HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2022

HDRC CASE NO: **2022-085**
COMMON NAME: Young Women's Leadership Academy
ADDRESS: 2123 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 6827 BLK LOT 41 SAISD MANN MIDDLE SCHOOL SUB
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Mitchell Ford/Cox McLain Environmental Consulting, Inc. - now Stantec
OWNER: Nkonye Adaikpoh/SAN ANTONIO ISD
TYPE OF WORK: Partial demolition, new construction of additions, window replacement, exterior alterations, site work
APPLICATION RECEIVED: May 27, 2022
60-DAY REVIEW: Not applicable Due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Demolish portions of the Young Women's Leadership Academy (historically known as Horace Mann Junior High school), construct new additions, and perform exterior alterations, repairs, and site improvements.
2. Replace nine (9) windows with salvaged fully wood windows to match.
3. Replace ten (10) doors.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

3. Materials: Roofs
A. MAINTENANCE (PRESERVATION)
i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal
A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting
A. MAINTENANCE (PRESERVATION)
i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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

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

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

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.

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash.

- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.
B. NEW FENCES AND WALLS
i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and

materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

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

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.

i. *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.

4. Residential Streetscapes

A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS
i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.
C. STREET ELEMENTS
i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

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.

6. Non-Residential and Mixed Use Streetscapes
A. STREET FURNITURE
i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.
B. STREET TREES
i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.
C. PAVING
i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.
D. LIGHTING
i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).
iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.
v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

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.

8. Americans with Disabilities Act (ADA) Compliance
A. HISTORIC FEATURES
i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.
B. ENTRANCES
i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.
C. DESIGN
i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

a. The primary structure at 2123 W Huisache Ave is a two-story Art Deco school designed by Atlee B. & Robert M. Ayres and built in 1935 for the San Antonio School District, with additions in 1954, 1956 1965, 1973, 1995, and 2000. The primary structure features a flat roof, stucco cladding, a decorative main entrance surround, decorative stucco spandrels on the front elevation, paired and ganged four-over-four wood windows, and aluminum windows. It is a contributing resource to the Monticello Park Historic District. San Antonio Independent School District currently owns the property.

b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. The applicant received conceptual approval on March 16, 2022, with the following stipulations:
Item 1:
   i. That the library and breezeway structure be retained in the proposal based on finding f. ***This stipulation has not been met. The applicant has proposed to salvage and rebuild elements of the breezeway. The applicant has also provided a structural analysis to assess the incorporation of the existing library structure into the design.***
   ii. That the applicant provides plans for the treatment of any newly exposed facades based on finding e. ***This stipulation has not been met.***
   iii. That the applicant submits total height information for the addition and adjacent historic structures for review prior to returning to the HDRC for final approval based on findings j through l. ***This stipulation has not been met. The applicant has provided total height information for the proposed structure but not the height of adjacent historic structures.***
   iv. That the applicant submits detailed information showing that the proposed cladding materials are complementary to the historic structure to staff for review prior to returning to the HDRC for final approval based on finding n. ***This stipulation has been met.***
   v. That the applicant submits window specifications that are in keeping with the Guidelines to staff for review prior to returning to the HDRC for final approval based on finding o. ***This stipulation no longer applies.***
   vi. That the applicant submits updated elevation drawings featuring window and door openings with a similar proportion of wall to window space as typical with the adjacent historic facades, and windows and doors featuring traditional proportions for review prior to returning to the HDRC for final approval based on finding p. ***This stipulation has been met.***
   vii. That the applicant provides measurements with the length of the northeast connector addition façade to show that the blank wall does not exceed 40 linear feet or submits updated elevation drawings that incorporate window openings with a similar wall to window space as typical with nearby historic facades to staff for review prior to returning to the HDRC for final approval based on finding r. ***This stipulation has been met. The applicant has updated the design to feature recessed plaster to mimic fenestration.***
   viii. That windows removed to accommodate the new construction are salvaged and stored on site for future use based on finding y. ***This stipulation has been met.***
   ix. That existing sections of retaining wall and other historic site elements be retained based on finding s. Staff recommends that applicant minimizes the damage to the historic character and materials of the site while complying with all aspects of accessibility requirements. ***This stipulation has been met.***
   x. That the applicant submits material specifications for the site furnishings and a final landscaping plan for review prior to returning to the HDRC for final approval based on finding t. ***This stipulation has been met.***

Items 2 & 3:
The applicant is required to return to the HDRC with an inventory and strategy showing which windows and doors are requested for replacement and which will be retained based on a conditions assessment. ***This stipulation has been met.***

The HDRC recommends that the applicant return to the HDRC with a full structural assessment, studying the structural conditions of the library and must provide documentation to the HDRC with professional opinion on whether the existing structure can support a second floor. ***This stipulation has been met.***

c. DESIGN REVIEW COMMITTEE – Prior to receiving conceptual approval from the HDRC, the applicant attended a virtual DRC meeting on February 22, 2022, and at the request of the Commissioners in attendance, a DRC site visit occurred on March 9, 2022. The discussion included the existing portion of the 1935 building proposed for demolition, the treatment of the existing structures, and the design for the new construction. Following review by the HDRC, the applicant returned to DRC on May 24, 2022, to present the updated application materials and discuss the results of the required engineering reports and conditions assessment.
d. DEMOLITION – The loss of a contributing resource is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within

reason, to successfully reuse the structure. All historic-aged buildings within a district are generally considered contributing unless formally determined otherwise. A Historic Assessment of the property was completed in February 2022, at the request of the applicant. The HDRC has the authority to review and approve partial demolition; the historic assessment has been provided as a resource for decision-making by the HDRC.

e. HISTORIC ASSESSMENT – OHP staff produced a historic assessment for this property, included as an exhibit in this case. The campus of the Young Women's Leadership Academy, historically named Horace Mann Junior High School, reflects several different phases of construction. The first phase, which is located in the center of the parcel and includes the main entrance, is considered highest priority for preservation. Additions and new structures built in the 1950s, 1960s, and 1970s represent a continuous pattern of growth and expansion; these structures may be appropriate for removal in the context of a larger project. The newest structures built after 1980 are not historically significant and can be considered non-contributing. Partial demolition requests should include plans for treatment of any newly exposed facades.

f. DEMOLITION WORK IMPACTING ORIGINAL PORTIONS OF BUILDING – The applicant has proposed to demolish the library and breezeway dating to the original 1935 construction to create space for the new west building and courtyard passageway. Staff and the HDRC previously recommended that the applicant fully explore alternatives to demolition in the schematic design phases. The applicant has returned to the HDRC with a proposal to salvage and rebuild elements of the west breezeway and has also provided a structural analysis to assess the incorporation of the existing library structure into the design. The structural analysis determined that the existing library structure could support the weight of a second floor with an added support structure, but that this alternative would require a large offset on the second floor and a volume taller than the existing second-story building; the floor heights would not be aligned. The structural reinforcement and construction of a second story on the existing library structure would be cost prohibitive to the applicant with an estimated cost of $1.3 million. Staff finds that the applicant has fully explored alternatives to demolition and has provided proof of economic hardship in maintaining and rehabilitating the existing library structure. Staff finds the proposal appropriate.

g. ADDITION: WEST WING – The applicant has proposed to construct a 2-story addition to the west portion of the campus. The structure will extend from the front façade of the original 1935 structure and create a central interior courtyard surrounded by the west elevation and north elevation (facing Mulberry).

h. SETBACK & ORIENTATION: (W HUISACHE) – According to the Guidelines for Additions, additions to non-residential and mixed-use structures should be placed at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right-of-way. An addition to the front of the building is inappropriate. Additions should be designed to be subordinate to the principal façade of the original structure in terms of their scale and mass. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The proposed front façade of the side addition is located generally within the wall plane of the original building and is separated by a second-story breezeway, deeply setback from the front façade. Staff finds that the setback of the proposed breezeway provides a visual distinction, and the addition reads as subordinate to the principal façade.

i. SETBACK & ORIENTATION: (W MULBERRY) – According to the Guidelines for Additions, additions to non-residential and mixed-use structures should be placed at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right-of-way. An addition to the front of the building is inappropriate. Additions should be designed to be subordinate to the principal façade of the original structure in terms of their scale and mass. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The proposed addition will extend the north elevation and will be oriented toward W Mulberry to the north. The existing setbacks along W Mulberry are varied with the existing 1935 library, east wing, and music building set far behind the central building featuring the northernmost 1954 addition. The additional existing additions on the west side of the north elevation are aligned behind the setback of the central structure and in front of the 1935 library setback. The proposed addition on the west side of the north elevation is aligned with the central structure and is not connected to the remaining central structure, which will distinguish the addition from the original 1935 footprint. Staff finds the proposal to be consistent with the Guidelines.

j. SCALE AND MASSING: FRONT (SOUTH) FACADE – According to Guideline 2.B.i for Additions, the height of side or rear additions to non-residential and mixed-use structures should be limited to the height of the original structure. Guideline 2.A.v for Additions states that additions should be distinguished as new without distracting from the original structure. For side or rear additions, utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. The applicant has proposed to construct a second-story breezeway that will connect the historic building and the proposed west wing addition to create a transition between the old and new. The breezeway is setback from the principal façade and the façade of the addition. The proposed addition is 32'-8" at the breezeway top plate, which is slightly lower than the 33' height of the original façade. The west end of the south elevation steps down to a lower grade but maintains the 32' total height. The addition reads as matching the historic façade in height; however, the setback of the breezeway provides a visual distinction. Staff finds that the proposal is generally appropriate.

k. SCALE AND MASSING: WEST ELEVATION – According to Guideline 2.B.i for Additions, the height of side or rear additions to non-residential and mixed-use structures should be limited to the height of the original structure. Guideline 2.A.v for Additions states that additions should be distinguished as new without distracting from the original structure. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. The applicant has proposed to construct a west wing addition and the west elevation is a continuation of the north and south elevations. The west elevation is not directly connected to an existing or historic structure. The west elevation of the addition matches the height of the north and south elevations. The north end of the west elevation becomes a single-story volume due to changes in grading and extends 13' in height. Staff finds that the proposal is generally appropriate.

l. SCALE AND MASSING: NORTH ELEVATION – According to Guideline 2.B.i for Additions, the height of side or rear additions to non-residential and mixed-use structures should be limited to the height of the original structure. Guideline 2.A.v for Additions states that additions should be distinguished as new without distracting from the original structure. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. The west side of the north elevation is a continuation of the gym complex and features a single-story volume at the west end that connects to a 36'-2" curtain wall and steps down to a 32'-8" 2-story volume. This classroom addition will connect to a second-story breezeway with an open first floor and the library addition located in the footprint of the existing 1935 library. The 2-story addition terminates at the reconstructed breezeway which connects to the retained 1954 cafeteria building. The north elevation addition is detached from the existing 1954 cafeteria building. Staff finds that proposal is generally appropriate.

m. ROOF FORM – The applicant has proposed a flat roof form. According to Guideline 2.A.iii for Additions, a similar roof pitch, form, and orientation as the principal structure should be utilized for additions, particularly those that are visible from the public right-of-way. Staff finds the proposal appropriate.

n. MATERIALS AND TEXTURES – The applicant has proposed to clad the proposed addition in peach, khaki, and white cement plaster to complement the historic cladding materials on the original structure with Nichiha Tuffblock Pewter, Nichiha Tuffblock Bamboo accents, custom stucco relief between fenestration, horizontal banding in window spandrels, and curtain walls with vinyl graphics. Guideline 3.A.i for Additions stipulates that additions should use materials that match in the type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible Any new material introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. The principal structure on the property features stucco cladding and decorative spandrels. Staff finds the proposal appropriate.

o. WINDOW MATERIALS – The applicant has proposed to install storefront windows and curtain wall systems. According to the Historic Design Guidelines, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines. Whole window systems should match the size of historic windows on the property unless otherwise approved. Staff finds that the applicant should submit final window product specifications to staff for review and approval that are in keeping with the Guidelines.

p. RELATIONSHIP OF SOLIDS TO VOIDS – New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines. Whole window systems should match the size of historic windows on property unless otherwise approved. The applicant has submitted drawings of the proposed addition that feature a storefront system and windows of traditional proportions ganged in sets of three with decorative plaster between the first and second floor and ganged sets of two with decorative plaster and custom stucco reliefs on the south (street-facing) elevation, storefront windows and doors and ganged sets of two fixed windows with decorative plaster on the west elevation, storefront windows, a curtain wall system, and ganged sets of two and three storefront windows with decorative plaster on the north (street-facing) elevation. The applicant has proposed individual storefront windows, ganged sets of three windows, and curtain wall systems on the courtyard elevations. Staff finds the proposed fenestration patterns reflective of the historic fenestration patterns and generally consistent with the Guidelines.

q. ARCHITECTURAL DETAILS – Guideline 4.A.i for Additions states that additions should be designed to reflect their time while respecting the historic context. While additions should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract or diminish the historic interpretation of the district. The applicant has incorporated custom stucco reliefs between fenestration, horizontal banding in window spandrels, decorative stucco, curtain walls with vinyl graphics, and decorative breezeway blocks that echo the architectural details of the original structure without replicating the historic features. Staff finds the proposal appropriate.

r. ADDITION: NORTHEAST WING – The applicant has proposed to construct a 1-story connector to adjoin the east elevation of the original 1935 structure and the existing music building to replace the existing covered walkway along the north elevation facing W Mulberry. The proposed connector addition will be clad with khaki cement plaster and will not feature fenestration on the north elevation to accommodate a dressing room. The proposed elevation will feature four (4) areas of recessed plaster to march the existing detail on the music building and mimic fenestration. The connector addition will feature a storefront window system and two (2) entry doors on the south elevation facing the interior east courtyard. Guideline 2.C.ii for New Construction states that applicants should 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. Staff finds the proposal appropriate.

s. HARDSCAPING – The applicant has proposed to demolish and reconstruct a portion of the existing retaining wall along W Huisache to match existing in materials, form, appearance, and location and repair portions of damaged retaining wall located at the corners of W Huisache and Lake Boulevard and W Mulberry and Lake Boulevard. The applicant has proposed to remove a 12’-8” portion of the retaining wall on the east end of W Huisache to accommodate a walkway. The remaining retaining wall will be repaired. The Historic Assessment completed by staff in February 2022, finds that the existing retaining walls are contributing resources. Guideline 2.A.i for Site Elements states that historic walls should be retained. Guideline 8.A.i for Site Elements recommends that applicants minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements. Staff finds the proposal appropriate.

t. LANDSCAPING PLAN – The applicant has proposed to install an entry plaza featuring built-in seating, a cast in-place concrete wall, site furnishings, and shrub planting. Additionally, the applicant has proposed to install a formal garden area west of the main and secondary entry. The proposal includes raised garden beds, new paving, and shrub planting. The existing trees will remain. Staff finds that the applicant should submit a detailed final landscaping plan to staff for review.

u. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

v. WINDOW REPLACEMENT: EXISTING CONDITION – Staff conducted a site visit on January 21, 2022, to assess the condition of the existing windows and found the original wood windows to be in repairable condition. Staff observed evidence of paint peeling and flaking and uneven sashes. However, all of the original wood is intact in all cases with no evidence of irreversible rot or damage. The joints of the top sashes are in excellent condition with no evidence of slipping or separation. Additionally, eleven (11) original wood windows on the original 1935 building (A1.13, B1.1 - B1.8 and B2.1 - B2.2) are located in openings that have been modified to accommodate air conditioning units and ventilation on the north elevation, north courtyard elevation, and front (south) facade. Staff observed that both window sashes exist in the modified wood window openings and are repairable. Staff finds that all original wood windows are in repairable condition, with most requiring minimal repair and intervention like re-glazing and painting, along with refitting into the trim and frames. The applicant has submitted a window condition assessment for review.

w. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.

x. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.

y. WINDOW REPLACEMENT – The applicant has proposed to replace nine (9) windows that have been previously modified to feature mechanical units. The applicant has proposed to replace windows identified as A1.13, B1.1, B1.2, B1.3, B1.4, B1.6, B1.7, B2.1, and B2.2. The applicant has proposed to replace the modified windows with matching windows salvaged from the library, should demolition of the existing library structure be approved. The applicant has proposed to repair the remaining wood windows. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed 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. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding v, staff finds that all original wood windows are in repairable condition; however, staff finds the proposal to replace nine (9) modified windows with salvaged wood window sashes to match existing to be appropriate for only the sashes that have been compromised due to the installation of mechanical units. Staff does not find the unmodified windows in each ganged set to be eligible for replacement.

z. DOOR REPLACEMENT – The applicant has proposed to replace ten (10) exterior doors. Guideline 6.B.i for Exterior Maintenance and Alterations states that doors, hardware, fanlight, sidelights, pilasters, and entablatures should be replaced 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. The applicant has previously proposed to install Pella Architect Series Traditional full-lite wood commercial doors and metal doors. The applicant has proposed to replace doors identified as AB1.1, AC1.2, AC1.4, AC1.5, AD1.1, AD1.2, P1.1, X1.1, YZ1.1, YZ1.2. Staff finds that most of the doors proposed for replacement are previous replacement doors or are not significant. Staff finds that existing transom windows and sidelites should be retained. The proposed replacement doors should be in-kind replacements with similar lite and panel configurations. Additionally, staff finds that the applicant should explore a replacement entry door (AC1.5) that has a configuration similar to that found in historic photos. The applicant should submit final material specifications for all proposed replacement doors.

RECOMMENDATION:

Item 1, staff recommends approval with the following stipulations:

i. That windows removed to accommodate the new construction are salvaged and stored on site for future use based on finding y.

ii. That the applicant submits final product specifications for the proposed windows and doors in the new construction to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings n through o.

iii. That the retaining wall proposed for replacement is replaced in-kind to match the existing material, form, and appearance based on finding s.

iv. That the applicant submits a final detailed landscaping plan showing the location of site furnishings to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding t.

Item 2, should the HDRC approve the demolition of the existing library structure, staff recommends approval of window replacement with salvaged windows based on findings v through y with the following stipulation:

i. That the applicant replaces the nine (9) windows approved for replacement with matching windows salvaged from the portions of the building demolished to accommodate new construction. Only the sashes that have been compromised due to the installation of mechanical units are eligible for replacement. The unmodified windows in each ganged set are not eligible for replacement.

Item 3, staff recommends approval of door replacement based on finding z with the following stipulation:

i. That the applicant submits final material specifications for in-kind replacement doors with similar lite and panel configurations to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding z.

City of San Antonio One Stop

February 11, 2022

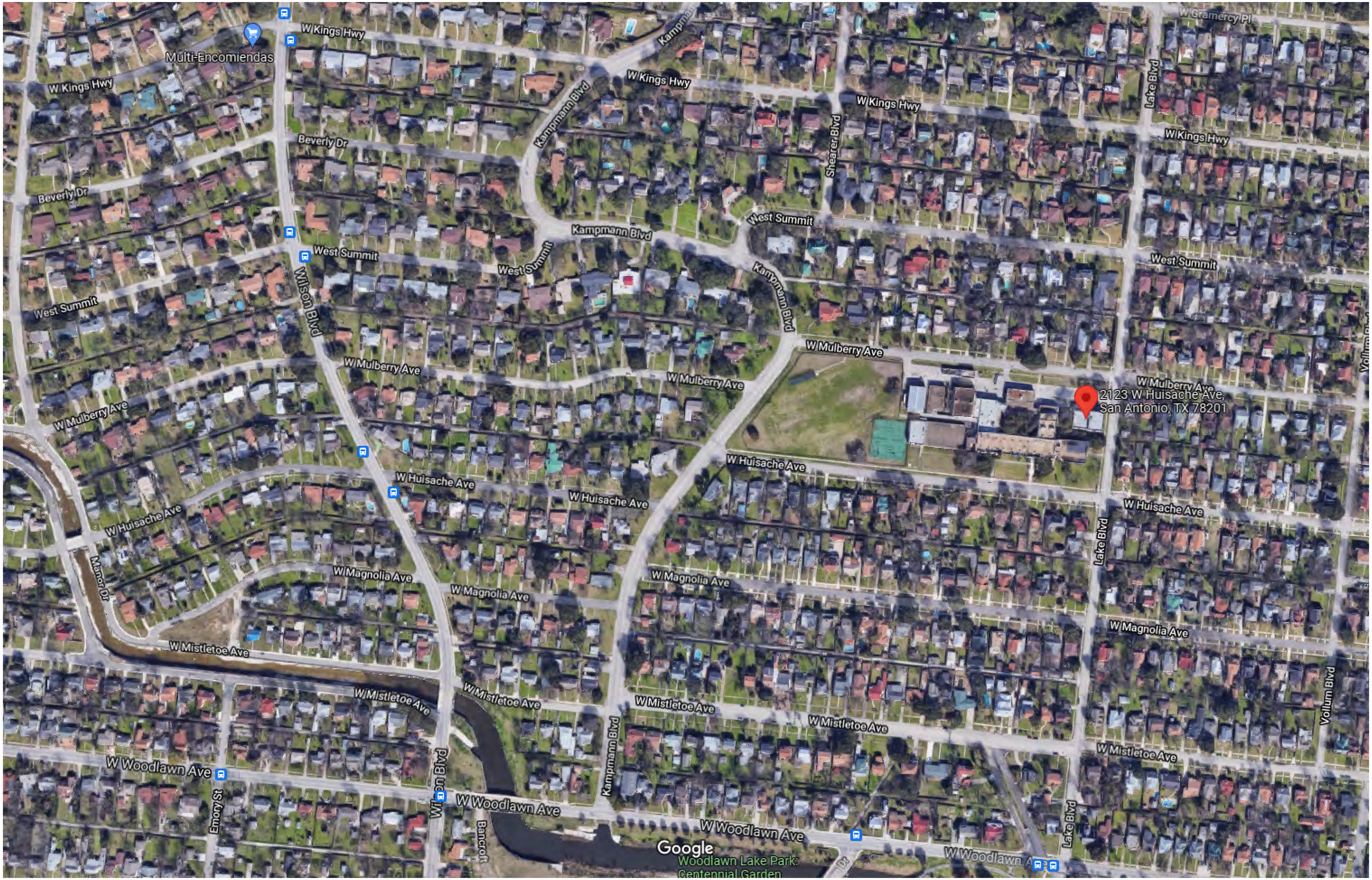
User drawn lines

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

Google Maps 2123 W Huisache Ave



Google Maps 2123 W Huisache Ave

Google Maps 2123 W Huisache Ave

Google Maps 2123 W Huisache Ave

Google Maps 2123 W Huisache Ave

Memo

To:	Rachel Rettaliata San Antonio Office of Historic Preservation (OHP)	From:	Mitch Ford Cox McLain Environmental Consulting, Inc., now Stantec
File:	Updated application materials	Date:	27 May 2022

Reference: **Young Women's Leadership Academy (YWLA) (Horace Mann Junior High School) updated application documentation, 6/15/2022 HDRC Meeting**

Dear Ms. Rettaliata,

This memorandum serves as an update to the previous submission to OHP regarding the Certificate of Appropriateness (COA) application for conceptual approval for YWLA in the Monticello Park Local Historic District. The application is scheduled for the June 15th Historic Design Review Commission (HDRC) meeting. Since the previous meeting on March 16, San Antonio Independent School District (SAISD) has completed one Design Review Committee (DRC) meeting on May 24 with HDRC members. The following changes have occurred since the previous HDRC submission:

1. **SAISD has modified their request to include retain and repair all windows on the building**, except for the library wing proposed for removal and the indicated areas on the updated window schedule. Specific areas targeted for replacement include sashes that have been previously removed for A/C ventilation. Windows from the library wing that match these sashes will be salvaged from this source and reinstalled at these locations. All other windows will receive general care and maintenance, as needed.
2. The **west breezeway will be removed and reconstructed using similar design strategies incorporated in the original design** by Ayres & Ayres. The two Aztec-inspired cast concrete brise soleil blocks will be reinstalled on either side of the gated opening.
3. **Stucco will be the primary cladding** for the new additions to complement the original volume. White, peach, and khaki cement plaster will be used for the new additions.
4. **Window proportions have been modified** as requested. Windows bands of three are utilized in the new section, matching the patterning used in the historic building on the south façade.
5. **Architectural details have been added** to provide increased dialogue between the old and new sections of the design, as recommended by the HDRC. This includes a custom stucco relief between fenestration, additional horizontal banding in window spandrels, and a new curtain wall for the west second story connector. Updated elevation drawings also include plans for planar areas that would be exposed from proposed demolitions.
6. As directed by the HDRC, **a professional analysis was completed for the building's windows**. WJE determined the windows to be in good condition with a few instances of water damage that can be repaired and maintained. The windows on the library wing are in the best condition because of their protection from the elements, which will assist with salvaging and reuse performance.
7. As directed by the HDRC, **a structural assessment was completed for the library wing** to determine if the building section could support a second story. Results found that the library wing could support this weight with added support structure, but this alternative is cost prohibitive.

8. **A historic integrity assessment was completed for the library wing**. It was found that this section of the building had numerous uses during its history and has been altered because of the numerous additions since 1956. Only two of the seven aspects of integrity were determined for this portion of the school.
9. **An architectural conservator was hired to conduct a historic paint analysis** to determine the historic color palette of the historic volume along the south façade.
10. **The stone retaining wall along W. Huisache Avenue will be repaired and rebuilt** in some sections based on the historic construction methods used.
11. **Some of the Italian Cypress trees along the south façade will remain**. As directed by the HDRC, a tree evaluation was completed by an arborist which indicated some of the trees as good candidates for preservation.
12. **Additional materials have been selected** for the application including specific wall cladding materials, color palette, and campus outdoor furniture.

New or updated documentation in this submission includes the following, in addition to the existing materials provided to OHP for the COA application:

1. HDRC Presentation by Kirksey (new)
2. Elevations by Kirksey (updated)
3. Floor plans by Kirksey (updated)
4. Renderings by Kirksey (new)
5. Library Wing Structural Assessment & Historic Integrity Analysis
   a. Structural Assessment Report by WJE (new)
   b. Library Wing Historic Integrity Assessment Report by Stantec (new)
6. Window Assessment & Schedule
   a. Window Assessment Report by WJE (new)
   b. Window Schedule by Stantec (updated)
7. Landscape & Trees
   a. Landscape Plan by Kirksey (updated)
   b. Tree Assessment Report by Tree Mann Solutions (new)
8. Materials selected by Kirksey (new)
9. Outdoor Furniture selected by Kirksey (new)

Please let me know if you need any additional information or documentation in preparation for the June 15, 2022 HDRC meeting. Thank you in advance for your apt assistance and coordination for this project.

Stantec Consulting Services Inc.

Mitch Ford
Architectural Historian

443-743-5634
mitch.ford@stantec.com

cc. Stantec Historic Preservation Program Manager: Emily Reed | AISD Project Manager: Yvonne Little
Kirksey Architecture: Jody Sergi, Nicola Springer, and Bill Dwyer

Kirksey
ARCHITECTURE

SAISD

YOUNG WOMEN’S LEADERSHIP ACADEMY

2123 HUISACH, SAN ANTONIO, TX 78201

DESIGN REVIEW COMMITTEE 2

AGENDA

Historic Design Review Reports

Project Design Update

| Student Voice

| Exterior Building Design

| Landscape Update.

