

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 12

HDRC CASE NO: 2015-417
ADDRESS: 3211 ROOSEVELT AVE
LEGAL DESCRIPTION: NCB 11918 BLK 14 LOT N IRR 135.4 FT OF TR-A .363 AC
ZONING: C2 H MC-1
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Eddie Daley
OWNER: Charley Pride/Friendly Auto Sales
TYPE OF WORK: Final approval of the installation of a mobile structure and pre-engineered structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to relocate and perform exterior modifications to an existing mobile structure and install a new, pre-engineered metal building.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Facade configuration*—The primary facade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new facade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

- i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

FINDINGS:

- a. The applicant has proposed to relocate the existing mobile trailer office from the current location in front of the existing storage building to 30'-0" in front of the new concrete slab. Along with this relocation, the applicant has proposed to paint and add stone veneer to the base of the trailer as well as paint the existing shed to match.
- b. The applicant has proposed to orient the proposed pre-engineered metal building and relocated mobile trailer toward Roosevelt to generally be consistent with the predominant setbacks found along Roosevelt.
- c. The Guidelines for New Construction state that primary building entrances, porches and landings should be oriented to be consistent with the predominant orientation of historic buildings along the street frontage. The applicant has proposed for the mobile trailer's primary entrance to front Roosevelt, consistent with the Guidelines regarding entrance orientations.
- d. According to the Guidelines for New Construction, new construction in historic districts should feature a height and scale similar to those found throughout the district. Staff finds that at a height not exceeding that of a one story tradition structure, the proposed mobile trailer and pre-engineered building are consistent with the Guidelines regarding height.
- e. Per the Guidelines, materials that complement those found historically throughout the district should be used in new construction. These materials would include wood siding, standing seam metal roofs, shingle roofs and wood windows. The applicant's proposal of a pre-engineered building as well as modifications to an existing, mobile trailer are not consistent with the Guidelines regarding materials. Staff recommends the applicant adhere to the Guidelines for New Construction 3.A. regarding materials.
- f. The Guidelines for New Construction 4.A. addresses architectural details and historic context. Staff finds the addition of stone veneer to a pre-engineered structure is an inappropriate proposal which visually competes with nearby historic structures. This is not consistent with the Guidelines.
- g. While the existing, mobile trailer on site is a non contributing element, staff finds that any modifications or relocations of non contributing structures should comply with the Historic Design Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on findings a through g.

CASE MANAGER:

