

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 20

HDRC CASE NO: 2015-239
ADDRESS: 222 E MITCHELL ST
LEGAL DESCRIPTION: NCB 3975 B:1 L: 1-4,6-10,17- 24,29, N IRR PT 25,E IRR 384 OF A29,A-31A, & ADJ 16"STRIP
ZONING: MF33 H RIO-4
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Mark Tolley
OWNER: Archdiocese of San Antonio
TYPE OF WORK: New construction and redevelopment of St John's Seminary
REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish seven buildings on the St. John's Seminary property and two, single family residences at 203 and 215 Felisa Street as non-contributing structures. The demolitions are identified in previously submitted exhibits as buildings 5, 9, 10, a, cd, e and f. The remaining buildings at the St. John's Seminary site would be adaptively reused within the development.
2. Redevelop the campus formerly known as St. John's Seminary. This request for conceptual approval is an update to the schematic design for the adaptive reuse and new construction at the campus. The new design features a campus like arrangement of the new structures and vehicular access with axial divisions and courtyard building typologies.

APPLICABLE CITATIONS:

Secretary of the Interior's Standards for Rehabilitation number 9:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

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

10. Commercial Facades

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- ii. *Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

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.

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.

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. *Facade configuration*—The primary facade 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 facade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

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.
- 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.

UDC Section 35-614. Demolition.

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners. (3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

UDC Section 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay

district

the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

- (1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
- (2)USGS maps;
- (3)Soil Survey maps;
- (4)Distance to water;
- (5)Topographical data;
- (6)Predictive settlement patterns;
- (7)Archival research and historic maps;
- (8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

- a. The St. John's Seminary campus first opened at this location in 1920 with the construction of the main, 3-story building located to the northeast of Mission Concepcion. A second building, Margil Hall, was constructed in 1935 to the rear of the main seminary building. St. Mary's Hall, to the north along Mitchell Street, was constructed in 1949. Several other buildings were constructed after 1951, including the chapel immediately to the east of the Mission Concepcion. Other site features include an allée of trees between Mission Road and the main seminary building, multiple sports courts and a historic koi pond.
- b. Staff received demolition applications for nine buildings at this location on Monday, June 16, 2014. The applications have been reviewed by staff for both architectural and cultural significance. Staff has determined that Accessory Buildings a, c, d, e and f are non-contributing to the Mission Historic District and St. John's Seminary Campus and are eligible for demolition.
- c. The single family residences at 203 and 215 Felisa (Buildings 9 and 10) date to the 1920s. 215 Felisa (Building 9) is a relatively intact early 20th century bungalow. Alterations include porch modifications, rear additions, and application of vinyl siding. 203 Felisa (Building 10) is a good example Spanish Eclectic style home and features its original windows. These homes are part of a residential area that remains relatively intact. Their location at this corner preserves the historic streetscape at this location, although other demolitions along Felisa have occurred midblock. Staff finds that these buildings are contributing.
- d. Building 5 is a multi-purpose facility located centrally within the St. John's campus. It is a Mid-Century Modern building with a concrete structural frame and cantilevered roof. It appears to have been constructed at the same time as the two dormitory buildings located along Felisa (Buildings 7 and 8.) Staff finds that this building is contributing.
- e. If the HDRC determines that any of the selected demolitions are contributing to the Mission Historic District, then the procedures for demolition of landmarks and contributing buildings as outlined in UDC Section 35-614 shall apply.
- f. Previous requests for the adaptive reuse and redevelopment of the St. John's Seminary have been reviewed by both the Design Review Committee and the Historic and Design Review Commission. Two site visits were conducted during May and June of 2014. This specific request was last heard by the DRC on May 26, 2015. At that meeting, committee members noted that the current parking and vehicular access is ideal, that the current stepping down in massing is an improvement over the previous design and that tree preservation as well as root protection during construction is important.
- g. The applicant has developed conceptual plans for the project through consultation with a number of stakeholders including the National Parks Service and the World Heritage Advisory Committee. Through those consultations, the applicant has eliminated a third building from the proposal which would have originally been located in the northwest corner of the property.
- h. The property is within the local Mission Historic District, the Mission Parkway National Register of Historic Places District, the Mission Concepcion National Register of Historic Places District, and the recorded Battle of Concepcion battlefield. Furthermore, the project footprint is within the site boundaries of recorded archaeological site 41BX12,

which is also a registered 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 the commencement of construction efforts. In addition, as illustrated on historic maps, the property is traversed by the Pajalache or Concepcion Acequia, a registered National Historic Civil Engineering Landmark. Human remains have also been recorded next to this project area, and could possibly extend into the property. Therefore, archaeological investigations shall be required for the project area.

