

# HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

**HDRC CASE NO:** 2022-257  
**ADDRESS:** 3100 ROOSEVELT AVE  
**LEGAL DESCRIPTION:** NCB 7675 (MISSION DRIVE IN), LOT 48  
**ZONING:** IDZ, H, MPOD-2  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** TARA LINDBERG/Dunaway Associates  
**OWNER:** CITY OF SAN ANTONIO  
**TYPE OF WORK:** New construction, landscaping, and site work  
**APPLICATION RECEIVED:** April 28, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new structure to serve as the World Heritage Center, to be located at 3100 Roosevelt Avenue, adjacent to the Mission Branch Library, Mission Marquee Drive-In, and Mission Branch YMCA.

## 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 single-story, 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.

#### FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a new structure to serve as the World Heritage Center, to be located at 3100 Roosevelt Avenue, adjacent to the Mission Branch Library, Mission Marquee Drive-In, and Mission Branch YMCA.
- b. CONCEPTUAL APPROVAL – This request received conceptual approval at the May 5, 2021, Historic and Design Review Commission hearing with the following stipulations:
  - i. That the applicant continue to develop landscaping elements that adequately screen and buffer parking from the right of way at Roosevelt Avenue. *This stipulation has been met.*
  - ii. That a detailed signage plan be developed and submitted to the HDRC for review and approval at a future date.
  - iii. The applicant is required to submit a survey demonstrating conformance with the MPOD height restriction prior to issuance of a Certificate of Appropriateness. *This stipulation has been met.*
  - iv. Archaeology – An archaeological investigation may be required. Coordinate with the City Archaeologists. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
- c. EXISTING LOT – The existing lot is currently void of any structures and currently features natural lawn.
- d. MISSION PROTECTION OVERLAY DISTRICT – This project falls within the MPOD-2. The applicant has demonstrated that the proposed new construction is consistent with the MPOD requirements.
- e. SETBACKS – The Mission Design Manual notes that 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. On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of fifteen (15) feet. Per the submitted application documents, the proposed new construction is consistent with the Mission Design Manual. Additionally, the existing new construction in the immediate area (the Mission Branch Library and YMCA) are sited in a campus like setting, which the applicant has proposed to match.
- f. PARKING LOCATION – Per the Mission Design Manual, rear and side parking is encouraged for developments north of SE Military Drive. The applicant has proposed parking for approximately twenty-five (25) vehicles to be sited to the west of the proposed new construction, between the new construction and Roosevelt Avenue. While the proposed parking is located between the new construction and Roosevelt Avenue, the applicant has proposed extensive landscape buffering to screen parking from the right of way. Additionally, the proposed parking location follows that which has been established on site; specifically that of the adjacent Mission Branch Library. Generally, staff finds the proposed parking and buffering locations to be appropriate.

- g. VEHICULAR ACCESS – The applicant has proposed to utilize the existing curb cut on Roosevelt to provide access to a proposed drive aisle connecting to an existing drive aisle that currently connects to VFW Boulevard. The applicant has noted that the proposed drive aisle will feature brick pavement at locations where it intersects landscaping elements.
- h. BUILDING MASS, SCALE AND FORM – The applicant has proposed a building mass, scale and form that are consistent with the Mission Design Manual. As proposed, the new construction features elements that are consistent with those found historically in the immediate vicinity, such as archways, bovedas/vaults, and other façade openings that refer to those found historically at the adjacent Mission San Jose.
- i. ROOF FORM – The Mission Design Manual recommends a flat roof with a parapet wall as the primary roof form for all commercial buildings within the Mission Historic District. The applicant has proposed a flat roof with parapet walls and vaulted roof forms. Generally, the applicant’s proposed roof forms are consistent with the Mission Design Manual regarding roof forms.
- j. MATERIALS – Per the submitted application documents, the applicant has proposed materials that include stucco/plaster finishes, brick, stone and metal architectural panels. Staff finds the proposed materials to be appropriate and consistent with the Mission Design Manual. The proposed stucco should feature traditional finishes and control joints that occur only at locations where there is a change in materials or a change in wall plane to create a continuous, monolithic appearance.
- k. WINDOW/STOREFRONT MATERIALS – The applicant has noted that all exterior windows are to be extruded aluminum frames with kynar finishing. The applicant has noted that all windows are to feature a dark bronze color. All windows and storefront systems should be installed with an installation depth of at least two inches from exterior walls. Per wall assembly sections in the construction document set, windows will be inset within walls more than two (2) inches. This is consistent with the Mission Design Manual.
- l. FAÇADE ARRANGEMENT & ARCHITECTURAL DETAILS – The applicant has proposed human scaled elements, entrances and architectural elements that are found historically within the Mission Historic District, and are consistent with the Mission Design Manual.
- m. LANDSCAPING – The applicant has submitted landscaping documents that note the installation of a bioswale, shade trees and various landscaping and site paving elements. Staff finds the landscaping plan to be appropriate and consistent with the Mission Design Manual.
- n. SIGNAGE – At this time the applicant has noted building signage, which staff finds to be appropriate. Staff finds that a future, detailed signage plan should be submitted to the HDRC for review and approval.
- o. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

