

HISTORIC AND DESIGN REVIEW COMMISSION

July 05, 2017

HDRC CASE NO: 2017-314
ADDRESS: 2617 ROOSEVELT AVE
LEGAL DESCRIPTION: NCB 7665 BLK LOT 8(10.726AC) & N 3'OF LOT 18-24,(.0348AC) S IRR 370.0 FT OF 8B (1.758 AC) & 9D
ZONING: MH, H, RIO-5
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Build to the Second Power
OWNER: Sun Communities
TYPE OF WORK: Exterior Modifications; Painting
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install metal siding on the existing façade.
2. Install new doors and windows on the front façade.
3. Repaint the exterior
4. Install a cream colored stone veneer.
5. Install a new canopy on the front façade to replace the existing.
6. Install signage to include an awning sign, two wall signs and a reface of an existing pole sign.

APPLICABLE CITATIONS:

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

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.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

i. Existing canopies and awnings—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated

FINDINGS:

- a. The structure located at 2617 Roosevelt is located within both the Mission Historic District and the River Improvement Overlay, District 5. The structure is commercial in nature and currently features a white, plaster/stucco façade, reflective, tinted storefront glass, an entrance canopy, overhead rolling garage doors and flat roofs. The applicant has proposed a number of exterior modifications that primarily are associated with façade materials.
- b. STONE VENEER – The applicant has proposed to clad the double height portion of the structure, located in the middle of the street facing façade with a faux stone veneer. The proposed cladding will be cream in color and will feature a rough cut stone profile. Per the Guidelines for Exterior Maintenance and Alterations 10.B.i. new features that alter or destroy the historic building character should not be introduced. While the existing structure lacks many historic architectural features, the proposed materials is not appropriate for the Mission Historic District and is not consistent with the Guidelines.
- c. METAL SIDING – The applicant has proposed to install vertically oriented metal siding to the side and rear of the location of the proposed stone veneer. The front façade of the adjacent structure features a partial metal façade. Staff finds the installation of new metal siding here to be appropriate; however, the profile and general dimensions should not differ from the existing.
- d. WINDOW INSTALLATION – The existing windows feature reflective glass and are fixed. The applicant has proposed to install divided windows into the existing openings as well as install new aluminum doors. The double height windows will be replaced with new windows that feature one additional horizontal muntin. Staff finds this installation appropriate.
- e. PAINTING – The applicant has proposed to repaint this existing structure gray. Currently the structure is white. Staff finds the proposal to paint appropriate.
- f. CANOPY – The applicant has proposed to install a canopy featuring a slope that is sloped towards the building façade. The proposed canopy features proportions that are inappropriate and inconsistent with the Guidelines for Exterior Maintenance and Alterations 11.B.ii.
- g. SIGNAGE – The applicant has noted per application documents that new signage will be installed to read “Traveler’s World RV Resort”. Per the Guidelines for Signage, each building will be allowed one major and two minor signage not to exceed a total of fifty (50) square feet. Staff finds that the applicant should submit a signage proposal that is consistent with the Guidelines.

