

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-166
ADDRESS: 7615 KENNEDY HILL
LEGAL DESCRIPTION: NCB 10879 BLK 13 LOT 1 (BCB UT-20A & 20D)
ZONING: C-3
CITY COUNCIL DIST.: 3
DISTRICT: Brooks School of Aerospace Medicine Historic District
APPLICANT: Ignacio Rodriguez/McChesney/Bianco Architecture
OWNER: University of Incarnate Word
TYPE OF WORK: Extend existing parking lot and install rear screen
REQUEST:

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

1. Extend the existing circular drive parking to the northeast and northwest.
2. Modify existing dimensions and add delivery parking space to existing parking lot.
3. Construct an 8 foot tall permanent screen around a delivery area.

APPLICABLE CITATIONS:

School of Aerospace Medicine Historic District Design Guidelines

CHAPTER 4 – CHARACTER OF THE HISTORIC DISTRICT

4.A.5 Parking

Parking on the campus is primarily located on the periphery, off of the main roads. A significant parking lot is located adjacent to the large curved street at the north side of campus. The parking location reinforces the curve, leaving a large swath of grass between the parking and Building 150. Similarly on the west side of campus, the parking is four rows wide, and parallel to the street, located away from campus. This historic arrangement of parking on the site emphasizes that the original designers did not allow parking to dominate the campus. Instead they tucked it away on the outside edges of the campus. When parking was allowed in the interior, it was sometimes submerged below the natural grade, screening it from view. An example of this can be found between Buildings 125 and 130. The area also serves as a service area. The two parking lots on the east are more typical of large-lot suburban parking. Trees help buffer some of the lots from the street.

4.B.3 Service Areas

Service areas were originally placed so that they were unseen or visually unobtrusive. A number of design devices were used to help obscure the mechanical equipment, loading docks, and service areas. Loading docks were located in the rear of buildings usually at different grade elevations. The change in grade visually hides these more unsightly areas. Low retaining walls or fences at the grade change helps to obscure the service areas. A second method used to hide mechanical equipment was the use of an attractive brick screen. These brick screens are located throughout campus and are an effective way of improving an unsightly condition. More recent additions of mechanical equipment to the campus have not incorporated the brick screens instead surrounding the equipment with a chain link fence. These service areas are planned to receive screening. A third method of hiding mechanical equipment was by locating it on the roof, set back significantly from the building edge. By placing the mechanical equipment away from the edge of the building, sight lines masked the equipment from ground level.

CHAPTER 5 – DESIGN GUIDELINES

5.A.2 Street Patterns and Materials

a. Improvements to the public right-of-way should retain the original layout of street patterns, especially the semicircular drive on the north end of campus, the two flanking streets, and the major cross streets. Slight modifications are acceptable, but the semicircular lawn defined by the parking pattern should remain.

- b. The width of existing streets contributes to the character of the districts and should be maintained.
- c. Streets should be constructed with asphalt or plain concrete with simple concrete curbs in keeping with the typical aesthetics of the 1950's and 1960's. Brick paving or stamped concrete in vehicular streets is not appropriate.

5.A.5 *Parking*

- a. Parking should not impinge on existing green spaces, except for parking identified in the Master Plan.
- b. Parking should be screened from the street with perimeter tree planting, at a rate of 1 tree for every 4 perimeter spaces.
- c. Use of trees in the interior of parking lots to provide shade is encouraged. The shade coverage should be no less than what is required by City Code.
- d. The parking layout should provide continuous flow of traffic through the lot.
- e. The design should allow safe movement of pedestrians from parking to buildings.
- f. The design should allow for appropriate landscaping of the parking areas without conflicting with site lighting.
- g. The use of pervious materials such as parking pavers or pervious concrete is encouraged.
- h. In general, parking lots should be located on the rear or side of buildings. The standard suburban model of parking adjacent to the front door should be avoided.

5.A.7 *Retaining Walls, Fences and Screens*

- a. Retaining walls taller than 18 inches should be clad in brick to match existing terra-cotta colored brick found on the campus. Walls should be topped with a 4 inch grey concrete cap.
- b. Fences should be constructed of terra-cotta colored brick. Fences may be solid or open, in patterns found historically on the campus.
- c. Screen walls around equipment and trash containers should be constructed of terra-cotta colored brick in patterns found on the historic campus.

5.A.8 *Service Areas*

- a. Service areas should be located away from the primary facade of a structure whenever possible.
- b. Change of grade should be considered when locating service areas as this is the historic precedent found in the district.
- c. Take into consideration the view of the service area from other campus buildings, and minimize the impact.
- d. If possible use landscaping and screening to mitigate the view of service areas.
- e. All trash containers should be screened from view.

FINDINGS:

- a. The landscape elements included in the proposal are located within the School of Aerospace Medicine Historic District within the Brooks City Base. The parking modifications are located within or adjacent to a semicircular drive, Kennedy Circle, which is a character defining feature of the midcentury modern street layout of the historic campus. The midcentury modern design elements are reflected in the district's buildings, which feature clean lines, a strong horizontal emphasis, and uninterrupted wall planes. The buildings also feature a consistent material palette of light terra-cotta colored brick in a running bond pattern with flat concrete roofs and eaves.
- b. **PARKING: CIRCULAR DRIVE** – The applicant has proposed to extend the semicircular drive parking areas to the northeast and northwest of Building 150, which is the anchor structure within the semicircular pathway. The semicircular drive and its internal semicircular parking ring are key character defining features of the campus street design as indicated in the district-specific Historic Design Guidelines. The new parking spaces would also require removal of existing sidewalks and grass that are essential components of the historic campus street design. Chapter 2 of the guidelines specifically states that new parking should not disrupt any historic landscape feature or spatial relationships within the campus. Staff finds the proposal inconsistent with the guidelines and the district Master Plan.
- c. **PARKING: BUILDING 180 LOT** – The proposal also includes improvements to the existing delivery parking lot of Building 180, located to the northwest of the circular drive. The parking lot modification adds delivery space without impeding on primary facades or relocating the overall location of the parking lot, which is consistent with School of Aerospace Medicine Historic District Guidelines. Staff finds this proposal acceptable.
- d. **FENCE HEIGHT** - The applicant has proposed to install an 8 foot tall privacy fence in the rear of the Building 100 to conceal a service yard that will receive deliveries of cadavers at the School of Osteopathic Medicine. The fence height is required by the Texas State Anatomical Board for facility compliance and to obtain accreditation. Staff finds this proposal acceptable given the required use and its location in the rear of the building.

