

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 29

HDRC CASE NO: 2015-215
ADDRESS: 623 E COMMERCE ST
LEGAL DESCRIPTION: NCB 151 BLK 1 LOT 1 (ST JOSEPH'S CHURCH) 2014-NEW ACCT PER SPLIT PER PLAT 9657/163-165 FILED 8/2/2013
ZONING: D H HE RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
LANDMARK: St Joseph's Catholic Church
APPLICANT: Mario Marzocchi
OWNER: Roman Catholic Archdiocese of San Antonio
TYPE OF WORK: New construction
REQUEST:

The applicant is requesting conceptual approval to:

Construct a 6,500 square foot structure to be known as "The Mother of the America's" that is to be set back 65' from E Commerce. The proposed height from grade to the top of the parapet will be 30' – 6". The height from the top of the parapet wall to the overall height of the spire is 12' – 0" for an overall height of approximately 42' above grade. Materials are to include limestone, cast stone, a standing seam metal roof and a brick paved plaza and landscaping between the proposed new construction and the existing Rectory. The applicant has also proposed parking for five vehicles.

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

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. Window and door openings—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and

other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

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.

ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant has proposed to construct the new structure at the north east corner of the site, which is to the side and rear of the existing, historic structure. The proposed new construction is to be set back 65' from E Commerce and is to be oriented toward E Commerce. Staff finds that the proposed setback is appropriate and that the proposed building orientation is consistent with the Guidelines for New Construction 1.A.ii.
- b. According to the Guidelines for New Construction 2.A., new construction should feature a height and scale that are consistent with those of nearby historic buildings. The applicant has proposed for the overall height of the proposed new construction to be approximately 42' tall and feature similar floor heights as the neighboring structures. This is consistent with the Guidelines.
- c. The applicant has proposed instances where a sloped standing seam metal roof is to be used along with a flat roof that will be behind a parapet wall. This is consistent with the Guidelines for New Construction 2.B.i.
- d. In regards to windows and doors, the applicant has proposed window and door openings that are consistent in size with those of the existing structures on the site, however, the applicant has proposed for the new structure to feature aluminum framed windows. While aluminum framed windows would create a visual indication of the structure's new age, staff finds that more depth should be given to the façade through the use of these windows to prevent a "storefront" appearance. Staff recommends that the applicant inset each aluminum window at least two to three inches within the exterior walls.
- e. The applicant has proposed complementary materials such as cut native limestone, cast stone window sills and eyebrows, cast stone cornices and a standing seam metal roof. Each of these proposed materials either match those of the existing church or Rectory. These proposed materials are consistent with Guidelines for New Construction 3.A. The applicant has also proposed the use of cast stone quoins. Staff finds that this element creates a false sense of history and recommends that the applicant remove those from the proposed structure.
- f. According to the Guidelines for New Construction 4.A., new buildings should be designed in a manner that reflects their time while respecting the historic context, incorporate architectural details that are in keeping with the predominant architectural styles in the vicinity and should potentially integrate contemporary interpretations into the new construction. The applicant has incorporated various materials that are complementary to the existing, historic structures, but has also introduced contemporary interpretations including a more modern massing, a contemporary sloped roof canopy sheltering a second level terrace, contemporary window openings on the side of the structure and a modest cast stone cornice. This is consistent with the Guidelines.

- g. The applicant has not noted the location of any mechanical equipment. The Guidelines for New Construction 6.A. states that the location of mechanical equipment should not be located where clearly visible from the public right of way. The applicant is responsible for complying with this.
- h. The applicant has proposed to remove a portion of the existing asphalt parking lot and to replace it with a brick plaza that will extend from the proposed new structure to the side and rear of the existing Rectory and terminate at the side of the existing church. Staff recommends that the applicant provide more information regarding this proposed brick plaza including information regarding landscaping materials and the incorporation of plantings.
- i. The applicant has proposed to reconfigure the existing asphalt driveway which currently accommodates parking for approximately 15 vehicles. The applicant has proposed for the new, reconfigured asphalt parking lot to contain parking for 5 vehicles, including one handicapped parking space. Through this reconfiguration, the amount of asphalt on the site would be slightly reduced. This is consistent with the Guidelines, however the applicant should introduce a screening elements to screen the existing/proposed parking from the public right of way along E Commerce. The applicant should refer to the Guidelines for Site Elements, 7.B. regarding off street parking.
- j. The property is within the Alamo Plaza National Register District and the River Improvement Overlay District, is traversed by the Madre Acequia, has been reported in various sources as the possible site of the Battle of the Alamo funeral pyre and as one of the possible sites of the second location of Mission San Antonio de Valero, and is adjacent to the historic Alameda (Commerce Street). Therefore, archaeological investigations shall be required for the project area.

