

HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

HDRC CASE NO: 2021-329
ADDRESS: 333 MARTIN LUTHER KING DR
LEGAL DESCRIPTION: NCB 631 BLK B LOT 15 (MT ZION SUBD)
ZONING: RM-4 S, H
CITY COUNCIL DIST.: 2
LANDMARK: Individual Landmark
APPLICANT: Miranda Garrison/City of San Antonio
OWNER: MT ZION FIRST BAPTIST CHURCH
TYPE OF WORK: Demolition of an accessory structure with new construction of a 1-story structure
APPLICATION RECEIVED: June 25, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new 1-story community center.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.

- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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 principal historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

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

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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.

- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

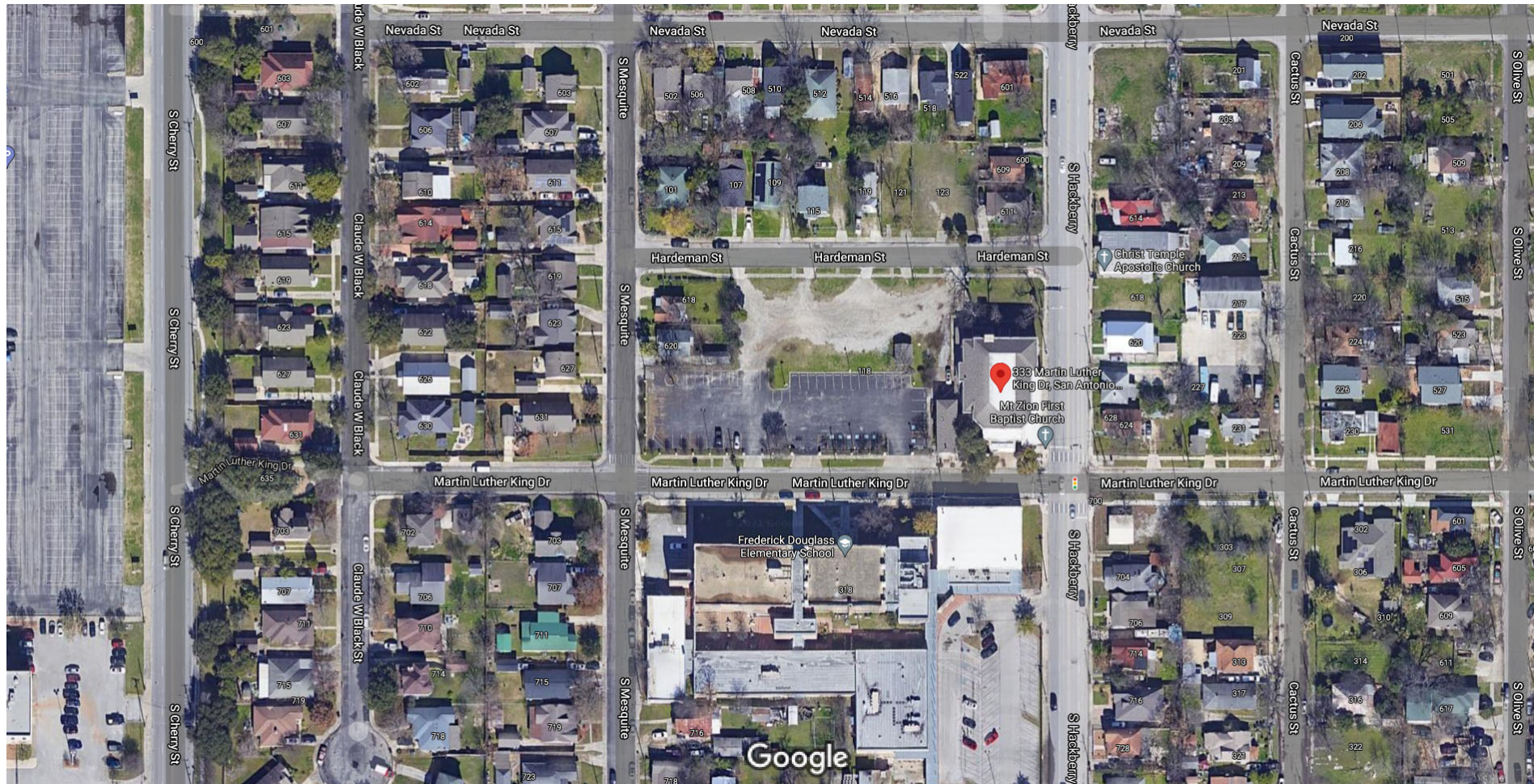
- a. The applicant has proposed to construct an approximately 10,000 square foot community center on the lot addressed as 333 Martin Luther King. The lot is a parcel located east of downtown that currently features the Mt. Zion First Baptist Church, the church parking lot, and an outbuilding on the lot that was originally addressed as 120 Hardeman. The primary structure originally addressed as 120 Hardeman is no longer extant. The parcel is adjacent to the Frederick Douglass Elementary School. The property was designated as an individual local landmark on January 18, 2018, as part of the Eastside Churches initiative.
- b. NON-CONTRIBUTING STRUCTURE - The proposal includes the removal of a 1-story outbuilding on the property. Staff has determined the structure to be non-contributing and its removal is eligible for administrative approval. The house that was original to the property is no longer extant.
- c. SCALE AND DESIGN – The applicant has proposed to construct an approximately 7,209-square-foot Event Hall, an approximately 1,583-square-foot structure for Classroom Building 1, and an approximately 1,583-square-foot building for Classroom Building 2. Guideline 2.A.i for New Construction states that new construction should be designed 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. Based on the submitted site plan and drawings, the Event Hall will feature a modified hip roof not to exceed 2 stories in height and Classroom Buildings 1 & 2 will not exceed 1 story in height. Staff finds the proposal consistent with the Guidelines.
- d. MATERIALS – The applicant has proposed to clad the community center buildings in integral color stucco cladding with ACM metal siding accents. According to Guideline 3.A.i for New Construction, applicants should 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. The Historic Design Guidelines suggest that applicants consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The applicant has proposed to install a standing seam metal roof on the Event Hall and ACM metal siding and membrane roofing on the event building's flat roof skylight. The applicant has proposed to install a membrane roofing material on the flat roof of the classroom buildings. Guideline 3.A.iv states that new metal roofs should be constructed in a similar fashion as historic metal roofs. The applicant has proposed to install aluminum windows and doors of various proportions and aluminum storefront systems on the community center complex. Staff finds the proposal appropriate.
- e. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way. The construction documents show condenser units on the north façade facing Hardeman Street. Staff finds the applicant should submit documentation regarding screening for the mechanical equipment from the public right-of-way.
- f. HARDSCAPING – The applicant has proposed to install concrete walkways throughout the community center complex, fencing and pedestrian gates, and a central event courtyard. Fence installation will require a separate application for a Certificate of Appropriateness. Staff finds the proposal appropriate.
- g. LANDSCAPING – At this time, the applicant has not provided a landscaping plan or a request for fence installation. The applicant should install landscape elements that are consistent with those found historically in the district.
- h. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends approval of new construction based on findings a through h with the following stipulations:

- i. That the applicant submits final material specifications, including full landscaping and hardscaping plans, to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the mechanical equipment is screened from the public right-of-way based on finding e.
- iii. Any request for fence installation will require a separate Certificate of Appropriateness application to be submitted to staff based on finding f.
- iv. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

Google Maps 333 Martin Luther King Dr



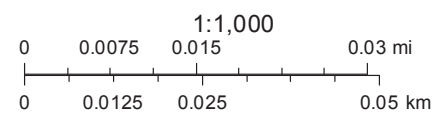
Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 50 ft

City of San Antonio One Stop



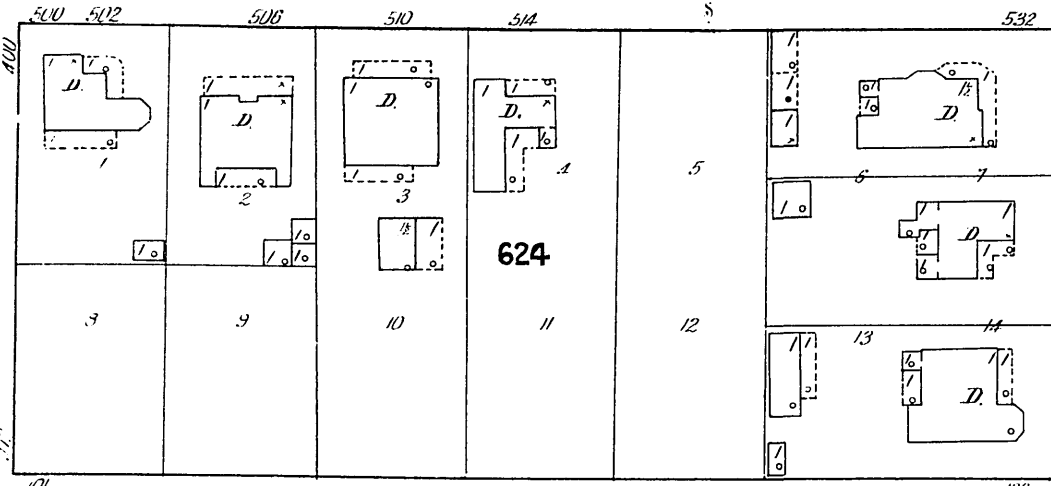
July 16, 2021

— User drawn lines

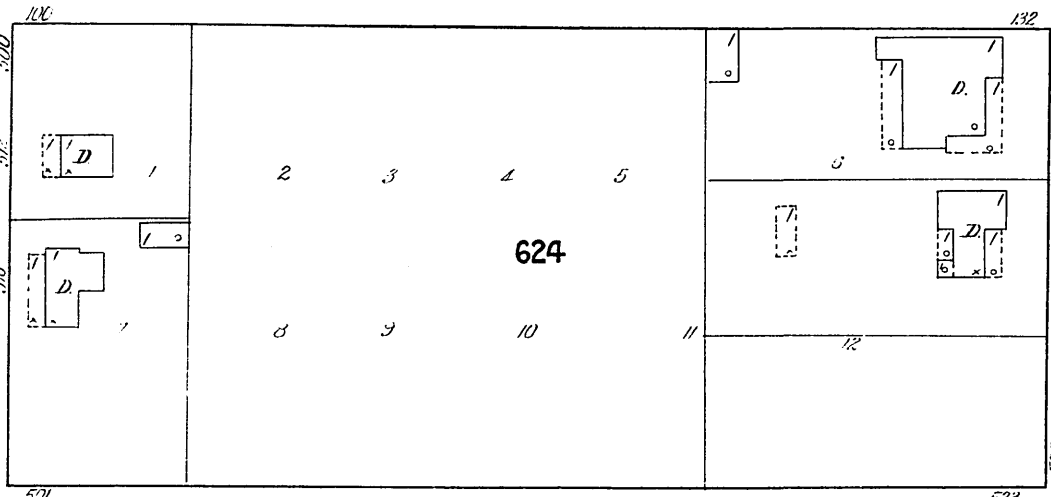


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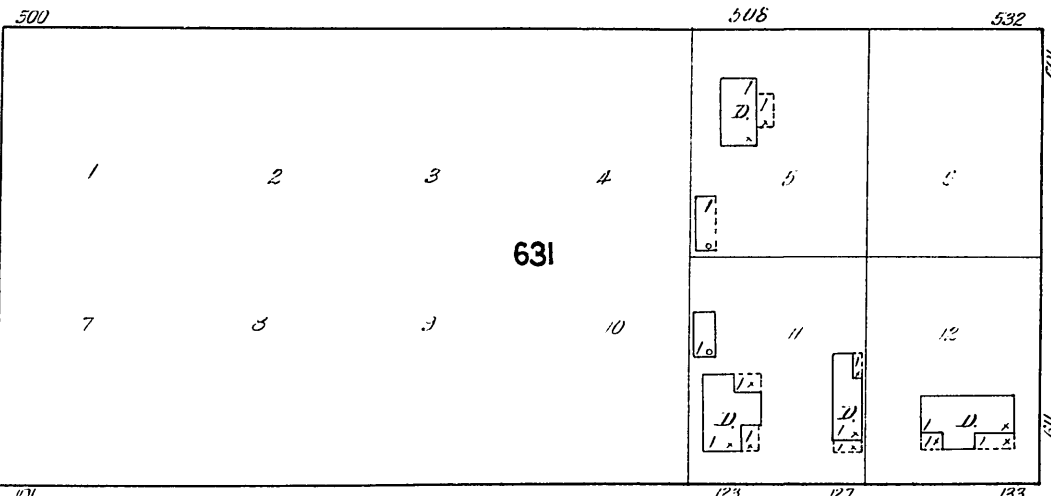
