HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2024

HDRC CASE NO:	**2024-334**
ADDRESS:	106 OAKMONT COURT
LEGAL DESCRIPTION:	NCB 6580 BLK 1 LOT 8 9 & 10
ZONING:	R-5, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	John Franklin/Studio8 Architects
OWNER:	Jeffery Meischan/TRINITY UNIVERSITY
TYPE OF WORK:	Exterior alterations, fenestration modifications, site and landscaping work, non-original window replacement, driveway installation, signage
APPLICATION RECEIVED:	September 16, 2024
60-DAY REVIEW:	November 15, 2024
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Modify an original door opening within the porte cochere by reducing the depth of the original vestibule and bringing the door to just within the threshold. The existing threshold moldings, stairs, and door hardware will remain, and the existing door panel will be reused. The moldings immediately adjacent to the door will be replicated at the proposed new door location.
2. Enclose an existing, side porch on the east wing of the historic structure. The proposed enclosure will feature glass curtain walls installed with a recess from the front face of the existing columns.
3. Restore the rear façade to pre-1980's condition. This includes the re-opening of original window openings and the installation of aluminum clad wood windows in these locations.
4. Replace non-original wood windows and non-original wood doors with aluminum clad wood windows and new wood doors.
5. Perform driveway modifications including the repaving of the existing, concrete driveway to be partially brick pavers, and install a new driveway on Oakmont Court.
6. Perform site and landscaping modifications to include new surface parking, the installation of a rear sliding vehicular gate, landscaping, and the installation of an ADA accessible route from the sidewalk at the right of way to the front and rear of the historic structure.
7. Install a monument sign near the northwest corner of the property, and directional signs adjacent to vehicular entrances to the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)
i. Paint—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. Clear area—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. Vegetation—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. Cleaning—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Patching—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. Repointing—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. Removing paint—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. Removing stucco—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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 nontraditional 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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. Existing porches, balconies, and porte-cocheres— Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS
i. Historic Gardens— Maintain front yard gardens when appropriate within a specific historic district.
ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH
i. Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

ii. Inorganic mulch – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.
D. TREES
i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
iii. Maintenance – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. Width and alignment— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING
i. Historic curbing—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. Replacement curbing—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

Historic Design Guidelines, Chapter 6, Guidelines for Signage

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 historic structure at 106 Oakmont Court was constructed circa 1925, and is commonly known as the William Knox Holt Center. The structure was designed by Robert B. Kelly in the Spanish Colonial Revival style and was previously known as the Seligmann House. The structure is contributing to the Monte Vista Historic District. At this time, the applicant is proposed both site and building modifications.
b. SUB-COMMITTEE REVIEW – The proposed scopes of work were reviewed by the sub-committee on three separate occasions. August 13, August 28, and September 10, 2024. At each of those meetings, the sub-committee commented on the proposed modifications and provided feedback regarding the treatment of the modified door opening, porch enclosure and site elements.
c. PREVIOUS MODIFICATIONS – The historic structure currently features a number of non-original elements, including a rear elevator tower, non-original doors, non-original wood windows and enclosed or modified window and door openings.
d. SITE VISIT – OHP staff performed a site visit with the applicant team on September 5, 2024, to inspect each window on site. During that site visit, staff was able to identify that a number of the existing wood windows are not original and were likely replaced in the 1960's. These windows feature bottom rails that are significantly smaller in size than the original windows' bottom rails, metal tube tracks, and varying muntin profiles.
e. ADMINISTRATIVE APPROVAL – The applicant has received administrative approval to perform rehabilitative scopes of work include the repair of original windows and doors. Staff finds the proposed original window and door repair to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations. Additionally, the applicant has received administrative approval to remove a 1980's elevator addition at the rear of the structure.
f. DOOR OPENING Modification (Porte Cochere) – The applicant has proposed to modify an original door opening within the porte cochere by reducing the depth of the original vestibule and bringing the door to just within the threshold. The existing threshold moldings, stairs, and door hardware will remain, and the existing door panel will be reused. The moldings immediately adjacent to the door will be replicated at the proposed new door location. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes to preserve existing window and door openings and to avoid filling in historic window and door openings on the primary façade or where visible from the right of way. Generally, staff finds the applicant's approach to preserving the opening to be appropriate. Staff finds that all decorative molding should be preserved and that the molding immediately around the door in its current location should be replicated. Additionally, staff finds that the step profile should not change and that the original door and its hardware should be reused.
g. SIDE PORCH ENCLOSURE & DOOR REPLACEMENT– The applicant has proposed to enclose an existing, side porch on the east wing of the historic structure and to replace an existing door. The proposed enclosure will feature glass curtain walls installed with a recess from the front face of the existing columns. The proposed door that is to be replaced does not appear original and will be replaced with a new, wood door. The Guidelines for Exterior Maintenance and Alterations note to refrain from enclosing side and rear porches; however, the Guidelines note that alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds that the applicant has proposed an enclosure that allows the side porch to continue to appear as a porch. The applicant has proposed a system that will be void of exterior muntins and will allow the curtain wall to appear as minimal in profile as possible, and a recess of eight to ten inches within the existing openings. Staff finds the proposed installation depth to be appropriate and door replacement to be appropriate.
h. FAÇADE RESTORATION (Location of Elevator Removal) – The applicant has received approval to remove an 1980's elevator addition at the rear of the historic structure. Once removed, the applicant has proposed to restore the façade to its original condition. The applicant has submitted a rear elevation noting the original

design; staff finds that all original window openings should be reintroduced in the profile shown. This include the installation of true mullions between grouped windows.

i. WINDOW REPLACEMENT – The applicant has proposed to replace non-original wood windows and non-original wood doors with aluminum clad wood windows and new wood doors. OHP staff performed a site visit with the applicant team on September 5, 2024, to inspect each window on site. During that site visit, staff was able to identify that a number of the existing wood windows are not original and were likely replaced in the 1960's. These windows feature bottom rails that are significantly smaller in size than the original windows' bottom rails, metal tube tracks, and varying muntin profiles. The applicant has noted that only sashed windows will be replaced; all arched, circular and stained glass windows will be repaired. While the proposed replacement of non-original windows is a change in material, staff generally finds the introduction of an aluminum clad wood window to be appropriate as they will maintain the profile and appearance of the existing windows, which are modeled after the original wood windows.

j. DRIVEWAY MODIFICATIONS & NEW DRIVEWAY – The applicant has proposed to perform driveway modifications including the repaving of the existing, concrete driveway to be partially brick pavers, and install a new driveway on Oakmont Court. The prevent automobiles from accessing the existing driveway, which will be converted to pedestrian use, the applicant has proposed to install two sets of bollards. The vehicular entrance from Oakmont will be closed and shifted to a new driveway, while the vehicular existing on Shook will remain open with an internal adjustment to vehicular traffic. The proposed new driveway will feature an overall width of 18 feet, which is wider than what is recommended by the Guidelines. Existing driveways on Oakmont Court feature varying widths, profiles and locations. Staff finds the increased width to be appropriate.

k. SITE & LANDSCAPING MODIFICATIONS – The applicant has proposed to perform site and landscaping modifications to include new surface parking, the installation of a rear sliding vehicular gate, landscaping, and the installation of an ADA accessible route from the sidewalk at the right of way to the front and rear of the historic structure. Staff finds the proposed modifications to be appropriate. Final material details should be submitted to OHP staff for review and approval.

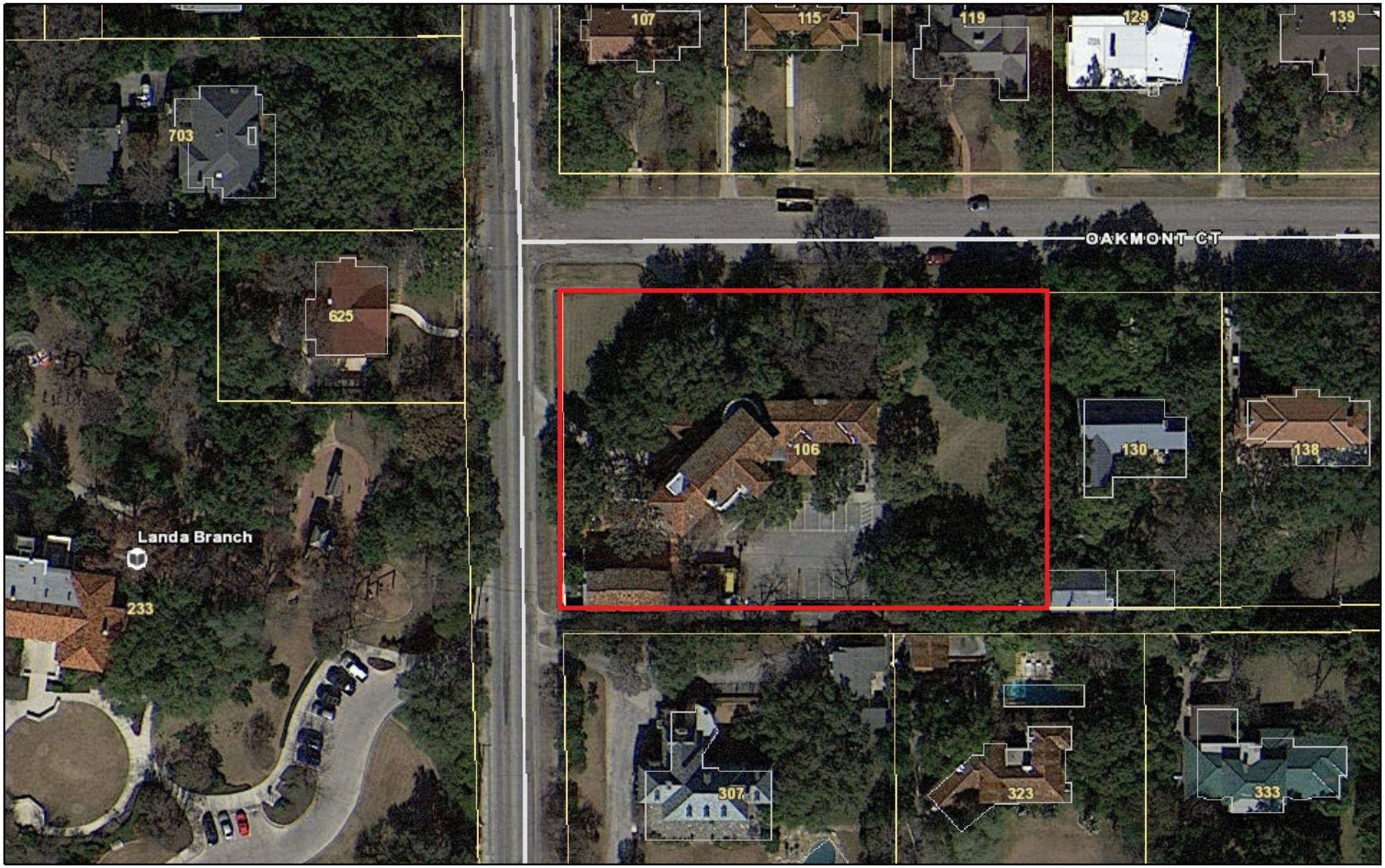
l. SIGNAGE – The applicant has proposed to install a monument sign near the northwest corner of the property, and directional signs adjacent to vehicular entrances to the property. The proposed monument sign will feature a four foot tall stucco wall with custom tile work, a brick cap and metal cut letters. The monument sign will be indirectly lit by uplighting. Staff finds the monument sign to be appropriate and consistent with the Guidelines for Signage. Both directional signs are to be submitted to OHP staff for review and approval prior to installation.

RECOMMENDATION:

1. Staff recommends approval of item #1, the modification to an original door opening within the porte cochere based on finding f with the following stipulations:
    i. That all decorative molding be preserved and that the molding immediately around the door in its current location should be replicated at the proposed new threshold.
    ii. That the step profile not change and that the original door and its hardware should be reused.
2. Staff recommends approval of item #2, the enclosure of a side porch based on finding g with the following stipulations:
    i. That final details of the storefront system be submitted to OHP staff for review and approval. The hardware, muntins, and mullions should feature a finish that matches those found on historic hardware on site.
3. Staff recommends approval of item #3, the restoration of the rear façade to its original condition based on finding h with the following stipulations:
    i. That all original window openings should be reintroduced in the profile shown on the original construction documents. This includes the installation of true mullions between grouped windows and stucco finish.
4. Staff recommends approval of item #4, the replacement of the existing, non-original wood windows with new, aluminum clad wood windows.
    i. That the applicant match the profile and installation depth of the original wood windows, as closely as possible. This is to include multi-lite profiles.
    ii. That the removed, non-original wood window sashes be salvaged for reuse or donation.
5. Staff recommends approval of item #5, driveway modifications, based on finding j with the stipulation that final material specifications and bollard profiles be submitted to OHP staff for review and approval.

6. Staff recommends approval of item #6, site and landscaping modifications based on finding k, with the stipulation that final material details be submitted to OHP staff for review and approval.
7. Staff recommends approval of item #7, signage, based on finding l, with the stipulation that both directional signs be submitted to OHP staff for review and approval prior to installation.

City of San Antonio One Stop



September 25, 2024

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Pre-Submittal Consultation Report

DATE: August 13, 2024 HDRC Case #: ----------

Address: 106 Oakmont Meeting Location: Webex

APPLICANT: Megan Moshier/Studio8 Architects

DRC Members present: Monica Savino, Roland Mazuca, Jeff Fetzer, Jason Vasquez, Lisa Garza (Conservation Society)

Staff Present: Edward Hall, Caitlin Brown-Clancy

Others present: Andy R (TBG), Jeff Meischen (Trinity), Elaine Kearney (TBG), Andrew Belton (Pape Dawson), John Franklin (Studio8)

REQUEST: Exterior modifications, site modifications, window replacement, elevator addition

COMMENTS/CONCERNS:

MM: General over of the existing structure and site and general overview of proposed modifications.
AR: Overview of landscaping modifications. Repaving of driveway (concrete to paving system), installation of bollards, removal of curbcut at Oakmont, relocation of monument sign to closer to the corner of Oakmont and Shook, gravel seating area, rear landscaping and site paving, installation of flexible open space with unit pavers.
AB: Comment on relocation of curb cut to further to the west on Oakmont; will provide better circulation and parking for the property as a whole.
MS: Questions about front door impacts and how that relates to the proposed modifications. Concerns with modifications to the existing door profile; the door should still read as a door opening. It should be recessed to remain visible as a door.
MM: Request will include a large window replacement request.
JF: Agrees with MS regarding door at porte cochere. Concerned about wholesale replacement of windows. More information is needed to determine the requirement for

replacement. Question about fabrication of windows. MM: Windows would be custom made (Pella and Marvin) have been consulted. JF: Keeping as much of the original fabric as possible is important. Repairable elements should be repaired.
JF: Questions about enclosed porch – will openings remain? Enclosure should be reset within the masonry opening so that the depth of the historic openings read as prominent. MS: Agrees.
MS: Concerns that infill windows/doors at side porch appear as storefront. MM: Final design and profile will not appear as so.
MS/JF: Would like a site visit.
MS: Questions about window profiles and details (mullions, muntins, etc.).
LG: Likes most of the proposed landscaping plans and improvements. Concerns regarding the removal of the curbcut.
LG: Concerns regarding window replacement.
OVERALL COMMENTS:

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: August 28, 2024 HDRC Case #: ----------

Address: 106 Oakmont Meeting Location: 106 Oakmont

APPLICANT: Megan Mosier

DRC Members present: Jeff Fetzer, Monica Savino, Jimmy Cervantes, Luke Holland

Staff Present: Edward Hall

Others present: John Franklin, Jeffrey Meischen, Reid Loehman, Robert Byrnes, James Baker

REQUEST: Exterior modifications, fenestration modifications, landscaping

COMMENTS/CONCERNS:
Porte Cochere Door Infill

- questions about overall scope
- Previous discussion as being able to read as an entry way (MS), push door back slightly more.
- Bottom two steps would be exposed.
- Infill of door is specifically for modification to interior space
- Concerns about cutting into existing opening walls (JC)
- How was molding assembled? (MS) - clay tile.

Side porch enclosure

- space is to be enclosed for event prep space
- Infill should not appear as commercial storefront
- Discussion regarding replication of existing window profiles. More vertical emphasis than horizontal. (Divided Lites) - MS and RM
- Frameless appears to be non-historic (LH)
- MS- Consider recessing behind columns
- Floor will be raised to match interior finish floor height.

Window and door replacement

- Questions about original windows and doors

- Every sashed window would be replaced
- MS - questions about thermal concerns (chimney flue, etc.). Have you considered an interior storm window to increase efficiency.