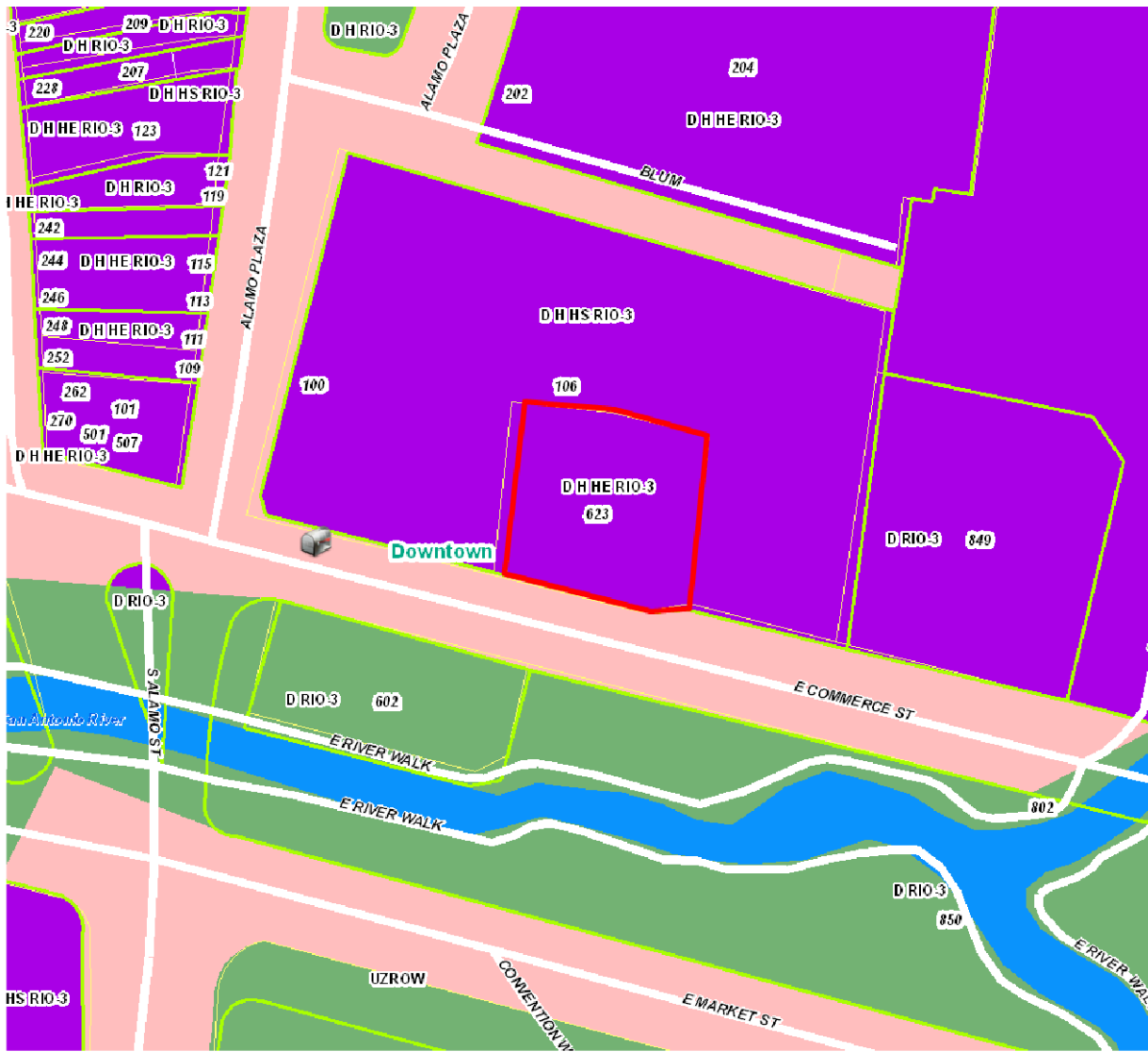
RECOMMENDATION:

