

## HISTORIC AND DESIGN REVIEW COMMISSION

January 16, 2019

**HDRC CASE NO:** 2018-626  
**ADDRESS:** 9211 S PRESA ST  
9159 S PRESA ST  
**LEGAL DESCRIPTION:** NCB 10917 P-106 1.494 AC NCB 10918 P-107 .506 AC  
NCB 10918 BLK LOT P-106  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Stedman Grigsby and David Lefton/The Brownstone Group  
**OWNER:** San Juan Mission Villas Ltd  
**TYPE OF WORK:** Final Approval for New Development  
**APPLICATION RECEIVED:** December 12, 2018  
**60-DAY REVIEW:** February 10, 2019  
**REQUEST:**

The applicant is requesting conceptual approval to construct a multi-family residential development to feature 102 residential units. The proposed development is to feature two, three story residential structures as well as a one story clubhouse.

### APPLICABLE CITATIONS:

*Mission Historic District Design Manual, Section 3, Guidelines for New Construction*

### 3. Commercial Construction (Commercial, Institutional, and Multifamily 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.
- iv. Transitions* — Sites that are located adjacent to single-family residential areas or context areas consisting of predominantly singlestory, 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 a 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 allowed and can have a maximum width of 30'. Shared driveways are encouraged to incorporate a pedestrian island. In order to accommodate functions requiring access by heavy trucks (Min SU 30), request for driveways

wider than what is recommended by the guidelines should be coordinated with TCI for an alternative to be considered by the HDRC.

## 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.
- 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.
- 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 nontraditional materials.
- v. Visual interest* — A variety and wellproportioned 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.

#### **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.

#### **FINDINGS:**

- a. The applicant is requesting conceptual approval to construct a multi-family residential development to feature 102 residential units. The proposed development is to feature two, three story residential structures as well as a one story clubhouse.
- b. DIVISION OF STRUCTURES – The Mission Design Manual notes that 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. Residential structures in the immediate area are predominantly single family with small footprints. Per the Design Manual, the proposed new construction should feature breaks in massing and should not feature an uninterrupted façade of more than fifty (50) feet in length. The immediate vicinity features various existing structures that feature footprints comparable to those proposed by the applicant. The applicant has separated the façade to feature no more than fifty feet in length that is uninterrupted.
- c. SITE CONFIGURATION – The Mission Design Manual notes that multifamily residential structures or mixed use 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. The applicant has elements of a campus like configuration..
- d. BUILDING SPACING – Per the Mission Design Manual, Buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. 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. Generally, the proposed design is consistent with the Manual.
- e. 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). The applicant has proposed a setback that is consistent with those of a similar scale in the immediate vicinity.
- f. PARKING LOCATIONS – The Mission Design Manual notes that parking should be buffered with landscaping. Generally, the applicant's proposal is consistent with this requirement.
- g. VEHICULAR ACCESS – The Mission Design Manual notes that driveway widths should not exceed twenty-four (24) feet in width. The applicant has not specified a width at this time, but per the site plan, the width appears greater than 24 feet. The applicant has noted that the existing, landscaping island will be increased to reduce the perceived width of the entrance drives.
- h. FAÇADE SEPARATION – The Mission Design Manual notes that structures within the Mission Historic District should not feature façade planes that are greater than fifty (50) feet in width. The applicant has proposed various façade elements to separate the façade, including projecting masses and recessed balconies.
- i. HEIGHT – The Mission Design Manual notes that structures should not feature a height that exceeds three (3) stories in height. The proposed height is consistent with the Manual.
- j. ROOF FORM – The applicant has proposed a flat roof with parapet walls. The proposed roof forms are consistent with the Guidelines.