Edward Hall

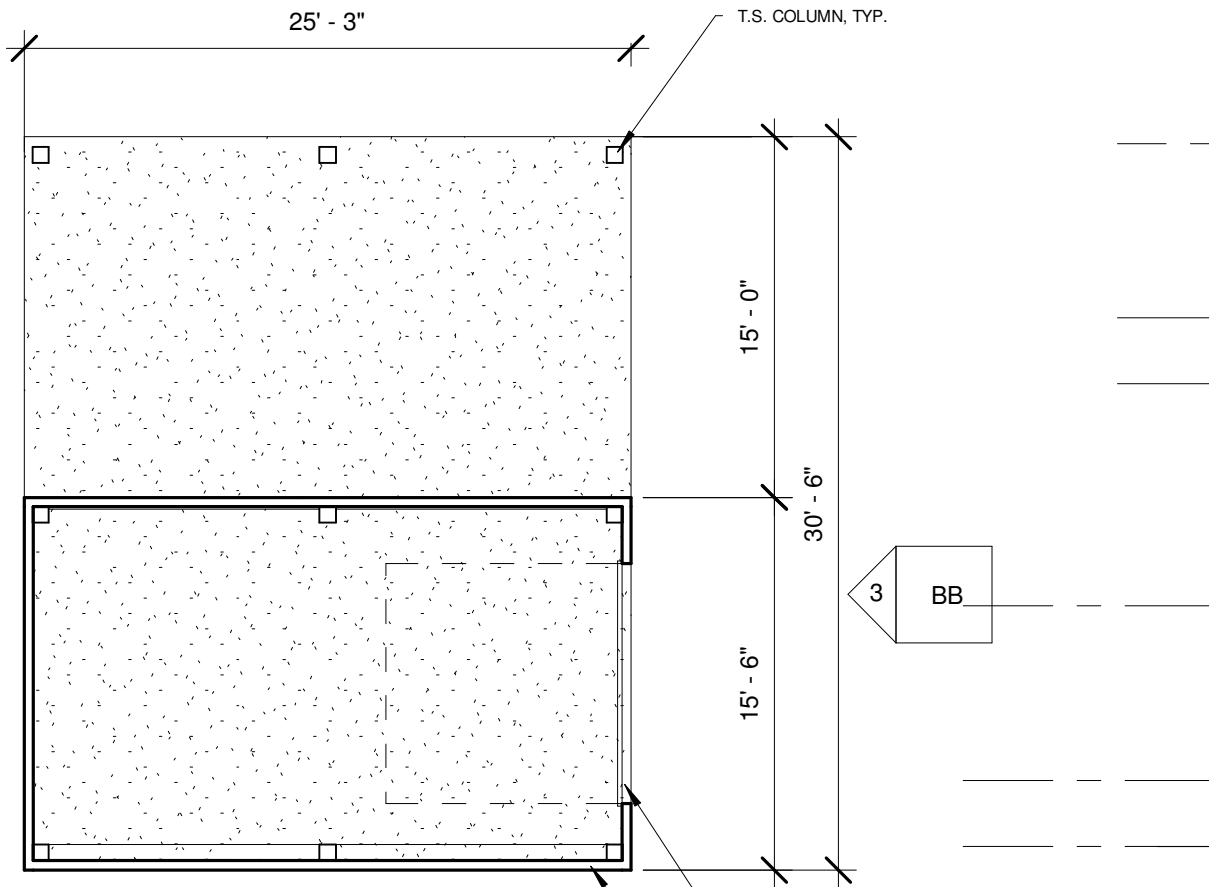


Flex Viewer

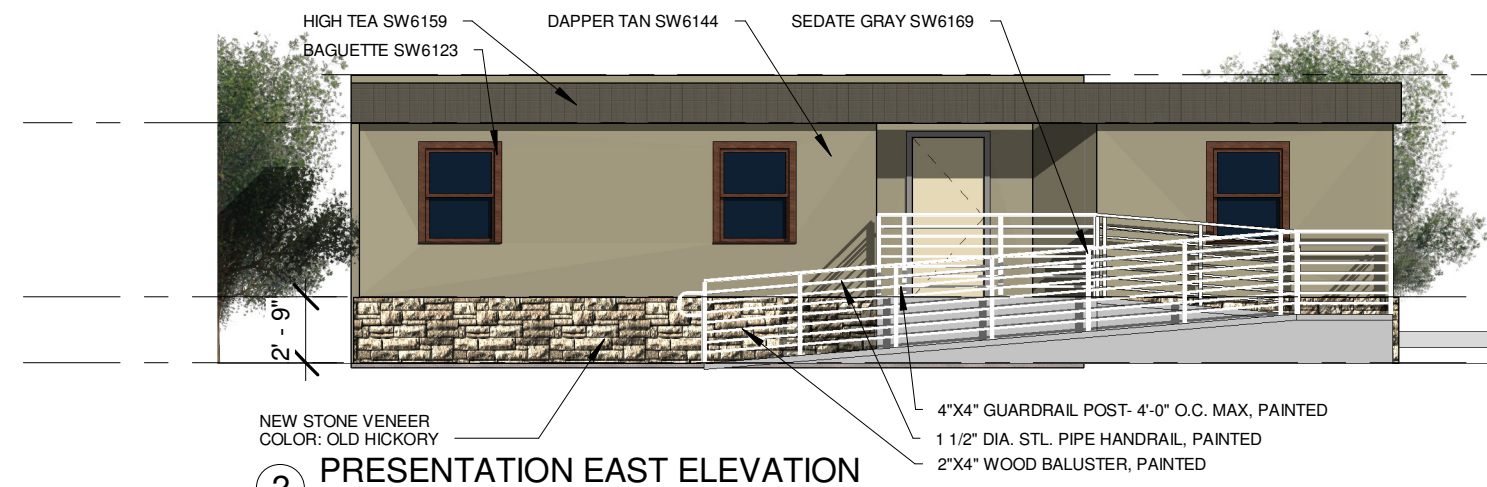
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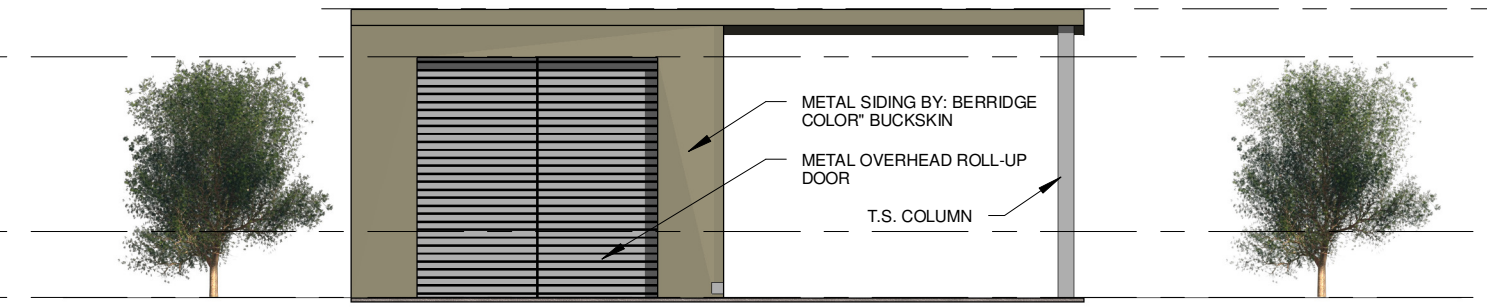
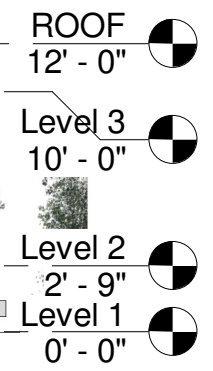
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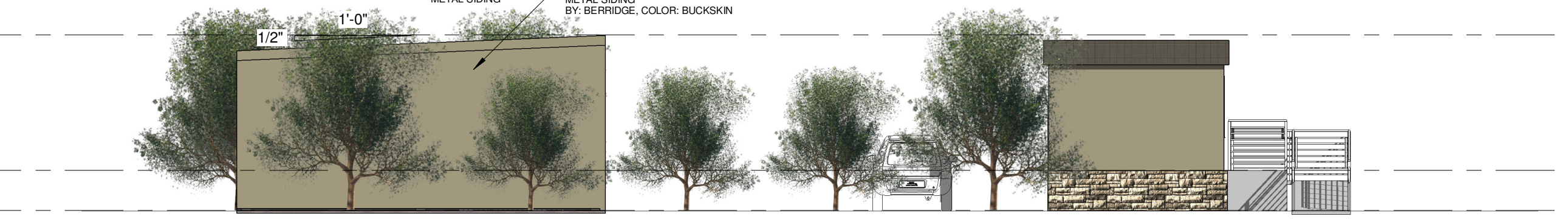
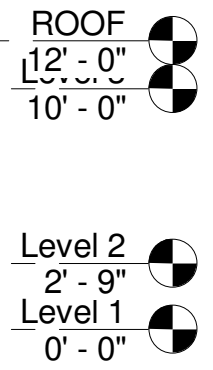
1 PRESETATION FLOOR PLAN
1/8" = 1'-0"