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

- i. That the applicant remove the proposed cast stone quoins from the proposed new construction.
- ii. That the applicant inset each aluminum window at least two to three inches within the exterior walls.
- iii. That the applicant buffer the existing/proposed parking from the public right of way along E Commerce.
- iv. Archaeological investigations shall be required for the project area.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: May 21, 2015

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Written Narrative

St. Joseph Catholic Church, 623 East Commerce, San Antonio, Texas and the Archdiocese of San Antonio propose to build adjacent to the old Joske's building and their existing two story Rectory, a new building to be known as "The Mother of the Americas", it will be approximately 6,500 square feet. The height will be approximately 30'-6" from grade to the top of the parapet walls with the room portion over the Chapel approximately 40'-0" above the grade. The exterior finishes will be consistent with the existing two story Rectory, to match the Church with lime stone, cast stone and standing seam metal roof.

The new building front will set approximately 65'-0" off Commerce Street with 5 parking spaces between Commerce Street and the new building for residence and staff parking. The area between the new building, existing Rectory and existing Church will be a brick paved plaza with landscape planters.

The 3,525 sq. ft. first floor will contain Church office, Church Gift Shop, Community Room for approximately 100, serving Kitchen and common area.

The 3,000 sq. ft. second floor will contain Church Office, Devotion Chapel, Meeting Rooms for approximately 80, common areas and a 350 sq. ft. roof terrace that overlooks St. Joseph property and views to Commerce Street.











71'-0"

61'-0"

32'-0"

COMMUNITY ROOM

STAIR 1

up

JAN.

MEN

WOMEN

STOR.

OFFICE

LOBBY

ENTRY

ELEV.

GIFT SHOP

24'-0"

3525 SQ. FT.

STORAGE

SERVING

PANTRY

double oven

ref.

F.R.

11'-0"

14'-0"

28'-0"

STAIR 2

up

FIRST FLOOR PLAN

SCALE: $\frac{3}{32}" = 1'-0"$

EXISTING RECTORY

PROPOSED
MOTHER OF THE AMERICAS
FOR
ST. JOSEPH CATHOLIC CHURCH
623 EAST COMMERCE ST.
SAN ANTONIO, TEXAS 78205

MORKOVSKY + ASSOCIATES, INC.
ARCHITECT - PLANNER - CONSULTANT
SAN ANTONIO, TEXAS
15-019 CAM

71'-0"

61'-0"

MEETING RM. 1

MEETING RM. 2

STAIR 1
down

WOMEN

MEN

roof

CHAPEL

32'-0"

GALLERY SPACE

CORRIDOR

OFFICE

ELEV.

ELECT.

roof

35'-0"

MEETING RM. 3

TERRACE

3000 SQ. FT.

STAIR 2
down

8'-0"

28'-0"



