

HISTORIC AND DESIGN REVIEW COMMISSION

March 18, 2015

Agenda Item No: 7

HDRC CASE NO: 2015-092
ADDRESS: 223 E SUMMIT
LEGAL DESCRIPTION: NCB 6882 BLK 1 LOT 1 OUR LADY OF GRACE SUBD
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Ramiro Zapata
OWNER: Gustavo Garcia-Siller
TYPE OF WORK: Construct addition and new parking area
REQUEST:

The applicant is requesting conceptual approval to: 1. Construct a 2,478 sq.ft. addition to the Activity Center Building. 2. Provide additional handicap parking with accessible path

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

4. Architectural Details

A. GENERAL

- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

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.

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 to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

FINDINGS:

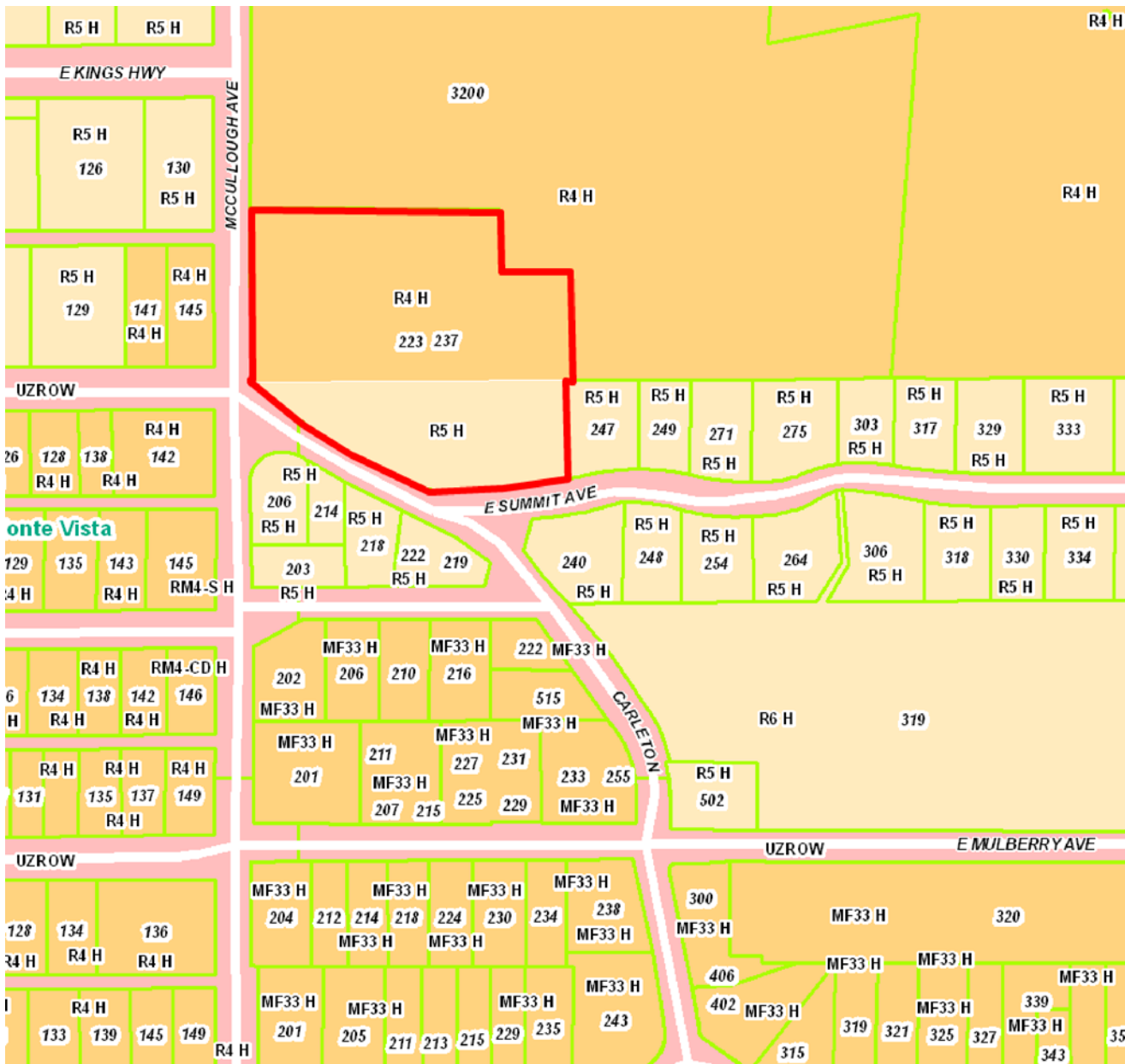
- a. According to the Guidelines for Additions, new additions should be located at the side or rear of a structure to visualize the impact from the street. Although the proposed addition will be located along the front of the building, the existing structure which was built ca. 1951 is not contributing to the historic district and the proposed modification will cause no adverse effect. In addition, the building is set back from the street and any modifications will not be highly visible or impact the continuity of the district which is consistent with the guidelines.
- b. New additions should be clearly identified as new according to the Guidelines for Additions. The proposed stone cladding will match the existing walls of the building and blend in with the original wall to the east which is not consistent with the guidelines. However, the proposed massing which is set below the main building volume and is separated on the west side by the existing canopy breaks the mass and provides a clear differentiation between new and old.
- c. Consistent with the Guidelines for Site Elements, new parking areas should be located at the rear of the site and hidden from the street. Parking areas to the side of a structure are acceptable when location behind the structure is not feasible. Although the proposed location will be visible from the street, it is set back into the site and will not adversely impact the continuity of the street.
- d. According to the Guidelines for Site Elements, new parking areas should be screened from view. The proposed design does not incorporate any screening which is not consistent with the guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a-d with the stipulation that the new parking area is screened.

