Asymmetric wide beam · Single				
	LED	A	B	C
B99402	16.0W	11 7/8	3 7/8	16

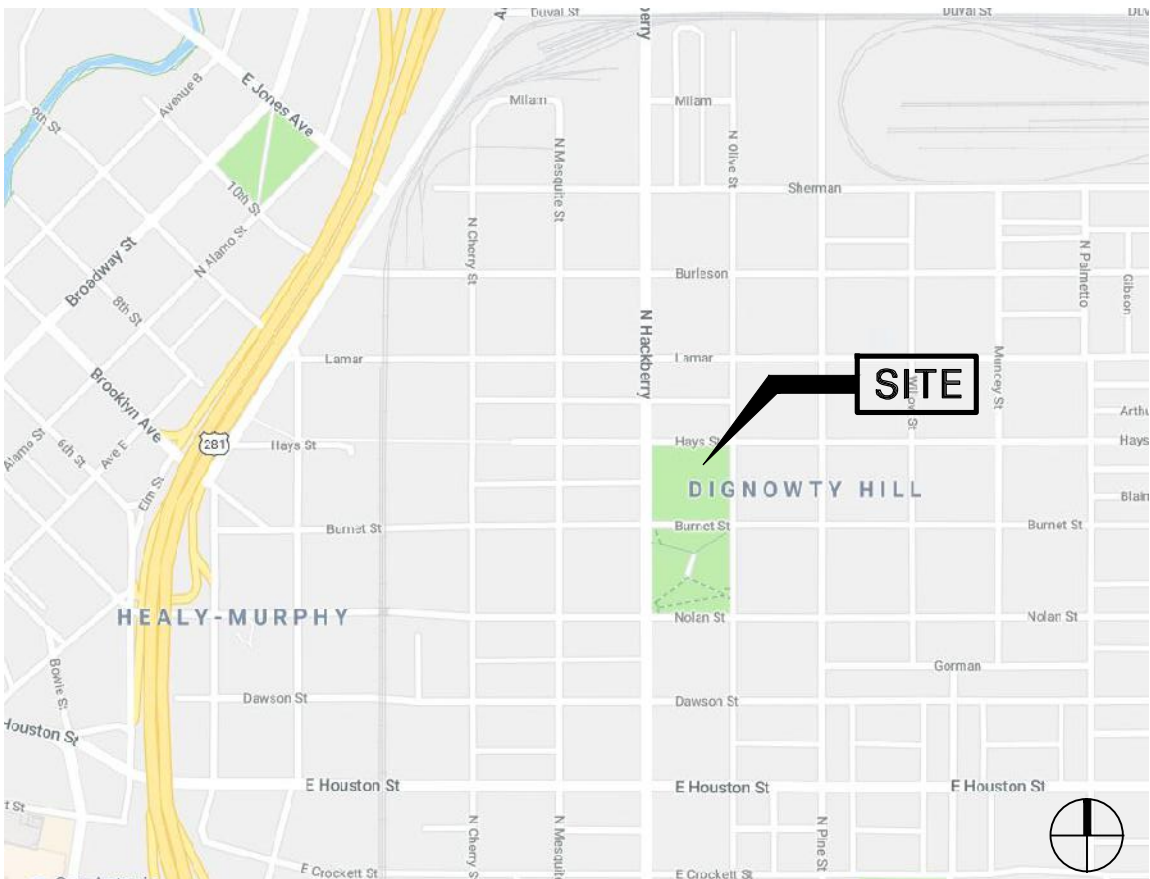
BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGANorth America. For the most current technical data, please refer to bega-us.com
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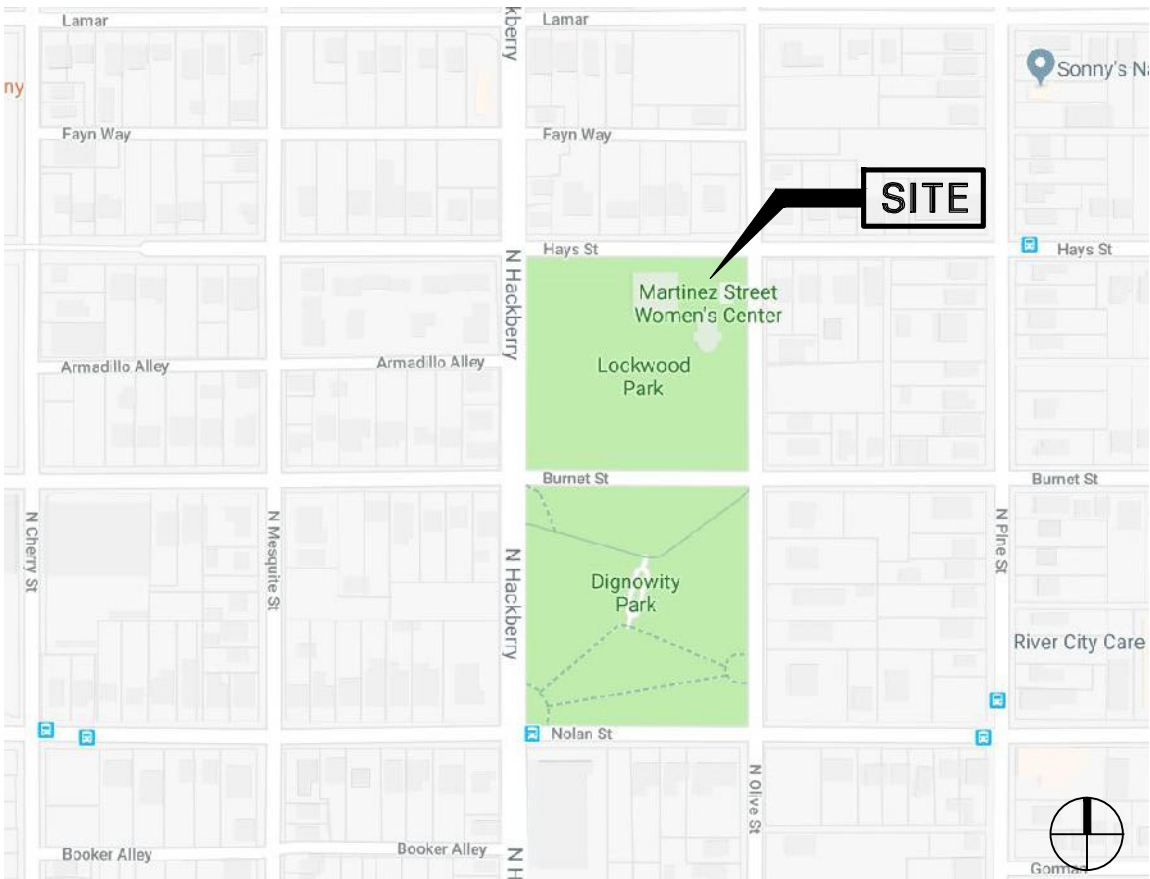
2022 BOND DESIGN DEVELOPMENT PACKAGE FOR: DIGNOWITY / LOCKWOOD PARK

San Antonio, Texas

VICINITY MAP



LOCATION MAP



A PROJECT BY

OWNER:
CITY OF SAN ANTONIO

CONTACT: SEAN DUNCAN
SAN ANTONIO, TEXAS
O: 210/207-2875

CIVIL ENGINEER:
WGI

CONTACT: JEREMY DOEGE
755 E MULBERRY AVE SUITE 501,
SAN ANTONIO, TEXAS 78212
O: 210/860-9224

CITY COUNCIL:
MAYOR
RON NIRENBERG

CITY COUNCIL
SU KH KAUR
JALEN MCKEE-RODRIGUEZ
PHYLLIS VIAGRAN
ADRIANA ROCHA GARCIA
TERI CASTILLO
MELISSA CABELLO HAVRDA
MARINA ALDERETE GAVITO
MANNY PELAEZ
JOHN COURAGE
MARC WHYTE

LANDSCAPE
ARCHITECT:
TBG PARTNERS
CONTACT: ELAINE KEARNEY
2101 MCCULLOUGH AVE, SUITE
115
SAN ANTONIO, TEXAS 78212
O: 210/366-9933

