

# HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

**HDRC CASE NO:** 2018-545  
**COMMON NAME:** BUENA VISTA ST/DOLOROSA ST BETWEEN FRIO ST AND SANTA ROSA ST  
**ZONING:** UZROW  
**CITY COUNCIL DIST.:** 5, 1  
**DISTRICT:** Cattleman Square Historic District  
**APPLICANT:** Timothy Hayes, EIT / City of San Antonio  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Right-of-way improvements  
**APPLICATION RECEIVED:** October 29, 2018  
**60-DAY REVIEW:** December 28, 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 Buena Vista St and Dolorosa St between Frio St and S Santa Rosa St.

## 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 Buena Vista St and Dolorosa between Frio St and S Santa Rosa St. The area of work is partially located within the Cattleman Square Historic District. Additionally, several individual local historic landmarks front this portion of Dolorosa. Proposed improvements include widened sidewalks in appropriate areas, a pedestrian HAWK signal near the UTSA campus, a mid-block pedestrian crossing between San Saba St and Santa Rosa St, lighting enhancements, and landscaping.
- 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 and to employ techniques to avoid damage to historic curbing as noted in the submittal. Staff finds this proposal appropriate and consistent with the Guidelines.
- d. 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 and horizontal concrete pavers. Staff finds the proposal appropriate.
- e. BENCHES – The applicant has proposed to install custom 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 proposal includes pedestrian bollards constructed of perforated metal screens with internal illumination. Staff finds the proposal appropriate.
- g. INFORMATION KIOSKS – Information kiosks may be installed in this location. 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, cedar elm, Canary Island date palm, and Sabal palm. 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 g 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



# Transportation and Capital Improvements HDRC Presentation



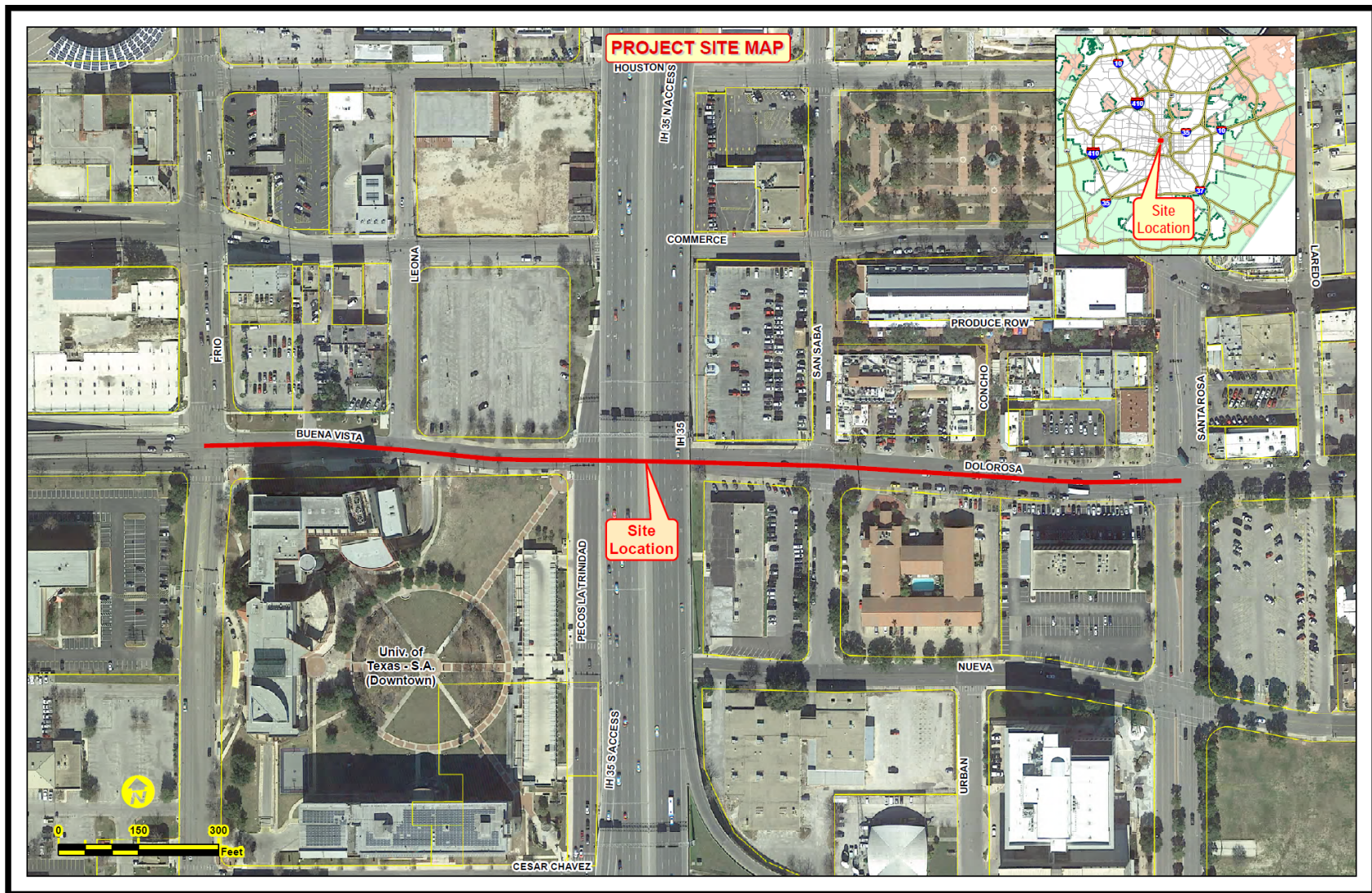
Buena Vista Street Corridor  
November 7, 2018

