

HISTORIC AND DESIGN REVIEW COMMISSION

January 02, 2019

HDRC CASE NO: 2018-514
ADDRESS: 400 EAGLELAND DR
LEGAL DESCRIPTION: NCB 3018 BLK 3 LOT 13 EXC NW IRR 124.73FT BRACKENRIDGE
HIGH SCHOOL SUB
ZONING: RM-4
CITY COUNCIL DIST.: 5
APPLICANT: Suresh Modadugu/Stantec
OWNER: San Antonio ISD
TYPE OF WORK: Exterior modifications, construction of multiple additions, site
modifications, signage
APPLICATION RECEIVED: December 17, 2018
60-DAY REVIEW: February 15, 2018
REQUEST:

The applicant is requesting final approval to:

1. Construct multiple additions to the existing main classroom structure.
2. Modify the façade of the existing main classroom structure.
3. Modify the existing parking lot to accommodate additional spaces.
4. Modify the existing landscaping to include the addition of new trees, shrubbery, and screening.
5. Install new signage.

APPLICABLE CITATIONS:

UDC DIVISION 6. – “RIO” DISTRICTS.

Sec. 35-670. - Criteria for Certificate of Appropriateness—Generally.

STATEMENT OF PURPOSE

In reviewing an application for a certificate of appropriateness for properties in the seven (7) river improvement overlay districts, the HDRC shall consider the character and design objectives for each river improvement overlay district, as well as the design standards set forth below. The commission also shall view the river or creek and their improvements as important natural, cultural, and historic resources. A building design or alteration shall recognize and acknowledge its relationship to the river or creek in its entirety. Sensitivity in design and an overall harmonious blending cannot be overemphasized.

Policy Manuals Adopted. The San Antonio River improvements project concept design guidelines, the Riverwalk policy guidelines, as amended, and the design guidelines for development of properties along the San Antonio River, prepared for the City of San Antonio, and the San Pedro Creek Design Guide are hereby adopted as policy guides for use by the commission and property owners. Copies are available from the historic preservation office.

(b) Design Objectives for River Improvement Overlay Districts.

1. Enhance the pedestrian experience with high quality streetscape designs.
2. Design buildings to relate to the pedestrian scale.
3. Low impact development (LID) features such as engineered swales, engineered infiltration storm sewer systems, bio-retention, and engineered wetlands are encouraged in all RIO districts. These features may be considered on-site detention features to the extent that they reduce the stormwater runoff expected downstream as a result of such developments.
4. Encourage neighborhood and cultural tourism uses as well as infill housing and rehabilitation of existing structures.

D. Design Objectives for "RIO-4" River Improvement Overlay District - 4.

- i. Encourage urban quality mixed-use developments.

- ii. Preserve and enhance historic character as well as emphasize street scene.
- iii. Construct new development that complements nearby historic King William area but does not mimic its style.
- iv. Encourage new development in clustered nodes.
- v. Development nodes should overlook the river, or be located at major intersections.

Sec. 35-674.01. - Building Design Principles in RIOs 1 through 6.

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units or five (5) acres, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles focus on promoting buildings that will be compatible in scale and appear to "fit" in the community by using materials and forms that are part of the San Antonio design traditions. The policies and standards also promote designs that enhance the streets in the area, as well as the Riverwalk, as places for pedestrians. As such, the policies and guidelines address only broad-scale topics and do not dictate specific design solutions, architectural styles, or details with the exception that the standards for "RIO-3" contain more specific requirements.

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

1. Express facade components in ways that will help to establish building scale. A. Treatment of architectural facades shall contain a discernable pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades. (2) Align horizontal building elements with others in the blockface to establish building scale. A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element. (3) Express the distinction between upper and lower floors. A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement. (4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions. A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length			50 ft.	50 ft.	30 ft.	75 ft. 75 ft. 50 ft.

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or

- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

(5) Organize the Mass of a Building to Provide Solar Access to the River. (see Figure 674-1).
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A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a). B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a). (6) Except in RIO-3, for properties greater than three (3) sides abutting the river, organize the mass of the building(s) to create a courtyard facing the river with one (1) open side to the river. (c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area. (1) The maximum building height shall be as defined in Table 674-2. A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet		60 ft.	120 ft.	None	84 ft.	60 ft. 50 ft.

(2) Organize the mass of the building to step back from established residential neighborhoods. Where a commercial, mixed-use residential, multi-family or industrial use abuts a single-family residential development, or is across the street from a single-family residential development, the following standards shall apply:

The massing of the building shall not exceed twenty-five (25) feet in height at the setback line. The building mass can continue upward within a forty-five-degree building envelope for a distance of fifty (50) feet measured horizontally from the building face, at which point the building massing may continue vertically to the height established in subsection 35-674(c).

(3) On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

(4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI. (d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures. (1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following: A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed. B. Other new materials that convey the texture, scale, and finish similar to traditional building materials. C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale. D. Painted or stained wood in a lap or shingle pattern. (2) The following materials are not permitted as primary building materials and may be used as a secondary material only: A. Large expanses of high gloss or shiny metal panels. B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and

street levels comply with 35-674(d)(1) above. (3) Paint or Finish Colors. A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area. B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel. C. Bright colors may highlight entrances or architectural features. (e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged.

