HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

HDRC CASE NO: 2021-014

ADDRESS: 726 FREDERICKSBURG RD

LEGAL DESCRIPTION: NCB 3031 BLK 2 LOT NE IRR 90.11 OF 1 & 2 EXC SW TRI

ZONING: C-3NA

CITY COUNCIL DIST.: 1

APPLICANT: Miranda Garrison

OWNER: COSA

TYPE OF WORK: Park and right-of-way improvements

APPLICATION RECEIVED: January 07, 2021

60-DAY REVIEW: Not applicable due to City Council Emergency Orders

CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to complete the following improvements to Liz Davies Greenspace:

- 1. Install additional parking.
- 2. Install additional greenspace to the park's footprint.
- 3. Modify the existing VIA bus stop to a pull-out stop.

APPLICABLE CITATIONS:

UDC Section 35-450. General Rules.

(a) Area of Jurisdiction. A certificate of appropriateness is required and shall be secured by a party prior to the issuance of a permit from the department of planning and development services before said party will be allowed to undertake activities affecting a designated historic landmark, property within a designated historic district, a state archaeological landmark, a recorded Texas historical landmark, property within a National Register Historic District, property listed on the National Register of Historic Places, a National Historic Landmark, property within the river improvement overlay district, public property, public rights-of-way, or public art.

UDC 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.

UDC Sec 35-642. – New Construction of Buildings and Facilities:

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

- (a) Site and Setting.
- (1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.
- (2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should

enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

- (3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.
- (4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

FINDINGS:

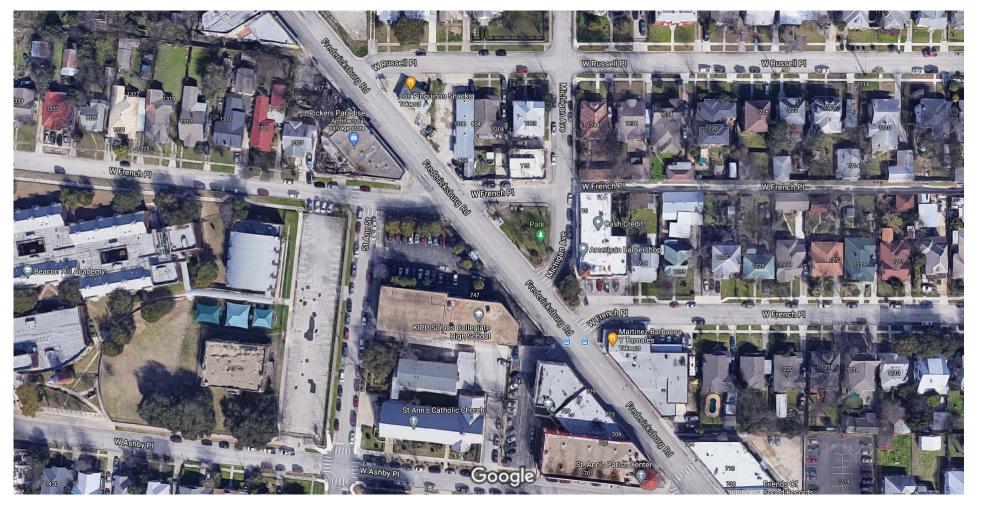
- a. The property located at 726 Fredericksburg Road is commonly known as the Liz Davies Greenspace. The parcel is bound by W French Place to the north, Michigan Avenue to the east and south, and Fredericksburg Road to the west. Liz Davies Greenspace is a triangular median park and is located in the Beacon Hill Neighborhood Conservation District. The greenspace is currently un-landscaped and features a number of trees and cacti, a public art installation, and a VIA bus stop on the northwest side of the park. This parcel is pending designation as a historic landmark, per City Council resolution.
- b. PARKING INSTALLATION The applicant has proposed to install additional on-street parallel parking along Michigan Avenue and W French Place. The parallel parking spaces will be located along Liz Davies Greenspace on the west side of Michigan Avenue and on the south side of W French Place. Staff finds the proposal appropriate.
- c. BUS STOP MODIFICATIONS The applicant has proposed to repurpose 1,019 square feet of existing greenspace to modify the existing VIA bus stop. The proposed bus stop modifications will create a pull-out bus stop so that buses are able to move out of the traffic lane on Fredericksburg Road during service. The proposal is intended to make the bus stop safer for vehicular traffic and pedestrians. Staff finds the proposal consistent with the UDC.
- d. GREENSPACE INSTALLATION The applicant has proposed to install 956 square feet of additional greenspace to Liz Davies Greenspace in exchange for repurposing 1,019 square feet of greenspace along the west side of the park. The additional greenspace will be installed along the south and east sides of the park and on the northern corner of the park. The greenspace is currently undefined. It is unclear in the documentation provided whether the final plan will include enhanced landscaping or whether additional public engagement will occur to collect community input for the final landscaping design. Staff finds the proposal generally consistent with the UDC.
- e. ARCHAEOLOGY The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

