

# HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2022

**HDRC CASE NO:** 2022-414  
**ADDRESS:** 300 ALAMO PLAZA  
**LEGAL DESCRIPTION:** NCB 115 BLK LOT ALL OF BLK & P-100(.209AC)  
**ZONING:** D, H, RIO-3, Public Property  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Alamo Plaza Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Kate Rogers, Alamo Trust, Inc.  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Construction of the Mission Gate and Lunette  
**APPLICATION RECEIVED:** August 01, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant, Alamo Trust, Inc., is requesting a Certificate of Appropriateness for approval to construct an interpretation of the Mission Gate and Lunette in Alamo Plaza as part of the Alamo Plan, and in partnership with the Texas General Land Office and City of San Antonio. The Lunette is proposed as a temporary installation.

## APPLICABLE CITATIONS:

*Historic Design Guidelines: Chapter 4, Guidelines for New Construction*

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

*Unified Development Code, Section 35-642 – New Construction of Buildings and Facilities*

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

#### (a) Site and Setting.

- (1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-

specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2)Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3)Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4)Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b)Building Design.

(1)Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2)Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3)Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4)Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5)Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6)Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7)Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8)Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

(c)Multiple Facades. In making recommendations affecting new buildings or structures which will have more than one

(1) important facade, such as those which will face two (2) streets or a street and the San Antonio River, the historic and design review commission shall consider the above visual compatibility standards with respect to each important facade.

## FINDINGS:

- a. The applicant, Alamo Trust, Inc., is requesting a Certificate of Appropriateness for approval to construct an interpretation of the Mission Gate and Lunette in Alamo Plaza as part of the Alamo Plan, and in partnership with the Texas General Land Office and City of San Antonio. The design of the Mission Gate and Lunette was developed in coordination with Alamo historians, the Alamo Management Committee, the Alamo Citizens Advisory Committee, and Office of Historic Preservation staff. Future projects associated with the Alamo Plan will include construction of Plaza de Valero, the Alamo Promenade, Alamo Plaza, and the Paseo del Alamo.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on July 12, 2022. At that meeting, committee members asked questions regarding the overall design, provided feedback on the proposed aesthetics of the represented gate and walls, and asked questions regarding documentation and design intent. This request was reviewed a second time by the Design Review Committee on August 24, 2022. At that meeting members from the Alamo Trust, the Conservation Society of San Antonio and the Design Review Committee discussed the proposed design intent and goals of the reconstruction of the South Gate and Lunette.
- c. SITE DESIGN – The applicant has noted ADA improvements, security lighting, hardscaping modifications and the installation of various indigenous plantings through the site. The applicant has noted that landscaping will be done in a manner that maintains much of the existing landscaping throughout the site.
- d. MISSION GATE & LUNETTE INTERPRETATION – The applicant has proposed to construct a representation of the Mission Gate and Lunette. The proposed construction is meant to represent what was present on site in 1835 – 1836. The proposed representation will feature interpretive elements, including walls, exhibits items and a layout that is representative of historical records from 1849 and 1871. The proposed representation will create an entrance into the site and will provide context to Spanish, Mexican, Texian and United States history at the Alamo. In order to appropriately provide interpretation for these two significant elements, staff finds that the lunette design should not overpower the south gate design and the design must show a contrast between the two in a manner that shows they are from two separate time periods. The effort should result in interpretations, not reconstructions. The overall design should be simplistic and read visually as a contemporary intervention to the site. Because the lunette installation will be temporary, any concerns about the relationship between the two are minimized.
- e. DESIGN AND MATERIALS – According to the Guidelines for New Construction, materials and architectural details should complement those found on nearby historic structures. Interpretive elements should be reflective of their own time and provide representation of historic elements in a contemporary manner. The renderings submitted generally appear to conform to the guidelines, but additional details may require review to ensure that material selections and façade treatments do not convey a false sense of history or false historicism. Staff finds that a final material palette or visual mockup should be submitted to OHP staff for further review and approval.
- f. INTERPRETIVE ELEMENTS & SIGNAGE – The applicant has noted the installation of various interpretive elements and signage. Staff finds that all interpretive elements and signage should be developed in line with the Alamo Citizen Advisory Committee’s Vision and Guiding Principles for the Alamo Plan.
- g. ARCHAEOLOGY – The project area is located within the Alamo Plaza Local Historic District, Alamo Plaza National Register of Historic Places District, is partially within a River Improvement Overlay District, and includes the Alamo Plaza Local Historic Landmark. In addition, the designated boundary for The Alamo State Antiquities Landmark, and previously recorded archaeological site 41BX6, extends into the project area. The submitted Alamo Mission Gate and Lunette Limits of Work partially overlaps the boundary of the Cemetery on the Grounds of the Alamo Historic Texas Cemetery, as identified on the publicly accessible Texas Historic Sites Atlas. Furthermore, the project area is within or adjacent to the Acequia del Alamo, a Spanish Colonial water feature and designated National Historic Civil Engineering Landmark. Therefore, an archaeological investigation is required.

