

# HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2020

**HDRC CASE NO:** 2020-257  
**ADDRESS:** 263 FELISA ST  
**LEGAL DESCRIPTION:** NCB 3975 BLK 1 LOT 22-27, PT OF A-31A, & ADJ 16' STRIP  
**ZONING:** R-6, H, MPOD  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Marc Johnson/Lewis Fisher Architect Incorporated (DBA Fisher Heck Architects)  
**OWNER:** Randy Kell/ARCHBISHOP OF SA  
**TYPE OF WORK:** ADA modifications, site work, exterior alterations, roof and foundation repair, construction of a parking lot and additions  
**APPLICATION RECEIVED:** June 05, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform ADA improvements on site including the construction of new ramps and walkways to the existing elevated areas and entrances of the existing pilgrimage center and conference center buildings.
2. Construct mechanical yards and trash/dumpster enclosures.
3. Perform exterior modifications to the Pilgrimage Center including the raising of the west roof, the installation of a new standing seam metal roof, the installation of new roof tile, the reconstruction of existing roofs, the construction of a new trellis and raised seating area, the construction of a new brick courtyard, and fenestration modifications.
4. Install exterior lighting throughout the proposed project area.
5. Install fencing at the west side of the interior courtyard as well modifying the fence at the property line.
6. Perform foundation repair work on the existing structures.
7. Perform rehabilitative scopes of work to the existing masonry, including graffiti abatement.
8. Install landscaping and hardscaping throughout including the installation of brick paver courtyards and the removal of existing trees. New trees will be planted and irrigation systems will be installed.
9. Construct a parking lot at the location of the existing Convent Building.
10. Perform modifications to the existing Conference Center including roof reconstruction and roof replacement and the construction of an addition.

## APPLICABLE CITATIONS:

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

### 2. Materials: Masonry and Stucco

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

*ii. Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

*iii. Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

*iv. Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

### 3. Materials: Roofs

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

*ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

*iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

*iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

*v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

*vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

*vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 10. Commercial Facades

#### A. MAINTENANCE (PRESERVATION)

*i. Character-defining features*—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.

*ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.

*iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed. *iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the facade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.

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

### *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 2. Massing and Forms of Non-Residential and Mixed-Use Additions

#### A. GENERAL

- i. Historic context—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

## B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

## 3. Materials and Textures

### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

## 4. Architectural Details

### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

## 5. Mechanical Equipment and Roof Appurtenances

## A. LOCATION AND SITING

- i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

## B. SCREENING

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

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## A. HISTORIC FENCES AND WALLS

- i. Preserve*—Retain historic fences and walls.
- ii. Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

## B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.
- vi. Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

## 3. Landscape Design

### A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.



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

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

#### **B. ROCKS OR HARDSCAPE**

i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

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

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

#### **D. TREES**

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. Maintenance – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

### **7. Off Street Parking**

#### **A. LOCATION**

i. Preferred location—Place parking areas for nonresidential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

#### **B. DESIGN**

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards. iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary

### **FINDINGS:**

- a. The applicant has proposed to perform modifications to the existing Pilgrimage Center and Conference Center buildings at 263 Felisa, located at St. John's Seminary. In addition to modifications to the two existing structures, the applicant has proposed site and landscaping scopes of work, as well as the construction of a surface parking lot. Within this request, the applicant has proposed to demolish an existing structure, which staff has found to be non-contributing, as noted in finding b.

- b. **DEMOLITION OF EXISTING STRUCTURES** – The applicant has proposed to demolish an existing structure at 263 Felisa to allow for the construction of a surface parking lot and other site improvements. Staff has found this structure to be non-contributing and eligible for demolition.
- c. **ADA IMPROVEMENTS** – The applicant has proposed to perform ADA improvements on site that include the construction of new ramps and walkways to the existing elevated areas and entrances of the existing Pilgrimage Center and Conference Center buildings. The applicant has noted that the proposed ramps will feature satillo tile to match the existing tile. Staff finds the proposed ramp installation to be appropriate.
- d. **MECHANICAL & TRASH/DUMPSTER ADDITIONS** – The applicant has proposed to construct mechanical yards and trash/dumpster enclosures to feature brick facades to match the brick of the existing Pilgrimage Center and Conference Center buildings. The applicant has proposed three total mechanical yards, one to be located to the immediate west of the Pilgrimage Center, one to be attached to the west façade of the existing Conference Center building, and one to be located on the western property line. Generally, staff finds these enclosures to be appropriate; however, staff is concerned about the proximity of the northern most enclosure to Mission Concepcion.
- e. **PILGRIMAGE CENTER MODIFICATIONS** – The applicant has proposed a number of modifications to the existing Pilgrimage Center including the raising of the west roof, the installation of a new standing seam metal roof, the installation of new roof tiles, the reconstruction of existing roofs, the construction of a new trellis and raised seating area, the construction of a new brick courtyard, and fenestration modifications. Generally, staff finds the modifications to the existing structure to be appropriate; however, staff finds that the proposed standing seam metal roof is not consistent with the historic material palette found on site. Staff finds that a tiled roof, or a roof more appropriate for the existing architectural elements on site would be more appropriate.
- f. **LIGHTING** – The applicant has proposed to install lighting throughout the project, including courtyard lighting, tree lighting, walkway bollards and pedestrian light poles. Generally, staff finds the introduction of lighting on site to be appropriate; however, staff finds that no lighting should produce light pollution that negatively impacts Mission Concepcion. Additionally, staff finds that details regarding pedestrian light poles should be submitted in addition to a detailed lighting plan.
- g. **FENCING** – The applicant has proposed to install fencing at the west side of the interior courtyard as well modifying the fence at the property line. Generally, staff finds the proposal to install fencing to be appropriate; however, staff finds that fencing should not exceed more than six (6) feet in height, per the UDC.
- h. **FOUNDATION REPAIR** – The applicant has noted foundation repair is to occur to the existing structures on site. Staff finds the proposal to repair the existing foundations to be appropriate; however, foundation repair should not result in modified foundation heights.
- i. **MASONRY REPAIR** – The applicant has proposed masonry repair and graffiti abatement. Staff finds the proposed masonry repair to be appropriate; however, masonry should be repaired in a manner that does not cause damage. Replaced masonry should match that which currently exists on each structure.
- j. **LANDSCAPING/HARDSCAPING** – The applicant has proposed landscaping and hardscaping throughout including the installation of brick paver courtyards and the removal of existing trees. New trees will be planted and irrigation systems will be installed. Staff finds that a tree survey should be submitted that details the proposed tree removal.
- k. **PARKING LOT** – The applicant has proposed to construct a parking lot at the southwestern corner of the site. While staff finds the construction of surface parking lot at this location to be appropriate, the proposed parking should be buffered from view from Mission Concepcion, and should feature landscaping buffers from the pedestrian sidewalk at the public right of way.
- l. **CONFERENCE CENTER** – The applicant has proposed modifications to the existing conference center including the construction of an enclosed addition at the existing porch, roof replacement and reconstruction of the existing roof structure. Staff finds the proposed additions to be appropriate; however, staff finds that dark colored stucco or an alternative material, such as brick be used.

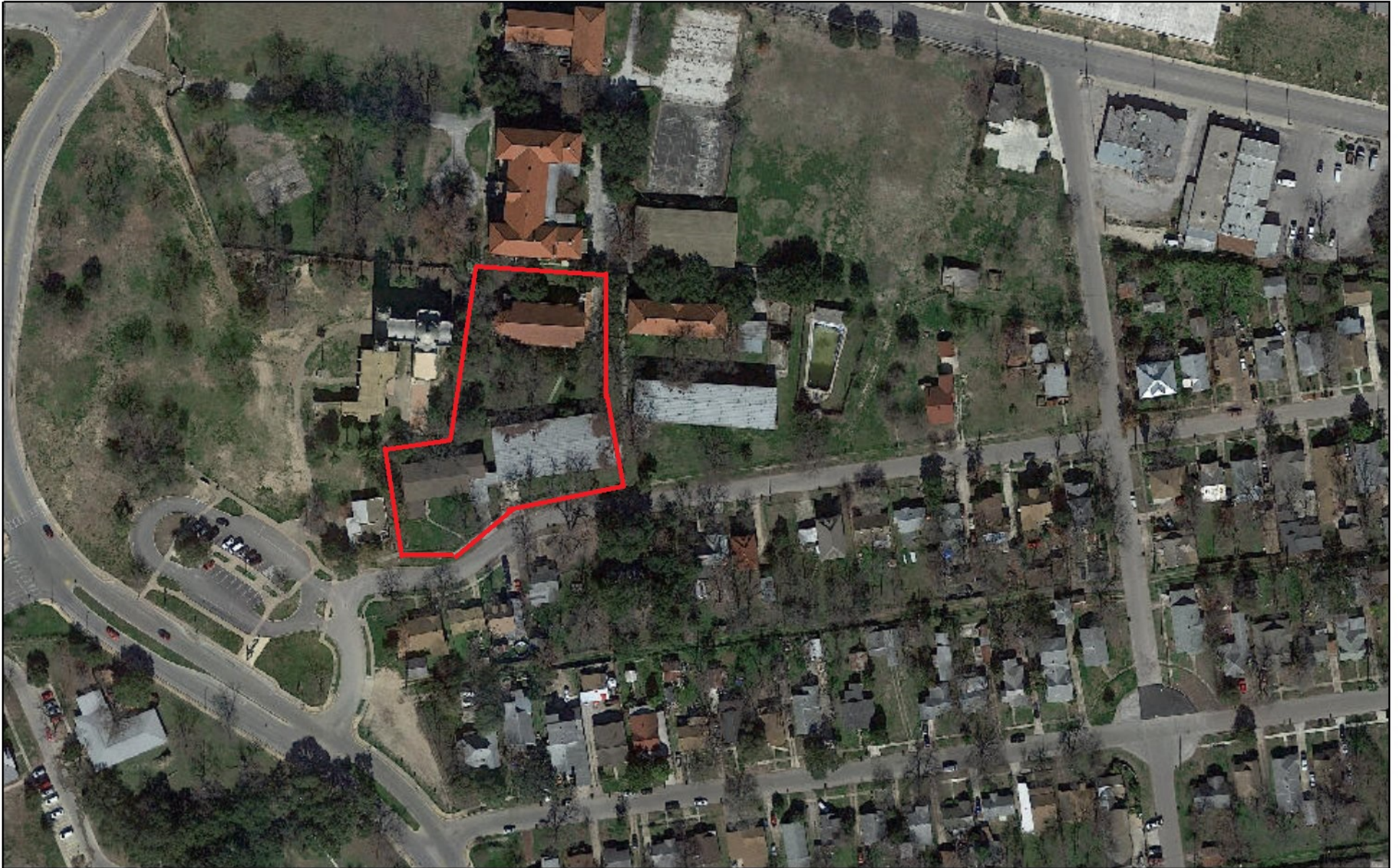
- m. **ARCHAEOLOGY** – The property is within the River Improvement Overlay District, the local Mission Historic District, the San Antonio Missions National Historical Park National Register of Historic Places District, the Mission Concepcion National Register of Historic Places District, and the likely Battle of Concepcion battlefield area. Furthermore, the project footprint is within the site boundaries of previously recorded archaeological site 41BX12, which is also a registered State Antiquities Landmark (SAL). Under state law, the SAL designation mandates that the development project will require coordination with the Texas Historical Commission prior to the commencement of construction efforts. In addition, as illustrated on historic maps and through previous archaeological investigations, the property is traversed by the Pajalache or Concepcion Acequia, a registered National Historic Civil Engineering Landmark and previously recorded archaeological site. Human remains have also been recorded next to this project area, and could possibly extend into the property. The development project shall comply with the Health and Safety Code of Texas, a state law regarding human remains. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to the commencement of field efforts. An archaeological investigation is required.