In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap. A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by: i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent. ii. By stepping back the top twenty (20) percent of the building. iii. Changing the material of the cap. B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure. C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity. (2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly. A. Windows shall be recessed at least two (2) inches within solid walls (not part of a curtain wall system). B. Windows should relate in design and scale to the spaces behind them. C. Windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms. D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions. (3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled. A. Entrances shall be the most prominent on the street side and less prominent on the river side. B. Entrances shall be placed so as to be highly visible. C. The scale of the entrance is determined by the prominence of the function and or the amount of use. D. Entrances shall have a change in material and/or wall plane. E. Entrances should not use excessive storefront systems. (4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade. A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing. B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces. C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades. (f) Staircases. (1) Staircases to the River Level Shall be Uniquely Designed. A. Stairs shall not replicate other stairs in a single project. B. Stairs shall be constructed of handcrafted materials. The applicant shall use traditional building materials. C. Stairs shall not exceed ten (10) feet in width. (g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building. A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian. B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront. C. They should

match the shape of the opening. D. Simple shed shapes are appropriate for rectangular openings. E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building. F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers. G. Historic canopies shall be repaired or replaced with in-kind materials. (2) Materials and Color. A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC. B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage. (3) Incorporating lighting into the design of a canopy is appropriate. A. Lights that illuminate the pedestrian way beneath the awning are appropriate. B. Lights that illuminate the storefront are appropriate. C. Internally illuminated awnings that glow are prohibited.

Sec. 35-675. - Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

(1) The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission; (2) USGS maps; (3) Soil Survey maps; (4) Distance to water; (5) Topographical data; (6) Predictive settlement patterns; (7) Archival research and historic maps; (8) Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

Sec. 35-678. - Signs and Billboards in the RIO.

(a) General Provisions.

(1) This section governs all exterior signs and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons.

A. All signage within an RIO district shall conform to all city codes and must have approval of the historic preservation officer prior to installation.

B. Permits must be obtained following approval of a certificate of appropriateness.

C. No sign shall be painted, constructed, erected, remodeled, refaced, relocated, expanded or otherwise altered until it has been approved and a permit has been obtained from the development services department in accordance with the provisions of this section and applicable city code.

D. Signs, visual displays or graphics shall advertise only the business on the premises unless otherwise allowed in this section.

E. Temporary displays for permitted events are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.

(2) When reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

A. Signs should respect and respond to the environment and landmark or district character in which constructed.

B. Signs should respect and respond to the river improvement overlay districts character and the historic Riverwalk.

C. The content or advertising message carried by permitted signs shall pertain to the business located on the same premises as the sign or to any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, provided that signs erected on buildings with multiple businesses within shall pertain to any such business within.

(3) For signs with changeable message panels, the changeable message area of the sign shall not exceed twenty-five (25) percent of the total sign area, except for gasoline price signs which shall not exceed seventy-five (75) percent of the total

sign area. Electronic changeable message boards shall be prohibited.

(4) The name of a business may be changed through the administrative approval process if the sign conforms to the provisions of this section, and if the color, size, and style of lettering, and illumination of the sign remain the same.

(5) Provisions under this section shall comply with chapter 28 of the City Code of San Antonio, Texas. In cases where provisions under this section are stricter or a sign is designated as a contributing structure, then this section shall control.

(6) Special consideration should be given to the character of the sign itself proposed in the application, and whether the proposed sign has inherently historic characteristics which may fall outside of the guidelines presented below but which would contribute to the historic district, landmark or area for which it is being proposed. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

(7) Memorials, markers, naming rights of public property, and recognition of charitable donations given to the City of San Antonio shall be additionally governed by any formal action passed by city council.

(b) Sign Definitions. For signage definitions, refer to subsection 35-612(b) and chapter 28 of the City Code.

(c) Standards for Sign Design and Placement. In considering whether to recommend approval or disapproval of an application to construct or alter signage on a building, object, site, or structure in a river improvement overlay district, review shall be guided by the following standards in addition to any specific design guidelines approved by city council.

(1) Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall character of the district and structure. Sign materials shall be compatible with that of the building facade. Highly reflective materials that will be difficult to read are not permitted.

(2) Signs which describe, point, or direct the reader to a specific place or along a specific course, such as "entrance," "exit," and "disabled persons access," as well as government signs, shall be reviewed but shall not be included in total allowable signage area. Emergency signs shall be exempt from historic and design review commission approval.

(3) All graphic elements shall reinforce the architectural integrity of any building. Signs shall not disfigure, damage, mar, alter, or conceal architectural features or details and shall be limited to sizes that are in scale with the architecture and the streetscape. Emblems and symbols of identification used as principal structural or architectural design elements on a facade shall not be included in the total allowable signage per facade per structure when approved. Review shall be guided by the building's proportion and scale when such elements are incorporated.