- k. **MATERIALS** – The applicant has proposed materials that include asphalt shingles, Hardie siding and stucco. The Manual notes that 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. 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. Lastly, 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. The applicant is responsible for complying with the materials specifications. Hardie siding should feature a four (4) inch exposure and a smooth finish.
- l. **WINDOW MATERIALS** – The applicant has not specified windows materials at this time. Wood or aluminum clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- m. **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. The Mission Revival parapets should be eliminated from the design. Staff finds that horizontal siding should be as a secondary material to complement a predominantly stucco façade.
- n. **ENTRANCES** – Per the Mission Design Manual, specific design elements should be incorporated into the design that clearly define entrances, such as canopies, recessions in the façade opening. The applicant is responsible for complying with this requirement.
- o. **LANDSCAPING** – The applicant has proposed landscaping buffers between parking and the public right of way. This is consistent with the Manual. A detailed landscaping plan should be submitted to staff for review and approval by the Historic and Design Review Commission.
- p. **SIGNAGE** – The applicant has proposed a monument sign that features a height of seven (7) feet and a width of approximately sixteen (16) feet. The Mission Design Manual notes that monument signs should feature a size not to exceed 50 square feet total and a height not to exceed five feet and should be indirectly lit. The proposed signage is not consistent with the Manual.
- q. **ARCHAEOLOGY** - The project area is in the Mission Local Historic District and is partially located within the Mission Parkway National Register of Historic Places District. In addition, the property is near to the San Juan Acequia, a Spanish Colonial irrigation ditch and designated National Historic Civil Engineering Landmark. Therefore, an archaeological investigation is recommended. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

## **RECOMMENDATION:**

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

- i. That the applicant continue to develop the proposed parapet walls’ detailing including potential modifications to height to provide variations in parapet wall height that are within one foot to eighteen inches of each other.
- ii. That the applicant proposed windows that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iii. That the applicant reduce the proposed amount of siding and develop facades that feature primarily stucco (or another type of masonry) sections. Siding should be used as a secondary material to complement a predominately

masonry exterior.

- iv. ARCHAEOLOGY – The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

**CASE MANAGER:**

Edward Hall



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: JANUARY 4, 2018 HDRC Case# 2018-632

ADDRESS: 9211 + 9154 S PRESA Meeting Location: 1901 S ALAMO

APPLICANT: STELMAN GRIGSBY / JEREMY MEARS

DRC Members present: MICHAEL GUARINO, EDUARDO GARZA, SCOTT CARPENTER

Staff present: EDUARDO HALL

Others present: PATRICK CHRISTENSEN

**REQUEST:** CONSTRUCTION OF TWO, MULTI-FAMILY RESIDENTIAL STRUCTURES  
AND A CLUB HOUSE

**COMMENTS/CONCERNS:** JM: OVERVIEW OF PROPOSAL, UPDATES TO DESIGN  
VS ORIGINAL DESIGN, OVERVIEW OF STAFF'S PREVIOUS COMMENTS AND  
HOW THEY'VE BEEN ADDRESSED BY DESIGN TEAM / DISCUSSION WITH  
COMMITTEE. EG: A VERY MUCH NEEDED DEVELOPMENT - FOOTPRINT  
OKAY. JM: WIDTH OF ISLAND BETWEEN ENTRANCE/EXIT WILL BE INCREASED  
TO BE LESS IMPACTFUL TO SITE / PROVIDE LESS PAVING. JM: OVERVIEW  
OF MATERIALS. SC: UPDATED DESIGN IS APPROPRIATE. MG: PROVIDE  
SLIGHTLY MORE CONTEXT IN SITE AERIAL.

**COMMITTEE RECOMMENDATION:** APPROVE [ ] DISAPPROVE [ ]  
**APPROVE WITH COMMENTS/STIPULATIONS:**

  
Committee Chair Signature (or representative)

