

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 14

HDRC CASE NO: 2016-144
ADDRESS: 3100 ROOSEVELT AVE
LEGAL DESCRIPTION: NCB 7675 (MISSION BRANCH LIBRARY SUBD), LOT 39
ZONING: IDZ H HS MC-1
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Greg Houston
OWNER: City of San Antonio
TYPE OF WORK: New Construction of Mission Family YMCA
REQUEST:

The applicant is requesting conceptual approval to construct a new 12,900 sf YMCA facility with a 6,000 sf covered sports court. Surface parking to accommodate 170 spaces will be located to the east of the site with future sports fields located to the south. Proposed materials include limestone block, white stucco, metal accents, and fritted glass.

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.

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

B. DESIGN

- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability
- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

FINDINGS:

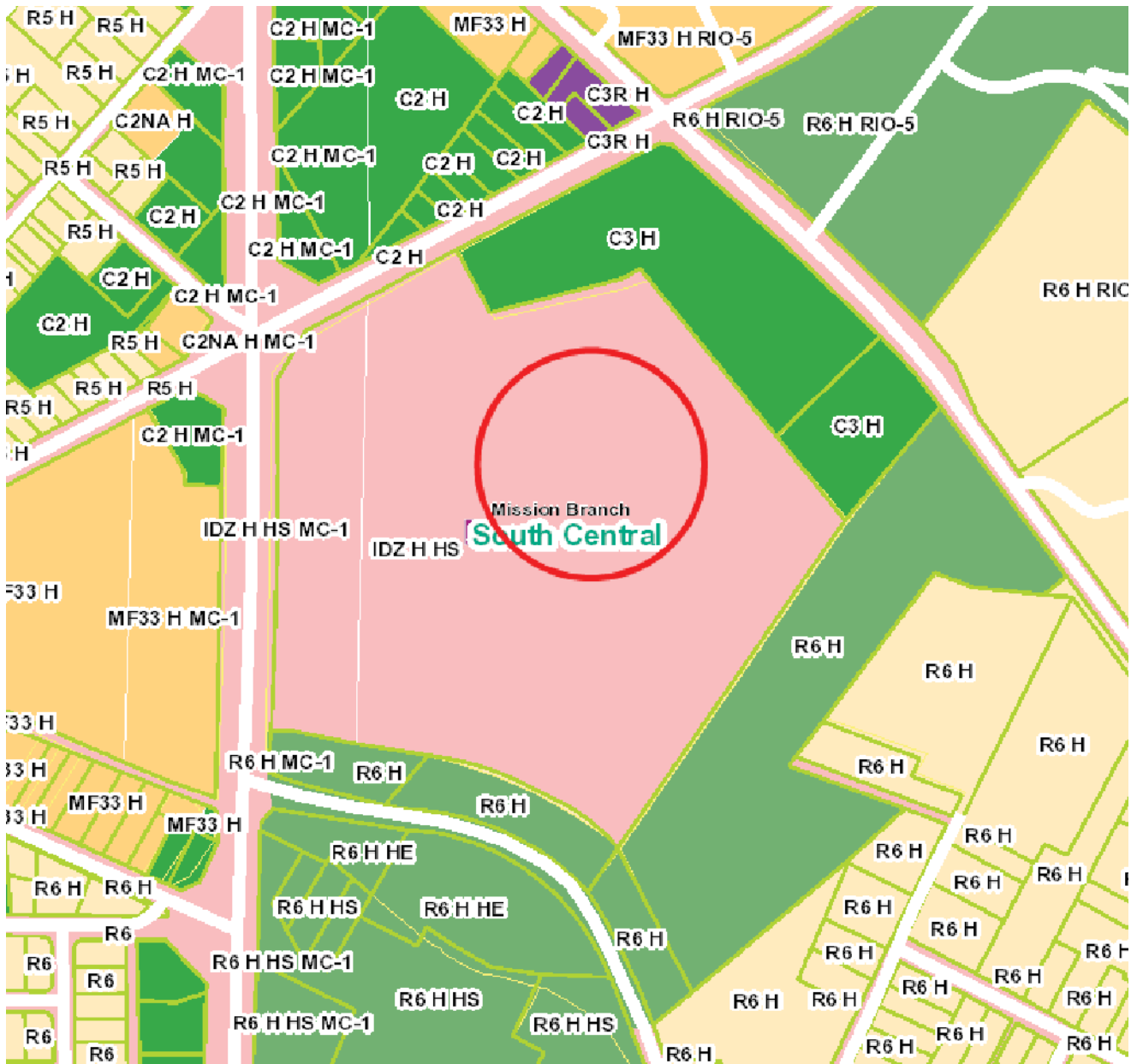
- a) This request was reviewed by staff and a member of the Design Review Committee on April 13, 2016. The commissioner present gave positive feedback in regards to the orientation of the site and materials selection.
- b) Conceptual approval is the review of general design ideas and principles (such 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.
- c) The location for the proposed new construction is sited on the Mission Drive-In redevelopment site to the north of Mission San Jose and to the east of the Mission Branch Library and is consistent with the master plan developed for the site. While there is not a strong historical context at this location, any proposed new construction near the missions should incorporate appropriate indigenous materials and preserve any important views to or from the mission sites.
- d) The building scale, setback, and massing are consistent with the adjacent buildings and generally conform to the Guidelines for New Construction sections 1 and 2.
- e) The proposed materials consists of those that are found within the district and will create a cohesive relationship with the adjacent Mission Branch Library consistent with the Guidelines for New Construction section 3.
- f) The proposed contemporary design reflects the time of its construction while incorporating traditional patterns such as the application of the fritted glass. This is consistent with the Guidelines for New Construction 4.A.
- g) The applicant has not submitted information regarding the placement and screen of mechanical equipment to illustrate conformance with the Guidelines for New Construction 6.A and 6.B.
- h) The siting of the proposed surface parking is generally consistent with the Guidelines for Site Elements 7.A.i. and is located at the rear of the premises. Information regarding the materials, permeability, landscaping, and screening of the proposed parking has not been submitted.
- i) This property is located within the Mission Protection Overlay District. The applicant has provided a diagram which illustrates conformance with building height restrictions at this location.


