

# HISTORIC AND DESIGN REVIEW COMMISSION

March 05, 2025

**HDRC CASE NO:** 2025-036  
**COMMON NAME:** Fox Tech High School Campus  
**ADDRESS:** 637 N MAIN AVE  
611 N MAIN AVE  
626 N FLORES  
**LEGAL DESCRIPTION:** NCB 788 BLK 2 LOT 10 FOX TECH HIGH SCHOOL  
**ZONING:** D, H  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Wanira Magaloni/Alta Architects  
**OWNER:** Mohammad Jafar/SAN ANTONIO ISD  
**TYPE OF WORK:** Construction of a fine arts building, construction of a surface parking lot, construction of a black box theater building, construction of additions to two existing gymnasiums  
**APPLICATION RECEIVED:** February 10, 2025  
**60-DAY REVIEW:** April 11, 2025  
**CASE MANAGER:** Edward Hall

## REQUEST:

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

1. Construct a performing arts building at the northeast corner of the site. The proposed structure will feature metal façade panels, glazed brick, glass curtain wall systems, and glazed tile.
2. Construct a black box theater building to the immediate south of the proposed performing arts center. The proposed structure will feature metal façade panels and ribbed concrete masonry veneer.
3. Construct an athletics building to be located centrally on site. The proposed athletics building will connect two existing gymnasiums on site. The proposed addition will feature metal façade panels and a curtain wall glazing system. Both existing gymnasiums feature brick facades that will be preserved.
4. Construct a surface parking lot and perform landscaping modifications throughout the site.

## APPLICABLE CITATIONS:

*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 nonresidential building types are more typically flat and screened by an ornamental parapet wall.

*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.

## 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.

## 7. Off-Street Parking

### A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

### B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct multiple buildings at 611 and 637 N Main and 626 N Flores, the Fox Tech High School Campus. Within this request, the applicant has proposed to construct a fine arts building, a black box theater building, an addition to connect to existing gymnasiums, a surface parking lot, and to perform various landscaping modifications throughout the site.
- b. PERFORMING ARTS CENTER – The applicant has proposed to construct a performing arts building at the northeast corner of the site. The proposed structure will feature metal façade panels, glazed brick, glass curtain wall systems, and glazed tile. Generally, staff finds the proposed materials to be appropriate and the performing arts center’s construction to be appropriate and consistent with the Guidelines for New Construction. The ribbed concrete masonry units (CMU’s) will feature architectural characteristics that staff finds to be appropriate for new construction.
- c. BLACK BOX THEATER – The applicant has proposed to construct a black box theater building to the immediate south of the proposed performing arts center. The proposed structure will feature metal façade panels and ribbed concrete masonry veneer. Generally, staff finds the proposed materials to be appropriate and the theater’s new construction to be appropriate with the Guidelines for New Construction. The ribbed concrete masonry units (CMU’s) will feature architectural characteristics that staff finds to be appropriate for new construction.
- d. ATHLETICS BUILDING – The applicant has proposed to construct an athletics building to be located centrally on site. The proposed athletics building will connect two existing gymnasiums on site. The proposed addition will feature metal façade panels and a curtain wall glazing system. Both existing gymnasiums feature brick facades that will be preserved. Generally, staff finds the proposed addition and its materials to be appropriate and consistent with the Guidelines for New Construction.
- e. SUFACE PARKING – At the southeast corner of the site, the applicant has proposed to construct a surface parking lot. The surface lot is located at the location of a 1970’s structure that was recently demolished. The applicant has proposed surface parking to accommodate approximately eight-five (85) automobiles. The applicant has proposed to buffer the surface parking from the pedestrian right of way parallel to N Main. Staff finds the proposed surface parking and its proposed buffering to be appropriate. Staff finds that the applicant should ensure that site and security lighting from the parking lot does not create light pollution.

- f. LANDSCAPING – The applicant has proposed various landscaping improvements across the site, including the planting of trees, the installation of irrigation and various landscaping materials. Staff finds the proposed landscaping to be appropriate.
- g. PEDESTRIAN CIRCULATION – The applicant has noted pedestrian circulation connections throughout the site. The applicant is responsible for complying with all standards of the Unified Development Code regarding sidewalks and pedestrian circulation.
- h. ARCHAEOLOGY – The property is a designated Local Historic Landmark and is traversed by the San Pedro or Principal Acequia, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark. In addition, previously recorded site 41BX2272 is within or adjacent to the project area. Therefore, an archaeological investigation is required. The proposed development is subject to the Texas Antiquities Code. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

