

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-169
ADDRESS: 4002 ROOSEVELT AVE
LEGAL DESCRIPTION: NCB 7464 BLK 2 LOT 1 HARLANDALE MEMORIAL STADIUM SUBD.
ZONING: I-1, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Suresh Modadugu/RVK Architects
OWNER: Juan Hinojosa/HARLANDALE I S D
TYPE OF WORK: Construction of a stadium press box, field house structures, signage, exterior modifications, site work
APPLICATION RECEIVED: March 17, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a new press box building and ADA accessible seating on the west seating area.
2. Perform repairs and resurface the existing concrete of the west seating area.
3. Construct a new field house and site buildings.
4. Install signage throughout.

The above noted new construction will require the demolition of the existing press box, locker room and maintenance buildings. Staff does not find these to be contributing.

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.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a new press box building and ADA accessible seating and perform repairs to the west seating area, as well as construct new field house and site buildings and install signage at 4002 Roosevelt Avenue.
- b. EXISTING STRUCTURES – The new construction noted in finding a will require the demolition of the existing press box, locker room and maintenance buildings. Staff does not find these to be contributing.
- c. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- d. PRESS BOX/ADA SEATING – The applicant has proposed to construct a new press box building and add ADA accessible seating to the west seating area. The proposed new press box will feature perforated metal panels, metal façade panels and curtain wall glass. Generally, staff finds the proposed design to be appropriate and consistent with the Mission Historic District Design Manual.
- e. SEATING REPAIRS – The applicant has proposed to perform repairs and resurface the existing concrete of the west seating area. Staff finds the proposed scope of work to be appropriate and consistent with the Mission Historic District Design Manual.
- f. FIELD HOUSE/SITE BUILDINGS (Site Design) – The existing arrangement of buildings on site are currently configured in a campus setting, which is recommended by the Mission Historic District Design Manual. The applicant has proposed to maintain this site arrangement. This is consistent with the Design Manual.
- g. FIELD HOUSE/SITE BUILDINGS (Materials) – The applicant has proposed to construct a new field and house site buildings. In total, the applicant has proposed to construct two new structures. The applicant has proposed materials that include concrete masonry units (CMU), metal façade panels, and corrugated roof panels. Per the Mission Historic District Design Manual, seventy-five percent (75%) of all new construction's exterior facades should feature traditional materials, such as stone or stucco. The remaining twenty-five percent (25%) may consist of non-traditional materials, such as metal façade panels and glass curtain wall systems. Generally, staff finds the proposed materials to be appropriate.
- h. FIELD HOUSE/SITE BUILDINGS (Architectural Details & Form) – The applicant has provided precedent images of historic and existing structures located within the Mission Historic District, including Mission San Jose and hangars at Stinson Municipal Airport. Generally, staff finds the proposed massing, form and architectural details to be appropriate and consistent with the Mission Historic District Design Manual.
- i. SIGNAGE – The applicant has proposed a number of signage elements totaling approximately 900 square feet. The applicant has proposed for signage to feature external and back lighting. Additionally, the applicant has proposed for all signage to feature aluminum construction. While the proposed signage exceeds the recommended square footage per application (50 square feet), staff finds that the overall size of the signage area, the campus and stadium setting, and the distance from adjacent streets and residential settings allow for additional signage. Generally, staff find the proposed signage to be appropriate; however, when returning to the Commission for final approval, staff finds that a detailed signage package should be submitted for review and approval.
- j. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

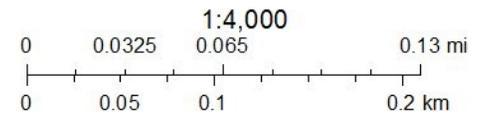
Staff recommends conceptual approval of items #1 through #4 with the following stipulations:

- i. That the applicant submit a detailed signage package for review and approval by the HDRC when returning for final approval of the proposed new construction.
- 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