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Mike Frisbie, P.E., City Engineer & TCI Director



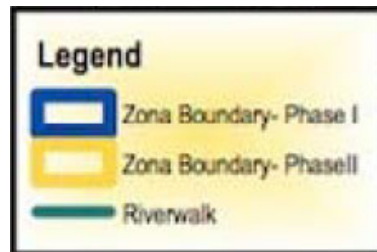




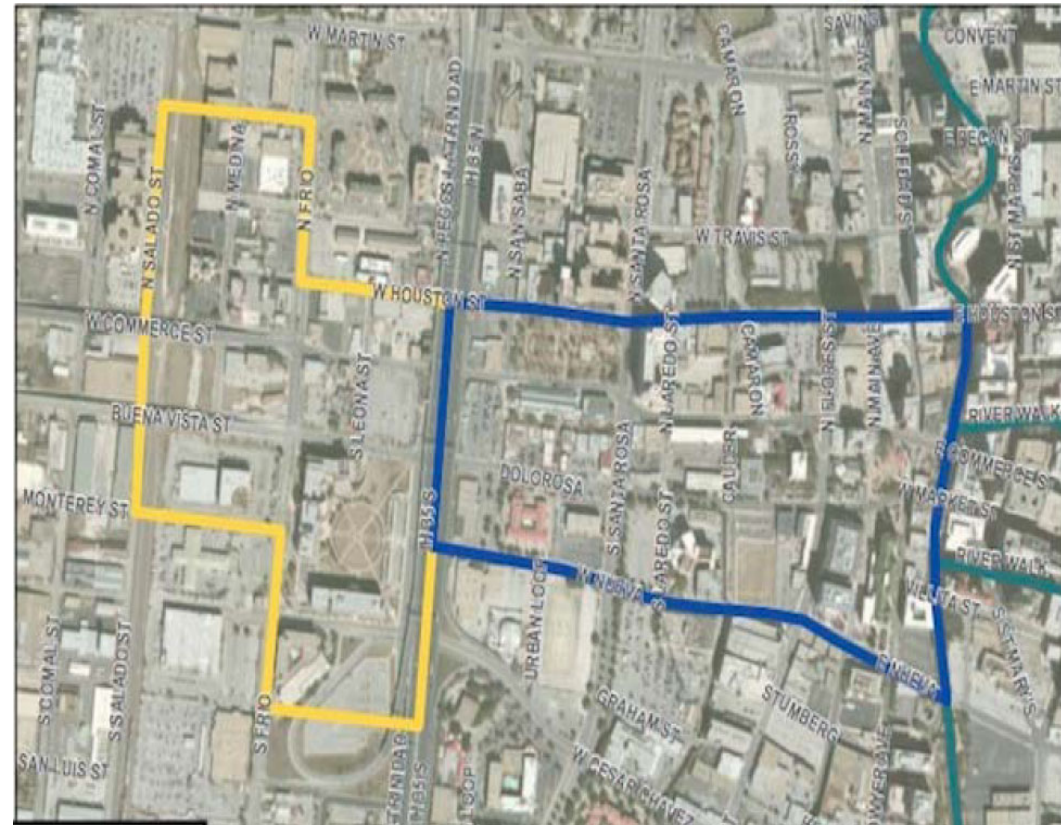


# Buena Vista Street

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



### Zona Cultural Boundary



## Project Scope

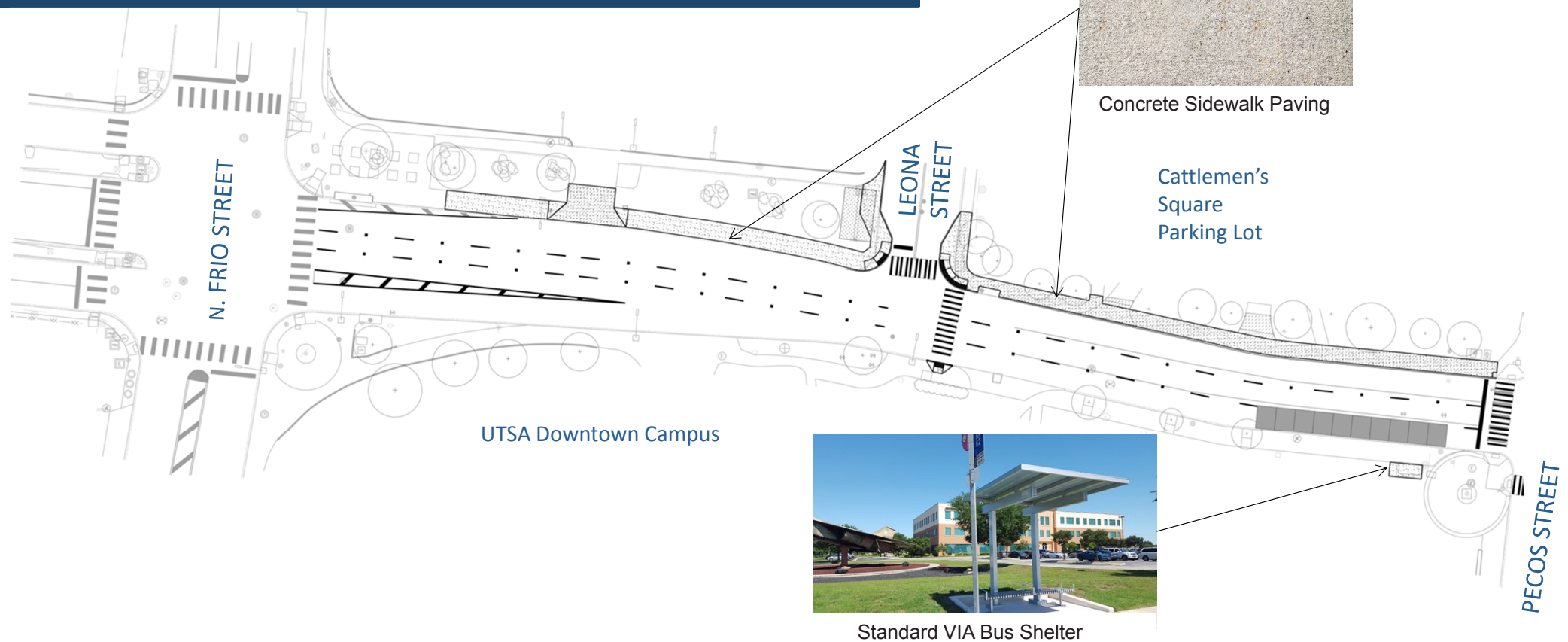
This project will improve pedestrian connectivity on Buena Vista between Frio & Santa Rosa by way of widened sidewalks in appropriate areas, a pedestrian HAWK signal will be added by the UTSA campus and a mid-block pedestrian crossing will be added between San Saba St. and Santa Rosa St.. Aesthetics such as lighting enhancements and landscaping will be added within available funding.