(4) Graphics and signage may be illuminated by indirect, internal, or bare-bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser; by internal illumination with standard opal glass or other translucent material or with an equal or smaller light transmission factor. All illumination shall be steady and stationary. Neon lighting shall be permitted when used as an integral architectural element or artwork appropriate to the site. For purposes of this subsection, "Glare" shall mean an illumination level of six (6) Lux or greater at the property boundary. If internal illumination is used, it shall be designed to be subordinate to the overall building composition. Light fixtures should reflect the design period of the building on which they are placed. The use of ambient light from storefront or streetlights is encouraged.

(5) Signage requests for multi-tenant buildings must complement existing signage with regards to size, number, placement and design, unless such existing signage is not in conformity with regulations in this article. It is recommended that the building owner or their agent develop a master signage plan or signage guidelines for the total building or property. If a property has an approved master signage plan on file with the historic preservation officer, then applications for signage may be approved administratively at the discretion of the historic preservation officer provided that they comply with such master signage plan. Notwithstanding the above, signs may not exceed the maximum size and height limitation of signage contained in chapter 28, article 9.

(d) Proportion of Signs. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.

(e) Number and Size of Signs.

(1) Number and Size. The historic and design review commission shall be guided in its decisions by the total number of businesses or services per building and the percentage of visible storefront occupied by each business or service. Applicants may apply for up to three (3) signs total. Total signage for all applicants shall not exceed fifty (50) square feet unless additional signs and/or additional total footage is approved. Additional square footage may be approved provided that the additional signage is in conformity with, and does not interfere with, the pedestrian experience on the Riverwalk.

The additional square footage shall be based upon the size and scope of the site. Signs should reflect the type and speed of traffic they are meant to attract. Signs designed for pedestrians and drivers of slow moving cars should not be the same size as signs designed for highway traffic.

(2) Sign Area. The sign area shall be determined in the following manner:

A. Sign Areas. The area of a sign shall be computed on the actual area of the sign. Sign area shall be calculated as the area within a parallelogram, triangle, circle, semicircle or other regular geometric figure including all letters, figures, graphics or other elements of the sign, together with the framework or background of the sign. The supporting framework of the sign shall not be included in determining sign area unless such supporting framework forms an integral part of the sign display, as determined by the historic preservation officer. If the sign is located on a decorative fence or wall, when such fence or wall otherwise meets these or other ordinances or regulations and is clearly incidental to the display itself, the fence or wall shall not be included in the sign area. In the cases of signs with more than one (1) sign face, including but not restricted to double-faced signs, back-to-back signs, overhanging signs, and projecting signs, each side of the sign shall be included in total allowable signage area.

B. Channel Letter Signs. For channel letter signs, the sign area shall be the smallest rectangle that will encompass the limits of the writing, including spaces between the letters. Each advertising message shall be considered separately.

(3) Building Identification Signs. An additional building identification sign may be placed on a building with multiple tenants, if the building name is not the same as the business(s) housed within and such sign is recommended for approval by the historic and design review commission. This type of sign is to identify a building as a destination, shall not exceed thirty-two (32) square feet, shall not be included in the total allowable signage area, and shall not include names of individual businesses.

(4) Freestanding Signs. Freestanding signs are allowed provided the sign does not interfere with pedestrian or vehicular traffic. Freestanding signs shall be perpendicular to the street, two-sided and no taller than six (6) feet. Freestanding signs shall not be located in the right-of-way.

A. Projecting Arm Signs. Signs hung from poles are allowed. Pole height shall not exceed six (6) feet and the pole diameter shall not exceed three (3) inches. Blade signs are not allowed to project over a sidewalk or other right-of-way.

(f) Allowable Signs Not Included in the Total Signage Area.

(1) Parking lot signs identifying entrances and exits to a parking lot or driveway, but only when there is one-way traffic flow. No more than one (1) sign shall be permitted for each driveway entrance or exit, and no corporate or business logos shall be permitted. Additionally, parking lot signs to identify divisions of the parking lot into sections and to control vehicular traffic and pedestrian traffic within the lot provided that no corporate or business logos shall be permitted. Signs approved under this category shall not be included in the total allowable signage per structure.

(2) Dates of erection, monumental citations, commemorative tablets, insignia of local, state or federal government, and like when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure. Signs approved under this category shall not be included in the total allowable signage per structure.

(3) Information signs of a public or quasi-public nature identifying or locating a hospital, public building, college, publicly-owned parking area, historic area, major tourist attraction or similar public or quasi-public activity; and also including signs identifying restrooms or other facilities relating to such places or activities. Signs approved under this category shall not be included in the total allowable signage per structure.

(4) Incidental signs, including signs designating business hours, street numbers, credit card acceptance and the like provided that the signs are not freestanding, the total of all such signs shall not exceed four (4) square feet for each business, and the signs are non-illuminated. Incidental signs shall not be included in the total allowable signage per structure.

(5) Real estate signs, advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed. The maximum sign area shall be eight (8) square feet. Only one (1) sign will be permitted for each building for sale or lease that is adjacent to the Riverwalk. The sign is permitted to remain only while that particular building is for sale or the lease space is available.