1/9/19  
Date



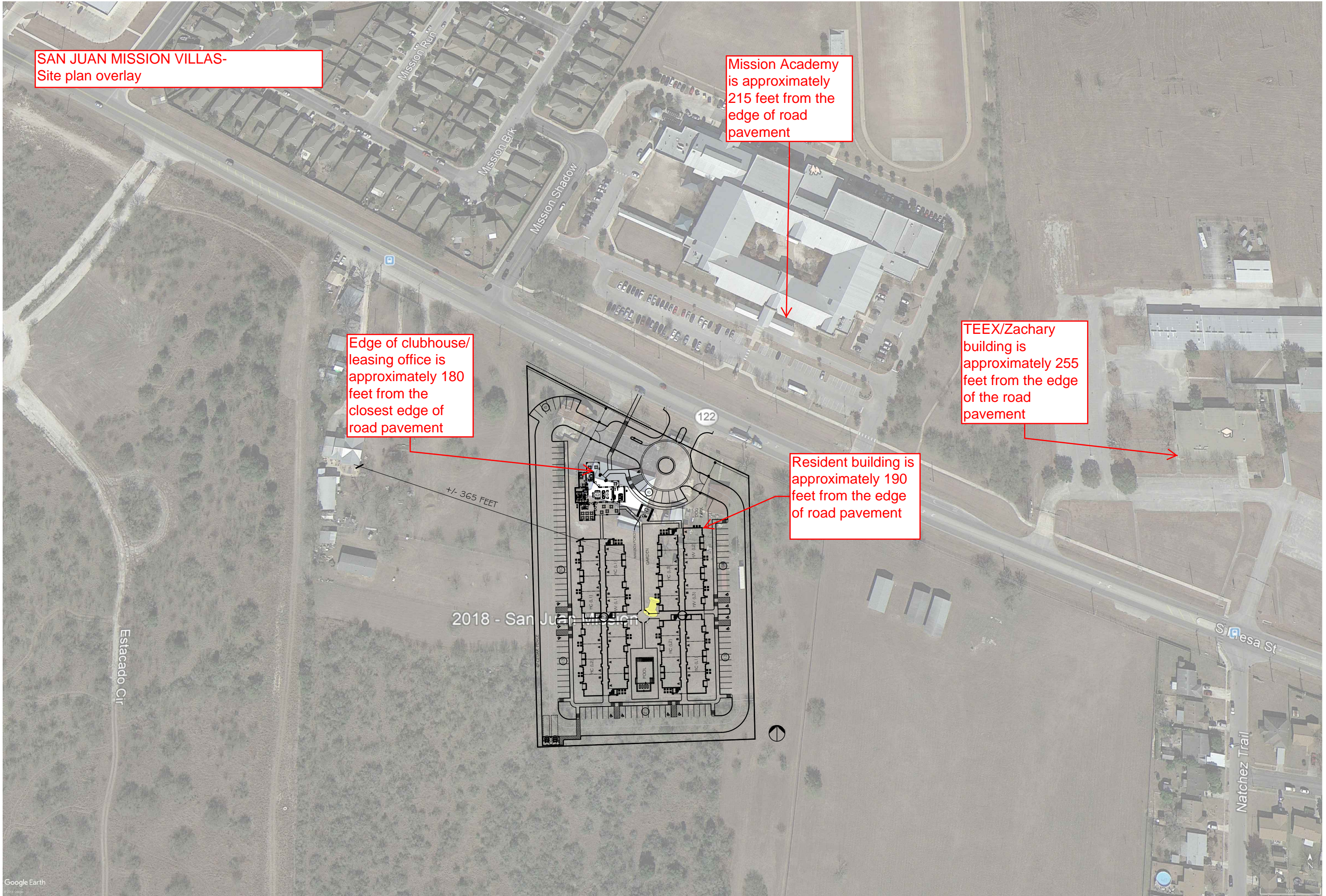
SAN JUAN MISSION VILLAS-  
Site plan overlay

