

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-014
ADDRESS: 207 ROOSEVELT AVE
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: I-1, H, RIO-4
CITY COUNCIL DIST.: 5
DISTRICT: Mission Historic District
APPLICANT: Mo Verdecanna/Alamo Architects
OWNER: Joe Bakke/KENEDY JUNCTION LTD
TYPE OF WORK: Construction of a commercial structure, site work, construction of a parking lot, exterior modifications to the 2-story historic structure, roof replacement on the 2-story historic structure, modifications to the 1-story mausoleum structure, construction of an accessory structure, entrance elements, exterior modifications
APPLICATION RECEIVED: December 30, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to:

1. Perform site modifications include the addition of surface parking, the creation of a central courtyard area, and various locations of site paving.
2. Construct a commercial structure to feature approximately 2,400 square feet adjacent to Lone Star Boulevard.
3. Construct an accessory structure to the north of the historic, 2-story structure.
4. Modify the existing warehouse structure to become an open air pavilion.
5. 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.
6. 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.
7. Perform fenestration modifications to the 2-story historic structure.
8. Perform modifications to the existing mausoleum structure including applying a new plaster/stucco finish and modifying the existing roof structure.

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.

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. Screens and shutters—Preserve historic window screens and shutters.

v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. *Character-defining features*—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. *Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. *Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. *Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. *Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

Additions

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

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.

FINDINGS:

- a. The applicant is requesting conceptual approval to perform site and building modifications as well as to construct a new structure at 207 Roosevelt Avenue, located within the Mission Historic District.
- b. SITE MODIFICATIONS (Parking Lot) – The applicant has proposed to perform site modifications include the addition of surface parking, the creation of a central courtyard area, and various locations of site paving. The HDRC previously approved a parking lot location at the north of the site; however, at this time, the applicant has proposed to expand the previously approved parking lot. Per the Mission Historic District Design Manual 4.C., parking area should be located behind buildings within urban historic contexts. 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. 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. Additionally, the Mission Historic District Design Manual recommends screening of parking areas from the sidewalk and street with a landscaping buffer to reduce its overall visual impact. Generally, staff finds the location of the proposed parking lot to be appropriate; however, staff finds that the applicant should incorporate landscaping pods, canopy trees and landscape buffering, per the Mission Historic District Design Manual.
- c. SITE MODIFICATIONS (Courtyard and Site Paving) – The applicant has proposed to create a central courtyard as well as install a number of site paving elements to facilitate pedestrian access to and through the site. Staff finds the proposed courtyard and site paving to be appropriate and consistent with the Mission Historic District Design Manual.
- d. COMMERCIAL STRUCTURE NEW CONSTRUCTION – The applicant has proposed to construct a commercial structure to feature approximately 2,400 square feet adjacent to Lone Star Boulevard.
- e. NEW CONSTRUCTION (Transitions & Setbacks) – The Mission Historic District Design Manual notes that new construction located adjacent to residential areas should not exceed the height of adjacent contributing structures by more than forty (40) percent, and that new buildings should follow the established pattern of the block in terms of front building setback. The existing structures on site feature both 1 and 2 stories in height, and along Lone Star Boulevard, the existing structure is located adjacent to the public right of way. Generally, staff finds the proposed height and setback of the proposed new construction to be appropriate and consistent with the Mission Historic District Design Manual.
- f. NEW CONSTRUCTION (Mass, Scale, and Form) – 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.
- g. NEW CONSTRUCTION (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 a gabled roof form. Given the existing context on site, staff finds the proposed roof form to be appropriate.
- h. NEW CONSTRUCTION (Materials) – The applicant has proposed materials that include stucco, metal façade panels and a metal roof. 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.

- i. WINDOWS – The applicant has not noted window materials at this time. Staff finds that windows that match those previously used on site are appropriate. Additionally, the installation of a wood or aluminum clad wood window that is consistent with staff's standards for windows in new construction is also appropriate.
- j. ARCHITECTURAL DETAILS – Generally, staff finds that the applicant has incorporated architectural details that are consistent with the Mission Historic District Design Manual.
- k. ACCESSORY STRUCTURE – The applicant has proposed to construct an accessory structure to the north of the historic, 2-story structure and to the rear of the historic mausoleum structure. The applicant has proposed for the structure to feature a stucco façade, a gabled roof with standing seam metal roofing materials. Generally, staff finds the proposed accessory structure to be appropriate and consistent with the Mission Historic District Design Manual.
- l. WAREHOUSE STRUCTURE – The applicant has proposed to modify the existing warehouse structure to be an open-air pavilion to feature a restroom, service and seating addition. The applicant has proposed for each of these additions to be generally consistent in appearance to the proposed commercial structure on site, to be clad with stucco and feature flat or shed roofs. Generally, staff finds the proposed modifications and additions to the warehouse structure to be appropriate.
- m. 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.
- n. HISTORIC 2-STORY STRUCTURE – The applicant has proposed to perform modifications to the existing, 2-story historic structure to include removal of additions, fenestration modifications, roof replacement, rehabilitation, construction of a rear porch, installation of a shade trellis.
- o. REMOVAL OF ADDITIONS – The applicant has proposed to remove existing additions to both the north and south facades of the 2-story historic structure on site. The rear addition is not found on the 1951 Sanborn Map. Generally, staff finds the removal of these non-original additions to be appropriate; however, staff finds that the removal of these additions should be accompanied by an architecturally appropriate restoration. Fenestration patterns and façade arrangement should be consistent with the architectural style.
- p. FENESTRATION MODIFICATIONS – The applicant has proposed fenestration modifications to the historic, 2-story structure on site to include the removal of three, original, grouped windows for the installation of double doors on the south façade; the removal of two, non-original windows within the skirting location on the south façade; the removal of a window on the north façade for the installation of a door; the removal of a window on the west façade; and the removal of one window on the west façade within the skirting location. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window and door opening should be preserved. Additionally, new entrances or window openings should not be created where visible from the public right of way. While staff finds the removal of windows within the existing crawl space/skirting area to be appropriate, original windows openings should be preserved. Additionally, staff finds the proposed creation of new entrances on both the north and south facades to be inconsistent with the Guidelines.
- q. ROOF REPLACEMENT – The applicant has proposed to replace the existing, shingle roof with a new, standing seam metal roof. Generally, given the Craftsman style of the structure, staff finds the installation of a standing seam metal roof to be appropriate. Panels should feature a width of 18 to 21 inches in width and a smooth finish with no striations and a standard galvalume finish. Seams should be 1 to 2 inches in height and the structure should feature a crimped ridge seam. No ridge cap should be installed.
- r. REHABILITATION – The applicant has proposed to remove the existing, plywood coverings from the dormer windows on the front façade. Staff finds this to be appropriate.
- s. REAR PORCH ADDITION CONSTRUCTION – The applicant has proposed to construct a rear porch addition to feature two stories in height, brick columns, a spiral staircase and consist of the extension of the original structure's roof profile. Generally, staff finds the construction of an open air addition to be appropriate; however, per the Guidelines for Additions 1.B.i., additions should be subordinate to the principal façade of the historic structure in terms of scale and mass. Staff finds that the proposed rear addition should feature a subordinate ridge height.
- t. TRELLIS STRUCTURE – The applicant has proposed to construct a trellis structure on the north and south sides of the historic structure. The proposed trellis structure will be open air, and setback from the front façade. The proposed trellis structure will feature steel columns and guardrails. Generally, staff finds the proposed trellis construction to be appropriate; however, given its proposed connection to the historic structure, staff finds that it should be constructed of wood.

- u. MAUSOLEUM STRUCTURE – The applicant has proposed to perform modifications to the existing mausoleum structure including applying a new plaster/stucco finish and modifying the existing roof structure. Generally, staff finds repair of the plaster/stucco façade and removal of the non-original roof form to be appropriate. Plaster/stucco replacement should be done in-kind. At the rear of the structure, the applicant has proposed to install gutters and downspouts. Staff finds that these should be installed in a manner that does not damage the structure and should be painted to match the historic structure.
- v. ARCHAEOLOGY – The project area is within a River Improvement Overlay District, Mission Local Historic District, Mission Parkway National Register of Historic Places District, and is close proximity to the historical alignment of the San Antonio River. In addition, a review of historic archival documents identifies a branch of the Concepcion or Pajalache Acequia, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark, within or adjacent to the project area. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

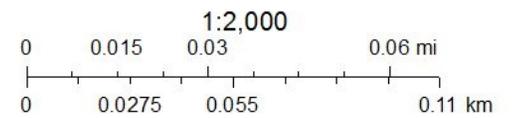
1. Staff recommends approval of item #1, site modifications, surface parking and site paving based on finding b with the stipulation that the applicant that the incorporate landscaping pods, canopy trees and landscape buffering, per the Mission Historic District Design Manual.
2. Staff recommends approval of item #2, the construction of a commercial structure based on findings d through j with the following stipulations:
 - i. That stucco is applied in a manner that is consistent with the Mission Historic District Design Manual, as noted in finding h.
 - ii. That windows that match those previously used on site or wood or aluminum clad wood windows be installed that are consistent with staff’s standards for windows in new construction, as noted in finding i.
 - iii. That the applicant submits a detailed signage package for review and approval by the HDRC.
3. Staff recommends approval of item #3, the construction of an accessory structure, based on finding j.
4. Staff recommends approval of item #4, modifications to the existing warehouse structure, based on finding l.
5. Staff recommends approval of item #5, the installation of entrance elements, based on finding m with the stipulation that the applicant submits a detailed signage package for review and approval by the HDRC.
6. Staff recommends approval of item #6, modifications to the historic, 2-story structure including the removal of additions, rehabilitation, roof replacement and the installation of a trellis with the following stipulations:
 - i. That modifications to the structure be consistent with the Historic Design Guidelines. Fenestration patterns and façade arrangement should be consistent with the architectural style.
 - ii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches in width, feature a smooth finish with no striations and a standard galvalume finish. Seams should be 1 to 2 inches in height and the structure should feature a crimped ridge seam. No ridge cap should be installed.
 - iii. That the proposed rear addition should feature a subordinate ridge height. The original roof form should be distinguishable.
7. Staff does not recommend approval of item #7, the removal of existing window openings. Staff recommends all original window openings be maintained. Staff recommends that only window openings located within the crawlspace/skirting location be removed.
8. Staff recommends approval of item #8, rehabilitation to the mausoleum based on finding u with the stipulation that stucco repair and gutter installation be done in a traditional manner.

