

# HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

**HDRC CASE NO:** 2017-185  
**ADDRESS:** 1146 IOWA ST  
1201 VIRGINIA BLVD  
**LEGAL DESCRIPTION:** NCB 3885 BLK 1 LOT 12  
NCB 3885 BLK 1 LOT 23 AND 24  
NCB 3886 BLK 2 LOT 1  
NCB 3886 BLK 2 LOT 13 & W 12.27 FT OF 14  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**APPLICANT:** Carmen Varela-Rivas/City of San Antonio  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Street widening and sidewalk, driveway, and curb improvements  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to widen St Anthony Ave from Virginia St to Iowa St, to include sidewalk, driveway, and curb improvements.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

### 3. Landscape Design

#### A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

#### B. ROCKS OR HARDSCAPE

i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

#### C. MULCH

*Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

#### D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

### 4. Residential Streetscapes

#### A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

#### B. PARKWAYS AND PLANTED MEDIANS

i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.

ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

#### C. STREET ELEMENTS

i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and

walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

#### **B. DRIVEWAYS**

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

#### **C. CURBING**

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

### **FINDINGS:**

- a. The block of St. Anthony extending from Iowa St. to Virginia Blvd. is located in a residential neighborhood within the Knob Hill Historic District. The applicant is proposing to widen the east side of the street to a minimal width of 27 feet and add sidewalks and curbing to both sides of the street.
- b. **SIDEWALKS** – According to the Guidelines for Site elements, replacement materials for sidewalks should match existing sidewalk and material. The historic alignment, width, and configuration should also be matched. Currently, no sidewalk exists on either the west or east side of St. Anthony Ave within the boundaries of Iowa St and Virginia Blvd. The proposed sidewalk is 4' in width to match recent sidewalk improvement projects along Virginia Blvd and extending south on St. Anthony Ave. Staff finds the proposal appropriate and consistent with the Guidelines.
- c. **CURBING** – Historic curbing profiles should be retained. The proposed curb profile is round, which adheres to the historic curbing commonly found in the vicinity of this block. Staff finds the proposal acceptable and consistent with the guidelines.
- d. **STREET WIDENING AND RETAINING WALL** – The proposed widening of the street may require a small retaining wall less than 3 feet in height as determined by excavation and construction. Construction drawings of the proposed conditions have not been provided to staff, and the final height and design will be determined in the field. In accordance with the Historic Design Guidelines, a small retaining wall is appropriate must should be minimally scaled to the lowest height possible. Final height must be coordinated with OHP staff.
- e. **POTENTIAL TREE REMOVAL** – At this time, the City of San Antonio Transportation and Capital Improvements Office has recognized that tree removal may be required, but confirmation and scope is not attainable until excavation and construction has commenced. Mature trees should be preserved to the fullest extent possible and any removal and mitigation must be coordinated with the City Arborist.

### **RECOMMENDATION:**

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

- i. That any tree removal be coordinated with OHP and the City Arborist
- ii. That the applicant receive staff approval of any updated plans and specifications for the retaining wall.

### **CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 14, 2017

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CITY of SAN ANTONIO  
NOTICE of HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION  
ADDRESS: 1156 South 55  
REQUEST: Short-term and seasonal, historic and architectural  
HEARING DATE: April 18, 2017 Time: 3:00 PM  
FOR MORE INFORMATION CONTACT  
(210) 207-0035  
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

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St Anthony  
Knob Hill Historic District  
200 100

CITY of SAN ANTONIO  
NOTICE OF HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION  
ADDRESS: 1200 S. ALAMO  
REQUEST: [illegible]  
HEARING DATE: [illegible], 201 [illegible] Time: 3:00 PM  
FOR MORE INFORMATION CONTACT:  
(210) 207-4835  
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO









## Project Summary Sheet

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**Date:** 10/7/2016  
**Project Name:** St Anthony  
**Project Limits:** Iowa to Virginia  
**Council District:** 2  
**Fiscal Year:** 2017

### Funding Information

Funding and Year	Amount
TBD	\$87,000
Total Funding	\$87,000

### Cost Information

Category	Cost
Construction	\$62,962.03
Material Testing	\$2,518.48
Contingency	\$9,444.30
Project Mgmt/Design	\$11,944.30
Admin. Costs/Inspections	\$0.00
*Total Cost	\$87,000

\*Rounded To Nearest \$1K



### Project Description

Project includes construction curbs, sidewalks, and driveway approaches on St Anthony from Iowa to Virginia - East Side Only; Curbs, driveway approaches on West Side. Street widening is required. Tree removal might be required.