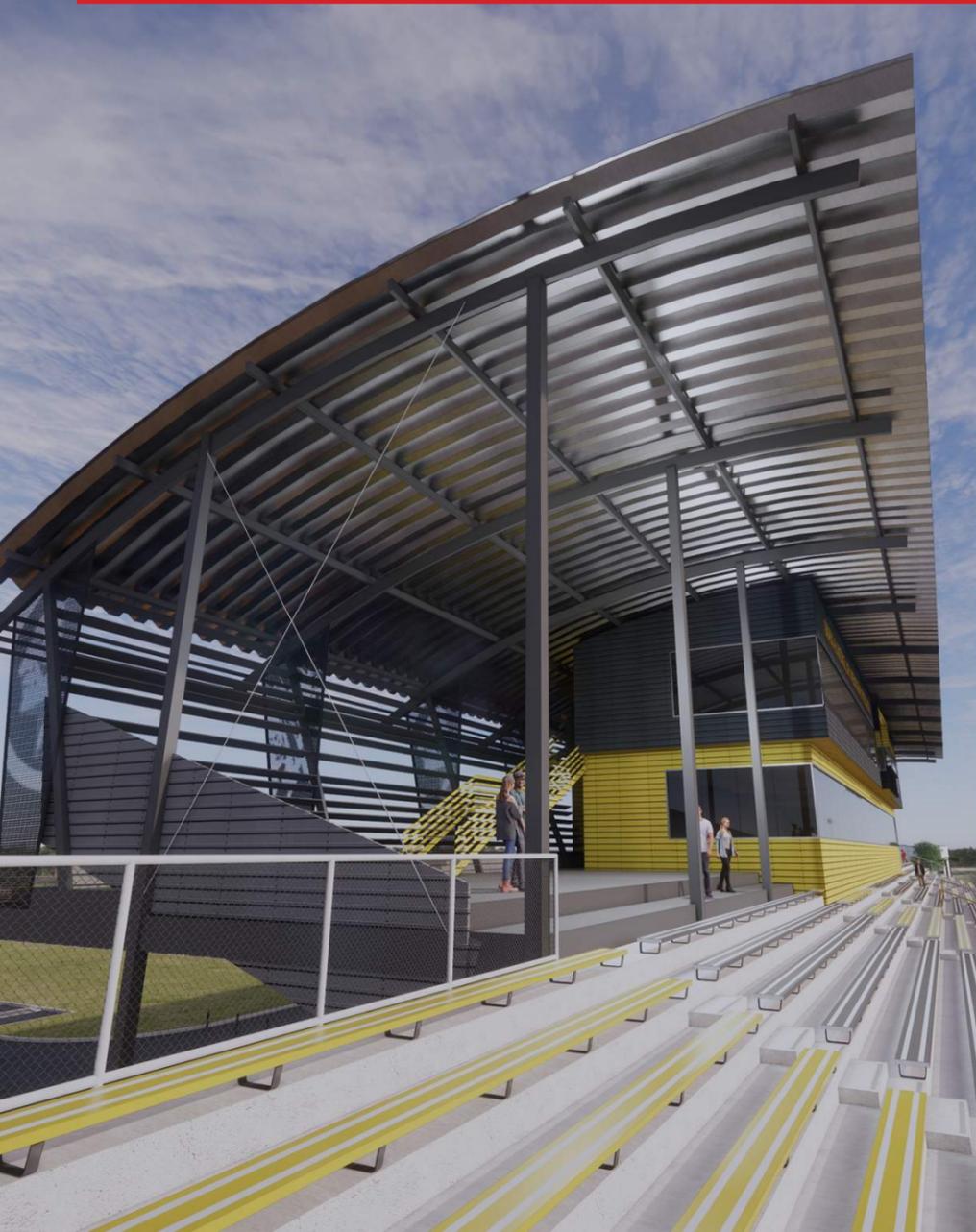
April 1, 2022



Harlandale I.S.D. – Memorial Stadium

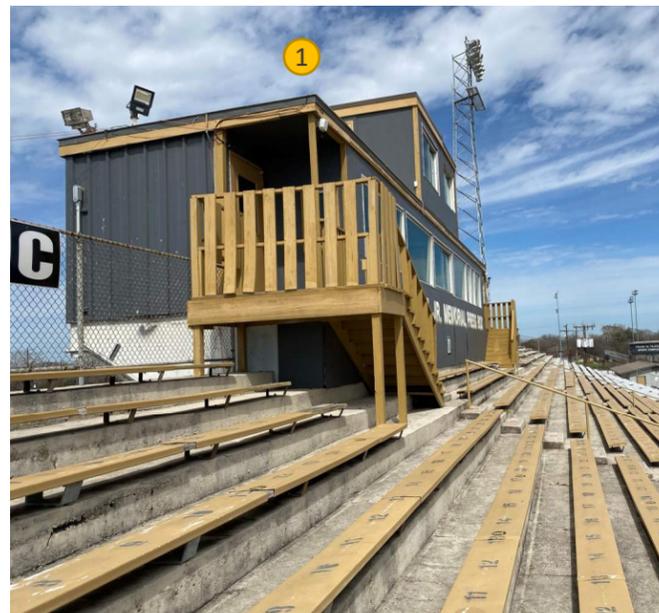
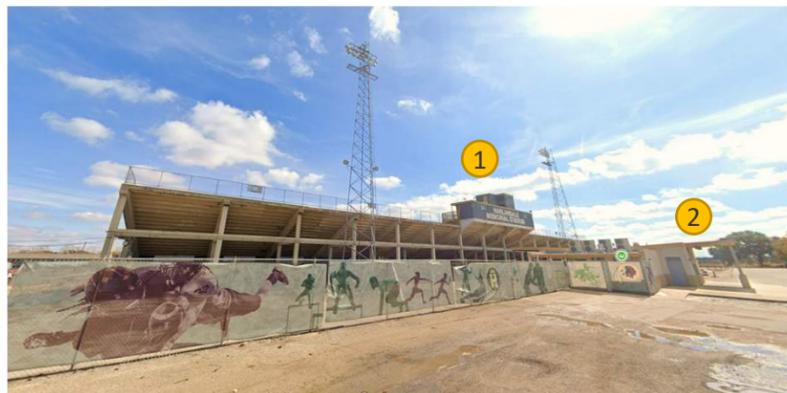
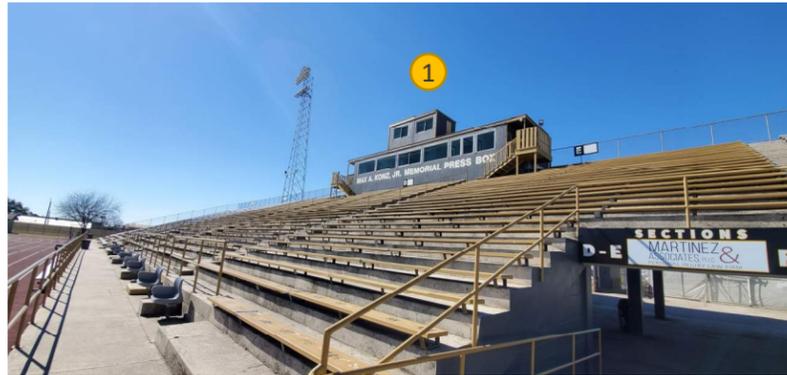
HDRC – Schematic Design Review

