

HISTORIC AND DESIGN REVIEW COMMISSION

August 01, 2018

HDRC CASE NO: 2018-364
ADDRESS: 701 E PYRON AVE
LEGAL DESCRIPTION: NCB 7664 BLK 1 LOT 1 MISSION SAN JOSE ARCHDIOCESE OF SA
SUBD
ZONING: R-6, HS, MPOD-2
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
LANDMARK: Mission San Jose
APPLICANT: Xavier Gonzales/GRG Architecture
OWNER: Archdiocese of San Antonio
TYPE OF WORK: Construction of a pavilion to feature approximately 6,500 square feet
APPLICATION RECEIVED: July 13, 2018
60-DAY REVIEW: September 11, 2018
REQUEST:

The applicant is requesting conceptual approval to construct a parish pavilion structure to feature approximately 6,500 square feet and one story in height to the immediate east of Mission San Jose.

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 nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

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.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a parish pavilion structure to feature approximately 6,500 square feet and one story in height to the immediate east of Mission San Jose. The proposed new construction will be located on the site currently occupied by a non-contributing accessory structure, surface parking and a small lawn area.

- b. MISSION PROTECTION OVERLAY DISTRICT – This request falls within the MPOD-2 and contains a height that complies with the height requirements.
- c. 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.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on July 24, 2018. At that meeting commissioners noted that the proposed new construction was appropriate. Commissioners also noted that the relocation of the dumpster and rear patio wall from between proposed new construction and Mission walls would be appropriate.
- e. SETBACKS – The applicant has proposed a general setback from E Pyron that is consistent with the existing setbacks of structures location in the area immediately adjacent of Mission San Jose. Additionally, the applicant has proposed a setback that shares comparable distances from the Mission walls as existing structures. Staff finds the proposed setbacks to be appropriate.
- f. ORIENTATION – The applicant has proposed a structure with entrances on each façade, oriented toward various elements on the site. Generally staff finds the proposed entrance orientations to be appropriate.
- g. BUILDING MASS & SCALE – The applicant has proposed for the new construction to feature one story in height, with overall height of approximately _____. The existing structures in the immediate vicinity of Mission San Jose also feature one story in height. The applicant has provided a height diagram noting the height of Mission San Jose, the height of the proposed new construction and the buildable area located within the MPOD viewshed. The proposed height is complies with these requirements.
- h. ROOF FORM – The applicant has proposed a series of low sloped and flat roofs. Structures in the immediate vicinity feature hipped roofs, low sloped roofs and flat roofs with parapets. Staff finds that the proposed roof form features low profiles elements consistent with those of neighboring roofs.
- i. FAÇADE ARRANGEMENT – The applicant has proposed arched openings, arched reliefs, glass curtain wall systems which are noted in the perspective renderings provided by the applicant. Elevation drawings have not been developed at this time; however, staff finds the use of the previously noted architectural elements to be appropriate. When returning to the Commission for final approval, the applicant is to provide detailed elevation drawings.
- j. BUILDING TO LOT RATIO – The applicant has proposed an overall footprint of approximately 6,500 square feet. Staff finds the proposed building’s footprint to be appropriate in size in comparison to the existing structures located in the vicinity of Mission San Jose as well as consistent with the Guidelines for New Construction 2.D.i.
- k. MATERIALS – The applicant has proposed materials that include a sandstone veneer, horizontal courses of terra cotta brick, a composite roof structure and glass curtain wall systems. Staff finds the proposed materials to be appropriate. Staff finds the proposed glass curtain wall systems will provide a reduction in perceived massing.
- l. ARCHITECTURAL DETAILS – The Guidelines for New Construction 4.A. note that new building should be designed to reflect their own time while respecting the historic context of the site. Contemporary interpretations of traditional design should be incorporated into the design in regards to both form and materials. Generally, staff finds the proposed material selections to be appropriate.
- m. MECHANICAL EQUIPMENT – At this time the applicant has not noted the location of mechanical equipment. All mechanical equipment is to be screened from view of the right of way as well as from view from Mission San Jose. Screening elements should be consistent with elements used in the proposed new construction.
- n. SITE ELEMENTS – The applicant has noted the inclusion of site elements that include a rain water cistern, patios, outdoor seating, an acequia water feature and an outdoor dumpster location. The proposed dumpster location is to be screened from view using materials consistent with elements used in the proposed new construction.
- o. ARCHAEOLOGY – ARCHAEOLOGY- The project area is within the Mission Local Historic District, Mission San José Local Historic Landmark boundaries, Mission Parkway National Register of Historic Places District, and the San José Mission National Historic Site National Register of Historic Places District, and Mission San José State Antiquities Landmark (SAL). Under state law, the SAL designation mandates that the development project will require coordination with the Texas Historical Commission prior to beginning construction efforts. The project area is also in close proximity to the San José Acequia and previously recorded archaeological sites 41BX3 (Mission San José y San Miguel de Aguayo) and 41BX267. Previous construction efforts within the proposed project area have documented an Identified Archaeological Site. Therefore, archaeological investigations are required for all ground-disturbing activities, including excavations associated with new building construction, landscaping, utility work, and parking. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology. In addition, the project shall comply with the Health