## **RECOMMENDATION:**

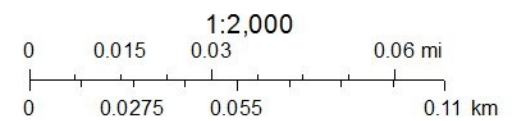
1. Staff recommends approval of item #1, the proposed ADA improvements as submitted based on finding c.
2. Staff recommends approval of item #2, the construction of mechanical and trash/dumpster enclosures based on finding d with the stipulation that the mechanical enclosure adjacent to the western property line to the west of the Pilgrimage Center be relocated as to not be visible from the rear of Mission Concepcion.
3. Staff recommends approval of item #3, the modifications to the existing conference center based on finding e with the stipulation that a more appropriate roofing material for the site be used in place of the proposed standing seam metal roof.
4. Staff recommends approval of item #4, the installation of site lighting with the stipulations that a detailed lighting plan be submitted to staff for review and approval, that no light pollution negatively impact Mission Concepcion, and that a detail of pedestrian light poles be submitted to staff for review and approval.
5. Staff recommends approval of item #5, fencing, based on finding g with the stipulation that no fencing exceeds an overall height of six (6) feet.
6. Staff recommends approval of item #6, foundation repair, based on finding h with the stipulation that foundation heights remain as they currently exist.
7. Staff recommends approval of item #7, masonry repair with the stipulations that masonry be repaired in a manner that does not result in damage to the existing masonry, and that masonry repair be done in kind.
8. Staff recommends approval of item #8, courtyard landscaping and hardscaping based on finding j with the stipulation that a tree survey be submitted for review documenting trees that are to be removed.
9. Staff recommends approval of item #9, the construction of a parking lot with the stipulation that the parking lot be buffered by landscaping from view of Mission Concepcion and the public right of way at Felisa Street, as noted in finding k.
10. Staff recommends approval of item #10, roof repair and replacement and the construction of an addition to the existing Conference Center building with the stipulation that the applicant use dark colored stucco or an alternative material, such as brick, as noted in finding l.
11. **ARCHAEOLOGY** – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.



# City of San Antonio One Stop



June 25, 2020



June 5, 2020

Historic and Design Review Commission  
1901 S Alamo St.  
San Antonio, Texas 78204

Re: **Renovation of St. John's Seminary for the Archdiocese of San Antonio**  
Architect's Project No.: 1526 A1

**Dear Historic and Design Review Commission:**

Below is the description of the project related to the drawings and photographs.

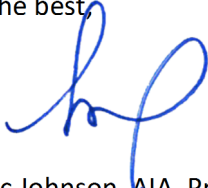
- 1. ADA Improvements/ Modifications** - New ramps and walkways to existing elevated areas and entrances. New saltillo tiles to match the existing original tiles.
- 2. Addition** - New construction of mechanical yards and trash/ dumpster enclosures using brick blend to match existing brick of both the Pilgrimage Center and Conference Center.
- 3. Exterior Alterations**
  - a. At the Pilgrimage Center, raising the west roof above the new Seating 113 and Concession 112, and new standing seam roofing, color to match the existing clay tiles.
  - b. Removing and reconstructing the flat exterior covered roofs to match the profile and construction at the North Entrance/ Gift Shop 111, South Entrance/ Storage 114/ Office 115 , and Catering 102/ Bell Tower.
  - c. New trellis and raised exterior seating area with saltillo tiles to match the existing original tiles adjacent to the south of the new Pilgrimage Center.
  - d. New brick paver courtyard north of the Pilgrimage Center. Brick paver colors intend to match the existing brick of the buildings, and match the tan color of Mission Concepcion.
  - e. Miscellaneous alterations at windows and door openings for programmatic and construct-ability requirements.
- 4. Exterior Lighting** - Located in the courtyard are new wall sconces, tree lighting, walkway bollards, and pedestrian light poles.
- 5. Fencing**
  - a. At west side of interior courtyard a new low-brick wall and black metal fence with ornamental gate leading to Mission Concepcion.
  - b. At perimeter of property, modifying the existing adjacent property owner's fence as agreed by both parties for gate access.
- 6. Foundation**
  - a. New foundations at Minor modifications of foundation work for alterations.



- 7. Graffiti Abatement** – Removal of all visible graffiti from all the existing brick walls which will be visible after construction is complete.
- 8. Landscaping/hardscaping/ irrigation**
  - a. New brick paver courtyard between the Pilgrimage Center and Conference Center. Brick paver colors intend to match the existing brick, and match the tan color of Mission Concepcion.
  - b. New brick paver courtyard north of the Pilgrimage Center. Brick paver colors intend to match the existing brick, and match the tan color of Mission Concepcion.
  - c. New integral color concrete sidewalks with a off white/ tan color throughout site, including the public sidewalk along Felisa Street.
  - d. Removal of existing trees and planting of new trees. New landscape planting areas located throughout the site. Landscaping includes required associated irrigation system.
- 9. New Construction of Accessory Building** - New construction of mechanical yards and trash/ dumpster enclosures with brick colors intended to match the existing brick of the buildings.
- 10. Non Contributing Demolition** – Demolition of existing Convent Building and demolition of existing utility structure north of the new Conference Center.
- 11. Parking Lot**
  - a. New parking lot where the Convent Building was demolished.
- 12. Partial Demolition**
  - a. At the Pilgrimage Center, demolishing the west roof above the new Seating 113 and Concession 112 for a new raised roof and ceiling.
  - b. Removing the deteriorated flat exterior covered roofs at the North Entrance/ Gift Shop 111, South Entrance/ Storage 114/ Office 115 , and Catering 102/ Bell Tower.
  - c. Miscellaneous alterations at windows and door openings for programmatic and construct-ability requirements.
- 13. Porch/Patio**
  - a. Removing and reconstructing the flat exterior covered roofs to match the profile and construction at the North Entrance/ Gift Shop 111, South Entrance/ Storage 114/ Office 115 , and Catering 102/ Bell Tower.
  - b. New trellis and raised exterior seating area adjacent to the south of the new Pilgrimage Center with new saltillo tiles to match the existing original tiles.
  - c. New brick paver courtyard north of the Pilgrimage Center. Brick paver colors intend to match the existing brick, and match the tan color of Mission Concepcion.
- 14. Repair and Maintenance**
  - a. Removing and reconstructing the flat exterior covered roofs to match the profile and construction at the North Entrance/ Gift Shop 111, South Entrance/ Storage 114/ Office 115 , and Catering 102/ Bell Tower.
  - b. Clay roof at Pilgrimage Center – Remove existing metal flashing covering an existing integral gutter. Covering with 2 rows of new clay tiles to match existing clay tile colors.
  - c. Roof at Conference Center - Replace existing low sloped roof on new Conference Center with rigid insulation and new modified bitumen roof, new flashings, and new downspouts to match.

Please don't hesitate to contact me with any questions regarding the Scope of Work to obtain a Final Approval and Certificate of Appropriateness for the project.

All the best,

A handwritten signature in blue ink, appearing to be 'hj' or 'Marc Johnson' in a stylized cursive script.

