

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

HDRC CASE NO: 2018-047
ADDRESS: 117 E FRENCH PLACE
LEGAL DESCRIPTION: NCB 1723 BLK 1 LOT 6 SAN ANTONIO ACADEMY SUBD
ZONING: MF-33,HS
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
LANDMARK: Franklin, Thomas H - House
APPLICANT: Mickey Conrad/LPA, Inc.
OWNER: San Antonio Academy
TYPE OF WORK: Final approval of new construction of new gymnasium and fine arts facility, right-of-way improvements, fencing, hardscaping and landscaping
APPLICATION RECEIVED: January 19, 2018
60-DAY REVIEW: March 20, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness to perform the following scope of work:

1. Construction of a new 2-story gymnasium and fine arts facility.
2. Widening of an existing curb cut and entrance gate at E French Place.
3. Modifications to landscaping and hardscaping.

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. *Façade 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 principle 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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

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.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

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. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

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.

C. MULCH

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.

i. *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.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for

the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The property located at 117 E French Place is the campus of the San Antonio Academy. The property contains several structures, including a 1891 Queen Anne residential structure designed by architect Riely; a 1890 Neoclassical residential structure; several carriage houses dating to the early 1900's; and several modern academic facilities. The applicant has proposed to construct a new fine arts and gymnasium facility at the location of an existing facility, which was determined to be non-contributing by staff on July 7, 2017. The proposed facility closely matches the footprint of the existing facility, totaling approximately 14,500 square feet. The structure will be two stories and feature a primary cross-gable roof form with subordinate shed roofs on the north and south facades. Materials will closely match those of the surrounding academic facilities, including a red standing seam metal roof, aluminum windows and canopies, and a stucco façade finish. The facility will be visible from McCullough Ave, E French Place, and a north alley, but will be set back from each right-of-way by a minimum of 30-40 feet.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on July 19, 2017. The approval carried the following stipulations:
 1. **That the applicant explores differentiation in material or a change of pattern on the McCullough elevation to add interest and visually minimize the scale of the structure;** this stipulation has been met in the current submission.
 2. **That the applicant submits all material specifications and treatment as noted in finding q;** this stipulation has been met in the current submission.
 3. **That the applicant submits a comprehensive landscaping and hardscaping plan for final approval as noted in findings l and m;** this stipulation has been met in the current submission.
 4. **That the applicant explores ways to minimize any curb cut modifications to the E French Place entrance as noted in finding n to retain any historic configurations. The applicant should furnish drawings and photographs of existing conditions, along with the new proposal, for consideration for final approval;** this stipulation has been met in the current submission.
- c. **SETBACKS** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with historic examples or master site plans. The proposed structure is set back slightly from the adjacent modern facility to the north, and closely matches the south setback of the existing non-contributing structure to be demolished. The west side of the proposed structure appears to abut the neighboring facility. Campus buildings located to the northwest are also located directly adjacent to each other. Staff finds that the setbacks are consistent with established patterns and configurations on the campus.
- d. **ORIENTATION & ENTRANCES** – The applicant has proposed to orient the structure primarily towards the south. The main entrance will be accessed by existing and modified hardscaping and landscaping, which connects pedestrians to an existing parking lot to the east and additional campus buildings to the west. Secondary access will be provided at multiple access points on the north façade, which also faces an existing parking lot. Staff finds the proposal consistent with the Guidelines and appropriate for the existing contextual relationships on the campus.
- e. **SCALE & MASS** – The applicant has proposed a 2-story structure. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. The proposed massing is consistent with neighboring academic facilities on the campus, as well as the former facility that it will be replacing. Staff finds the proposal

acceptable.

