



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
November 07, 2018

Applicant: Shanon Shea Miller, Director
Office of Historic Preservation

Colleen Swain, Director
World Heritage Office

Request:

The Office of Historic Preservation is requesting a recommendation of approval for the proposed Mission Historic District Design Manual. As an addition to the existing Historic District Design Guidelines, the Mission Manual is a set of district specific guidelines to be applied to designated structures in and the World Heritage Buffer Zone that includes the Mission Historic District.

FINDINGS:

- a. SUMMARY - The Office of Historic Preservation, in partnership with the World Heritage Office, has worked with a volunteer steering committee and six focus groups representing stakeholders, community members and consultants, The Lakota Group, Inc., to create the draft of the Mission Manual.
- b. OHP had coordinated a series of meetings with the steering committee, 5 focus groups and community during the development of the draft manual. The meetings were held at the launch of the project, in the middle of the process and just as the draft was finalized. Engagement and participation opportunities for community members also included the distribution of a visual preference survey in English and Spanish, staffed tables at the World Heritage Open House and the OHP Historic Homeowner fair. Additionally, OHP Staff attended neighborhood association meetings to provide progress updates and to seek public input. The draft also includes information collected through oral histories and cultural mapping with members of the mission neighborhoods and mission descendants. The Office of Historic Preservation recommends the adoption of the final Mission Historic District Design Manual into the UDC.
- c. The draft manual was released for public review and comment on October 9, 2018. The document is available electronically online and in person at Mission Branch Library and the City Council District 3 Field Office located at Brooks. Comments and questions can be submitted online through a Google survey, by comment cards available at the two locations noted above or can be submitted via email at info@sapreservation.com. OHP staff will collect and review all comments received. We will continue to meet with community members and incorporate edits and additions. Should an significant changes or additions be identified through the public comment period, OHP Staff will bring those changes to the HDRC on December 5, 2018, for consideration.

- d. The timeline for adoption includes:

August	15	Historic & Design Review Commission Briefing
August	21	Zoning Commission Briefing
October 16	Arts &	Culture Council Committee Recommendation
November 7		Historic & Design Review Recommendation
December 4		Zoning Commission Recommendation
December 13		City Council Hearing

- e. **BACKGROUND** - The City of San Antonio's Office of Historic Preservation (OHP) and World Heritage Office (WHO) contracted the Lakota Group, Inc., and Heritage Strategies LLC., to create a "Design Manual" specific to the Mission Historic District and Historic Landmarks within the World Heritage Buffer Zone for the City of San Antonio. The Manual will act as district-specific design guidelines for the Mission Historic District, serve as a consolidated resource for design requirements within District, articulate the unique and character-defining features of the district, and demonstrate best-practices concerning land development in sensitive areas.
- f. **THE MISSION HISTORIC DISTRICT** is the largest of the City's 30 locally designated historic districts and was created in 1977 in preparation for the area to become a National Historical Park. The district is unconventional because it includes a wide range of construction dates and building types and includes many properties that are considered non-contributing. As intended, the Mission Historic District triggers a public design review process as developments occur, and the City has added layers of design requirements throughout the years. The area that has become known as the World Heritage Buffer Zone was submitted with the World Heritage nomination and includes several zoning overlays which establish a procedure for design review, and when applicable, archaeological investigations for ground-disturbing activities. This includes the River Improvement Overlay district, Mission Historic District, Mission Protection Overlay Districts, and Metropolitan Corridor Districts.
- g. **APPLICABILITY** - The Mission Historic District Manual guidelines apply to all exterior modifications to buildings and sites that are individually designated landmarks (zoned with an HE, HS, or HL) located inside the boundaries of the World Heritage Buffer Zone; and/or within a locally designated historic district (zoned with an H) located inside the boundaries of the World Heritage Buffer Zone. These properties are currently required to submit changes for design review based on existing zoning overlays and the Mission Manual does not propose any changes to that process. The Mission Historic District Design Manual will be applied into the Unified Development Code, to supplement various articles of Chapter 35 of the UDC including Article III, Zoning; Article IV, Procedures; and Article VI, Historic Preservation and Urban Design, and would be applicable to all properties within the historic zoning overlay. The formatting of the document would remain the same, and could be viewable in its original format within the code or as a standalone document. The intent of the document is to supplement and provide clarity to the Historic Preservation Code, the existing Historic Design Guidelines and serve as an important resource. These district-specific guidelines will not conflict with the citywide guidelines; rather they will address more specific items such building setbacks, construction materials, and landscaping elements based

on development patterns, historic and cultural context.

- h. In 2012, the City adopted Citywide Historic Design Guidelines that apply universally to all local historic districts, including the Mission Historic District. The Citywide guidelines established a framework for incorporating additional district specific elements as needed. In anticipation of World Heritage status for San Antonio's Missions, the City also adopted the Mission Protection Overlay Districts (MPOD) in 2015 which establish a standard for building height based on proximity to each of the four southern Missions. Even with these provisions in place for the Mission Historic District, there is still an identified need for increased clarity in what types of construction activities are appropriate within the World Heritage setting and identifying ways to preserve the authenticity of this fast-developing area.
- i. Concurrently, the City has also recently completed a major comprehensive planning effort (SA Tomorrow) and is in the midst of a World Heritage work plan which includes updates to the following community, neighborhood, and sector plans: Lone Star Neighborhood, South Central Community, Stinson Airport Vicinity, and Heritage South Sector, which fall within the World Heritage Buffer Zone. The creation of a Design Manual which clarifies and strengthens requirements for new construction and the treatment of existing resources in the Mission Historic District will protect the identity of the neighborhoods and will further reinforce the community's efforts.

Recommendation:

The Office of Historic Preservation recommends approval for the adoption of the Mission Historic District Design Manual into the Unified Development Code and requests a recommendation of approval for adoption to the Zoning Commission and to City Council based on findings a through i.

Project Manager:

Kathy Rodriguez, Deputy Historic Preservation Officer

Mission Historic District Design Manual

City of San Antonio Historic Design Guidelines

Office of Historic Preservation



DRAFT
10-08-2018

Section 1: Overview

Design Manual Purpose

The City of San Antonio's Office of Historic Preservation (OHP) and World Heritage Office (WHO) contracted the Lakota Group, Inc., and Heritage Strategies LLC., to create a "Design Manual" specific to the Mission Historic District and Historic Landmarks within the World Heritage Buffer Zone for the City of San Antonio. The Manual will act as district-specific design guidelines for the Mission Historic District, serve as a consolidated resource for design requirements within District, articulate the unique and character-defining features of the district, and demonstrate best-practices concerning land development in sensitive areas.

The Mission Historic District

The San Antonio Mission Historic District was created in 1977 in preparation for the missions' National Historical Park designation. The district was established to recognize and protect the area surrounding the four southernmost 18th century Spanish missions, locally known by their shorter names—Concepción, San José, San Juan and Espada. The boundaries of the district span nearly eight miles of south San Antonio and include areas associated with Coahuiltecan ancestral land as well as labores (farm lands) and acequias (irrigation ditches) associated with the missions. The boundaries represent an area less impacted than most of San Antonio by urban development. The district's designation includes protection of significant prehistoric and historic sites.

The district is unconventional because it includes a wide range of construction dates and building types. The district contains significant mid-nineteenth century residential properties as well as a large number of twentieth century residential and commercial buildings. In 2015, the City's five Missions were inscribed on the United Nations Educational, Scientific and Cultural Organization's (UNESCO) World Heritage list.

The Office of Historic Preservation

The Office of Historic Preservation (OHP) protects the historic, cultural, architectural, and archaeological resources that make San Antonio unique. Our office promotes preservation through the creation of local historic districts and local individual landmarks. Along with the Historic and Design Review Commission (HDRC), the OHP oversees a design review process for exterior alterations to historic landmarks and districts, properties within the RIO districts (spanning the San Antonio River), public properties, and public art to ensure that modifications and changes are appropriate for historic resources. We coordinate with other City departments to comply with required environmental review processes to protect historic resources.

The OHP is also committed to historic preservation outreach and education. We have established a Preservation Academy to host lectures, workshops, and events promoting historic preservation to the community. We have offered Window Restoration Workshops, a Homeowner's Fair, and many other activities to share information about caring for historic resources.

The World Heritage Office

The World Heritage Office (WHO) promotes the San Antonio Missions by maximizing the economic impact of the World Heritage status designation and enhancing the experience for visitors and residents through the implementation of the World Heritage Work Plan and related projects within the World Heritage Buffer Zone. Developed through community engagement, the work plan identifies specific tasks and deliverables, which include the following categories: management and oversight, infrastructure, wayfinding, transportation, beautification, economic development, land use, and marketing and outreach. The World Heritage Office is responsible for planning, coordinating, implementing and managing the World Heritage Work Plan and related projects within the World Heritage Buffer Zone.



The Mission Historic District and the San Antonio Missions World Heritage Site

Photo 1.1 Above. The San Antonio's Mission Historic District was established to recognize and protect the 18th century Spanish Colonial Missions along the San Antonio River around which the City of San Antonio later developed and prospered. In 2015, the City's five Missions were designated by the United Nations Educational, Scientific and Cultural Organization—UNESCO—as a World Heritage Site, the only World Heritage Site in Texas and one of just 23 in the United States. A combination of entities including the Archdiocese of San Antonio, City of San Antonio, Bexar County, and San Antonio River Authority collaborate under the leadership of the National Park Service in the preservation and interpretation of the four Missions south of downtown as the San Antonio Mission National Historical Park. Together, the National Park and World Heritage Site designations establish the Mission District as a place of unique significance to the City, State, and Nation.

Applicability

The Mission Historic District Manual guidelines apply to all exterior modifications to buildings and sites that are:

- individually designated landmarks (zoned with an HE, HS, or HL) located inside the boundaries of the World Heritage Buffer Zone; and/or
- within a locally designated historic district (zoned with an H) located inside the boundaries of the World Heritage Buffer Zone.

The Historic Design Guidelines as a whole are intended to work congruently with other sections, divisions and articles of the UDC. In the event of a conflict between other sections or articles of the UDC and the Mission Design Manual, the more strict regulation or guideline shall control.

The specific applicability of each set of guidelines is noted in each section. References are also made to chapters and sections of the Historic Design Guidelines. Examples are provided only to illustrate and show context. They shall not be construed as the only possible design solutions allowed.

These district-specific guidelines will not conflict with the citywide guidelines; rather they will address more specific items such building setbacks, construction materials, and landscaping elements based on development patterns, historic and cultural context.

Mission Historic District Contributing and Non-Contributing Resources

An initial step in the design process for properties located within the Mission Historic District is to determine whether building and landscape resources are considered contributing resources to the District's historical and architectural significance.

Design guidelines are applied more specifically to contributing resources with respect to the preservation and treatment of historic fabric and features. Guidelines for the treatment of non-contributing resources may be interpreted with more flexibility. Like other historic districts in San Antonio, all properties are assumed to be contributing unless determined to be non-contributing. Whether a property and its resources are contributing or non-contributing should be determined by the property owners and their designers at the beginning of the project in consultation with OHP staff.

Reference

For additional information on the Mission District Design Review, refer to pages 11-13 of the Historic District Design Guidelines



Photo 1.2 - Many of the Mission Districts commercial buildings are contributing properties, significant to Texas roadside development during the early 20th century.

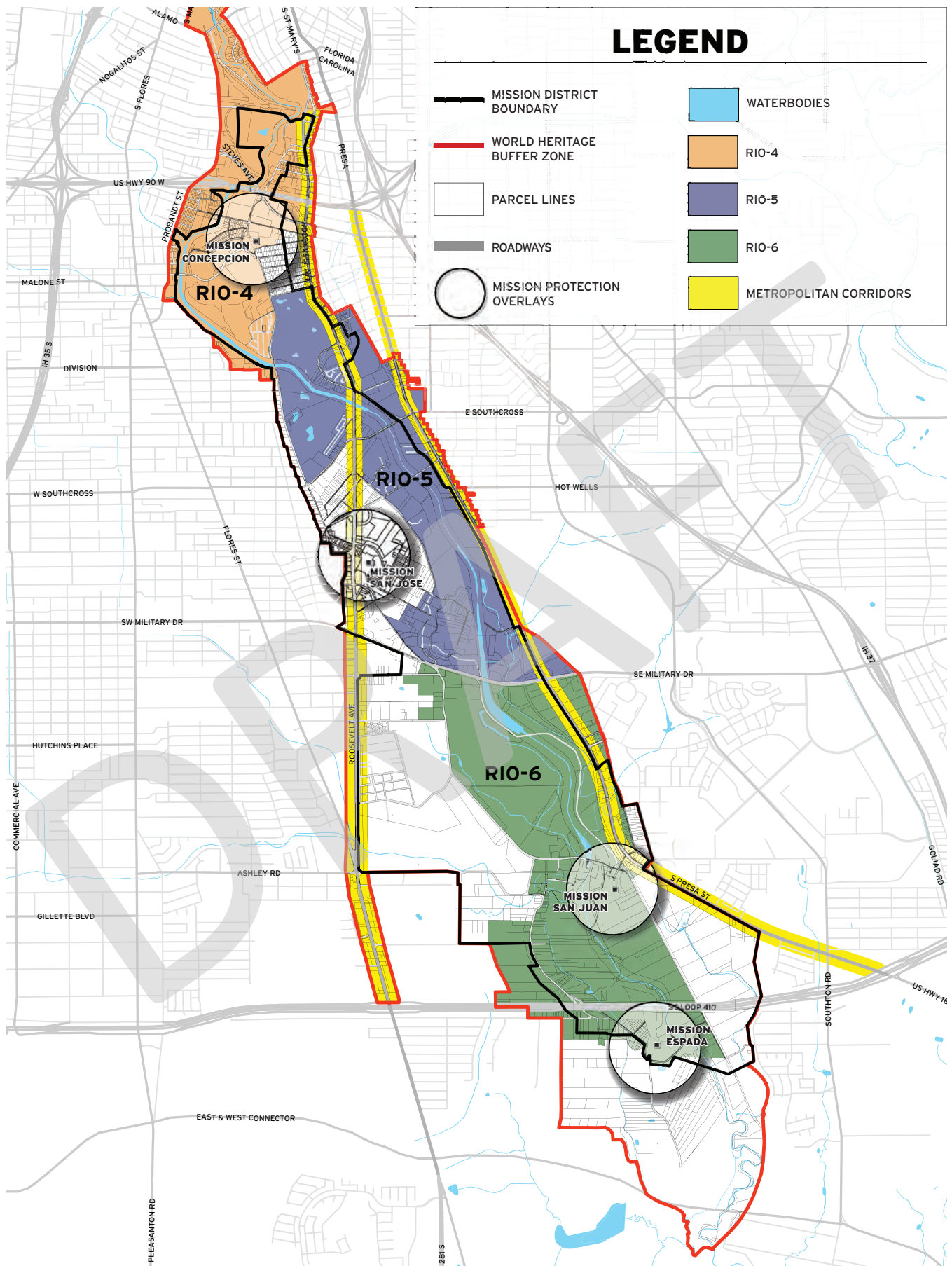


Figure 1.1 Existing Regulatory Overlays

2009 Strategic Historic Preservation Plan

In 2009, the City of San Antonio completed a Strategic Historic Preservation Plan establishing a long-term vision and strategies for enhancing the City's historic preservation program while building a broad-based historic preservation ethic within the San Antonio community. The Mission Historic District Design Manual achieves several objectives of the Strategic Plan, including the facilitation of rehabilitation and adaptive projects, incorporating "green" and sustainable planning and development approach, and the revitalization of neighborhoods and commercial districts.

