

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

HDRC CASE NO: 2024-258
COMMON NAME: Parcel at the corner of S St Mary's/Roosevelt Avenue/ and Roosevelt Park Drive
ADDRESS: 207 ROOSEVELT AVE
201 ROOSEVELT AVE
703 LONE STAR BLVD
LEGAL DESCRIPTION: NCB A20 BLK LOT 6,7, 8 & PT OF A22 OR ARB P EXC S IRR 183.25 FT OF W 117 FT & 5 (.539 AC) & N HALF OF A20(LOT 13)
ZONING: IDZ-3, H, RIO-4
CITY COUNCIL DIST.: 5
DISTRICT: Mission Historic District
APPLICANT: Jerry Lammers/Alamo Architects
OWNER: Philip Bakke/KENEDY JUNCTION LTD
TYPE OF WORK: Rehabilitation, exterior modifications, window replacement, fenestration modifications, construction of shade structures, construction of a 3-story commercial structure, construction of accessory structures, site work, site paving and landscaping
APPLICATION RECEIVED: July 19, 2024
60-DAY REVIEW: September 17, 2024
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform the following scopes of work at the lots addressed as 201 and 207 Roosevelt:

Existing Structures & Rehabilitation:

1. Perform rehabilitative scopes of work to the historic, 2-story structure on site, including siding and fascia repair, roof replacement, front porch restoration, brick column repair, siding repair, gutter installation, window repair, the removal of existing additions, modifications to a basement element, and fenestration modifications.
2. Replace a total of eleven (11) existing and original wood windows on the historic, 2-story structure.
3. Construct a series of shade structures to the sides and rear of the historic, 2-story structure.
4. Perform rehabilitative scopes of work to the historic mausoleum building, including applying a new plaster/stucco finish and modifying the existing roof structure.
5. Reconstruct an existing warehouse structure to create an open-air restaurant and gathering space.

New Construction:

6. Construct a 1-story support structure to be located adjacent to the 2-story, historic structure.
7. Construct a 3-story, mixed-use structure. The proposed structure will feature two primary levels with a partial rooftop level with interior space and covered seating.

Site Modifications:

8. Perform planting and landscaping work to create a great lawn between the existing commercial space and the proposed pavilion to include a covered seating area.
9. Install fencing around the perimeter of the site.
10. Install agricultural silos at the southwest corner of the site, adjacent to the intersection of Roosevelt Avenue and Lone Star Boulevard to become an entrance element.
11. Install a surface parking lot on the north side of the lot.
12. Renovate the existing railway bridge for pedestrian and emergency access across S St Mary's/Roosevelt Avenue. The proposal includes the installation of a steel trellis shade structure and guardrails.

In addition to the proposed scope of work at 201 and 207 Roosevelt, the applicant is requesting a Certificate of Appropriateness for approval to perform the following scopes of work at the lot addressed as 703 Lone Star Boulevard:

13. Install hardscaping and pedestrian paths on site.
14. Construct a pedestrian hike and bike trail to connect to the Mission Reach of the San Antonio River Walk.
15. Construct an upper plaza area with covered seating and food truck parking locations.
16. Construct a raised deck within the upper plaza area.
17. Construct a 1-story support structure at the rear of the property to house restrooms and concession areas.

APPLICABLE CITATIONS:

Mission Historic District Design Manual, Section 3, Guidelines for New Construction

3. Commercial Construction (Commercial, Institutional, and Multifamily projects consisting of 8 units or more)

A. BUILDING ORIENTATION AND SITE DEVELOPMENT

i. Division of structures — Multifamily residential or mixed used developments consisting of multiple buildings should be divided, scaled, and arranged in a manner that is respectful of the surrounding context. For instance, sites that are located adjacent to single-family residential areas should incorporate multiple, smaller buildings instead of larger buildings that are out of scale with the surrounding context. A site analysis of the surrounding context should be included in schematic design development. Site constraints or other limitations may be demonstrated and submitted as part of the application to explain the logistical and programmatic requirements for a single structure.

ii. Site configuration — Multifamily residential or mixed used developments consisting of multiple buildings should be organized in a campus-like configuration with primary facades that address external views from the public right-of-way as well as create comfortable interior spaces such as courtyards and circulation spaces.

iii. Building spacing — Buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. Single story buildings should be sited to include a minimum separation of 10 feet between buildings. Multi-story buildings should maintain a minimum separation of 50% of the adjacent building heights. For spaces between two buildings of differing heights, 50% of the average of the two heights shall be used.

iv. Transitions — Sites that are located adjacent to single-family residential areas or context areas consisting of predominantly singlestory, contributing buildings should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context. New buildings sited at these edge conditions should not exceed the height of adjacent contributing buildings by more than 40%. The width of the primary, street-facing façade of new buildings should not exceed the width of adjacent contributing buildings by more than 60%.

v. Setbacks — In general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of 15' for properties north of SE Military and a maximum front setback of 35' for properties south of SE Military.

vi. Location of parking areas along corridors — Rear / side parking is encouraged north of SE Military Drive. Front parking with landscape buffers are encouraged south of SE Military Drive.

vii. Vehicular access and driveways along corridors — In general, driveway widths should not exceed 24'. Shared driveways are allowed and can have a maximum width of 30'. Shared driveways are encouraged to incorporate a pedestrian island. In order to accommodate functions requiring access by heavy trucks (Min SU 30), request for driveways wider than what is recommended by the guidelines should be coordinated with TCI for an alternative to be considered by the HDRC.

B. BUILDING MASS, SCALE AND FORM

i. Monolithic elements and fenestrations — Historic masonry construction in the Missions lack numerous voids in the wall plane resulting in a monolithic aesthetic that is appropriate to reference in new construction. Wall planes and fenestration patterns should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern. Traditional punched window openings with uniform spacing

throughout the building facade is discouraged. Glass curtain walls or uninterrupted expanses of glass may also be grouped and used to create uniform building mass as a contemporary alternative to the historic construction type.

ii. Maximum facade length — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should not include uninterrupted wall planes of more than 50 feet in length. Building facades may utilize an offset, substantial change in materials, or change in building height in order to articulate individual wall planes.

iii. Height — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should be a maximum of three stories in height. Sites located within a Mission Protection Overlay District may be subject to more restrictive height regulations. Height variability between buildings within complexes is encouraged. Additional height may be considered on a case by case basis depending on historic structures of comparable height in the immediate vicinity.