and Safety Code of Texas. The archaeology consultant should submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning the archaeological investigation.

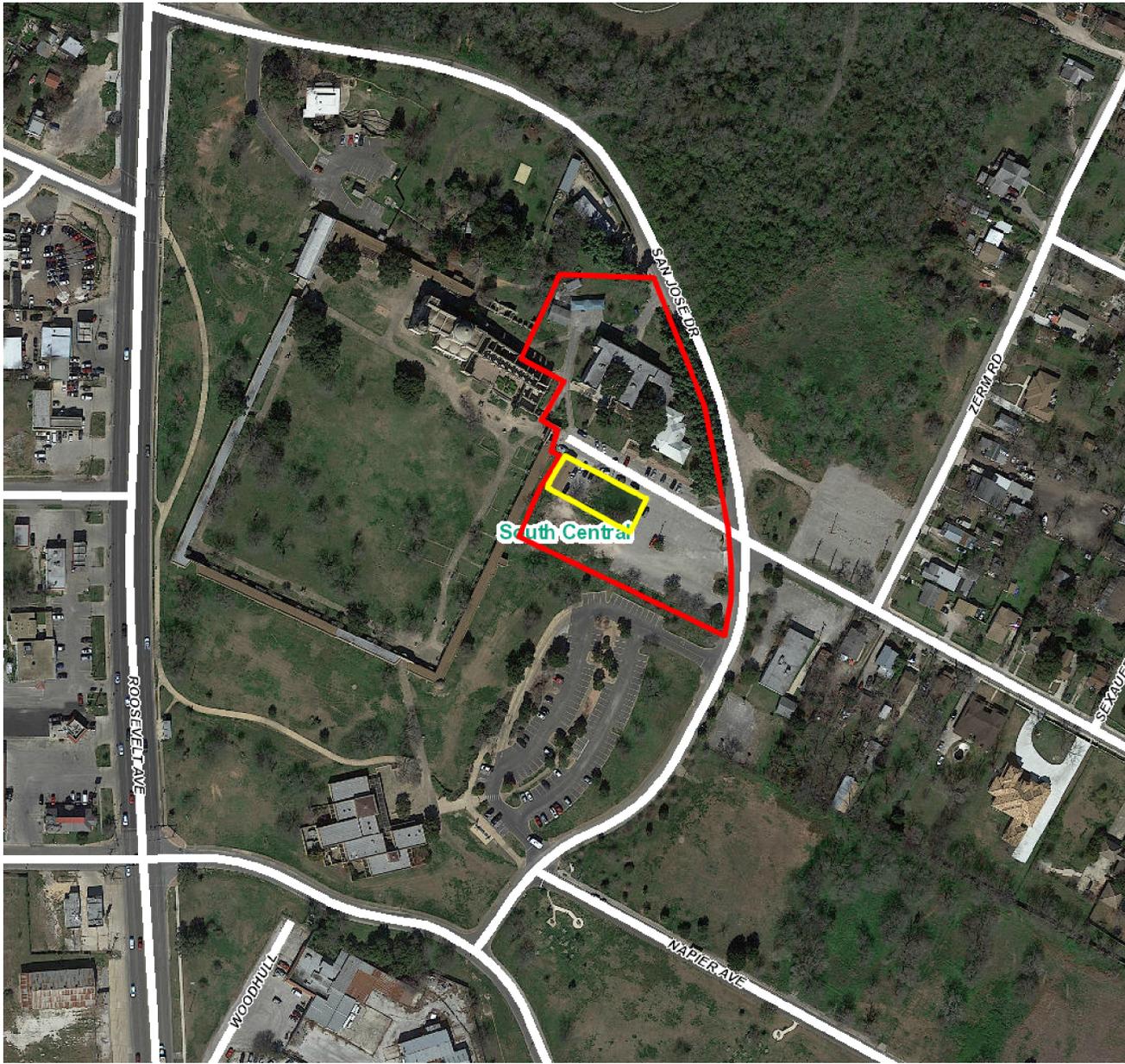
RECOMMENDATION:

Staff recommends conceptual approval based on findings a through o with the following stipulations:

- i. That all mechanical and service equipment be screened from view of the right of way as well as from view from Mission San Jose. Screening elements should be consistent with elements used in the proposed new construction.
- ii. That the applicant provide additional documentation noting the proposed new construction's conformance with the MPOD.
- iii. Archaeology – Archaeological investigations are required for all ground-disturbing activities. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology. Moreover, the project shall comply with the Health and Safety Code of Texas.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 24, 2018

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Mission San Jose Pavilion - Conceptual

July 13, 2018

The San Antonio Archdiocese and the Mission San Jose Church request the Conceptual Approval for a new church pavilion/parish hall. The pavilion is essential to develop and maintain the church's commitment to be a "Living Mission" and UNESCO World Heritage site. Mission San Jose Church endeavors to add a Pavilion and Community Center to serve the growing needs and demands of the church and community. Much like our ancestors of 300 years ago who constructed the original mission to serve the same community needs, today's Mission San Jose Church Community rises to the current day's occasion.

APPROACH - The new pavilion will be subordinate to the historic mission buildings in siting, massing, scale and fit by means of utilizing sympathetic materials, detail and craft.

SITING - The Archdiocese property lies to the east and is adjacent to the mission itself. The property features several post mission period structures and features a secondary access point (E. Pyron Ave.) for the mission and gateway for the neighborhood. The new pavilion has been sited to compliment this alignment and minimally impinge on the adjacent mission wall. This siting is also an area that formerly featured a church building (convent) which has been removed for some time. Additionally, a new paseo along Pyron features a linear acequia which both shields patrons from vehicular traffic and visually leads visitors to the mission gate.

MASSING & SCALE - The new structure endeavors to visually subordinate and minimize its mass by utilizing a pavilion or open structure appearance for the main volume. This is complimented by several smaller visually solid ancillary structures. The main pavilion's roof line and height are kept low by observation and compliance with the Mission Protection Overlay District -2, View Shed. This strategy yields a sloped roof which is ideal for a rain water harvesting component to the project.

MATERIALITY - The mission buildings are distinctly known for their stonework. Much like the nearby NPS Visitor Center, the new pavilion will correspond by featuring a complementary sandstone veneer and utilize a more traditional coursing pattern. As a complement to this stone, the new pavilion will also feature horizontal courses of terra cotta brick, a nod to the sparing but beautiful utilization of brick at the historic mission. As a contrast to the masonry, wood ceilings, composite roof structure and expanses of glass are detailed to reinforce the appearance of lightness.