March 16, 2022

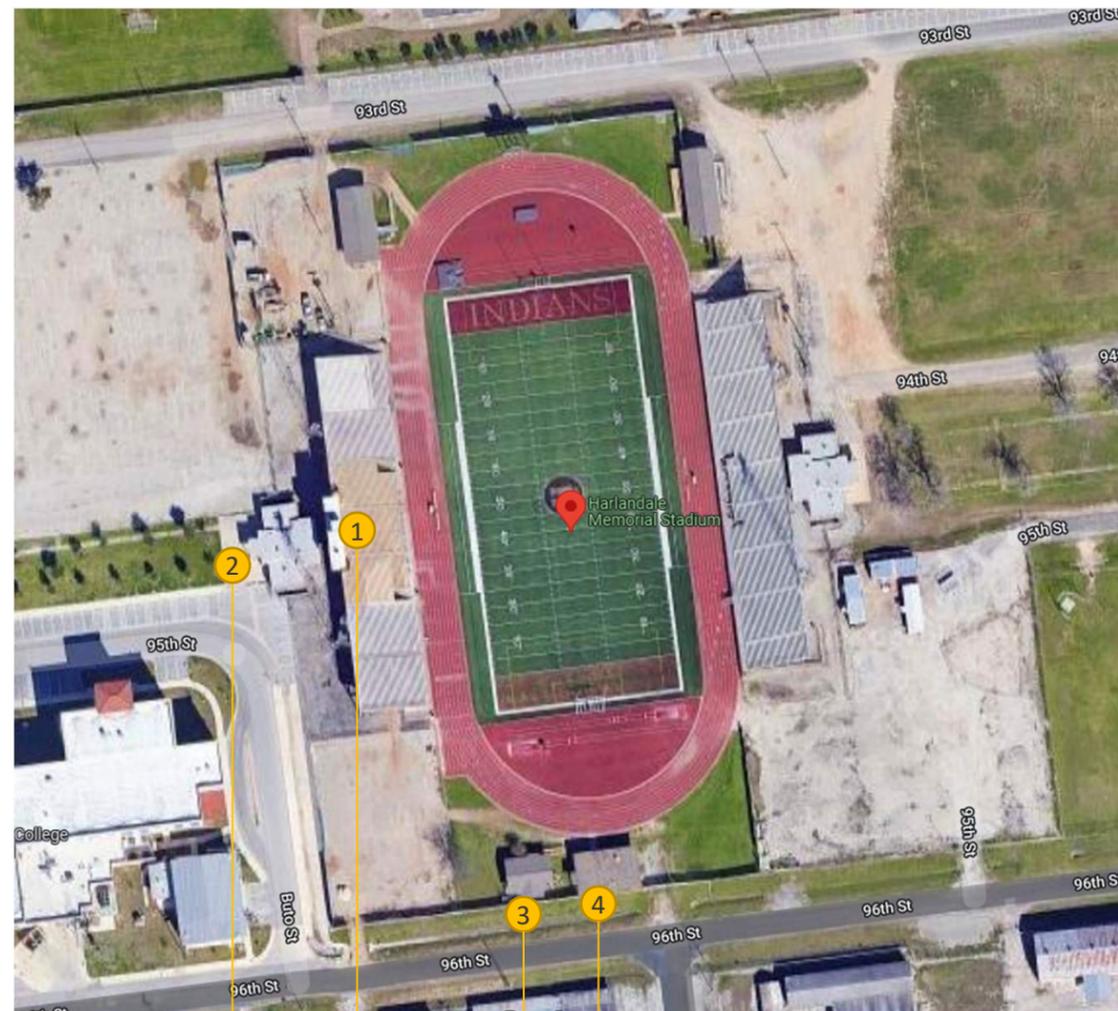


Harlandale ISD Memorial Stadium

Existing Buildings and Site Conditions

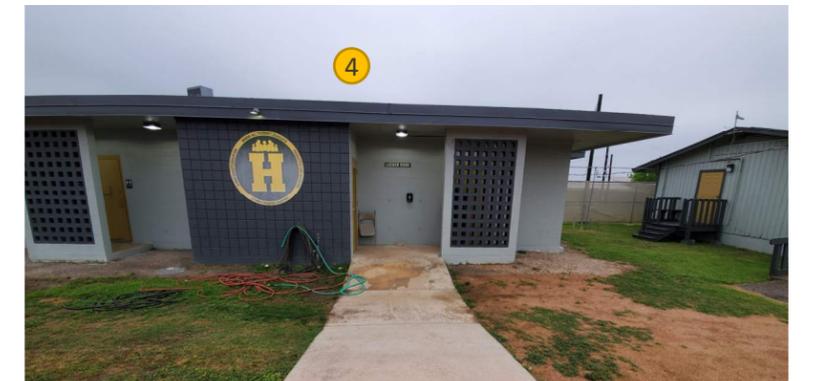