## **RECOMMENDATION:**

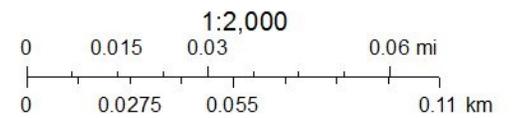
Staff recommends approval based on findings a through o with the following stipulations:

- i. That a detailed signage plan be developed and submitted to the HDRC for review and approval at a future date.
- ii. Archaeology – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

# City of San Antonio One Stop



May 12, 2022



## **World Heritage Center**

The World Heritage Center site will be adjacent to the existing Mission Marquee Drive in Plaza, YMCA building and Mission Branch Library on Roosevelt Avenue in San Antonio, Texas. A new loop drive will provide parking and accessibility to the front of the new World Heritage Center, including a drop-off and bus parking location further down. A sidewalk entry at the intersection of Roosevelt Ave and VFW Boulevard will lead you through a smaller tree canopy, landscape planting, and low stone walls. All the planting/trees will not block the view of the existing Mission Marquee. Low walls and bioswale planting on both sides of the entry walk will provide a buffer and screen the parked cars from the busy Roosevelt Avenue. The World Heritage building will be surrounded by a decorative screen veranda and under it will be Mexican pebble, cut stone and concrete paving. The decorative screen veranda will be a design enhancement to the building and be both functional and educational. As an extension of the building the plaza space will have the ability to house larger events and extend even further into a landscaped plaza with cut stone paving and a low stone seat wall with recessed lighting. The entire site will have landscape and irrigation. The materials on site will match and coordinate with the existing Mission Branch Library nearby.

# Site Photos

**Subject:** World Heritage Center HDRC Submittal **Dunaway #:** 5675.001

**Date:** April 29, 2022

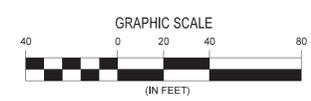
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**Photos of the World Heritage Center Site – 3100 Roosevelt Avenue, San Antonio, TX 78214:**



