

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

HDRC CASE NO: 2020-248
ADDRESS: 400 EAGLELAND DR
LEGAL DESCRIPTION: NCB 3018 BLK 3 LOT 13 EXC NW IRR 124.73FT BRACKENRIDGE HIGH SCHOOL SUB
ZONING: RM-4,H
CITY COUNCIL DIST.: 5
DISTRICT: King William Historic District
LANDMARK: Brackenridge School
APPLICANT: Wanira Magaloni/Stantec Architecture
OWNER: Carlos Alexander/SAN ANTONIO ISD
TYPE OF WORK: Signage
APPLICATION RECEIVED: May 18, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness to install signage at Brackenridge High School. The requested signage includes:

1. Monument signage at an existing limestone wall.
2. A digital billboard measuring approximately 15 feet in height.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General

A. GENERAL

- i. *Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.
- ii. *New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.
- iii. *Scale*—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

B. HISTORIC SIGNS

- i. *Preservation*—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.
- ii. *Maintenance*—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

C. PLACEMENT AND INSTALLATION

- i. *Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.
- ii. *Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.
- iii. *Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.

iv. *Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

i. *Inappropriate materials*—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.

ii. *Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

iii. *Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.

iv. *Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

i. *Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.

ii. *Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

F. PROHIBITED SIGNS

i. An abbreviated list of the types of signs prohibited within San Antonio's historic districts and on historic landmarks is provided below. Refer to UDC Section 35-612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs.

Billboards, junior billboards, portable signs, and advertising benches.

Pole signs.

Revolving signs or signs with a kinetic component.

Roof mounted signs, except in the case of a contributing sign.

Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign.

Moored balloons or other floating signs that are tethered to the ground or to a structure.

Any sign which does not identify a business or service within the historic district or historic landmark.

Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts of old or unused signs.

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.

G. MULTI-TENANT PROPERTIES

i. *Signage Plan*—Develop a master signage plan or signage guidelines for the total building or property.

ii. *Directory signs*—Group required signage in a single directory sign to minimize visual color and promote a unified appearance.

4. Freestanding Signs

A. GENERAL

i. *Appropriate usage*—Freestanding signs are most appropriate in locations where building forms are set back from the street, such as in areas where historic residences have been adapted for office or retail uses, or in commercial districts where they may be used to identify parking areas or other accessory uses.

ii. *Placement*—Place freestanding signs near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. No freestanding sign should be placed in a manner that obstructs the pedestrian walkway.

iii. *Number*—Limit the number of freestanding signs per platted lot to one, unless the lot fronts more than one street, in which case, one sign is allowed on each street on which the lot has frontage.

iv. *Monument signs*—Do not use —suburban-style monument signs or electronic messaging signs not historically found in San Antonio's historic districts.

B. DESIGN

i. *Height*—Limit the height of freestanding signs to no more than six feet.

ii. *Area*—The size of new signs should be appropriate within the historic context, and should not exceed 25 square feet on either side, for a total of 50 square feet. Appropriate size shall be determined by considering historic precedent, sign patterns within historic districts, and conditions specific to individual properties.

iii. *Structural supports*—Use subtle structural elements (in terms of their scale and mass) with historically compatible materials to support a freestanding sign.

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 structure is an individual local landmark and is contributing to the King William Historic District.
- b. MONUMENT SIGN – The applicant has proposed to install signage bearing the name of the high school on an existing limestone wall. The signage will measure approximately 6 feet in height. Staff finds the requested signage to be appropriate in design and scale for the specific site.
- c. FREESTANDING SIGN – The applicant has proposed to install a freestanding sign supported by two poles near the entrance of the site along Eagleland. The sign is proposed to be approximately 15 feet in height. As submitted, the sign includes a digital billboard. According to the Historic Design Guidelines, digital signage is prohibited and cannot be considered for approval by the Commission and cannot be appealed. According to the Historic Design Guidelines, freestanding signs are appropriate for locations where building forms are set back from the street. Signs should be placed near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. Overall, the guidelines encourage freestanding signs that are compatible with the scale of the structure and the site. While Guideline 4.B.i. encourages limiting freestanding sign heights to no more than 6 feet, staff generally finds the freestanding sign’s height, form, and placement to be appropriate for the specific site due to the building’s scale, setback, and the size of the property. Staff finds that the signage content, material, and lighting method should align with the Guidelines.

RECOMMENDATION:

Item 1, Staff recommends approval of the monument signage based on finding b.

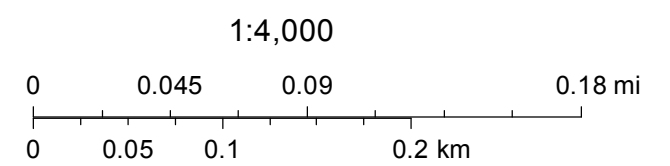
Item 2, Staff recommends approval of the freestanding sign based on finding c with the following stipulations:

- i. That the applicant proposes an alternative signage element to the prohibited digital signage for the freestanding cabinet. The applicant is required to submit an updated proposal for staff review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