The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. In addition, the project shall comply with the Texas Antiquities Code and Health and Safety Code of Texas. The archaeology consultant shall submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning field efforts. Archaeological investigations on City of San Antonio property and right-of-way shall be coordinated with the OHP throughout construction of the project.

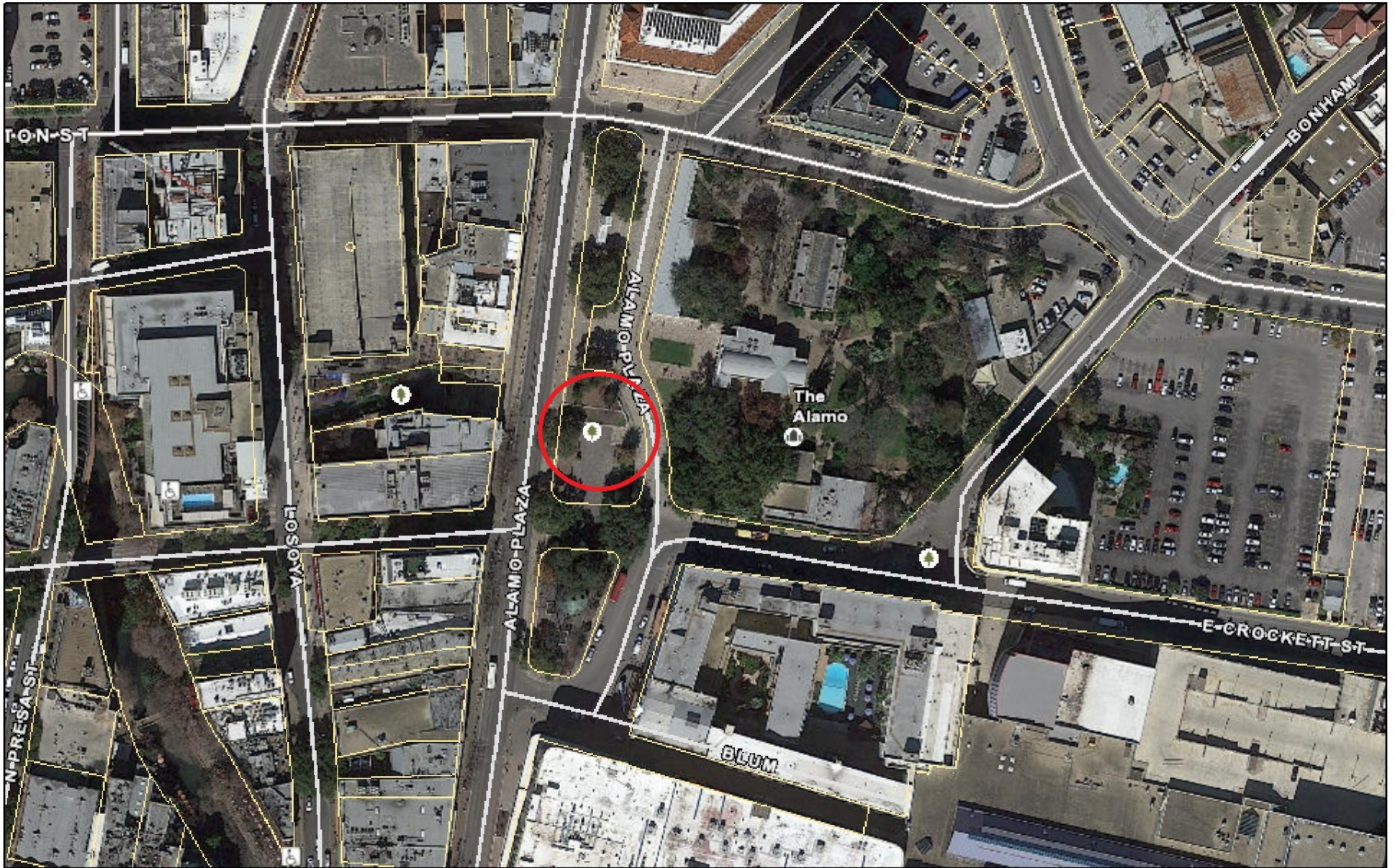
## **RECOMMENDATION:**

Staff recommends approval, based on findings a through f, with the following stipulations:

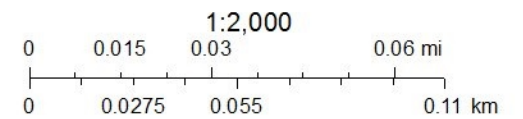
- i. That final construction details be developed to further articulate the two, distinct periods of time in which the south gate and lunette were constructed based on finding d.
- ii. That a final material palette or visual mockup be submitted to OHP staff for review and approval prior to construction based on finding e.
- iii. That all interpretive elements and signage should be developed in line with the Alamo Citizen Advisory Committee's Vision and Guiding Principles for the Alamo Plan based on finding f.
- iv. ARCHAEOLOGY – Archaeological investigations are required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. Moreover, the project shall comply with the Texas Antiquities Code and Health and Safety Code of Texas. The archaeology consultant shall submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning field efforts. Archaeological investigations on City of San Antonio property and right-of-way shall be coordinated with the OHP throughout construction of the project.



# City of San Antonio One Stop



August 11, 2022







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

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: July 12, 2022

HDRC Case #: 2022-414

Address: Alamo Plaza

Meeting Location: Zoom

APPLICANT: Francisco Gonima, Patric Gallagher, Kate Rogers

DRC Members present: Jeff Fetzer, Scott Carpenter, Curtis Fish, Jay M. Gibbs,

Staff Present: Shanon Miller, Cory Edwards, Edward Hall, Rhea Roberts, Shawn Marceaux

Others present: Christina Roberston, Tom Butler, Jacob Gutierrez

**REQUEST:** Alamo Mission Gate and Lunette

**COMMENTS/CONCERNS:**

JF: Representation, not a recreation. What is the thought behind creating a faux structure, using stone and creating a somewhat “destroyed” look on each side of the gate. Why not use new materials for a contemporary interpretation?

PG: The representation of the lunette is a contemporary interpretation as the original was earthwork. Some of the character of what is on site will need to be included; a mix of contemporary and recreation is needed. The appropriate balance needs to be found.

SC: If the gate/building on either side of the gate is represented as a faux ruin, it gives concern.

JF: Consider not showing the current amount of detail in the presentation if the final design has not been determined.

JMG: Can more photos or representation of accurate depictions be provided?

PG: What has been shown is what has been found to date.

CF: The volume and mass are less of consideration given the reduced scale.

PG: The footprint is 100% accurate. The height is a general guess due to lack of dimensioned drawings. Proportionately, the taller scale did not feel correct, so the height has been reduced to give a human scale. Approximately, 20% shorter than original presumed height.

PG: Intent is a plaster finish; not a faux finish.

CF: Will the walls be constructed of stone?

PG: Walls will be concrete block with plaster finish with caliche stone or another appropriate material as a finish stone.

JF: When will this application come before the HDRC?

PG: A date has not yet been determined. THC review is not for a permit, but only a design update.

KR: Design update potentially on August 3.

**OVERALL COMMENTS:**



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

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: 8/24/22

HDRC Case #: 2022-414

Address: 300 Alamo Plaza

Meeting Location: Webex

APPLICANT: State of Texas

DRC Members present: Monica Savino, Scott Carpenter, Jimmy Cervantes, Anne Marie Grube

Staff Present: Shanon Miller, Cory Edwards, Rhea Roberts, Shawn Marceaux

Others present: Alamo Trust: Kate Rogers, Jonathan Huhn; Patrick Gallagher; Conservation Society: Paula Piper, Vincent Michael, Kathy Rhodes, Kathy Krnavek

**REQUEST:** Interpretation for South Gate and Lunette

**COMMENTS/CONCERNS:**

Audience goals related to guest experience: celebrate multiple perspectives, make it relevant, challenge and activate, inspire through innovation.

Interpretation plan has identified zones for differing levels of interpretation.

Alamo promenade creates new path for entry.

Has gone through an extensive amount of research related to mission gate and lunette including archaeological investigations. Understanding of what materials were used, who built it, why was fortification needed, and what else was the structure used for.

