

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 16

HDRC CASE NO: 2016-272
COMMON NAME: 1805 E Hildebrand
LEGAL DESCRIPTION: NCB 49 BLK LOT W IRR 423.51 FT OF A32 & A33
ZONING: C3 HE RIO-1
CITY COUNCIL DIST.: 2
LANDMARK: Miraflores Park
APPLICANT: Joe Cannata, RLA/RVK Architects
OWNER: Bill Pennell/City of San Antonio Parks and Recreation Department
TYPE OF WORK: Stone and monument restoration, landscaping and hardscaping
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform repair and maintenance items at Miraflores park. Within the proposed scope of work, the applicant has proposed to plant trees, install an irrigation system, restore the existing sculptures, install concrete foundations for the existing sculptures, excavate the existing, clean and reinstall the existing stone pathway curbs and brick pavers, sod disturbed areas of grading, reinstall a decomposed granite path, install a new concrete path and install steel posts and cable barriers around the existing sculptures.

APPLICABLE CITATIONS:

UDC Section 35-676. – Alteration, Restoration and Rehabilitation

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner

that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINDINGS:

- a. The applicant has proposed various landscaping, hardscaping and repair and maintenance scopes of work which include plant trees, install an irrigation system, restore the existing sculptures, install concrete foundations for the existing sculptures, excavate the existing, clean and reinstall the existing stone pathway curbs and brick pavers, sod disturbed areas of grading, reinstall a decomposed granite path, install a new concrete path and install steel posts and cable barriers around the existing sculptures. Staff conducted a site visit on July 13, 2016.
- b. The applicant has provided a hardscaping plan which includes a concrete path from the Dr. Urrutia sculpture to the existing pedestrian bridge over the San Antonio River, the excavation and reuse of historic brick pavers to be used around the Dr. Urrutia sculpture, the installation of a decomposed granite pathway leading from the proposed brick paver area to the entrance at E Hildebrand Avenue and the installation of concrete foundations for the existing column art pieces. The applicant has noted that if the existing bricks and concrete curbs are found to be in a non-reusable condition, new matching bricks and concrete will be used. The applicant has proposed for the decomposed granite walkway to be 14'-0" and 12'-0" in width. The proposed brick paver walkway is to be 10'-0" in width. Staff finds the applicant's proposed hardscaping appropriate and consistent with the UDC.
- c. Along the proposed pathway, the applicant has proposed to install post and cable barriers. The applicant has provided staff with information regarding the proposed post and cable barriers and noted that the height will be thirty-six (36) inches in height.
- d. The applicant has provided a landscaping plan which notes the installation of landscaping around the entrance towers at Hildebrand Avenue, the installation of thirteen (13) Texas Redbuds, one (1) Mexican Sycamore, six (6) Southern Live Oaks, nine (9) Texas Mountain Laurels, nine (9) Mexican Bald Cypress, eight (8) Cedar Elms, twenty-eight (28) True Dwarf Boxwoods, 262 square feet of native verbena and the sodding of 31,024 square feet with Bermuda grass. The applicant has noted that each tree is to be planted at least 5' – 0" from the edge of all paving surfaces. Staff finds the applicant's proposed landscaping materials and locations appropriate and consistent with the UDC.
- e. The applicant has noted several items that are to be relocated or removed including a wooden curb which is to be removed, an existing grate which is to be relocated from an area of future paving, concrete urns which are to be removed and stored at the San Antonio Conservation Society and two concrete benches which are to be removed. Staff finds the proposed removal and storage of existing urns at the San Antonio Conservation Society appropriate as well as the relocation and removal of the existing grate and wood curb. The applicant has noted that the existing concrete benches will be stored and reused by the City of San Antonio.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 11, 2016