MEP:
CNG ENGINEERING

CONTACT: JERRY CABALLERO
1917 N. NEW BRAUNFELS AVE
#201
SAN ANTONIO, TEXAS 78208
O: 210/224-8841

ADMINISTRATION:
CITY MANAGER
ERIK WALSH

DIRECTOR OF PARKS
AND RECREATION
HOMER GARCIA III

DIRECTOR OF
TRANSPORTATION AND
CAPITOL IMPROVEMENTS
CATHERINE HERNANDEZ

PROJECT COORDINATOR
SEAN DUNCAN

INDEX OF SHEETS

Sheet List	
Sheet Number	Sheet Title
L000	COVER SHEET
L001	OVERALL KEY PLAN
L002	EXISTING UTILITIES PLAN
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L321	WATER FEATURE ENLARGEMENT
L322	PLAYGROUND DEMO ENLARGEMENT
L323	PLAYGROUND SHADE ENLARGEMENT
L331	SUN SHADE STUDY
L332	WATER FEATURE CUTSHEET
L333	WATER FEATURE CUTSHEETS
L334	WATER FEATURE PERSPECTIVES



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SUBMISSION

12/11/2024
Sarah Elaine Kearney #3109

project
DIGNOWITY
LOCKWOOD
PARK 2022
BOND

DESIGN DEVELOPMENT

COSA PARKS
San Antonio, TX

project number
S23023

issue date
12/11/2024

designed: AH, EK
drawn: AH, YJ, LG
reviewed: AH, EK

sheet title
cover sheet

sheet
L000



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dignowity lockwood park - 2022 bond

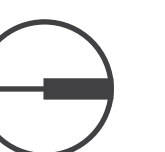
proposed water feature location

san antonio, texas
city of san antonio
01/03/24

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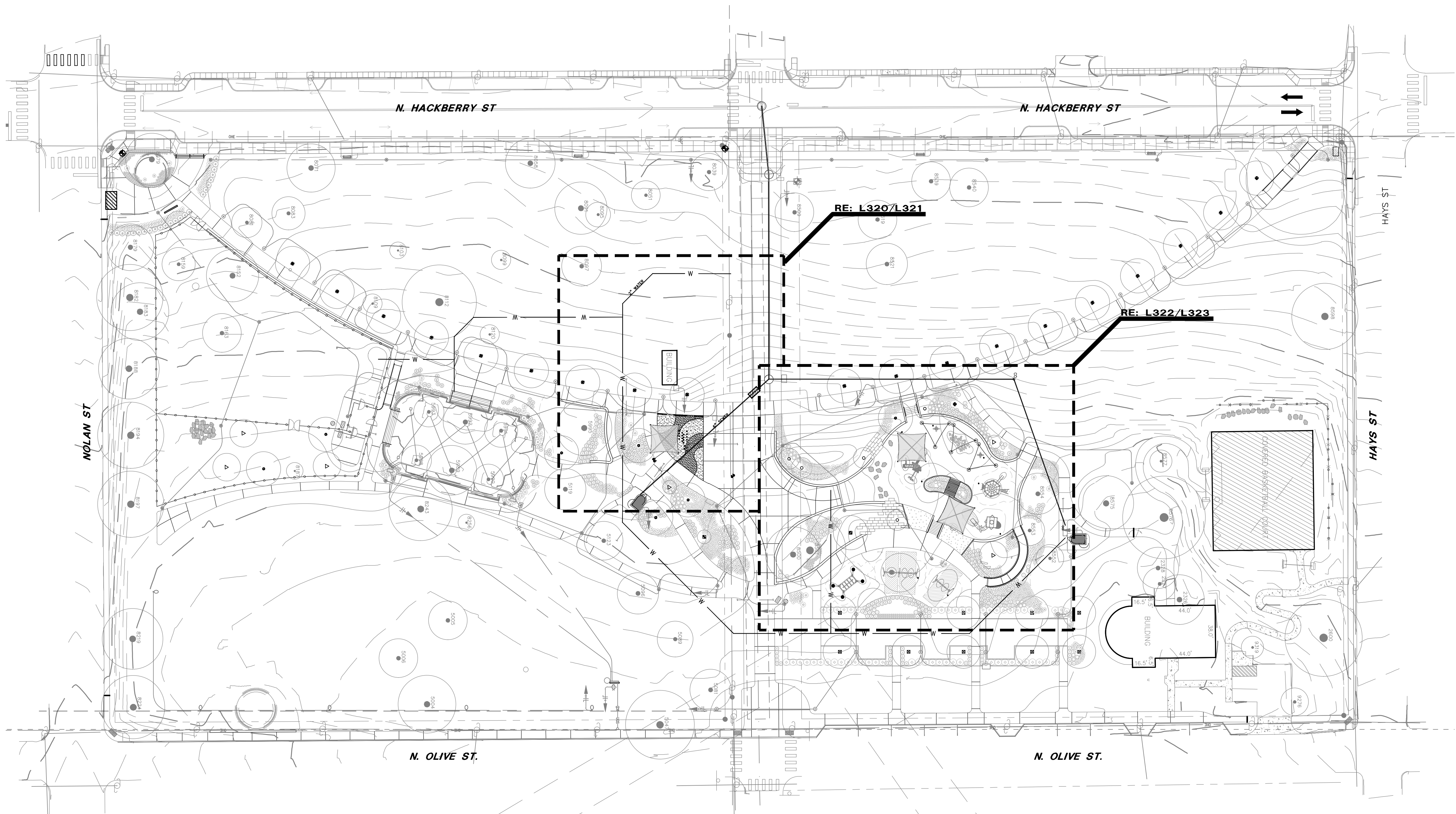
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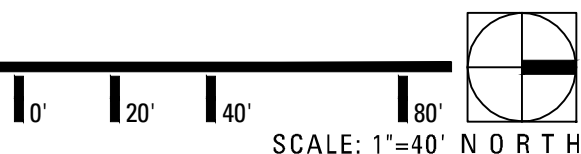
overall key
plan

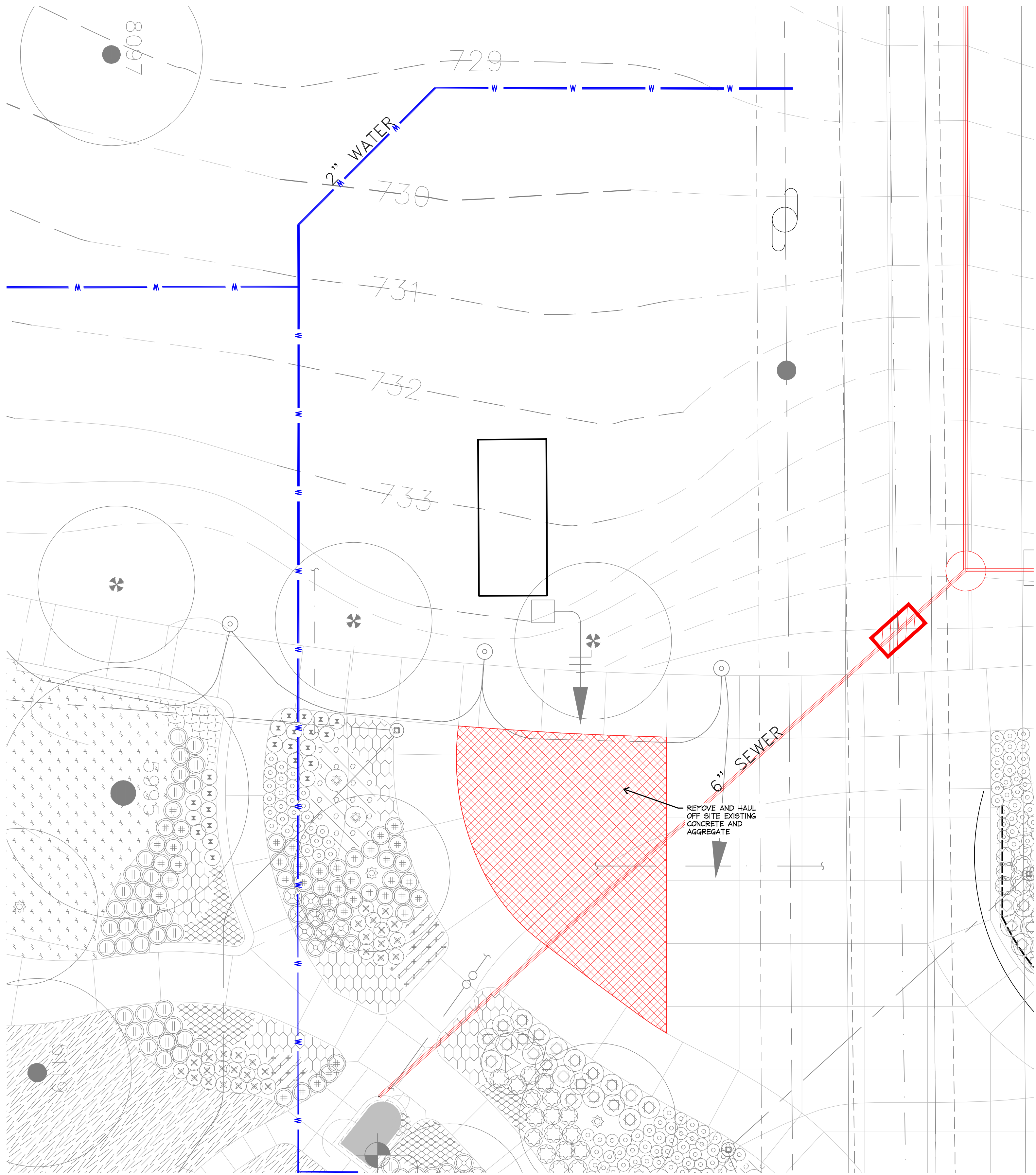
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L001