There are functional aspects of the site that need to be accounted for including a fire land and path for parade.

The height is scaled down from original – not intended to be a reconstruction. More of a representation.

Likely limestone construction so there will be some interpretation that shows exposed limestone. Will be overall a cleaner, modern interpretation. Bronze site models will be located within. Lunette will contain interpretive graphics.

Final materials, colors, and fenestration will be provided as a mockup for review prior to construction.

Overall gate structure will be approximately 15 feet by 80 feet.

JC – would want to understand the original height and scale of the lunette. PG – will be included in interpretation.

Lunette would have been at least 16 feet tall. Exhibit proposed for 9.5 feet.

SC – appreciates that previous comments were included regarding treatment of exterior materials and providing a break between gate structure and lunette. Suggests showing something in ground plane. PG – will be included as pavement change at that location.

VM – Augmented reality is a good tool – how is decision made to introduce physical interpretation vs. digital? KR – Finding the balance between what we can reasonably recreate or interpret in order to improve the visitor experience

and understanding of the site. Objective is to create a world class experience. Every project is considered within the context of the full plan.

SC – It is helpful to see how all of these parts fit into the larger plan.

Paula Piper is concerned that the lunette reflects the battle and overpowers the mission / sacred context.

MS – Views the south wall as a logical boundary to define the space. Southwest corner is important element. The approach to the site is important; finds that treatment of the lunette is critical to establishing a formal approach to the site.

### ***OVERALL COMMENTS:***









WILLIAM MCGUFFEY • JESSE MCCOY • WILLIAM MOOREWELL • JOHN McREEDOR  
ANDREW M. NELSON • EDWARD NELSON • GEORGE NELSON • JAMES McREEDOR  
ALFRED • ISAAC RYAN • MAAL SCURLOCK • MARGUS L. SAVELL • MANSON SHIED  
TAYLOR • JAMES TAYLOR • WILLIAM TAYLOR • BARCHER M. THOMAS • HENRY THOMAS  
WILLIAMSON • DAVID L. WILSON • JOHN WILSON • ANTHONY WOLFE • CLABORNE WRIGHT









# THE ALAMO



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# Interpretive Planning for Site





## G&A

### Site Interpretation

#### Areas

The exterior interpretation will tell an **inclusive and comprehensive story of the site** from the indigenous era to the present day. In particular, the proposed interpretation will highlight a **diversity of voices**, including:

- ❖ Native American
- ❖ Tejano
- ❖ African American
- ❖ Anglo





# Site Interpretation Areas

CATEGORIES



**Indigenous**  
(9200 BCE to 1718 CE)



**Mission**  
(1718-1793)



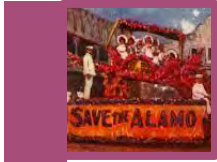
**Mexican Independence**  
(1793-1835)



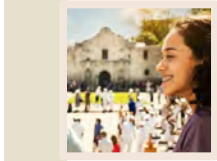
**Battle of the Alamo**  
(1836)



