

HISTORIC AND DESIGN REVIEW COMMISSION

April 21, 2021

HDRC CASE NO: 2021-166
ADDRESS: 3331 ROOSEVELT AVE
LEGAL DESCRIPTION: NCB 11911 BLK 7 LOT 39 (LUFKIN HILL SUBD)
ZONING: C-2, H, MPOD
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: xavier gonzalez/grg architecture
OWNER: Arthur Garcia/R&A GARCIA PROPERTIES OF LUFKIN LLC
TYPE OF WORK: New construction, amendment to a previously approved design
APPLICATION RECEIVED: March 29, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to construct a commercial structure at 3331 Roosevelt Avenue, located within the Mission Historic District. The proposed new construction will feature both interior and exterior dining space, and surface parking for approximately 160 automobiles. At this time, the applicant is requesting amendments to the previously issued conceptual approval.

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.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a commercial structure at 3331 Roosevelt Avenue, located within the Mission Historic District. The proposed new construction will feature both interior and exterior dining space, and surface parking for approximately 160 automobiles. At this time, the applicant is requesting amendments to the previously issued conceptual approval.
- b. PREVIOUS REVIEW – The Historic and Design Review Commission reviewed this request at the January 20, 2020, Historic and Design Review Commission meeting and issued conceptual approval with the following stipulations:
 - i. That the applicant incorporate additional landscaping elements to buffer the proposed surface parking from the right of way at Roosevelt and Bonner.
 - ii. That the applicant ensure that no curb cut exceeds more than twenty-four (24) feet in width.
 - iii. That metal windows featuring dark frames be used that are installed at least two (2) inches within all façade openings.
 - iv. That a detailed landscaping plan be submitted for review and approval when returning to the Commission for final approval.
 - v. That a detailed signage plan be submitted for review and approval when returning to the Commission for final approval.
 - vi. That a survey be submitted to staff to confirm elevation points in regards to the allowable height and conformance with the MPOD height restrictions.
 - vii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
- c. SIGNIFICANT CHANGES – The applicant has noted the following significant changes from the previously approved conceptual design:
 - i. The relocation of the structure from the corner of Roosevelt Avenue and E Bonner Avenue to the south side of the lot. Parking will now be located at the corner of Roosevelt and E Bonner.
 - ii. The development of a second level to provide additional dining space.

- d. **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.
- e. **EXISTING LOT** – The existing lot featured a gas station structure and fuel canopy. A Certificate of Appropriateness was issued on January 29, 2021, for the removal of both structures.
- f. **MISSION PROTECTION OVERLAY DISTRICT** – This project falls within the MPOD-2, and is located approximately, 1,275 feet from the measurement marker immediately in front of Mission San Jose. The proposed height is consistent with the MPOD height restrictions.
- g. **SETBACKS** – The Mission Design Manual notes that 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. On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of fifteen (15) feet. Per the submitted application documents, the proposed new construction is consistent with the Mission Design Manual. While the proposed building setback is appropriate, staff finds the proposed location of the structure, away from the intersection of Roosevelt and E Bonner to break the existing development trend of placing new construction at intersections.
- h. **PARKING LOCATION** – Per the Mission Design Manual, rear and side parking is encouraged for developments north of SE Military Drive. The applicant has proposed parking for approximately 160 automobiles to the rear and side (west and north) of the proposed new construction. As noted in finding c, the updated site plan notes parking at the corner of Roosevelt and E Bonner. The applicant has proposed landscaping buffers between the proposed surface parking and each property line.
- i. **VEHICULAR ACCESS** – The applicant has proposed a total of three (3) curb cuts on the site; two on Roosevelt and one on Bonner. In general, driveway widths should not exceed 24', per the Mission Design Manual. Staff finds that the applicant should consider the elimination of a curb cut on Roosevelt. The applicant is responsible for complying with the Mission Design Manual regarding driveway and curb cut widths.
- j. **BUILDING MASS, SCALE AND FORM** – The applicant has proposed a building mass, scale and form that are consistent with the Mission Design Manual. As proposed, the new construction features elements that are consistent with those found historically in the immediate vicinity, such as stone archways, and other façade openings that refer to those found historically at the adjacent Mission San Jose.
- k. **ROOF FORM** – The Mission Design Manual recommends a flat roof with a parapet wall as the primary roof form for all commercial buildings within the Mission Historic District. Generally, the applicant's proposed roof forms are consistent with the Mission Design Manual regarding roof forms.
- l. **MATERIALS** – Per the submitted application documents, the applicant has proposed materials that include stone cladding, stucco, and metal awnings. These materials are consistent with the Mission Design Manual; however, the proposed stucco should feature traditional finishes and control joints that occur only at locations where there is a change in materials or a change in wall plane to create a continuous, monolithic appearance.
- m. **WINDOW MATERIALS** – The applicant has not specified window materials at this time. Staff finds that metal windows that feature dark frames should be used. All windows should be installed with an installation depth of at least two inches.
- n. **FAÇADE ARRANGEMENT & ARCHITECTURAL DETAILS** – The applicant has proposed human scaled elements, entrances and architectural elements that are found historically within the Mission Historic District, and are consistent with the Mission Design Manual.
- o. **LANDSCAPING** – The applicant has submitted a rendered site plan noting general locations and types of landscaping materials. Generally, staff finds this to be appropriate; however, when returning to the Commission for final approval, the applicant should submit a detailed landscaping plan for review and approval. Additionally, as noted in finding g, staff finds that additional buffering elements should be incorporated into the landscape design along Roosevelt and Bonner to screen the proposed surface parking lot from the right of way.
- p. **SIGNAGE** – The applicant has noted both a building mounted channel letter sign and a monument sign. The Mission Design Manual notes that monument signs should feature a size not to exceed fifty (50) square feet total, and a height not to exceed five feet and should be indirectly lit. Staff finds that the applicant should submit a detailed signage plan with locations, sizes and designs to the Commission for review and approval.