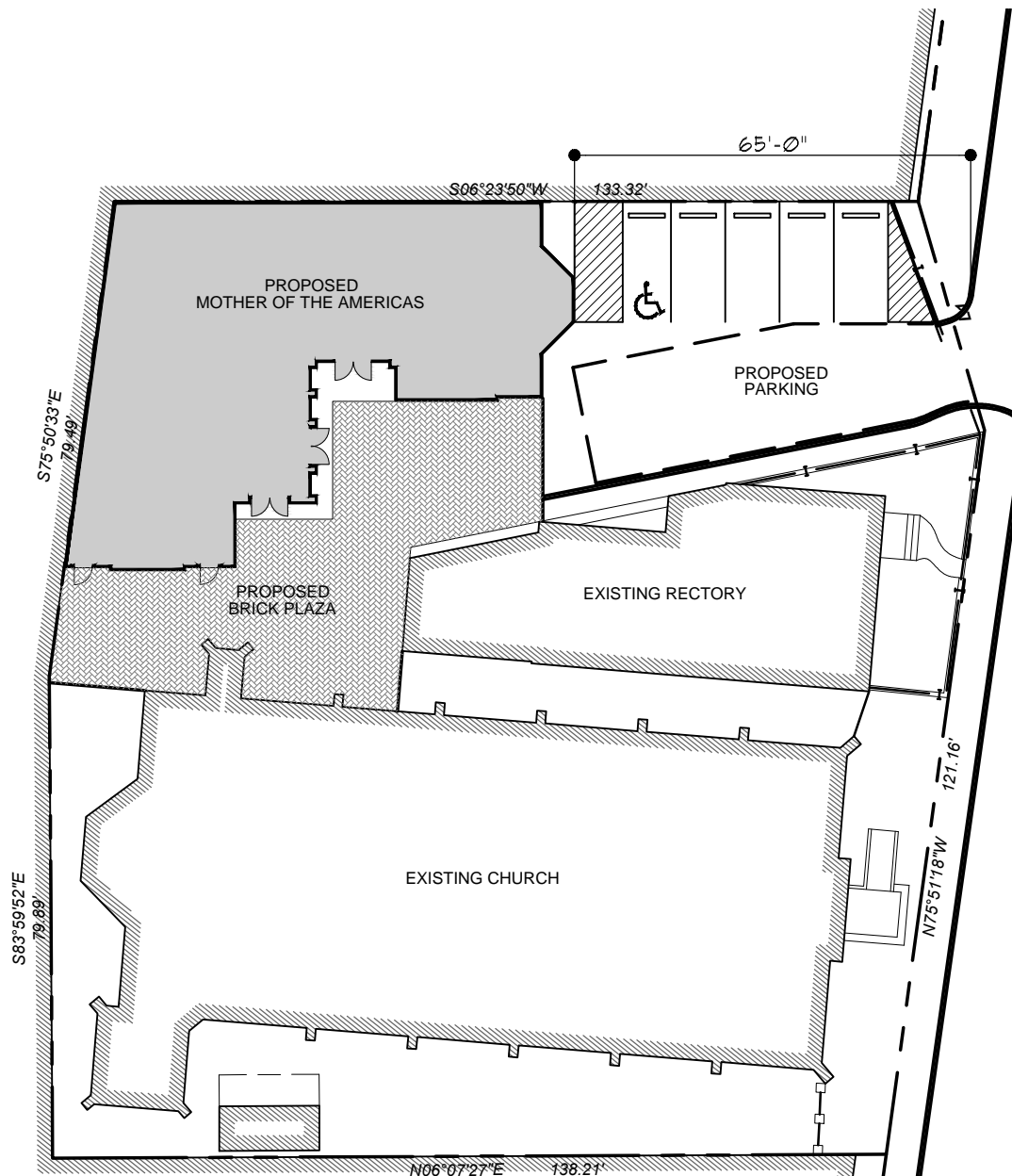
SECOND FLOOR PLAN

SCALE: $\frac{3}{32}" = 1'-0"$

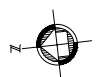
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FOR
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EXISTING RECTORY