San Antonio Missions National Historical Park

The San Antonio Missions National Historical Park was established by Congress in 1978 and encompasses 962 acres under management by the National Park Service. The Park's boundaries include the four Missions within the Mission Historic District — Missions Concepcion, San Jose, San Juan, and Espada — as well as adjacent and surrounding lands with significant historic landscape resources. The Park is linked to downtown San Antonio by the Mission Trail, an automobile touring route, and the River Walk, which also links sites within the Park itself. In combination with the Mission Reach initiative along the San Antonio River, significant investment has been made since the mid-1990s to enhance the Park and the San Antonio River for the benefit of residents and visitors. Most of the land included in the National Park is located in the southern portion of the Mission Historic District in the vicinity of Mission San Jose and Mission Espada. It includes significant active portions of the historic acequia system from the San Juan and Espada Dams south below Mission Espada.

The lands within the National Historical Park are owned by a combination of entities, including the Archdiocese of San Antonio, City of San Antonio, Bexar County, San Antonio River Authority, and individual private owners. Much of the Historical Park land owned by the Archdiocese, City, County, and Authority is managed by the National Park Service under cooperative agreements.

World Heritage Site and World Heritage Buffer Zone

In 2015, the San Antonio Missions were added to the list of 802 UNESCO World Heritage Cultural sites, the result of over nine years of coordinated effort by the Mission's partners and a great honor and distinction.

The Missions are recognized based on their cultural significance and outstanding universal value to the world, demonstrating a unique interweaving of Spanish, Coahuiltecan, and other indigenous peoples within the San Antonio River Basin area. The Missions also demonstrate such characteristics as the integration of indigenous natural art with decorative elements of the Catholic Church and provide post-secularization evidence and a shared value system that transcends the church's rule.

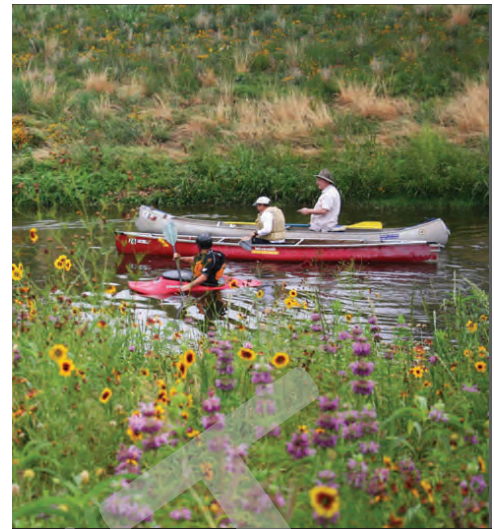


Photo 1.3 and 1.4 - Significant investment has been made since the mid-1990s to enhance the National Historical Park and Mission Reach along the San Antonio River.

The boundaries of the World Heritage Site include areas in the vicinity of the four Missions as well as lands in the southern portion of the Mission Historic District specifically associated with site features, most importantly the surviving acequias related to Mission San Jose and Mission Espada. The site boundaries are within and in large part coincide with the boundaries of San Antonio Missions National Historical Park. Beyond the World Heritage Site boundaries, a World Heritage Buffer Area has been identified to include the Mission Historic District and other overlays. Portions of the Buffer Area boundaries were drawn to correspond to the boundaries of the RIO districts.

Mission Protection Overlay District (MPOD)

The Mission Protection Overlay District (MPOD) was established in 2014 to regulate the height of new construction which may encroach upon or threaten the integrity, and scenic and environmental quality of the areas immediately surrounding the four Missions within the Mission Historic District. The overlay designation was adopted as an amendment to the UDC's "VP" Viewshed Protection and other zoning provisions.

The MPOD states that no single building, structure, sign, wireless communication system, or object shall be constructed within the designated MPOD area exceeding the allowable height established by a vertical height protection angle established for each district, beginning at a height of five feet near the front entrance of the church building within each Mission Compound.

River Improvement Overlay District (RIO)

San Antonio's River Improvement Overlay (RIO) Districts establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the River. The RIO districts are divided into six geographic areas spanning the River from its northern boundary near Hildebrand Avenue, to a southern boundary near Mission Espada and the southern city limits. Three RIO districts overlap the Mission Historic District, RIO-4, RIO-5, and RIO-6, shown on the map on page 5.

Specific design guidelines for the RIO districts are included in UDC Article VI (Historic Preservation and Urban Design), Division 6, "RIO" Districts. Relevant design guidelines specific to RIO-4, RIO-5, and RIO-6 have been incorporated into this document.

Design review for the RIO Districts is administered by the OHP and undertaken by the Historic and Design Review Commission (HDRC) in a process identical to that for Historic Districts.

Table 1.1 (right) - Summary of key RIO 4, 5, and 6 regulations.

RIO-4

Maximum Percent Coverage of Lot Line

40 percent with Parking Area Buffer

Riverside Setback

20 ft.

Required Planting

60 percent, excluding building footprint.

Max. Facade Length

75 ft.

Height Restrictions

7 stories; 84 ft.

RIO-5

Maximum Percent Coverage of Lot Line

40 percent with Parking Area Buffer

Riverside Setback

50 ft.

Required Planting

60 percent, excluding building footprint.

Max. Facade Length

75 ft.

Height Restrictions

5 stories; 60 ft.

RIO-6

Maximum Percent Coverage of Lot Line

30 percent with Parking Area Buffer

Riverside Setback

100 ft.

Required Planting

70 percent, excluding building footprint.

Max. Facade Length

50 ft.

Height Restrictions

4 stories; 50 ft.

Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1)

The establishment of Roosevelt Avenue as a Metropolitan Corridor Overlay District in accordance with UDC Article III (Zoning), Division 4 (Overlay Districts), Sec. 35-339.01 was approved by City Council in 2009. Designated as MC-1, the District encompass Roosevelt Avenue from Lone Star Boulevard on the north to Loop 410 on the south and extends 200 feet from each side of the outer right-of-way north of Military Driver and 300 feet from each side of the outer right-of-way south of Military Drive.

South Presa Metropolitan Corridor Overlay District (MC-2)

The establishment of South Presa as a Metropolitan Corridor Overlay District in accordance with UDC Article III (Zoning), Division 4 (Overlay Districts) was approved by City Council in 2010. Designated as MC-2, the District encompass properties within 200 feet from the centerline of South Presa Street from IH-10 to Southeast Military; and properties within 300 feet from the centerline of South Presa Street from Southeast Military to Loop 410.

Unified Development Code

The Unified Development Code (UDC), Chapter 35 of the Code of Ordinances of the City of San Antonio, regulates land use and development in accordance with the City's Comprehensive Plan. Article III, Division 3 of the UDC, Overlay Districts, addresses special siting, use, and compatibility issues in addition to those found in the underlying zoning districts. It also establishes special regulations for Historic Districts and Landmarks (Sec. 35-333), "VP" Viewshed Protection and "MPOD" Mission Protection (Sec. 35-337), "RIO" River Improvement Overlay Districts (Sec. 35-338), and Corridor Districts (Sec. 35-339.01). It should be noted that if any regulation in an overlay zoning district requires lower densities, greater setbacks, or otherwise imposes greater standards than those required by the base zoning district, the more restrictive standards of the overlay district applies.

Article IV, Division 5 of the UDC, Historic and Design Review, relates specifically to design review within Historic Districts. Article VI of the UDC, Historic Preservation and Urban Design, addresses standards and criteria for protection of historic, cultural, archaeological, and artistic resources and includes standards in relation to the San Antonio River. The Article also addresses the process for designation of Historic Districts and general standards and criteria for design within the "RIO" River Improvement District.

The Article also addresses the process for designation of Historic Districts and general standards and criteria for design within the "RIO" River Improvement District, including requirements regarding archeology. To better understand the provisions regarding archeology and to avoid any potential project delays, we recommend the following items prior to beginning major projects.

- **Consultation** — Prior to any work that might affect archaeological sites, consult with the City Archaeologist, Office of Historic Preservation, to determine whether or not archaeological sites have been previously identified within or nearby the project APE and/or whether the potential exists for significant archaeological resources to exist. This includes both prehistoric and historical archaeological resources.
- **Research** — Before any work that might affect any archaeological sites is begun, a qualified professional archaeological shall conduct an archaeological investigation of the property to identify any prehistoric or historical archaeological resources that are present on the site. Such resources might include prehistoric sites, historic building sites, historic structures such as acequias, dams, walls, et al. The investigation should be performed according to Archaeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any.

- **Archaeological Resources** — If no significant sites are found, after the OHP concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the OHP for review. Upon concurrence by the OHP, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the OHP, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the City Archaeologist/OHP notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

- **Interpretation** — To the extent possible, incorporate historic buildings, structures, and landscape resources and information on historic resources into new designs as educational and interpretive amenities.

Mission Historic District Preservation and Design Management Goals

The Mission Historic District Design Manual has been prepared to support and advance the long-term development and design management goals of the Mission Historic District community. They have been prepared based upon an assessment of current conditions, conversations with a wide range of Mission Historic District stakeholders, and consensus on desired preservation and urban design results.

The Design Manual embrace a forward looking vision for the Mission Historic District as outlined in the City's Comprehensive Plan and designation as a World Heritage Site. The manual also facilitates an incremental approach to community revitalization to be implemented project by project over time building on past achievements and holding historic preservation as a core value. Each section of the Manual addresses a specific area of the historic district with customized issues, opportunities, and approach.

Goal 1: Protect the historic resources associated with the Missions and their landscapes as recognized and described in the San Antonio Missions Listing as a World Heritage Site, and their surrounding landscapes.

The primary purpose of the Mission Historic District is to preserve and protect the authentic historic resources associated with the four Spanish colonial missions and other resources in the surrounding landscape that represents the District's cumulative historical and architectural development.

Research and measures for the identification and protection of resources is ongoing and will continue. Many of the resources are landscape related and archaeological. They extend beyond the designated boundaries of the Mission National Historic Park and may be present throughout the developed community.

The Statement of Outstanding Universal Values in the World Heritage Site nomination recognizes the unique demographic profile of San Antonio as a manifestation of the interweaving of cultures initiated by the Missions and continuing to the present. Authenticity of spirit and feeling as evidenced through cultural traditions is among the non-physical resources living within the Mission Historic District today and to hopefully be expressed through application of this design manual.

Goal 2: Preserve and rehabilitate historic building and landscape resources from all periods of historical significance within the Mission Historic District and World Heritage Buffer Area.

While focused on the unique resources and stories of the Missions, the Mission Historic District Design Manual embraces all periods of historic development within the Mission Historic District. Much of the District's development occurred during the San Antonio's urban expansion in the early and mid-20th century. This historical development is significant unto itself and recognizes its association with the concept of interweaving of cultures. It creates complexities that are integral to the historic district's story.

The District's commercial corridors and residential neighborhoods have their own stories and historic character that are to be conserved, respected, and enhanced. Each historic resource contributes to the significance of the Historic District and is to be preserved, adapted, and embraced as part of the District's long-term vision for the future.

Goal 3: Enhance the ecological context associated with the Mission Reach of the San Antonio River by extending its design and environmental characteristics throughout the Mission Historic District and World Heritage Buffer Area.

The San Antonio River is central to the Mission story. Ecological responsibility and sustainability are foundation concepts of the City's Comprehensive Plan and future vision for the City. Work toward reestablishing an ecologically vital landscape along the River began in the mid-1990s and has been central to the Historic District's revitalization over the past two decades. This effort has only just begun and will require decades for its implementation.

Guidelines within the Mission Historic District Design Manual encourage the extension of an ecological approach to the landscape throughout the Historic District. Other guidelines promote design approaches that emphasize landscape as the unifying physical and visual element that tie the different areas within the District to the river and to each other.

Goal 4: Enhance local quality of life within the Mission Historic District and World Heritage Buffer Area by strengthening neighborhoods, supporting local businesses, reinforcing social institutions, and facilitating physical and community connections.

Goal 4 expresses the intent of the design manual to support existing residents, businesses, and community in general. Transformation of the Mission Historic District must strengthen and enhance the local community, not displace it. This is fundamental to the idea of the World Heritage Site and its recognition of the city's indigenous culture.

The discussion of local quality of life is present throughout the design manual but is most direct through recognition of the character and vitality of existing historic neighborhoods and commercial areas. The design manual is strategic in preserving and strengthening existing vitality and character in the local community's own self interest. Flexibility in the application of the design manual is emphasized. Local community issues and needs are not necessarily related to traditional historic preservation but they are related to community character, to which preservation principles and concepts directly apply.

Goal 5: Encourage new development and the redevelopment of existing facilities that recognizes the distinctive history and character of the Mission Historic District and World Heritage Buffer Area and provides a foundation for long-term economic and community health.

Substantial new development and redevelopment are expected to occur over time within the Mission Historic District in response to the significant level of public commitment and investment given to the Mission Reach, World Heritage Site, and related public infrastructure and open space. Private sector investment is the vehicle through which transformation of the historic district will occur—project by project over time.

The Design Manual encourage development appropriate to the local context. In historic contexts, new development and redevelopment should respond to local character and immediate opportunities for strengthening and enhancement. In non-historic contexts, new development should implement district-wide design concepts, emphasizing quality, regional character, and the Mission Reach landscape. In the immediate vicinity of the Missions, special effort is necessary to respect and complement their visual character and significance.

Goal 6: Support the vision, guiding principles, and concepts expressed in San Antonio's comprehensive plan, SA Tomorrow, by fulfilling the roles and contributions envisioned for the Mission Historic District and World Heritage Buffer Area with respect to the city as a whole.

In the whole, these goals and concepts are expressed in San Antonio's 2016 Comprehensive Plan, SA Tomorrow. The Comprehensive Plan has been the starting point for development of the design manual and its principles are the foundation of every section within the Design Manual.

Guiding Mission Historic District Design Review Principles

Each section of the Mission Historic District Design Manual is anchored by a set of general principles that are intended to ensure consistent and fair application of the design manual, while taking into account the unique characteristics of each property and the Mission Historic District as part of the review process. These general principles also are intended to assist applicants in designing an approach to individual projects that is consistent with the Design Manual.

Principle #1: Rehabilitation of Existing Resources and New Development Design Should Be of High Quality.

The emphasis for all rehabilitation and new construction within the Mission Historic District should be on quality of design. Quality cannot be guaranteed by any design review process, but it is more likely to occur when property owners and designers know it is being sought and are encouraged.

Principle #2: Rehabilitation and New Development Should Promote Authenticity and Creativity.

The Missions World Heritage Site nomination discusses authenticity of form and design, authenticity of materials and substance, authenticity of use and function, and authenticity of spirit and feeling — concepts that should be extended to all resources and places within the Mission Historic District. Authenticity essentially forms the identity of the Mission Historic District.

Like quality, creativity can be difficult to define or measure in a design guideline document. However, there are many examples of creative and high quality architectural and landscape design projects in San Antonio. Sometimes, creativity requires taking risk and trying something new. Projects should also be encouraged to evoke the distinctive character of the Mission Historic District and its landscape, expressing its culture, ecology, and sense of place. Successful existing projects in San Antonio can and should be used for inspiration and as examples of the results being sought in the Mission Historic District.

Principle #3: Identify, Preserve, and Appropriately Treat Historic Fabric From All Periods of Development in the Mission Historic District.

All periods of the District's development have some level of significance, and buildings and landscapes representative of all periods should be preserved and respectfully treated. Many buildings and landscapes have experienced change and modifications over time. In many cases, these changes reflect cultural preferences. In general, this record of change should be retained and recognized as an attribute of the resource's character. Like the diversity of different building types and styles overall, diversity of periods and styles within a single building or resource is part of the richness and complexity of the Mission Historic District's urban fabric.