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E Hildebrand Ave

E Hildebrand Ave

Olmos Creek

Koi Kawa Japanese

Tre Trattoria

Broadway St

Thorma



adway St

San Antonio River

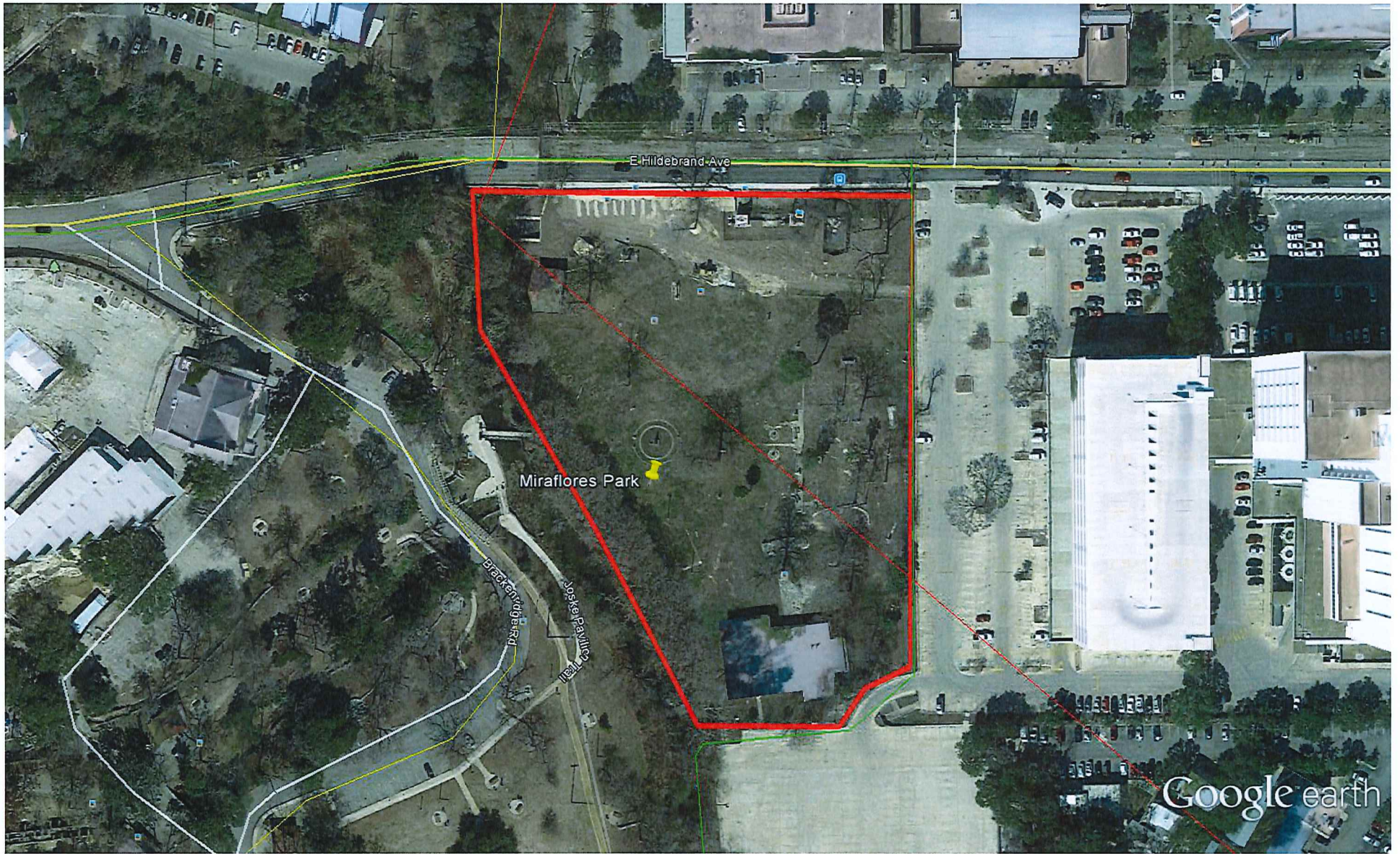
E Hildebrand Ave



San Antonio River

E Hildebrand Ave

San Antonio Park
Maintenance



Google earth

feet
meters



Miraflores @ Berkeley Park











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HILDEBRAND AVE.