World Heritage Center HDRC Submittal  
Site Photos  
4/29/2022





**LEGEND**

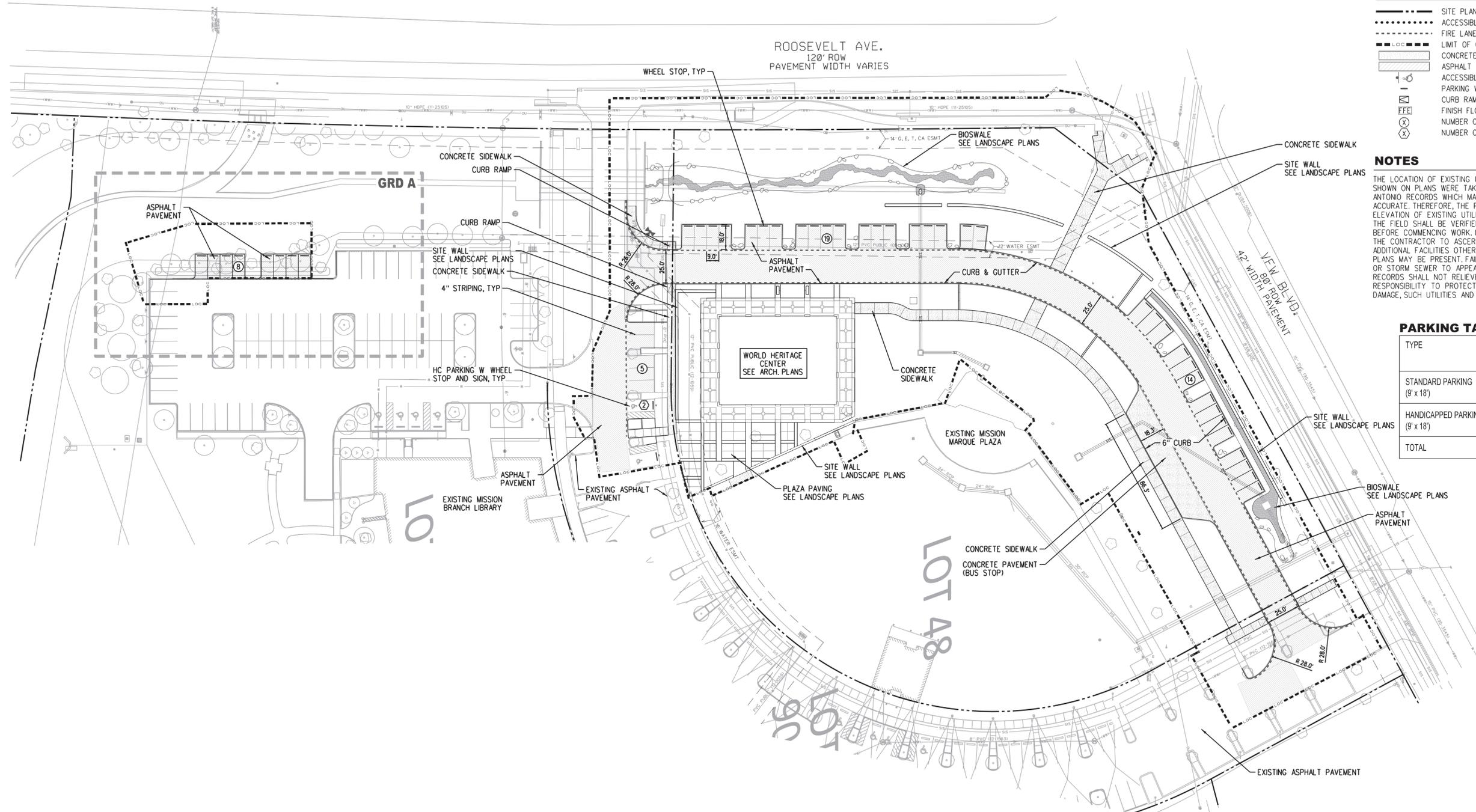
- SITE PLAN BOUNDARY
- ..... ACCESSIBLE ROUTE
- - - - FIRE LANE
- - - - LIMIT OF CONSTRUCTION
- CONCRETE
- ASPHALT PAVEMENT
- ACCESSIBLE PARKING W/ SIGN
- PARKING WHEEL STOP
- CURB RAMP
- FINISH FLOOR ELEVATION
- (X) NUMBER OF PARKING SPACES (STANDARD)
- (X) NUMBER OF PARKING SPACES (HC)

**NOTES**

THE LOCATION OF EXISTING UTILITIES AND STORM SEWER SHOWN ON PLANS WERE TAKEN FROM THE CITY OF SAN ANTONIO RECORDS WHICH MAY NOT BE COMPLETE AND/OR ACCURATE. THEREFORE, THE PRESENCE, LOCATION AND ELEVATION OF EXISTING UTILITIES AND STORM SEWER IN THE FIELD SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. FAILURE OF AN EXISTING UTILITY OR STORM SEWER TO APPEAR ON THE PLANS OR RECORDS SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROTECT AND REPAIR, IF THEY DAMAGE, SUCH UTILITIES AND STORM SEWER.