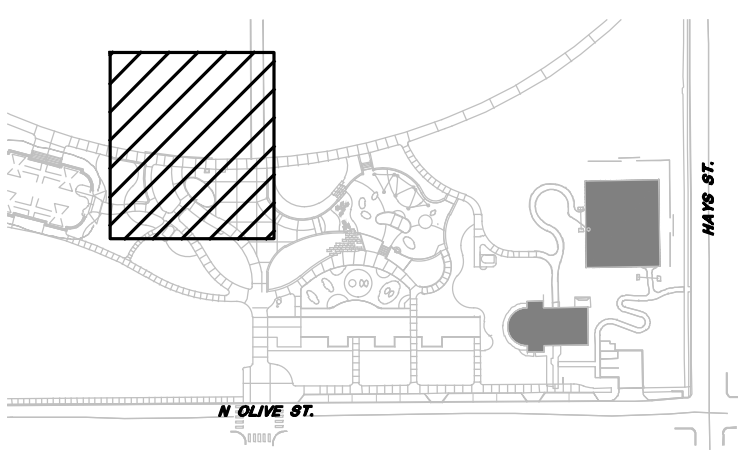
1 overall key plan





1 water feature demo
PLAN ENLARGEMENT

LEGEND
[Red hatched box] TO BE DEMOLISHED



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sheet title

**water feature
demo
enlargement**

sheet

L320



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reviewed: AH, EK

sheet title

existing utilities
plan

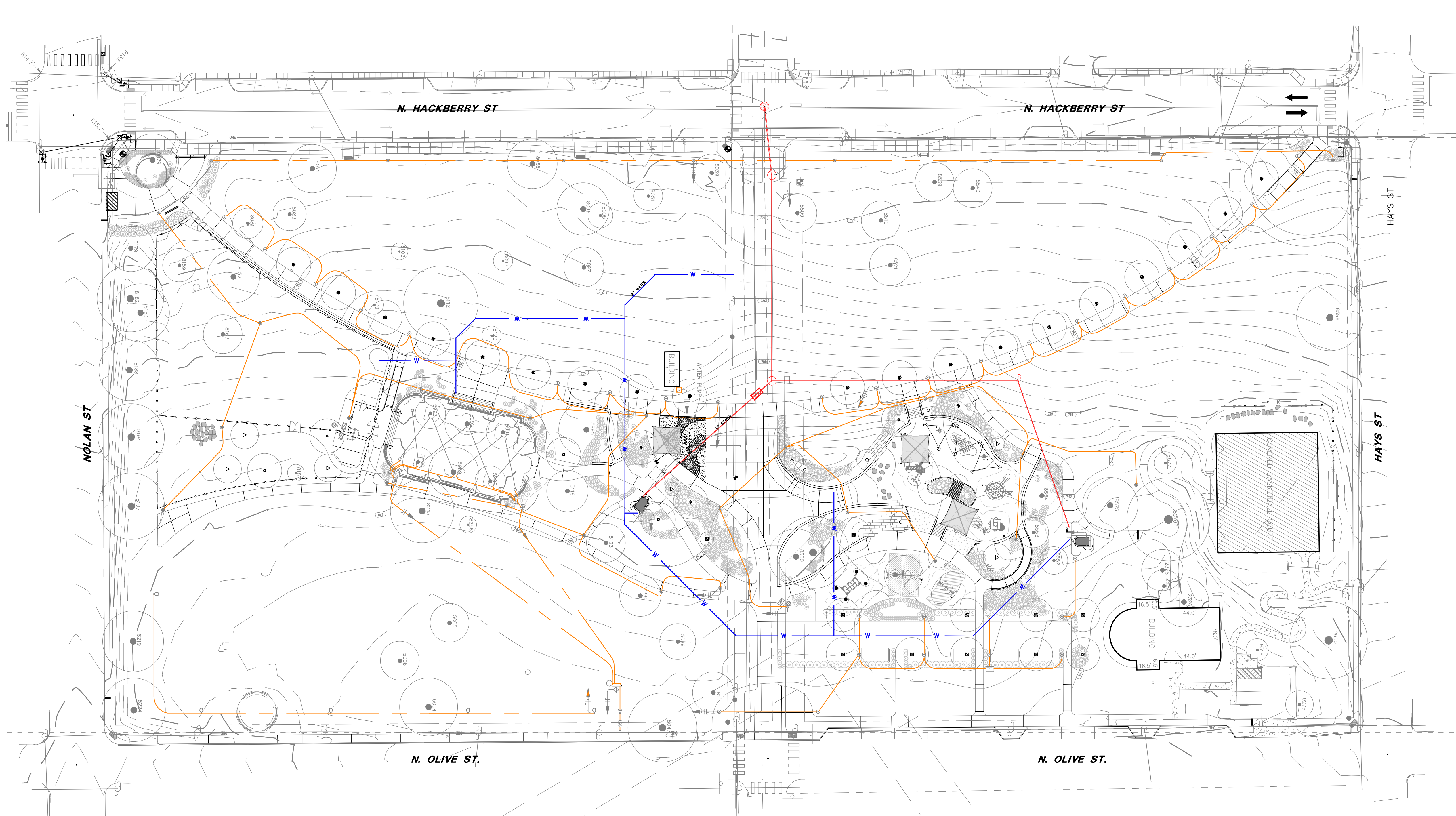
sheet

L002

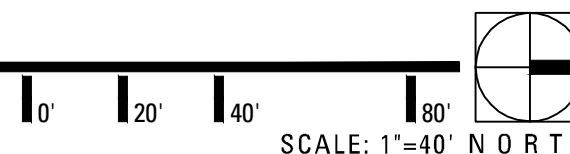
NOTES:

PLAN SHOWN FOR CONTEXT OF PLANNED IMPROVEMENTS
WITH 2017 BOND IMPROVEMENTS. CONTRACTOR SHALL
CONFIRM ALL UTILITY LOCATIONS PRIOR TO BEGINNING
WORK.

REFER TO CIVIL AND MEP ENGINEER DRAWINGS FOR
CONNECTION POINTS.