C. ROOF FORM

i. Primary roof forms — A flat roof with a parapet wall is recommended as a primary roof form for all commercial buildings. Parapets may vary in height to articulate individual wall planes or programmatic elements such as entrances. Complex roof designs that integrate multiple roof forms and types are strongly discouraged.

ii. Secondary roof forms — Secondary roofs should utilize traditional forms such as a hip or gable and should establish a uniform language that is subordinate to the primary roof form. Contemporary shed roofs may be considered on a case by case basis as a secondary roof form based on the design merit of the overall proposal and the context of the site. Conjectural forms such as domes, cupolas, or turrets that convey a false sense of history should be avoided.

iii. Ridge heights — The ridgelines of roofs with multiple gables or similar roof forms should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

D. MATERIALS

i. Traditional materials — Predominant façade materials should be those that are durable, high-quality, and vernacular to San Antonio such as regionally-sourced stone, wood, and stucco. Artificial or composite materials are discouraged, especially on primary facades or as a predominate exterior cladding material. The use of traditional materials is also encouraged for durability at the ground level and in site features such as planters and walls.

ii. Traditional stucco — Stucco, when correctly detailed, is a historically and aesthetically appropriate material selection within the Mission Historic District. Artificial or imitation stucco, such as EIFS or stucco-finish composition panels should be avoided. Applied stucco should be done by hand and feature traditional finishes. Control joints should be limited to locations where there is a change in materials or change in wall plane to create a continuous, monolithic appearance.

iii. Primary materials — The use of traditional materials that are characteristic of the Missions is strongly encouraged throughout the historic district as primary materials on all building facades. For all new buildings, a minimum of 75% of the exterior facades should consist of these materials. Glass curtain walls or uninterrupted expanses of glass may be counted toward the minimum requirement.

iv. Secondary materials — Non-traditional materials, such as metal, tile, or composition siding may be incorporated into a building façade as a secondary or accent material. For all new buildings, a maximum of 25% of the exterior facades should consist of these nontraditional materials.

v. Visual interest — A variety and well-proportioned combination of exterior building materials, textures, and colors should be used to create visual interest and avoid monotony. No single material or color should excessively dominate a building or multiple buildings within a complex unless the approved architectural concept, theme, or idea depends upon such uniformity. While a variety is encouraged, overly-complex material palettes that combine materials that are not traditionally used together is discouraged.

vi. Decorative patterns and color — The use of decorative patterns and color is encouraged any may be conveyed through a variety of contemporary means such as tile, cast stone, and repetition in architectural ornamentation. In general, the use of natural colors and matte finishes is encouraged; vibrant colors which reflect the historic context of the area are encouraged as accents.

vii. Massing and structural elements — The use of materials and textures should bear a direct relationship to the building's organization, massing, and structural elements. Structural bays should be articulated wherever possible through material selection.

E. FACADE ARRANGEMENT AND ARCHITECTURAL DETAILS

- i. Human scaled elements* — Porches, balconies, and additional human-scaled elements should be integrated wherever possible.
- ii. Entrances* — The primary entrance to a commercial and mixed used structures, such as a lobby, should be clearly defined by an architectural element or design gesture. Entrances may be recessed with a canopy, defined by an architectural element such as a prominent trim piece or door surround, or projecting mass to engage the pedestrian streetscape.
- iii. Windows* — Windows should be recessed into the façade by a minimum of 2 inches and should feature profiles that are found historically within the immediate vicinity. Wood or aluminum clad wood windows are recommended.
- iv. Architectural elements* — Façade designs should be inspired by the San Antonio Missions and regional architectural styles. Contemporary interpretations of buttresses, colonnades, arcades, and similar architectural features associated with the Missions are encouraged. Historicized elements or ornamentation with false historical appearances should be avoided.
- v. Corporate architecture and branding* — Formula businesses, retail chains, and franchises are encouraged to seek creative and responsive alternatives to corporate architecture that respect the historic context of the Mission Historic District. The use of corporate image materials, colors, and designs should be significantly minimized or eliminated based on proximity to the Missions or location on a primary corridor.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Section 4: Guidelines for Landscape and Site Elements

A. LANDSCAPE, BUFFER YARDS, AND SITE DESIGN

- i. Preserve existing and native vegetation* — Preserve existing and native vegetation to the fullest extent possible and protect existing vegetation, trees, and their root systems throughout the construction process. All healthy or non-diseased existing vegetation within the bufferyard shall be preserved, unless the removal of vegetation is necessary to provide utilities or to provide pedestrian and/or vehicular access to the site.
- ii. Landscape buffers* — A landscape bufferyard is required. Where lot depth allows, 20-foot landscape buffer between parking areas and the street as stipulated in the RIO design standards should be incorporated. Where lot depth does not allow, or the immediate historic context requires a minimal front yard building setback, provide the maximum landscape buffer area that the site can reasonably accommodate.
- iii. Landscape planting palette* — Plants utilized to fulfill the landscaping requirements shall be selected from the list of native Texas plants in the San Antonio Recommended Plant List found in the UDC Appendix E. Use plant communities representative of the Northern Blackland Prairie riparian and Tallgrass ecosystems for landscaping on sites adjacent to the Mission Reach.

- iv. *Archaeological features* — Where archaeological evidence indicates a site contains or has contained a Spanish colonial acequia, the original path of the acequia shall be incorporated as a landscape feature of the site by including it as part of the landscape design.
- v. *Utilities* — On-site utilities, when introduced, shall be located underground unless required by the utility company, upon approval of the city, to be otherwise located.