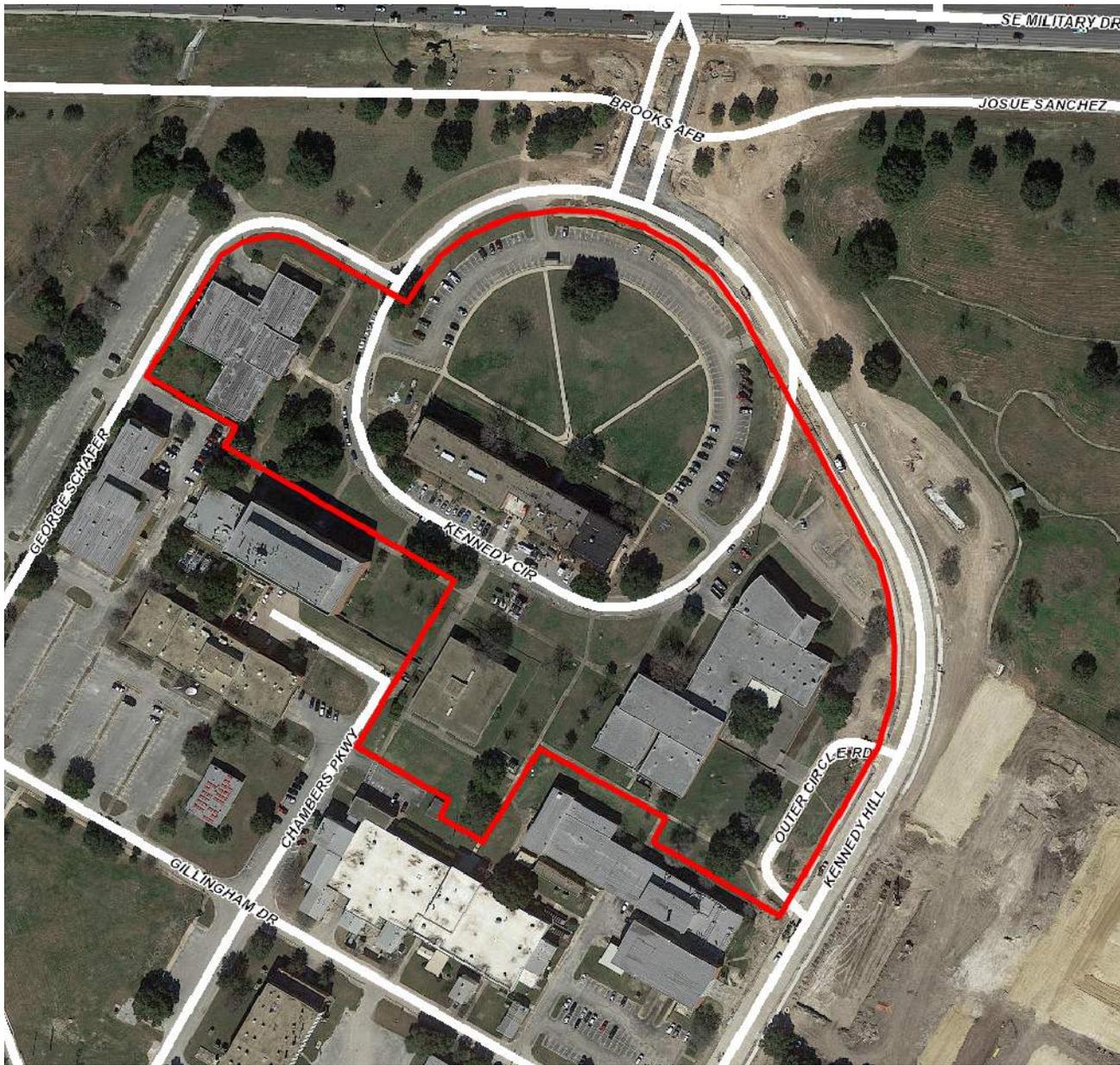
- e. **FENCE MATERIAL** - The applicant has proposed that the fence be constructed of wood slats. The district guidelines state that service areas were historically placed in areas that were visually unobtrusive and incorporated materiality that closely mimicked the materials of primary structures. According to the School of Aerospace Medicine Historic District Guidelines, all fences must be constructed of terra-cotta colored brick to retain the unobtrusive nature of service areas and their associated screening methods. Staff finds the use of wood inconsistent with these guidelines and recommends that terra-cotta colored brick be utilized.

RECOMMENDATION:

1. Staff does not recommend approval of the semicircular parking lot extension based on findings a and b.
2. Staff recommends approval of the parking lot modifications for Building 180 based on findings a and c. Staff encourages the applicant to incorporate guidelines emphasizing trees in the interior of the parking lot and parking screening with vegetation, found in Chapter 5 sections 5.A.2 and 5.A.5.
3. Staff recommends approval of the installation of a permanent screen based on findings a, d, and e with the following stipulation:
 - i. That the fence be made of terra-cotta brick per the School of Aerospace Medicine Historic District Guidelines. The applicant must submit the final design drawings and material specifications to staff before receiving a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 14, 2017