RECOMMENDATION:

Staff recommends conceptual approval as submitted. Details regarding site landscaping, overall paving, and screening of mechanical equipment must be provided prior to an application for a Certificate of Appropriateness.

CASE MANAGER:

Cory Edwards





3100 Roosevelt

Mission YMCA

Printed: Apr 11, 2016

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PROJECT NARRATIVE

Sited in a historically important and culturally rich area of San Antonio, the Mission Family YMCA will serve a community which is growing at a very fast pace. Adjacent to the Mission Branch Library, completed in 2011, and Mission San Jose, one of the five Spanish Missions in use since 1782 and now designated with the other Missions a UNESCO World Heritage Site, the YMCA will participate in a cultural dialogue important to not only the local community, but the city and beyond.

The overall form and orientation of the building is defined by its location and the importance that it relate to its historical context. Operating as a symbol for both the YMCA and the community, the architectural approach needs to be respectful and opportunistic in developing a building form and exterior relevant and iconic which serves to draw people into the YMCA, but also reflect its surroundings. Our design approach will follow the HDRC (Historical Design Review Committee) *Guidelines for New Construction*, while achieving a complimentary language to that of the YMCA's branded image and identity. Most importantly, the exterior and interior spatial organization are to coordinate so as to allow for free and easy movement, with a centralized area that uses ceiling heights, natural light, exterior views and quality of space to provide the users with access and a unique enjoyable experience.

The total floor area of the facility will be approximately 12,900 sf interior space which includes the core functional spaces, as defined by the YMCA employed in its other San Antonio locations with the addition of a Teaching Kitchen. An outdoor covered Sport Court and be limited to 6,000 sf will accompany the building and form a cohesive building volume.

LEGEND:

1. 6000 SF 'AIRNASIUM'
2. 2.93 ACRE PLAYFIELDS
3. 30' ACCESS EASEMENT
4. 170 PARKING SPACES
5. OUTDOOR LEARNING / ART PARK
6. COMMUNITY GARDEN WALKWAY
7. GRAHAM TRAIL CONNECTION MARKER AND PATH
8. DRUM CIRCLE

- I. PHASE 1
- II. PHASE 2
- III. FUTURE EXPANSION



MARCH 15, 2016

MASTER PLAN - PHASE I

MISSION FAMILY YMCA
SAN ANTONIO, TX



Marmonimok

SCALE: 1" = 125'-0"



