

## **HISTORIC AND DESIGN REVIEW COMMISSION**

**June 01, 2016**

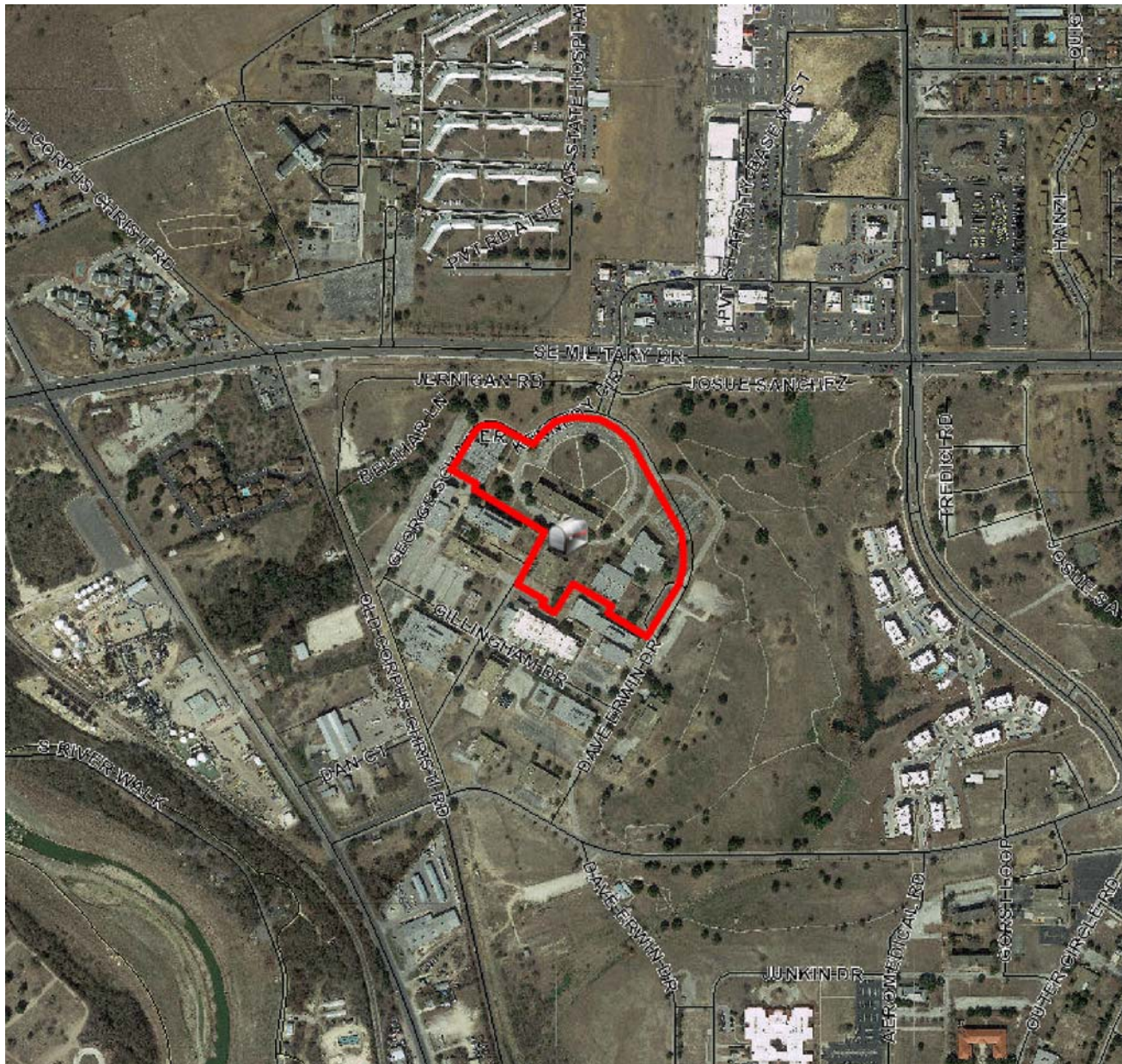
**Agenda Item No: 20**

<b>HDRC CASE NO:</b>	<b>2016-196</b>
<b>COMMON NAME:</b>	School of Aerospace Medicine
<b>ADDRESS:</b>	7615 Kennedy Circle
<b>LEGAL DESCRIPTION:</b>	NCB 10879 BLK 13 LOT 1 (BCB UT-20A & 20D)
<b>ZONING:</b>	C3 H
<b>CITY COUNCIL DIST.:</b>	3
<b>DISTRICT:</b>	Brooks School of Aerospace Medicine Historic District
<b>APPLICANT:</b>	Ignacio Rodriguez/McChesney/Bianco Architecture
<b>OWNER:</b>	University of the Incarnate Word
<b>TYPE OF WORK:</b>	Conceptual approval of fenestration modifications, landscaping, parking, street re-alignment

### **REQUEST:**

Staff's recommendation for this request is pending and will be finalized prior to the June 1, 2016, HDRC Hearing.





## 2513 Kennedy Circle

Printed: Jan 25, 2016

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## **Project Narrative**

School of Osteopathic Medicine  
Buildings 100, 155 and 180 Renovations – Phase II & III  
University of the Incarnate Word  
7615 Kennedy Circle  
San Antonio, TX 78235

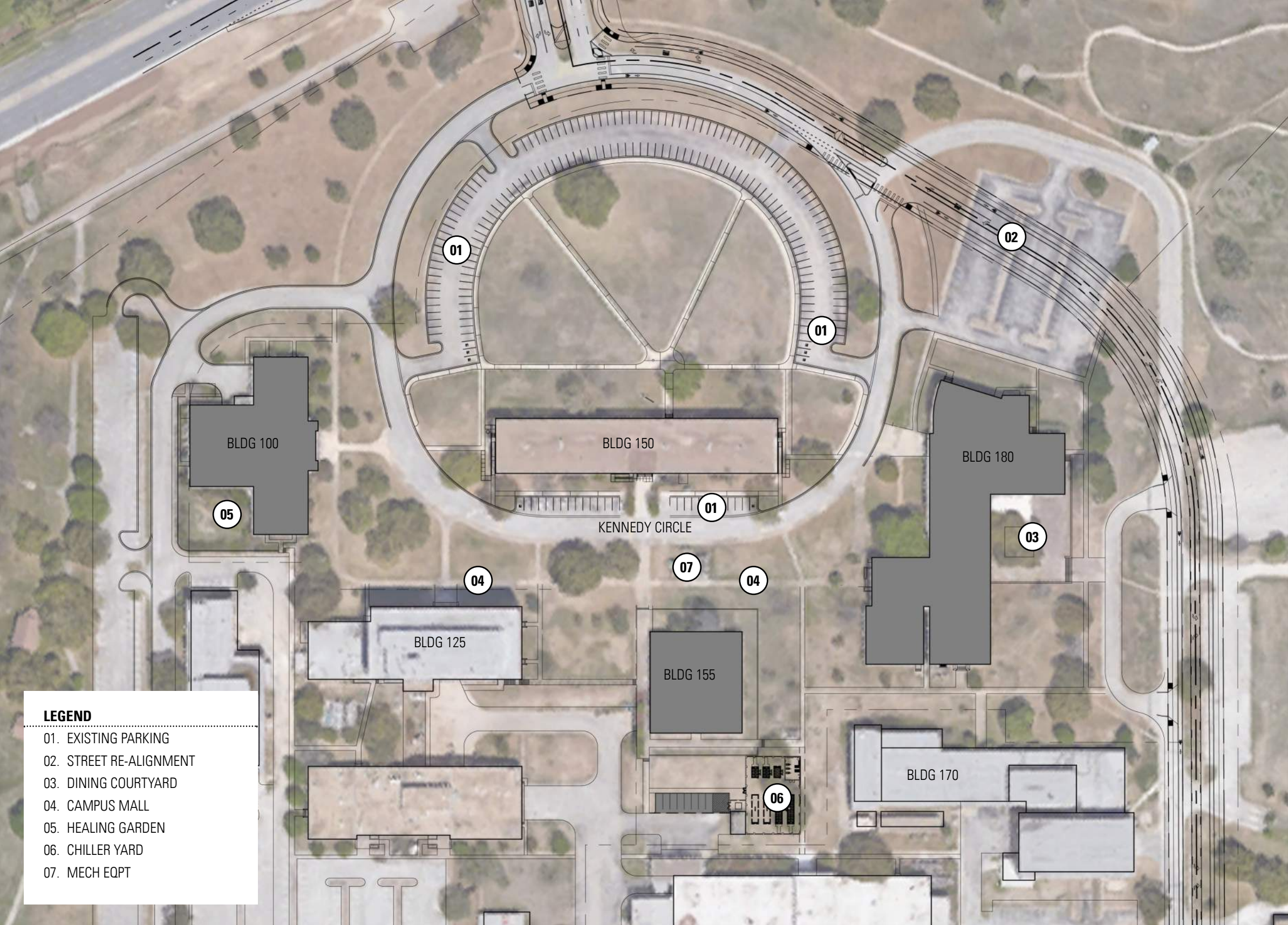
The new School of Osteopathic Medicine for the University of the Incarnate Word will potentially occupy up to seven of the Brooks City Base “The Hill” campus buildings, located in the School of Aerospace Medicine Historical District.

Phase I initiated the entire project with the renovation of Building 150 which is currently in progress. The preceding Phase II project includes renovations to buildings 100, 155 and 180. Originally designed as buildings for the Brooks Air Force Base School of Aerospace Medicine complex, the United States Air Force transferred ownership of Brooks AFB to the Brooks Development Authority in 2002 and these buildings will now be renovated to serve as the newly created UIW School of Osteopathic Medicine. Phase III will constitute the renovation of exterior areas. Opening is scheduled for March 15, 2017.

In addition to renovations previously approved for Phase II building 180 exterior, we propose to add new windows to the two story portion west entrance and the second floor classrooms. The proposed west entrance window is on a significant façade and will be an aluminum curtainwall system similar in configuration to existing building windows and encased in a cast stone opening. Classroom windows will occur on the non-significant north and south facades. Two windows per classroom (3 total) will be smaller in size with a cast stone sill. All cast stone elements will match existing in profile and color.

Phase III proposes site renovations to include pedestrian walkway revisions, landscaping, site lighting, site furnishings, and new parking areas. Phase III also proposes creation of a healing garden at Building 100 and improvements to the existing outdoor courtyard at building 180.