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3/22/17

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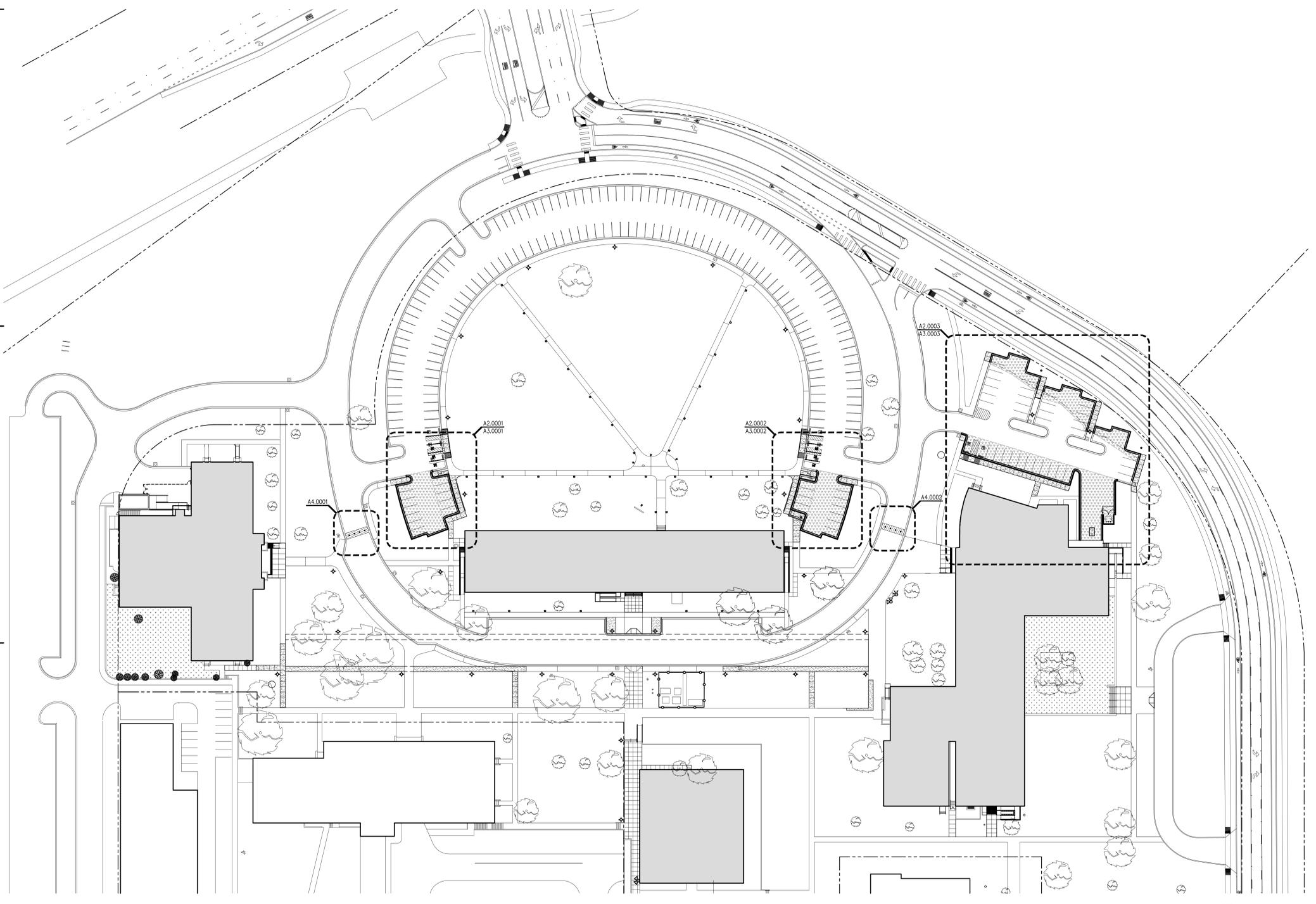
PROJECT NO.
423-15

DATE : 03/22/17

DRAWN : IAR, RC

SITE PLAN
& GENERAL
INFORMATION

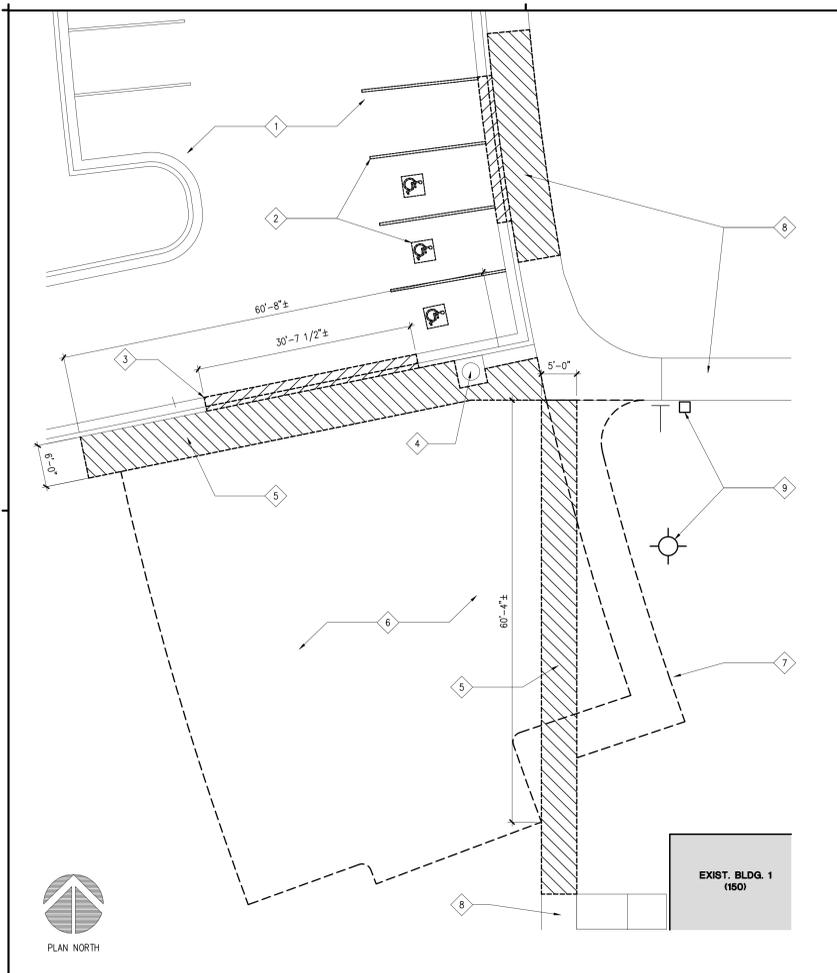
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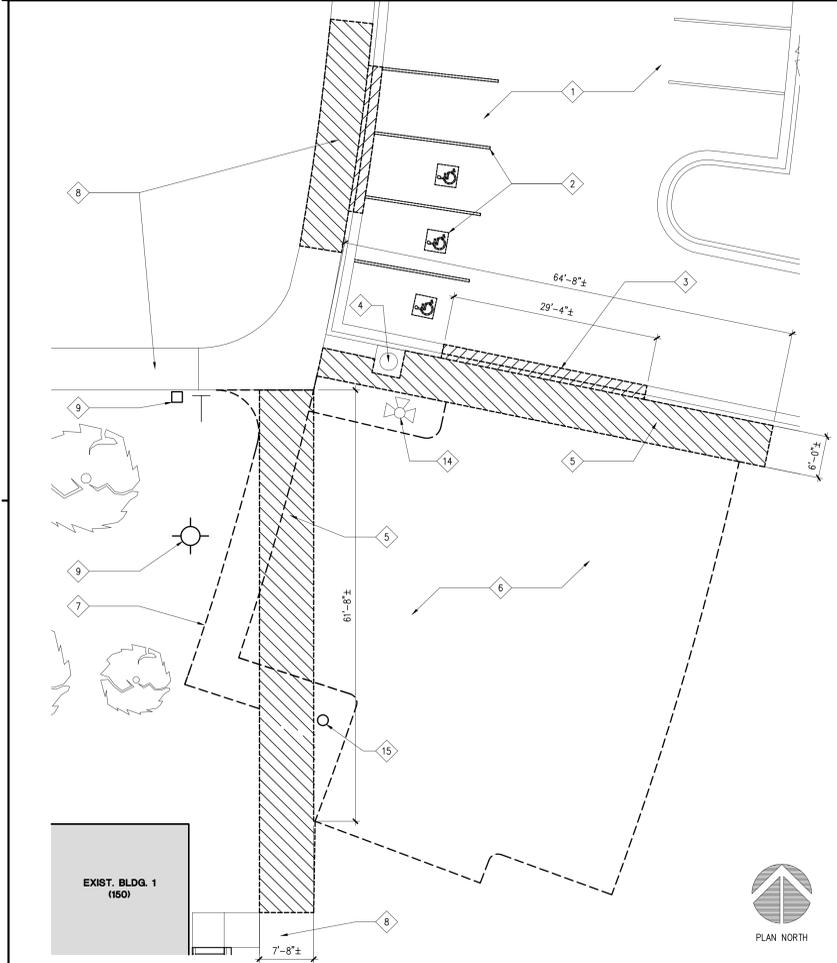
PLAN NORTH SCALE: 1" = 50'