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



January 13, 2022



South Roosevelt Development

HDRC Conceptual Review

January 19, 2022



Scope of the work proposed in this project includes development of the site including regrading, adding surface parking, and providing accessibility across the site. This includes creating a proposed central flattened area referred to as The Green. Accessibility between the upper and lower parts of the site is accomplished through a series of proposed retaining walls, steps, and inclined walking surfaces.

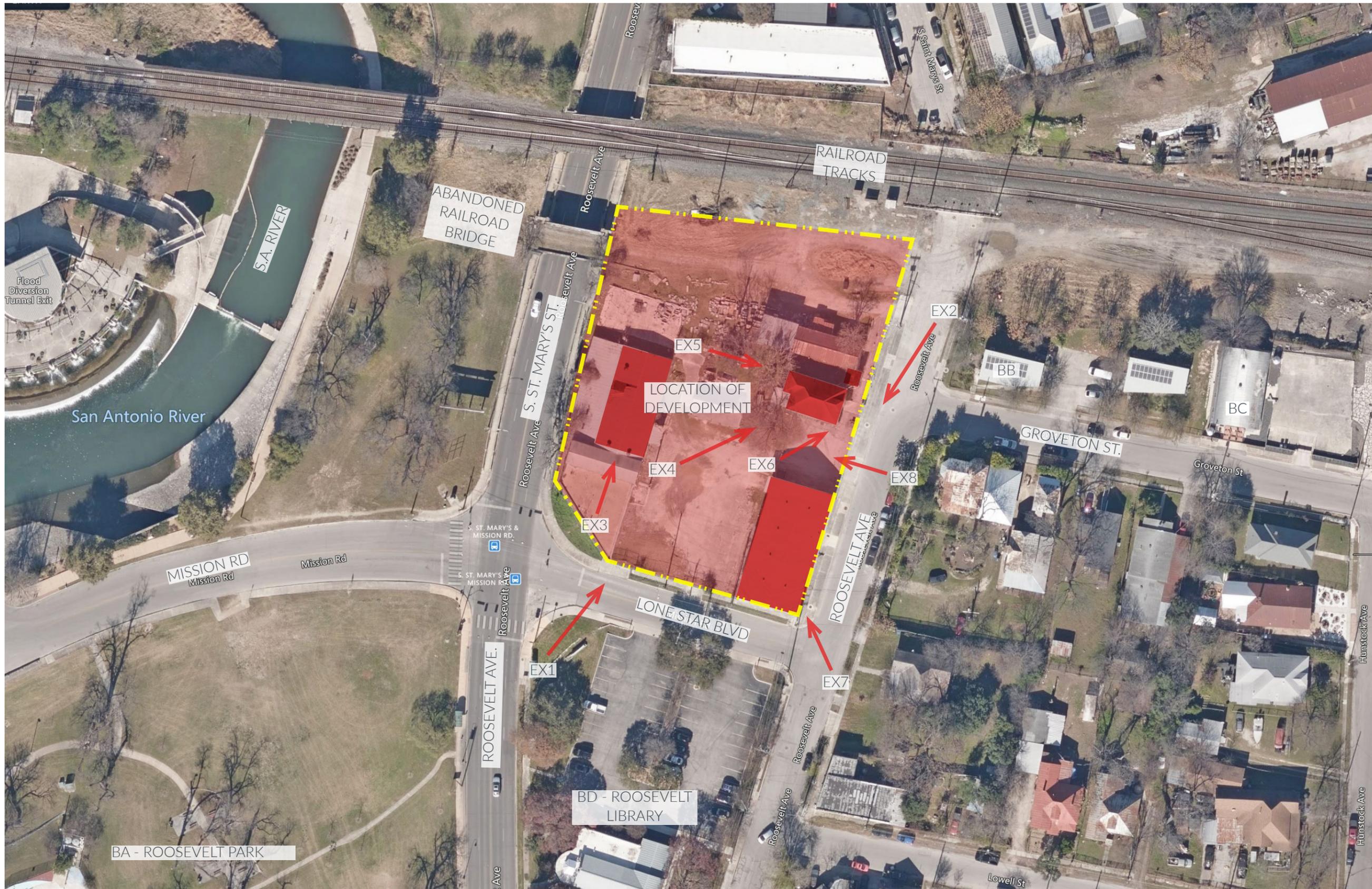
A new 2,400 lease space is proposed as an anchor at the south edge of the proposed lawn and fronting Lone Star Boulevard. The design of the structure references the character and history of the site and surrounding neighborhood.

The project also includes refurbishing the remaining warehouse structure for its adapted re-use as an open-air pavilion. The roof structure will support a new intensive green roof. New enclosed support structures are proposed to contain services and to provide a bandstand.

Repurposed agricultural silos are proposed to be relocated to the southwest corner intersection of South St. Mary's and Lone Star Boulevard. The structures will be enhanced with new elements that span between the two in order to serve as a gate element, shade canopy, and as an opportunity for branding and wayfinding.

The existing two-story residence (formerly 201 Roosevelt) will remain and will be preserved. For this scope of the project, work shall include stabilization and leveling of the structure, selective demolition to remove additions that were not original to the structure, restoration of key exterior elements to bring the structure close to its original appearance and refurbish or replace required elements to prevent any further deterioration. Additional modifications will include adding new exterior entries/exits on the North and South sides, creating a rear porch with roof and columns like the front, and shade trellis systems on the North and South sides that mimic the office project previously completed.

The existing Mausoleum structure will remain and will also be preserved. A plaster/stucco finish shall be added to the exterior façades, where it's currently missing, to match the existing. The current sloped metal roof and wood framing will be removed and replaced with a low sloped roof system like the original construction.



PROPERTY SUMMARY:
 Zoning: I-1
 H RIO-4 MC-1
 Historic District: Mission
 Rio District: RIO-4
 Parcel Key: 156



EX1



EX2



EX3



EX4



EX5



EX6



EX7



EX8



BA - ROOSEVELT PARK _ VISITOR CENTER



BB - PRIVATE RESIDENCE ACCROSS THE STREET FROM SITE, COMPOSED OF METAL WALL PANELS



BC - OFFICE WITHIN 200' OF SITE



BD. ROOSEVELT LIBRARY



APARTMENTS IN RIO DISTRICT, STUCCO FINISH





















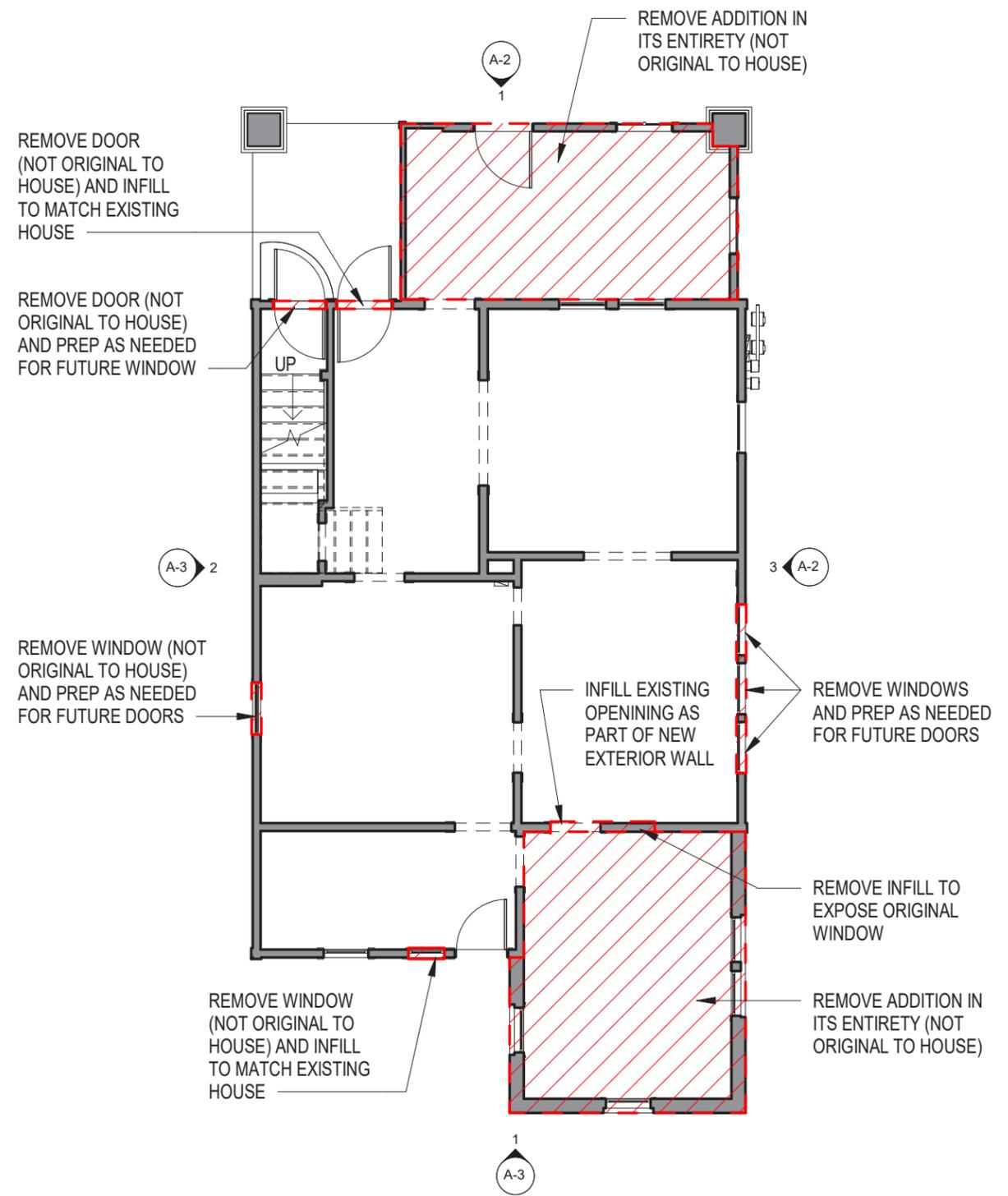
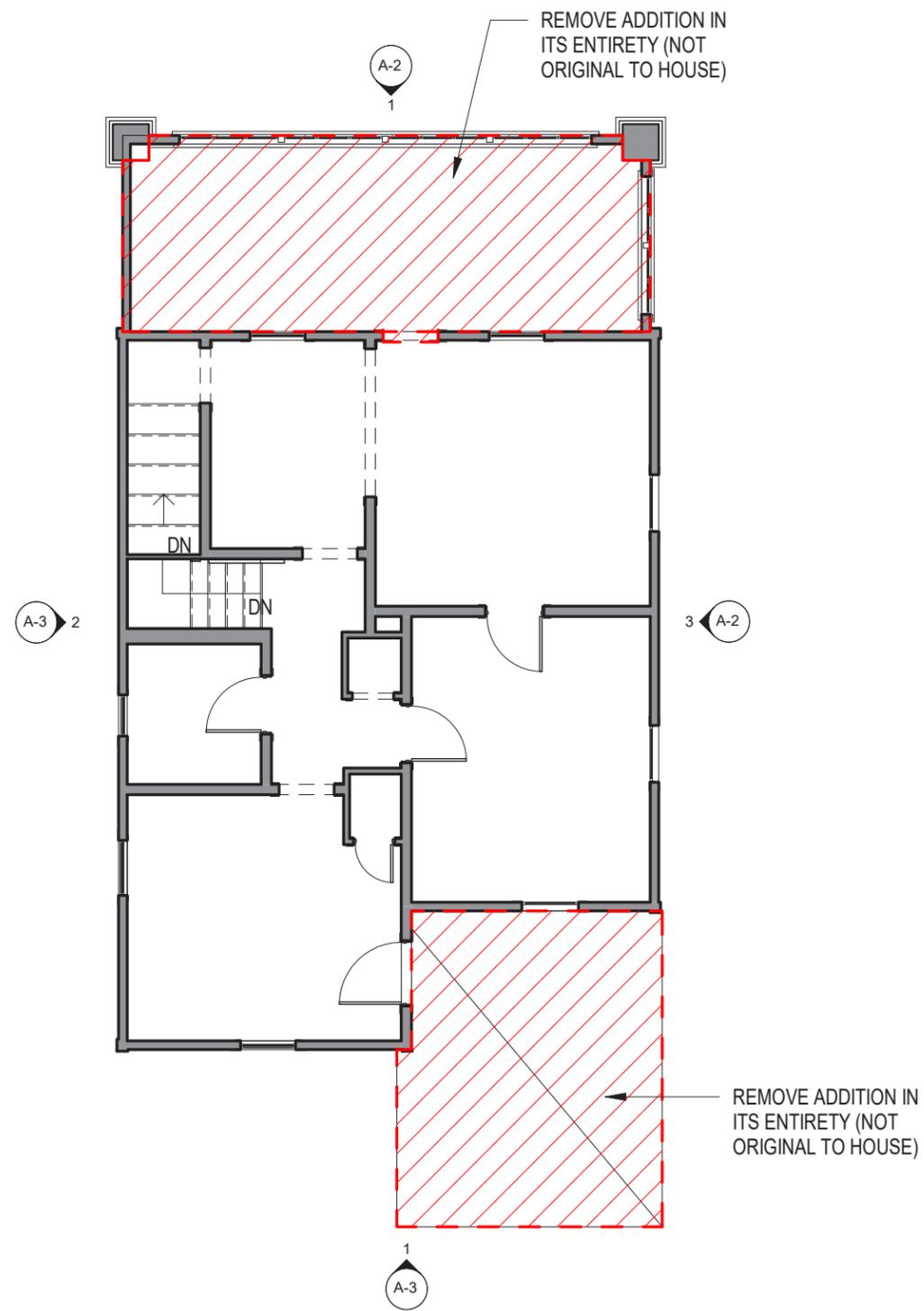
West Elevation