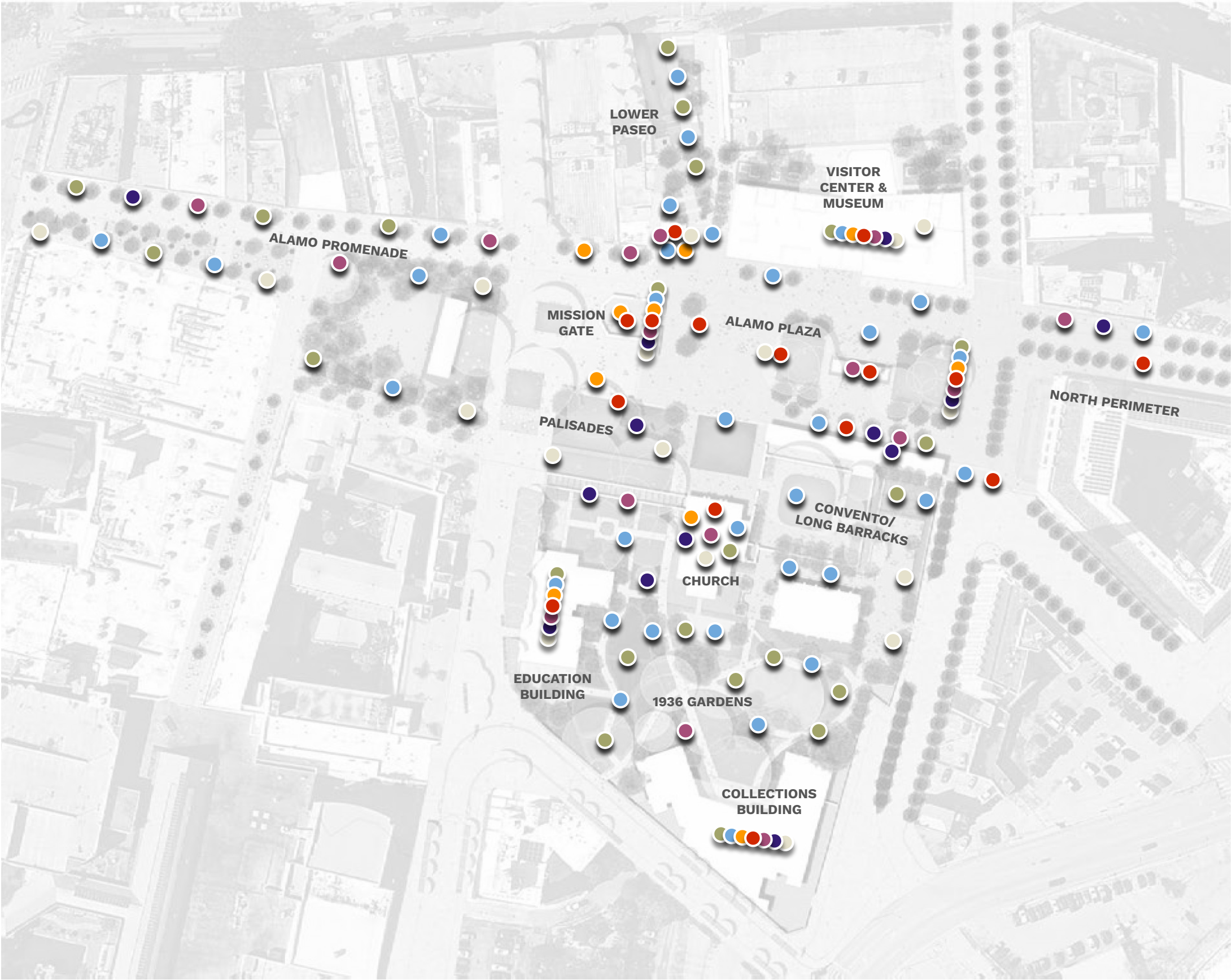
**Frontier Post**  
(1837-1880)



**Ruin to Memorial**  
(1880-1940)



**Legacy**  
(1940-Present)



# Opportunities for Site Interpretation

## Areas



1	2	3	4	5
Alamo Promenade	Mission Gate / Lunette	Alamo Plaza	Palisades	Church
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<div><div>Indigenous Era</div><div>Native American groups in the area, indigenous agricultural practices, importance of water</div></div> <div><div>Mission Era</div><div>Connections to other missions, mission site selection, agricultural practices, water</div></div> <div><div>Frontier Post</div><div>changes to the site, use by U.S. Army</div></div> <div><div>Ruin to Memorial</div><div>Growth of the city around the site</div></div> <div><div>Legacy</div><div>Diversity of voices - Native American, Tejano, African American, Anglo</div></div>	<div><div>Mission Era</div><div>Connections to other missions, mission/town relationship</div></div> <div><div>Mexican Era</div><div>use of the site by the Mexican army, impact of Mexican independence</div></div> <div><div>Battle Era</div><div>Fighting around the gate and low barracks, stories from both sides</div></div> <div><div>Frontier Post</div><div>changes to site during U.S. Army era</div></div>	<div><div>Mission era</div><div>evolution of the site, center of cultural exchange, role of acequias</div></div> <div><div>Frontier Post</div><div>U.S. Army use of the site, growth of San Antonio</div></div> <div><div>Ruin to Memorial</div><div>creation of memorial, erection of the Cenotaph, continued growth of San Antonio,</div></div> <div><div>Legacy</div><div>Civic forum for protest, ceremony, and celebration; diversity of voices - Native American, Tejano, African American, Anglo</div></div>	<div><div>Mexican Era</div><div>construction</div></div> <div><div>Battle</div><div>fighting at the palisades, stories from both sides</div></div> <div><div>Ruin to Memorial</div><div>early filming on the site</div></div> <div><div>Legacy</div><div>process of historical interpretation and recreation</div></div>	<div><div>Mission Era</div><div>construction, cultural exchange, religious services, burial</div></div> <div><div>Mexican Era</div><div>use by Alamo Company</div></div> <div><div>Battle Era</div><div>site of refuge, story of Joe and other eyewitnesses</div></div> <div><div>Frontier Post</div><div>U.S Army depot, addition of iconic parapet</div></div> <div><div>Ruin to Memorial</div><div>Efforts to protect the church</div></div> <div><div>Legacy</div><div>Ongoing archeological and conservation work</div></div>