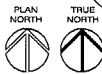
KEYNOTE LEGEND

- ◆ DR. URSULA SCULPTURE TO BE CLEANED AND ROTATED 180° TO FACE THE BRIDGE. STONE BASE TO BE CLEANED AND REPOINTED IN COORDINATION WITH SCULPTURE. REFER TO SPECIAL CLEANING AND RESTORATION INSTRUCTIONS BELOW.
- ◆ CONCRETE PATH, REF. DET. 44-101
- ◆ EXISTING AND ADJACENT HISTORIC PAVING FROM ON SITE W/ CONCRETE. BASEL REF. DET. 44-101. UNIFORMITY & GIVE GRADING PLANS. COMPACTED DISPERSED GRANITE W/ EAST CONCRETE CURB. EXISTING TO EXPOSED CONC. CURB FOR REUSE. GIVE ADDITIONAL PAVING AS SHOWN IN DET. 44-101.
- ◆ POST AND CABLE, REF. DET. 44-101
- ◆ EXISTING LINES TO BE REMOVED AND STORED AT SAN ANTONIO CONSERVATION SOCIETY WAREHOUSE, PROVIDE CONC. FOOTING, REF. STRUCTURAL.
- ◆ EXISTING HISTORIC FEATURE TO REMAIN, INSTALL SHARPENED PROTECTION.
- ◆ EXISTING DRIVE TO BE RELOCATED, REF. CIVIL.
- ◆ EXISTING WOODEN CURB, FEATURE TO BE REMOVED.
- ◆ EXISTING UTILITY HOLE TO BE PHOTOGRAPHED.
- ◆ TEMPORARY BARRICADE HAVING TO PROTECT AREA OF ARCHEOLOGICAL SIGNIFICANCE.
- ◆ NEW FOUNDATION FOR COLUMN ART PIECE, REFER TO STRUCTURAL. BRICKS, LAYING ART PIECE TO BE DRAINAGE AND REVEALED ON NEW FOUNDATION. REMOVED TO BE REMOVED.
- ◆ ALTERNATE NO. 1: IF EX. CONCRETE CURBS ARE NOT FOUND TO BE IRREPARABLE CONDITION, A NEW CONCRETE CURB SHALL BE INSTALLED. REFER TO DET. 44-101 DETAILS.
- ◆ ALTERNATE NO. 2: IF EX. BRICKS ARE NOT FOUND TO BE IRREPARABLE CONDITION, NEW BRICKS OF MATCHING COLOR AND PATTERN SHALL BE INSTALLED. REFER TO DET. 44-101 DETAILS.
- ◆ EXISTING IRON RAIL TO BE REPLACED UNDER EXISTING FENCE. PROJECT.
- ◆ EXISTING CONC. WALK TO REMAIN.

*ALL PATHS THAT REQUIRE EXCAVATION TO DETERMINE LOCATION OF EXISTING MATERIALS SHALL FIRST BE VERIFIED BY FIELD SURVEY PRIOR TO PROCEEDING WITH LAYOUT.

SPECIAL CLEANING AND RESTORATION OF ARTWORK INSTRUCTIONS

1. TURN THE DR. URSULA SCULPTURE 180 DEGREES SO IT FACES THE BRIDGE. REPAIR THE REPOSITIONED SCULPTURE WITH FOUR NEW ATTACHMENTS.
2. THE VULNERABILITY OF THE SURFACE CORROSION CAN BE EXPOSED BY HAND USING BRUSHES, WOOD, AND SMALL BRUSHES. TOTAL REMOVAL OF THE SURFACE FOLLOWED BY RE-PAINTING OF THE ENTIRE BRIDGE IS IMMEDIATELY. A FIVE LOCALIZED AREAS, UNDERNEATH THE POLISHED CROWN, WHERE THE SURFACE CORROSION APPEARS AND MORE DANGEROUS BY FIVE TO SIX INCHES. IMMEDIATELY REMOVE TREATMENT IN THE FORM OF AN ABRASION. THE USE OF GLASS BEADS APPLIED AT THE LOWEST POSSIBLE AIR PRESSURE IS RECOMMENDED TO REMOVE THE BRASS OF THE CORROSION PLUS PROTECT ANY UNDERLYING PATINA THAT MIGHT STILL REMAIN. THE OVERALL GOAL OF THE TREATMENT IS TO PRODUCE A SURFACE AS FREE OF UNWANTED AND DETERIORATING CORROSION BYPRODUCTS AS POSSIBLE WITHOUT REMOVAL OF THE UNDERLYING PATINA. LOCAL RE-PAINTING USING BRUSHES AND SMALL BRUSHES TO REPAIR LOCAL CORROSION AS NECESSARY. A PROTECTIVE COATING WILL BE APPLIED TO THE ENTIRE SURFACE FOLLOWING CLEANING. NATIONAL PARK SERVICE WAX IS A MICROCRYSTALLINE WAX BASED PRODUCT NOT CONTAINING WAX. RECOMMENDED AN 18 MONTH MAINTENANCE CYCLE TO CLEAN AND RE-WAX THE SCULPTURE.
3. ALL WORK REGARDING ART PIECES, AND NOT LIMITED TO, THE REPOSITIONING, CLEANING, AND RESTORATION OF ART PIECES, SHALL BE CONDUCTED BY AN OWNER APPROVED CONSULTANT/CONTRACTOR. CURRENTLY THE ONLY APPROVED CONSULTANT/CONTRACTOR IS THE ART CONSERVATION SERVICE, LLC, 10000 A. DALY BLVD., SUITE 300, SAN ANTONIO, TEXAS 78201. (210) 353-4454. ART CONSERVATION@ARTCONSERVATION.COM