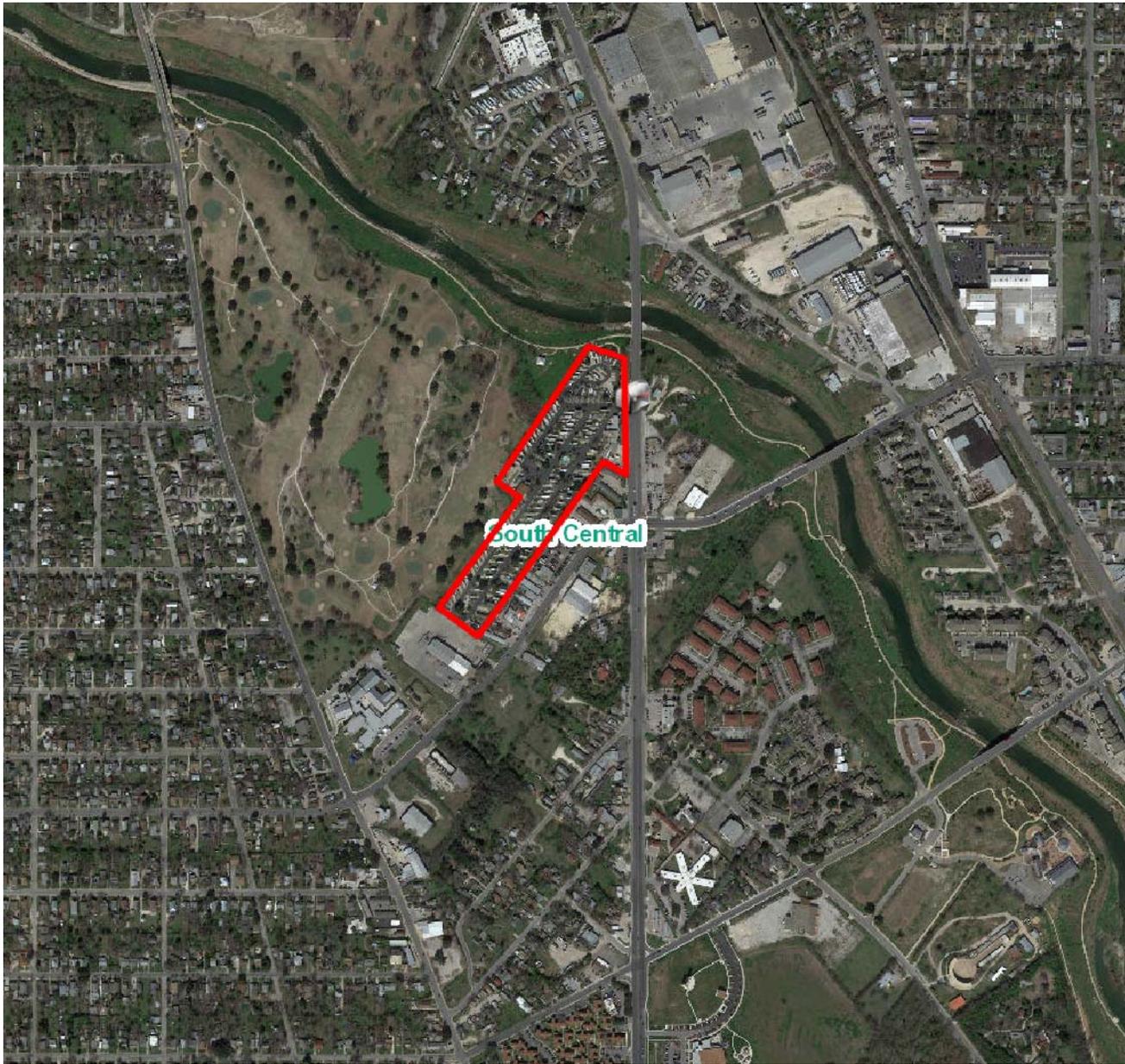
RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings c through e.

Staff does not recommend approval of items #4 through #6, the installation of the crème colored stone veneer, the installation of the modified entrance canopy and signage based on findings b,f and g.

CASE MANAGER:

Edward Hall



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Flex Viewer

Powered by ArcGIS Server

Printed: Jun 28, 2017

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RV PARK

TRAVELERS WORLD



CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 607 BRIDGES
REQUEST: HISTORIC PRESERVATION
HEARING DATE: 05/21/2018 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HBRC MEETINGS TAKE PLACE AT 1901 S. ALAMO







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PROJECT:
TRAVELER'S WORLD RV RESORT

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S-11



DATE: 01.23.2017

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2617 Roosevelt Avenue San Antonio, TX 78214 Travelers World RV Resort Front View



Current View before Refurbishing Exterior. Requesting the use of Austin Cream stone as used across the street.

2702 Roosevelt Ave, San Antonio Taqueria Guadalajara Mexican Restaurant



Current View with Exterior wanes coting with Austin Cream stone across the street of beginning project.

Street view of both business showing location across the street from one another.



Purpose of these filed photos is to request the use of Austin Cream for exterior stone work on Travelers World RV Resort.







