

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2025

HDRC CASE NO: 2023-475
ADDRESS: 222 S ALAMO ST
LEGAL DESCRIPTION: NCB 13814 (HEMISFAIR - NORTHWEST QUADRANT), BLOCK 3
LOT N IRR 218.54FT OF 18 *****LEASEHOLD ACCT*****
ZONING: D, H, RIO-3, Public Property
CITY COUNCIL DIST.: 1
DISTRICT: Hemisfair Historic District
APPLICANT: Michael Monceaux/Overland Partners
OWNER: Greg Hale/ZACHRY PARK HOTEL QOZB LLC
TYPE OF WORK: Amendment to the previously approved design and stipulation of approval
regarding the screening of rooftop mechanical equipment
APPLICATION RECEIVED: October 02, 2024
60-DAY REVIEW: December 01, 2024 (Postponed to January 15)
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness to amend the previously approved design and stipulation of approval regarding the screening of rooftop mechanical equipment.

APPLICABLE CITATIONS:

Unified Development Code, Section 35-673, Site Design Standards

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river.

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

Downtown Design Guide, Chapter 7, Architectural Detail

I.2. Mechanical equipment should be either screened from public view or the equipment itself should be integrated with the architectural design of the building.

I.3. Penthouses should be integrated with the building's architecture, and not appear as foreign structures unrelated to the building they serve.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness to amend the previously approved design and stipulation of approval regarding the screening of rooftop mechanical equipment.
- b. PREVIOUS APPROVAL – The construction of a 17-story hotel tower was approved by the Historic and Design Review Commission on December 20, 2023, with the following stipulations:
 - i. That a field mockup with specified materials be created and shared with staff for review and confirmation that materials comply with the UDC.
 - ii. That no curb cut exceed twenty-five (25) feet in width, and that each curb cut and approach be installed in a manner that does not result in a grade change in the pedestrian path. Should a curb cut exceed twenty-five feet in width, additional hardscaping elements should be incorporated into the design to promote safe pedestrian travel across cut cuts and aprons. One, uniform grade height across all curb cuts should also be considered.

- iii. That all landscaping elements complement those of Source Plaza. Revisions or changes to landscaping elements are to be submitted to OHP staff for review and approval.
- iv. That all future outdoor and site furniture be submitted to OHP staff for review and approval prior to installation. All furniture is to be consistent with the UDC Section 35-673(i).
- v. That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.
- vi. That that all GFRC panels should limited to upper levels in favor of more durable materials and finishes at the street level.
- vii. Archaeology – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

Stipulations of approval have all been addressed with the exception of stipulation v, the screening of mechanical equipment with architectural building elements.

- c. DESIGN REVIEW COMMITTEE – The review of an alternative to an architectural rooftop screening element was reviewed by the Design Review Committee on October 29, 2024. At that meeting, Committee members noted concern regarding the lack of screening and requested additional information regarding how unscreened mechanical equipment would impact current views from various locations in the immediate vicinity. This request was reviewed a second time by the Design Review Committee on November 12, 2024. At that meeting, Commissioners each recommended that a screening element be designed to screen rooftop mechanical equipment.
- d. MECHANICAL EQUIPMENT – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. During the review for final approval, OHP staff found that that all mechanical and service equipment should be screened and their screening elements be integrated into the design of the site and building, as required by the UDC. This was to include roof level equipment. Staff finds that if the applicant is not able to construct a rooftop screening element, regardless of reason, that alternative solutions should be explored and proposed. Staff finds that leaving rooftop equipment unscreened to be inconsistent with the UDC.

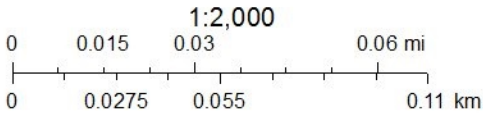
RECOMMENDATION:

Staff recommends the applicant either install an architectural screening element as previously recommended and approval, or that the applicant explore and propose an alternative solution that results in rooftop mechanical equipment being screened, resulting in visually unobstructive rooftop elements.

