

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-569
ADDRESS: 7615 KENNEDY HILL
LEGAL DESCRIPTION: NCB 10879 BLK 13 LOT 1 (BCB UT-20A & 20D)
ZONING: C-3 H
CITY COUNCIL DIST.: 3
DISTRICT: Brooks School of Aerospace Medicine Historic District
APPLICANT: ACM Hub LLC
OWNER: UIW Medical Facility
TYPE OF WORK: Installation of eight foot tall perforated screen
APPLICATION RECEIVED: October 25, 2017
60-DAY REVIEW: December 24, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an eight foot tall perforated screen around existing mechanical chillers

APPLICABLE CITATIONS:

School of Aerospace Medicine Historic District Design Guidelines and Master Plan

Chapter 4 - Character of the Historic District.

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.

4.C.1.f Architectural Elements

Architectural details include flat slab canopies, cut stone door surrounds, capped walls, brick screens, suspended slab stairs, and ceramic tile insets.

Chapter 5 - Design Guidelines.

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 School of Aerospace Medicine Design Guidelines recognize the historic importance of the Brooks School of Aerospace Medicine Campus and San Antonio's legacy in the development of the Man-in-Space Program. They also encourage sensitive development that conforms to the setting of existing buildings, the conservation of historic resources, and investment in the campus. The applicant is requesting approval to install an eight foot tall perforated screen around existing mechanical chillers on the campus to feature perforated photo and graphic panels, including branding for the new University of the Incarnate Word School of Osteopathic Medicine, located in Building 150 to the north.
- b. LOCATION - The existing mechanical chillers are located immediate south of Kennedy Circle, just north of Building 155 near the north central portion of the district. The chillers are directly flanked by grass and pedestrian sidewalks on all sides. The secondary facade of Building 150, located to the north, faces the chillers. The chillers are currently enclosed by chain link fencing. According to Section 4.B.3 of the District Design Guidelines, several more recent mechanical and service additions to the campus did not receive screening that characterizes the district. The proposal is generally in accordance with plans to eventually screen these locations and staff finds the location appropriate.
- c. MATERIAL - The proposed screening is to be constructed of perforated aluminum panels measuring ¼" in thickness. Each individual panel will measure four feet in width. The design of each panel will follow a pattern, with every third, fourth, or fifth panel featuring a perforated photo panel depending on location, and all others featuring a perforated geometric graphic. The photo panels will contain imagery of John F. Kennedy Jr., the historic School of Aerospace Medicine campus, or the University of the Incarnate Word School of Osteopathic Medicine logo. According to District Design Guideline 5.A.7, screen walls around equipment and trash containers should be constructed of terra-cotta colored brick in patterns found on the historic campus. Staff finds that the proposed material could be appropriate with the integration of brick to conform with the Guidelines, but does not find the proposal in conformance as submitted.
- d. HEIGHT - The proposed screening measures eight feet in height. According to UDC Sec. 35-514(c), the maximum height allowed for fencing for school facilities is eight feet. Staff finds the proposed height consistent with the UDC.

RECOMMENDATION:

Staff recommends approval of the proposed screening based on findings a through d with the following stipulations:

- i. That the applicant integrates terra-cotta colored brick in patterns found on the historic campus as noted in finding c. The applicant must submit final drawings to staff for review and approval.
- ii. That the fence complies with School of Aerospace Medicine Historic District standards and is a maximum height of eight (8) feet. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

