

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-263
ADDRESS: 211 W FRENCH PLACE
LEGAL DESCRIPTION: NCB 1883 BLK 1 LOT 2
ZONING: O-2 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: George Vaughn/RVK Architects
OWNER: Christ Episcopal Church of San Antonio
TYPE OF WORK: Landscaping, construction of new accessory structures and covered walkway, fencing, construction of a playground, addition of parking, enclosure and re-landscaping of existing driveway

REQUEST:

The applicant is requesting conceptual approval to develop a vacant 1.571 acre lot next to Christ Episcopal Church of San Antonio, along with a .6 acre consisting of two (2) closed streets: W Russell Place and Lewis Street. The development will include the following:

1. Closure and redevelopment of two closed city streets interior to the proposed development.
2. Construction of a new porte-cochere with an extended covered walkway.
3. Construction of a one-story 2,000 square foot pavilion.
4. Construction of a playground.
5. Addition of 117 on-site parking spaces.
6. Addition of perimeter and interior lot fencing to match the existing fencing along the perimeter of the campus.
7. Landscaping modifications.

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. *Facade 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.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure

footprint.

- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter

character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.

iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location*—Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

- i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

- i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species,

size, and growth habit.

C. PAVING

i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

D. LIGHTING

i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).

ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.

v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

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.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

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.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and

texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The property located at 211 W French is currently a vacant lot. The lot was previously the site of the Thunderbird Apartments, which was approved for demolition by staff administratively on July 11, 2016. The lot is currently owned by the applicant, Christ Episcopal Church of San Antonio, whose present campus is located directly west of the site. The applicant has proposed to redevelop the site at 211 W French as an extension of its existing campus. The applicant is seeking conceptual approval for the redevelopment, which includes the enclosure and redevelopment of two closed city streets interior to the lot, construction of a porte-cochere with an extended covered walkway, construction of a one-story 2,000 square foot pavilion, construction of a playground, addition of 117 on-site parking spaces, addition of perimeter and interior lot fencing to match the existing fencing along the perimeter of the campus, and landscaping modifications.
- b. 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.
- c. **STREET ENCLOSURES AND REDEVELOPMENT** – The applicant has proposed to enclose and redevelop two existing city streets. The streets have ceased operation and are closed from public access. With the redevelopment of the site, W Russell Place will be transformed into a parking lot, which will be accessible by vehicles from Howard Street to the north. Lewis Street will also be redeveloped into parking spaces, and will be accessible from either the Howard Street entrance or from the primary entrance at W French Place. In effect, the proposal will maintain vehicular transport, but will be slowed and controlled for the use of the church. Staff finds the proposal acceptable and appropriate for the site.
- d. **PORTE-COCHERE AND COVERED WALKWAY** – The applicant has proposed to construct a new porte-cochere and a covered walkway. The porte-cochere will be located adjacent to the existing campus and serve as a drop off zone and transition point for churchgoers. The covered walkway is proposed to provide outdoor programmatic space, even in inclement weather. The design will be similar to the existing construction of the existing church and campus, and will feature standing seam metal hipped roofs and metal vertical posts for support. According to the Historic Design Guidelines for New Construction, architectural details that are in keeping with the predominant architectural style of the site or block should be incorporated. Additionally, details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures. However, new construction should not attempt to mirror what already exists. Staff finds the proposal generally consistent at the conceptual review level.
- e. **PAVILION** – The applicant has proposed to construct a new 2,000 square foot one-story pavilion. The pavilion design will be similar to the existing construction of the existing church and campus, and will feature a standing seam metal hipped roof, metal roof dormers, and cast stone vertical posts for support. According to the Historic Design Guidelines for New Construction, architectural details that are in keeping with the predominant architectural style of the site or block should be incorporated. Additionally, details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures. However, new construction should not attempt to mirror what already exists. Staff finds the proposal generally consistent at the conceptual review level.
- f. **PLAYGROUND** – The applicant has proposed to construct a new playground on the interior of the lot. The playground will feature ample green space, including a wide expanse of open grass, a southern perimeter of trees, and several smaller trees located adjacent to the covered walkway and within the playground itself. The playground will also contain a children's play structure located at the northwest of the green space boundary. Staff finds the proposal acceptable and appropriate for the context and layout of the site.
- g. **ADDED PARKING SPACES** – The applicant has proposed to add 117 total new parking spaces to the lot. The parking spaces will be uncovered. Approximately half of the parking spaces will be located at the present location of the closed streets in the interior of the lot (W Russell Place and Lewis Street). These locations are not directly adjacent to the public right-of-way, and the W Russell Place location is not viewable from the public right-of-way. Approximately half of the parking spaces will be located adjacent to W French Place and concealed with a landscape buffer. According to the Historic Design Guidelines for Site Elements, parking areas for non-residential and mixed-use structures should be placed at the rear of the site, behind primary structures to hide them from the public right-of-way. When behind the structure is not feasible, parking should be placed to the side of the primary