Marc Johnson, AIA, Principal  
Email: [mjohnson@fisherheck.com](mailto:mjohnson@fisherheck.com)

Cc: File

# Renovation of St. John's Seminary

263 Felisa Street San Antonio, Texas 78210

## HDRC Final Approval

**Fisher Heck**  
ARCHITECTS







Mission Concepción  
18th-century church  
with frescos & mass

**AERIAL VIEW**





**SOUTH ELEVATION – CAFETERIA/ CONFERENCE CENTER AND CONVENT**





**PARTIAL NORTH ELEVATION – EXISTING CONVENT BUILDING**





**NORTH ELEVATION—EXISTING CONVENT (CAFETERIA IN BACKGROUND)**





**PARTIAL NORTH ELEVATION – EXISTING CONVENT BUILDING**





**SOUTH ELEVATION – CAFETERIA/ CONFERENCE CENTER**



# EXISTING CONDITIONS



**EAST ELEVATION—CAFETERIA/CONFERENCE CENTER(WEST IS THE SAME)**





**NORTH ELEVATION – EXISTING CAFETERIA BUILDING**



# EXISTING CONDITIONS



**EXISTING UTILITY BUILDING**





**SOUTH ELEVATION – EXISTING CHAPEL BUILDING**





**SOUTHWEST ELEVATION – EXISTING CHAPEL BUILDING**





**NORTHWEST ELEVATION – EXISTING CHAPEL BUILDING**





**PARTIAL NORTH ELEVATION – EXISTING CHAPEL BUILDING**





**PARTIAL NORTH ELEVATION – EXISTING CHAPEL BUILDING**





**WEST ELEVATION – EXISTING CHAPEL BUILDING**





**EAST ELEVATION – EXISTING CHAPEL BUILDING**



# Renovation of St. John's Seminary

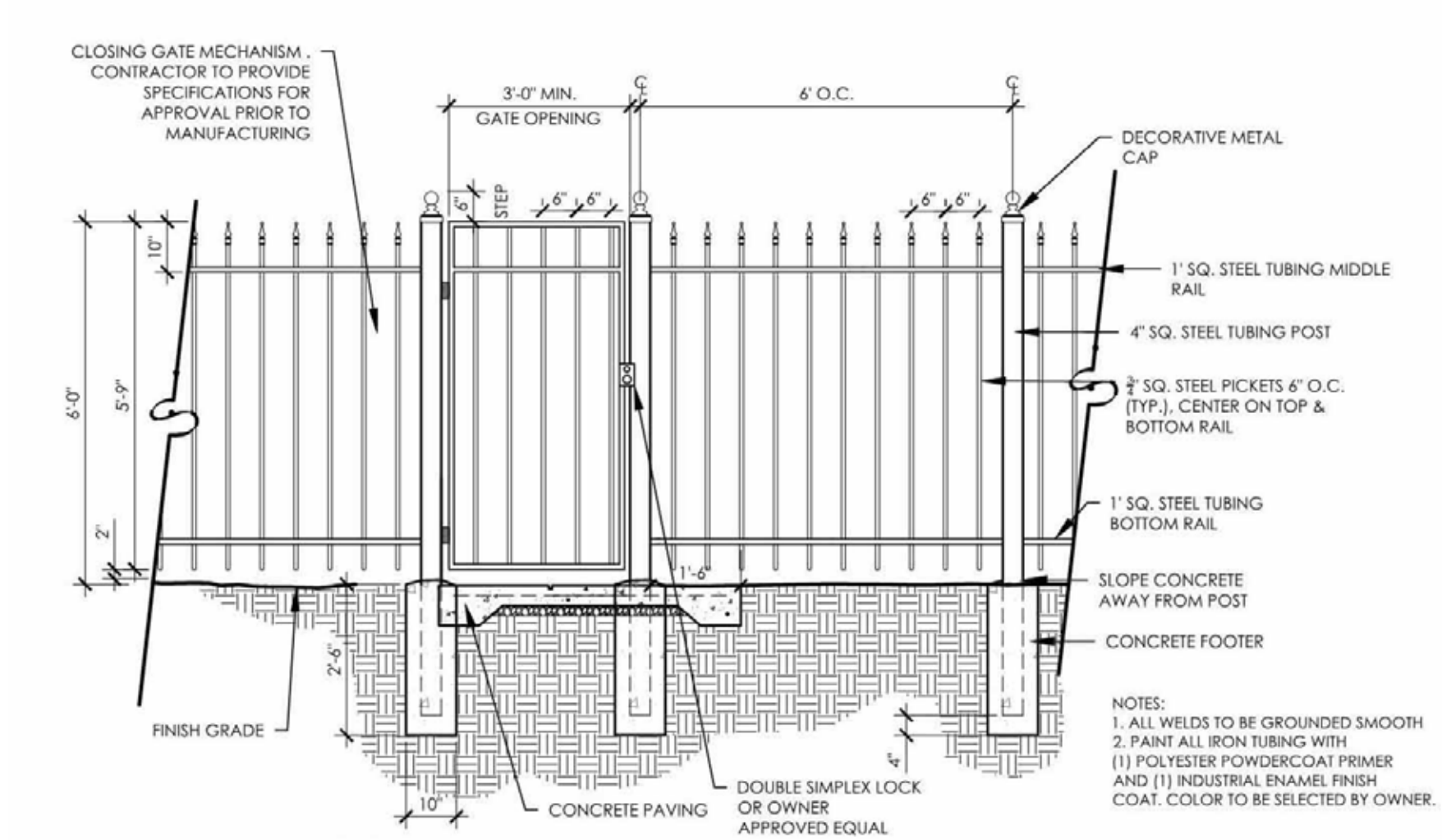
263 Felisa Street San Antonio, Texas 78210

## HDRC Final Approval

**Fisher Heck**  
ARCHITECTS







METAL FENCE DETAIL



ELEVATION OF GATE FROM MISSION CONCEPCION

<b>TREES</b>	
CEDAR ELM	
LIVE OAK	
<b>SHRUBS</b>	
BUTTERFLY/MOREA IRIS	
DWARF KATIE RUELLIA	
DWARF SOUTHERN WAX MYRTLE	
HINCKLEY'S GOLDEN COLUMBINE	
INDIGO SPIREA SALVIA	
INLAND SEA OATS	
MARIE DALY ROSE	
MARTHA GONZALES ROSE	
OLD BLUSH ROSE	
PRIDE OF HOUSTON YAUPO	
RED YUCCA	
RIO BRAVO SAGE	
SANDANKWA VIBURNUM	
SHRIMP PLANT	
SKULLCAP	
SKY FLOWER	
TEXAS SAGE	
THRYALIS	
TRAILING NEW GOLD LANTANA	
TURK'S CAP	
<b>GROUND COVERS</b>	
BERMUDA GRASS	
ST. AUGUSTINE GRASS	
<b>BOTANICAL NAME</b>	
ULMUS CRASSIFOLIA	
QUERCUS VIRGINIANA	
<b>BOTANICAL NAME</b>	
DIETES IRIDIODES	
RUELLIA BRITTONIANA 'KATIE'	
MYRICA PUSILLA	
AQUILEGIA CHRYSANTHA 'HINCKLEYANA'	
SALVIA X 'INDIGO SPIRES'	
CHASMANTHIUM LATIFOLIUM	
ROSA POLYANTHA 'MARIE DALY'	
ROSA X 'MARTHA GONZALES'	
ROSA CHINENSIS 'OLD BLUSH'	
ILEX VOMITORIA 'PRIDE OF HOUSTON'	
HESPERALOE PARVIFLORA	
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	
VIBURNUM SUSPENSUM	
JUSTICIA BRANDEEGEANA	
SCUTELLARIA SUFFRUTESCENS	
DURANTA ERECTA 'SAPHIRE SHOWERS'	
LEUCOPHYLLUM FRUTESCENS	
GALPHIMIA GLAUCA	
LANTANA HYBRIDA 'NEW GOLD'	
MALVAVISCUS DRUMMONDII	
<b>BOTANICAL NAME</b>	
CYNODON DACTYLON 'TIF 419'	
STENOTAPHRUM SECUNDATUM	

