

# HISTORIC AND DESIGN REVIEW COMMISSION

August 01, 2018

**HDRC CASE NO:** 2018-374  
**COMMON NAME:** W COMMERCE ST FROM S SANTA ROSA TO S ST MARY'S  
**ZONING:** UZROW  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Main/Military Plaza Historic District  
**APPLICANT:** Florencio Rodriguez Jr., P.E./City of San Antonio Transportation & Capital Improvements (TCI)  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Right-of-way improvements  
**APPLICATION RECEIVED:** July 13, 2018  
**60-DAY REVIEW:** September 11, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform road, sidewalk, lighting, and landscaping improvements in the right-of-way of W Commerce between S Santa Rosa and S St Mary's.

## 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 applicant has proposed to perform various street improvements on W Commerce from S Santa Rosa to S St Mary's. The area of work is located within the Main/Military Plaza Historic District. Additionally, several individual local historic landmarks front this portion of W Commerce. Proposed improvements include the removal of an existing "Bus Only" lane, reduction of the roadway to 3 lanes, widening of the sidewalk on the north and south sides, ADA compliant wheelchair ramps, special landscaping, street pedestrian lighting, and additional amenities.
- b. **SIDEWALKS AND RAMPS** – According to the Guidelines for Site elements, replacement materials for sidewalks should match existing sidewalk and material or should be consistent with materials and configurations in the district. The proposal includes widening sidewalks and repairing or replacing ADA ramps where required. The work in this area as proposed is appropriate.
- c. **HISTORIC CURBING** – The applicant has proposed to retain historic curbing, including Texas Star Trail medallions, which will be protected during the course of construction or removed and reinstalled in the same location. Staff finds this proposal appropriate and consistent with the Guidelines.
- d. **NEW CURBING AND PAVING** – The applicant has proposed to install new decorative and textured curbing in specific locations within the improvement boundary. Colored paving patterns will be installed where concrete or overlays are required. New paving materials include clay brick pavers, limestone paving, sandstone banding, stamped colored concrete, and decorative inlays with natural materials such as small stones. Staff finds the proposal appropriate.
- e. **BENCHES** – The applicant has proposed to install custom metal and tile mosaic benches as indicated in the submitted plans. The benches comply with the UDC requirements for pedestrian spaces. Staff finds the designs appropriate.
- f. **PEDESTRIAN LIGHTING** – The applicant has proposed to install custom street and pedestrian lighting as indicated in the submitted plans. The freestanding lighting will feature limestone bases and perforated metal screens with internal illumination. Additional lighting will be included on street poles. Staff finds the proposal appropriate.
- g. **INFORMATION KIOSKS** – The submitted documentation includes information kiosks. The kiosks, including their specific locations and designs, are reviewed under a separate application process and are not considered in this request.
- h. **VIA BUS SHELTERS** – The submitted documentation includes renderings of VIA bus shelters. The shelters, including their specific locations and designs, are reviewed under a separate application process and are not considered in this request.
- i. **LANDSCAPING** – The proposal includes ample new landscaping, including several trees. Species include crape myrtle, baldcypress, Canary Island date palm, Mexican sycamore, bur oak, and cedar elm. Staff finds the proposal appropriate.
- j. **ARCHAEOLOGY**- The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

### RECOMMENDATION:

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

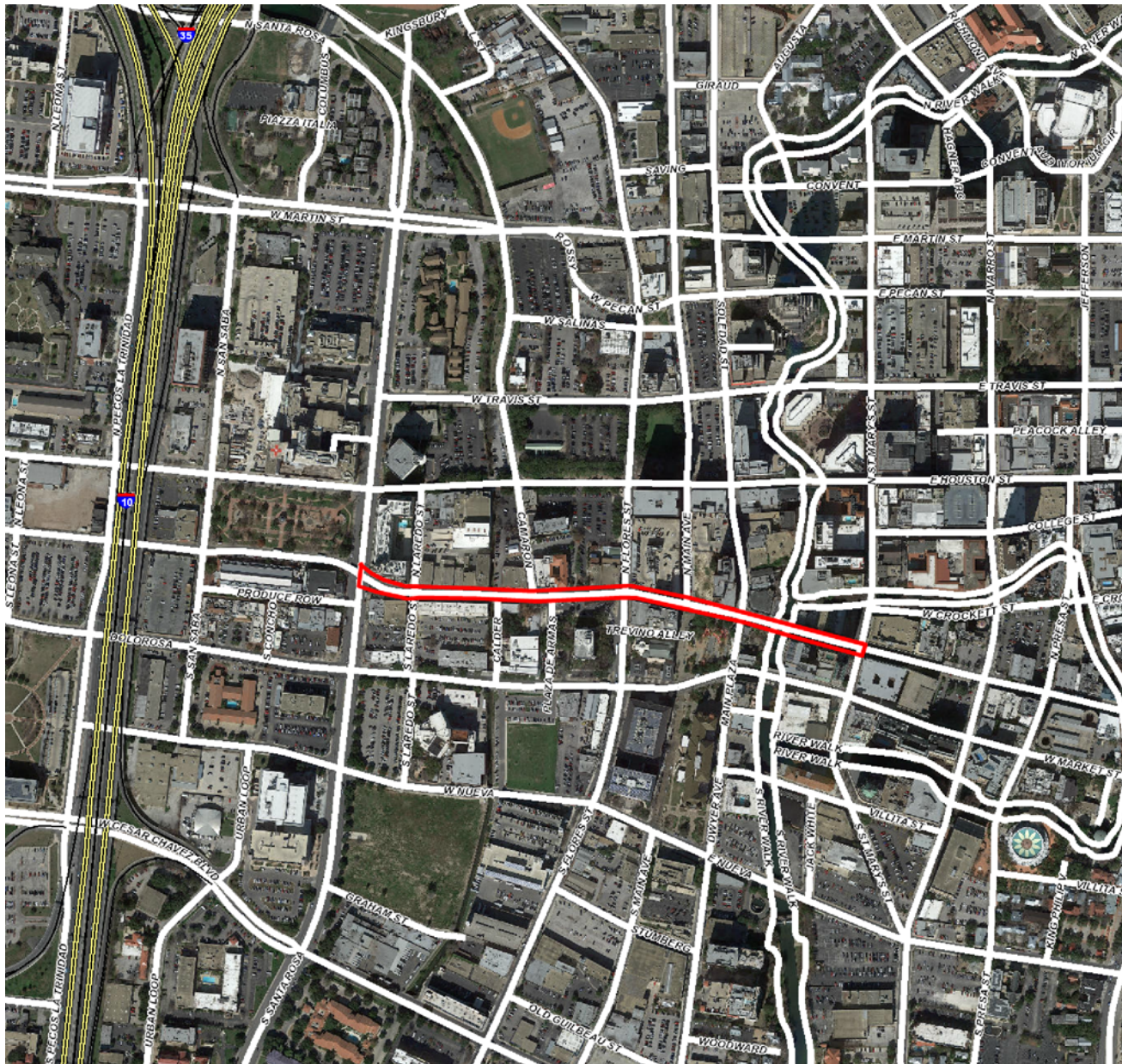
- i. That the applicant submits any updated plans and specifications that may change during the course of construction to OHP staff for review and approval.
- ii. **ARCHAEOLOGY**- The project shall comply with all federal, state, and local laws, rules, and regulations