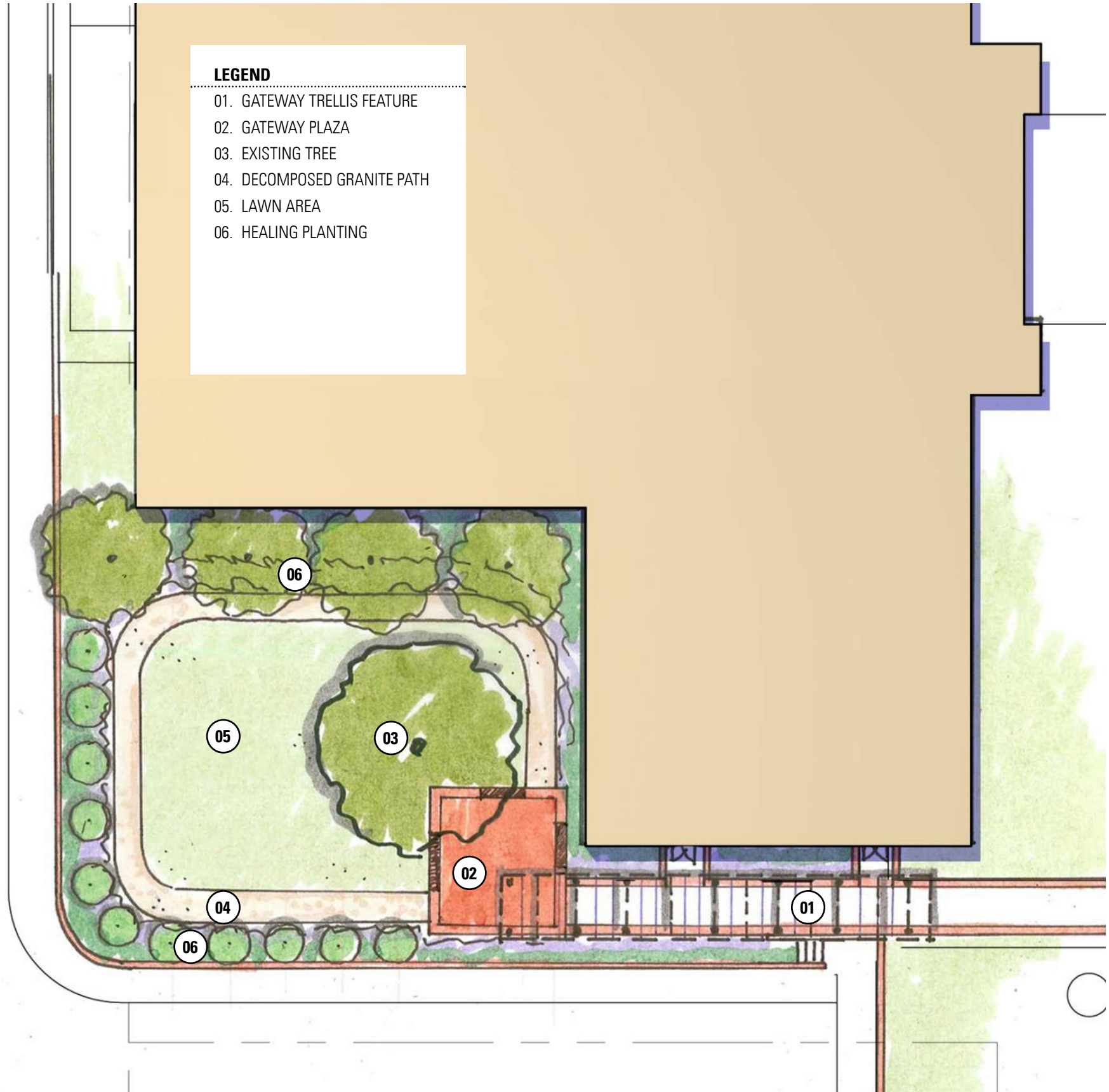










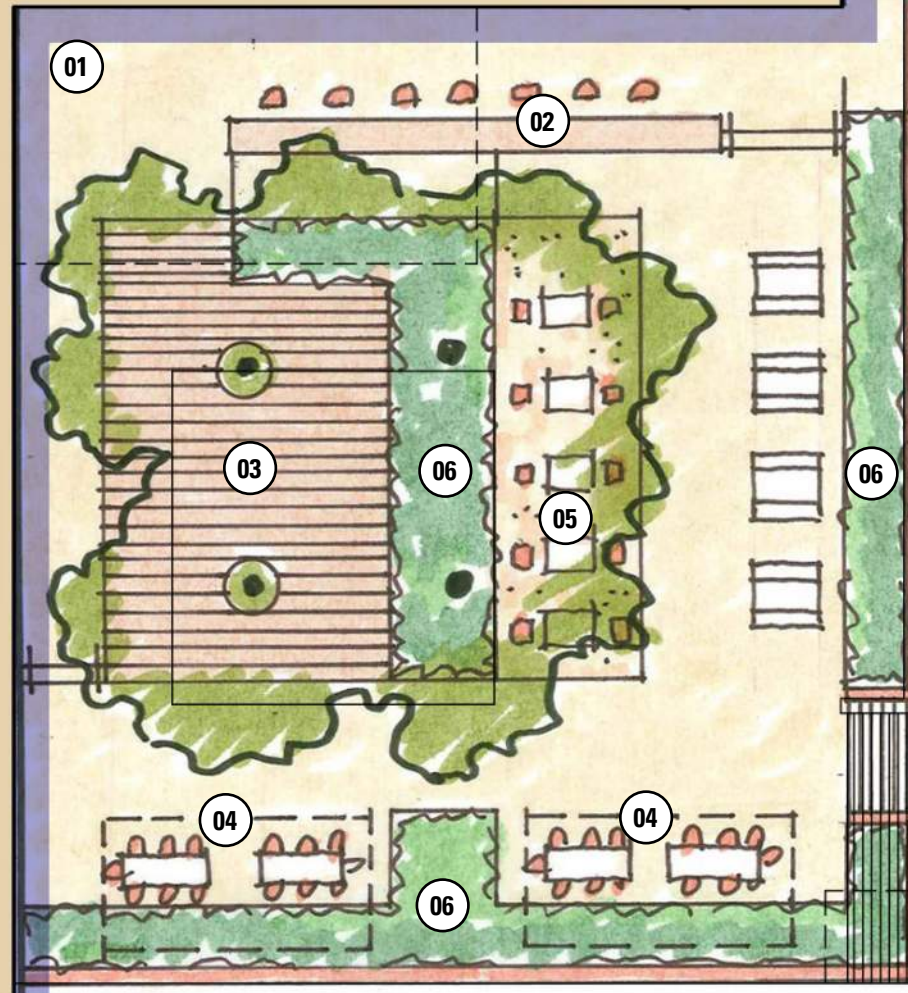




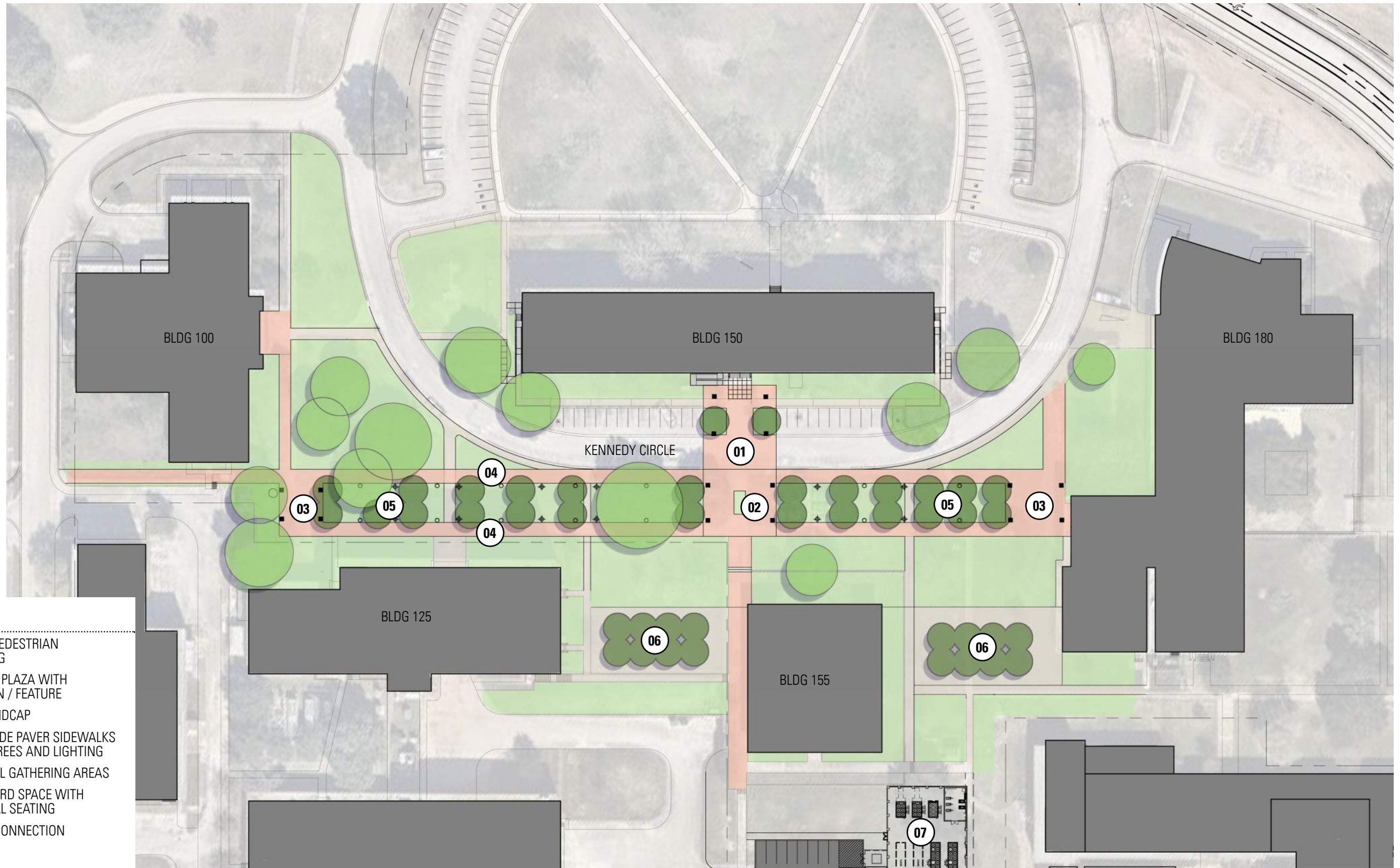


#### LEGEND

- 01. UPPER TERRACE
- 02. BAR TOP SEATING
- 03. WOODEN DECK UNDER TREES
- 04. TABLE SEATING WITH SHADE TRELLIS
- 05. INFORMAL SEATING IN DECOMPOSED GRANITE
- 06. PLANTING AREA



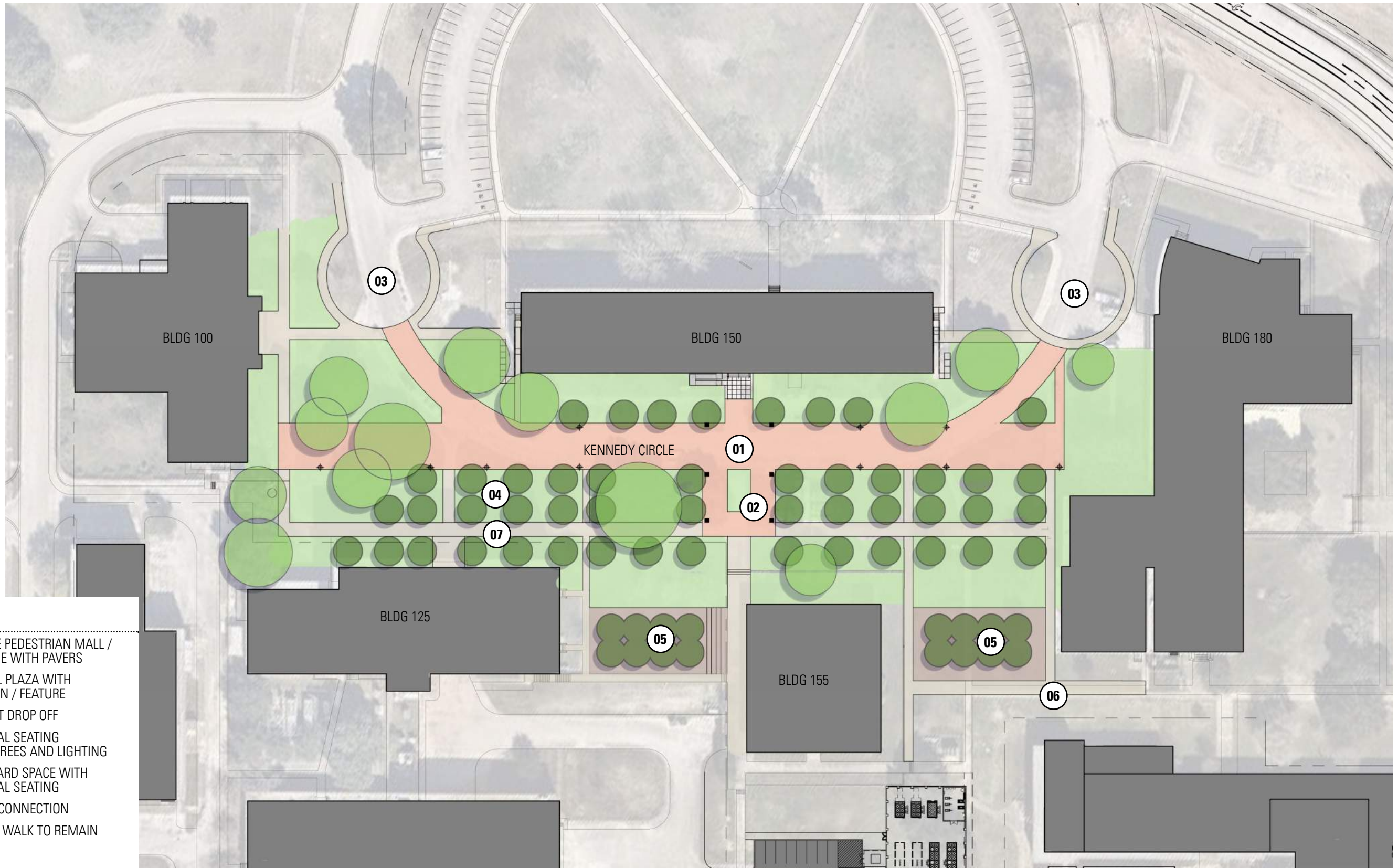




#### LEGEND

- 01. RAISED PEDESTRIAN CROSSING
- 02. CENTRAL PLAZA WITH FOUNTAIN / FEATURE
- 03. PLAZA ENDCAP
- 04. (2) 12' WIDE PAVER SIDEWALKS SHADE TREES AND LIGHTING
- 05. INFORMAL GATHERING AREAS
- 06. COURTYARD SPACE WITH INFORMAL SEATING
- 07. FUTURE CONNECTION