(g) Pedestrian Menu Boards.

(1) Pedestrian menu boards shall not exceed two (2) square feet.

(2) Permanently displayed menus may be properly installed inside the business' window or in an approved wall-mounted or freestanding display case adjacent to the business entrance.

(3) The name of the establishment may not be displayed on the menu board if the business has other signage installed on the premises. It is permissible for the name of the restaurant to be placed on the actual menu. The established logo of a business is considered a sign.

(4) All items listed on a menu board must be placed within the border of the menu board or within the display case.

(5) There may be no more than one (1) pedestrian menu board per establishment unless there are two (2) primary entrances to a building on different facades, in which case a pedestrian menu board for each entrance may be approved.
(h) Sandwich Boards. Notwithstanding provisions of chapter 28-17, sandwich boards are permitted in river improvement overlay districts as on-premises signs provided permitting requirements of chapter 28, section 28-17 are met. A sandwich board shall:

- (1) Mean an A-frame or single panel double sided design for placement in front of the place of business.
- (2) Be no larger than two (2) feet wide and three (3) feet tall when extended.
- (3) Be prohibited on the pedestrian Riverwalk pathway
- (4) Count towards overall signage and must be included in any signage requests

(i) Noncommercial Speech Signs. Noncommercial speech signs including but not limited to public service announcements may be erected in river improvement overlay districts following approval provided all regulations in this article are met. The maximum size of a noncommercial speech sign shall be eight (8) square feet, and shall not be illuminated. However, political signs, and the regulation thereof, shall not violate Section 216.903 (Regulation of Political Signs by Municipality) of the Texas Local Government Code.

(k) Prohibited Signs. The following signs are prohibited:

- (1) Billboards, junior billboards, portable signs, and advertising benches;
- (2) Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, or significant architectural feature or detail of any building;
- (3) Any sign or sign spinner which advertises commercial off-premises businesses, products, activities, services, or events unless otherwise allowed in this article;
- (4) Any sign which does not identify a business or service within the river improvement overlay district unless otherwise allowed in this article;
- (5) Any non-contributing sign which is abandoned or damaged beyond fifty (50) percent of its replacement value, including parts of old or unused signs. All remnants such as supports, brackets and braces must also be removed;
- (6) Any attachment to an already affixed sign which does not meet the provisions of the City Code;
- (7) Roof mounted signs, except in the cases of landmark signs or unless approved in accordance with standards set forth in subsections (b) and (c) of this section. Contributing roof mounted signs may be resurfaced with an approved certificate of appropriateness. The square footage of roof mounted signs shall be included in the total allowable signage for the building;
- (8) Pole-mounted cabinet signs and pylon signs;
- (9) Digital displays, digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign, with or without rotating, flashing lettering, icons or images.

Except as provided below:

A. A public transportation agency may incorporate transit information signage into transit shelters, utilizing LED or digital technology, provided the signage is contained within or under the transit shelter, and is limited to five (5) square feet of signage area, and one (1) sign per thirty (30) linear feet of pedestrian shelter.

B. A public transportation agency may incorporate transit information signage into a monument sign at transit stops, utilizing LED or digital technology, provided it is limited to five (5) square feet of signage area.

C. A public transportation agency may incorporate transit information signage into a monument sign at transit facilities (other than transit stops), utilizing LED or digital technology, provided it is limited to seven (7) square feet of signage area.

D. The historic preservation officer may impose additional restrictions on illumination to ensure that the character of signs are harmonious with the character of the structures on which they are to be placed and designated landmarks or districts in the area, provided that such restrictions are reasonably related to other conforming signs and conforming structures in the area, do not unreasonably restrict the amount of signage allowed by this section, and are in keeping with the intent of this section. Among other things, consideration shall be given to the location and illumination of the sign in relation to the surrounding buildings, the use of appropriate materials, the size and style of lettering and graphics, and the type of lighting proposed.

E. Digital displays, digital and/or LED lighted signs are authorized in conjunction with a temporary display for a permitted event if in accordance with chapter 28 of the City Code of San Antonio, Texas.

- (10) Revolving signs or signs with a moving component.
- (11) Any sandwich board which conflicts with the Americans with Disabilities Act, or which disrupts or interferes with pedestrian or other traffic.
- (12) Any sign that obscures a sign display by a public authority for the purpose of giving instructions or directions or

other public information.

(13) Any sign which consists of pennants, ribbons, spinners or other similar moving devices.

(14) Any sign, except official notices and advertisements, which is nailed, tacked, posted or in any other manner attached to any utility pole or structure or supporting wire, cable, or pipe; or to any tree on any street or sidewalk or to public property of any description.

(15) Moored balloons, wind jammers or other floating or inflated signs that are tethered to the ground or to a structure.

(16) Any permanent or temporary sign affixed to, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is parked so as to advertise the business to the passing motorist or pedestrian; and whose primary purpose is to provide additional on-site signage or is to serve the function of an outdoor advertising sign. Excluded from this are vehicles or equipment that are in operating condition, currently registered and licensed to operate on public streets with a valid inspection sticker, and actively used in the daily function of the business to which such signs relate; vehicles/equipment engaged in active construction projects; vehicles or equipment offered for rent to the general public and stored on-premises and otherwise allowed under applicable city ordinance.

Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

(l) Installation. Signs, posters, decals or advertisements may not be affixed, tacked, nailed, pasted, or taped to any portion of a building, object, site or structure in a manner that will cause irreversible damage or loss, or is considered inappropriate under any applicable guidelines utilized by the office of historic preservation. Signs installed on masonry structures shall be installed in the mortar, not in the masonry unit.

FINDINGS:

- a. The property addressed 400 Eagleland Dr is the location of the G.W. Brackenridge High School. The 2-story primary structure was constructed circa 1972 and features several elements of the Midcentury Modern style, including strong horizontal and vertical geometries, cast stone columns, and ribbon windows. The campus features several addition structures, including a music, CTE, and athletic building. The campus is located in RIO-4, directly adjacent to the King William Historic District, which is located to the northwest of the site. The applicant is requesting final approval of several exterior modifications and upgrades, including modifications to the existing façade, several additions, and site improvements.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on October 17, 2018. The approval carried the following stipulations:
 1. That the applicant reduces the height of the proposed freestanding monument sign as noted in finding d; **approval of signage is not being considered as part of this application.**
 2. ARCHAEOLOGY- The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology; **this stipulation will carry through to final approval.**
- c. FAÇADE MODIFICATIONS – The applicant has proposed to modify the façade of the existing main classroom building as part of a comprehensive facility renovation plan. The plan will incorporate glass and metal panels, limestone, and a first floor storefront window system separated by metal muntins that features vertical strips of colored glass. The proposed windows echo the rhythm and proportions of the Midcentury Modern school building and the proposed lite configuration and screening elements are responsive to existing building elements. Staff finds the proposal consistent with RIO guidelines and appropriate for the structure.
- d. ADDITIONS – The applicant has proposed multiple additions to the primary structure. The additions will be located at the front, rear, and sides of the buildings. The additions are subordinate to the existing structure in square footage. The architectural details of the additions will blend with the proposed façade modifications to create a unified façade. Staff finds the proposal consistent with UDC requirements.
- e. SITE MODIFICATIONS – The applicant has proposed to perform site modifications to include re-grading and drainage alterations where required to improve the conditions on the campus. Limited information on how this will be achieved has been provided at this time. The applicant has also proposed to modify the existing parking configuration. Staff generally finds the proposal to be appropriate.
- f. SIGNAGE – Based on the submitted site plan, a sign is proposed for the corner of S St. Mary's St and Eagleland Dr. Signage is not being considered as part of this application. The applicant is responsible for submitting separate applications for a comprehensive signage plan to the Office of Historic Preservation for review and approval.
- g. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through e with the following stipulations:

- i. That a separate application is submitted for review and approval for any proposed signage on site.
- ii. ARCHAEOLOGY- The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 09, 2018

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BRACKENRIDGE HIGH SCHOOL

HDRC Booklet
December 18, 2018



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PROJECT TEAM

OWNER - SAISD

Kamal ElHabr	Associate Superintendent
Kedrick Wright	Director, Planning and Construction
Terry Salli	Project Manager
David Garcia	Director, Science
George De Winne	Assistant Director of Construction & Maintenance
James Orozco	Coordinator, Fine Arts
Yesenia Cordova	Principal, Brackenridge HS
Blanca Rojas	Assistant Principal, Brackenridge HS
Kimberly Ash	Assistant Principal, Brackenridge HS
Lynn Lynch	Assistant Principal, Brackenridge HS
Sonia Guerrero	Assistant Principal, Brackenridge HS
Cheryl Hanson	Theater Director, Brackenridge HS
Heidi Head	Librarian, Brackenridge HS
Teachers	Brackenridge HS

ARCHITECTURAL - STANTEC

Daniel Perez	Principal in Charge
Christian Owens	Principal Designer
Josh Sawyer	Educational Planning Leader
Amy Martinez	Design Architect
Suresh Modadugu	Senior Interior Designer
Ryan Bloom	Project Manager
Mark Foulke	Project Architect
Marjan Motevasel	Senior Designer
Michael Rodriguez	Designer
	Designer

CIVIL - STANTEC

Mark Johnson	Principal
Chance Kutac	Project Manager

MEP - CLEARY ZIMMERMANN

Michael Hayes	Project Manager
Jonathan Garcia	Electrical Engineer
Thomas Watson	Plumbing Engineer

LANDSCAPE - CFZ GROUP LLC

Leticia Zavala	ASLA	Principal
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TECHNOLOGY - COMBS CONSULTING

Brian Combs	Principal
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BUILDING ENVELOPE - ARMKO

Mike Perry	Project Manager
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FOOD SERVICES - COSPER & ASSC

JAMES COSPER	Principal
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ACOUSTICS - BAI

RICHARD BONER	Principal
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PROJECT SUMMARY

San Antonio Independent School District has engaged Stantec to work with the District on additions and renovations to Brackenridge High School. The campus is located at 400 Eagle Drive Campus, San Antonio was built on the south side of downtown San Antonio in 1917. None of the original build exist. The current Main Building at Brackenridge High School was constructed in 1972. Brackenridge High school is located on the banks of San Antonio river within the River Overlay District - 4. The campus is land-locked by two public streets (S St. Mary's Street and Eagleland Drive) and the San Antonio river to the south.

