

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-017
ADDRESS: 3910 RITTIMAN RD/JOHN JAMES PARK
LEGAL DESCRIPTION: NCB 12174 P-200 & NCB 12175 P-131
ZONING: MR
CITY COUNCIL DIST.: 2
APPLICANT: Sean Strong/COSA
OWNER: City of San Antonio
TYPE OF WORK: Construction of new vehicular right-of-way
APPLICATION RECEIVED: January 15, 2019
60-DAY REVIEW: March 16, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two-lane roadway running along the western boundary of John James Park from Winans Road to Rittiman Road.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-640. - Public Property and Rights-of-Way.

- (a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.
- (b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

Unified Development Code Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

Unified Development Code Sec. 35-643. - Alteration, Restoration and Rehabilitation.

In considering 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 following general standards of the Secretary of the Interior's Standards for Rehabilitation in addition to any specific design guidelines included in this article:

- (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 should 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 shall be discouraged.

- (d) Changes which 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, high pressure washes and other cleaning methods that will damage the historic building's materials shall not be undertaken.
- (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.

Unified Development Code Sec. 35-646. - Construction in Public Rights-of-Way.

- (a) General Provisions. All construction in the public right-of-way shall conform to all city codes. In considering an application, the historic and design review commission shall be guided by the following:
 - (1) Sidewalk Zones. Pedestrian movement should be pleasant, allowing for store browsing, comfortable transit waiting and easy accessibility for disabled people. Where possible, sidewalks should at least five (5) feet in width. Existing sidewalks should not be narrowed when replaced.
 - (2) Sidewalk Paving and Surfaces. Materials should complement stylistic differences of individual buildings, particularly when related to historic buildings.
 - A. Materials. Materials should be chosen for beauty, strength, longevity, easy maintenance and traction when dry or wet.
 - B. Color and Texture. To ensure the safety of pedestrians, all changes in surfaces should be defined by contrasting color, texture or materials.
 - (3) Street Features and Arrangements. Historic districts and the downtown, as well as other distinct areas of the city have diverse character and any street furniture selected for these areas should complement these differences. In addition, the clustering of street furniture in one (1) place is recommended. Trash receptacles, seating, telephones and other street furniture should be grouped together.
 - A. Circulation. A clear path-of-travel of thirty-six (36) inches wide shall be maintained in and around street features and arrangement.
 - B. Seating. Seating should be physically comfortable and inviting, durable and attractive. Plaza and open space seating should also be socially comfortable by offering a variety of choices such as in the sun or shade, near traffic and activity or not, and alone or in groups.
 - C. Drinking Fountains. Placing drinking fountains in new development is encouraged. Fountains should be placed within general areas of pedestrian traffic and located on accessible surfaces.
 - D. Trash Receptacles. Trash receptacles should blend visually with their surroundings and their design and location should make use as convenient as possible.
 - E. Vending Machines. Vending machines will not dispense items other than newspapers and periodicals. Vending machines shall be clustered together and away from intersection corners.
 - F. Vending Carts and Kiosks. Vending carts and kiosks are encouraged in locations that do not impede normal pedestrian traffic.
 - G. Outdoor Dining. Lease of public right-of-way for outdoor dining is encouraged in appropriate locations. Lease of sidewalk space for outdoor dining shall be managed through the department of parks and recreation and shall comply with all city codes. It is recommended that at least eight (8) feet of sidewalk be retained between the curb

and the leased or licensed space to provide an uninterrupted public walkway.

- H. Street Objects. Utility boxes, vending machines and so on should not be located in sidewalk zones. Their design and color should be compatible with character of their surroundings.

(4) Streetscape Landscaping. Landscaping, particularly streets trees, are an important addition to the streetscape because of the hot Texas climate. Appropriate application along sidewalks strengthens the visual quality of public streets. Careful selection of plant materials, using native and low-water use plants, is recommended.