### Project Budget:

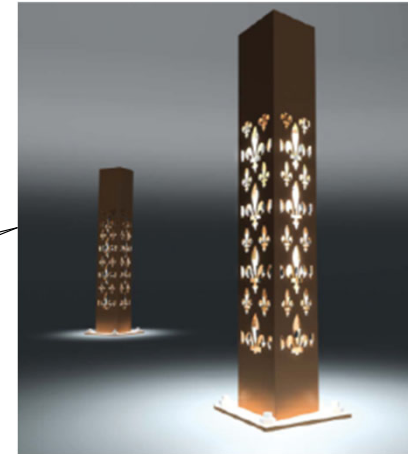
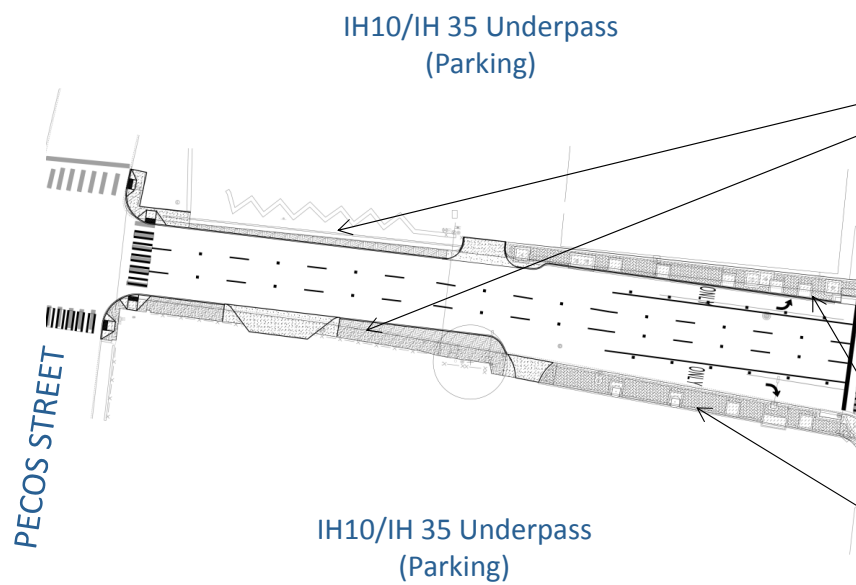
\$1,500,000 allocated in the 2012 – 2017 General Obligation Bond for design and construction.