June 12, 2020









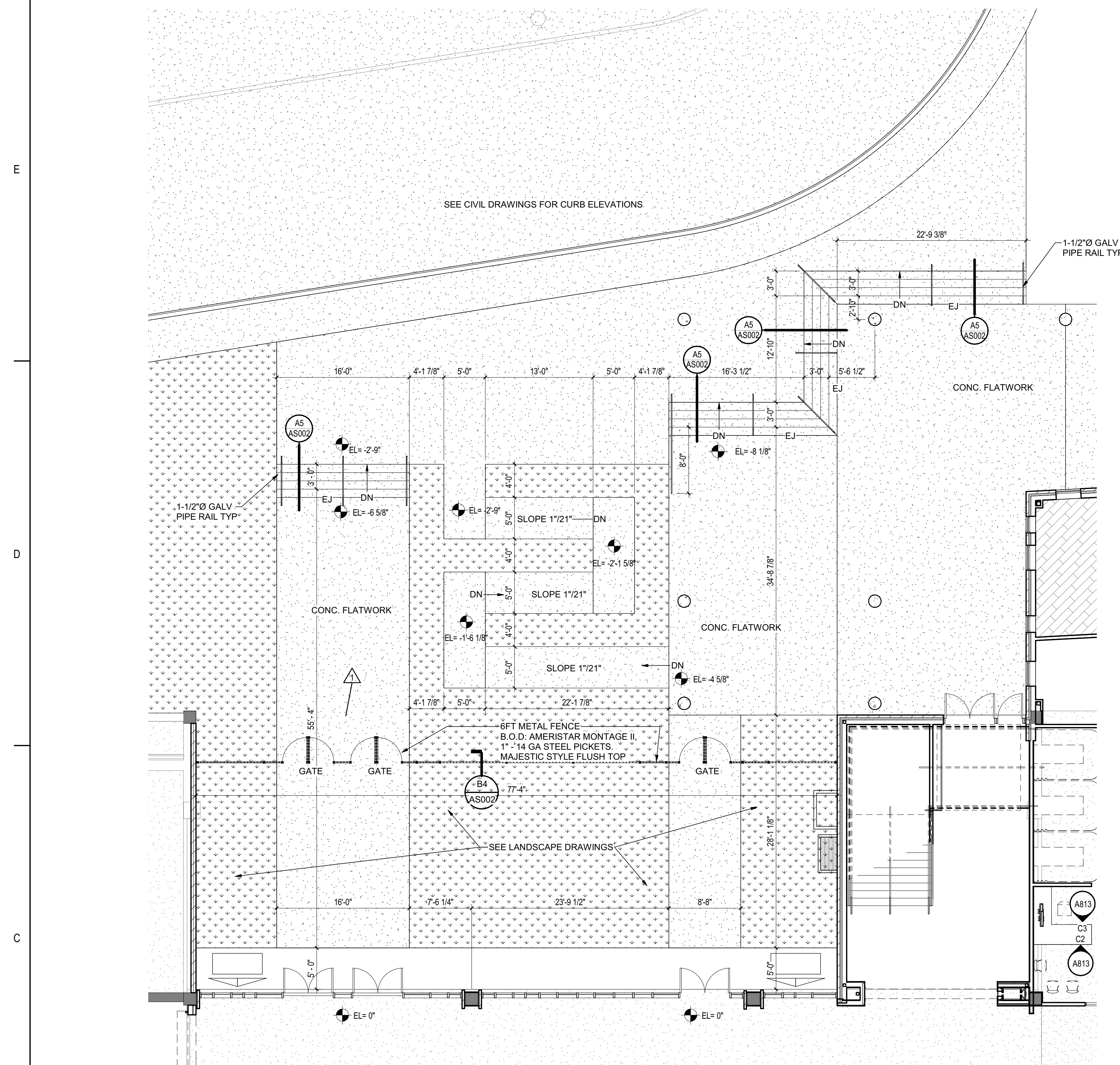




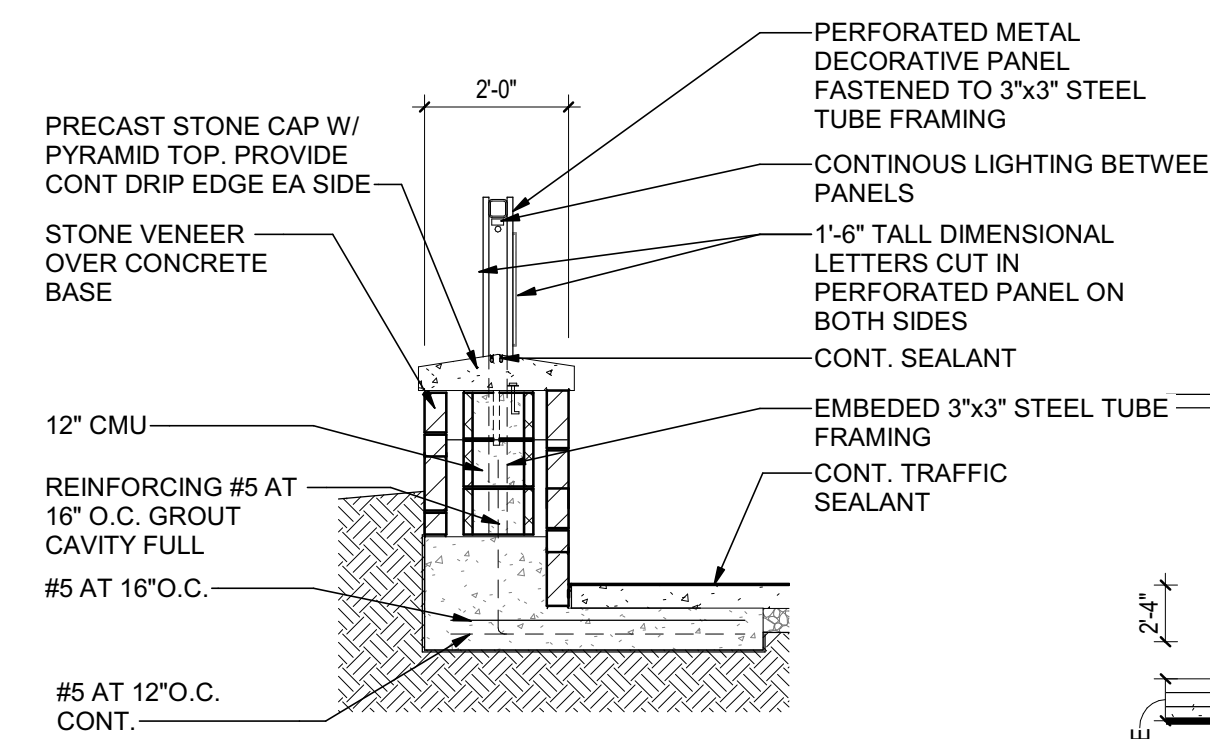


We are our Senior class of 2020!