B. STREETSCAPE AND AMENITIES

- i. *Streetscape* — Enhance the streetscape in new development with street infrastructure, planting areas, walkways, and landscaping. Provide visual, functional, and aesthetic continuity along the street corridor, designing improvements to meet long term community design objectives.
- ii. *Amenities* — Incorporate amenities that facilitate outdoor activities appropriate to the site, including seating for comfort and landscaping for shade and aesthetics. Trails and public open spaces should feature wayfinding and interpretive signage, benches, bicycle racks, trash cans, art work, and landscaping that enhance site usage and pedestrian experience.
- iii. *Water features* — Water features such as fountains are encouraged. If water features are included, site design details shall include a maintenance plan and use recycled water.
- iv. *Pedestrian and Bicycle Circulation Systems* — Provide complete, efficient, and aesthetically pleasing pedestrian and bicycle circulation systems within the site. Coordinate and connect with pedestrian walks and bicycle ways along the street and at abutting lots. For additional guidance, please see the City of San Antonio's Bike Master Plan.
- v. *Sidewalk-Trail Connectivity* — Connect new mixed-use, commercial, and residential development to adjacent public walk and trail networks. Provide through-passage for walks and trails as part of the public network.

C. OFF-STREET PARKING AND HARDSCAPES

- i. *Parking Areas* — In general, parking areas should be located beside and/or behind buildings within urban historic contexts and on primary corridors north of SE Military. Parking areas within the front yard are discouraged. Where permitted, they should be limited to a single drive and a single row of parking.
- ii. *Cooperative Parking Agreements* — Utilize cooperative parking agreements where possible to reduce the number of unused or seldom used parking spaces.
- iii. *Driveway Access-Driveway Reductions* — Wherever possible, establish a single driveway access point to a site for automobiles. The establishment of shared driveways serving adjacent sites is strongly encouraged and may be required. In addition, reduce the number of driveways and driveway widths on existing developed properties to minimize the conflicts between pedestrians, bicyclists, and vehicles. Individual driveways should be no wider than 24 feet, but shared driveways may be 30 feet wide and incorporate a pedestrian median.
- iv. *Parking Stalls and Pavement Areas* — The redesign of parking stalls and paving areas in a private development to provide defined entrances, access lanes, parking spaces, pedestrian walks, and landscape areas is strongly encouraged.
- v. *Pavement Area Reduction* — Reduce the amount of existing paving on a site to the minimum needed to accommodate circulation needs. Replace unnecessary paved areas with landscape areas that provide shade and enhance the character of the site, or permeable pavement surfaces for reduce ponding and facilitate stormwater drainage. Parking areas with ten (10) or more spaces located in the side and rear yards shall be interrupted with landscaped areas (pods) at a ratio of sixteen point two (16.2) square feet landscaped area for every one (1) vehicle parking spot. Pods may be used to meet the requirement for tree and understory preservation, parking lot canopy trees and/or pedestrian circulation system.
- vi. *Tree Canopy* — Canopy trees shall be integrated into the design of surface parking lots to provide shade for a minimum of 25 percent of any individual parking lot.
- vii. *Pavement Treatments* — Where possible, reduce the extent of existing impervious cover on existing developed properties undergoing redevelopment. In high traffic areas replace impervious cover with crushed granite, pervious pavers, pervious asphalt or other pervious materials. Impervious areas with no or only occasional traffic are recommended to be replaced with drought tolerant and heat resistant vegetation.
- viii. *Screening for Parking Areas* — Where possible, screen parking areas from the sidewalk and street with landscaping that allows a filtered view of the parking area but reduces its overall visual impact. Notwithstanding the Metropolitan Corridor requirements, new masonry walls or earthen berms are discouraged in the Mission Historic District as a method for screening parking.
- ix. *Pedestrian Routes* — Provide a minimum 4-foot-wide continuous pedestrian route connecting the primary building entrance to the street sidewalk, parking areas, and any existing or planning pedestrian circulation systems abutting the site. Coordinate pedestrian routes with landscape areas and enhancements. Pedestrian routes shall be separated from

parking stalls and vehicular drives with vegetation and/or landscaping material. Pedestrian routes may cross loading areas or vehicular drives but in such cases shall include high visibility pavement markings.

x. *Pedestrian Lighting* — Provide adequate onsite lighting for pedestrian walks and entrances that enhance the visual character of the streetscape experience. Like parking areas, lighting should pointed down on the sidewalk.

D. LOW IMPACT DESIGN STRATEGIES

i. *Low-Impact Development Techniques* — Low Impact Development (LID) strategies for managing stormwater throughout the district. In consultation with SARA and City staff (Transportation & Capital Improvements), determine how a property under development fits conceptually within the regional strategy for stormwater management and ecological design. Coordinate designs with the approaches implemented or envisioned for adjacent sites within the vicinity.

ii. *Plantings for Low-Impact Development* — Incorporate native plant communities into design solutions for Low Impact Development (LID) to the maximum extent possible. Stormwater retention and detention facilities can double as attractive and ecologically valuable natural areas. Plants can slow the flow of water, aid in the breakdown of pollutants, and reduce the holding time for stormwater.

iii. *Stormwater Runoff* — Grade or re-grade the site being developed to reduce or eliminate stormwater runoff to street right-of-ways. Hold water on the property for landscape irrigation and groundwater recharge when possible. Landscaped detention ponds and bioswales are encouraged.

iv. *Landscape Amenities-Irrigation* — To the extent possible, design stormwater management facilities as landscape amenities incorporated into the site's overall landscape plan or as part of the required bufferyard. Utilize rain gardens and natural retention/detention ponds to capture and store runoff for groundwater recharge. Capture and store rainwater that falls on rooftops and condensation from air conditioners for landscape irrigation.

UDC Section 35-670. Criteria for Certificate of Appropriateness—Generally

(b)(4)C. Design Characteristics of "RIO-3" River Improvement Overlay District - 3.

i. The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.

ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.

iii. The integrity of historic properties shall be preserved as provided for in section 35-610. Historic differences between street level designs and river level designs shall be respected.

iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.

v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.

vi. The microclimate of the River Walk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.

vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.

viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.

ix. Ensure adequate solar access on the River Walk.

Section 35-672. Neighborhood Wide Design Standards

(a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.

Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

(5) Pedestrian Access Along the River Walk Pathway Shall Not Be Blocked.

A. Queuing is prohibited on the River Walk pathway.

B. Hostess stations shall be located away from the River Walk pathway so as to not inhibit pedestrian flow on the River Walk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the River Walk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

C. Tables and chairs shall be located a sufficient distance from the River Walk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

(c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3)

An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.

iii. Recessed or projecting balconies and entrances.

Section 35-673. Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still

subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian

connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe

and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) footcandles

at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building.

Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty

(30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections

are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

- (3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.
 - A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.
- (n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.
 - (1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river..
 - C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

Sec. 35-674. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods. When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

- (1) Express facade components in ways that will help to establish building scale.
 - A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.
- (2) Align horizontal building elements with others in the blockface to establish building scale.
 - A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.
- (3) Express the distinction between upper and lower floors.
 - A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.
- (4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.
 - A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1						
Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River.

A. One (1) method of doing so is to step the building down toward the river to meet the solar access

requirements of subsection 35-673(a).

B. Another method is to set the building back from the river a distance sufficient to meet the solar access

requirements of subsection 35-673(a).

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

(1) The maximum building height shall be as defined in Table 674-2.

A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

(3) On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face. (4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five

(75) percent of walls (excluding window fenestrations) shall be composed of the following:

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.

- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
- D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

- A. Large expanses of high gloss or shiny metal panels.
- B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

- A. Use natural colors of indigenous building materials for properties that abut the River Walk area.
- B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.
- C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged.

In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

- i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
- ii. By stepping back the top twenty (20) percent of the building.
- iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

A. Entrances shall be the most prominent on the street side and less prominent on the river side.

B. Entrances shall be placed so as to be highly visible.

C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

D. Entrances shall have a change in material and/or wall plane.

E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity.

They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble

awning, or historic precedent shows they have been previously used on the building.

F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.

G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay

district the city archeologist shall review the project application to determine if there is potential of containing intact

archaeological deposits utilizing the following documents/methods:

(1) The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research

Laboratory and the Texas Historical Commission;

- (2)USGS maps;
- (3)Soil Survey maps;
- (4)Distance to water;
- (5)Topographical data;
- (6)Predictive settlement patterns;
- (7)Archival research and historic maps;
- (8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

General Findings:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform site modifications, building rehabilitation, construct new structures, and perform landscaping modifications at the lots addressed as 201 and 207 Roosevelt, 703 Lone Star Boulevard and at the unaddressed lot at the corner of Roosevelt Avenue and Roosevelt Park Drive.
- b. PURVIEW – The lot addressed as 201 and 207 Roosevelt and 703 Lone Star Boulevard is partially located within the Mission Historic District and entirely within the River Improvement Overlay, District 4. The unaddressed lot at the corner of Roosevelt Avenue and Roosevelt Park Drive is only located within the River Improvement Overlay, District 4. The Mission Historic District boundary is to the immediate north of the two-story historic structure and warehouse structure on site. The proposed 1-story structure, per the City's GIS maps is only within the River Improvement Overlay. The proposed 3-story structure, per the City's GIS maps is partially within the Mission Historic District.
- c. PREVIOUS REVIEW (Conceptual Approval January 2022) – The Historic and Design Review Commission reviewed a previous request on January 19, 2022. That request included the following scopes of work:
 - Perform site modifications include the addition of surface parking, the creation of a central courtyard area, and various locations of site paving. ***This scope of work has changed.***
 - Construct a commercial structure to feature approximately 2,400 square feet adjacent to Lone Star Boulevard. ***This scope of work has been eliminated from the proposal.***
 - Construct an accessory structure to the north of the historic, 2-story structure. ***This scope of work has changed. The proposed structure has increased in footprint and features changes in design.***
 - Modify the existing warehouse structure to become an open-air pavilion. ***This scope of work has changed.***
 - Install agricultural silos at the southwest corner of the site, adjacent to the intersection of Roosevelt Avenue and Lone Star Boulevard to become an entrance element. ***This scope of work has not changed.***
 - Perform modifications to the existing, 2-story historic structure to include removal of additions, rehabilitation, roof replacement, construction of a rear porch, installation of a shade trellis. ***This scope of work has not changed.***
 - Perform fenestration modifications to the 2-story historic structure. ***This scope of work has not changed.***
 - Perform modifications to the existing mausoleum structure including applying a new plaster/stucco finish and modifying the existing roof structure. ***This scope of work has not changed.***

- d. PREVIOUS REVIEW (Conceptual Approval November 2023) – The Historic and Design Review Commission reviewed a second request for conceptual approval in November 2023. That request included the following scopes of work:
- Construct a 1-story support structure to be located adjacent to the 2-story, historic structure. ***This scope of work has not changed.***
 - Perform planting and landscaping work to create a great lawn between the existing commercial space and the proposed pavilion. ***This scope of work has not changed.***
 - Construct a 3-story, mixed-use structure. The proposed structure will feature two primary levels with a partial rooftop level with interior space and covered seating. ***This scope of work has not changed.***
 - Install a surface parking lot on the north side of the lot. ***This scope of work has not changed.***
 - Renovate the existing railway bridge for pedestrian and emergency access across S St Mary's/Roosevelt Avenue. ***This scope of work has not changed.***
 - Install a beach area with sand at the southeast corner of the property. ***This scope of work has been eliminated from the proposal.***
 - Install hardscaping and pedestrian paths on site. ***This scope of work has not changed.***
 - Construct an upper plaza area with covered seating and food truck parking locations. ***This scope of work has not changed.***
 - Construct a raised deck within the upper plaza area. ***This scope of work has not changed.***
 - Construct a 1-story support structure at the rear of the property to house restrooms and concession areas. ***This scope of work has not changed.***
- e. SIGNAGE – The applicant has proposed signage throughout the project. Additionally, the applicant has proposed to rehabilitate and modify the existing, Lone Star Brewery sign by modifying the sign to point towards the proposed development and read “Roosevelt Crossing” rather than point towards the Lone Star Brewery complex and read “Lone Star Brewery”. Generally, staff finds the proposed building signage and Lone Star Brewery sign modifications to be appropriate. A master signage plan should be submitted for review and approval by the Historic and Design Review Commission.
- f. ARCHAEOLOGY – The project area is located within a River Improvement Overlay District and is adjacent to the historical alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. In addition, the property is within the Mission Local Historic District and Mission Parkway National Register of Historic Places District. Furthermore, the project area is in close proximity to previously recorded archaeological site 41BX1665. Thus, the property may contain sites, some of which may be significant. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
- g. DUMPSTER ENCLOSURE – The applicant has proposed a dumpster enclosure to be located to the north of Groveton Street. This lot to the north of Groveton Street is not within the Historic and Design Review Commission's purview, as this parking is not located within the Mission Historic District nor the River Improvement Overlay.