UPDATED SCHEDULE

MAY 25, 2022 – COMMUNITY MEETING — TODAY!

MAY 24, 2022 – MEETING2 WITH DRC

MAY 27, 2022 – SUBMIT PACKAGE2 TO HDRC

JUNE 15, 2022 – HDRC FOLLOW-UP MEETING2

— HISTORIC REVIEW DATES

JULY 18, 2022 – STUDENTS RETURN TO SCHOOL

SEPTEMBER 16, 2022 – 50% CONSTRUCTION DOCUMENTS PACKAGE DUE

SEPTEMBER 19, 2022 – PORTABLE PACKAGE TO PERMIT

SEPTEMBER 19-30, 2022 – OWNER REVIEW (2 WEEKS)

SEPTEMBER 19, 2022 – ISSUE FOUNDATION PACKAGE, DEMOLITION PACKAGE, PORTABLE PACKAGE AND SITE PACKAGE FOR PERMIT

OCTOBER 28, 2022 – ISSUE FOR PERMIT AND GMP

OCTOBER 31, 2022 – FEBRUARY 10, 2023 – PERMITTING (12 WEEKS)

DECEMBER 09, 2022– GMP PRESENTED TO SAISD (5 WEEKS)

DECEMBER 12, 2022 – JANUARY 14, 2023 – REVIEW GMP WITH GC, KIRKSEY AND SAISD

DECEMBER 20 – DECEMBER 31, 2022 – MOVE IN TO PORTABLES

JANUARY 2023 BOARD MEETING – APPROVAL OF GMP

PREVIOUSLY AUGUST

FEBRUARY 24, 2023 – DECEMBER 31, 2025 – CONSTRUCTION (36 MONTHS)

— CONSTRUCTION

SAN ANTONIO INDEPENDENT SCHOOL DISTRICT
BOND2020
SCHOOL RENOVATIONS ◆ TECHNOLOGY

Election Day
Nov. 3, 2020

Early Voting runs Oct. 13 – Oct. 3

Young Women's Leadership Academy $50,560,351

2020 Proposed Bond Projects

Safety & Security

- New interior and exterior security cameras
- New secured vestibule

Technology

- Infrastructure and wireless/wired components for high-speed connectivity for learning in every classroom, science lab and other areas of the campus
- Classroom audio systems, interactive smart boards, support tools and student devices

Overhaul or replace and renovations

- Overhaul historic original buildings
- Overhaul or replacement of all classrooms and science labs
- Overhaul or replacement of special education classrooms
- Overhaul or replacement of gyms, locker rooms and physical education support spaces
- Overhaul or replacement of student dining and kitchen
- Overhaul or replacement of auditorium
- Overhaul or replacement of main office and main entrance to include secured vestibule
- Replace old exterior windows with new energy efficient windows in spaces receiving renovations
- Complete overhaul and update to mechanical systems to the latest energy efficiency and Indoor Air Quality standards
- New sports fields
- New or replacement outdoor learning opportunities
- Re-paving and re-surfacing parking lots and driveways

Actual cost may v

EXISITNG CAMPUS |AGES




HISTORIC CAMPUS | COURTYARDS | FACADE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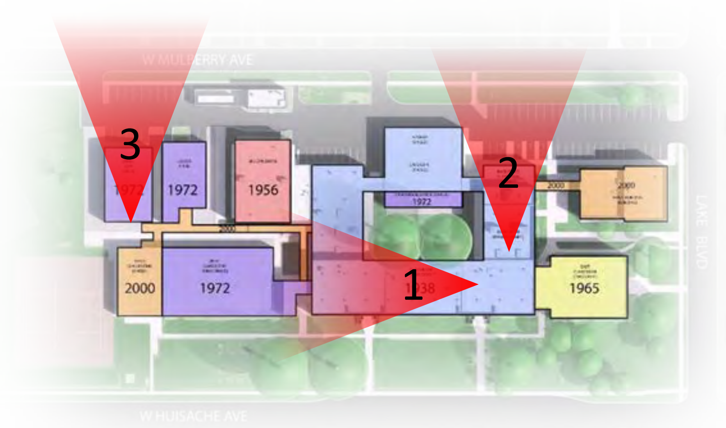
1
YOUNG WOMEN'S LEADERSHIP ACADEMY
HORACE MANN
JUNIOR HIGH SCHOOL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W HUISACHE AVE


ATM
Cornell University
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2


HOME
PERIOD
GUEST
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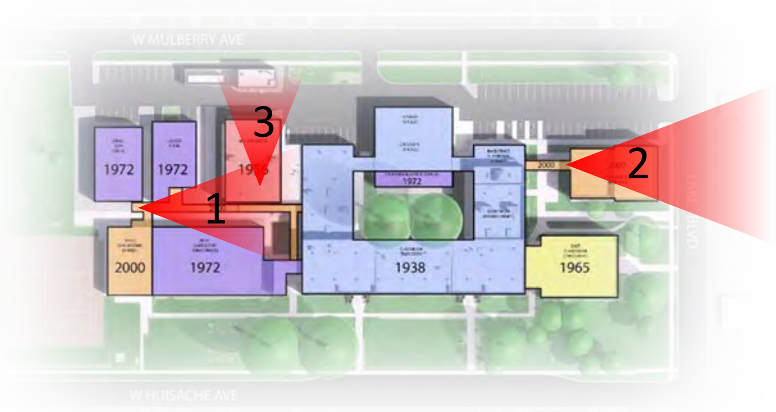
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YWLA
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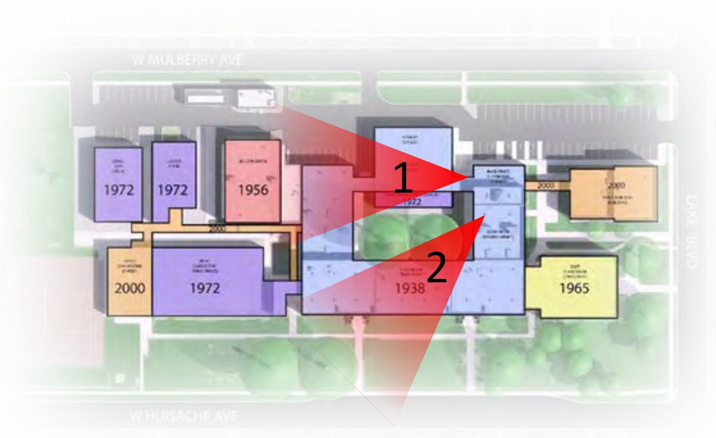
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TEXAS TECH
MIT
TEXAS STATE
HARVARD
LSU
YALE
SAM HOUSTON
Rice
1


2

HISTORICAL DESIGN REVIEW

HISTORICAL DESIGN REVIEW

LIBRARY

1. ASSESSMENT OF THE HISTORICAL INTEGRITY OF "THE LIBRARY" AS A CONTRIBUTING ELEMENT.

2. STRUCTURAL ASSESSMENT OF "THE LIBRARY" + POTENTIAL TO SUPPORT A SECOND STORY,

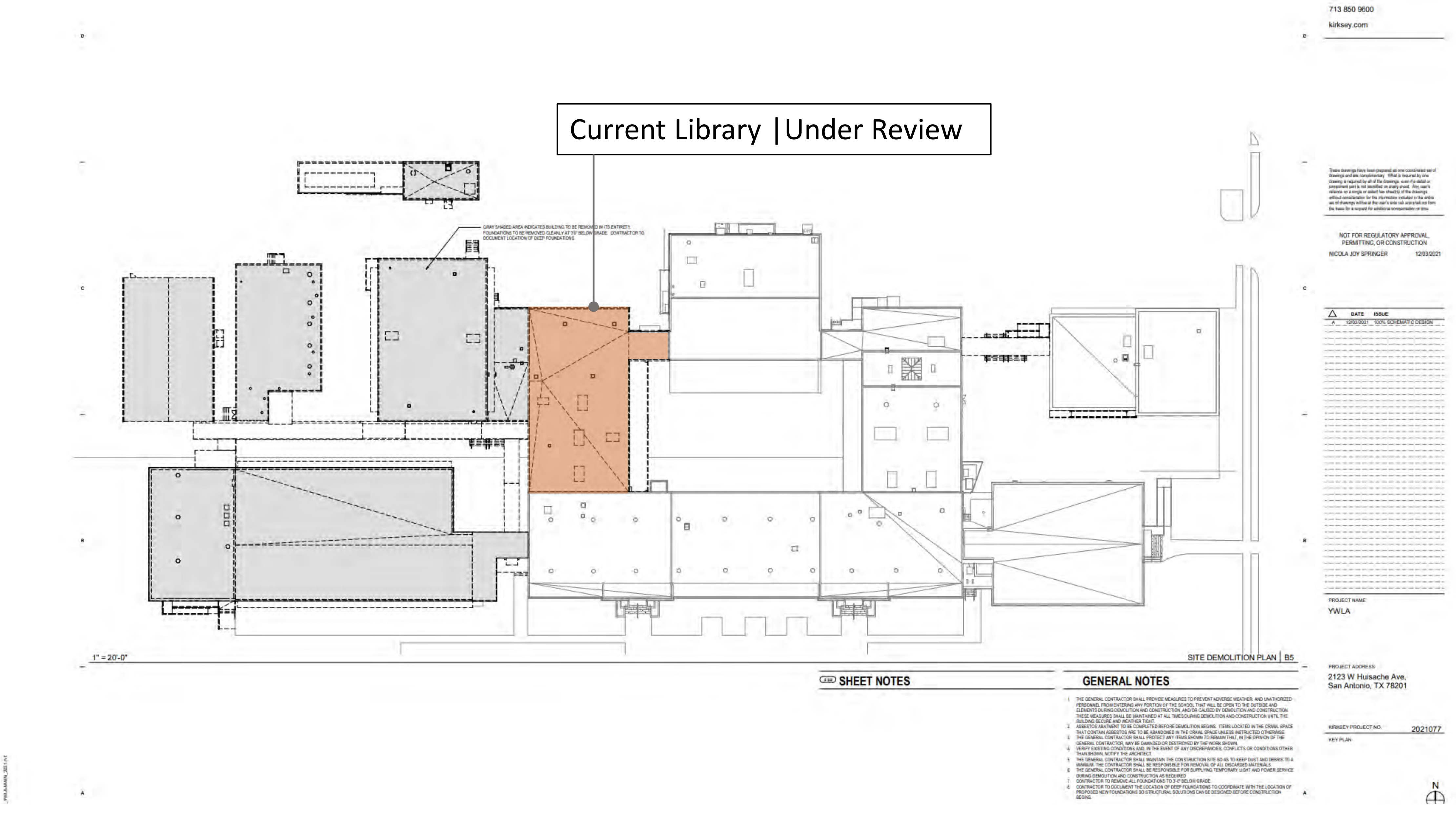
3. MAINTAIN THE PROPOSED NEW DESIGN FLOW OF EAST WEST BREEZEWAY AND CONNECTION TO NEW ACADEMIC WING

4. DESIGN PROPOSAL STRUCTURAL AND ARCHITECTURAL FOR THE SECOND FLOOR ABOVE LIBRARY.

FAÇADE

5. HISTORICAL WINDOW ASSESSMENT AND ANALYSIS.

5. RENDER EXTERIOR FAÇADE MORE IN KEEPING WITH THE HISTORIC ART DECO STYLE



1935 Current Library + Breezeway Review

A1.10

This report is an assessment of the historical integrity of the library wing that is attached to the original 1935 building designed by notable San Antonio architects Atlee B. Ayres and Robert M. Ayres along with SAISD Board of Education architects. Architectural historians from Stantec evaluated the library wing's integrity based on the seven aspects of integrity developed by the National Park Service (NPS):[1]

1. Location: the place where the resource was originally constructed or the location of an event
2. Design: The form, plan, style, and structure of a resource
3. Setting: The physical environment surrounding the resource
4. Materials: The physical elements that comprise the resource
5. Workmanship: Craftsmanship of materials or construction methods
6. Feeling: The expression of the historic period
7. Association: The continuance of historic uses or the link to a notable event and/or person

1. Assessment of Historical Integrity

Table 1: Integrity Assessment		
Aspect	**Present?**	**Assessment**
Location	Yes	Location has not changed.
Design	NO	Design has been altered with the 1956 addition to the northwest.
Setting	NO	Setting has been altered with the 1956 gymnasium addition, the ca. 1972 west wing and cafeteria addition, 2000 pedestrian canopy, and outbuildings.
Materials	NO	Replaced doors and skylights, altered primary opening, and altered interior.
Workmanship	Yes	Workmanship remains through the historic wood sash windows, some doors, and Art Deco detailing found throughout the exterior.
Feeling	NO	Newer additions have altered the immediate surroundings.
Association	NO	Use of the wing has changed at least four times since 1935.

5 out of 7 aspects show that the historical integrity of the library building has been compromised since 1935

Overall, the library wing of the original building volume retains a high level of integrity but has experienced numerous additions throughout the twentieth century (Image 1-4).

The wing's historic instructional uses have changed from technical training and physical education to the current library, locker room, and storage space. Along with interior floorplan alterations, some doors, transoms, and skylights have been replaced.

Although OHP has determined the library wing as a contributing component of the building, it is our assessment that this section of the building has lost most of its integrity and does not convey historical significance to the same degree as the main building volume.

Image 1: Library wing facing west

Image 2: Library wing facing south

Image 3: Library wing facing east

Image 4: Interior view of the library

Table 2: Main Building History					
Resource No.	*Year*	*Name*	*Location*	*Architectural Style*	*Lead Architect*
1A	1935	Main volume, auditorium	Original O-Plan	Art Deco	Ayres & Ayres et al.
1B	1965	East wing	East of O-Plan	Art Deco	Phelps et al.
1C	1956	Gymnasium addition	Northwest wing	International	Phelps et al.
1D	ca. 1972	West wing	West of O-Plan	International	Phelps et al.
1E	1935, '54, '72	Cafeteria, kitchen	North of O-Plan	Art Deco/No style	Various
1F	2000	West wing addition	West of W Wing	Art Deco/No style	Kell Muñoz
1G, 5B	2000	Pedestrian canopies	Various	No style	Kell Muñoz
1H	1935	Library wing	Northwest wing	Art Deco	Ayres & Ayres et al.

WJE

Young Women's Leadership Academy
Limited Structural Analysis

CONTENTS

2022.05.05 YWLA Structural Analysis_REPORT.pdf

2. Structural Assessment of Library

STRUCTURAL ANALYSIS

Representative **roof trusses** and **concrete frames** in the subject area were analyzed to assess their **capacity to support the minimum anticipated design loads associated with adding a second floor.**

The representative structural elements included in the analysis are shown in Appendix A. This limited analysis should be considered for preliminary scoping discussions only as a more detailed analysis would be required to more definitively determine all strengthening requirements and feasible strengthening options.

2022.05.05 YWLA Structural Analysis_REPORT.pdf

2a. Review of capacity

Second floor span conditions on top of the existing library

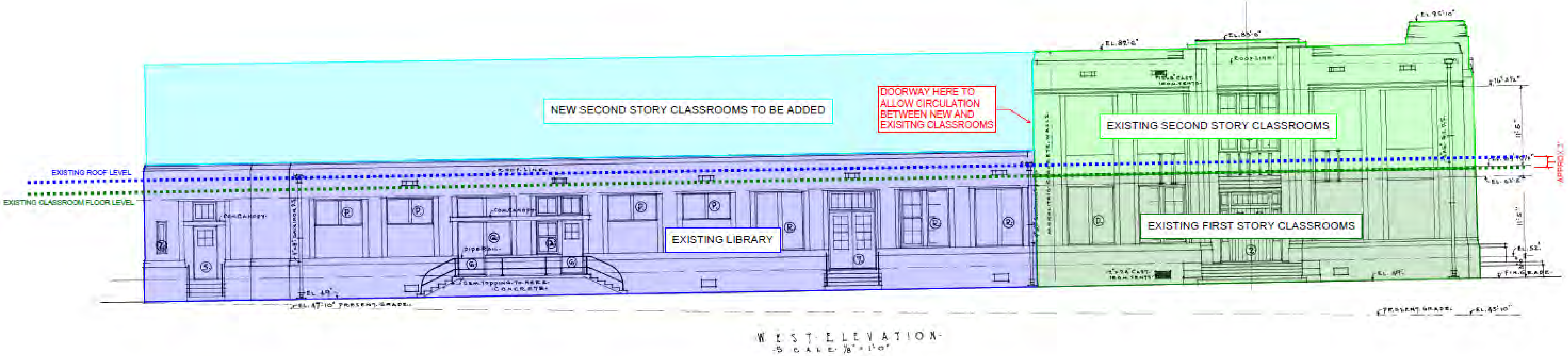
1. Connect to the adjacent two-story classroom building , for functional circulation between classrooms on the second floor.

(i.e., provide an opening in the existing second story exterior wall to connect the hallway in the west wing of the existing building to a hallway in the second story addition over the library).

2. Existing roof line over the library is offset from the existing floor line for the second floor, classrooms in the adjacent building, the hallway in the existing classrooms would need to be stepped up approximately two feet to match the elevation of the roofline over the library (i.e., future hallway for new classrooms).

3. Utilizing the existing trusses over the library requires that current slopes in the roof over the library be removed to provide a level floor for the new classrooms and hallway.
This could likely be accomplished by installing tapered sleeper joists across the roof.

4. Using the existing roof trusses over the library to support a new second floor, the roofline for the new second story is to match the architectural profile of the adjacent two-story building by maintaining the existing roofline.
The new classrooms will have a reduced ceiling height by approximately two feet when compared to the ceiling height of the classrooms in the adjacent two-story building.



Texas Registered Engineering Firm F-0093

WJE ENGINEERS ARCHITECTS MATERIAL SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.

Young Women's Leadership Academy Limited Structural Analysis
2123 West Huisache Avenue, San Antonio, Texas

WJE No. 2022.2104.0

1. The **roof truss** is not able to support the loads considered and does not allow for functional circulation and architectural compatibility between the new and existing second floors. Additionally, the existing roof structure does not comply with chapter 1.4 of the 2021 SAISD Design Guide that requires concrete floor systems

2. The **concrete beam** is unable to support the loads considered. Furthermore, the beam does not have adequate residual capacity to be strengthened with externally bonded FRP based on the limits provided in chapter 9 of ACI 440.2R-17.

3. The **concrete column** is unable to support the loads considered. The concrete pier is unable to support the loads considered.

4. The **concrete pier** is unable to support the loads considered.

2b. Conclusions

WJE recommends

1. **Strengthening the piers** by installing **new battered micro piles** around the existing piers to supplement the piers.

2. After pier strengthening has been completed, WJE recommends **strengthening the existing columns** by jacketing the columns to provide new **columns with additional steel reinforcement** and an increased gross area (reference Figure 3).

3. Once column strengthening is complete, WJE recommends **strengthening the beams** in the library and locker room through installation of **steel channels to create a composite flitch beam** as discussed previously in this report (reference Figure 2).

4. After completion of beam strengthening, WJE recommends **replacing the existing wooden trusses and planks** with a **concrete joist and slab system** that is adequately designed to support the required Second Floor loads and generally matches the profile of the existing concrete floor system in the adjacent two-story building. It should be noted that although placement of the new concrete floor system will occur after strengthening of the piers, columns, and beams, removal of the existing roof system at the beginning of the strengthening repairs will allow for large equipment to access the repair areas more easily and will likely result in a more economical solution than trying to execute these strengthening measures in a more surgical manner with smaller equipment. F

2c. recommendations

Table 1. Opinion of Probable Cost

Recommended Repair/Action	Unit	Unit Cost	Quantity	Total Cost ($1,000)
Supplement piers with micro piles	EA		18	1,500
Strengthen columns by jacketing	EA		18	300
Strengthen beams by providing steel flitch	EA		18	900
Install new concrete floor system at second floor	SF		6,032	900
			Total	**3,600**

2d. Probable costs

3. Courtyard Study

The span of approximately 66’-0” would require joist girders at 20’-0” O.C. with a steel composite deck.

The total depth of the floor structure would be a minimum of 5’-6”.

An offset this large on the second floor in this area is not feasible. The building would be taller than the existing, and the floors would not align.

The ROM cost for a structure of this type is **$1.3M**

4. Kirksey Study | Span over existing library

[2022.05.05 YWLA Structural Analysis_REPORT.pdf]

HISTORICAL DESIGN FINDINGS

LIBRARY

1. ASSESSMENT OF THE HISTORICAL INTEGRITY OF “THE LIBRARY” AS A CONTRIBUTING ELEMENT.

   HISTORICAL INTEGRITY COMPROMISED 5/7 NON-CONTRIBUTING

2. STRUCTURAL ASSESSMENT OF “THE LIBRARY” + POTENTIAL FOR TO SUPPORT A SECOND STORY,

   FOUNDATIONS COLUMNS BEAMS | WOULD HAVE TO BE STRENGTHENED, AND COLUMNS ADDED TO ACCEPT THE ADDITONAL WEIGHT OF A SECOND FLOOR,

3. MAINTAIN THE PROPOSED NEW DESIGN FLOW OF EAST WEST BREEZEWAY AND CONNECTION TO NEW ACADEMIC WING

   WOULD REMOVE 1/3 OF THE EXISTING “LIBRARY SPACE”

4. DESIGN PROPOSAL STRUCTURAL AND ARCHITECTURAL FOR THE SECOND FLOOR ABOVE LIBRARY.

   WOULD REQUIRE SEPARATE SPAN FOR SECOND FLOOR, BUILDING HEIGHT WOULD EXTEND ABOVE HISTORIC ADJACENT BUILDINGS, DUE TO DEPTH OF STRUCTURE | BUILDING WOULD NOT CONNECT / ALIGN AT SECOND FLOOR

FAÇADE

5. HISTORICAL WINDOW ASSESSMENT AND ANALYSIS.

   WINDOWS AT LIBRARY TO BE SALVAGED| HISTORIC WINDOWS WILL BE REPAIRED AS NEEDED

5. RENDER EXTERIOR FAÇADE MORE IN KEEPING WITH THE HISTORIC ART DECO STYLE

   FAÇADE DESIGN, PROPORTIONS, MATERIALITY REVISED TO BE IN KEEPING WITH EXISITNG ART DECO CONDITIONS

HISTORICAL ASSESSMENT CONCLUSIONS

IT WOULD COST **10%** OF THE CONSTRUCTION BUDGET TO KEEP THE EXISTING LIBRARY, AND BUILD A SECOND FLOOR OVER THE TOP OF THE EXISTING LIBRARY.

THEREFORE THIS OPTION WOULD NOT BE FEASIBLE

FINANCIAL

STRUCTURAL

HISTORICAL HEIGHTS

LIFE SAFETY

Demolish existing Library and breezeway wall. Maintain proposed building layout and floorplan. Recreate façade to observe art deco styling of original building

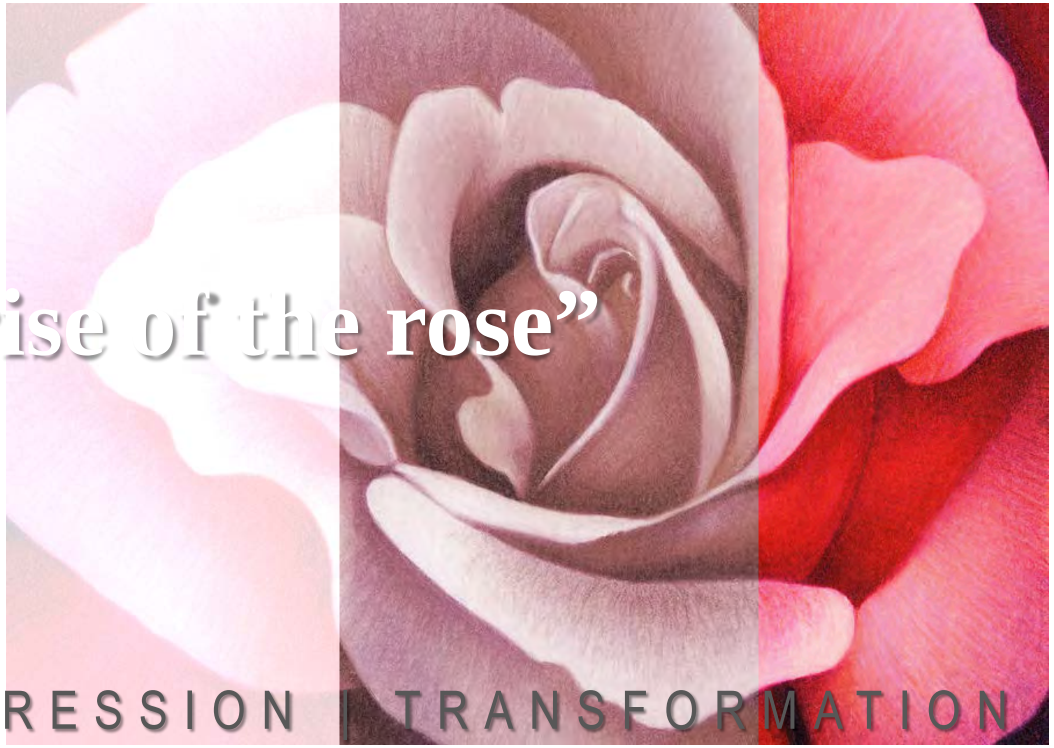
Salvage elements of breezeway and rebuild

Kirksey proposal @ library and breezeway

DESIGN UPDATE

UNDERSTANDING OUR LEGACY AND FUTURE

WHAT'S OUR STORY?



"…the rise of the rose"

TRADITIONS | TRANSITIONS |PROGRESSION | TRANSFORMATION

SAN ANTONIO INDEPENDENT SCHOOL DISTRICT

EDUCATIONAL SPECIFICATONS

MASTER PLAN 2030 VISION

OUR SCHOOLS WILL..

