

HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 28

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, new parking area and ADA improvements

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 2,478 sq.ft. addition to the Activity Center Building.
2. Provide additional handicap parking with accessible path
3. Replace roof on existing building, replace existing windows to match existing, install new canopies over existing doors, and install new gutters.
4. ADA improvements

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

11. Canopies and Awnings

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to

which they will be attached. See UDC Section 35-609(j).

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.

8. Americans with Disabilities Act (ADA) Compliance

B. ENTRANCES

C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

FINDINGS:

- a. A request for demolition of the rectory building and new construction in its location was heard by the HDRC on August 7, 2013. The request was referred to a task force to ensure that all alternatives to demolition were examined. At that time, some of the alternatives presented included adding to the existing gym building behind the rectory.
- b. The project received conceptual approval on March 18, 2015, with the stipulation that the new parking area is screened from view.
- c. 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 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. In addition, multiple additions and modifications have been made previously to this structure.
- d. 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. 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.
- e. 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.
- f. 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.
- g. Non-historic windows should be replaced with new windows that are consistent with the architectural style of the building as recommended by the Guidelines for Exterior Maintenance and Alterations. The windows being replaced are located on a non-contributing structure. The proposed windows are consistent with the guidelines.
- h. Consistent with the Guidelines for Site Elements, new ramps should be unobtrusive and minimize visual impact. In addition, ramps should be screened from view using landscape materials. The proposed ramp does not obstruct view of any historic structure; however no screening has been proposed which is not consistent with the guidelines.

RECOMMENDATION:

Staff recommends approval of items 1 and 3 as submitted based on findings b, c, and f.

Staff recommends approval of item 2 based on findings d-e with the stipulation that the new parking area is screened from view.

Staff recommends approval of item 4 based on finding g with the stipulation that the new ramp is screened from view.

CASE MANAGER:

Adriana Ziga





223 E Summit

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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

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Figure 3 - Existing Covered Walkway



Figure 4 - Entrance to Madonna Room

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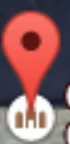


Figure 5 - Back entrance to Madonna Room



Figure 6 - Exterior of Gymnasium Windows



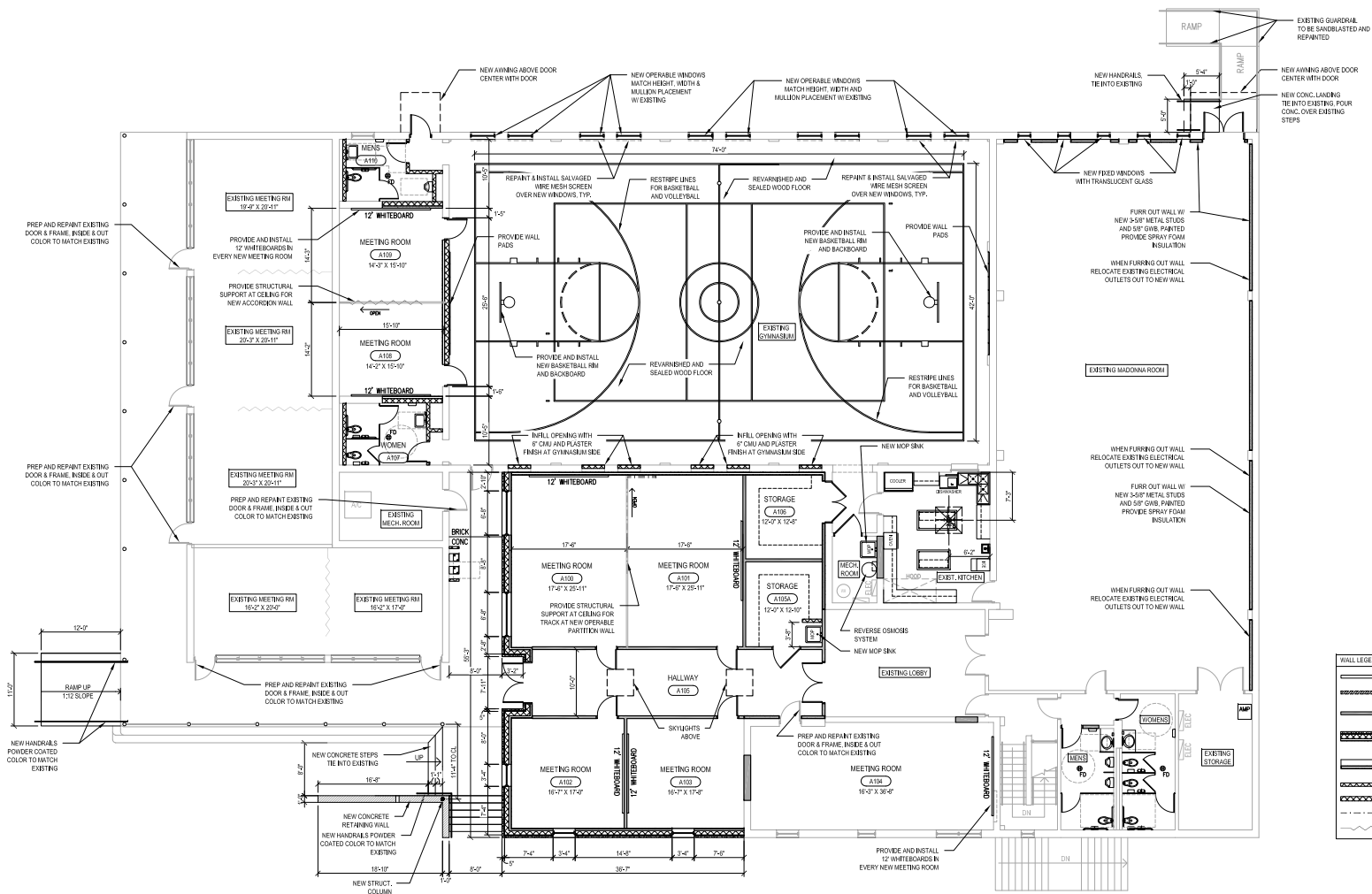


Our Lady of
Grace Church

llough Ave

McCullough Ave





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

WALL LEGEND	
	EXISTING WALL
	DEMOLITION WALL
	NEW WALL - 3-5" MTL. STUD W/ 5" GWS BOTH SIDES
	NEW STONE VENEER OVER 8" CMU WALL W/ 5-8" MTL. STUDS W/ 5" GWS
	EXISTING WALL W/ 5-8" MTL. STUD & 5" GWS
	8" CMU
	8" CMU
	OPERABLE PANEL WALL SYSTEM
	ACCORDION WALL SYSTEM



NO	DATE	REVISIONS	DESCRIPTION