Findings related to the lot addressed as 201 and 207 Roosevelt and 703 Lone Star Boulevard:

- h. REHABILITATION (2-Story Structure) – The applicant has proposed to perform rehabilitative scopes of work to the historic, 2-story structure on site, including siding and fascia repair, roof replacement, front porch restoration, brick column repair, siding repair, gutter installation, window repair, the removal of existing additions and fenestration modifications. Generally, staff finds the proposed scope of work to be appropriate. Staff finds that all repair scopes of work should be performed in-kind, with like materials. The proposed gutters should feature a color to match that of the wood trim. The standing seam metal roof should feature panels that feature 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth with no corrugation or striations. Porch decking should feature 1x3 tongue and groove decking members and a final railing detail should be submitted to OHP staff for review and approval.
- i. REHABILITATION (2-Story Structure; Removal of Additions & Fenestration Modifications) – As noted in finding g, the applicant proposes the removal of existing additions and fenestration modifications. The proposed fenestration modifications are associated with the previous modifications to existing openings at the locations of additions at the rear of the structure and at the front elevation where the front façade has been modified for the enclosure of the front porch, with the exception of one on the north façade, which is non-original. In total, two openings would be modified on the front façade and three at the rear. Staff finds the proposed modifications to be appropriate.

- j. REHABILITATION (Basement Element) – The applicant has proposed to install windows and a door within an existing basement element. Generally, staff finds the proposed modifications to be appropriate; however, staff finds that the proposed windows should feature wood or aluminum clad wood windows.
- k. WINDOW REPLACEMENT – The applicant has proposed to replace eleven (11) existing and historic wood windows with matching, one over one windows. Staff performed a site visit on July 15, 2024, to inspect the existing windows with the applicant. At that site visit, staff identified windows that were in a condition that could be repaired and those that featured significant rot or structural damage. Staff finds that the windows that the applicant has proposed to replace are consistent with those that were identified as such on site. Staff finds that all replacement windows should match the original, in-kind.
- l. SHADE STRUCTURES – The applicant has proposed to construct a series of shade structures to the sides and rear of the historic, 2-story structure. The applicant has proposed for these structures to feature steel trusses, open air steel trellis roof structures steel guardrails, and low slopes roofs. While the installation of steel trellises are atypical for wood historic structures, staff finds that in the commercial context of this lot (both historic and current), that steel trellis structures are appropriate. Staff finds that all steel elements should be painted in a manner to complement the paint colors of the historic structure.
- m. REHABILITATION (MAUSOLEUM) – The applicant has proposed to perform rehabilitative scopes of work to the historic mausoleum building, including applying a new plaster/stucco finish, installing new wood windows and modifying the existing roof structure. Generally, staff finds the proposed rehabilitative scopes of work to be appropriate. Staff finds that the proposed metal parapet cap should feature a matte finish and be painted to match the façade. Windows and doors should be wood to match the original.
- n. WAREHOUSE STRUCTURE (Reconstruction) – The applicant previously proposed to modify an existing warehouse structure to be an open-air pavilion. Since that time, the warehouse structure itself was found to be structurally unsound and was disassembled. The applicant has proposed to reconstruct the warehouse structure to be consistent with the conceptual approval, using the original materials. Staff finds this to be appropriate.
- o. NEW CONSTRUCTION (1-Story Structure) – The applicant has proposed to construct a 1-story support structure to be located adjacent to the 2-story, historic structure. The proposed new construction will be located to the rear (west) of the existing mausoleum structure and to the north of the existing, 2-story historic structure. Generally, staff finds the location, footprint and overall size of the structure to be appropriate. The applicant has proposed for the structure to feature a shed roof, stucco façade, aluminum storefront systems and windows, perforated metal screenings, metal trim, steel structural elements, and a standing seam metal roof. Generally, staff finds that the proposed new construction is consistent with the UDC Section 35-674. The standing seam metal roof should feature panels that feature 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth with no corrugation or striations. As this is new construction, the standing seam metal roof may feature a low profile ridge cap, to be approved by OHP staff.
- p. NEW CONSTRUCTION (3-story structure) – The applicant has proposed to construct a 3-story, mixed-use structure to the north of the open-air pavilion. The proposed structure will feature two primary levels with a partial rooftop level with interior space and covered seating.
- q. NEW CONSTRUCTION (3-story structure, Scale & Mass) – The Mission Historic District Design Manual 2.B. notes that wall planes and fenestration should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern, facades should not exceed more than fifty (50) feet in length uninterrupted, and heights should not exceed more than 3 stories in height. Generally, staff finds the proposed mass, scale, and form to be appropriate and consistent with the Mission Historic District Design Manual.
- r. NEW CONSTRUCTION (3-story structure, Roof Form) – The Mission Historic District Design Manual 2.C. notes that a flat roof with a parapet wall is recommended as a primary roof form for all commercial buildings. Secondary roof forms such as gabled or hipped roofs are recommended when subordinate to the primary roof form. The existing, primary structures on site feature primary roof forms that are gabled and hipped. The applicant has proposed both a flat roof with a parapet wall for the two-story portion a gabled roof form for the three-story portion. Given the existing context on site, staff finds the proposed roof form to be appropriate.
- s. NEW CONSTRUCTION (3-story structure, Materials) – The applicant has proposed materials that include brick, stucco, standing seam metal roofs, perforated metal screening, corrugated metal siding and aluminum storefront windows. The Mission Historic District Design Manual 2.D. notes that primary facades should consist of materials that are vernacular to San Antonio, such as stone, wood and stucco and that seventy-five percent (75%) of the exterior facades should consist of these materials. Non-traditional materials may make up twenty-five percent (25%) of these facades. When stucco is applied, it should be done by hand and feature