- i. The applicant has presented a site plan which uniquely positions each new structure to have a setback that is consistent throughout the site, be oriented toward both the interior courtyard as well as address each street and feature primary entrance orientations that are situated to respond to the automobile circulation of the site. This is consistent with the Guidelines for New Construction 1.A.
- j. The existing, contributing structures at St. John's Seminary feature both one and multiple story structures. The applicant has proposed a series of one, two and three story structures which vary in height at various locations. The applicant has proposed for each structure to feature height transitions as well as similar floor heights as the existing, contributing structures. This is consistent with the Guidelines for New Construction 2.A.
- k. Many of the existing, contributing structures at St. John's Seminary feature moderately pitched ridged hipped roofs. The applicant has proposed for each of the new structures to have similar roofs. This is consistent with the Guidelines for New Construction.
- l. According to the Guidelines for New Construction 2.C. in regards to the relationship of solids to voids, the applicant has proposed a façade arrangement which features proportionately sized windows and facades which feature a base, midsection and cap. This is consistent with the Guidelines.
- m. With the construction of multiple new structures, the applicant will be covering a large percentage of the available lot space, however, the existing Seminary structures provide the precedent with a campus-like design. Staff finds the applicant's proposed site design appropriate and consistent with the Guidelines for New Construction D.i.
- n. Materials that complement the type, color and texture of materials traditionally found in the district are appropriate for new construction. The applicant has proposed for stucco to be the primary material, however the primary material for the existing structures of the seminary are brick. The applicant's proposed materials are not consistent with the Guidelines and have no precedent at this location. Staff recommends that the applicant use brick as the primary material.
- o. New structures in historic districts should be designed to reflect their own time while respecting the historic context of the district. Staff finds that the proposed architectural details proposed in this redevelopment do not represent or complement the architectural quality found in the contributing structures. Staff recommends that the applicant reconsider the specific materials and architectural details that have been proposed such as outdoor terraces with trellises, stucco, wood balcony railings and the over exaggeration of Spanish Revival elements.

RECOMMENDATION:

1. Staff recommends Staff recommends that the HDRC concur with findings c and d that Buildings 5, 9 and 10 are contributing. Every attempt should be made by the applicant to relocate within the Mission Historic District the two single-family residences on Felisa Street (Buildings 9 and 10) based on finding c. If relocation is shown to be infeasible, salvage shall be required. Alternatives to full demolition for Building 5 must be explored by the design team prior to issuance of a permit.

If the HDRC finds that information has been provided which would warrant a determination of non-contributing status for the selected demolitions, then the demolitions may be handled administratively.

2. Staff recommends approval of the development based on findings h through i with the following stipulations:
 - i. That the applicant incorporate additional materials such as brick and cast stone in order to more appropriately complement the surrounding structures as noted in finding n.
 - ii. That the applicant incorporate additional architectural details which in combination with brick or cast stone will be more consistent with the Historic Design Guidelines as noted in finding o.
 - iii. That the applicant incorporate contemporary architectural elements that do not present a "Villa" atmosphere.
 - iv. An archaeological investigation is required.

CASE MANAGER:

Edward Hall



The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

St. John's Redevelopment Project

Narrative

On March 25, 2014, 210 Developers was selected through RFP process by the Archdiocese of San Antonio to formulate a viable economic plan to preserve the St. John's Seminary Campus, protect its historic buildings from further deterioration, and develop a long term structure to create an income producing asset for Archdiocese and Good Sheppard Network from the existing land and structures. On April 21, 2015, the lease was executed. As outlined in the following proposal, the St. John Seminary site presents a truly unique opportunity to preserve the existing campus, while also providing a catalytic, high quality mixed-use infill housing project on the South Side. While the empty property presently lies within a transitional market, and the subject property has substantially deteriorated in the last four years of vacancy, it is ideally located immediately South of Downtown, and is adjacent to markets (both North and South) that are presently experiencing rapid job growth and revitalization. Because of historical dynamics, the South Side is severely lacking new Class A, market rate housing. Therefore, this predominantly vacant infill site presents a unique opportunity to help alleviate this chronic shortage, while creating a destination project of sufficient critical mass to support the costly retrofitting the historical Seminary structures.

As proposed, the project would encompass the entire **12.15 acres** of the former St. John's Seminary School site, next to Concepcion Sports Park and Mission Concepcion. Located in vibrant South Side, it is in close proximity to numerous parks and amenities, and is a short walk to the recently opened Mission Reach section of the RiverWalk. The overall plan will included approximately **240 market rental units**, and will have all the amenities expected in a Class A residential project. Phase 1 will utilize smart growth, adaptive reuse principles to revitalize the aged and vacant St. Mary's, Drossaert, and St. Marquill's Halls. Phase 2 of the project will be comprised of newly constructed Class A units in complimentary two and three story courtyard style, New Urbanist complexes, located West of the existing complex. Said residential units would accent the existing historic structures with heavy Spanish and Andalusian architectural themes. As envisioned in this proposal, this project would provide much needed new market rate "live/ work" apartments for area educators, employers, and residents in need of moderately priced, well designed rental housing. A dual benefit would be the preservation and reutilization of historical structures that are important to heritage of the Catholic Church in San Antonio, and the City in general. Construction is projected to commence in Winter of 2015.