PROPOSED PLANT LIST



FIELD COLOR



BAND COLOR - TO MATCH ARCHITECTURE

PAVER SELECTION



FOUNTAIN WALL MATERIAL  
SAN SABA STONE



STONE BASE IN  
FOUNTAIN



STONE CLADING



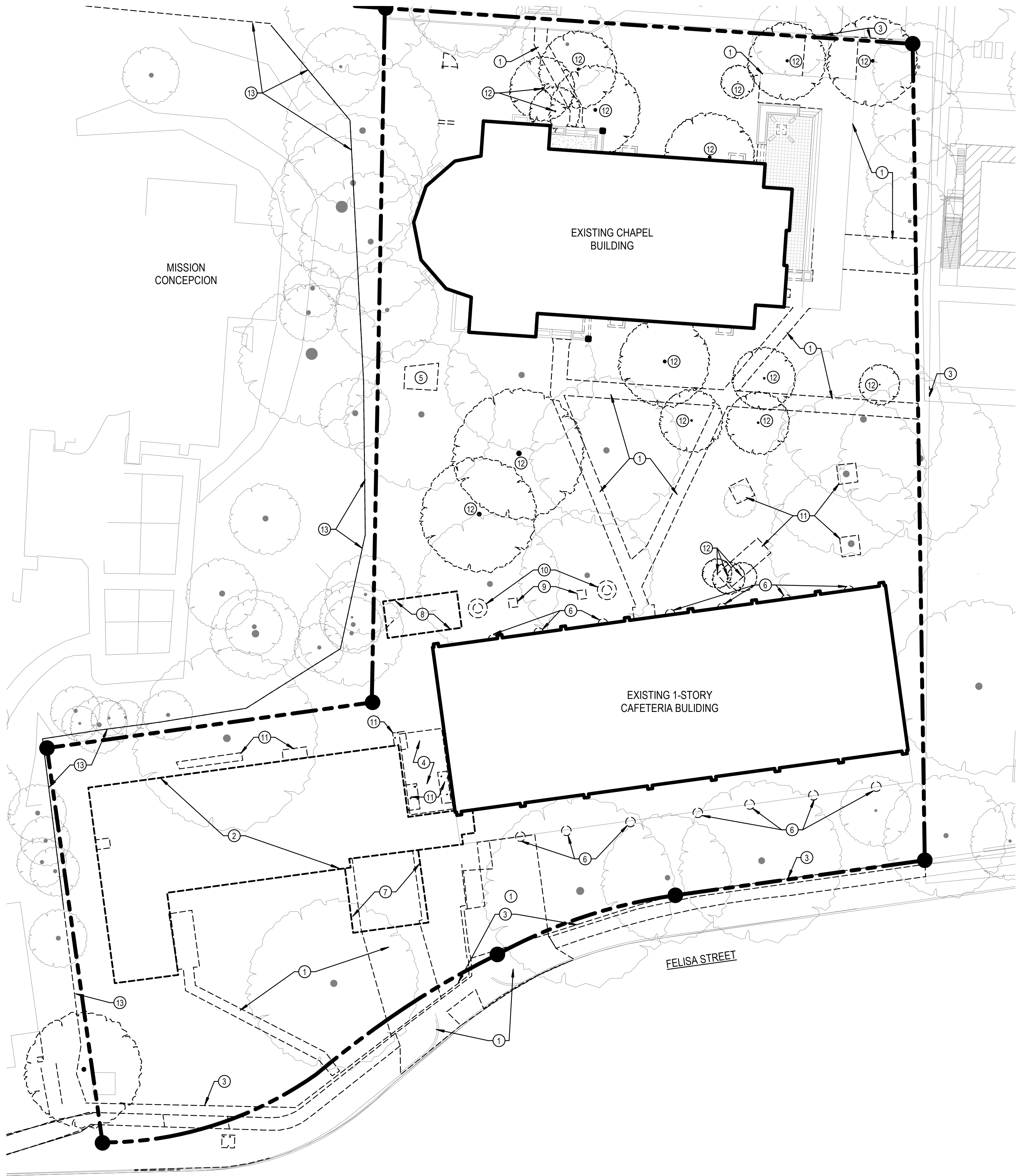
LONG LINEAR FOUNTAIN WITH STONE SIDE  
AND TROUGH

WATER FEATURE CHARACTER IMAGES









SITE DEMOLITION KEYNOTES

- 1 DEMOLISH EXISTING CONCRETE WALK
- 2 DEMOLISH ENTIRE EXISTING BUILDING
- 3 DEMOLISH EXISTING FENCE
- 4 REMOVE LARGE SCALE DEBRIS FROM SITE
- 5 DEMOLISH EXISTING ELECTRICAL EQUIPMENT
- 6 DEMOLISH EXISTING CONCRETE AREWAY
- 7 DEMOLISH EXISTING CANOPY STRUCTURE
- 8 DEMOLISH EXISTING BUILDING AND STORE AND SLAVAGE EXISTING BRICK VENEER FOR REUSE
- 9 DEMOLISH EXISTING CONCRETE PAD FOR ABANDONED LIGHT FIXTURE AND CAP THE ASSOCIATED ELECTRICAL
- 10 DEMOLISH EXISTING SEPTIC SYSTEM
- 11 DEMOLISH EXISTING PLANTER STRUCTURE
- 12 DEMOLISH EXISTING TREE
- 13 EXISTING FENCE DEMOLISHED BY OTHERS

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915 South St. Mary's Street  
San Antonio, Texas 78205  
210.299.1500 fax 299.1522

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MARC P. JOHNSON #24156

05/26/20

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PROJECT: RENOVATION OF ST. JOHN SEMINARY FOR  
ARCHDIOCESE OF SAN ANTONIO  
CITY, STATE  
SITE PLAN - DEMOLITION

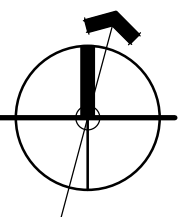
PROJECT NO. 1526 A1

REVISIONS DATE

SHEET NO.

SP-A-100

1 SITE PLAN - DEMOLITION  
1" = 20'-0"





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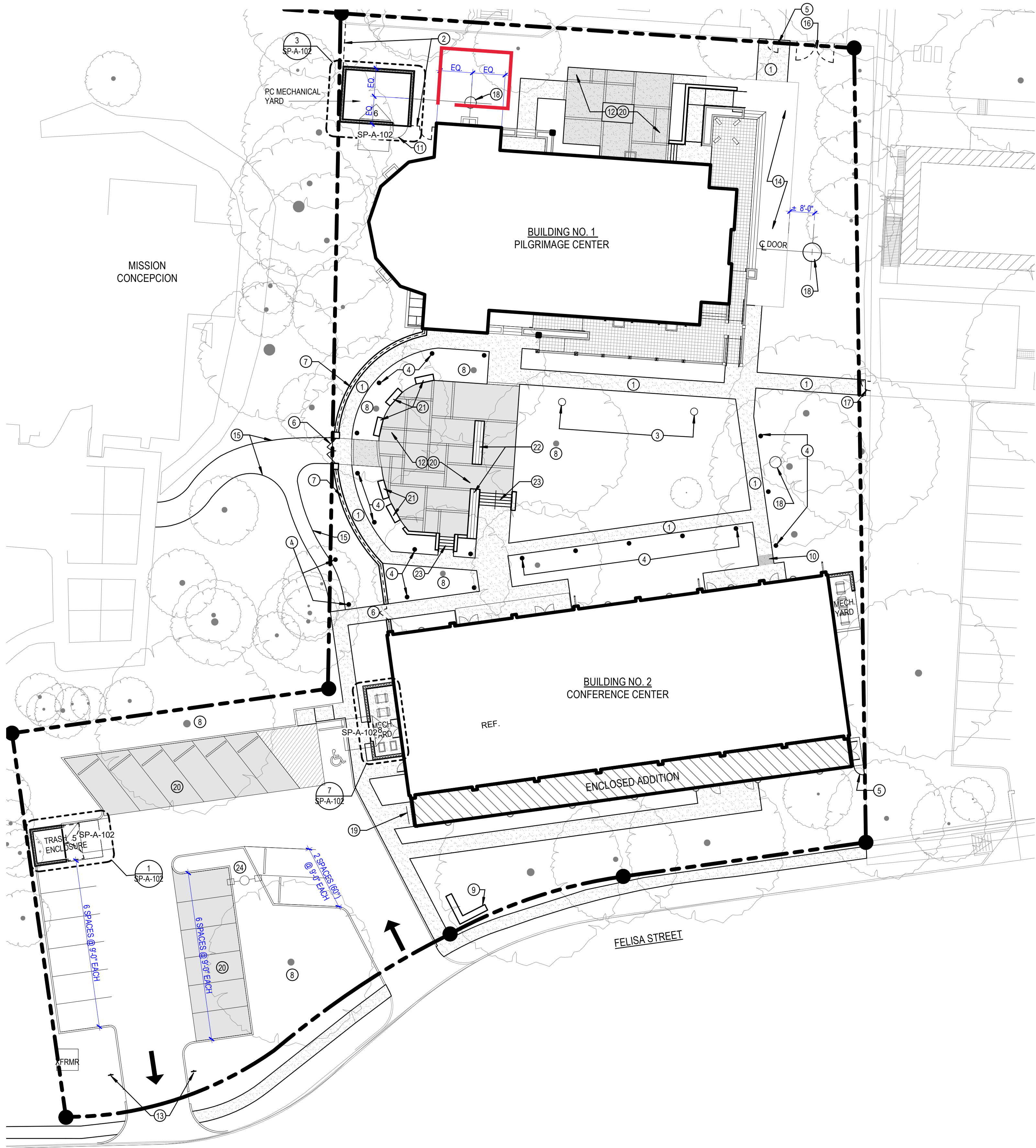
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1 SITE PLAN - NEW CONSTRUCTION  
1" = 20'-0"



## SITE NEW CONSTRUCTION KEYNOTES

- 1 CONCRETE FLATWORK
- 2 NEW DECORATIVE POWDER COATED STEEL FENCE
- 3 PEDESTRIAN LED POLE LIGHT FIXTURE
- 4 PEDESTRIAN LED BOLLARD LIGHT FIXTURE
- 5 NEW 4'-0" GATE TO MATCH EXISTING ADJACENT FENCE
- 6 POWDER COATED DECORATIVE STEEL ENTRANCE GATE
- 7 BRICK AND POWDER COATED DECORATIVE STEEL FENCING
- 8 LED TREE LIGHT FIXTURES, QUANTITY OF SIX (6) PER TREE
- 9 MONUMENT SIGN WITH LINEAR LED LIGHTING
- 10 BOX DRAIN
- 11 MECHANICAL YARD DOOR
- 12 BRICK PAVER FLATWORK
- 13 NEW "DO NOT ENTER" SIGN
- 14 POWERWASH EXISTING CONCRETE PAVING
- 15 NEW CONCRETE WALKWAY BY OTHERS
- 16 NEW PAIR OF 6'-0" WIDE GATES TO MATCH EXISTING ADJACENT FENCE.
- 17 NEW 4'-0" GATE TO MATCH EXISTING ADJACENT FENCE.
- 18 CONCRETE BASE FOR FUTURE STATUE, SIZE TBD
- 19 BICYCLE RACK - 3 SPACES
- 20 PERVIOUS PAVING
- 21 STONE BLOCK BENCH
- 22 WATER FOUNTAIN
- 23 STEPS AND HANDRAIL
- 24 LED TREE LIGHT FIXTURES, QUANTITY OF SIX (6) PER TREE

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ARCHDIOCESE OF SAN ANTONIO

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SITE PLAN - NEW CONSTRUCTION

PROJECT NO. 1526 A1

REVISIONS DATE

SHEET NO.