Mission Academy  
is approximately  
215 feet from the  
edge of road  
pavement

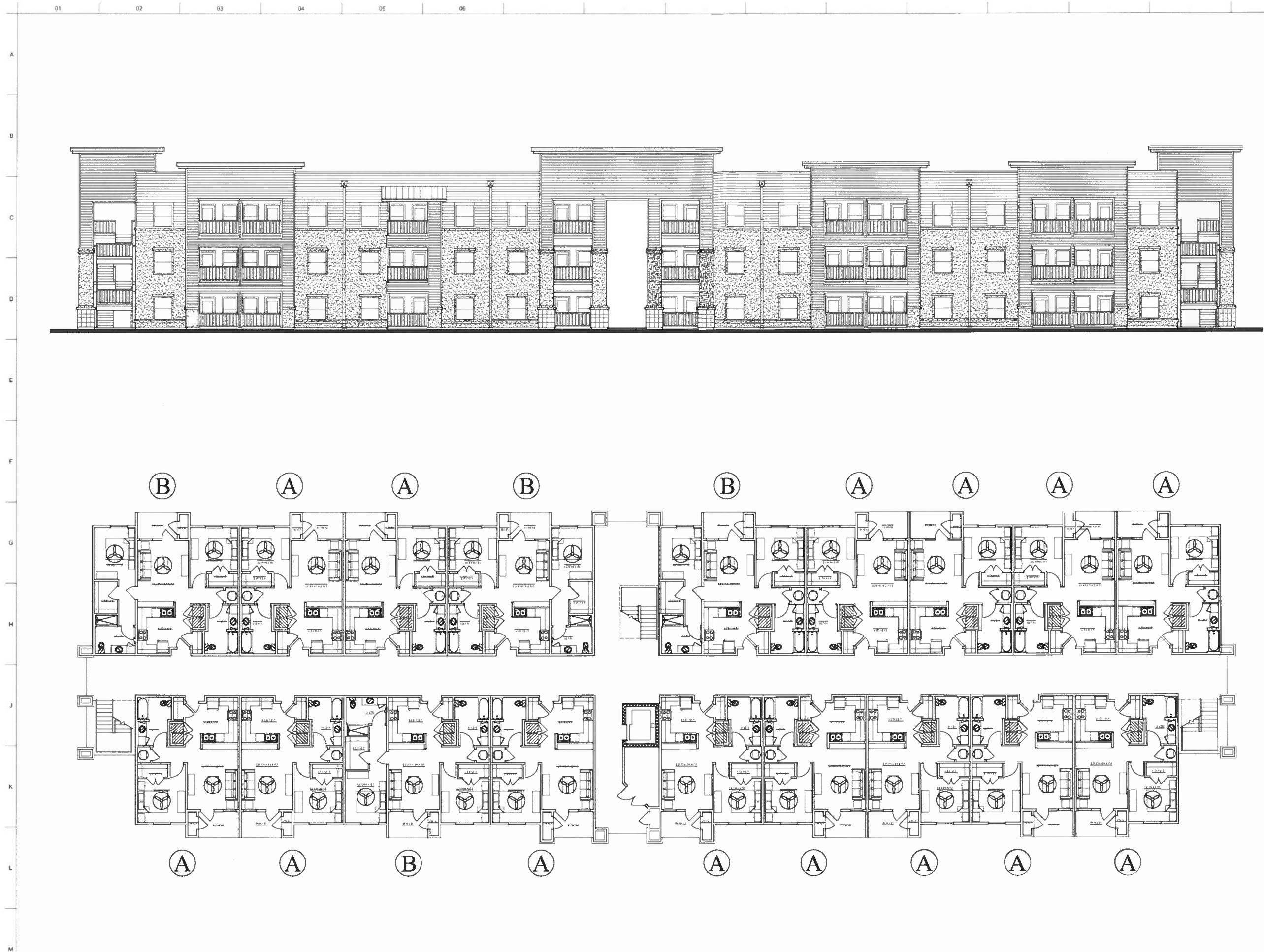
Edge of clubhouse/  
leasing office is  
approximately 180  
feet from the  
closest edge of  
road pavement

TEEX/Zachary  
building is  
approximately 255  
feet from the edge  
of the road  
pavement