The tenant base is predicted to come from a wide demographic, and be drawn South from the Downtown Core by lower rental pricing, and an exceptional amenities. Recent market studies predict the primary rental absorption coming from jobs related to manufacturing, medical, and logistics / servicing in the shale oil fields. It will also being driven by employers such as the recently opened Texas A & M University Campus, and the continued expansion of solar, biomedical and technology employers, such as the Rackspace, Nexalon Solar, and Apple. Priced appropriately, this project could be a value alternative to the markets North, and would be able to provide quality housing to those presently priced out by escalating rents Downtown. Following is a short list of major area employers projecting growth in 2015, with over 16,000 new jobs predicted from South San Antonio employers alone;

Texas A & M - San Antonio Campus

Baptist Health Center

Brooks City Base (which includes DPT Labs, Texas CDC, Apple and the new UIW Medical School)

UTSA Downtown Campus

Downtown University Health Hospital / Pediatric Hospital

Baker Hughes support services hub

Nexalon Solar / Mission Energy

Toyota Tundra Truck Plant

Carrier Industries

Weatherford International Support Center

Halliburton Industries shale support services hub

Schlumberger support services hub

Spot internal re-zoning, platting, CCHIP Incentive Packages (through COSA and the Center City Development Office) and Utility Services Agreements necessary for development and construction will be managed in the partnership's name by 210 Developers. Construction services will be provided by a financially qualified bonded contractor, with construction management services provided by 210.

The site is in also in the approved City of San Antonio "CRAG" Incentives Zone, and is entitled to City Fee Waivers, possible SAWS Impact fee relief, and a 10 year tax rebate by the City of San Antonio. The project conforms to the 2020 Plan Guidelines, and the stated goals for the ICRIIP/CRAG Incentive Zone;

INNER CITY REINVESTMENT/ INFILL POLICY GOALS



- . Increase urban housing stock by new development on vacant infill land
- . Promote neighborhood preservation by redevelopment of underutilized buildings
- . Through smart growth development, promote pedestrian friendly transit oriented development ("T.O.D.") projects that reduces daily auto trips, increase the health of residents, and revitalize the downtown core
- . Through reutilization of existing infrastructure, reduce the need for new infrastructure
- . Encourage adaptive reuse housing in proximity of jobs exiting services, and mass transit
- . Promote "Live/ Work" mixed-use opportunities along historic commercial corridors (new residents = new shoppers)
- . Redirect development pressure away from traditional suburban "Green Field" projects through the use of "ICRIIP" Incentives and Fee Waivers for infill residential

As proposed, the St. John's Seminary project provides the opportunity to construct a catalytic South Side project that achieves the above stated goals, and would be instrumental in the continued revitalization of South San Antonio, as well as the Mission Reach area in general.