- q. ARCHAEOLOGY – The property is located within the Mission Local Historic District and is in close proximity to the Mission Parkway National Register of Historic Places District and San Jose Mission National Historic Site National Register of Historic Places District. In addition, the project area is in close proximity to previously recorded archaeological sites 41BX563 and 41BX3. The property may contain sites, some of which may be significant. Therefore, an archaeological investigation is highly recommended. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

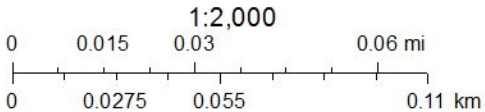
RECOMMENDATION:

- i. That the applicant incorporate additional landscaping elements to buffer the proposed surface parking from the right of way at Roosevelt and Bonner as noted in finding g. Landscaping should feature visual barriers to include both vegetative and site elements.
- ii. That the applicant ensure that no curb cut exceeds more than twenty-four (24) feet in width as noted in finding i.
- iii. That metal windows featuring dark frames be used that are installed at least two (2) inches within all façade openings as noted in finding m.
- iv. That a detailed landscaping plan be submitted for review and approval when returning to the Commission for final approval as noted in finding o.
- v. That a detailed signage plan be submitted for review and approval when returning to the Commission for final approval as noted in finding p.
- vi. That a survey be submitted to staff to confirm elevation points in regards to the allowable height and conformance with the MPOD height restrictions.
- vii. 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 16, 2021





118 Broadway, Suite 620
San Antonio, Texas 78205

Edward Hall
Senior Historic Preservation Specialist
Office of Historic Preservation
1901 South Alamo
San Antonio, Texas 78228

Re: Nicha's Mexican Restaurant – Significant Design Changes

Siting & Orientation

The building has been relocated from the north side of the site (corner) to the southern end of the site to accommodate a drive-thru and in response to TXDOT's limiting the drives (ingress/egress) along Roosevelt. This required that the plan essentially be flipped so that the main entry orientation is now on the north side of the building. The bar also in now located at the north side of the building. Private dining room/overflow dining has been relocated to the south side of the building.

The patio and main dining views remain focused on Mission San Jose but the design now incorporates a small second level bar and outdoor terrace.

Second Level and F.F. Elevation

With the building now being located further away from the Mission, the client has requested a second level. This introduces an associated interior stair and a second stair at the exterior. The previous design had a raised finish floor approximately 3' above the existing grade. This accommodated various stairs, ramps and retaining wall features. The new design is now only 1' above the natural grades and therefore will not require significant stairs, ramps, etc..

BUILDING 1,275' FROM MONUMENT
@ 2% SLOPE = 31'-6" CLEARANCE
MISSION MONUMENT MARKER ELEV. @ 590
NEW RESTAURANT F.F. ELEV. @591



MPO HEIGHT LIMITATION DIAGRAM



DOCUMENTS INCOMPLETE;
NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION

SITE PLAN



NICHA'S COMIDA MEXICANA - NEW SCHEME SCHEMATIC DESIGN

APRIL 2021

|G|R|G

architecture



BIRDS EYE VIEWING S/W





VIEW FROM ROOSEVELT



VIEWING SW





TERRACE

PATIO

MAIN
ENTRY

OUTDOOR
WAITING

VIEWING SE



VIEWING EAST



MAIN
ENTRY

PATIO

SERVICE

DRIVE THRU

ROOSEVELT

BIRDS EYE VIEWING NE





VIEWING NORTH (TOWARDS MISSION)