regarding archaeology.

**CASE MANAGER:**

Stephanie Phillips





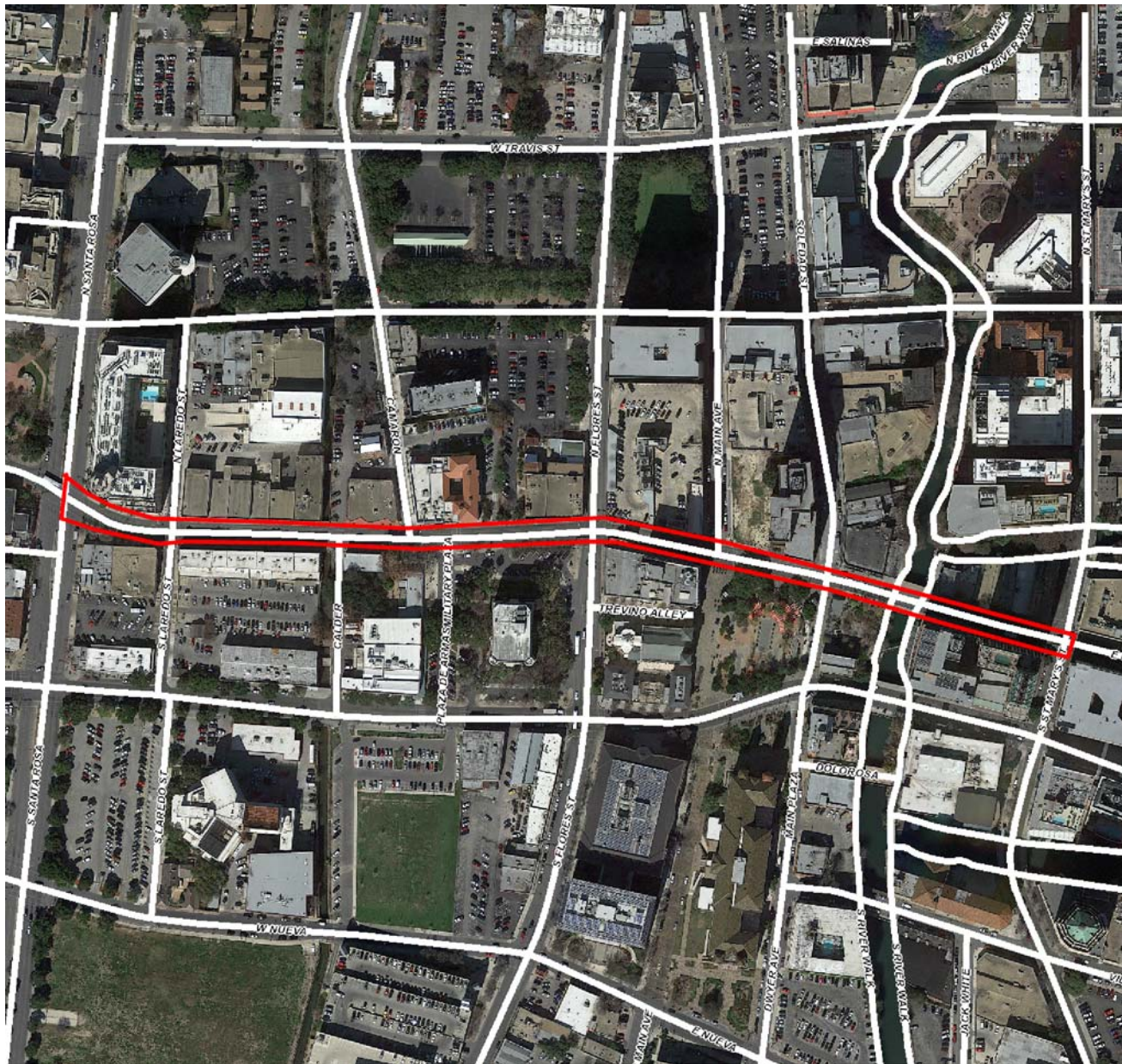
## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 24, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