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

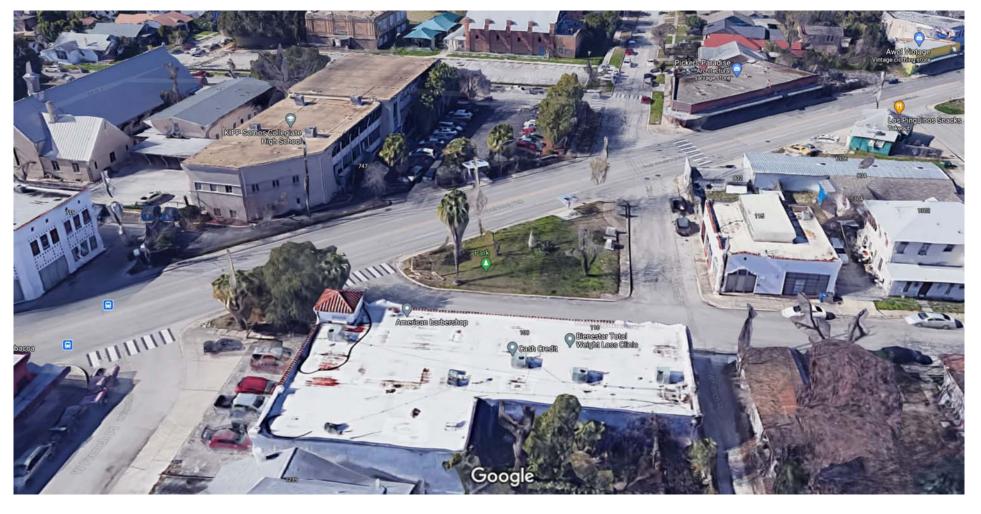
- i. That the applicant submits comprehensive site and landscaping plans to staff for review and approval based on finding d.
- ii. ARCHAEOLOGY The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

1/20/2021 Google Maps



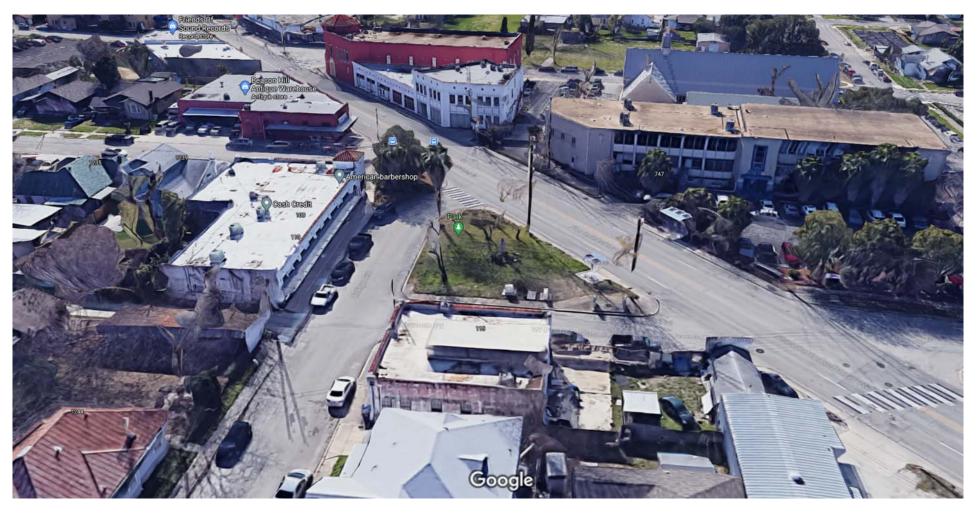
Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft □

1/20/2021 Google Maps



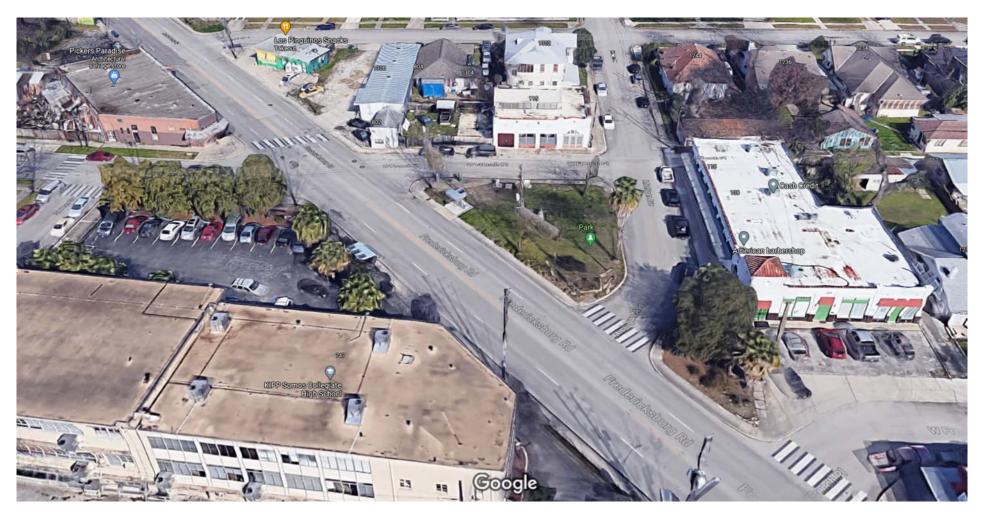
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Google Maps 1/20/2021



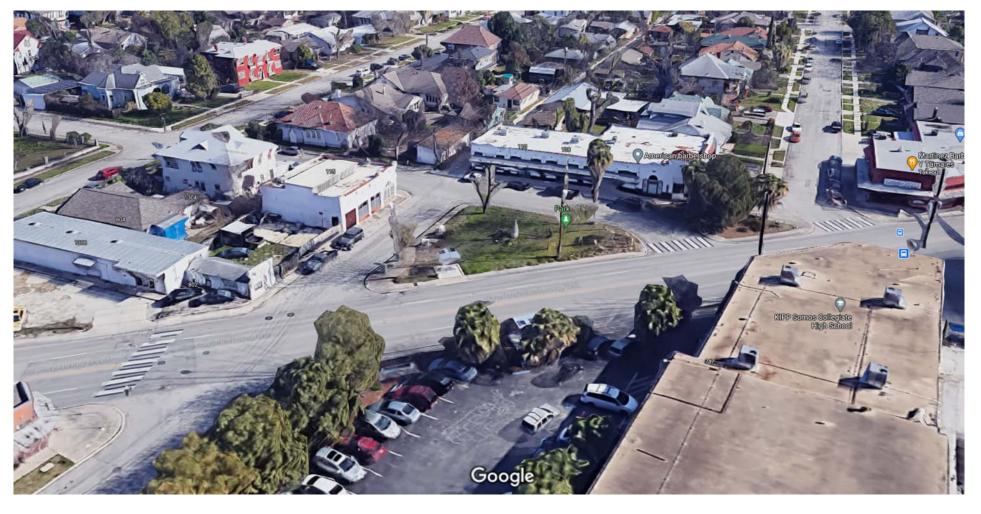
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TRANSPORTATION & CAPITAL IMPROVEMENTS

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

January 7, 2021

Office of Historic Preservation Development and Business Services Center 1901 S. Alamo San Antonio, TX 78204

SUBJECT: Request for Review and Concurrence of Findings

Fredericksburg Rd. Project (N. Flores St. to W. Craig Pl.)

San Antonio, Bexar County, Texas

This project requires a Certificate of Appropriateness. The City of San Antonio PWD EMD does hereby request your review of the enclosed documentation and concurrence with the recommendations for the project. Please find the attached historic resource determinations along with plan sheets.

Should you have any questions regarding this project, please do not hesitate to contact me at (210) 207-1454 or by email at Miranda.Garrison@sanantonio.gov.