**PARKING TABLE:**

TYPE	PROVIDED
STANDARD PARKING (9' x 18')	46
HANDICAPPED PARKING (ADA) (9' x 18')	2
<b>TOTAL</b>	<b>48</b>



NO.	DATE	DESCRIPTION

**DUNAWAY**  
 ENGINEERS, ARCHITECTS & PLANNERS  
 5707 Southwestern Blvd., Suite 250  
 Austin, TX 78745  
 512.306.8252

**muñoz**

**SITE PLAN**  
 WORLD HERITAGE CENTER  
 SAN ANTONIO, TX

**PRELIMINARY DESIGN DOCUMENT**  
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MICHAEL C. MULLONE, P.E. 127850. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR FINAL PERMIT PURPOSES.  
 12/2/2021

JOB NO.
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:
SHEET:

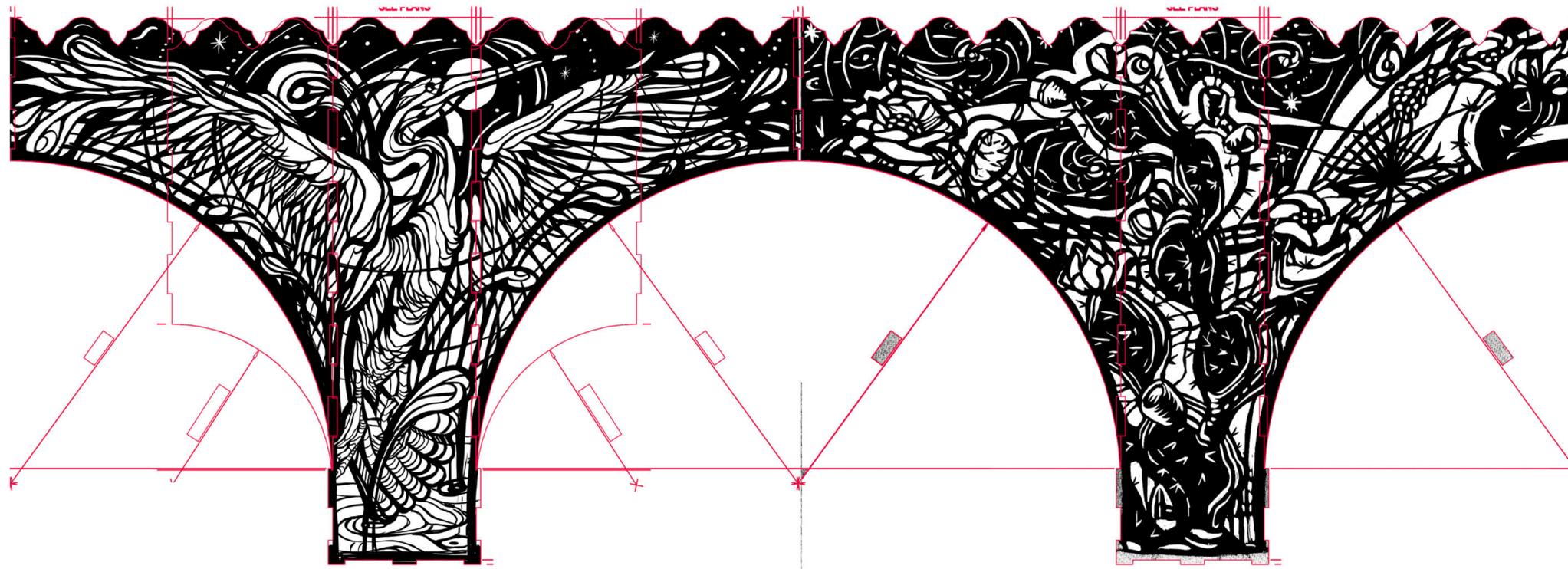


# WORLD HERITAGE CENTER



muñoz & company