- f. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. Floor heights should feature a similar relationship to existing structures. Staff finds the foundation treatment and floor heights as manifested on the exterior appropriate for the structure's relationship with neighboring structures and its campus setting.
- g. **ROOF FORM** – The applicant has proposed a primary cross-gable roof form with secondary shed roofs on the north and south facades to delineate entrances. The primary gable will be at its highest point to the south at the main entrance, and will step down at the interior transition from classrooms to a gymnasium. This height transition fronts the McCullough Ave view shed. Guideline 2.B.i for New Construction states that roof forms, including pitch, overhangs, and orientation, should be consistent with those predominantly found on the block. The roof form appears to respond to both neighboring modern academic facilities and the residential types found on both the campus and in the surrounding district. The roof form is a modern interpretation of gabled structures characteristic of the Monte Vista Historic District, and its detailing limits the perception of its mass from the street view. Staff finds the roof form appropriate given the existing context of the campus facility and the surrounding district.
- h. **WINDOW & DOOR OPENINGS** – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window as compared to nearby historic facades should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures, particularly the second floor windows with dividing mutins. The applicant has also incorporated modern aluminum curtain wall windows and brise soleil elements for shading. These modern window configurations are concentrated primarily at the south entrance. Additionally, the applicant has introduced a wall treatment below several of the second floor windows, where the wall slants inward from the primary finish elevation and meets the bottom rail of the second story windows, which are inset. This adds the illusion of depth and façade variation where windows are absent due to the interior function of the gymnasium. Staff finds the proposed window configurations appropriate given the modern nature of the structure.
- i. **MATERIALS** – Based on the submitted renderings, the applicant is proposing to utilize a red standing seam metal roof with low-profile ridge to match adjacent Ellison Hall, aluminum storefront windows, tongue and groove wood soffits to match adjacent Ellison Hall, prefinished metal wall panels, a combination of stucco to match the existing texture of surrounding structures and a vertical raked stucco, and metal screens for vines on the north façade. Additionally, exterior lighting will occur primarily through lights mounted in the soffits of the roof overhangs. According to the Historic Design Guidelines for New Construction, materials should complement the type, color, and texture of materials traditionally found in the district. Additionally, materials should not be so dissimilar as to distract from the historic interpretation of the district. Contemporary interpretations of traditional materials are encouraged. Based on the existing materials found within the San Antonio Academy campus, staff finds the proposed materials appropriate for the location and the surrounding district context.
- j. **ARCHITECTURAL DETAILS** – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has proposed to incorporate traditional design elements, such as a cross-gable roof form and a stucco façade, with modern architectural details, including a curtain wall window system and aluminum brise soleil elements. Staff finds the proposal consistent with the Guidelines.
- k. **MECHANICAL EQUIPMENT** – The applicant has submitted a roof plan indicating the location of all rooftop mechanical units. Due to the screening of the mansard roof configuration and the height of the fine arts volume of the structure, the mechanical equipment will not be visible from the public right-of-way on McCullough or E French Place. Staff finds the proposal consistent with the Guidelines.
- l. **LANDSCAPING** – The proposal will work with an existing landscaped site. The applicant has provided a comprehensive landscaping plan that includes the addition of several trees, including Mexican sycamore and Texas redbud. Staff finds the additional landscaping appropriate for the site and consistent with the Guidelines.
- m. **HARDSCAPING** – The applicant has proposed to incorporate additional hardscaping at the southeastern corner of the lot to accommodate fire lanes. The hardscaping will be constructed of grass pavers. Staff finds the use of grass pavers appropriate for fire lanes and the overall site proposal.
- n. **CURB CUT AND FENCING MODIFICATIONS** – The applicant has proposed to widen the curb cut and entrance gate at the E French Place entrance. The proposal will widen the curb cut to 26'-0" and will incorporate an automatic entry gate detailed to match the existing wrought iron fencing that exists on the surrounding limestone

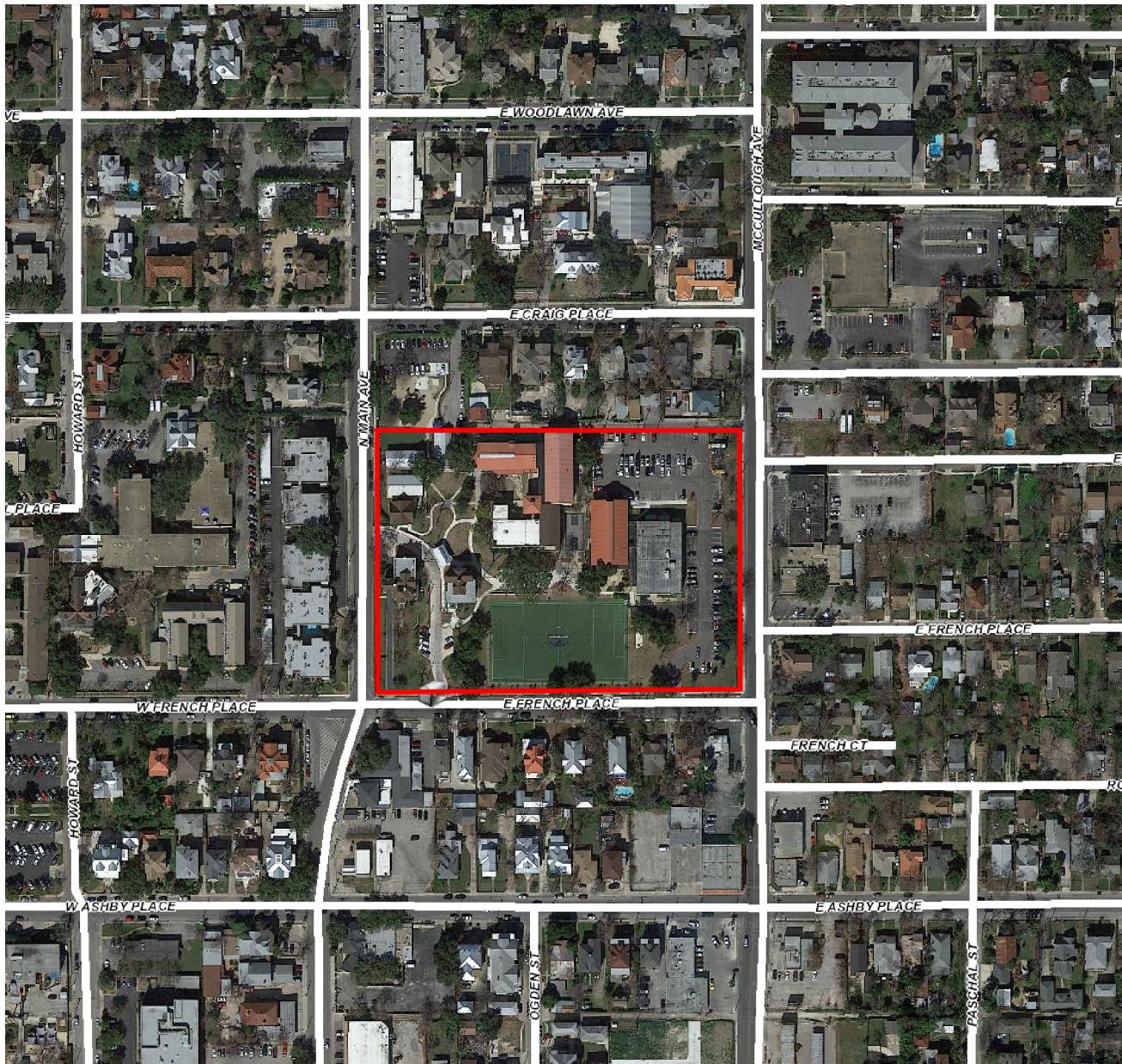
retaining walls. The gate will have two arches and will not exceed the height of the existing fence. The gate will be surrounded on either side by stone pilasters. Staff finds the proposal appropriate.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through n.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 07, 2017