## Flex Viewer

**Powered by ArcGIS Server**

Printed:Jul 24, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



# Transportation and Capital Improvements HDRC Presentation



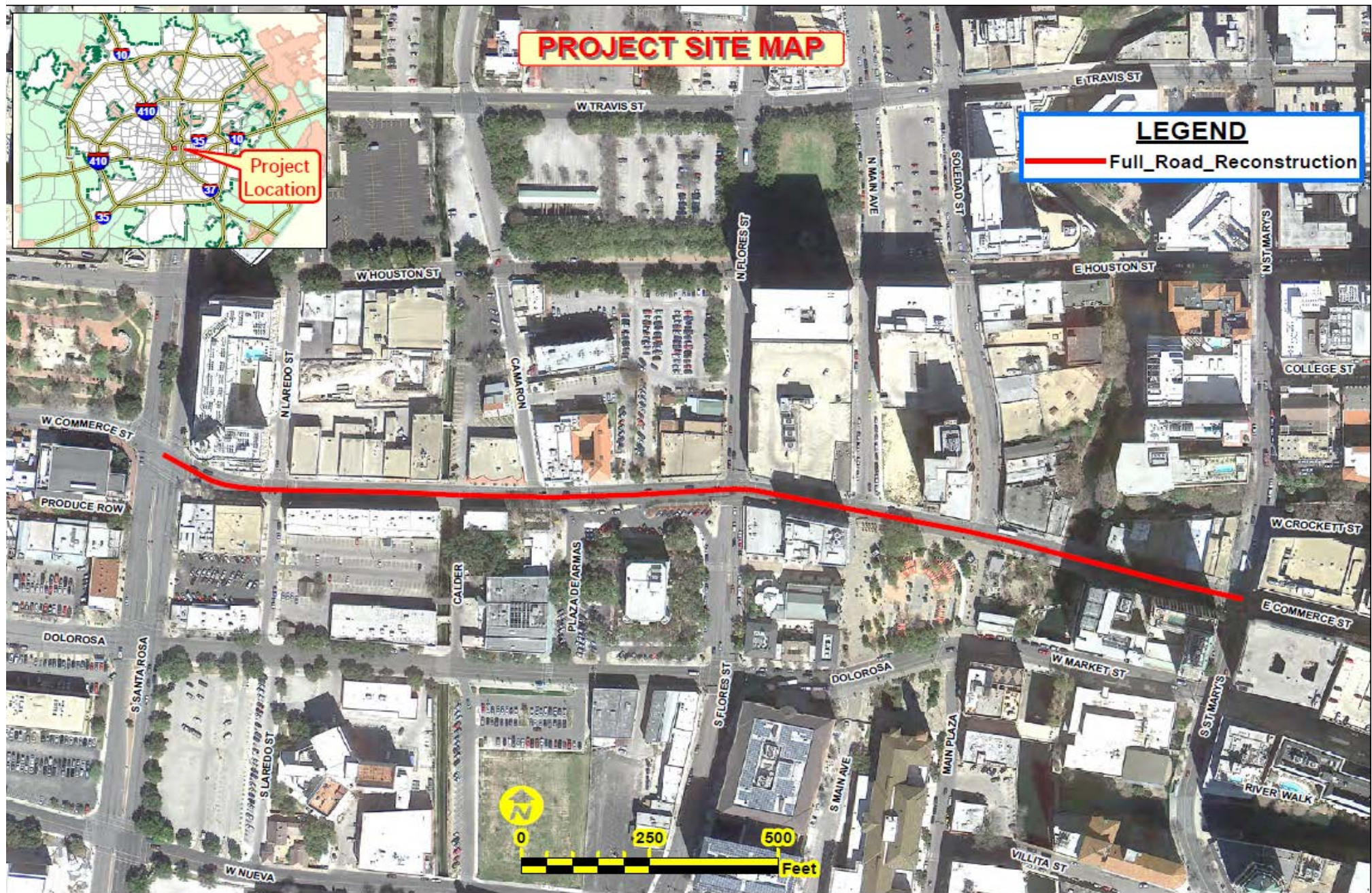
DTS: Commerce St. (St. Mary's St. to Santa Rosa St.)  
August 1, 2018

---

Florencio Rodriguez Jr., P.E. Interim Project Manager











- Gateway to Heart of La Zona Cultural
- Express Culture & Heritage
- Celebrate Artistry



# Project Scope

This project will include total reconstruction of roadway and elimination of the existing “Bus Only Lane” (outside westbound lane). The roadway will be reduced to 3 lanes (12’, 10’, 11’), sidewalks will be widened on the north and south sides, ADA compliant wheelchair ramps will be installed, special landscaping and street and pedestrian lighting and amenities will be installed.