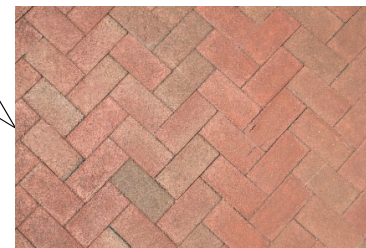
# Proposed Layout



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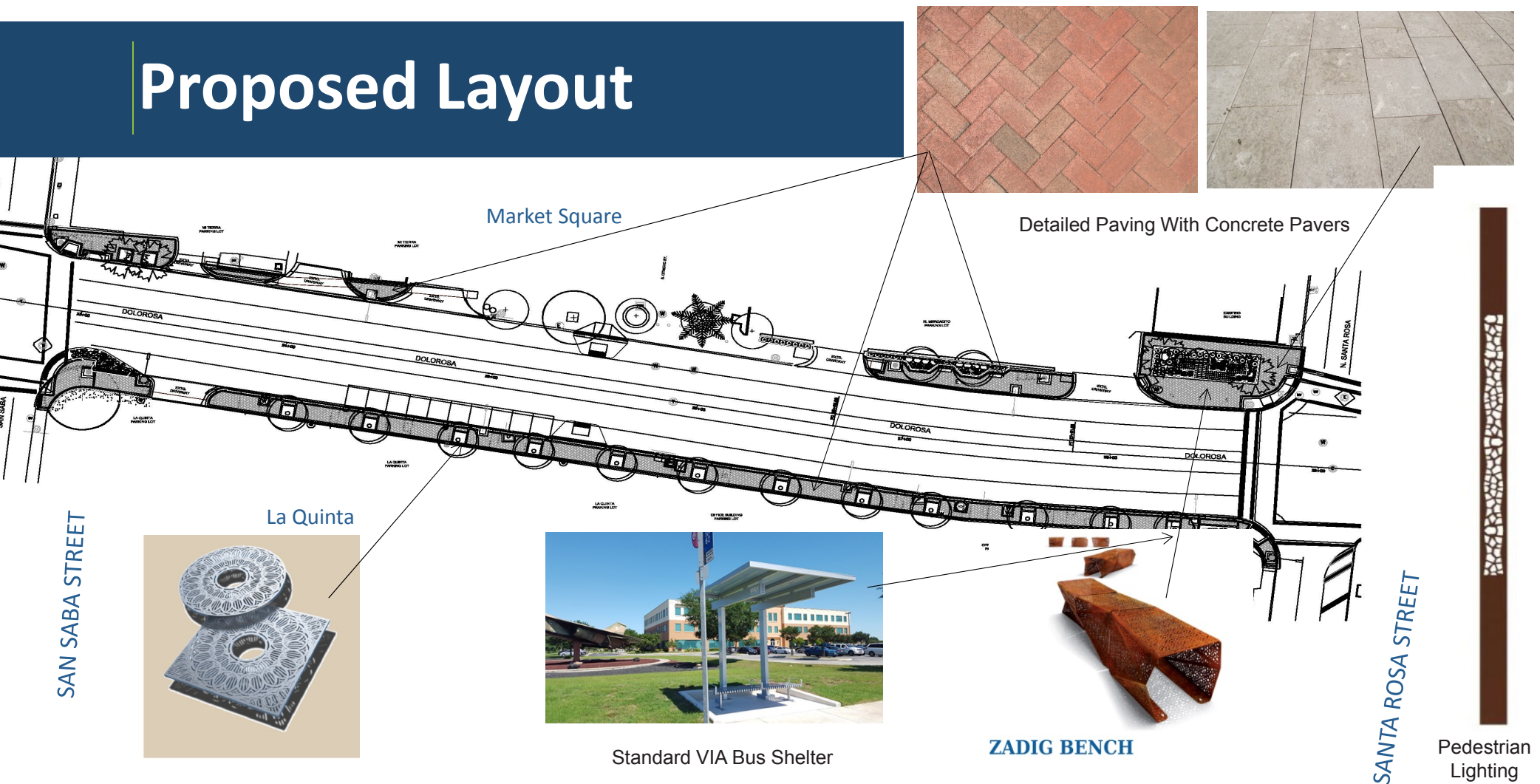


Pedestrian Bollards with Lights

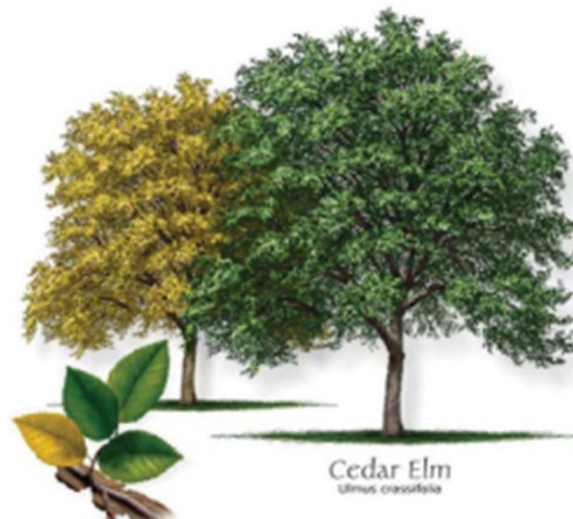


Detailed Paving With Concrete Pavers

# Proposed Layout



# Types of Trees



# Types of Trees



*Canary Island Date Palm*



*Sabal Palm*



*Sago Palm*



# Cultural Resources Preservation

- Archeological monitoring will be required for all excavation.
- 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

## Buena Vista Street Schedule

Design Completed	November 2018
Project Advertised	November 2018
Construction Start	February 2019
Construction End	October 2019

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 ,  
[Florencio.Rodriguez@sanantonio.gov](mailto:Florencio.Rodriguez@sanantonio.gov)



# Transportation and Capital Improvements HDRC Presentation



Buena Vista Street Corridor  
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