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MEMORANDUM

Date: January 19, 2018

To: San Antonio HDRC
Stephanie Phillips
Senior Historic Preservation Specialist
City of San Antonio
1901 S. Alamo, San Antonio TX 78204

From: Mickey Conrad

Project Name: San Antonio Academy Gym and Fine Arts Facility

Project No.: 1760510

Regarding: HDRC Final Submission

We are pleased to submit the San Antonio Academy Gym and Fine Arts Facility for consideration by the HDRC. The project scope includes a 19,000 SF new gym and Fine Arts Facility to replace the current gymnasium. The project's architectural composition uses the nearby historical buildings both on and off campus as inspiration for geometric principles and proportions, while being true to this era. The building materials are directly reflecting the palette on campus and seen in the immediately adjacent Ellison Hall. The current gymnasium was determined non-contributing during our preliminary design review with the HDRC. LPA has been working with Monte Vista Historical District and the HDRC to ensure that the project respects the guidelines from both historical committees. Since the preliminary review, LPA has addressed the following comments from the meeting minutes from the original July 19th meeting. Also note that the Guard Pavillion has been removed from the scope of the project per HDRC's recommendation.:

Comments:

- a. That the applicant explores differentiation in material or a change of pattern on the McCullough elevation to add interest and visually minimize the scale of the structure.
 - a. *The Eastern Elevation uses a combination of punched openings, smooth and raked stucco, a mansard roof and deep, tall sills to create a pattern of shadows, geometries and textures. The composition is true to this era and reflects the internal use (a gymnasium), but continues to reference the kinds of detail found on campus and on nearby historical buildings. Furthermore, the Mansard Roof shields the views of the rooftop units beyond.*
- b. That the applicant submits all material specifications and treatment as noted in finding i.
 - a. *All Building materials have been noted on the attached submission.*
- c. That the applicant submits a comprehensive landscaping and hardscaping plan for final approval as noted in findings l and m
 - a. *Comprehensive landscaping, hardscaping, planting and site materials information has been provided.*
- d. That the applicant explores ways to minimize any curb cut modifications to the E French Place entrance as noted in finding n to retain any historic configurations. The applicant should furnish drawings and photographs of existing conditions, along with the new proposal, for consideration for final approval.
 - a. *The attached submission contains this information. The curb cut provided is the minimum required to allow two-way entry and exit and fire truck access. The historical limestone wall masonry patterns will be recreated wherever the existing is affected, and the wrought iron fence detailing will also be recreated.*

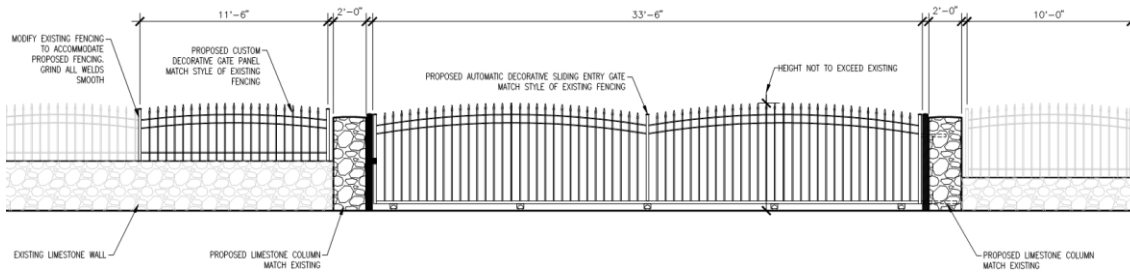
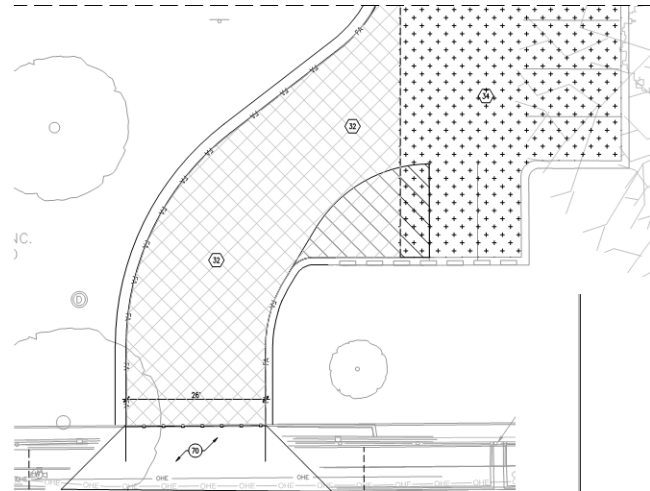
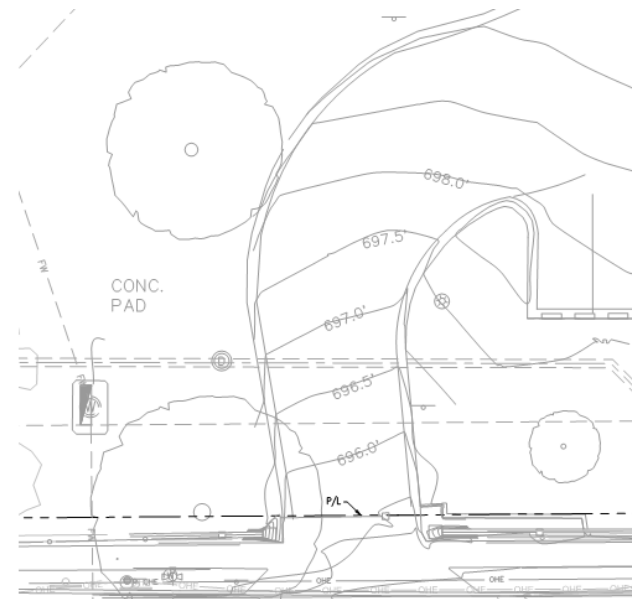