structure. Though approximately half of the parking spaces will be adjacent to the public right-of-way on W French Place, they will be screened from the sidewalk. This approach is also an extension of the parking strategy currently employed on the present campus to the west. Staff finds the proposal acceptable given the site and context-specific considerations.

- h. PERIMETER AND INTERIOR LOT FENCING – The applicant has proposed to install fencing on the perimeter of the lot fronting W French Place and along the interior parking lot. The fencing will be made of brick and wrought iron to match the fencing that currently exists on the adjacent campus. According to the Historic Design Guidelines, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff finds the proposal consistent with the Guidelines.
- i. LANDSCAPING MODIFICATIONS – The applicant has proposed to modify the existing landscape to include new native shrubbery, green space, trees, and ground cover. Approximately 24 tall trees and 24 medium sized trees will be installed. Staff finds the proposal conceptually consistent with the Guidelines.

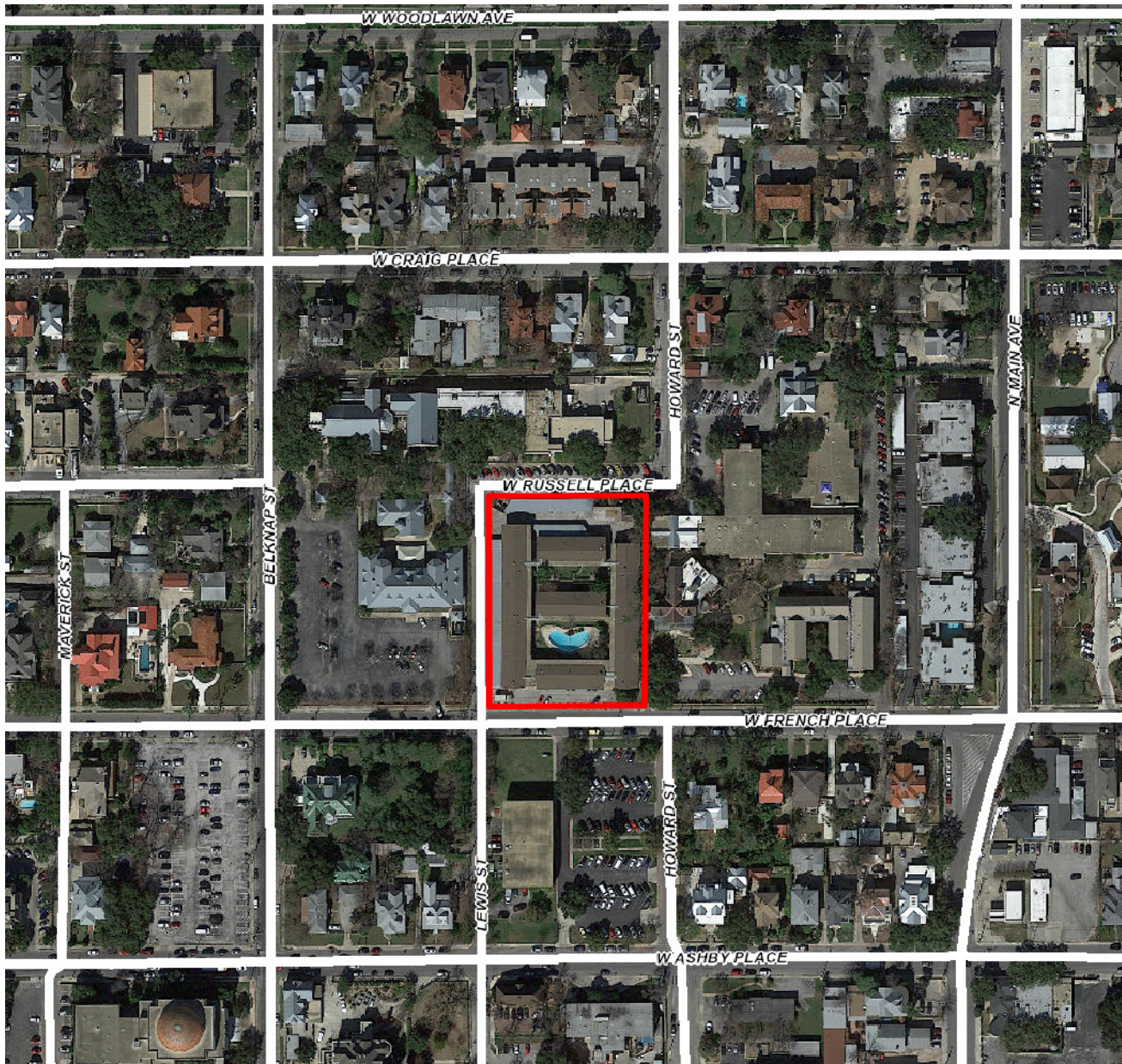
RECOMMENDATION:

Staff recommends conceptual approval of the proposal based on findings a through i. As the applicant moves forward to final approval, the applicant should address the following in their submittal:

- a. That the applicant explores ways to extend the interior walkway through the proposed parking lot to the public right-of-way to engage the pedestrian streetscape.
- b. That the applicant consider reducing the length of the proposed covered walkway to the east to provide more space between the existing historic Carriage House and the covered walkway structure.
- c. That the applicant explores ways to differentiate the new architectural elements from the existing campus structures. This may be achieved through a slight variation in finish, color, texture, or another material transition that differentiates this phase of the campus as new.
- d. That the applicant provides a full landscape plan for final approval that indicate the dimensions of site setbacks and the locations of all new and remaining trees and plantings.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: May 31, 2017

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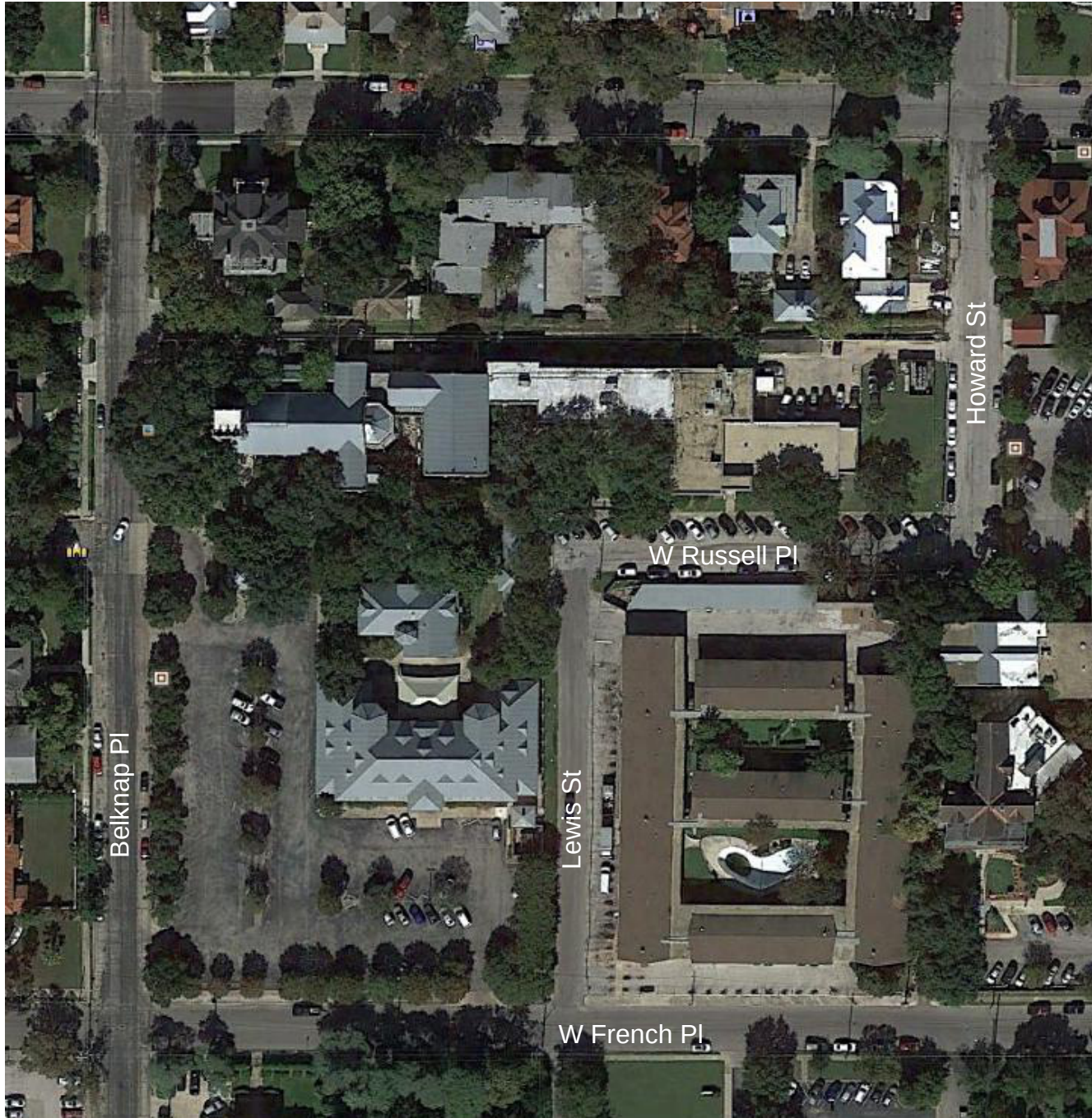
Narrative for Proposed Work
Christ Episcopal Church of San Antonio
San Antonio, Texas