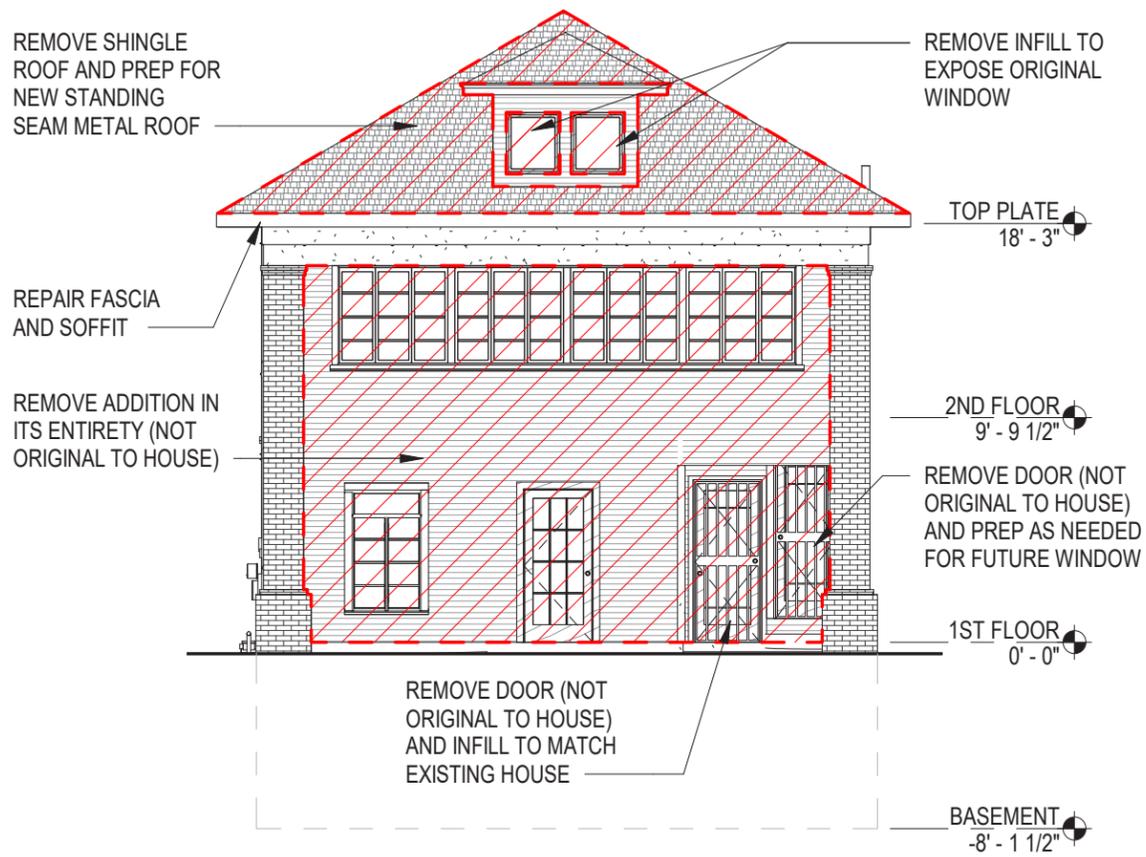


South Elevation

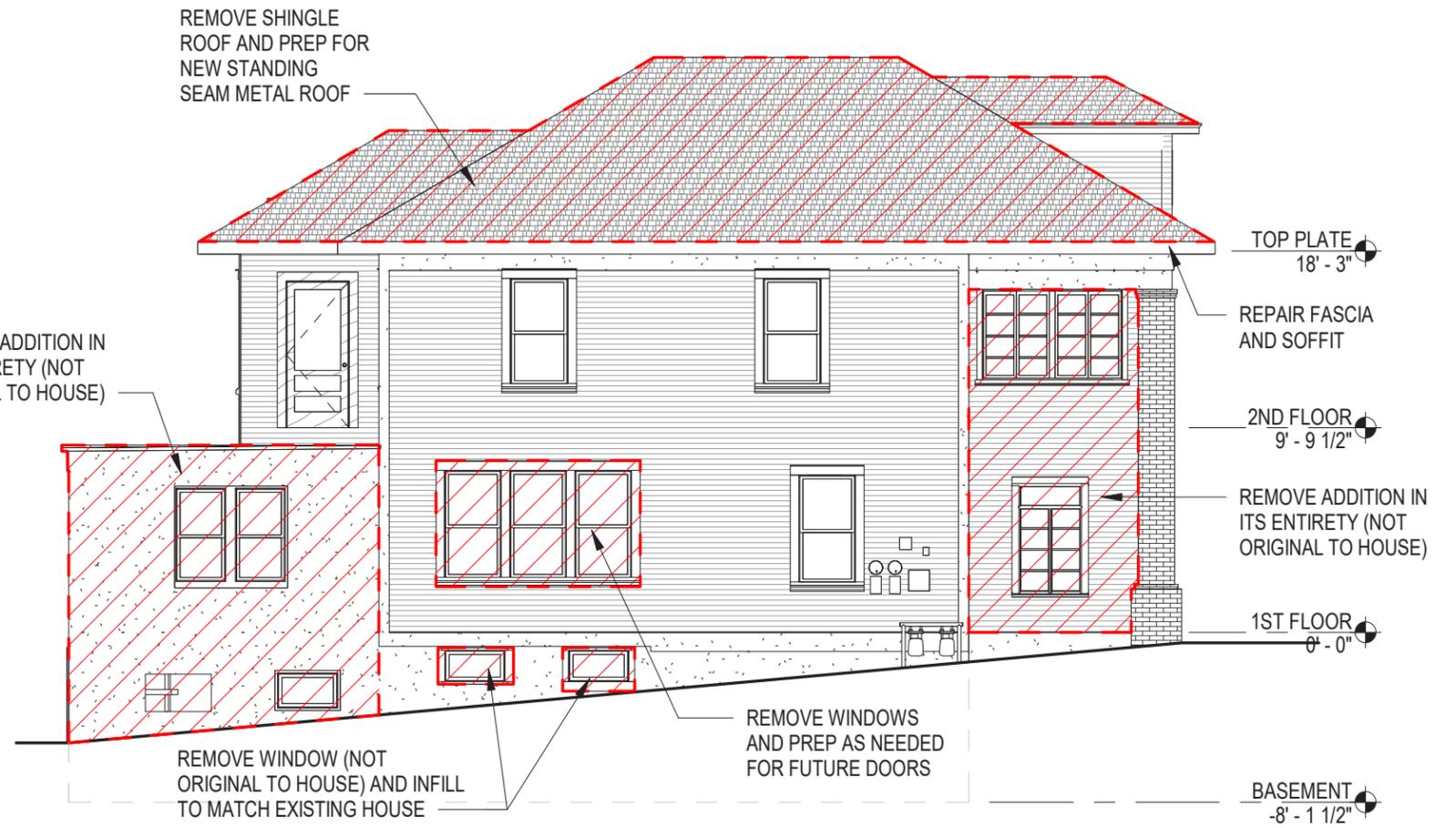


East Elevation

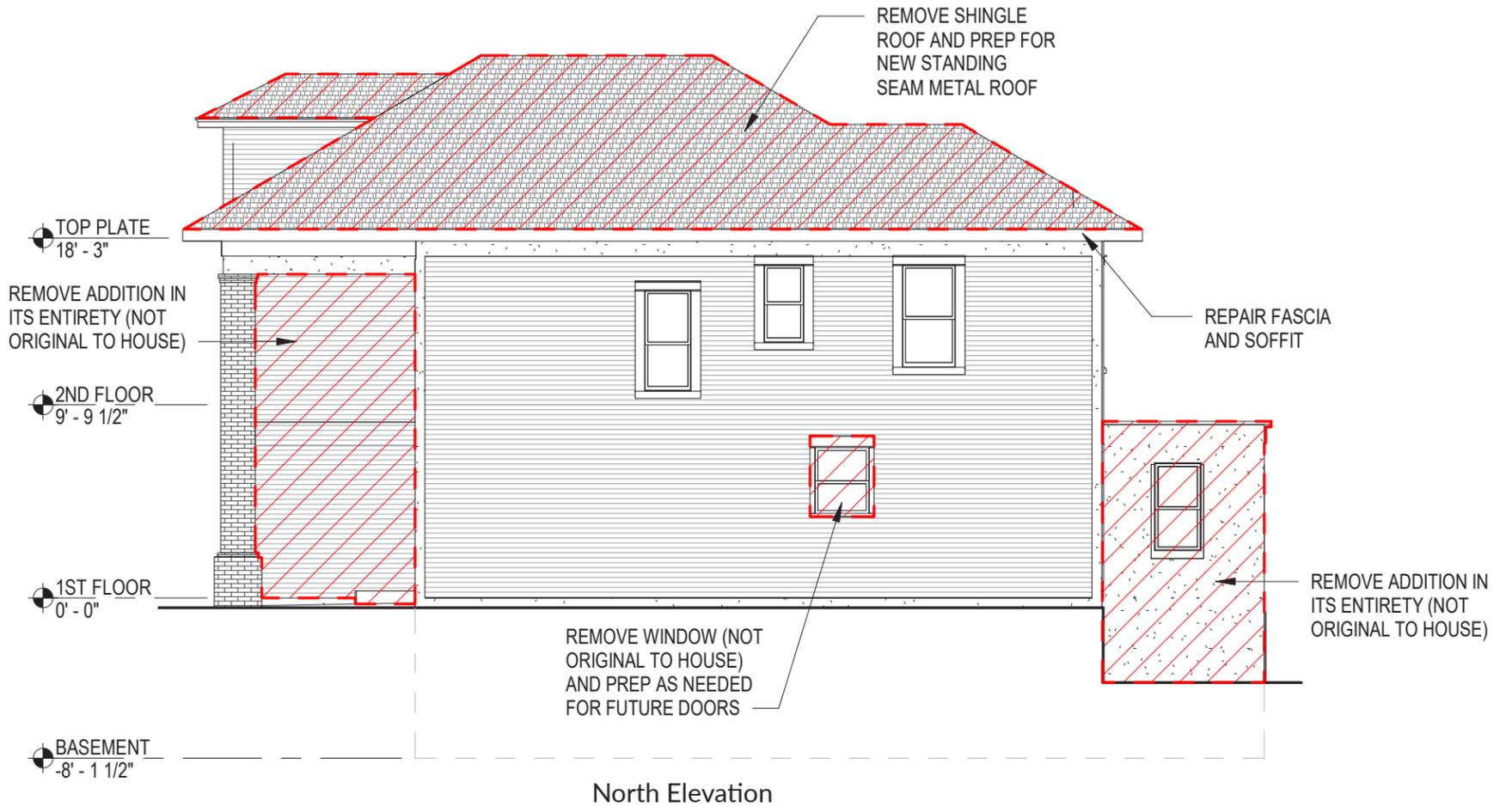
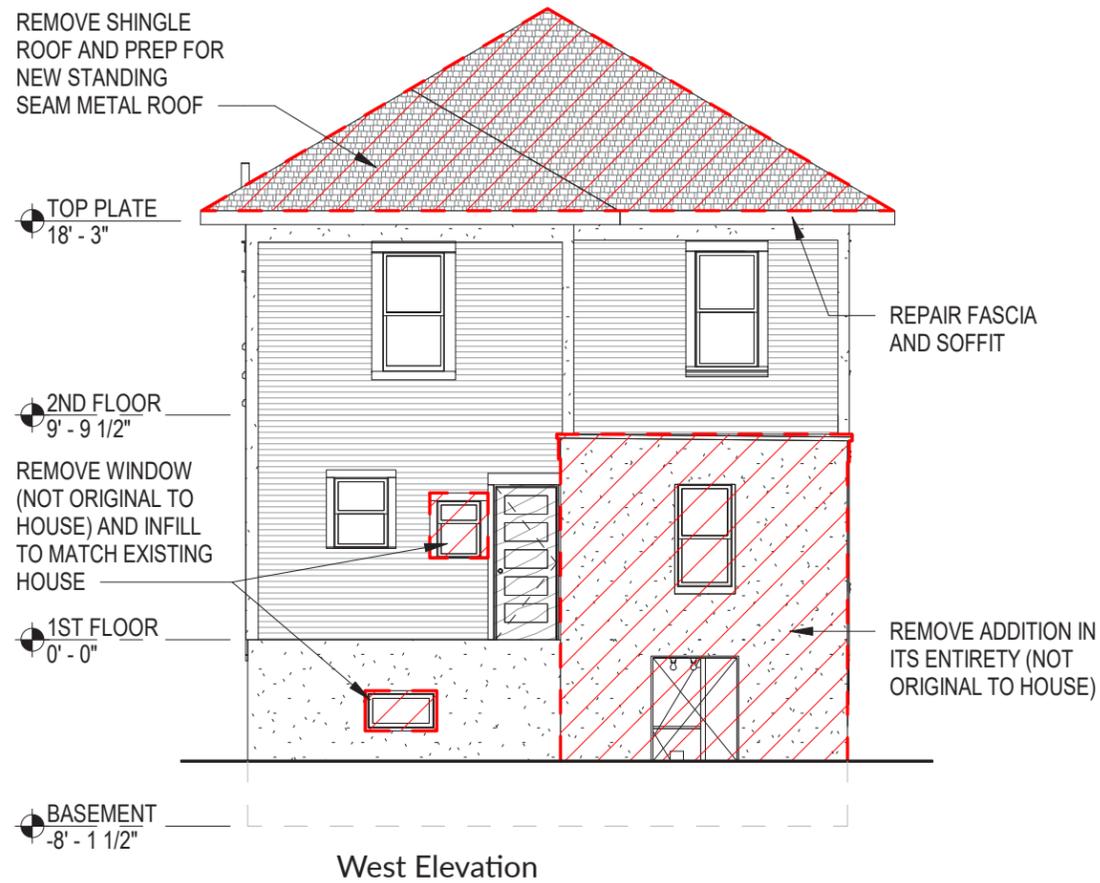