ARCHITECTURAL DETAIL/CRAFT - The pavilion will be designed to incorporate many opportunities for added religious art, artifacts and craft. The pavilion's design is careful not to mimic the mission's iconic design elements but rather to subtly recall key elements of these. Arches are sparingly used at the main entrance and as relief arches in the veneer pattern. The pavilion's banquet room's floor features a scored pattern inspired by the mission's front door design. The exterior of the pavilion carefully utilizes site and landscape elements to shape and frame space for church events. The acequia features removeable armatures with can be used for the seasonal liturgical adornments.



ROOSEVELT

MISSION
SAN JOSE

NEW
PAVILION



MISSION SAN JOSE CATHOLIC CHURCH - PAVILION
HDRG - CONCEPTUAL

AUGUST, 2018





E. PYRON AVE.

ACEQUIA

NORTH PATIO

CAFE

T/R

KIT.

OFFICE STORAGE

WEST PATIO

FOYER

CACTUS COURTYARD

BANQUET HALL

MARGIL

BRIDE

T/R

GREEN ROOM

W

M

CISTERN

DUMPSTER

PARKING AREA



MISSION SAN JOSE CATHOLIC CHURCH - PAVILION
HDRG - CONCEPTUAL

AUGUST, 2018





MISSION SAN JOSE CATHOLIC CHURCH - PAVILION
 HDRC - CONCEPTUAL

AUGUST, 2018





E. PYRON AVE.

ACEQUIA

NORTH PATIO

CAFE

T/R

KIT

OFFICE STORAGE

WEST PATIO

CACTUS COURTYARD

BANQUET HALL

FOYER

CISTERN

MARGIL

BRIDE

T/R

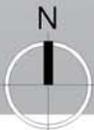
GREEN ROOM

W

M

DUMPSTER

PARKING AREA



MISSION SAN JOSE CATHOLIC CHURCH - PAVILION
HDRG - CONCEPTUAL

AUGUST, 2018





MISSION SAN JOSE CATHOLIC CHURCH - PAVILION
HDRG - CONCEPTUAL

AUGUST, 2018

|G|R|G

architecture



VIEWING SOUTHEAST



MISSION SAN JOSE CATHOLIC CHURCH - PAVILION
HDRG - CONCEPTUAL

AUGUST, 2018

|GR|G

architecture



VIEWING WEST



MISSION SAN JOSE CATHOLIC CHURCH - PAVILION
HDRG - CONCEPTUAL

AUGUST, 2018

GRG

architecture



CACTUS COURTYARD

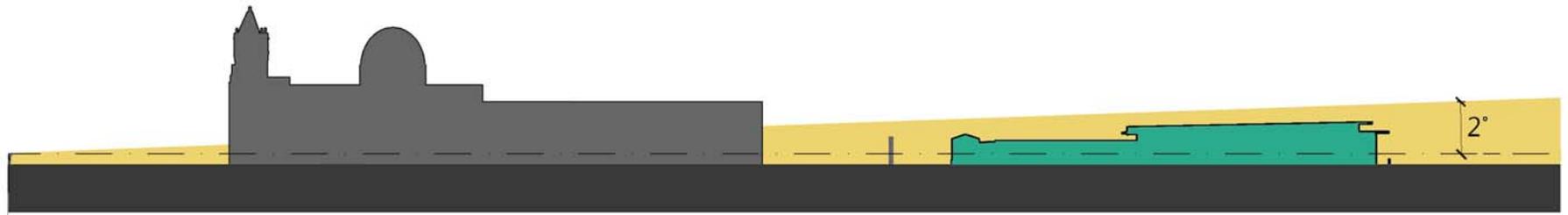


MISSION SAN JOSE CATHOLIC CHURCH - PAVILION
HDRG - CONCEPTUAL

AUGUST, 2018



architecture



- Buildable Zone
- Proposed Building
- Mission San Jose