Aerial Site Plan



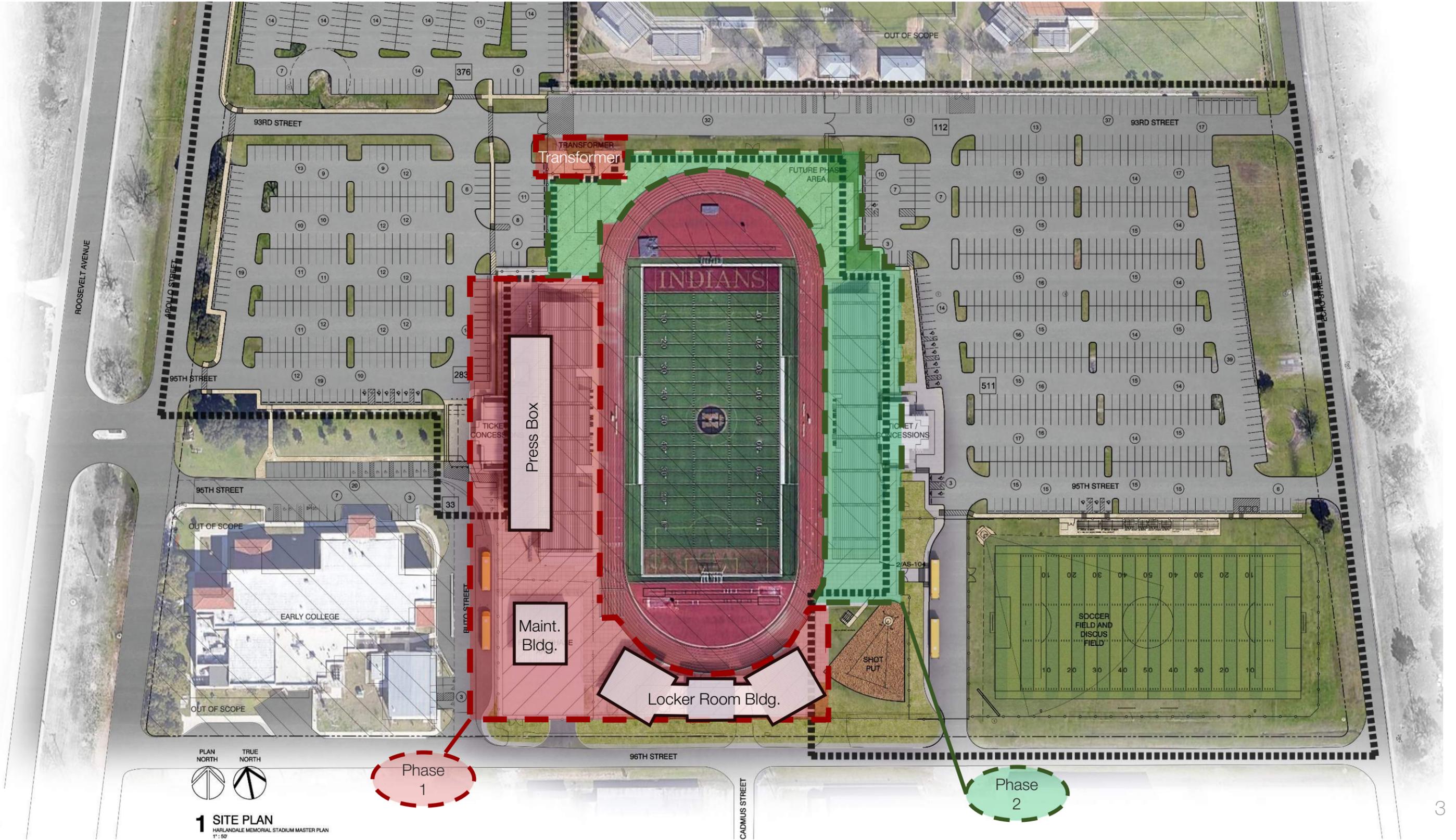
Existing Buildings:

- Locker rooms
- Coaches Off. & Scoreboard Opps.
- Press Box and Stadium Seating
- Tickets/Concession Stand