210 Development Group/ The Archdiocese of San Antonio



ST. JOHN'S REDEVELOPMENT PROJECT
EXISTING CONDITIONS PHOTOGRAPHS



ST. JOHN'S REDEVELOPMENT PROJECT
EXISTING CONDITIONS PHOTOGRAPHS



ST. JOHN'S REDEVELOPMENT PROJECT
EXISTING CONDITIONS PHOTOGRAPHS



ST. JOHN'S REDEVELOPMENT PROJECT
EXISTING CONDITIONS PHOTOGRAPHS



ST. JOHN'S REDEVELOPMENT PROJECT
EXISTING CONDITIONS PHOTOGRAPHS



ST. JOHN'S REDEVELOPMENT PROJECT
PROPOSED DEMOLITION
DEMO 4 BUILDINGS, DEMO 5 ACCESSORY STRUCTURES

Proposed
Demolition - Bldg 6



Proposed
Demolition - Bldg 9



Proposed
Demolition - Bldg 5



Proposed
Demolition - Bldg 10



Proposed
Demolition - Bldg D



Proposed
Demolition - Bldg A



Proposed
Demolition - Bldg C



Proposed
Demolition - Bldg E



Proposed
Demolition - Bldg F





ST. JOHN'S REDEVELOPMENT PROJECT
VIEW 1 - EAST OF MITCHELL ST & MISSION RD INTERSECTION



ST. JOHN'S REDEVELOPMENT PROJECT
VIEW 2 - NW CORNER OF MITCHELL ST & MISSION RD



ST. JOHN'S REDEVELOPMENT PROJECT
VIEW 3 - MISSION RD ADJACENT TO GAS STATION



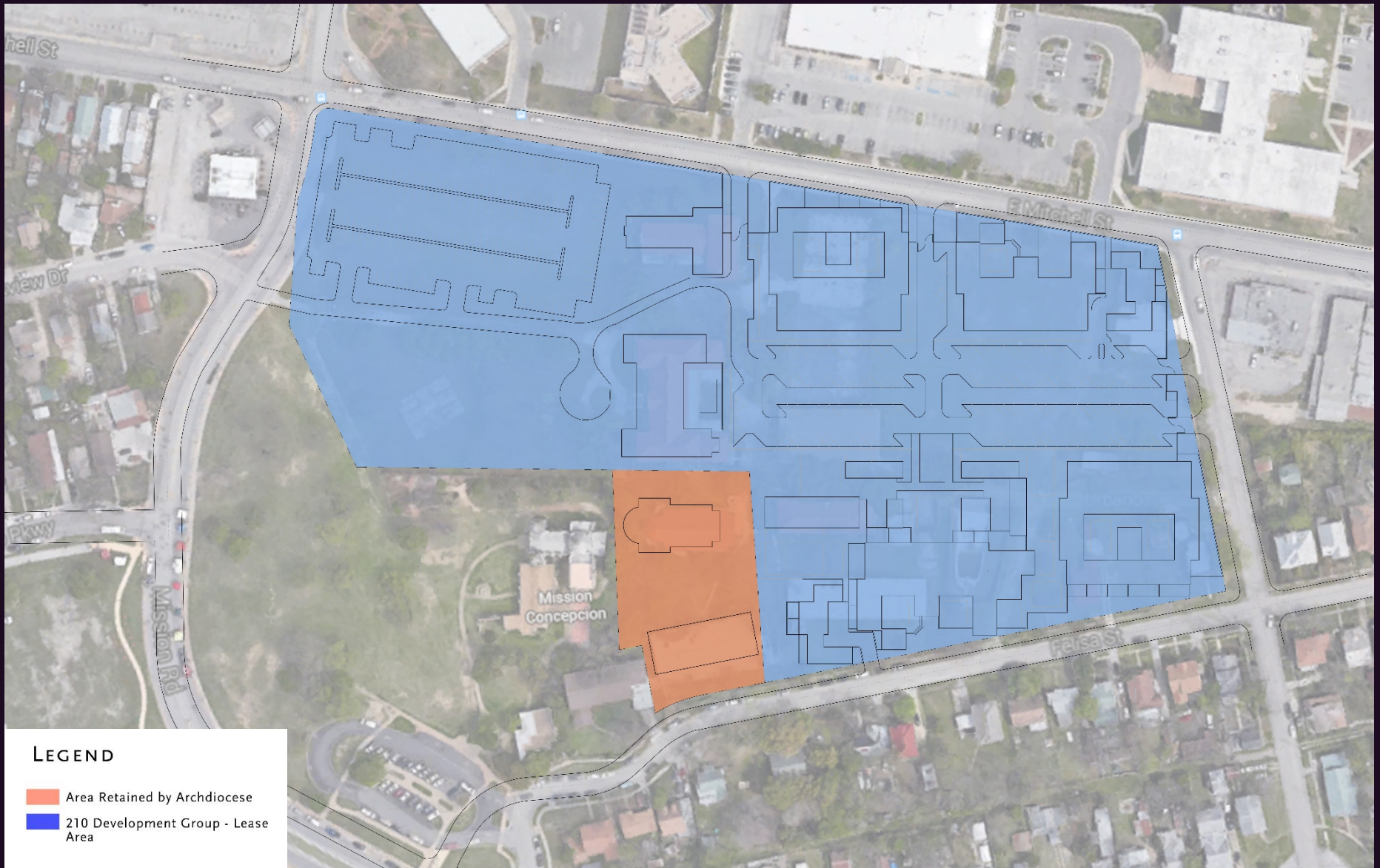
ST. JOHN'S REDEVELOPMENT PROJECT
VIEW 4 - NW CORNER OF PARKVIEW DR AND MISSION RD