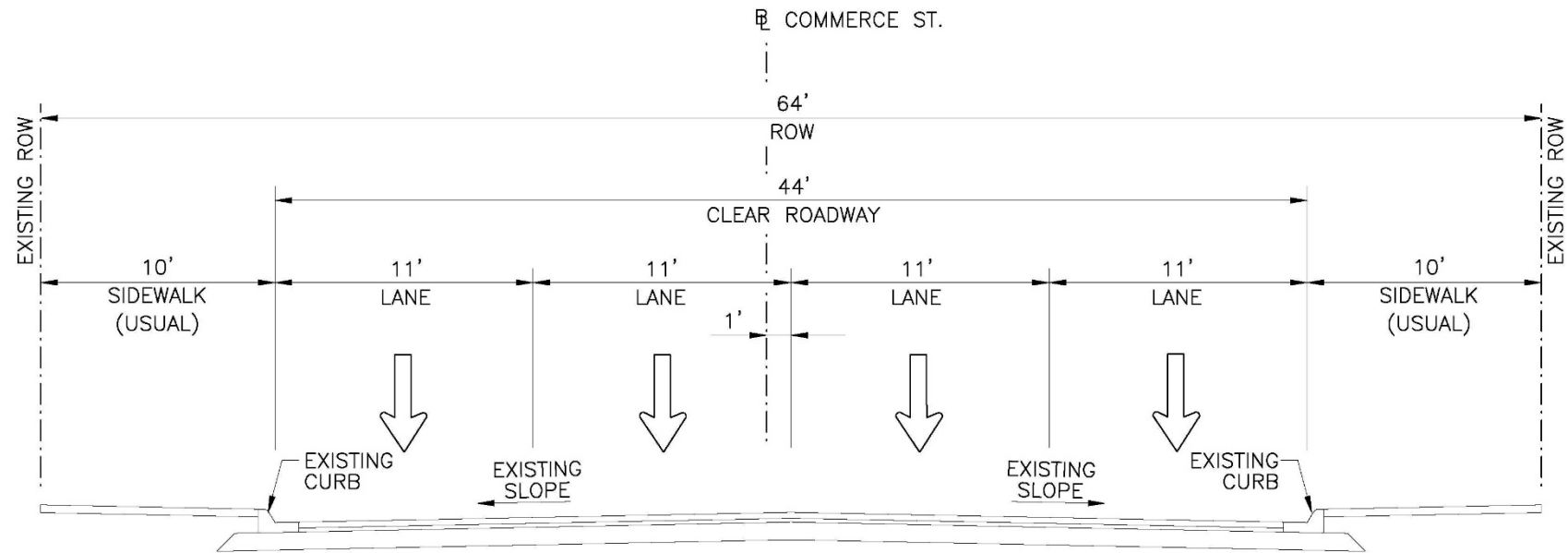
SAWS sewer & water work (adjustments only)

CPS Gas work

## Project Budget:

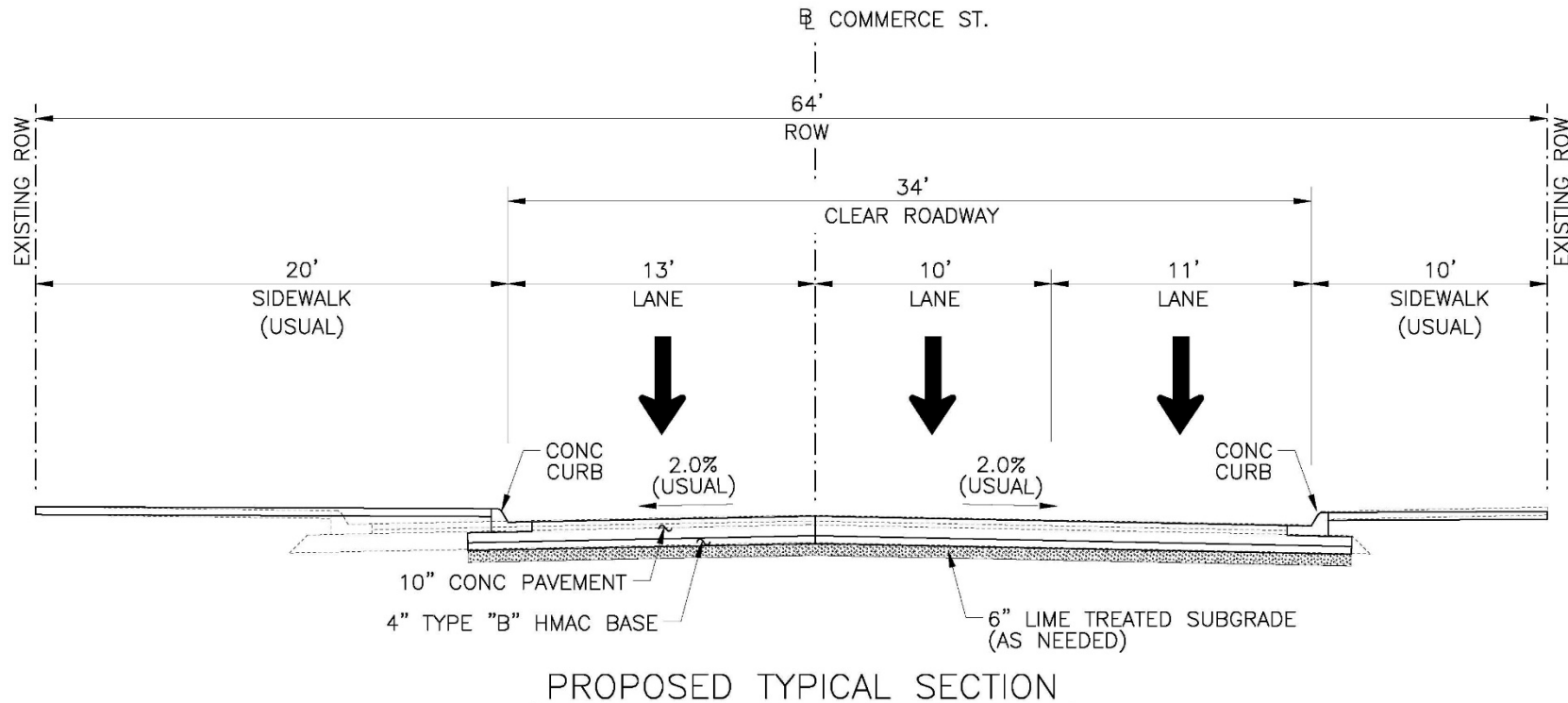
\$9,000,000 allocated in the 2012 – 2017 General Obligation Bond for design and construction and \$6,000,000 allocated in the 2017-2022 General Obligation Bond for construction