SOUTH ELEVATION



NORTH ELEVATION

EXTERIOR BUILDING ELEVATIONS

MISSION FAMILY YMCA



MarmonMox
ARCHITECTURE

700 N. St. Mary's, Suite 1600
San Antonio, TX 78205



WEST ELEVATION



EAST ELEVATION

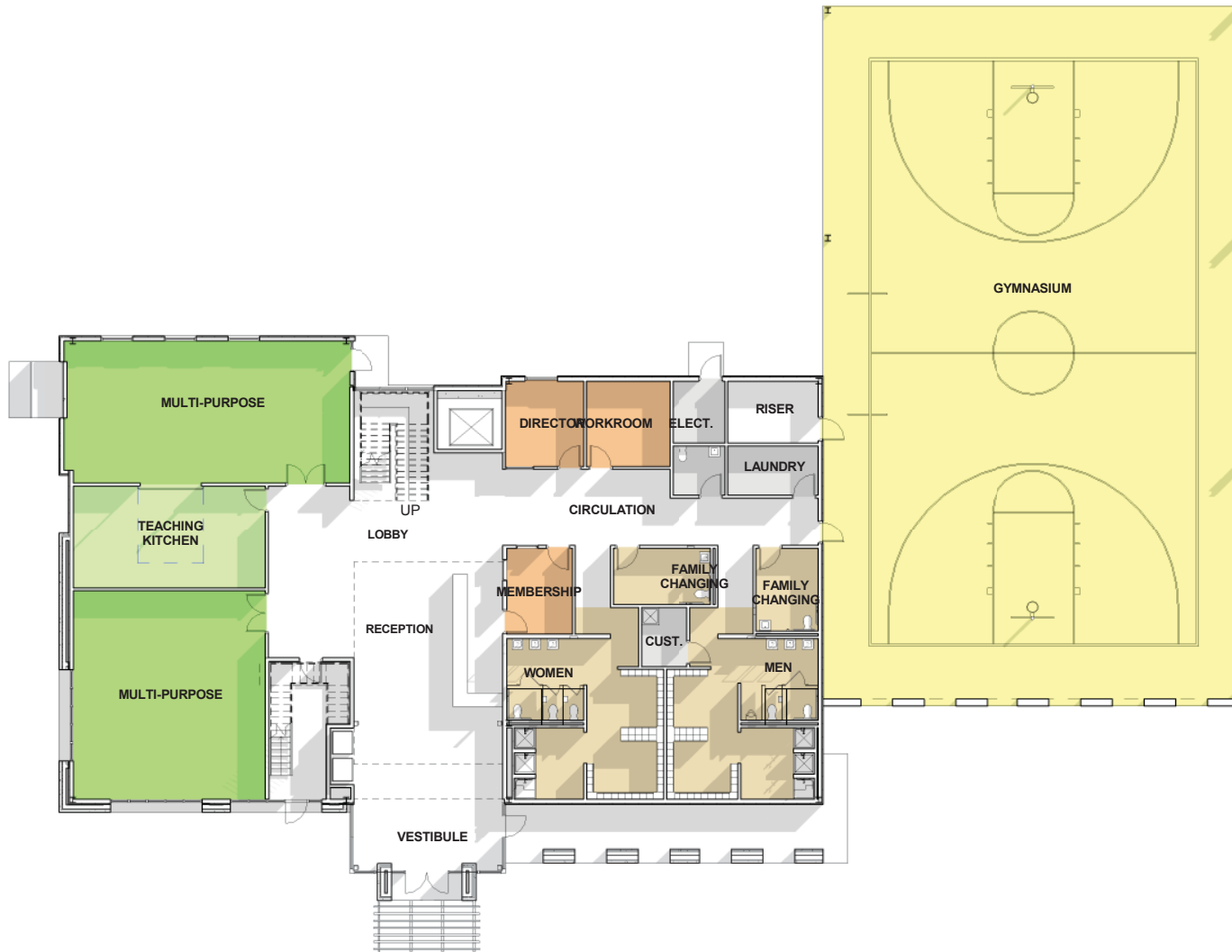


EXTERIOR BUILDING ELEVATIONS

MISSION FAMILY YMCA

MarmonMox
ARCHITECTURE

700 N. St. Mary's, Suite 1600
San Antonio, TX 78205

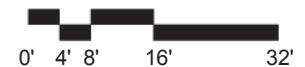


LEGEND