# Opportunities for Site Interpretation

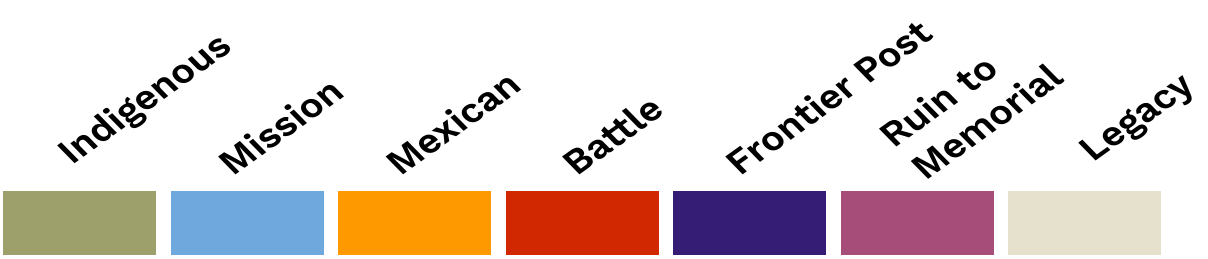
## Areas



6	7	8	9	10
Lower Paseo	SW Corner (Losoya/18lb Cannon)	Northern Perimeter	1836 Gardens	Convento/ Long Barrack
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<b>Indigenous Era</b> Landscape and water, indigenous cultivation	<b>Mission Era</b> Evolution of the site, mission inhabitants	<b>Mission Era</b> Evolution of the site	<b>Indigenous Era</b> Landscape and water, indigenous plants	<b>Mission Era</b> Use during the mission era
<b>Mission Era</b> Agriculture practices, cultural exchange	<b>Mexican Era</b> José Toribio Losoya story	<b>Battle</b> Fortifications, Mexican Army positions, final assault	<b>Mission Era</b> Agriculture, water,	<b>Mexican Era</b> Use by the Alamo Company
<b>Legacy</b> Highlight diversity of voices - Native American, Tejano, African American, Anglo	<b>Battle</b> Defensive fortifications, start of the siege	<b>Frontier Post</b> Demolition of walls, Maverick house	<b>Ruin to Memorial</b> DTR role in preserving the site, construction of garden wall	<b>Battle</b> Fighting during the battle, stories from both sides
	<b>Frontier Post</b> Evolution of the site	<b>Ruin to Memorial</b> Growth of the city around the site, development of the federal complex	<b>Legacy</b> Ongoing archeology and conservation work; diversity of voices - Native American, Tejano, African American, Anglo	<b>Frontier Post</b> Use by U.S. Army
	<b>Legacy</b> How the recreation was developed			<b>Ruin to Memoria</b> Growth of the city around the site, preservation
				<b>Legacy</b> Ongoing archeological and conservation work



Opportunities for Site Interpretation  
Areas



A1

Crockett Building

Includes exhibit galleries devoted to every era.

- Indigenous Era
- Mission Era
- Mexican Rule
- Battle
- Frontier Post
- Ruin to Memorial
- Legacy

A2

Palace Theater

Includes exhibit galleries devoted to every era.

- Indigenous Era
- Mission Era
- Mexican Rule
- Battle
- Frontier Post
- Ruin to Memorial
- Legacy

A3

Woolworth Building

Includes exhibit galleries devoted to every era.

- Indigenous Era
- Mission Era
- Mexican Rule
- Battle
- Frontier Post
- Ruin to Memorial
- Legacy
- Woolworth Lunch Counter

B

Collections Building

Highlights collections relating to every era.

- Indigenous Era
- Mission Era
- Mexican Rule
- Battle
- Frontier Post
- Ruin to Memorial
- Legacy

C

Education Center

Educational programming relating to every era.

