

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO: 2020-103
ADDRESS: 701 E PYRON AVE
LEGAL DESCRIPTION: NCB 7664 BLK 1 LOT 1 MISSION SAN JOSE ARCHDIOCESE OF SA
SUBD
ZONING: R-6, H, MPOD
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
LANDMARK: Mission San Jose
APPLICANT: Crystal Arguijo/Guido Construction
OWNER: ARCHDIOCESE OF SAN ANTONIO
TYPE OF WORK: Exterior alterations, landscaping
APPLICATION RECEIVED: February 28, 2020
60-DAY REVIEW: April 28, 2020
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform various scopes of work at the San Juan Chapel at Mission San Jose. Within this request, the applicant has proposed exterior modifications that include those to the existing courtyard, the creation of a raised entry plaza, the creation of a small outdoor garden area, the application of stucco to existing brick facades, the introduction of a new arched opening to provide access into the chapel's courtyard, and the installation of a skylight within the existing chapel structure's roof.

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 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 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 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.

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 a Certificate of Appropriateness for approval to perform various scopes of work at the San Juan Chapel at Mission San Jose. Within this request, the applicant has proposed exterior modifications that include those to the existing courtyard, the creation of a raised entry plaza, the creation of a small outdoor garden area, the application of stucco to existing brick facades, the introduction of a new arched opening to provide access into the chapel's courtyard, and the installation of a skylight within the existing chapel structure's roof.
- b. Generally, staff finds the proposed scope of work to be appropriate and consistent with the Mission Historic District Design Manual. Staff finds that the proposed scope of work is complementary to the forms, materials and architectural details found historically at Mission San Jose, and throughout the Mission Historic District. Additionally, staff finds that the proposed modifications meet the Preservation and Design Management Goals of the Mission Historic District.
- c. **ARCHAEOLOGY** – The property is located within the San Jose Mission National Historic Site National Register of Historic Places District, Mission Parkway National Register of Historic Places District, and Mission Local Historic District. In addition, the project area is within the Mission San Jose Local Historic Landmark and previously recorded site 41BX3, a designated State Antiquities Landmark (SAL). Work within a SAL requires an Antiquities Permit from the Texas Historical Commission. Therefore, archaeological investigations are required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulation:

- i. **ARCHAEOLOGY** – Archaeological investigations are required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.