1 existing utilities plan



poles to have four fixtures each,
image shown below for general design intent



FLC230 LED GOBO PROJECTOR
Floodlights

we-ef



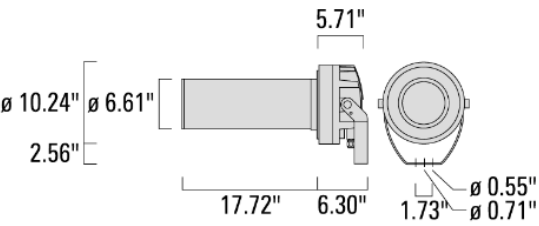
Description
Profile Projector [GP] for projection of gobos on a surface.

Spherical/triple flat convex lens system. Aperture angle ranges from 16.2-18.4°.

Gobo size B. Gobo outside diameter 86 mm, max printable area d = 60 mm. WE-EF recommends d = 48 mm.

IP66. Class I. IK07. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. Safety glass main lens. One cable gland, second gland for through wiring on request. PMMA LED lenses. Integral driver, thermally separated. LED boards can be removed for upgrading.

Specify product with 7 Digit product code - Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately.
Example: XXX-XXXX-9004 (Black)
+ XXX-XXXX (Accessory 1)



WE-EF LIGHTING USA, LLC
410-D Keystone Drive, 15086 Warrendale, PA 15086 - Phone: +1 724 742 0030
customersupport.usa@we-ef.com - <https://we-ef.com/us>
Subject to technical changes and errors. - Generated on 12/13/2024

IMAGES ARE SHOWN FOR CHARACTER OF DESIGN ELEMENTS ONLY. FINAL COLOR SELECTIONS, LOCATIONS, AND FEATURES TO BE COMPLETED IN CONSTRUCTION PHASE.



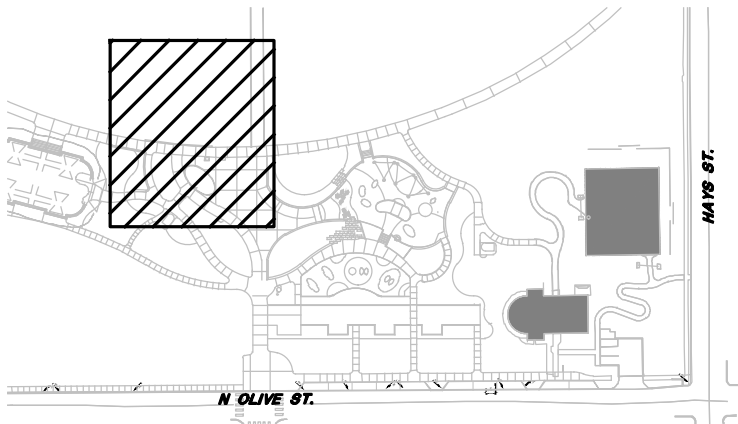
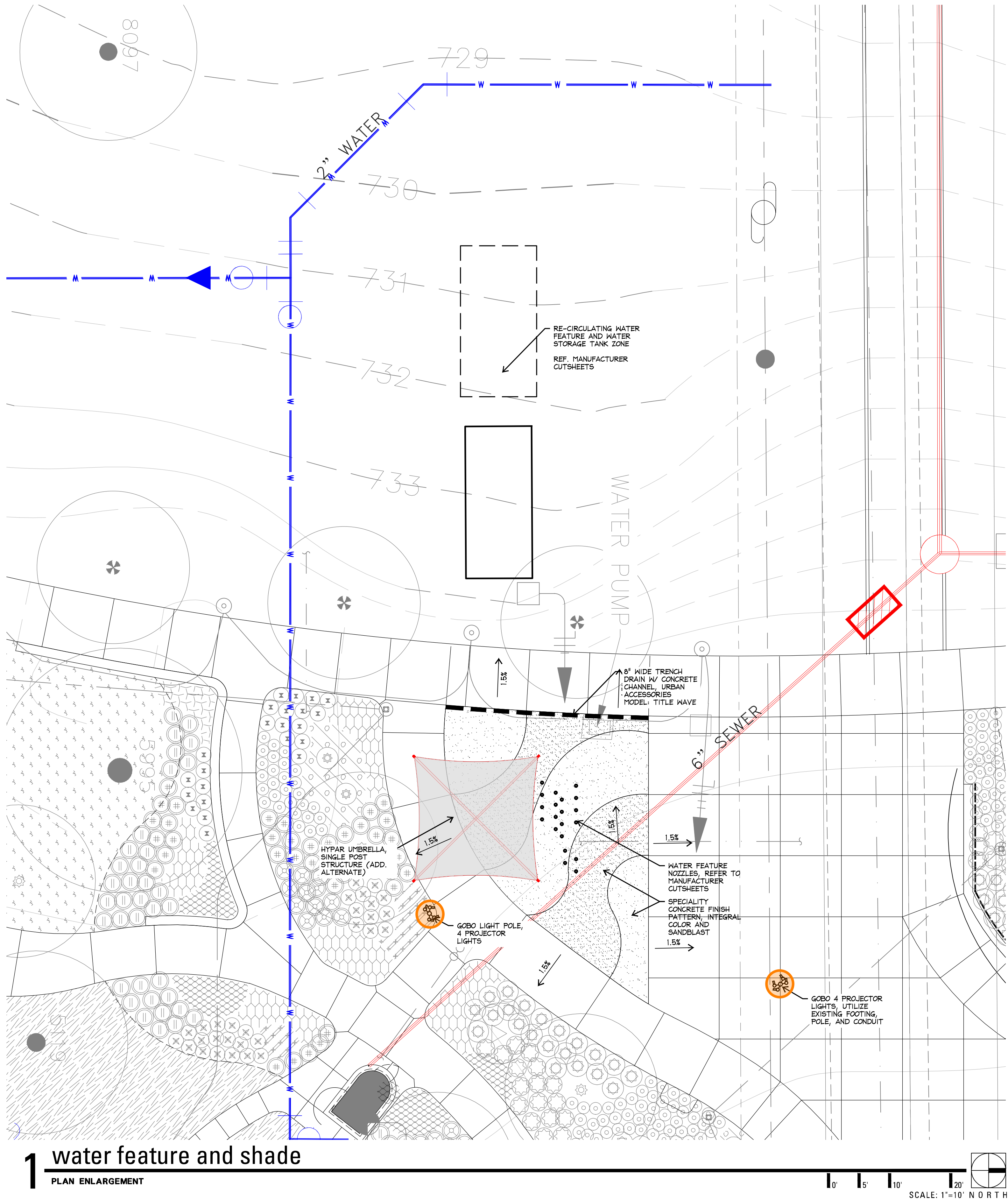
HYPAR UMBRELLA - SINGLE POST SHADE STRUCTURE
CONTACT: RAMON GARZA - KRAFTSMAN
MANUFACTURER: SUPERIOR SHADE