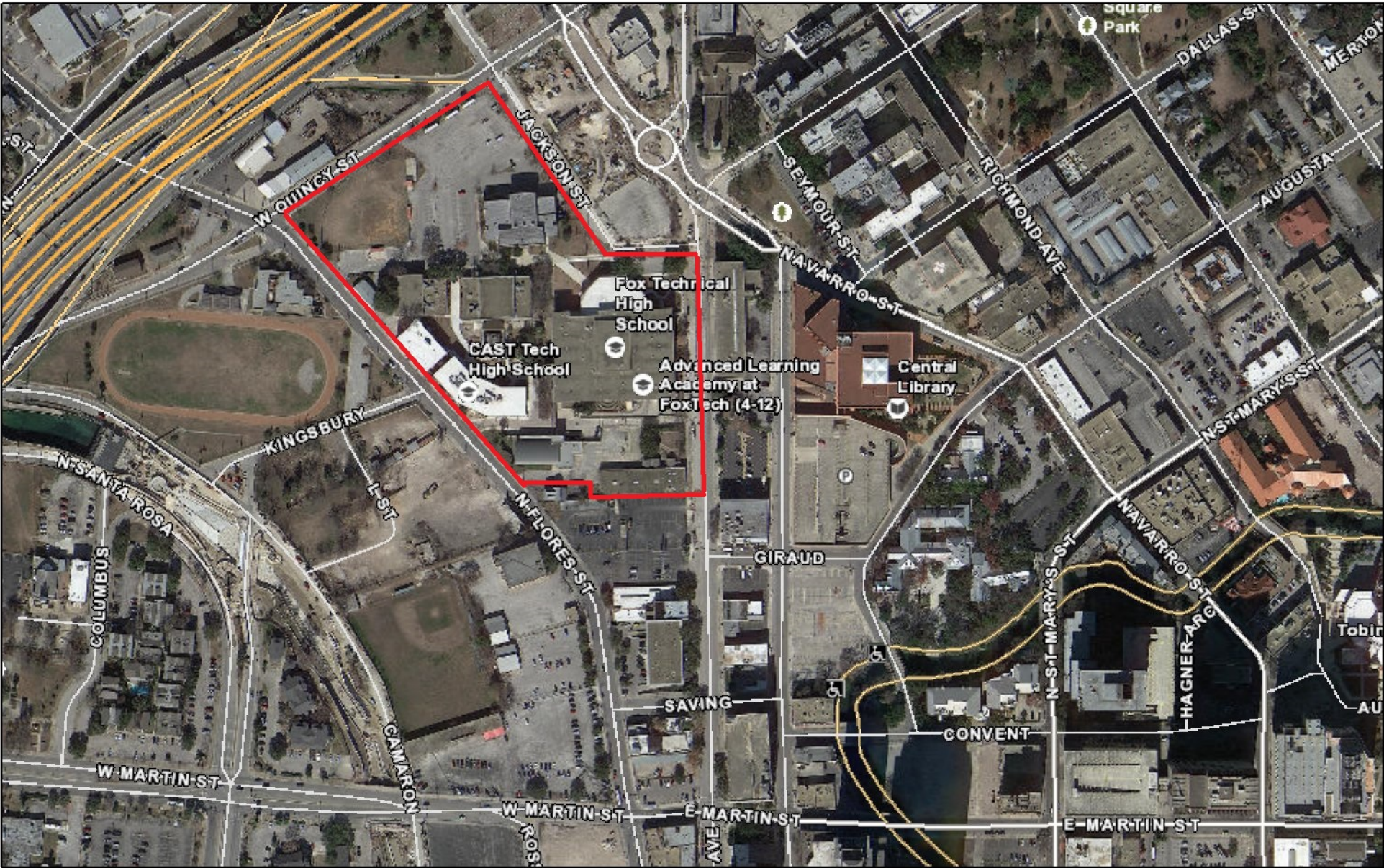
## **RECOMMENDATION:**

Staff recommends approval of items #1 through #4 based on findings a through f with the following stipulations:

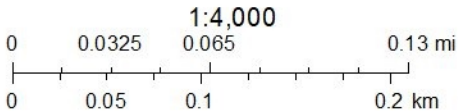
- i. That any proposed site lighting for the proposed parking lot follow UDC standards and not result in light pollution.
- ii. That the applicant comply with all standards of the Unified Development Code regarding sidewalks and pedestrian circulation.
- iii. Archaeology – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.