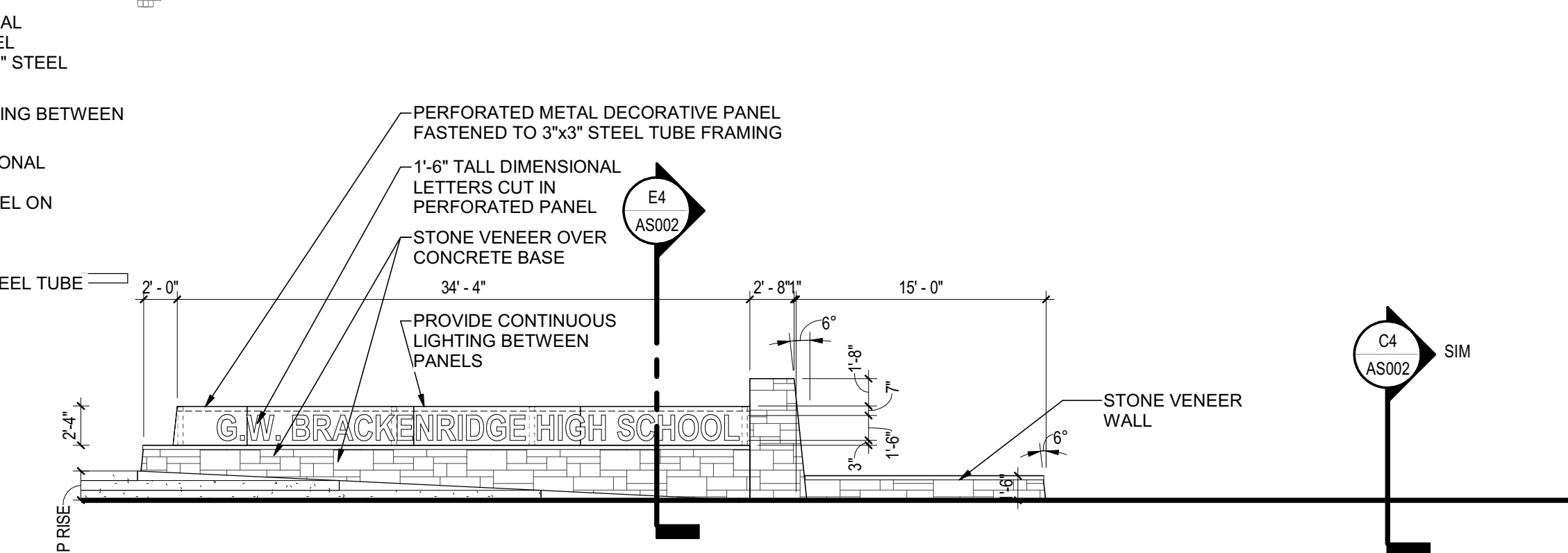




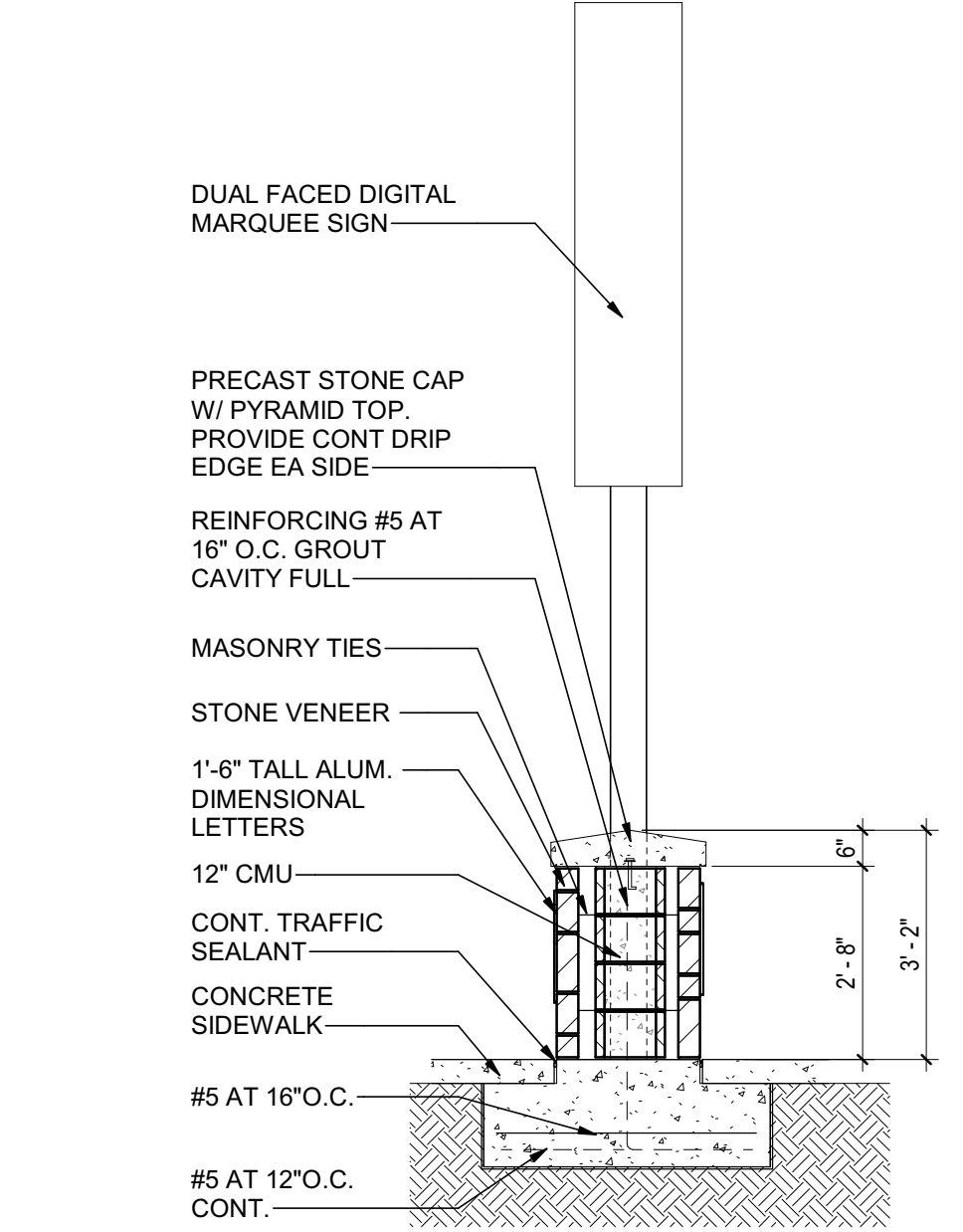
C1 **ENLARGED PLAZA PLAN**
AS002 1/8" = 1'-0"



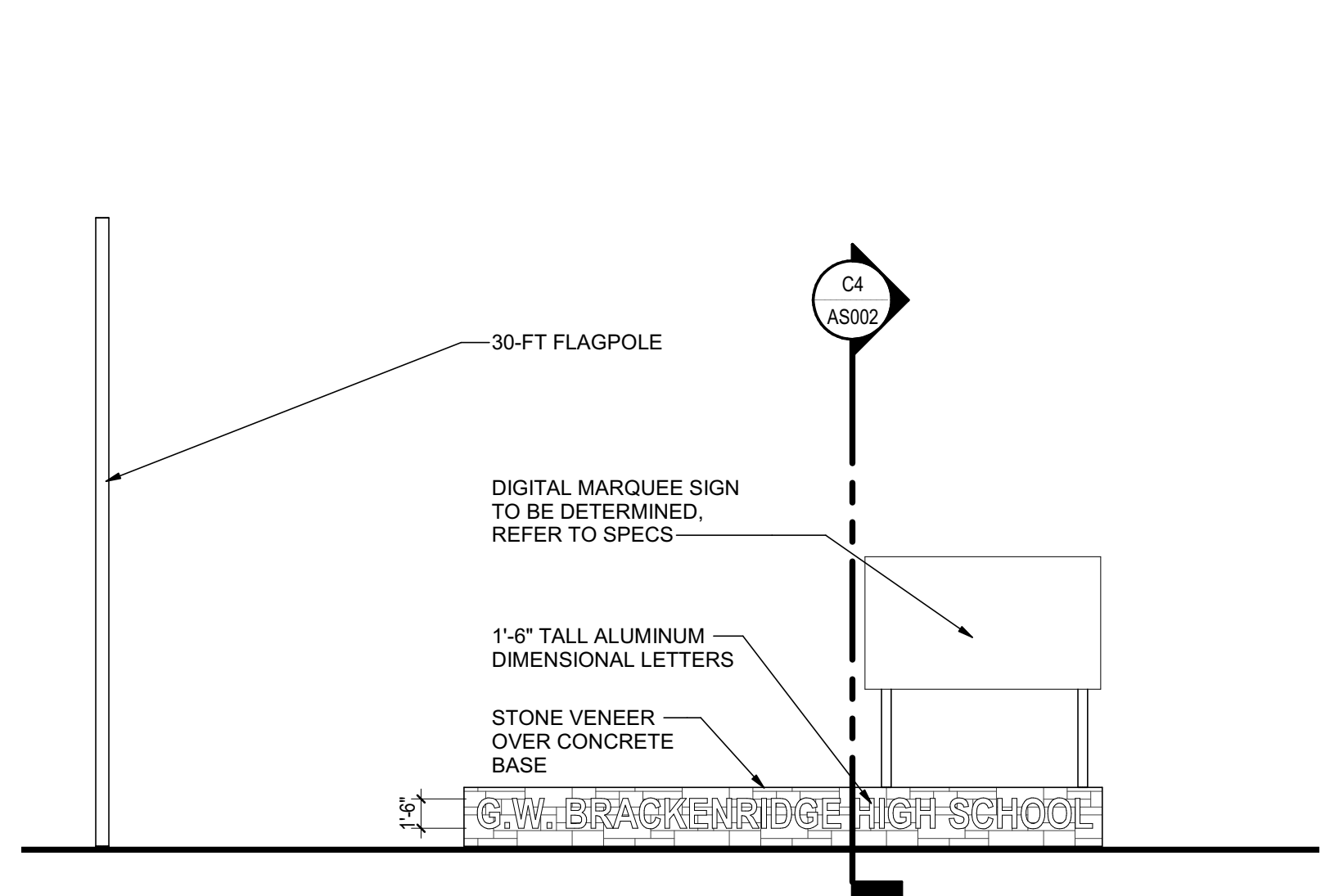
E4 BUILDING SIGN SECTION
AS002 3/8" = 1'-0"



