



June 30, 2017

Edward Hall - Planner / HDRC
City of San Antonio Office of Historic Preservation
1901 S Alamo
San Antonio, TX 78204

RE: Narrative on Requested Design Modifications to the St. John's Seminary New Construction

Mr. Hall:

Since our last HDRC presentation on the St. John's seminary project on August 17, 2016, our team has continued development of the project's design in both the adaptive-use of the historic seminary buildings, the new construction portion of the project, and the site.

In light of setting building finished floor elevations that would allow for proper site drainage and connections to the utility infrastructure and market-driven building standards; we have determined that some portions of the new construction would encroach outside of the Mission Protection Overlay District's buildable zone.

We have explored design revisions that would minimize such encroachment, including flat roofs with parapets. Nevertheless, with the assistance and support of the OHP and DRC, the design of new construction apartment buildings has been maintained with sloped roofs over single-loaded corridors and hybrid mansard-style roof over double loaded corridors, as had been previously proposed on August 17, 2016.

The overall character of the buildings shall remain consistent with the previously approved design, featuring both stucco and board & batten facades with Mission Revival styled elements. The character of the new construction apartment buildings can thus be characterized as:

- 4:12 sloped roofs with composite barrel tiles over single-loaded corridors
- 4:12 sloped roofs with composite barrel tiles for at least a 4'-6" exposure which then transitions to a minimum 0.25:12 flat roof with TPO membrane over double-loaded corridors
- Combination of stucco and board & batten façade CFB siding
- Vinyl awnings windows of various sizes
- Both wood-framed and metal balconies
- Metal and cast stone accents in the Mission Revival style

Even though modeling studies have continued to show that the new construction will not be visible from the MPOD monument marker, we would like to propose these changes as a means to better respect the intent of the MPOD while not radically departing from the character of the previously approved design and building layout.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Miguel A. Saldana AIA'.

B&A Architects, Inc.
Miguel A. Saldana AIA