L1 GOBO LIGHTING
CONTACT:
MANUFACTURER: WE-EF



INTERACTIVE WATER FEATURE
CONTACT: RAMON GARZA - KRAFTSMAN



KEY MAP



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COSA PARKS
San Antonio, TX

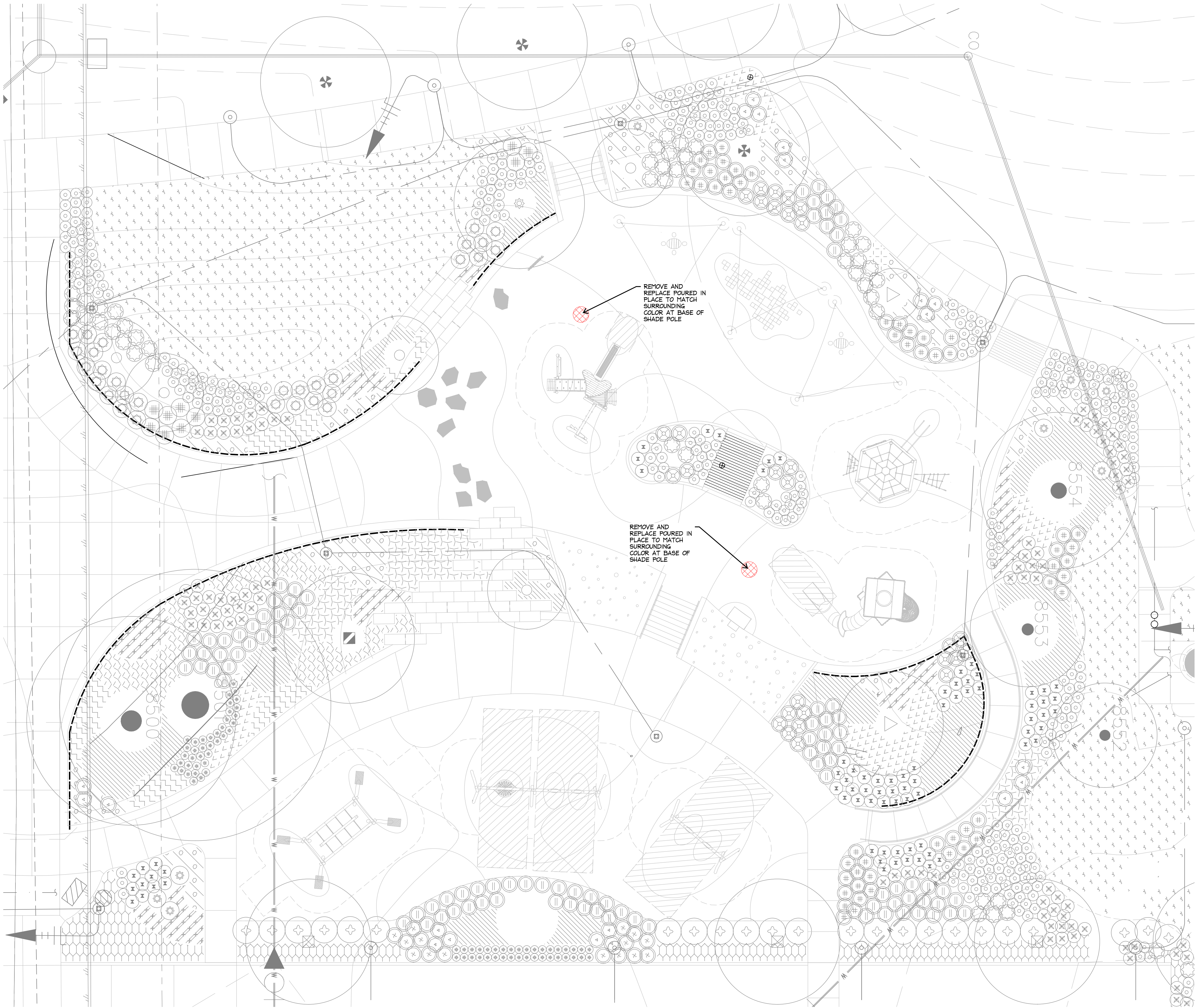
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sheet title
water feature
enlargement

sheet
L321



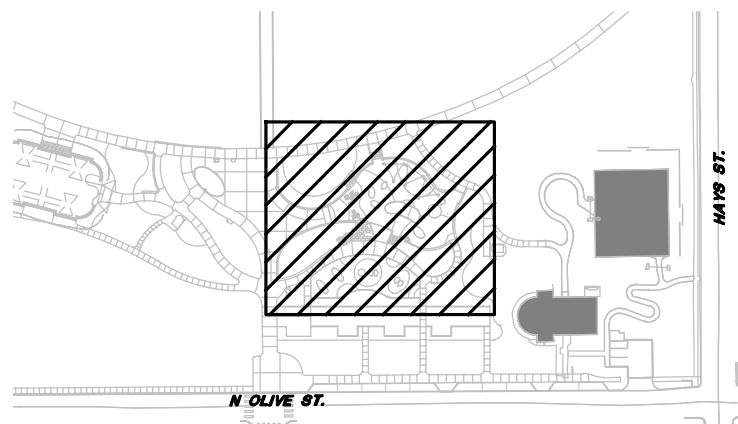
2 demo at playground

PLAN ENLARGEMENT

10' 5' 10' 20'
SCALE: 1"=10' N O R T H

LEGEND

 TO BE DEMOLISHED



KEY MAP



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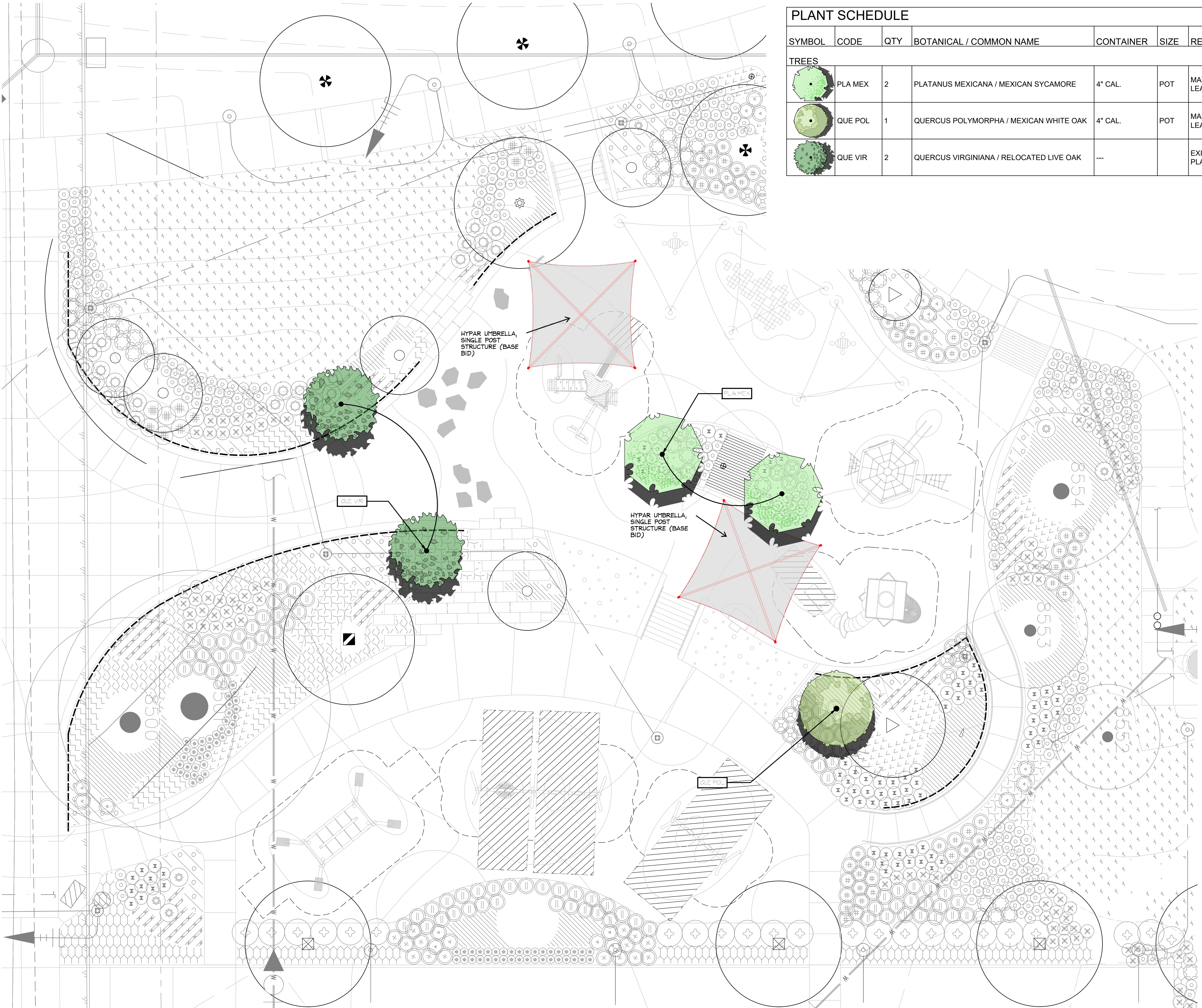
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sheet title