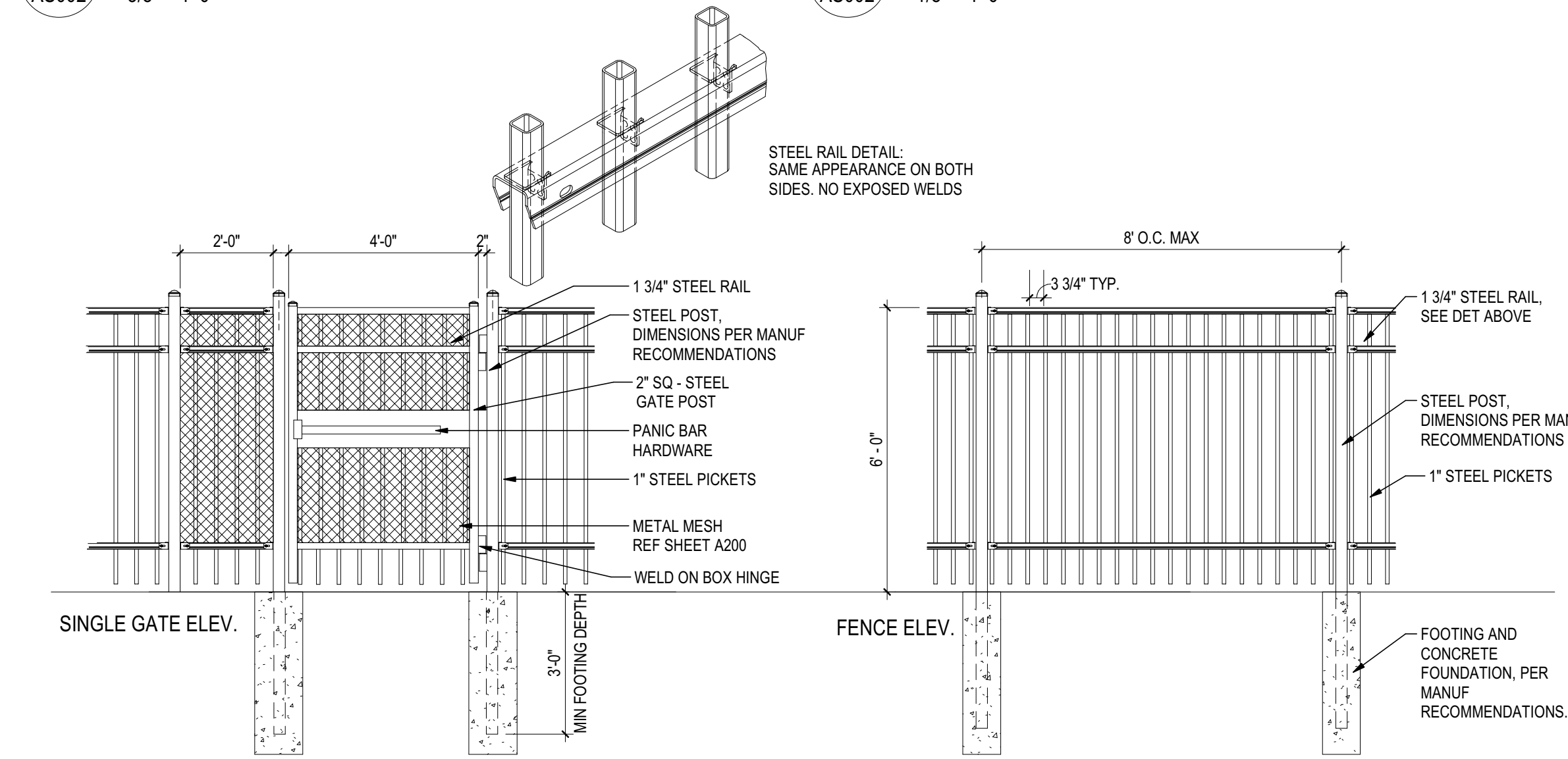
E5 BUILDING SIGN ELEVATION
AS002 1/8" = 1'-0"



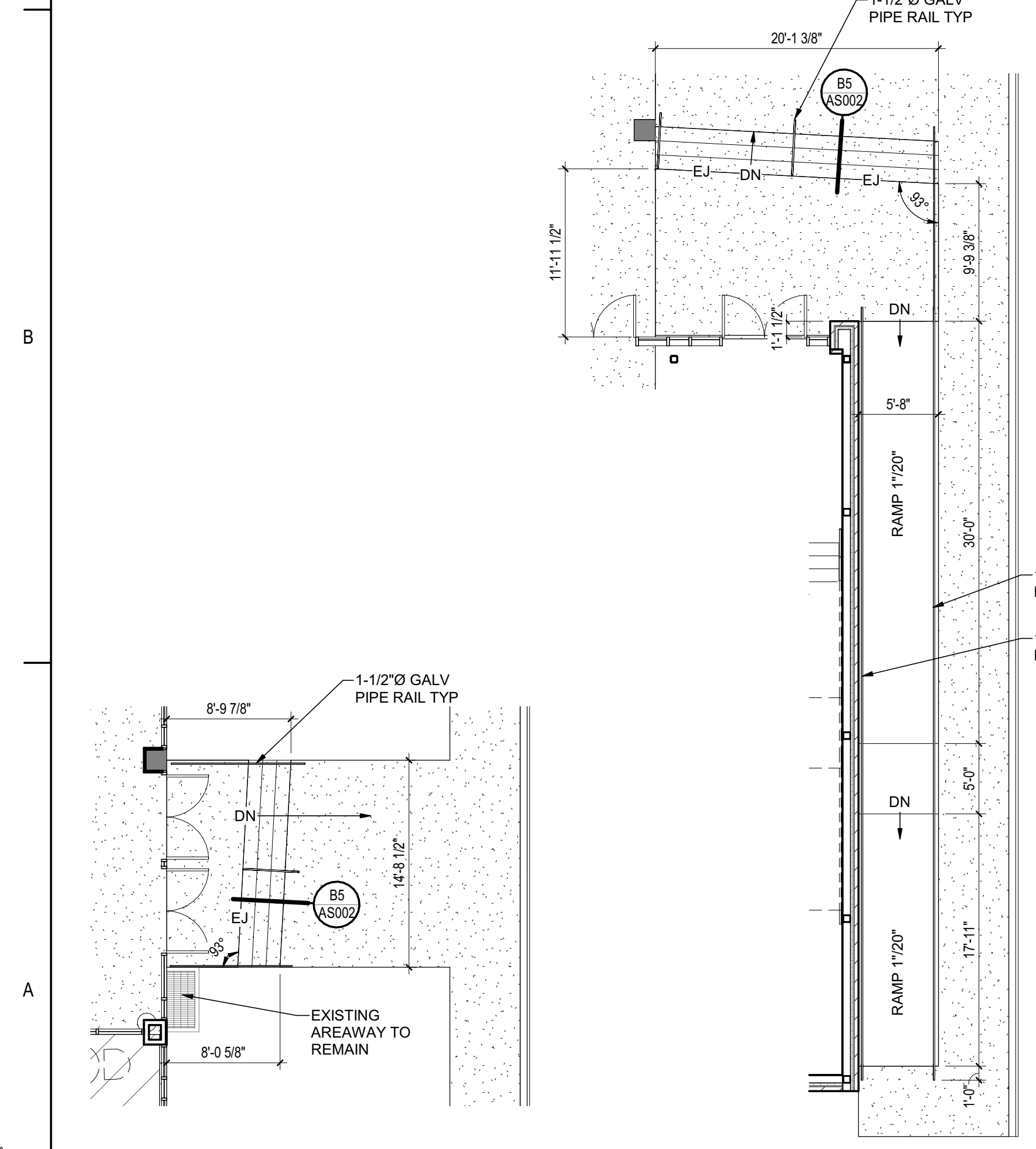
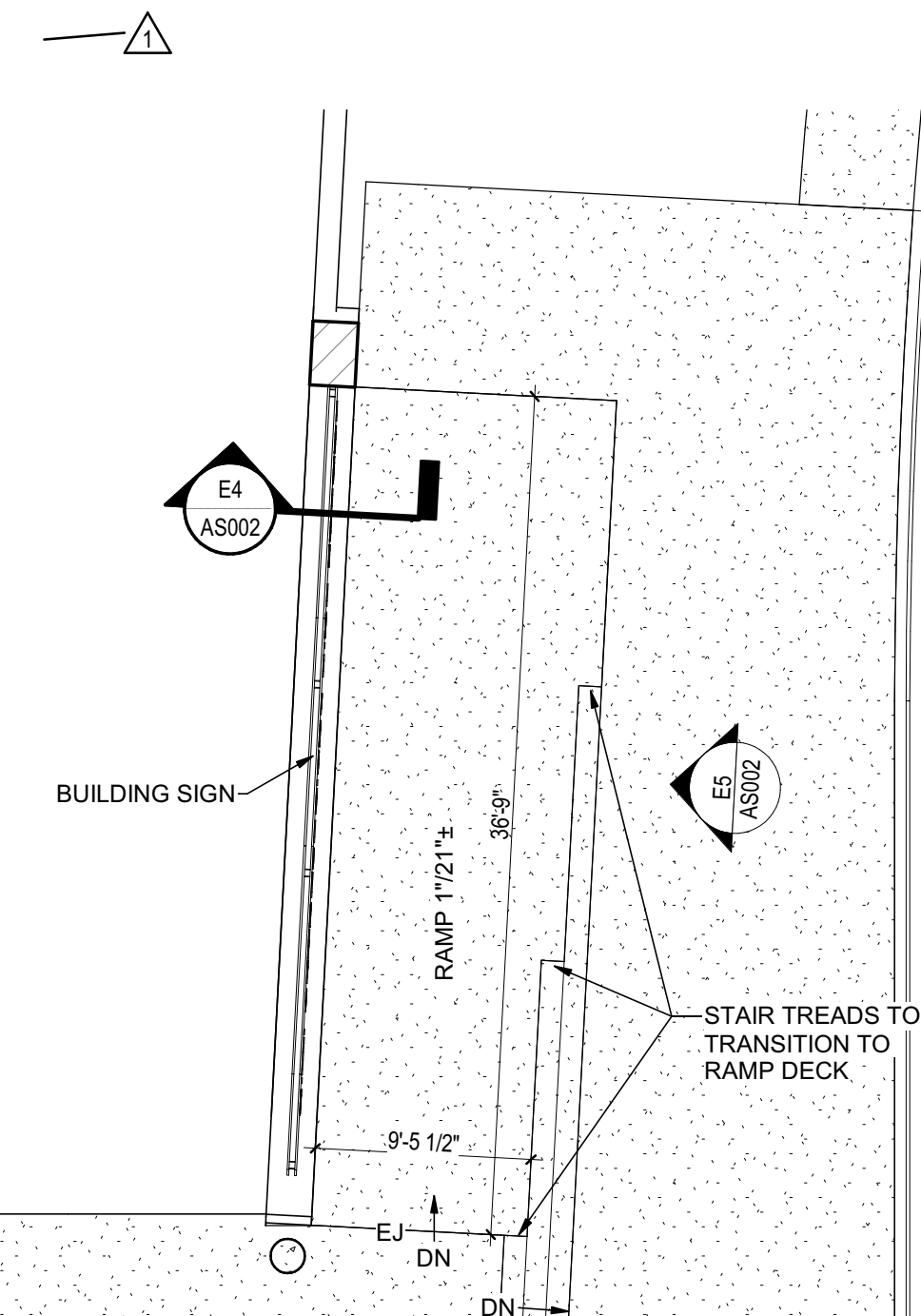
C4 **MARQUEE SIGN SECTION**
AS002 3/8" = 1'-0"