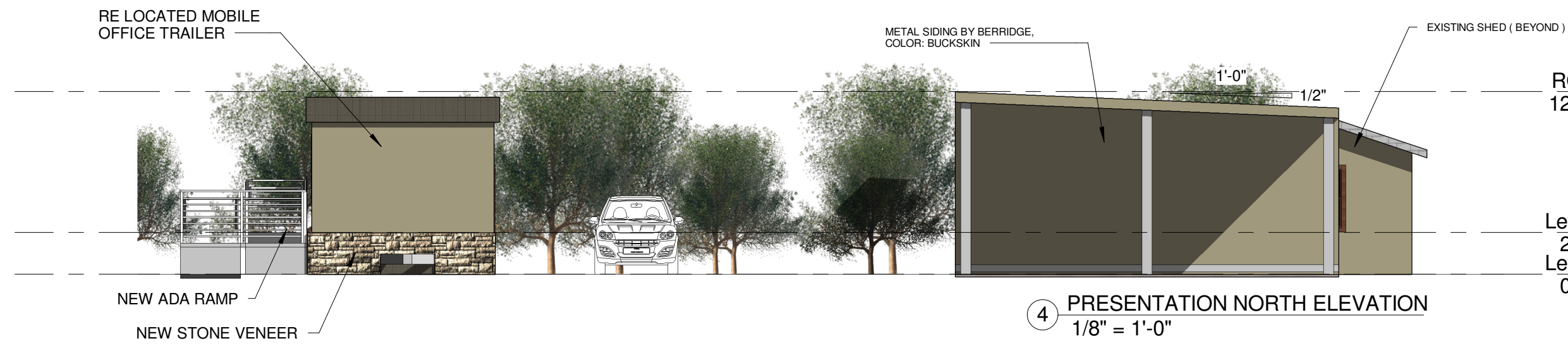
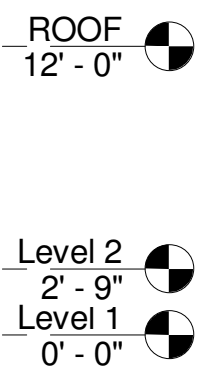
2 PRESENTATION EAST ELEVATION
1/8" = 1'-0"



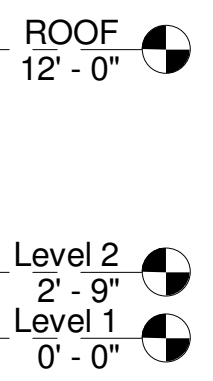
3 PRESENTATION ELEVATION
1/8" = 1'-0"



5 PRESENTATION SOUTH ELEVATION
1/8" = 1'-0"



4 PRESENTATION NORTH ELEVATION
1/8" = 1'-0"



SPECIFICATIONS

FRIENDLY AUTO SALES

3211 ROOSEVELT SAN ANTONIO TEXAS 78214

HDRC SUBMITTAL 10/02/2015



**TEXAS STONE PRODUCTS
CUT: LEDGE
COLOR: OLD HICKORY**



**BERRIDGE METAL ROOF AND WALL SIDING
PANEL-M
24 GA.
COLOR: BUCKSKIN**

PAINT

SHERWIN-WILLIAMS

EXTERIOR GRADE (2) COATS

EXTERIOR PRIMER (2) COATS

FIELD COLOR: DAPPER TAN SW6144

ACCENT/TRIM/EVE COLOR: HIGH TEA SW6159

RAILING COLOR: SEDATE GRAY SW6169

WINDOW FRAME COLOR: BAGUETTE SW6123











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