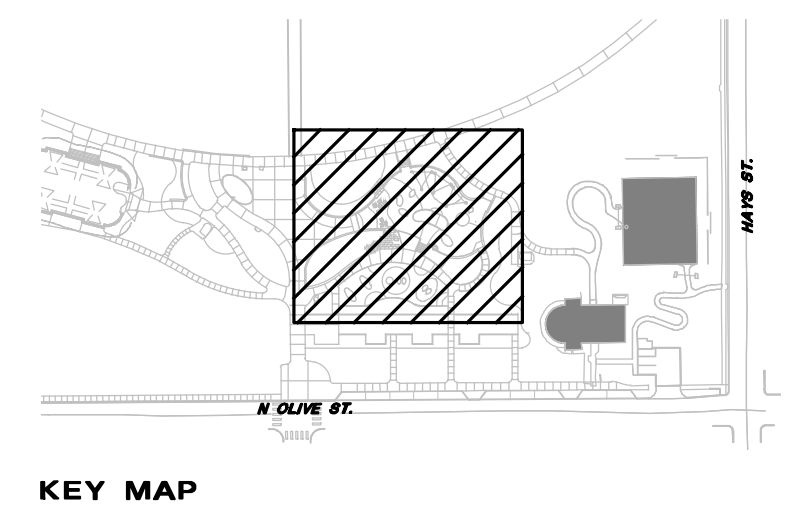
playground
demo
enlargement

sheet

L322



PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	REMARKS
TREES						
	PLA MEX	2	PLATANUS MEXICANA / MEXICAN SYCAMORE	4" CAL.	POT	MATCHED AND FULL, STRAIGHT CENTRAL LEADER. 20' HEIGHT AND 15' SPREAD
	QUE POL	1	QUERCUS POLYMORPHA / MEXICAN WHITE OAK	4" CAL.	POT	MATCHED AND FULL, STRAIGHT CENTRAL LEADER. 20' HEIGHT AND 15' SPREAD
	QUE VIR	2	QUERCUS VIRGINIANA / RELOCATED LIVE OAK	---		EXISTING TREE RELOCATED FROM BIOSWALE IN PLAYGROUND.





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project
DIGNOWITY
LOCKWOOD
PARK 2022
BOND