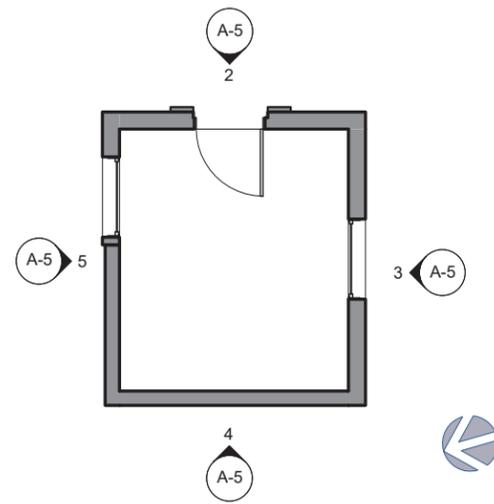


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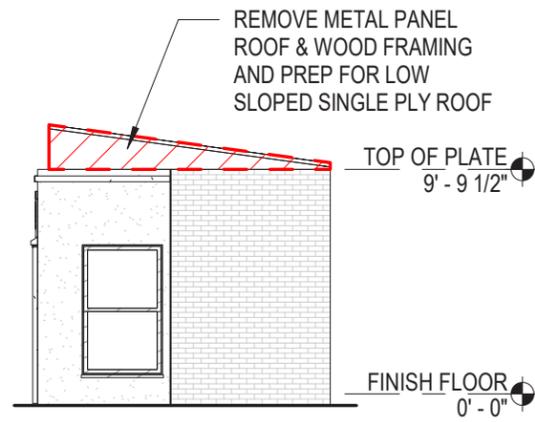


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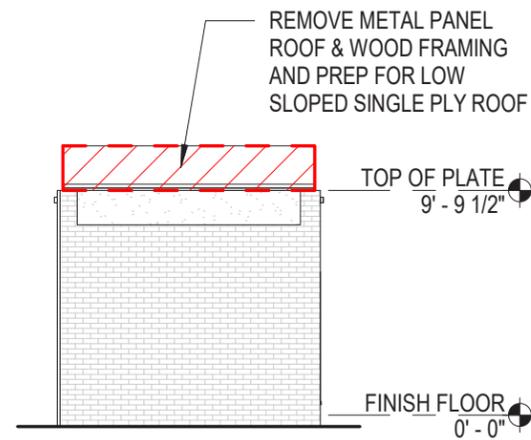