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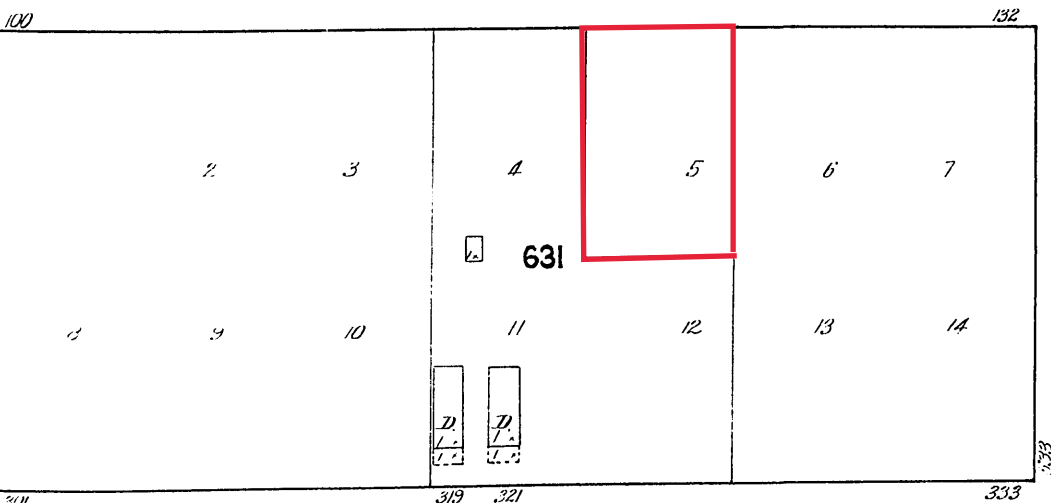
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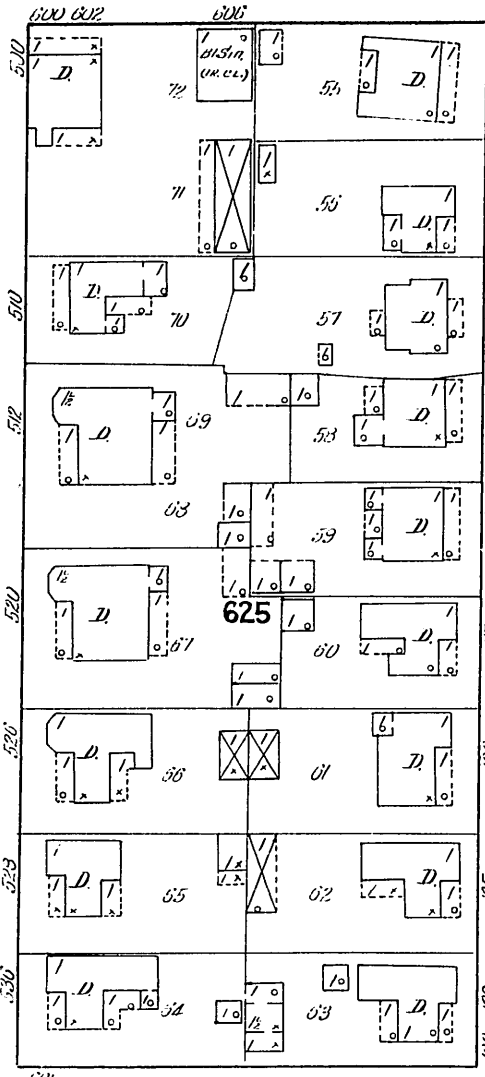
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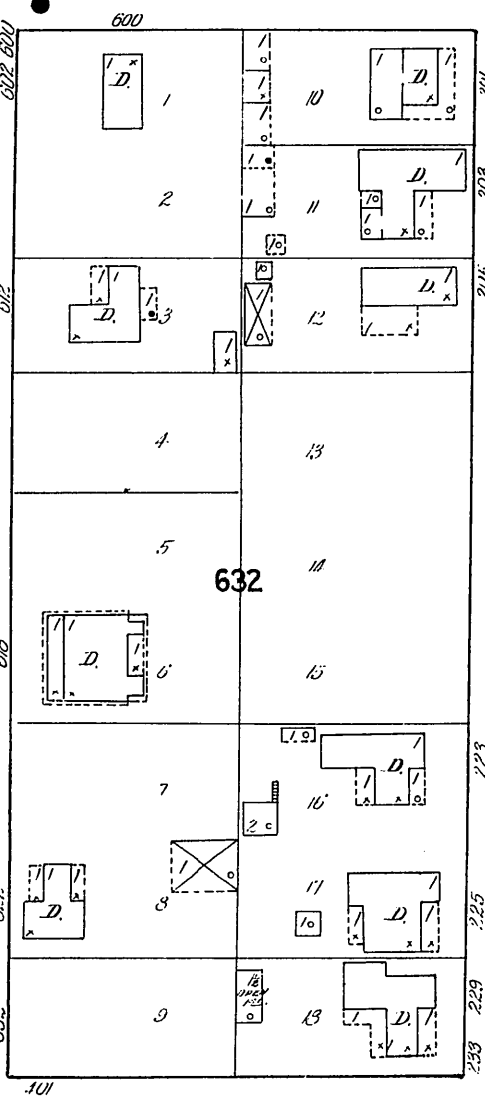
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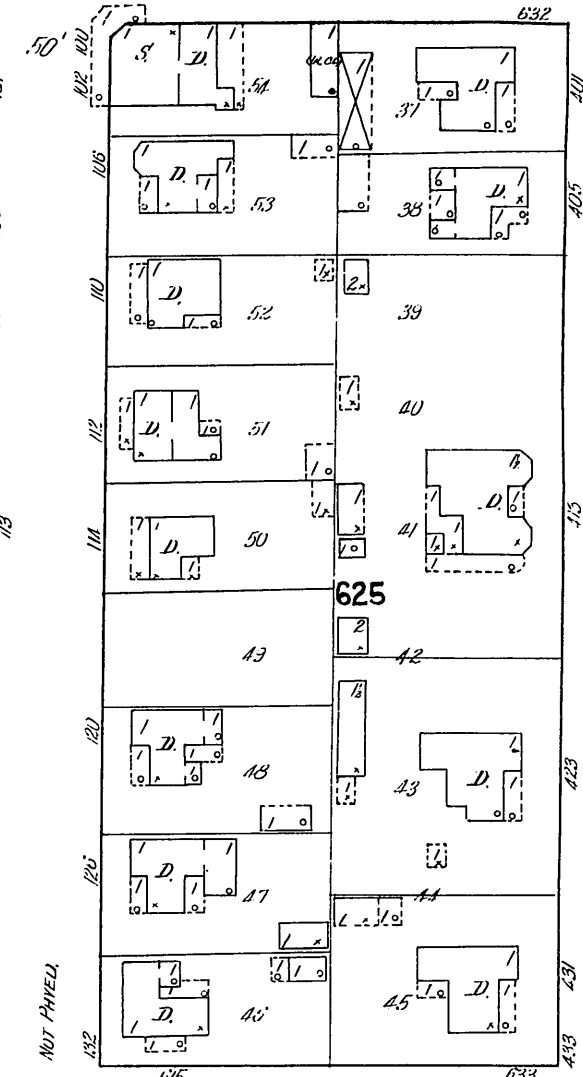