The Brackenridge campus serves over 1700 students between the grades of 9 and 12, with a total campus square footage of approximately 351,798 square feet. The campus is comprised of five (5) separate buildings; the Main Building (1972), (2004), a Vocational Building (1953), a CATE Building (2014), the Gymnasium Building (1956, 1972, 2004) and a Music Building (2005).

The Main Building consists of the administration, academics, library, cafeteria and theater. The Vocational Building B has limited utilization, housing book storage and dance program. The CATE Building C houses the Career and Technology and ROTC programs. The Gymnasium D consist of competition and practice gyms, PE and Athletic lockers and weight room. The Music Building E caters to Choir and Band program.

The 20016 SAISD Bond address renovation and expansion of the Main Building, to facilitate current education programmatic needs of the campus. The renovation and additions address academic and infrastructure needs required in the Main Building.

The proposed addition at the front of the school provides an excellent opportunity to enhance the street appeal of the school. Site improvements required include replacement of pavement, improvement of drainage and improvements to the traffic flow.

The renovated school will be a great asset to the community providing facilities for Advanced Learning Environments.

PICTURES

REFERENCE PLAN



SURROUNDING
NEIGHBORHOOD



BRACKENRIDGE CAMPUS



BRACKENRIDGE MAIN
BUILDING TO
BE RENOVATED



DESIGN VISION

NARRATIVE

San Antonio has been revered as a melting pot of culture and inclusion since it hosted the 1968 World's Fair. While many of the pavilions and structures have long been demolished, that essence is still very much present in the city. This fusion could not be more evident than in the neighborhood Brackenridge High School calls home. Nestled between the juxtaposition of both an urban environment and a natural landscape, with new and existing construction, it is project team's vision to pay homage to the past while progressing forward. Our goal is to provide a safe environment for learning, while opening the doors to the community and creating spaces that embody the culture that is San Antonio.

LEGACY

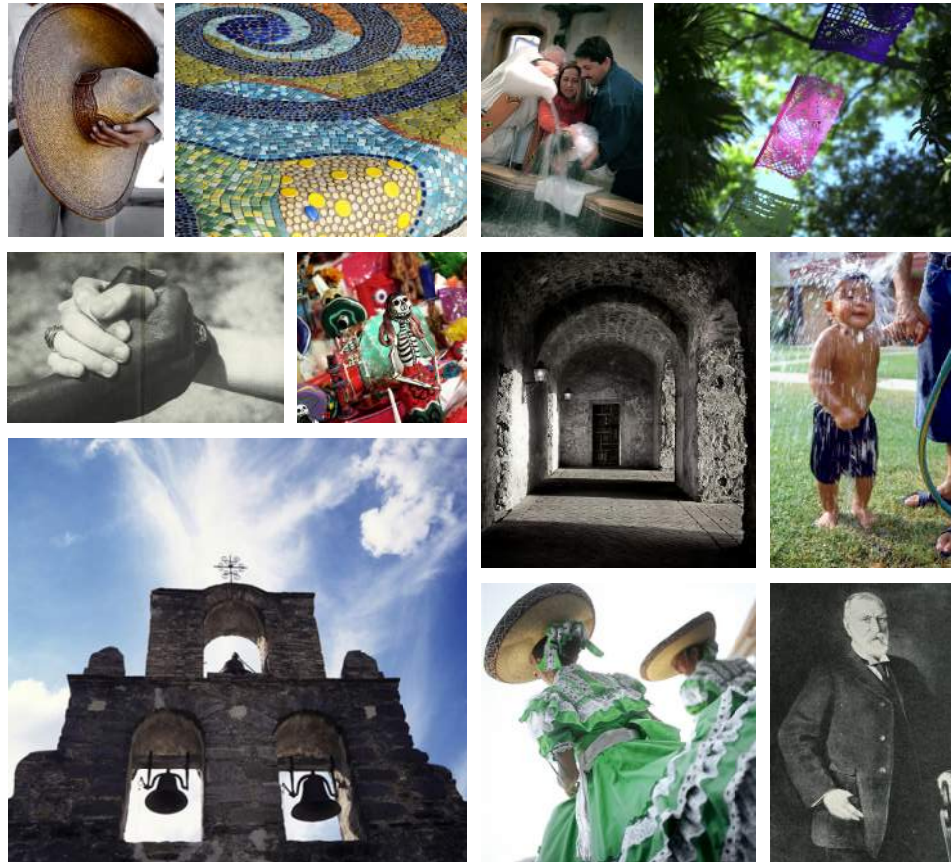
Brackenridge High School has been in existence since the turn of the 20th century. While the actual architecture of the building has changed, the spirit and pride of the Eagles is not defined by the structure itself. Though we are creating new architecture that is more adaptable to the ever-changing methods of learning, it is our intention to create a space that will pay tribute to the legacy that is Brackenridge.