SP-A-101



# Renovation of St. John's Seminary

263 Felisa Street San Antonio, Texas 78210

## HDRC Final Approval

**Fisher Heck**  
ARCHITECTS





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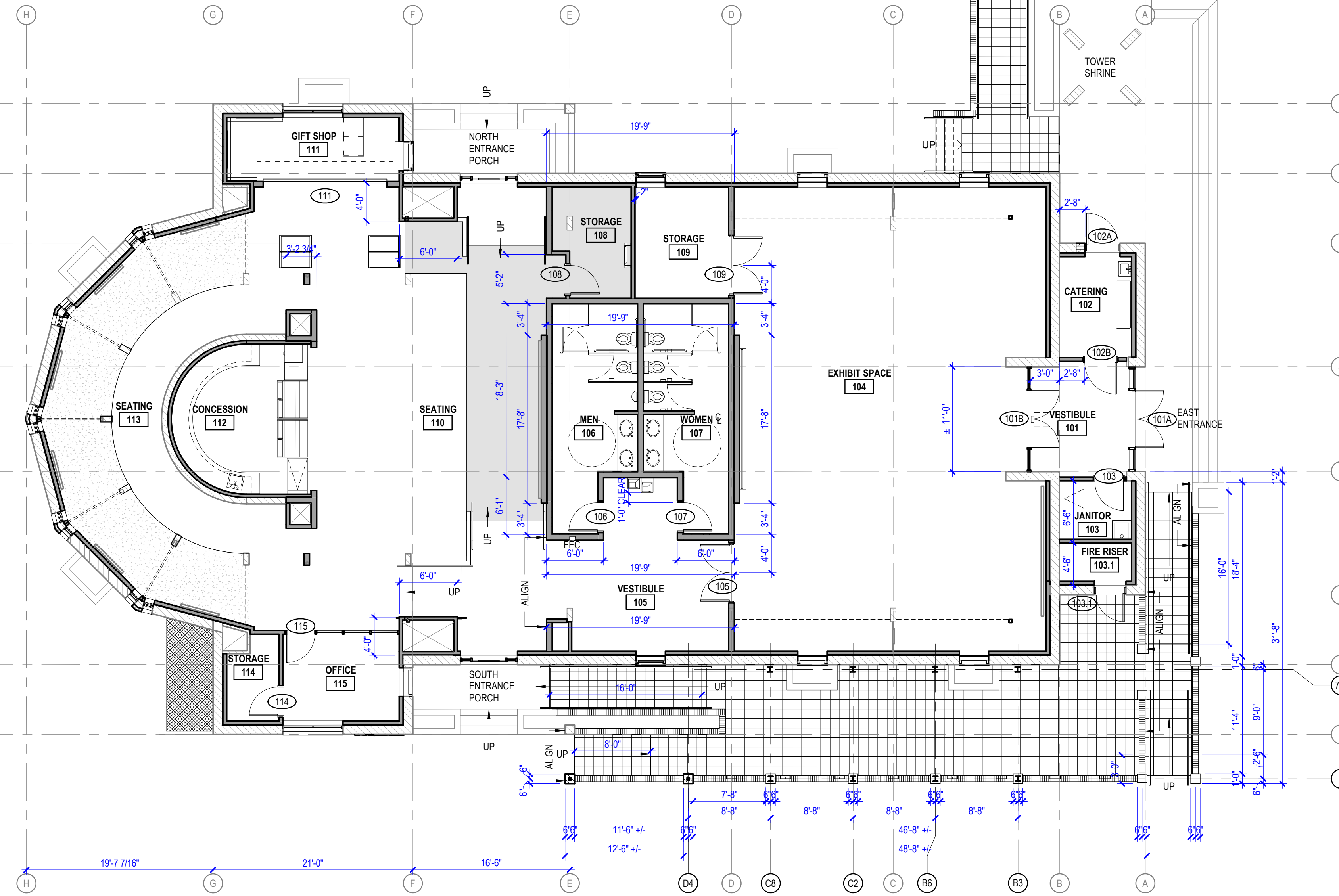
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F2 FIRST FLOOR PLAN - NEW CONSTRUCTION  
1/8" = 1'-0"

## NEW CONSTRUCTION KEYNOTES

- 1 REFINISH EXISTING LAMINATED WOOD ARCH STRUCTURE
- 2 CONCRETE TOPPING AS REQUIRED TO LEVEL AND SMOOTH DEMOLISHED STEPS AND RAISED AREA
- 3 CONCRETE ON CARTON FORMS AS REQUIRED TO LEVEL AND SMOOTH DEMOLISHED STEPS AND RAISED AREA
- 4 GYPSUM BOARD PAINTED FURR-DOWN ABOVE
- 5 PAINT EXISTING STEEL SHIPS LADDER
- 6 PAINT EXISTING STEEL FLOOR HATCH DOOR AND FRAME
- 7 MONITOR EQUIPMENT WITH THEMING DISPLAY
- 8 PROJECTOR EQUIPMENT MOUNTED TO THE UPPER SIDE OF THE CEILING ABOVE
- 9 THEMING EQUIPMENT - MULTI PANEL LED SCREEN
- 10 THEMING DISPLAY
- 11 WALL MOUNTED THEMING DISPLAY FOR PICTURES AND NOTES
- 12 NEW STEEL COLUMN
- 13 PROJECTION SCREEN

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San Antonio, Texas 78205  
210.299.1500 fax 299.1522

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PROJECT: RENOVATION OF ST. JOHN SEMINARY FOR  
**ARCHDIOCESE OF SAN ANTONIO**  
SAN ANTONIO, TX 78210  
BASEMENT PLAN AND FLOOR PLAN - NEW CONSTRUCTION

PROJECT NO. 1526 A1

REVISIONS DATE

SHEET NO.