Principle #4: Create Places that are People-Friendly and Promote an Active and Vibrant Community.

San Antonio is people-oriented, and the Mission Reach and neighborhoods and commercial areas of the Mission Historic District should be alive with activity. New design should be friendly and comfortable. Places should attract people because people like being there. Human scale and proportion, color and texture, shade, partial enclosure, street trees and under-story trees, comfortable places to sit—the environments of the Mission Historic District should be made friendly and appealing in as many ways as possible.



Photo 1.5 (top), 1.6 (bottom left), and 1.7 (bottom right) - San Antonio is people oriented. The environments of the Mission Historic District should be made friendly and appealing in as many ways as possible.

Mission Historic District Historical Development

Six periods of historical development are significant to the Mission Historic District as identified by National Park Service and World Heritage Site studies. Each period has its own set of significant historic resources. These resources are present in different areas of the Mission Historic District to differing degrees and are addressed in subsequent sections of the design manual.

Prehistoric and Native American Era (before 1718)

Archaeological evidence suggests that the San Antonio River and its tributaries were occupied periodically from before 8000 BC through historic times. Prior to the arrival of European settlers, hundreds of small, autonomous bands of indigenous Native American groups commonly referred to as Coahuiltecan, most of whom were hunters and gatherers, frequented the upper San Antonio River valley area.

The landscape in which San Antonio is located is known today as the Northern Blackland Prairie ecological region. Prior to European settlement, it was a landscape of tallgrass prairie. Frequent fire and grazing by bison helped stimulate the tallgrass vegetation and suppress invading woody species. Some areas were forested, including riparian stream bottoms such as along the San Antonio River. At the time of first European settlement, the San Antonio River Valley was described as being covered with a thick wood of different trees.

The many indigenous Native American groups in northeastern Mexico and southern Texas were united by a common language but were nomadic hunter-gatherers, moving in groups from place to place following the movements of game animals and seasonal ripening of plants. Occasionally these groups challenged each other for prime lands. Individuals from more than 100 and perhaps as many as 150 different indigenous groups were recruited and counted as residents of the Missions at one time or another. Their culture and life-ways became interwoven with those of the Spanish missionaries and settlers and contributed to the distinctive culture of the Missions and San Antonio.

Resources: The Native American Era before European settlement is characterized by landscape resources that set the context for the region's historical development. They include the natural landforms, geology, soils, river, and other water courses. They also include ecology and plant communities of the Northern Blackland Prairie as well as the potential for archaeological resources in areas that have remained undisturbed.

Mission Era (1718-1824)

The city's five Spanish Colonial Missions were established along the San Antonio River between 1718 and 1731. Mission Valero (The Alamo) was established on the west side of the river in 1718, and moved to its present location on the east side of the river in 1724. Mission San Jose was originally established in 1720 south of Mission Valero on the east side of the river and moved to its present location between 1724 and 1727. Missions Concepcion, San Juan, and Espada were originally established in East Texas and moved to San Antonio in 1731 to avoid conflicts with the French in Louisiana.

During initial settlement, it was critical that local indigenous peoples join the Mission communities, as there were too few non-indigenous residents to achieve the colonization, evangelization, and defensive objectives set out by the Spanish Crown. Indigenous peoples became mission dwellers for many reasons, including safety from enemies, security of food and water sources, and, coercion by Mission soldiers.

Each Mission was a small, independent community with the church and priest's dwelling surrounded by a pueblo, or Indian village with residences, workshops, storage chambers, and other facilities. Outside the pueblo, which was enclosed by a defensive wall by the 1760s, were irrigated fields, gardens, and orchards. Beyond these was the Mission's common lands, the collection area for firewood; small game; stone, timber, sand, clay, and lime for construction; and materials for leather tanning; and was the close grazing land for dairy cattle, sheep, and pigs.

The five Missions were established along the banks of the San Antonio River and astride the Caminos Reales—Royal Roads—that linked Mexico City with frontier posts and missions in east Texas and Louisiana. Significant to their layout and survival was the extensive network of acequias that provided irrigation to the Mission fields and gardens. Over 50 miles of acequias were constructed. With their intensive use, the layout and construction of the Missions transformed the landscape and made an imprint that continued to affect the land and its use long after the Mission Era had ended.

The Missions reached the apex of their development by the mid-1750s. By 1756, for instance, Mission San Juan was a prosperous mission with a population of roughly two hundred sixty-five residents. By the 1770s, the Missions had begun a long period of decline. Spanish missions were never meant to remain missions in perpetuity, the ultimate goal being the acculturation and Christianization of the native population and their conversion to Spanish citizens. Mission grounds were to then be handed over to these newly converted citizens. By legal intent, the secularization of Spanish missions was to occur ten years after their establishment. But in San Antonio the tenure of the Missions lasted much longer due to the rigors and uncertainties of frontier living as well as their long distance from the center of government in Mexico. The formal process of secularization began in 1793/94 but proceeded slowly in the four southern Missions in the Mission Historic District and was only completed in 1824.

By 1794, only small populations of Native Americans remained residing at the Missions, 38 individuals at Mission Concepcion and 36 individuals (twelve families) at Mission San Juan, for example. At this time the Church relinquished control to Native American councils, and lands were divided for use as common lands and by individual families. Between the partial secularization of the Missions in 1794 and full secularization in 1824, Spanish settlers began to spread through the region, establishing homesteads in the areas surrounding Missions not controlled by Native American landowners. When the San Antonio Missions were fully secularized in 1824, the farmland around the compounds was again divided into plots, some of which were deeded to the few remaining Coahuiltecan families, and others of which were sold to families from San Antonio and other nearby locales.

Resources: The preservation and interpretation of historic resources directly associated with the four Missions within the Mission Historic District are the primary focus of the San Antonio Missions National Historical Park and the World Heritage Site. Extant resources from this period include Missions, the ruins of the original Mission buildings and structures, reconstructed Mission buildings, and associated landscape resources such as surviving acequias, farm fields, and archaeological sites.

Post-Mission Era Following Secularization (1824-1890)

In 1831, the four southern Missions were directed to be sold with the proceeds to go to the City of San Antonio. Spanish settlers moved onto the vacant land and paid a tax to the city. While the battle for Texas independence from Mexico raged, area farmers continued to use the lands. When Texas gained its independence in 1836, it seized the Missions, which were subsequently returned to control by the Catholic Church in 1841. By this period, the Missions were in a dilapidated state. While the Mission churches and other religious buildings continued to be overseen by the Catholic Church, most of the vast surrounding Mission lands had been transferred to private ownership. As a result of war, developmental pressures, and general neglect, a number of the original Mission structures and features were demolished, abandoned, or modified to new uses. By the later nineteenth century, however, in spite of a long period of inattention and change, the core Mission complexes remained extraordinarily intact and evocative.

Written accounts of the landscape during the late nineteenth century are sparse, though periodic paintings and, later, photographs show the Missions structures in various states of disrepair and ruin. One account of Mission San Jose noted that numerous families still made it their residence and that they lived in huts erected upon the ruins of the Mission's ramparts. At Mission San Juan, management and control of the acequia system, still intact and in use, was transferred from common to private management as adjacent farmland was purchased and consolidated into larger plots. By 1895, most of the land surrounding the acequia system was controlled by newly arrived land owners and homesteaders.

Resources: The landscape of the Post-Mission Era is poorly documented and surviving historic resources are rare. A full inventory of surviving resources has not been undertaken, but they include a small number of residences, other structures, and landscape features that may be remnants of former farmsteads. Any surviving resources not yet documented are most likely to remain in the southern, rural portions of the Mission Historic District.

Early Twentieth Century Urbanization and Commercial Corridor (1890-1941)

During the late nineteenth and early twentieth centuries, new development began spreading south through the Mission Historic District area from downtown San Antonio. In 1892, the San Antonio State Hospital was established on 640 acres along South Presa Street near the Mission San Juan dam. The new settlement of Berg's Mill had also sprung up near the Mission, including railroad access.

New residential neighborhoods of wood framed bungalows began being constructed on street grids extending south from the city center and were served by street cars. Period maps and aerial photographs document the urban expansion. In a 1915 aerial photograph of Mission San Jose, residential construction can be seen in the distance to the west of the Mission, and billboards and a roadside stand are present along a road that is today's Roosevelt Avenue. A 1936 map of San Antonio and its suburbs clearly shows the extent of residential development that by this period encompassed most of South Side San Antonio as we know it today. The Catholic Church and other institutions built new complexes on open lands, including the construction of Stinson Municipal Airport. For the most part, however, the lands in the immediate vicinity of the Missions as well as along the river remained open and have been largely preserved as open space today.

Resources: Most of the residential neighborhoods and early commercial development in the northern and central portions of the Mission Historic District as well as to the east and west of the district were constructed in the early twentieth century. They include the older commercial areas along North Roosevelt Avenue as well as the residential neighborhoods in the vicinity of Mission Concepcion, North Mission Road, and Mission Road. Strengthening and enhancement of these commercial corridors and residential neighborhoods is a primary goal of this design manual.

Post-War Suburbanization (1942-1978)

After World War II, development continued within the Mission Historic District but was less intense than that which had occurred in the early twentieth century. New infill development took place in and around residential neighborhoods and small commercial areas in the northern portion of the district.

Along the primary road corridors, larger commercial, industrial, and warehouse development took advantage of available parcels of open land bordering the roadways, especially in the southern portion of the district. Industrial uses expanded along the south end of Roosevelt Avenue, away from residential areas. More recent suburban commercial development has been a focus along SW Military Drive and at the interchange with SE Loop 410. Also in the southern portion of the district, however, small suburban residential neighborhoods were constructed in rural/suburban areas of open land formerly associated with the Missions.

Resources: The transformation of the post-war commercial, industrial, and warehouse uses along the primary road corridors within the historic district, especially South Roosevelt Avenue, is anticipated in the coming years and is a main subject for the design manual.

National Park/Mission Reach Era (1979-present)

Following the establishment of the San Antonio Missions National Historical Park in 1978, the City of San Antonio, San Antonio River Authority, and other regional partners embarked on a decades-long initiative to re-imagine and transform the San Antonio Mission Reach into a vital, healthy, ecologically sustainable landscape of benefit to adjacent residents and communities.

Within the 8-mile long Mission Reach south of downtown, transformation has concentrated on ecosystem restoration, replicating the original flow of the river while maintaining flood control, reducing erosion, re-introducing native vegetation, and creating an environment more suitable for recreation and wildlife. Designation as a World Heritage Site is an important part of the vision, promoting the Mission Historic District as an international visitor destination that will economically strengthen and enhance adjacent neighborhoods.

Resources: The Mission Reach, is central to the strengthening and enhancement of neighborhoods and commercial corridors within the Mission Historic District. The design manual focuses on the identification of historic resources from all periods of the historic district's development, their preservation and appropriate treatment, and the design of new building and landscape resources for the future. Special attention is given to design within the immediate vicinity of the Missions.

Mission Historic District Description

Outstanding Universal Value (OUV)

UNESCO inscribed the San Antonio Missions for the interweaving of Spanish, Coahuiltecan and other indigenous cultures. The inscription states that the physical manifestation of the cultures may be seen in decorative elements of the mission churches, indigenous settlement in and around the plazas, structures and places that supported the missions such as ranchos, labores, granaries, kilns and acequia system. Intangible characteristics, as currently under research by the Office of Historic Preservation, include a high-use of Spanish language, including populations who do not define themselves as Hispanic or Latino, spiritual values—both Catholic and Indigenous, traditional foods, dance, and art that reflect an interweaving of indigenous and Spanish cultures.

Local Values

In addition to the OUV described above, the local community has described, through oral histories and cultural mapping conducted by the Office of Historic Preservation, local values that manifest the interweaving of indigenous and Spanish cultures. These include culinary traditions, Spanish language, historic children's games, traditional folk medicine (curanderismo—a blending of indigenous and Catholic influences which includes the use of local medicinal plants), Spanish language names for local places, Coahuiltecan language, ancestral connections, religious traditions, familial property, and building traditions. These elements, along with neighborhood characteristics, are important to understanding the spirit of place found in Mission Historic District neighborhoods. UNESCO refers to spirit of place as the “living, social and spiritual nature” of a location. The International Council of Monuments and Sites (ICOMOS) adopted the “Québec Declaration on the Preservation of the Spirit of Place” in 2008 to safeguard tangible and intangible heritage as a means to ensure sustainable and social development.

Characteristics

Located along the San Antonio River, the area attracted many people long before the arrival of Europeans. The Mission Historic District's diverse resources begin with some of the earliest known human occupations in Central Texas. A large part of the missions' culture and identity is rooted in the lifestyle of these first people including the importance of the river and the abundance of natural resources, especially of wild game and edible and medicinal vegetation. Pecan, nopal, mesquite, yucca and fish are predominant examples of curatives, sustenance, fuel, even soap and gum, of the cultural landscape that continue to be maintained by the community and are evident in the natural landscape from the river's banks to residents' backyards.

Though these groups of early people, collectively known as Coahuiltecan, were mobile family units of hunters and gatherers, they revisited encampments based on the seasonality of available foods. After the establishment of the Spanish Missions, the area was utilized for agricultural purposes as well as local industries; this trend continued well into the twentieth century. Spanish settlers and other European immigrants after them, incorporated indigenous foods and traditions, while sharing their own traditions in return.

The growth and expansion of the City of San Antonio, primarily since the 1930s, has transformed much of this area into an urban environment. The southern portion of this area, roughly between Mission San Juan and Mission Espada, can be characterized as an open-space, rural environment, with some agriculture still being practiced through use of the San Juan and Espada acequias. The remaining historic district area is interspersed with public and institutional land uses among residential, industrial, commercial, and historic areas through which the San Antonio River passes.

Though development has affected the most northern areas of the historic district, the historic topographic slope of land towards the river has been largely maintained. The topography and geology of the area is vital to understanding the built environment and development of the historic district that begins with the arrival of Europeans.

Topography and Geology

San Antonio, situated at the transition from hill country to coastal plains, descends in elevation from north to south. Geologically, the limestone created by a shallow seabed over 500 million years ago, produced abundant underground waterways and above ground, fertile soil. Spanish military engineers who arrived with the Spanish missionaries recognized the conditions provided an excellent situation in which to build a system of acequias, (irrigation ditches), a medieval system brought to Spain by Moors, of harnessing water from streams and rivers to irrigate labores (farmlands). The Spanish engineers, harnessing the effects of gravity, situated labores so they could be irrigated as water flowed downhill, which followed a southerly direction in San Antonio.

This agricultural system continued to feed San Antonio's population through the early 20th century. According to oral histories collected in 2016 by the Office of Historic Preservation, many local families recall stories of great-grandparents bringing farm produce, as well as fish caught in the river, "to town" for sale. San Antonio's city limits extended to just below Mission Concepción, through the early 20th century.

It's important to note that indigenous populations' story of origin accounts for the water rich topography through the tale of a waterbird who gave life from water droplets falling from its wings as it flew over the area. The indigenous name for the area, Yanaguana, refers to a young woman who plays a role in the story and who on her deathbed in old age, becomes a water spirit. The account continues to hold spiritual value for people of indigenous descent.

Land Ownership

Unique to the area is the fact that many families associated with the missions and original land grants continue to live in the area. Descendants of a second wave of settlers who arrived in the early 1800s also continue to live in the area. Property ownership continues to be handed down from generation to generation. The built environment reflects this through street names such as Bustillos, Huizar, Pacheco, Mitchell and Ashley, names of mission residents and early settlers. The built environment also reflects many of the building trades associated with residents of the area. For instance, welders often provide neighbors with wrought iron fences and gates. Woodworkers and stone masons provide their services as well.