SITE PLAN



PRECEDENT: MISSION SAN JOSE



PRECEDENT: SPANISH GOVERNOR'S PALACE



SAN JUAN DIEGO CHAPEL

San Antonio, TX

LAKE | FLATO

February 2019

EXISTING CONDITIONS



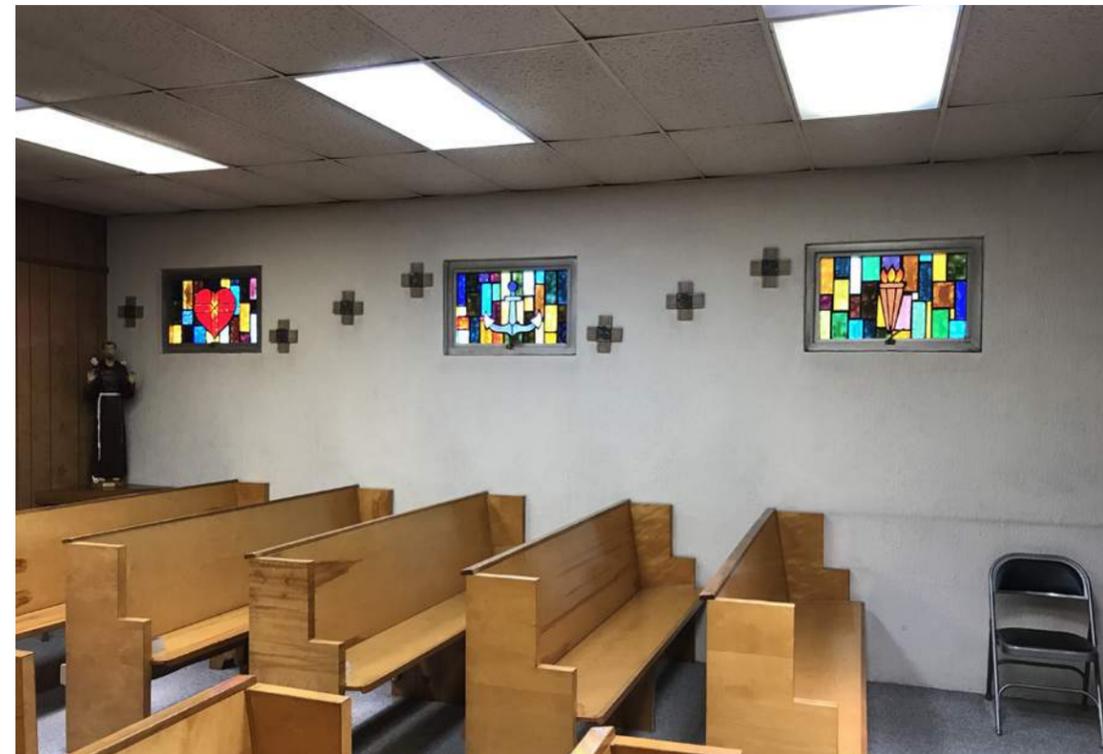
ENTRY PLAZA



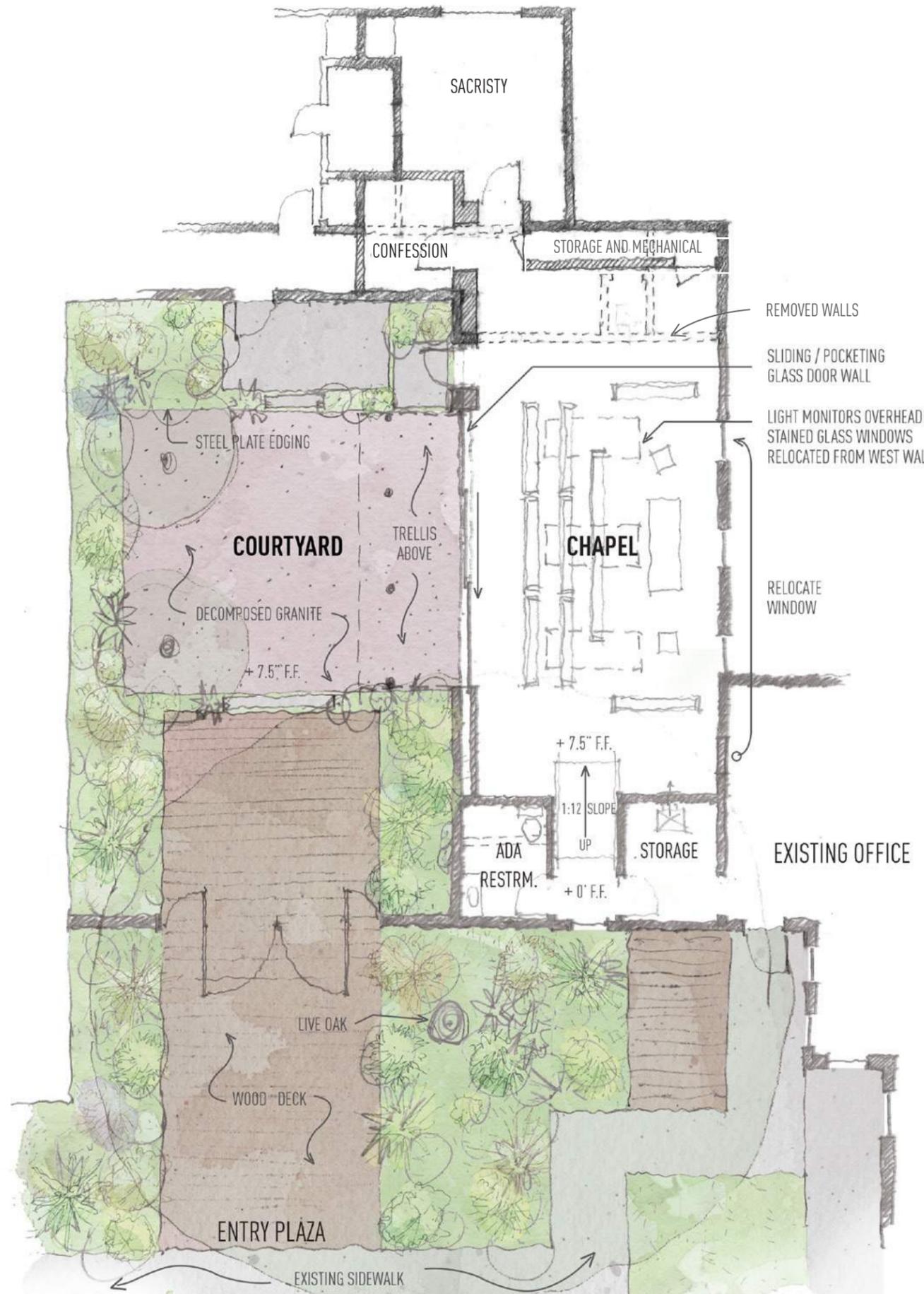