**PC-A-101**

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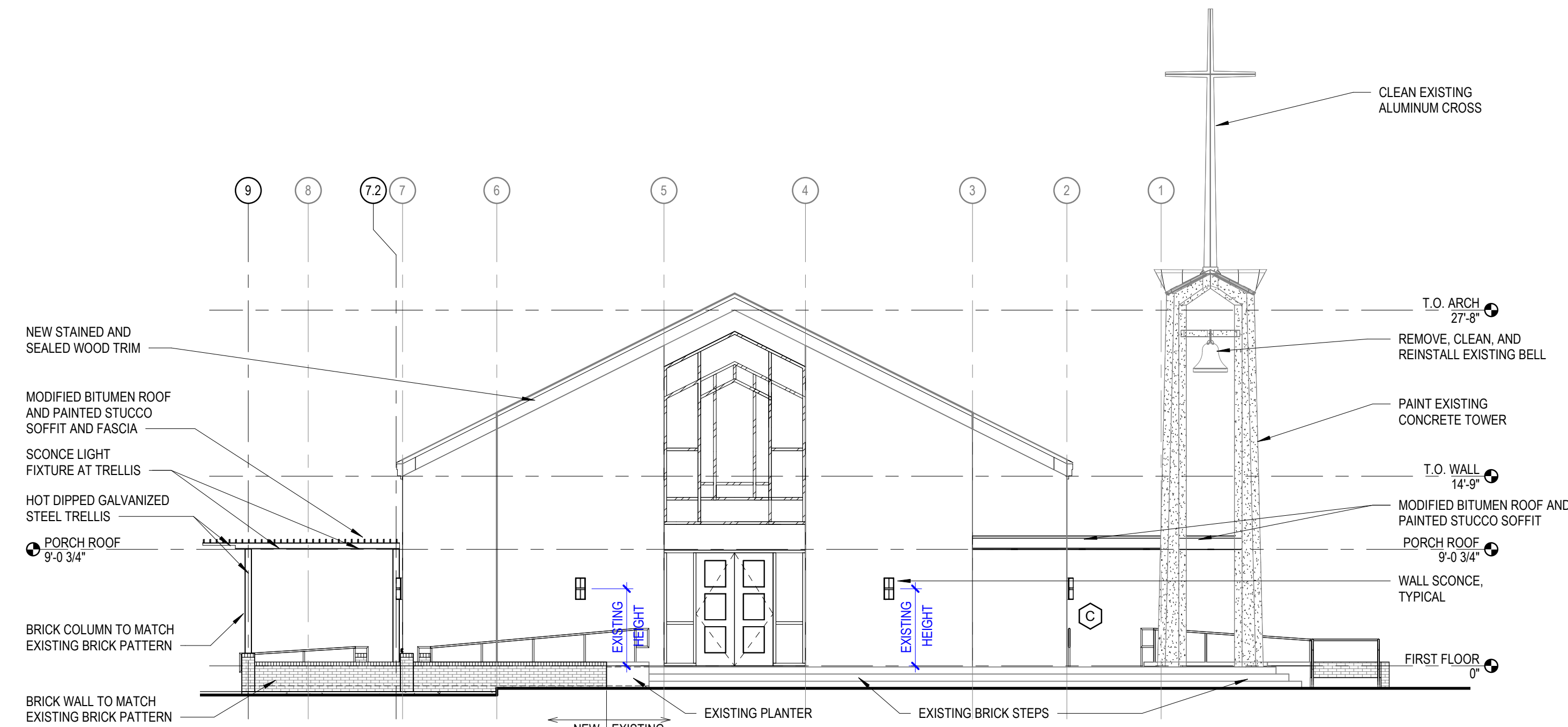
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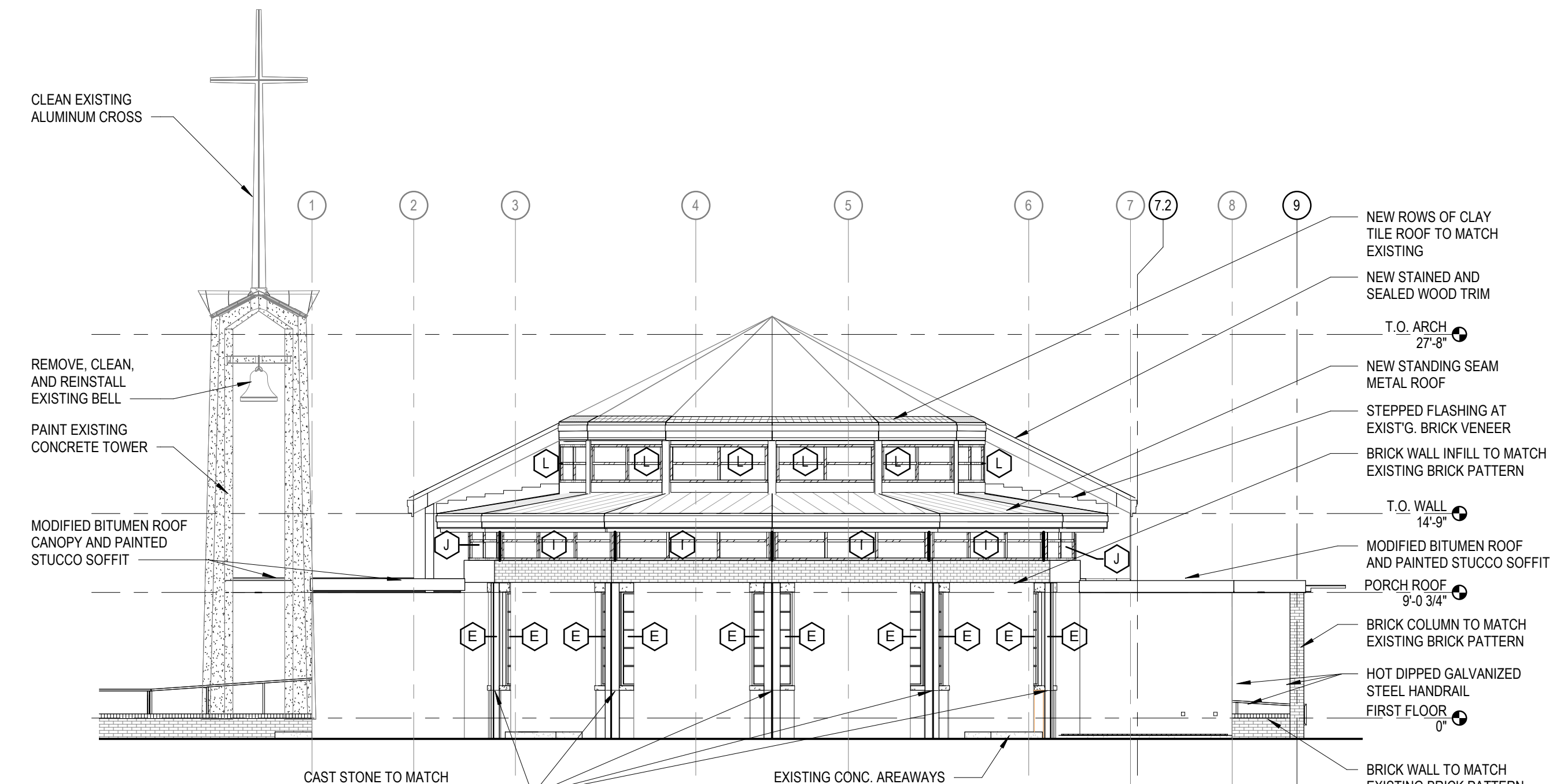
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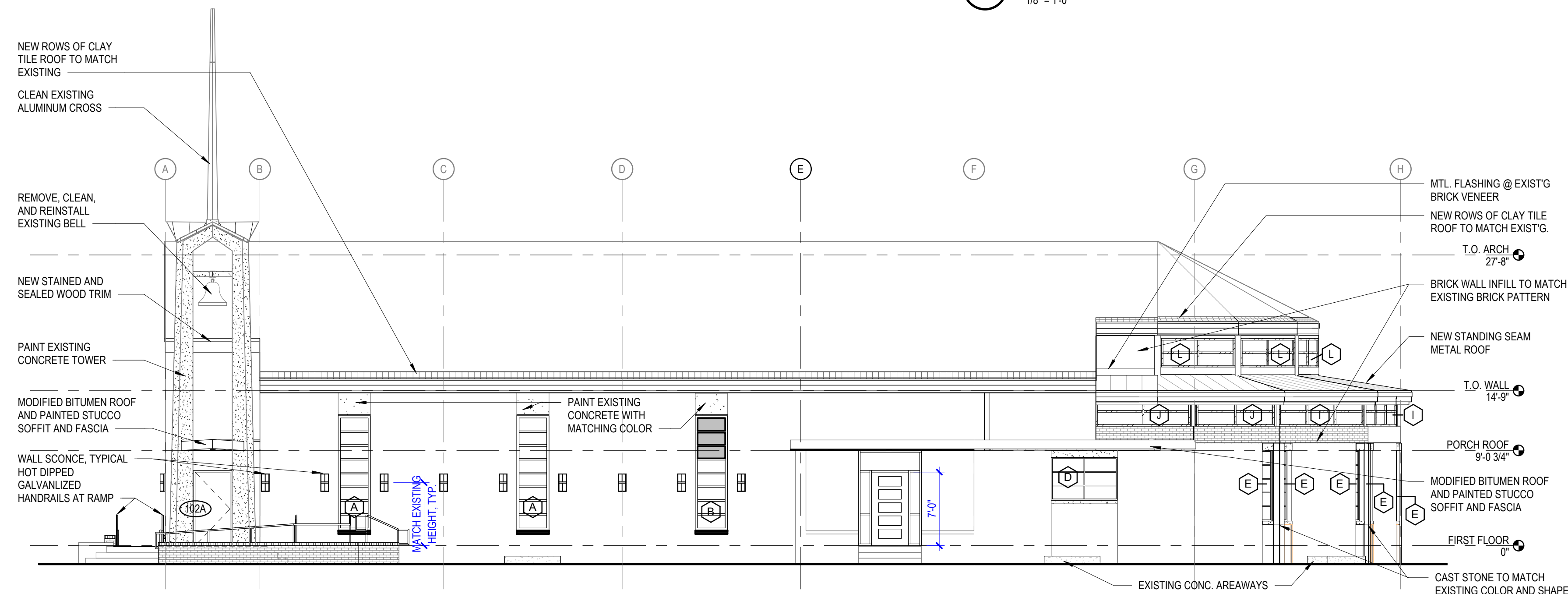
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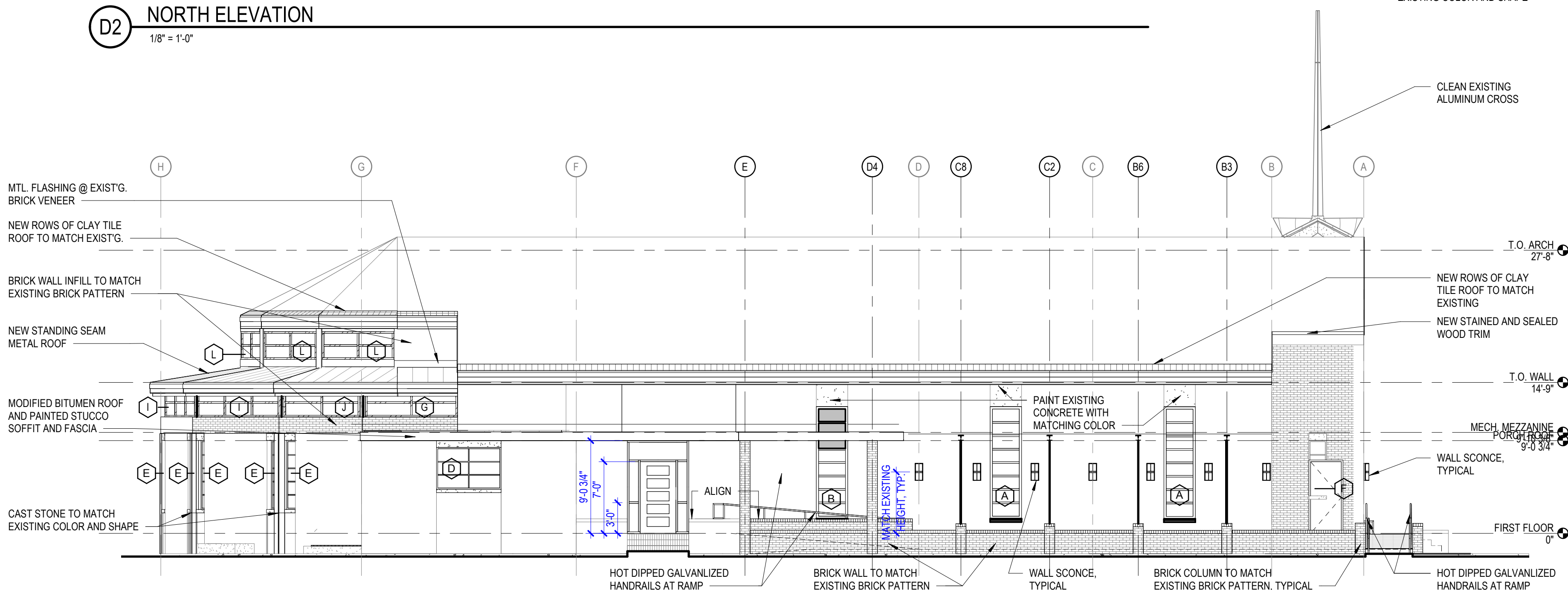
B2 EAST ELEVATION  
1/8" = 1'-0"