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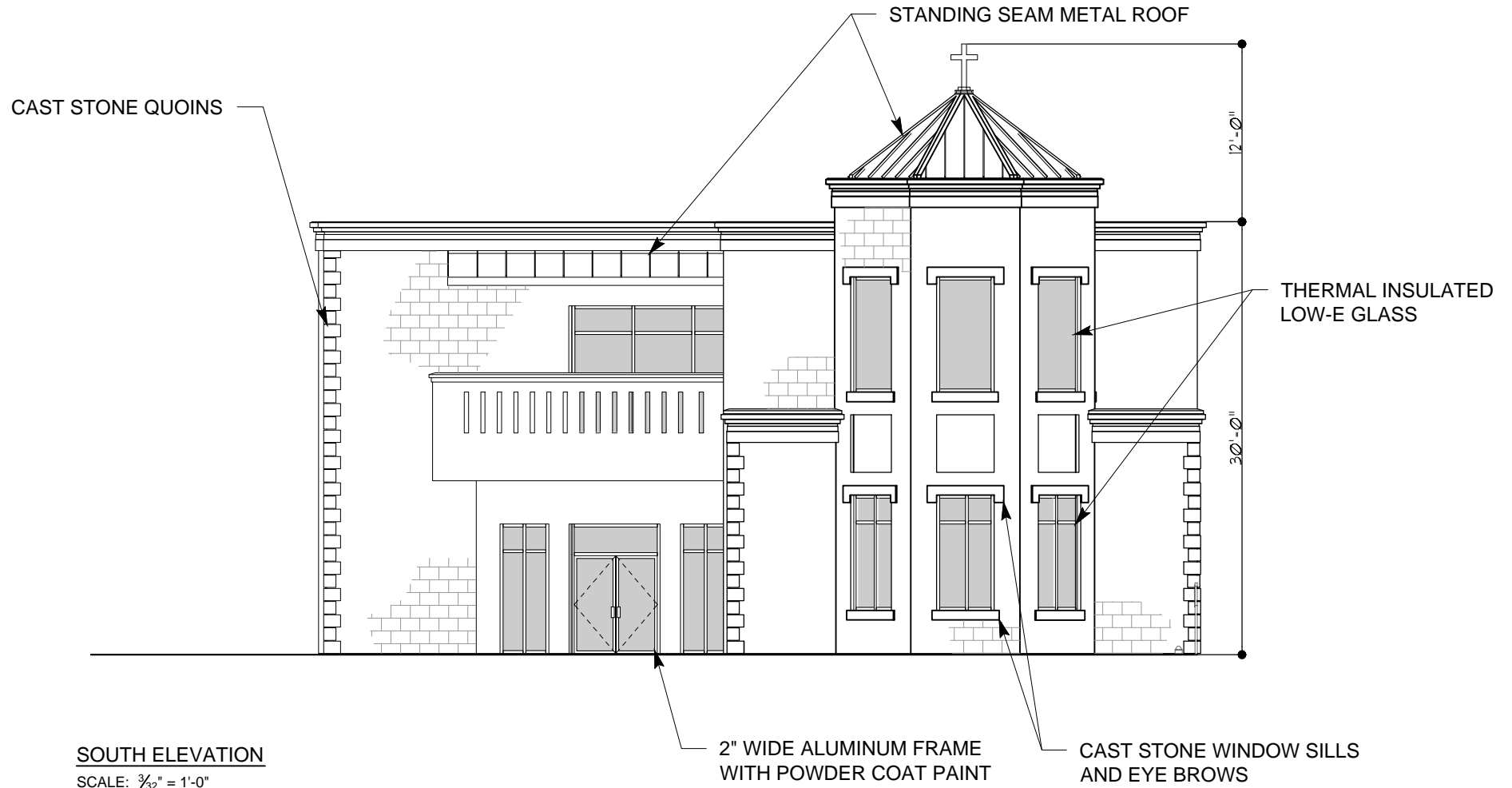
E. COMMERCE ST.