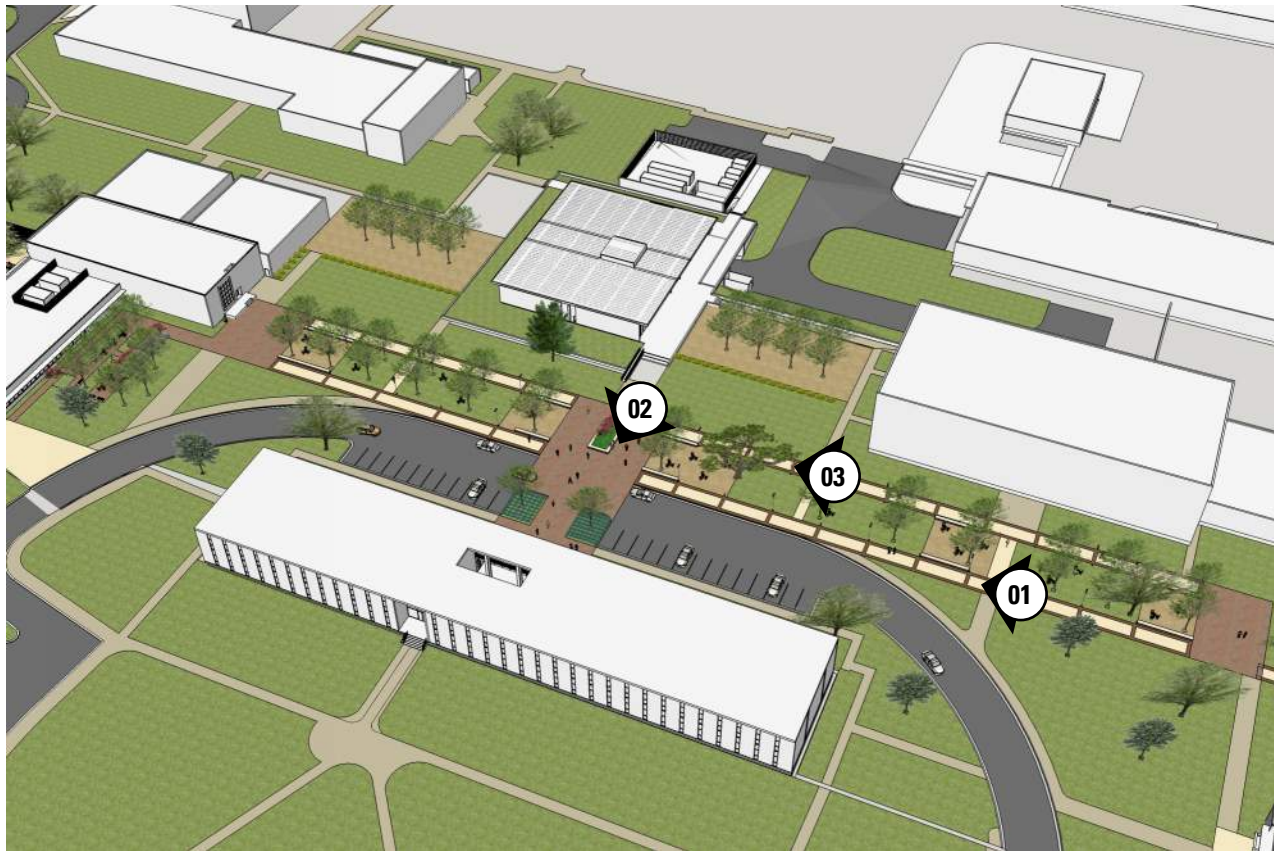
**LEGEND**

- 01. 30' WIDE PEDESTRIAN MALL / FIRE LANE WITH PAVERS
- 02. CENTRAL PLAZA WITH FOUNTAIN / FEATURE
- 03. STUDENT DROP OFF
- 04. INFORMAL SEATING SHADE TREES AND LIGHTING
- 05. COURTYARD SPACE WITH INFORMAL SEATING
- 06. FUTURE CONNECTION
- 07. EXISTING WALK TO REMAIN