- *Be a community where learners are valued*
- *Be where learners know their effort on meaningful work leads to essential learning*
- *Not be compliance focused, but instead be hubs of innovative learning*
- *Be an environment for self-discovery (to discover a vision for life)*

COMMON GOALS

- *Flexible Space & Time*
- *High-Tech & High-Connectivity*
- *Mobile Furniture*
- *Sustainability*
- *Outdoor Learning*
- *Fun/Joy/Exploration*
- *Common Resources*

SAISD PROFILE OF A LEARNER

CREATOR AND INNOVATOR

CRITICAL THINKER

COLLABORATOR

EMOTIONALLY INTELLIGENT

GLOBAL THINKER

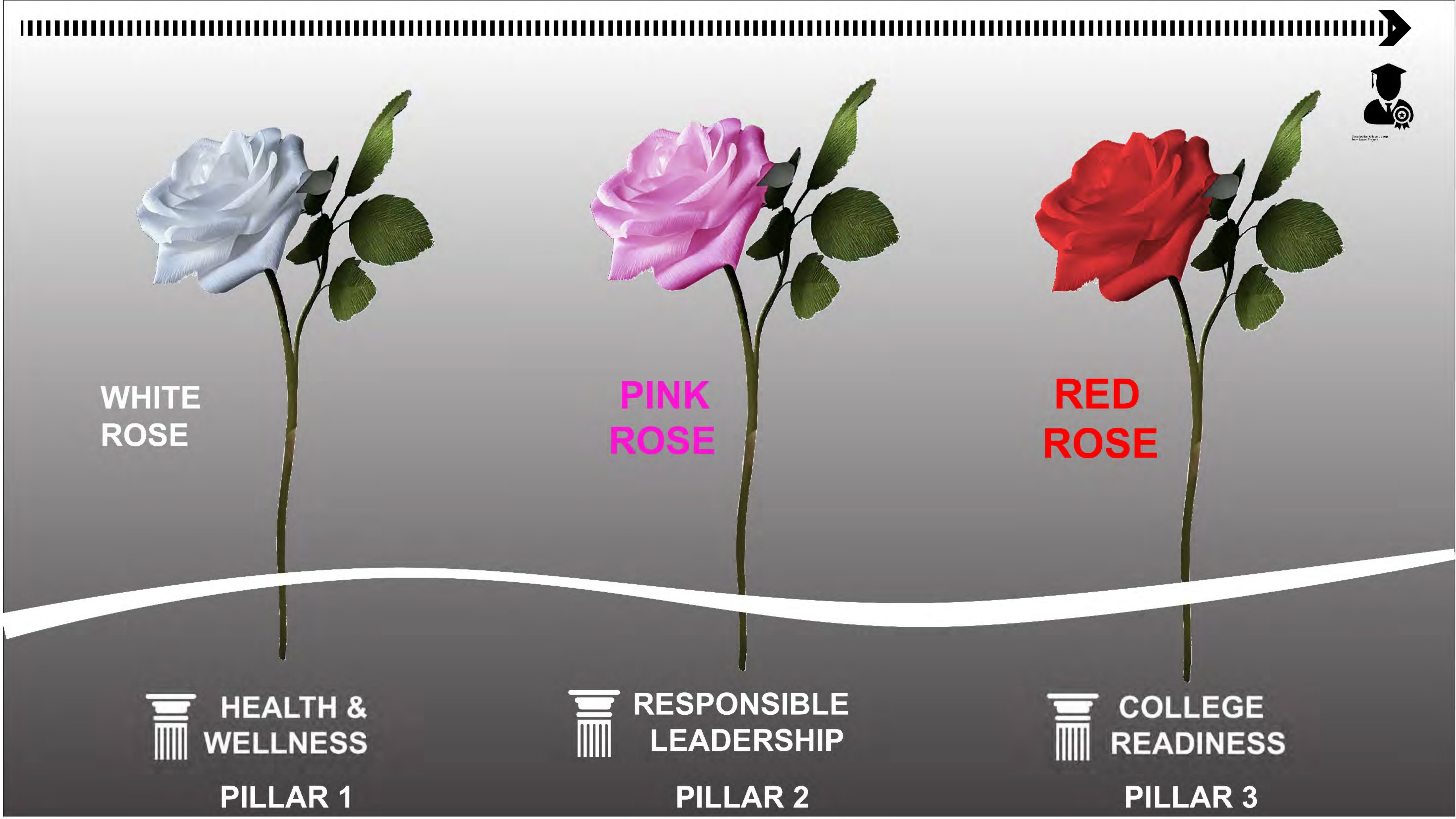
THE YWLA WAY

HEALTH & WELLNESS

RESPONSIBLE LEADERSHIP

COLLEGE READINESS

3 PILLARS


WHITE ROSE
PINK ROSE
RED ROSE
HEALTH & WELLNESS
PILLAR 1
RESPONSIBLE LEADERSHIP
PILLAR 2
COLLEGE READINESS
PILLAR 3

Tours and Student Voice

To Kick Start our process of Visioning with the PAT, we arranged for Tours of some significant project in the Austin Area. Each project allowed the PAT (primarily student participants) to experience the space first hand and formulate impressions. Each tour participant filled out their "Tour Impressions" and these experiences inturn informed our visioning workshops and activities that followed.

Manor Senior HS

- **Likes:** High Tech
- **Dislikes:** Too modern to be personal

Austin Community College

- **Likes:** Social Stair, feels like college
- **Dislikes:** industrial feel, light from really high felt weird, dark hallways

UT Engineering Maker Space

- **Likes:** different types of printers, exposed roof structure, skylights, large selection of stuff to do in one space, transparency - teacher able to monitor many different activities at same time --> allows students to perform unique/individual task in same space, college atmosphere
- **Dislikes:** exposed above - not painted, overwhelming at first (pipes/ducts/structure above)

Ann Richards School for Young Women Leaders

- **Likes:** Library felt like B&N or ToysRUs, slide, space for other activity / things besides books, learning neighborhoods (connecting CRs, allowing interaction with 6th graders / mentoring), communal spaces = interaction, chairs / lounging areas, fun areas in library (downsize books), intentionally design collaboration space, Love use of space and versatility in spaces, Parent Room, intentional study spaces (small rooms with doors)
- **Dislike:** exterior was cookie-cutter (prefer unique exterior), CR wings (neighborhoods) felt very far from rest of school, entry was not welcoming, feeling of entry and security vestibule

IMPRESSIONS HOME WORK DUE!!!

101

likes

High tech

Social stair, feels like college

Transparency

Fun active library, not only about books

dislikes

Too modern to be personal

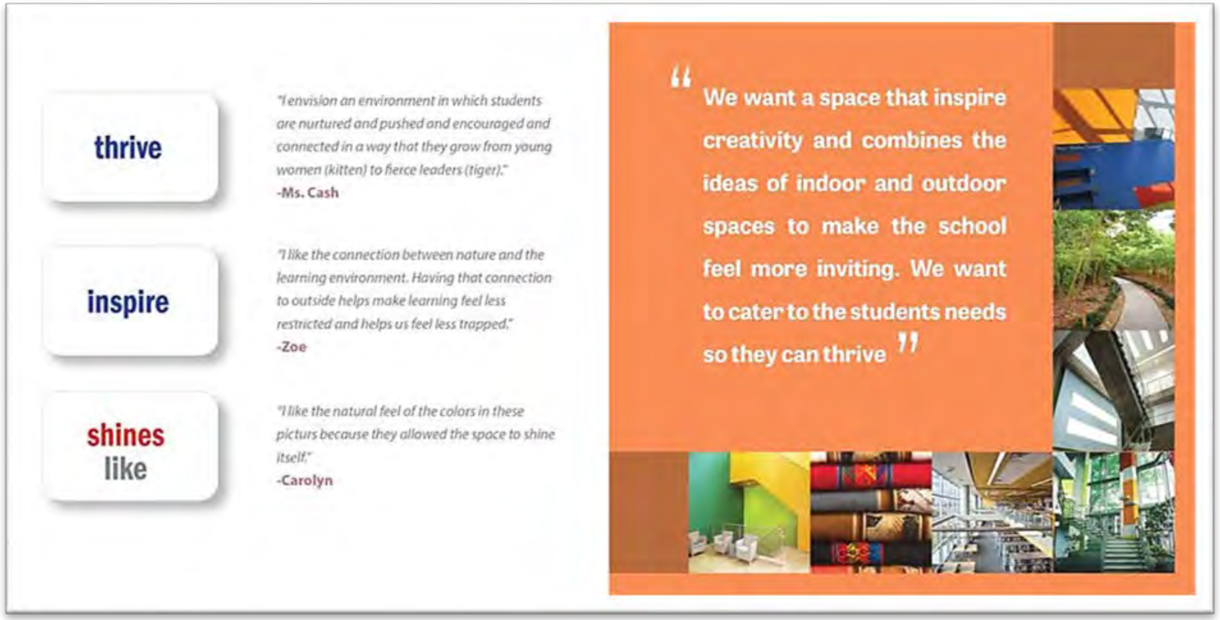
Industrial feel, dark hallways,

Exposed ceilings unpainted

Unwelcoming entry, security vestibule







Modern but also inviting, feels like home, personal

Personal Comfortable

Feel of natural colors

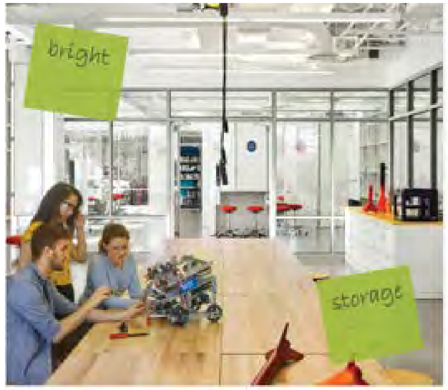
Combines ideas of indoor and outdoor spaces

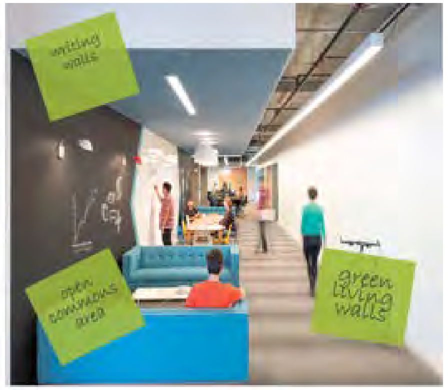
Bringing organic inside, and feel of nature

Acknowledge the past embrace the future

dislike

- institutional, traditional spaces and facades
- fake-looking materials, monolithic interiors
- uncomfortable furniture and confusing spaces
- excessive and uncoordinated colors





like

- natural daylight and windows, views to nature
- central collaboration & adaptable furniture
- flexible learning environments
- outdoor learning areas with adequate shade

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STUDENT VOICE


W MULBERRY AVE
W MULBERRY AVE
KAMPMANN BLVD
LAKE BLVD
W HUISACHE AVE
SMALL GYM (GIRLS)
1972
LOCKER ROOM
1972
BIG GYM (BOYS)
1956
KITCHEN (SINGLE)
CAFETERIA (SINGLE)
CAFETERIA ADDITION (SINGLE)
1972
BACK-STAGE CLASSROOM (SINGLE)
2000
2000
MUSIC BUILDING (BUILDING)
2000
AUDITORIUM (DOUBLE HEIGHT)
THREE CLASSROOMS (SINGLE)
2000
WEST CLASSROOM WING (SINGLE)
1972
CLASSROOM (TWO STORY)
1938
EAST CLASSROOM (TWO STORY)
1965
EXISITNG CAMPUS |AGES

713 850 9600
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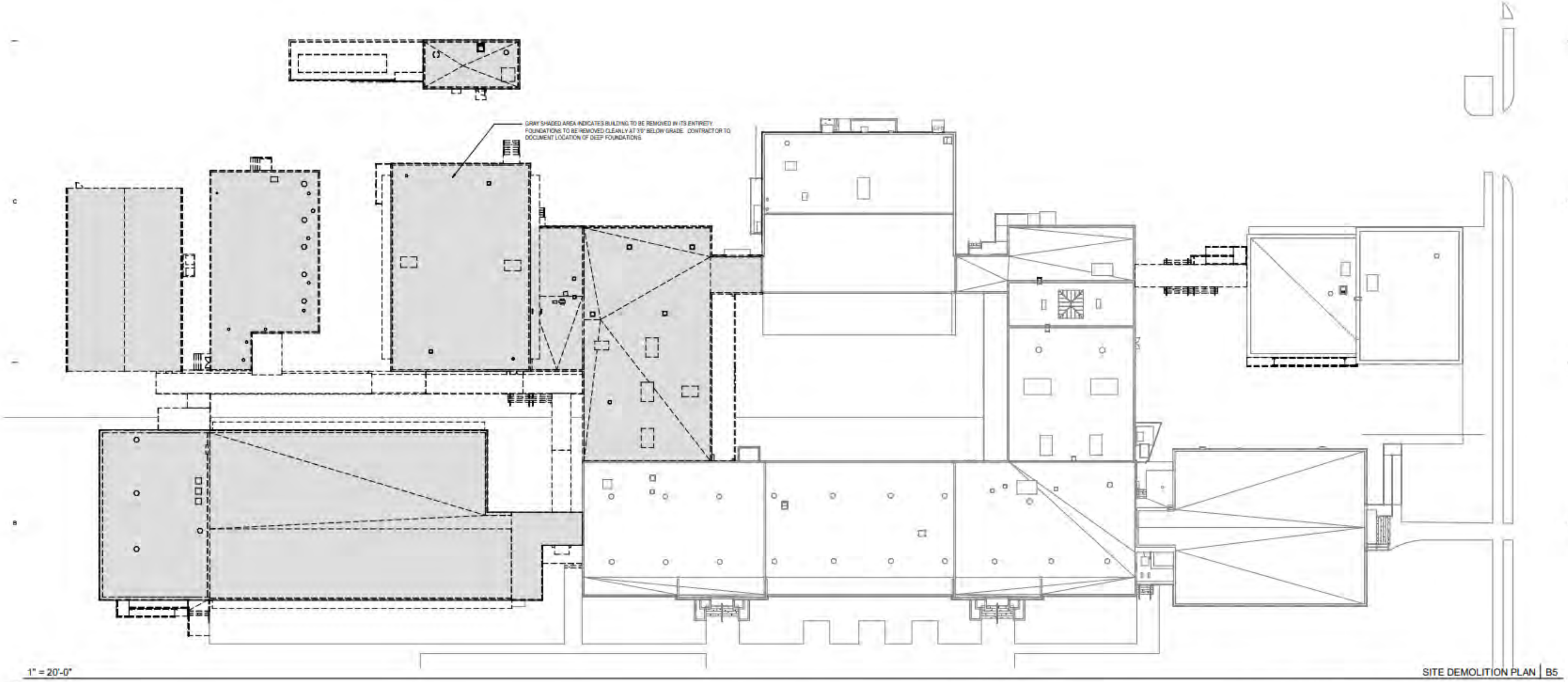

SHEET NOTES

GENERAL NOTES

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8. CONTRACTOR TO DOCUMENT THE LOCATION OF DEEP FOUNDATIONS TO COORDINATE WITH THE LOCATION OF PROPOSED NEW FOUNDATIONS SO STRUCTURAL SOLUTIONS CAN BE DESIGNED BEFORE CONSTRUCTION BEGINS.

DEMOLITION PLAN

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
NICOLA JOY SPRINGER 12/03/2021

△	DATE	ISSUE
A	12/03/2021	100% SCHEMATIC DESIGN

PROJECT NAME
YWLA

PROJECT ADDRESS
2123 W Huisache Ave,
San Antonio, TX 78201

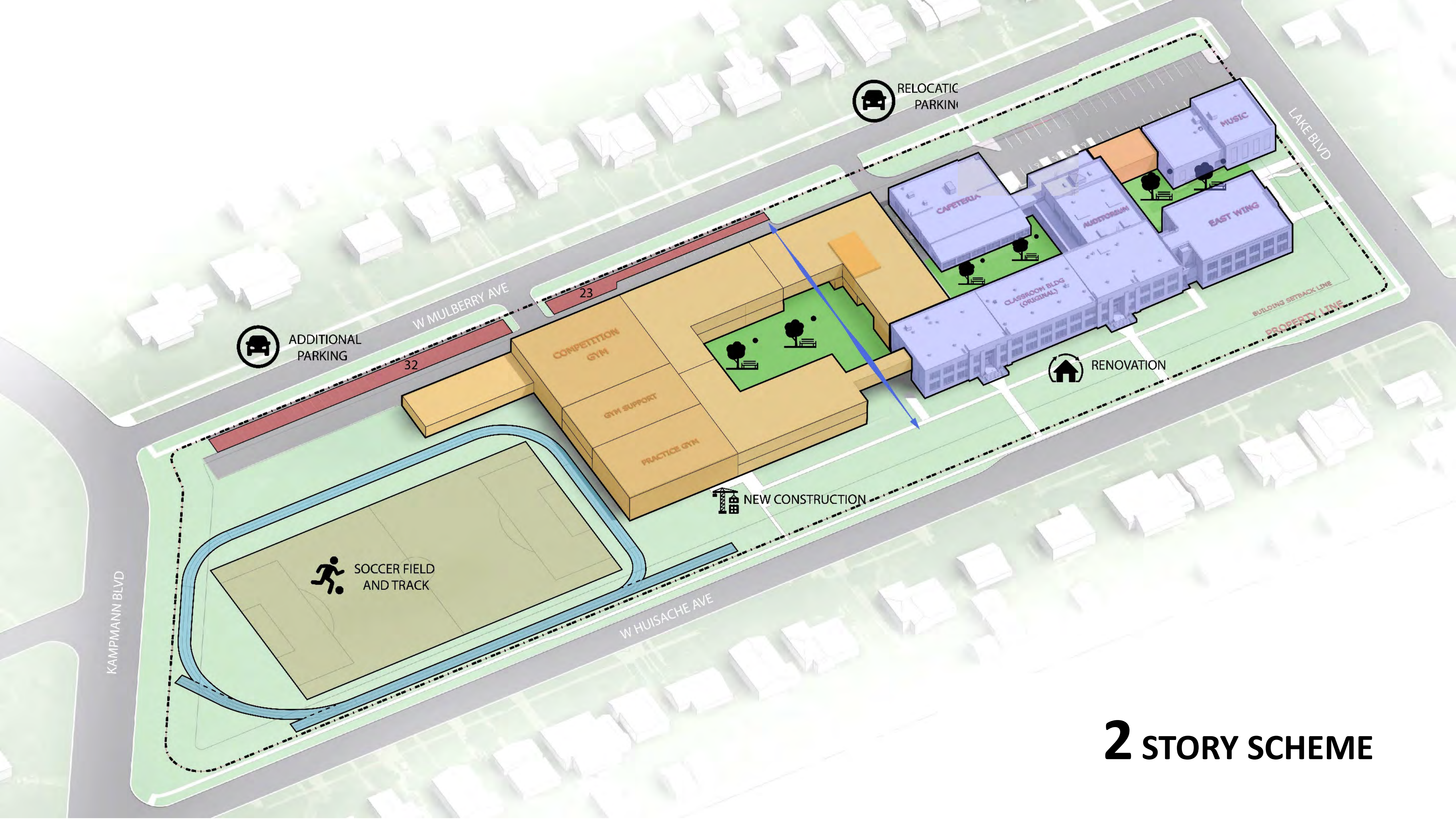
KIRKSEY PROJECT NO. 2021077

KEY PLAN

N

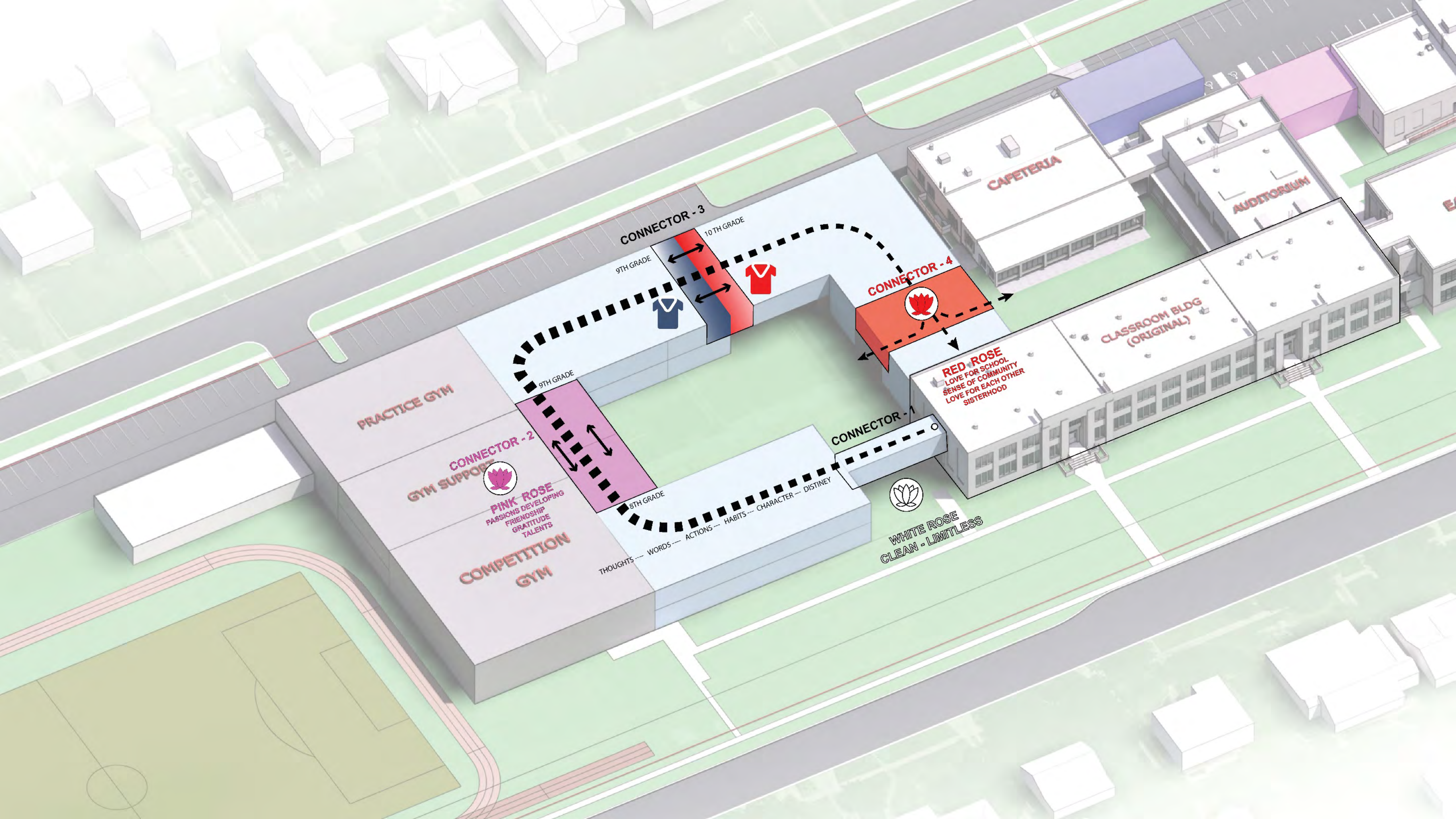
SHEET TITLE
SITE DEMOLITION PLAN

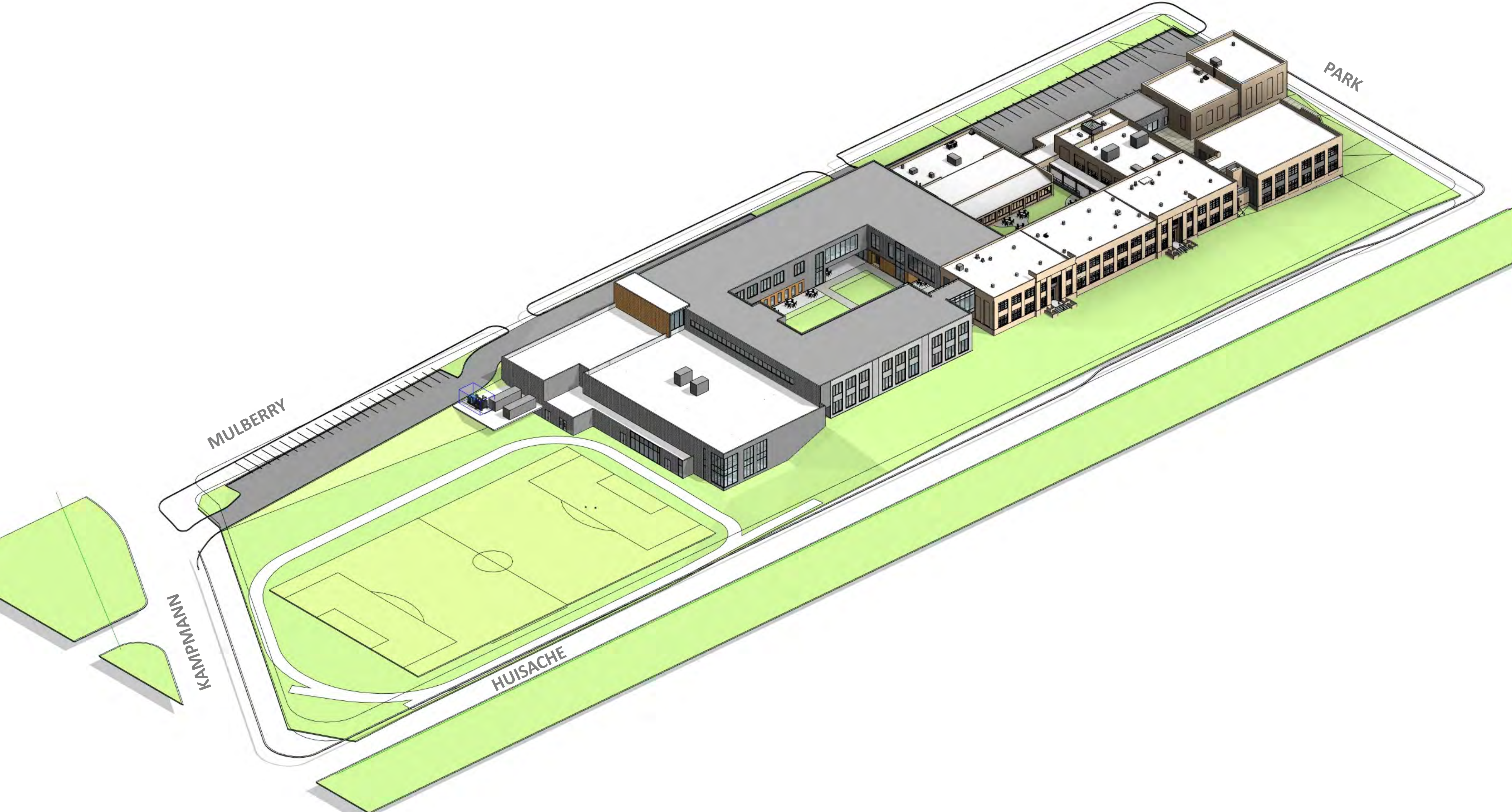
SHEET NUMBER
A1.10



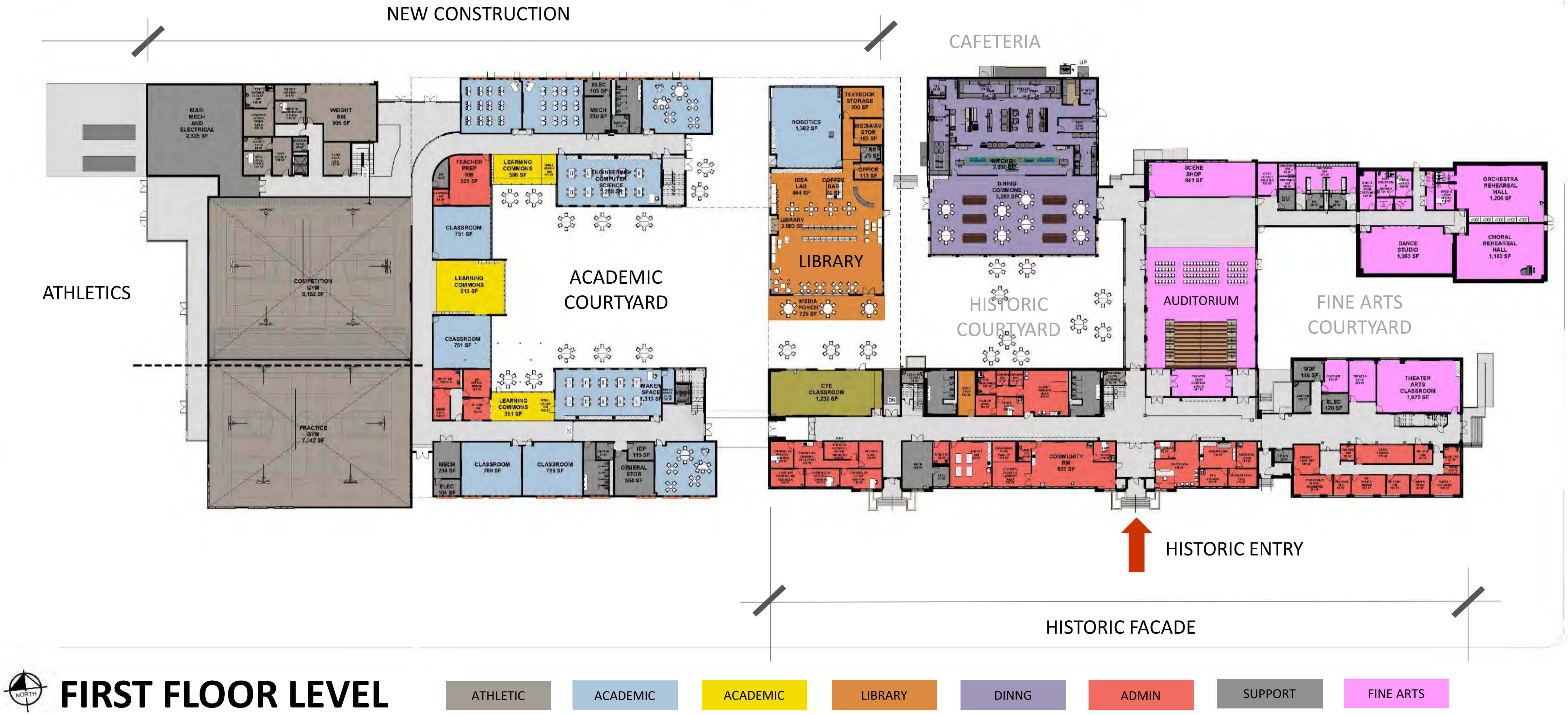
2 STORY SCHEME

MUSIC
CAFETERIA
AUDITORIUM
EAST WING
GRADE 10,11&12
COLLEGE READINESS
RESPONSIBLE LEADERSHIP
GRADE 8&9
CLASSROOM BLDG (ORIGINAL)
BUILDING SETBACK LINE
PROPERTY LINE
PRACTICE GYM
GYM SUPPORT
COMPETITION GYM
HEALTH + WELLNESS
GRADE 6&7