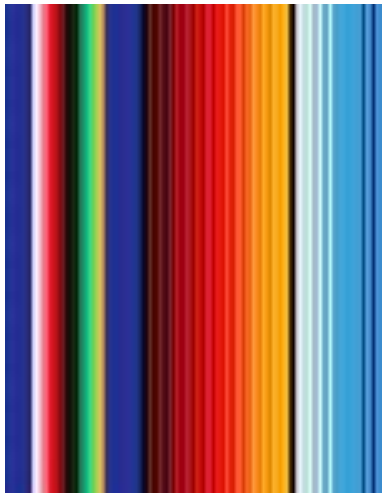
City of San Antonio One Stop



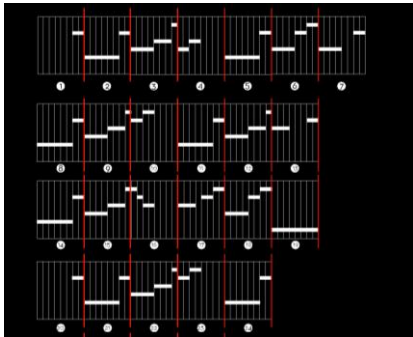
February 28, 2025







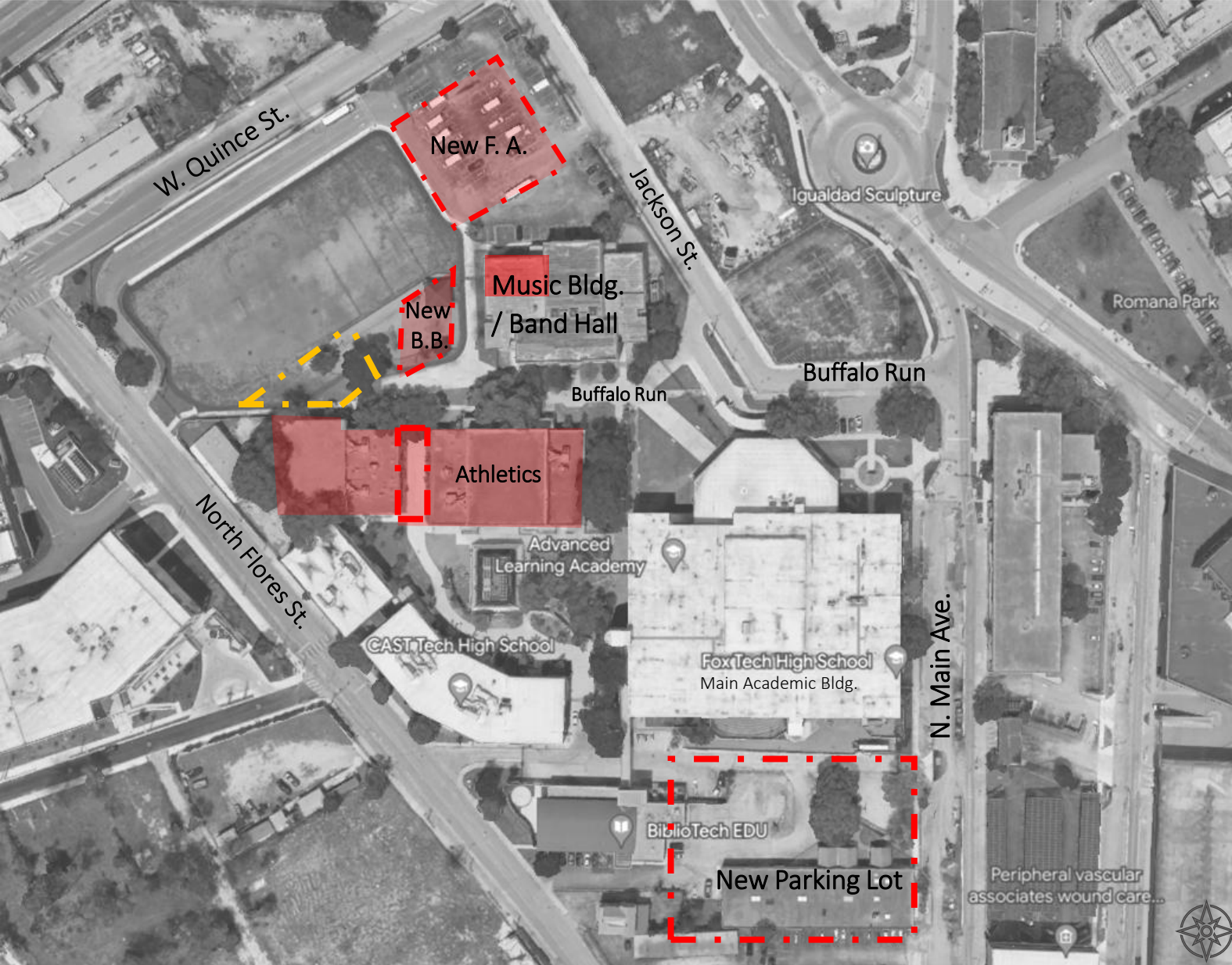
FOX TECH HS PROJECT ADDITIONS AND RENOVATIONS



Advanced Learning  
ACADEMY







## OVERALL SITE VIEW

### SUMMARY

This project consists of new construction and improvements on certain portions of the SAISD Fox Tech Campus for the Bond 2020 Project, including renovations and additions to the gymnasium buildings, and associated sitework. This summary indicates generally the new construction scope. Work is to be limited to that indicated as required by the new building facilities, and not generally across the campus site. Refer to the drawings for more detailed information.

All new buildings are sprinklered. Existing non-sprinklered buildings will be fire sprinklered. All new construction is Type II B non-combustible, non-protected. Existing construction is Type II B non-combustible, non-fire rated, except the existing Primary Gymnasium Building has an existing wood framed sub-structure at the gym wood floor only and would be considered non-rated non-protected Construction Type II B unless otherwise noted in the Life Safety Drawings. Asbestos abatement will be required at existing structures, to be coordinated with the District.