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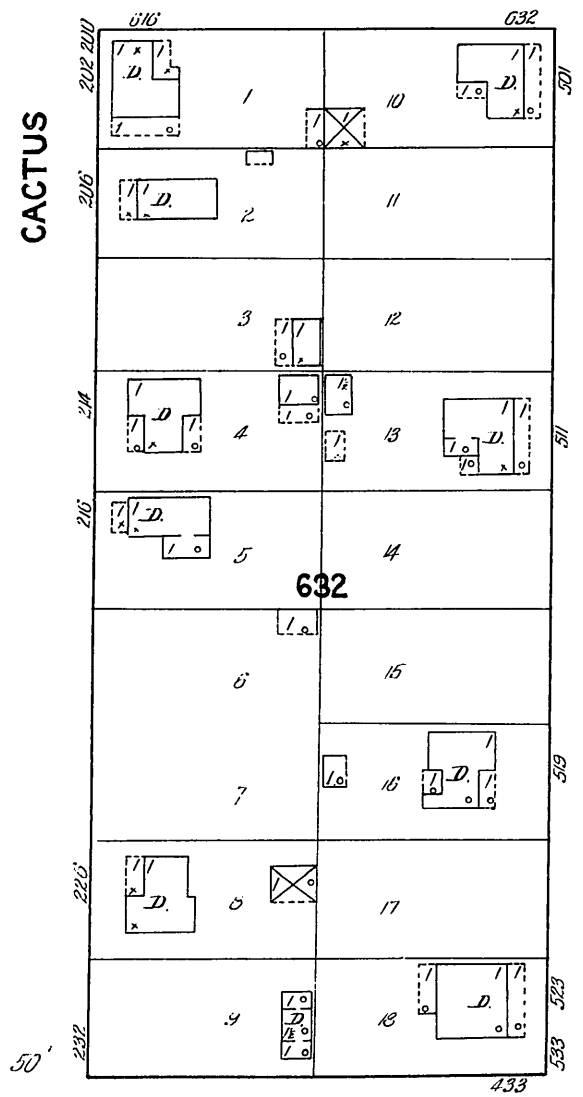


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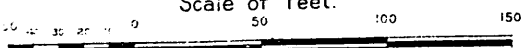


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276

277

Scale of Feet.



264

DAKOTA

FAIRFAX

NEVADA

HARDEMAN

NEBRASKA

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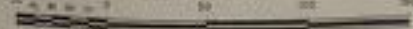
S. MESQUITE

S. HACKBERRY

CACTUS

S. OLIVE

Scale of Feet



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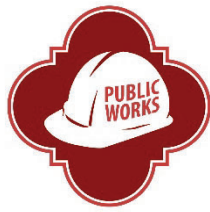
632

KITCHEN'S RESTAURANT

THEO. T. DRY
DRYING CHURCH
(CHURCH)

FORWARDING
BLOK
BLOK

MILWAUKEE BAPTIST
CHURCH



CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT

Interdepartmental Correspondence

TO: Office of Historic Preservation
FROM: Miranda Garrison, Architectural Historian/Environmental Project Manager, PWD, EMD
COPIES TO: Files
SUBJECT: **ZerNona Black MultiGenerational Center**
DATE: June 24, 2021

The information included in this submittal for the above-referenced project has been reviewed by an architectural historian with the City of San Antonio (COSA) Public Works Department Environmental Management Division (PWD EMD). This is in accordance with the City's Historic Preservation and Design Section of the Unified Development Code and the requirements mandated by the Antiquities Code of Texas. This review focuses on the possible effects of the proposed project on above ground historic resources only. *If a federal agency becomes involved (for example, with funding, licensing, permitting, and/or oversight) in the development or regulation of this project, any historic resources located within the project area and the area of potential effect will be protected under the National Historic Preservation Act (NHPA).*

The proposed project includes the construction of a new community center that will provide pre-school/after-school programming, adult education, and a senior day care. The facility will be constructed in the existing parking lot of the Mt. Zion First Baptist Church near the intersection of S. Hackberry and Hardeman St.

Architectural Resources: A review of the Texas Historic Sites Atlas, COSA GIS maps, and other historical research sources reveals that the proposed project is located on the property of the Mt. Zion First Baptist Church, which is a designated COSA Historic Landmark. However, the new facility will be located in the existing parking lot and will not be connected to the historic church structure.

The project also includes the proposed demolition of a garage structure that was originally associated with the former residence located at 120 Hardeman St. 120 Hardeman St. first appears on the 1951 Sanborn Fire Insurance Map and was most likely constructed between the 1920s and 1940s. According to historic aerial maps, the residential portion of 120 Hardeman St. was demolished between 2004 and 2008. The remaining garage structure does not embody distinctive characteristics of type, period, or method of construction and does not represent the work of a

master or possess high architectural value. Additionally, no associations were identified to link the structure to persons or events of historic importance. In summary, the garage is not eligible individually for historic designation nor as a contributing resource to the Mt. Zion First Baptist Church historic designated property.

In the opinion of the PWD EMD, the proposed demolition of the garage structure and the proposed new construction of the community center is anticipated to have no adverse effects to historic resources as long as the proposed plan is maintained. If the project limits expand, further research may be warranted.

If there are any land easements owned or controlled by the State of Texas or any of its political subdivisions within the project area, or if there is any federal agency involvement or jurisdiction relating to the project or its development, the Texas Historical Commission may require other archeological and cultural resource compliance efforts in addition to those required by the City's Office of Historic Preservation. Particularly for historic resources (standing structures), if NHPA compliance is required on this project a review of these resources and the potential direct and secondary effects of the project on the resources will be required.