SCOPE OF SITEWORK

- Enhanced Plant Zones along E, S, and N of proposed building
- Widening of curb cut and gate to 26' at French Place Entry



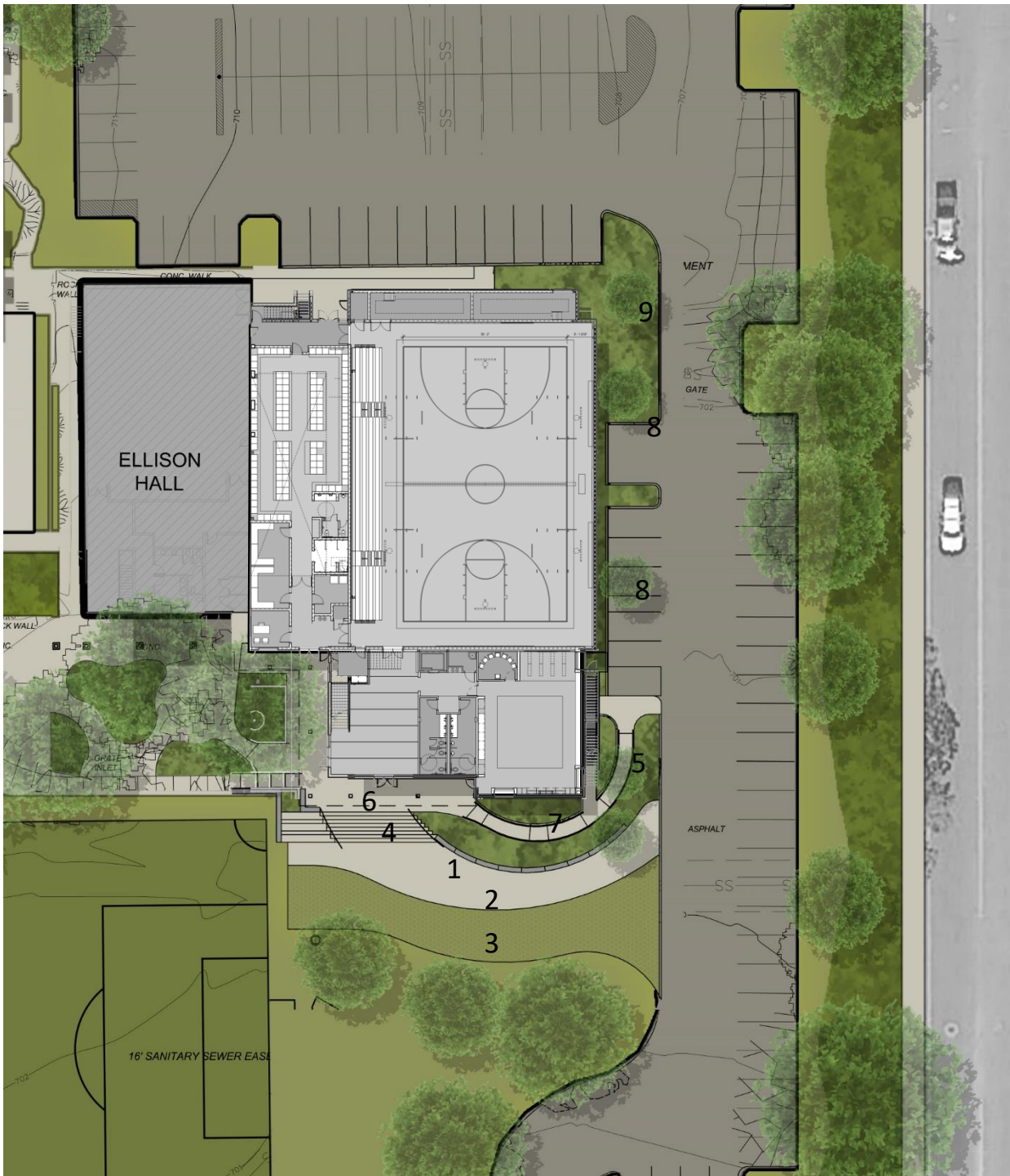
EXISTING CURB CUT / GATE



PROPOSED CURB CUT / GATE

- ENTRY WIDENED TO 26'
- EXISTING LIMESTONE WALL MAINTAINED AND RECREATED WHERE NECESSARY
- EXISTING WROUGHT-IRON FENCE DETAILING RECREATED AT NEW GATE
- IMPROVEMENTS FOR FIRE TRUCK ACCESS PROVIDED AT SOUTHERN END OF PARKING