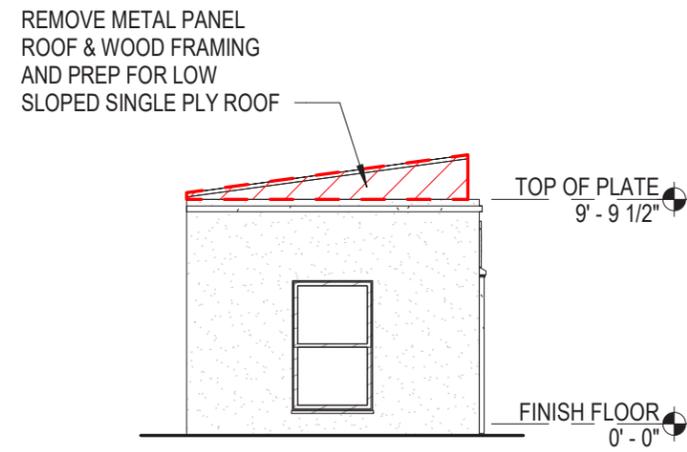
Floor Plan



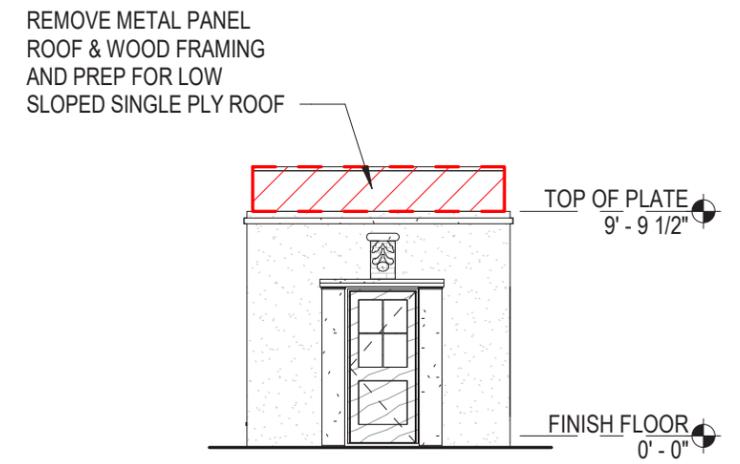
North Elevation



West Elevation



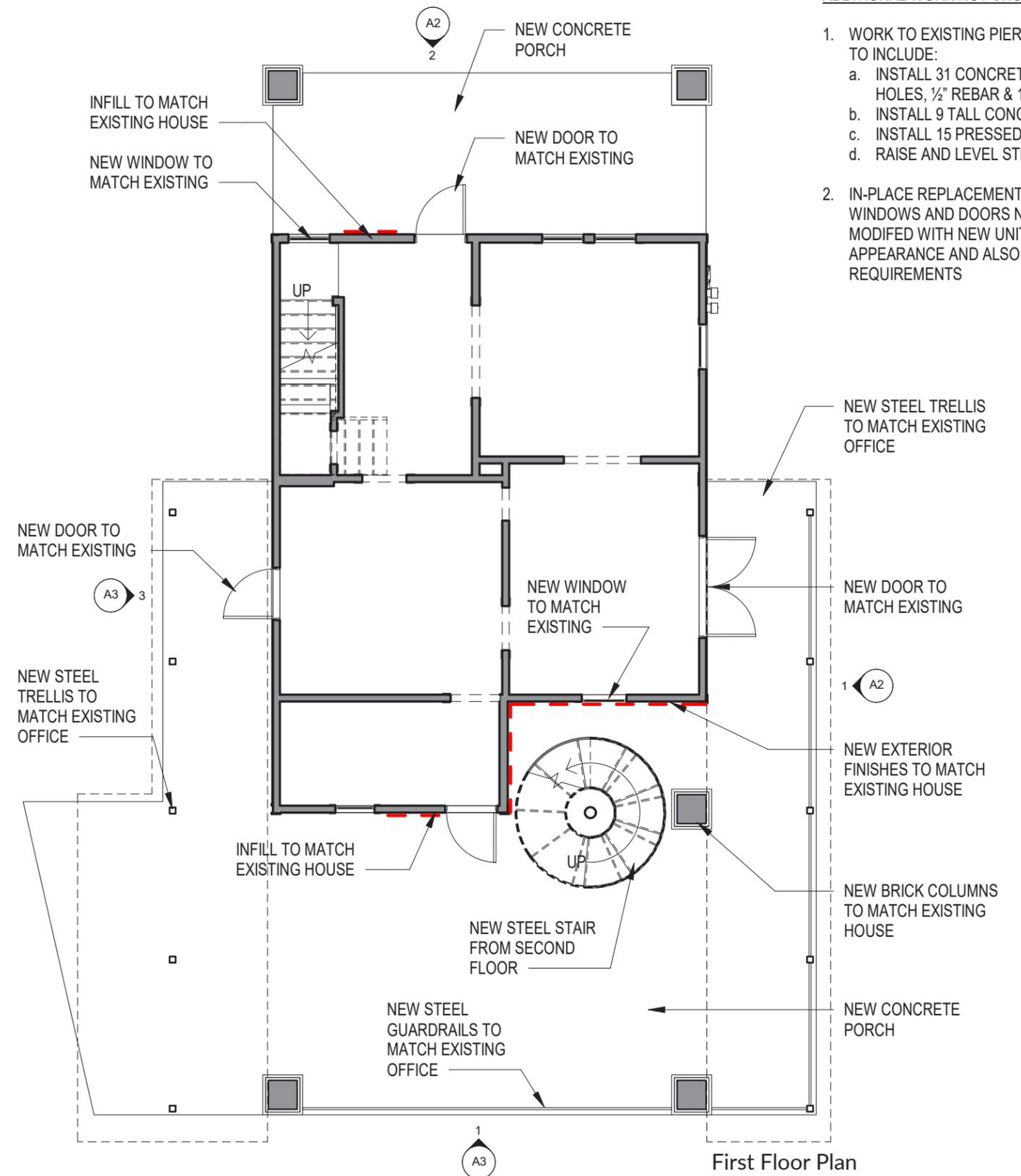
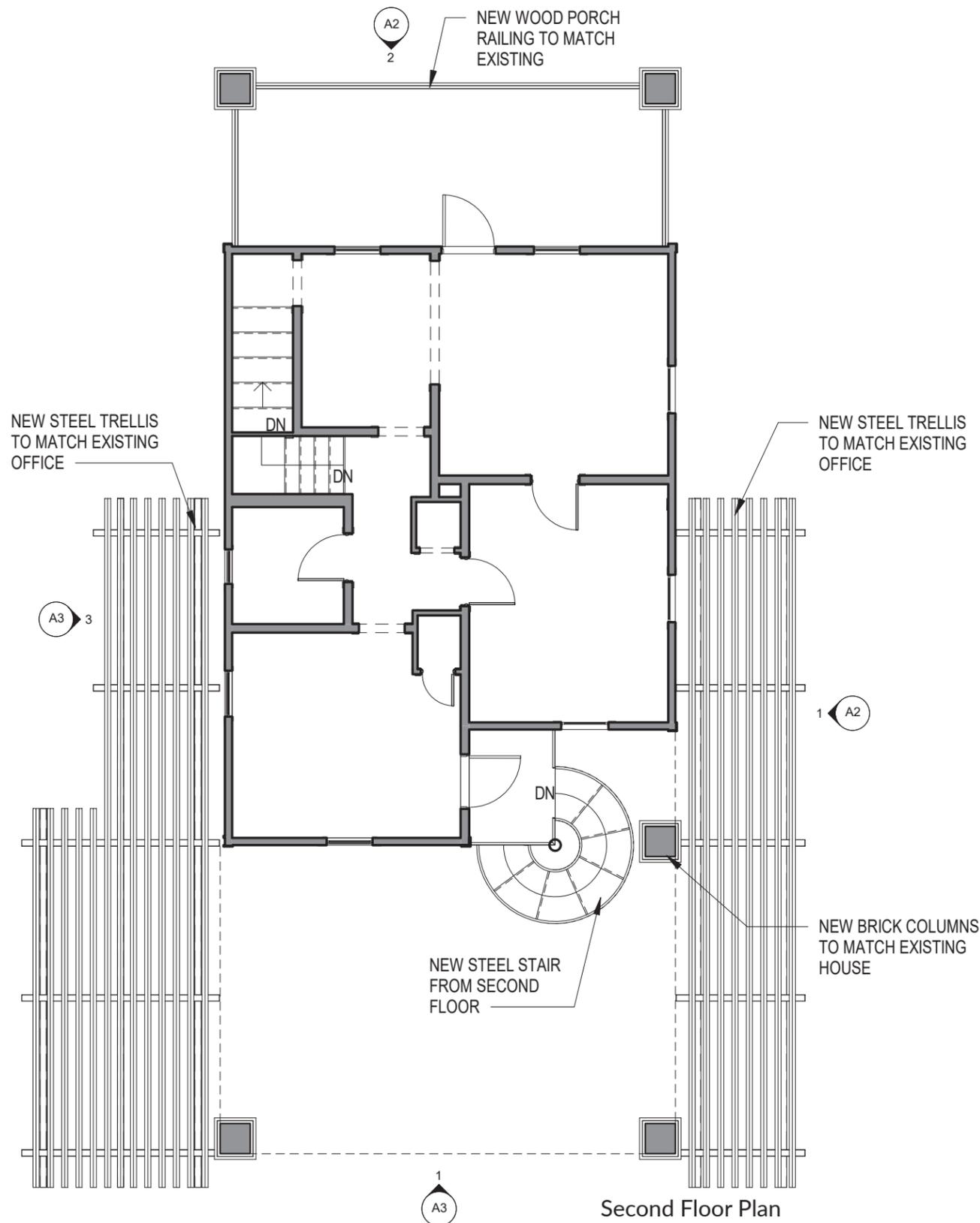
South Elevation