COMMUNITY

Currently, it seems that Eagleland Drive provides an invisible fence between the residential neighborhood and the school. By manipulating the exterior walls, and providing more glazing, we hope to create a much less definitive separation between them. We hope that the building could serve as an institution for learning as well as a community center.

CULTURE

No neighborhood quite embodies San Antonio like that of King William, especially during Fiesta. Almost every house has the traditional "papel picado" banners hanging from the porches as onlookers gather to watch the Brack band practice for the nightly parade. We hope this project will showcase that same vibrant spirit that represents San Antonio and allow it to be seen in the corridors through finishes, fabrics, paints, and communal learning spaces.



SITE PLAN



SITE PLAN LEGEND

- LANDSCAPE AREA
- BUILDING ADDITION
- EXISTING BUILDING BEING RENOVATED
- EXISTING HARDSCAPE
- REVISED HARDSCAPE
- EXISTING BUILDING TO REMAIN

EXTERIOR DESIGN CONCEPT

WHAT HAPPENS WHEN YOU BLEND DESIGN VISION INTO BUILDING ARCHITECTURE?

Brackenridge High School!

Carrying our vision into the exterior design of Brackenridge High School means a blending of existing building typology, historical references, and contemporary connections.

LEGACY

San Antonio and Brackenridge have a rich connection to architectural history. The design will incorporate formal notions of institutional and Mission style massing with contemporary playfulness of glass, texture, and color.

COMMUNITY

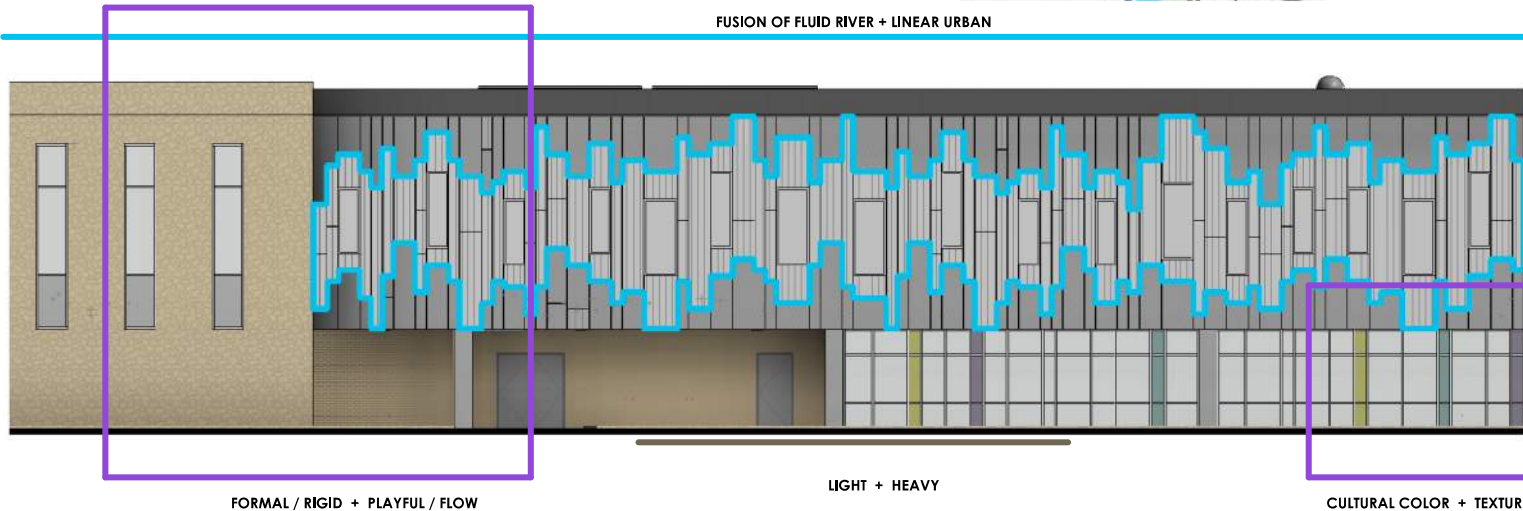
The facade fuses the linear, rigid urban environment with the flowing, playful character of the landscape and nearby San Antonio river. The heavy qualities of urban development and the lightness of water create a balanced flow around the building's perimeter.

CULTURE

Color, layers, textures, and life reveal themselves throughout the design to pay homage to the rich character of the area.



FUSION OF FLUID RIVER + LINEAR URBAN



FORMAL / RIGID + PLAYFUL / FLOW

LIGHT + HEAVY

CULTURAL COLOR + TEXTURE

OPAQUE

TRANSPARENT

MATERIALS

CULTURAL VERNACULAR

Taking inspiration from the Brackenridge campus and from regional Texas architecture, our palette of local natural (stone and wood) and contemporary urban (metal and glass) materials combine to form a balance of regionality tied to the state, the city, and the specific site itself.