### OTHER EXISTING ON-SITE FACILITIES:

MUSIC BUILDING – Interior finish upgrades of the Band Hall and Mariachi Rooms.

CAST TECH BUILDING – Not in the project scope.

MAIN ACADEMIC BUILDING – Not in the project scope.

CENTRAL PLANT – Not in the project scope unless otherwise indicated for certain systems in the MEP documents.

WEST STORAGE BUILDING (west of Secondary Gym) – Not in the project scope.

SOUTH DAYCARE/HEALTH CARE BUILDING – To be demolished for the new South Parking Lot.

SOCCER PLAYING FIELD – Not in the project scope.







## SITE WORK

Sitework on the campus will entail demolition of existing improvements as necessary for the new building construction, demolition, rerouting of site utilities and drainage, and new paving and landscaping as indicated on the drawings. The balance of the site will remain unaffected as much as possible, including most of the central internal courtyard area.

The existing north parking lot will be demolished for the building site of the new Performing Arts Building and Auditorium. The replacement will be construction of a new parking lot at the southeast corner of the site, requiring the demolition of the existing daycare/health center building on that location.

New improvements include plaza areas with lighting and seating around the Performing Arts Building, enhanced sidewalk connections for access between portions of the new work, and new vehicular rated pavement areas for fire lane access, including modification of the Buffalo Run paved corridor. New street curb cuts may be required as indicated.

The new Black Box Theater will require relocation of elements and surfacing of the playground where existing is disrupted, and the jogging path in the general area will be rerouted around the new buildings and the existing soccer field which is not to be disturbed.



PERFORMING ARTS / FINE ARTS BUILDING

The new Performing Arts Center is a full performing arts educational complex centered around a new 704 seat auditorium with a proscenium and thrust stage.

The auditorium and deep stage area is complete with all curtains, lighting, rigging and catwalks for a full featured operation. The stage is Masonite floor with wood on the projected elements. The seating is fixed with cushion seats and backs, carpet in the aisles and concrete in the seating areas. Acoustical treatments are on the walls and ceilings, with special feature wood veneer ceiling panels. Accent LED cove lighting strips are on the painted gypsum board side wall panels. high two-story public lobby space fronts the auditorium, with feature tile and muraled walls. Within the lobby on the second-floor level is a "Guitarra" commons balcony to the second-floor visual arts classrooms, with a stair from ground level. Student art projects will be displayed at this level.

A three-story support and classroom wing are integral to the building. The first floor has scene shop, costume and other storage and support spaces for the auditorium. It also has the Theater Arts Classrooms. The second floor has the Visual Arts classrooms. The third floor of the classroom wing is dedicated to the dual height dance studio and supporting spaces dressing, storage and office spaces.

The dance floor is a sprung Marley floor, with wall mounted ballet bars and dual height mirrors. A small observation mezzanine is provided for teacher overlook of the space. Roof top mechanical equipment is located on the classroom wing. The chiller yard is located adjacent to the new Black Box Building.

The exterior is of concrete block backup with ribbed concrete block veneer matching the original Main Academic Building precast concrete ribbed panels, and flush and reveal multi-colored vertical metal soffit panels at the fly loft and other areas. Glazed color brick is used for accent banding. The lobby is fronted by a two-story insulated low e glazed curtainwall system, with laminated glass providing security compliance. The exterior steel polyurethane painted columns and beams support the glazing system and a projecting canopy / trellis. A multi-ply roofing system is incorporated.

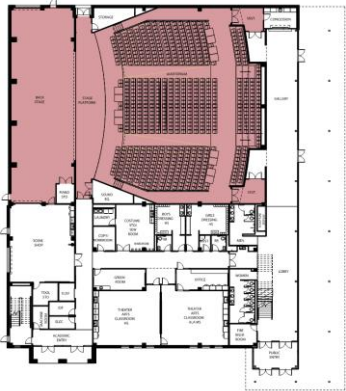
The surrounding site consists of driveway and limited parking, a front concrete plaza apron drop-off with outdoor seating and lighting. The main entry to the auditorium is fronted by a Theater Plaza, with seating and lighting, that leads to the public entry to the separate Black Box Theater Building.



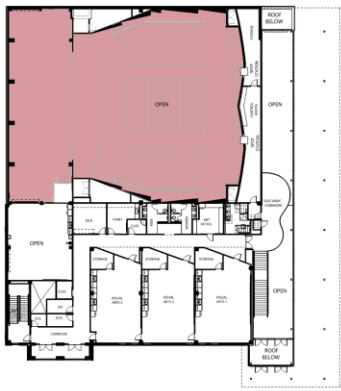
EAST ELEVATION



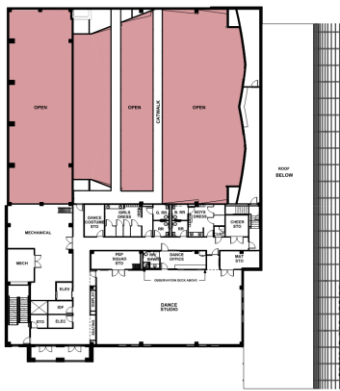
SOUTH ELEVATION



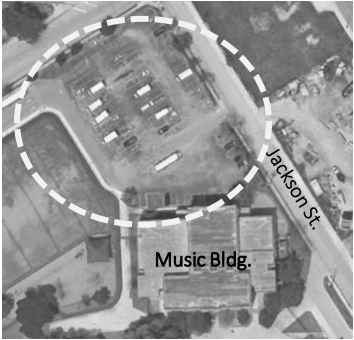
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