B5 WEST ELEVATION  
1/8" = 1'-0"



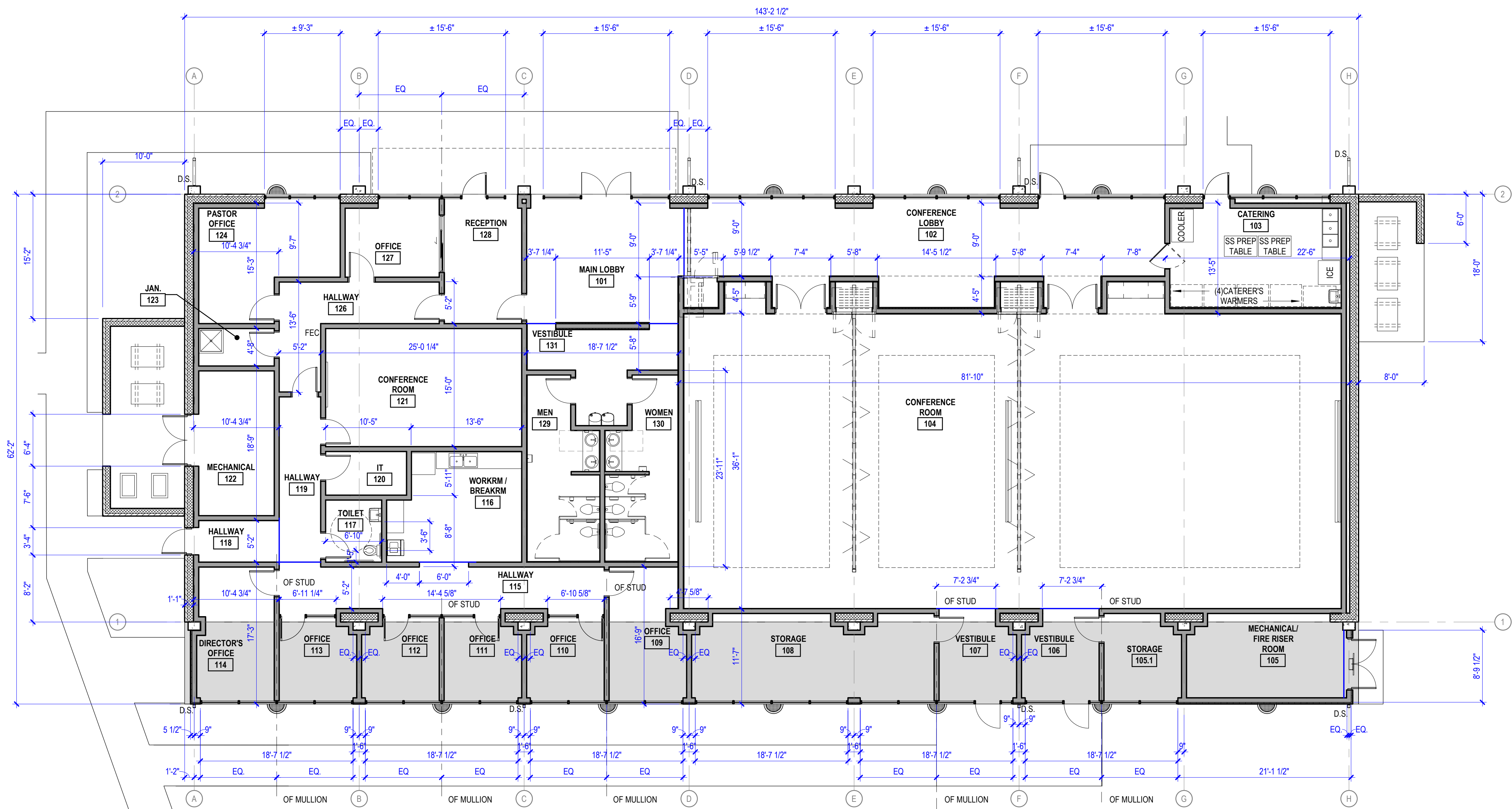
D2 NORTH ELEVATION  
1/8" = 1'-0"



F2 SOUTH ELEVATION  
1/8" = 1'-0"



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1 FIRST FLOOR PLAN - NEW CONSTRUCTION  
1/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING AND/OR MASONRY AND CENTER LINE OF STRUCTURE UNLESS OTHERWISE NOTED.

KEYNOTES - NEW CONSTRUCTION

1. NEW CONCRETE AREAWAY WITH HOT DIPPED GALVANIZED STEEL GRATE
2. NEW CONCRETE TOPPING IN SHADED AREA TO LEVEL OF EXISTING FINISH SLAB.
3. NEW CONCRETE PAD FOR MECHANICAL EQUIPMENT
4. NEW DOWNSPOUTS TO DRAIN INTO EXISTING
5. NEW MECHANICAL EQUIPMENT. REF MEP DWGS
6. CENTERLINE OF METAL STUD WALL FRAME TO ALIGN WITH GRID LINE
7. CENTERLINE OF METAL STUD WALL FRAME TO ALIGN WITH CENTERLINE OF STOREFRONT MULLION
8. REPAIR CRACK IN BRICK VENEER BY REMOVING AND REPLACING ALL DAMAGED BRICKS
9. PROJECTOR SCREEN
10. OUTLINE OF SEATING

WALL LEGEND

- EXISTING CONSTRUCTION
- EXISTING WALL
- EXISTING CMU WALL
- NEW CONSTRUCTION
- NEW FRAMED WALL CONSTRUCTION

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5/18/20

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PROJECT: RENOVATION OF ST. JOHN SEMINARY  
**ARCHDIOCESE OF SAN ANTONIO**  
263 FELIZA ST., SAN ANTONIO, TX 78210

FLOOR PLAN - NEW CONSTRUCTION

PROJECT NO. 1526 A2

REVISIONS DATE

SHEET NO.

**CC-A-101**

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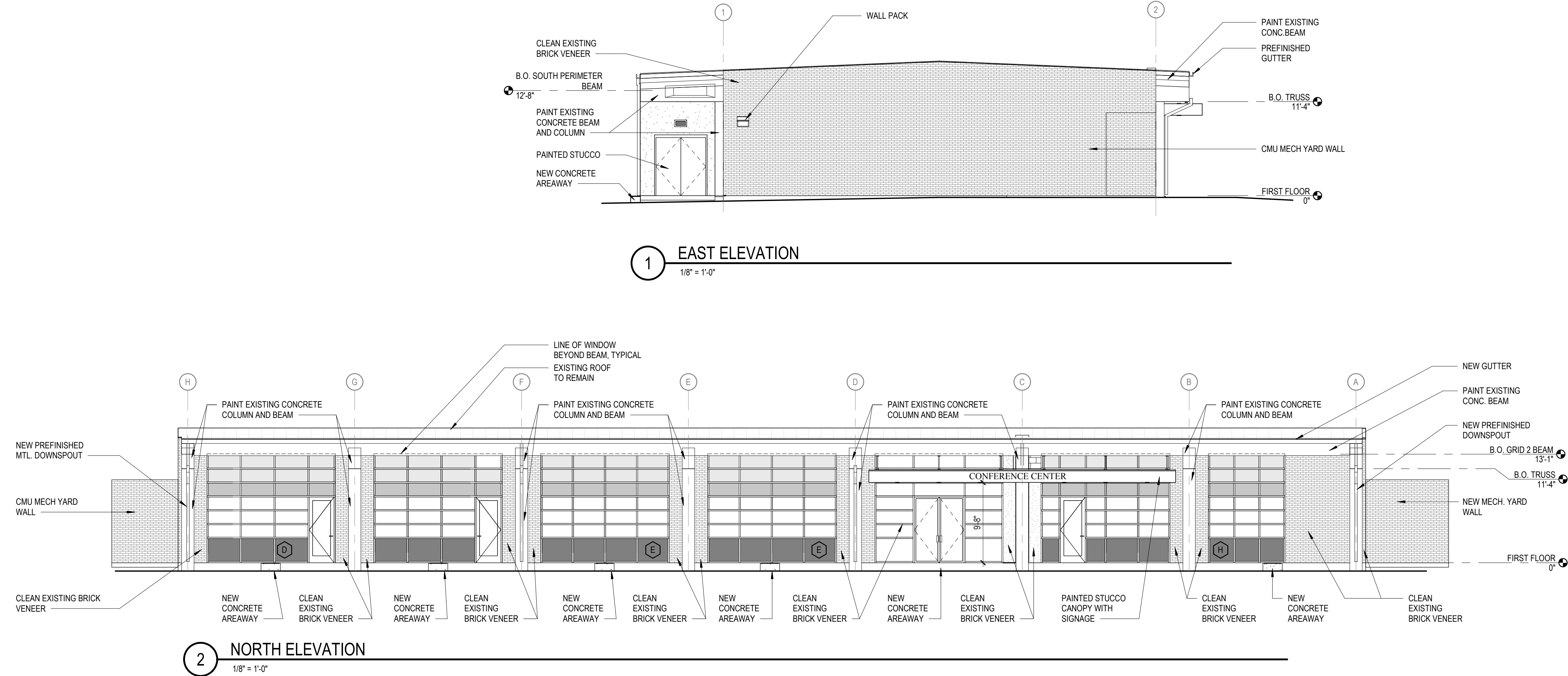
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San Antonio, Texas 78205  
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ARCHDIOCESE OF SAN ANTONIO

263 FELIZA ST., SAN ANTONIO, TX 78210

EXTERIOR ELEVATIONS

PROJECT NO. 1526 A2

REVISIONS DATE

SHEET NO.