OVERALL COMMENTS:

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: September 10, 2024 HDRC Case #: ----------

Address: 106 Oakmont Meeting Location:

APPLICANT: Megan Moshier / Studio 8

DRC Members present: Jeff Fetzer, Roland Mazuca, Jason Vasquez, Lisa Garza (Conservation Society)

Staff Present: Edward Hall, Bryan Morales

Others present: John Franklin / Studio 8, Elaine Kearney / TBG, Kathleen / TBG

REQUEST:

COMMENTS/CONCERNS:
EH: Overview of current review elements
JF: Overview of proposed door modification within the porte cochere; greater recess to express original opening
LG: Revised door location is an improvement; it does look better than the previous proposal which was bringing the door to the front of the opening
JF: Finds it to be an improvement as well, but whatever can be done to not have the door at the nose of the step would be better (at least 6 inches or half a tread width). Is there a reason why the other detail is not being replicated (plaster surround). MM: The intent would be to replicate this element; currently carved stone.
JF: The door detail needs a jamb; maintain the stone surround.
RM: Consider using the existing door with the addition of a panel.
JF: Consider extending the step level out.
JF: Finds glass infill without muntins to be most appropriate. Others agree.
EK: Landscaping overview; one modification is to modify the porte cochere drop off and to clarify circulation. Keep circular drive form in tact, but install pedestrian pavers in place of the existing concrete drive. New curb cut off Oakmont to lead to rear parking location.

JF: Will pavers be taken through porte cochere. EK: Yes

OVERALL COMMENTS:

Studio8
Architecture & Interiors

Trinity University - Holt Center Renovation

HDRC Design Review

OAKMOUNT COURT

SHOOK AVENUE

DEMOLITION

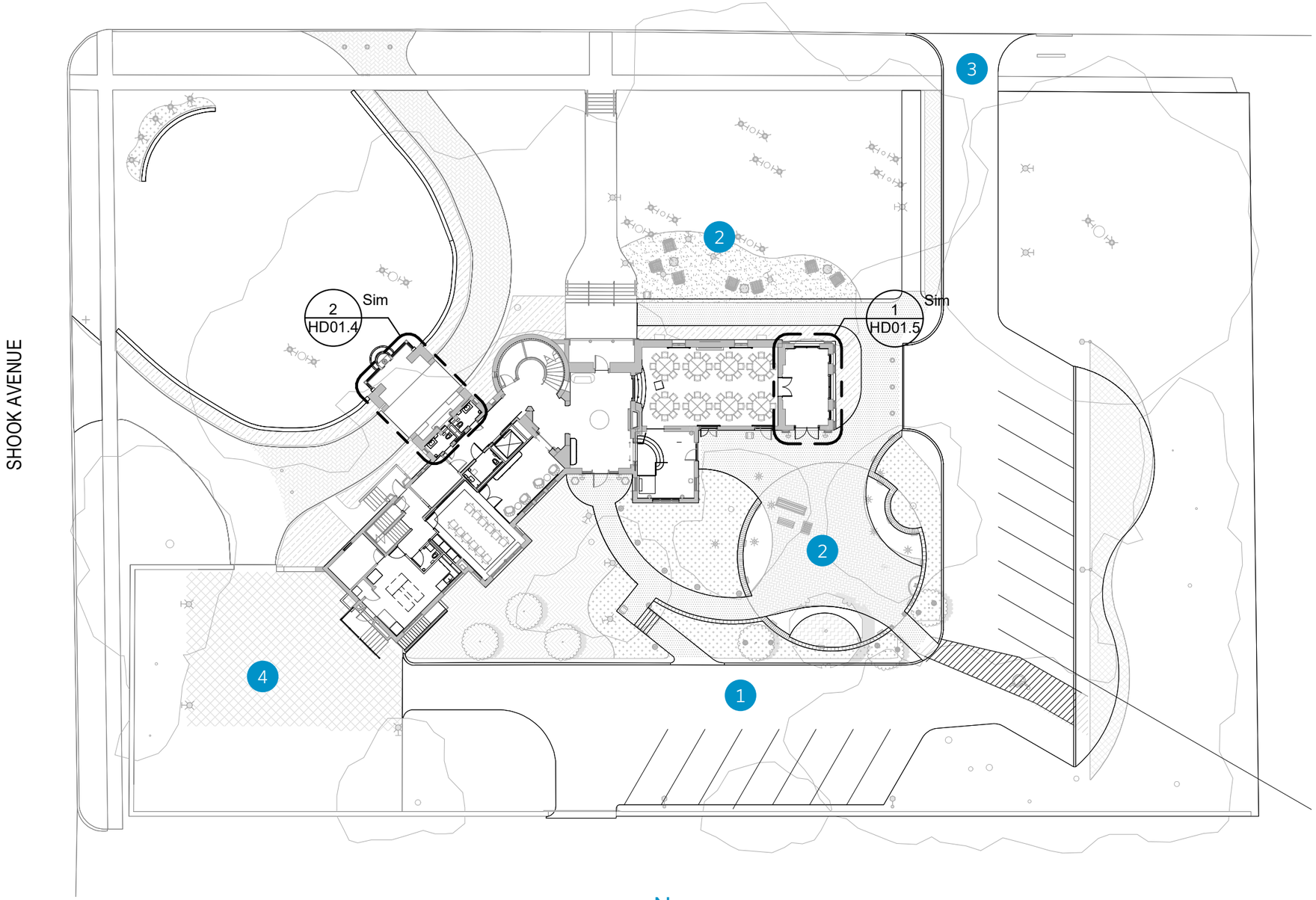
1 - PARKING LOT
2 - PAVING
3 - DIRT PATH
4 - 1982 ELEVATOR ADDITION
5 - INTERIOR DEMOLITION & RENOVATION

N

1 - NEW PARKING LOT
2 - NEW LANDSCAPING
3 - NEW DRIVEWAY
4 - NEW PAVING

OAKMOUNT COURT

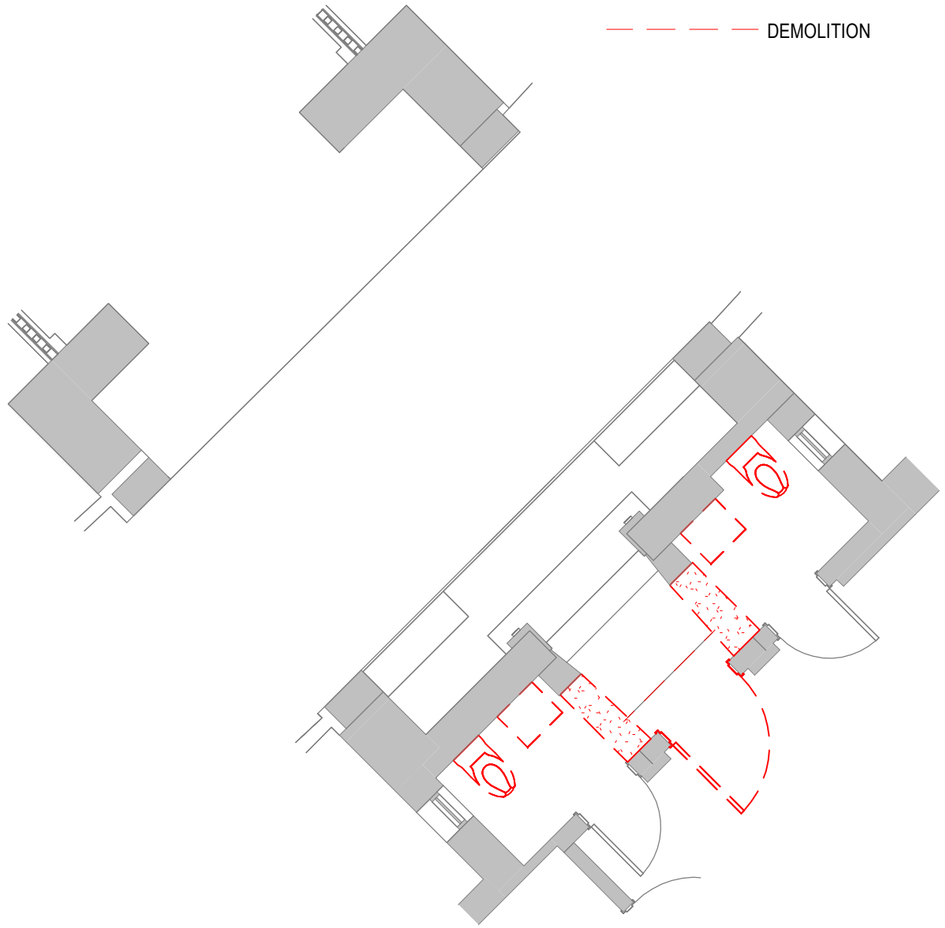
SHOOK AVENUE



N

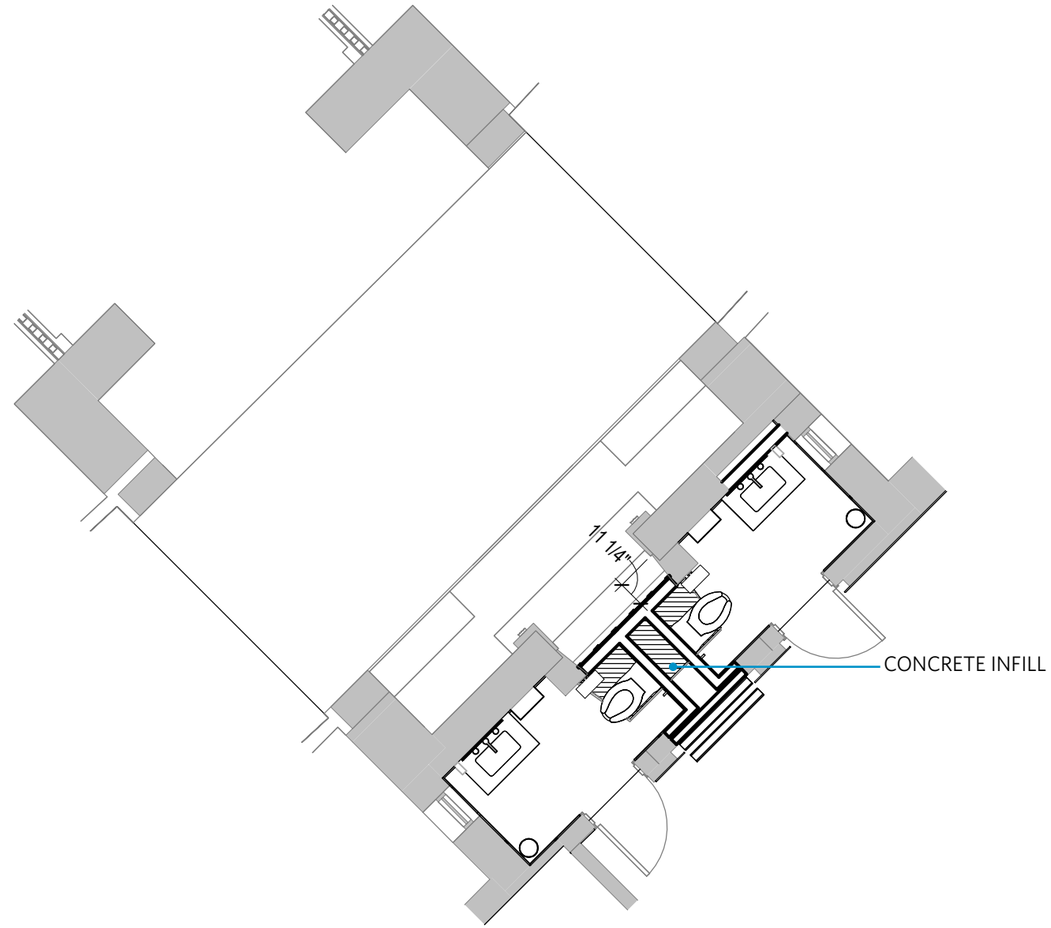
Porte Cochere Infill


PLEASE USE
FRONT
ENTRANCE



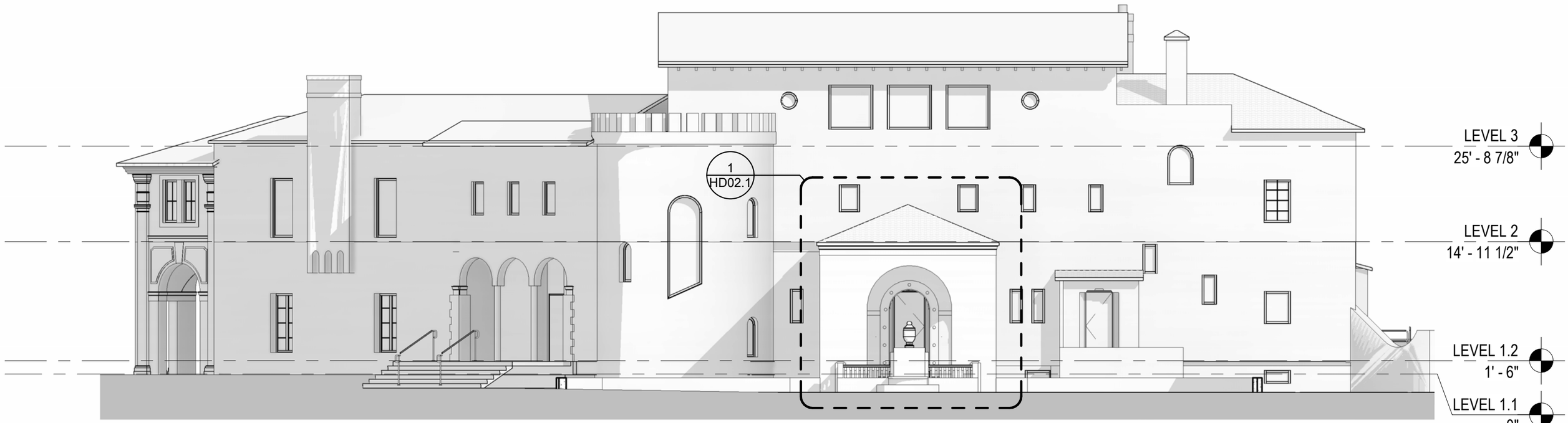
LEVEL 1 - PORTE COCHERE - DEMO 1

3/16" = 1'-0"



LEVEL 1 - PORTE COCHERE - COMPLETE 2

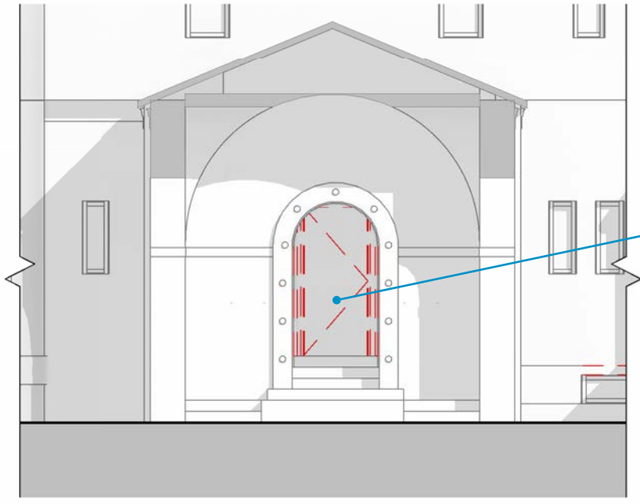
3/16" = 1'-0"



NORTHWEST ELEVATION 1

3/32" = 1'-0"

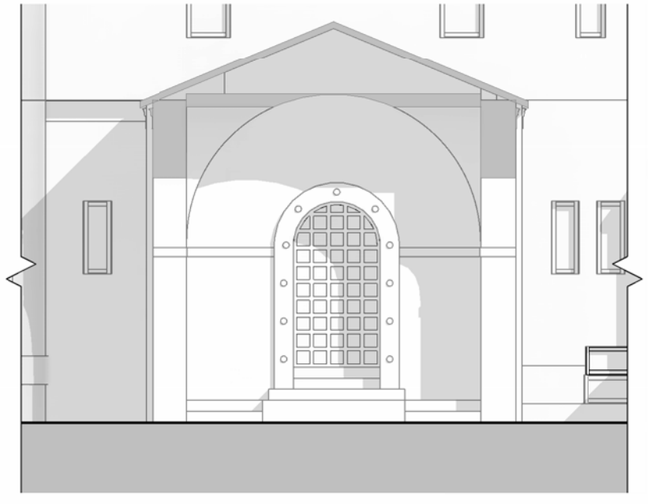
DEMOLITION



EXISTING DOOR PANEL TO BE SALVAGED FOR REUSE

NORTHWEST - FRONT ENTRANCE INFILL - DEMO 2

1/8" = 1'-0"

