

RIVER ROAD NEIGHBORHOOD ASSOCIATION

HISTORIC DISTRICT GUIDELINES INITIATIVE

Presentation to
Historic Design Review Commission
May 5, 2021



The River Road Neighborhood Association was founded as a 501 (c) 3 in 1977.

The River Road Historic District was designated in February of 2010 by the City of San Antonio to preserve and protect the River Road Neighborhood's important historic resources. (see map)

History of RRNA Historic Design Guidelines Initiative

- 2010 Initial effort to develop historic design guidelines
- 2014 Renewed effort due to concern about increased development pressures
- 2019 RRNA approves moving forward with Historic Guidelines Initiative
- 2020 Request for Proposals (RFP) was generated by RRNA
- 2021 Project Initiated

The first effort to develop specific River Road Historic District Guidelines was started in 2010.

In 2014, a second effort was made by neighbors concerned that district specific guidelines were important due to increased development pressures.

In 2019, after many, many hours of deliberations at Historic Design & Review Commission meetings regarding cases that neighbors' felt could have been resolved more clearly if we had River Road Historic District guidelines in place, a new third effort was launched!

In early 2020, a Request for Proposals (RFP) was generated by RRNA's Planning Team and sent to design firms specializing in the development of historic district guidelines.

Request For Proposals (RFP)

18 Experienced local, regional and national firms were solicited

The RRNA Board of Directors selected HHM & Associates based in Austin.

RFP Sent To 18 Design Firms

- Ann Benson McGlone, LLC/San Antonio
- Clarion Associates/Denver
- Fermata, Inc. /Austin
- Fisher Heck Architects/San Antonio
- Ford, Powell & Carson Architects and Planners./San Antonio
- HHM & Associates, Inc./Austin
- Historic Denton/ Denton
- Killis Almond Architects/San Antonio
- IISA GARZA/San Antonio
- MainStreet Architects/San Antonio
- PDP Design Partnership/Philadelphia
- Synchro Architecture Studio/San Antonio
- The Lakota Group/Chicago
- The Walker Collaboration/Nashville
- Thomason & Associates/Nashville
- TDMA Exhibits/San Antonio
- Urban Development Services/San Antonio
- William Dupont/San Antonio

Suggestions regarding firms to receive the RFP were solicited from current and former Historic Design & Review Commissioners, the City's Office of Historic Preservation leadership, The Conservation Society of San Antonio leadership, and River Road neighbors. Eighteen firms from San Antonio, Austin, Denton, Denver, Nashville, Chicago, and Philadelphia were sent an RFP. Firms from San Antonio, Austin, Denton and Chicago responded.

Proposals were received and evaluated and a final selection was presented to the RRNA Board for approval in 2020. The firm selected by the RRNA Board of Directors is HHM & Associates, Austin

Historic Design Guidelines Funding

Project Cost \$29,250

Grant Funds

\$5000	National Trust For Historic Preservation
\$5000	Texas Historical Foundation
\$5000	The Summerlee Foundation, Dallas, TX
\$8000	San Antonio Conservation Society Foundation
\$3000	RRNA (to date)

These guidelines have garnered national, regional and local grant support.

The budget for these guidelines is \$29,250.00. RRNA planned and executed a strategy to secure the majority of funding needed before launching a contractual agreement.