CC-A-200



# Renovation of St. John's Seminary

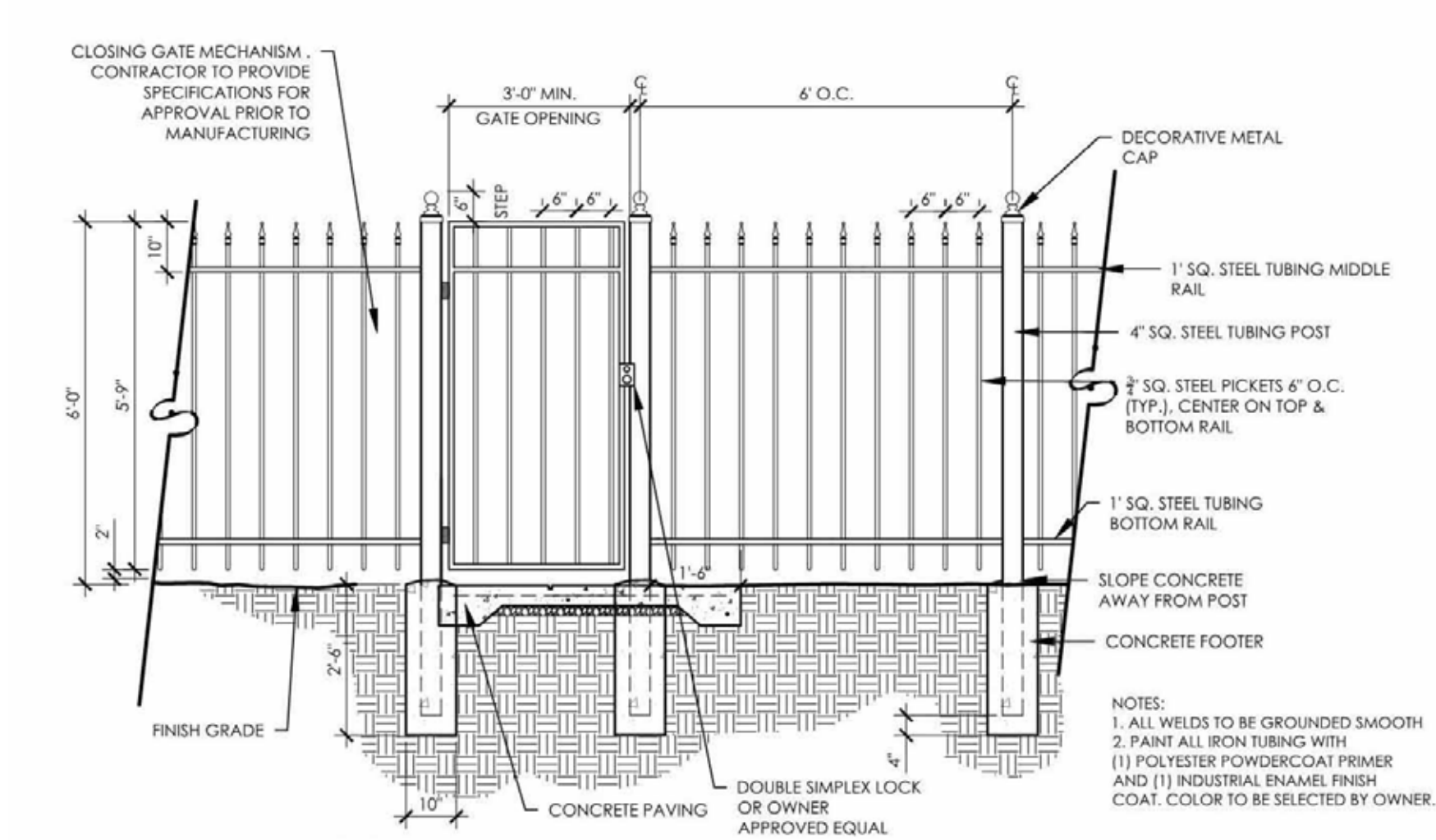
263 Felisa Street San Antonio, Texas 78210

## HDRC Final Approval

**Fisher Heck**  
ARCHITECTS







METAL FENCE DETAIL



ELEVATION OF GATE FROM MISSION CONCEPCION



FIELD COLOR



BAND COLOR - TO MATCH ARCHITECTURE

PAVER SELECTION



FOUNTAIN WALL MATERIAL  
SAN SABA STONE



STONE BASE IN  
FOUNTAIN



STONE CLADING



LONG LINEAR FOUNTAIN WITH STONE SIDE  
AND TROUGH

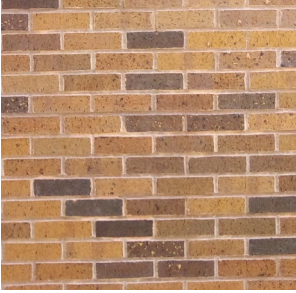
WATER FEATURE CHARACTER IMAGES

<b>TREES</b>	<b>BOTANICAL NAME</b>
CEDAR ELM	ULMUS CRASSIFOLIA
LIVE OAK	QUERCUS VIRGINIANA
<b>SHRUBS</b>	<b>BOTANICAL NAME</b>
BUTTERFLY/MOREA IRIS	DIETES IRIDIODES
DWARF KATIE RUELLIA	RUELLIA BRITTONIANA 'KATIE'
DWARF SOUTHERN WAX MYRTLE	MYRICA PUSILLA
HINCKLEY'S GOLDEN COLUMBINE	AQUILEGIA CHRYSANTHA 'HINCKLEYANA'
INDIGO SPIREA SALVIA	SALVIA X 'INDIGO SPIRES'
INLAND SEA OATS	CHASMANTHIUM LATIFOLIUM
MARIE DALY ROSE	ROSA POLYANTHA 'MARIE DALY'
MARTHA GONZALES ROSE	ROSA X 'MARTHA GONZALES'
OLD BLUSH ROSE	ROSA CHINENSIS 'OLD BLUSH'
PRIDE OF HOUSTON YAUPOON	ILEX VOMITORIA 'PRIDE OF HOUSTON'
RED YUCCA	HESPERALOE PARVIFLORA
RIO BRAVO SAGE	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM
SANDANKWA VIBURNUM	VIBURNUM SUSPENSUM
SHRIMP PLANT	JUSTICIA BRANDEEGEANA
SKULLCAP	SCUTELLARIA SUFFRUTESCENS
SKY FLOWER	DURANTA ERECTA 'SAPHIRE SHOWERS'
TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS
THRYALIS	GALPHIMIA GLAUCA
TRAILING NEW GOLD LANTANA	LANTANA HYBRIDA 'NEW GOLD'
TURK'S CAP	MALVAVISCUS DRUMMONDII
<b>GROUND COVERS</b>	<b>BOTANICAL NAME</b>
BERMUDA GRASS	CYNODON DACTYLON 'TIF 419'
ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM

PROPOSED PLANT LIST



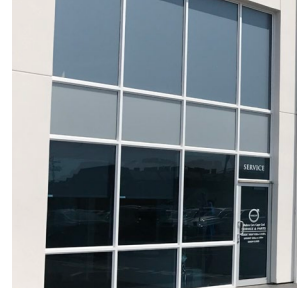
# ARCHITECTURAL MATERIAL PALETTE



**MATCH  
EXISTING  
BRICK**



**METAL INFILL  
WITH GLASS (SPANDREL  
GLAZING WHERE  
OBSTRUCTED VIEWS ARE  
REQUIRED)**



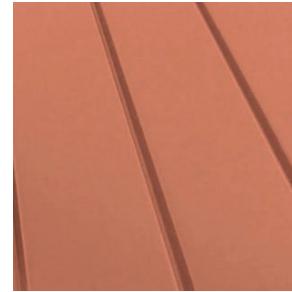
**APPLIED FILM BANDING AT  
CLEAN ANODIZED  
ALUMINUM STOREFRONT  
WINDOWS**



**GALVANIZED TRELLIS AT  
PILGRIMAGE CENTER**



**MATCH EXISTING  
CLAY TILE ROOF**



**STANDING SEAM METAL ROOF  
MATCH CLAY TILE COLOR**