LIMESTONE

Natural Texas Limestone
Color: Texas Buff
Texas Quarries or Similar



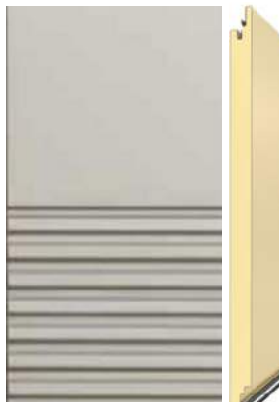
BRICK

Brick Veneer
Color: to match existing
ACME Brick or Similar



METAL PANELS

Insulated Metal Panels
Color: Metallic Silver in Non-embossed
and Shadowline style
Kingspan or Similar



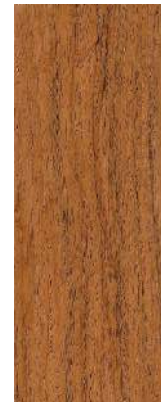
STOREFRONT SYSTEM

Anodized Aluminum Framing
with Clear/Color Insulated Glass
Kawneer Trifab 451T or Similar



MESQUITE WOOD

Wood look metal soffit
Hunter Douglas or Similar



EXISTING BUILDING TO REMAIN

Portions of existing building to remain
with modifications for new windows



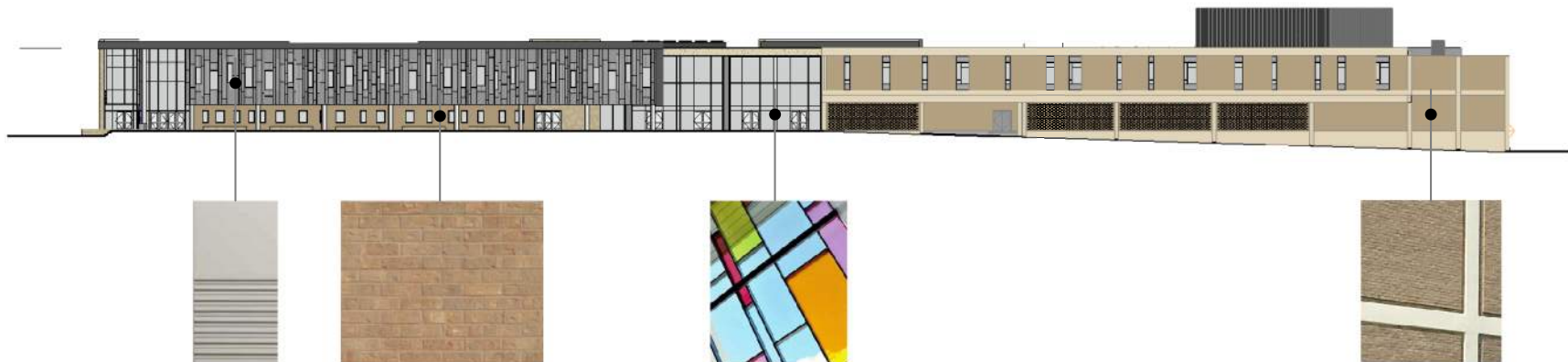
ELEVATIONS

EAST ELEVATION (ST. MARY'S STREET)

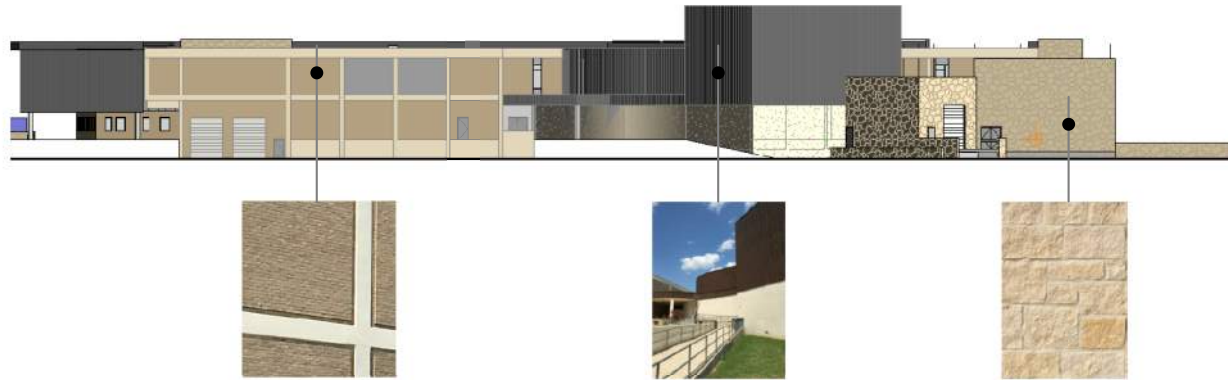


Please note graphic is material reference only, the exact configuration of the elevation has changed, please refer to the CDs elevation sheets.

NORTH ELEVATION (EAGLELAND DRIVE)



WEST ELEVATION



Please note graphic is material reference only, the exact configuration of the elevation has changed, please refer to the CDs elevation sheets.

SOUTH ELEVATION