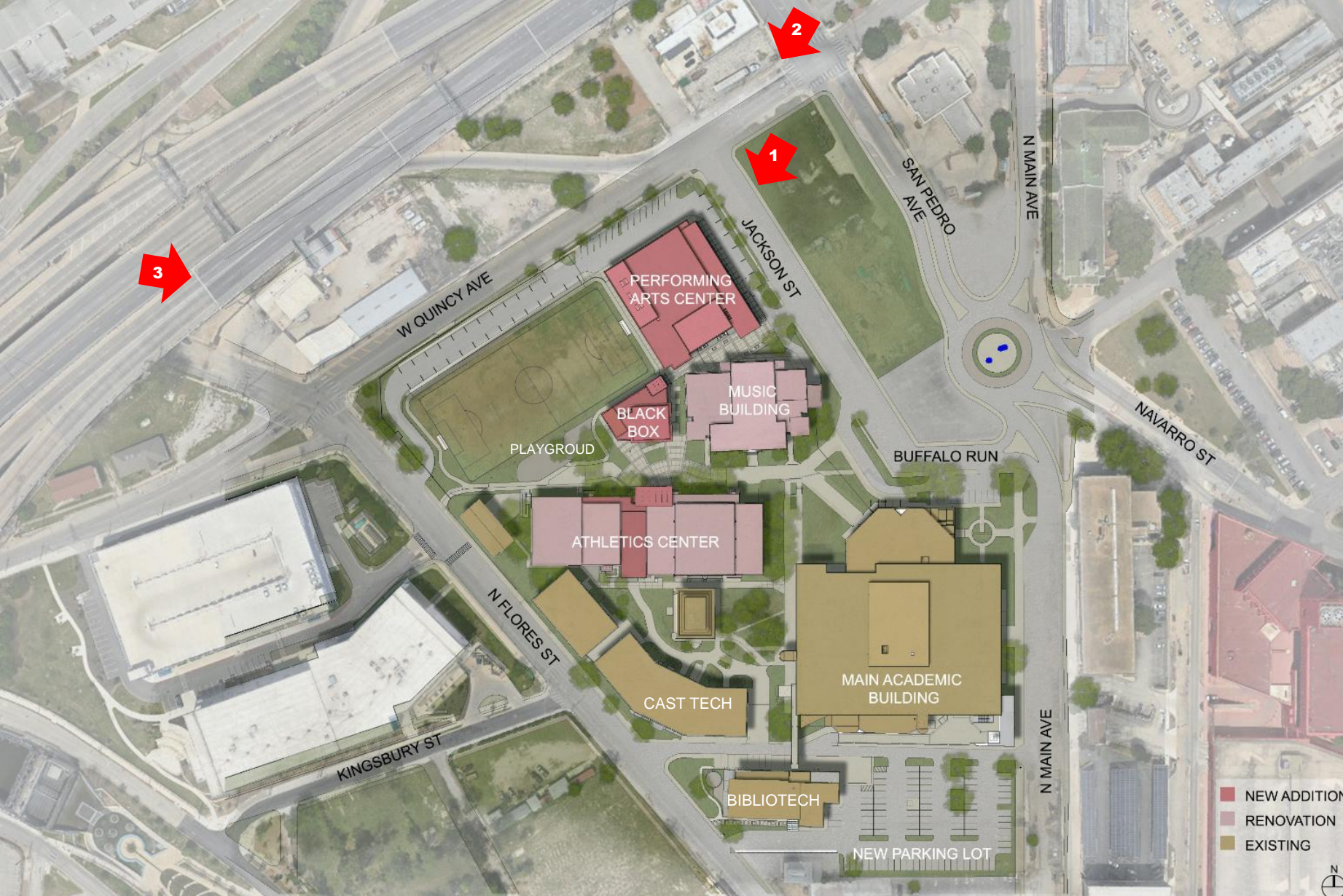


EXISTING SITE VIEW



LEVEL 1 (NEW CONSTRUCTION) - 22,845 GSF  
LEVEL 2 (NEW CONSTRUCTION) - 8,490 GSF  
LEVEL 3 (NEW CONSTRUCTION) - 8,195 GSF  
TOTAL: 39,530 GSF