CASE MANAGER:

Adriana Ziga





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223 E Summit

Powered by ArcGIS Server

Printed: Mar 09, 2015

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Our Lady of Grace Activity Center Addition and Renovation

223 E. Summit. San Antonio, TX 78212



Figure 1- Existing Meeting Rooms



Figure 2- Existing Parking outside of Madonna Room

Our Lady of Grace Activity Center Addition and Renovation

223 E. Summit. San Antonio, TX 78212



Figure 3 - Existing Covered Walkway



Figure 4 - Entrance to Madonna Room

Our Lady of Grace Activity Center Addition and Renovation

223 E. Summit. San Antonio, TX 78212



Figure 5 - Back entrance to Madonna Room



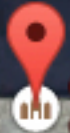
Figure 6 - Exterior of Gymnasium Windows



Proposed addition location



Proposed parking location



Our Lady of
Grace Church

Illough Ave

McCullough Ave





OUR LADY OF GRACE ACTIVITY CENTER



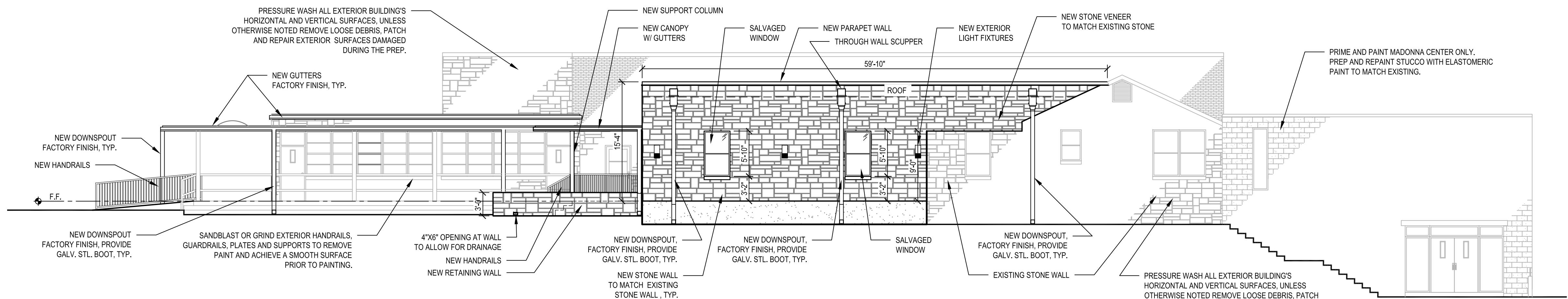
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PROJECT NO	2014-39
DATE	02-26-2015

