

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

HDRC CASE NO: 2018-068
ADDRESS: 217 ROBINSON PLACE
LEGAL DESCRIPTION: NCB 592 BLK 7 LOT 2 EXC NW IRR 5.69 FT
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Joaquin Escamilla/Studio E Design
OWNER: IDEA Public Schools
TYPE OF WORK: Addition to existing school building
APPLICATION RECEIVED: February 02, 2018
60-DAY REVIEW: April 3, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two single story classrooms at an existing playground area on the east side of the IDEA Carver Academy, formerly known as The Carver Academy.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to

distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

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

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The structure at 217 Robinson Place, commonly known as both IDEA Carver Academy and The Carver Academy is located within the Dignowity Hill Historic District and was constructed in 2000. The structure features façade primarily consisting of tan brick, aluminum windows and aluminum storefront systems. At this time, the applicant has proposed to construct two new classroom additions on an existing playground.
- b. SCALE, MASSING & FORM – The applicant has proposed to construct two, single story additions, both of which will feature an overall height of 13’ – 6” and footprints of 875 and 879 square feet. The proposed heights as well as footprints are consistent with the existing architecture on site and are consistent with the Historic Design Guidelines.
- c. MATERIALS – The applicant has proposed materials that include galvanized metal panels and aluminum windows; both of which match the existing materials found on site. Staff finds the proposed materials to be appropriate.
- d. WINDOWS – As noted in finding c, the applicant has proposed to install aluminum windows that match those of the structure constructed in 2000. Staff finds the proposed window materials to be appropriate. The proposed windows should feature an installation depth that matches those found on the existing structure.
- e. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that match those found throughout the structure constructed in 2000. Staff finds the replication of these details to be appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the stipulation that the proposed aluminum windows match the installation depth of the existing, aluminum windows.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 04, 2016

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Armstrong Pl

Carter-Taylor-Williams
Mrt

Potomac St

Chase Alley
Brackenridge Education
and Training Center

Center St

Center St

Center St

Center St

N Hackberry

Carver Community
Cultural Center

217 Robinson Place

The Fr

Paso Hondo

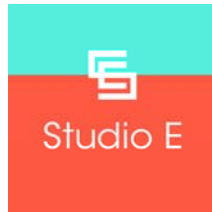
Robinson Pl

Robinson Pl

Antonio Fire
Department Station #3

Huston Machine Shop

N Olive St



Date: 02.01.2018
Project: **IDEA Academy Classroom Additions**
Address: 217 Robinson Place San Antonio, TX 78202

Attn: HISTORIC & DESIGN REVIEW COMMISSION

PROJECT DESCRIPTION/NARRATIVE:

The proposed project is an addition to an existing charter school campus (IDEA Carver Academy, now owned by IDEA Public Schools), was built in 2000. We are constructing 2 new single-story classrooms at an existing playground area on the east end of the campus, attached to Buildings 1 and 2 and connected by a covered breezeway. Demolished items will include non-historic site elements constructed at the time the campus was built in 2000: playground equipment, concrete sidewalks and sports court, basketball goals and metal awnings attached to Buildings 1 and 2. The classroom additions and overhead canopy structure will match/replicate the existing architectural language of the campus through use of materials, fenestrations and size proportions.

The materials used will be specified as “match to existing”, and will include:

- Galvanized flat hemmed metal panels on exterior wall finish
- Concrete sidewalks
- Tube steel beams and purlins with painted finish
- 2x6 Tongue-and-groove cedar wood decking on the underside of canopy with clear stain
- Galvanized standing seam metal roofing
- Galvanized fascia, gutters and scuppers
- Exterior sconce lighting
- Aluminum framed storefront windows

Please reference attached existing photos to view existing conditions, as well as rendered elevation images and construction drawings showing proposed materials and design. Thank you for your time.

Sincerely,

Joaquin Escamilla
Project Architect
Studio E Architecture • Interiors Inc.

Existing Photos: front elevation on Robinson Place



West Elevation bordering Hackberry Street:



East elevation at playground area:



East elevation at playground area:

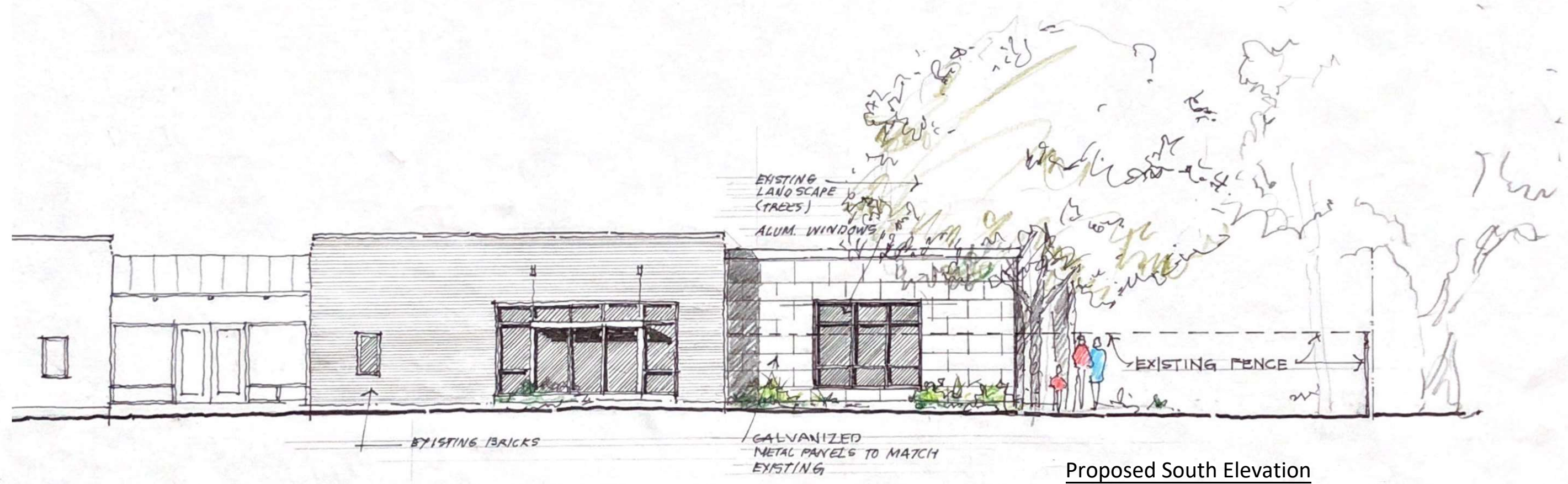


Existing canopy materials:



Existing exterior metal panels:





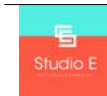
Proposed South Elevation



Proposed East Elevation



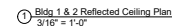
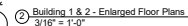
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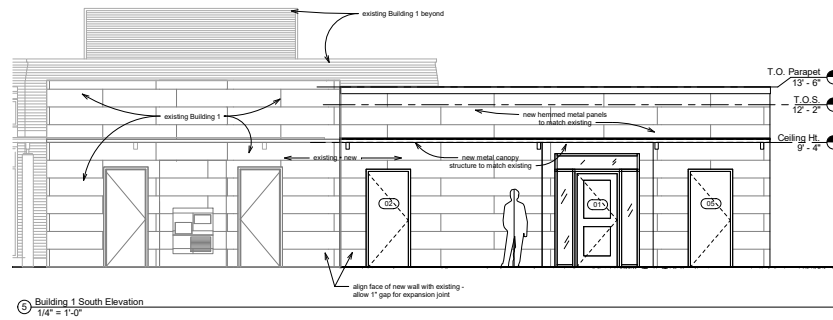
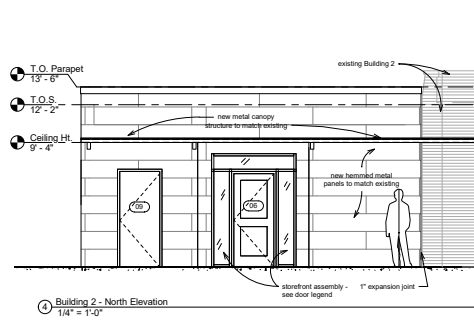
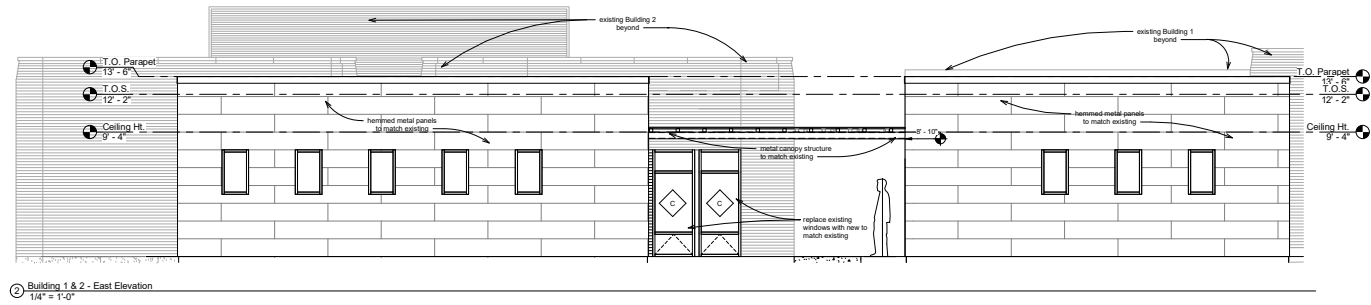
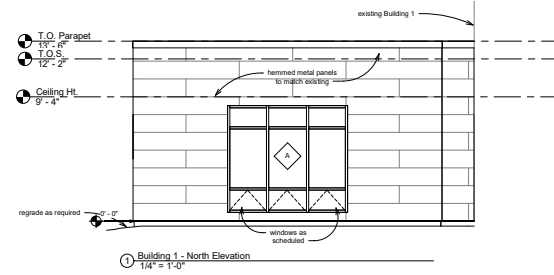
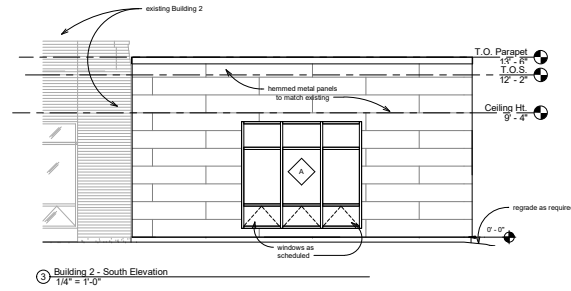


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210.738.5300 T

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IDEA Carver Academy Classroom Additions

217 Robinson Pl. San Antonio, TX 78202

JOB NO: N/A	DRAWN BY: Author
ISSUE / REVISION:	
NO. - DATE - DESCRIPTION	
DATE:	02.02.18
SHEET TITLE:	Building 1 & 2 Elevations
SHEET NO:	
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