

## HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2015

Agenda Item No: 13

**HDRC CASE NO:** 2015-389  
**ADDRESS:** 3436 ROOSEVELT AVE  
**LEGAL DESCRIPTION:** NCB 7676 BLK LOT A4  
**ZONING:** C3 H MC-1  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Erik Serna/Villa Park Architecture  
**OWNER:** Benny Costello  
**TYPE OF WORK:** Final approval of new construction  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to construct a restaurant with approximately 1,200 square feet of retail space at 3436 Roosevelt. The applicant has proposed materials consisting of dark bronze aluminum storefront, a metal framed canopy with a metal roof, stucco, berridge metal and an EIFS cornice. Signage, site lighting and landscaping are not a part of this request.

### 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 non-

residential 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. Façade configuration*—The primary façade 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 façade 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.

## 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.

## *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 7. Off-Street Parking

#### A. LOCATION

i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

#### **FINDINGS:**

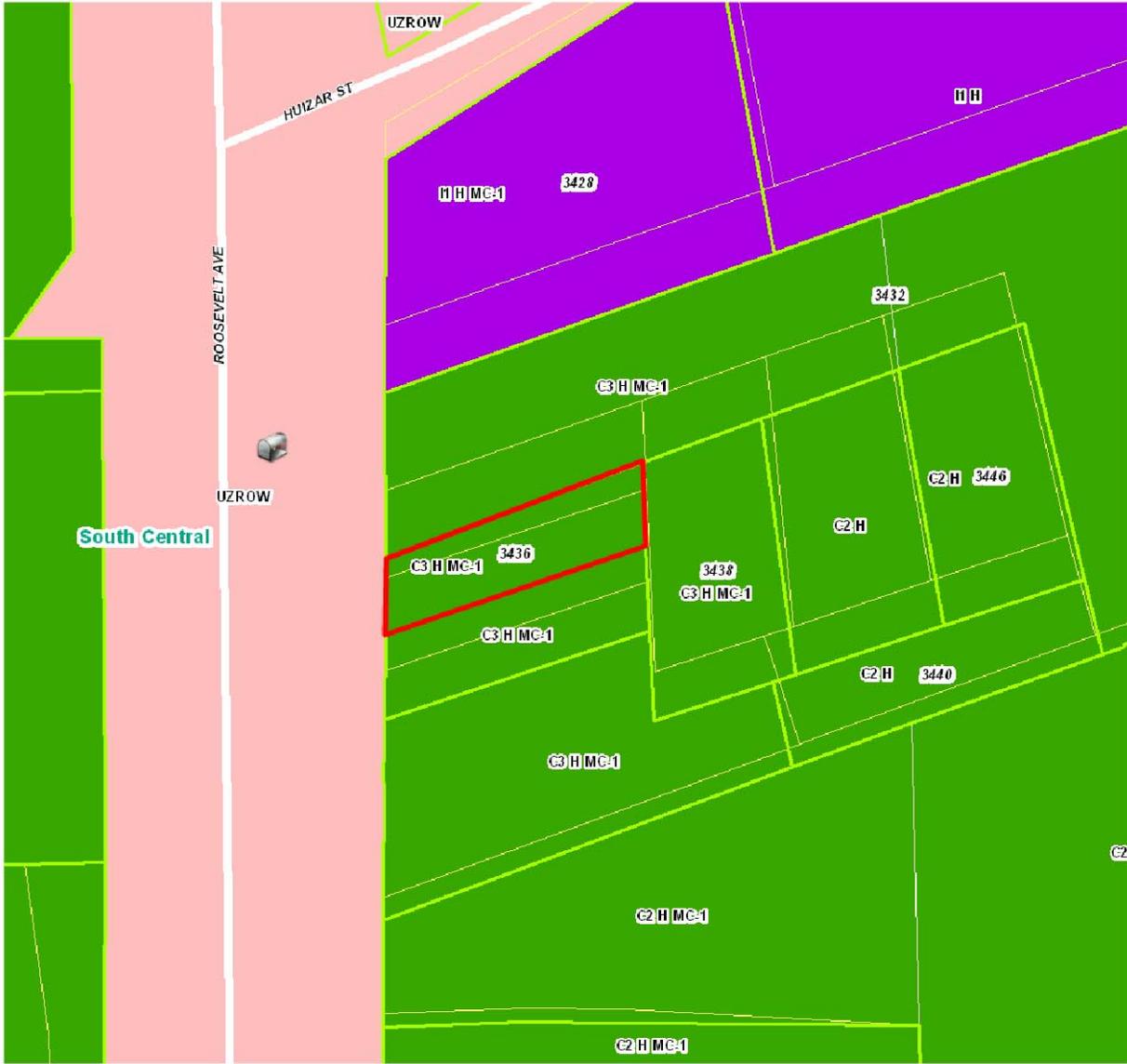
- a. The applicant has proposed construct a restaurant with approximately 1,200 square feet of retail space at 3436 Roosevelt. The applicant has proposed materials consisting of dark bronze aluminum storefront, a metal framed canopy with a metal roof, stucco, berridge metal and an EIFS cornice. This particular section of the Mission Historic District features a mix of commercial properties featuring various materials, setbacks and dates of construction.
- b. Generally, the applicant has setback the building to be consistent with other commercial buildings found along Roosevelt as well as oriented the primary entrance toward the street. This is consistent with the Guidelines for New Construction 1.A. and 1.B.