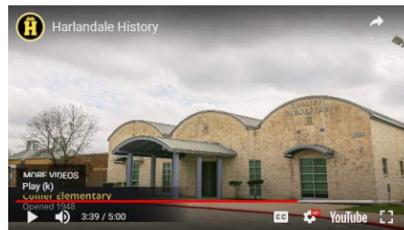
Schematic Site Plan

Building Location | Site Phasing



Precedent Images

Historical | Contemporary



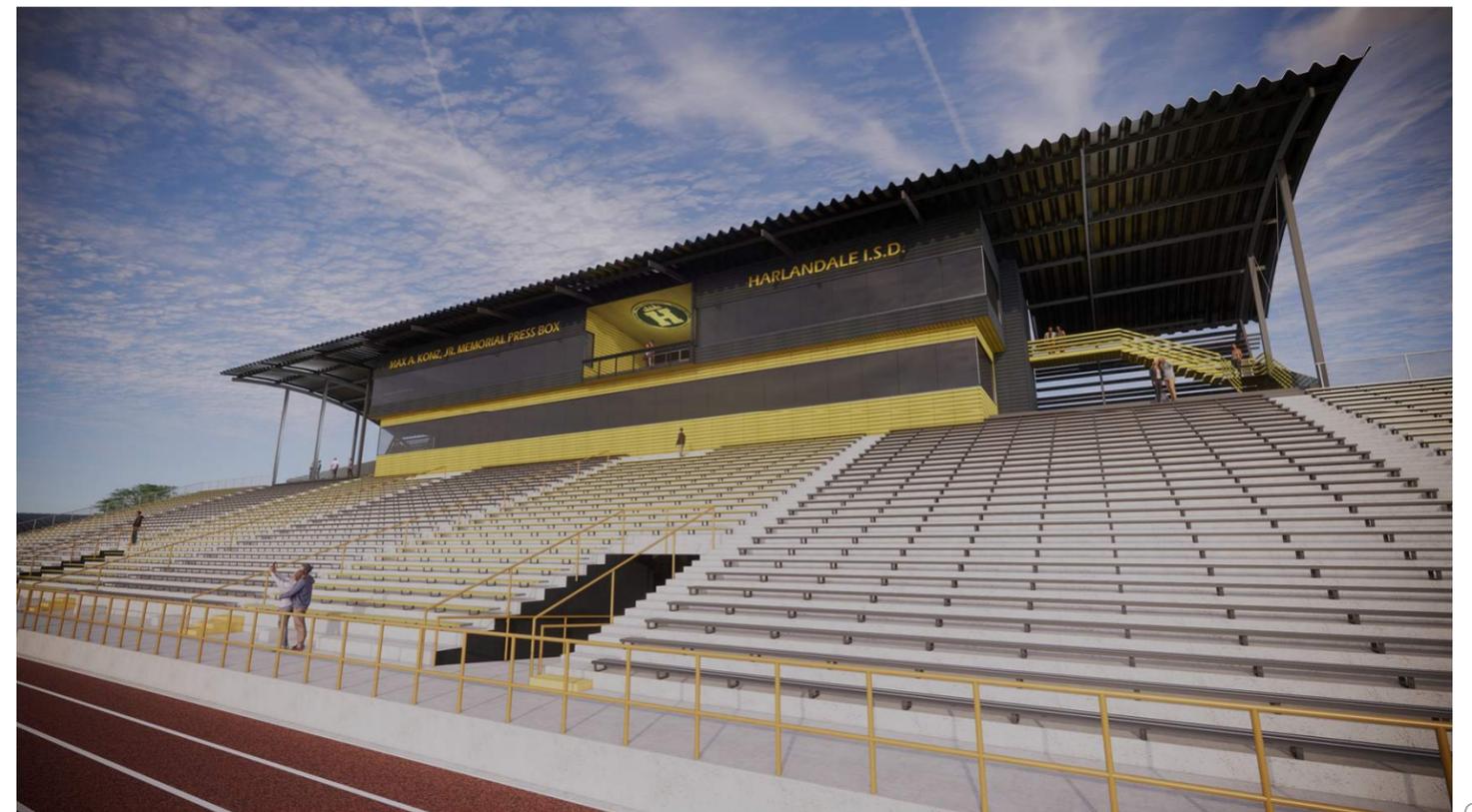
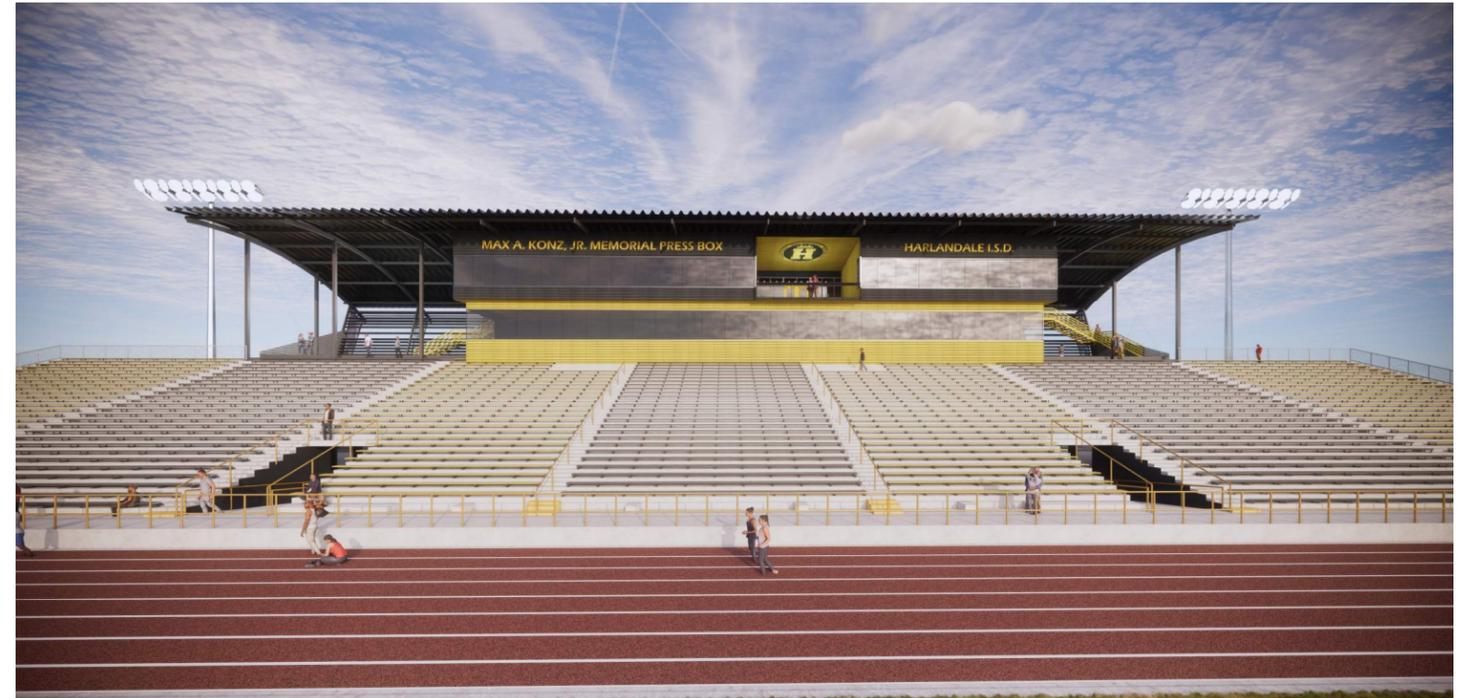
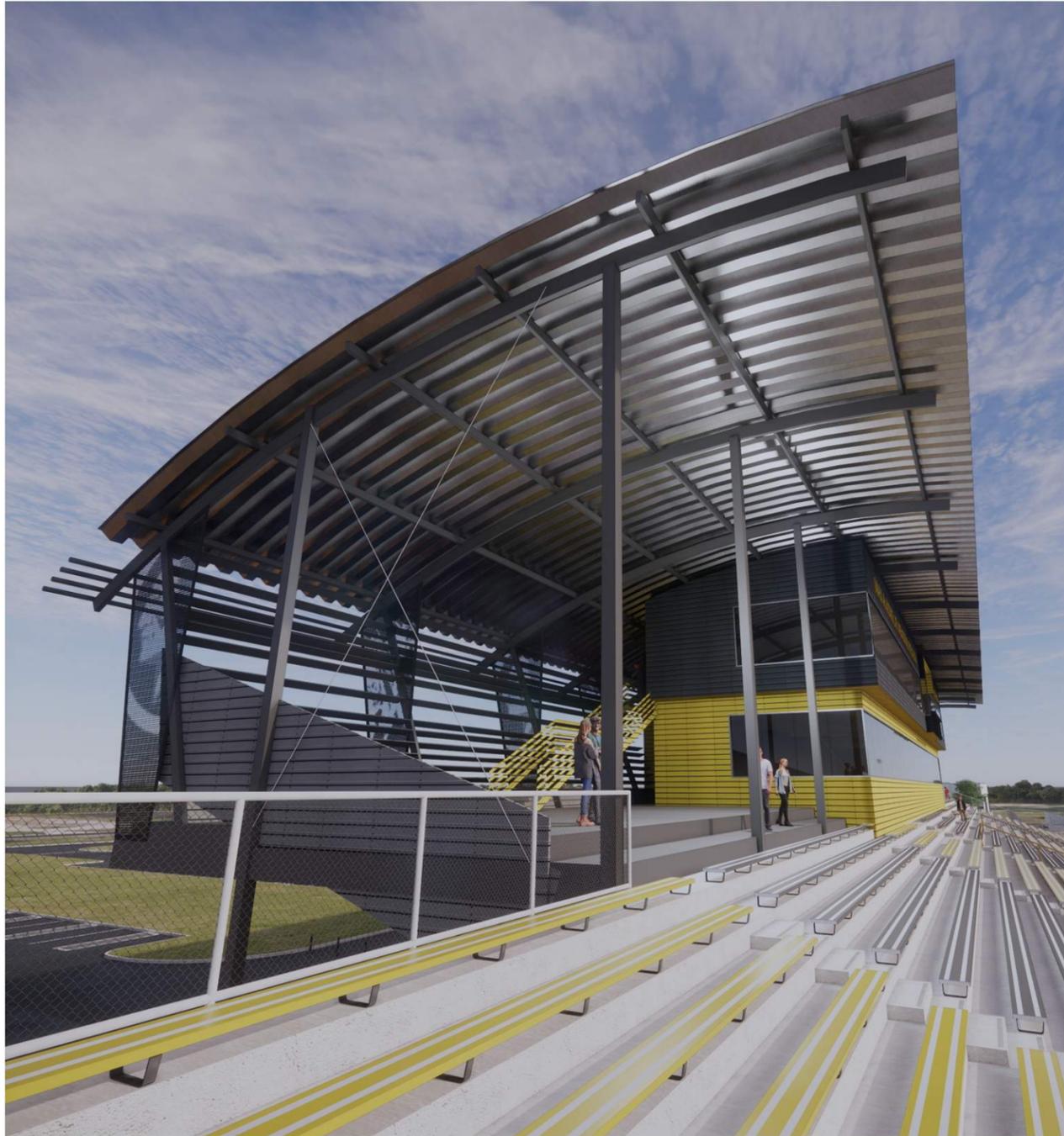
Schematic Renderings