DESIGN DEVELOPMENT

project number
S23023

issue date
12/11/2024

designed: AH, EK
drawn: AH, YJ, LG
reviewed: AH, EK

sheet title
playground
shade
enlargement

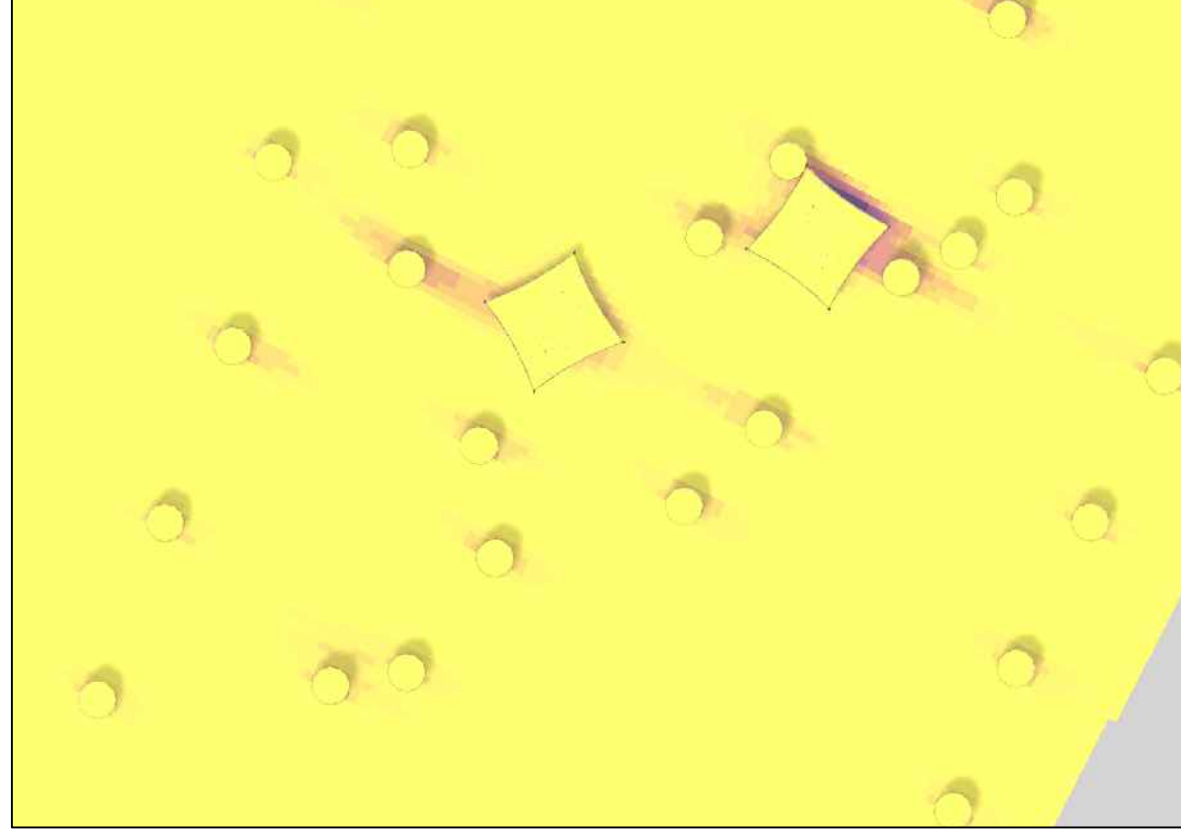
sheet
L323

1

OPTION 1

NOT TO SCALE

APRIL 21ST



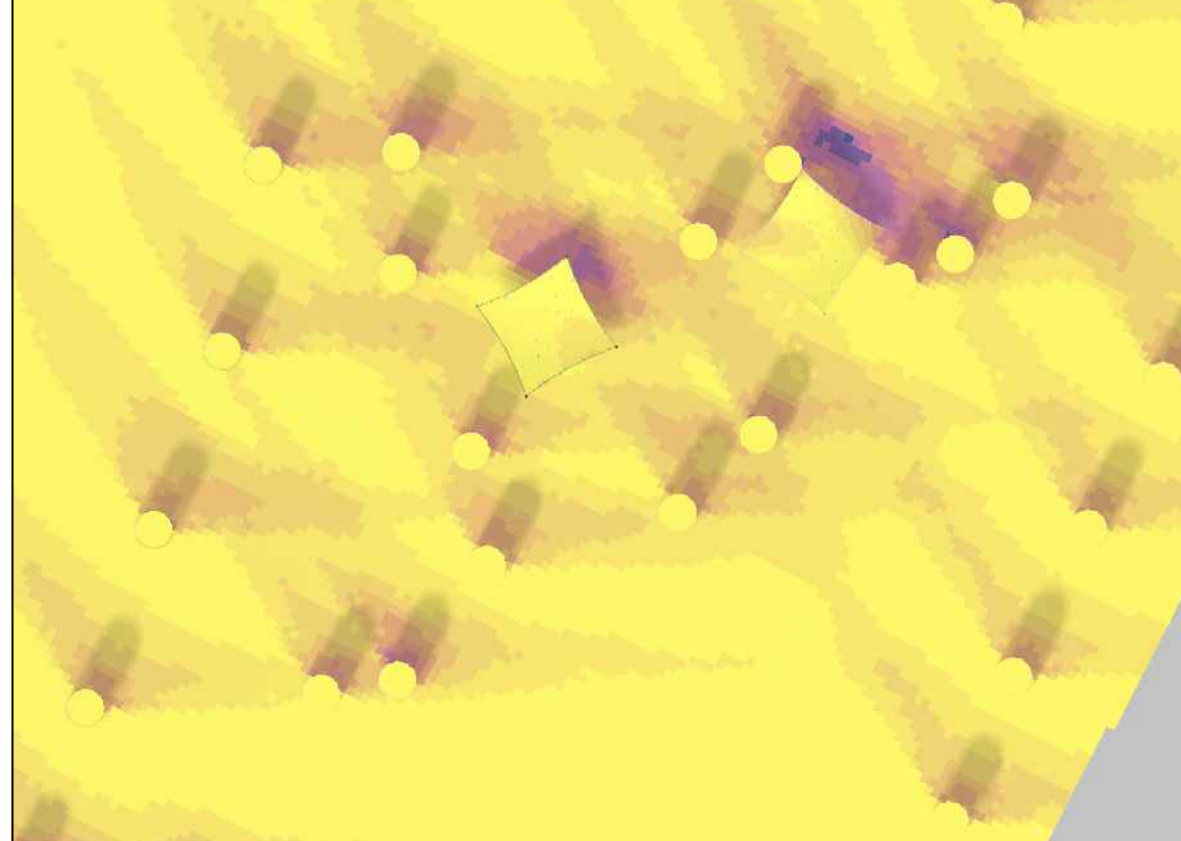
JUNE 21ST



AUGUST 21ST



DECEMBER 21ST



2

OPTION 2

NOT TO SCALE

APRIL 21ST



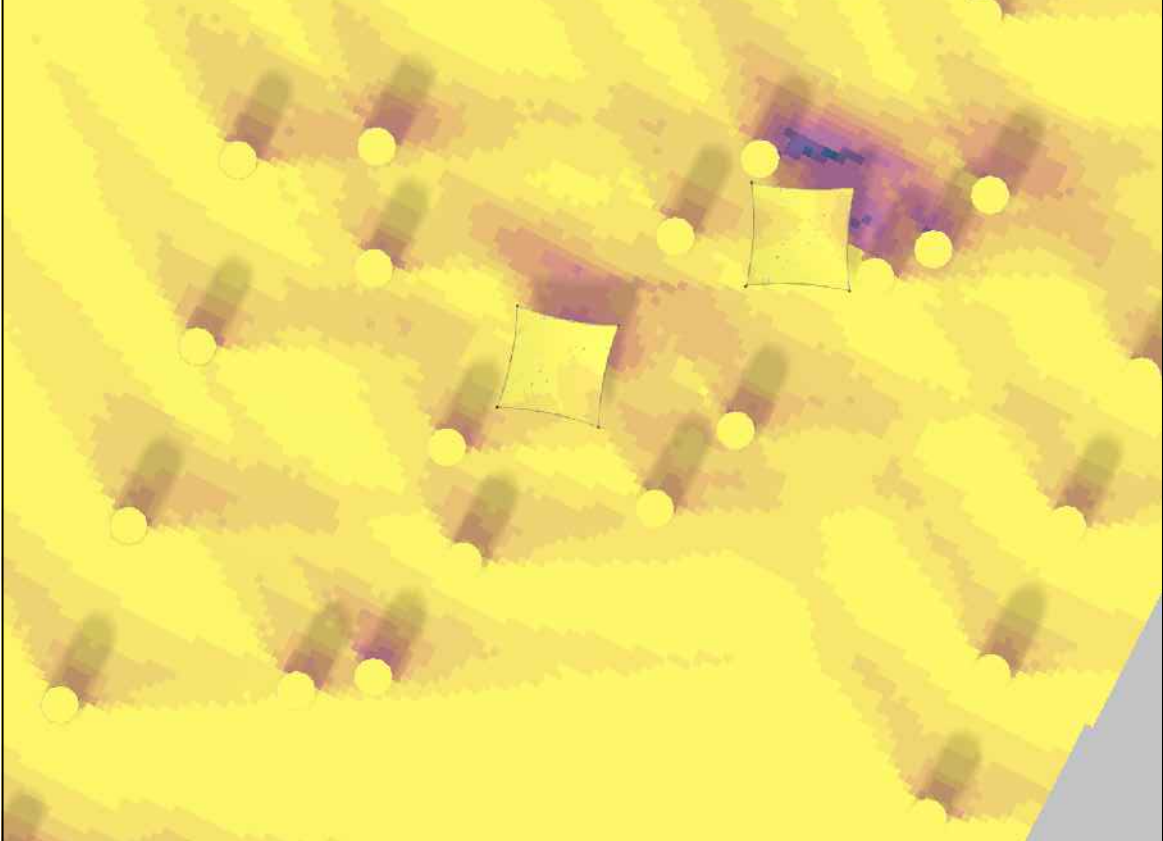
JUNE 21ST



AUGUST 21ST



DECEMBER 21ST



3

OPTION 3

NOT TO SCALE

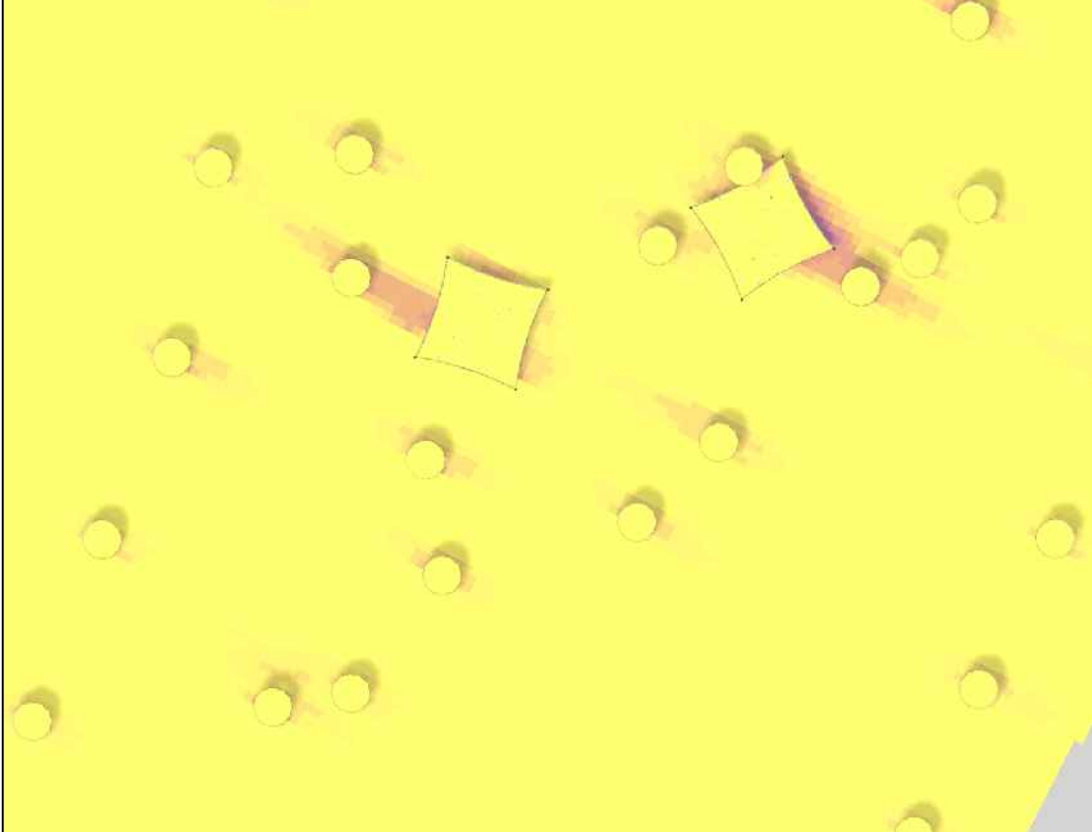
APRIL 21ST



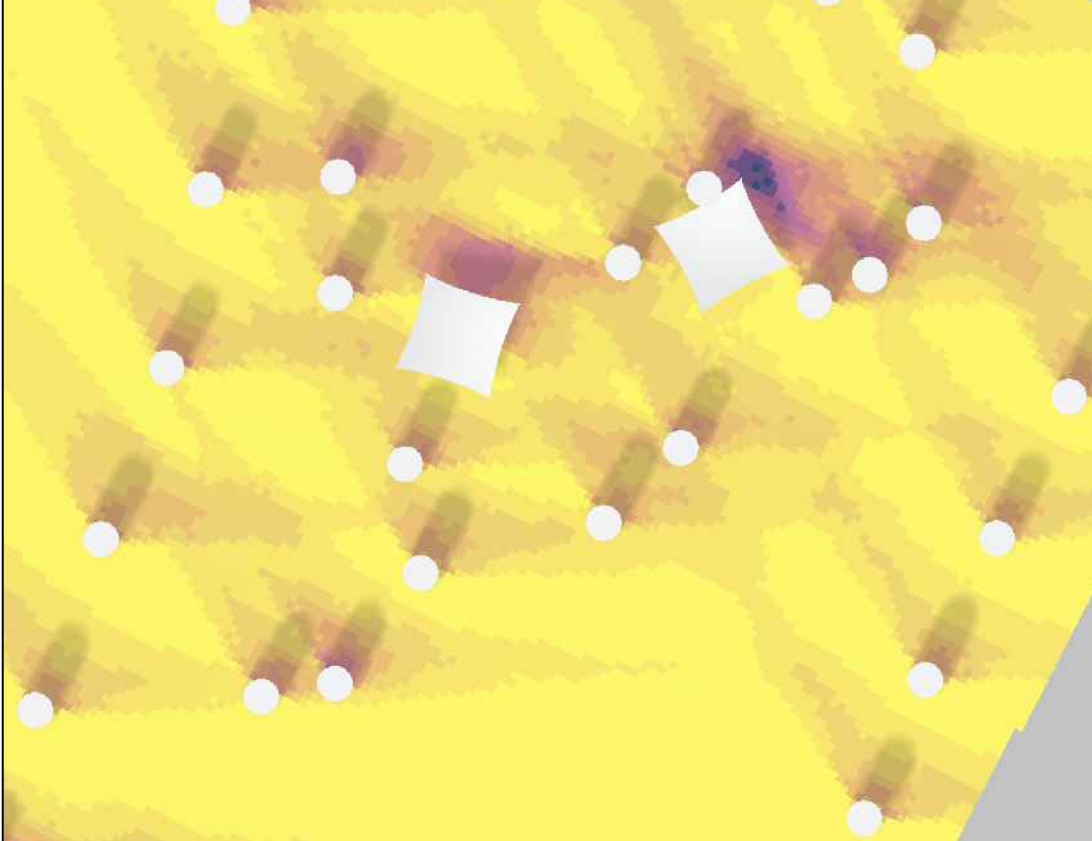
JUNE 21ST



AUGUST 21ST



DECEMBER 21ST



TBG

landscape architects, planners & designers

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suite 110
san antonio, tx 78212

[210] 366-9933

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PERMITTING OR CONSTRUCTION.

HDRC
SUBMISSION

12/11/2024
Sarah Elaine Kearney #3109

project
DIGNOWITY
LOCKWOOD
PARK 2022
BOND

DESIGN DEVELOPMENT

COSA PARKS
San Antonio, TX

project number
S23023

issue date
12/11/2024

designed: AH, EK
drawn: AH, YJ, LG
reviewed: AH, EK

sheet title
sun shade study

sheet
L331

NOT TO SCALE



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San Antonio, TX

project number
S23023

issue date
12/11/2024

designed: AH, EK
drawn: AH, YJ, LG
reviewed: AH, EK

sheet title

water feature
cutsheet

sheet

L332

LEGEND		
○	DESCRIPTION	QTY
1	Proposed SplashPark	786 SF