Christ Episcopal Church requests approval for the development of the vacant 1.571 acre site on W. French Place (Lot 2, Block1, NCB 1883) along with .6 acre consisting of two (2) closed streets; W. Russell Place and Lewis Street. The street closures shall be retained as, utility and fire lane access easements while the balance of land is proposed to become an integral landscaped addition to the existing Church campus. The addition is proposed to consist of 117 additional on-site parking spaces to alleviate much of the need for on-street parking for Sunday Services, as well as, for events such as funerals and weddings.

A new porte-cochere with an extended covered walk way to match existing similar construction is proposed for inclement weather protection. A Children's playground space with a larger, open green area is proposed for Families. An existing, historic Carriage House shall be restored and reused by the Church and a separate Pavilion of 2,000 sq. ft. is proposed to be constructed, as well. The design and construction of the Pavilion shall match the existing architectural vocabulary and details of the existing Family and Children's Building adjacent to this area. The Carriage House will be submitted as a separate project for review at a future date.

No gates are proposed with the decorative wrought iron and heavy fencing. A twenty-five (25) foot landscape buffer is proposed along W. French Place along with a brick enclosure around the existing trash dumpster pad. An existing driveway access along W. French Place is proposed to be closed and re-landscaped.

Approximately 24 large trees shall be planted and approximately 24 mid-size trees shall be planted.



Christ Episcopal Church - 211 W. French Place, 78212, San Antonio, TX

Image dated: November 2016



Christ Episcopal Church - 211 W. French Place, 78212, San Antonio, TX

Image dated: January 2017



EXISTING FMC - SOUTHERN FACADE -VIEW FROM W. FRENCH ST. PARKING LOT



EXISTING FMC - EASTERN FACADE - VIEW FROM LEWIS ST.

Christ Episcopal Church - 211 W. French Place, 78212, San Antonio, TX



EXISTING BRICK WALL - W. FRENCH ST.