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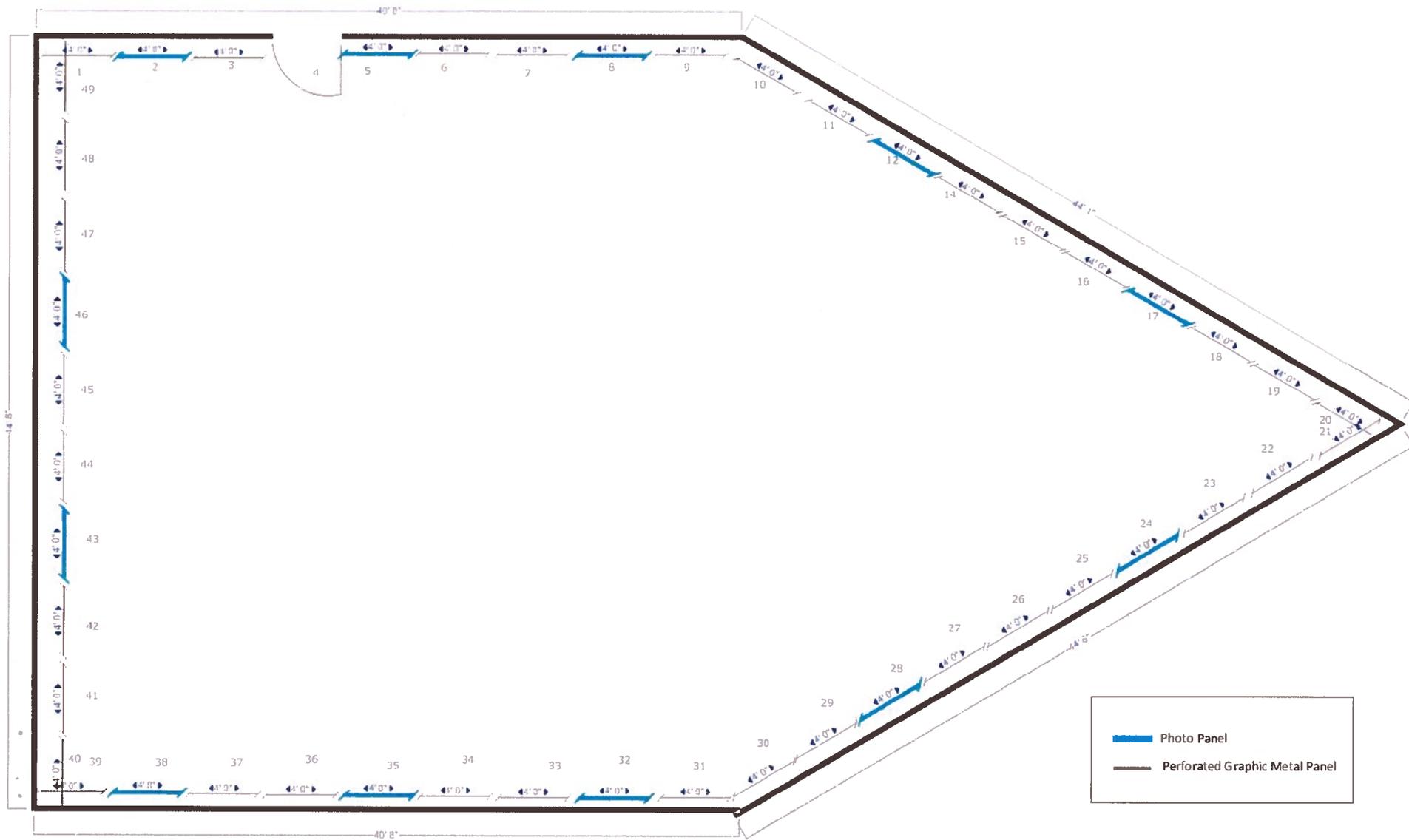
7615 Kennedy Hill

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8' fence surrounding mechanical chillers. 1/4" aluminium panels with 3' concrete footing.