- c. The applicant has proposed a building mass and scale that is appropriate for the given lot and generally is appropriate for its setting. Staff finds that this is appropriate.
- d. New construction should not feature a building to lot ration of more than fifty percent total coverage. The applicant has proposed a building to lot ratio well below this fifty percent and is consistent with the Guidelines for New Construction 2.D.i.
- e. The applicant has proposed materials to consist of dark bronze aluminum storefront, a metal framed canopy with a metal roof, stucco, berridge metal and an EIFS cornice. Generally each of these materials are appropriate given Roosevelt's commercial context. While EIFS and metal siding are generally not appropriate in historic districts, staff finds that in this commercial setting these materials are appropriate.
- f. According to the Guidelines for Site Elements 7.A.i., non-residential parking should be located at the rear of the site to minimize its view from the public right of way. The applicant has proposed to locate all onsite parking to the rear of the site to be buffered by the proposed new construction. This is consistent with the Guidelines.
- g. At this time, the applicant has not requested for approval of signage, site lighting or landscaping at this location. The applicant is responsible for complying with the Historic Design Guidelines regarding all signage, site lighting and landscaping.
- h. The property is in the Mission Historic District and is adjacent to the Mission Parkway National Register of Historic Places District. It is also in close proximity to Mission San Jose, a UNESCO World Heritage Designated Site, the San Jose Acequia, and previously recorded archaeological sites 41BX563 and 41BX267. Therefore, archaeological investigations may be required for the project area.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through f with the stipulation that an archaeological investigation may be required.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