Under secularization begun in 1793, existing tenants of mission lands were granted suertes. These tenants included indigenous and Spaniards. Mexican independence in 1821 opened the door for additional request for land, including land thought to be abandoned or vacant. The violence of the war for Mexican independence led many San Antonio inhabitants to leave the area. Similarly, the Texas Republic period spurred land claims by new transplants to the area. Legal complaints were filed by people who received land through the Mexican tenure, only to find the land conferred to others during the republic period. For more information, see "The San Antonio Missions and Their System of Land Tenure" by Dr. Felix D. Almaraz.

A 1976 report by the Texas Historical Commission shows changes in land ownership also occurred as plots were divided for inheritances or for sale over time. Concurrently, the population appears to shift as fewer and fewer indigenous residents are recorded in the census. However, this may be due to intermarriages and resulting blending of people who were documented as Spanish, rather than indigenous. For details, read "An Archeological and Historical Survey of the Proposed Mission Parkway" by Spurlock et al, Texas Historical Commission.

Periods of Significance

The Mission neighborhoods have three distinct historic periods of development:

1. The Spanish Colonial/Secularization period
2. Mexican Independence/Texas Republic/ U.S. period
3. Early 20th Century period, including influences of automobile culture

Neighborhoods

Mission Concepción neighborhoods

Mission Nuestra Señora de la Concepción de Acuña, the closest to the center city of the four most southern missions was established in 1731 and continues to have an active parish. According to historic research, the church has continued uninterrupted longer than any other church in the United States. The Feast of the Assumption of the Blessed Virgin Mary, marked every year on August 15, features a double solar illumination which is witnessed by hundreds of the faithful every year and which has continuously been celebrated since the construction of the mission. The Feast of the Immaculate Conception which falls on December 8, is celebrated by the arrival of hundreds of matachines dancers who come from San Antonio and all over South Texas. In the Americas, this tradition dates to the Spanish conquest; in San Antonio, the tradition was introduced to the mission in 2014, but is a San Antonio tradition that has been kept alive by generations of families and is a blending of indigenous, Spanish and roots. A manual for the administration of sacraments which is written in phonetic Coahuiltecan language has been identified and is currently used by indigenous descendants to learn the mostly lost language of their ancestors.

By 1824, the land around the Mission Concepción had been sold to Ramon Musquiz, Ignacio Chavez, Father Refugio de la Garza, and Manuel Yturri y Castillo. By the mid-1850s, Asa Mitchell had acquired much of the Musquiz and Yturri y Castillo land. The land would remain undeveloped through the end of the 19th century until the platting of the Mission Park Addition in 1910.

The homes in the area reflect similar styles to homes built in San Antonio between 1911 and 1929 and are bounded by Grove on the north and Hansford on the south. The residential sections are punctuated by commercial and industrial blocks bordered by Mitchell on the south and just north of IH 10. Low density commercial exists primarily along the Roosevelt Avenue corridor. Some of these structures' characteristics appear to have association with the agricultural nature of the area, including some with features similar to feed stores and poultry farms, i.e. one-part block store fronts sometimes featuring entrances oriented to corners, parapets, and clerestories. Other later commercial stock reflects the cultural influence of the automobile age including motor courts and gas stations. The earliest constructed house in this area is found in the northernmost boundary. The Yturri-Edmonds house is thought to date to the mid-1800s and was once part of the lands of Mission Concepción. The property includes a segment of an acequia. Though the home's exact date of construction is unknown, the house and property remained in the same family from the 1820s through 1961, which reflects a tradition of families maintaining property through generations.

Though the area has high density, it retains access to the river and open public land.



Photo 1.8 - National Register of Historic Places-listed Yturri-Edmonds House.

Mission San José neighborhoods

The largest of the missions, Mission San José y San Miguel de Aguayo, was founded in 1720. As with the other missions, San José continues to have an active parish and membership. The mission was moved twice until the cornerstone for the current church was laid in 1758. It is the largest of the missions and the location of the famous Rose Window which many believe was carved by Pedro Huízar—surveyor, sculptor and master craftsman. For his work as surveyor, Huízar was granted land near each mission. He was known to have lived in the San José area. His descendants continue to live in the Mission Historic District. Other early San Antonio families with ties to the area include the Navarro, de la Garza, Ruiz, Escalero and de la Cruz families, among others. The lands of Damasio de la Cruz to the east of the church and along the San Antonio River, is an example of how land transferred over time. After secularization, de la Cruz, identified as a “mission indian” was given land per a Spanish deed in 1823 (Bexar County archives Vol 2: page 366). In 1855 the land became the property of R. T. Higginbotham who, according to an 1837 map of the county had already acquired lands on the east side of the mission’s labores and north of the mission itself. By 1897 land around the mission was owned by the Sisters of Charity and the first platted subdivisions appear. Subdivisions Mission Ridge (1894), Park View (1894) and Villa San Jose (1896) were carved out of the Higginbotham and D.M. Poor properties. Other names on the 1897 map that are recognizable today, either because of street names or descendants who remain in the area include Pyron, Huizar, Berg and Dewitt. Walter Pharos Napier would introduce the next phase of development from about 1909 to the 1920s and 1930s with the establishment of subdivisions immediately to the south of Mission San Jose. He would acquire property from the Sisters of Charity, the Huízar family, the Leal family, and the Escalera (Perez) family among others.

The neighborhood is bounded approximately by the San Antonio River to the north, S.E. Military Drive to the south, the westside of Mission Rd/Adelphi to the west and Riverside/S Presa to the east, containing light commercial areas along Roosevelt with dense commercial properties along S. E. Military. Commercial properties along Roosevelt tends toward small family owned businesses, including many that have existed for numerous years and are owned by mission descendants. Motor Court hotels, are a product of automotive culture as Roosevelt was a primary road in and out of San Antonio. S. E. Military contains primarily chain and big box businesses.

Residential sections tend toward higher density towards the north and become increasingly less dense to the south and east of the mission as properties approach the river. Development patterns on the north include smaller, narrow, more distinctively urban parcels (between .10 and .25 of an acre), while the parcels on southeast side are larger evoking a rural sense of place (up to 2 acres.) Residential patterns include a large concentration of early 20th century featuring minimal traditional homes. However, a number of homes feature pyramid roofs and board and batten construction indicating some of the earliest residences in the area. According to collected oral histories, one of the area’s oldest homes is a shotgun style home which has remained in the ownership of a single-family since its construction over 100 years ago. The neighborhood is also the location of the Asociacion de Charros de San Antonio, an organization that preserves the traditions of equestrian skills and arts associated with early Tejano communities.

Street patterns south and west of the river are angled in a northwest/southeast orientation. This pattern is likely informed by the directional flow and curve of the river. Additionally aerial views provide a glimpse of a grid reminiscent of the pattern created by the original suertes established by the early Spanish land grants in order to provide access to water. Street names reflect legacy families of the area including Bustillos, Huizar, Pacheco and Pyron, many descendants live on streets named after their families. Streets such as Bustillos and Kelly Drive, evoke a sense of ruralness as the streets are narrow, driveways are unpaved and fencing that exists include cedar post and wire; though chain link, wood and wrought iron are also found here. Setbacks range from as deep as 50 feet to as short as 22 feet. A distinct sense of place is felt on streets such as Pyron and Napier where narrow lanes and lack of sidewalks provide a rural, country lane feel as they lead down to the river. As a cultural landscape, integrity is high in relationship to setting, feeling and association with the historic nature of mission San Jose. This feeling is heightened because many of the families associated with mission San Jose continue to live in this particular area of former mission grounds. It should be noted that many of these families claim ancestors who continued to live within the walls of the mission and its immediate surroundings even into the 20th century.

They recall the mission as their playground, running along the ruins and on top of the compound walls. Some of the families were responsible for the laundering and ironing of priests' vestments, and yet others worked to maintain and repair fences and other elements of the mission grounds well into the 20th century.

Public access to the river exists at several access points in the area. Community residents also mention locations on private property where agreements with property owners allow access. This speaks to the connectedness of residents through kinship and long-standing generational friendships. Access to the river is key as residents of indigenous descent practice spirituality at the river. Mission descendants also have provided oral recollections of learning local fishing methods that they continue to practice today.

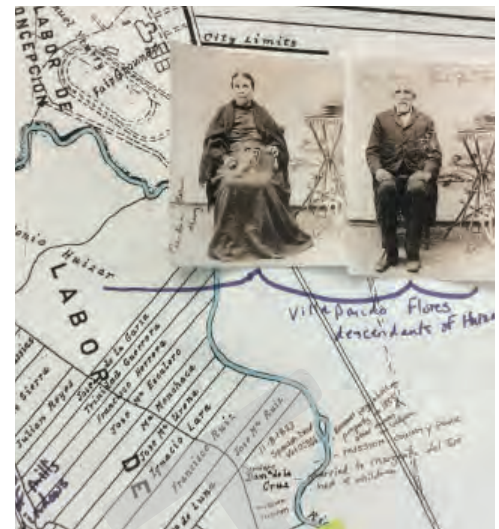


Photo 1.9 - 1837 Rullman Map detail of land grants around Mission San Jose with addition of stories, photos and notes from mission descendants.

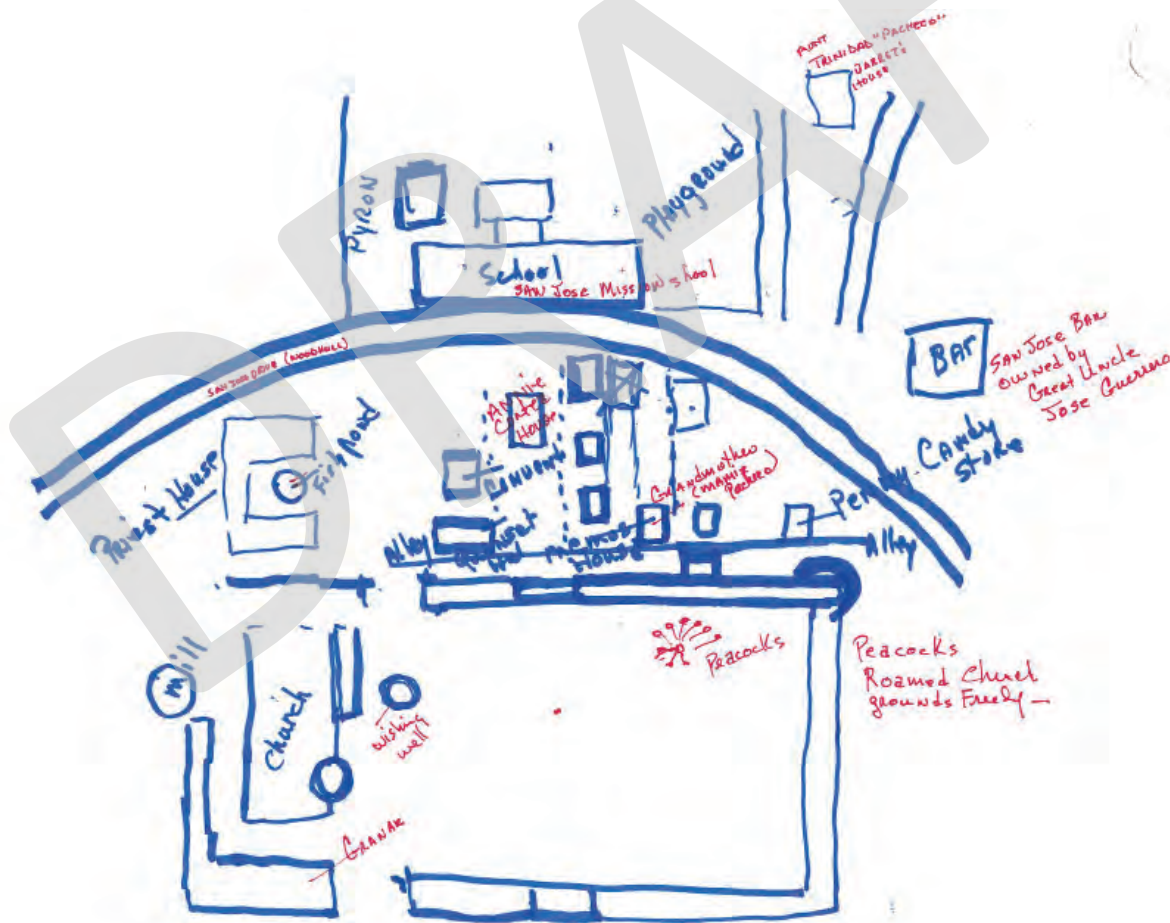


Photo 1.10 - Pacheco Map detailing the adjacent neighborhood's relationship to Mission San Jose.

Mission San Juan neighborhoods

Mission San Juan Capistrano was moved from East Texas to its present location on the eastside of the San Antonio River in 1731. By 1756, its church, granary and compound were complete. Irrigated by an acequia that coursed through adjacent grounds, the Mission San Juan community maintained vegetable crops. Through the secularization process in 1794, 12 families were given mission lands, while remaining lands were auctioned off in 1831. Spanish settlers had moved onto vacant lands in the interim, as tenants, and intermarried with the original 12 family grantees. By 1841, German, Italian and Alsatian immigrants had moved into the area, maintaining farming traditions and also intermarrying with earlier settlers. Rullman's historic map of 1837 suertes, show family names of Gomez, Salinas, Bustillos, Gil, Granado and Ximenes among others. By 1897, Rullman's map of Bexar County shows the suertes had been divided into smaller tracts, including divisions for inheritances, but also for sale. By this time names such as Newton, Rilling and Ashley appear among descendants of the Bustillo family names, including Rivas, de Huron and Gutierrez. At this time the name Bouchu appears as well. Father Francis Bouchu became the pastor of both Missions San Juan and Espada and is largely responsible for restoration work at the time. The Berg's Mill community was created on former San Juan labores, ruins from its mill still stand and are visible as one approaches the mission today. Families continued to live on the grounds of the mission until the 1950s. The "Tufa House," at Mission San Juan built in the 19th century still stands and is one of the homes that continued to be lived in through the mid-20th century. Today, descendants recall visiting family members who once lived there.

The Mission San Juan neighborhood is roughly bound by S.E. Military Drive and Harding Drive to the north, South Presa and Villamain to the east, Roosevelt Avenue to the west below Harding Drive and following the contours of Ashley Road and Espada to Loop 410 on the south. The area consists of expansive open tracts of public land, including park lands, and Stinson Municipal Airport. Harlandale High School, Mission Burial Park, and San Jose Burial Park also occupy larger tracts of land—ranging between 83 and 178 acres. Undeveloped, private property also exists in the area, including sizeable parcels ranging between 25 and 33 acres. Some of these undeveloped parcels are zoned as industrial, while others are zoned as range and pasture lands and contain a single family home site on the property. Typical parcels in the Mission San Juan neighborhood include numerous properties consisting of 2 acres or more with a single-family residence. This development pattern is more noticeable as one approaches Mission San Juan along Mission Road and reflects the area's connection to its farming heritage. Near Harlandale High School however, a small cluster of homes built in the 1960s exist on parcels between .10–.17 of an acre. This is unusual when considering the area in its entirety as it typically features many residential parcels that are significantly larger. This area is also unusual as it includes residential, commercial, and industrial adjacent to each other, as seen along March Road.