Sincerely,

Miranda Garrison, Architectural Historian/Environmental Project Manager

Public Works Department – Environmental Management Division

City of San Antonio

L. Muanda Yarrison



Interdepartmental Correspondence

TO: Jennifer DiCocco, Environmental Project Manager, PWD EMD

FROM: Miranda Garrison, Architectural Historian/Environmental Project

Manager, PWD EMD

COPIES TO: Files

SUBJECT: Fredericksburg Rd. (N. Flores St. to W. Craig Place)

DATE: January 7, 2021

The information included in this submittal for the above-referenced project has been reviewed by an architectural historian with the City of San Antonio (COSA) Public Works Department Environmental Management Division (PWD EMD). This is in accordance with the City's Historic Preservation and Design Section of the Unified Development Code and the requirements mandated by the Antiquities Code of Texas. This review focuses on the possible effects of the proposed project on above ground historic resources only. It is understood that the 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 becomes involved (for example, with funding, licensing, permitting, and/or oversight) in the development or regulation of this project, any historic resources located within the project area and the area of potential effect will be protected under the National Historic Preservation Act (NHPA).

The proposed project includes minor drainage work and the replacement of curbs, sidewalks, and driveway approaches along Fredericksburg Rd. from N. Flores to W. Craig Pl. The plan also calls for minor changes to Liz Davies Park. These changes include:

- Adding additional parking for local businesses and residents
- Adding additional greenspace to the park's footprint
- Altering the existing VIA bus stop into a bus pull-out stop so that buses move out of the Fredericksburg Rd. traffic lane during service making it safer for vehicular traffic and pedestrians

Architectural Resources: A review of the Texas Historic Sites Atlas, historic aerial photography, COSA GIS maps, and other historical research sources reveals that there are two City of San

Antonio Historic Landmarks located adjacent to the project at 321 and 323 Fredericksburg Rd. Neither of these properties are located within the project limits. A third City of San Antonio Historic Landmark, Liz Davies Park, is located inside the project limits. While the changes to Liz Davies Park include minor alterations to the existing footprint design, all other aspects of integrity (i.e. location, setting, materials, workmanship, feeling, and association) along with other historical, architectural, and cultural values will remain intact. In addition to these locally designated resources, a portion of the project limits are located inside the Beacon Hill Neighborhood Conservation District.

PWD EMD requests that the proposed work delivers as minimal an impact as possible on the historic-age resources by maintaining the existing historic character of the street through orientation, scale, and materials. PWD EMD has provided Historic Preservation sheets with detailed instructions for all proposed work located adjacent to historic resources.

In the opinion of the PWD EMD, the proposed work is anticipated to have no adverse effects to historic resources as long as the proposed plan is maintained and the provided Historic Preservation plan sheets are followed. 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. Particularly 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,

Miranda Garrison, Architectural Historian/Environmental Project Manager

Public Works Department – Environmental Management Division

City of San Antonio

L. Muanda Harrison

Office of Historic Preservation Interdepartmental Correspondence

To: Jennifer DiCocco (PW)

From: Shawn Marceaux (OHP)

Copy: Office of Historic Preservation Files

Subject: Fredericksburg Road (Flores-Woodlawn)

Date: 08/26/2020

The information submitted for the above-referenced request has been reviewed by the San Antonio Office of Historic Preservation (OHP) staff according to the city's Historic Preservation and Design Section of the Unified Development Code and to address requirements of the Texas Antiquities Code as per agreement with the Texas Historical Commission. The review focused on the possible effects of the proposed project, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act (NHPA). Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Archeological Sites Atlas indicates that previously recorded archaeological sites are nearby the above referenced project area. The OHP acequia maps also indicate the paths of the Arocha and Alazán acequias are nearby or within the project area. Intact archaeological deposits associated with these sites may be extant and could be significant. Therefore, an archaeological investigation is required.

If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-5421) and SHPO notified.