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# BENNY'S RESTAURANT

**3436 ROOSEVELT AVENUE  
SAN ANTONIO, TX, 78214**

## **PROPERTY OWNER**

BENNY COSTELLO

E-MAIL: [costellosauto@yahoo.com](mailto:costellosauto@yahoo.com)

## **ARCHITECT**

VILLA PARK ARCHITECTURE

300 W. BITTERS RD. SUITE 204

TEL: (210) 384-8900

CONTACT: MARK NEVILLE

E-MAIL: [mark@villapark-sa.com](mailto:mark@villapark-sa.com)

## **PROPOSED WORK:**

Villa Park Architecture is proposing the subsequent design for a new 1,250 s.f. restaurant located at 3436 Roosevelt Avenue, San Antonio, Texas, 78214. The design is influenced by its surrounding, taking in consideration the texture and color offered by the existing setting. The architectonic elements, such as pleasant colorful stucco walls, carefully placed canopies that provide shade to the patrons inside and out of the building; Berridge metal siding wall planes, that provide a layer of material that will bring the necessary attraction to the business. Together, these design elements create a harmonic building that blends itself into the area.

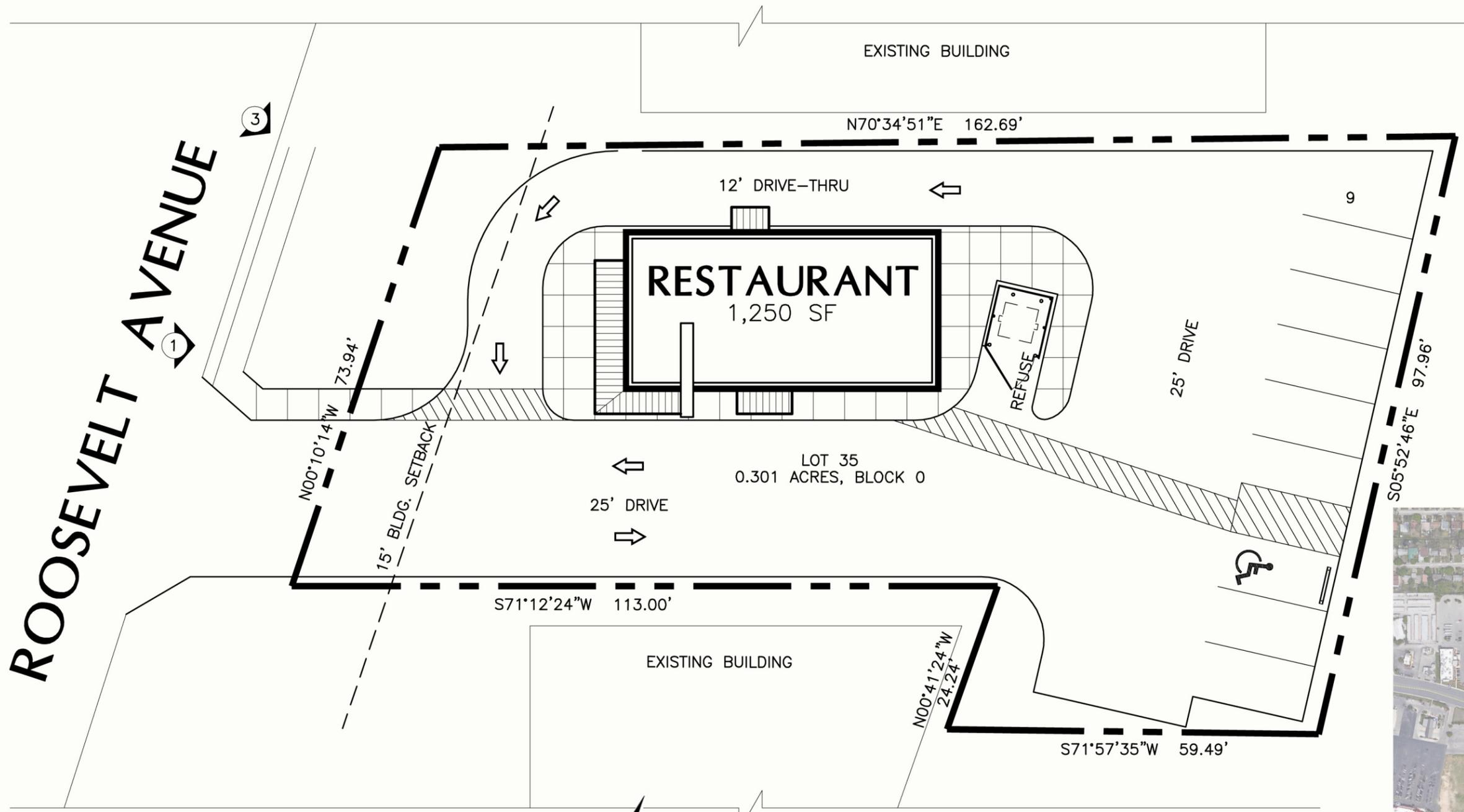


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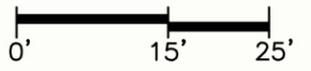
- COVER PAGE
- ARCHITECTURAL SITE PLAN
- EXISTING SITE CONDITIONS
- RESTAURANT FRONT VIEW
- RESTAURANT VIEWS
- FLOOR PLAN
- ELEVATIONS