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PROJECT

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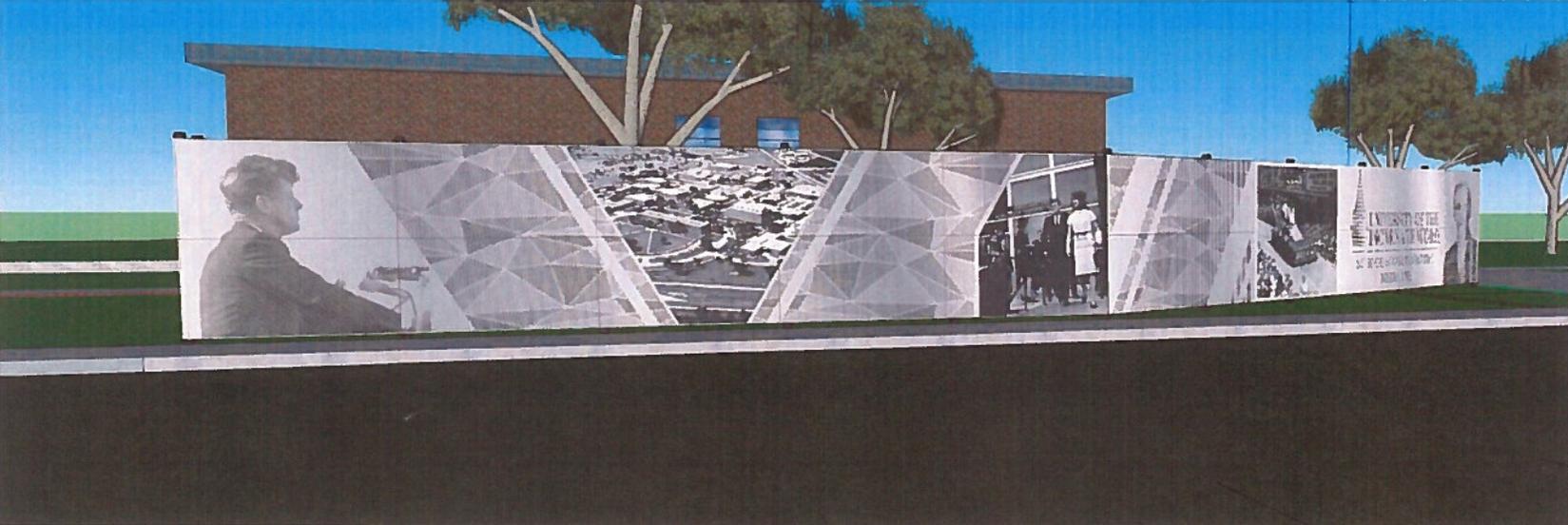
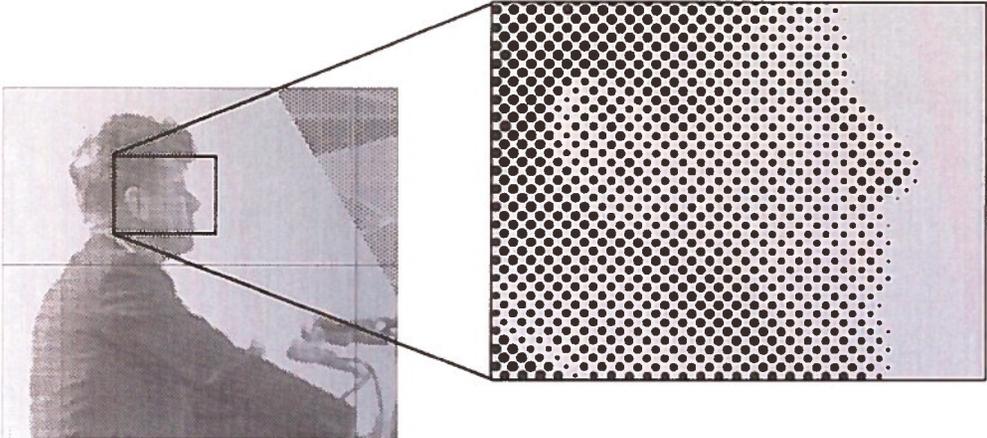
SCALE
AS NOTED
DATE
6-27-17
REVISION DATE



BID SET

SHEET NO.

A.1



General Manager: Josh Smith
Project Manager: Cathy Song
Master Electrician: Tomas Eggers
Fabrication Manager: Felix Perez
Installation Manager: Anthony Benavides

Designers:
Print Manager: Christina H
Dye Sub: NA
CNC: George C
Finishing: David M

Architech: NA
Design Firm:
Structural Engineer: TSA
Sign Permit / 811: TBD
Concrete: ReadyMix

Pantone Color Schematic:

Signature

By signing this I authorize work to begin and agree to pay amount due in full according to the terms of this agreement