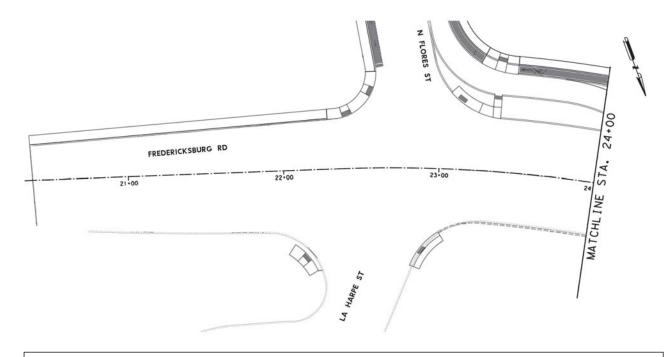
If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any **federal agency involvement or jurisdiction relating to the property or its development,** the THC may require other archaeological compliance efforts additional to those required by the HPO. 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 impacts from the project will be needed.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-5421.

Sincerely,

Shawn Marceaux, City Archaeologist





- 1. CONTRACTOR SHALL SAWCUT THE SIDEWALK ONE (1) FOOT AWAY FROM THE HISTORIC STRUCTURE (INCLUDING TILE OR DECORATIVE PAVING).
- 2. CONTRACTOR SHALL REMOVE BY HAND THE SIDEWALK BETWEEN THE SAWCUT AND THE HISTORIC STRUCTURE.
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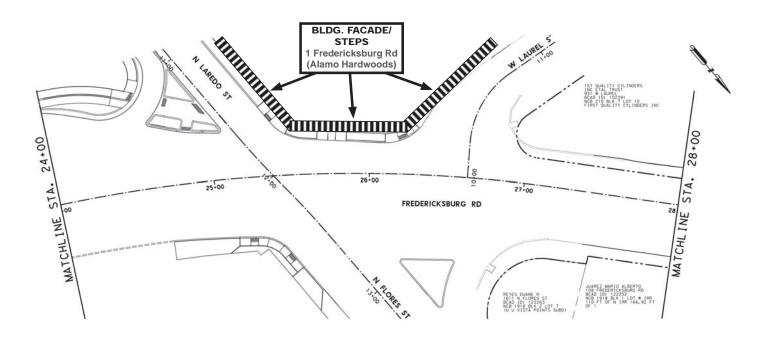
GENERAL NOTES - INSTRUCTIONS FOR RESOURCES MARKED

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CITY OF SAN ANTONIO Department of Public Works

Environmental Management Division

FREDERICKSBURG RD. (N. FLORES ST. TO W. CRAIG PL.)