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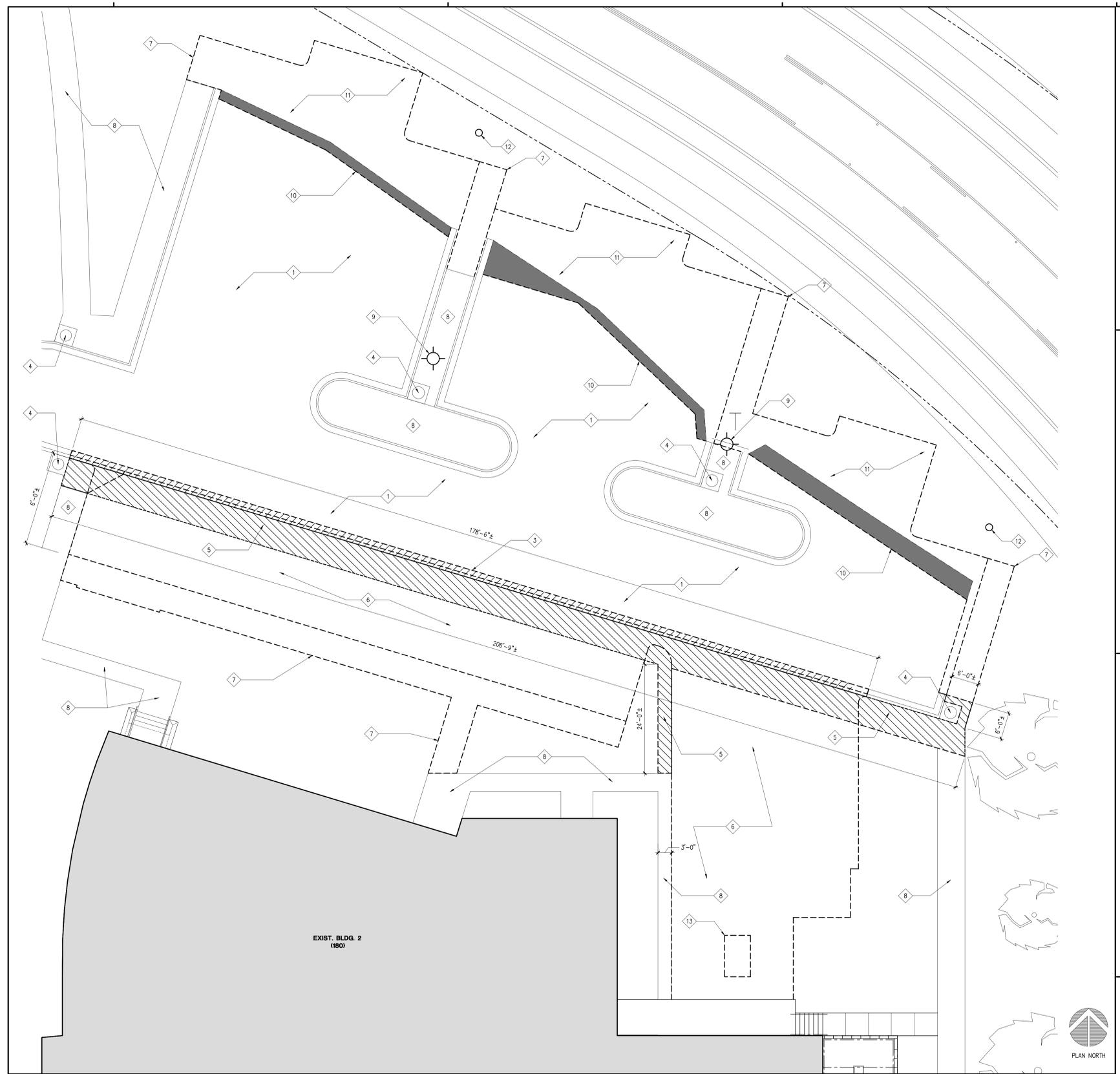
A1.0001 SITE PLAN - OVERALL