City of San Antonio One Stop



December 15, 2023





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

Historic and Design Review Commission
Design Review Committee Report

DATE: August 16, 2024

HDRC Case #:

Address: 222 S Alamo

Meeting Location:

APPLICANT: Michael Monceaux

DRC Members present: Jeff Fetzer, Monica Savino

Staff Present: Edward Hall, Cory Edwards

Others present:

REQUEST: Review of current mechanical screening measures

COMMENTS/CONCERNS:

OHP: Overview of request for meeting (mechanical equipment screening)

MM: Overview of process to screen mechanical equipment. Lower screening element overview. Rooftop equipment overview (height, size, etc.). Direct outside air unit is the largest unit on the roof.

MM: General overview of sightlines and views shown in presentation. Equipment cannot be seen from Civic Park or Source Plaza.

MM: Equipment could be visible near Bridge Hall.

JF: Questions regarding viewing angles from adjacent buildings (Hilton). MM: A change in elevation would increase the views over what would be seen from the street level.

JF: Questions regarding the potential installation of a screen at the rooftop level.

MM: A screening wall would be pronounced and close to the edge. Screening would be more visible than the equipment itself.

JF: Question regarding section – how tall is the tallest piece of equipment above the parapet wall? MM: Approximately 12 feet.

JF: Would it be possible to incorporate public art of a mural to diminish the impact of a blank, gray wall? MM: It has not been explored.

MS: Feels that the elevations at the pool level should be more detailed to express the penthouse as another floor instead of a screen wall. MM: The location is being explored for signage, but articulation is a good point. Has not been fully explored.

MS: The equipment should be screened in a way that is intentional. Is there a way to add screening that expresses design elements from other places on the facade.

JF: The tower has strong vertical design elements. Something that picks up on those design ideas could be closely mounted to the face of the equipment to provide shadows and depth could break up the mass of the equipment.

OVERALL COMMENTS:



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

Historic and Design Review Commission
Design Review Committee Report

DATE: October 29, 2024

HDRC Case #: 2023-475

Address: 222 S Alamo

Meeting Location: Webex

APPLICANT: Michael Monceaux/Overland

DRC Members present: Jeff Fetzer, Monica Savino, Karen Burgard

Staff Present: Edward Hall, Cory Edwards

Others present:

REQUEST: Amendment to a previously approved design regarding the screening of rooftop mechanical equipment

COMMENTS/CONCERNS:

MM: Overview of current request and screening update. Overview of previous screening efforts.

MM: Previous screening proposal (a vertical screen) was not accepted by the general contractor and owner; financial restrictions.

JF: How far away can the elements be seen? MM: At 500' perimeter, the top of equipment can be seen.

MS: What is the main reasoning behind not incorporating a vertical screen? MM: Both aesthetic and financial.

MS: Was mechanical screening considered during design?

MS: Has a design other than a vertical screen been explored? Could the roof edge grow and the spine increase to create a deeper recess at the equipment?

JF: Will equipment be visible from the adjacent Palacio del Rio?

JF: Could screening on the outside curve only be accomplished to screen the equipment from the Palacio del Rio?

JF: Could views from the Palacio's ballroom be provided to determine what will be seen? Is there a way to screen some or all of the equipment from the ballroom's view?

OVERALL COMMENTS:



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

Historic and Design Review Commission
Design Review Committee Report

DATE: November 12, 2024

HDRC Case #: 2023-475

Address: 222 S Alamo

Meeting Location: Webex

APPLICANT: Michael Monceaux / Overland

DRC Members present: Monica Savino, Roland Mazuca, Jimmy Cervantes, Jason Vasquez

Staff Present: Edward Hall

Others present: Anne Stack / Overland, Barbara Warren / Overland

REQUEST: The applicant is requesting a Certificate of Appropriateness to amend the previously approved design and stipulation of approval regarding the screening of rooftop mechanical equipment.

COMMENTS/CONCERNS:

MM: Overview of past screening efforts, previous exploration of screening and perspective locations of where equipment will be visible.

MM: Equipment would be seen from Palacio del Rio ballroom and other elevated perspectives. Will be obscured and not visible from other lower or street level perspectives.