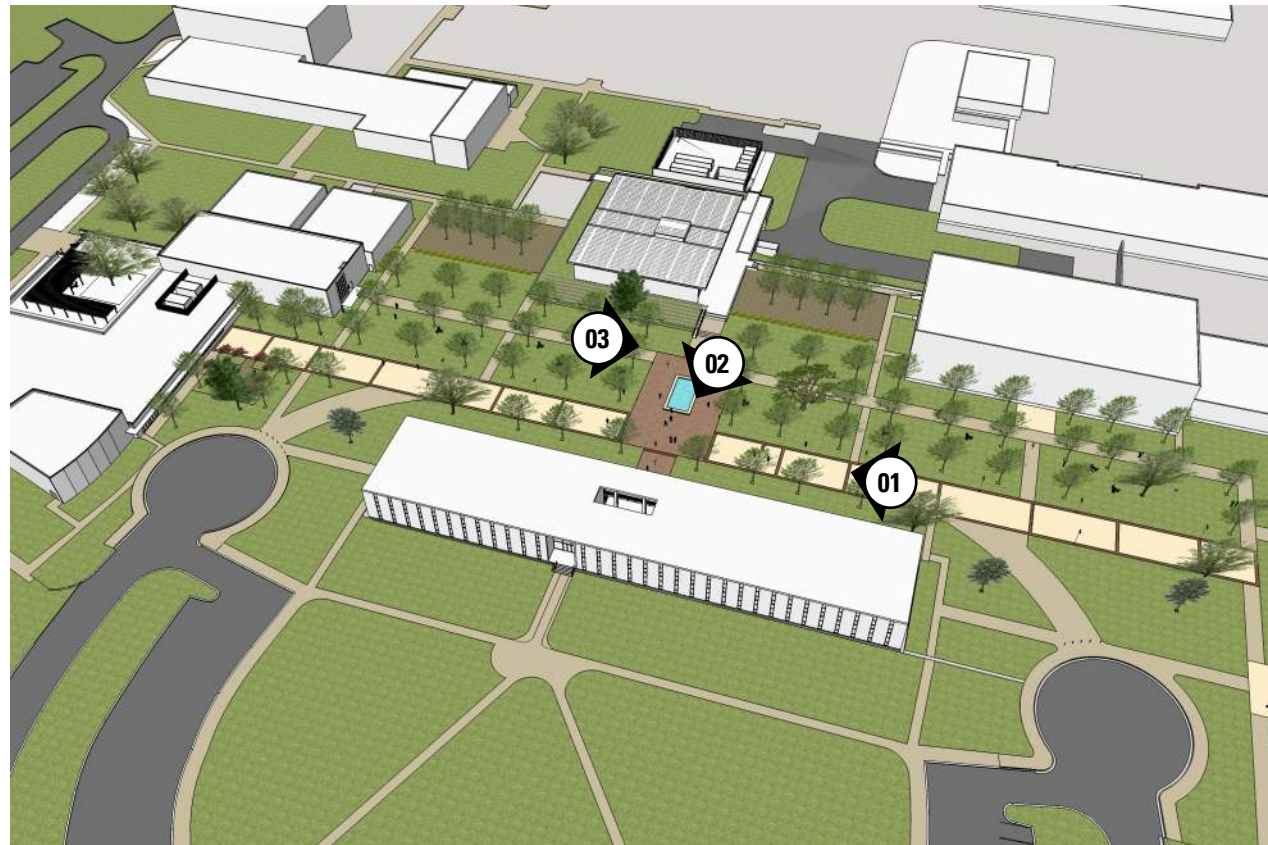




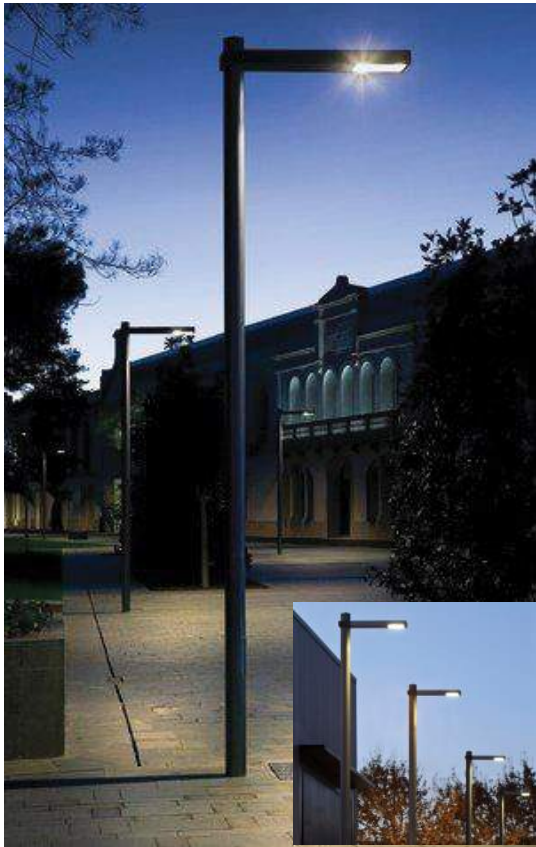












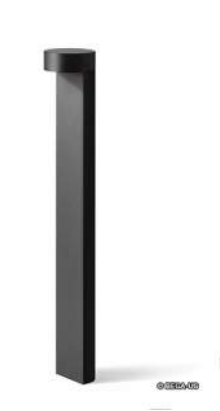
LANDSCAPE FORMS- RAMA



BEGA 7263



BEGA 7218



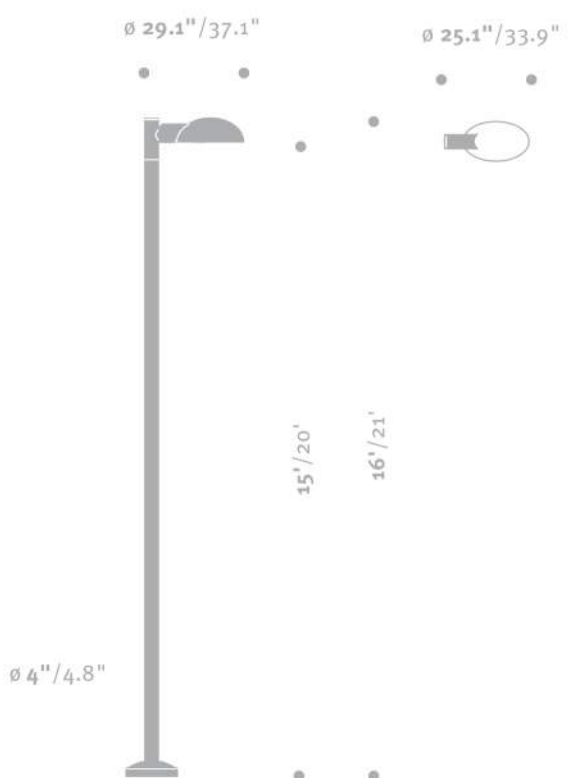
BERTOIA / PARC CENTRE



VISTA



HESS- ATHENS



FORMS AND SURFACES- SQUARE LIGHT COLUMN



FORMS AND SURFACES- ROUND LIGHT COLUMN



BEGA 8554

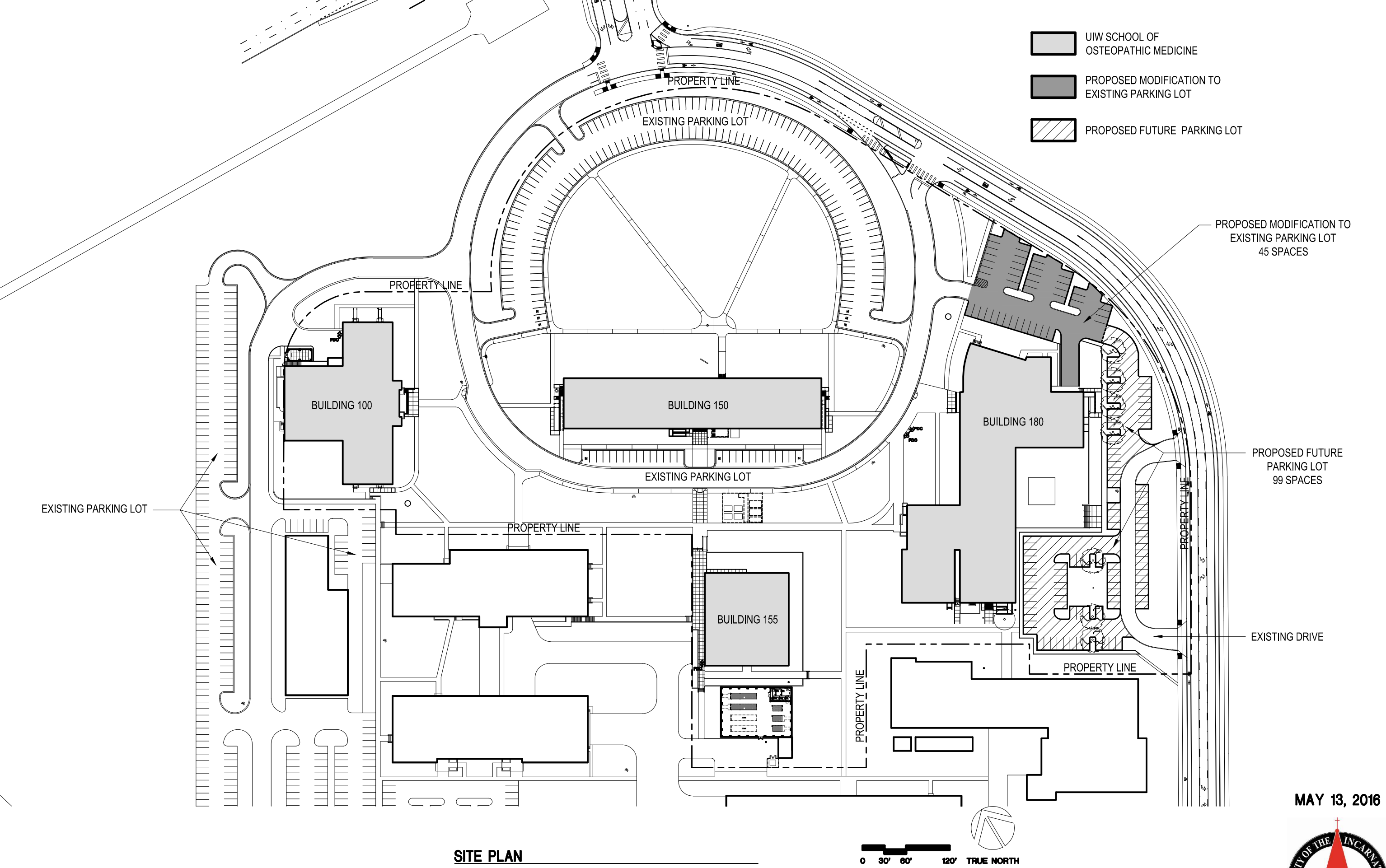


LANDSCAPE FORMS- SOCRATES

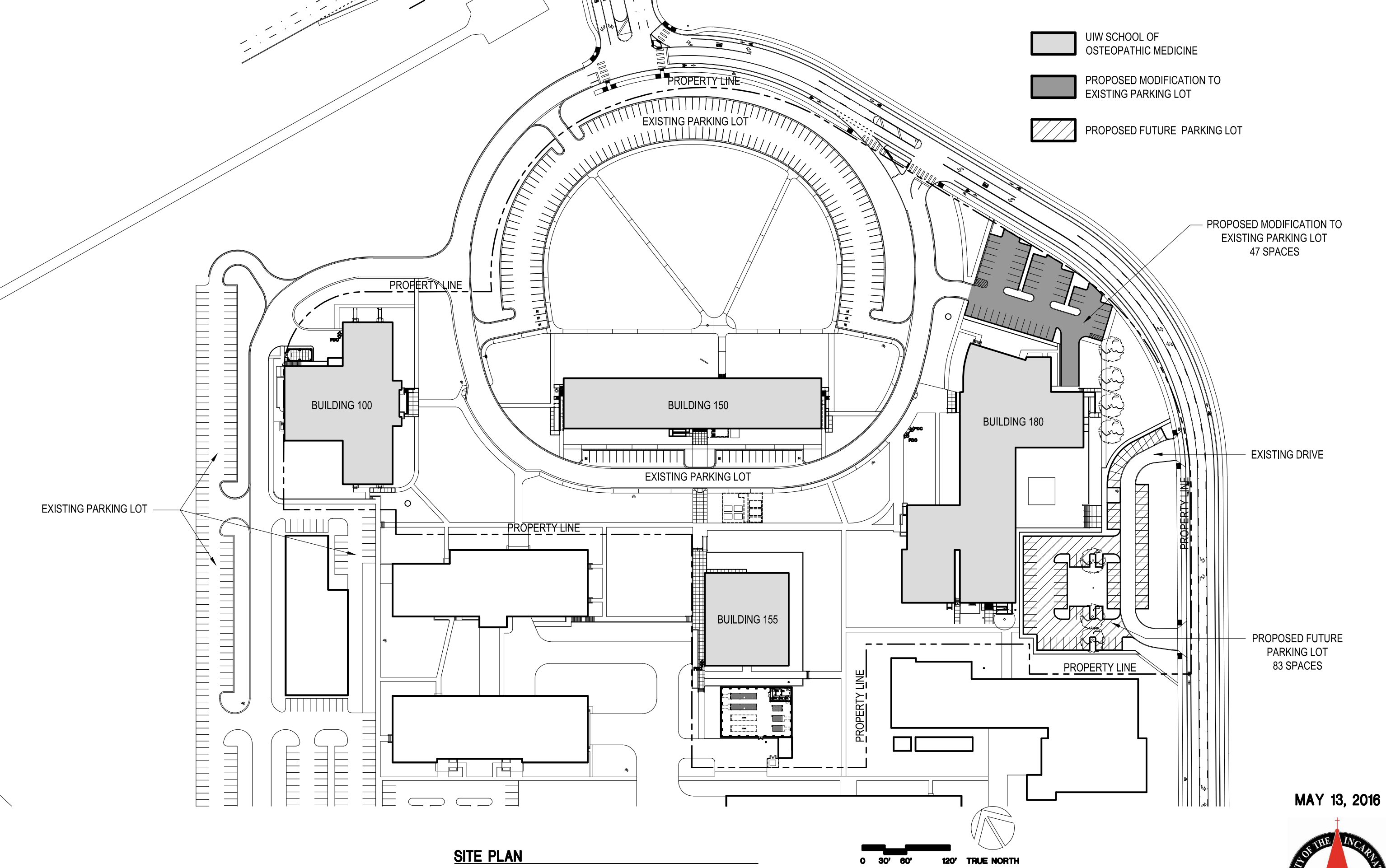


LANDSCAPE FORMS- SOCRATES



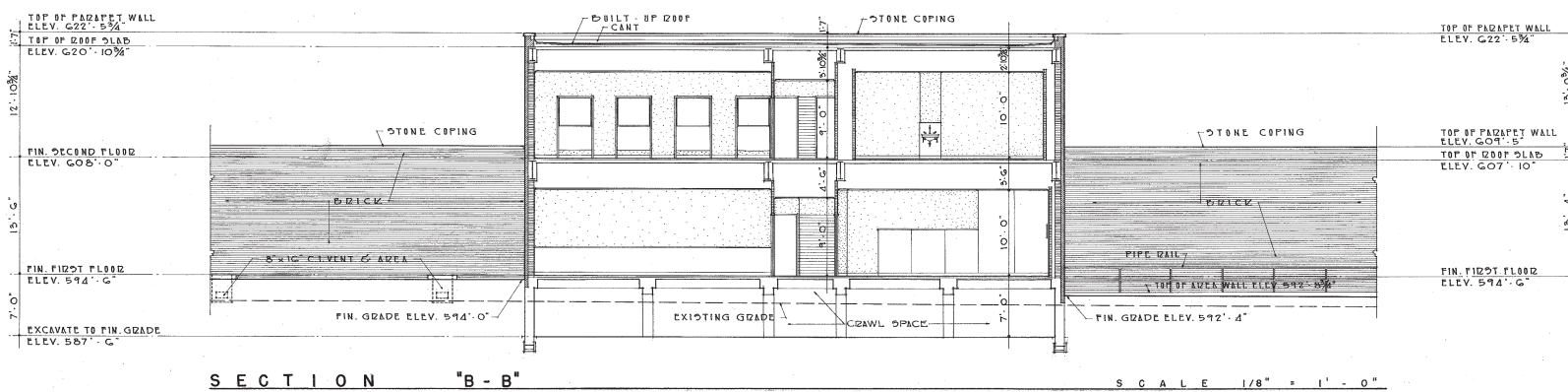
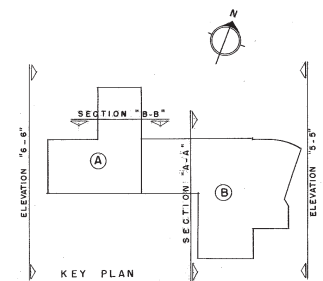
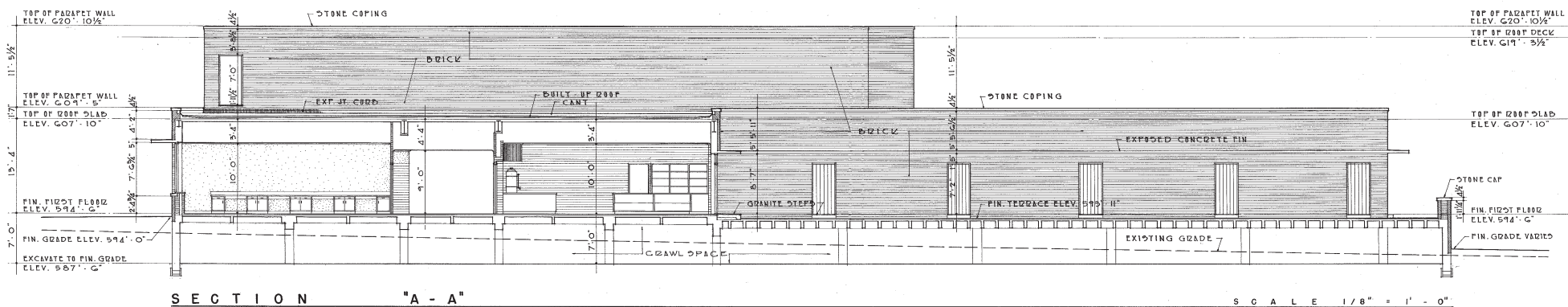
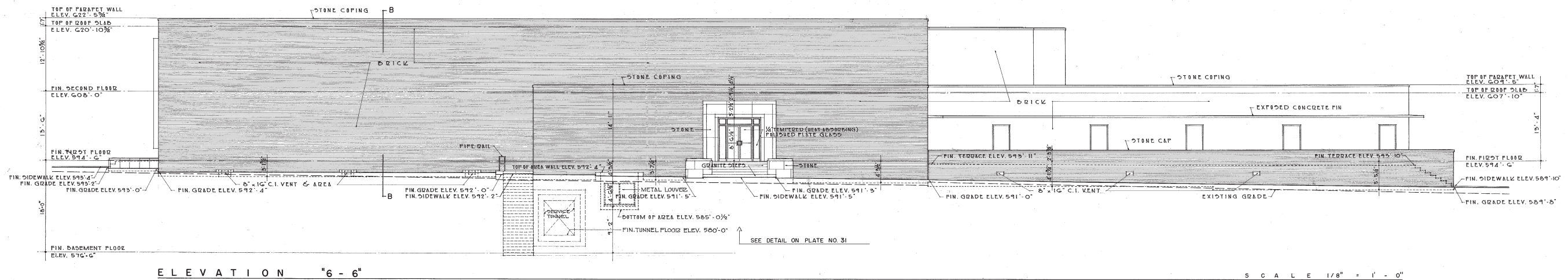
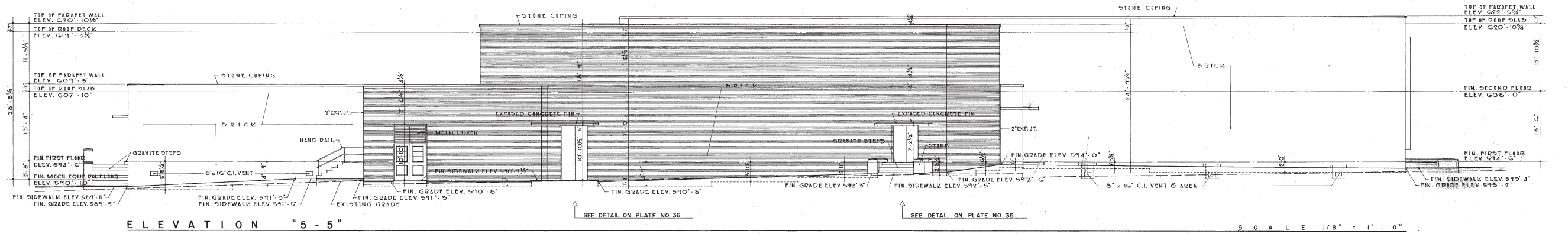