(Ord. No. 98697 § 6)

FINDINGS:

- a. The property located 3910 Rittiman, commonly known as John James Park, is a 89.6-acre public park located directly north of Fort Sam Houston and on the eastern bank of Salado Creek. The park features several City facilities including an outdoor trail, playground, and outdoor fitness equipment.
- b. NEW ROADWAY – The applicant has proposed to construct a new two-lane roadway running along the western boundary of the park from Winans Rd to Rittiman Rd. The road will serve as an alternative access route to Cole High School for emergency situations and to relieve Winans Rd traffic congestion. There are no park amenities located within the proposed project limits, which would encompass approximately 1.98 acres. Staff finds the proposal consistent with the UDC.
- c. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

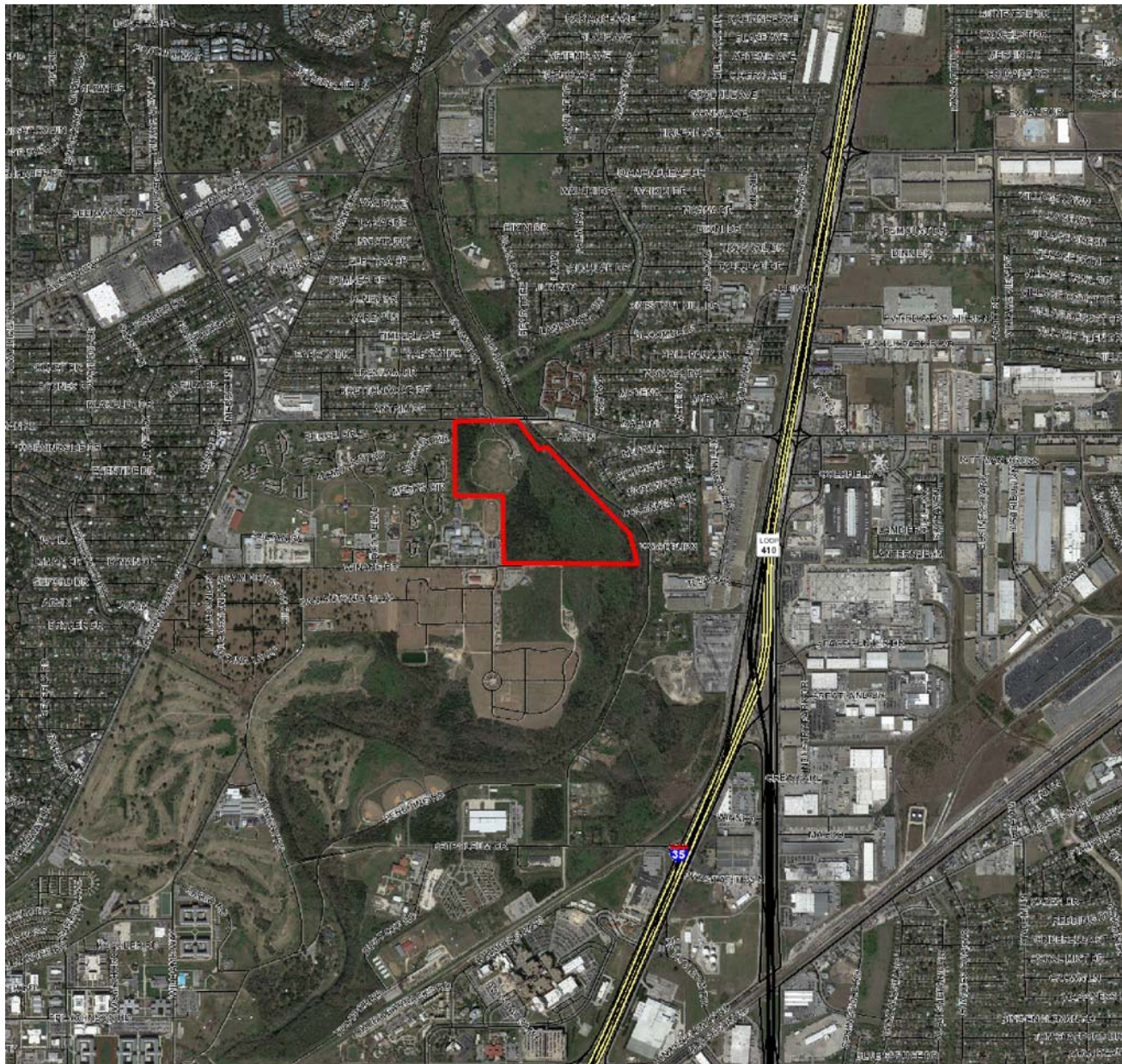
RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulation:

- i. 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: Feb 01, 2019

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Fort Sam Houston ISD New Roadway Project Narrative

The proposed project, consisting of an approximately 3,000 linear foot, 1.98-acre parcel of existing parkland, includes the construction of a two-lane roadway running along the western boundary of John James Park from Winans Road to Rittiman Road. The road will serve as an alternate access route to Cole High School for emergency situations and to relieve Winans Road traffic congestion as requested by Fort Sam Houston ISD. There are no park amenities located within the proposed project limits.