D5 MARQUEE SIGN ELEVATION
AS002 1/8" = 1'-0"

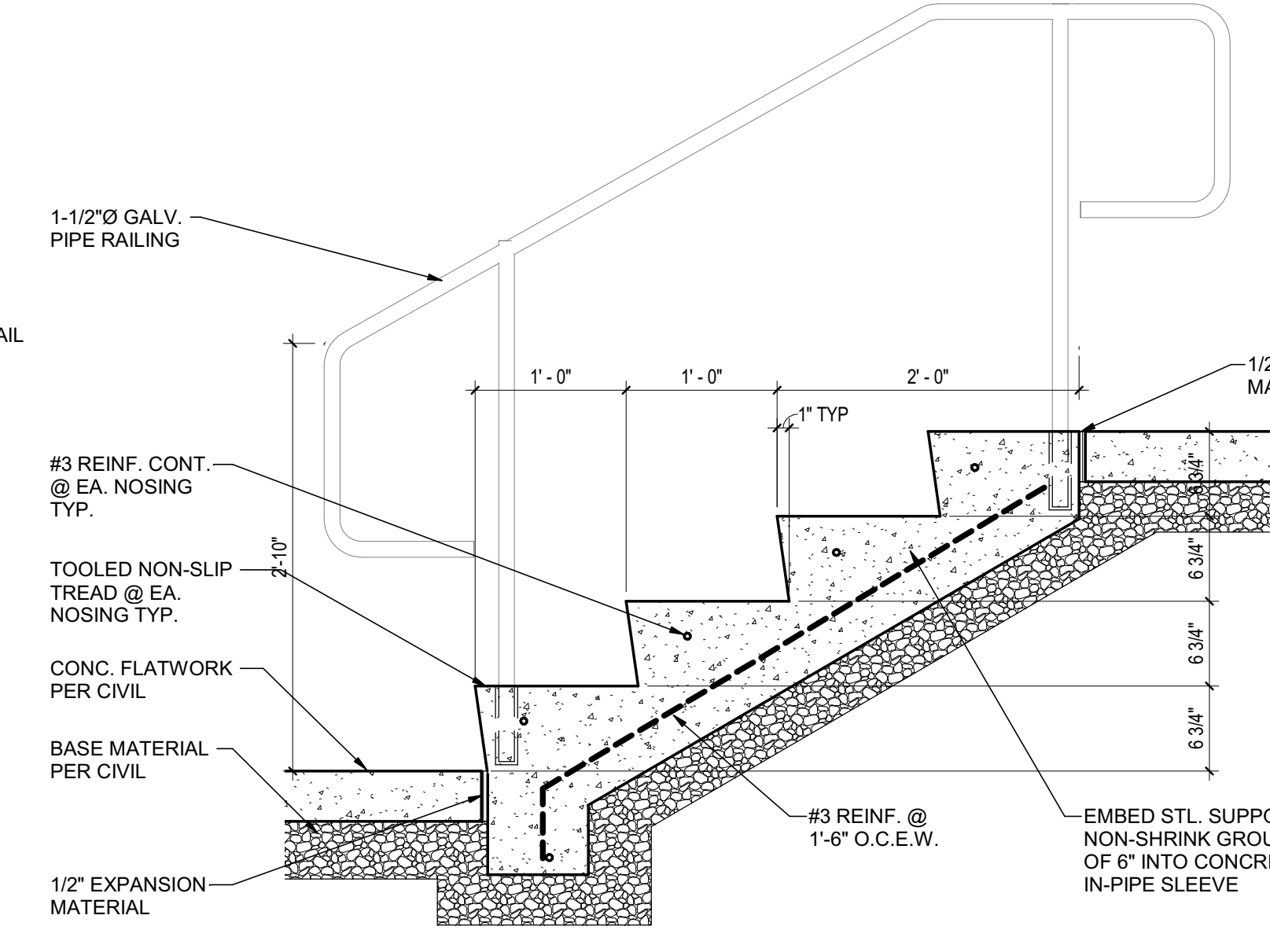


B4 STEEL FENCE/GATE ELEVATIONS DETAILS

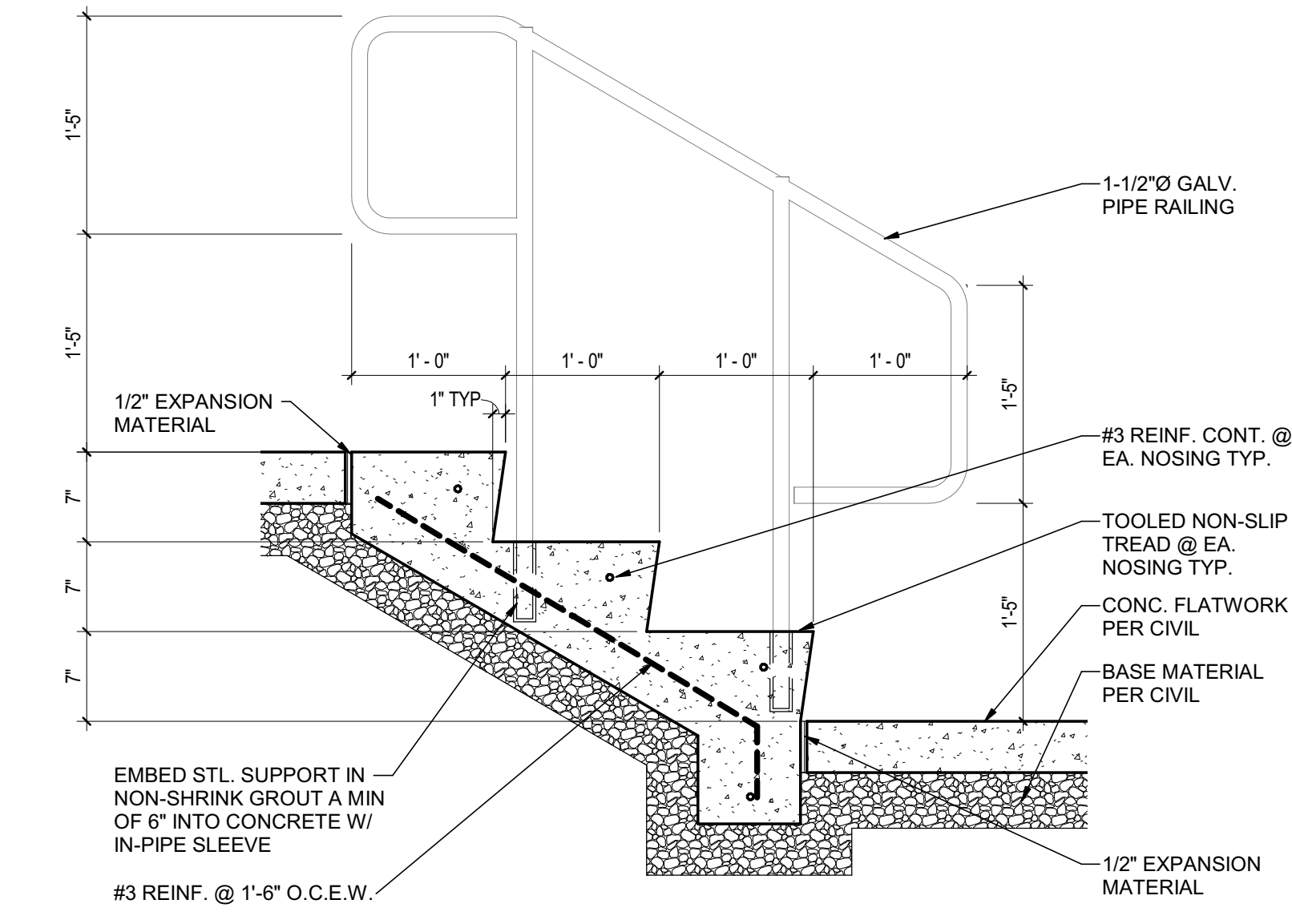