Perspective View

## PERSPECTIVE VIEWS





1. PERFORMING ARTS BUILDING – MAIN ENTRY VIEW (NORTHEAST VIEW FROM JACKSON STREET)





2. PERFORMING ARTS BUILDING - NORTHEAST VIEW (FROM THE I-10)





3. PERFORMING ARTS & BLACK BOX BUILDING – NORTHWEST VIEW (FROM THE I-10)





PERFORMING / FINE ARTS BUILDING – EXISTING SITE PICTURES





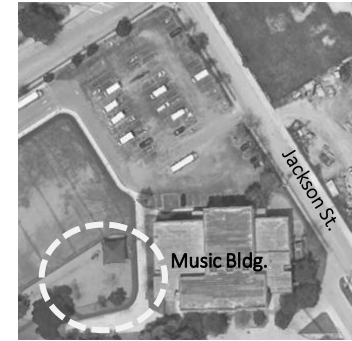
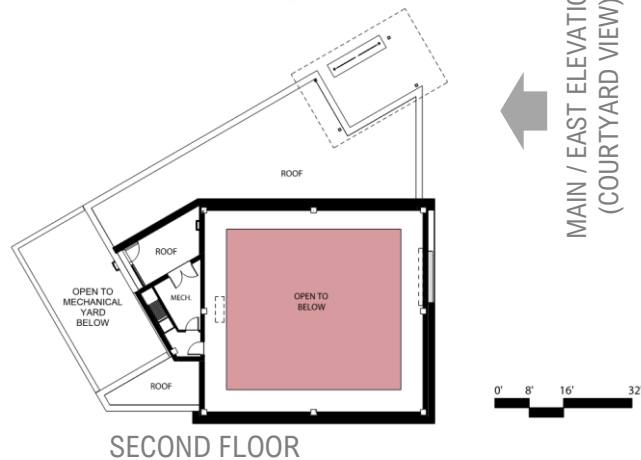
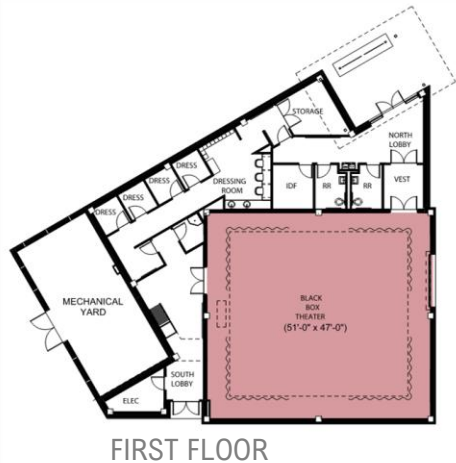
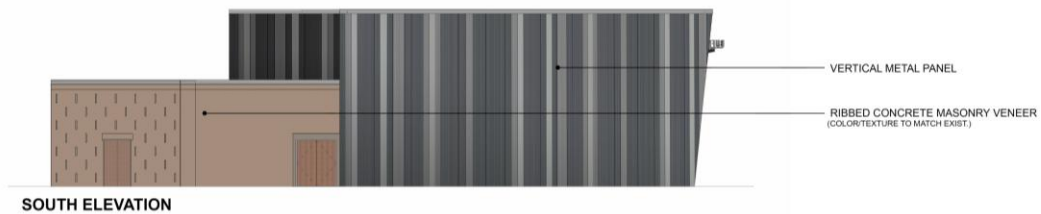
PERFORMING ARTS BUILDING – MAIN LOBBY INTERIOR VIEW