MS: Is the case against additional screening primarily financial? MM: Yes

RM: Has a perimeter screening element been considered on one side only (where visible from more prominent locations)?

JV: The rooftop equipment should be screened.

JC: Could the screening element be designed to be removable to allow for maintenance access.

OVERALL COMMENTS:

HEMISFAIR HOTEL

222 S. ALAMO

HDRC PACKAGE | JANUARY 2025

2023-475

AERIAL FROM THE PARK



OVERLAND

WP VISIONS LLC

HEMISFAIR HOTEL | HDRC PACKAGE | JANUARY 2025

Paul Whitehead 22

AERIAL FROM SOUTH ALAMO



OVERLAND

WPVISIONS LLC

HEMISFAIR HOTEL | HDRC PACKAGE | JANUARY 2025

FROM LA VILLITA CONNECTION



OVERLAND

HEMISFAIR HOTEL - MICRO JACKSONS - JANUARY 2025

FROM IN THE PARK



OVERLAND

HEMISFAIR HOTEL | HDRC PACKAGE | JANUARY 2025

WP VISIONS LLC

HOTEL ILLUSTRATIVE SITE PLAN



OVERLAND



RECOMMENDATION v | HOTEL DESIGN | VIEW LOCATIONS AND DISTANCES FROM HOTEL

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to OHP for review and approval. Equipment to be visually unobtrusive and should be integrated into the design.

THE WHITE DOTS ON THE PLAN TO THE RIGHT, NOTE THE APPROXIMATE LOCATIONS OF THE FOLLOWING VIEWS OF THE HOTEL FROM GROUND LEVEL.