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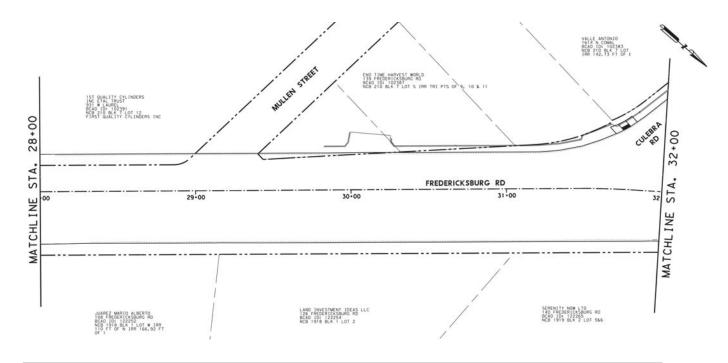
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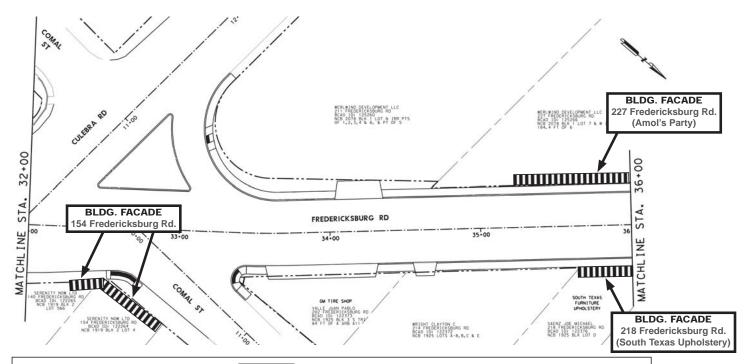
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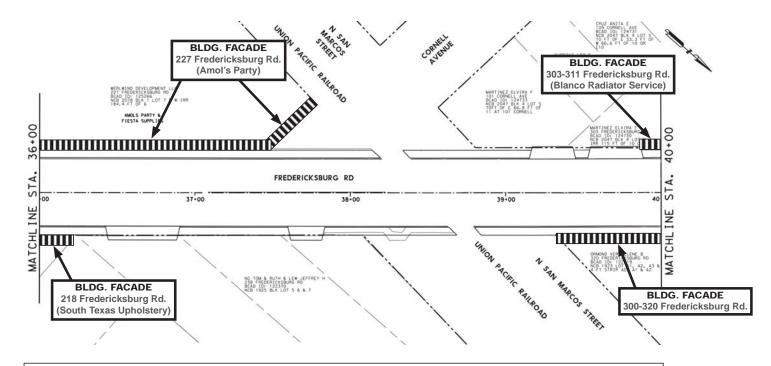
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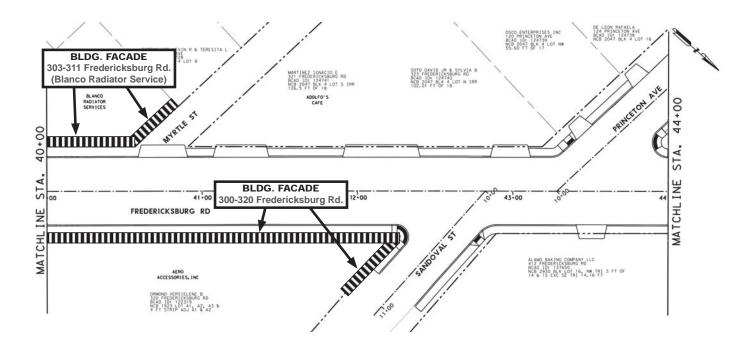
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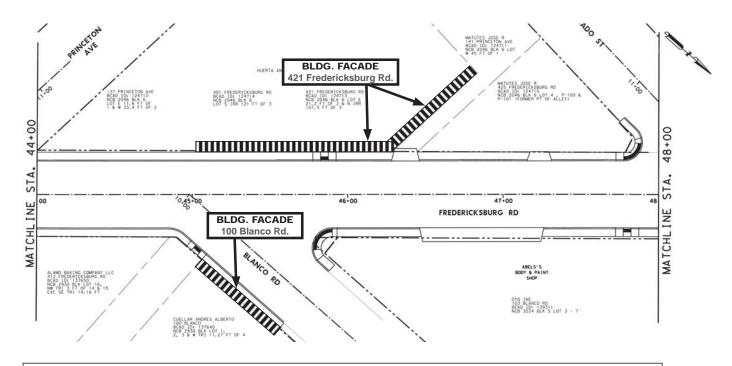
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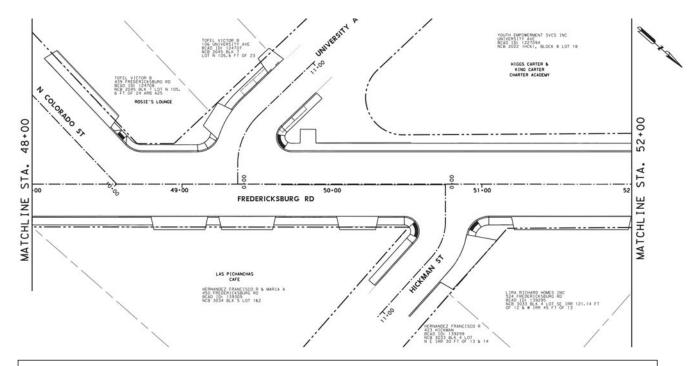