traditional finishes and control joints at locations where there is a change of material or wall plane. Generally, staff finds the proposed materials to be appropriate; however, stucco should be applied in a manner that is consistent with the Mission Historic District Design Manual. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. All panels should be smooth with no striation or corrugation. If a ridge cap is used, it should be low profile and should be presented to staff for review and approval.

- t. NEW CONSTRUCTION (3-story structure, Windows) – The applicant has proposed to install aluminum storefront windows. The applicant has noted that all windows will be installed at least two (2) inches within wall openings. Generally, staff finds the proposed windows to be appropriate.
- u. ARCHITECTURAL DETAILS (3-story structure) – Generally, staff finds that the applicant has incorporated architectural details that are consistent with the Mission Historic District Design Manual.
- v. GREAT LAWN & SHADE STRUCTURE – The applicant has proposed to perform planting and landscaping work to create a great lawn between the existing commercial space and the proposed pavilion. The proposed landscaping work includes the removal of two, existing pecan trees; a twenty-three-inch and a twenty-four-inch tree. The applicant has provided detailed landscaping documents that include landscaping materials, tree preservation plans, paving schedules, planting schedules and furniture specifications. Additionally, the applicant has proposed for a shade structure with covered seating at the southern end of the great lawn. Generally, staff finds the proposed landscaping and shade structure to be appropriate and consistent with the Guidelines.
- w. FENCING – The applicant has proposed to install fencing around the perimeter of the site to feature heights varying from four (4) to six (6) feet in height. The applicant has proposed fencing to include welded wire panel fencing, pre-crimped wire panel fencing, and decorative faux remnant wall and steel picket fencing. Generally, staff finds the proposed fencing to be appropriate.
- x. SITE ENTRANCE ELEMENTS – The applicant has proposed to install agricultural silos at the southwest corner of the site, adjacent to the intersection of Roosevelt Avenue and Lone Star Boulevard to become an entrance element. Generally, staff finds this to be appropriate; however, all signage elements should be submitted to the Historic and Design Review Commission for review and approval.
- y. PARKING – The applicant has proposed to install surface parking to the north of the lot addressed as 201 and 207 Roosevelt and north of Groveton Street. The parking that is proposed to the north of Groveton Street is not within the Historic and Design Review Commission's purview, as this parking is not located within the Mission Historic District nor the River Improvement Overlay. Only parking on the lots addressed as 201 and 207 Roosevelt and 703 Lone Star Boulevard are within the HDRC's purview.
- z. PARKING – As previously noted, the applicant has proposed parking on site. The proposed parking on the lots addressed as 201 and 207 Roosevelt and 703 Lone Star Boulevard totals approximately twenty-five (25) parking stalls. The applicant has provided landscaping documents noting the locations of plantings to buffer the proposed parking from the right of way at Roosevelt. Additionally, the applicant has proposed additional plantings within the proposed parking area to include low growth plantings, ornamental trees and shade trees. Staff finds the proposed parking and landscaping to be appropriate.
- aa. RAILWAY BRIDGE – The applicant has proposed to renovate the existing railway bridge for pedestrian and emergency access across S St Mary's/Roosevelt Avenue. The proposal includes the installation of a steel trellis shade structure and guardrails. Generally, staff finds the proposed installation to be appropriate. The applicant has indicated the possibility for signage on the bridge facing south and east. Staff finds that signs in this location may be appropriate provided it does not conflict with adopted design or traffic / safety standards, TXDOT standards or Public Works standards.

Findings related to the parcel at the corner of S St Mary's/Roosevelt Avenue/ and Roosevelt Park Drive:

- bb. SAN ANTONIO RIVER AUTHORITY COORDINATION – Per the UDC Section 35-672(c)(8), consultation with the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness. The applicant has noted that coordination with SARA is ongoing.
- cc. HIKE & BIKE TRAIL & CONNECTION TO THE MISSION REACH – The applicant has proposed to construct a pedestrian hike and bike trail to connect to the Mission Reach of the San Antonio River Walk. Generally, staff finds the applicant's proposal to be appropriate; however, staff finds that the applicant should complete coordination with the San Antonio River Authority regarding the direct connection to the Mission Reach trail.
- dd. UPPER PLAZA/SEATING – The applicant has proposed to construct an upper plaza and seating area at the center of the site. The proposed plaza and seating area will feature covered seating areas and open-air seating.

The applicant has proposed for the plaza to feature natural lawn with various plant materials and a steel structure to provide covered seating. The proposed steel structure will feature an overall height of approximately seventeen (17) feet. Generally, staff finds the proposed landscaping and shade structure to be appropriate and consistent with the UDC.

- ee. **RAISED DECK** – The applicant has proposed a raised deck/stage on the western side of the lot. The proposed stage will feature a canopy with a shed roof. The applicant has proposed materials that include standing seam metal roofs, tongue and groove wood decking, steel structural elements and steel guardrails. Staff finds the proposed materials to be appropriate and consistent with the UDC. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. All panels should be smooth with no striation or corrugation.
- ff. **NEW CONSTRUCTION (1-story support structure)** – At the north end of the site, the applicant has proposed to construct a 1-story support structure at the rear of the property to house restrooms and concession areas. The applicant has proposed materials that include stucco facades, steel structural members, perforated metal screening and a standing seam metal roof. The proposed structure will feature a shed roof and a footprint of approximately 636 square feet. Generally, staff finds the proposed structure to be appropriate and consistent with the UDC.