A1 ENTRY STAIR PLAN
AS002 1/8" = 1'-0"

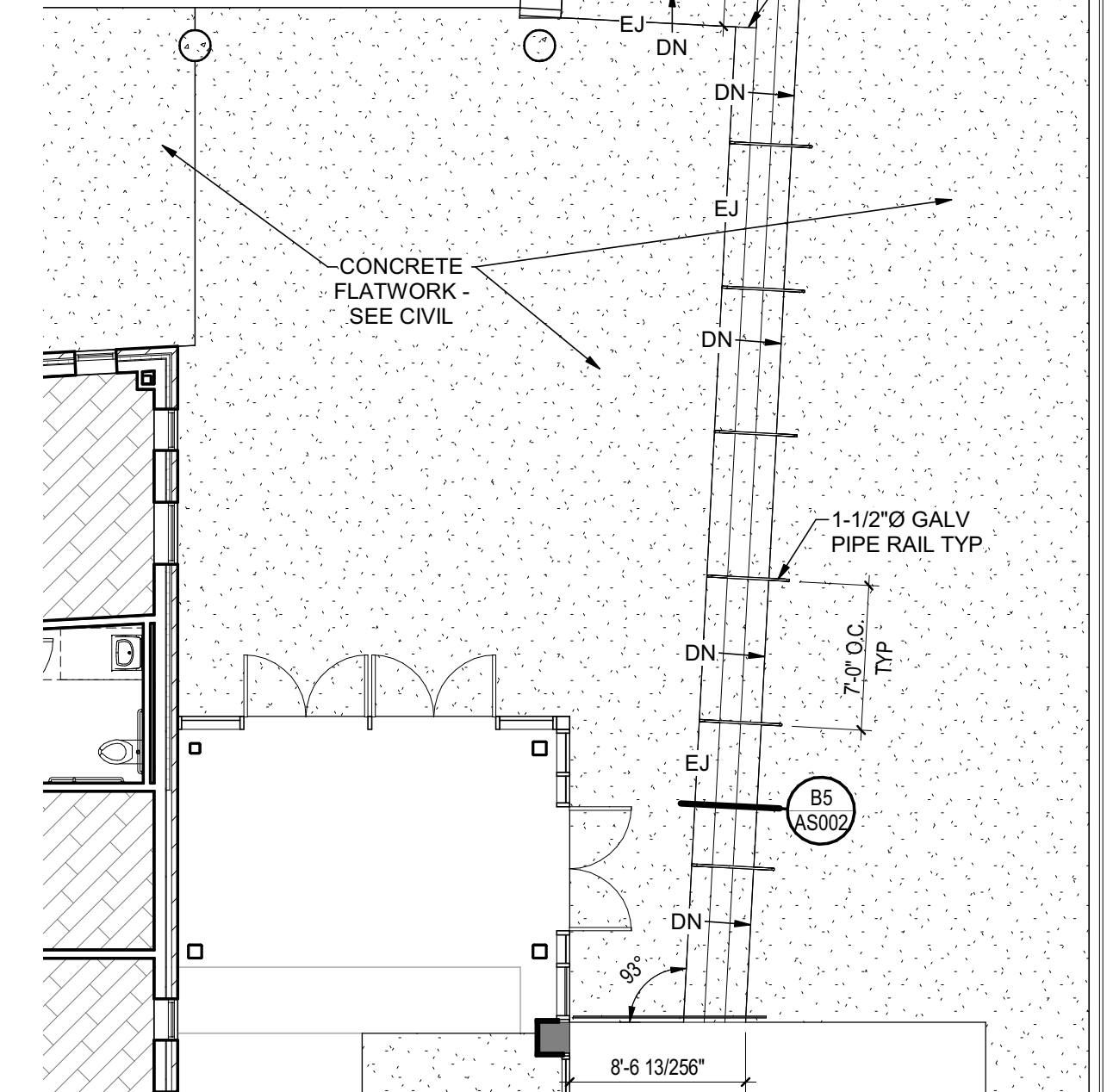
A2 **STAIR & RAMP PLAN**
AS002 1/8" = 1'-0"



A5 **EXTERIOR STAIR SECTION _ 2**
AS002 1" = 1'-0"