Sincerely,



Miranda Garrison, Architectural Historian/Environmental Project Manager
Public Works Department – Environmental Management Division
City of San Antonio

From: [Matthew Elverson \(OHP\)](#)
To: [Miranda Garrison \(PWD\)](#)
Cc: [Cory Edwards \(OHP\)](#); [Jenny Hay \(OHP\)](#)
Subject: Zernona Center
Date: Friday, June 11, 2021 2:20:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Miranda,

Per our conversation over the phone, the above referenced project is not subject to the Texas Antiquities Code as the property is not owned or controlled by a political subdivision of the State of Texas. State funding does not trigger review under the TAC. I believe the property is a designated Local Historic Landmark, so it would be reviewed for new construction during the HDRC process. Thanks.

Best,

Matthew

Matthew T. Elverson, M.A., R.P.A.

City Archaeologist

City of San Antonio • Office of Historic Preservation

1901 South Alamo

San Antonio, Texas 78283

matthew.elverson@sanantonio.gov

Direct: 210-207-5421 • Office: 210-207-0035

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Archaeology supports the CORE VALUES

Teamwork - Integrity - Innovation - Professionalism



COURTYARD
AERIAL VIEW



MAIN ENTRY
AERIAL VIEW



HARDEMAN
STREET
ELEVATION



COVERED
WALKWAY VIEW

EVENT SPACE



EVENT SPACE



EVENT SPACE



CLASSROOM



NOT FOR
 REGULATORY
 APPROVAL,
 PERMITTING
 OR
 CONSTRUCTION

ZerNona Black
MultiGenerational
Cultural Center

SAN ANTONIO, TX

2 JUNE 2021 LP PROJ NO. 17147

PROJ. ARCHITECT JB DRAWN BY: Author

NO. NAME DATE

REVISIONS

NO. DATE DESCRIPTION

CONSTRUCTION DOCUMENTS

CONSTRUCTION
 DOCUMENTS

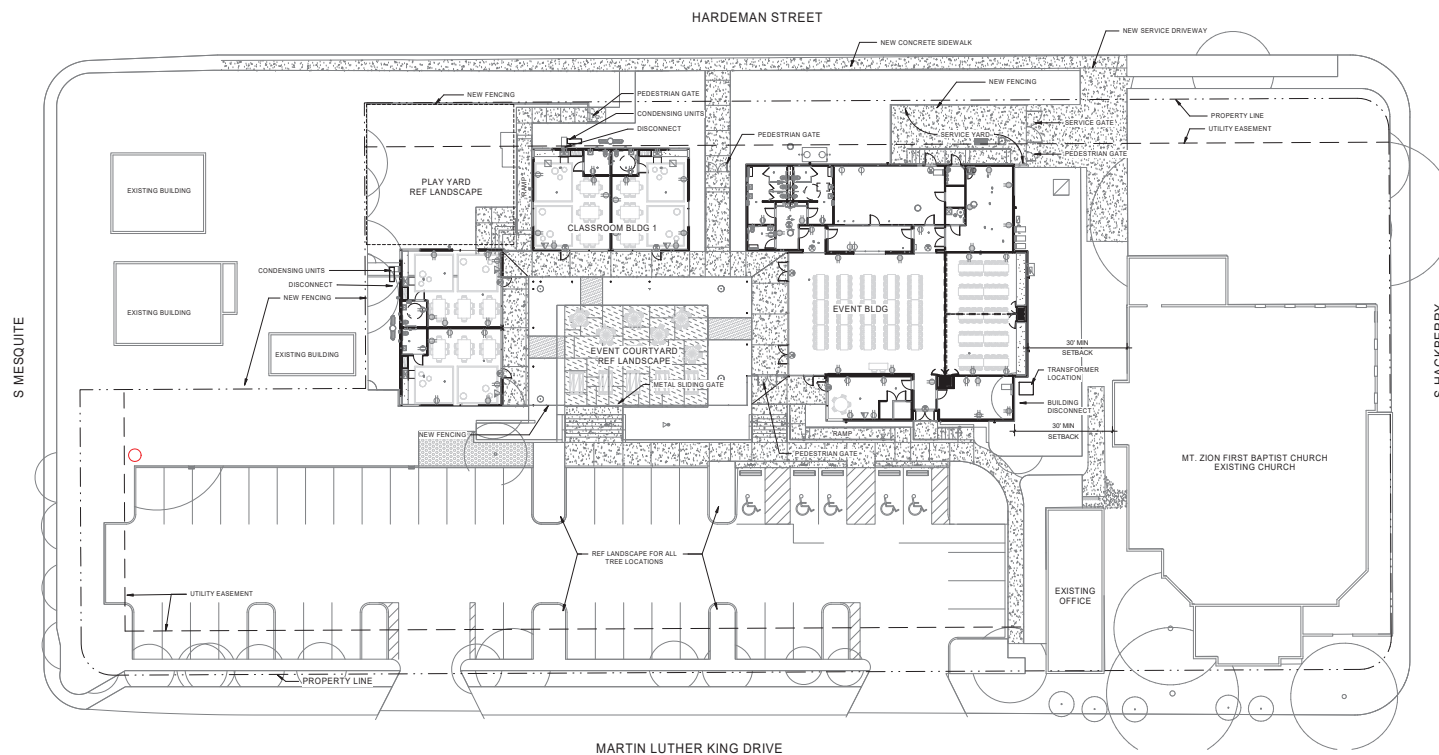
RENDERINGS

A002

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

ZerNona Black
MultiGenerational
Cultural Center

SAN ANTONIO, TX



1 SITE PLAN - ADD ALT #1 & #2
SCALE: 1/16" = 1'-0"



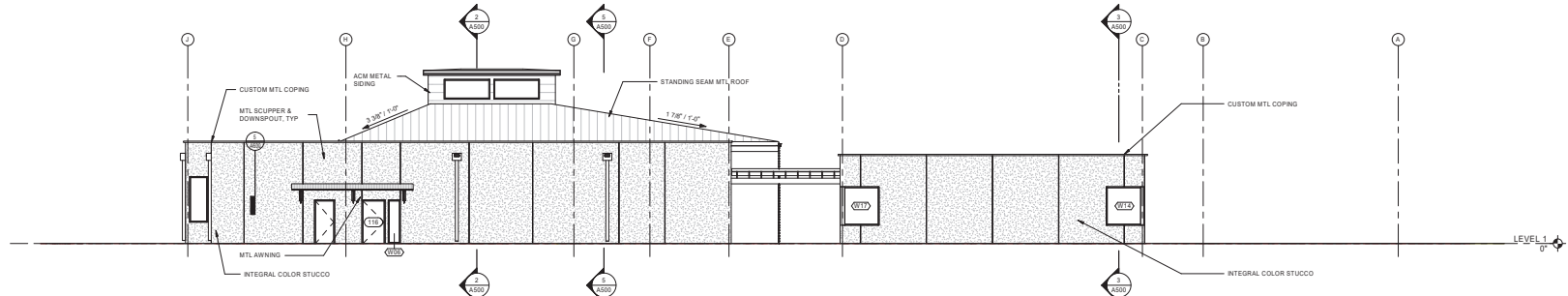
2 JUNE 2021 LP PROJ NO. 17147
PROJ. ARCHITECT JB DRAWN BY: Author

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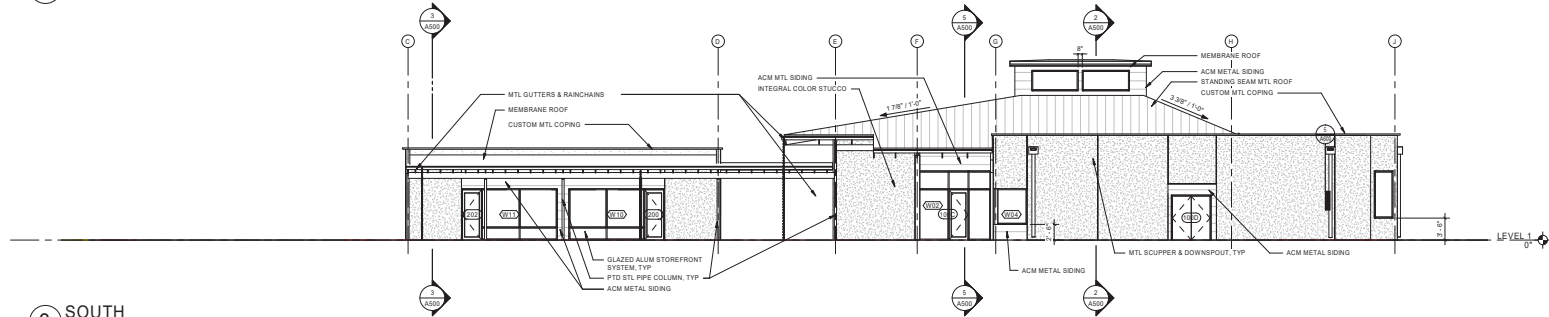
CONSTRUCTION
DOCUMENTS

SITE PLAN - ADD ALT
#1 & #2

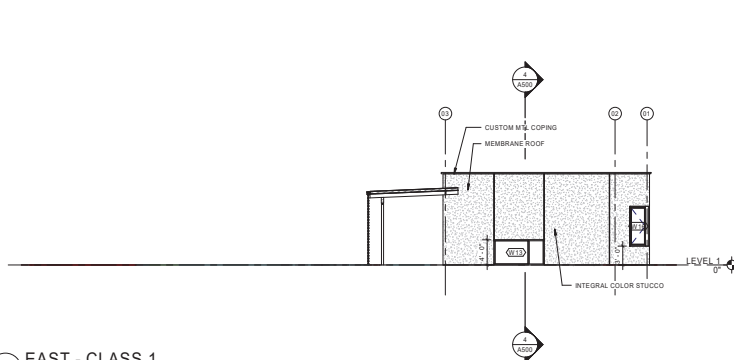
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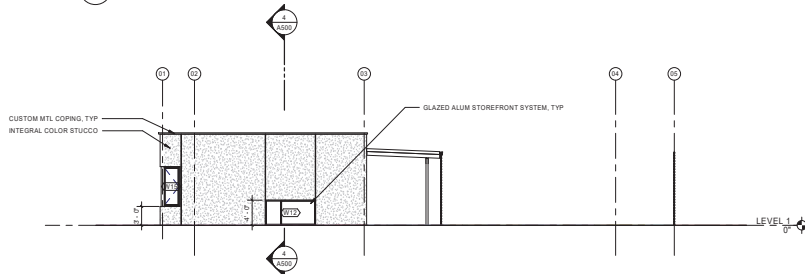
② NORTH
SCALE: 1/8" = 1'-0"