RECOMMENDATION v | HOTEL DESIGN | EQUIPMENT VIEWED FROM GROUND LEVEL AROUND THE SURROUNDING AREA

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



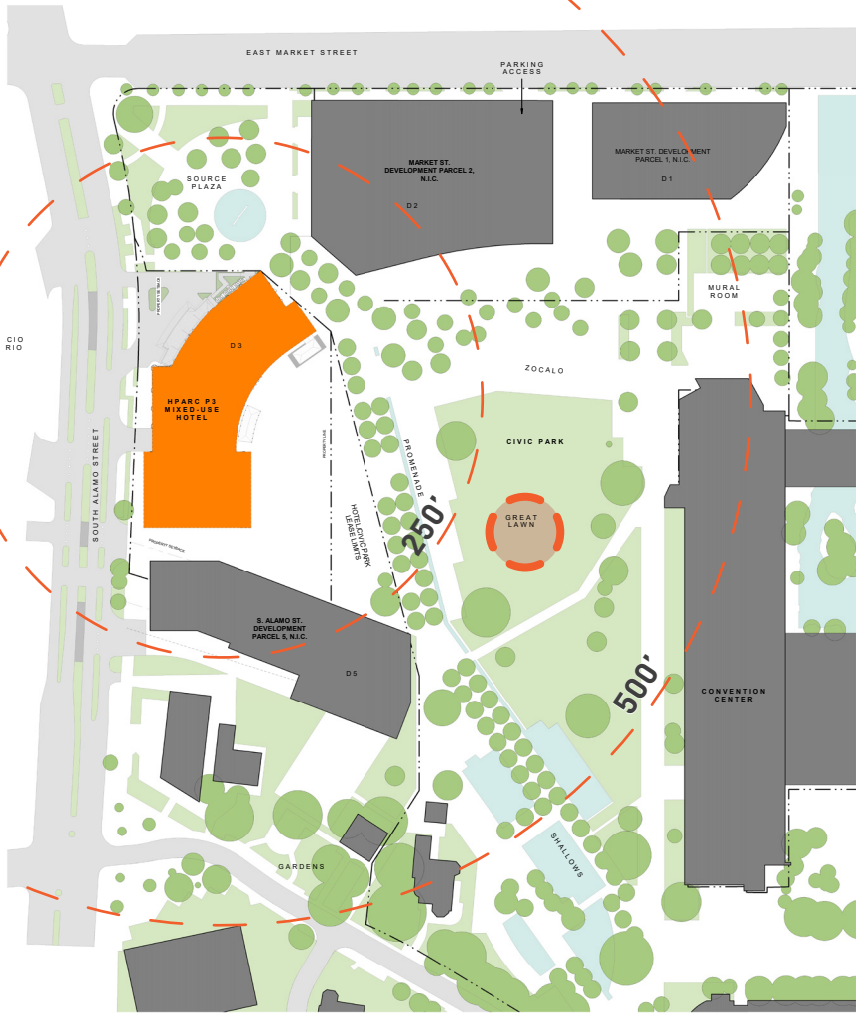
MECHANICAL SCREEN AT POOL LEVEL



VIEW SHED 1 - SOUTH

RECOMMENDATION v | HOTEL DESIGN | EQUIPMENT VIEWED FROM GROUND LEVEL AROUND THE SURROUNDING AREA

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



VIEW SHED 2 - EAST

RECOMMENDATION v | HOTEL DESIGN | EQUIPMENT VIEWED FROM GROUND LEVEL AROUND THE SURROUNDING AREA

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



VIEW SHED 3 - NORTH

RECOMMENDATION v | HOTEL DESIGN | EQUIPMENT VIEWED FROM GROUND LEVEL AROUND THE SURROUNDING AREA