**3436 ROOSEVELT AVENUE**

DESIGN PRESENTATION FOR THE HDRC



**PROPOSED SITE DEVELOPMENT PLAN**



(X) \*PHOTO REFERENCE NUMBER



**VICINITY MAP**



**3436 ROOSEVELT AVENUE**  
 DESIGN PRESENTATION FOR THE HDRC



EXISTING SITE PHOTOS



01-WEST-EAST VIEW



02-EAST-WEST VIEW



03-NORTH-SOUTH VIEW



04-SOUTH-NORTH VIEW

**3436 ROOSEVELT AVENUE**

DESIGN PRESENTATION FOR THE HDRC



PROPOSED FRONT VIEW W/PROPOSED FINISH MATERIALS

3436 ROOSEVELT AVENUE

DESIGN PRESENTATION FOR THE HDRC

PROPOSED DESIGN



WEST-EAST VIEW



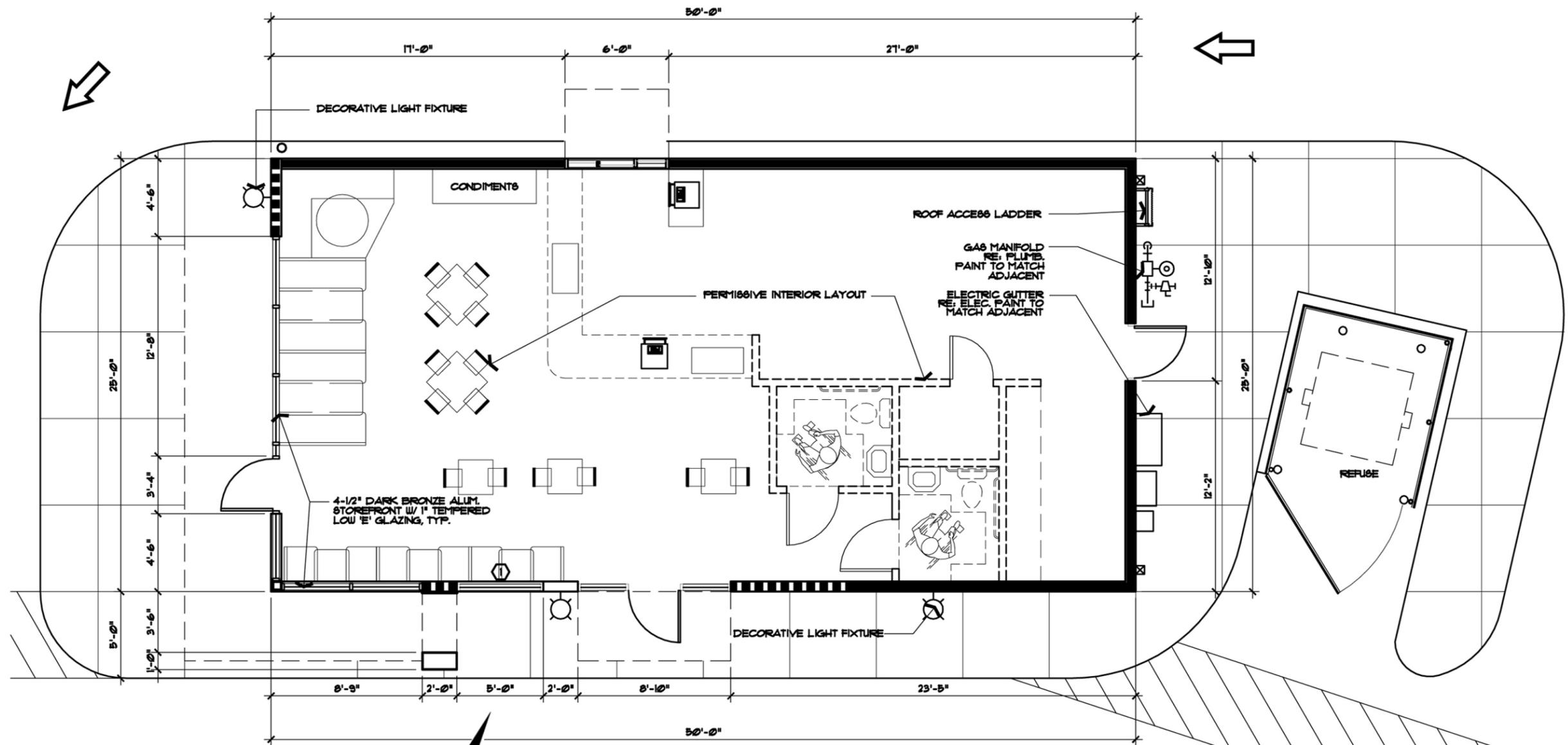
EAST-WEST VIEW



ROOSEVELT AERIAL

**3436 ROOSEVELT AVENUE**

DESIGN PRESENTATION FOR THE HDRC

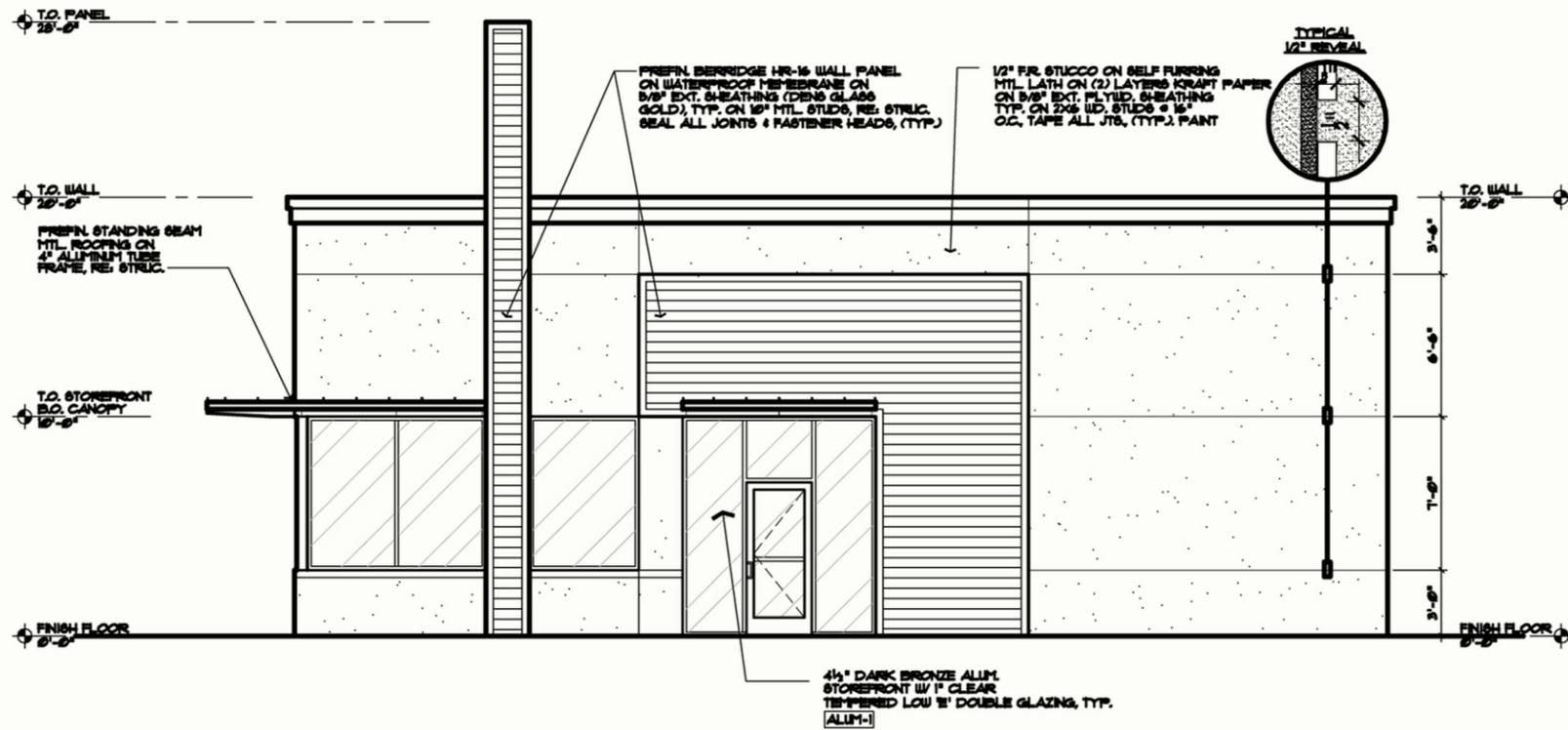


**PROPOSED FLOOR PLAN**



**WALL LEGEND**

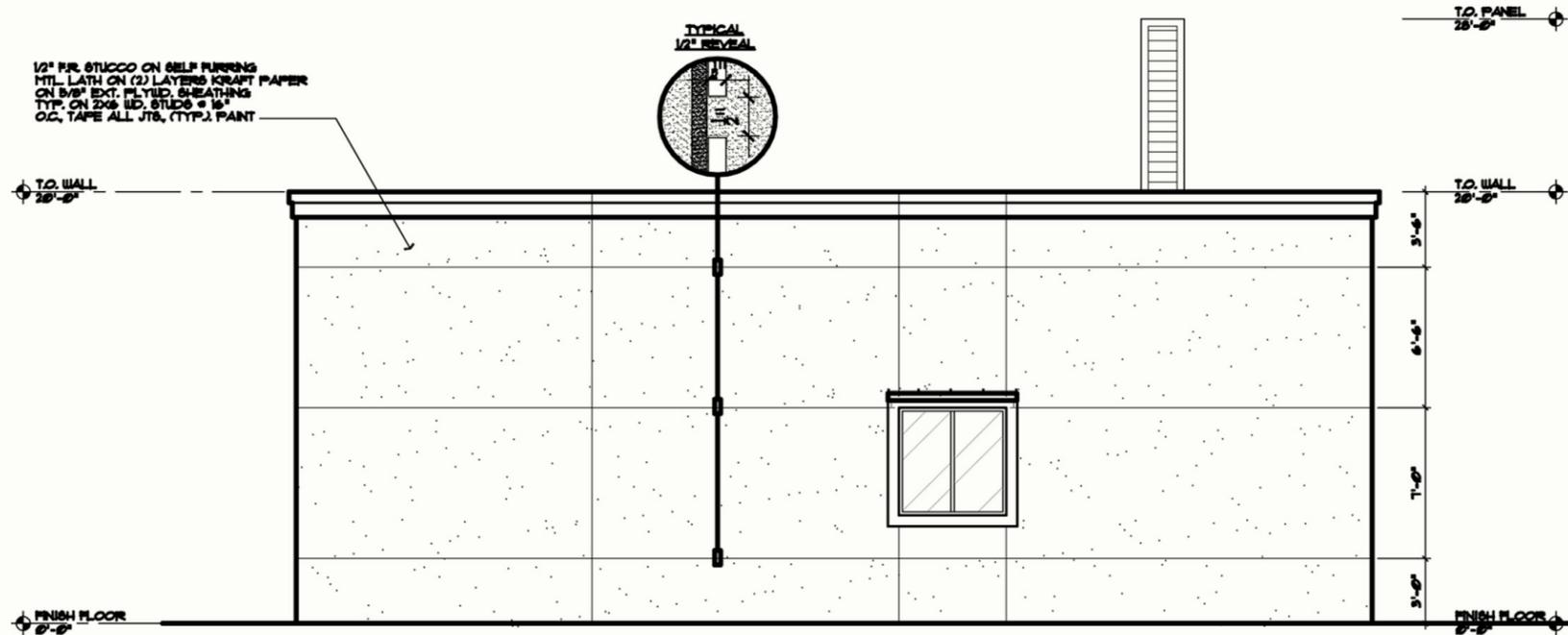
- 1/2" FR STUCCO ON WATER PROOFING FELT ON METAL LATH ON 5/8" DENS GLASS GOLD EXTERIOR SHEATHING W/ GREAT SEAL LT-100 LIQUID TAPE ALL JOINTS W/ AEROGEL INSUL-CAP ON 2x6" WOOD STUDS @ 16" O.C. W/ R-13 BATT INSULATION AND 1/2" GYP. BD. ON 1/4" PLYWOOD (INTERIOR), TAPE, FLOAT TEXTURE AND PAINT.
- PREFIN. BERRIDGE HR-16 WALL PANEL ON WATERPROOF MEMBRANE ON 5/8" EXT. SHEATHING ( DENS GLASS GOLD) TYP. ON 2x6" WOOD STUDS, RE. STRUC, SEAL ALL JTS. 4 FASTENERS (TYP.)