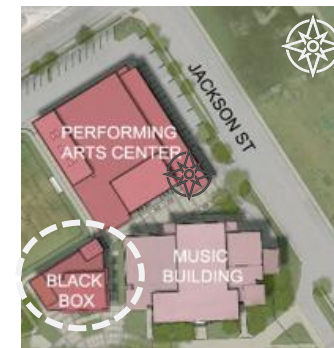


PERFORMING ARTS BUILDING – AUDITORIUM INTERIOR VIEW





EXISTING SITE VIEW



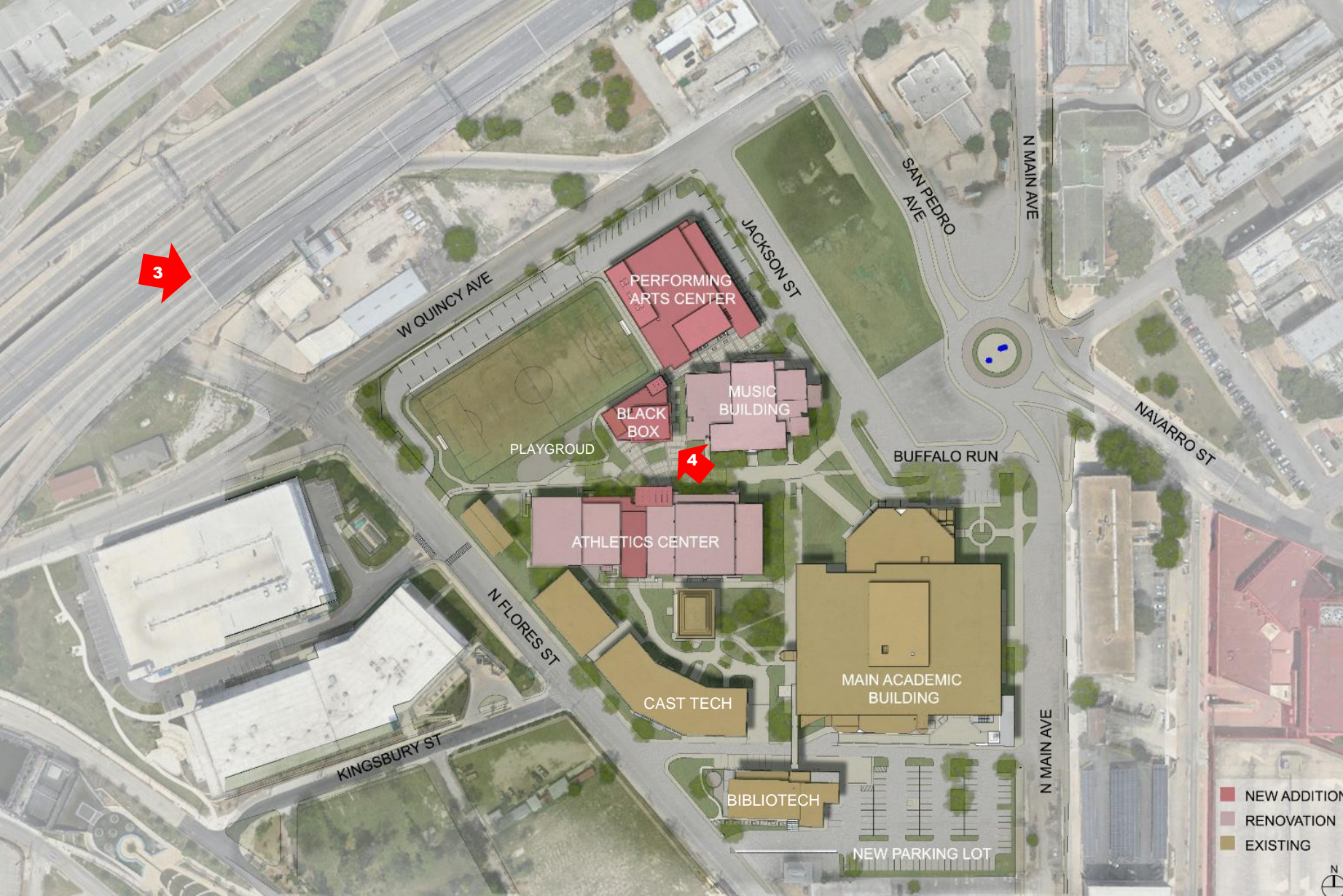
LEVEL 1	4,932 GSF
MEZZANINE	250 GSF
TOTAL:	5,182 GSF

## BLACK BOX THEATER BUILDING

The new Black Box Theater building serves the Theater Arts programs of the campus and supports the theatrical arts educational spaces in the new Performing Arts Building and provides a public theatrical venue. It consists of a high ceiling black box space, with a painted Masonite floor and an upper-level wrap-around mezzanine with stage curtains, rigging and lighting.

The public entry lobby fronts the end of the Theater Plaza. The supporting dressing, storage and backstage spaces are on the first level. A ships ladder accesses the wraparound theater catwalk. Rooftop mechanical equipment is over the one-story support area.

The exterior consists of CMU backup walls with CMU ribbed block veneer, and at the high black box space supplemental sloped cold formed metal framing sloped façade with Kynar finish metal paneling. The roofing is a multi-ply roofing system. The chiller yard for the new Performing Arts Buildings is immediately adjacent to the west of the building.



Perspective View

## OVERALL SITE / PERSPECTIVE VIEWS





4. BLACK BOX BUILDING – SOUTH VIEW (FROM THE BUFFALO RUN)





BLACK BOX BUILDING – EXISTING SITE PICTURES

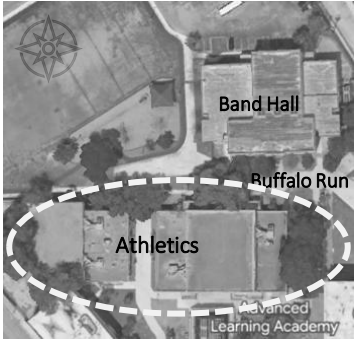
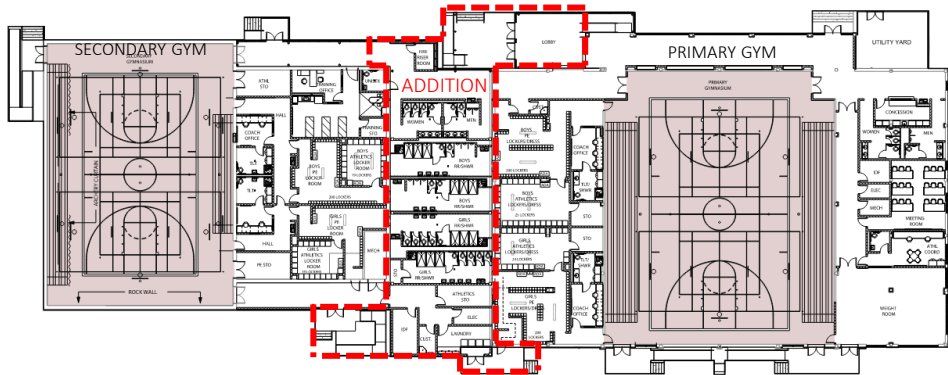