SITE PLAN
SCALE: 1:30

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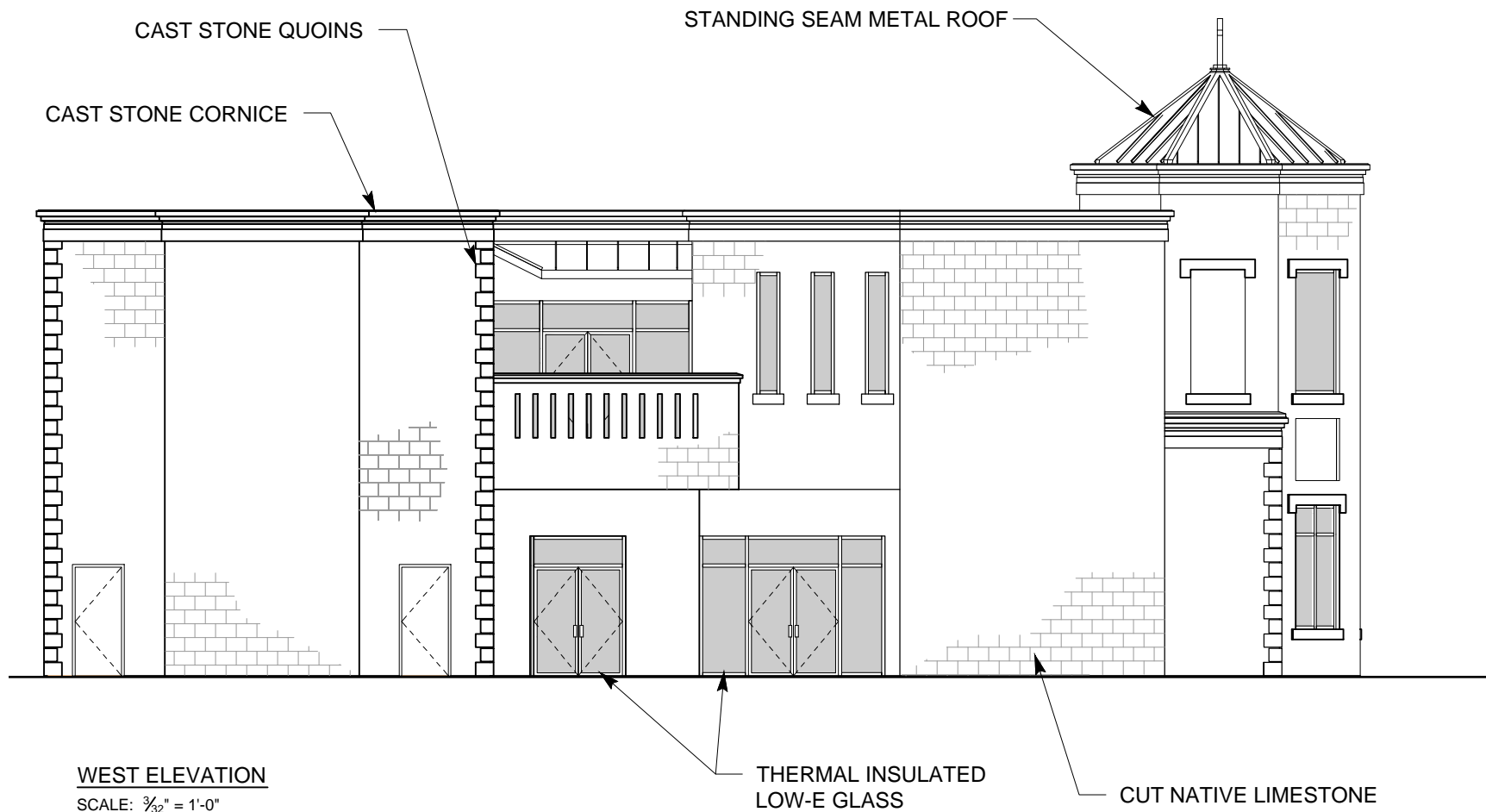


SOUTH ELEVATION

SCALE: $\frac{3}{32}$ " = 1'-0"

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WEST ELEVATION

SCALE: $\frac{3}{32}$ " = 1'-0"

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Specifications of Materials

Exterior Veneer

- Cut native lime stone to match the existing Rectory.
- Cast stone quoins to match the existing Rectory.
- Cast stone window sills and eye brows.
- Cast stone cornice at the tops of all walls.

Roof (exposed)

- Standing seam metal to match that of the existing Church.

Windows, Doors and Frames

- 2" Wide metal frame with powder coat paint to match Rectory window paint.
- Windows glazed with insulated Low E Glass.