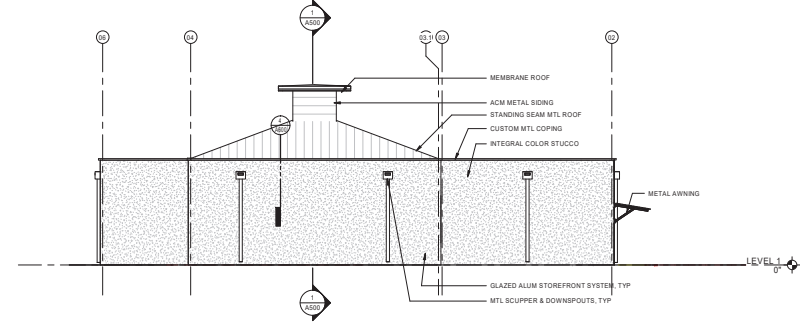
③ SOUTH
SCALE: 1/8" = 1'-0"



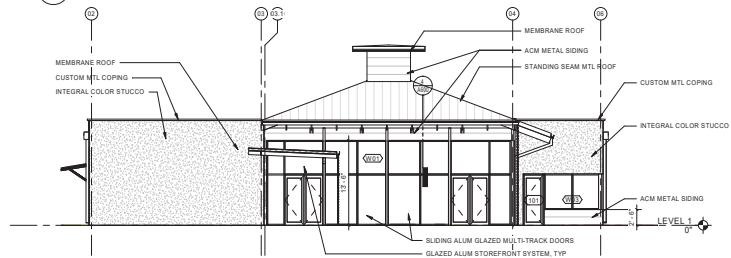
④ EAST - CLASS 1
SCALE: 1/8" = 1'-0"



⑥ WEST - CLASS 1
SCALE: 1/8" = 1'-0"



⑤ EAST - HALL
SCALE: 1/8" = 1'-0"



⑦ WEST - EVENT
SCALE: 1/8" = 1'-0"

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION

ZerNona Black
MultiGenerational
Cultural Center

SAN ANTONIO, TX

2 JUNE 2021 LP PROJ NO. 17147

PROJ. ARCHITECT JB DRAWN BY: Author

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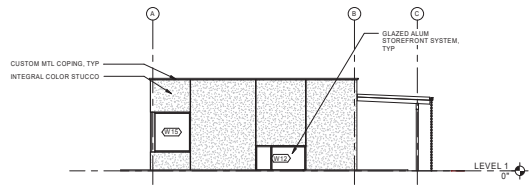
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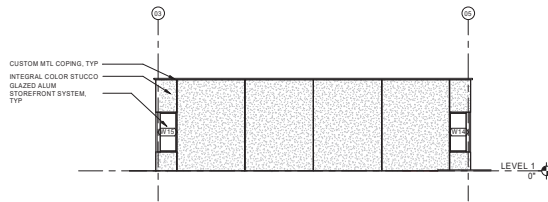
CONSTRUCTION
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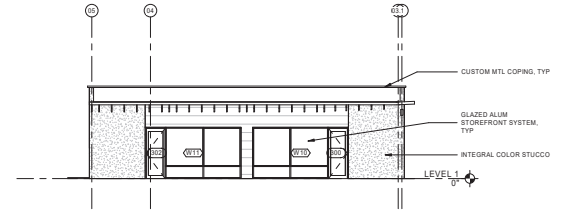
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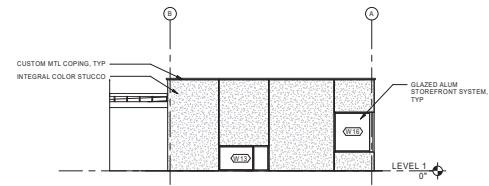
③ SOUTH - CLASS 2
SCALE: 1/8" = 1'-0"



② WEST - CLASS 2
SCALE: 1/8" = 1'-0"



④ EAST - CLASS 2
SCALE: 1/8" = 1'-0"



① NORTH - CLASS 2
SCALE: 1/8" = 1'-0"

NOT FOR
REGULATORY
APPROVAL,
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**ZerNona Black
MultiGenerational
Cultural Center**

SAN ANTONIO, TX

2 JUNE 2021 LP PROJ NO. 17147

PROJ. ARCHITECT JB DRAWN BY: Author

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Garage Structure, 333 Martin Luther King Dr. (camera facing southeast), 6-24-21



Garage Structure, 333 Martin Luther King Dr. (camera facing north), 6-24-21



Garage Structure, 333 Martin Luther King Dr. (camera facing east), 6-24-21



Garage Structure, 333 Martin Luther King Dr. (camera facing south), 6-24-21



Garage Structure, 333 Martin Luther King Dr. (camera facing west), 6-24-21