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



VIEW SHED 5 - EAST NEAR THE EDGE OF THE D1 PARCEL

RECOMMENDATION v | HOTEL DESIGN | EQUIPMENT VIEWED FROM GROUND LEVEL AROUND THE SURROUNDING AREA

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



OVERLAND



VIEW SHED 4 - NORTH NEAR THE TORCH OF FRIENDSHIP

RECOMMENDATION v | HOTEL DESIGN | EQUIPMENT VIEWED FROM GROUND LEVEL AROUND THE SURROUNDING AREA

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



VIEW SHED 7 - SOUTH AT E. NUEVA ST TRAFFIC LIGHTS

RECOMMENDATION v | HOTEL DESIGN | EQUIPMENT VIEWED FROM GROUND LEVEL AROUND THE SURROUNDING AREA

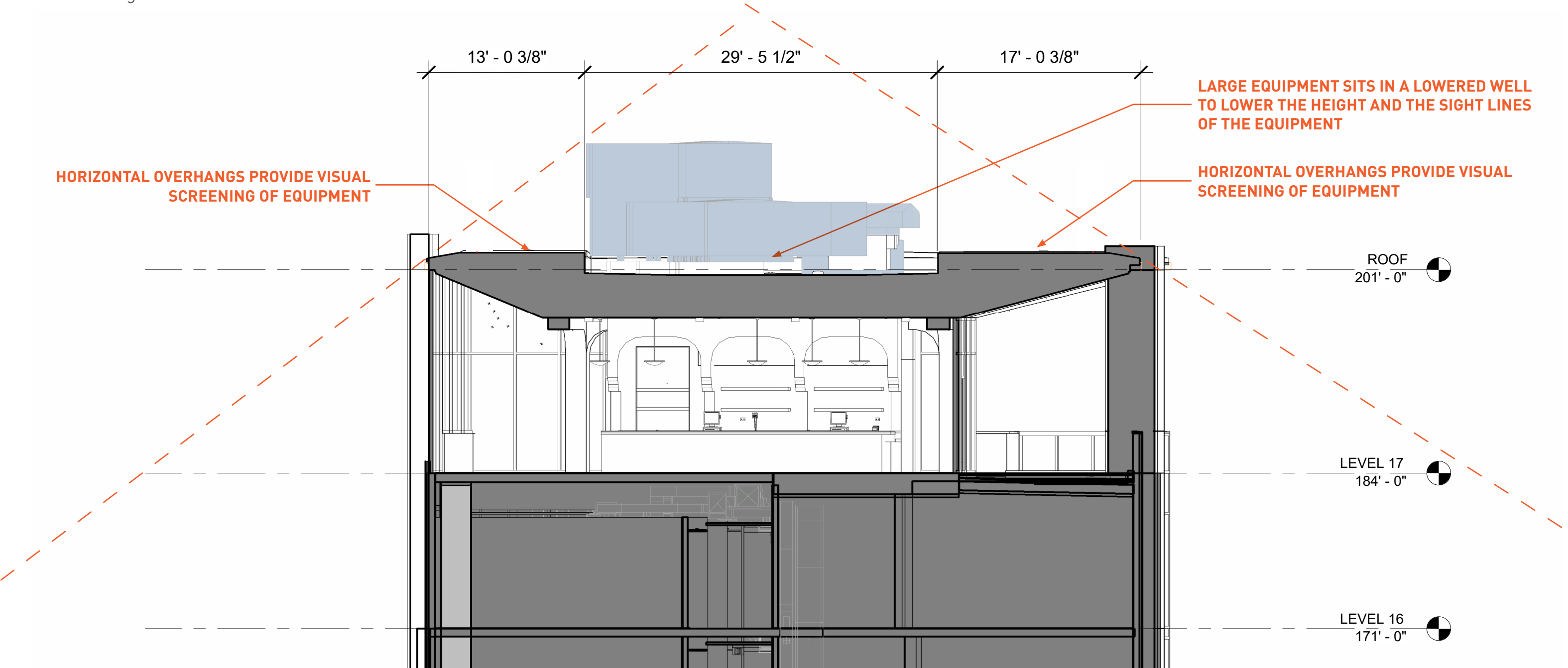
That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