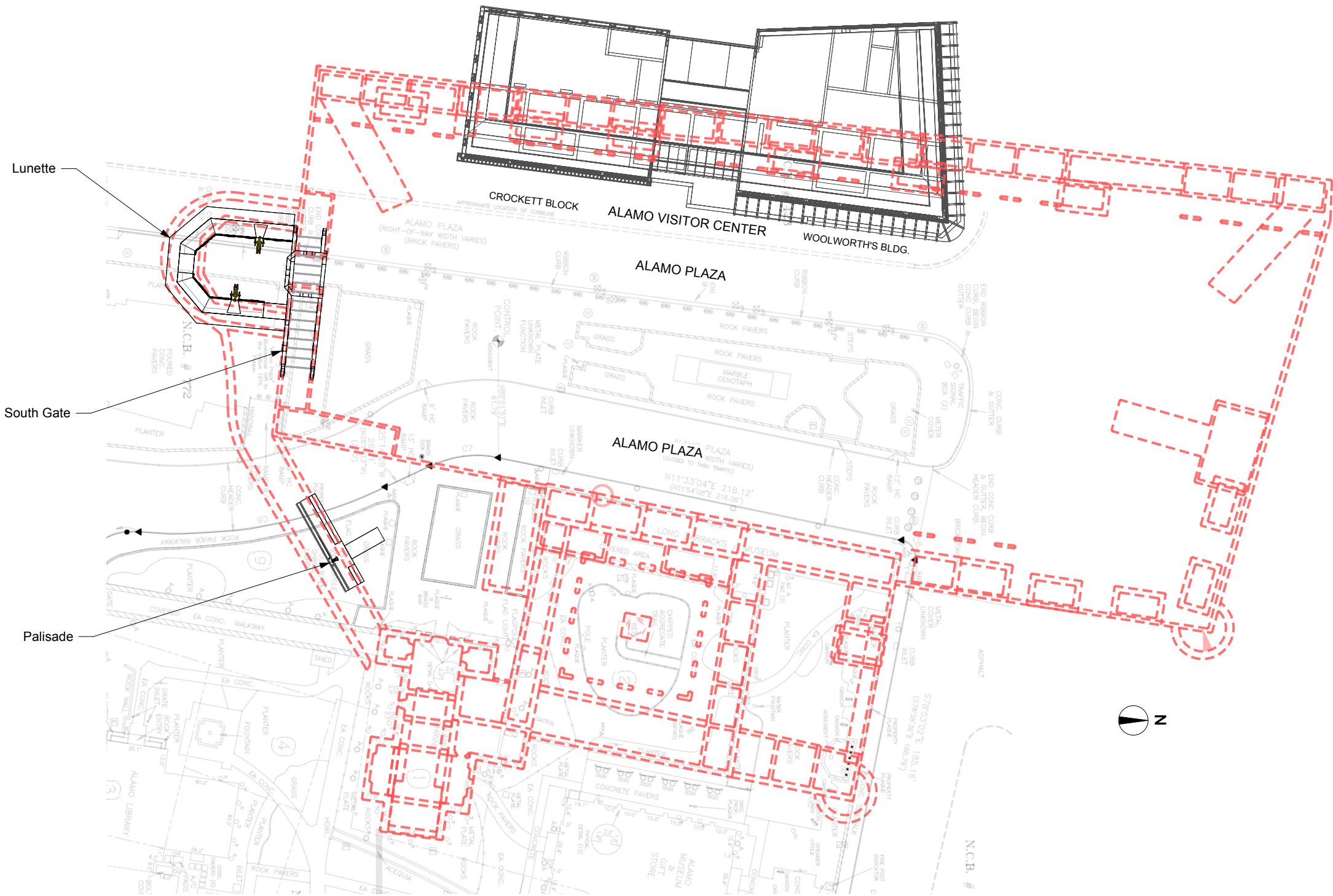
- Indigenous Era
- Mission Era
- Mexican Rule
- Battle
- Frontier Post
- Ruin to Memorial
- Legacy

A historical map of the Alamo mission grounds, showing the 'Square of Mission' and the 'Yard of Convent'. The map is oriented with the river at the top. The 'Square of Mission' is a large rectangular area on the left, and the 'Yard of Convent' is a smaller rectangular area on the right. The river is labeled 'Rio San Antonio' and 'River running to La Villa'. The map is drawn in a simple, hand-drawn style with lines and text.