1 OVERALL HARDSCAPE PLAN

Phase IV
Miraflores at Brackenridge Park
Phase IV Improvements
1184 E. Hildebrand
San Antonio, TX

REVISED:

R/VK
ARCHITECTURE Interior Design Landscape Architecture

745 S. University Ave. Suite 600
San Antonio, Texas 78212
Telephone: 210.732.3535
Web: www.rvk-architect.com

CONSTRUCTION

DOCUMENTS

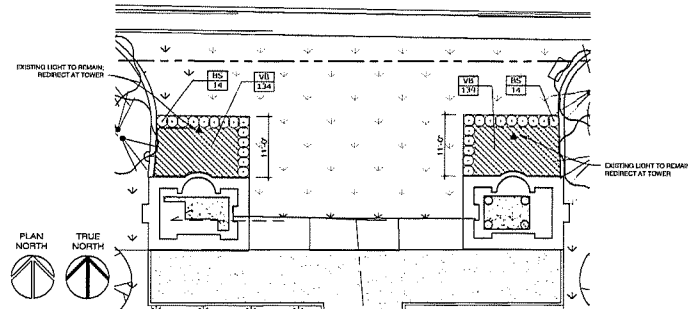
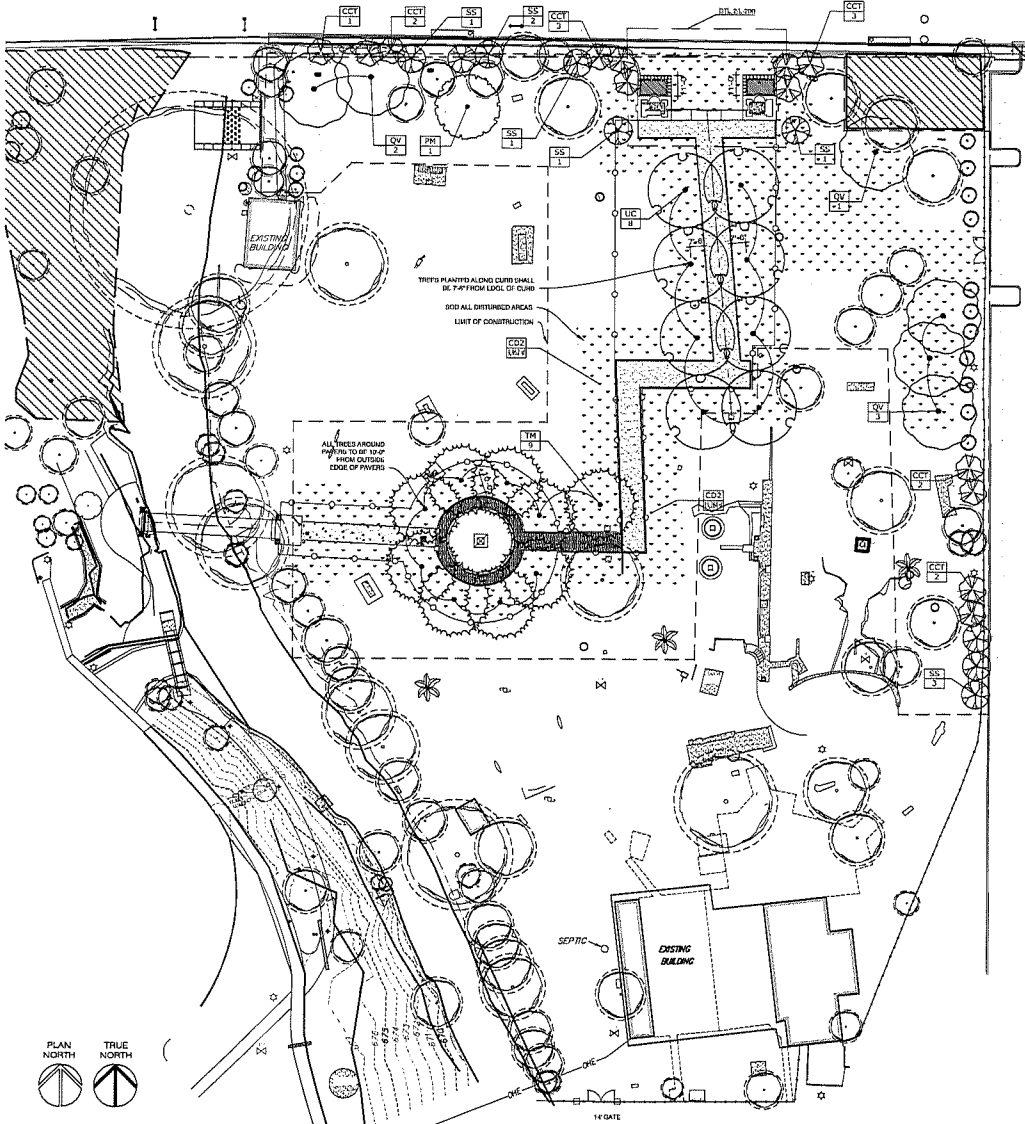
L-100