A2.0001 EXISTING NORTH PARKING LOT - WEST EXTENSION DEMOLITION SCALE: 1" = 10'



A2.0002 EXISTING NORTH PARKING LOT - EAST EXTENSION DEMOLITION SCALE: 1" = 10'



A2.0003 EXISTING EAST PARKING LOT - REVISION DEMOLITION SCALE: 1" = 10'

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 EXISTING ASPHALT PAVED PARKINGLOT/DRIVE WITH CONCRETE CURB GUTTER PERIMETER TYPICAL. 2 EXISTING PARKING STRIPING AND HC EMBLEMS TO BE REMOVED. 3 SAW-CUT AND REMOVE PORTION OF EXISTING CONCRETE CURB GUTTER AS INDICATED BY HATCHED AREA. 4 EXISTING CONCRETE DRAINAGE INLET BOX TO REMAIN. 5 SAW-CUT AND REMOVE PORTION OF EXISTING CONCRETE SIDEWALK AS INDICATED BY HATCHED AREA. REMOVE TO NEAREST EXISTING CONTROL JOINT WHERE POSSIBLE. 6 REFER TO NEW PARKING/DRIVE LAYOUT FOR LIMITS OF EXCAVATION. 7 REFER TO NEW SIDEWALK LAYOUT FOR LIMITS OF EXCAVATION. 8 EXISTING CONCRETE SIDEWALK TO REMAIN. 9 NEW LIGHT POLES BY OTHERS. 10 SAW-CUT AND REMOVE PORTION OF EXISTING ASPHALT PAVING ONLY AS INDICATED BY HATCHED AREA. 11 REFER TO NEW PARKING LAYOUT FOR LIMITS OF EXCAVATION OVER EXISTING PREVIOUSLY PAVED AREA. EXISTING BASE MATERIAL TO BE LEFT INTACT UNLESS REMOVAL IS REQUIRED TO ACHIEVE FINISHED GRADE. | <ul style="list-style-type: none"> 12 EXISTING ELECTRICAL STUB-OUT TO REMAIN. 13 EXISTING GREASE TRAP. FLUSH-OUT WITH NEW DRIVE. 14 EXISTING FIRE HYDRANT TO REMAIN. 15 EXISTING FIRE PLUG TO REMAIN. |
|--|---|

KEYED NOTES - DEMOLITION

1. VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. EXISTING DRAINAGE INLET BOXES ARE TO REMAIN INTACT. VERIFY CONSTRUCTION OF ADJACENT CONCRETE FLATWORK TO BE REMOVED PRIOR TO REMOVAL.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. FIELD VERIFY QUANTITIES AND LOCATIONS.
4. REFERENCE NEW PARKING, DRIVE AND SIDEWALK LAYOUT PLANS FOR LIMITS OF EXCAVATION AND DEMOLITION OF EXISTING COMPONENTS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL SPOILS.

GENERAL NOTES - DEMOLITION

FILE NAME: 423A0-00.dwg XREFS:



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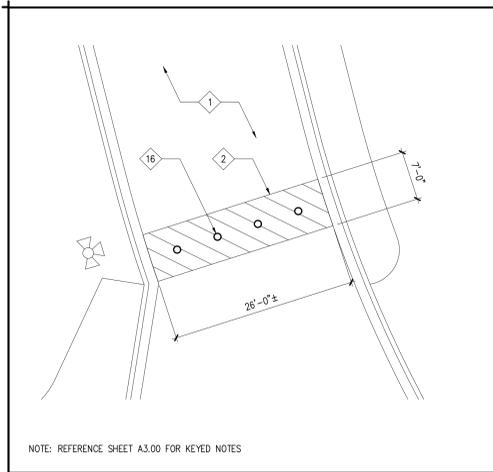
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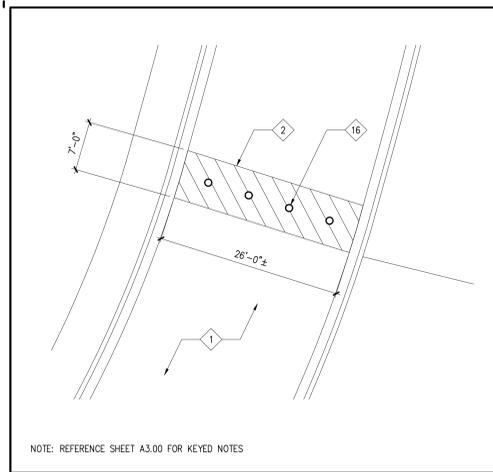
DRAWN : IAR, RC

SITE PLAN -
DEMOLITION

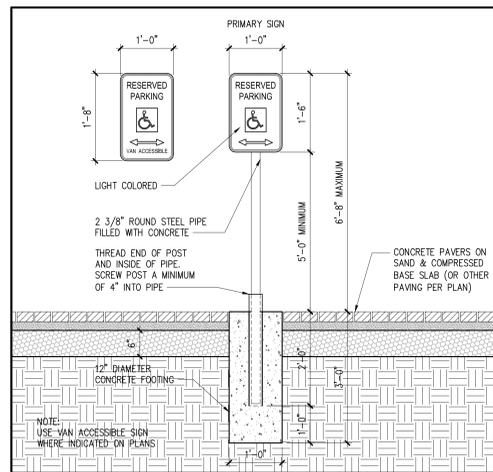
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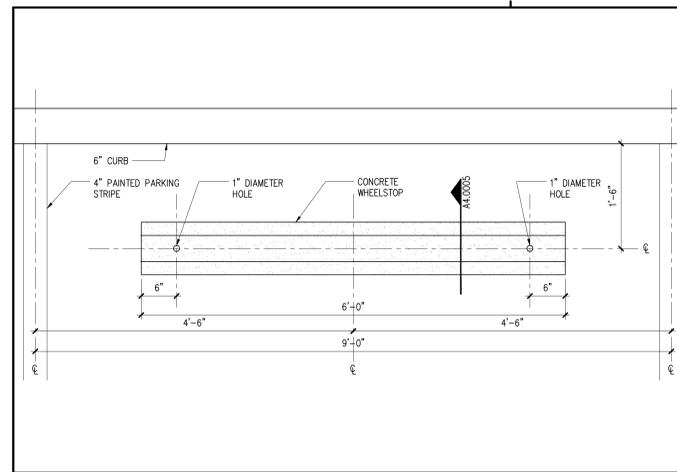
A4.0001 WEST DRIVE BARRICADE SCALE: 1" = 10'