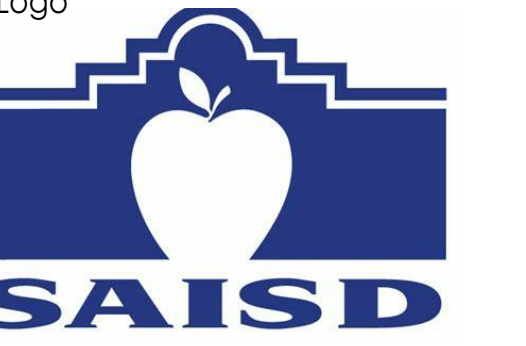
B5 **EXTERIOR STAIR SECTION _ 1**
AS002 1" = 1'-0"



A4 **MAIN ENTRY STAIR & RAMP PLAN**
AS002 1/8" = 1'-0"

[illegible]

Client/Project Logo



Client/Project
San Antonio ISD

SAISD Bond 2016-Brackenridge High School

400 Eagleland Drive
San Antonio, Texas 78210

ARCHITECTURAL SITE DETAILS

Project No. 01-100000

cale

214000588

As indicated

1

AS002

BRACKENRIDGE HIGH SCHOOL

HDRC Booklet
December 18, 2018



TABLE OF CONTENTS

BRACKENRIDGE HIGH SCHOOL

1	PROJECT TEAM & SUMMARY
2	PICTURES
3	DESIGN VISIONS
4	SITE PLAN
5	FLOOR PLANS
6	EXTERIOR DESIGN CONCEPT
7	MATERIALS
8	ELEVATIONS
9	
10	
10	

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



COPYRIGHT GOOGLE MAPS 2018

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

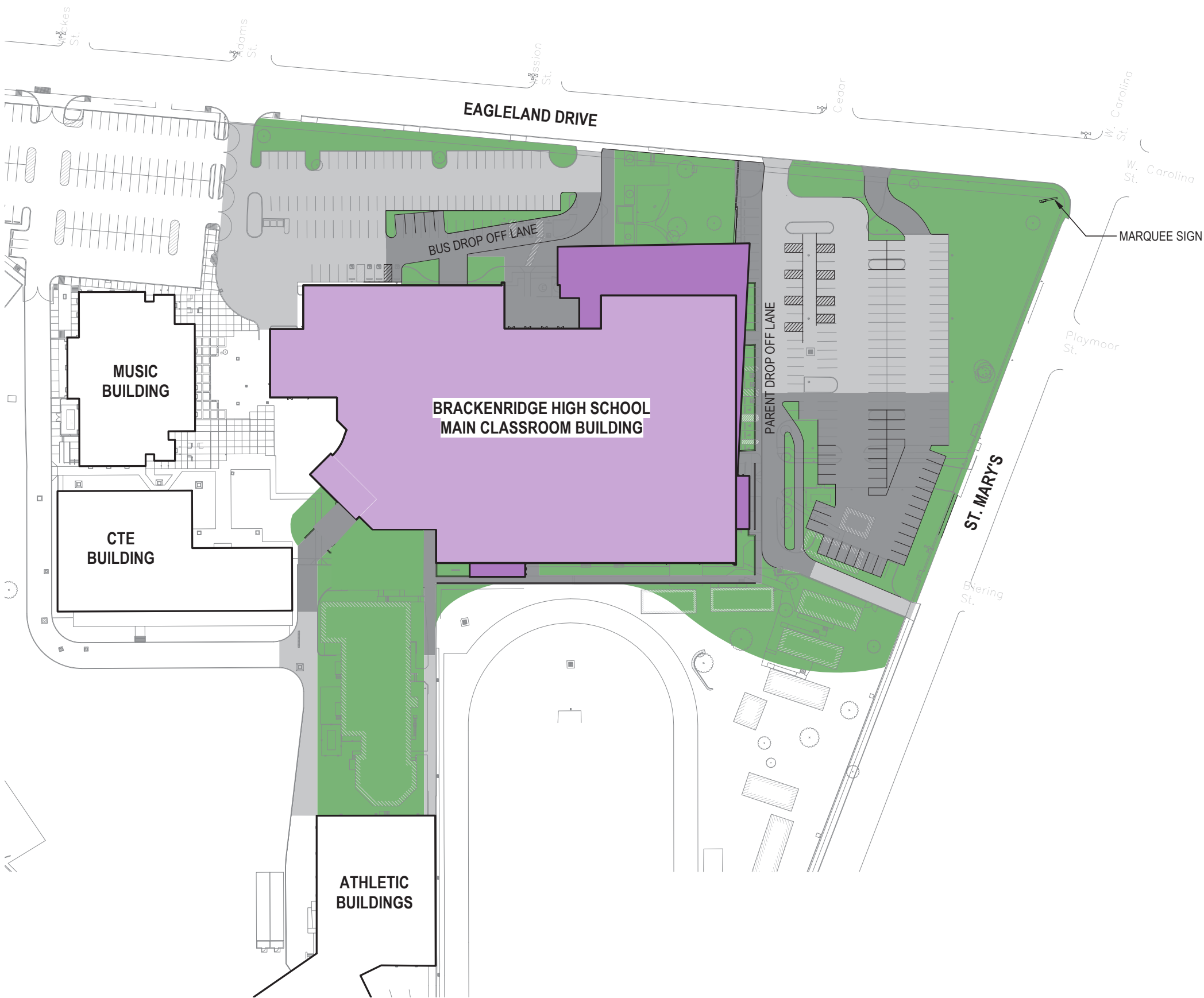
Currently, it seems that Eagleland Drive provides an invisible fence between the residential neighborhood and the school. By manipulating the exterior walls, and providing more glazing, we hope to create a much less definitive separation between them. We hope that the building could serve as an institution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

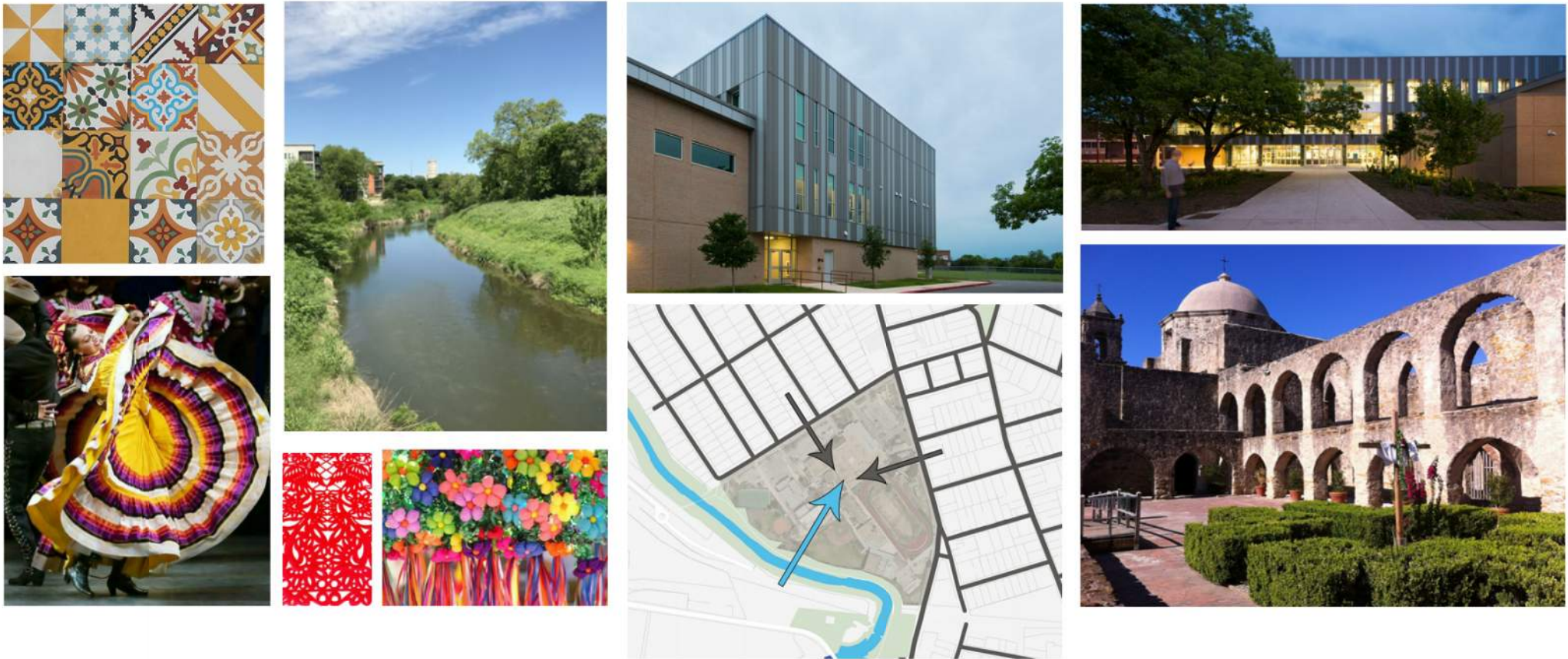
San Antonio and Brackenridge have a rich connection to architectural history. The design will incorporate formal notions of institutional and Mission style massing with contemporary playfulness of glass, texture, and color.