ST. JOHN'S REDEVELOPMENT PROJECT
VIEW 5 - NEAR MISSION CONCEPCIÓN



ST. JOHN'S REDEVELOPMENT PROJECT
VIEW 6 - MISSION CONCEPCIÓN GROUNDS



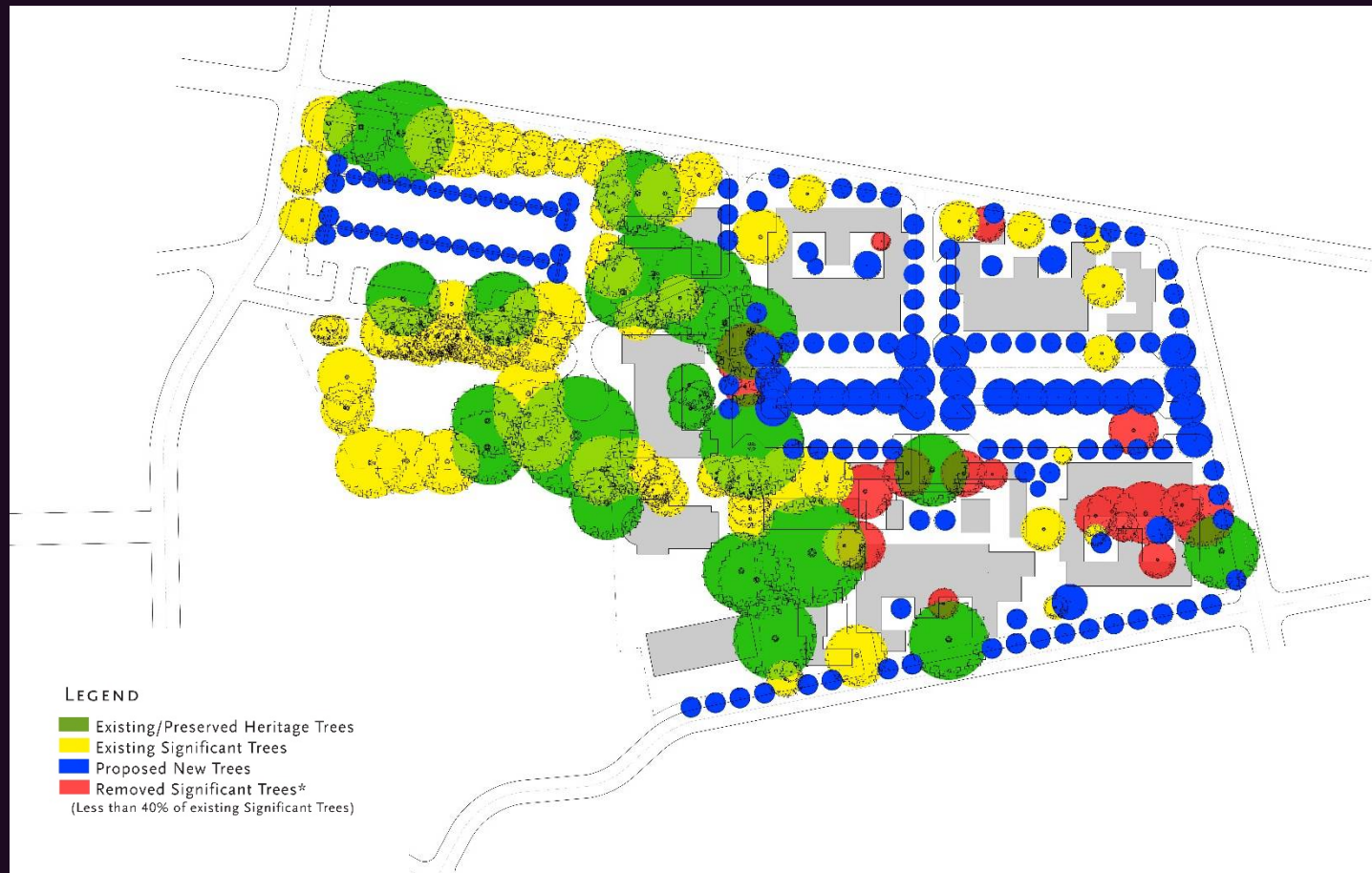
Ownership



Demolition Plan