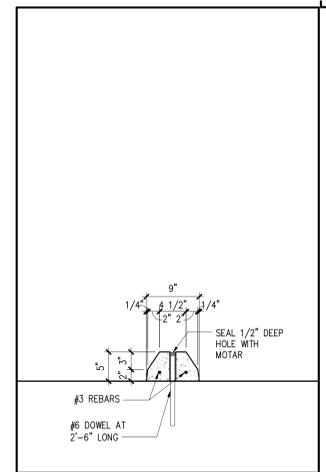
A4.0002 EAST DRIVE BARRICADE SCALE: 1" = 10'



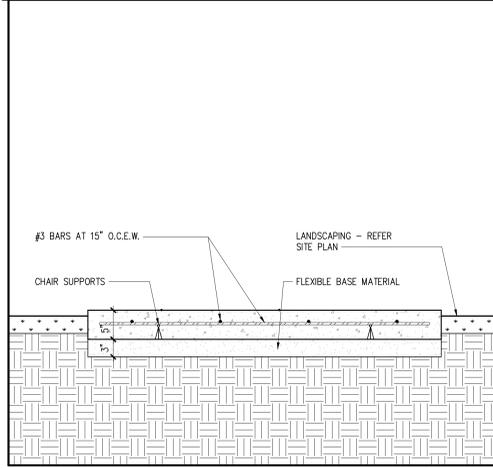
A4.0003 HANDICAP PARKING SIGN DETAIL N.T.S.



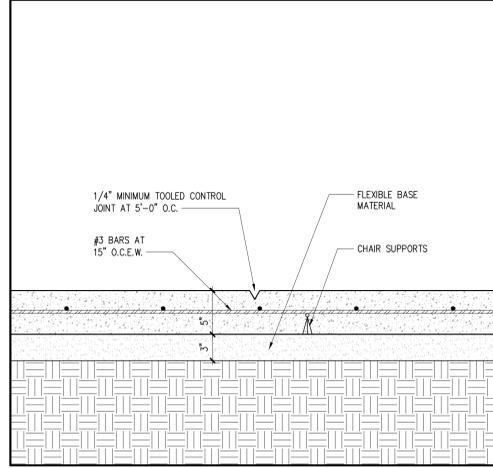
A4.0004 WHEELSTOP PLAN DETAIL SCALE: 1" = 1'-0"



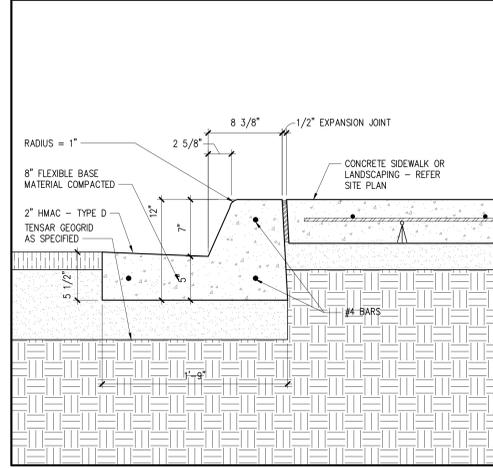
A4.0005 WHEELSTOP N.T.S.



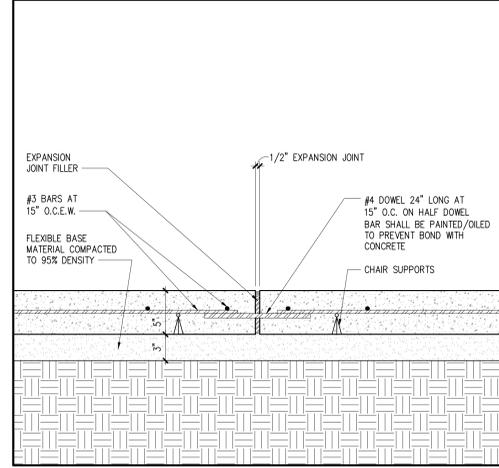
A4.0006 TYPICAL SIDEWALK SECTION SCALE: 1" = 1'-0"



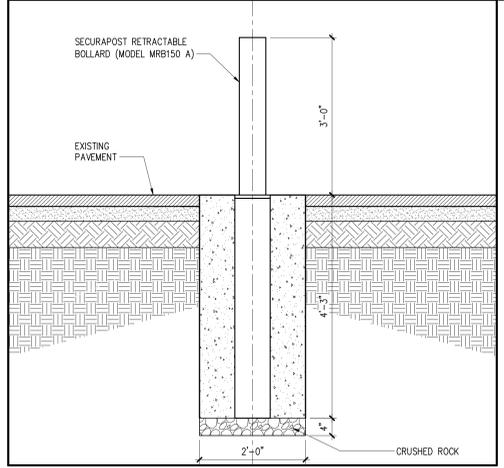
A4.0007 SIDEWALK CONTROL JOINT SCALE: 1 1/2" = 1'-0"



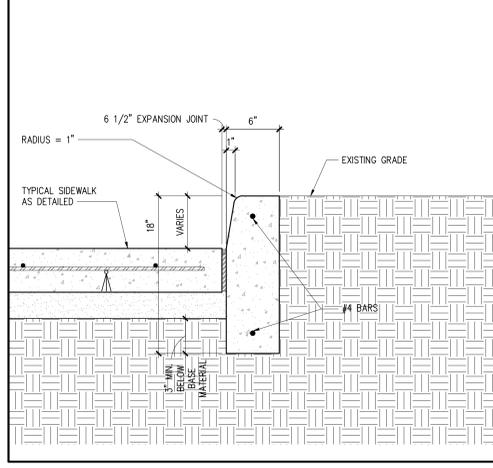
A4.0008 CURB & PAVING DETAIL SCALE: 1 1/2" = 1'-0"