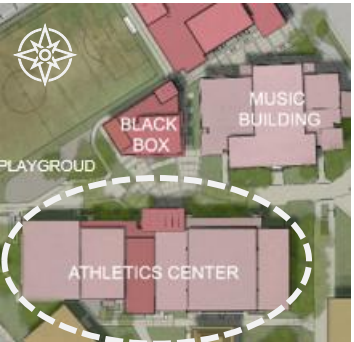
NORTH ELEVATION



SOUTH ELEVATION



EXISTING SITE VIEW



EXISTING PRIMARY GYMNASIUM (RENOV.)	18,382 GSF
EXISTING SECONDARY GYMNASIUM (RENOV.)	11,430 GSF
ATHLETICS BUILDING ADDITION	5,880 GSF
TOTAL	34,980 GSF

## ATHLETIC CENTER

The two on campus gymnasium buildings, the Primary Gymnasium Building and the Secondary Gymnasium Building, will be combined into one contiguous Athletic Center facility by virtue of a connecting addition between the two structures. The new addition will house primarily new code compliant locker rooms, dressing rooms and showers and other supporting spaces for the gymnasium.

The existing locker room spaces of both buildings will be stripped to slab and exterior walls and leveled for new construction and spaces. In select areas new slab area to facilitate internal circulation between the building areas. All new internal partitions will be painted CMU. At the existing Primary Gymnasium, the existing wood gymnasium flooring will be removed down to the existing wood subdeck, and new vapor barrier and maple wood gymnasium floor added.

At the Secondary Gymnasium, selected damage areas will be removed and matching new flooring sistered into the old floor. The entire floor will be sanded and refinished. All goals and gymnasium accessories will be replaced with new, including replacement of the old bleachers with new motorized bleachers. The Mechanical, plumbing and electrical systems will be replaced as indicated on the MEP drawings.

The exterior brick veneer envelope will largely remain, except in areas where new fenestration is added. Existing brick will be pointed and power washed. The north elevation will largely be rebuilt to create an insulated low-e glass storefront connecting lobby across both gymnasiums, requiring extensive demolition of the existing façade walls there. The high windows in the gyms will be replaced by Kalwall glazing units.

The existing built-up gravel roof system will be stripped down to deck and replaced with new roofing insulation and roofing. Drainage will be redirected where the new addition will be built.



Perspective View

## OVERALL SITE / PERSPECTIVE VIEWS





5. ATHLETICS BUILDING – MAIN ENTRY VIEW (NORTH VIEW FROM THE BUFFALO RUN)





ATHLETICS BUILDING – EXISTING SITE PICTURES





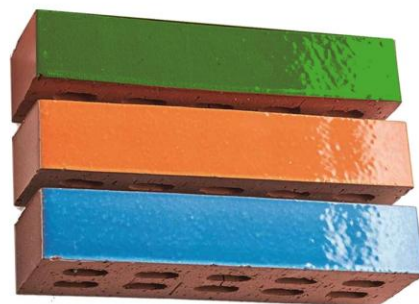
**BLACK ALUMINUM FRAMES  
(COLOR TO MATCH EXIST.)**



**VERTICAL METAL PANELS**



**GLAZED BRICK  
(INTERIOR)**



**GLAZED BRICK  
(EXTERIOR)**

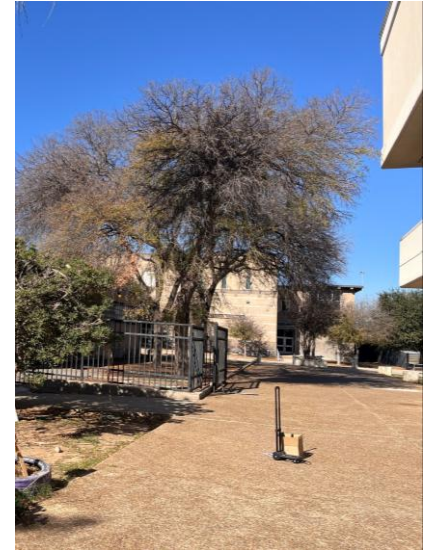


**METAL PANEL  
(COLORS PER RENDERINGS)**



**RIBBED CONCRETE MASONRY  
(COLOR/TEXTURE TO MATCH EXISTING)**





FOX TECH HS CAMPUS – EXISTING SITE PICTURES