VIEW SHED 6 - SOUTHEAST NEAR THE BRIDGE HALL

RECOMMENDATION v | HOTEL DESIGN | DESIGN SCREENS EQUIPMENT THROUGH GEOMETRY, CREATING A WELL FOR EQUIPMENT, AND SIGHT LINES

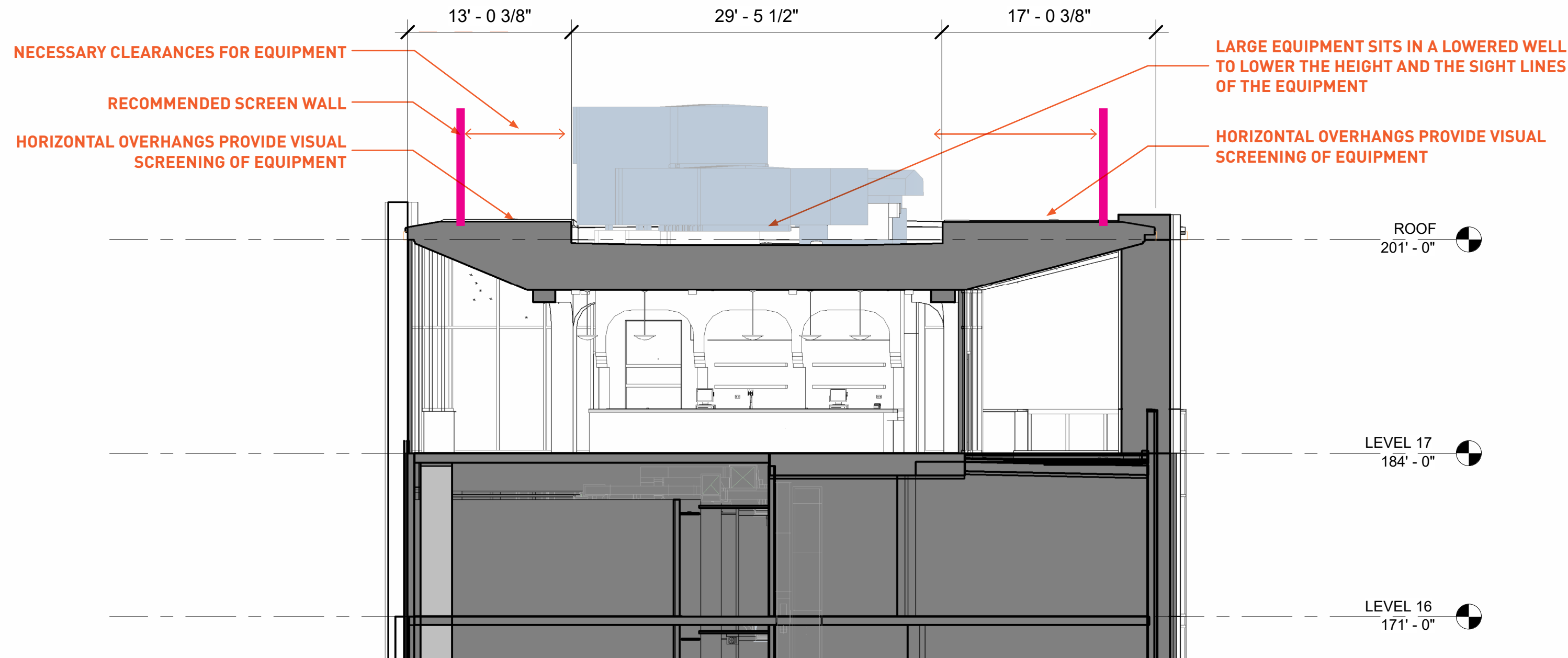
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j. MECHANICAL EQUIPMENT – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact in the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. Staff finds that all mechanical and service equipment should be screened and integrated into the design of the site and building, as required by the UDC. This includes all roof level equipment. A roof level screening element should be designed and submitted to for review and approval.