UPDATED 1/31/2018



SITE MATERIALS LEGEND

1. Limestone Seatwall
2. Turf Block with Concrete
3. Turf Block with Grass
4. Monumental Stairs
5. Ramp
6. Porch
7. Shade Tree
8. Accent Tree
9. Existing Tree



MEXICAN SYCAMORE
PRIMARY SHADE TREE



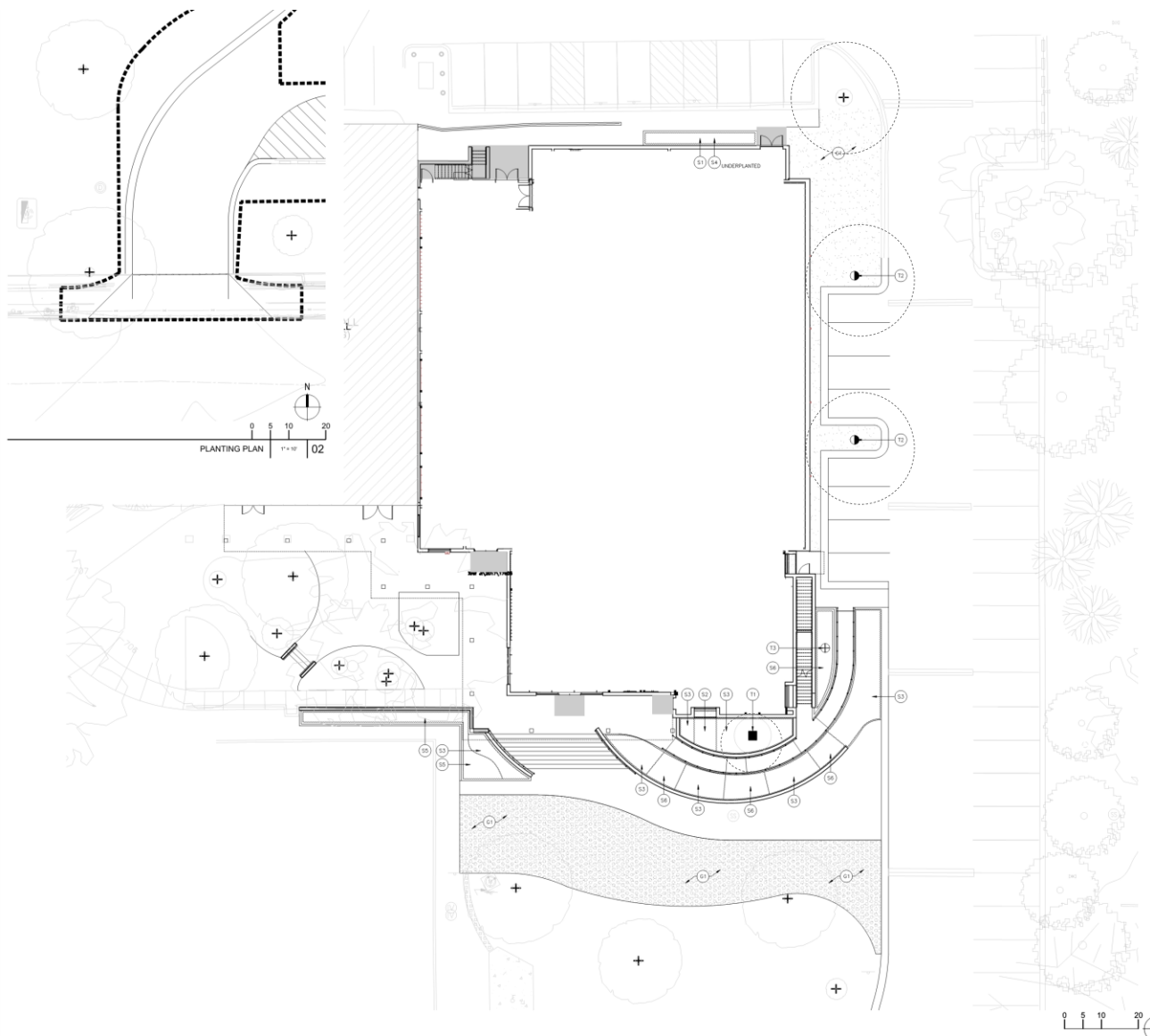
TEXAS REDBUD
ACCENT TREE AT SOUTH FACADE



LIMESTONE SEAT WALL
TO MATCH EXISTING
PERIMETER WALL



GRASSPAVE 2 AT FIRELANE



PLANTING LEGEND

TREE LIST		(NCN.)- NO COMMON NAME		(*)- UNLESS NOTED ON PLAN	
REF.	QTY.	SYM.	DESCRIPTION	SIZE/ SPACING	COMMENTS/ DETAIL
T1		■	CERCIS CANADENSIS X TEXENSIS/ TEXAS REDBUD	3" CAL./ AS SHOWN	02/ L6.5
T2		●	PLATANUS MEXICANA/ MEXICAN SYCAMORE	5" CAL./ AS SHOWN	02/ L6.5
T3		⊕	ULMUS CRASSIFOLIA/ CEDAR ELM	1.5" CAL./ AS SHOWN	02/ L6.5
		+	EXISTING TREE, PROTECT IN PLACE		