Street patterns follow a meandering route, following patterns created by historic farm roads, the edges of ranches and farm lands, and waterways. Roads named Ashley, Emilio Guerra, Rilling, Acequia, and Espada reflect farmland ownership of the early to middle 1800s, as well landforms and the Spanish colonial period. Many of these families continue to own property around San Juan. Historic structures include residential dwellings dating to the late 19th century and turn of the 20th century, including residences that have continually been maintained by families since the original land grant period immediately after secularization. Residences are practical in size and function, including the materials used, typically wood, but also stucco for some of the older residences. A recent addition to the area includes a home designed by James Riely Gordon moved from the Mahncke Park area to the Mission San Juan area. Though of larger massing and scale, and more complex in form, the home respects siting conditions through orientation as well as setback of well over 100 feet, which is typical for the area. The Kuntz home and store on Graf Road which dates back to the late 19th century is an example of a property that has continuity despite no longer being owned by the family. Under federal ownership, it is reflective of building styles of its original period and change over time, familial connections, and will be re-used in the near future to tell the indigenous story. Adjacent to the Kuntz home is a small cemetery which is cared for by the community. The cemetery holds graves of many families associated with Mission San Juan. Each year on the Day of the Dead, family members gather in the cemetery celebrate their deceased ancestors. The San Juan Acequia runs between the cemetery and the Kuntz property. Residents of the neighborhood have shared stories related to farming and in particular, their frequenting of the peach grove at Mission San Juan. As with community near other missions, residents talk about the mission with a strong sense of belonging to the mission and the mission belonging to them. The grounds of the mission continue to have an operating acequia which is currently used to irrigate a demonstration farm. The acequia continued to be used for irrigation by farmers outside of the mission grounds into the 20th century.

Several residents who live along Espada Road, though close to Mission San Juan and included within the physical boundaries of this particular neighborhood, actually identify themselves as part of the Mission Espada community. They attend religious services at Mission Espada more readily than Mission San Juan. This reflects a historic pattern as the communities of Mission Espada and Mission San Juan often shared a priest. Historically, this may have been influenced by the fact that San Juan is east of the river while Espada is on the west. Those who identify with Espada tend to live west of the river, so travel to church may have been easier without having to cross the river. Topography also shares some attributes through the community. For instance, the Espada acequia and aqueduct are closer in proximity to Mission San Juan and the acequia runs behind properties along Espada Road.

Access to acequias adds to the rural sense of place here, as does access to the river, but other natural points have been identified by the community as places of importance as well. Six Mile Creek runs through the Mission Historic District and specifically the environs of Mission San Juan where the creek connects to the San Antonio River and the Espada Aqueduct. Residents are quick to point out that their name for the creek is Arroyo de la Piedra (Rock Creek). Before becoming federal property, community regularly swam in the creek (as well as the acequias) and picnicked at a spot near the large rock that the creek is named after.

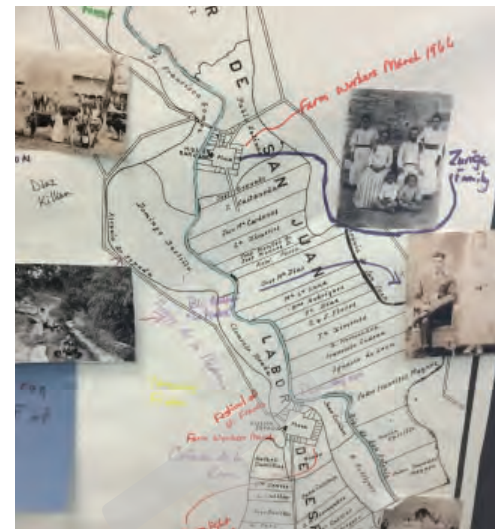


Photo 1.11 - 1837 Rullman Map detail of land grants around Mission San Juan and Mission Espada with addition of stories, photos and notes from mission descendants.

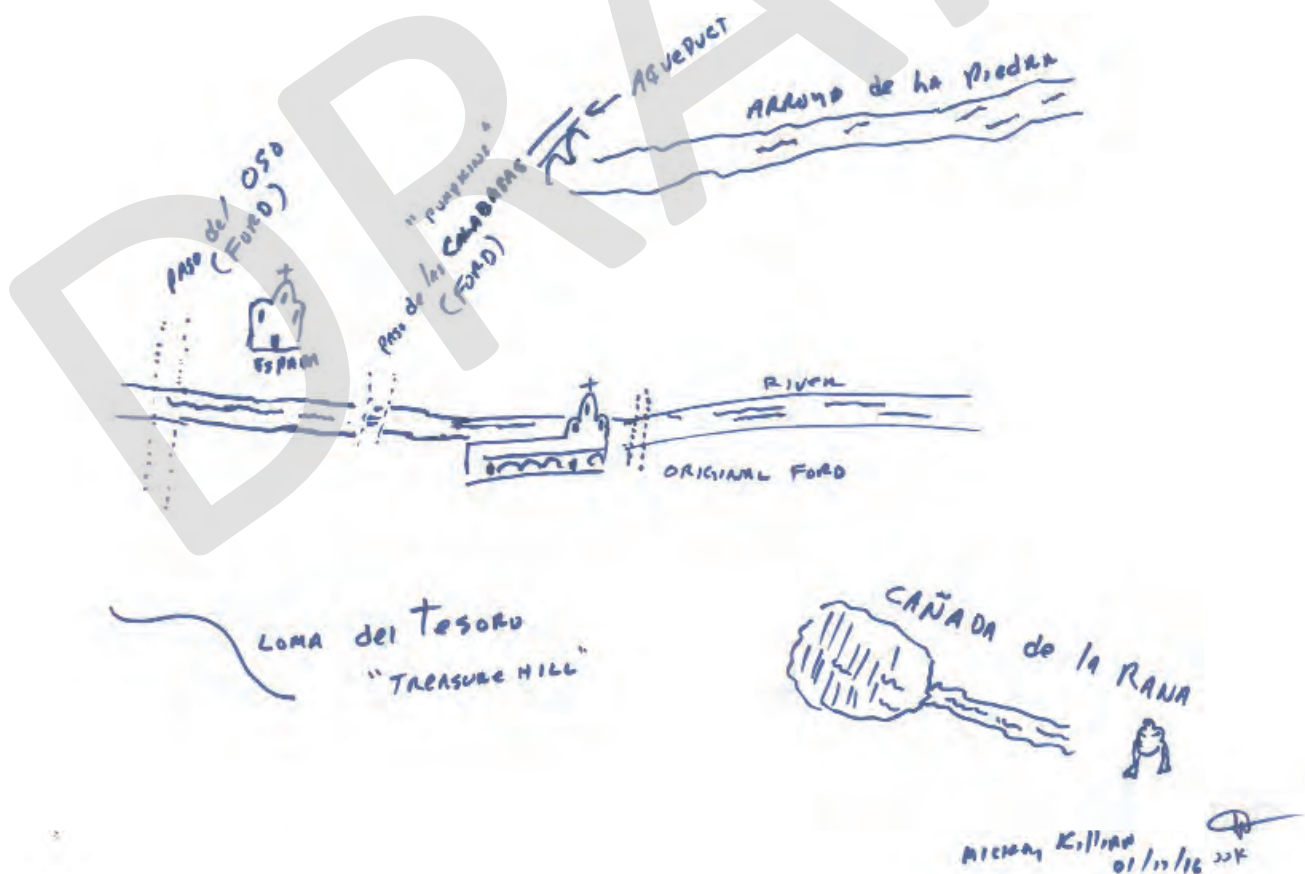


Photo 1.12 - Killian Map providing details on the naming of the cultural landscape of Missions San Juan and Espada.

Mission Espada neighborhoods

Mission Espada, the southernmost mission in the historic district, was moved to the area in 1731 from its original location in East Texas. Its aqueduct was constructed in 1745. Several indigenous families received land grants at secularization. In 1838, one of the largest land grants in the area, over 3500 acres, was given to José Domingo Estevan Bustillo. The land, which began at Mission Espada, stretched all the way to today's Palo Alto road. Bustillo was born in the Villa de San Fernando de Bexár in 1779. Many San Antonians, especially many in the Mission Historic District, can trace their lineage to Bustillo and several descendants continue to live on land that was once part of his vast land grant. Other familial names appearing on original land grants include Gutierrez, Leal, de la Garza and Rodriguez. Later families moving into the area include Appelt, DeWitt, Chavaneaux and Trueheart.

The area around Mission Espada has been called one of the most rural of all the missions. To a large extent this is due to a high number of undeveloped private property parcels ranging from 1 to 20 acres, many of which continue to be farmed. Other public lands, including greenways with access to the river, add to the open bucolic sense of place. The area is bounded by Loop 410 to the north, a point 5 parcels west on Chavaneaux Road, Shane Road to the south, and Villamain to the east. Roads and their names follow patterns established by historical access to the mission, acequia, desague, river, and historic farms.

Several post-colonial structures remain standing in the area including on Desague and Espada Road, immediately adjacent to the mission. The structures, based on building style and construction materials—including board and batten with shed roofs of galvanized metal—appear to date to the late 19th and early 20th centuries. Other residences have characteristics often seen in farmhouses of the 1920s. The residences are defined by lifestyle more than an actual architectural style. Some characteristics include: practical materials, typically wood; horizontal wood siding; composition shingles or galvanized metal roofs; and simple massing and volume. This cluster of homes, situated around Mission Espada, also include minimal traditional homes typical of the 1930s and early 1940s. Though built in different time periods, all of the structures are of uniform massing, volume and scale.

They are set on parcels of approximately slightly more than .5 of an acre, the Espada ditch crosses in front and through properties on either side of Espada Road. Progressing south on Espada Road from the mission are parcels of 3 to 7 acres consisting of tillable agricultural lands with homesteads. The residences are set back over 700 feet from the road as is typical of rural ranching homes. Chavaneaux road includes properties which are commercial. A historic cemetery exists at the end of Cemetery Road where some of the areas' legacy families have been laid to rest.

The San Antonio River lies to the east of the mission and is largely publicly accessible.



Photo 1.13 - Appelt Map detailing connections between the Appelt and Ripps Family to Mission Espada.

Section 2: Guidelines for Exterior Alterations and Additions

1. Exterior Alterations and Additions: Single-Family Context (8 units or less)

The following Guidelines are specific to the Mission Historic District and are additional supplements for the *Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations* and *Chapter 3, Guidelines for Additions*. Please thoroughly review these documents prior to proceeding.

Character of existing neighborhoods: Lots throughout the Mission Historic District vary by location. In the northern portion of the Mission Historic District, neighborhoods were developed with rectangular street grids and tend to be urban in character with smaller, narrower lots and shallow setbacks and side yards. These lots feature a high degree of consistency in terms of size, shape, and setbacks. Urban Residential resources date in time from the early 20th century, consist mainly of bungalows and other single-story house types, and are constructed primarily with wood clapboard siding. These neighborhoods have human scale and occur in great variety, though in some places small groupings of identical homes are present. Positioned close to each other and close to the street, the variety of residences creates a lively streetscape with an intimate, pedestrian friendly scale. The principal historic context relates to the 20th century development of San Antonio's Southside neighborhoods.

In the southern portion of the District, lots tend to be less urban in character with larger lots, which are less uniform in size and shape. These resources date in time from the early to mid-20th century. Ranch and Midcentury homes are common residential house type in these areas. These resources often feature abundant landscaping and deep setbacks from the street, which limits the visual impact of existing structures on the street. Landscape continuity and connectedness to the San Antonio Mission Reach and the Missions defines the overall visual character of these neighborhoods.

Where existing building setbacks, orientation and architectural characteristics vary, additional consideration may be given to alterations or additions.

Table 2.1 — General Principles for Exterior Alterations and Additions.

The following are general principles for new projects located within the Mission Historic District.

Principle #1: Preserve and rehabilitate historic residential buildings significant to all Mission Historic District development periods within the District's established residential areas.

Principle #2: Encourage high-quality new infill construction appropriate to the immediate historic context and development pattern of the surrounding neighborhood.

Principle #3: Preserve and consider the appropriate treatment of authentic landscape elements and features in established residential neighborhoods to the maximum extent possible.

Principle #4: Promote on-going maintenance and stewardship of historic residential buildings and their landscapes.

Principle #5: Foster cultural expressions in residential rehabilitation and new housing developments that capture the spirit of place and link buildings to the Mission Historic District's heritage.

Principle #6: Promote the adaptability of historic residential resources for modern living while encouraging home ownership and enhancing neighborhood quality of life.

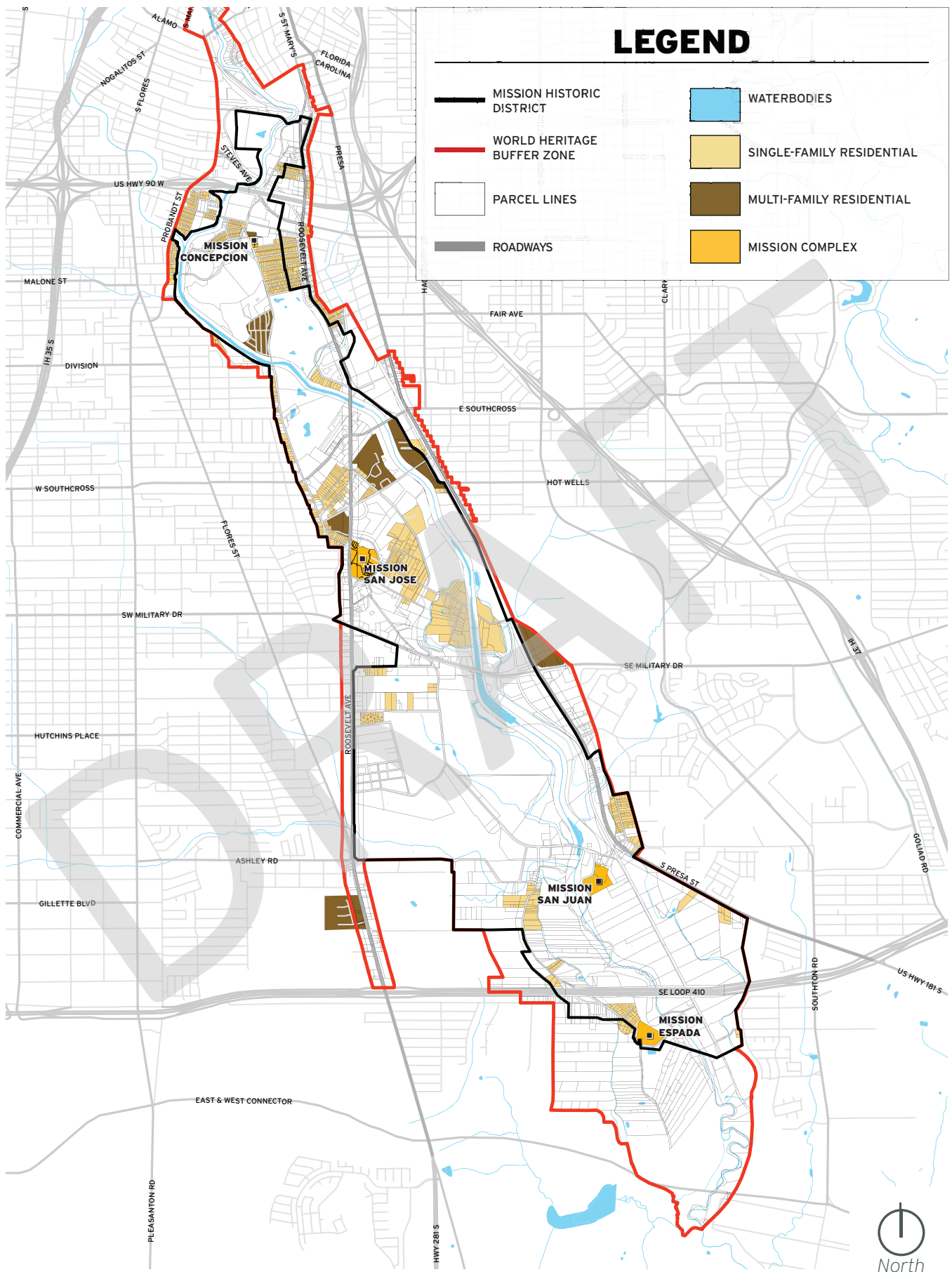


Figure 2.1 Mission Historic District Residential Neighborhoods

A. EXTERIOR ALTERATIONS IN GENERAL

- i. *Non-contributing structures* — Where a determination of non-contributing status has been provided for a structure, more flexibility may be considered in regards to facade alterations provided that overall design and architectural styles introduced remain respectful of the immediate historic context of the block and surrounding residential structures.