Resident building is  
approximately 190  
feet from the edge  
of road pavement







**SAN JUAN MISSION VILLAS**  
 A 102 UNIT SENIOR LIVING COMMUNITY  
 9211 S PRESA STREET  
 SAN ANTONIO, TEXAS 78223

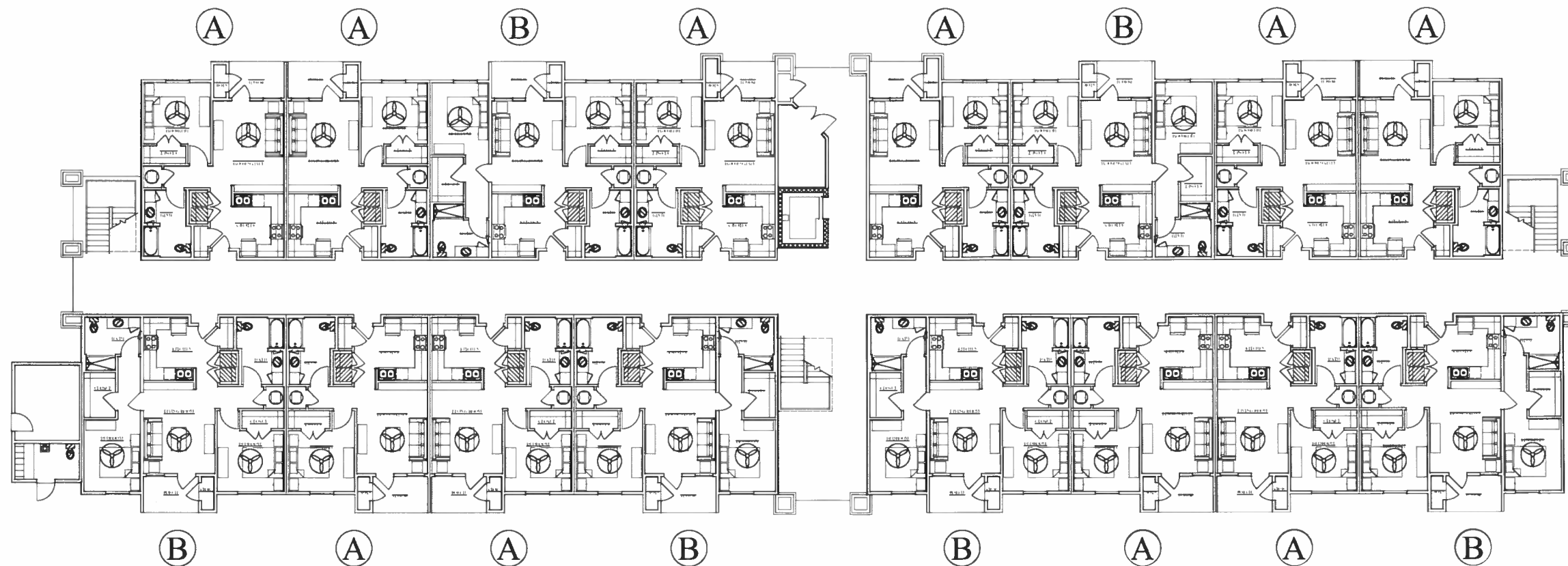
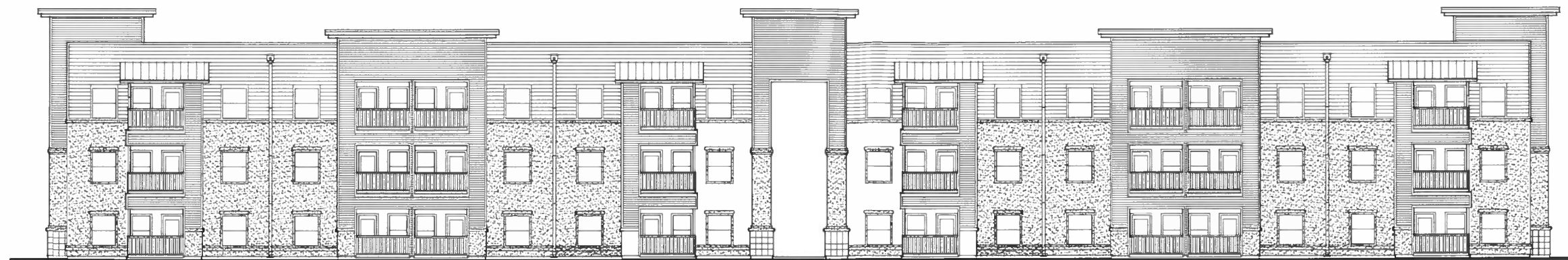
△ DRAWING ISSUE DATE  
 0 BIDDING & PERMITTING 04/1/18

R NUMBER  
 BUILDING TYPE I  
 OVERALL PLAN  
 AND ELEVATION

**A4-0a**

**1 BUILDING TYPE I - OVERALL BUILDING PLAN & STREET ELEVATION**  
 SCALE: 1" = 10'-0"





1 BUILDING TYPE II - OVERALL BUILDING PLAN & STREET ELEVATION  
SCALE: 1" = 10'-0"

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TEXAS REGISTRANT NUMBER 4

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package which includes all sheets  
drawings and the project manual

SAN JUAN MISSION VILLAS  
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9211 S PRESA STREET  
SAN ANTONIO, TEXAS 78223

NUMBER  
BUILDING TYPE II  
OVERALL PLAN  
AND ELEVATION

A4-0b