APRIL 29, 2022

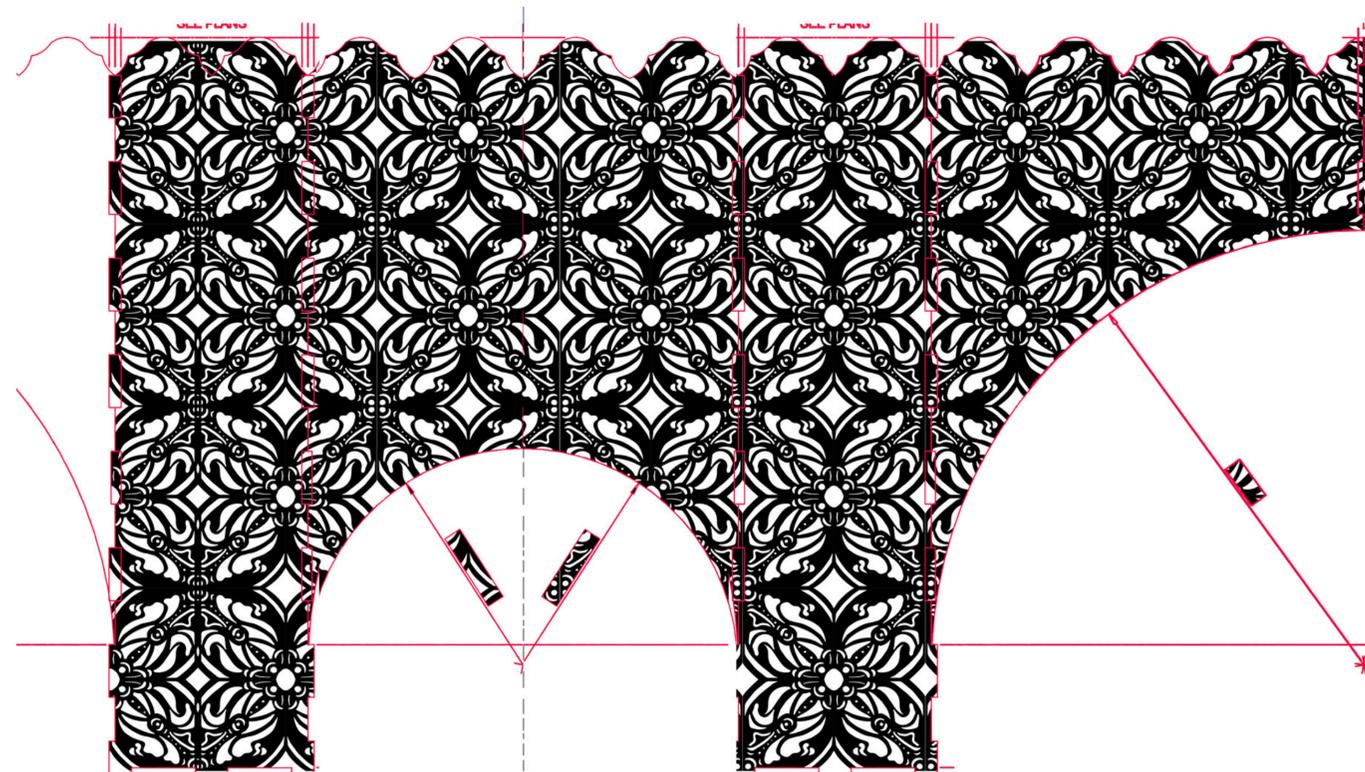


**Bird and Nopal**

The water bird represents life, one of the many that is supported by the riverway. The water bird is also important to many indigenous peoples of the area. The Nopal is to represent the resilience of the people who made a life here in these lands, one that flowers and and also provides sustenance.

**Tile pieces**

The tile pieces were inspired by some of the original fresco painted flowers and embellishments on the walls of some of the missions. The flower is to represent life and growth and the circles coming from the pistol represent the water coming forth from the springs that fed San Antonio creekways and river.