COMMUNITY

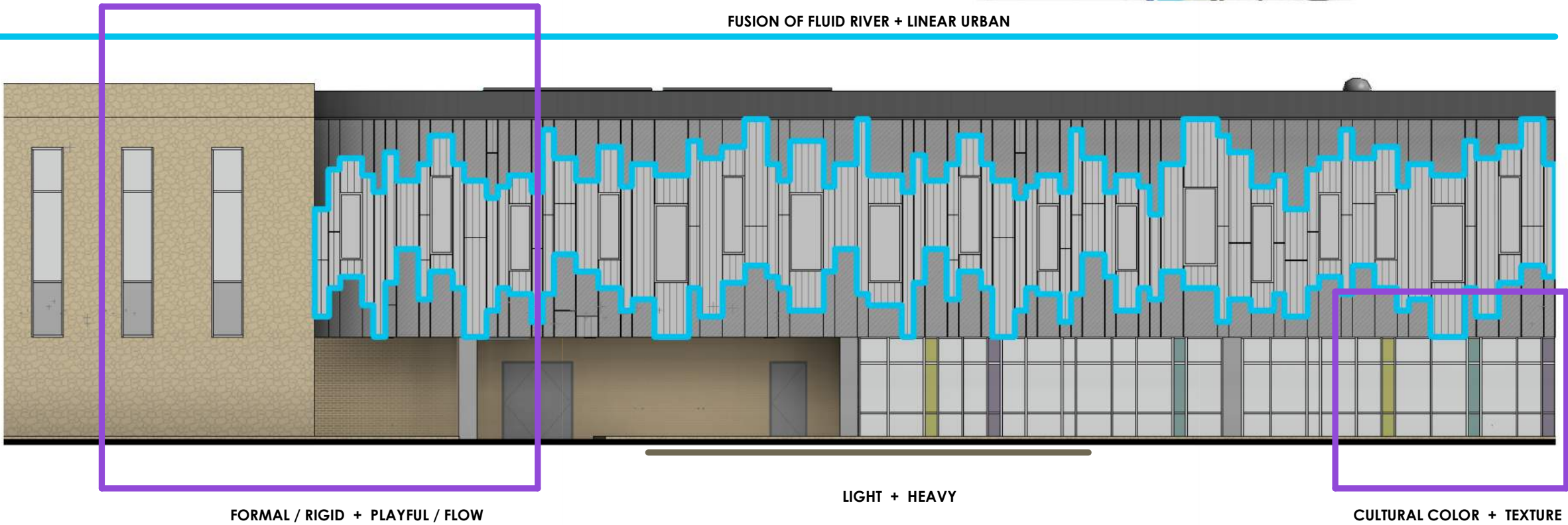
The facade fuses the linear, rigid urban environment with the flowing, playful character of the landscape and nearby San Antonio river. The heavy qualities of urban development and the lightness of water create a balanced flow around the building's perimeter.

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



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



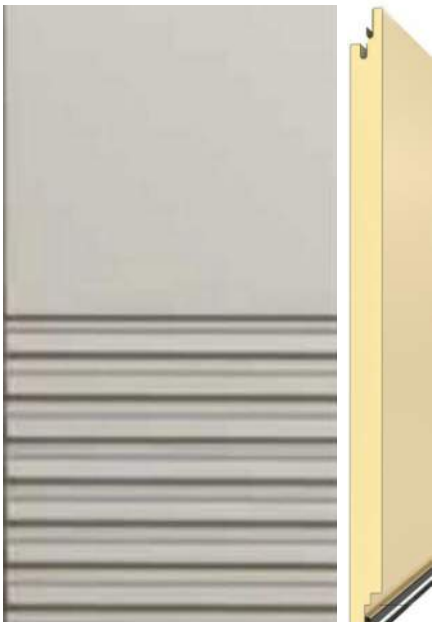
BRICK

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.

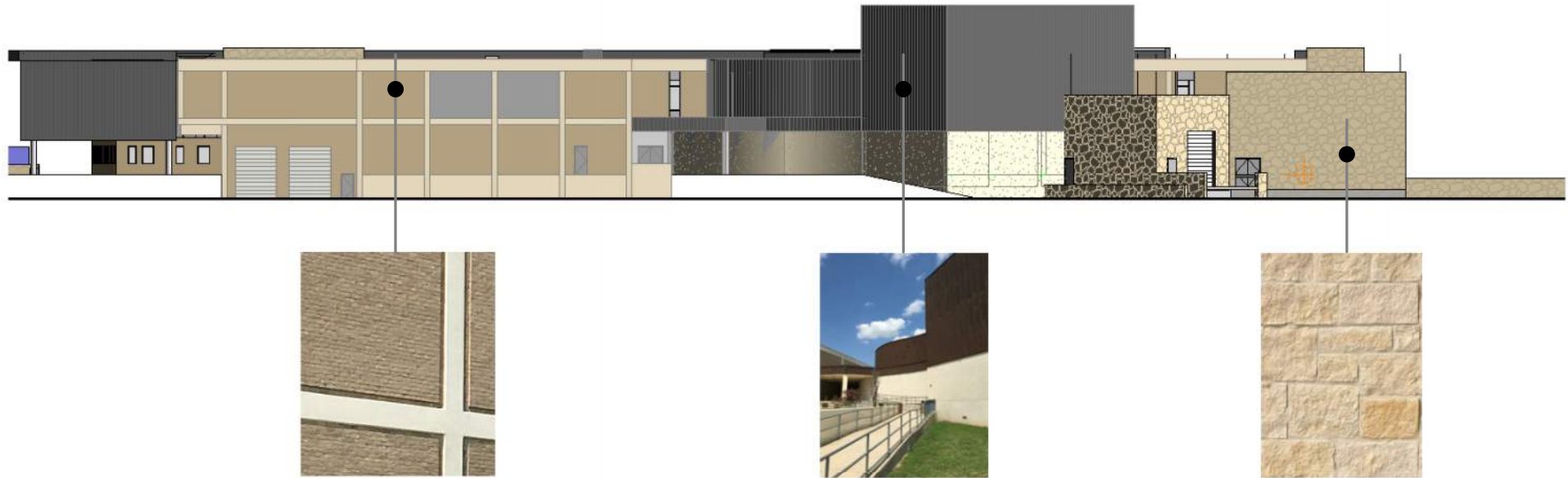


NORTH ELEVATION (EAGLELAND DRIVE)



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