CONNECTOR - 3
9TH GRADE
10 TH GRADE
CAFETERIA
AUDITORIUM
CONNECTOR - 4
CLASSROOM BLDG (ORIGINAL)
RED ROSE
LOVE FOR SCHOOL
SENSE OF COMMUNITY
LOVE FOR EACH OTHER
SISTERHOOD
PRACTICE GYM
9TH GRADE
CONNECTOR - 2
GYM SUPPORT
PINK ROSE
PASSIONS DEVELOPING
FRIENDSHIP
GRATITUDE
TALENTS
CONNECTOR - 1
8TH GRADE
THOUGHTS --- WORDS --- ACTIONS --- HABITS --- CHARACTER --- DISTINEY
WHITE ROSE
CLEAN - LIMITLESS
COMPETITION GYM


PARK
MULBERRY
KAMPMANN
HUISACHE

SITE PLAN



FIRST FLOOR LEVEL

ATHLETIC | ACADEMIC | ACADEMIC | LIBRARY | DINNG | ADMIN | SUPPORT | FINE ARTS

SECOND FLOOR LEVEL

ACADEMIC | ACADEMIC | DINING | ADMIN | SUPPORT | FINE ARTS

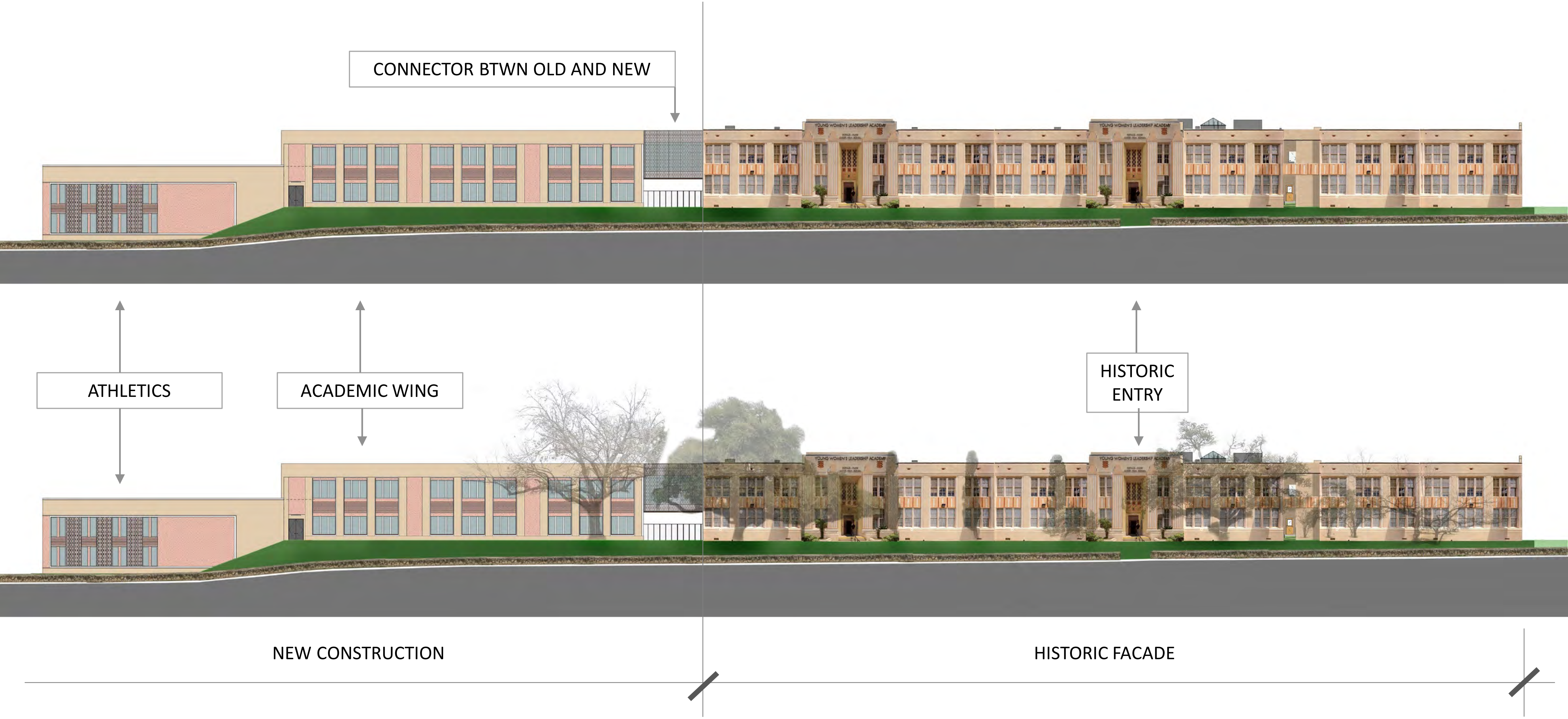

RENDERINGS | EXTERIOR | STREET VIEWS

Precedent imagery

Historical colors and details

Warm, earthen colors

Materiality of the historic Monticello neighborhood



HUISACHE HISTORIC AND NEW SOUTH FACADE


HUISACHE @ CONNECTOR


HUISACHE @ GYM


KAMPMAN @ GYM


MULBERRY @ ACADEMIC COURTYARD


MULBERRY @ BREEZEWAY

RENDERINGS | EXTERIOR | COURTYARD

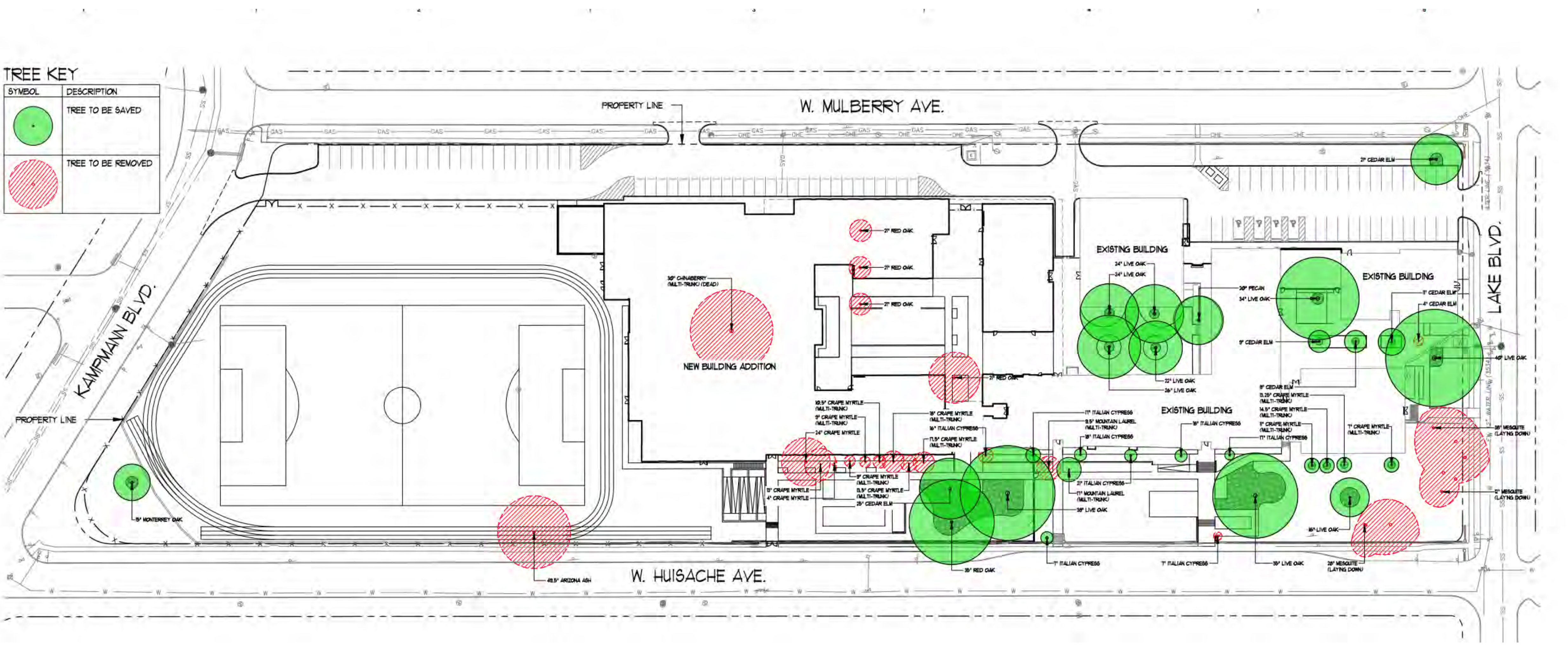

ACADEMIC COURTYARD | LIBRARY

ACADEMIC COURTYARD | NORTH WEST

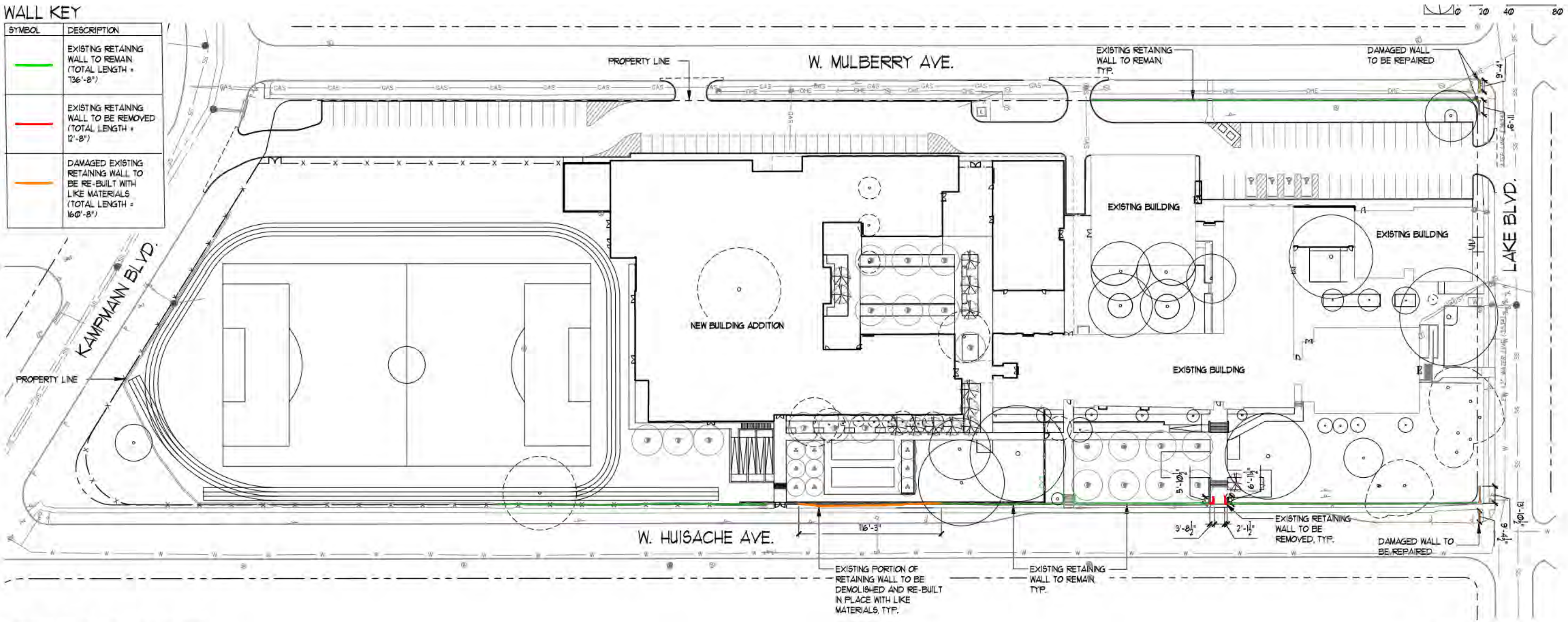

ACADEMIC COURTYARD | SOUTH WEST

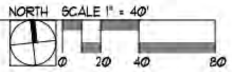

ACADEMIC COURTYARD | WEST

LANDSCAPE

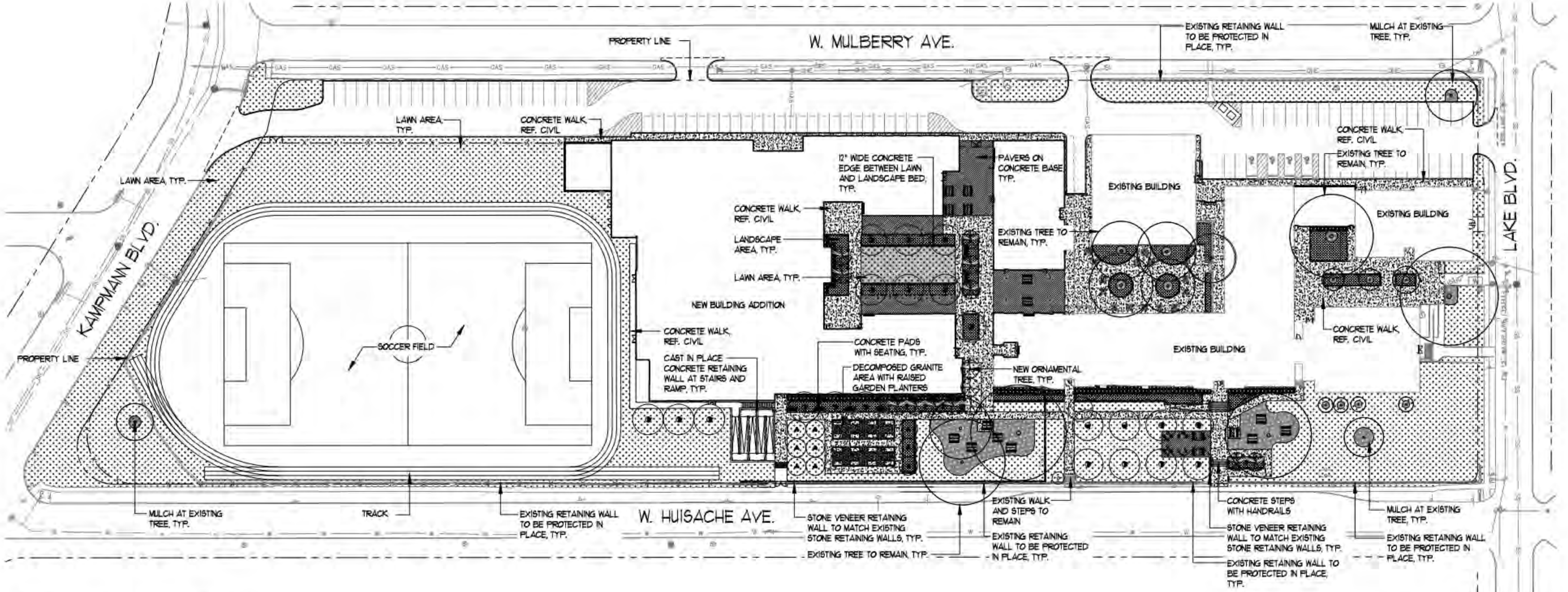


TREE PRESERVATION EXHIBIT



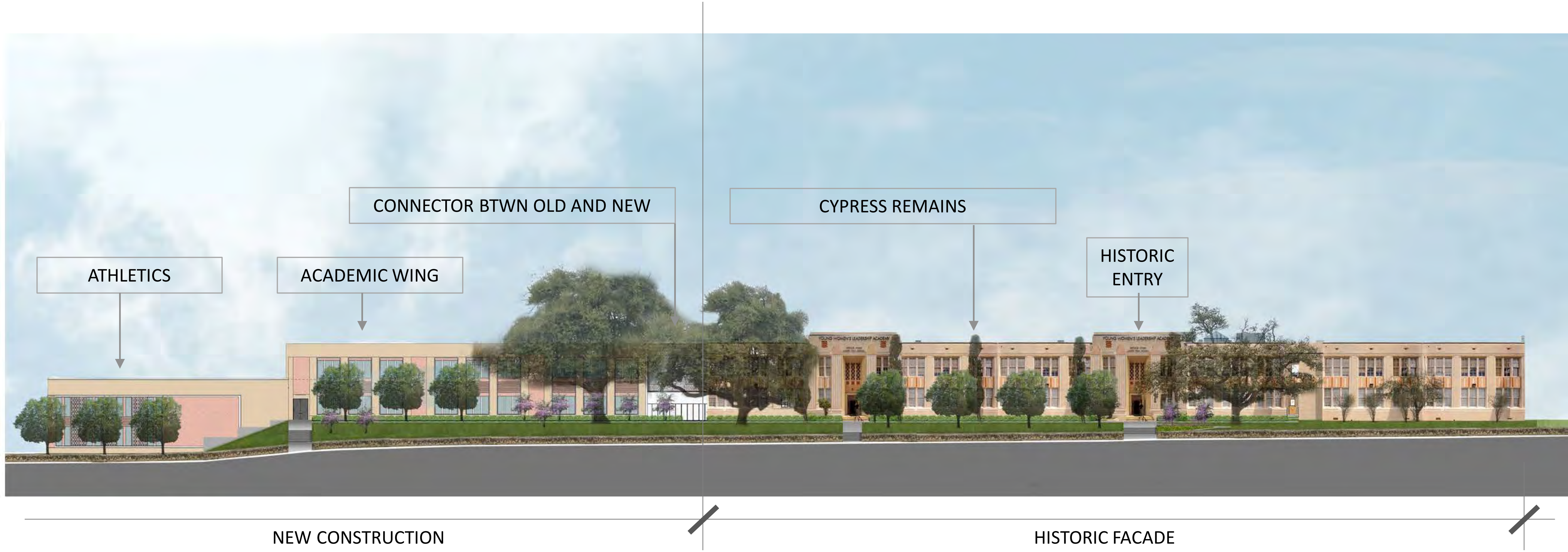


RETAINING WALL EXHIBIT



OVERALL LANDSCAPE PLAN

OVERALL LANDSCAPE PLAN



LANDSCAPE | HUISACHE

QUESTIONS?

YOUNG WOMEN'S LEADERSHIP ACADEMY

2123 Huisache, San Antonio, TX 78201

Kirksey
ARCHITECTURE

SAISD

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 5/24/2022 HDRC Case #:

Address: 2123 W Huisache, YWLA Meeting Location: WebEx

APPLICANT: Jody Sergi, Nicola Springer, Bill Dwyer

DRC Members present: Monica Savino, Jeffrey Fetzer, Jimmy Cervantes, Lisa Garza

Staff Present: Rachel Rettaliata

Others present: Jody Sergi, Meredith Ply, Mitch Ford, Yvonne Little

REQUEST:

Partial demolition and construction of a new addition

COMMENTS/CONCERNS:

Bill Dwyer: structural analysis – goal to see if the existing library structure could handle the load of the second floor. Roof trusses cannot withstand the load of a second floor, additional trusses will bring building higher than existing. Recommendations include new battered micro piles (demo crawl space required), recast columns, build a flitch beam, demo wood trusses and roof system. Total cost is $3.6 million. Span over existing library will cost $1.3 million.

Nicola Springer – Change to stucco façade

Lisa Garza: Can you please explain what you will be doing with the windows on the new building?

Jodi: The assessment showed that the windows are in very good shape, a few were noted as being in need of repair and we will request to repair or replace in-kind. For the windows with the a/c units, we will request to replace with the windows salvaged from the library.

Lisa Garza: Congratulations on the design, I think that it is a great improvement. It was interesting for me to realize that the library was not built as a library. The rythym and proportions of the windows and the sequencing of the openings are respectful and appropriate. The discussion of how the building was connected to the street is appreciated.

Monica Savino: The design work has come a long way. The rythym of the addition and the openings respond to the art deco forms in the original building. When you present this, can you please present the color elevation rendering without the landscape so we can see the continuity of the building face. In the original concept, did the addition step forward from the original building.

NS: The intent is that the addition aligns with the façade of the original building.

MS: Mesquite trees look like that when they are mature, they are not damaged or ill. I would also like to see how the retaining wall is addressed; it is a defining feature of the property.

JS: Original articles were shared at a community meeting about how the retaining walls were constructed and the plan is to rebuild how they were built originally.

BD: An arborist looked at the trees and we will submit that report in the HDRC submittal.

Jeffrey Fetzer: Thank you for the in-depth structural report. I can see a compelling argument for the removal of the library. I agree with Monica that you should look at the plans to make sure that the facades of the new construction aren't proud of the historic façade of the building.

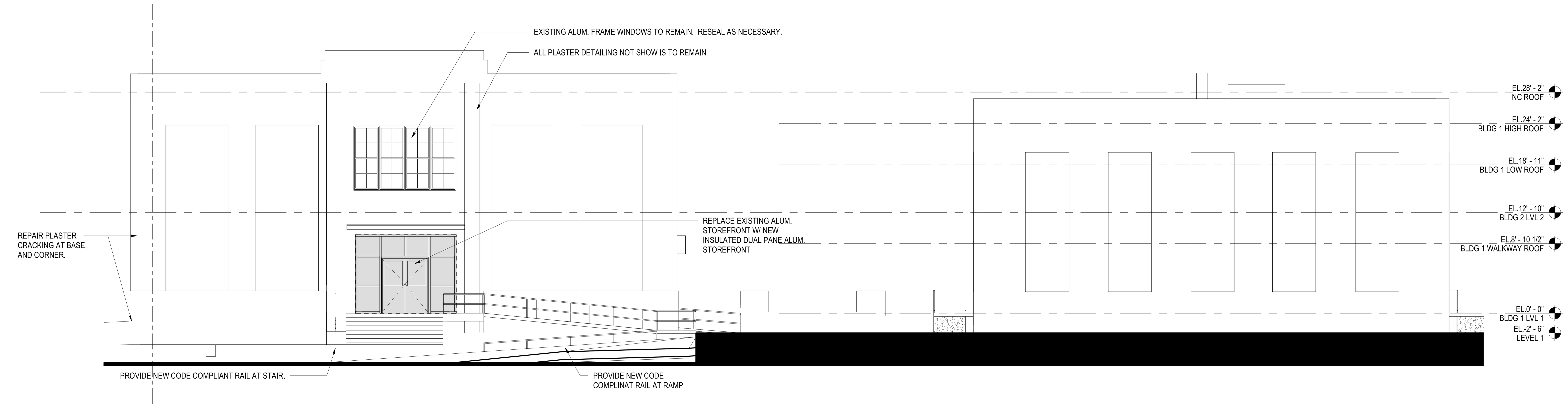
Jimmy Cervantes: Is there a reason that the existing gymnasium is not currently working for you? The one that was built in the 50's.

NS: We want to make sure that we have a school that is still functioning while the property is under construction. We want to make sure that everyone has equal access to learning spaces.

Lisa Garza: A quick observation – noticing that a throrough job in replicating the vertical bays, the horizontal lines are missing a base. The new section has no base.

NS: If you look at it, we have to connect the second-floor level across. Allowing the mechanical equipment to run through and across.