RECOMMENDATION v | HPARC CONCERN WITH THE VIEW FROM PALACIO BALLROOM | STUDY ADDING A PHYSICAL SCREEN ELEMENT

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to OHP for review and approval. Equipment to be visually unobtrusive and should be integrated into the design.



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RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | NO SCREEN

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



AERIAL VIEW

RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | WITH SCREEN

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



AERIAL VIEW WITH SCREEN

RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | VIEW LOCATIONS

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to OHP for review and approval. Equipment to be visually unobtrusive and should be integrated into the design.

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RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | NO SCREEN

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



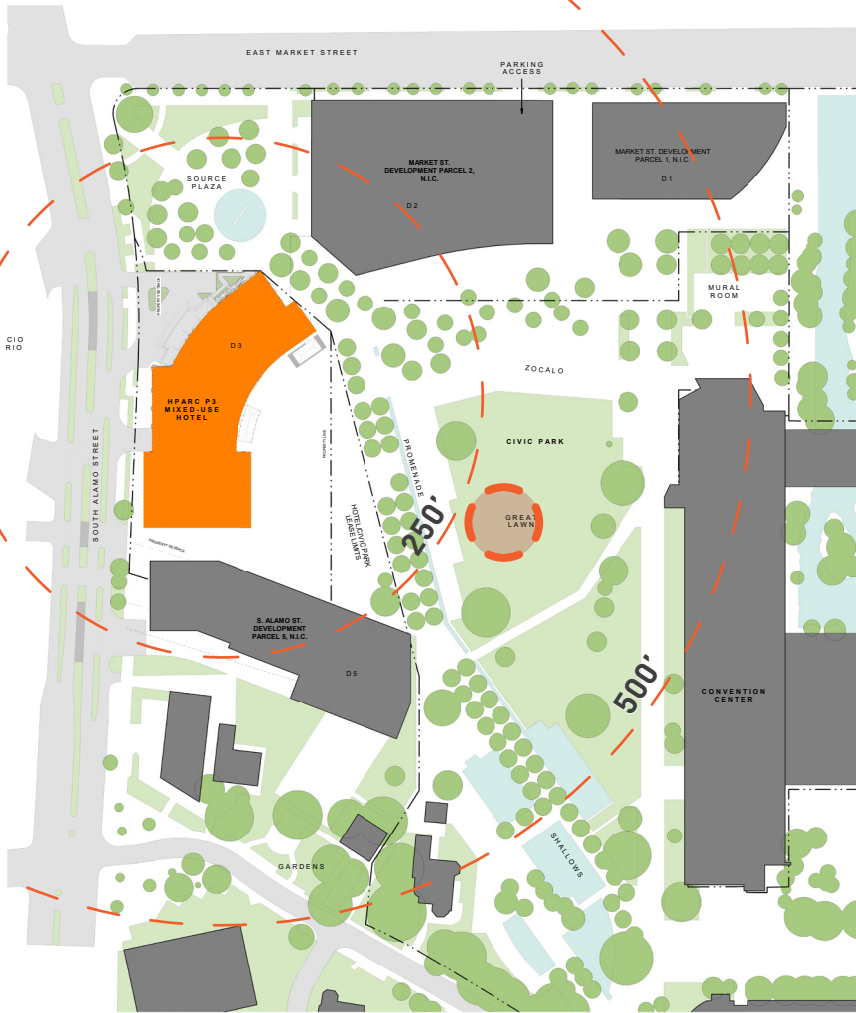
OVERLAND



VIEW SHED 2 - EAST

RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | WITH SCREEN

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



VIEW SHED 2 - EAST WITH SCREEN

RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | NO SCREEN

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



OVERLAND



VIEW SHED 3 - NORTH

RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | WITH SCREEN

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



VIEW SHED 3 - NORTH WITH SCREEN

RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | COMPARISONS FROM SURROUNDING LANDMARKS

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



NO SCREEN



WITH SCREEN



COMPARISON FROM CONVENTION TERRACE

COMPARISON FROM THE SHALLOWS

RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | COMPARISONS FROM SURROUNDING LANDMARKS

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



NO SCREEN



WITH SCREEN



COMPARISON FROM PALACIO LEVEL 3 TERRACE

COMPARISON FROM PALACIO LEVEL 3 POOL

RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | COMPARISONS FROM SURROUNDING LANDMARKS

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



NO SCREEN



COMPARISON FROM PALACIO 7TH FLOOR

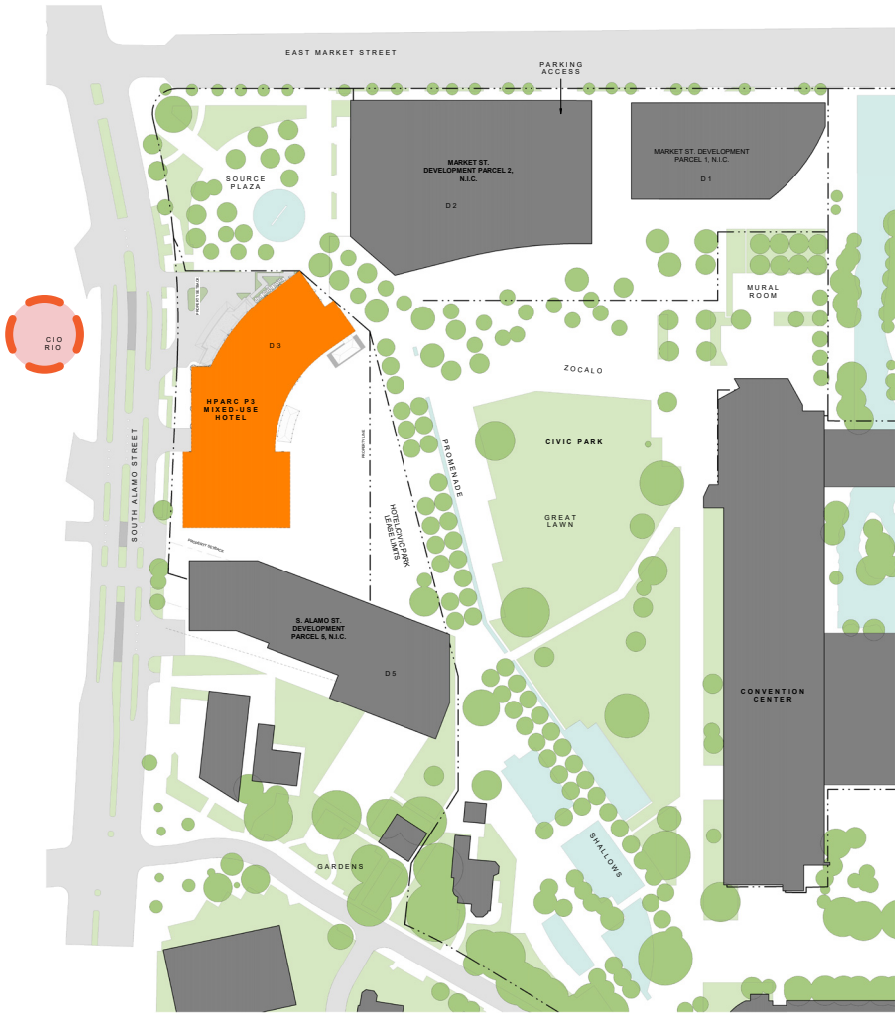
WITH SCREEN



COMPARISON FROM PALACIO 13TH FLOOR

RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | NO SCREEN

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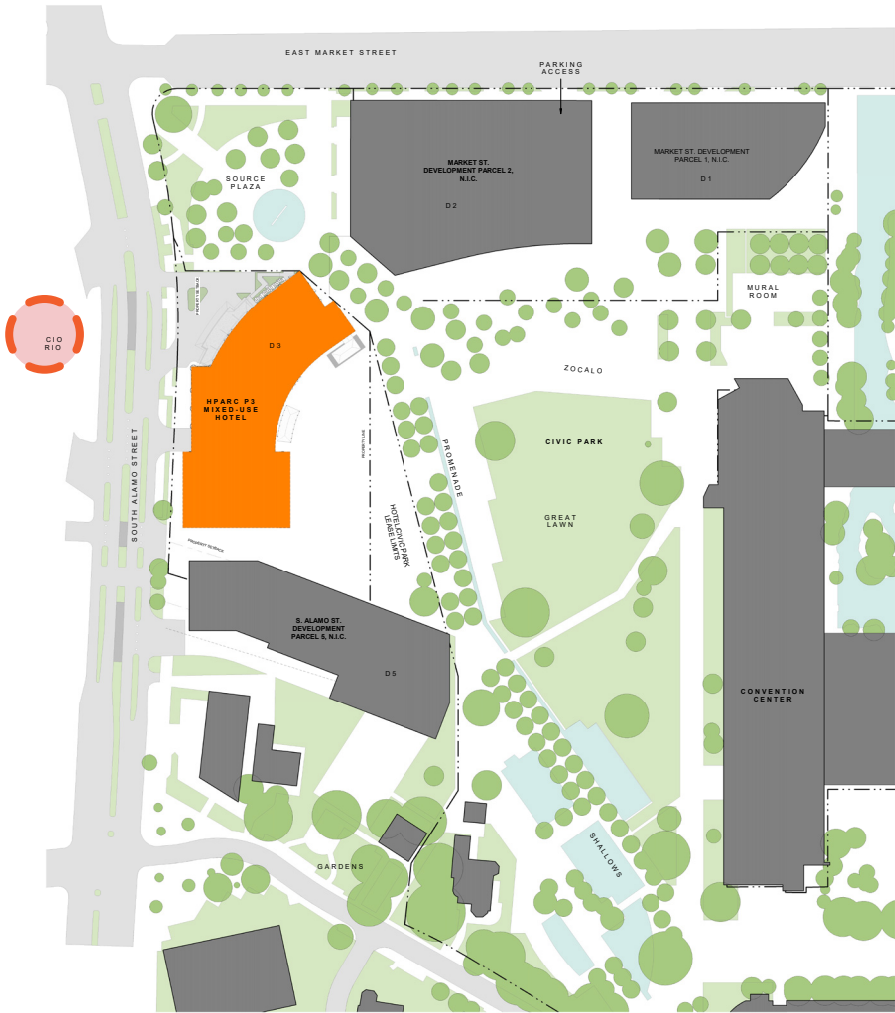


WINDOW BLINDERS
BLOCK VIEW

VIEW FROM PALACIO BALLROOM

RECOMMENDATION v | STUDY ADDING A PHYSICAL SCREEN ELEMENT | WITH SCREEN

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



6' SCREENING ELEMENT



WINDOW BLINDERS BLOCK VIEW

VIEW FROM PALACIO BALLROOM

RECOMMENDATION v | VIEW OF EQUIPMENT ON SURROUNDING BUILDINGS FROM PALACIO

That all mechanical equipment be screened from view with architectural building elements, as noted in finding j. This is to include roof level mechanical equipment. The roof level screening element should feature compatible materials and be submitted to for review and approval.



VIEW FROM PALACIO ROOF - APPROX 20' ABOVE BALLROOM