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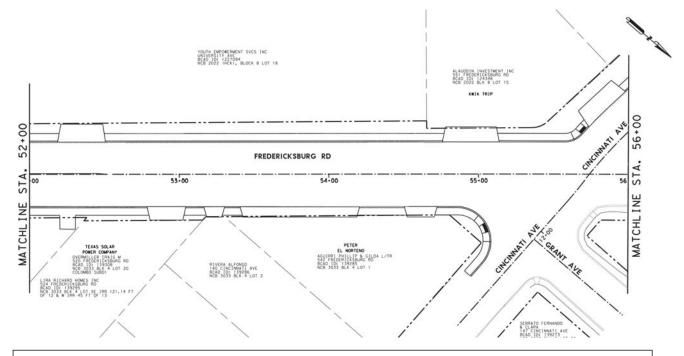
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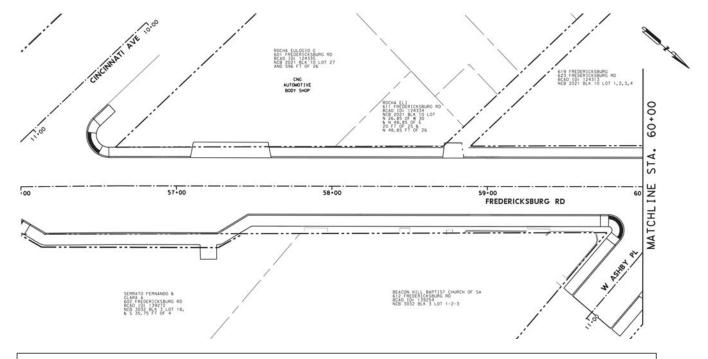
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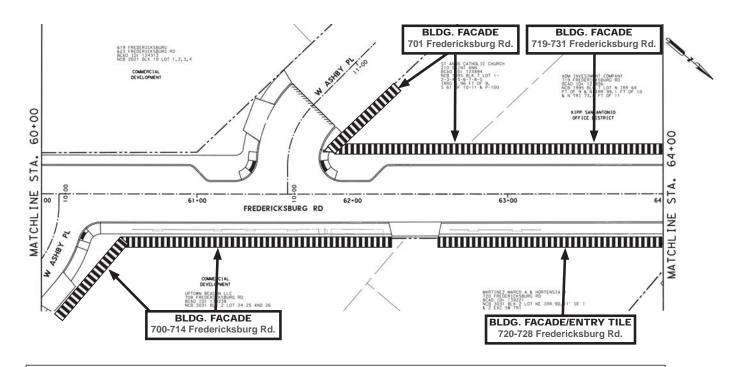
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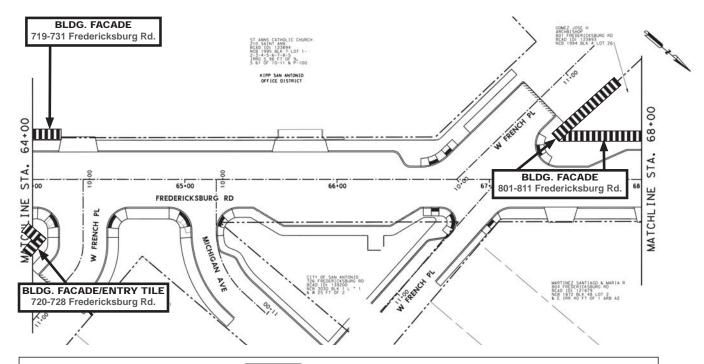
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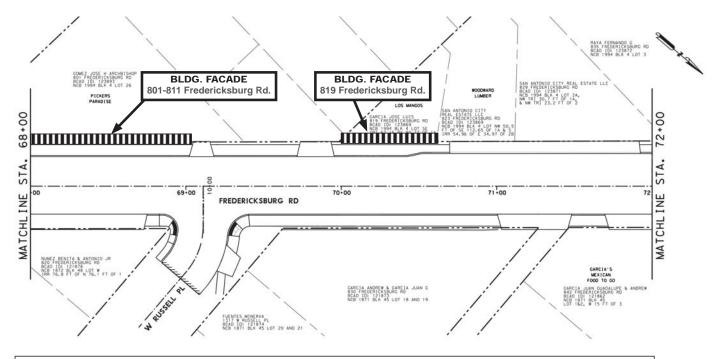
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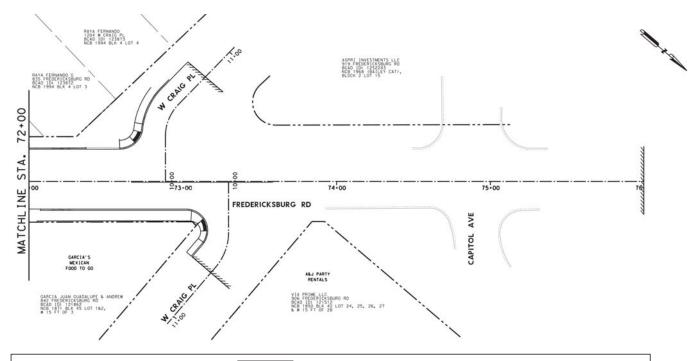
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