# Existing Typical Section



EXISTING TYPICAL SECTION

# Proposed Typical Section







Detailed Paving With Natural Materials



Colored Paving Pattern Where Concrete or Overlays Are Required

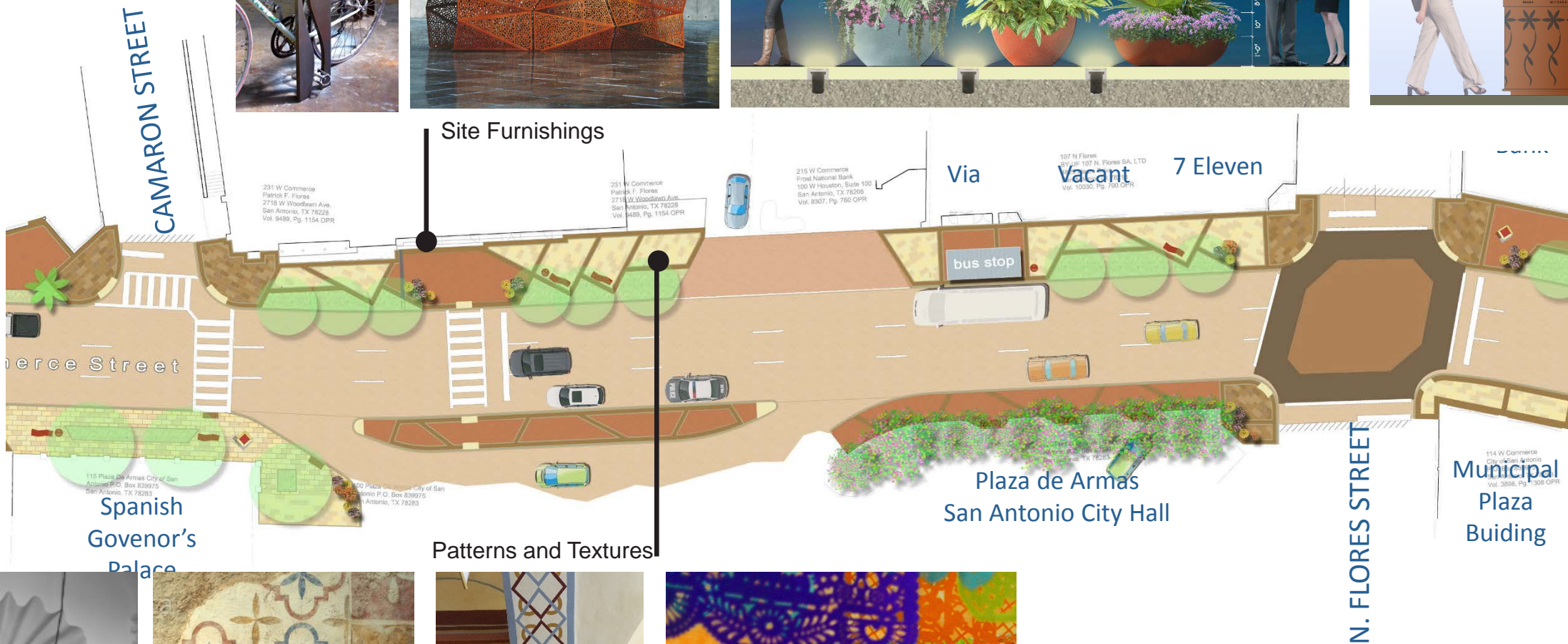
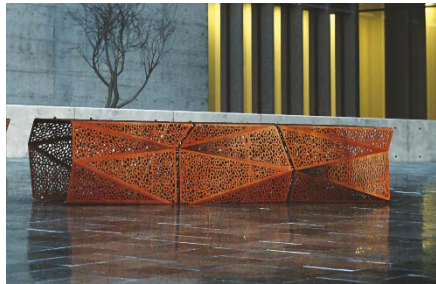
### GRAPHIC LEGEND