EXISTING



NOTE:  
ALL OPERATIONS PERFORMED IN ACCOMPLISHING  
THIS WORK SHALL BE DONE IN ACCORDANCE WITH  
THE APPLICABLE PROVISIONS OF THE CORPS OF  
ENGINEERS HANDBOOK, "SAFETY REQUIREMENTS",  
AND THE CONTRACT SPECIFICATIONS.

CONTRACT NO.  
DA-11-243-ENG.  
3448

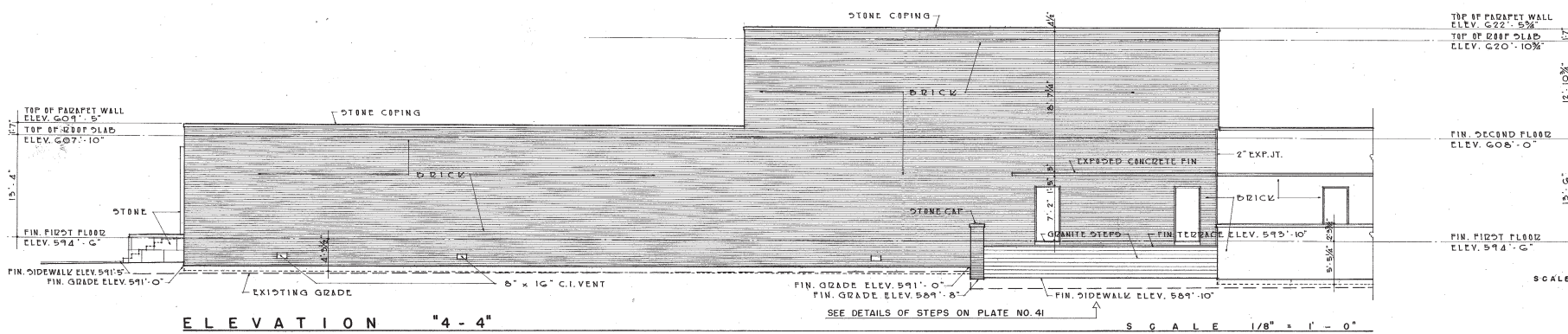
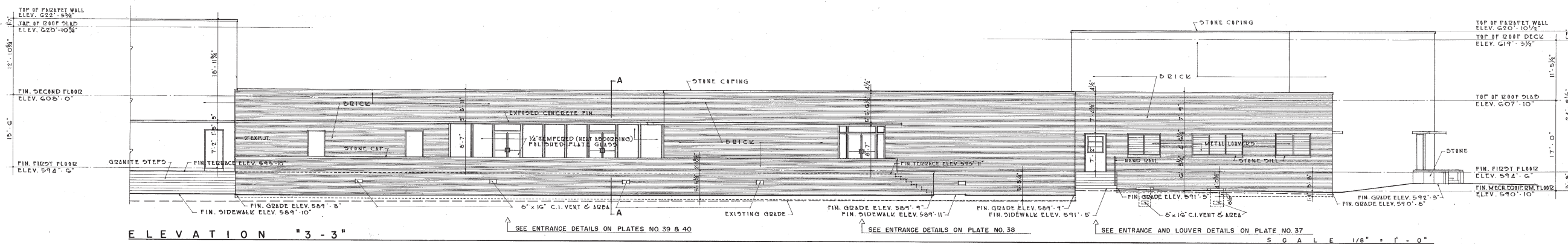
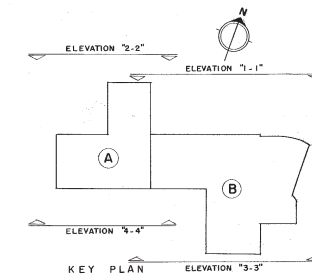
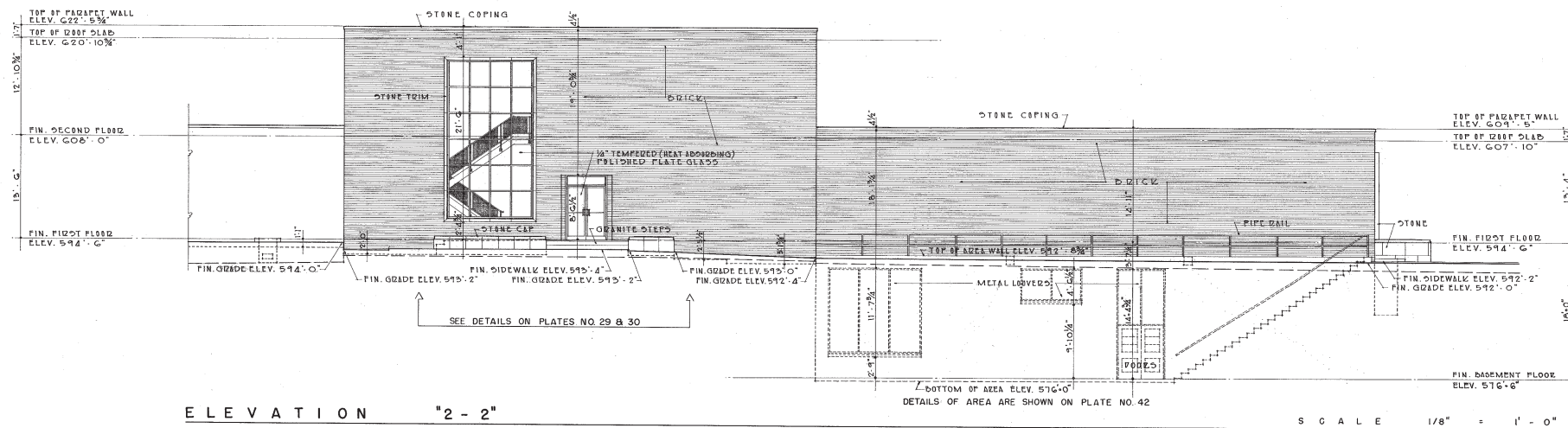
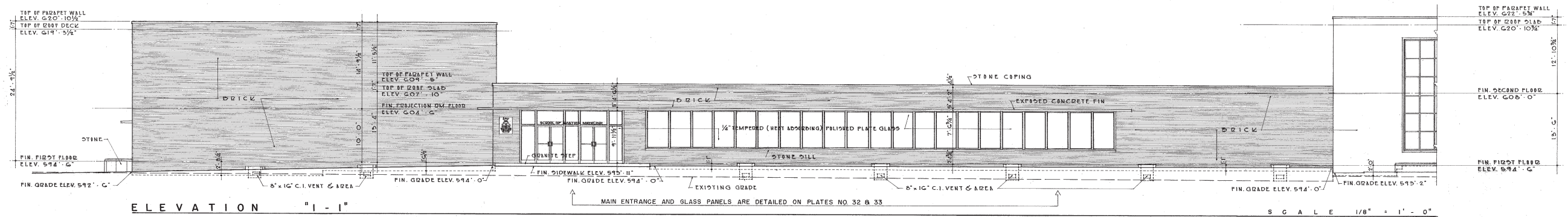
REVISION	DATE	DESCRIPTION	BY
TEXAS ARCHITECT-ENGINEER ASSOCIATES C.H. PAGE & SON THOMAS, JAMESON & MERRILL - WEIDNER & WALTHER ARCHITECTS-ENGINEERS AUSTIN, TEXAS			
CORPS OF ENGINEERS U.S. ARMY OFFICE OF THE DISTRICT ENGINEER GALVESTON, TEXAS			
DRAWN BY J.H.G.			
TRACED BY J.H.G.			
CHECKED BY W.C.N.			
SUBMITTED BY <i>Charles H. Page</i>			
APPROVED <i>W.C. Campbell</i>			
APPROVAL RECOMMENDED <i>Kenneth Heagy</i>			
DATE DECEMBER 1956			
SCALE: 1/8" = 1'-0"			
DRAWING NUMBER 29-03-01			
SHEET 24 OF 93 FILE NO. GUAD. 721-3			

Vol. 1

AS BUILT PLATE 28



EXISTING



## GENERAL NOTES:

BRICK AS NOTED ON ELEVATIONS OR DETAILS FOR THE FACING OF BUILDING IS TO BE FACE BRICK AS SPECIFIED AND OF COLORS AND TEXTURE AS SELECTED BY THE CONTRACTING OFFICER.

CONTRACT NO.  
DA-41-243-ENG.  
3448

SCALE 1/8" = 1'-0"

GRAPHIC SCALE

NOTE:  
ALL OPERATIONS PERFORMED IN ACCOMPLISHING THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CORPS OF ENGINEERS HANDBOOK, "SAFETY REQUIREMENTS" AND THE CONTRACT SPECIFICATIONS.