NO	DATE	DESCRIPTION

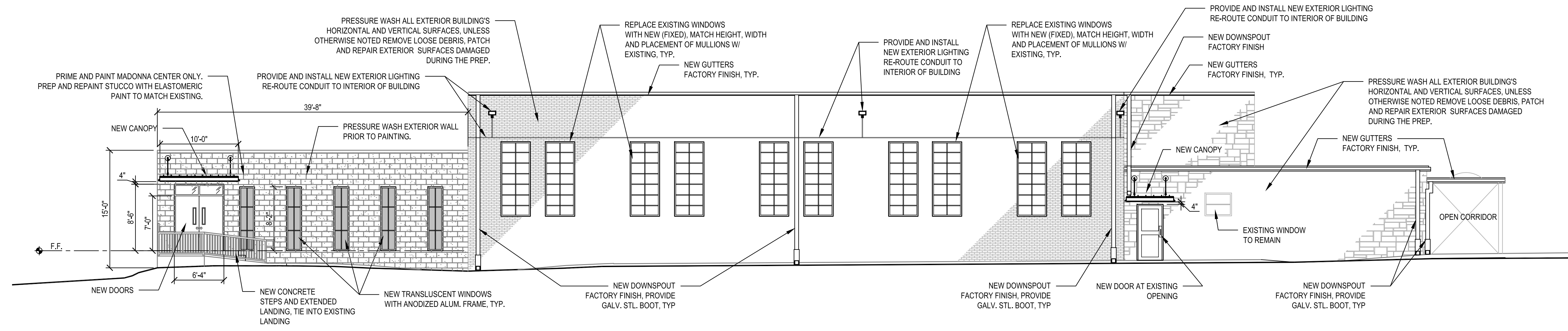
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO

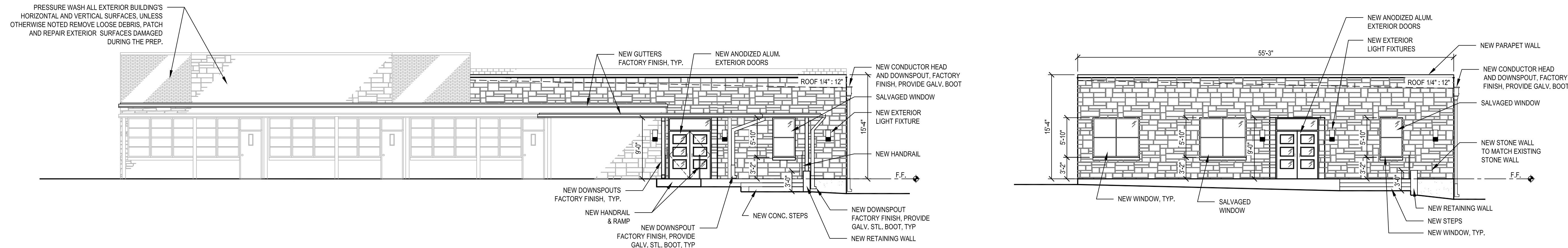
A3.02



1 REVISED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

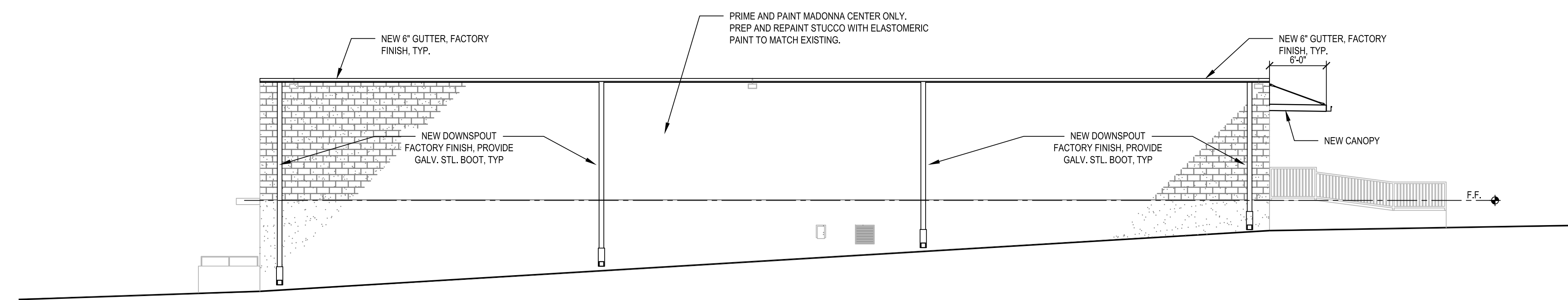


2 REVISED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 REVISED WEST ELEVATION
SCALE: 1/8" = 1'-0"

4 REVISED INNER WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 REVISED EAST ELEVATION
SCALE: 1/8" = 1'-0"



**OUR LADY OF GRACE ACTIVITY CENTER
ADDITION AND RENOVATION**
223 E. SUMMIT AVE., SAN ANTONIO, TX. 78212

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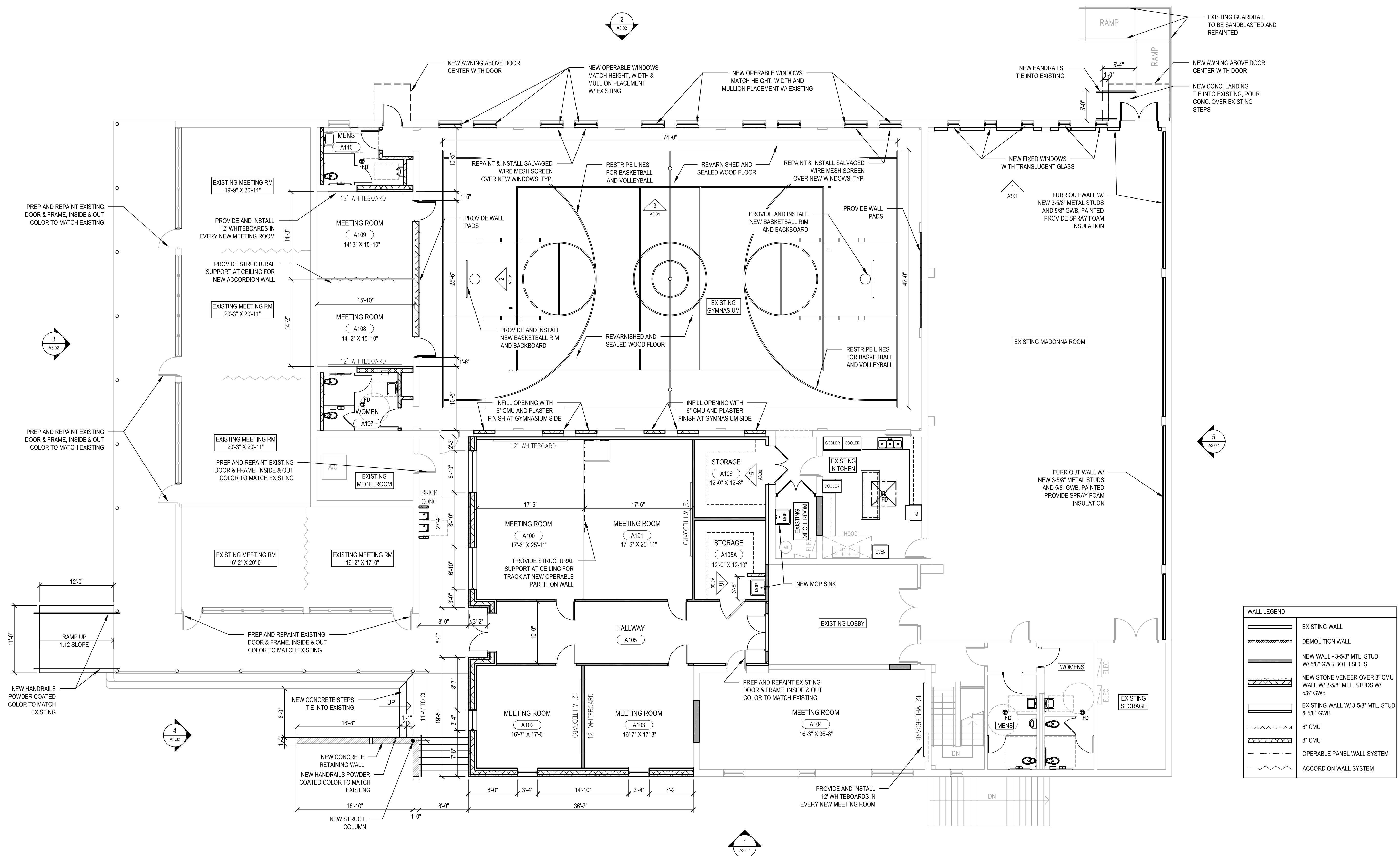
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NO	DATE	DESCRIPTION