Illustrative Plan



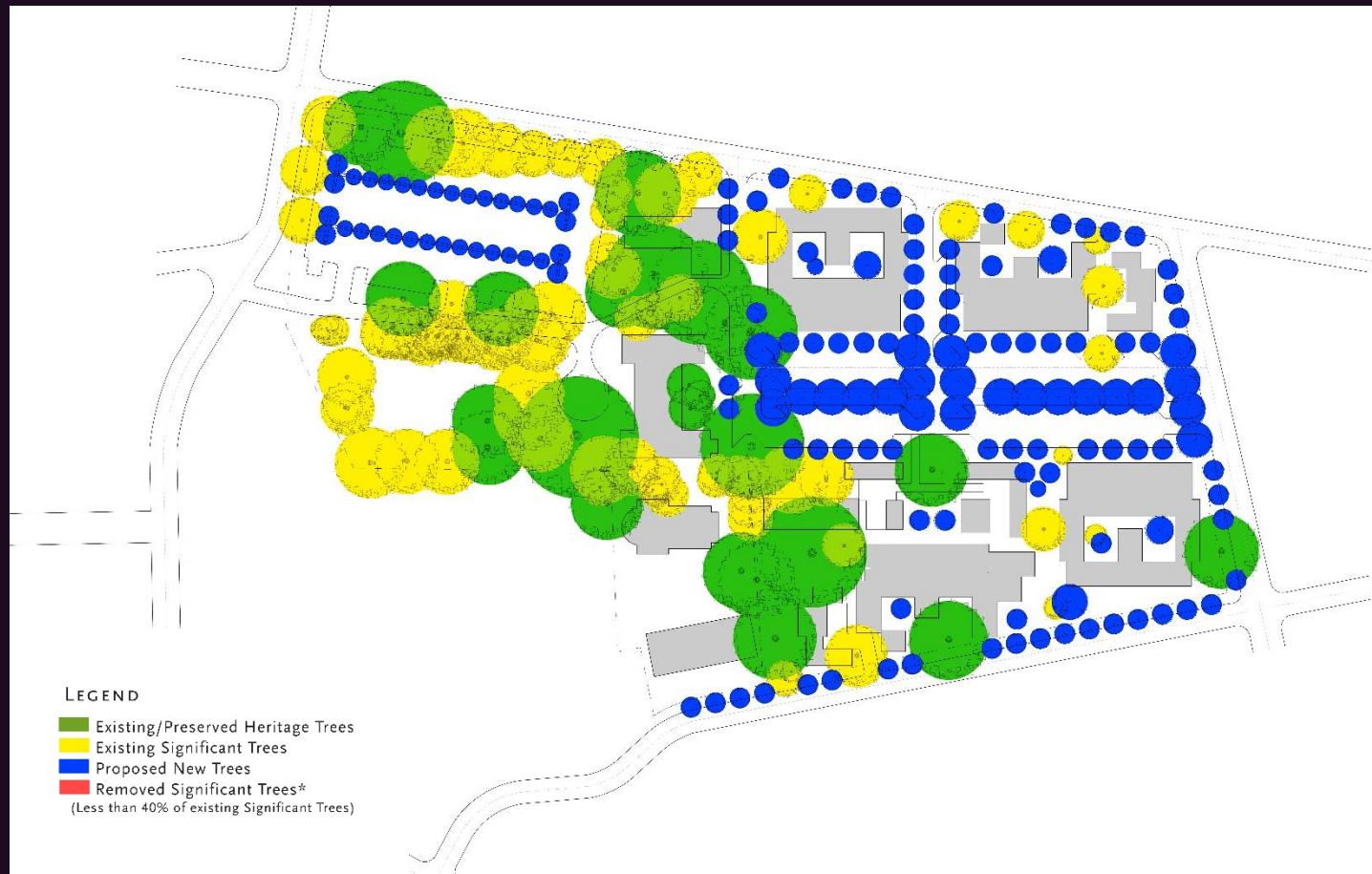
Tree Preservation



Existing/Preserved Heritage Trees



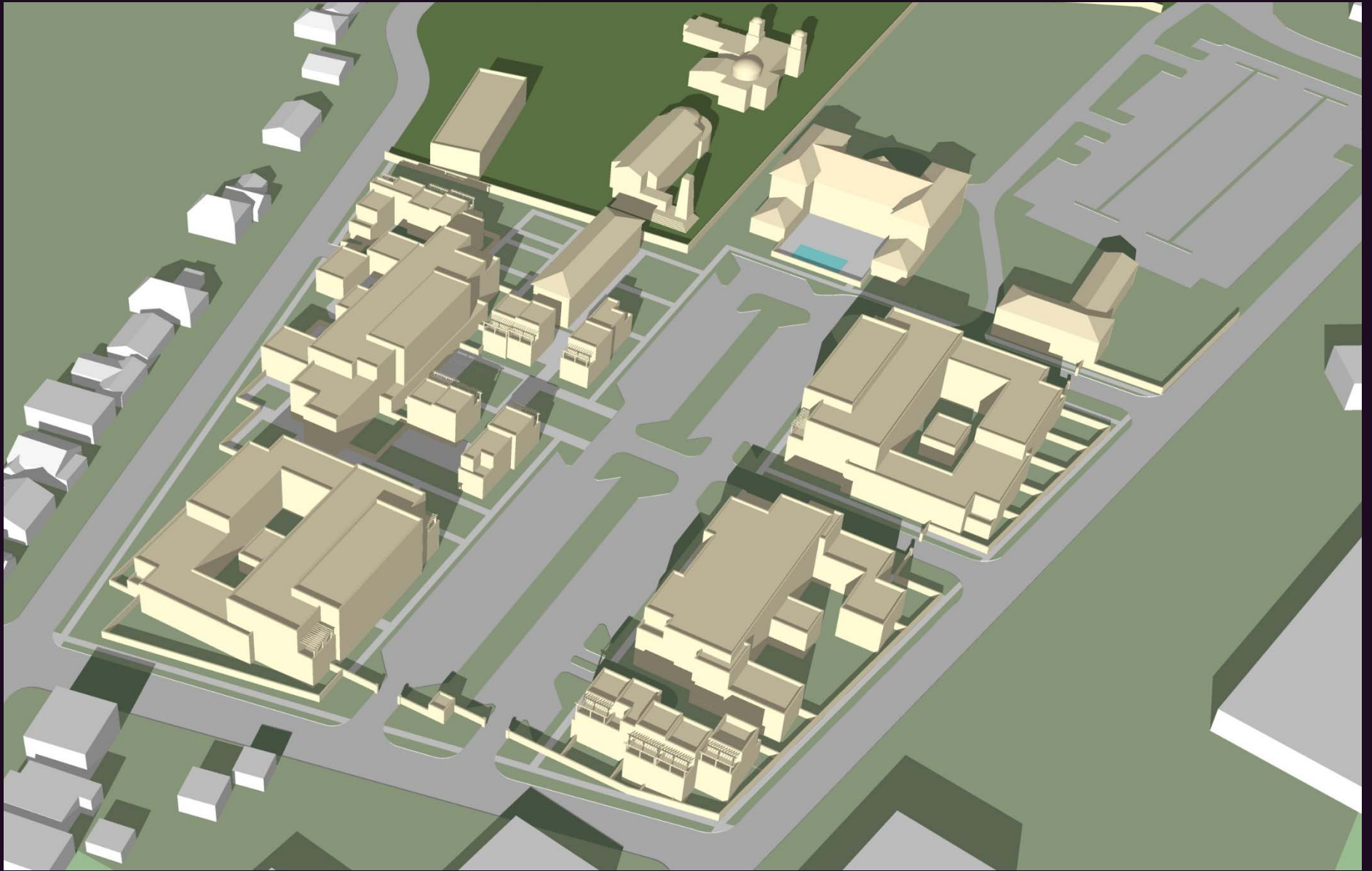
Preserved Heritage Trees & Preserved
Significant Trees