- EXISTING TREE / PROPOSED TREE
- CRUDE MYRTLE

- METAL BENCH WITH LIGHTING
- TILED MOSAIC BENCH
- MOVABLE PLANTER
- INFORMATION KIOSK
- TRASH/RECYCLE BIN
- BIKE RACK

- CLAY BRICK PAVERS
- LIMESTONE PAVING
- SANDSTONE BANDING
- STAMPED COLOR CONCRETE







N. FLORES STREET



## Street and Pedestrian Lighting

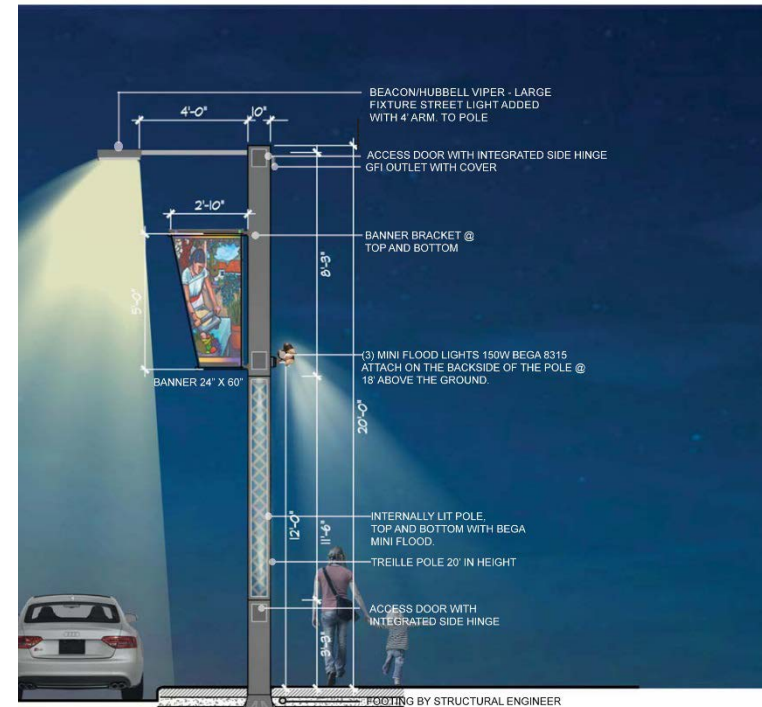
Frost Bank

109 N Main  
Frost National Bank  
100 W Houston, Suite 100  
San Antonio, TX 78205  
Vol. 9410, Pg. 2082 OPR

109 N Main  
Frost National Bank  
100 W Houston, Suite 100  
San Antonio, TX 78205  
Vol. 9410, Pg. 2082 OPR

107 W Commerce  
LTD. & Service Partners  
San Antonio, TX 78205  
Vol. 1089, Pg. 1199 OPR

MAIN STREET



Vacant

River View Tower

SOLEDAD STREET

Commerce Street

Patterns and Textures

Municipal Plaza  
Building

114 W Commerce  
City of San Antonio  
P.O. Box 859875  
San Antonio, TX 78208  
Vol. 3856, Pg. 1308 OPR

114 W Commerce  
City of San Antonio

## GRAPHIC LEGEND



EXISTING TREE /  
PROPOSED TREE



CRANE MYRTLE

METAL BENCH WITH LIGHTING

TILED MOSAIC BENCH

MOVABLE PLANTER

INFORMATION KIOSK

TRASH/RECYCLE BIN

BIKE RACK

CLAY BRICK PAVING

LIMESTONE PAVING

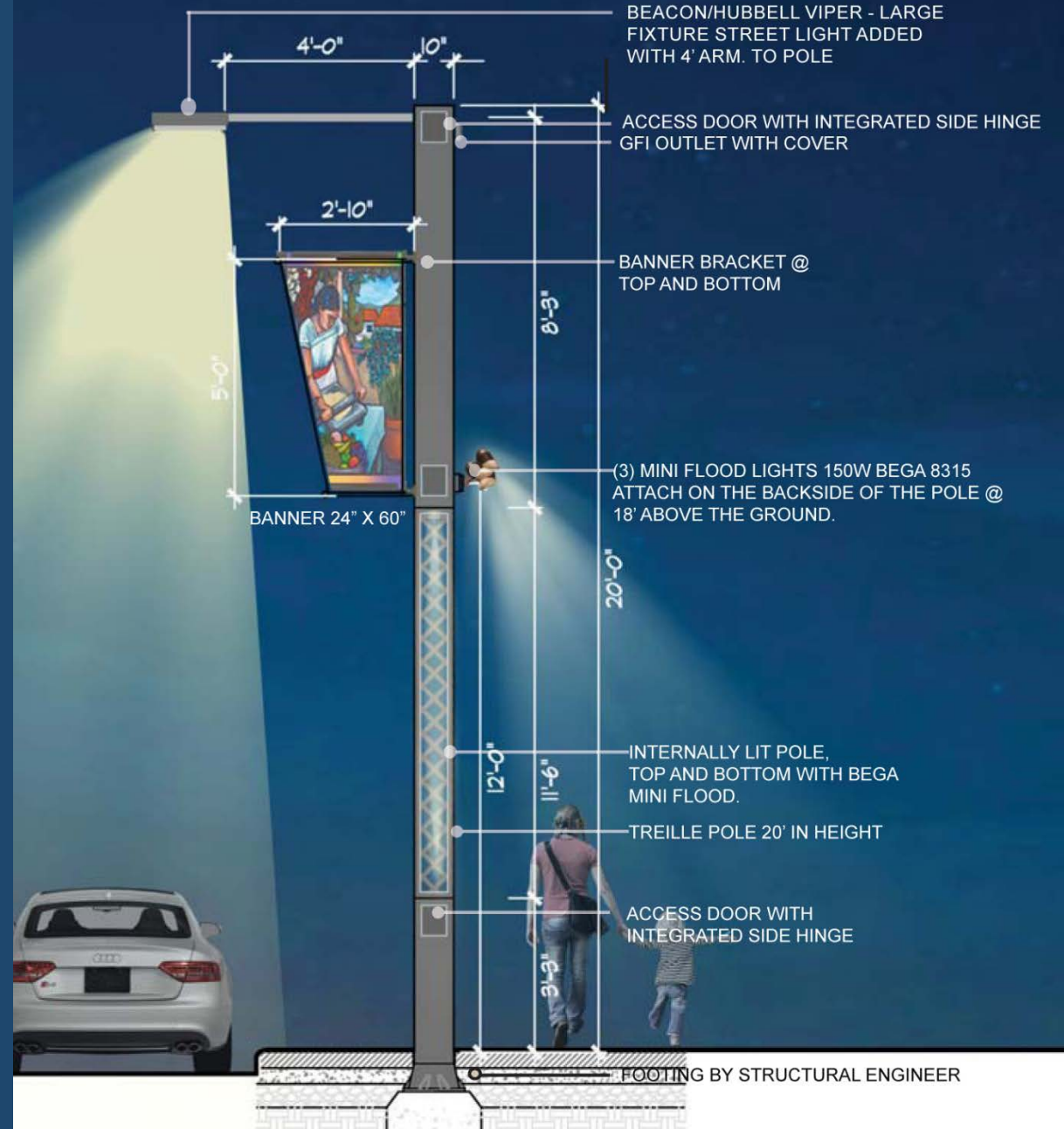
SANDSTONE BANDING