RECOMMENDATION:

Staff recommends approval of items #1 through #17 based on findings a through ff with the following stipulations:

- i. That all standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. All panels should be smooth with no striation or corrugation. A low-profile ridge cap may be used on new construction only. The proposed ridge cap must be submitted to OHP staff for review and approval prior to installation. A materials inspection is required to verify that all standing seam metal roof specifications are met, prior to installation.
- ii. That replacement wood windows match the original, as noted in findings k and m.
- iii. That additional porch details be submitted for the proposed reconstructed porch, including decking and railing details. Decking should be 1x3 tongue and groove decking. Railings should feature top and bottom rails, as noted in finding h.
- iv. That the proposed basement windows be wood or aluminum clad wood, as noted in finding j.
- v. That the applicant complete coordination with the San Antonio River Authority, as noted in finding bb.

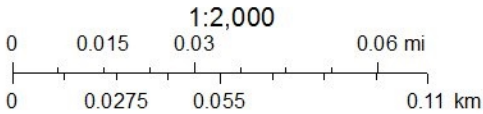
A master signage plan should be developed and submitted for review and approval by the Historic and Design Review Commission. Signage should adhere to the Mission Historic District Design Manual and the UDC Section 35-678, when applicable. The applicant is responsible for confirming with the City's Public Works Department and the Texas Department of Transportation that signage on the existing railroad bridge is feasible, given the proposed signage's size and the bridge's height clearance.

ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



October 24, 2023





July 19, 2024

HDRC Case no: 2023-395

Project Description and Staff Recommendation and Stipulations Response

Project Description:

Renovation and additions to property at 201 and 207 Roosevelt:

This submission is a follow up to the conceptual design submission that was approved by the Historic Design Review Commission on November 1, 2023. At this time, we are requesting a Certificate of Appropriateness for the project. The scope of the project has not changed. It is a new mixed-use development on both sides of St. Mary's Street that is connected by an existing railroad bridge. It contains offices, restaurants, retail spaces, a food truck park, outdoor common landscaped areas and parking. The project will include a connection to the San Antonio River Hike and Bike Trail, the conversion of the rail bridge to a pedestrian bridge, and the exterior restoration/renovation of the house and mausoleum building at 210/207 Roosevelt.

The project scope includes:

1. Restoration of the existing house facade. This includes siding and facia repair, roof replacement, restoration of the front porches, refurbishing the existing windows where possible, and replacement of windows that are beyond repair with similar wood framed windows, the excavation of the basement and addition of rear patio with canopy and trellises.
2. Construction of a support building adjacent to the house that will contain restrooms, electrical/mechanical space, riser room and, and a future food prep/kitchen area.
3. Reconstruction of the existing warehouse structure to create an open-air restaurant/gathering space and pavilion. This space will have a vegetative roof
4. Construct a new two-story mixed-use building with a roof deck restaurant/ bar. (Three total levels)
5. Additional planting and hardscape to create a great lawn between the existing office and renovated pavilion, new mixed-use building and house
6. Addition of parking area that extends along rear and east of property in the old railway right of way.
7. Renovation of the existing railway bridge into a pedestrian and emergency access to the adjacent property across St Mary's St.

Additions to property across 703 Lone Star / St Mary's Street at the San Antonio River:

1. Connect to the river hike and bike trail with a pedestrian pathway that extends up the hill and out of the flood plain.
2. Additional hardscape to create pedestrian access between St. Mary's Street across the site to Lonestar Blvd and the River Hike and Bike Trail.
3. What was shown in Concept Design as a beach area has been changed to a lawn area with Low Impact Development features at the southwest corner of the site.
4. Create an upper landscaped area for shaded seating and food truck spaces.
5. Construct a raised deck area that will be a shaded seating area and serve as a possible live performance by small ensembles, and community activities.
6. Construct a support building at the rear of the property to house restrooms and concession areas.

Itemized Responses to the Staff Recommendations and Stipulations

Staff recommends the following stipulations of conceptual approval:

- i. That any architecturally historic elements of the existing railway bridge need repair, they be repaired in -kind, as noted in finding e.

Response: No repairs are planned for the railway bridge concrete structure. The steel beam structure currently also acts as guard rail its height does not meet current guardrail height requirements of a pedestrian bridge. A trellis and continuous permanent planters are planned that will sit inside the bridge which will provide a code compliant guardrail height fall protection and shade. Refer to the landscape drawings. If signage or graphics is added to the bridge, it will be included in the master signage plan, to be submitted at a later date.

- ii. That all materials, architectural elements and windows of the proposed 1-story structure adhere to the UDC Section 35-674, as noted in finding i.

Response: All materials, architectural and windows of the one-story support structure will comply with UDC Section 35-674. The building's finish and windows will match the free-standing office building at the southeast corner of the site and comply with UDC Section 35-674. The exterior wall finish will be traditional stucco, the windows and doors will be black aluminum framed divided lite windows similar to the office at 207 Roosevelt. The roof will be standing seam galvanized metal roof.

- iii. That all landscaping elements, including both plant and hardscaping materials be consistent with the Historic Design Guidelines, Guidelines for Site Elements and the Unified Development Code Sections 35-672 and 35-673, as noted in findings j and s.

Response: The landscaping elements including both plant and hardscaping materials have been reviewed and will be consistent with UDC sections 35-672 and 35-673. Refer to the Landscape Drawings

- iv. That the proposed 3-story structure's materials adhere to the Mission Historic District Design Manual, as noted in finding n. The standing seam metal roof should feature panels that are 18 to 21

inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. All panels should be smooth with no striation or corrugation. If a ridge cap is used, it should be low profile and should be presented to staff for review and approval.