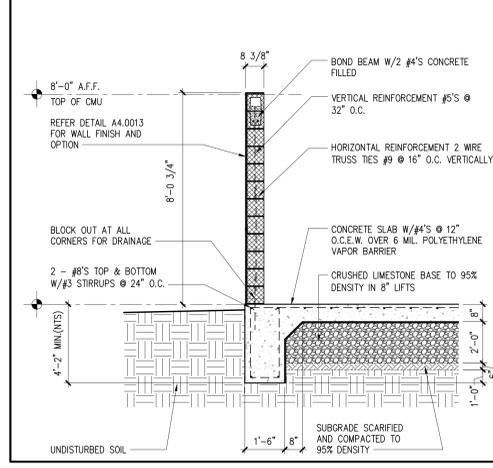
A4.0009 SIDEWALK EXPANSION JOINT SCALE: 1 1/2" = 1'-0"



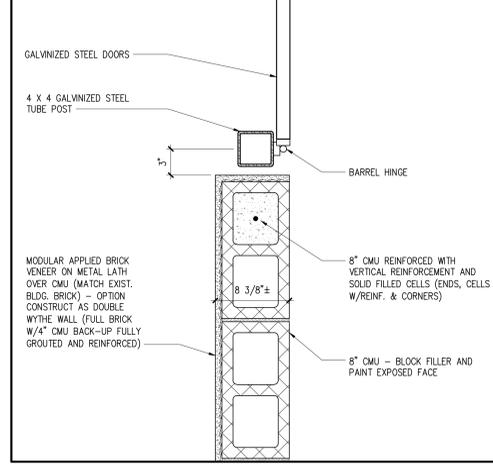
A4.0010 RETRACTABLE BOLLARD DETAIL 3/4" = 1'-0"



A4.0011 CURB DETAIL SCALE: 1 1/2" = 1'-0"



A4.0012 WALL SECTION AT DUMPSTER SCALE: 3/8" = 1'-0"



A4.0013 DUMPSTER GATE DETAIL SCALE: 1 1/2" = 1'-0"

ALL CONCRETE TO BE "GRAY"



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San Antonio, Texas
Street View - Apr 2016