SHRUB LIST

REF.	QTY.	SYM.	DESCRIPTION	SIZE/ SPACING	COMMENTS/ DETAIL
S1	AS SHOWN	□	BAMBUSA MULTIPLEX 'ALPHONSE KARR'/ ALPHONSE KARR BAMBOO	15 GAL./ 36" O.C.	03/ L6.5
S2	AS SHOWN	□	DIETES BICOLOR/ BICOLOR IRIS	1 GAL./ 30" O.C.	03/ L6.5
S3	AS REQ'D	□	ROSMARINUS OFFICINALIS 'BLUE SPIRES'/ BLUE SPIRES UPRIGHT ROSEMARY	1 GAL./ 36" O.C.	03/ L6.5
S4	AS REQ'D	□	LIRIOPE GIGANTEA/ GIANT LILY TURF	1 GAL./ 18" O.C.	03/ L6.5
S5	AS REQ'D	□	NASELLA TENUISSMA/ MEXICAN FEATHER GRASS	1 GAL./ 18" O.C.	03/ L6.5
S6	AS REQ'D	□	PEROVSKIA ATRIPLICIFOLIA/ RUSSIAN SAGE	1 GAL./ 18" O.C.	03/ L6.5

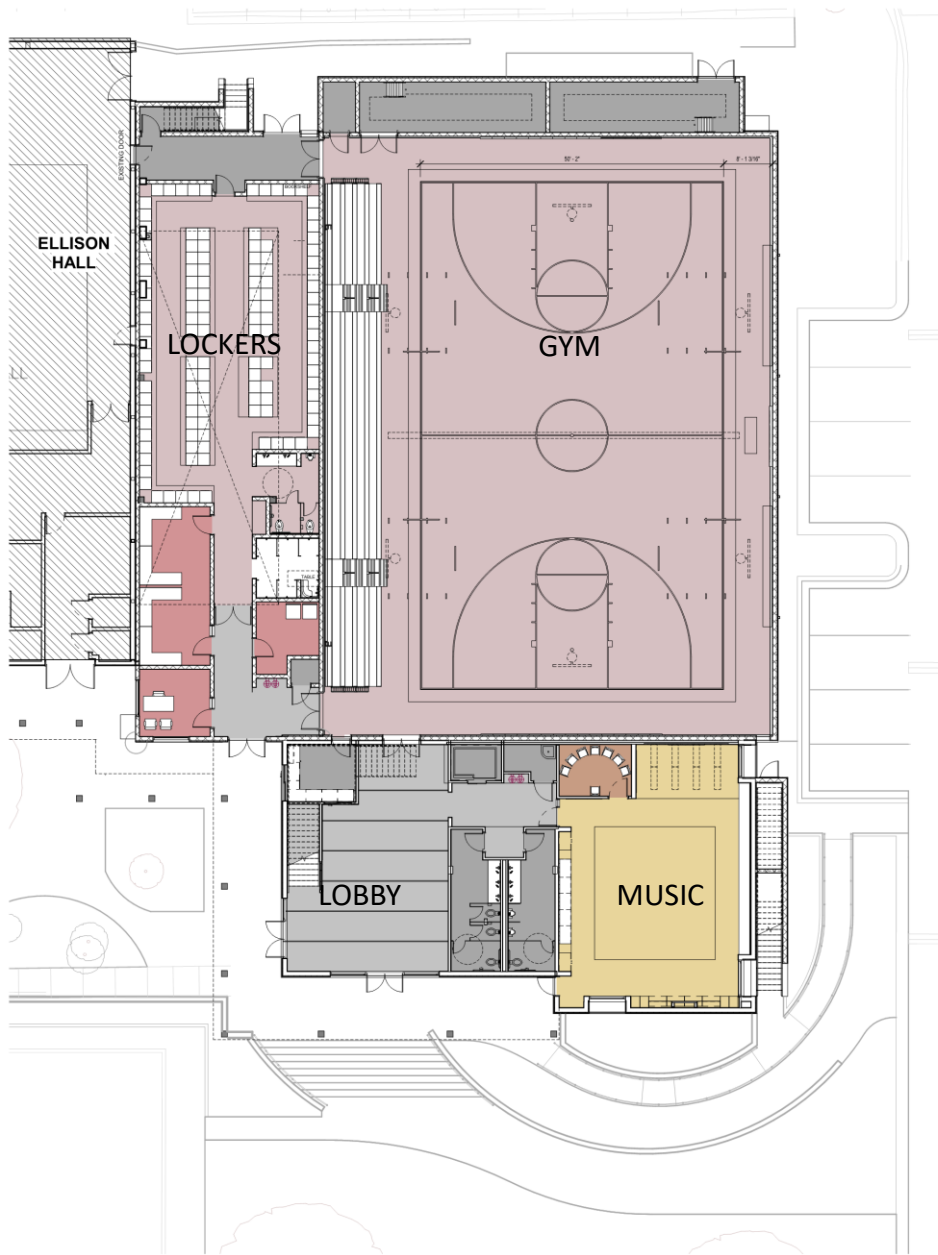
TURF LIST

REF.	QTY.	SYM.	DESCRIPTION	TYPE	COMMENTS
G1	AS REQ'D	■	COMMON BERMUDA CYNODON DACTYLON	SOD	SEE SPECS

SITE SYMBOLS LEGEND

SYM.	DESC.	SYM.	DESC.	DET.
⦿	FIRE HYDRANT	FOC	FACE OF CURB	
P	IRRIGATION PUMP	BOC	BACK OF CURB	
+	EXISTING TREE PROTECT IN PLACE	PA	PLANTING AREA	
■	CATCH BASIN	↩	ALIGN	
⊕	CATCH BASIN	(MH)	MANHOLE	
IC	IRRIGATION CONTROLLER			