SHEET TITLE
REVISED
1ST FLOOR PLAN

SHEET NO

A1.03



1 REVISED 1ST FLOOR PLAN
A1.03 SCALE: 1/8" = 1'-0"



OUR LADY OF GRACE ACTIVITY CENTER ADDITION AND RENOVATION 223 E. SUMMIT AVE., SAN ANTONIO, TX. 78212

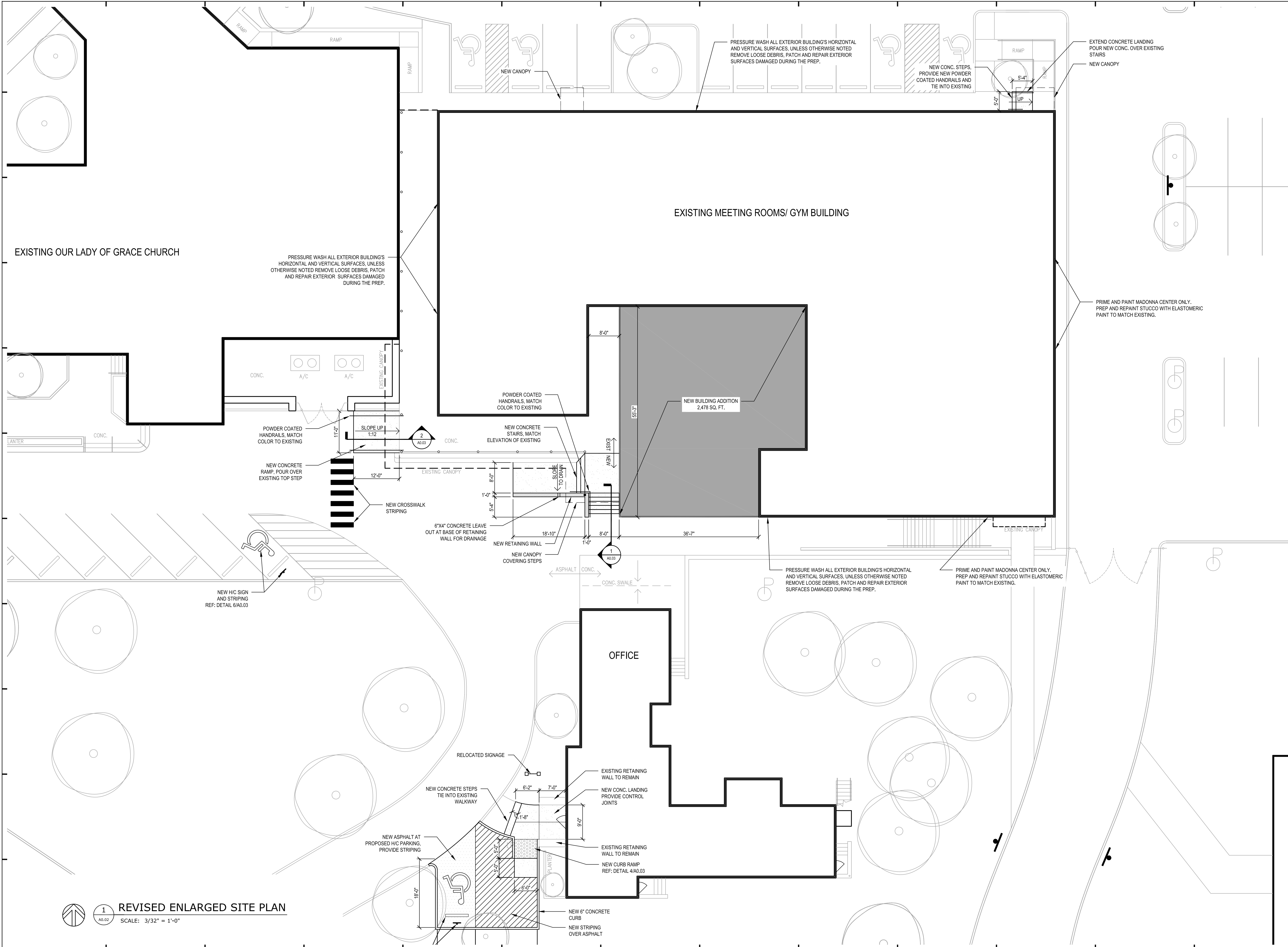
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CHECKED	RZ
PROJECT NO	2014-39
DATE	02-26-2015

NO	DATE	DESCRIPTION

SHEET TITLE
REVISED ENLARGED
SITE PLAN

SHEET NO



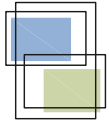
1 REVISOR'S MARK
REVISED ENLARGED SITE PLAN
 SCALE: 3/32" = 1'-0"

Proposed stone cladding



Existing windows





st. cloud window

390 Industrial Blvd Sauk Rapids, MN 56379
Ph:(800) 383-9311 Fax:(320) 255-1513
www.stcloudwindow.com

SERIES
2500

TYPE
AWNING
(HISTORIC STEEL REPLICA)

SECTION
8.3.3