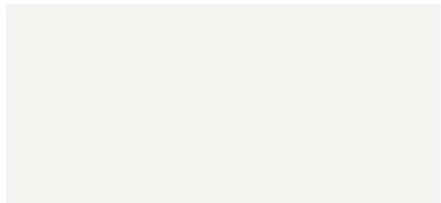


PHOTO 1
PROPOSED WEST EXTENSION SITE
VIEW LOOKING NE TO EXISTING CIRCULAR PARKING



PHOTO 2
PROPOSED WEST EXTENSION SITE
VIEW LOOKING N TO EXISTING CIRCULAR PARKING



PHOTO 3
PROPOSED WEST EXTENSION SITE
VIEW LOOKING S TO EXISTING BLDG. 150



PHOTO 4
PROPOSED EAST EXTENSION SITE
VIEW LOOKING NW TO EXISTING CIRCULAR PARKING



PHOTO 5
PROPOSED EAST EXTENSION SITE
VIEW LOOKING N TO EXISTING CIRCULAR PARKING

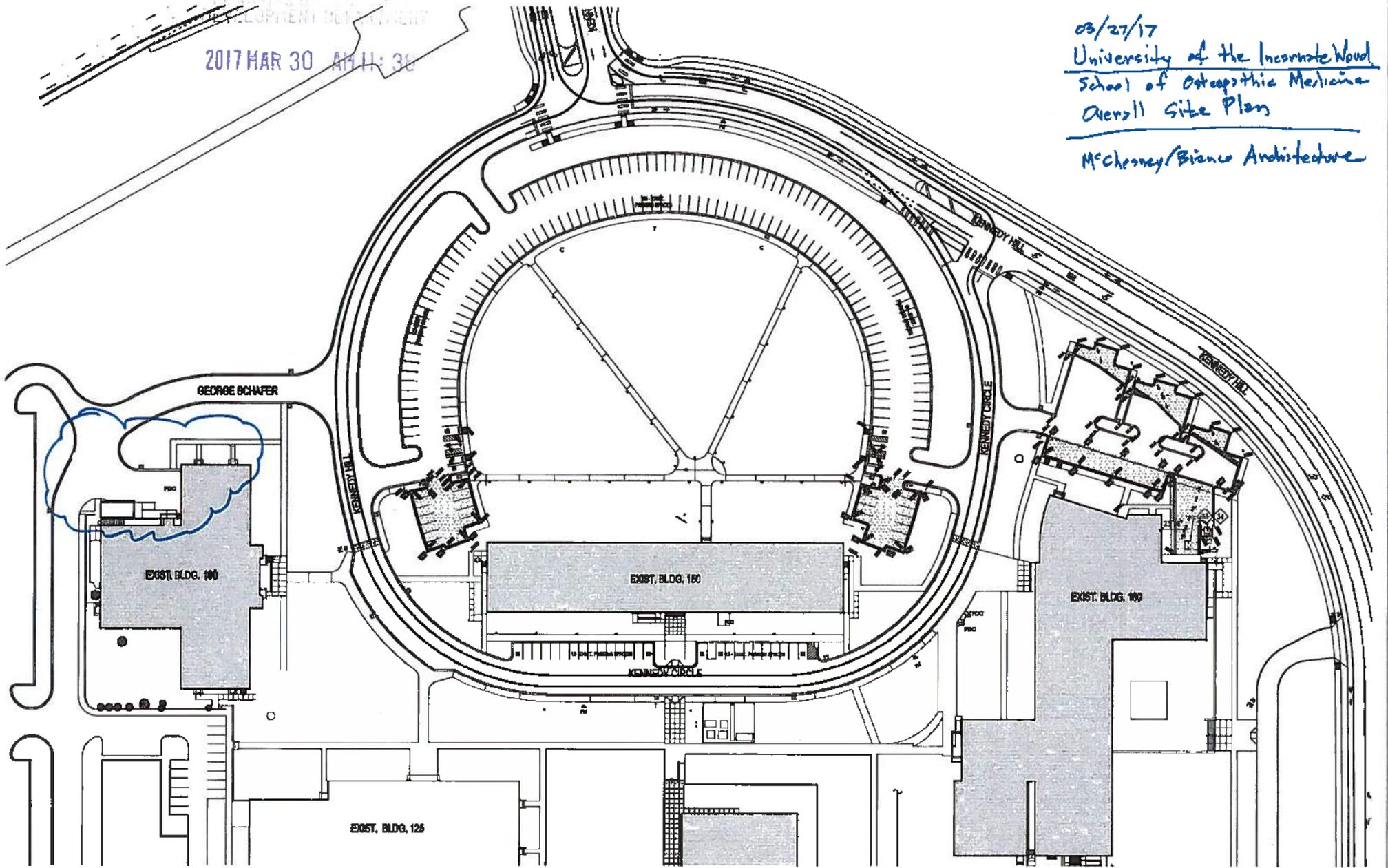


PHOTO 6
PROPOSED EAST EXTENSION SITE
VIEW LOOKING S TO EXISTING BLDG. 150



PLANNING & DEVELOPMENT DEPARTMENT
2017 MAR 30 AM 11:38

03/27/17
University of the Incarnate Word
School of Osteopathic Medicine
Overall Site Plan
McChesney/Bianco Architecture



LETTER OF TRANSMITTAL

TO: City of San Antonio
 Development Services
 1901 S. Alamo
 San Antonio, TX 78204

School of Osteopathic Medicine
 Phase III Renovations
 Bldg. 4 (100) Fence

ATTENTION: HDRC (c/o Lauren Sage)

DATE: March 30, 2017

PROJECT: University of the Incarnate Word
 School of Osteopathic Medicine

WE TRANSMIT:

- Shop drawings
- Samples
- Change order
- Prints
- Specifications
- Other: HDRC COA Application-Fence
- Plans
- Copy of letter

THE FOLLOWING:

Copies	Date	Description
1	03/30/17	HDRC COA Application (Bldg. 4 Fence) & Supporting Data

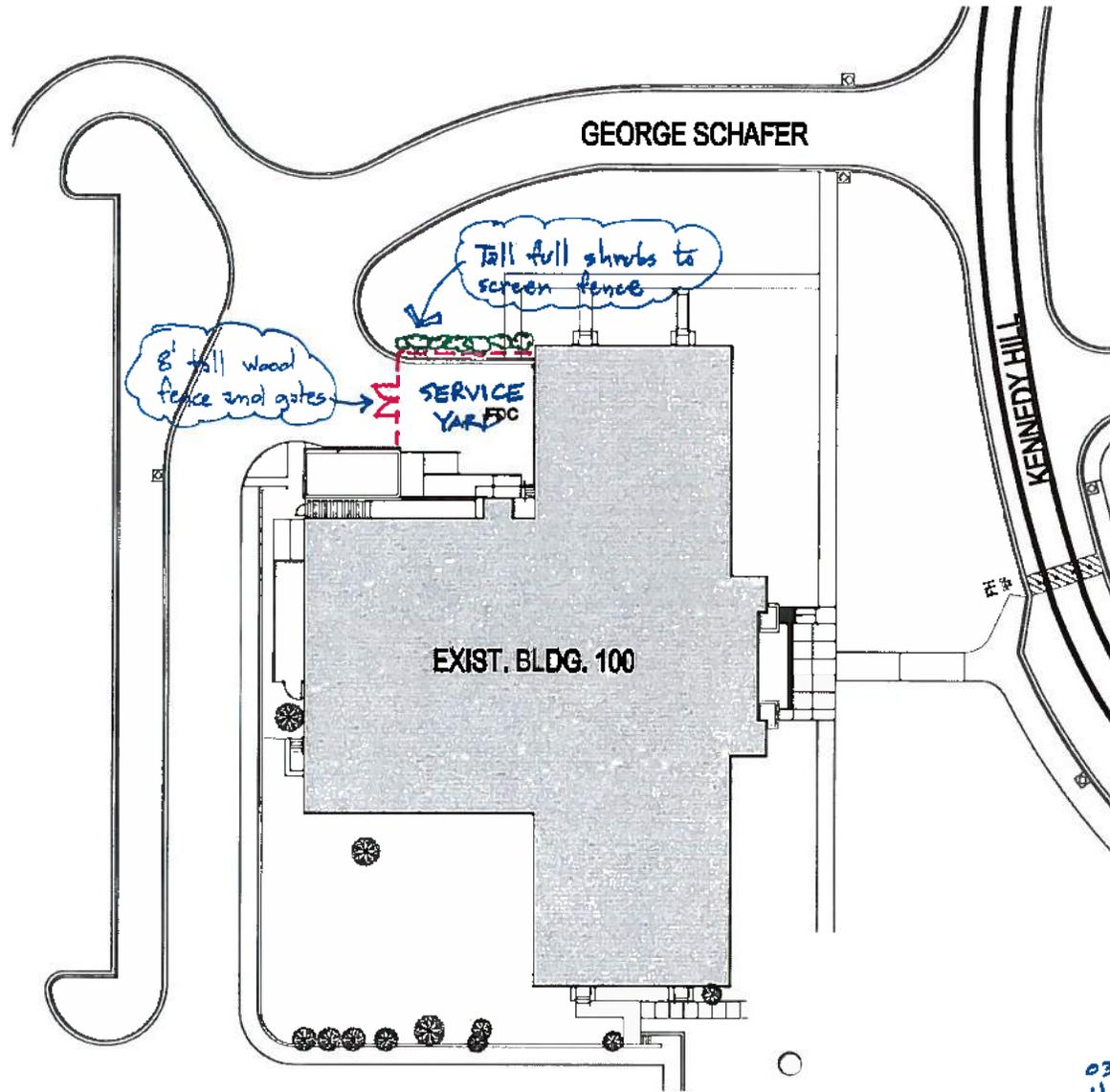
THESE ARE TRANSMITTED AS CHECKED BELOW:

- For your approval
- No exceptions taken
- Revise and resubmit
- For review and comment
- Make corrections noted
- Submit specified item
- For your use
- As Requested
- Other:

COMMENTS:

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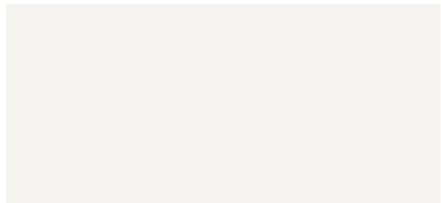


PHOTO 3
PROPOSED WOOD FENCE CONCEPT