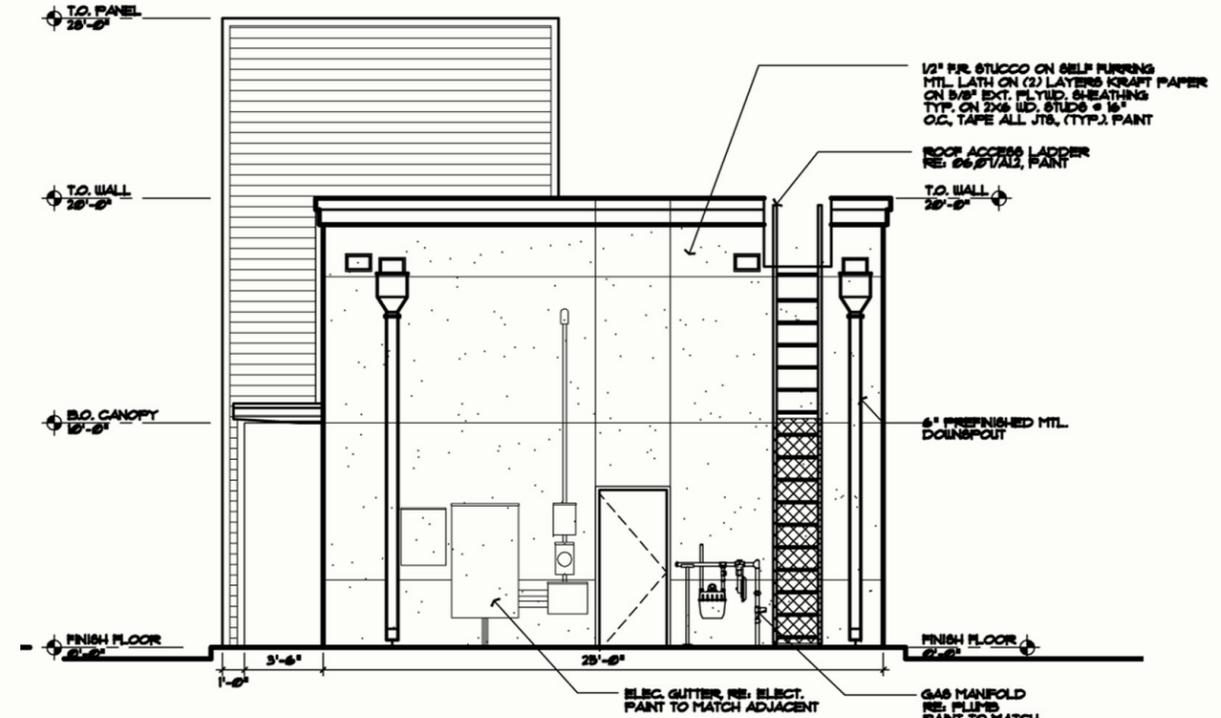
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

3436 ROOSEVELT AVENUE  
 DESIGN PRESENTATION FOR THE HDRC