Response: The proposed three-story building's materials adhere to the Mission Historic Design Manual. The primary materials are brick and traditional stucco, and the secondary material is metal panel (less than 25% of the façade). The roofing is specified as Galvalume roofing and the specification call out for the joint spacing to be between 18 and 21" O. C. and be a maximum of 2" tall

v. That landscaping and buffering elements should be incorporated as determined by the UDC Section 35-672(b) for the proposed parking lot, as noted in finding q.

Response: Landscape buffering elements in compliance with UDC 35-674 have been incorporated into the parking area. Refer to the Landscape Drawings

vi. That the applicant coordinates with the San Antonio River Authority in regards to regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures, as noted in finding r.

Response: The applicant is coordinating with the River Authority regarding direct access to the river, landscaping and maintenance boundaries and stormwater control measures. We will provide Email correspondence upon request.

vii. That the applicant comply with the UDC Section 35-674 regarding the construction of patios, covered seating areas, outdoor stages and the proposed support structure as noted in findings t, u and v.

Response: The decks, patios and covered areas, stages and support structures comply with UDC Section 35-674

A master signage plan should be developed and submitted for review and approval by the Historic and Design Review Commission

A Master Signage plan will be submitted at later date

End of Comments









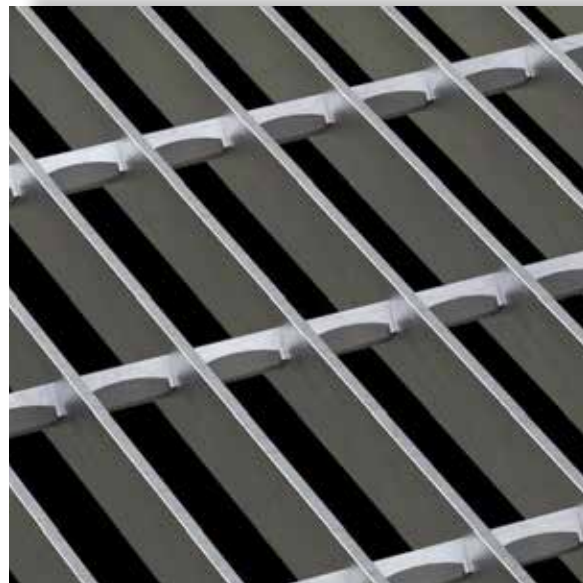




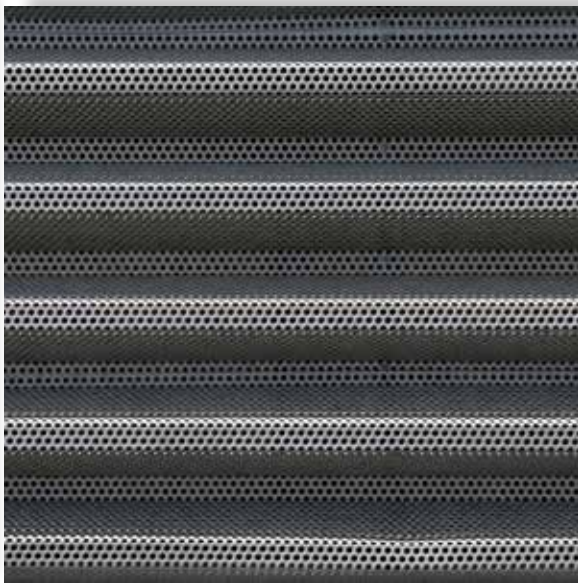








Bar Grating, Standard-Duty



Galvanized Perforated Metal



Preformed Corten Steel



Roof



Galvanized Metal Roof



Stucco - Exterior



Clay Brick - Exterior



Corten Wall Panels



Wood Soffit



Metal Cladding



Tear Drop Siding - Painted



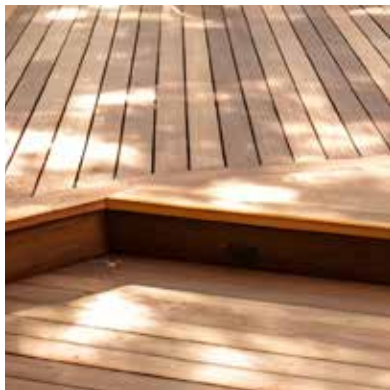
Black Storefront



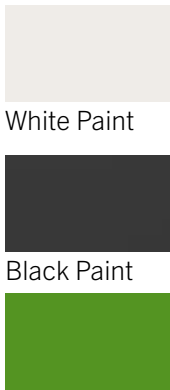
Preformed 7/8" Corrugated



Painted Wooden Window Frame



Wood Decking



White Paint

Black Paint

Green Paint



22



21



20



19



17



18

WINDOW REPAIR/REPLACEMENT SCOPE

07/19/2024

207 Roosevelt
Bakke Meier MP - House

REPAIR

REPLACE

NEW



EXISTING HOUSE NORTH ELEVATION

1/4" = 1'-0"



EXISTING HOUSE WEST ELEVATION

1/4" = 1'-0"



07 - 06



05



13



14



EXISTING HOUSE SOUTH ELEVATION

1/4" = 1'-0"



EXISTING HOUSE EAST ELEVATION - DIAGRAM

1/4" = 1'-0"



11 - 10 - 09



08



03 - 02

SOUTH ROOSEVELT DEVELOPMENT HDRC CERTIFICATE OF APPROPRIATENESS

July 19, 2024



BAKKE MEIER - SOUTH ROOSEVELT DEVELOPMENT

July 19, 2024

- **Existing Site Context**
- Site Plan
- Visual Renders



BAKKE MEIER - SOUTH ROOSEVELT DEVELOPMENT

July 19, 2024

- Existing Site Context
- **Site Plan**
- Visual Renders



BAKKE MEIER - SOUTH ROOSEVELT DEVELOPMENT

July 19, 2024

- Existing Site Context
- Site Plan
- **Visual Renders**



















THANK YOU

ALAMO
ARCHITECTS