OVERALL COMMENTS:

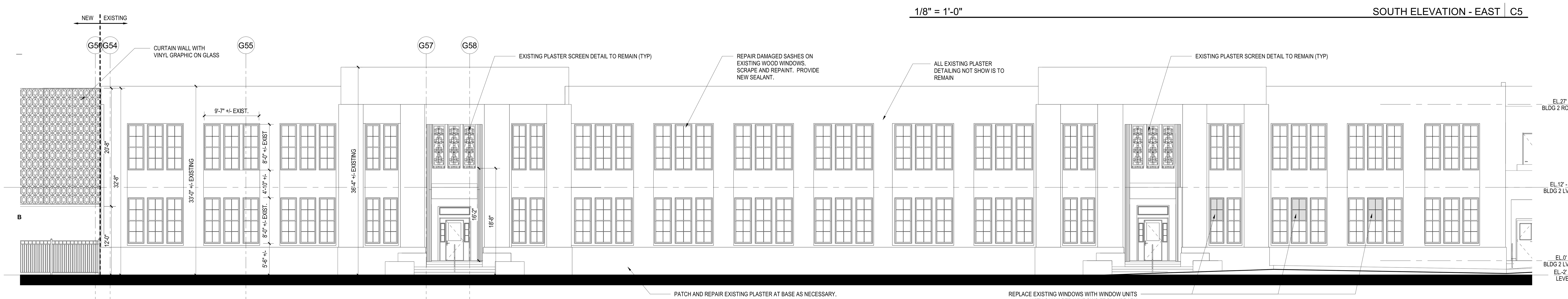


1/8" = 1'-0"

EAST ELEVATION | D4

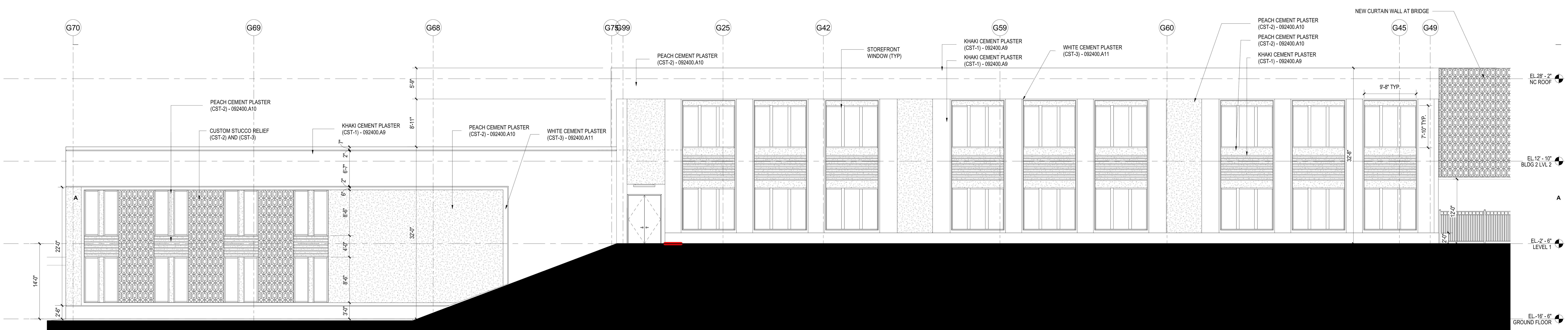
1/8" = 1'-0"

SOUTH ELEVATION - EAST | C5



1/8" = 1'-0"

SOUTH ELEVATION - MIDDLE | B5



1/8" = 1'-0"

SOUTH ELEVATION - WEST | A5

GENERAL NOTES

092400.A9 KHAKI CEMENT PLASTER (CST-1)
092400.A10 PEACH CEMENT PLASTER (CST-2)
092400.A11 WHITE CEMENT PLASTER (CST-3)

Kirksey ARCHITECTURE
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Houston Texas 77024
713 850 9600
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JODY SERGI 12/03/2021

△	DATE	ISSUE
A	12/03/2021	100% SCHEMATIC DESIGN
B	02/25/2021	100% DESIGN DEVELOPMENT

PROJECT NAME
YOUNG WOMEN'S LEADERSHIP ACADEMY

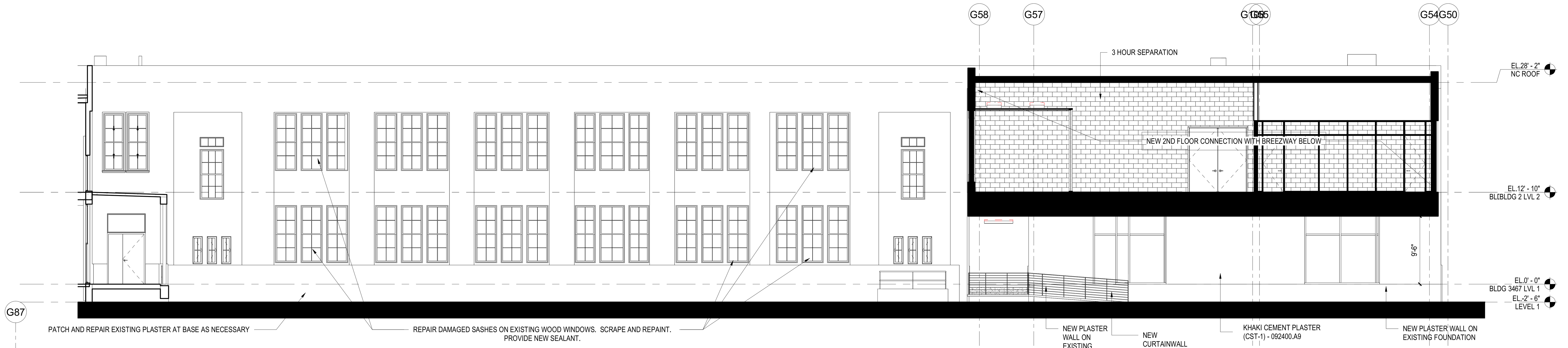
PROJECT ADDRESS
2123 W Huisache Ave, San Antonio, TX 78201

KIRKSEY PROJECT NO. 2021077

KEY PLAN

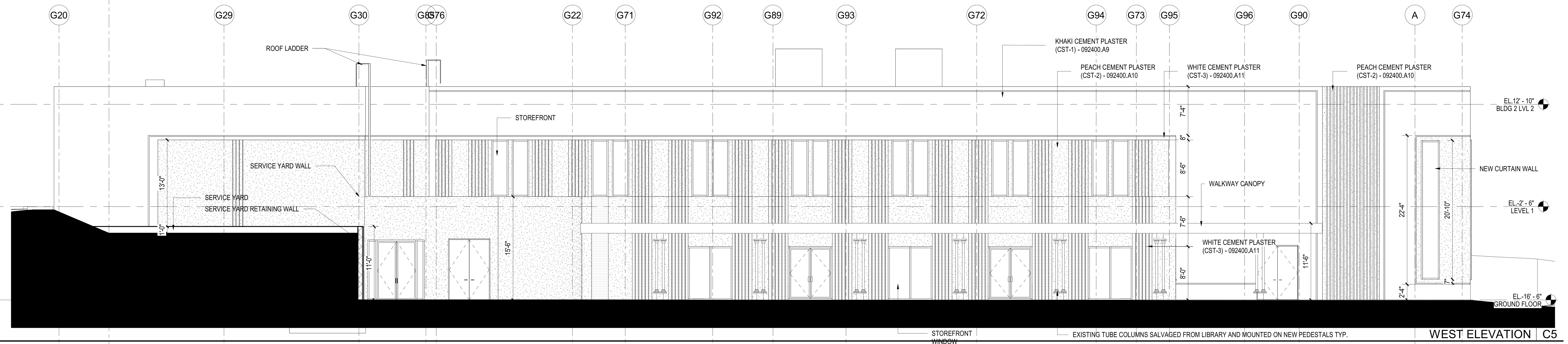
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A3.10



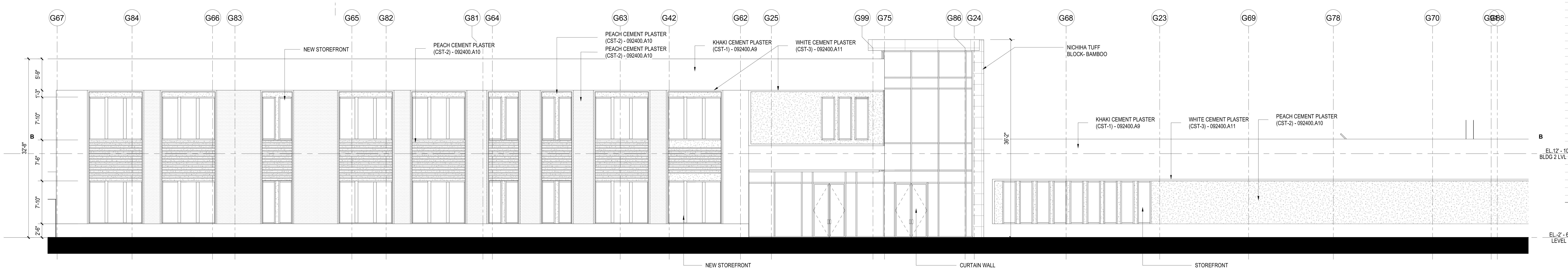
1/8" = 1'-0"

COURTYARD SOUTH - EAST | D5



1/8" = 1'-0"

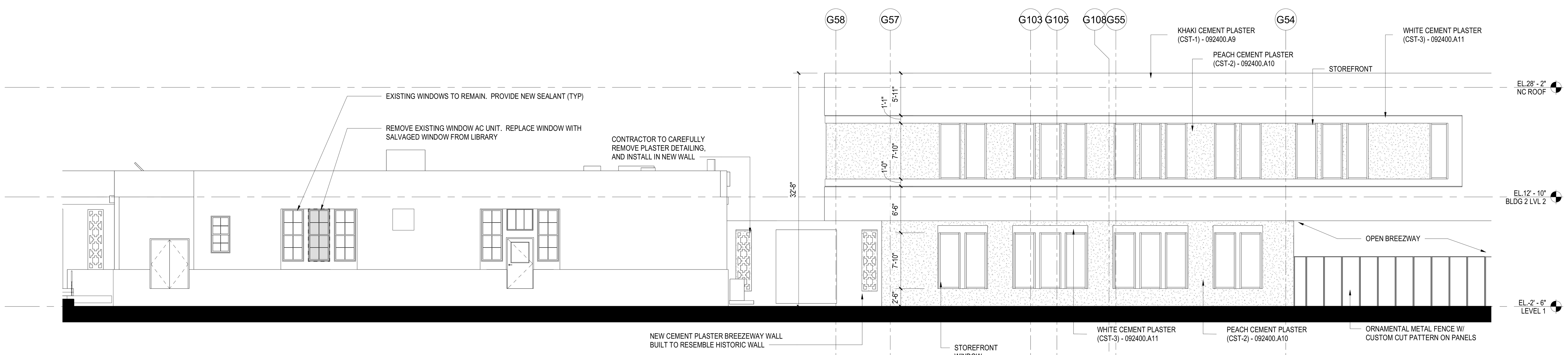
WEST ELEVATION | C5



1/8" = 1'-0"

NORTH ELEVATION - Dependent 2 | B5

GENERAL NOTES



1/8" = 1'-0"

NORTH ELEVATION - Dependent 1 | A4

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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A3.11

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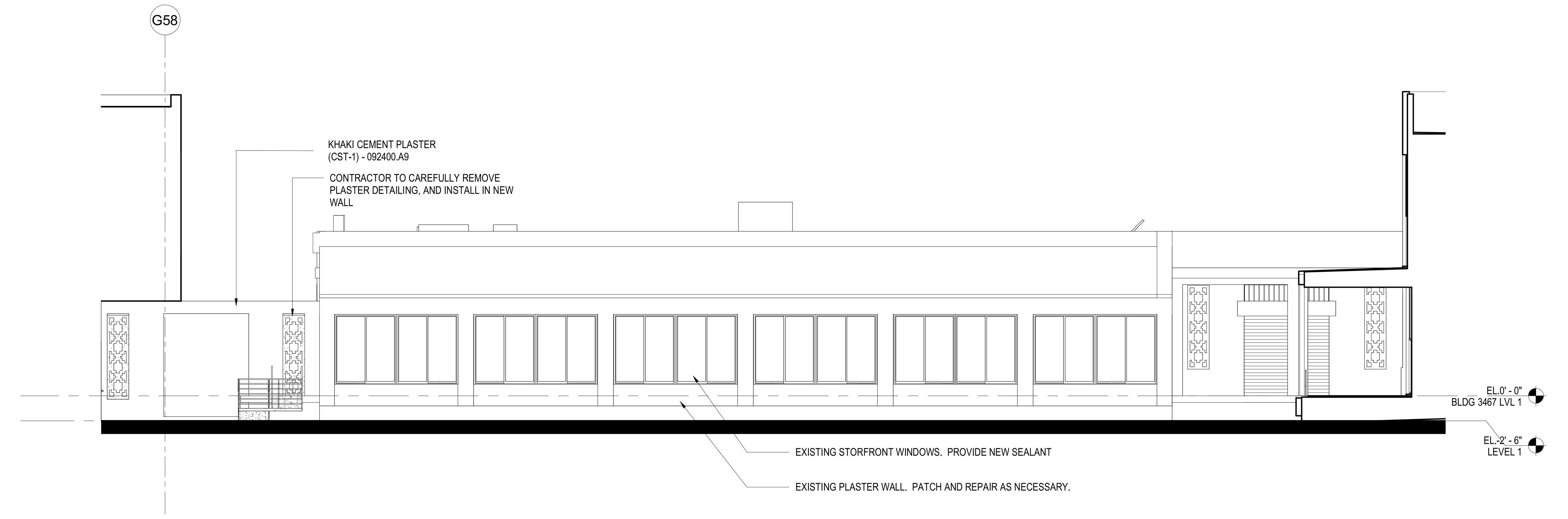
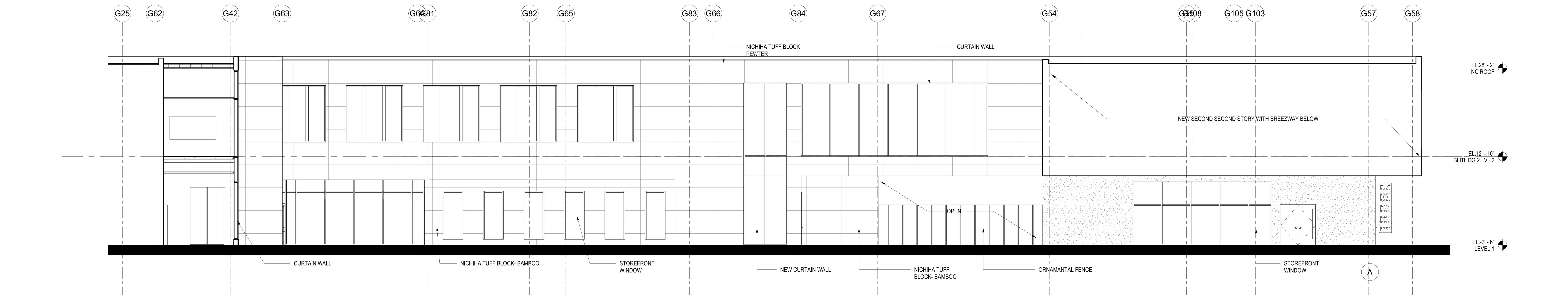
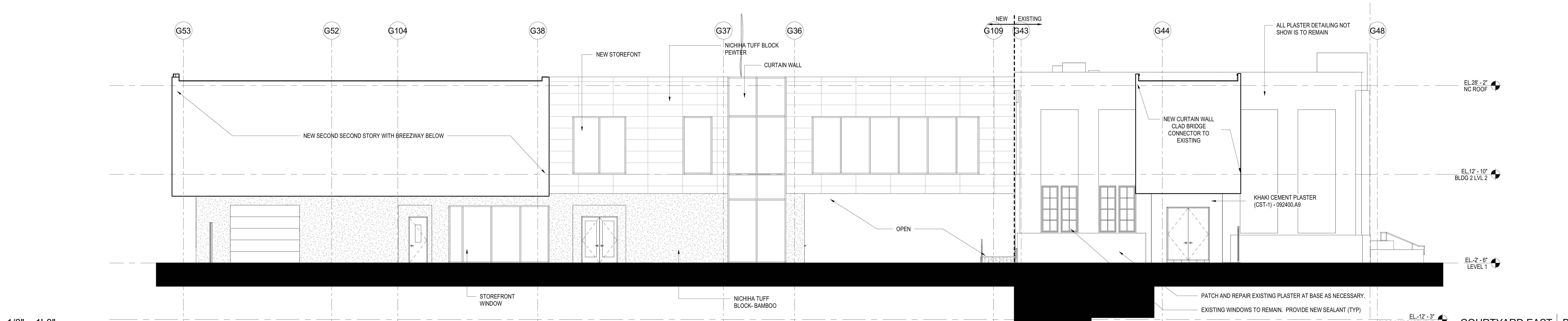


1/8" = 1'-0" COURTYARD NORTH - EAST | D5

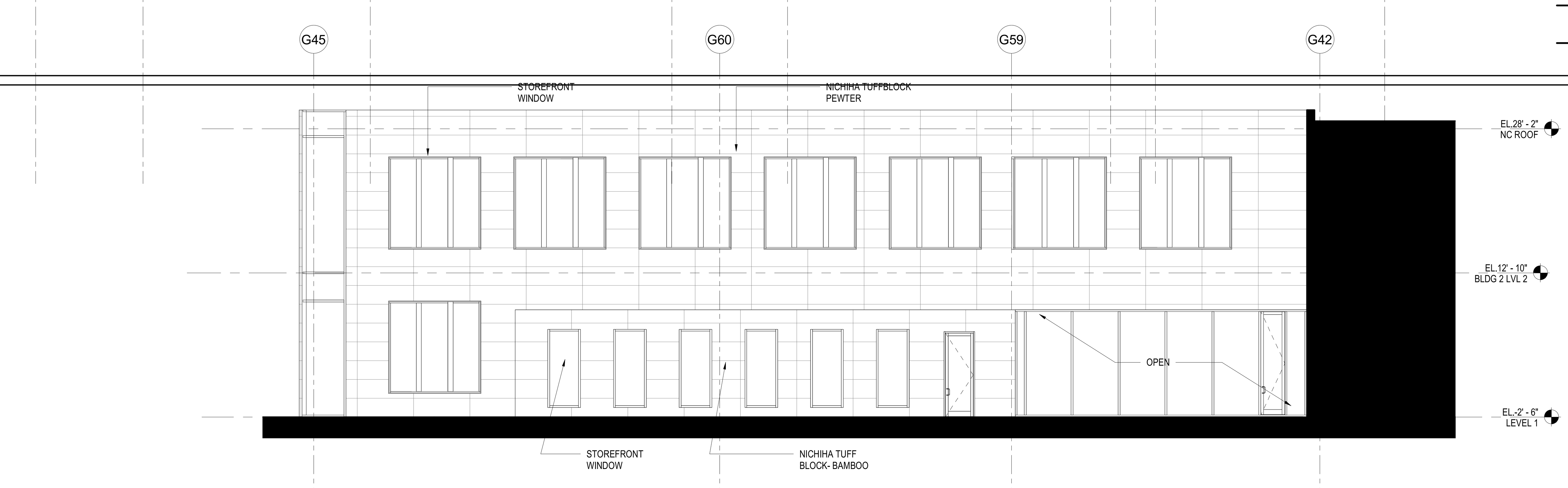


1/8" = 1'-0" COURTYARD NORTH - WEST | C5



1/8" = 1'-0" COURTYARD EAST | B5

GENERAL NOTES



1/8" = 1'-0" COURTYARD SOUTH - WEST | A4

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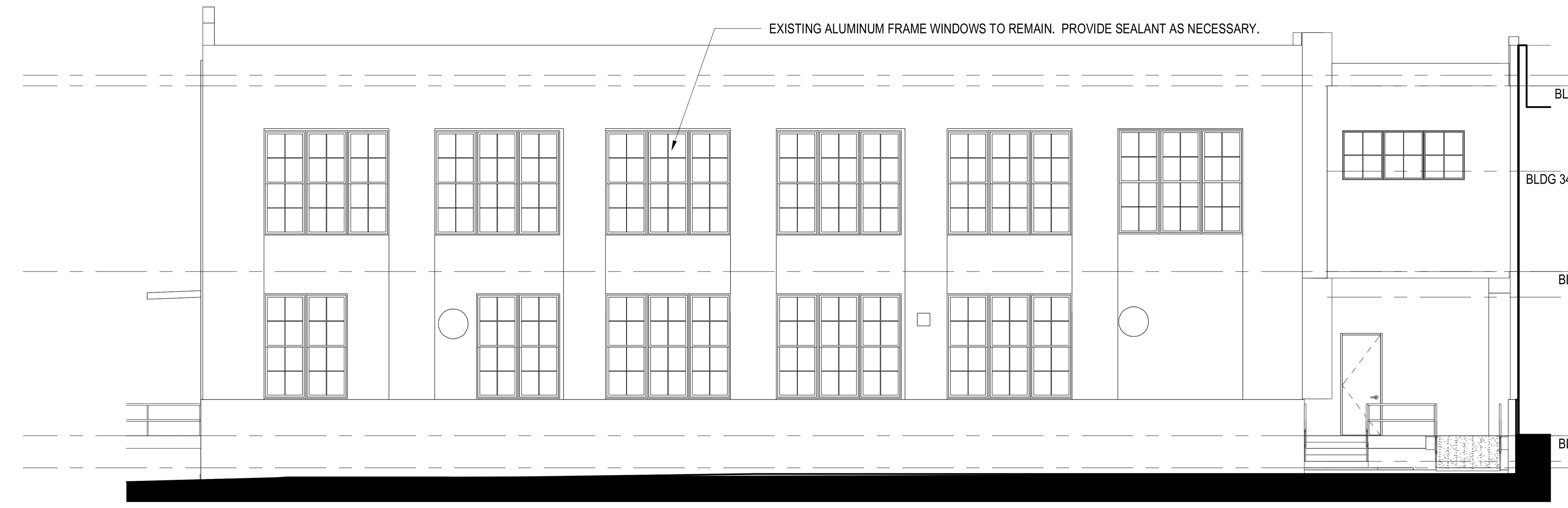
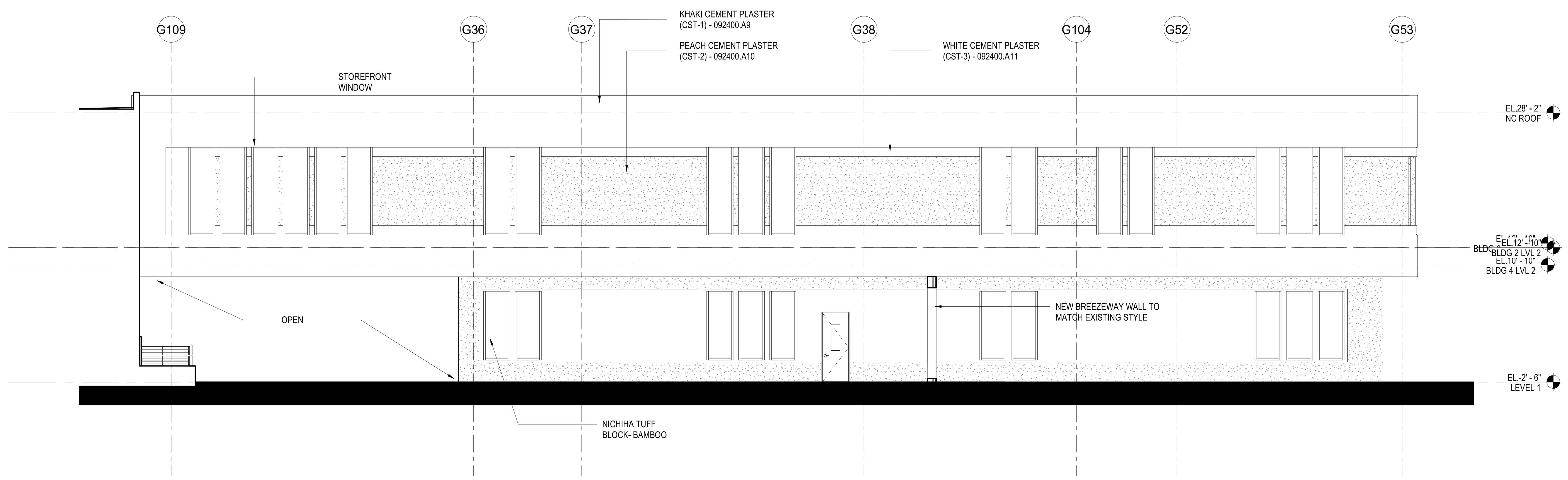
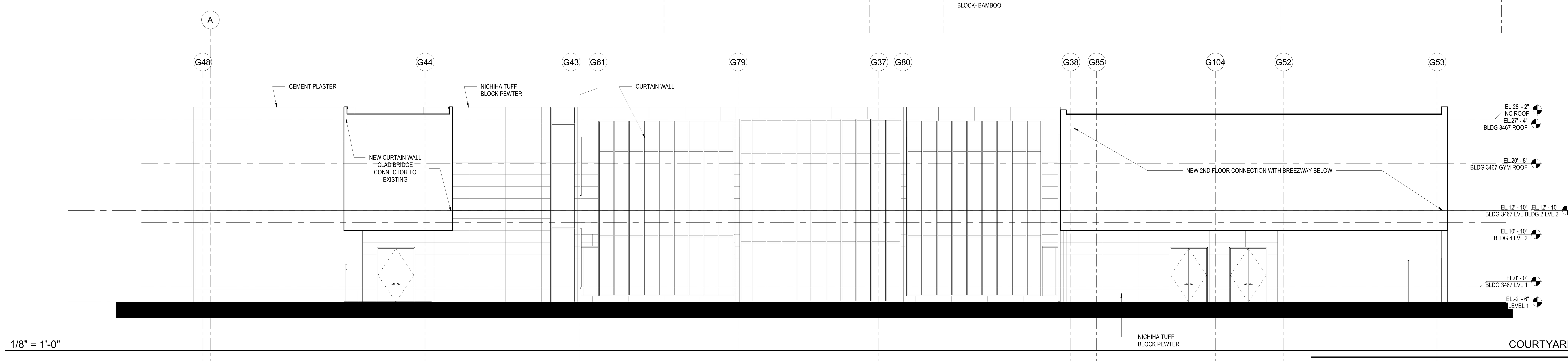
A3.12







1/8" = 1'-0"

COURTYARD WEST | B5

GENERAL NOTES

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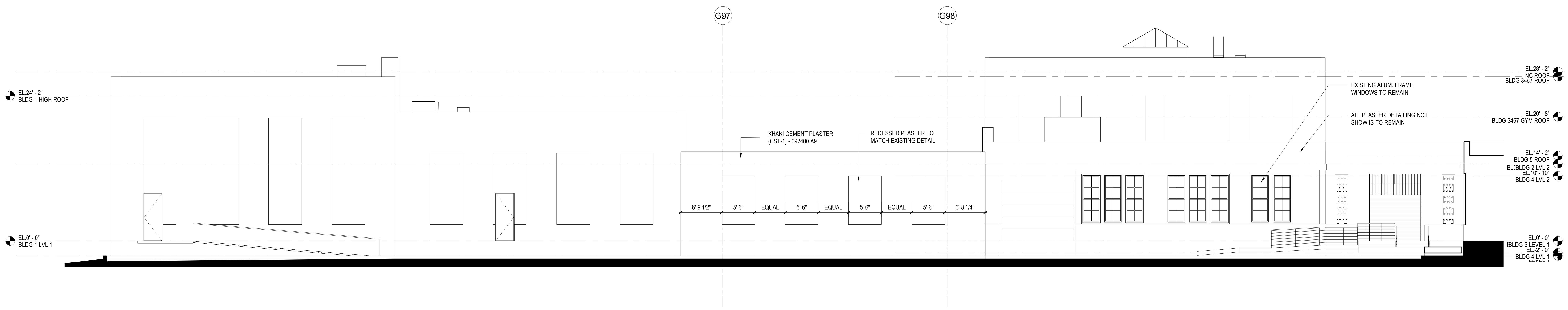