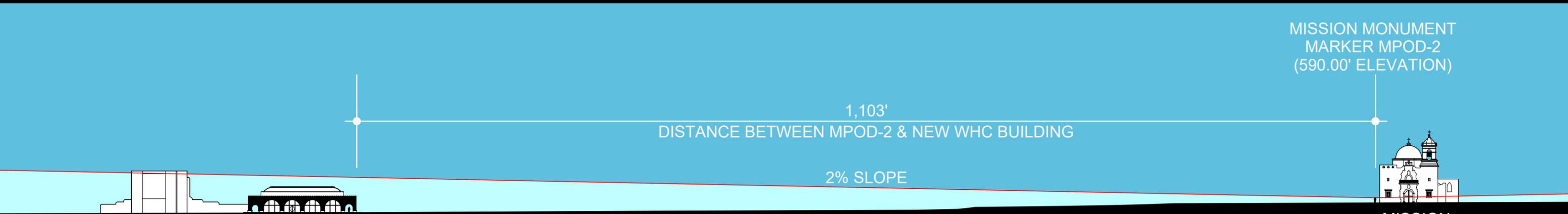
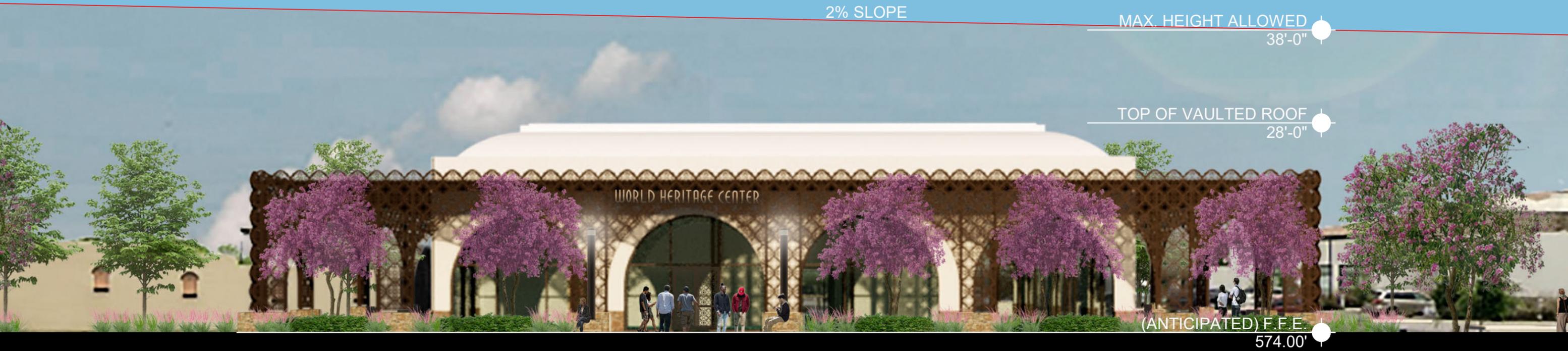
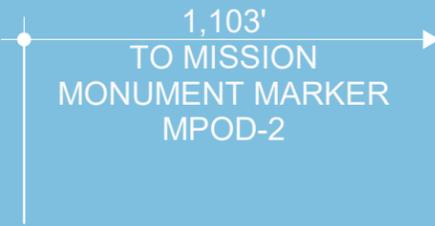
DESIGN ENHANCEMENT - VERANDA - SIDE ELEVATION  
WORLD HERITAGE CENTER  
SAN ANTONIO, TEXAS







- MISSION MONUMENT MARKER MPOD-2 ELEVATION AT 590.00'
- NEW WHC BUILDING ANTICIPATED F.F.E. AT 574.00'
- NEW WHC BUILDING IS APPROX. 1,103' FROM MISSION MONUMENT MARKER MPOD-2.
- DISTANCE @ 2% SLOPE = 38'-0" MAX. HEIGHT ALLOWED.
- NEW WHC BUILDING TOP OF VAULTED ROOF AT 28'-0" FROM F.F.E.



MISSION  
DRIVE-IN  
MARQUEE

NEW  
WORLD  
HERITAGE  
CENTER

MISSION  
SAN JOSE

# WORLD HERITAGE CENTER MPOD HEIGHT LIMIT DIAGRAM