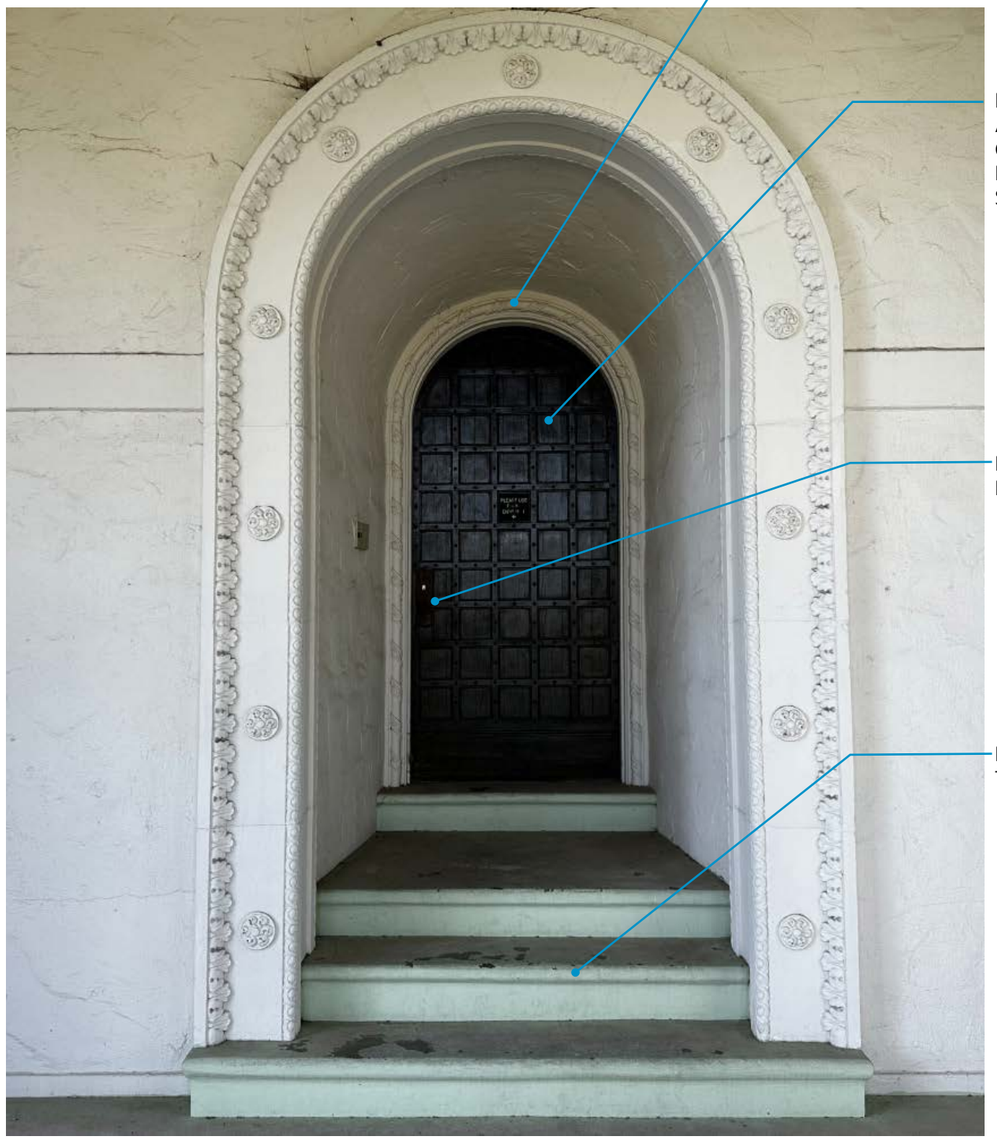


NORTHWEST - FRONT ENTRANCE INFILL 1

1/8" = 1'-0"


EXISTING MOLDING TO
REMAIN


EXISTING DOOR PANEL TO
REMAIN
EXISTING MOLDING TO
REMAIN



NEW MOLDING TO MIMIC EXISTING MOLDING

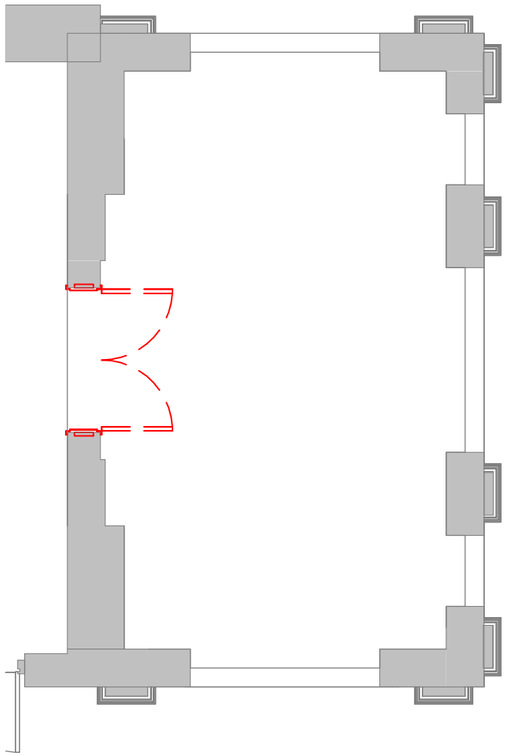
EXISTING PANEL TO REMAIN AND BE RELOCATED CLOSER TO EXTERIOR WALL PROVIDING NEW INTERIOR SPACE FOR RESTROOMS

EXISTING HARDWARE TO REMAIN

EXISTING STAIR DETAIL TO REMAIN

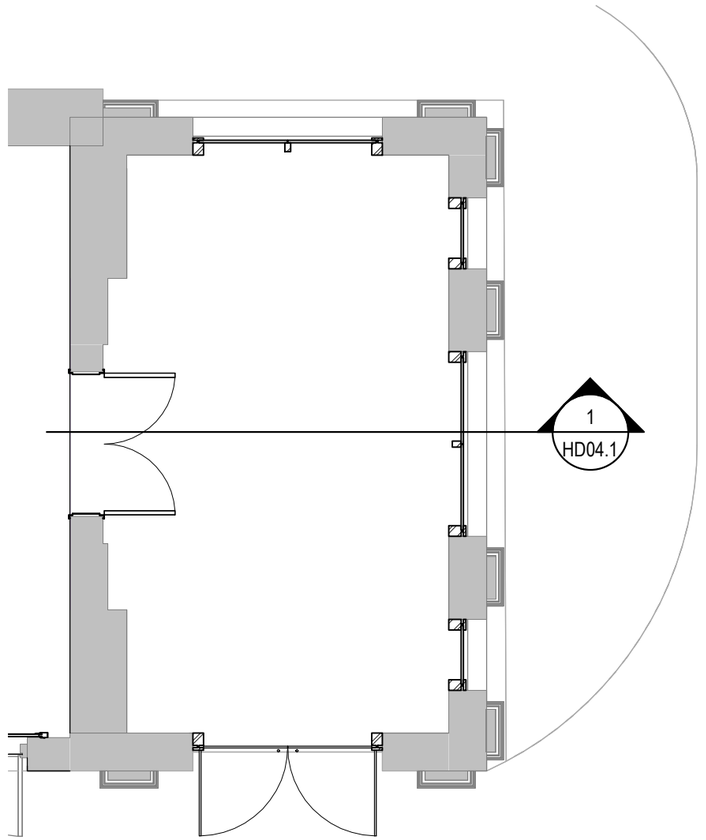
Porch Enclosure

DEMOLITION



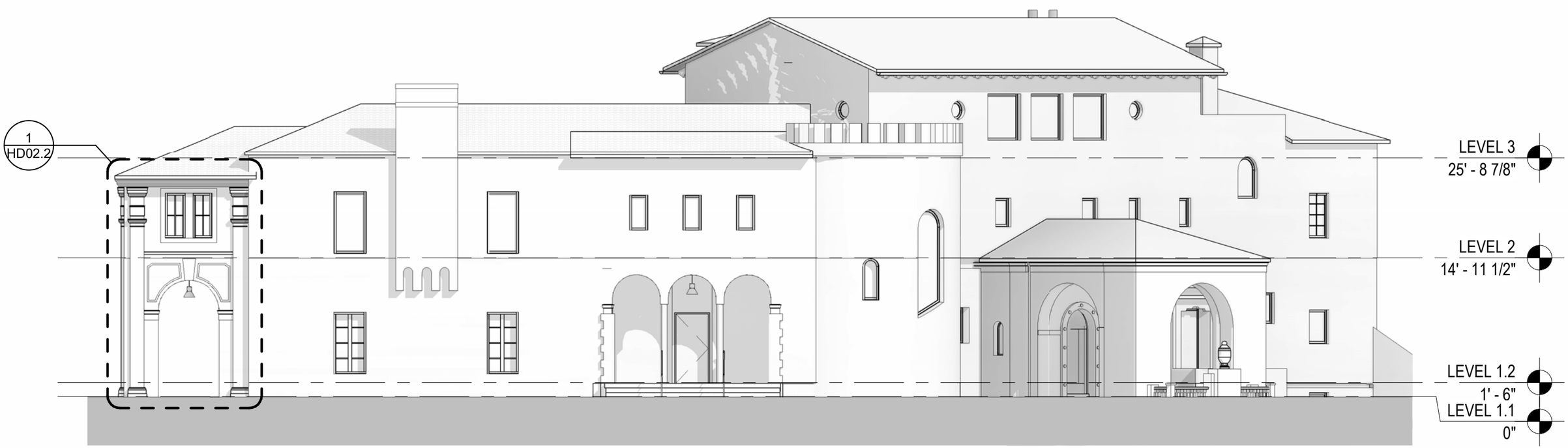
LEVEL 1 - PORCH DEMO 2

3/16" = 1'-0"



LEVEL 1 - PORCH ENCLOSURE - COMPLETED 1

3/16" = 1'-0"



NORTH ELEVATION 1

3/32" = 1'-0"

SOUTHEAST ELEVATION 2
3/32" = 1'-0"

SOUTH ELEVATION 1
3/32" = 1'-0"

EAST ELEVATION 1

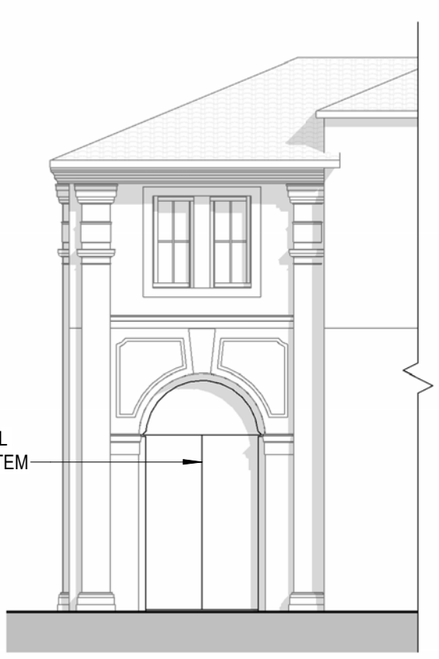
3/32" = 1'-0"

SOUTH ELEVATION - PATIO INFILL 3

1/8" = 1'-0"

EAST ELEVATION - PATIO INFILL 2

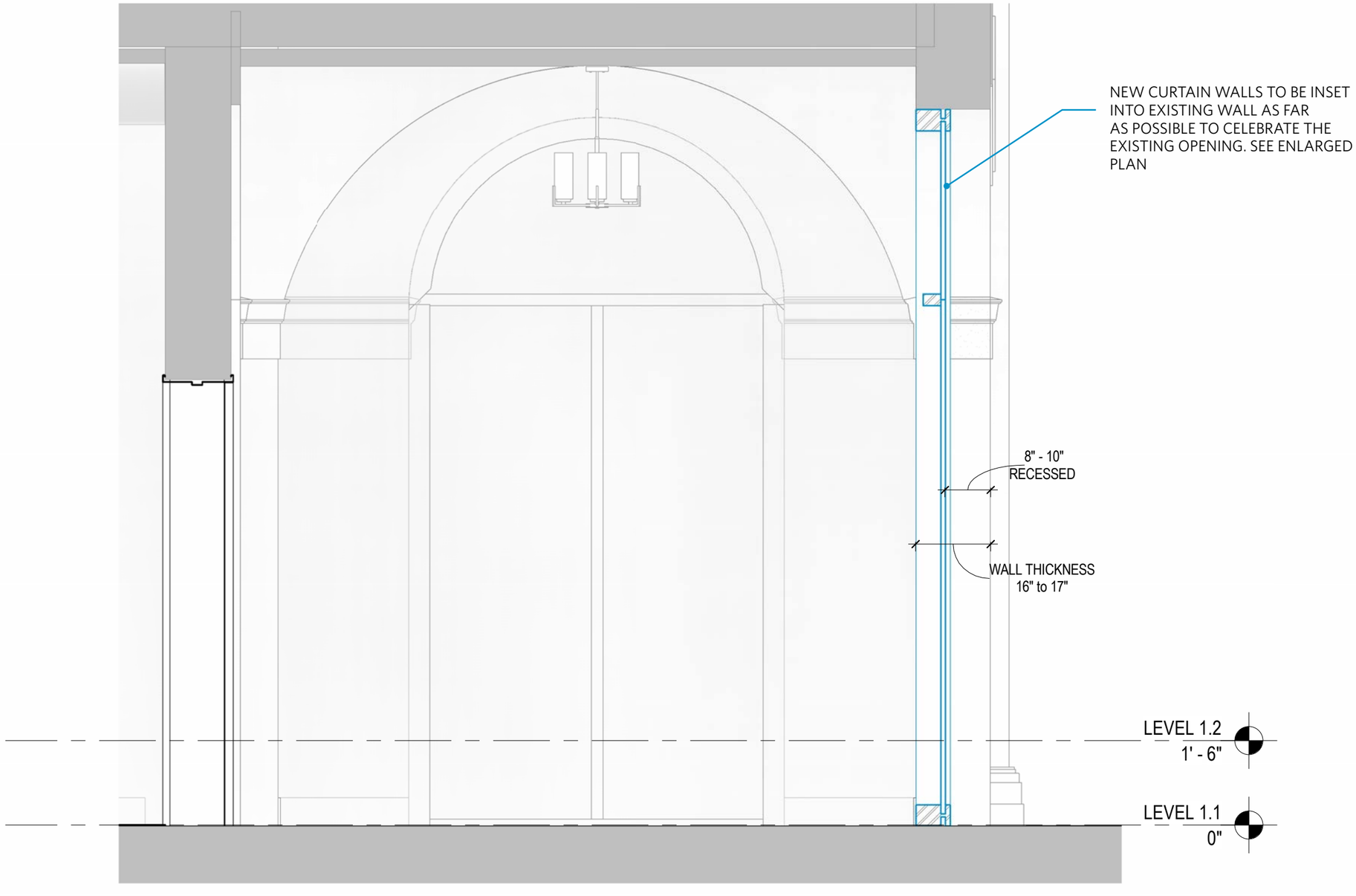
1/8" = 1'-0"



NORTH ELEVATON - PATIO INFILL 1

1/8" = 1'-0"

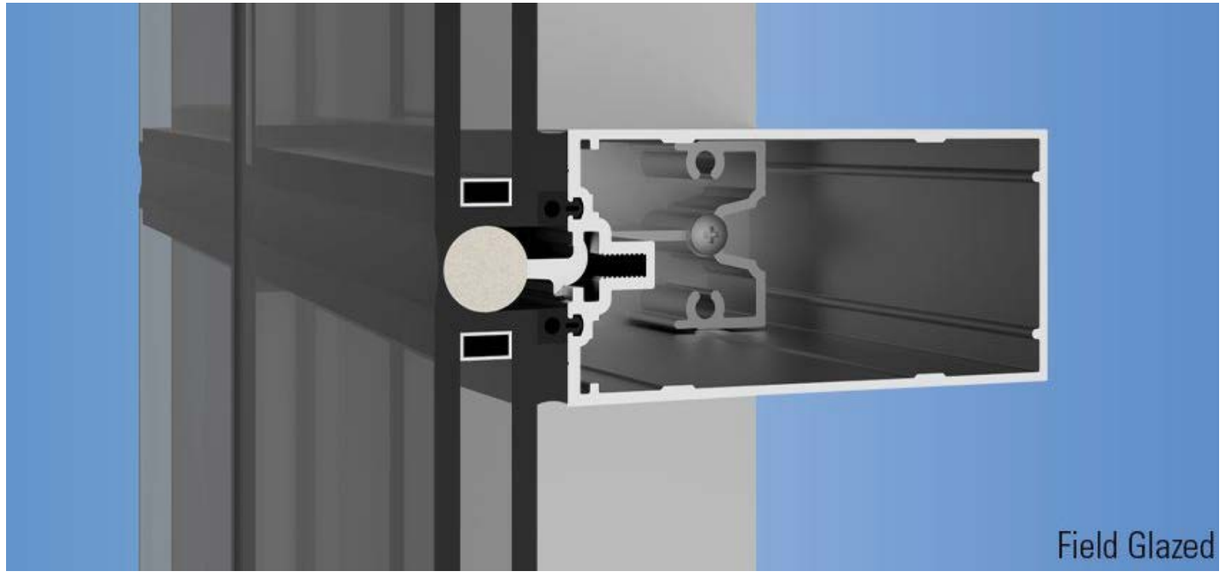
NEW CURTAIN WALLS TO BE INSET INTO EXISTING WALL AS FAR AS POSSIBLE TO CELEBRATE THE EXISTING OPENING. SEE ENLARGED PLAN



SECTION THROUGH CURTAIN WALL 1

1/2" = 1'-0"