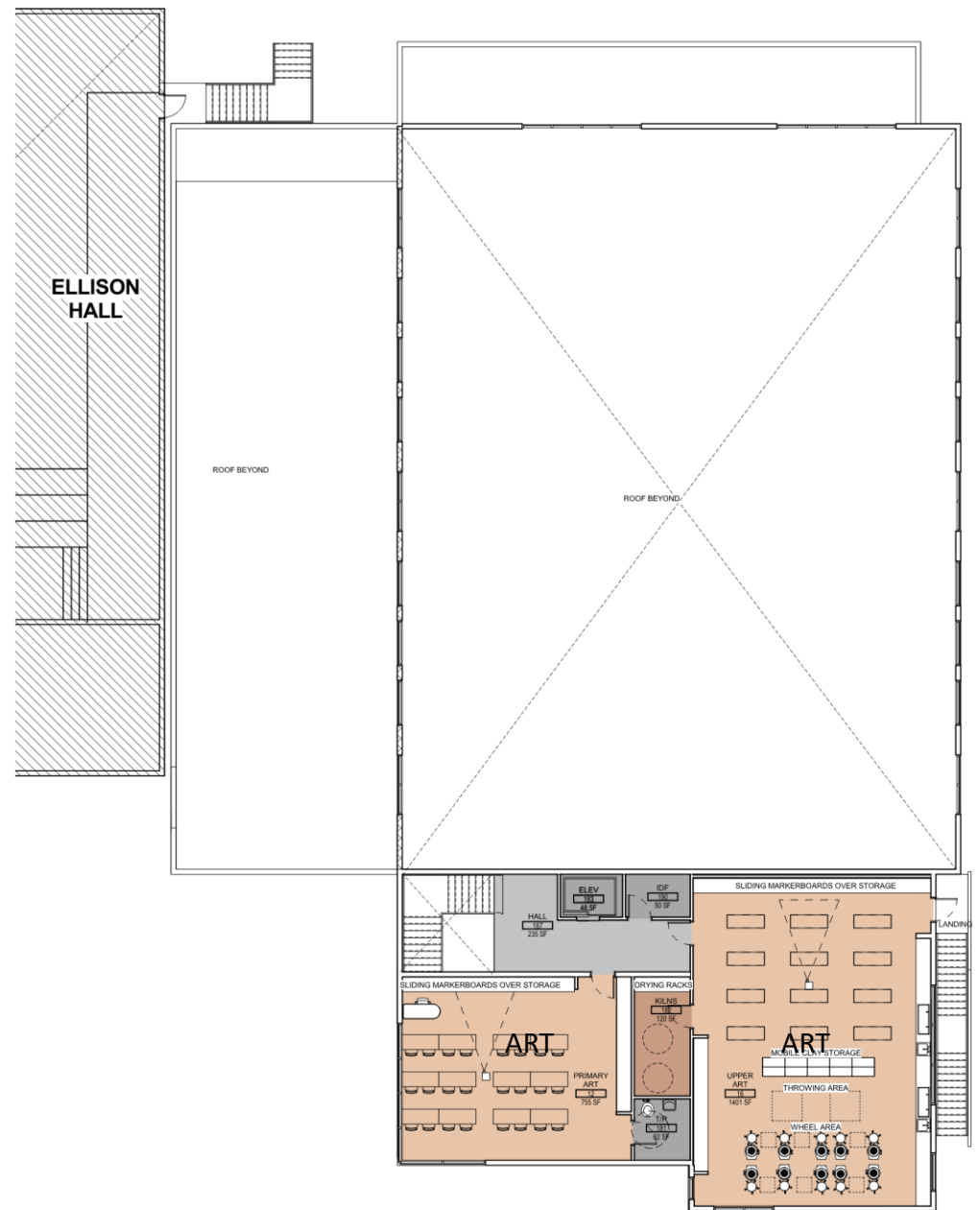
NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY. SEE CIVIL DWGS. FOR DETAILS AND EXACT LOCATIONS. FINAL LOCATIONS TO BE REVIEWED BY LANDSCAPE ARCHITECT.