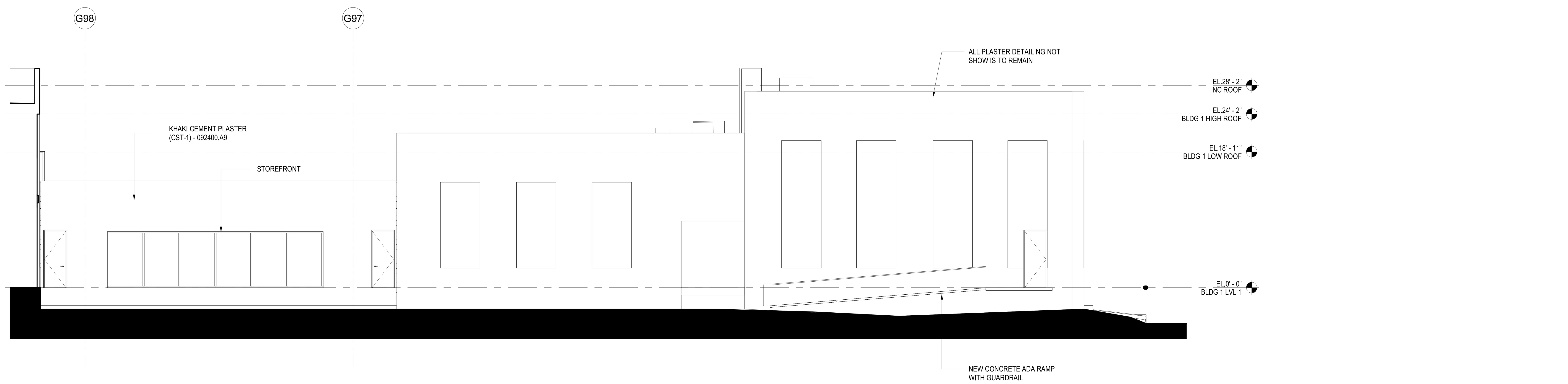

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A3.14

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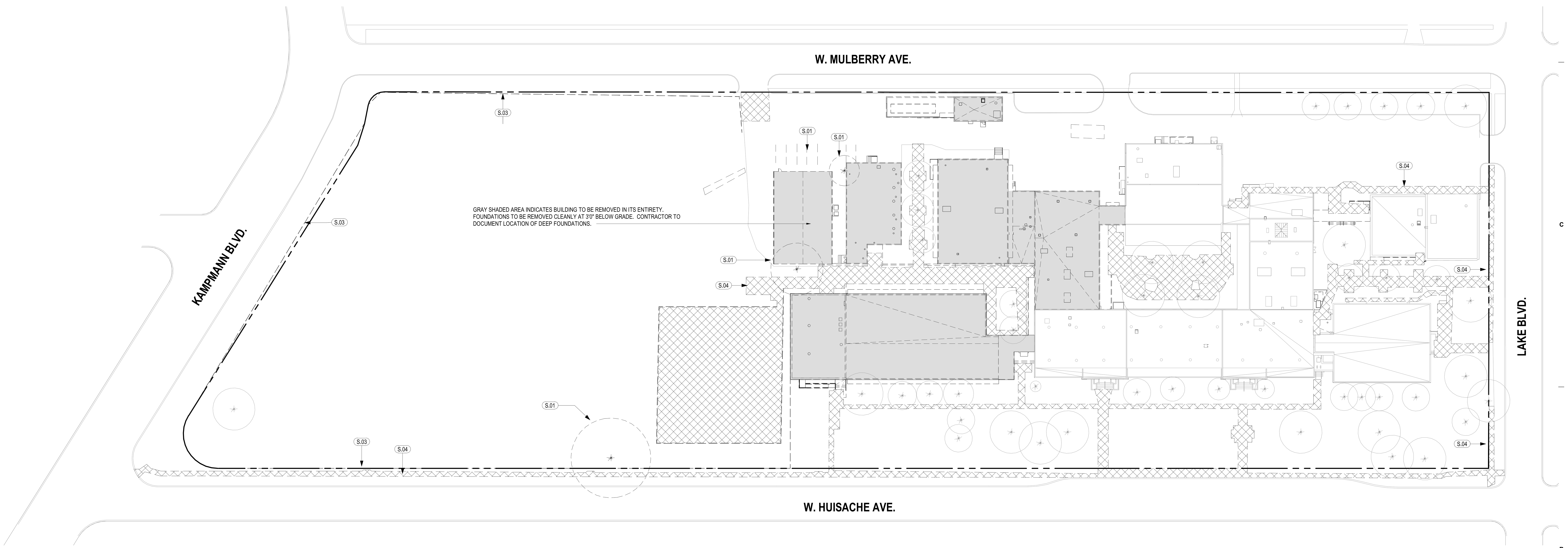

1" = 40'-0"

SITE DEMOLITION PLAN | B5

JODY SERGI 12/03/2021

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#.## SHEET NOTES

S.01 REMOVE EXISTING TREE, RE: LANDSCAPE
S.03 REMOVE EXISTING FENCE, RE: CIVIL
S.04 REMOVE EXISTING SIDEWALK, RE: CIVIL

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SHEET TITLE
SITE DEMOLITION PLAN

SHEET NUMBER
A1.10

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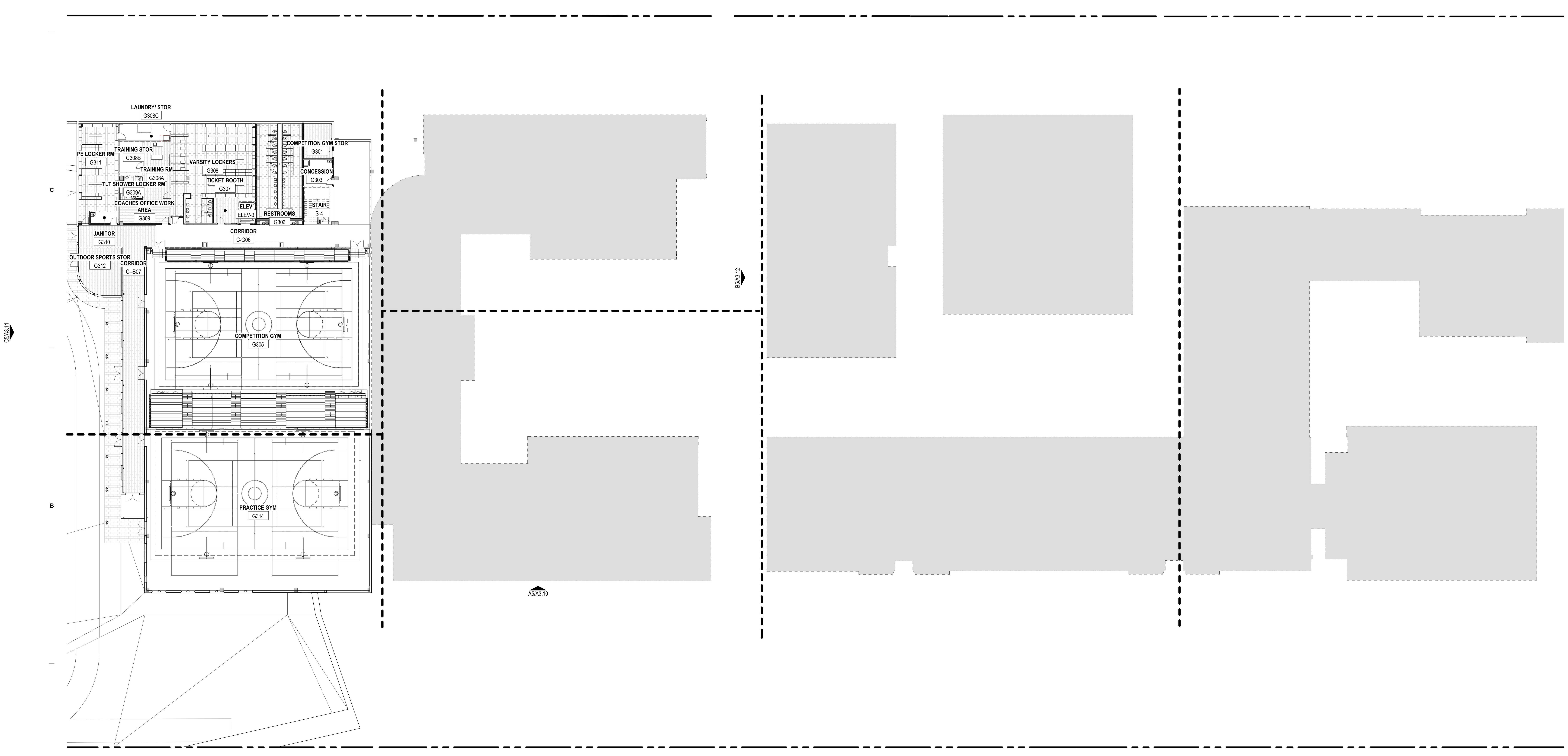

1" = 20'-0"

LEVEL G COMPOSITE FLOOR PLAN | A5

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JODY SERGI 12/03/2021

△	DATE	ISSUE
B	02/25/2021	100% DESIGN DEVELOPMENT

PROJECT NAME
YOUNG WOMEN'S LEADERSHIP ACADEMY

PROJECT ADDRESS
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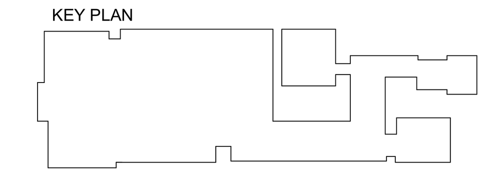
San Antonio, TX 78201

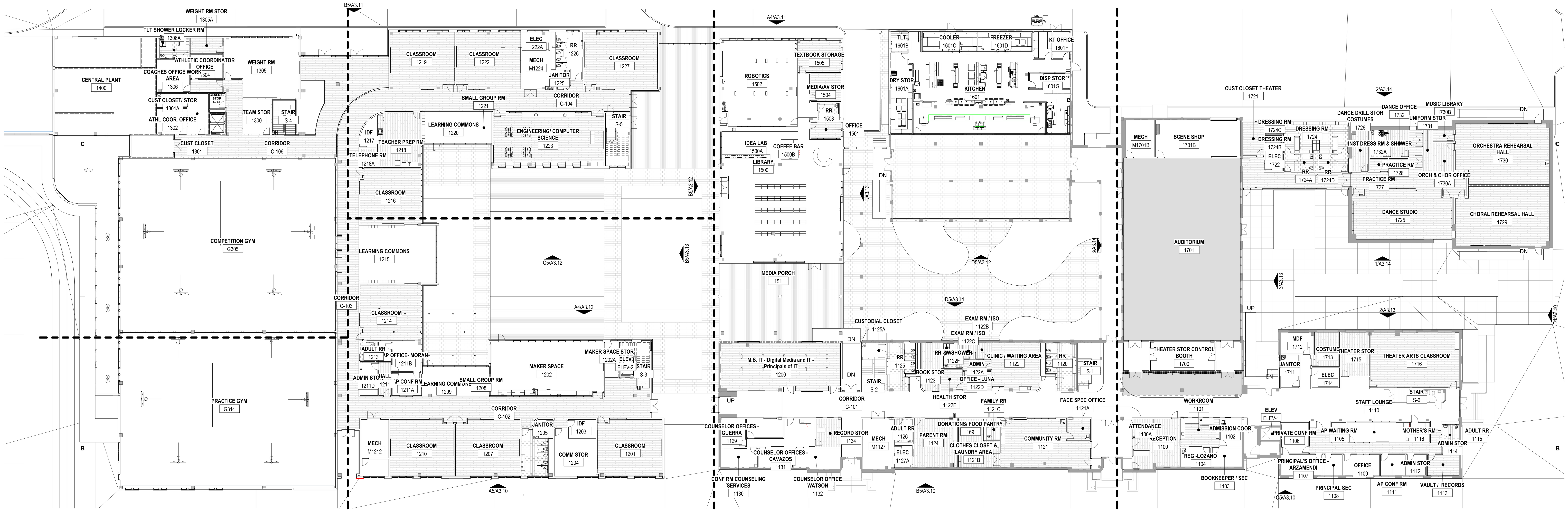
KIRKSEY PROJECT NO. 2021077

KEY PLAN



SHEET TITLE
COMPOSITE FLOOR PLAN - LEVEL G

SHEET NUMBER
A2.20



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LEVEL 1 COMPOSITE PLAN | B5

SHEET NOTES

GENERAL NOTES

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KIRKSEY PROJECT NO. 2021077

KEY PLAN

N

SHEET TITLE
COMPOSITE FLOOR PLAN - LEVEL 1

SHEET NUMBER
A2.21

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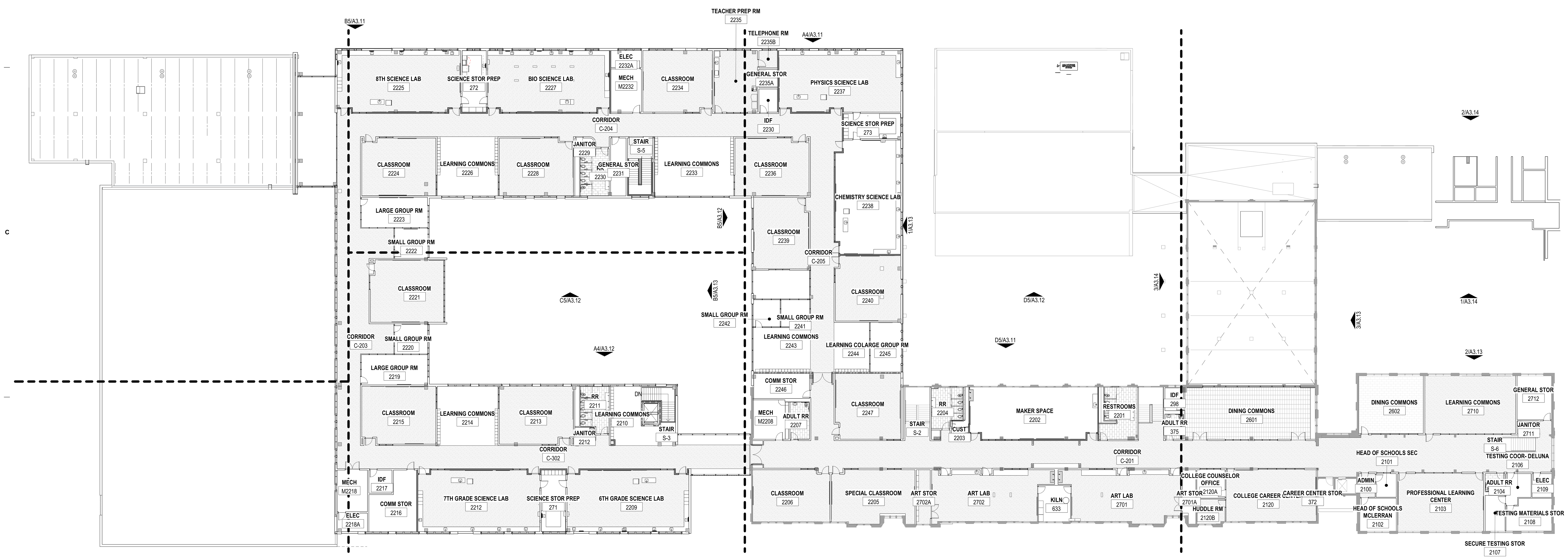

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KEY PLAN

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SHEET TITLE
COMPOSITE FLOOR PLAN - LEVEL 2

SHEET NUMBER
A2.22

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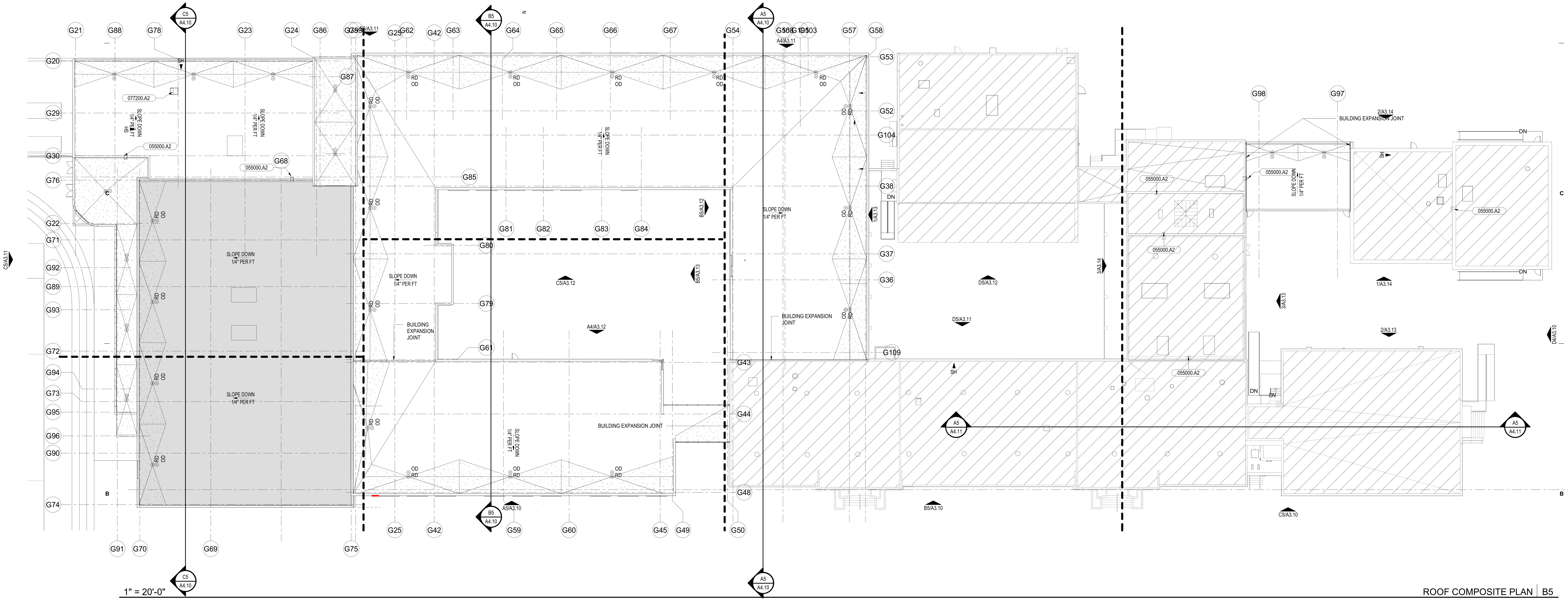

1" = 20'-0"

ROOF COMPOSITE PLAN | B5

LEGEND

- STANDARD NEW ROOF: 60 MIL PVC SHEET ON 2" LWIC ON 6" INSULATION ON 1 1/2" VENTED METAL DECK
- NEW GYM ROOF: 60 MIL PVC SHEET ON 1/2" COVER BOARD ON 4.5" POLYISO INSULATION ON 1 1/2" ACOUSTICAL METAL DECK
- RENOVATION ROOF: 60 MIL PVC SHEET ON 1/2" COVER BOARD ON 4.5" POLYISO INSULATION ON EXISTING DECK. REPAIR EXISTING DECK WITH LIKE MATERIAL AS NEEDED
- INDICATES STEPPED INSULATION BOARDS AND/OR ADDITIONAL LWIC TO PROVIDE SLOPE OR FORM CRICKETS IN LWIC.
- RD — PRIMARY ROOF DRAIN
- OD — OVERFLOW ROOF DRAIN

#.## SHEET NOTES

055000.A2 METAL LADDER
077200.A2 ROOF HATCH (HATCH-1)

GENERAL NOTES

1. SLOPE ROOF MIN 1/4" PER FOOT, FOR FINISH PRODUCT
2. ROOF ELEVATIONS AND SLOPE ARE DERIVED BY SLOPING STRUCTURE AT NEW CONSTRUCTION.
3. ALL ROOF PENETRATIONS AND CURBS TO RECEIVE CRICKETING AS REQUIRED FOR PROPER DRAINAGE
4. REFER TO PLUMBING DRAWINGS FOR DRAIN SIZES
5. ALL ROOF EDGE DESIGN AND CONSTRUCTION SHALL CONFORM TO ANSI/SPRI ES-1 STANDARDS, INCLUDING SIMILAR FABRICATIONS AS TESTED BY NRCA
6. ALL EXISTING ROOFS TO BE REPLACED ARE TO BE COMPLETE TEAR-OFFS. AFTER REMOVAL OF ROOF AND INSULATION CONTRACTOR TO INSPECT CONCRETE, METAL, OR WOOD DECK FOR DAMAGE. PATCH AND REPAIR ALL DAMAGED DECK MATERIALS WITH LIKE MATERIAL.
7. PROVIDE NEW BLOCKING FOR ADDITIONAL DEPTH OF INSULATION AT ALL EXISTING ROOFS.
8. ALL NEW DOWNSPOUTS TO RECEIVE DOWNSPOUT BOOTS.
9. FLASH ALL ROUND ROOF PENETRATIONS PER DETAIL UNLESS OTHERWISE NOTED.
10. PROVIDE CURBS FOR ALL VENTILATORS WITH A DECK OPENING OF 12" OR GREATER.
11. INSTALL ALL ROOF MOUNTED APPURTENANCES EQUIPMENT, PIPING, ETC. AT A MINIMUM 12" HEIGHT ABOVE ROOF MEMBRANE.
12. REFER TO MEP DRAWINGS FOR LOCATIONS OF ROOF MOUNTED EQUIPMENT AND PENETRATING ELEMENTS SCHEDULED TO BE INSTALLED.
13. PROVIDE (WALK TREAD) TRAFFIC PADS AT ALL LADDERS, ROOF HATCHES, AND ANY ROOFTOP EQUIPMENT.

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COMPOSITE FLOOR PLAN - ROOF PLAN

SHEET NUMBER
A2.23

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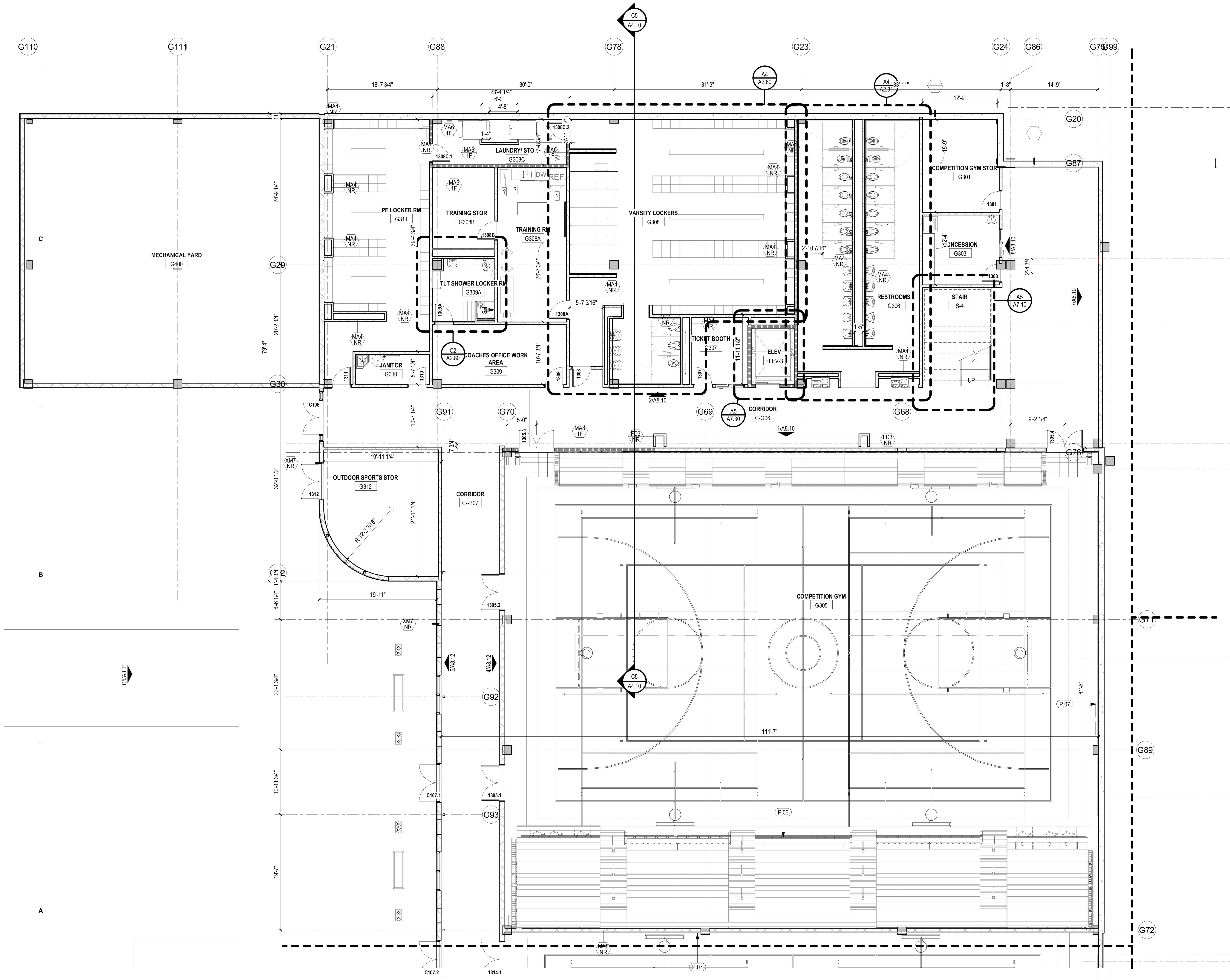

1/8" = 1'-0"

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6. DOORS UNDERCUTS SHALL NOT EXCEED 1/2" A.F.F.
7. ALL PARTITION TYPES SHALL BE "TYPE E2", UNLESS NOTED OTHERWISE.
8. HINGE SIDE OF DOORS TO BE LOCATED 4" FROM START OF FRAME TO NEAREST PERPENDICULAR PARTITION.
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12. REFER TO SHEET A0.60 FOR MOUNTING HEIGHTS.