B. ADDITIONS

- i. *Minimize visual impact* — Additions should be located to the rear of a property whenever possible. If the rear is not a feasible location due to site restrictions, such as a contributing rear accessory structure, heritage landscape element, or a small rear yard, alternative locations may be explored. A site analysis and site plan that demonstrates any restrictions must be submitted as part of an application if an alternative location is proposed.
- ii. *Alternative locations* — A side or second story addition may be considered only if the rear of the lot has been determined to be unfeasible as demonstrated by a site analysis provided by the applicant.

C. SIDE ADDITIONS

- i. *Setbacks* — Side additions must be set back from the front façade by at least 50% of the total side façade length. A greater setback is encouraged where feasible.
- ii. *Width* — Side additions must not be greater than 30% of the width of the front façade of the primary structure.
- iii. *Roof form* — Side additions must feature a subordinate roofline in height, while maintaining the original roof form (front or side gabled, hipped, etc.). Ridge lines that match the existing historic structure in height may be considered on a case-by-case basis, especially if ridge line continuity is a paramount feature of a particular historic style. The applicant must demonstrate the appropriateness of a matching ridge line in their application.

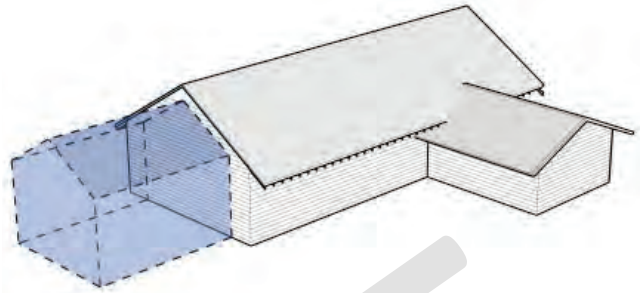


Figure 2.2 Appropriate Rear Addition

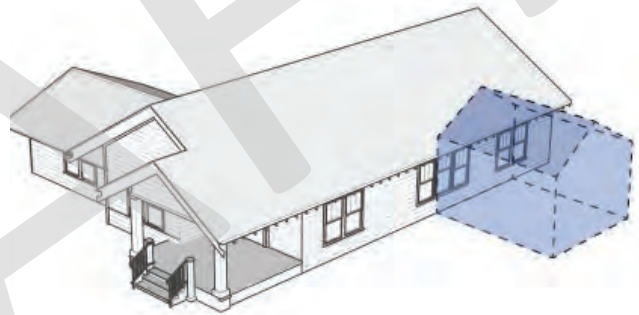


Figure 2.3 Appropriate Side Addition

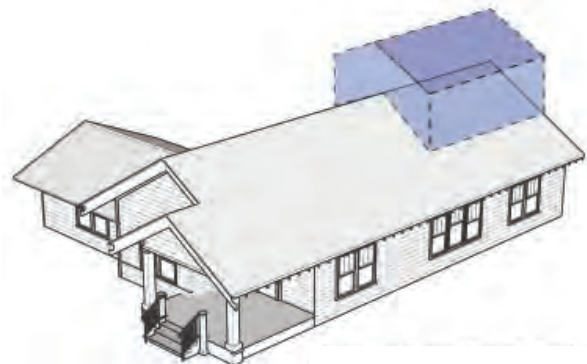


Figure 2.4 Appropriate Second Story Addition

D. SECOND STORY ADDITIONS

- i. *Appropriateness* — Second story additions to a single story structure may be considered if a single story rear or side addition has been determined to be unfeasible through a site analysis.
- ii. *Location* — Second story additions should be set back from the front façade by a minimum of 60% of the length of the historic structure.
- iii. *Similar roof form* — Second story additions should feature a similar roofline to the existing structure.
- iv. *Addition height* — Second story additions should be limited in height to 30% of the overall height of the existing structure as measured from grade to top of ridge.
- v. *Preserve existing elements* — Second story additions should retain the roofline and façade elements of the existing structure to the greatest extent possible. Modifications to existing elements, including the alteration of the existing roofline on the street facing façade, to accommodate a second story are discouraged unless significant structural limitations are demonstrated as part of the application.

Table 2.2 — Mission Historic District Residential Resource Types



Craftsman Bungalow



Folk Victorian



Minimal Traditional

E. COMMERCIAL AND NON-RESIDENTIAL

- i. *Color and painting* — The use of bright colors and lively paint schemes on masonry or stucco facades that are already painted is characteristic of the Mission Historic District and encouraged.



Photo 2.1 (top) and 2.2 (bottom) — Adaptive use should be undertaken with flexibility and creativity. For example, historic gas stations repurposed as restaurants with outdoor seating.

Section 3: Guidelines for New Construction

1. Single-family Construction (8-units or less)

This section is intended to supplement the *Historic Design Guidelines, Chapter 4, Guidelines for New Construction* for various project types.

Projects that are residential in nature, having 8 units or less, should respond to the existing context established in both urban residential neighborhoods as well as rural residential contexts.

A. ROOF FORM

- i. *Multiple roof forms* — Historic housing stock in the Mission Historic District is typically modest in design and features simple, traditional roof forms. The integration of multiple roof forms or non-traditional roof forms in new construction is discouraged unless stylistically appropriate.
- ii. *Ridge heights* — The ridgelines of roofs with multiple gables should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.
- iii. *Contemporary roof forms* — Contemporary flat roof or shed roof forms may be considered on a case by case basis where the special merits of the overall proposed design warrant a deviation from traditional roof forms.

B. FACADE DESIGN AND ARCHITECTURAL DETAILS

- i. *Architectural elements* — The integration of traditional architectural elements on the front or primary facades of new buildings is encouraged. This may include porches, groupings of windows, or decorative elements.

Table 3.1 — General Principles for New Construction

The following are general principles for new construction projects located within the Mission Historic District:

Principle #1: Establish a consistent, high quality design aesthetic for new construction throughout the Mission Historic District that is generally compatible with the character of the World Heritage Site.

Principle #2: Emphasize new mixed-use, commercial, and residential designs that strengthen the visual environment, revitalizes corridors and areas to the benefit of the Mission District community, and can be adaptable for future uses.

Principle #3: Give special consideration and design quality for new construction within the vicinity of the Missions that is sensitive and compatible with the character and authenticity of the Missions.

Principle #4: Emphasize pedestrian scale and pedestrian and bicycle connectivity linking places throughout the Mission Historic District to each other and The Mission Reach.

2. Commercial Construction (Commercial, Institutional, and Multi-family projects consisting of 8 units or more)

A. BUILDING ORIENTATION AND SITE DEVELOPMENT

- i. *Division of structures* — Multifamily residential or mixed used developments consisting of multiple buildings should be divided, scaled, and arranged in a manner that is respectful of the surrounding context. For instance, sites that are located adjacent to single-family residential areas should incorporate multiple, smaller buildings instead of larger buildings that are out of scale with the surrounding context. A site analysis of the surrounding context should be included in schematic design development. Site constraints or other limitations may be demonstrated and submitted as part of the application to explain the logistical and programmatic requirements for a single structure.
- ii. *Site configuration* — Multifamily residential or mixed used developments consisting of multiple buildings should be organized in a campus-like configuration with primary facades that address external views from the public right-of-way as well as create comfortable interior spaces such as courtyards and circulation spaces.
- iii. *Building spacing* — Buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. Single story buildings should be sited to include a minimum separation of 10 feet between buildings. Multi-story buildings should maintain a minimum separation of 50% of the adjacent building heights. For spaces between two buildings of differing heights, 50% of the average of the two heights shall be used.

Table 3.2 — The Characteristics of Mission Architecture



San Antonio's historic Missions have distinctive design characteristics that are unique to their time and place but that can serve for inspiration and reinterpretation of architectural design today within the Mission Historic District. The Missions' characteristics provide the basis for these design guidelines.

Materials

Stone masonry was used as the predominant building material for the Missions and was usually coated in a white plaster finish. Wood and metal were predominant materials for many small-scaled features such as doors, windows, screens, hardware, beams, porches, and shingles. Tile, glass, cloth, and leather were also used.

Form and Massing

The Missions' stone construction used simple rectangular and curved forms that were combined and built up in interesting ways. These simple forms had broad surface areas, differing shapes, strong contrasts of solids to voids. Vaults and domes were typical means for roofing interior spaces using stone and introduced curved roof forms into Mission design. They were present in many larger Mission buildings. Wood beams were used to build flat or gabled roof forms.

Architectural Features

Features such as doors and windows were finely detailed and crafted. They contrasted with the simplicity of building forms. Stone surrounds and wall details were elaborately carved.

Patterns

Decorative patterns, textures, and colors were a simple means of elaborating building designs and adding vibrancy and complexity.

- iv. *Transitions* — Sites that are located adjacent to single-family residential areas or context areas consisting of predominantly single-story, contributing buildings should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context. New buildings sited at these edge conditions should not exceed the height of adjacent contributing buildings by more than 40%. The width of the primary, street-facing façade of new buildings should not exceed the width of adjacent contributing buildings by more than 60%.
- v. *Setbacks* — In general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain minimum front setback of 15' for properties north of SE Military and a maximum front setback of 35' for properties south of SE Military.
- vi. *Location of parking areas along corridors* — Rear / side parking is encouraged north of SE Military Drive. Front parking with landscape buffers are encouraged south of SE Military Drive.
- vii. *Vehicular access and driveways along corridors* — In general, driveway widths should not exceed 24'. Shared driveways are encouraged and can have a maximum width of 30'. Shared driveways are encouraged to incorporate a pedestrian island.



Photo 3.1 - Example of a contemporary interpretation of a butters.



Photo 3.2 (middle) and 3.3 (bottom) - Examples of monolithic walls and substitution with glass curtain wall.

B. BUILDING MASS, SCALE AND FORM

- i. *Monolithic elements and fenestrations* — Historic masonry construction in the Missions lack numerous voids in the wall plane resulting in a monolithic aesthetic that is appropriate to reference in new construction. Wall planes and fenestration patterns should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern. Traditional punched window openings with uniform spacing throughout the building facade is discouraged. Glass curtain walls or uninterrupted expanses of glass may also be grouped and used to create uniform building mass as a contemporary alternative to the historic construction type.
- ii. *Maximum facade length* — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should not include uninterrupted wall planes of more than 50 feet in length. Building facades may utilize an offset, substantial change in materials, or change in building height in order to articulate individual wall planes.
- iii. *Height* — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should be a maximum of three stories in height. Sites located within a Mission Protection Overlay District may be subject to more restrictive height regulations. Height variability between buildings within complexes is encouraged. Additional height may be considered on a case by case basis depending on historic structures of comparable height in the immediate vicinity.

C. ROOF FORM

- i. *Primary roof forms* — A flat roof with a parapet wall is recommended as a primary roof form for all commercial buildings. Parapets may vary in height to articulate individual wall planes or programmatic elements such as entrances. Complex roof designs that integrate multiple roof forms and types are strongly discouraged.



Photo 3.4 (top), 3.5 (middle), and 3.6 (bottom) - Examples of appropriate materials, mass and roof forms.

- ii. *Secondary roof forms* — Secondary roofs should utilize traditional forms such as a hip or gable and should establish a uniform language that is subordinate to the primary roof form. Contemporary shed roofs may be considered on a case by case basis as a secondary roof form based on the design merit of the overall proposal and the context of the site. Conjectural forms such as domes, cupolas, or turrets that convey a false sense of history should be avoided.
- iii. *Ridge heights* — The ridgelines of roofs with multiple gables or similar roof forms should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

D. MATERIALS

- i. *Traditional materials* — Predominant façade materials should be those that are durable, high-quality, and vernacular to San Antonio such as regionally-sourced stone, wood, and stucco. Artificial or composite materials are discouraged, especially on primary facades or as a predominate exterior cladding material. The use of traditional materials is also encouraged for durability at the ground level and in site features such as planters and walls.
- ii. *Traditional stucco* — Stucco, when correctly detailed, is a historically and aesthetically appropriate material selection within the Mission Historic District. Artificial or imitation stucco, such as EIFS or stucco-finish composition panels should be avoided. Applied stucco should be done by hand and feature traditional finishes. Control joints should be limited to locations where there is a change in materials or change in wall plane to create a continuous, monolithic appearance.
- iii. *Primary materials* — The use of traditional materials that are characteristic of the Missions is strongly encouraged throughout the historic district as primary materials on all building facades. For all new buildings, a minimum of 75% of the exterior facades should consist of these materials. Glass curtain walls or uninterrupted expanses of glass may be counted toward the minimum requirement.

Table 3.3 — A Regional Aesthetic

San Antonio straddles the Balcones Fault, a deposit of limestone, which was quarried and incorporated into many of the regions earliest habitations. Limestone is still used today in high-style architecture and represents a regional aesthetic.



Many local architects combine a simple material pallet of regional stone (limestone), glass, metal, and wood (oak, ash, elm) to achieve a regional San Antonio aesthetic.

- iv. *Secondary materials* — Non-traditional materials, such as metal, tile, or composition siding may be incorporated into a building façade as a secondary or accent material. For all new buildings, a maximum of 25% of the exterior facades should consist of these non-traditional materials.
- v. *Visual interest* — A variety and well-proportioned combination of exterior building materials, textures, and colors should be used to create visual interest and avoid monotony. No single material or color should excessively dominate a building or multiple buildings within a complex unless the approved architectural concept, theme, or idea depends upon such uniformity. While a variety is encouraged, overly-complex material palettes that combine materials that are not traditionally used together is discouraged.
- vi. *Decorative patterns and color* — The use of decorative patterns and color is encouraged any may be conveyed through a variety of contemporary means such as tile, cast stone, and repetition in architectural ornamentation. In general, the use of natural colors and matte finishes is encouraged; vibrant colors which reflect the historic context of the area are encouraged as accents.
- vii. *Massing and structural elements* — The use of materials and textures should bear a direct relationship to the building's organization, massing, and structural elements. Structural bays should be articulated wherever possible through material selection.



Photo 3.7 (top) and 3.8 (bottom) - Examples of appropriate materials and use of pattern.

E. FACADE ARRANGEMENT AND ARCHITECTURAL DETAILS

- i. *Human scaled elements* — Porches, balconies, and additional human-scaled elements should be integrated wherever possible.
- ii. *Entrances* — The primary entrance to a commercial and mixed used structures, such as a lobby, should be clearly defined by an architectural element or design gesture. Entrances may be recessed with a canopy, defined by an architectural element such as a prominent trim piece or door surround, or projecting mass to engage the pedestrian streetscape.
- iii. *Windows* — Windows should be recessed into the façade by a minimum of 2 inches and should feature profiles that are found historically within the immediate vicinity. Wood or aluminum clad wood windows are recommended.
- iv. *Architectural elements* — Façade designs should be inspired by the San Antonio Missions and regional architectural styles. Contemporary interpretations of buttresses, colonnades, arcades, and similar architectural features associated with the Missions are encouraged. Historicized elements or ornamentation with false historical appearances should be avoided.
- v. *Corporate architecture and branding* — Formula businesses, retail chains, and franchises are encouraged to seek creative and responsive alternatives to corporate architecture that respect the historic context of the Mission Historic District. The use of corporate image materials, colors, and designs should be significantly minimized or eliminated based on proximity to the Missions or location on a primary corridor.