The proposed road project will result in a net loss of approximately 1.98 acres of parkland in John James Park. This loss will be offset by the addition of approximately 10.0 acres of new parkland at the City of San Antonio's Barbara Drive Drainage project component. Therefore, a net gain of approximately 8.02 acres of parkland will occur due to implementation of the project. Following construction, the John James Park component use will transition to public ROW. Following the completion of construction activities at the Barbara Drive Drainage component, the area will be useable public space contiguous with existing adjacent parkland uses.

An archeological survey was conducted within the land associated with the new roadway. The survey determined that the project corridor has been impacted by multiple disturbances, including erosion and construction activities, and will not adversely affect any prehistoric sites considered by the San Antonio Uniform Development Code and/or the Antiquities Code of Texas.

The proposed project was also reviewed by an architectural historian with the City of San Antonio Transportation & Capital Improvements Department Environmental Management Division (TCI EMD) as required by the City's Historic Preservation and Design Section of the Unified Development Code and to address requirements of the Texas Antiquities Code. The review focused on the possible effects of the proposed project on above ground historic resources. A review of the Texas Historic Sites Atlas, historic aerial photography, COSA GIS maps, and other historical research sources reveal that there are no known designated historic districts or historic resources (standing structures) located within the project area. In the opinion of the TCI EMD, the proposed work is anticipated to have no adverse effects to historic resources that would be eligible for listing in the National Register of Historic Places.





Typical view of the wooded areas at John James Park.



Typical view of the mixed grass and plant areas at John James Park.



CITY OF SAN ANTONIO

TRANSPORTATION & CAPITAL IMPROVEMENTS

THROUGH INNOVATION AND DEDICATION, WE BUILD AND MAINTAIN SAN ANTONIO'S INFRASTRUCTURE.

Interdepartmental Correspondence

TO: Theresa Larson, Environmental Services Coordinator, TCI EMD
FROM: Miranda Garrison, Architectural Historian, TCI, EMD
COPIES TO: Files
SUBJECT: Fort Sam ISD New Roadway (Winans Road to Rittiman Road)
DATE: October 22, 2018

The information submitted for the above-referenced request has been reviewed by an architectural historian with the City of San Antonio Transportation & Capital Improvements Department Environmental Management Division (TCI EMD) according to the City's Historic Preservation and Design Section of the Unified Development Code and to address requirements of the Texas Antiquities Code. The review focused on the possible effects of the proposed project on above ground historic resources. It is understood that the above referenced project is financed solely with city funding. It is further understood that the project will not incorporate TxDOT or railroad ROW and will not require coordination with TxDOT. However, **if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a project, resources within the project area are protected under the National Historic Preservation Act (NHPA).**

Proposed improvements include the construction of a new two-lane roadway from Winans to Rittiman along the inside west edge of John James Park. **As a city-owned park, the proposed project will require review by the Historic and Design Review Commission (HDRC).**

Architectural Resources: A review of the Texas Historic Sites Atlas, historic aerial photography, COSA GIS maps, and other historical research sources reveal that there are no known designated historic districts or historic resources (standing structures) located within the project area. **In the opinion of the TCI EMD, the proposed work is anticipated to have no adverse effects to historic resources as long as the proposed plan is maintained. If the project limits expand, further research may be warranted.**

If there are any land easements owned or controlled by the State of Texas or any of its political subdivisions within the project area, or **if there is any federal agency involvement or jurisdiction relating to the project or its development**, the Texas Historical Commission may require other archeological and cultural resource compliance efforts in addition to those required by the City's Office of Historic Preservation. In particular for historic resources (standing structures), if NHPA

compliance is required on this project a review of these resources and the potential direct and secondary effects of the project on the resources will be required.

Sincerely,

A handwritten signature in blue ink that reads "L. Miranda Garrison". The signature is written in a cursive, flowing style.

Miranda Garrison, Architectural Historian
Transportation & Capital Improvements Department
Environmental Management Division