SHEET NOTES

P.06 TELESCOPING STANDS-126600
P.07 WALL PADS

SHEET NOTES

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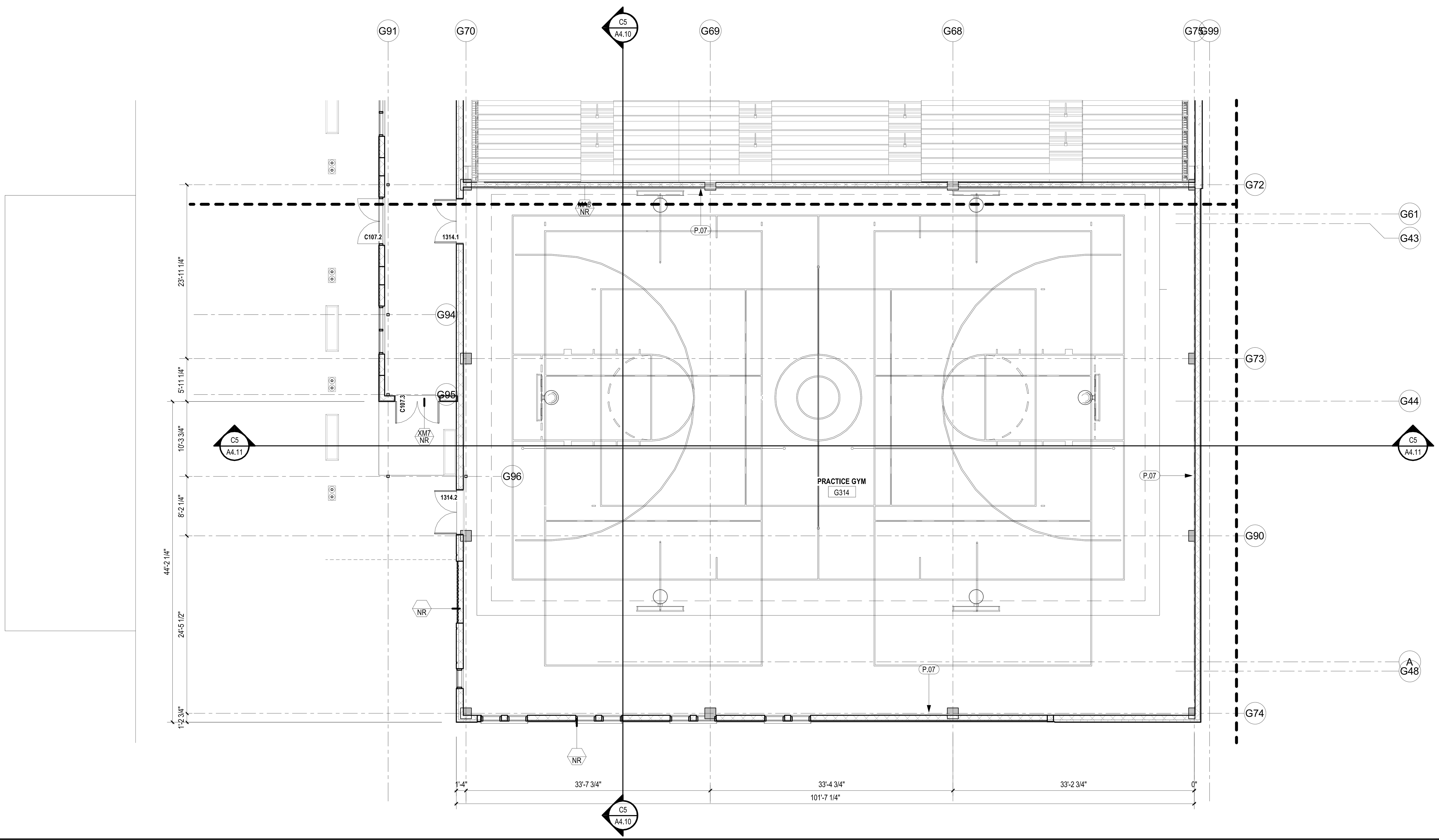
KEY PLAN

SHEET TITLE
FLOOR PLAN - LEVEL G - AREA A - ATHLETICS

SHEET NUMBER
A2.30.01

LEVEL G - FLOOR PLAN - AREA A - ATHLETICS | A5



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SHEET NOTES

P.07 WALL PADS

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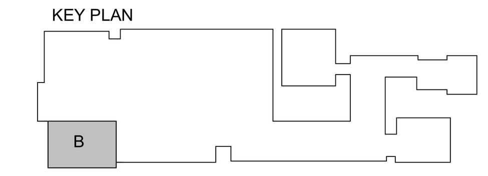

SHEET TITLE
FLOOR PLAN - LEVEL G - AREA B - ATHLETICS

SHEET NUMBER
A2.30.02

1/8" = 1'-0"

LEVEL G - FLOOR PLAN - AREA B - ATHLETICS | A5

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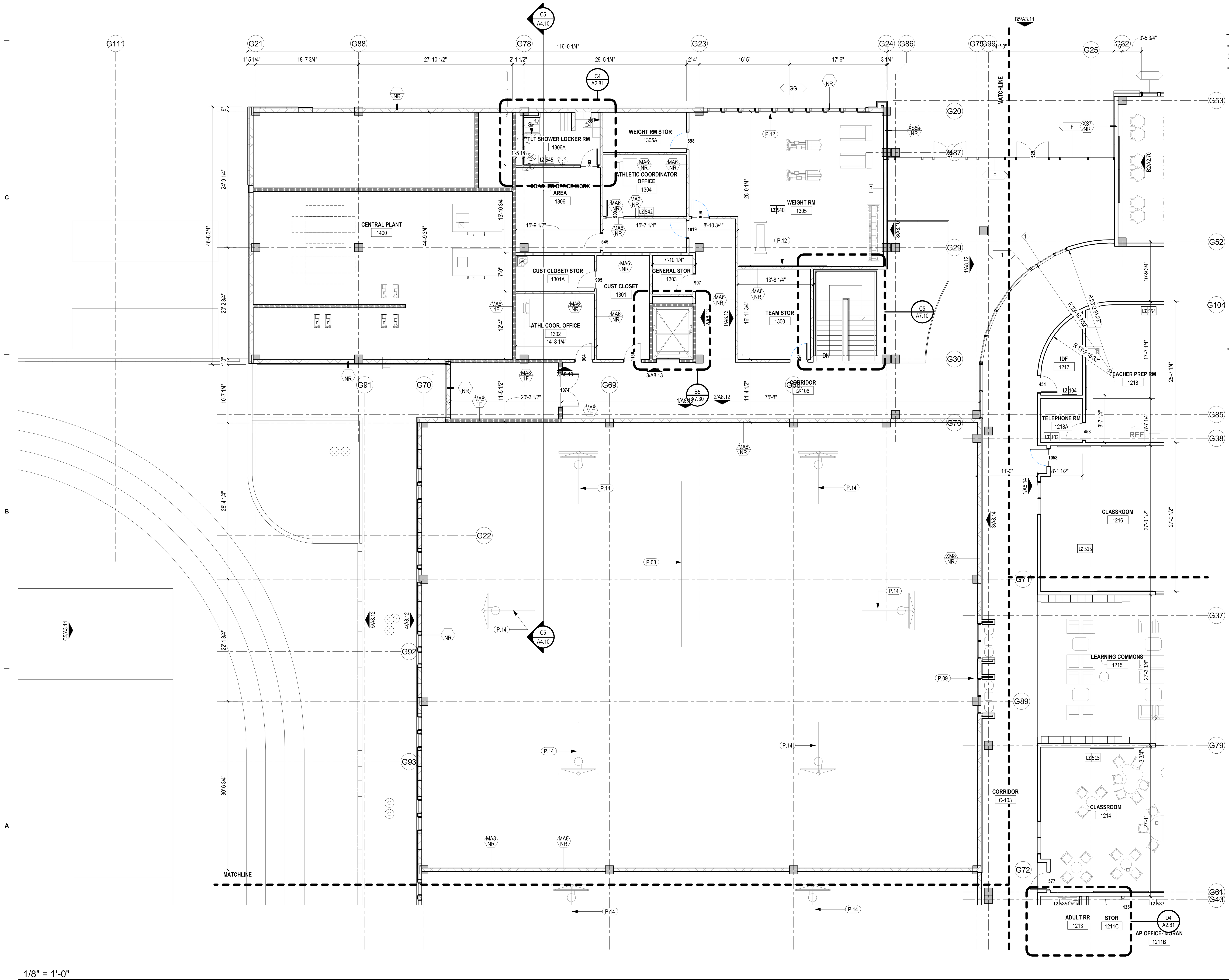
SHEET NOTES

P.08	GYMNASIUM DIVIDERS
P.09	WALL MOUNTED SCOREBOARD
P.12	MIRROR MOUNTED TO WALL - 7'-0" TALL - 086300 - RE: PLAN FOR LENGTH
P.14	RETRACTABLE MOTORIZED, HEIGHT ADJUSTABLE BACKBOARDS



1/8" = 1'-0"

LEVEL 1 - FLOOR PLAN - AREA A - ATHLETICS | A5

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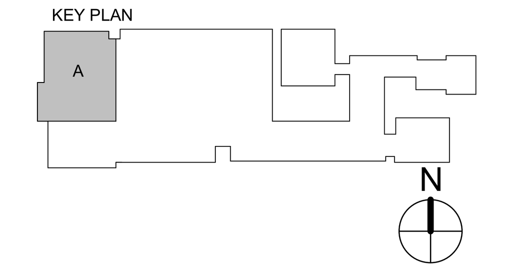

SHEET TITLE
FLOOR PLAN - LEVEL 1 - AREA A - ATHLETICS

SHEET NUMBER
A2.31.01

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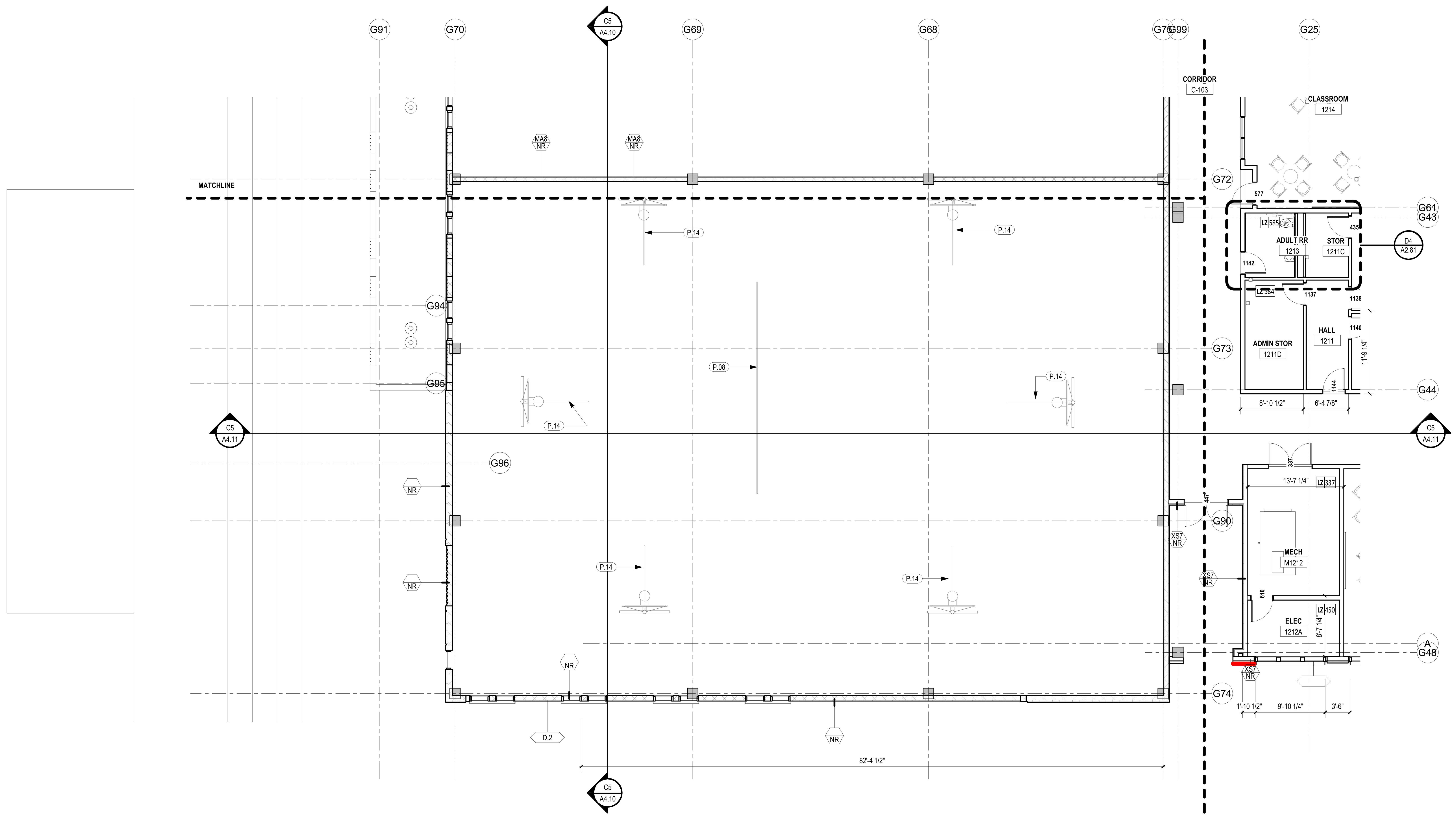
P.14	RETRACTABLE MOTORIZED, HEIGHT ADJUSTABLE BACKBOARDS



1/8" = 1'-0"

LEVEL 1 - FLOOR PLAN - AREA B - ATHLETICS | A5

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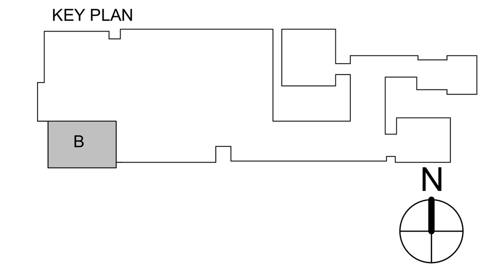

SHEET TITLE
FLOOR PLAN - LEVEL 1 - AREA B - ATHLETICS

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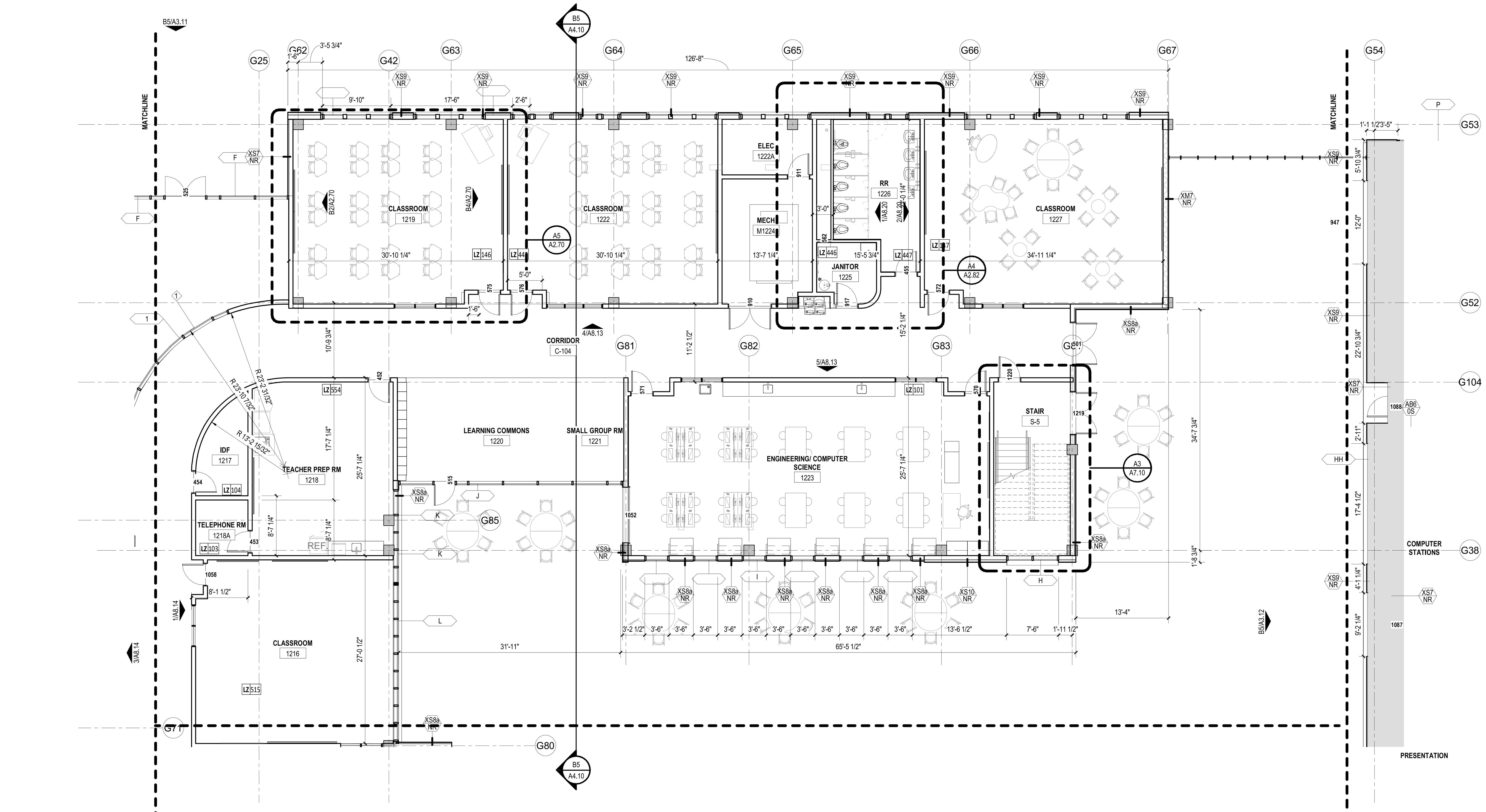
SHEET NOTES



1/8" = 1'-0"

LEVEL 1 - FLOOR PLAN - AREA C - NEW CR WING | A5

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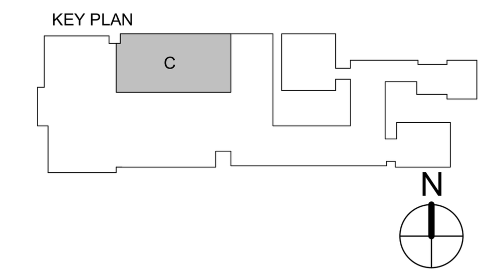

SHEET TITLE
FLOOR PLAN - LEVEL 1 - AREA C - NEW CR WING

SHEET NUMBER
A2.31.03

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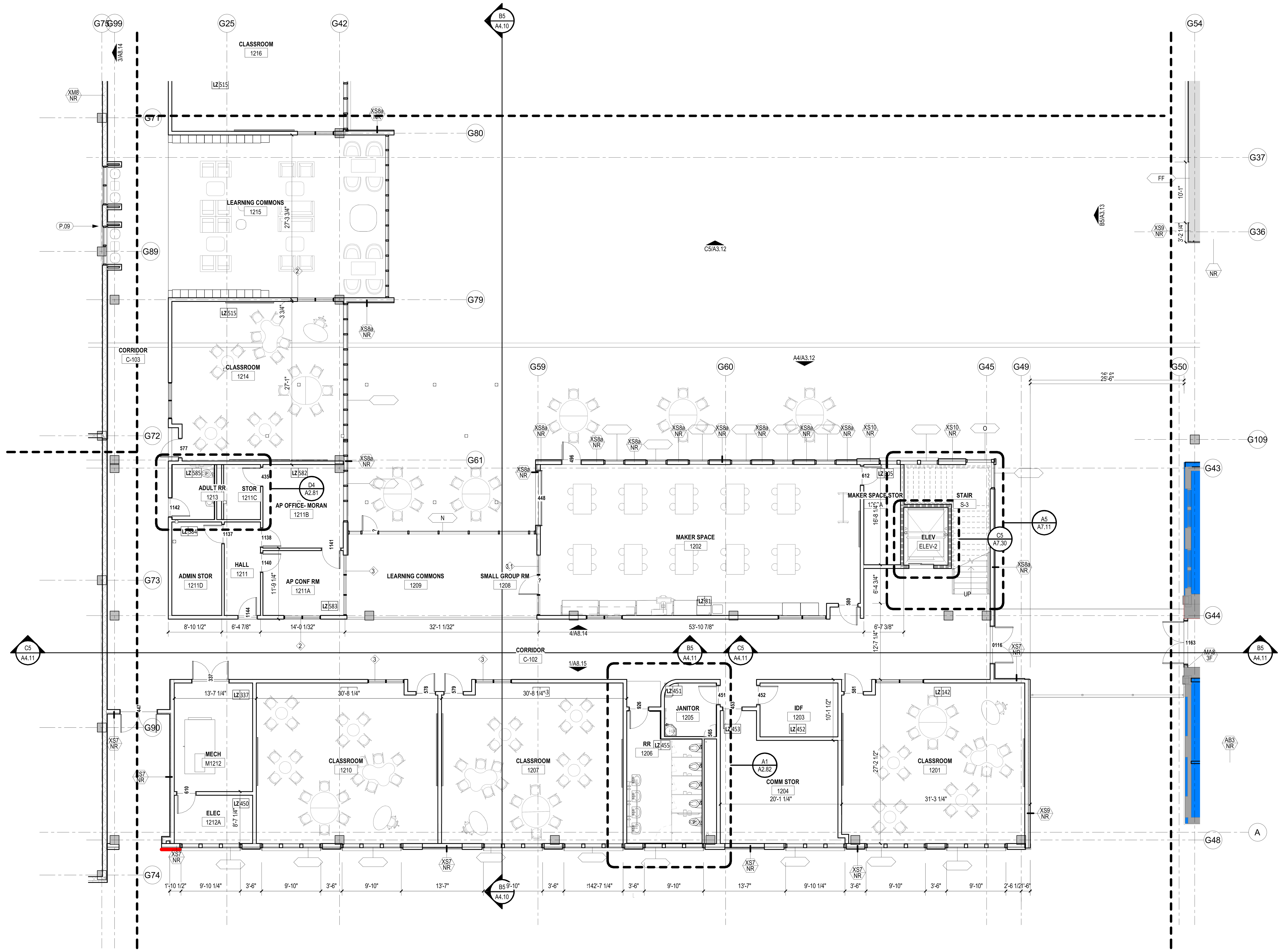
SHEET NOTES

P.09 WALL MOUNTED SCOREBOARD



1/8" = 1'-0"

LEVEL 1 - FLOOR PLAN - AREA D - NEW CR WING | A5

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JODY SERGI 12/03/2021

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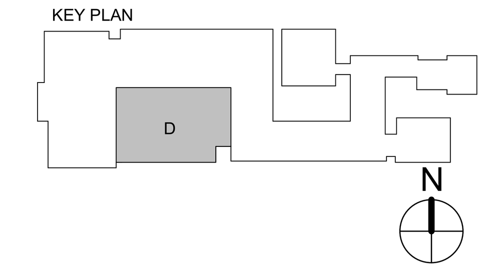
B	02/25/2021	100% DESIGN DEVELOPMENT

PROJECT NAME
YOUNG WOMEN'S LEADERSHIP ACADEMY

PROJECT ADDRESS
2123 W Huisache Ave, San Antonio, TX 78201

KIRKSEY PROJECT NO. 2021077

KEY PLAN



SHEET TITLE
FLOOR PLAN - LEVEL 1 - AREA D - NEW CR WING

SHEET NUMBER
A2.31.04

Autodesk Docs://2021077 YWLA/ARCH_YWLA-MAIN_2022.rvt
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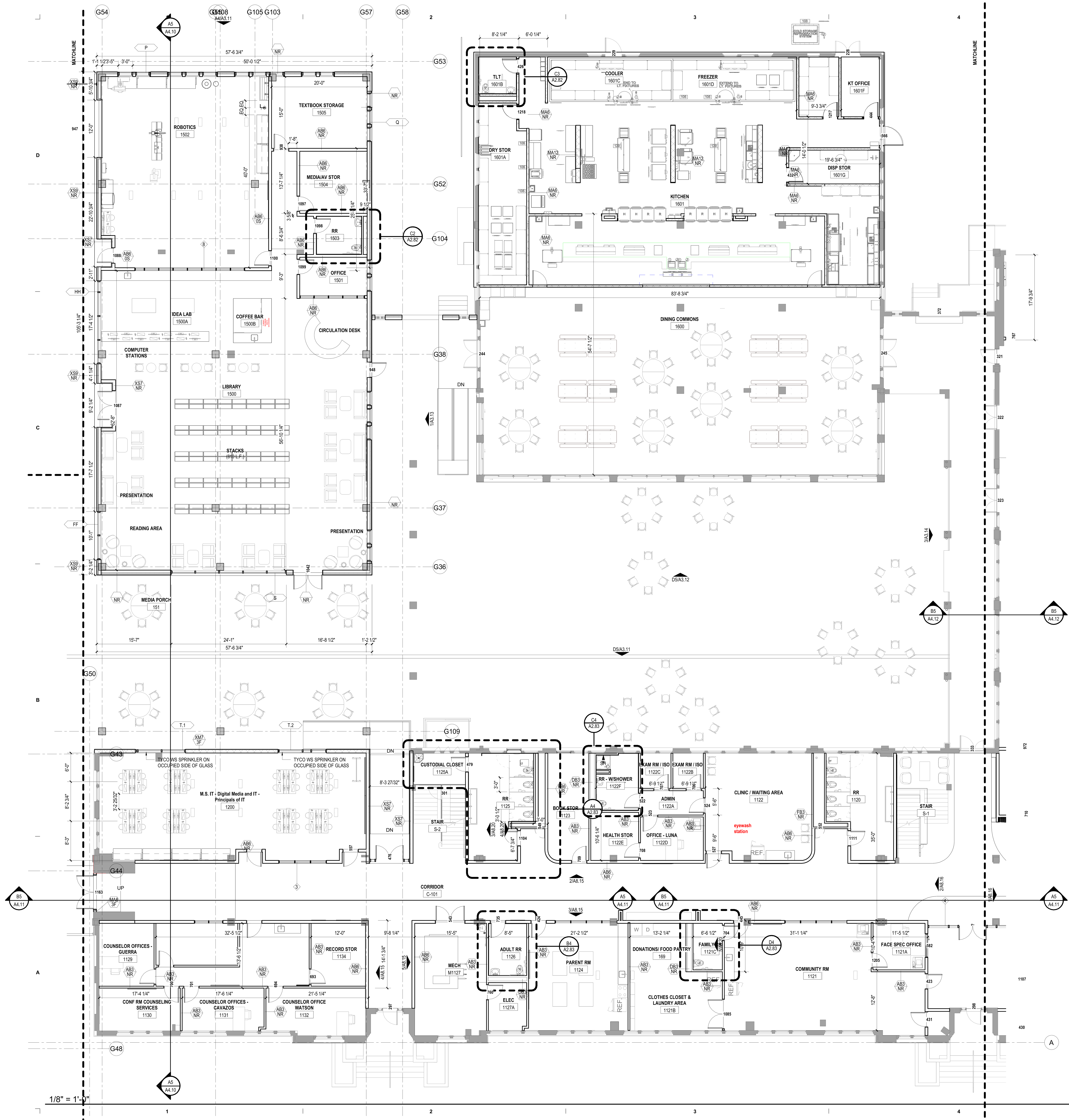

GENERAL NOTES

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2. REFER TO PROJECT INFORMATION SHEET FOR LEGEND OF REFERENCE SYMBOLS AND OTHER GRAPHIC INDICATORS/SYMBOLS.
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12. REFER TO SHEET A0.60 FOR MOUNTING HEIGHTS.