2	Proposed 20'x20'x10' Hypar Umbrella. Total post height: 10.5'. Refer to landscape architect for color and orientation.	1
3	Proposed Cabinet 96"H x 120"W x 180"D	1
4	Proposed 6000 Gal. Holding Tank	1
5	Existing deck to be removed	1526 SF



PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



Lockwood-Dignowity Park SplashPark
San Antonio, TX

Project 21965
Option 3

Sheet
K.1.1

Designer
MZB

Date
07.29.2024

Drawing Name
KPS-21965-3

View
Site Plan

Sales Rep.
Ramon Garza

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12/11/2024
Sarah Elaine Kearney #3109

project
DIGNOWITY
LOCKWOOD
PARK 2022
BOND

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San Antonio, TX

project number
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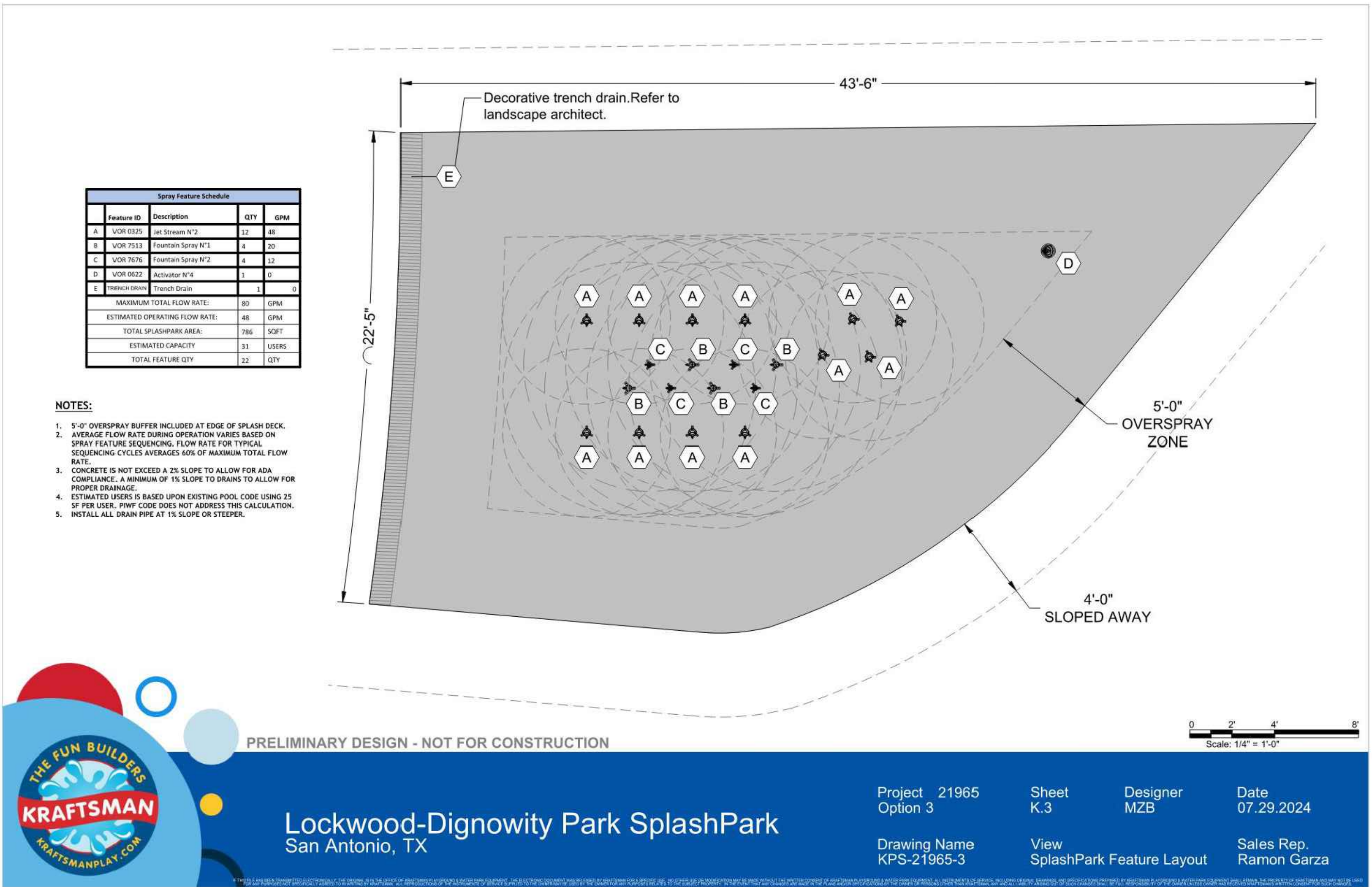
designed: AH, EK
drawn: AH, YJ, LG
reviewed: AH, EK

sheet title

water feature
cutsheets

sheet

L333





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12/11/2024
Sarah Elaine Kearney #3109

project
**DIGNOWITY
LOCKWOOD
PARK 2022
BOND**

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COSA PARKS
San Antonio, TX

project number
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issue date
12/11/2024

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reviewed: AH, EK

sheet title
**water feature
perspectives**

sheet
L334



add alternate shade structure at water feature, not in base design, typ.