Preserved Heritage Trees, Preserved Significant Trees &
Proposed New Trees



Massing Model – Plan View



Aerial of the Site from the North East



Aerial of the Site from the South East



Aerial of the Site from the South West



Aerial of the Site from the North West



Section 1

Conceptual Section





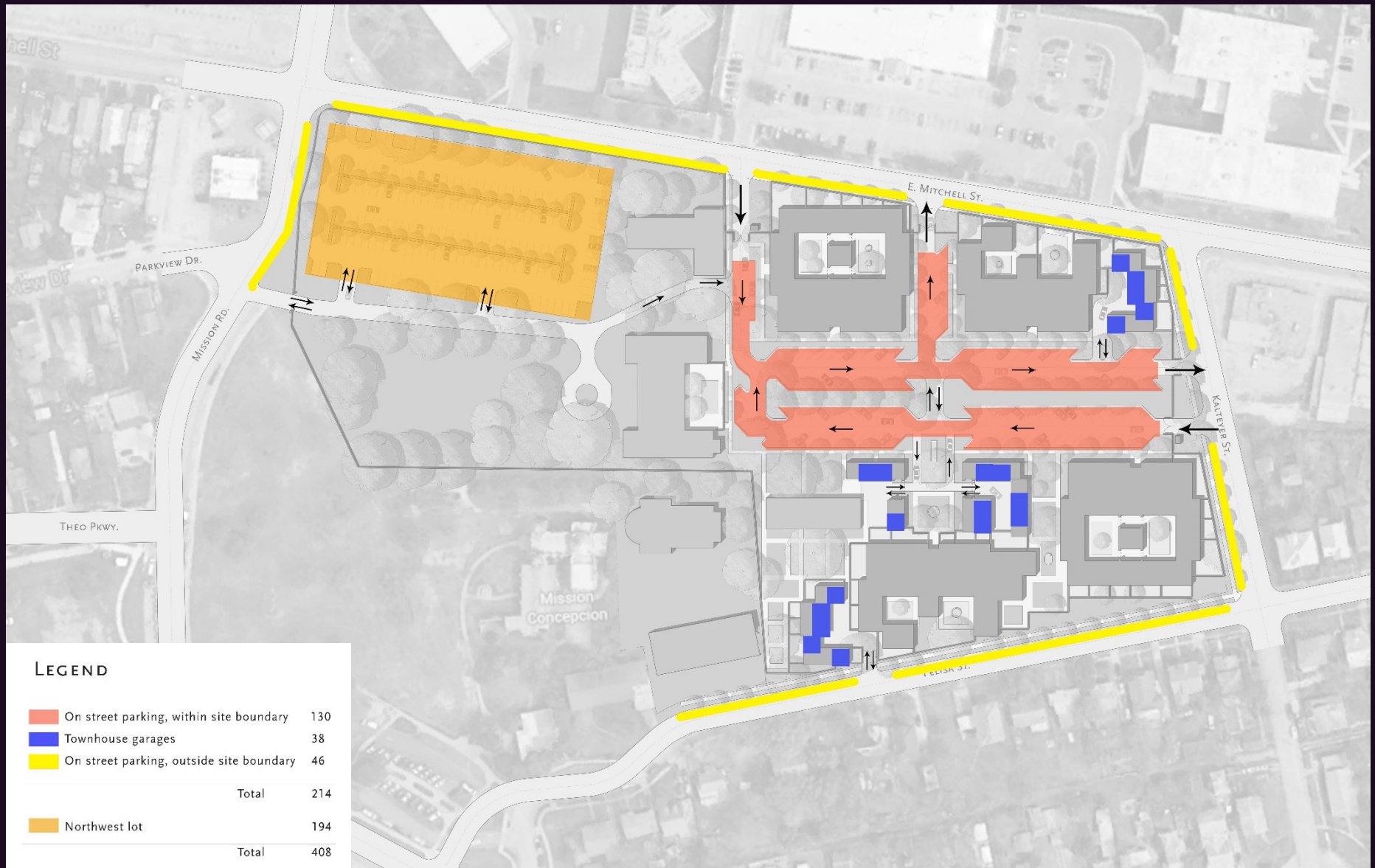
Conceptual Section





Conceptual Section





Parking & Circulation

PROGRAM SUMMARY

Unit Type	# Units
1 Bdrm Flats	90 (45%)
2 Bdrm Flats	38 (50%)
2 Bdrm Townhome	62
3 Bdrm Townhome	10 (5%)

Total = 200 units

Total on-site parking allee spaces = 130
 Total townhome garage spaces = 38
 Total adjacent street parking = 46
 Total lot parking spaces = 194

Note: Hatches indicate Upper levels of townhomes

Unit Distribution – Ground Floor

PROGRAM SUMMARY

Unit Type	# Units
1 Bdrm Flats	90 (45%)
2 Bdrm Flats	38 (50%)
2 Bdrm Townhome	62
3 Bdrm Townhome	10 (5%)

Total = 200 units

Total on-site parking allee spaces = 130
 Total townhome garage spaces = 38
 Total adjacent street parking = 46
 Total lot parking spaces = 194

Note: Hatches indicate Upper levels of townhomes

Unit Distribution – Second Floor

PROGRAM SUMMARY

Unit Type	# Units
1 Bdrm Flats	90 (45%)
2 Bdrm Flats	38 (50%)
2 Bdrm Townhome	62
3 Bdrm Townhome	10 (5%)

Total = 200 units

Total on-site parking allee spaces = 130
 Total townhome garage spaces = 38
 Total adjacent street parking = 46
 Total lot parking spaces = 194

Note: Hatches indicate Upper levels of townhomes

Unit Distribution – Third Floor

PROGRAM SUMMARY

Unit Type	# Units
1 Bdrm Flats	90 (45%)
2 Bdrm Flats	38 (50%)
2 Bdrm Townhome	62
3 Bdrm Townhome	10 (5%)