Field House & Locker Rooms – North Facing



Schematic Renderings

Press Box Building – East Facing



Schematic Renderings

Press Box Building – West Facing



Harlandale ISD Memorial Stadium

Proposed Material Selections



Press Box - West Elevation

Materials and Finishes

Masonry: CMU



Color: Ashland



Color: Sandstone

Dimensional Letters



Color: Vegas Gold

Perforated Metal W/ Logo



Color: Matte Black

Paint Colors



Color: Dark Shadows



Color: Vegas Gold

HISD Logo



Corrugated Metal Panels



Color: Vegas Gold

Color: Charcoal Grey

Color: Galvalume

Glass Store Front

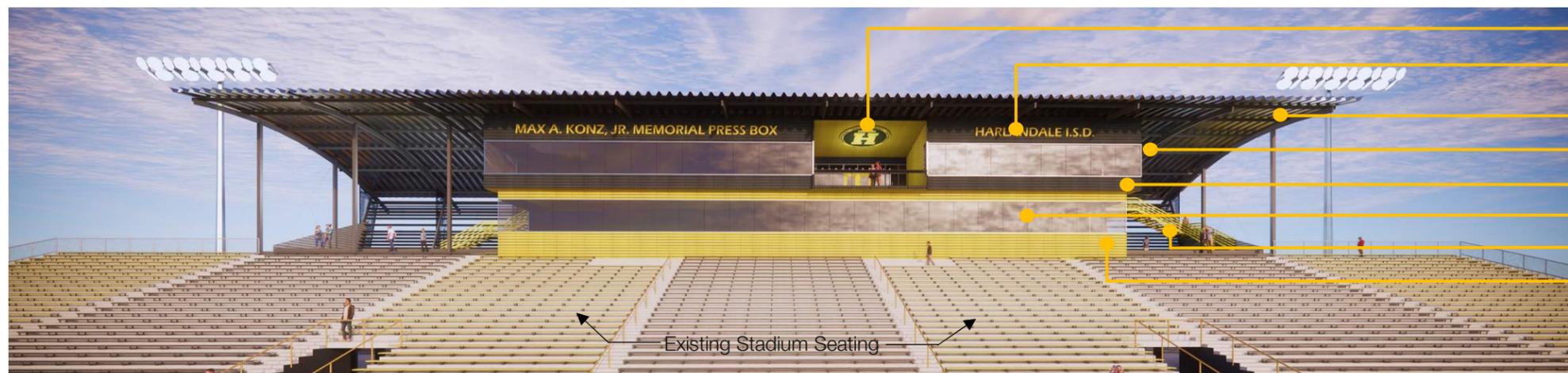


Type: Clear, Butt Joint Glazed

Corrugated Metal Roof Panels



Color: Galvalume



Press Box - East Elevation

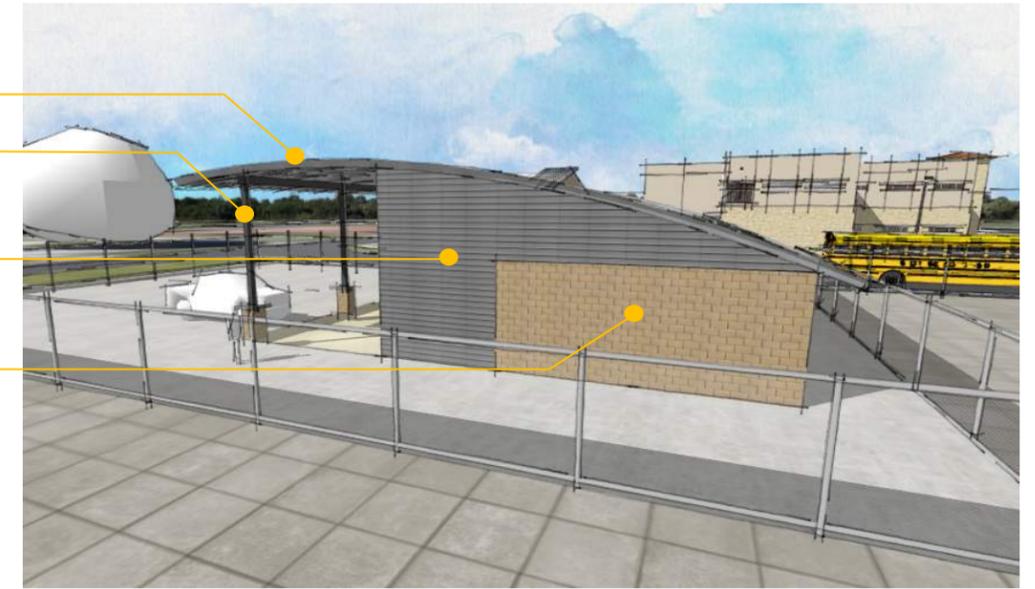
Existing Stadium Seating

Harlandale ISD Memorial Stadium

Proposed Material Selections



Locker Room Building



Maintenance Building

- 12
- 5
- 7
- 10
- 3
- 1
- 6
- 9

Materials and Finishes

Masonry: CMU



Color: Ashland



Color: Sandstone

Dimensional Letters



Color: Vegas Gold or Dark Grey

Perforated Metal W/ Logo



Color: Matte Black

Paint Colors



Color: Dark Shadows



Color: Vegas Gold

HISD Logo



7

Corrugated Metal Panels



Color: Vegas Gold

Color: Charcoal Grey

Color: Galvalume

Glass Store Front



Type: Clear, Butt Joint Glazed

Corrugated Metal Roof Panels



Color: Galvalume

Harlandale ISD Memorial Stadium

Building and Signage Elevations



Press Box – East Elevation



PE-1 HISD Logo
NTS

Sign PE-1	HISD logo
Type:	Dimensional Logo
Illumination:	Exterior
Square Footage:	79 sf
Material:	Aluminum
Finish/Color:	HISD Logo



PE-2 Harlandale I.S.D.
NTS

Sign PE-2	Harlandale I.S.D.
Type:	Dimensional Letters
