

# HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2018

**HDRC CASE NO:** 2017-658  
**ADDRESS:** 200 W JONES AVE  
**LEGAL DESCRIPTION:** NCB 1036 BLK 1 LOT 2 (SAN ANTONIO MUSEUM OF ART)  
**ZONING:** FBZ T6-2,HE  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Old Lone Star Brewery Historic District  
**LANDMARK:** Lone Star Brewery  
**APPLICANT:** Pamela Hannah/SAMA  
**OWNER:** San Antonio Museum of Art  
**TYPE OF WORK:** Installation of temporary classroom structure  
**APPLICATION RECEIVED:** December 14, 2017  
**60-DAY REVIEW:** February 12, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a temporary pre-fabricated modular classroom with ADA ramps.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be

considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Facade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the

district.

#### **B. SETBACKS AND ORIENTATION**

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

#### **FINDINGS:**

- a. The primary structure located at 200 W Jones Ave is a multistory commercial building constructed between 1895 and 1904 by architecture firm E. Jungenfeld and Co. and San Antonio-based architects James Wahrenberger and Albert Felix Beckman. The structure is the site of the former Lone Star Brewery, established in 1883. Throughout the mid-twentieth century, the facility was largely utilized for warehouse and storage purposes. The complex was acquired by the San Antonio Museum Association in the 1970s and reopened in 1981 as the San Antonio Museum of Art. The structure is a local, state, and national historic landmark and is a contributing structure to the Old Lone Star Brewery Historic District.
- b. The applicant is requesting approval to install a temporary 1-story prefabricated classroom on the western edge of the property. The location is directly adjacent to an existing structure to the southeast and a parking lot to the north and west. The structure is set back substantially from the public right-of-way. The structure will also be set back significantly from the San Antonio River from which it will be minimally visible due to the site's slope. The structure will be constructed of metal vertical siding, a metal roof, and metal windows and doors. The installation will also include an ADA-accessible ramp leading up to the main entrance doors. The ramp will be constructed of wood. The applicant has proposed for the temporary installation to last three years for museum programming. Staff finds that the installation does not negatively affect the historic structure or the setting of the site. Staff finds the proposal appropriate.

#### **RECOMMENDATION:**

Staff recommends approval based on findings a and b with the stipulation that the temporary approval has a duration of 3 years from the date of issuance of a Certificate of Appropriateness (COA). The applicant is responsible for following all procedures for renewing the COA if required.

#### **CASE MANAGER:**

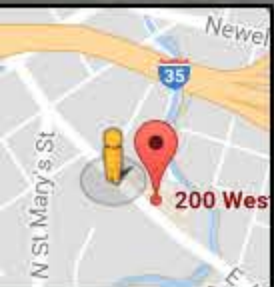
Stephanie Phillips



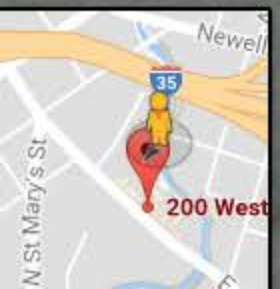


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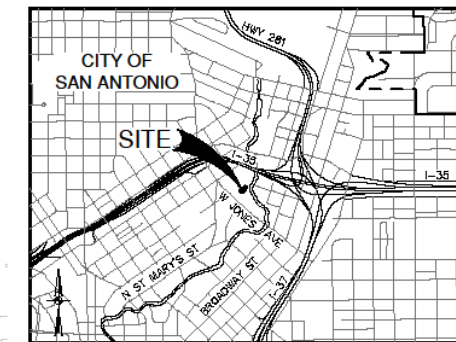




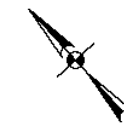




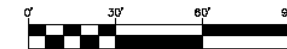
## Temporary Modular Classrooms – Site Plan



NOT-TO-SCALE



SCALE: 1" = 30'



PROPERTY LINE

EXISTING WATER/FIRE

HAND PULL FIRE HOSE LAY

TRUCK PULL FIRE HOSE LAY

PROPOSED FIRE LANE

EXISTING FIRE LANE

FIRE HYDRANT

200' MAX

500' MAX

1. FIRE LANES SHALL HAVE A MINIMUM 2-WAY TRAFFIC WIDTH OF 25 FT. WITH A MINIMUM OUTSIDE TURNING RADIUS OF 50 FT., UNLESS OTHERWISE NOTED.
2. FIRE LANES NEXT TO FIRE HYDRANTS OR DESIGNATED FOR AERIAL APPARATUS SHALL BE A MINIMUM OF 26 FT.
3. FIRE LANES SHALL BE DESIGNATED IN ACCORDANCE TO THE LATEST INTERNATIONAL FIRE CODE AND PER APPLICABLE LOCAL AMENDMENTS.

Drawing Title

## Project No.: 0000-00

Drawn By: RG

Drawing No.:

C1.00



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
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TBPB FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



# SAN ANTONIO MUSEUM of ART



Temporary Modular Classrooms  
Current Color Photos of the Site



# SAN ANTONIO MUSEUM of ART



Temporary Modular Classrooms  
Photos of Similar Installations



# SAN ANTONIO MUSEUM of ART



Temporary Modular Classrooms  
Photos of Similar Installations



# SAN ANTONIO MUSEUM of ART



Temporary Modular Classrooms  
Photos of Similar Ramp  
(Museum installation will not include a canopy)



# SAN ANTONIO MUSEUM of ART

## Temporary Modular Classrooms Materials

Modular Classroom: 20-guage steel with hollow metal core doors

ADA Accessible Ramp: Treated lumber (will be sanded and painted)

Foundation Supports: CMU blocks, concrete pad and treated wood shims