YCW 750 SSG - 2 & 4- SIDED STRUCTURAL SILICONE GLAZED WALL SYSTEM



NEW ENTRY DOOR AT PORCH ENCLOSURE TO HAVE A SIMILAR LOOK AND FEEL TO THIS

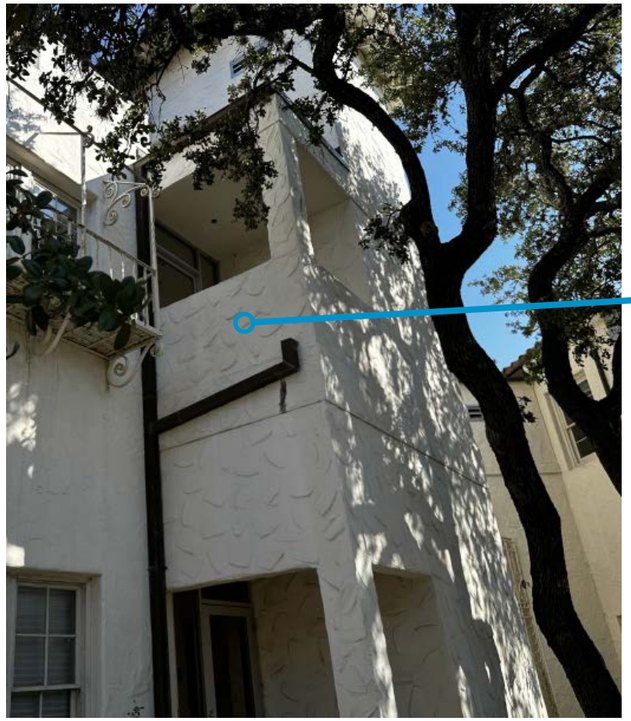
NEW PANEL LAYOUT TO MATCH
THE LAYOUT OF EXISTING DOOR

Studio8
Architecture & Interiors

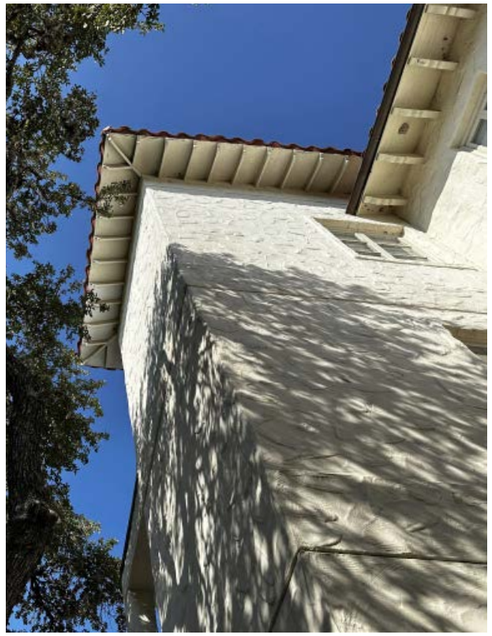
Elevator Removal and Wall Restoration

Project Name

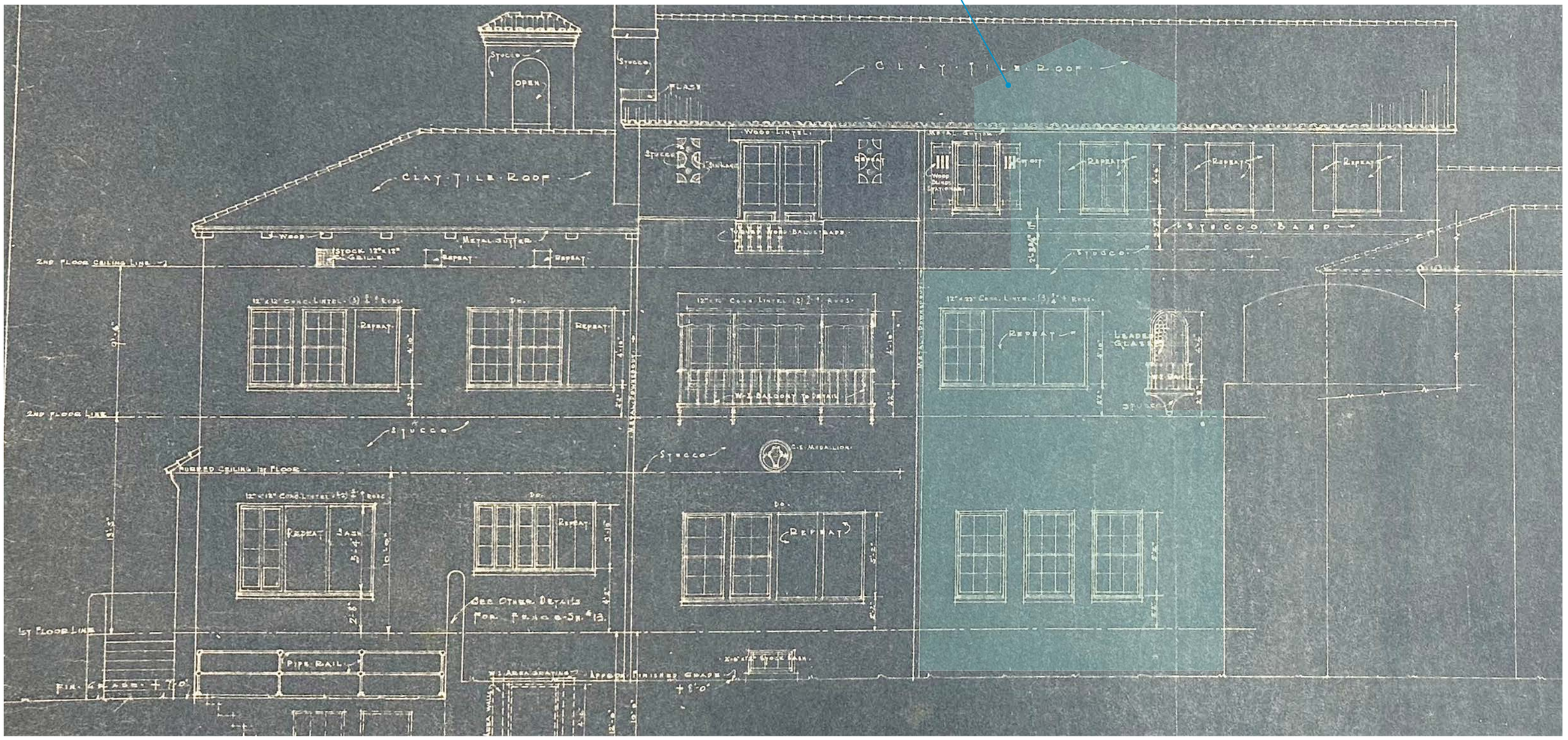
Design Development Presentation



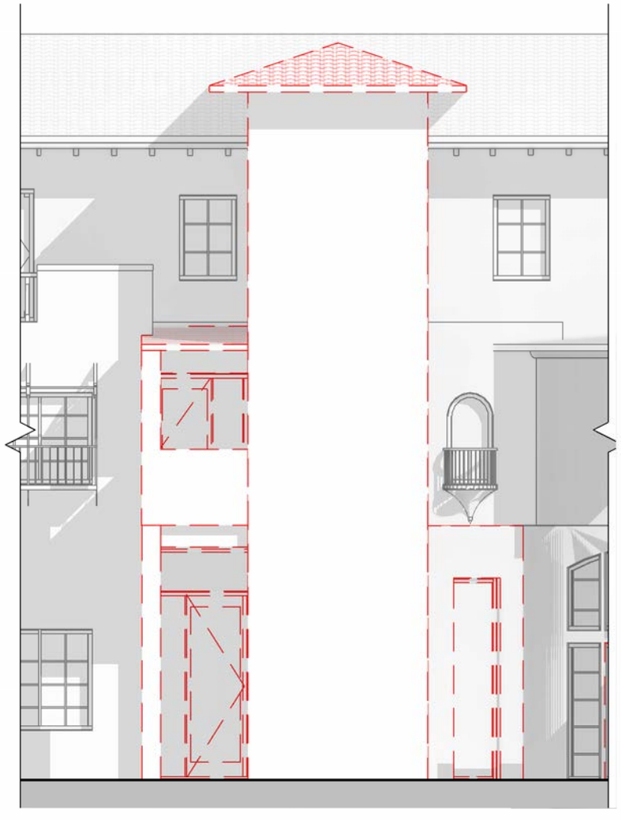
1980s STUCCO FINISH

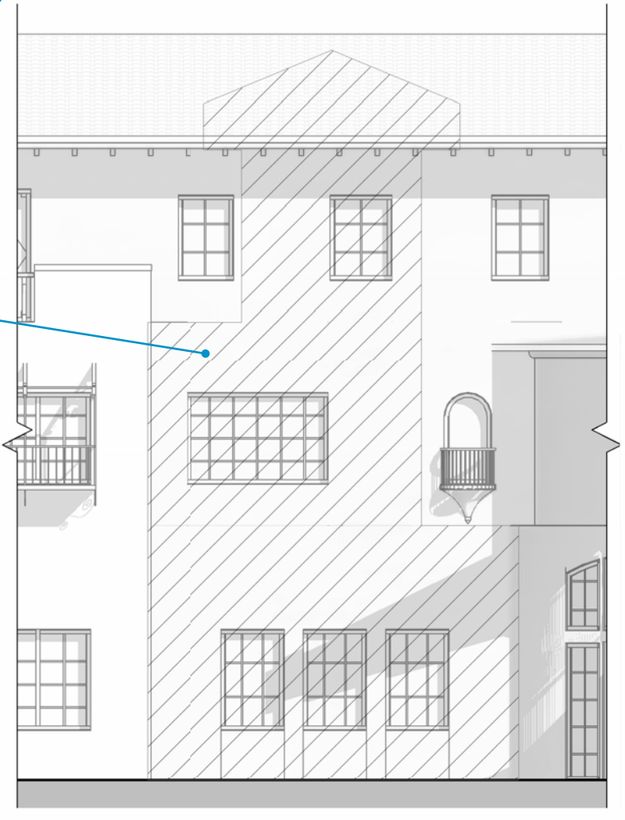


THE AREA IN BLUE DENOTES THE EXISTING ELEVATOR REMOVAL THAT WAS ADDED IN 1980s, TO BE RESTORE TO ORIGINAL FACADE CONFIGURATION



ORIGINAL STUCCO FACADE
TO BE RESTORED





WALL, WINDOW, AND ROOF
INFILL TO BE RESTORED TO
ORIGINAL FACADE/ROOF
LAYOUT

SOUTHEAST ELEVATION - ELEVATOR WALL INFILL 2

1/8" = 1'-0"

SOUTHEAST ELEVATION - ELEVATOR WALL INFILL 1

1/8" = 1'-0"

Thank you.
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Architecture & Interiors

Trinity University - Holt Center Renovation

HDRC Window Assessment

NO WORK

REPLACE ENTIRE WINDOW

1920s ORIGINAL WINDOW TO BE REPAIRED

NEW WINDOWS

ORIGINAL HARDWARE

1960S HARDWARE

ORIGINAL WINDOWS

AFTER THE WINDOW ASSESSMENT WITH THE OHP STAFF BOTH PARTIES HAVE DETERMINED THE ORIGINAL 1920S WINDOW BOTTOM SASH WAS SET AT A STANDARD HEIGHT OF 3".

WE THEN FOUND ALL WINDOWS THAT DID NOT HAVE THIS ORIGINAL CONDITION. THESE WINDOWS ALSO HAD UPDATED HARDWARE THAT DID NOT MATCH THE WINDOWS THOUGHT TO BE ORIGINAL.

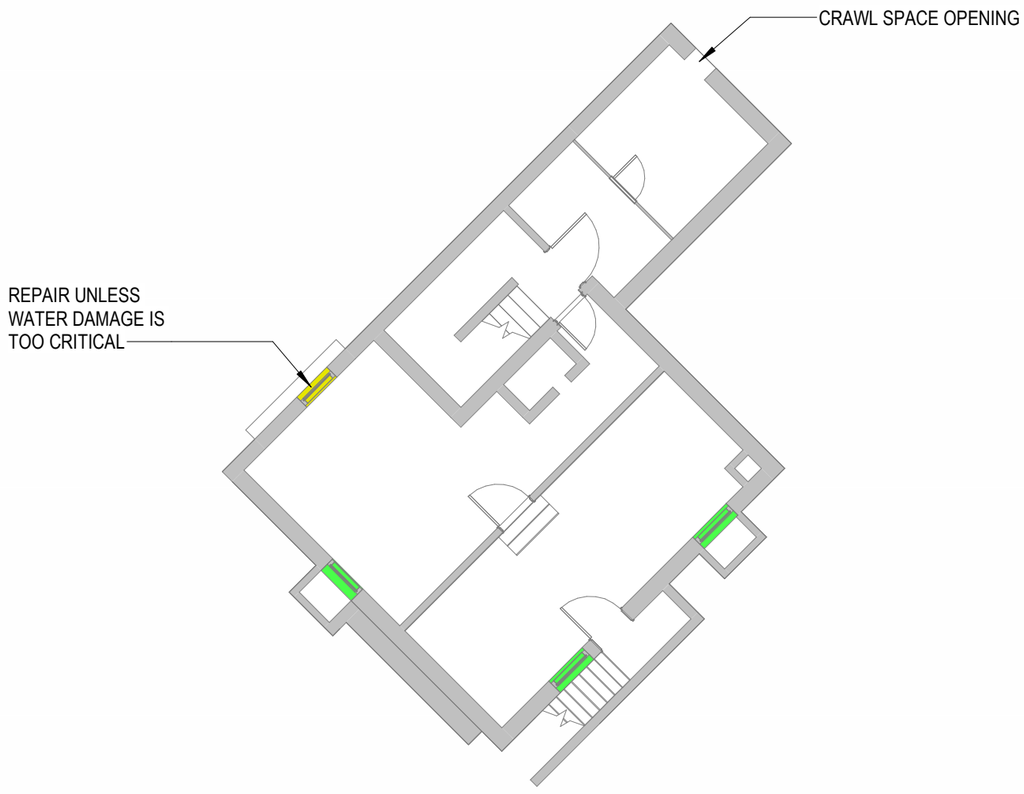
1960S WINDOWS

NO WORK

REPLACE ENTIRE WINDOW

1920s ORIGINAL WINDOW
TO BE REPAIRED

NEW WINDOWS



NO WORK

REPLACE ENTIRE WINDOW

1920s ORIGINAL WINDOW
TO BE REPAIRED

NEW WINDOWS

2
HD01.4

2
HD01.5

STORAGE
104

STAIR 1
S.1

LOGGIA
100X

EVENT SPACE
102

PREFUNCTION / CATERING
103

FOYER
100

ALL GENDER RR
112

CORRIDOR
111C

ELEVATOR
1.1

ALL GENDER RR
113

ADA ALL GENDER RR
114

CORRIDOR
111B

LOUNGE
110

ANTE-ROOM
101

NEW PORCH
ENCLOSURE

ADDING NEW ENTRY DOOR.
DOES THIS HAVE TO BE A
MARVIN WINDOW OR CAN
THE WHOLE UNIT BE CUSTOM

MALITZ DOES NOT KNOW HOW TO REPAIR
TO ORIGINAL STATE. STATING THAT
TRYING TO REPAIR THIS WINDOW MAY
LEAD TO FURTHER DAMAGE OR IT NOT
LOOKING CORRECT. THEY WOULD RATHER
REPLACE THIS UNIT.