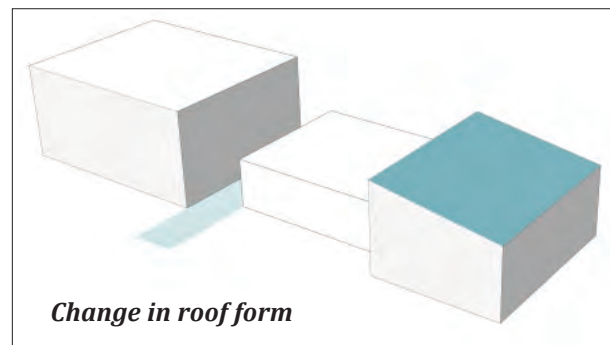
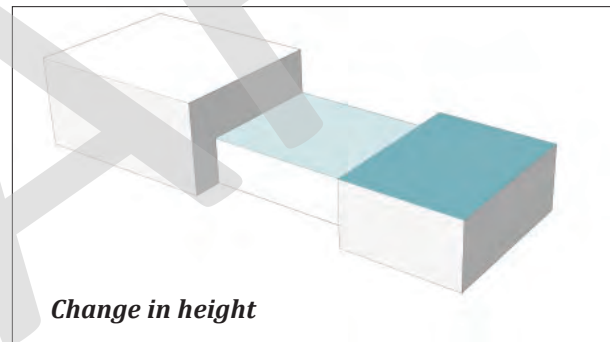
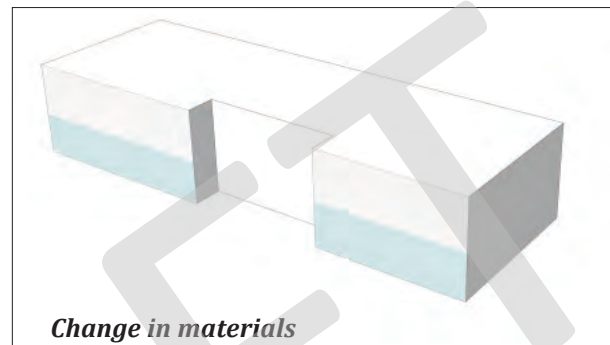
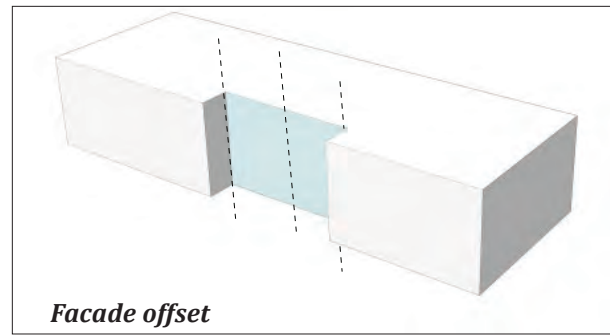


Figure 3.1 - The following diagrams represent potential forms of modulation that can occur to articulate and divide larger buildings and facades into appropriate, well-balanced humanly scaled components.

This



Photo 3.9 - Establish a hierarchy of primary and secondary roofs using traditional forms.

Not This



Photo 3.12 - Avoid non-traditional, complex roof forms.



Photo 3.10 - Larger buildings should be divided and scaled based on the surrounding context.



Photo 3.13 - Avoid non-traditional materials and interstitial space between buildings.



Photo 3.11 - Utilize offsets or architectural elements such as porches to create divisions in the wall plane.



Photo 3.14 - Avoid non-traditional secondary roof forms.

Not This



Photo 3.15 - Avoid window and door openings with dissimilar proportion of wall to window space.

Not This



Photo 3.18 - Ornamentation and forms with false historical appearances should be avoided.



Photo 3.16 - Avoid additions which distract from and dominate the historic structure.



Photo 3.19 - Avoid blank walls and garage openings, on primary facades facing the street.



Photo 3.17 - Avoid additions which obscure the existing structure and are not respectful of the immediate historic context of the block.

Section 4: Guidelines for Landscape and Site Elements

A. LANDSCAPE, BUFFER YARDS, AND SITE DESIGN

- i. *Preserve existing and native vegetation* — Preserve existing and native vegetation to the fullest extent possible and protect existing vegetation, trees, and their root systems throughout the construction process. All healthy or non-diseased existing vegetation within the bufferyard shall be preserved, unless the removal of vegetation is necessary to provide utilities or to provide pedestrian and/or vehicular access to the site.
- ii. *Landscape buffers* — A landscape bufferyard is required. Where lot depth allows, 20-foot landscape buffer between parking areas and the street as stipulated in the RIO design standards should be incorporated. Where lot depth does not allow, or the immediate historic context requires a minimal front yard building setback, provide the maximum landscape buffer area that the site can reasonably accommodate.
- iii. *Landscape planting palette* — Plants utilized to fulfill the landscaping requirements shall be selected from the list of native Texas plants in the San Antonio Recommended Plant List found in the UDC Appendix E. Use plant communities representative of the Northern Blackland Prairie riparian and Tallgrass ecosystems for landscaping on sites adjacent to the Mission Reach.
- iv. *Archaeological features* — Where archaeological evidence indicates a site contains or has contained a Spanish colonial acequia, the original path of the acequia shall be incorporated as a landscape feature of the site by including it as part of the landscape design.
- v. *Utilities* — On-site utilities, when introduced, shall be located underground unless required by the utility company, upon approval of the city, to be otherwise located.

Table 4.1 — General Principles for Landscape and Site Elements

The following are general principles for Landscape and Site Elements located within the Mission Historic District:

Principle #1: Identify any remaining remnants of authentic landscapes, native vegetation, ecology that may still exist and ensure their preservation and connectivity to newly-designed landscapes along the Mission Reach.

Principle #2: Emphasize sustainable development and low-impact development practices throughout the Mission Historic District that address district-wide stormwater management needs and reinforce the native landscape that defines the area.

Principle #3: Implement significant streetscape enhancements and landscaping as new projects are undertaken as a means through which commercial corridors may be improved over time.

Principle #4: Emphasize the planting of street trees and related landscaping to create a unified aesthetic along streets within the Mission Historic District even where adjacent land uses vary.

B. STREETSCAPE AND AMENITIES

- i. *Streetscape* — Enhance the streetscape in new development with street infrastructure, planting areas, walkways, and landscaping. Provide visual, functional, and aesthetic continuity along the street corridor, designing improvements to meet long term community design objectives.
- ii. *Amenities* — Incorporate amenities that facilitate outdoor activities appropriate to the site, including seating for comfort and landscaping for shade and aesthetics. Trails and public open spaces should feature wayfinding and interpretive signage, benches, bicycle racks, trash cans, art work, and landscaping that enhance site usage and pedestrian experience.
- iii. *Water features* — Water features such as fountains are encouraged. If water features are included, site design details shall include a maintenance plan and use recycled water.
- iv. *Pedestrian and Bicycle Circulation Systems* — Provide complete, efficient, and aesthetically pleasing pedestrian and bicycle circulation systems within the site. Coordinate and connect with pedestrian walks and bicycle ways along the street and at abutting lots.
- v. *Sidewalk-Trail Connectivity* — Connect new mixed-use, commercial, and residential development to adjacent public walk and trail networks. Provide through-passage for walks and trails as part of the public network.

C. OFF-STREET PARKING AND HARDSCAPES

- i. *Parking Areas* — In general, parking areas should be located beside and/or behind buildings within urban historic contexts and on primary corridors north of SE Military. Parking areas within the front yard are discouraged. Where permitted, they should be limited to a single drive and a single row of parking.
- ii. *Cooperative Parking Agreements* — Utilize cooperative parking agreements where possible to reduce the number of unused or seldom used parking spaces.

Table 4.2 — Recommended Native Plant Material

Grasses

Little Bluestem; Indiangrass; Sideoats Grama; Catarina Bristlegrass; Green Spangletop; Blue Grama; Buffalograss, Switchgrass.

Wildflowers

Black-Eyed Susan; Bluebonnets; Claspig Coneflower; Drummond Phlox; Indian Blanket; Lemon Mint; Mexican hat; Plains Coreopsis; Showy Evening Primrose, Indian Paintbrush; Texas Bluebonnet; Tall Goldenrod; Blue Sage; Engelmann's Daisy; White Prickly Poppy; Gayfeather; Prairie Verbena.

Shrubs

American Beauty-berry; Buttonbush; Fragrant Sumac; Autumn Sage; Huisache; Eve's Necklace; Western Soapberry; Texas Lantana.

Trees

Pecan; Black Walnut; Sycamore; Eastern Cottonwood; Burr Oak; Red Oak; American Elm; Cedar Elm; Red Buckeye; Eastern Redbud; Mexican Plum; American Elderberry; Eastern Red Cedar; Hackberry; Red Mulberry; Bald Cypress; Honey Mesquite.

Reference

For additional information on recommended plant material, reference appendix E. Plant List, page E-1 of the San Antonio River Basin Low Impact Development Technical Guidance Manual.

<https://www.sara-tx.org/wp-content/uploads/2015/05/Full-LID-Manual.pdf>

- iii. *Driveway Access-Driveway Reductions* — Wherever possible, establish a single driveway access point to a site for automobiles. The establishment of shared driveways serving adjacent sites is strongly encouraged and may be required. In addition, reduce the number of driveways and driveway widths on existing developed properties to minimize the conflicts between pedestrians, bicyclists, and vehicles. Individual driveways should be no wider than 24 feet, but shared driveways may be 30 feet wide and incorporate a pedestrian median.
- iv. *Parking Stalls and Pavement Areas* — The redesign of parking stalls and paving areas in a private development to provide defined entrances, access lanes, parking spaces, pedestrian walks, and landscape areas is strongly encouraged.
- v. *Pavement Area Reduction* — Reduce the amount of existing paving on a site to the minimum needed to accommodate circulation needs. Replace unnecessary paved areas with landscape areas that provide shade and enhance the character of the site, or permeable pavement surfaces for reduce ponding and facilitate stormwater drainage. Parking areas with ten (10) or more spaces located in the side and rear yards shall be interrupted with landscaped areas (pods) at a ratio of sixteen point two (16.2) square feet landscaped area for every one (1) vehicle parking spot. Pods may be used to meet the requirement for tree and understory preservation, parking lot canopy trees and/or pedestrian circulation system.
- vi. *Tree Canopy* — Canopy trees shall be integrated into the design of surface parking lots to provide shade for a minimum of 25 percent of any individual parking lot.



Photo 4.1 (top) and 4.2 (bottom) - The creation of smaller parking areas help to minimize impervious surfaces and create a human-scale environment.

- vii. *Pavement Treatments* — Where possible, reduce the extent of existing impervious cover on existing developed properties undergoing redevelopment. In high traffic areas replace impervious cover with crushed granite, pervious pavers, pervious asphalt or other pervious materials. Impervious areas with no or only occasional traffic are recommended to be replaced with drought tolerant and heat resistant vegetation.
- viii. *Screening for Parking Areas* — Where possible, screen parking areas from the sidewalk and street with landscaping that allows a filtered view of the parking area but reduces its overall visual impact. Notwithstanding the Metropolitan Corridor requirements, new masonry walls or earthen berms are discouraged in the Mission Historic District as a method for screening parking.
- ix. *Pedestrian Routes* — Provide a minimum 4-foot-wide continuous pedestrian route connecting the primary building entrance to the street sidewalk, parking areas, and any existing or planning pedestrian circulation systems abutting the site. Coordinate pedestrian routes with landscape areas and enhancements. Pedestrian routes shall be separated from parking stalls and vehicular drives with vegetation and/or landscaping material. Pedestrian routes may cross loading areas or vehicular drives but in such cases shall include high visibility pavement markings.
- x. *Pedestrian Lighting* — Provide adequate onsite lighting for pedestrian walks and entrances that enhance the visual character of the streetscape experience. Like parking areas, lighting should pointed down on the sidewalk.



Photo 4.3 (top) and 4.4 (bottom) - Examples of site landscaping improvements including rain gardens, parking lot screening, and defined pedestrian space.

D. LOW IMPACT DESIGN STRATEGIES

- i. *Low-Impact Development Techniques* — Utilize Low Impact Development (LID) strategies for managing stormwater. In consultation with SARA and City staff, determine how a property under development fits conceptually within the regional strategy for stormwater management and ecological design. Coordinate design with the approaches implemented or envisioned for adjacent sites within the vicinity.
- ii. *Plantings for Low-Impact Development* — Incorporate native plant communities into design solutions for Low Impact Development (LID) to the maximum extent possible. Stormwater retention and detention facilities can double as attractive and ecologically valuable natural areas. Plants can slow the flow of water, aid in the breakdown of pollutants, and reduce the holding time for stormwater.
- iii. *Stormwater Runoff* — Grade or re-grade the site being developed to reduce or eliminate stormwater runoff to street right-of-ways. Hold water on the property for landscape irrigation and groundwater recharge when possible. Landscaped detention ponds and bioswales are encouraged.
- iv. *Landscape Amenities-Irrigation* — To the extent possible, design stormwater management facilities as landscape amenities incorporated into the site's overall landscape plan or as part of the required bufferyard. Utilize rain gardens and natural retention/detention ponds to capture and store runoff for groundwater recharge. Capture and store rainwater that falls on rooftops and condensation from air conditioners for landscape irrigation.

Table 4.3 — General Landscape Design Approach

The following should be considered and incorporated when planning a project within the Mission Historic District:

Native Landscape Design

Embed landscape design concepts in new projects throughout the Mission Historic District. The use of native Northern Blackland Prairie riparian plant communities should provide the basis for new landscape design throughout the district. Reduce non-native species and increase landscape connectivity over time to develop an interconnected network of green spaces and natural systems. Self-sustaining river, stream, and drainage systems that provide water conveyance, sediment transport, and ecological function should also be established.

Low-Impact Development (LID)

Integrate low-impact development design elements where feasible and necessary to reduce stormwater run-off and promote environmental quality. Local clay soils are difficult to work with and are not conducive to recharge, but other LID techniques are suitable for use and can be tailored to conditions within the Historic District. Ultimately, a development by development use of LID techniques helps to address stormwater management at a district-wide level. Clustered development that protects the natural character and function of a site should also be pursued.

Section 5: Guidelines for Signage

A. GENERAL

- i. *Provision* — Signage in the Mission Historic District should adhere to the Historic Design Guidelines unless amended by the following provisions for signage in this section of the Mission Manual.
- ii. *Sign types* — Use sign types that are appropriate to the character and context of the area principally along the Mission Historic District Primary Road Corridors. Sign types that are not listed as a preferred type in the table below will be considered on a case by case basis.

B. PAINTED SIGNS

- i. *Paint Colors* — Brightly painted buildings are acceptable within the historic district in accordance with common cultural traditions but must be approved on a case by case basis. Provide the HDRC with a description of the design concept, drawings of the proposed painting, and color samples. Painting should express the historic district’s regional cultural theme. Brightly painted buildings must have surfaces such as masonry or stucco capable of accommodating heavy layering of paint over time. In general, buildings with wood exteriors are not considered appropriate for heavy and repeated commercial painting.
- ii. *Masonry Buildings* — Historic masonry buildings of brick or stone that are currently unpainted should not be painted. Signage can be painted onto masonry buildings that have been previously painted.
- iii. *Lettering* — Painted content including lettering and graphics may be included in the overall painting scheme. The area of lettering and graphics should comply with the allowable size standards for wall mounted signs.