- ADMIN
- CIRCULATION
- COMMUNITY ROOMS
- GROUP FITNESS
- KITCHEN
- LOCKERS
- SERVICE

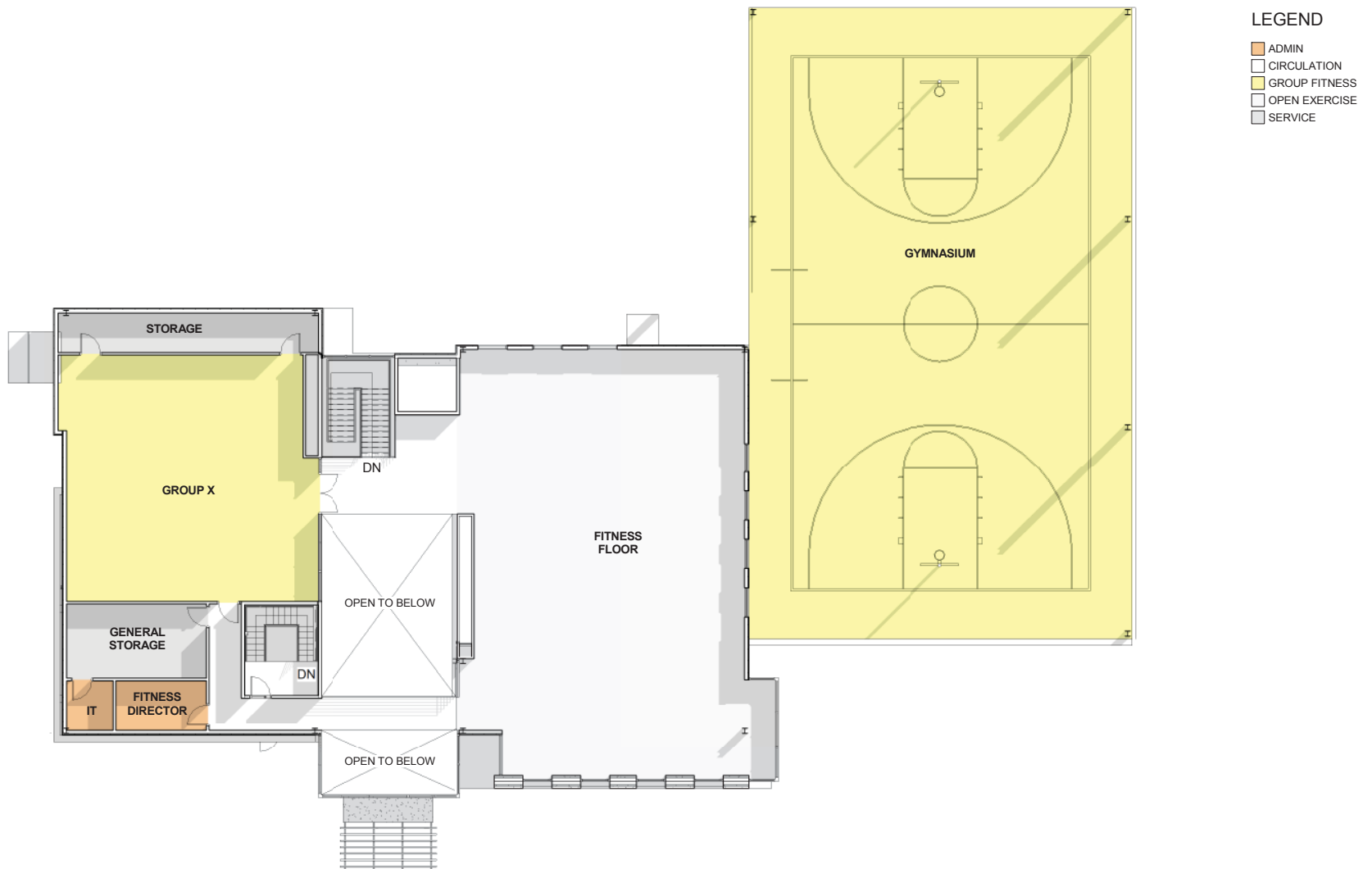


FLOOR PLAN - GROUND FLOOR MISSION FAMILY YMCA



Marmon|Mok

03/17/2016





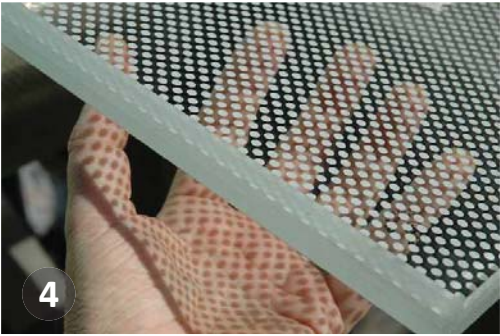
LIMESTONE BLOCK



WHITE STUCCO (SMOOTH FINISH)



PAINTED (OR) WEATHERING STEEL



FRITTED GLASS (CUNSTOM PATTERN)



EXTERIOR BUILDING MATERIALS AND FINISHES

MISSION FAMILY YMCA