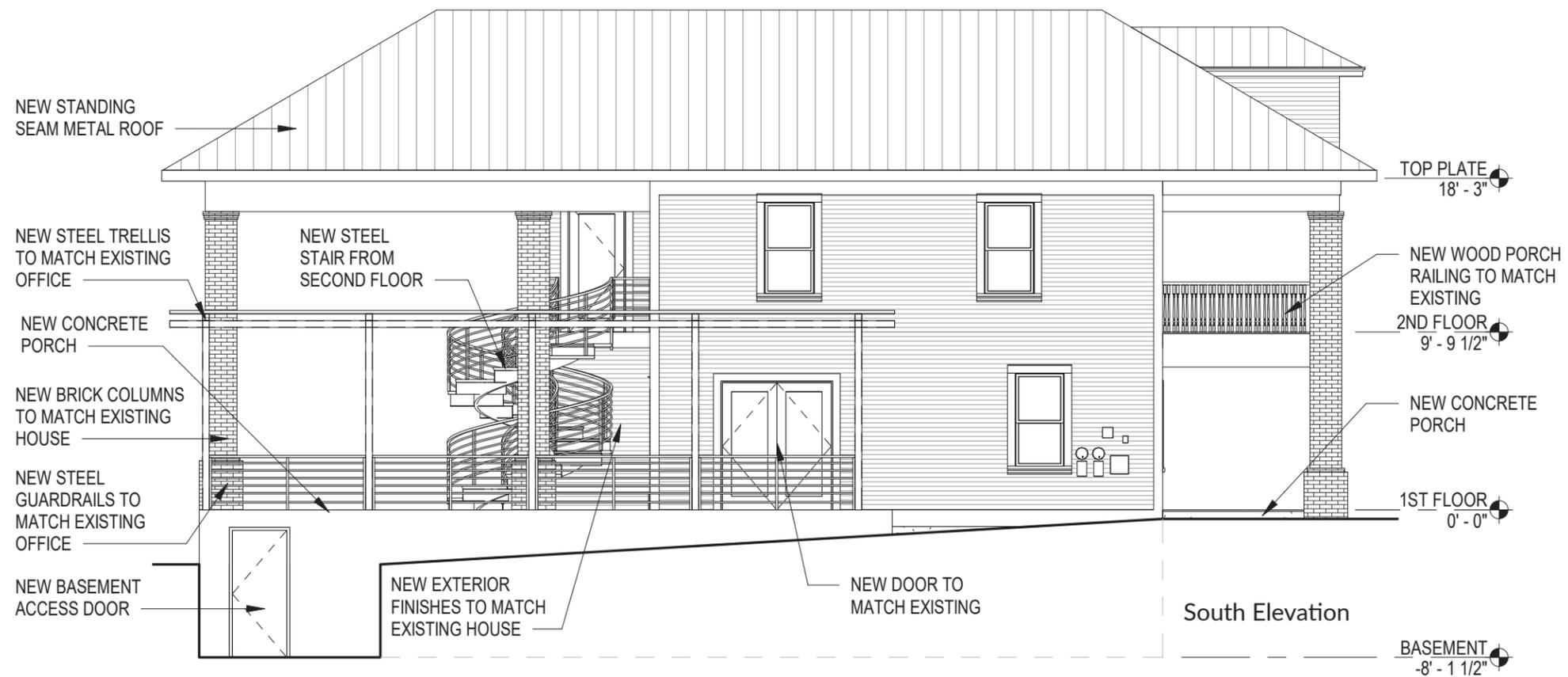
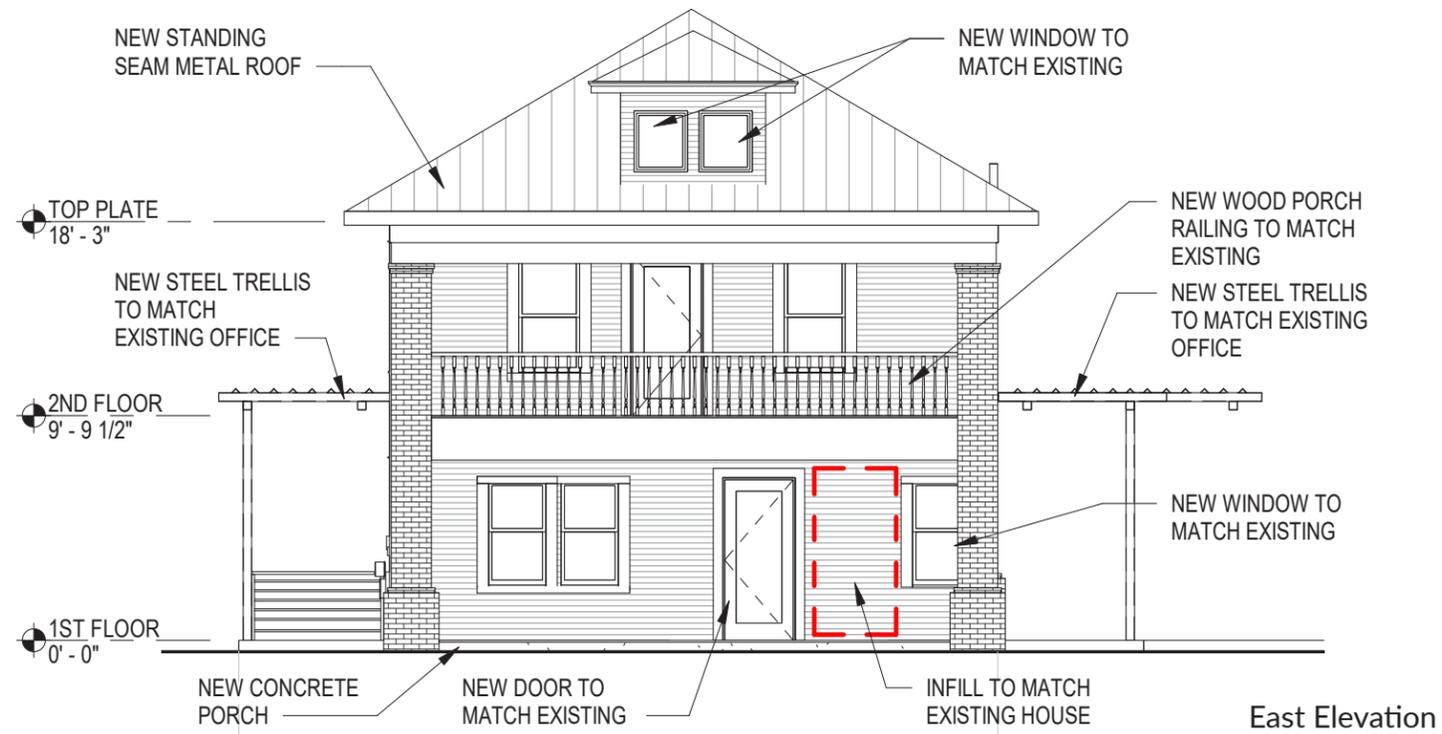


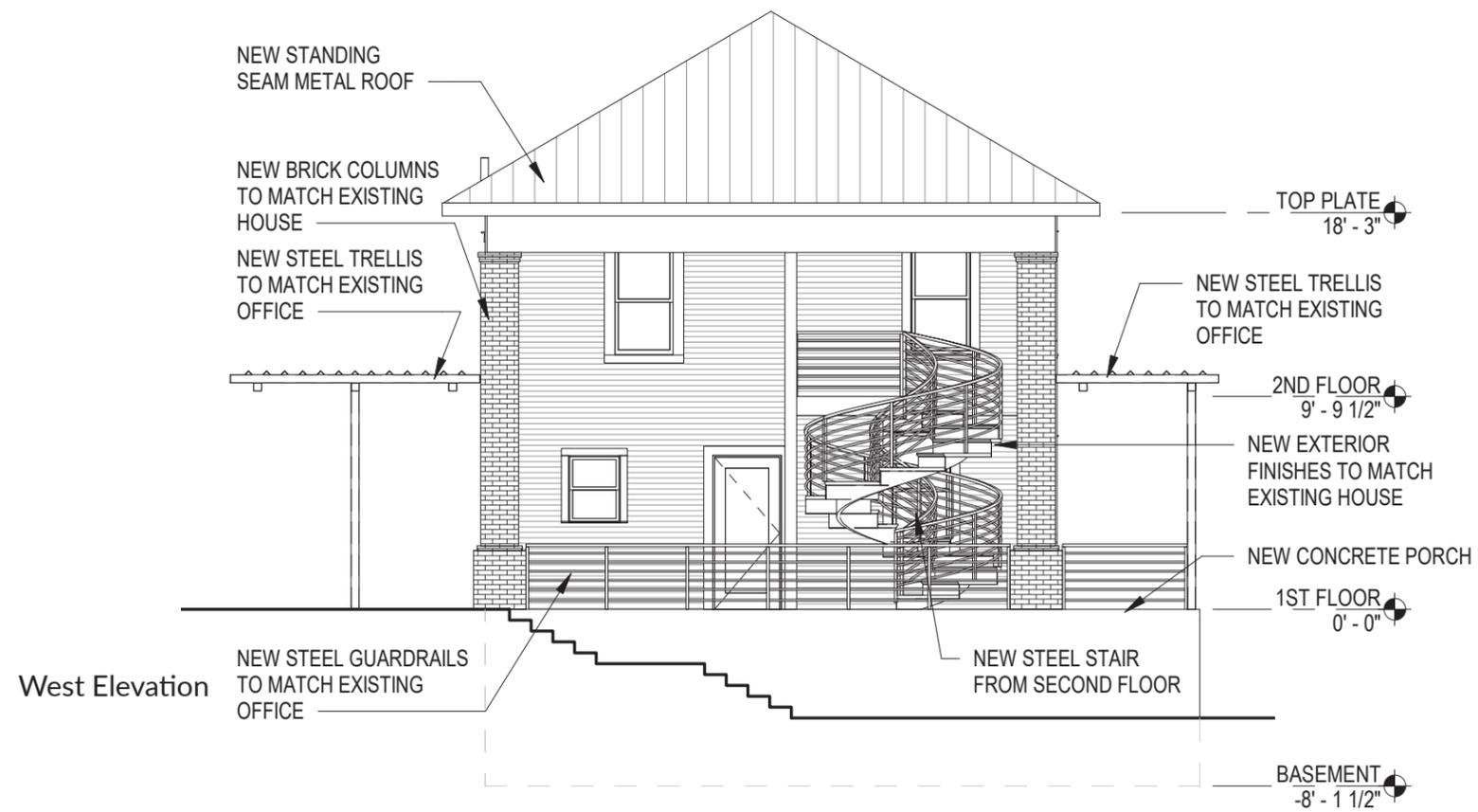
East Elevation

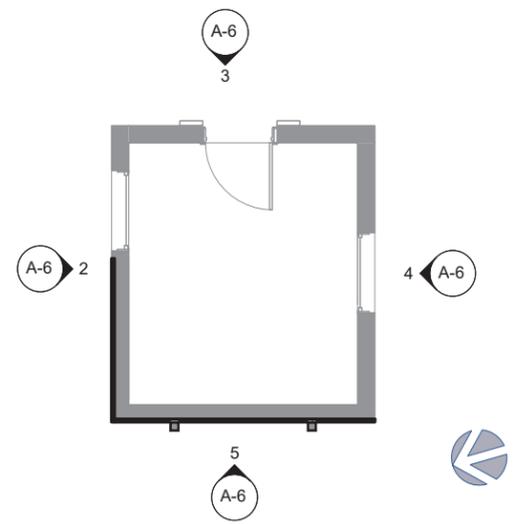
ADDITIONAL WORK NOT SHOWN FOR CLARITY:

1. WORK TO EXISTING PIER & BEAM FOUNDATION TO INCLUDE:
 - a. INSTALL 31 CONCRETE PIERS WITH 36"X36" HOLES, 1/2" REBAR & 12" SONOTUBES
 - b. INSTALL 9 TALL CONCRETE PIERS
 - c. INSTALL 15 PRESSED PIERS
 - d. RAISE AND LEVEL STRUCTURE.
2. IN-PLACE REPLACEMENT OF ALL EXISTING WINDOWS AND DOORS NOT SHOWN TO BE MODIFIED WITH NEW UNITS THAT MATCH THE IN APPEARANCE AND ALSO MEET CURRENT IECC REQUIREMENTS

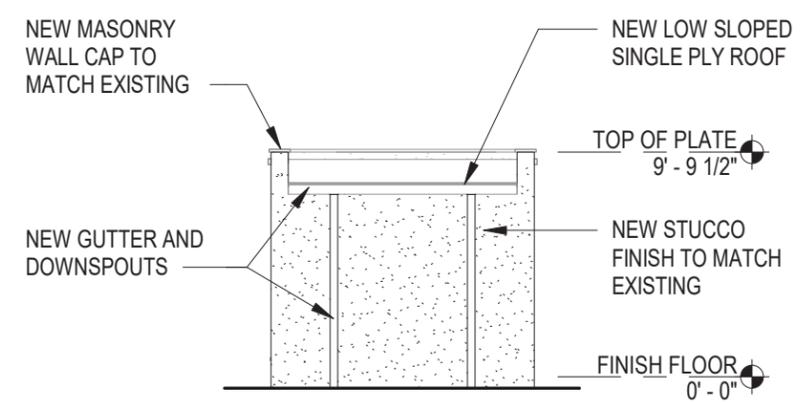




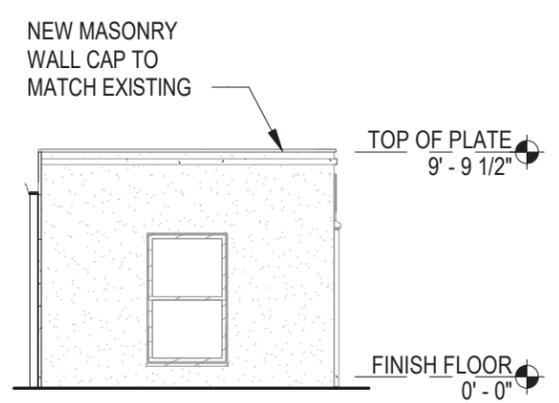




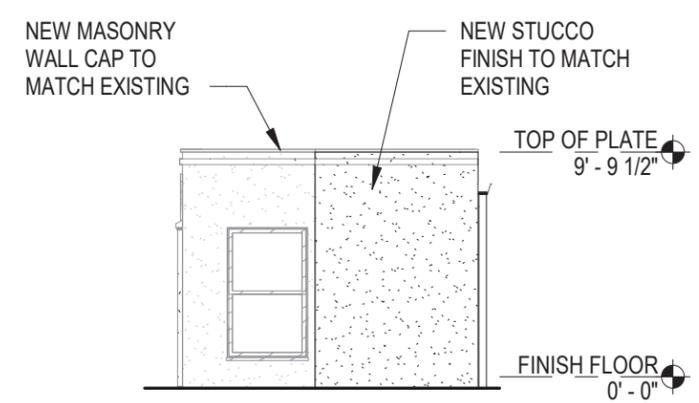
Floor Plan



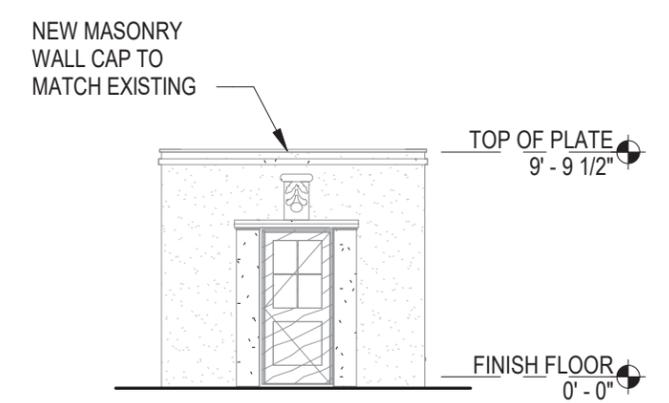
West Elevation



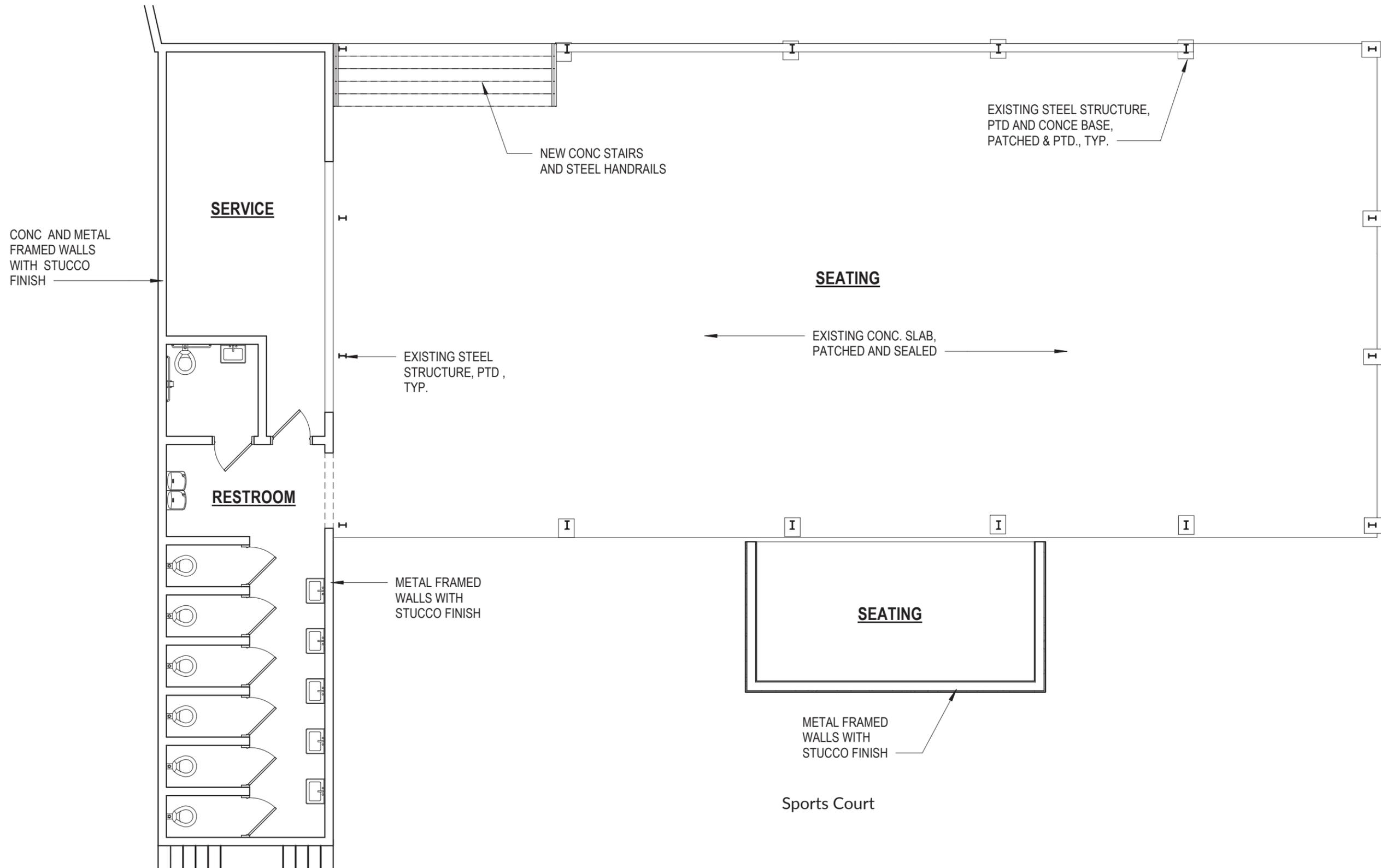
South Elevation

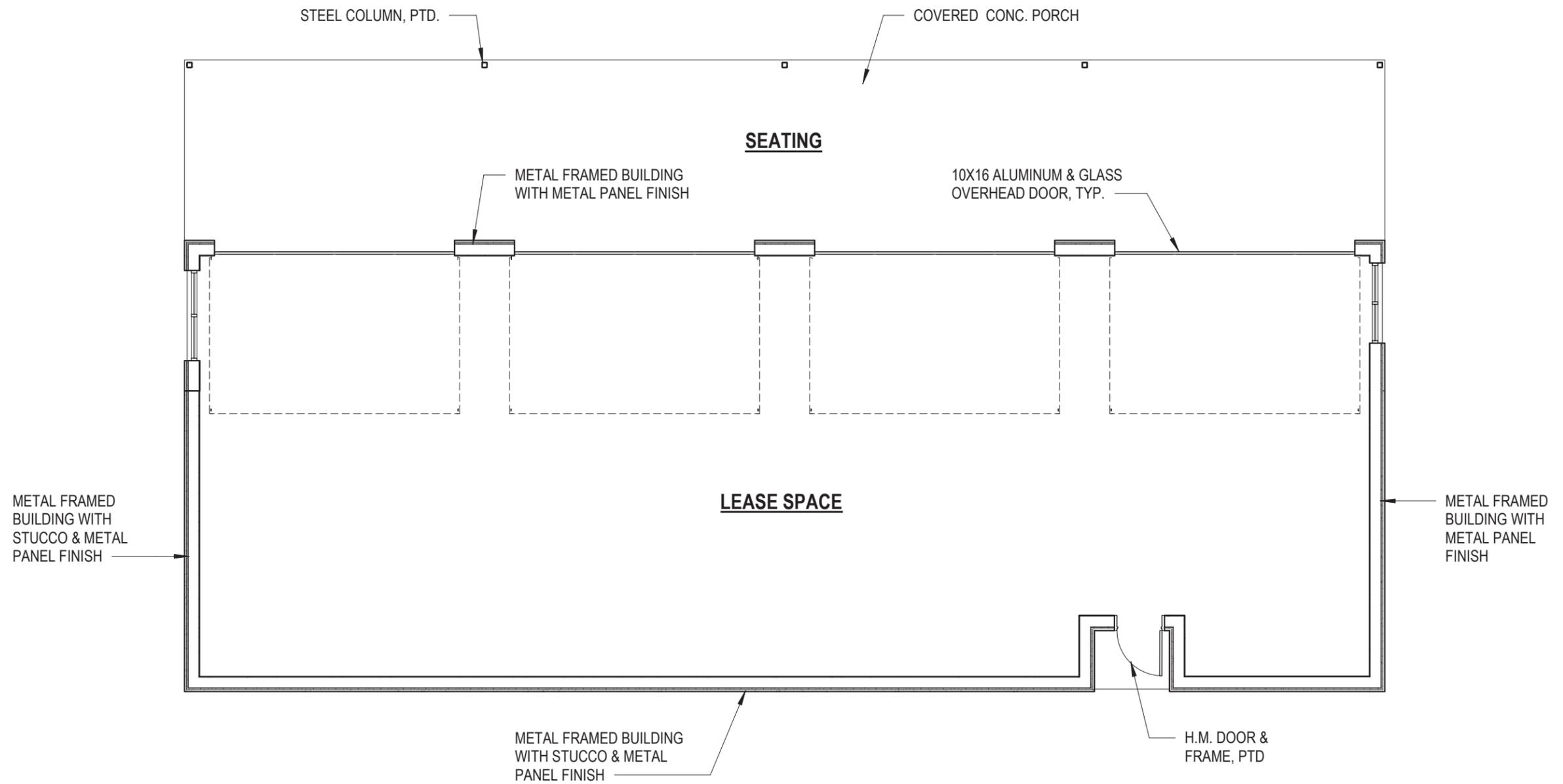


North Elevation



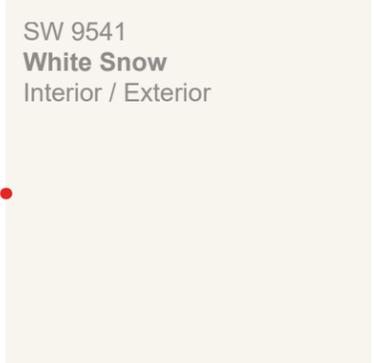
East Elevation





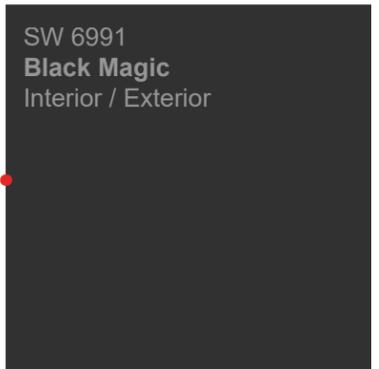


Standing Seam Metal Roof



SW 9541