CURRENT ELEVATOR
LOCATION. ELEVATOR TO BE
DEMOLISHED AND ORIGINAL
FACADE TO BE RESTORED

STAIR 2
S.1

CORRIDOR
111A

EXEC MTG
116

EMPLOYEE RR
115

STORAGE
119

STOR.
120

CATERING PREP
118

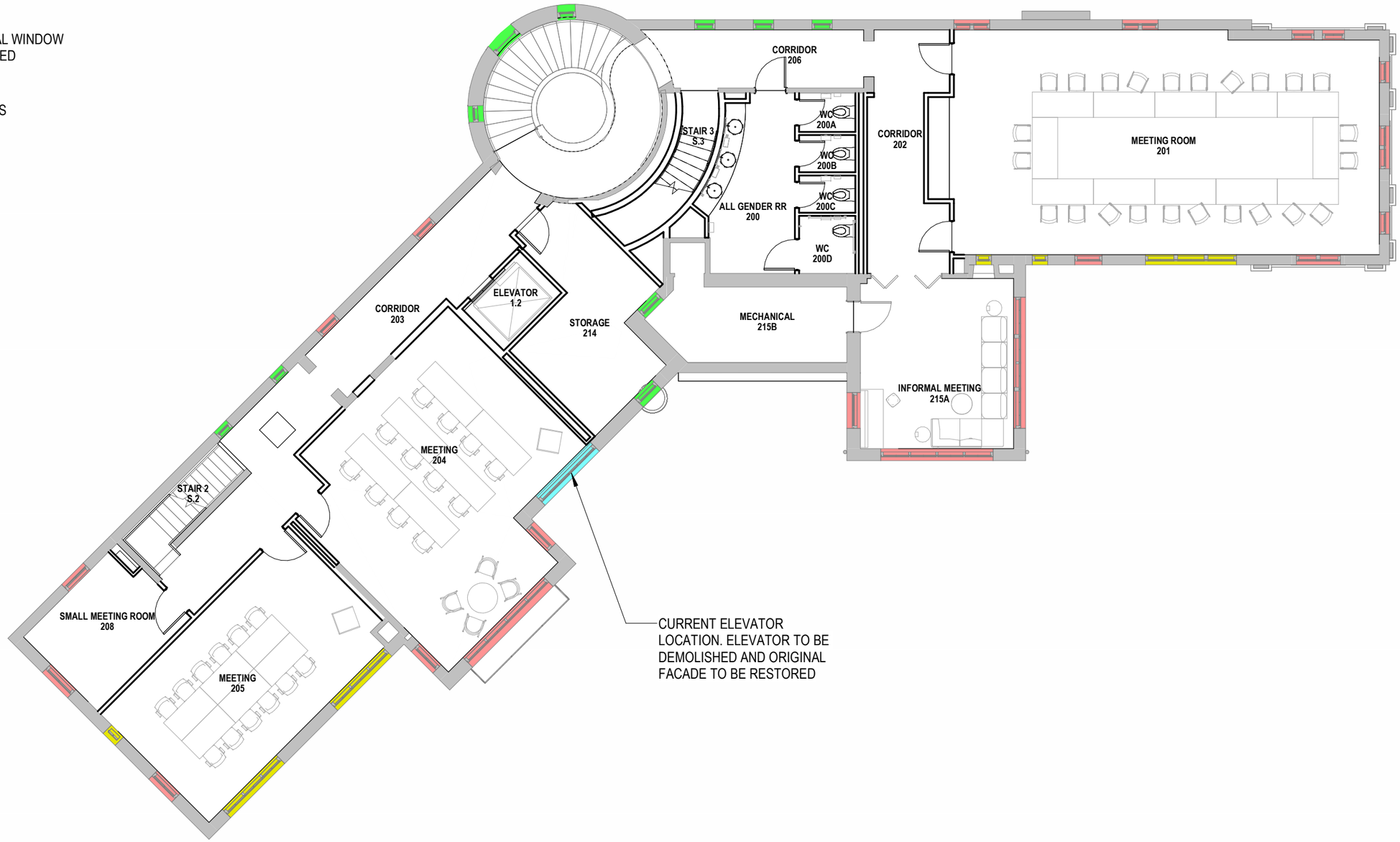
N

NO WORK

REPLACE ENTIRE WINDOW

1920s ORIGINAL WINDOW
TO BE REPAIRED

NEW WINDOWS



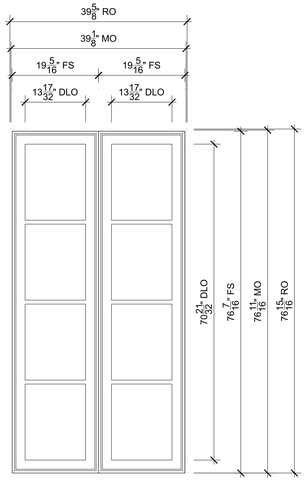
NO WORK

REPLACE ENTIRE WINDOW

1920s ORIGINAL WINDOW
TO BE REPAIRED

NEW WINDOWS

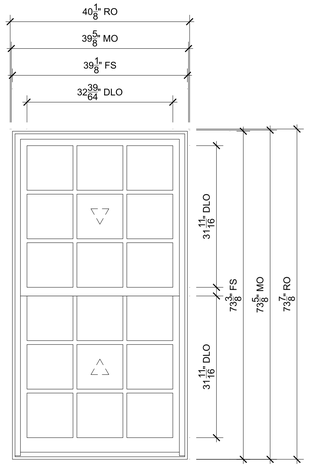
Transmittal



102 W6 W7

SCALE: 3/4" = 1'-0"

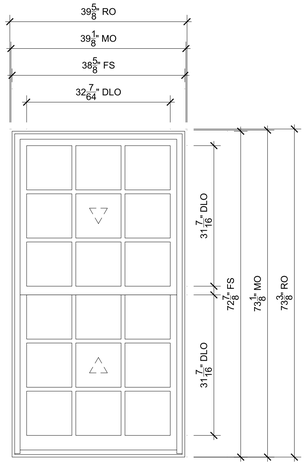
Head · Jamb · Vertical Mullion · Sill · Divided Lite



104 W29

SCALE: 3/4" = 1'-0"

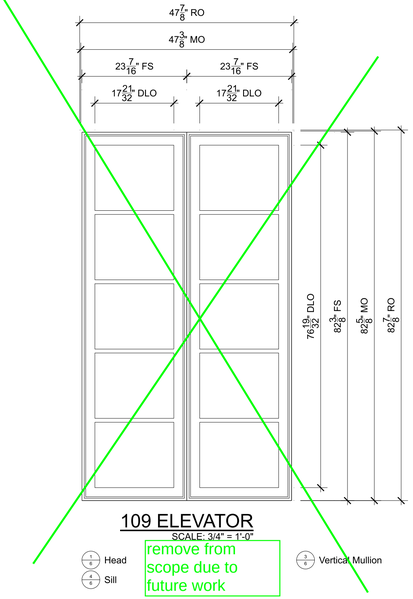
Head · Jamb · Sill · Divided Lite · Checkrail



104 W33

SCALE: 3/4" = 1'-0"

Head · Jamb · Sill · Divided Lite · Checkrail

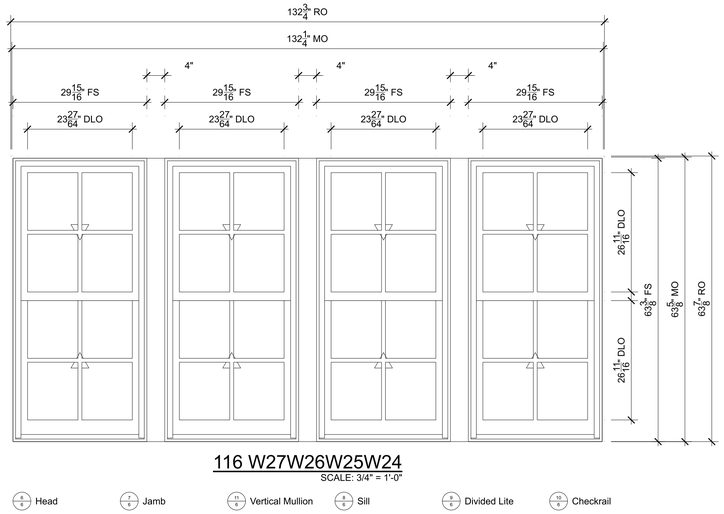


109 ELEVATOR

SCALE: 3/4" = 1'-0"

Head · Sill · Vertical Mullion

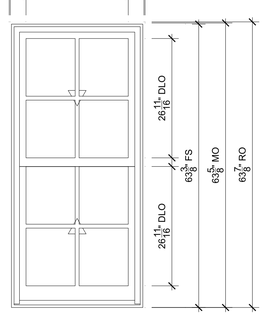
remove from scope due to future work



116 W27W26W25W24

SCALE: 3/4" = 1'-0"

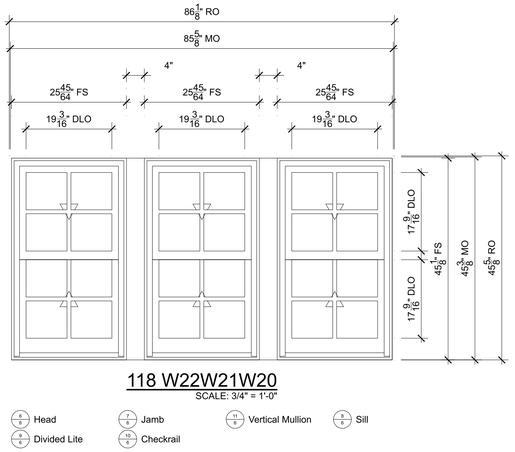
Head · Jamb · Vertical Mullion · Sill · Divided Lite · Checkrail



116 W23

SCALE: 3/4" = 1'-0"

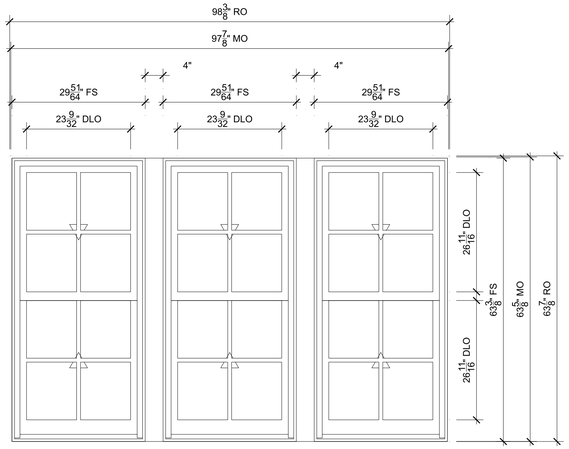
Head · Jamb · Sill · Divided Lite · Checkrail



118 W22W21W20

SCALE: 3/4" = 1'-0"

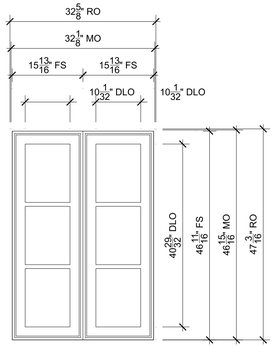
Head · Jamb · Vertical Mullion · Sill · Divided Lite · Checkrail



118 W19W18W17

SCALE: 3/4" = 1'-0"

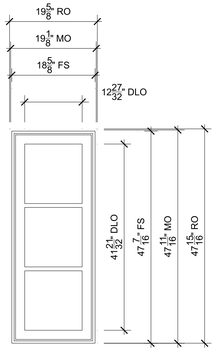
Head · Jamb · Vertical Mullion · Sill · Divided Lite · Checkrail



119 W15

SCALE: 3/4" = 1'-0"

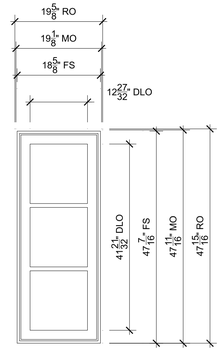
Head · Jamb · Vertical Mullion · Sill · Divided Lite



111 W9

SCALE: 3/4" = 1'-0"

Head · Jamb · Sill · Divided Lite



114 W13 W12

SCALE: 3/4" = 1'-0"

Head · Jamb · Sill · Divided Lite

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REVISION:

CREATED: 03/25/2024

PROJ/JOB: William Knox Holt Center Windows / Malitz Construction

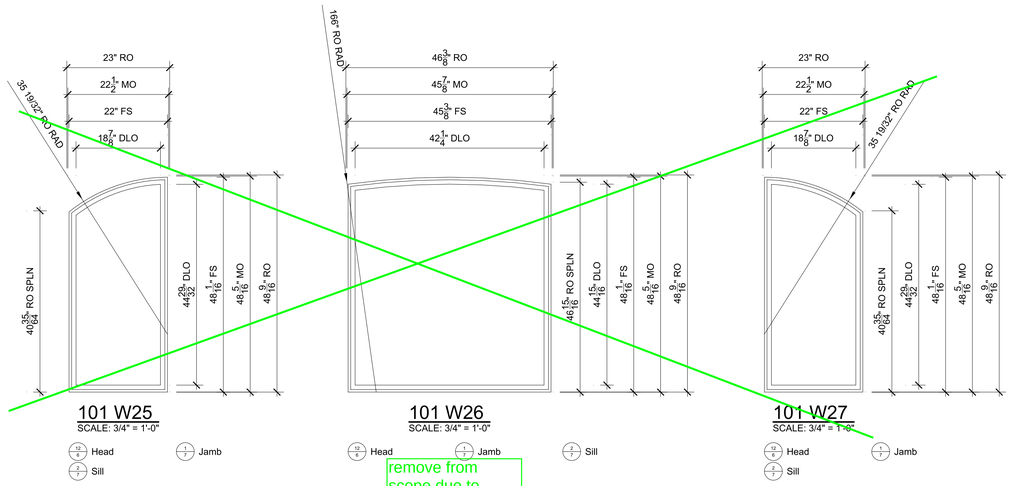
DIST/DEALER: MIRROR GALLERY INC-HOUSTON

DRAWN: HAYDEN DOGGETT

PK VERSION: 0004.07.01

QUOTE#: TJ38MAP

SHEET 1 OF 7



101 W25
SCALE: 3/4" = 1'-0"

12/6 Head
7/7 Sill
1/7 Jamb

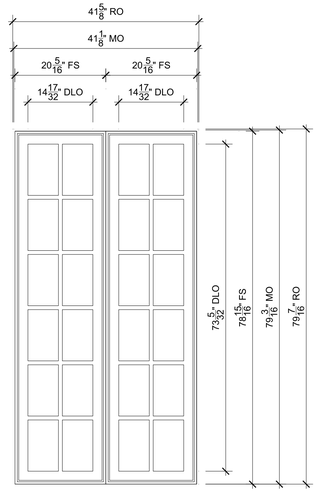
101 W26
SCALE: 3/4" = 1'-0"

12/6 Head
1/7 Jamb
7/7 Sill

remove from scope due to future work

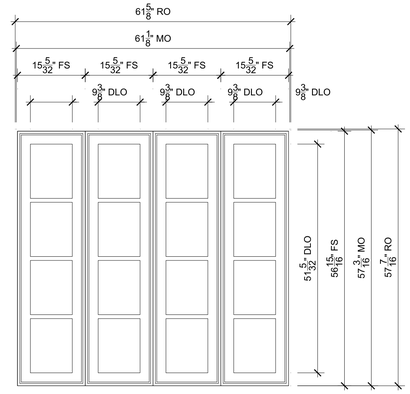
101 W27
SCALE: 3/4" = 1'-0"

12/6 Head
7/7 Sill
1/7 Jamb



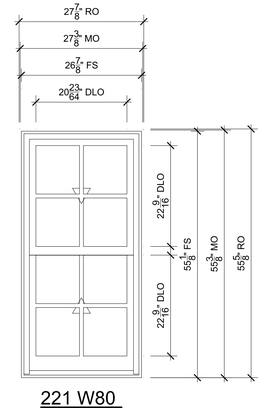
216 W83 W84
SCALE: 3/4" = 1'-0"

1/6 Head
3/6 Vertical Mullion
5/6 Divided Lite
2/6 Jamb
7/6 Sill



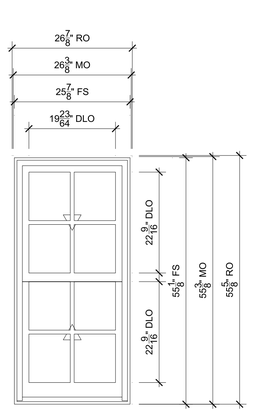
221 W82 W88
SCALE: 3/4" = 1'-0"

1/6 Head
7/6 Sill
2/6 Jamb
4/6 Divided Lite
3/6 Vertical Mullion



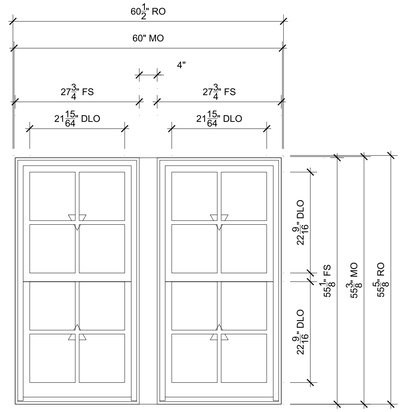
221 W80
SCALE: 3/4" = 1'-0"

1/6 Head
7/6 Sill
10/6 Checkrail
2/6 Jamb
5/6 Divided Lite



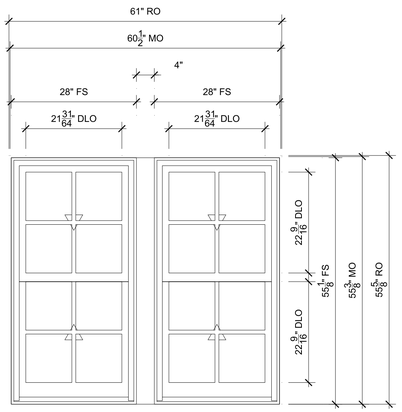
221 W78
SCALE: 3/4" = 1'-0"

6/6 Head
8/6 Sill
10/6 Checkrail
1/6 Jamb
9/6 Divided Lite



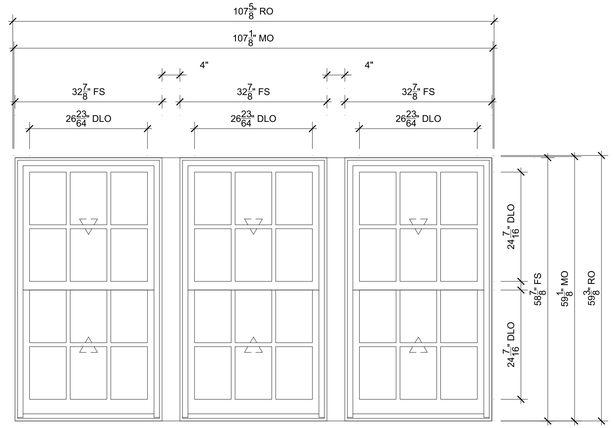
221 W79
SCALE: 3/4" = 1'-0"

6/6 Head
8/6 Sill
7/6 Jamb
9/6 Divided Lite
11/6 Vertical Mullion
10/6 Checkrail



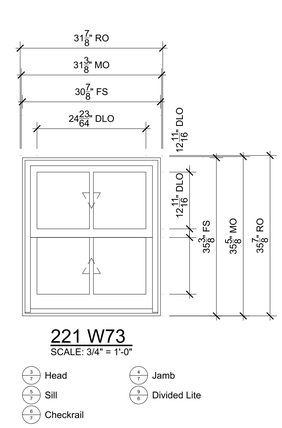
221 W77
SCALE: 3/4" = 1'-0"