REVISION	DATE	DESCRIPTION	BY
<p>TEXAS ARCHITECT-ENGINEER ASSOCIATES C.H. PAGE &amp; SON THOMAS, JAMESON &amp; MERRILL - WEDNER &amp; WALTHER ARCHITECTS-ENGINEERS</p>			
<p>CORPS OF ENGINEERS U.S. ARMY OFFICE OF THE DISTRICT ENGINEER GALVESTON, TEXAS</p>			
<p>SCHOOL OF AVIATION MEDICINE BROOKS A.F.B., TEXAS ACADEMIC BUILDING</p>			
<p>ELEVATIONS</p>			
<p>DRAWN BY J.H.G. TRACED BY J.H.G. CHECKED BY W.C.N. SUBMITTED BY J.H.G. APPROVED BY J.H.G. CHIEF DESIGN BRANCH</p>			
<p>APPROVAL AND RECOMMENDATION DATE DECEMBER 1956 SCALE: 1/8" = 1'-0" SPEC. DATE DRAWING NUMBER 29-03-01 SHEET 23 OF 93 FILE NO. GUAD.721-3</p>			
<p>AS BUILT</p>			

V31.1

PLATE 27



**PHOTO 1**  
**EXISTING BUILDING 180**  
**WEST SIDE VIEW – PRIMARY FACADE**

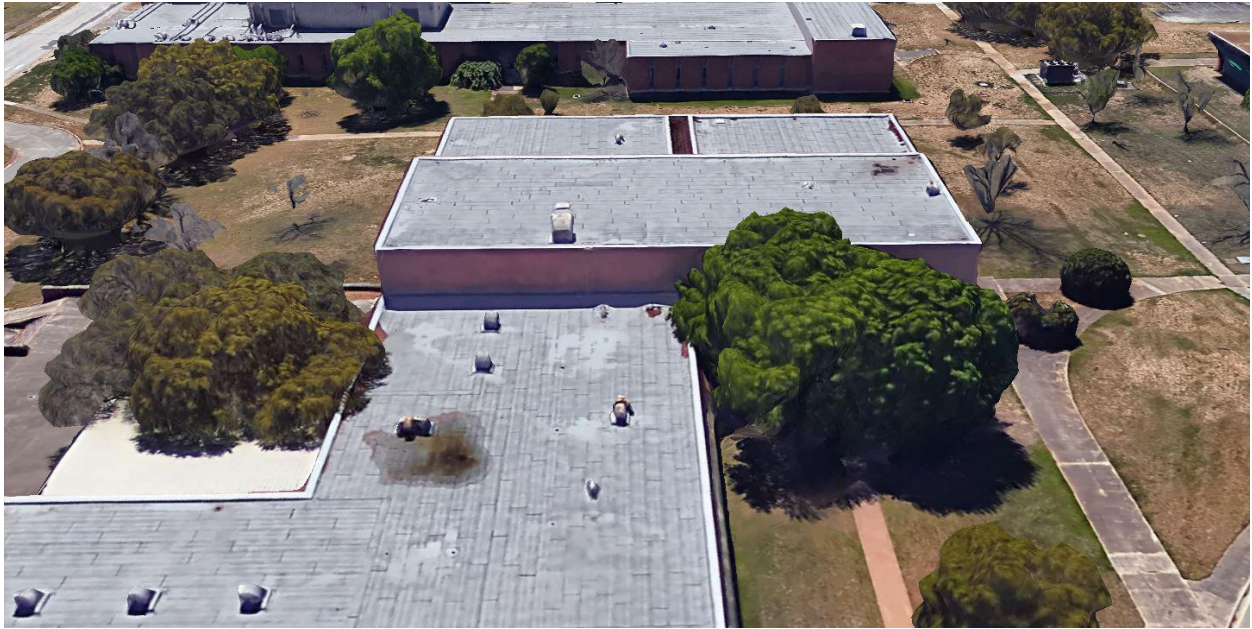




# McCHESNEY/BIANCO

## ARCHITECTURE

**PHOTO 2**  
**EXISTING BUILDING 180**  
**NORTH SIDE AERIAL VIEW**





**PHOTO 3**  
**EXISTING BUILDING 180**  
**SOUTH SIDE AERIALVIEW**





**PHOTO 4**

**EXISTING BUILDING 180**

**BRICK & CAST STONE TO MATCH EXISTING**







**BUILDING #180 WEST SIDE VIEW**





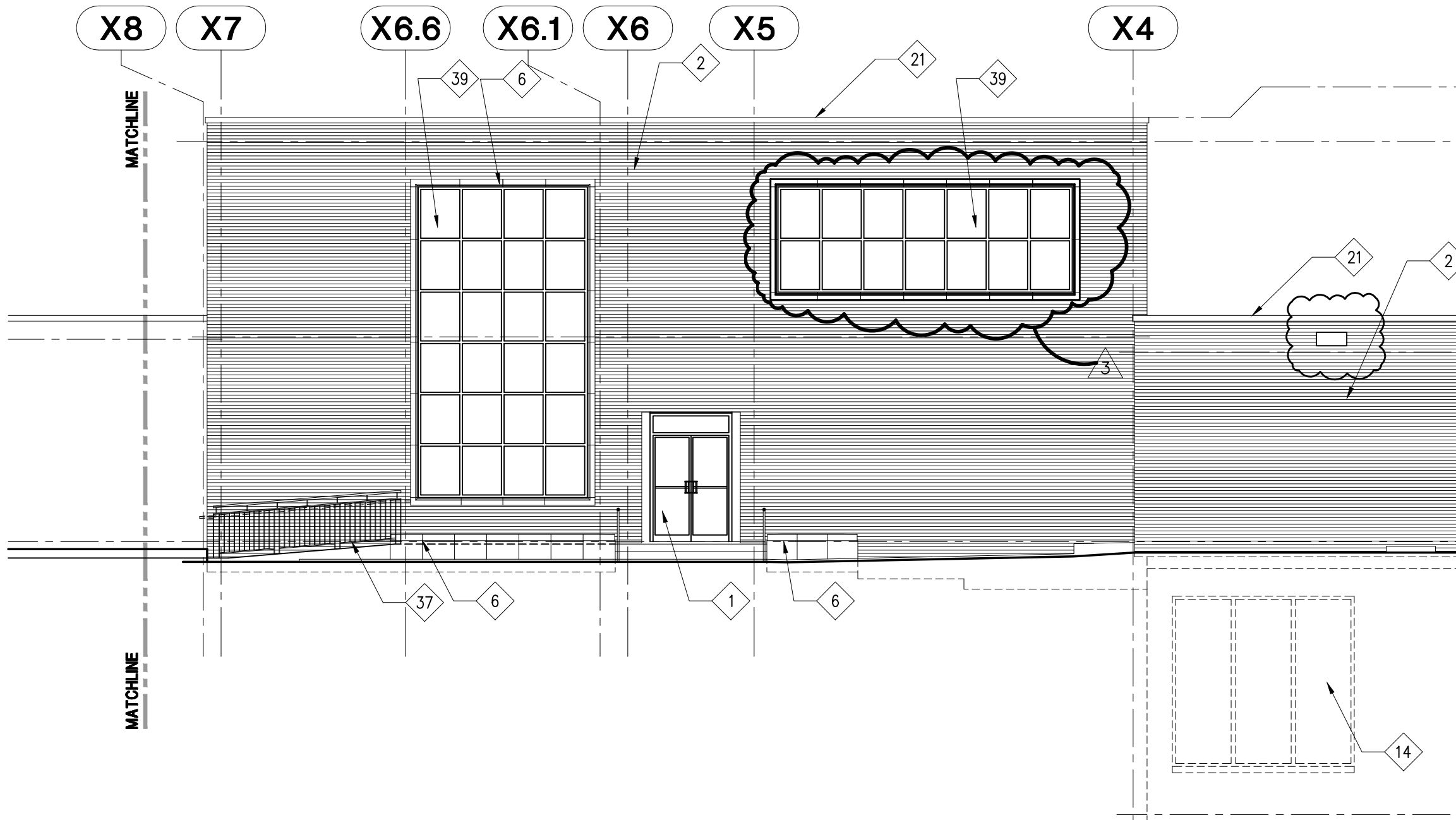
**BUILDING #180 SOUTH SIDE VIEW**





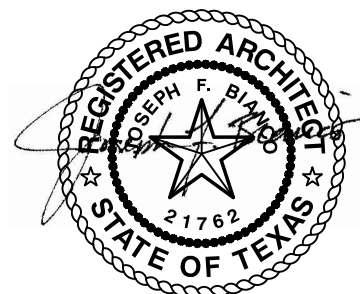
**BUILDING #180 NORTH SIDE VIEW**





3A5.0001 BUILDING 180 - WEST ELEVATION-NEW CONSTRUCTION

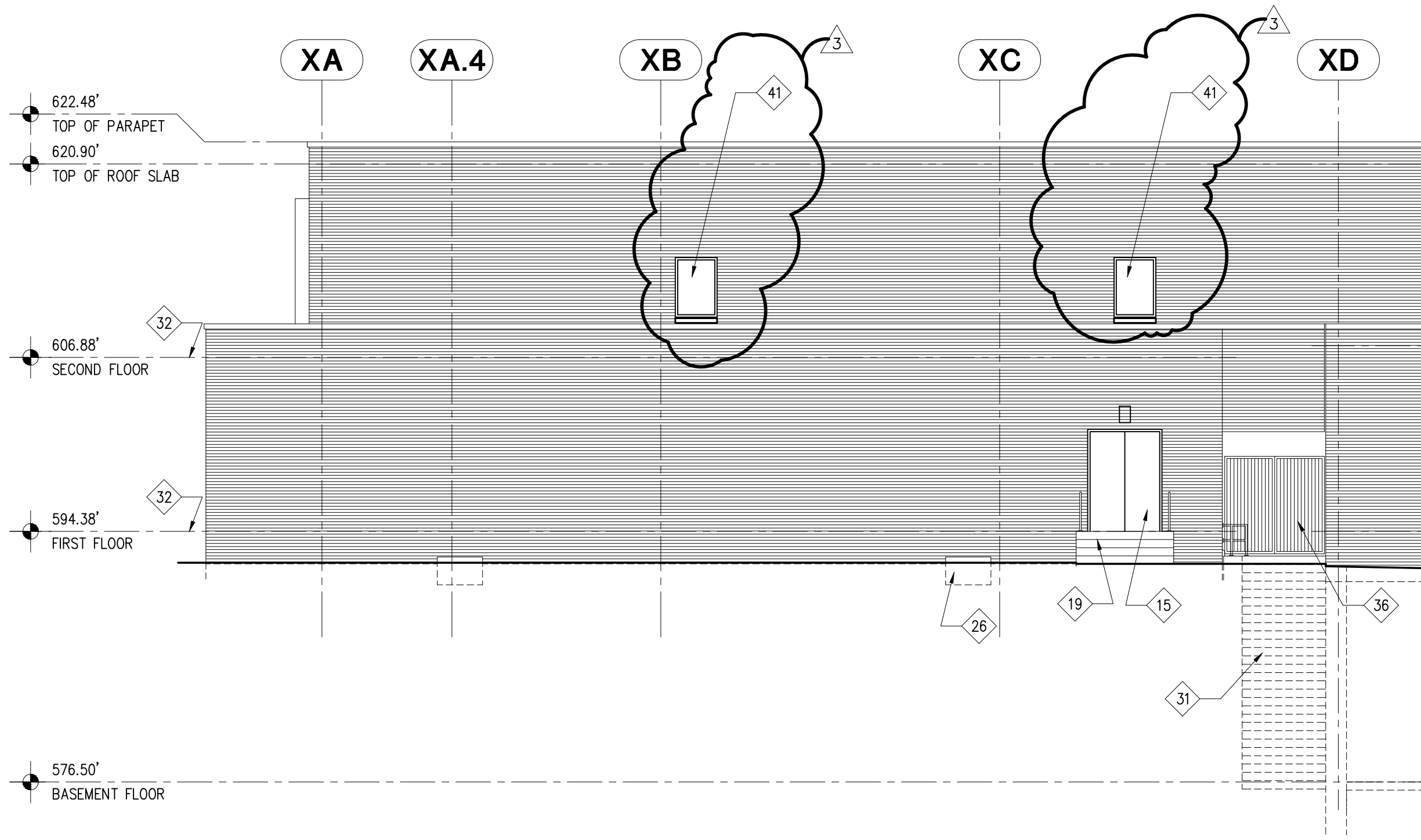
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XREFS:

FILE NAME:



3A5.0101 NORTH ELEVATION-NEW CONSTRUCTION

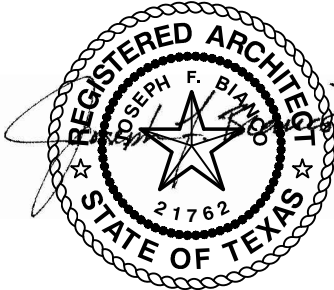
SCALE: 1/8" = 1'-0"

**McCHESNEY/BIANCO**  
ARCHITECTURE

315 NINTH STREET, SUITE 1  
P:(210)225-4544SAN ANTONIO, TEXAS 78215  
F:(210)225-7991

SCHOOL OF OSTEOPATHIC MEDICINE  
PHASE II - BLDGS. 100, 155, 180 RENOVATIONS  
**UNIVERSITY OF THE  
INCARNATE WORD**  
2507, 2511, & 2513 KENNEDY CIRCLE  
SAN ANTONIO, TEXAS 78235

4/26/16  
AD3.36

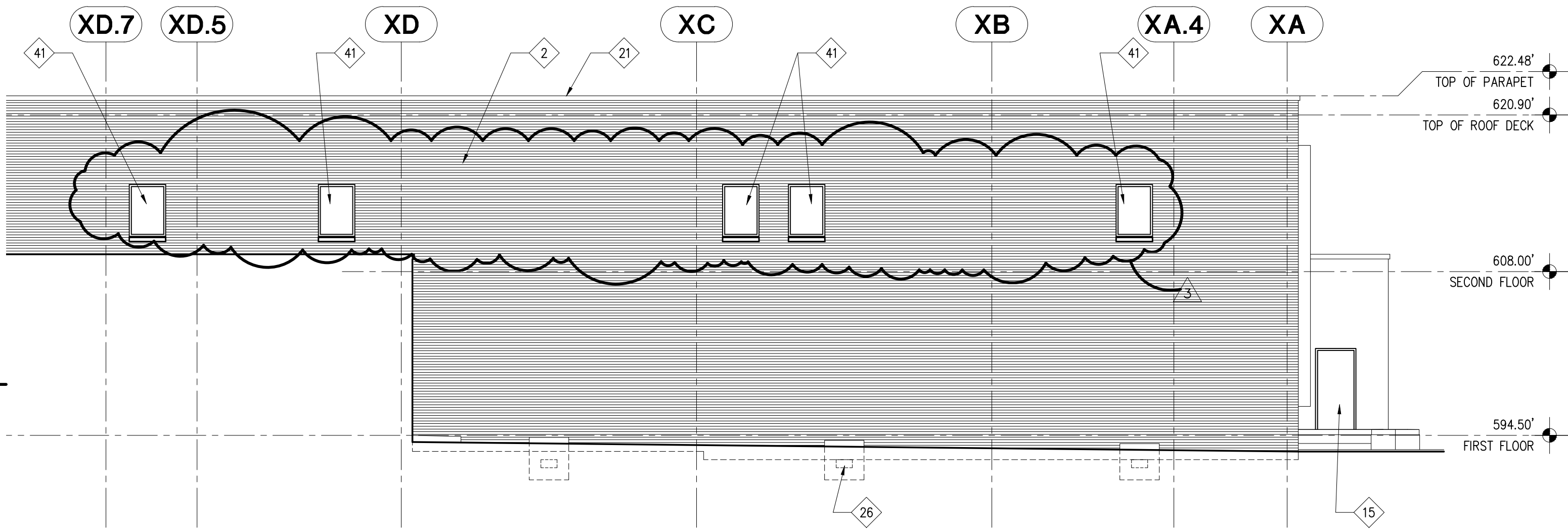




XREFS:

FILE NAME:

3A5.0102 EXTERIOR ELEVATION - NEW CONSTRUCTION

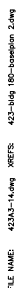


ELEVATION NEW CONSTRUCTION KEYNOTES

41 NEW ALUMINUM WINDOW SYSTEM AND GLAZING AS SCHEDULED

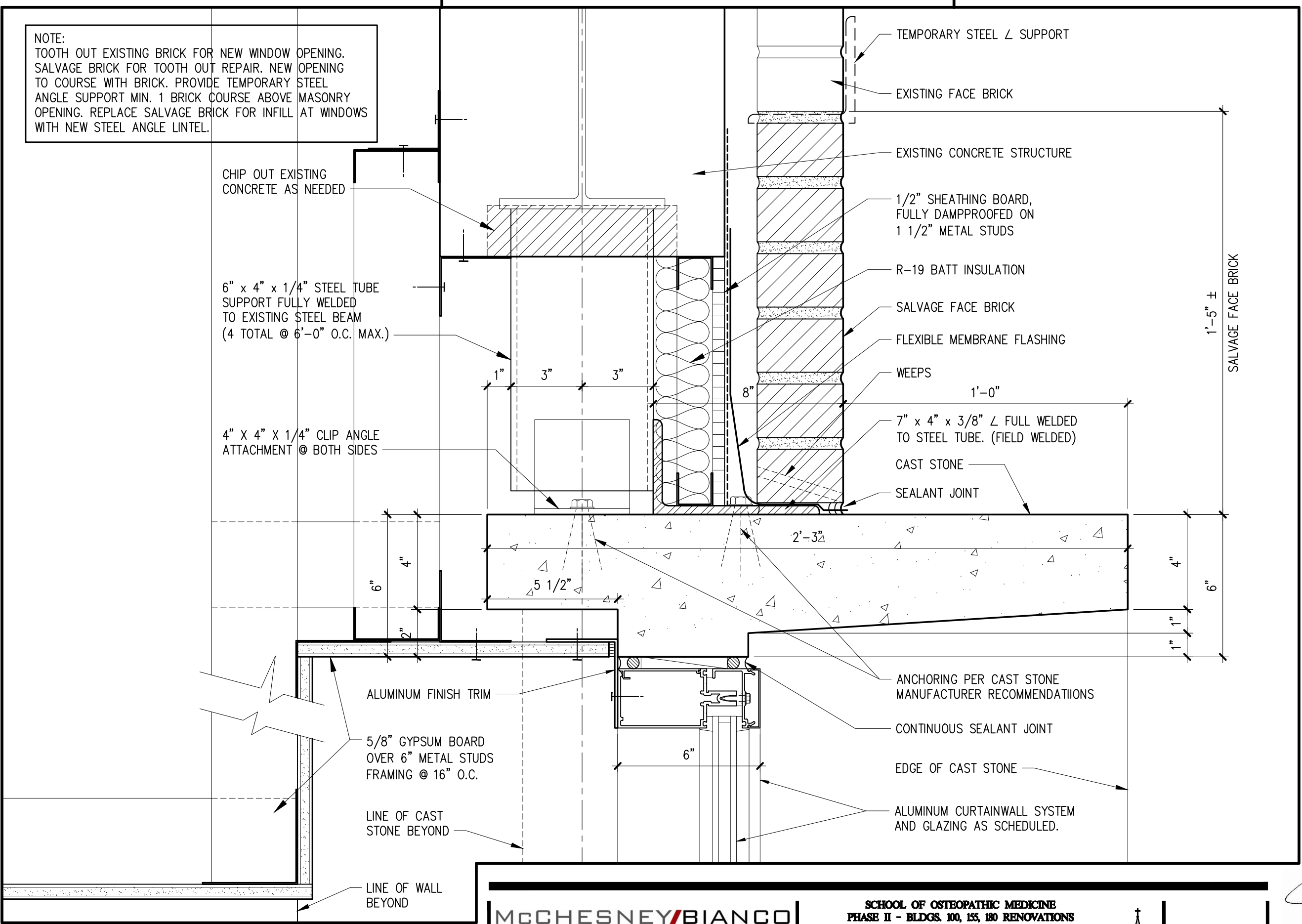
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FILE NAME:AD3-28-BLDG 180 WINDOW DETAIL 2.dwg



3A4.3016 HEAD DETAIL

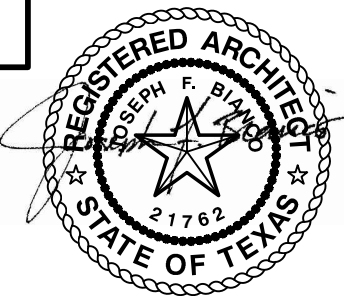
SCALE: 3" = 1'-0"

**McCHESNEY/BIANCO**  
ARCHITECTURE  
315 NINTH STREET, SUITE 1 SAN ANTONIO, TEXAS 78215  
P:(210)225-4544 F:(210)225-7991

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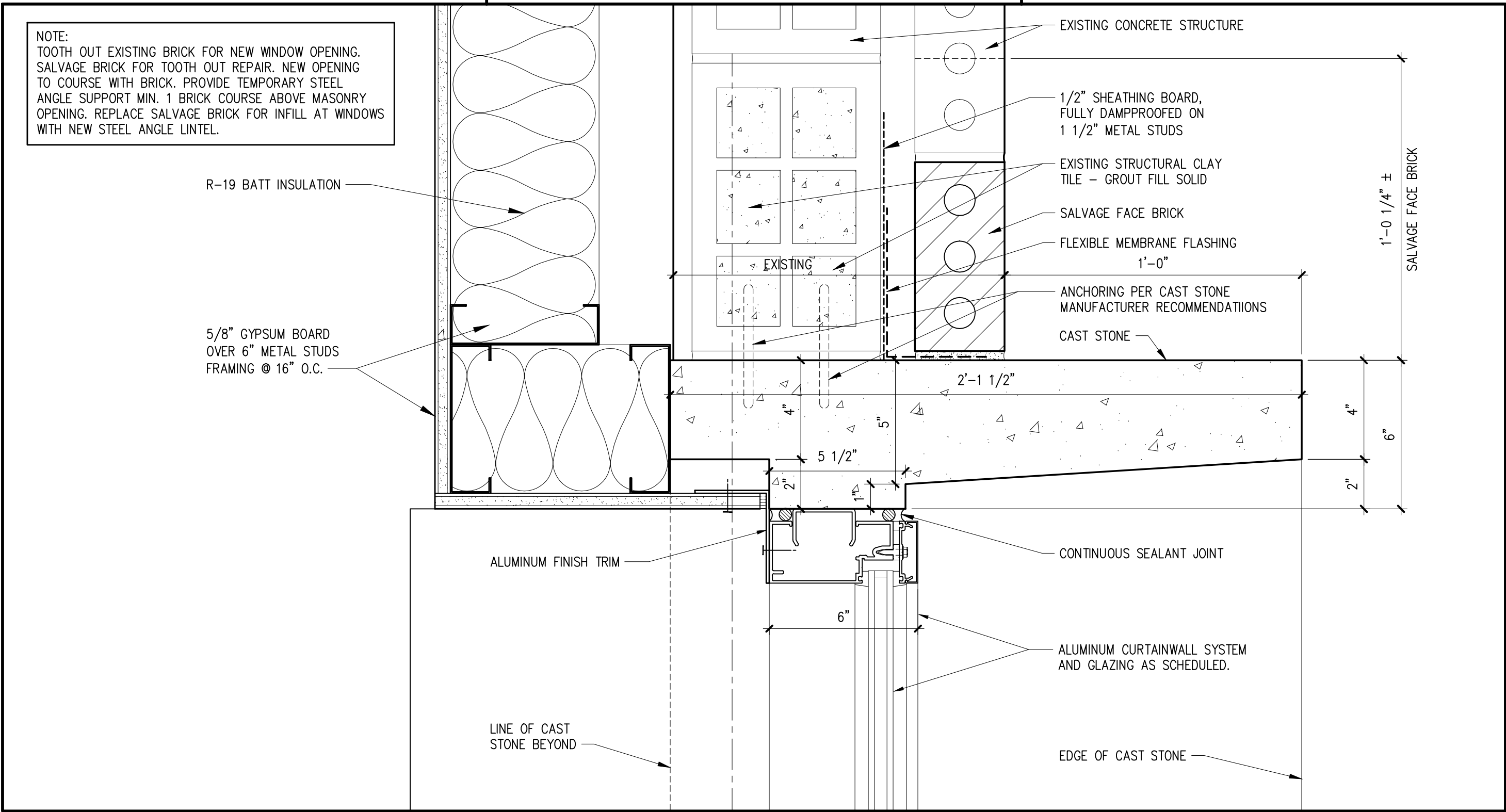