White Snow
Interior / Exterior

Paint Color

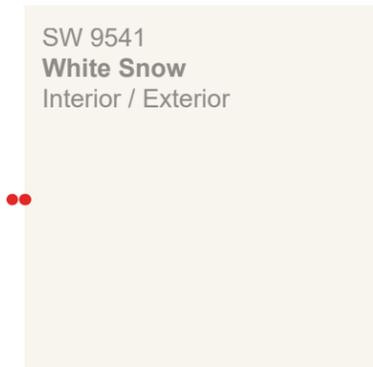


SW 6991
Black Magic
Interior / Exterior

Paint Color

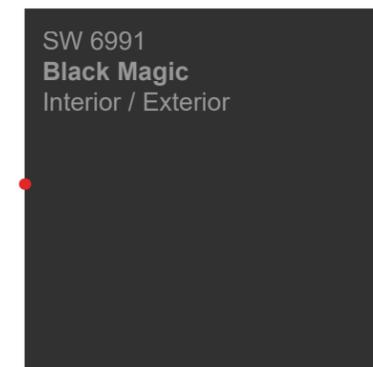


Standing Seam Metal Roof



SW 9541
White Snow
Interior / Exterior

Paint Color

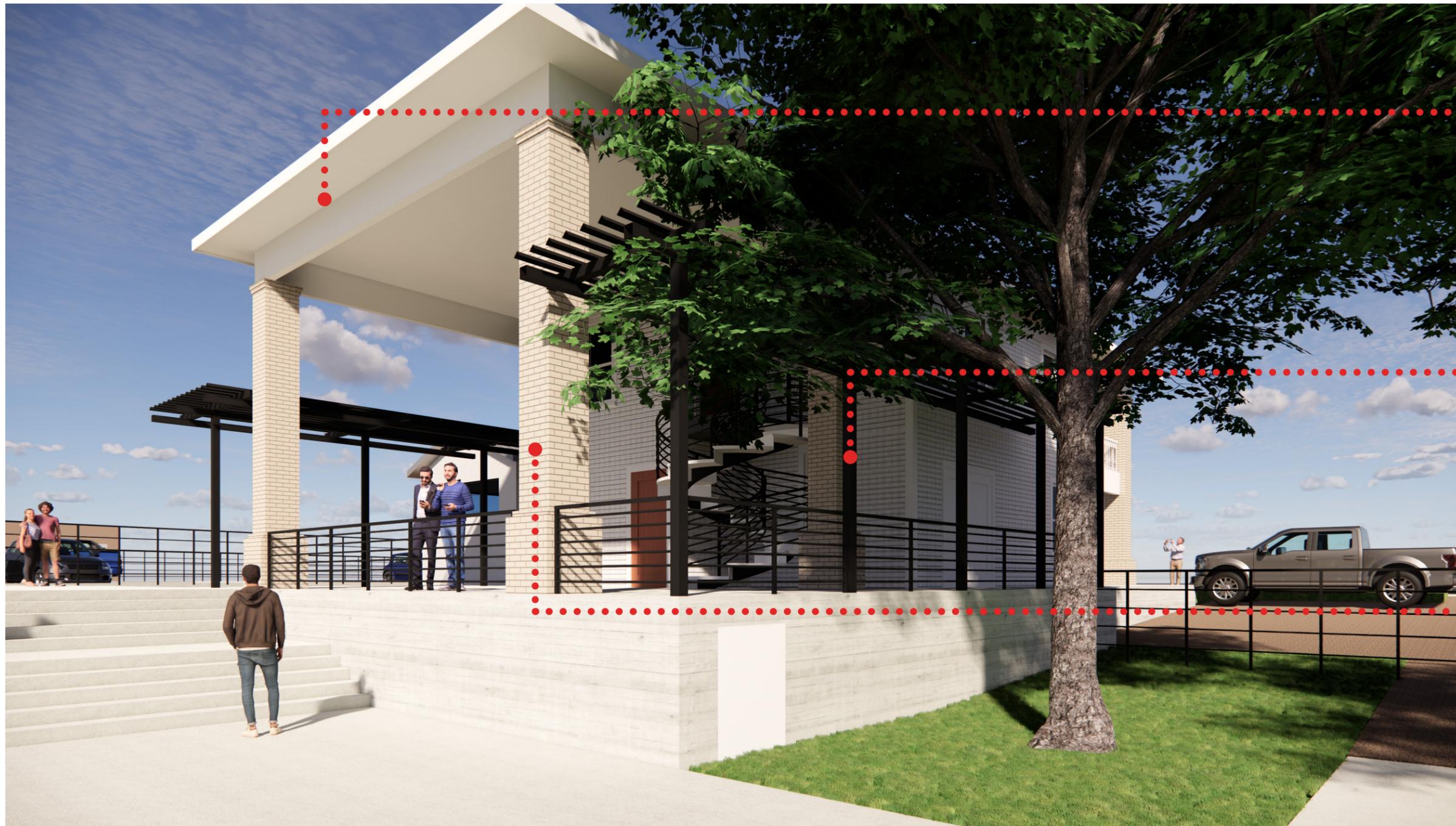


SW 6991
Black Magic
Interior / Exterior

Paint Color



Stucco



SW 9541
White Snow
 Interior / Exterior

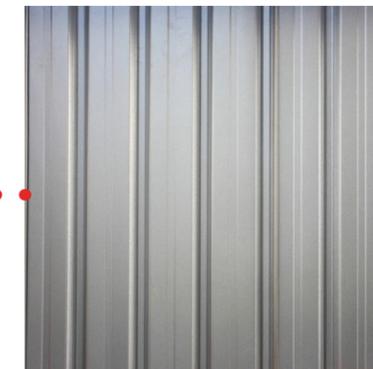
Paint Color

SW 6991
Black Magic
 Interior / Exterior

Paint Color

ELP130
Americana
 Acme Brick - Elgin Plant

Masonry (Match Existing)



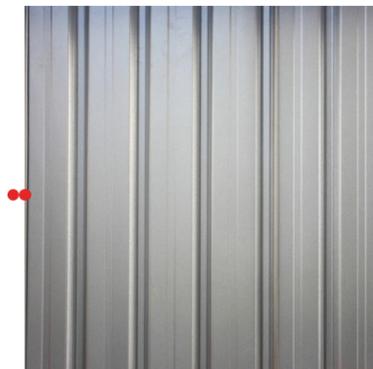
Standing Seam Metal Roof



Stucco



Pre-Finished Metal Wall Panels



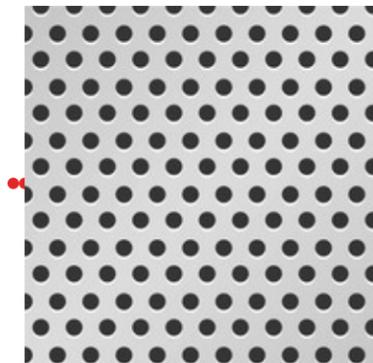
Standing Seam Metal Roof



Stucco



Pre-Finished Metal Wall Panels



Perforated Metal Panels



Stucco

Thank you