6/6 Head
8/6 Sill
7/6 Jamb
9/6 Divided Lite
11/6 Vertical Mullion
10/6 Checkrail



220 W76W75W74
SCALE: 3/4" = 1'-0"

6/6 Head
10/6 Checkrail
8/6 Jamb
11/6 Vertical Mullion
9/6 Sill
12/6 Divided Lite



221 W73
SCALE: 3/4" = 1'-0"

7/7 Head
1/7 Sill
6/7 Checkrail
4/7 Jamb
2/7 Divided Lite

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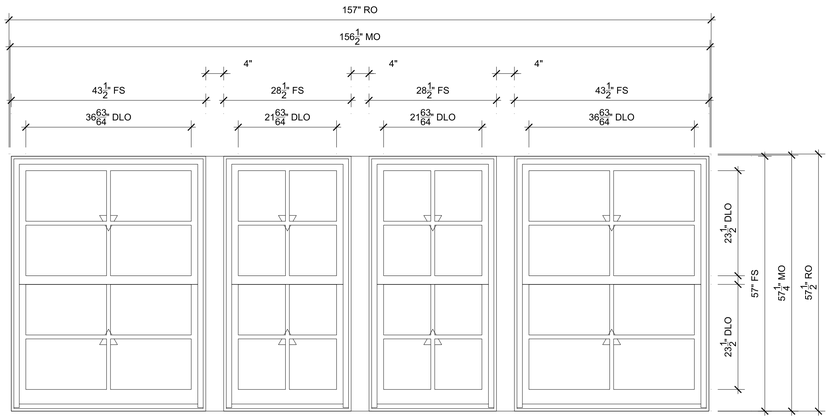
REVISION:

PROJ./JOB: William Knox Holt Center Windows / Maltz Construction
DIST/DEALER: MIRROR GALLERY INC-HOUSTON
DRAWN: HAYDEN DOGGETT
QUOTE#: TJ38MAP
PK VERSION: 0004.07.01
CREATED: 03/25/2024

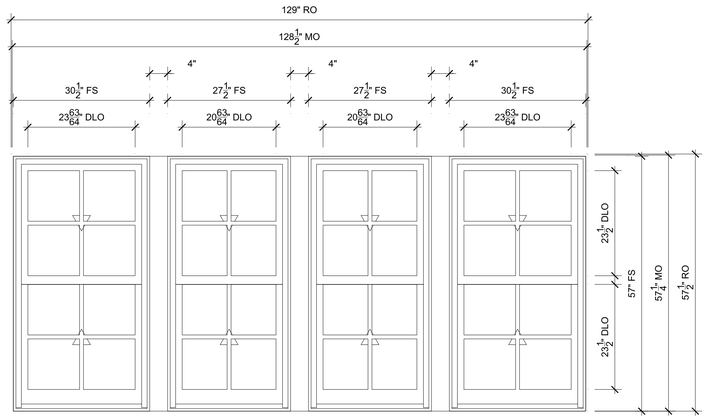
SHEET
2
OF 7



219 W70W69W68W67

SCALE: 3/4" = 1'-0"

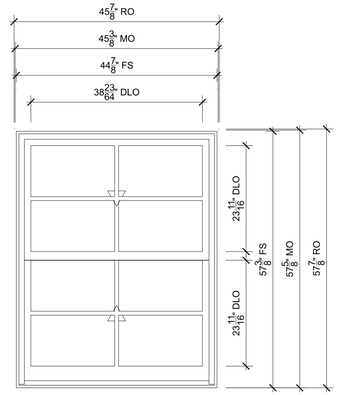
6/6 Head · 7/6 Jamb · 11/6 Vertical Mullion · 8/6 Sill · 9/6 Divided Lite · 10/6 Checkrail



219 W66W65W64W63

SCALE: 3/4" = 1'-0"

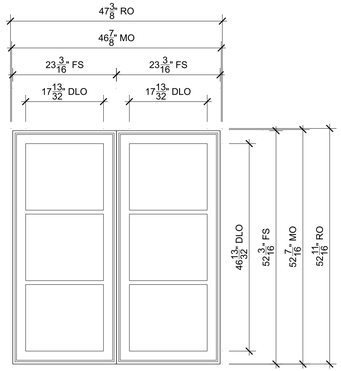
6/6 Head · 7/6 Jamb · 11/6 Vertical Mullion · 8/6 Sill · 9/6 Divided Lite · 10/6 Checkrail



219 W62

SCALE: 3/4" = 1'-0"

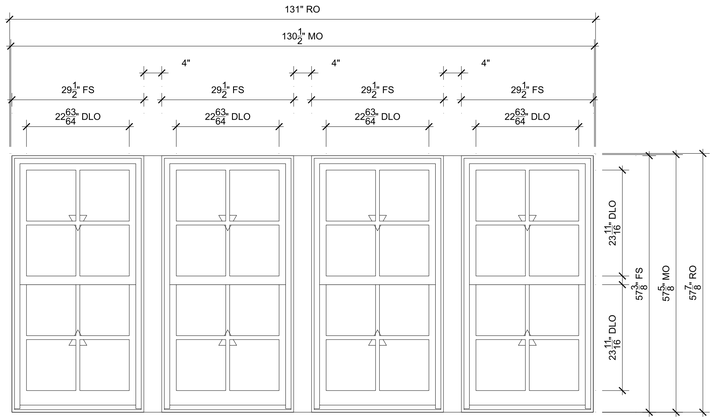
6/6 Head · 7/6 Jamb · 8/6 Sill · 9/6 Divided Lite · 10/6 Checkrail



201 ELEVATOR

SCALE: 3/4" = 1'-0"

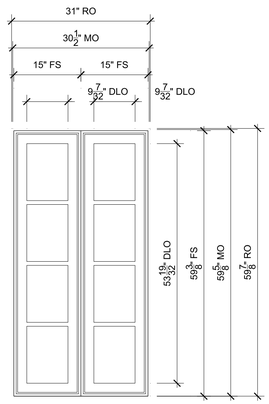
1/6 Head · 2/6 Jamb · 3/6 Vertical Mullion · 4/6 Sill · 5/6 Divided Lite



204 W55W54W53W52

SCALE: 3/4" = 1'-0"

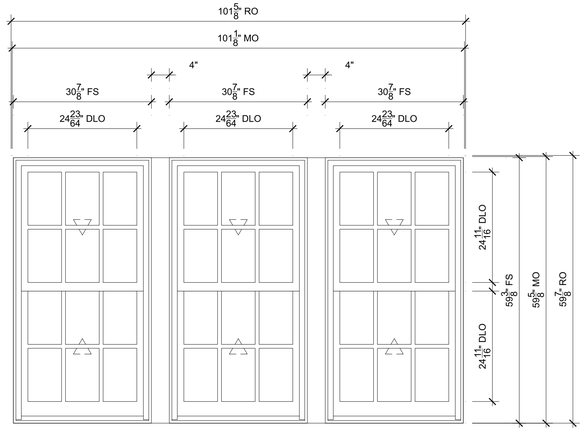
6/6 Head · 7/6 Jamb · 11/6 Vertical Mullion · 8/6 Sill · 9/6 Divided Lite · 10/6 Checkrail



204 W51

SCALE: 3/4" = 1'-0"

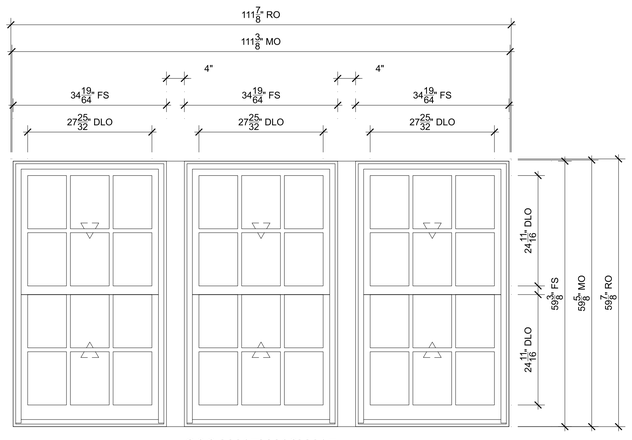
1/6 Head · 2/6 Jamb · 3/6 Vertical Mullion · 4/6 Sill · 5/6 Divided Lite



205 W50W49W48

SCALE: 3/4" = 1'-0"

6/6 Head · 7/6 Jamb · 11/6 Vertical Mullion · 8/6 Sill · 9/6 Divided Lite · 10/6 Checkrail



206 W47W46W45

SCALE: 3/4" = 1'-0"

6/6 Head · 7/6 Jamb · 11/6 Vertical Mullion · 8/6 Sill · 9/6 Divided Lite · 10/6 Checkrail

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PROJ/JOB: William Knox Holt Center Windows / Malitz Construction

DIST/DEALER: MIRROR GALLERY INC-HOUSTON

DRAWN: HAYDEN DOGGETT

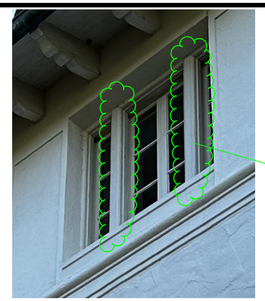
QUOTE#: TJ38MAP

PK VERSION: 0004.07.01

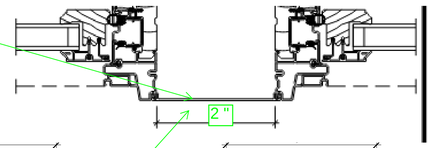
CREATED: 03/25/2024

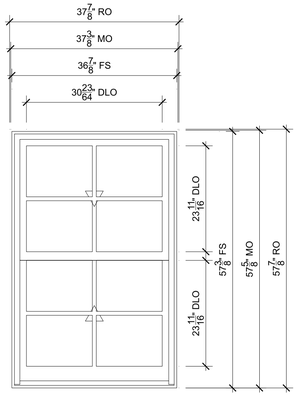
REVISION:

SHEET 3 OF 7



this is vertical mullion detail that is similar to exist. condition

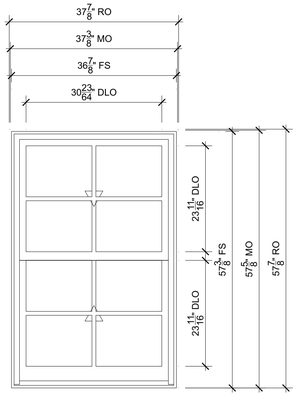




206 W44/208 W42

SCALE: 3/4" = 1'-0"

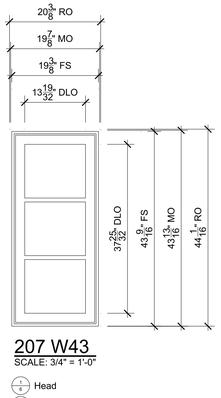
Head, Jamb, Sill, Divided Lite, Checkrail



208 W41

SCALE: 3/4" = 1'-0"

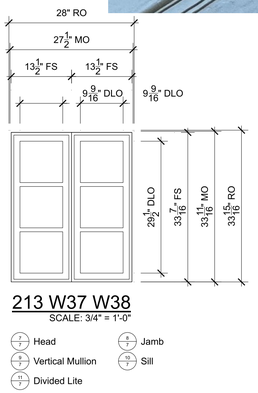
Head, Jamb, Sill, Divided Lite, Checkrail



207 W43

SCALE: 3/4" = 1'-0"

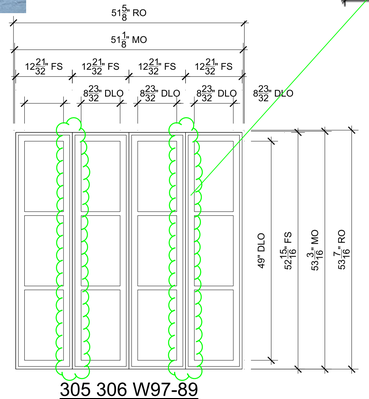
Head, Jamb, Sill, Divided Lite



213 W37 W38

SCALE: 3/4" = 1'-0"

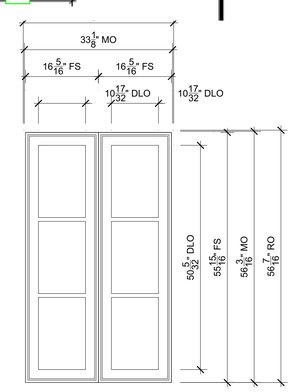
Head, Jamb, Vertical Mullion, Sill, Divided Lite



305 306 W97-89

SCALE: 3/4" = 1'-0"

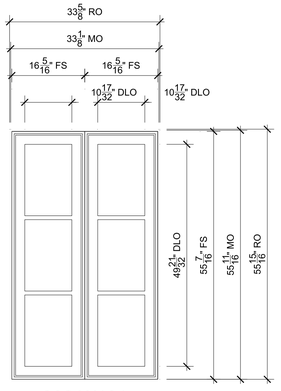
Head, Jamb, Vertical Mullion, Sill, Divided Lite



302 W100 W99

SCALE: 3/4" = 1'-0"

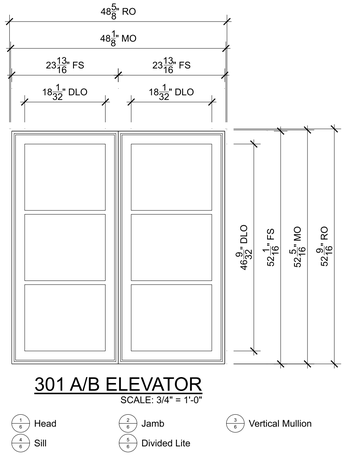
Head, Jamb, Vertical Mullion, Sill, Divided Lite



302 W101

SCALE: 3/4" = 1'-0"

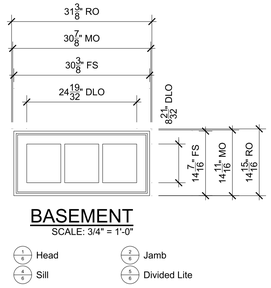
Head, Jamb, Vertical Mullion, Sill, Divided Lite



301 A/B ELEVATOR

SCALE: 3/4" = 1'-0"

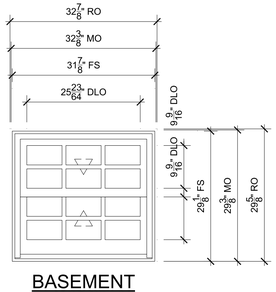
Head, Jamb, Vertical Mullion, Sill, Divided Lite



BASEMENT

SCALE: 3/4" = 1'-0"

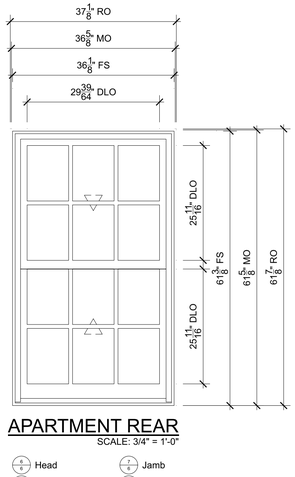
Head, Jamb, Sill, Divided Lite



BASEMENT

SCALE: 3/4" = 1'-0"

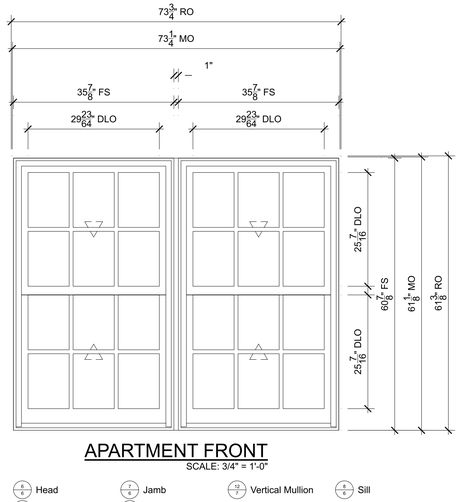
Head, Jamb, Sill, Divided Lite, Checkrail



APARTMENT REAR

SCALE: 3/4" = 1'-0"

Head, Jamb, Sill, Divided Lite, Checkrail



APARTMENT FRONT

SCALE: 3/4" = 1'-0"

Head, Jamb, Vertical Mullion, Sill, Divided Lite, Checkrail

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REVISION:

PROJ/JOB: William Knox Holt Center Windows / Malitz Construction

DIST/DEALER: MIRROR GALLERY INC-HOUSTON

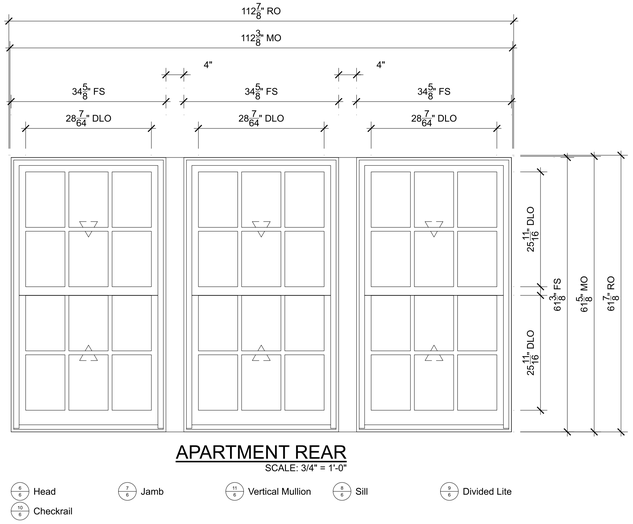
DRAWN: HAYDEN DOGGETT

CREATED: 03/25/2024

PK VERSION: 0004.07.01

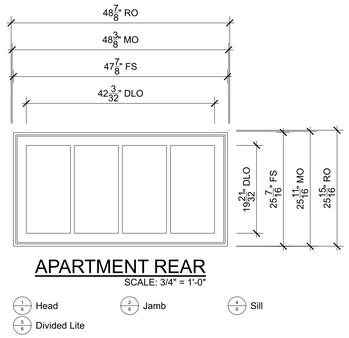
QUOTE#: TJ38MAP

SHEET 4 OF 7



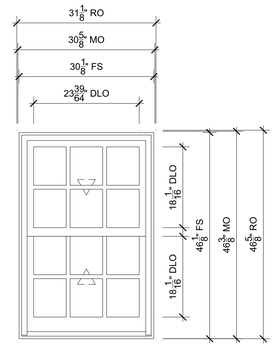
APARTMENT REAR
SCALE: 3/4" = 1'-0"

Head · Jamb · Vertical Mullion · Sill · Divided Lite · Checkrail



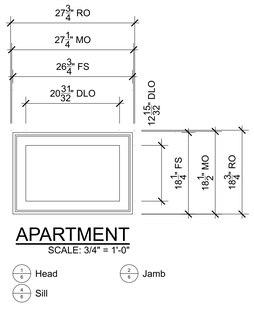
APARTMENT REAR
SCALE: 3/4" = 1'-0"

Head · Jamb · Sill · Divided Lite



APARTMENT REAR
SCALE: 3/4" = 1'-0"

Head · Jamb · Sill · Divided Lite · Checkrail



APARTMENT
SCALE: 3/4" = 1'-0"

Head · Jamb · Sill

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CREATED: 03/25/2024

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PK VERSION: 0004.07.01

QUOTE#: TJ38MAP

SHEET 5 OF 7

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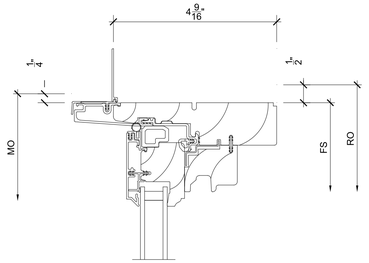
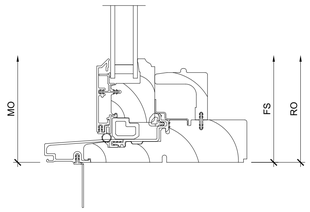


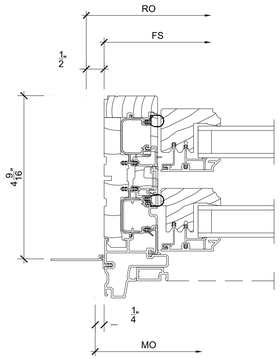
1/6 Head

SCALE: 6" = 1'-0"



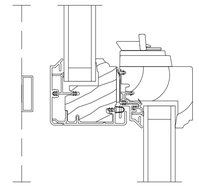
4/6 Sill

SCALE: 6" = 1'-0"



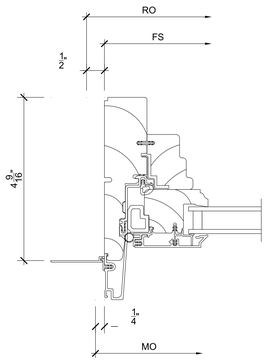
7/6 Jamb

SCALE: 6" = 1'-0"



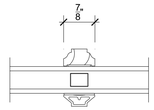
10/6 Checkrail

SCALE: 6" = 1'-0"



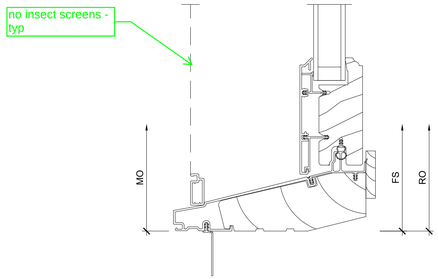
2/6 Jamb

SCALE: 6" = 1'-0"



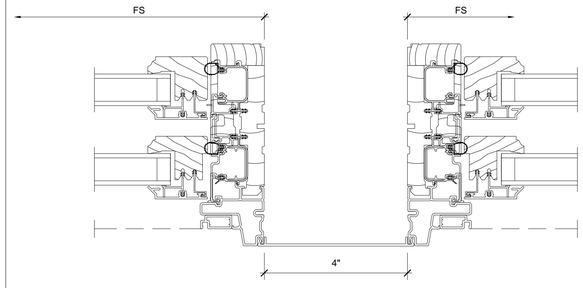
5/6 Divided Lite

SCALE: 6" = 1'-0"



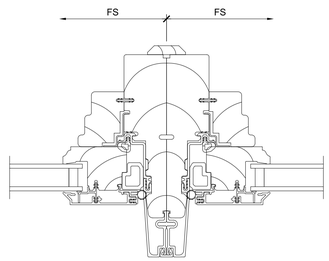
8/6 Sill

SCALE: 6" = 1'-0"



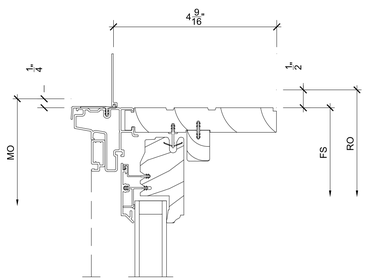
11/6 Vertical Mullion

SCALE: 6" = 1'-0"



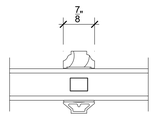
3/6 Vertical Mullion

SCALE: 6" = 1'-0"



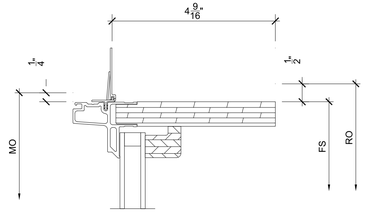
6/6 Head

SCALE: 6" = 1'-0"



9/6 Divided Lite

SCALE: 6" = 1'-0"



12/6 Head

SCALE: 6" = 1'-0"

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DIST/DEALER: MIRROR GALLERY INC-HOUSTON

DRAWN: HAYDEN DOGGETT

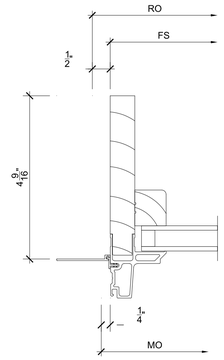
QUOTE#: TJ38MAP

PK VERSION: 0004.07.01

CREATED: 03/25/2024

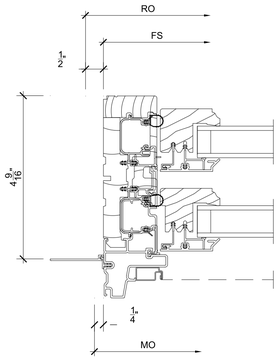
REVISION:

SHEET 6 OF 7



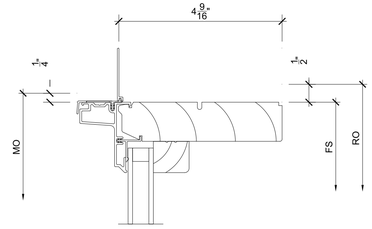
1/7 Jamb

SCALE: 6" = 1'-0"



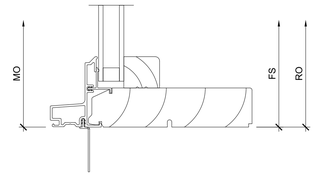
4/7 Jamb

SCALE: 6" = 1'-0"



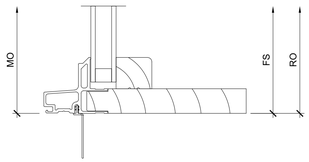
7/7 Head

SCALE: 6" = 1'-0"



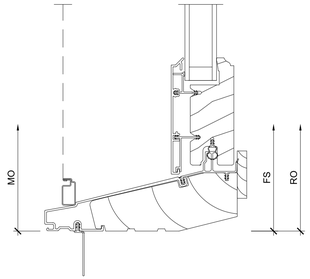
10/7 Sill

SCALE: 6" = 1'-0"



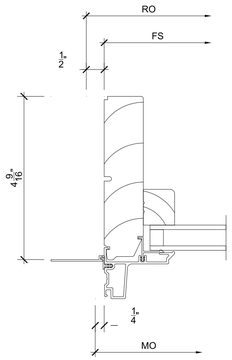
2/7 Sill

SCALE: 6" = 1'-0"



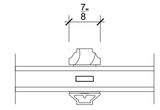
5/7 Sill

SCALE: 6" = 1'-0"



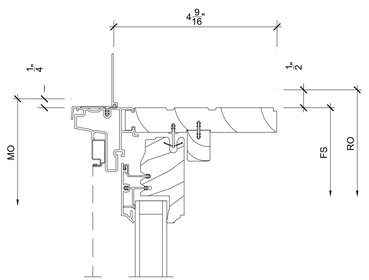
8/7 Jamb

SCALE: 6" = 1'-0"



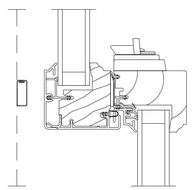
11/7 Divided Lite

SCALE: 6" = 1'-0"



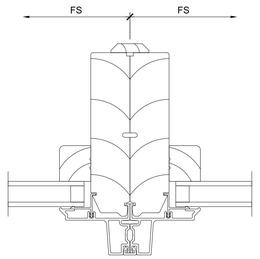
3/7 Head

SCALE: 6" = 1'-0"



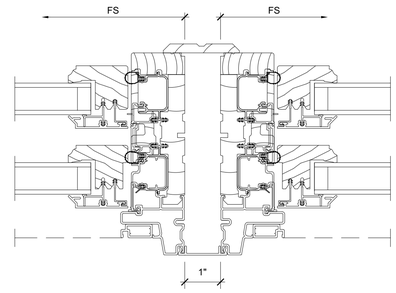
6/7 Checkrail

SCALE: 6" = 1'-0"



9/7 Vertical Mullion

SCALE: 6" = 1'-0"



12/7 Vertical Mullion

SCALE: 6" = 1'-0"

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PROJ/JOB: William Knox Holt Center Windows / Maltz Construction

DIST/DEALER: MIRROR GALLERY INC-HOUSTON

DRAWN: HAYDEN DOGGETT

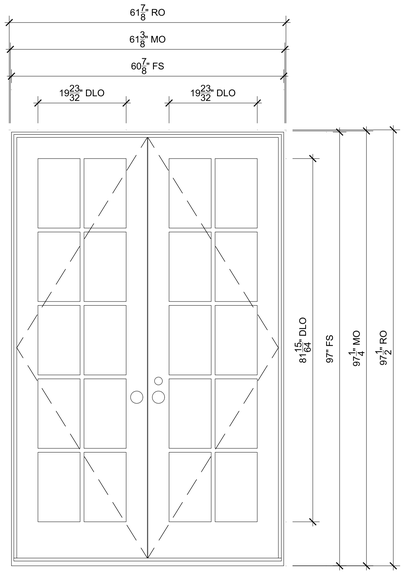
QUOTE#: TJ38MAP

PK VERSION: 0004.07.01

CREATED: 03/25/2024

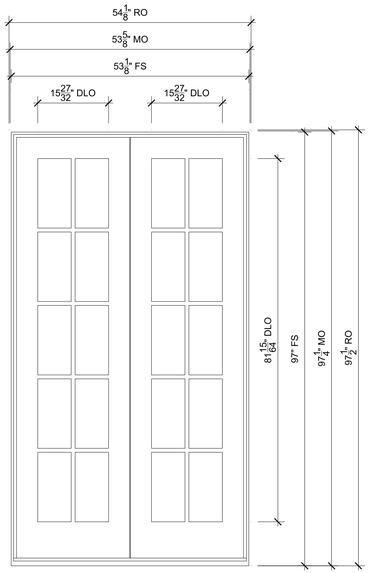
REVISION:

SHEET 7 OF 7



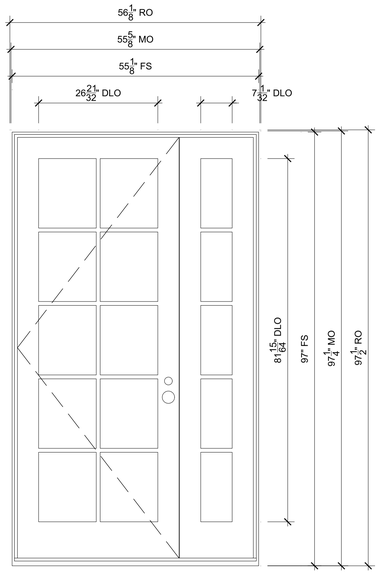
102 36D
SCALE: 3/4" = 1'-0"

1/2 Head
2/2 Jamb
3/2 Sill
4/2 Divided Lite
5/2 Meeting Stile



102 32D
SCALE: 3/4" = 1'-0"

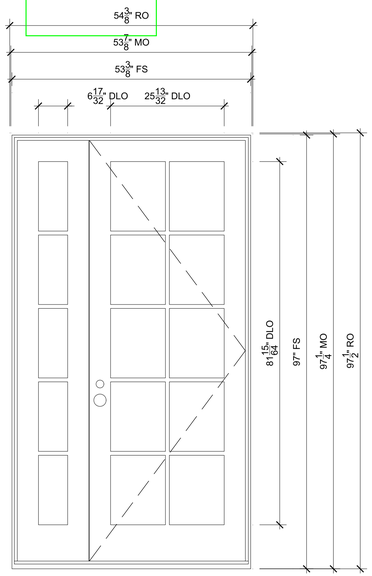
1/2 Head
4/2 Divided Lite
6/2 Jamb
8/2 Meeting Stile
7/2 Sill



D31
SCALE: 3/4" = 1'-0"

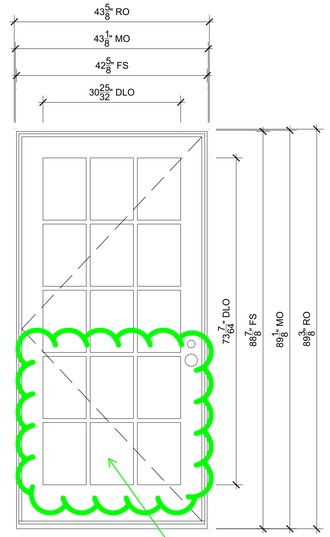
1/2 Head
4/2 Sill
10/2 Meeting Stile
3/2 Jamb
7/2 Sill
6/2 Jamb
8/2 Divided Lite

if this is exterior face;then door needs to be mirrored



D34
SCALE: 3/4" = 1'-0"

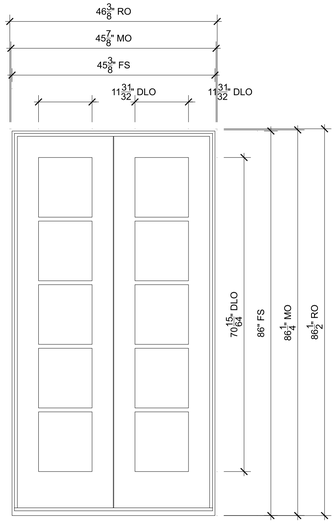
1/2 Head
7/2 Sill
12/2 Meeting Stile
3/2 Jamb
7/2 Sill
11/2 Jamb
6/2 Divided Lite



118 D20
SCALE: 3/4" = 1'-0"

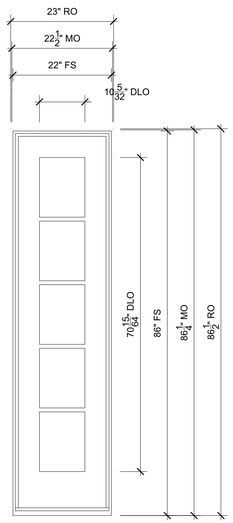
1/2 Head
1/2 Jamb
4/2 Divided Lite
2/2 Jamb
3/2 Sill

solid panel below - see existing



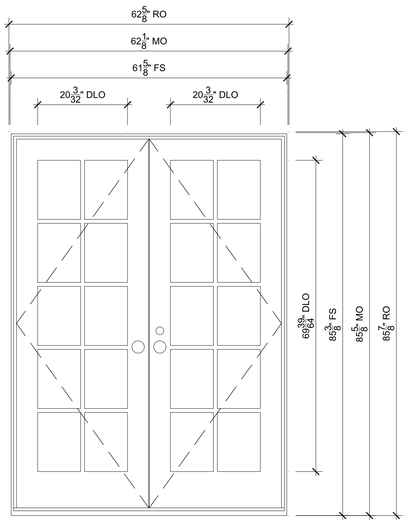
101
SCALE: 3/4" = 1'-0"