HARDSCAPE PLAN



DATE: 02/07/2018
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HILDEBRAND AVE.



NOTES (Keyed on Plan)

1. THE PROJECT MANUAL IS A LEGAL PART OF THE SET OF CONSTRUCTION DRAWINGS AND AS SUCH SHALL BE PRESENT WITH THE SET OF CONSTRUCTION DRAWINGS ON THE SITE AT ALL TIMES.
2. **PLANTING SCHEDULE** REFERS TO SCHEDULE L 201 FOR LANDSCAPE PLANTING RELATED DETAILS.
3. STAKING OF ALL TREES & PLANTINGS SHALL BE TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING.
4. **GRADE ELEVATION** REFERS TO SCHEDULE L 205 FOR PLANT SCHEDULE.
5. ALL AREAS NOT IRRIGATED WITH THE AUTOMATIC IRRIGATION SYSTEM ARE TO BE WATERED BY CONTRACTOR WITH TEMPORARY IRRIGATION FOR ESTABLISHMENT THROUGH FINAL ACCEPTANCE OF TURF AREAS.
6. ALL NEW TREES LOCATED ALONG EDGES OF PAVING (CONCRETE, WALLS AND ASPHALT) PAVING CONCERNS CURBS ARE TO BE SET A MINIMUM OF 8" FROM EDGE OF PAVING TO CENTER OF TREE TRUNK, UNLESS OTHERWISE NOTED.
7. SLOPES IN EXISTING AREAS WITH A SLOPE BETWEEN 4:1 AND 3:1 ARE TO BE STABILIZED WITH EROSION CONTROL BLANKET OR SOIL STABILIZER PRODUCT (FLEXIBLE GROWTH MEDIUM). LOCATIONS SHALL BE CONFIRMED BY CONTRACTOR IN FIELD.
8. ALL SLOPES 3:1 AND STEEPER ARE TO BE STABILIZED WITH SOIL. SOIL SHOULD BE SLOPED WITH WOOD STAKES ON IRREVERSIBLE PINS. LOCATIONS SHALL BE CONFIRMED BY CONTRACTOR IN FIELD.
9. SOIL INSTALLATION TO EXTEND 10' BEYOND TOP OF SLOPE AS WELL AS ALL AREAS DISTURBED BY CONSTRUCTION.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	CCT	13	CERIS CANADENSIS TEXENSIS / TEXAS REDBUD	16 GAL
	PM	1	PLATANUS MEXICANA / MEXICAN SYCAMORE	4" CAL
	QV	6	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	4" CAL
	SS	9	SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL	30 GAL
	TM	9	TAXODIUM MUCRONATUM / MEXICAN BALD CYPRESS	6" CAL
	UC	8	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	BB	20	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / TRUE DWARF BOXWOOD	5 GAL
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	VB	202 SF	VERBENA BIPINNATIFIDA / NATIVE VERBENA	1 GAL
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	CD2	31,204 SF	CYNODON DACTYLON 'TIF 419' / TIF 419 BERMUDA GRASS	SOLID 500

Phase IV
 Miraflores at Brackenridge Park
 Phase IV Improvements
 1184 E. Hildebrand
 San Antonio, TX

REVISIONS:

R/VK
 R/VK, INC.
 745 E. Mulberry Suite 201
 San Antonio Texas 78212
 Telephone: 210.733.3839
 Web: www.rvk-landscape.com

CONSTRUCTION DOCUMENTS
 L-200
 PLANTING PLAN

Existing brick pavers to be exposed and reused.



Existing stone curbs to be exposed and reused.



Existing brick pavers to be exposed and reused.



sculpture and base to be cleaned/restored. Statue will be rotated 180 degrees to face the bridge.



Black post and cable/chain barrier