COURTYARD

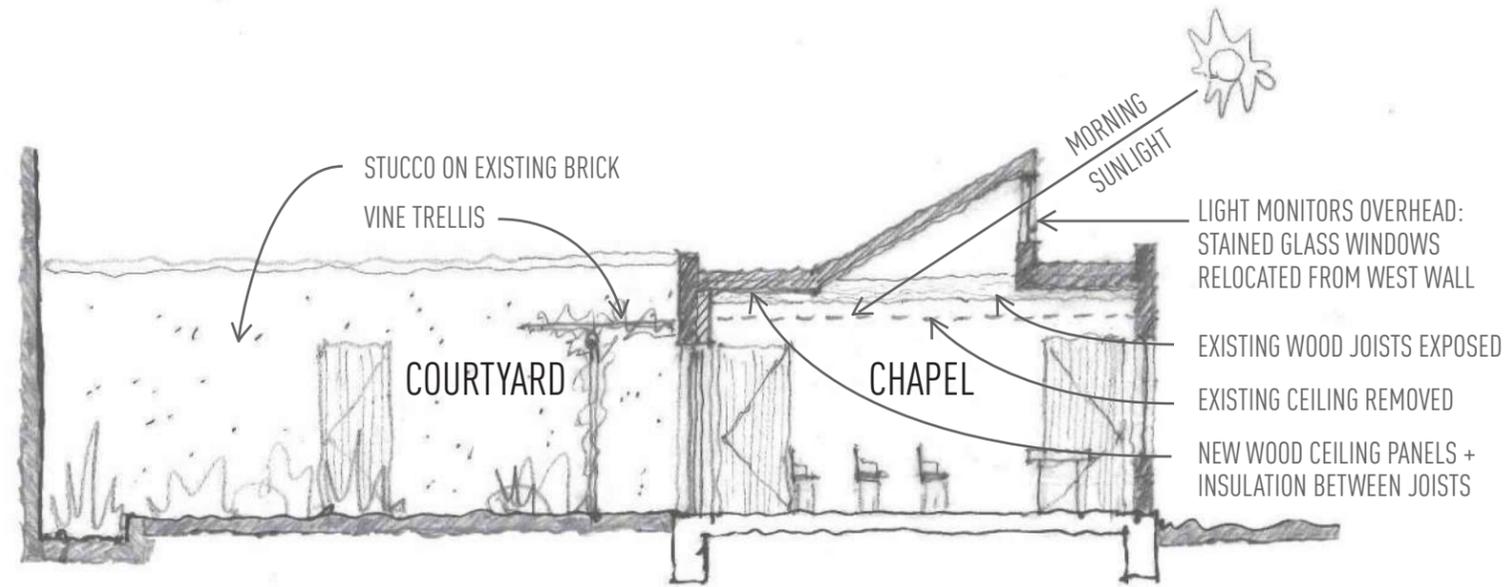


CHAPEL INTERIOR

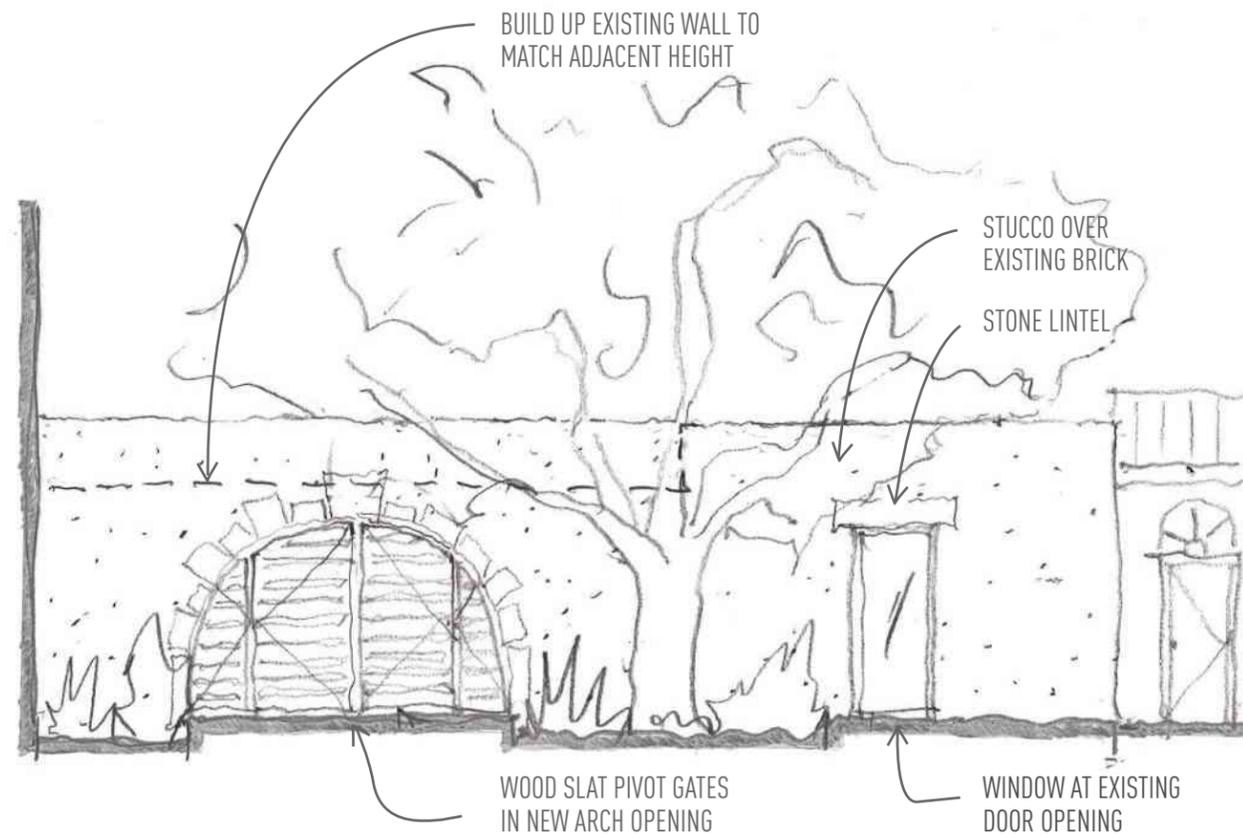


CHAPEL PLAN





SECTION THROUGH CHAPEL AND COURTYARD



SOUTH ELEVATION OF ENTRY PLAZA





EXISTING ENTRY PLAZA



ENTRY PLAZA VIEW



EXISTING COURTYARD