14,700 SF ENCLOSED

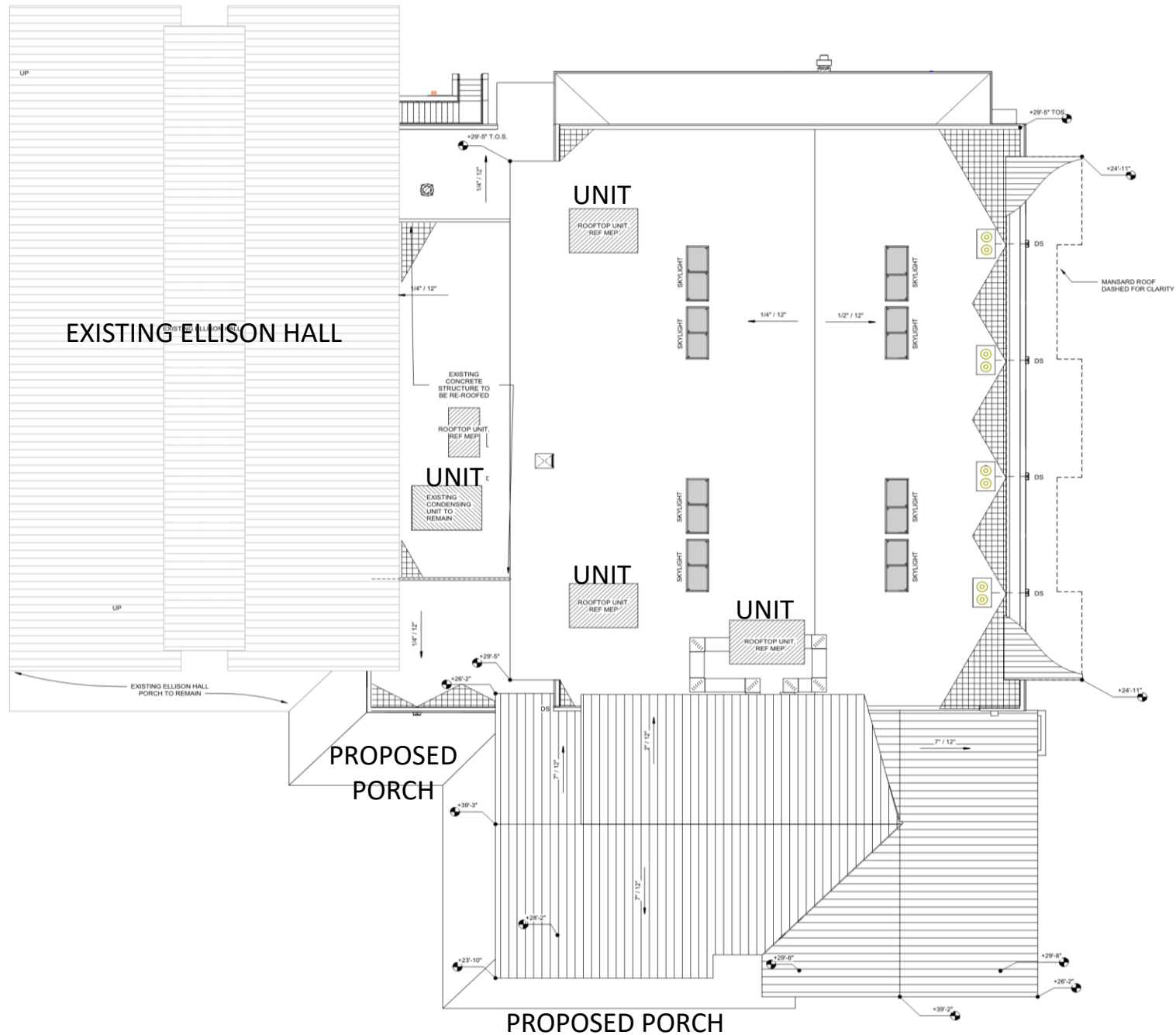
1,500 SF PORCH

LEVEL 1



3,200 SF ENCLOSED

LEVEL 2



NOTE: PROPOSED ROOFTOP UNITS ARE NOT VISIBLE FROM MCULLOUGH OR FRENCH PLACE DUE TO SCREENING OF MANSARD ROOF AND TALLER FINE ARTS VOLUME.



PERSPECTIVE – VIEW FROM SOUTH EAST

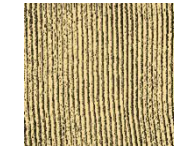


PERSPECTIVE – VIEW FROM SOUTH WEST

PROPOSED MATERIALS



STUCCO TO MATCH
EXISTING



VERTICAL RAKED
STUCCO



RED STANDING
SEAM TO MATCH
ADJACENT ELLISON
HALL



TONGUE AND
GROOVE WOOD
SOFFIT TO MATCH
ADJACENT ELLISON
HALL



PREFINISHED
METAL WALL
PANEL, PAC-CLAD
FLUSH PANEL



ALUMINUM
STOREFRONT /
CURTAIN WALL WITH
GLASS



METAL SCREEN
FOR VINES AT
NORTH FACADE



EAST ELEVATION



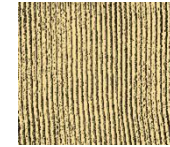
WEST ELEVATION



PROPOSED MATERIALS



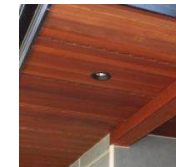
STUCCO TO MATCH
EXISTING



VERTICAL RAKED
STUCCO



RED STANDING
SEAM TO MATCH
ADJACENT ELLISON
HALL



TONGUE AND
GROOVE WOOD
SOFFIT TO MATCH
ADJACENT ELLISON
HALL



PREFINISHED
METAL WALL
PANEL, PAC-CLAD
FLUSH PANEL



ALUMINUM
STOREFRONT /
CURTAIN WALL WITH
GLASS



METAL SCREEN
FOR VINES AT
NORTH FACADE



EXTERIOR ELEVATIONS