1/2 Head
2/2 Divided Lite
4/2 Jamb
6/2 Meeting Stile
7/2 Sill



101
SCALE: 3/4" = 1'-0"

1/2 Head
2/2 Sill
4/2 Jamb
6/2 Divided Lite



302 D64
SCALE: 3/4" = 1'-0"

1/2 Head
4/2 Divided Lite
6/2 Jamb
8/2 Meeting Stile
7/2 Sill

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REVISION:

CREATED: 03/25/2024

PK VERSION: 0004.07.01

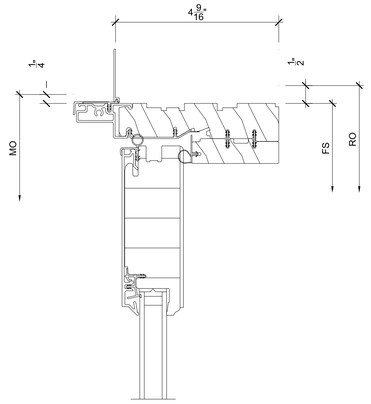
PROJ/JOB: William Knox Holt Center Doors / Mailtz Construction

DIST/DEALER: MIRROR GALLERY INC-HOUSTON

DRAWN: HAYDEN DOGGETT

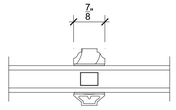
QUOTE#: 53UURUG

SHEET 1 OF 3



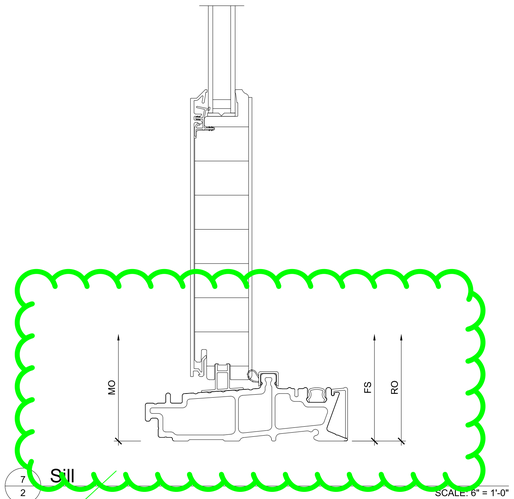
1/2 Head

SCALE: 6" = 1'-0"



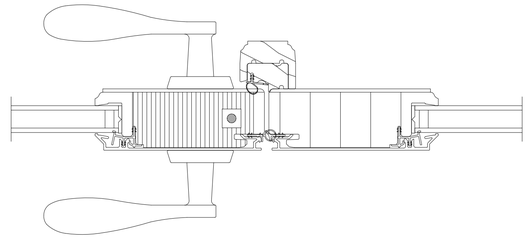
4/2 Divided Lite

SCALE: 6" = 1'-0"



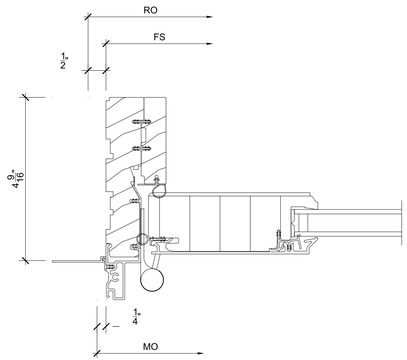
7/2 Sill

SCALE: 6" = 1'-0"



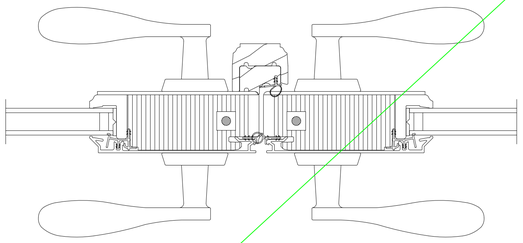
10/2 Meeting Stile

SCALE: 6" = 1'-0"



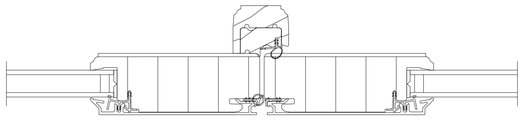
2/2 Jamb

SCALE: 6" = 1'-0"



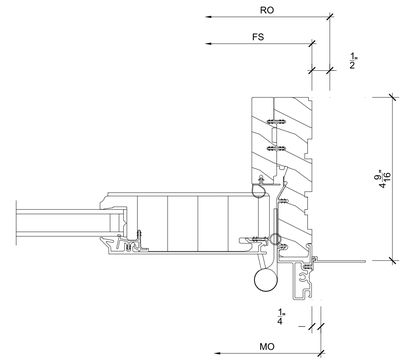
5/2 Meeting Stile

SCALE: 6" = 1'-0"



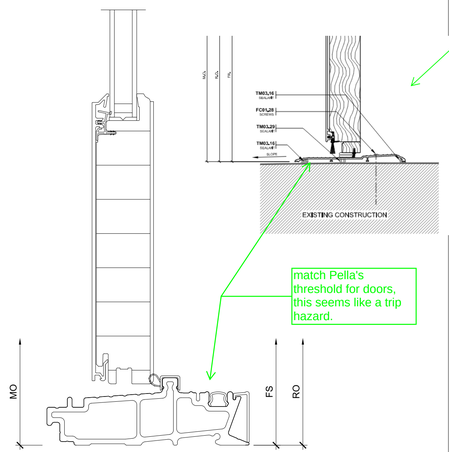
8/2 Meeting Stile

SCALE: 6" = 1'-0"



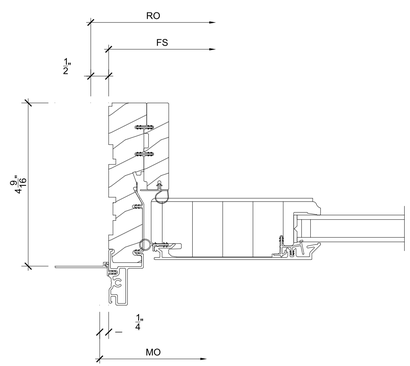
11/2 Jamb

SCALE: 6" = 1'-0"



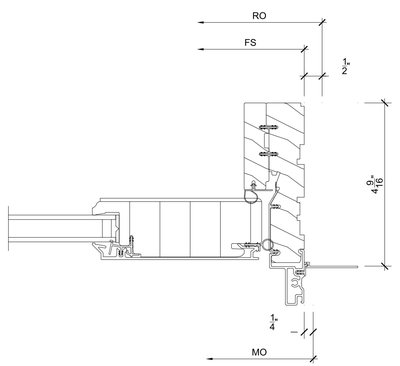
3/2 Sill

SCALE: 6" = 1'-0"



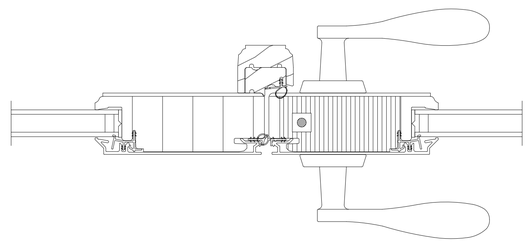
6/2 Jamb

SCALE: 6" = 1'-0"



9/2 Jamb

SCALE: 6" = 1'-0"



12/2 Meeting Stile

SCALE: 6" = 1'-0"

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PROJ./JOB: William Knox Holt Center Doors / Malitz Construction

DIST/DEALER: MIRROR GALLERY INC-HOUSTON

DRAWN: HAYDEN DOGGETT

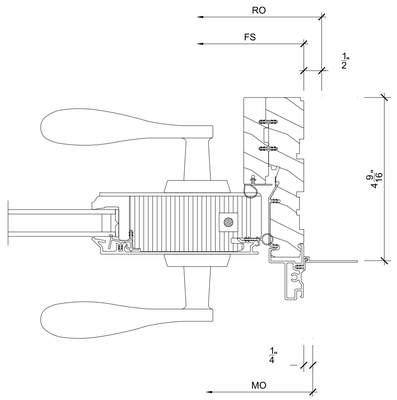
QUOTE#: 53UURUG

PK VERSION: 0004.07.01

CREATED: 03/25/2024

REVISION:

SHEET 2 OF 3



1/3 Jamb — SCALE: 6" = 1'-0"

2/3 NOT USED — SCALE: 6" = 1'-0"

3/3 NOT USED — SCALE: 6" = 1'-0"

4/3 NOT USED — SCALE: 6" = 1'-0"

5/3 NOT USED — SCALE: 6" = 1'-0"

6/3 NOT USED — SCALE: 6" = 1'-0"

7/3 NOT USED — SCALE: 6" = 1'-0"

8/3 NOT USED — SCALE: 6" = 1'-0"

9/3 NOT USED — SCALE: 6" = 1'-0"

10/3 NOT USED — SCALE: 6" = 1'-0"

11/3 NOT USED — SCALE: 6" = 1'-0"

12/3 NOT USED — SCALE: 6" = 1'-0"

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REVISION:

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DRAWN: HAYDEN DOGGETT

QUOTE#: 53UURUG

PK VERSION: 0004.07.01

CREATED: 03/25/2024

SHEET 3 OF 3

Thank you.
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LEGEND

1. NEW MONUMENT SIGN
2. LAWN
3. DRIVEWAY CONVERTED TO PEDESTRIAN USE
4. INFORMAL SEATING AREA
5. ADA ACCESSIBLE ROUTE
6. PATIO EVENT AREA
7. CURBLESS DROP-OFF
8. NEW DRIVEWAY/PARKING
9. POLLINATOR GARDENS
10. VEHICULAR SLIDING GATE
11. DIRECTIONAL SIGNAGE
12. "EXIT ONLY" SIGN
13. EXISTING TREES TO REMAIN, TYP.
14. BOLLARDS

1 overall plan

0' 8' 16' 32'
SCALE: 1/16"=1'-0" NORTH

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HDRC
September 13, 2024
Sarah Elaine Kearney #3109

Trinity University

William Knox Holt Center Renovation

106 Oakmont Ct, San Antonio, TX 78212

TRUE NORTH PLAN NORTH

Issue
09.13.24 HDRC

Project Number:
SA23-081b
Drawn By: KM, AR
Checked By: EK

sitework plan

L011

1 patio perspective

section elevation

SCALE: 1"=1'-0"

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Issue
09.13.24 HDRC

Project Number:
SA23-081b
Drawn By: KM, AR
Checked By: EK

L333

1 front yard aerial view

section elevation

SCALE: 1"=1'-0"

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09.13.24	HDRC

Project Number:
SA23-081b
Drawn By: KM, AR
Checked By: EK

L334

1 backyard yard aerial view

section elevation

SCALE: 1"=1'-0"

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Issue
09.13.24 HDRC

Project Number:
SA23-081b
Drawn By: KM, AR
Checked By: EK

L334

2 new monument sign: night

section elevation

SCALE: 1"=1'-0"

1 new monument sign: day

section elevation

SCALE: 1"=1'-0"

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Issue
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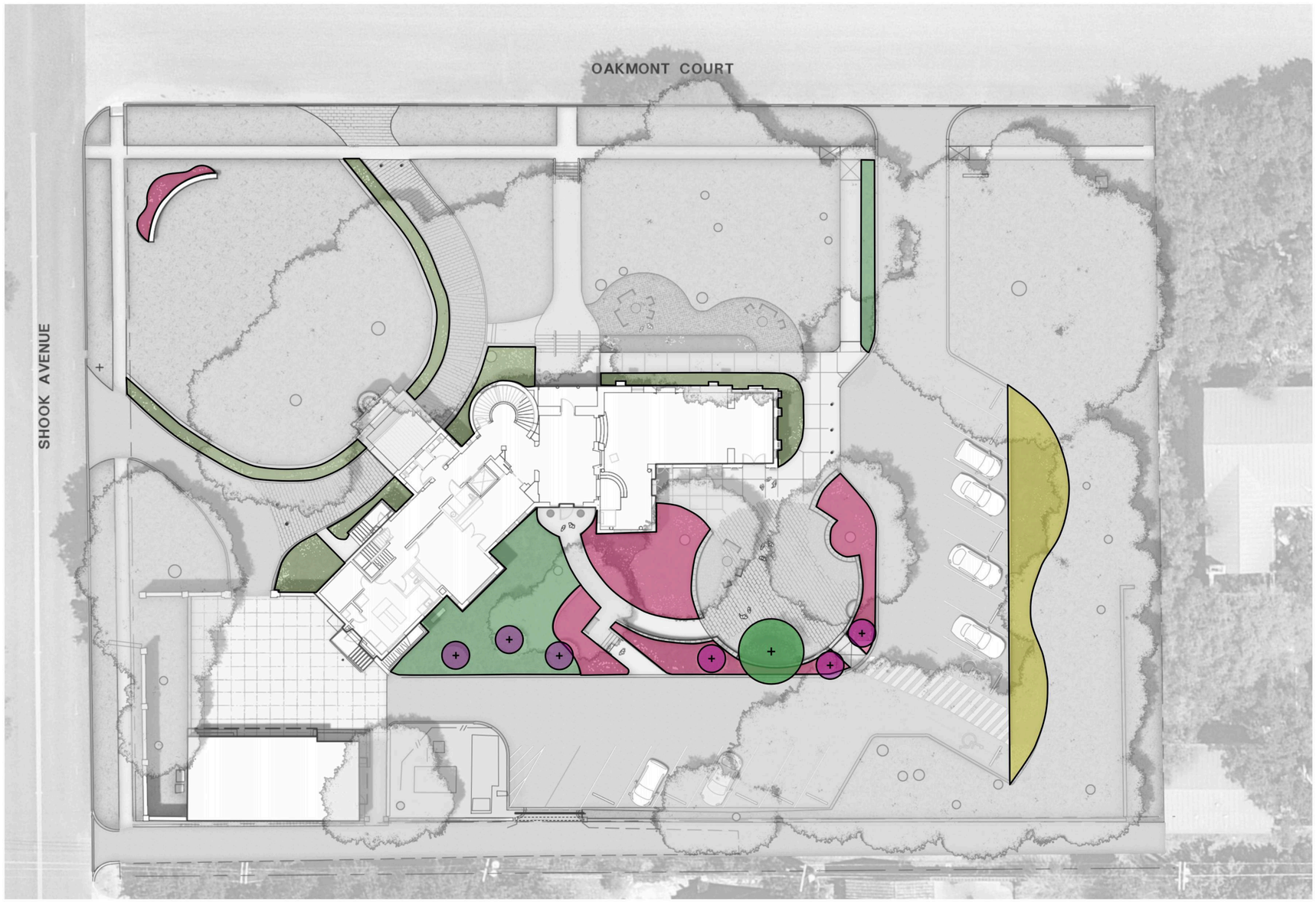
Project Number:
SA23-081b
Drawn By: KM, AR
Checked By: EK

L332



KEY MAP

- PLANTING REFRESH
- ORNAMENTAL PLANTING
- HIGHLIGHT PLANTING
- POLLINATOR GARDEN
- ORNAMENTAL TREE
- SHADE TREE

1 planting plan

0' 8' 16' 32'
SCALE: 1/16"=1'-0" NORTH

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Issue
09.13.24 HDRC

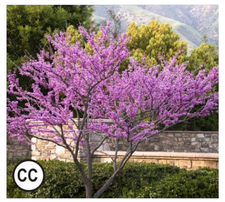
Project Number:
SA23-081b
Drawn By: KM, AR
Checked By: EK

planting diagram

L511

TREES

LACEY OAK



TEXAS REDBUD

SHRUBS

TURK'S CAP

MEXICAN OREGANO

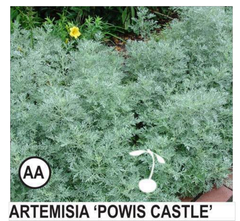
AUTUMN SAGE

FLAME ACANTHUS

SANTOLINA

RED YUCCA

RIVER FERN



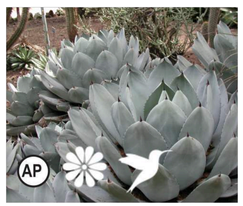
ARTEMISIA 'POWIS CASTLE'

RUSSIAN SAGE

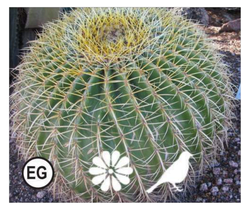
CAST IRON PLANT

CACTI & SUCCULENTS

SPINELESS PRICKLY PEAR



ARTICHOKE AGAVE



GOLDEN BARREL CACTUS

GROUNDCOVERS & GRASSES

PINK SKULLCAP

MEXICAN FEATHERGRASS

TEXAS SEDGE

SILVER PONYFOOT

FROGFRUIT

TRAILING LANTANA

LEGEND

Hummingbirds | Birds | Butterflies | Nectar Source | Fruit/Seeds for Birds & Mammals

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TRUE NORTH | PLAN NORTH

Issue
09.13.24 HDRC

Project Number:
SA23-081b
Drawn By: KM, AR
Checked By: EK

plant palette

L531