# THE ALAMO

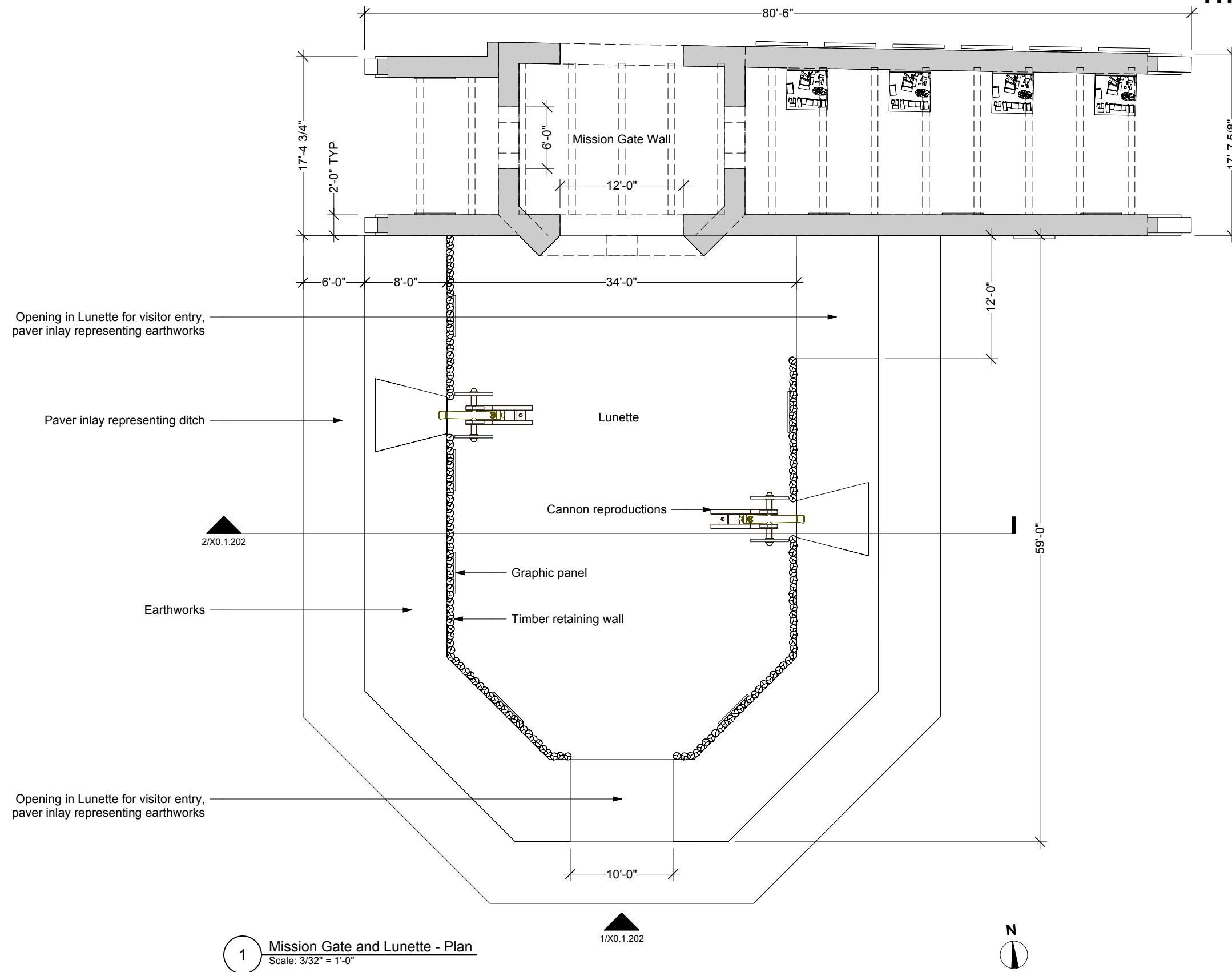
Mission Gate / Lunette





1 Mission Gate - Site Plan  
Scale: 1:750

## MISSION GATE - PLAN





























































The image shows the front facade of the Alamo mission building. It is a two-story stone structure with a prominent arched entrance in the center. Above the entrance are two smaller arched windows. The building has a weathered, historic appearance. A quote is overlaid in the center of the image.

**"MORE THAN A SHRINE TO TEXAS VALOR,  
MORE THAN A LANDMARK OF AMERICAN COURAGE, THE  
ALAMO IS A MONUMENT TO HUMAN FREEDOM."**

**PRESIDENT GERALD FORD, 1976**