4/26/16  
AD3.28





FILE NAME: AD3-28-BLDG 180 WINDOW DETAIL 2.dwg

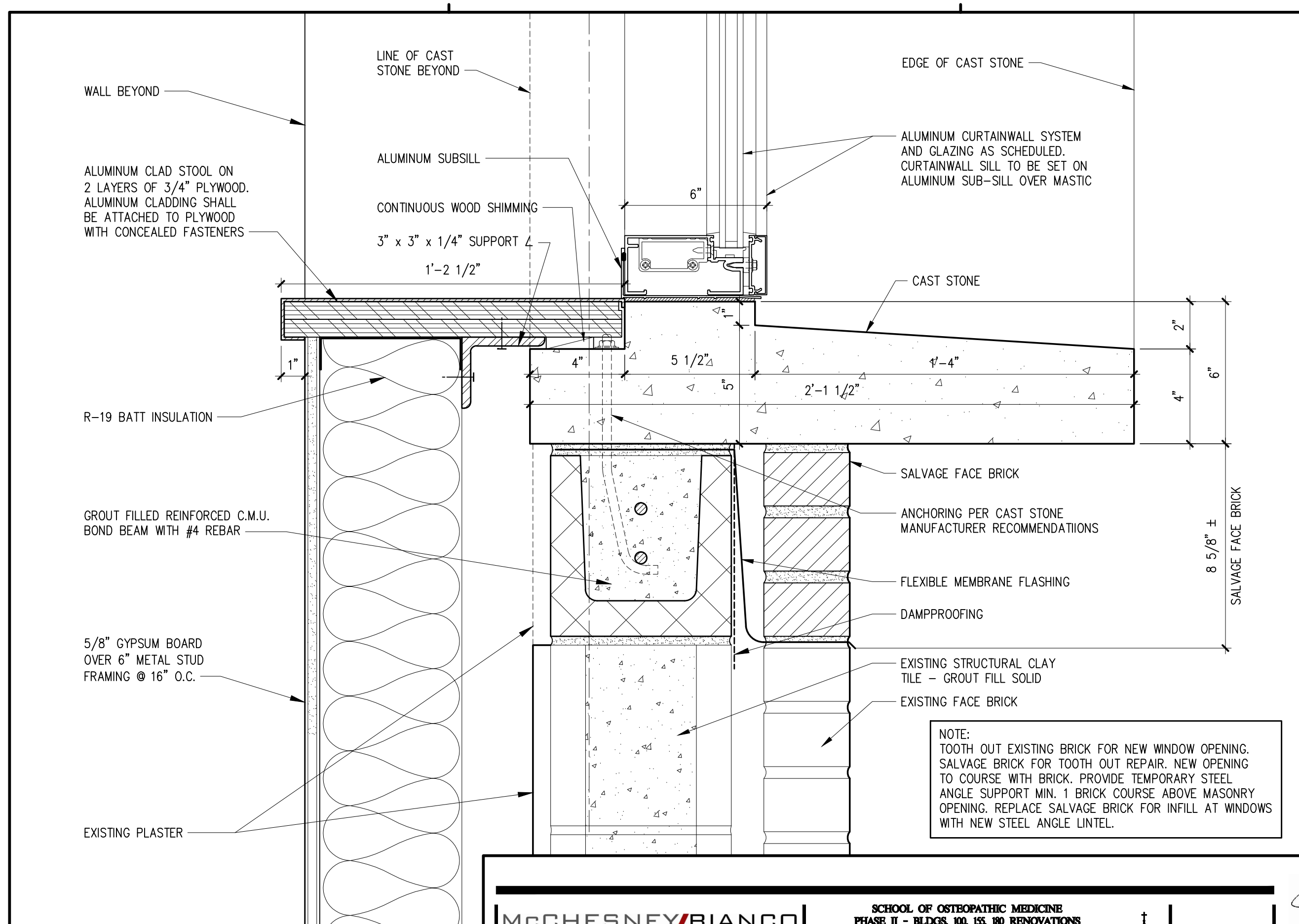


3A4.3017 JAMB DETAIL

SCALE: 3" = 1'-0"







## 3A4.3018 SILL DETAIL

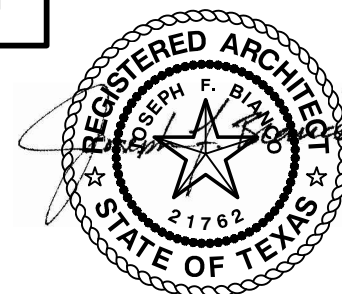
**SCALE: 3" = 1'-0"**

**McCHESNEY/BIANCO**  
**A R C H I T E C T U R E**  
315 NINTH STREET, SUITE 1      SAN ANTONIO, TEXAS 78215  
P:(210)225-4544      F:(210)225-7991

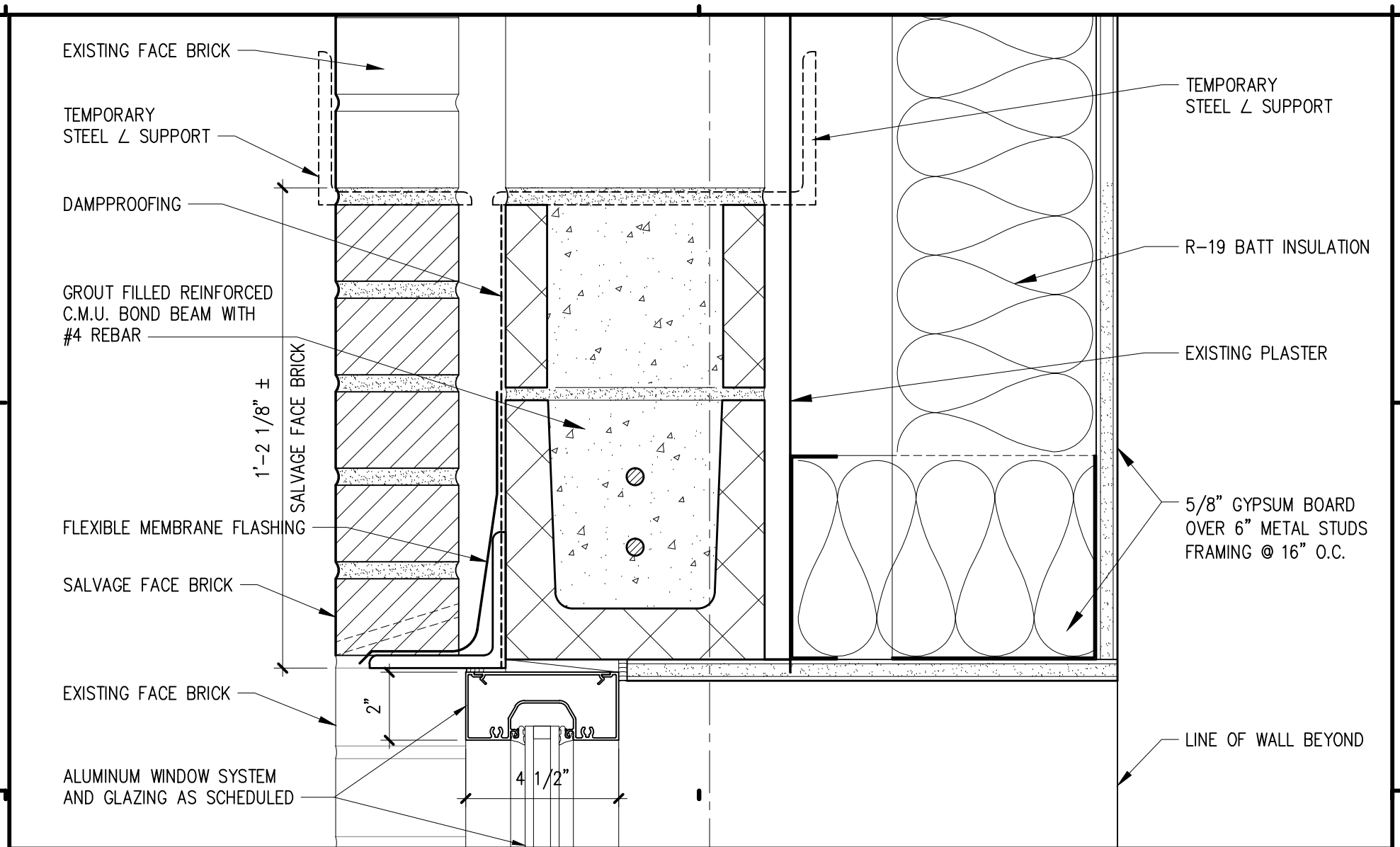
**SCHOOL OF OSTEOPATHIC MEDICINE  
PHASE II - BLDGS. 100, 155, 180 RENOVATIONS  
UNIVERSITY OF THE  
INCARNATE WORD**

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**2507, 2511, & 2513 KENNEDY CIRCLE      SAN ANTONIO, TEXAS 78235**







## 3A4.3019 HEAD DETAIL

SCALE: 3" = 1'-0"

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ARCHITECTURE  
315 NINTH STREET, SUITE 1 SAN ANTONIO, TEXAS 78215  
P:(210)225-4544 F:(210)225-7991

SCHOOL OF OSTEOPATHIC MEDICINE  
PHASE II - BLDGS. 100, 155, 180 RENOVATIONS  
UNIVERSITY OF THE  
**INCARNATE WORD**  
201, 201, & 205 KENNEDY CIRCLE SAN ANTONIO, TEXAS 78238

4/26/16  
**AD3.31**





EXISTING  
CONCRETE STRUCTURE

DAMPPROOFING

FLEXIBLE  
MEMBRANE FLASHING

SALVAGE FACE BRICK

1'-0" ±  
SALVAGEEXISTING STRUCTURAL  
CLAY TILE -  
GROUT FILL SOLIDALUMINUM WINDOW  
SYSTEM AND GLAZING  
AS SCHEDULED

CAST STONE

R-19 BATT INSULATION

5/8" GYPSUM BOARD  
OVER 6" METAL STUD  
FRAMING @ 16" O.C.

LINE OF WALL BEYOND

ALUMINUM CLAD STOOL  
ON PLYWOOD**3A4.3020 JAMB DETAIL**

SCALE: 3" = 1'-0"





ALUMINUM WINDOW SYSTEM  
AND GLAZING AS SCHEDULED

WINDOW SILL TO BE  
SET ON ALUMINUM  
SUB-SILL OVER MASTIC

ANCHORING PER CAST  
STONE MANUFACTURER  
RECOMMENDATIONS

CAST STONE SILL  
TO MATCH EXISTING

FLEXIBLE  
MEMBRANE FLASHING

EXISTING STRUCTURAL CLAY  
TILE - GROUT FILL SOLID

SALVAGE  
SALVAGE FACE BRICK  
WEEPS

EXISTING FACE BRICK

ALUMINUM CLAD STOOL OVER 2-LAYERS  
OF 3/4" PLYWOOD INSTALLED OVER EXIST.  
MASONRY WALL. ALUMINUM CLADDING  
SHALL BE ATTACHED TO PLYWOOD WITH  
CONCEALED FASTENERS

5/8" GYPSUM BOARD OVER 6" METAL STUD  
FRAMING AT 16" O.C. OVER EXIST. WALL

1'-3 3/8" FIELD VERIFY

R-19 BATT INSULATION

## 3A4.3021 SILL DETAIL

SCALE: 3" = 1'-0"

**McCHESNEY/BIANCO**  
ARCHITECTURE  
315 NINTH STREET, SUITE 1 SAN ANTONIO, TEXAS 78215  
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201, 201, & 205 KENNEDY CIRCLE SAN ANTONIO, TEXAS 78238

4/26/16  
**AD3.33**