COURTYARD VIEW



EXISTING CHAPEL INTERIOR



CHAPEL INTERIOR VIEW

EXISTING CONDITIONS



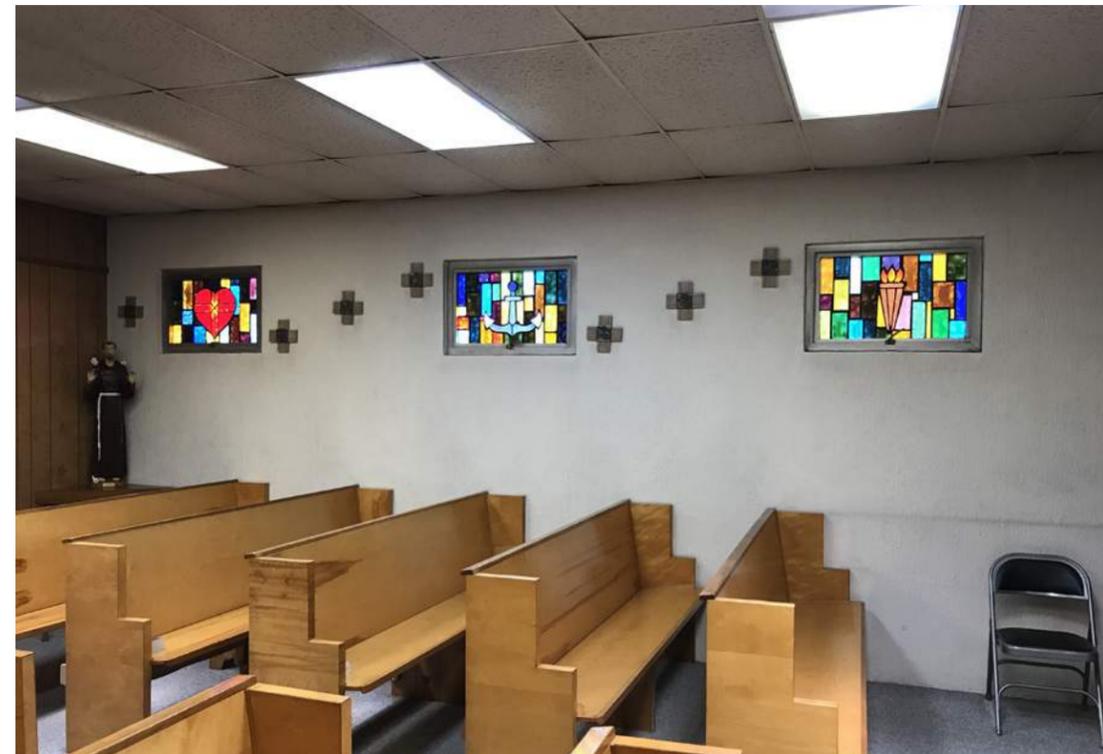
ENTRY PLAZA



COURTYARD



CHAPEL INTERIOR





SITE PLAN



PRECEDENT: MISSION SAN JOSE



PRECEDENT: SPANISH GOVERNOR'S PALACE