Illumination:	Exterior
Square Footage:	47 sf
Material:	Aluminum
Finish/Color:	Vegas Gold

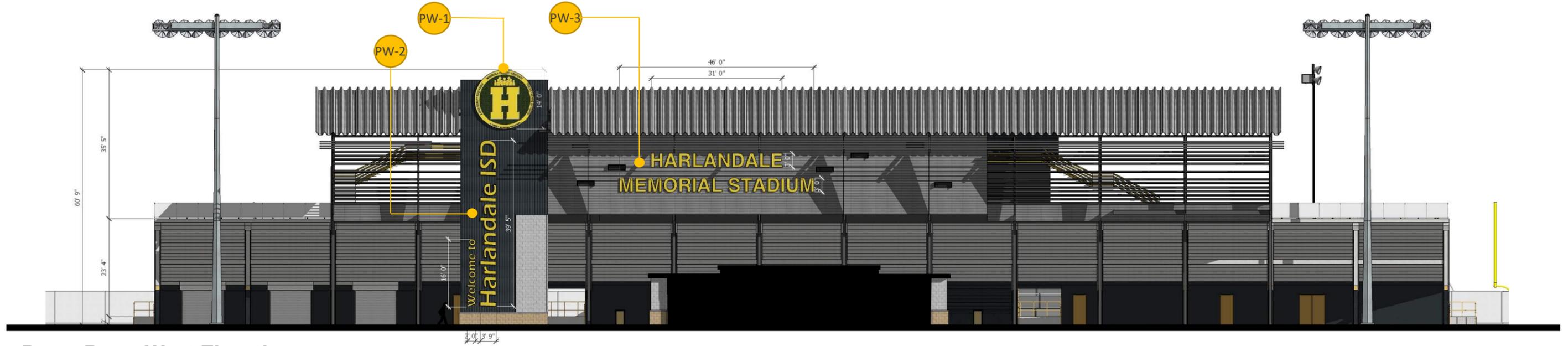


PE-3 Max A. Konz, Jr. Memorial Press Box
NTS

Sign PE-3	Max A. Konz, Jr. Memorial Press Box
Type:	Dimensional Letters
Illumination:	Exterior
Square Footage:	103 sf
Material:	Aluminum
Finish/Color:	Vegas Gold

Harlandale ISD Memorial Stadium

Building and Signage Elevations



Press Box – West Elevation



Sign PW-1		HISD logo	
Type:	Dimensional Logo		
Illumination:	Exterior		
Square Footage:	154 sf		
Material:	Aluminum		
Finish/Color:	HISD Logo		

PW-1 HISD Logo
NTS



PW-2 Welcome Sign
NTS

Sign PW-2		Welcome Sign	
Type:	Reverse Lit Channel Letters		
Illumination:	Back lit		
Square Footage:	180 sf		
Material:	Aluminum		
Finish/Color:	Vegas Gold		



PW-3 Harlandale Memorial Stadium
NTS

Sign PW-3		Harlandale Memorial Stadium	
Type:	Dimensional Letters		
Illumination:	Exterior		
Square Footage:	231 sf		
Material:	Aluminum		
Finish/Color:	Vegas Gold		

Harlandale ISD Memorial Stadium

Building and Signage Elevations



Locker Rooms – North Elevation



LN-1 HISD Logo
NTS

Sign LN-1	HISD logo
Type:	Dimensional Logo
Illumination:	Exterior
Square Footage:	28 sf
Material:	Aluminum
Finish/Color:	HISD Logo



LN-2 Visitor Team
NTS



LN-3 Home Team
NTS

Sign LN-2	Visitors Team
Type:	Dimensional Letters
Illumination:	Exterior
Square Footage:	11 sf
Material:	Aluminum
Finish/Color:	Grey

Sign LN-3	Home Team
Type:	Dimensional Letters
Illumination:	Exterior
Square Footage:	9 sf
Material:	Aluminum
Finish/Color:	Grey



LN-4 Welcome to Harlandale I.S.D.
NTS

Sign LN-4	Welcome To Harlandale I.S.D.
Type:	Dimensional Letters
Illumination:	Exterior
Square Footage:	60 sf
Material:	Aluminum
Finish/Color:	Vegas Gold