Table 5.1 — Preferred Sign Type By Street

Mission Road North:	
1.	Painted Signage
2.	Wall-Mounted Signage
3.	Awning Signage
4.	Projecting Signs
5.	Freestanding Signage (non-monument)
Roosevelt Avenue North:	
1.	Painted Signage
2.	Wall-Mounted Signage
3.	Awning Signage
4.	Projecting Signs
5.	Freestanding Signage (monument)
Roosevelt Avenue South:	
1.	Wall-Mounted Signage
2.	Awning Signage
3.	Freestanding Signage (non-monument)
South Presa Street:	
1.	Painted Signage
2.	Wall-Mounted Signage
3.	Awning Signage
4.	Freestanding Signage (non-monument)

- iv. *Murals* — Painted murals on the blank side walls of existing buildings are generally acceptable as a form of public art. Murals are similar to painted masonry signs and are a means of enlivening the streetscape. Painted buildings, signage, and murals should be painted by professional artists experienced in mural design and execution. Masonry paint specifically made for the building surfaces and exterior conditions should be used. Signage and branding within murals will contribute to the overall signage square footage.
- v. *Painted Window Signs* — Painted window signs are acceptable within the historic district in accordance with common cultural and community traditions. Painted window signs should relate to the primary historic structure and/or existing branding in their color and art style. Painted window signs may include the business name, artful depictions of products and services, slogan branding, and/or seasonal decor. Painted window signs should be well maintained and reapplied as necessary. Signage and branding within windows will contribute to the overall signage square footage.



Photo 5.1 - Painted murals on existing buildings are generally acceptable as a form of public art.

C. FREESTANDING SIGNS

- i. *Artistic Signs* — Consider using smaller signs, artistic signs, and signs that add to the architectural character of the building they serve. Exceptions to allowed materials, size, lighting, and mounting mechanism noted in this section of the Mission Manual may be considered based on the merit of the design of the artistic sign.
- ii. *Post-and-panel and Flag-Mounted Signs* — Post-and-panel and flag-mounted signs are often appropriate for businesses with front lawns or landscape buffers between streetscapes and pedestrian walkways. These types of freestanding signs should feature wood posts and should be distinguished from generic metal pylon signs. Single-post signs should be displayed in a flag-mount configuration and should be distinguished from centered pole signs. Both sides of these types of signs will contribute to the overall square footage of signage allotted per property.



Photo 5.2 - Artistic signs that add to the architectural character of the building they serve may be considered for exceptions to allowed materials, size, lighting, and mounting mechanism.

- iii. *Monument Signs* — Monument signage should have a horizontal orientation to reduce streetscape clutter; although vertical orientations are appropriate within scale to the adjacent building or development. Monumental signs are typically constructed with a base and a signage area attached or suspended perpendicular to base shafts or supports. The base should be constructed or faced with regionally-sourced sandstone or limestone of different shades and colors. The signage area may be fabricated in wood or metal. Lettering may be painted, carved or applied. Do not use suburban-style backlit monument signs or electronic messaging signs within historic contexts that are not historically found in San Antonio’s historic districts.
- iv. *Monument Sign Area* — For single tenant monument signs, no single sign shall exceed 50 square feet in total area (including structural components of the sign), both sides counted. For example, a single tenant monument sign may be five feet tall and five feet wide. A wider monument sign would require a reduction in overall height. Multi-tenant signs shall not exceed 80 square feet in total area using the same standards above. (see Figure 5.1 and 5.2)
- v. *Height* — Freestanding signs should accommodate pedestrians in their height. Sign heights are limited by their types in the table below. Sign height is measured from grade to the highest feature on the entire sign structure.

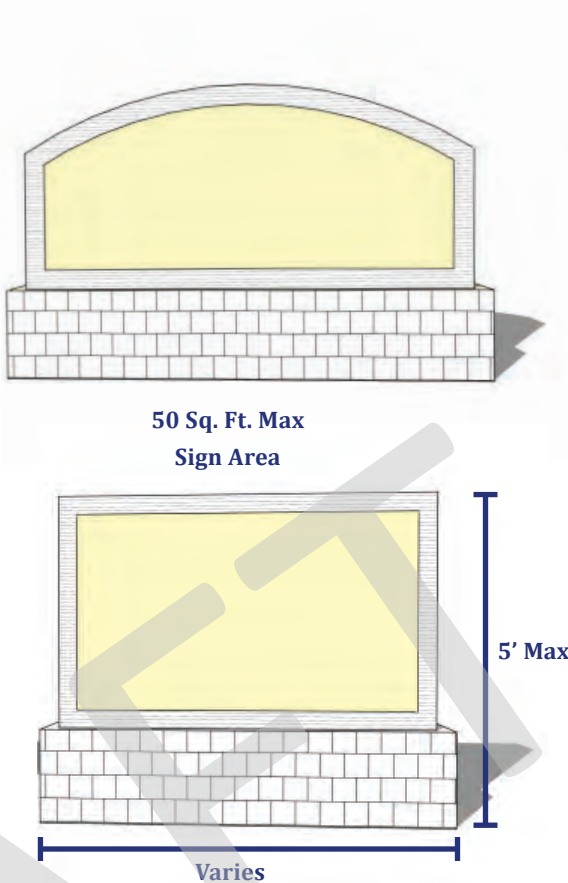


Figure 5.1 - Examples of appropriate single-tenant monument signs.

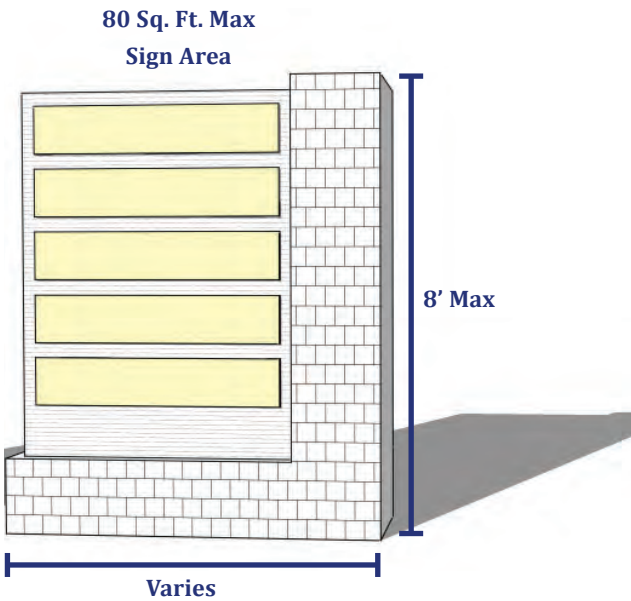


Figure 5.2 - Example of an appropriate multi-tenant monument sign. Freestanding signage should be illuminated with external light sources such as up-lighting or gooseneck lighting.

Table 5.2 — Sign Height Guidelines
Post-and-Panel or Flag-Mounted Freestanding Sign — 5 feet
Single Tenant Monument Sign — 5 feet
Multi-Tenant Monument Sign — 8 feet

D. LIGHTING

- i. *Indirect Lighting* — Use of indirect or concealed lighting of sign surfaces where the source of lighting is not visible to observers is encouraged. Light fixtures providing indirect lighting to a sign surface, awning, or portion of the building may be observable and should be of high quality, for exterior use and exposure, and considered part of the overall design of the sign and the facade.
- ii. *Surface Wall-Neon Lighting* — Surface wall-mounted, projecting, and window neon signs are appropriate for use particularly when of high quality and artistic design. Neon lighting, when used, should be incorporated as an integral architectural element of the building.
- iii. *Lighting of Freestanding Signs* — Externally light freestanding signs using landscape lighting or gooseneck lighting.



Photo 5.3 - Indirect or concealed lighting where the source of lighting is not visible to observers is encouraged.

E. DIGITAL PROJECTIONS

- i. *General* — Digital projections are not found historically and will be considered on a case by case basis. Projections are an appropriate alternative to traditional signage when structures have large uninterrupted wall planes featuring historic material like stucco or unpainted masonry.
- ii. *Signage Design* — Digital projections should relate to the primary historic structure and/or existing branding in their color and art style. Displays of signage and branding within the projections will contribute to the overall signage square footage. Projections may include the business name, artful depictions of products and services, and slogan branding. Messaging that is temporary in nature including prices, sales, or specials are prohibited. The design of the projections should not distract from the character of the building it is projected on or interfere with traffic in its vicinity.



Photo 5.4 - Neon signs are appropriate for use particularly when of high quality and artistic design.

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Mission Historic District Design Manual

City of San Antonio Historic Design Guidelines

Office of Historic Preservation



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Shanon Miller, Director



Arts, Culture & Heritage Council Committee

October 16, 2018

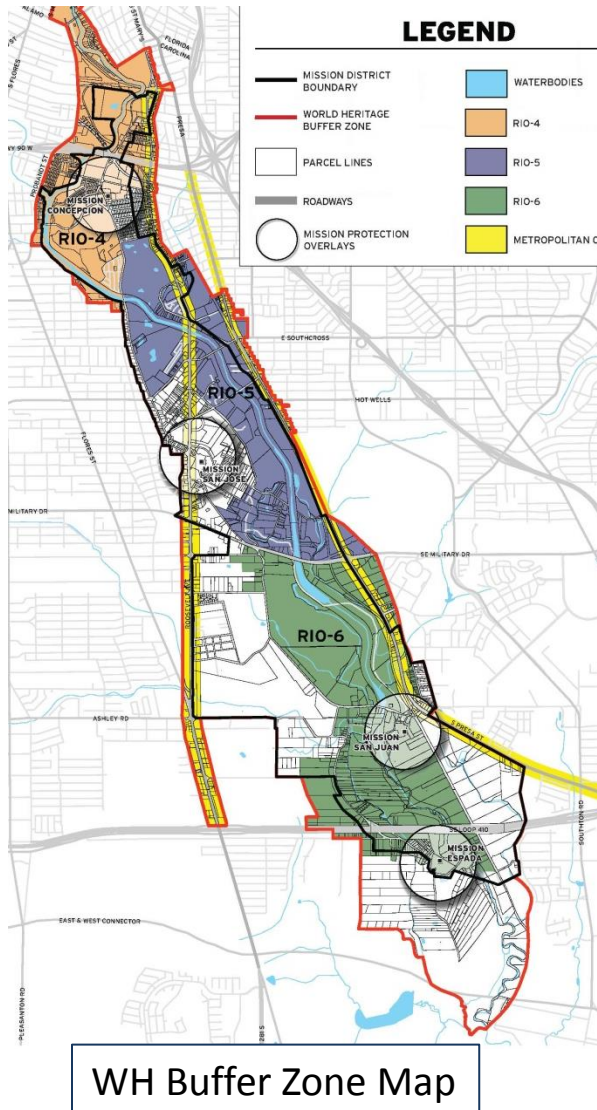


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10-08-2018



CITY OF SAN ANTONIO
WORLD HERITAGE OFFICE

What is the Mission Manual?



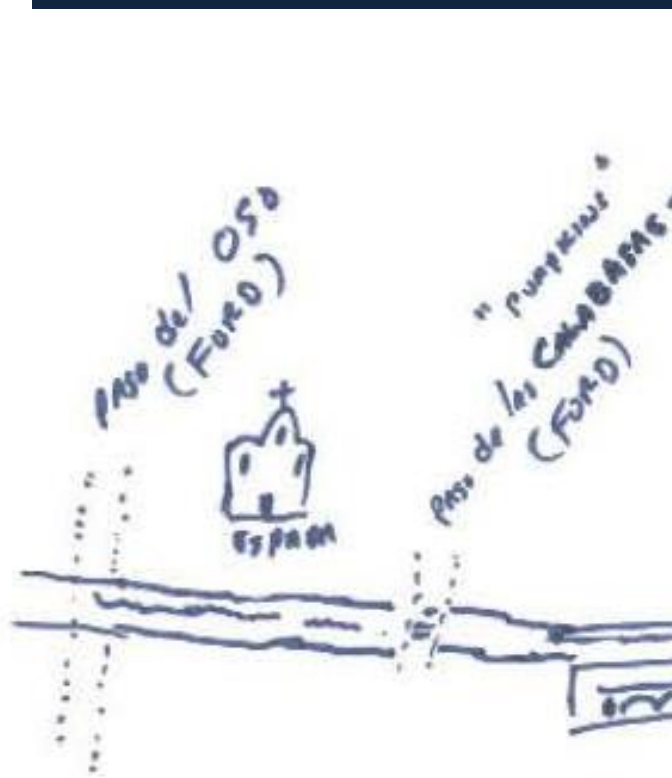
- OHP and WHO Partnership
- District-Specific design guidelines for the Mission Historic District
- Consolidated Resource for design requirements within the district
- Articulate the unique and character-defining features of the district, and
- Demonstrate best-practices concerning land development in sensitive areas.
- Important addition to the Historic Design Guidelines adopted by Council in 2012.

Developing the Manual

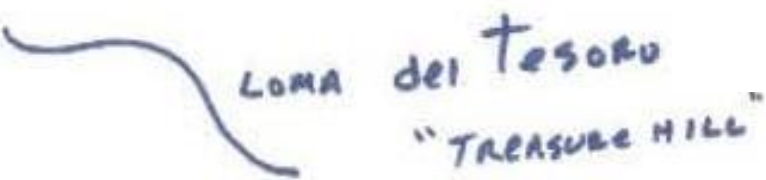


- Background Review Summer 2017
- Field Work Fall 2017
- Issues, Analysis, and Assessment
Aug 2017 – April 2018
- Design Manual Outline Oct 2017
- Draft Design Manual Summer 2018
- Stakeholder and Community Meetings
Aug 2018
- Public Review Started October 2018

Engaging with Community



- Steering Committee Meetings
- Focus Group Meetings
- Community Meetings
- Visual Preference Survey
- Neighborhood Association Meetings
- World Heritage Open House
- OHP Historic Homeowner Fair
- Draft is available for review and in person
- Comments can be submitted both online or in person



Engaging with Community



Visual Preference Survey

Sections in the Manual

Reference

For additional information on recommended plant material, reference appendix E. Plant List, page E-1 of the San Antonio River Basin Low Impact Development Technical Guidance Manual.

<https://www.sara-tx.org/wp-content/uploads/2015/05/Full-LID-Manual.pdf>

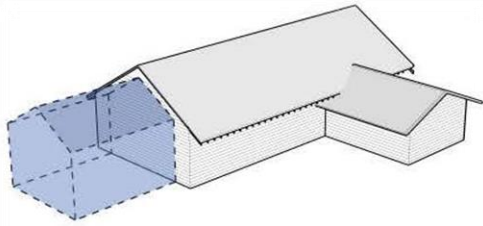


Figure 2.2 Appropriate Rear Addition

Table 3.3 — A Regional Aesthetic

San Antonio straddles the Balcones Fault, a deposit of limestone, which was quarried and incorporated into many of the regions earliest habitations. Limestone is still used today in high-style architecture and represents a regional aesthetic.



1. Manual Overview
2. Guidelines for Exterior Alterations & Additions
3. Guidelines for New Construction Residential Neighborhoods
4. Guidelines for Landscape and Site Elements
5. Guidelines for Signage

Public Review, Comment & Adoption

August

HDRC - Briefing

Zoning Commission - Briefing

October 9

Release Draft Manual for Comments

October 12

Development Process Task Force

October 16

Arts, Culture & Heritage Committee - Action

November 7

HDRC -Action

December 4

Zoning Commission -Action

December 13

City Council - Action

Supplemental Slides

HDRC Recommended Changes

1. Reduce repetitive language
2. Provide similar format to existing district guidelines
3. Increase level of detail in the guidelines
4. Include more detailed character defining features for neighborhoods

Initial Feedback

- Questions related to LID and water quality
- Questions related to histories noted in the introduction.
- Questions related to formatting