EXISTING BRICK WALL WITH IRON FENCE

Christ Episcopal Church - 211 W. French Place, 78212, San Antonio, TX



EXISTING COVERED WALKWAY



EXISTING CANOPY

Christ Episcopal Church - 211 W. French Place, 78212, San Antonio, TX



Overall Site



2017.05.03 | SCHEMATIC DESIGN

Christ Episcopal Church - Site Improvements

510 Belknap Place, San Antonio, Texas 78212

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com

Registered Architect: George P. Vaughn, 5833

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



Aerial Perspective



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Rendered Perspectives



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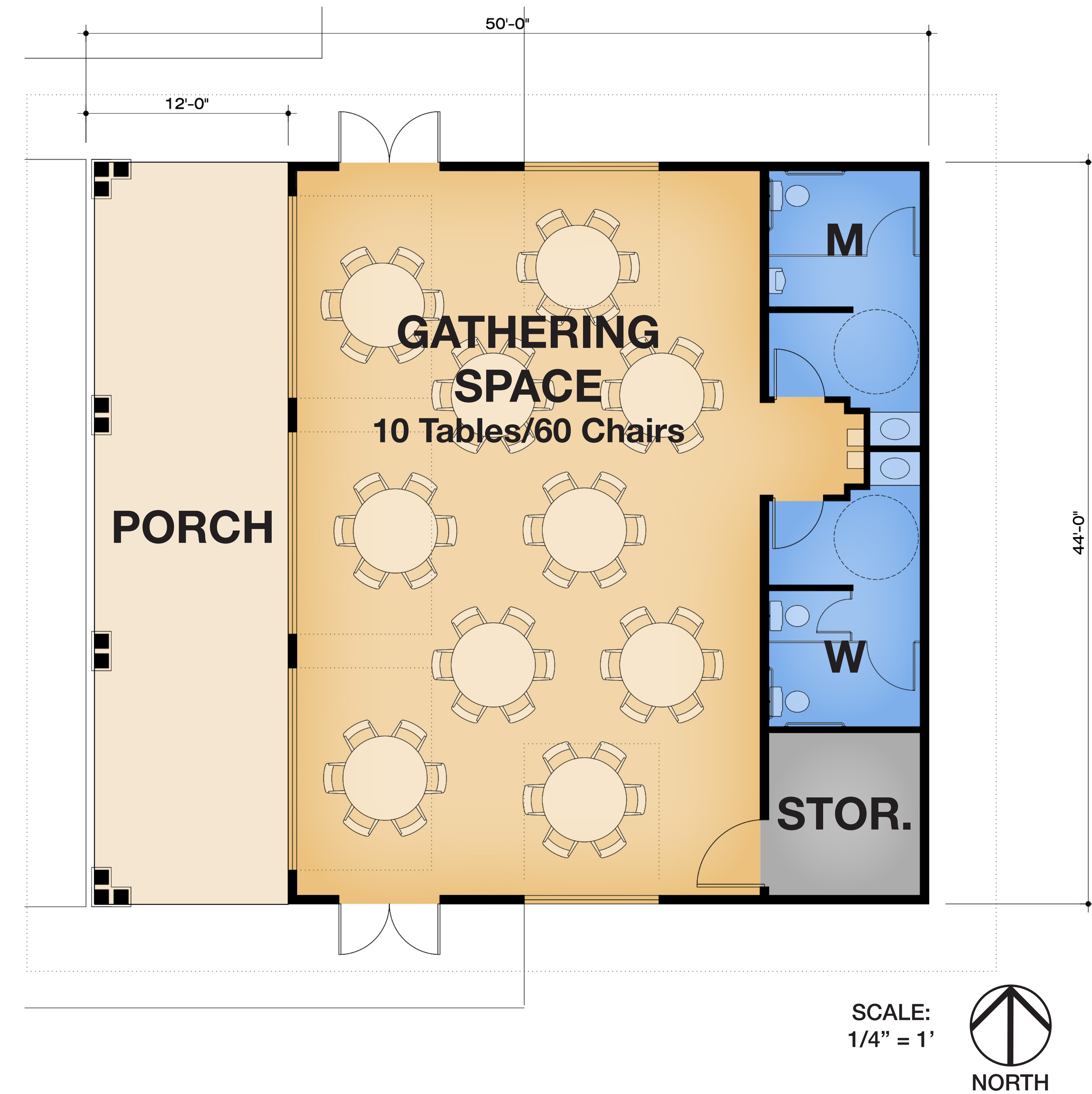
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Outreach Pavilion - Rendered Perspective



Outreach Pavilion - Floorplan



LEGEND

- EXISTING TREE TO BE PRESERVED
- PROPOSED CANOPY TREE: LIVE OAK, CEDAR ELM & LACEY OAK
- PROPOSED UNDERSTORY TREE; MTN. LAUREL, REDBUD, CRAPE MYRTLE & RUSTY BLACKHAW VIBURNUM
- SHRUBS & PERENNIALS: BOXWOOD, DWF. BUFFORD HOLLY, DWF YAUPON HOLLY, GIANT LIRIOPE, CORAL SALVIA, NEW GOLD LANTANA & PRAIRIE VERBENA



ORNAMENTAL TREES
REDBUD
CRAPE MYRTLE
RUSTY BLACKHAW VIBURNUM
TEXAS MOUNTAIN LAUREL



SHRUBS & PERENNIALS
DWARF YAUPON HOLLY
DWARF BURFORD HOLLY
GIANT LIRIOPE
BOXWOOD