STRAPPED COLOR  
CONCRETE

Main Plaza

MAIN PLAZA



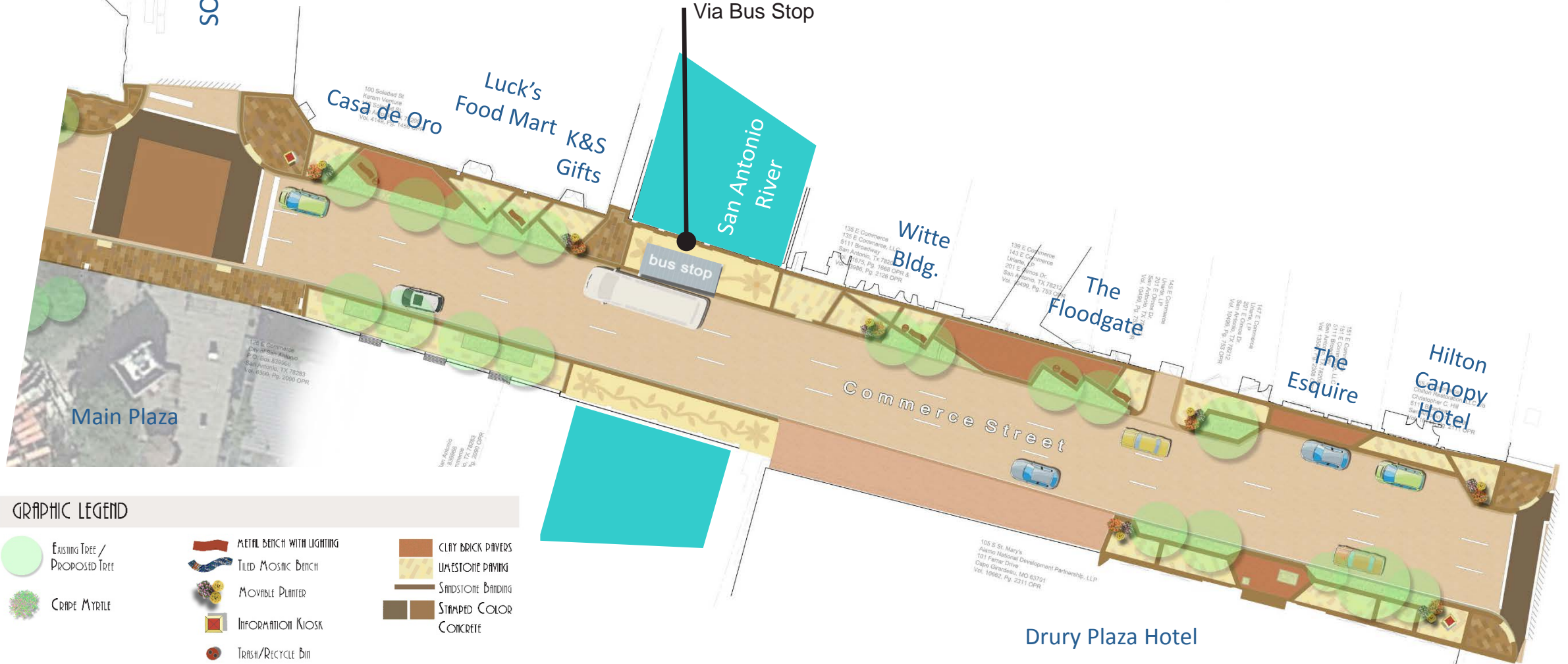




SOLEDAD STREET



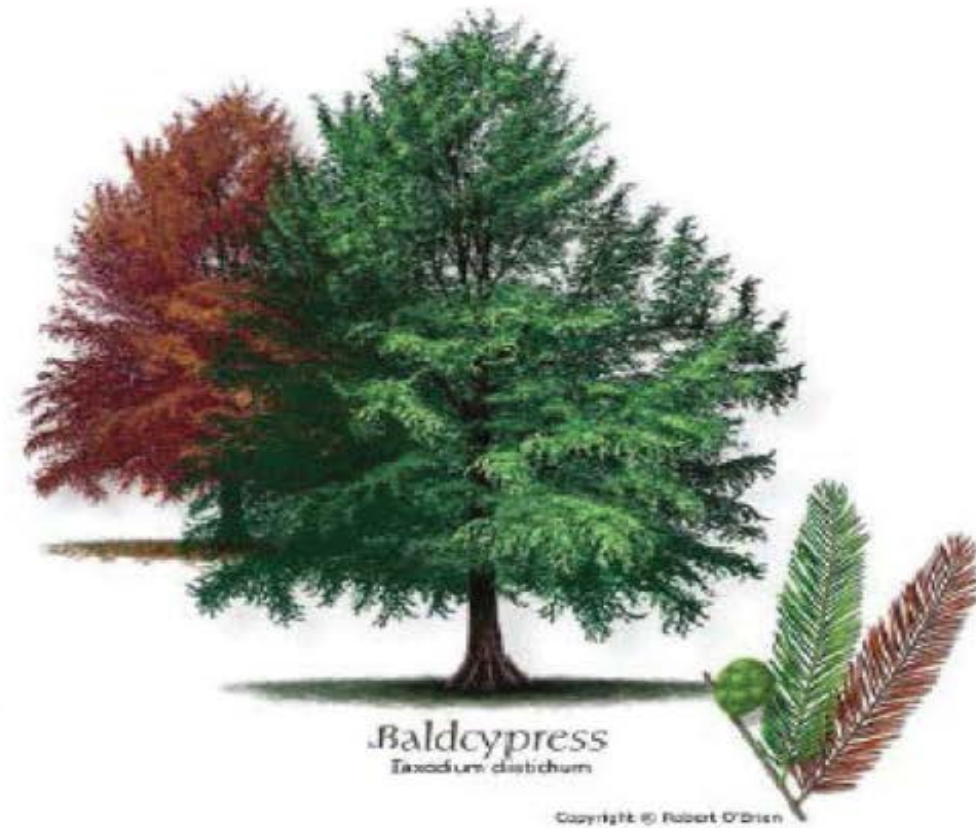
Via Bus Stop



# GRAPHIC LEGEND

- Existing Tree / Proposed Tree
- CRAPE MYRTLE
- METAL BENCH WITH LIGHTING
- TILED MOSAIC BENCH
- MOVIBLE PLANTER
- INFORMATION KIOSK
- TRASH/RECYCLE BIN
- BIKE RACK
- CLAY BRICK PAVERS
- LIMESTONE PAVING
- SANDSTONE BANDING
- STAMPED COLOR CONCRETE

# Types of Trees



# Types of Trees



*Canary Island Date Palm*



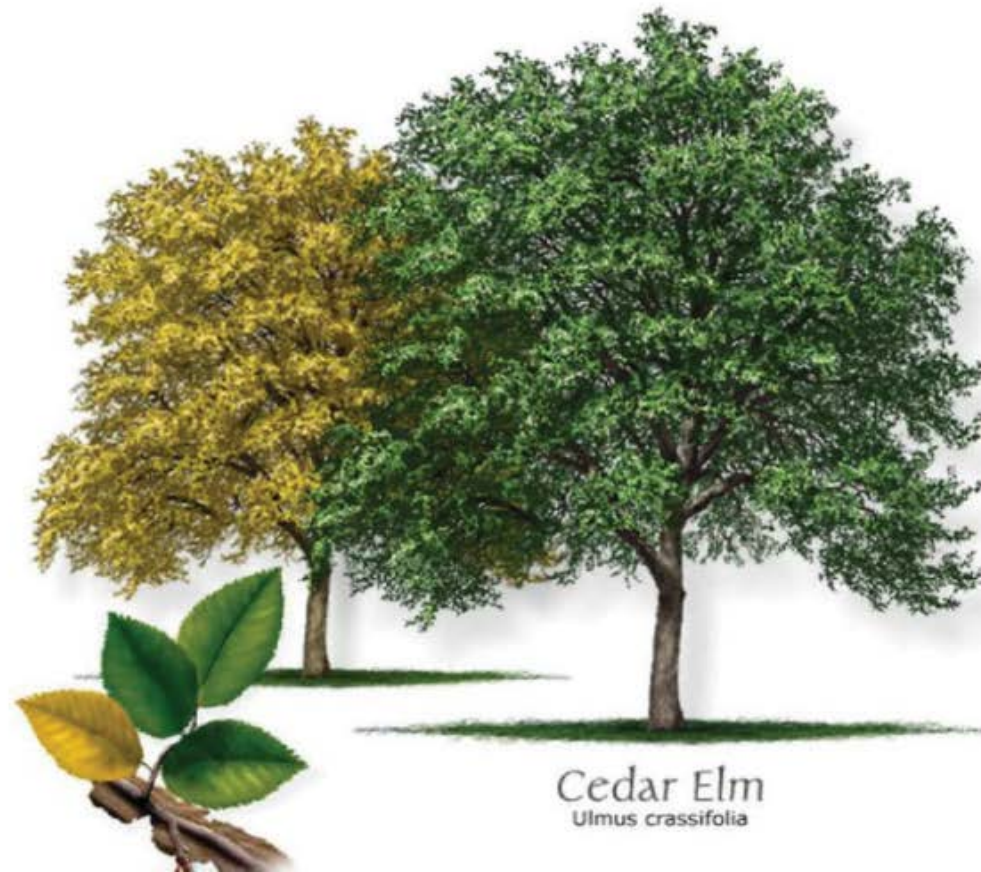
*Mexican Sycamore*  
*Platanus mexicana*



Copyright © Robert O'Brien



# Types of Trees





# Interactive Kiosk

- Planned to be placed in five (5) locations within project limits.
- “Zona Cultural” decorative patterned skin
- Colors – Mid Grey and Red Patone194C



# Cultural Resources Preservation

- Main and Military Plazas National Register Historic District and local historic district
- On February 11<sup>th</sup> 2015 a site visit was conducted by the Office of Historic Preservation and documented historically sensitive elements and features that must be preserved
- Texas Star Trail medallions are to be removed and reinstalled
- Protection and retention of historic tiled entries at numerous buildings
- Curbs are to be replaced with square curbs to match the shape of the existing curbs within the project limits

# Cultural Resources Preservation

- Contractor is responsible for preventing damage to historic structures during the entire length of construction
- Contractor to saw cut existing sidewalk, 8” to 12” inches away from historic structures
- If the remaining 8” to 12” inches of sidewalk needs to be removed, the contractor will remove it by hand.
- Contractor to repair or replace in kind, and at his own expense any historic materials damaged during construction

# Schedule

Commerce Street Schedule	
Design Completed	August 2018
Project Advertised	September 2018
Construction Start Construction End	January 2019 July 2020

For information in regards to the project during the Design Phase:  
Please contact:

Florencio Rodriguez Jr., P.E. – Interim Capital Projects Manager at [210-207-6966](tel:210-207-6966) ,  
[Florencio.Rodriguez@sanantonio.gov](mailto:Florencio.Rodriguez@sanantonio.gov)



# Transportation and Capital Improvements HDRC Presentation



DTS: Commerce St. (St. Mary's St. to Santa Rosa St.)  
August 1, 2018

---

Florencio Rodriguez Jr., P.E. Interim Project Manager