Total = 200 units

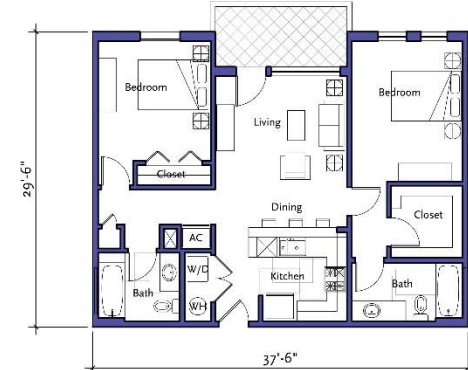
Total on-site parking allee spaces = 130
 Total townhome garage spaces = 38
 Total adjacent street parking = 46
 Total lot parking spaces = 194

Note: Hatches indicate Upper levels of townhomes

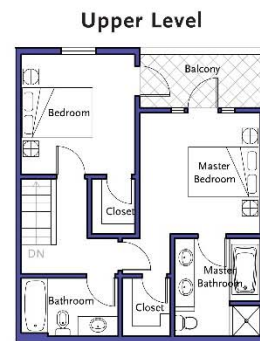
Unit Distribution – Fourth Floor



1 BD Flat - 685 SF



2 BD Flat - 1060 SF



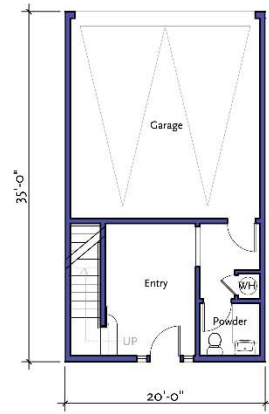
2 BD Townhome - 1401 SF



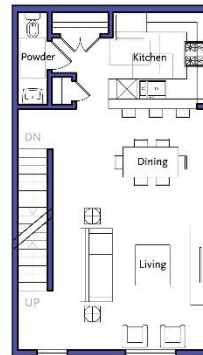
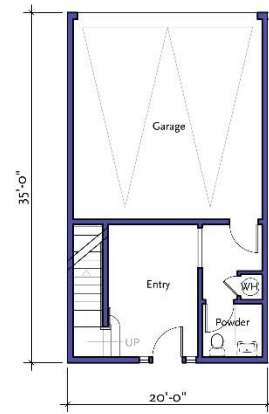
2 BD Flat - 1049 SF

*All areas shown are taken from center of party walls to outside of exterior walls and corridor walls.

Unit Types



2 BD Townhome - 2144 SF



3 BD Townhome - 2144 SF

*All areas shown are taken from center of party walls to outside of exterior walls and corridor walls.

Unit Types

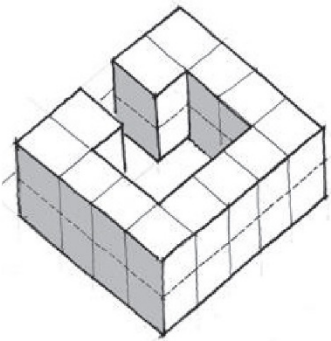


Precedents –
Architectural Character



Precedents —
Architectural Character

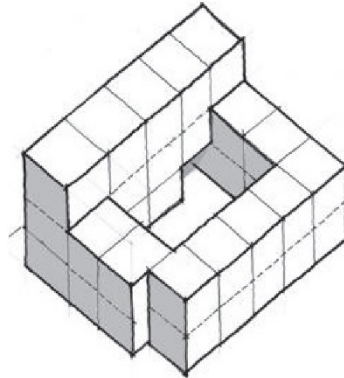




Attached Court

*Meridian Court
Pasadena, California*

25 Dwellings/Acre



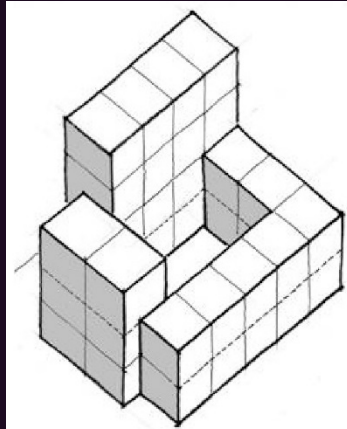
Attached + Stacked Cour

*Harper Court - 7 Fountains
West Hollywood, California*

35 Dwellings/Acre



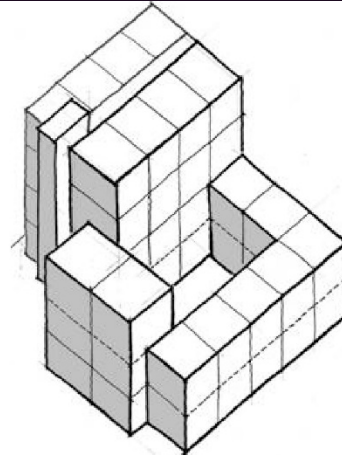
Precedents – Building Types



Hybrid Court (Single-Loaded)

*Granada Court
Pasadena, California*

50 Dwellings/Acre



Hybrid Court (Double-Loaded)

*Serra Courts
Ventura, California
60 Dwellings/Acre*



Precedents — Building Types

MOULE & POLYZOIDES

ARCHITECTS AND URBANISTS