SHEET NOTES

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JODY SERGI 12/03/2021

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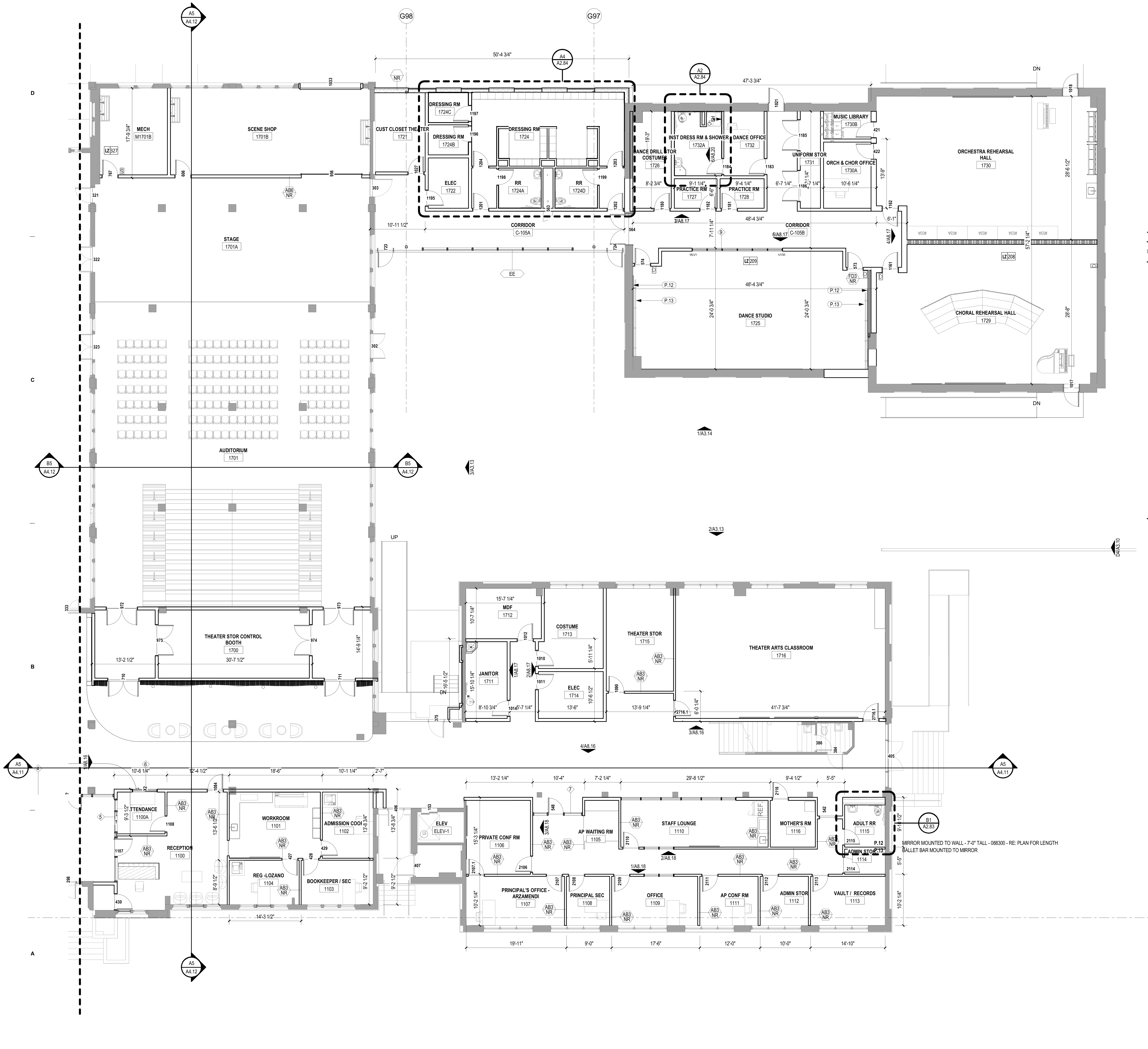
KIRKSEY PROJECT NO. 2021077

KEY PLAN

SHEET TITLE
FLOOR PLAN - LEVEL 1 - AREA E - EXISTING

SHEET NUMBER
A2.31.05

LEVEL 1 - FLOOR PLAN - AREA E - EXISTING | A5



1/8" = 1'-0"

LEVEL 1 - FLOOR PLAN - AREA F - FINE ARTS | A5

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#.## SHEET NOTES

P.12 MIRROR MOUNTED TO WALL - 7'-0" TALL - 088300 - RE: PLAN FOR LENGTH
P.13 BALLET BAR MOUNTED TO MIRROR

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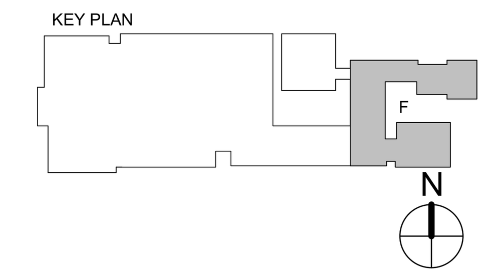

SHEET TITLE
FLOOR PLAN - LEVEL 1 - AREA F - FINE ARTS

SHEET NUMBER
A2.31.06

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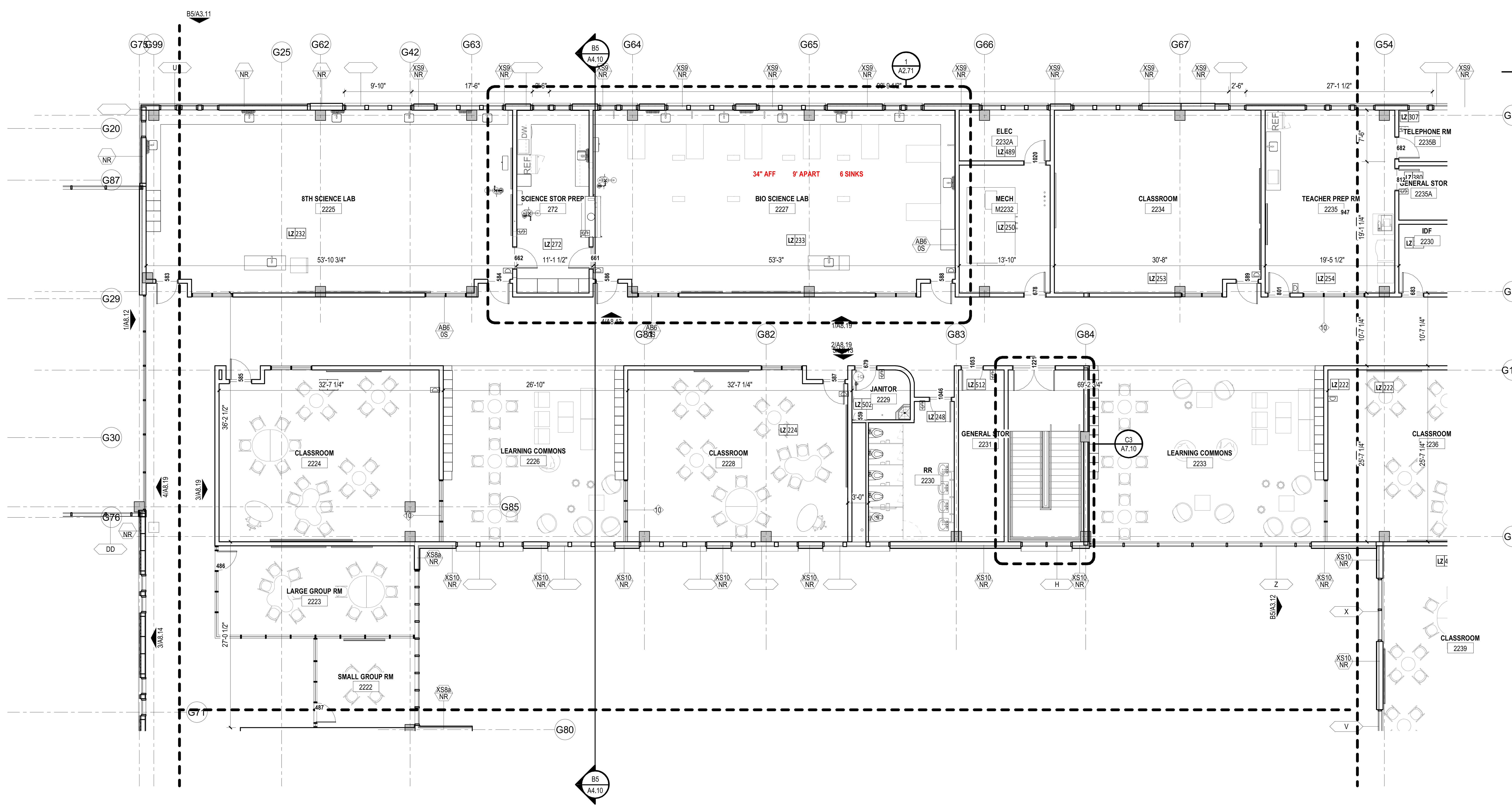

1/8" = 1'-0"

LEVEL 2 - FLOOR PLAN - AREA C - NEW CR WING | A5

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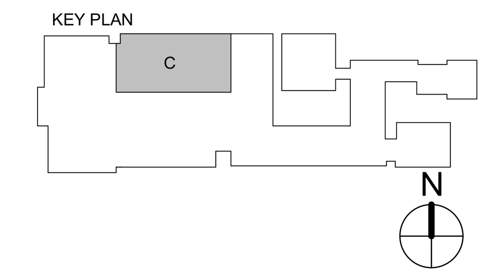

SHEET TITLE
FLOOR PLAN - LEVEL 2 - AREA C - NEW CR WING

SHEET NUMBER
A2.32.03

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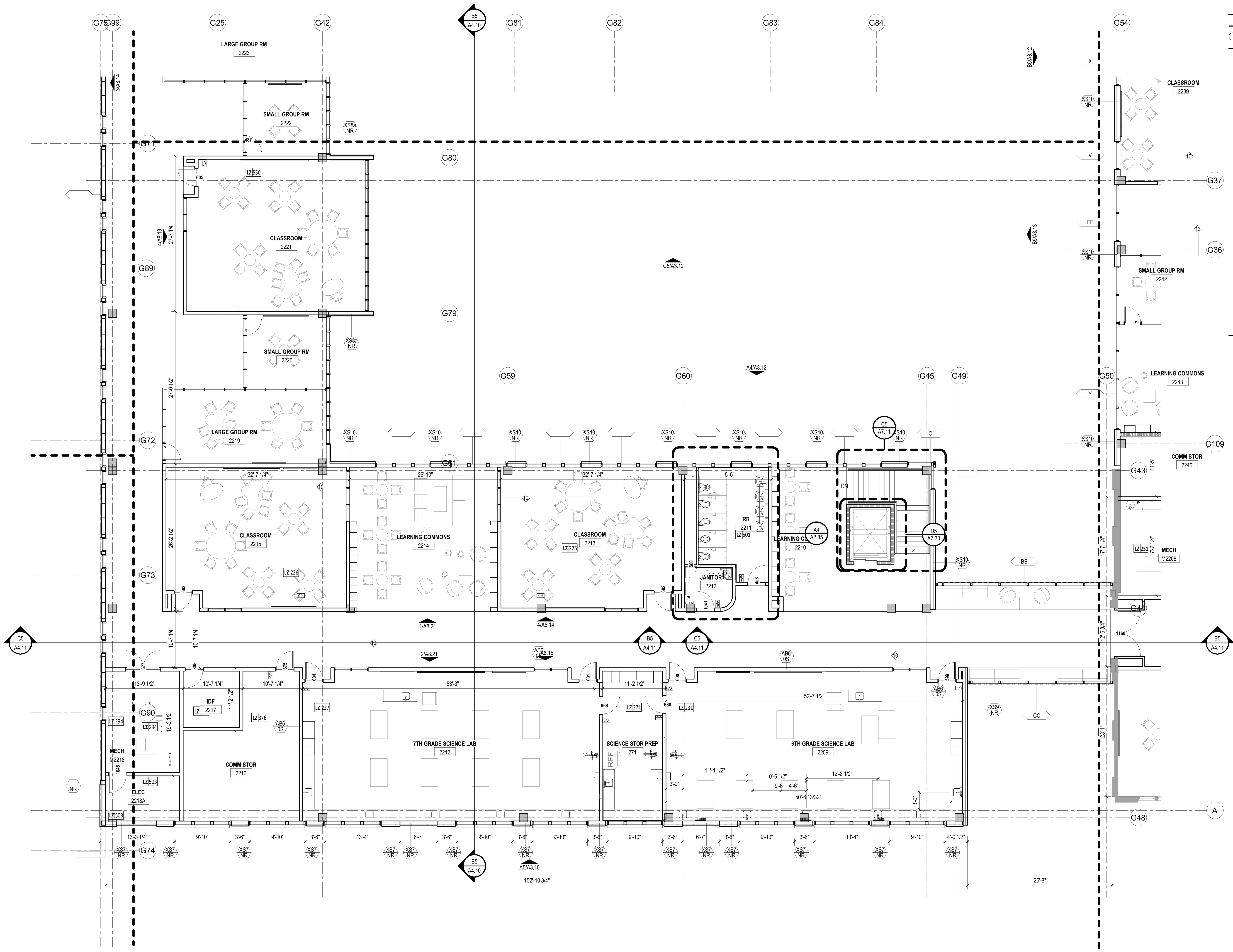
SHEET NOTES



1/8" = 1'-0"

LEVEL 2 - FLOOR PLAN - AREA D - NEW CR WING | A5

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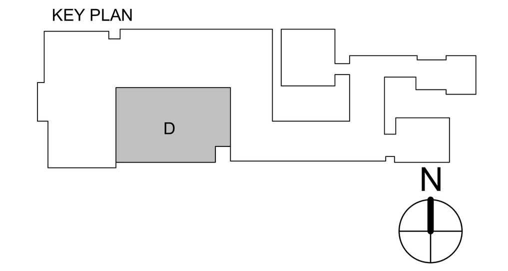
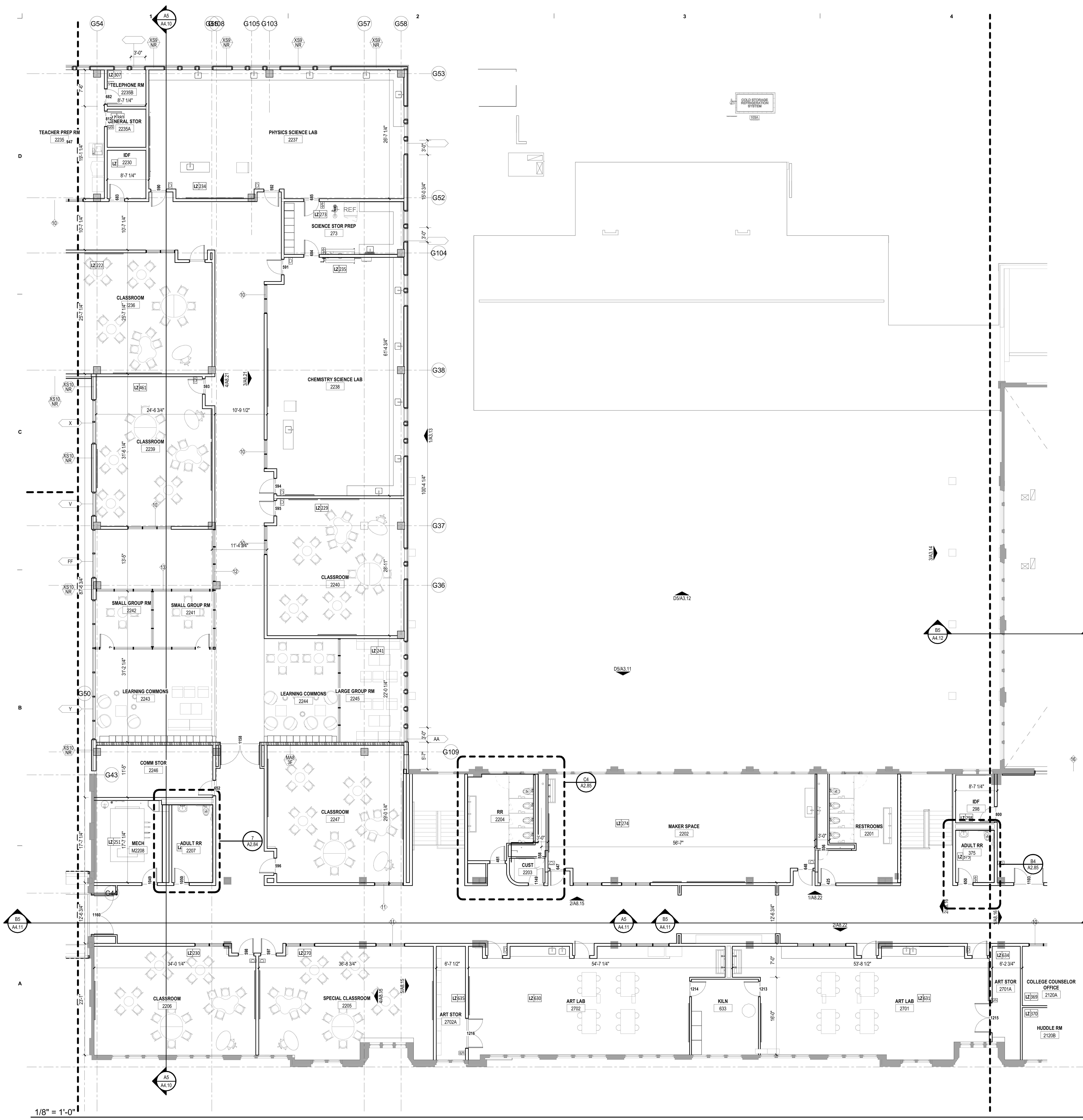


SHEET TITLE
FLOOR PLAN - LEVEL 2 - AREA D - NW CR WING

SHEET NUMBER
A2.32.04



LEVEL 2 - FLOOR PLAN - AREA E - EXISTING | A5

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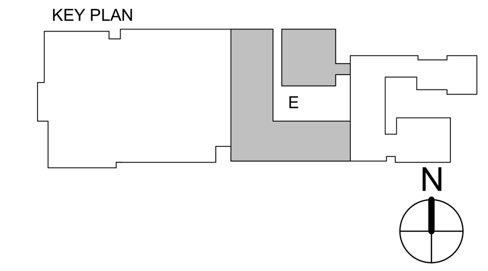

SHEET TITLE
FLOOR PLAN - LEVEL 2 - AREA E - EXISTING

SHEET NUMBER
A2.32.05

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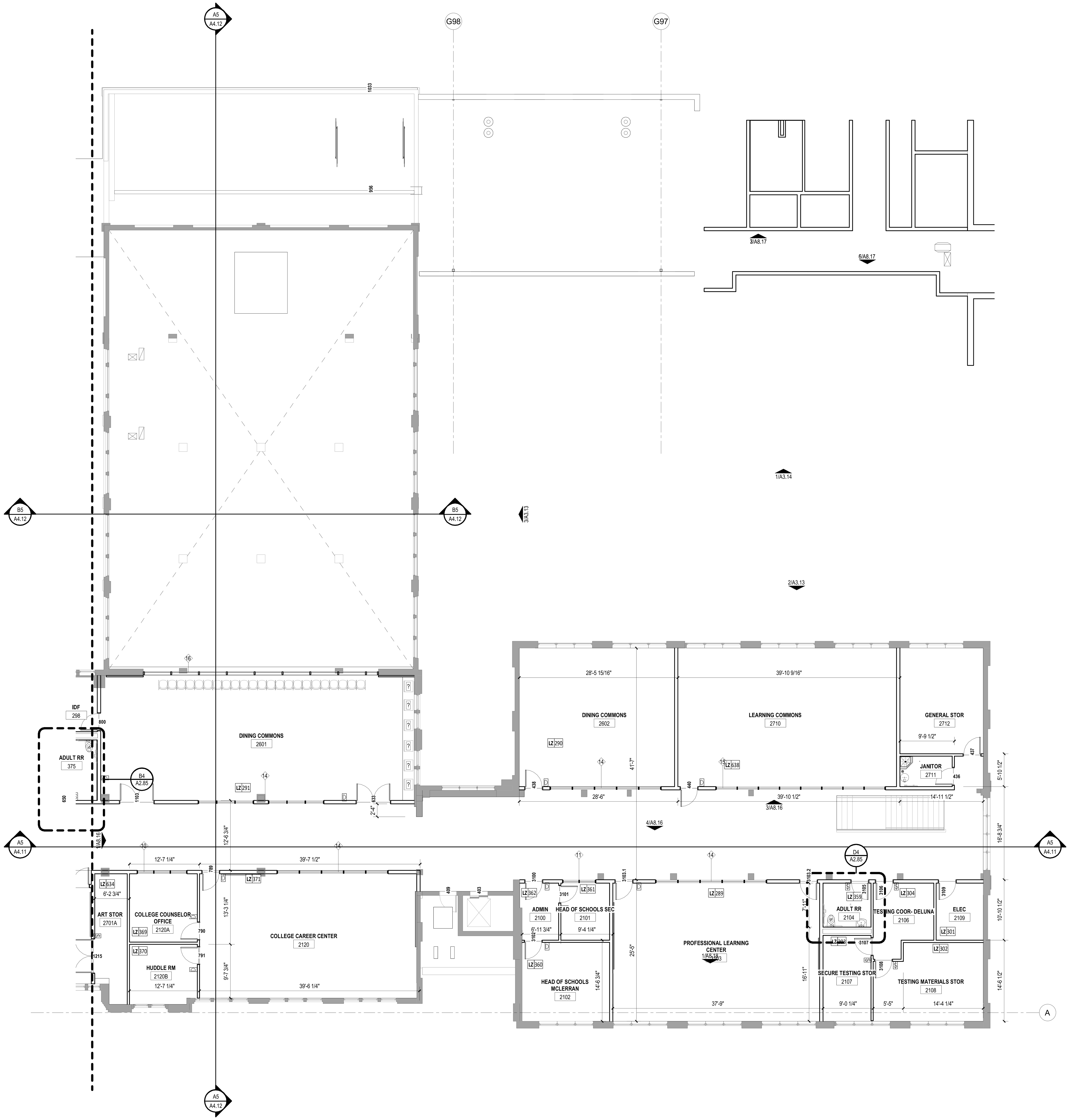

1/8" = 1'-0"

LEVEL 2 - FLOOR PLAN - AREA F - FINE ARTS | A5

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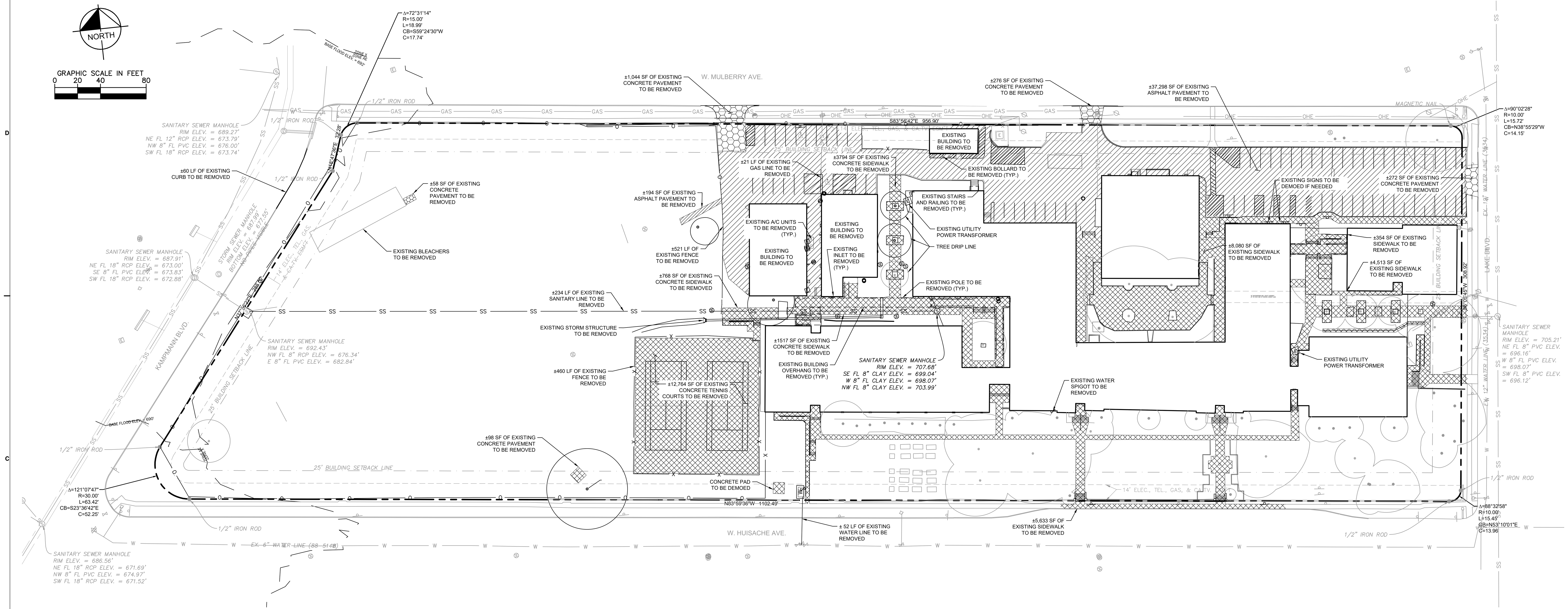
FLOOR PLAN - LEVEL 2 - AREA F - FINE ARTS

SHEET NUMBER
A2.32.06



LEGEND

- PROPERTY BOUNDARY
- LIMITS OF DISTURBANCE
- EXISTING EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC TO REMAIN
- EXISTING SANITARY LINE TO REMAIN
- EXISTING WATER LINE TO REMAIN
- EXISTING GAS LINE TO REMAIN
- SANITARY LINE TO BE REMOVED
- WATER LINE TO BE REMOVED
- GAS LINE TO BE REMOVED
- IRON FENCE TO BE REMOVED
- CHAIN LINK FENCE TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- BENCHMARK
- PROPERTY CORNER
- EXISTING SIGN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING CABLE PEDESTAL
- EXISTING GUY WIRE
- EXISTING POWER POLE
- SIGN TO BE REMOVED
- SANITARY SEWER MANHOLE TO BE REMOVED
- SANITARY SEWER CLEANOUT TO BE REMOVED
- IRRIGATION VALVE TO BE REMOVED
- WATER VAULT TO BE REMOVED
- WATER VALVE TO BE REMOVED
- WATER METER TO BE REMOVED
- GAS METER TO BE REMOVED

DEMOLITION NOTES

1. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF SAN ANTONIO AND FRANCHISED UTILITY COMPANIES TO MAINTAIN SERVICES AT ALL TIMES TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL MAINTAIN COMPLETE RECORDS INDICATING HOW THE WASTE FROM THE SITE HAS BEEN HANDLED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS IN THE GEOTECHNICAL REPORT. THE SITE, AFTER DEMOLITION SHALL BE GRADED TO ELIMINATE DEPRESSIONS, HOLES, BERMS, DIRT PILES, ETC. THE SITE IS TO BE GRADED UNTIL RELATIVELY SMOOTH AND ATTRACTIVE IN APPEARANCE PRIOR TO STABILIZATION OF EARTH. ANY FILL MATERIAL/FILL AREAS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AT A MOISTURE AT, OR ABOVE, OPTIMUM MOISTURE CONTENT IN MAXIMUM 8" LIFTS. CONTRACTOR SHALL PROVIDE PROOF IN THE FORM OF LAB TEST KITS THAT THIS HAS BEEN ACHIEVED.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE PHASE I ENVIRONMENTAL SITE ASSESSMENT.
3. LOCATIONS OF PUBLIC AND PRIVATE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL 811 AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE TESS PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
4. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE THEY COMMENCE ANY WORK, IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS.

DEMOLITION NOTES (CONT.)

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER WAS NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
8. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DEVICES FOR ANY STREET WORK.
9. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
10. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., ACCORDING TO STANDARD BEST PRACTICES.
11. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES AROUND THE SITE PERIMETER ARE TO BE INSTALLED.
12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION AND DISPOSAL OF ALL DEMOLITION DEBRIS.
14. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
15. ANY RECYCLED MATERIAL TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICABLE AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA AND THE LOCATION MUST BE PRE-APPROVED BY THE OWNER PRIOR TO STOCKPILING.
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Not for construction purposes.
Kimley»Horn
Engineer T. MUELLER
P.E. No. 135833 Date 1/24/2022

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Select Architect Issue Date

DATE	ISSUE
12-03-2021	100% SD

PROJECT NAME
YOUNG WOMEN'S LEADERSHIP ACADEMY

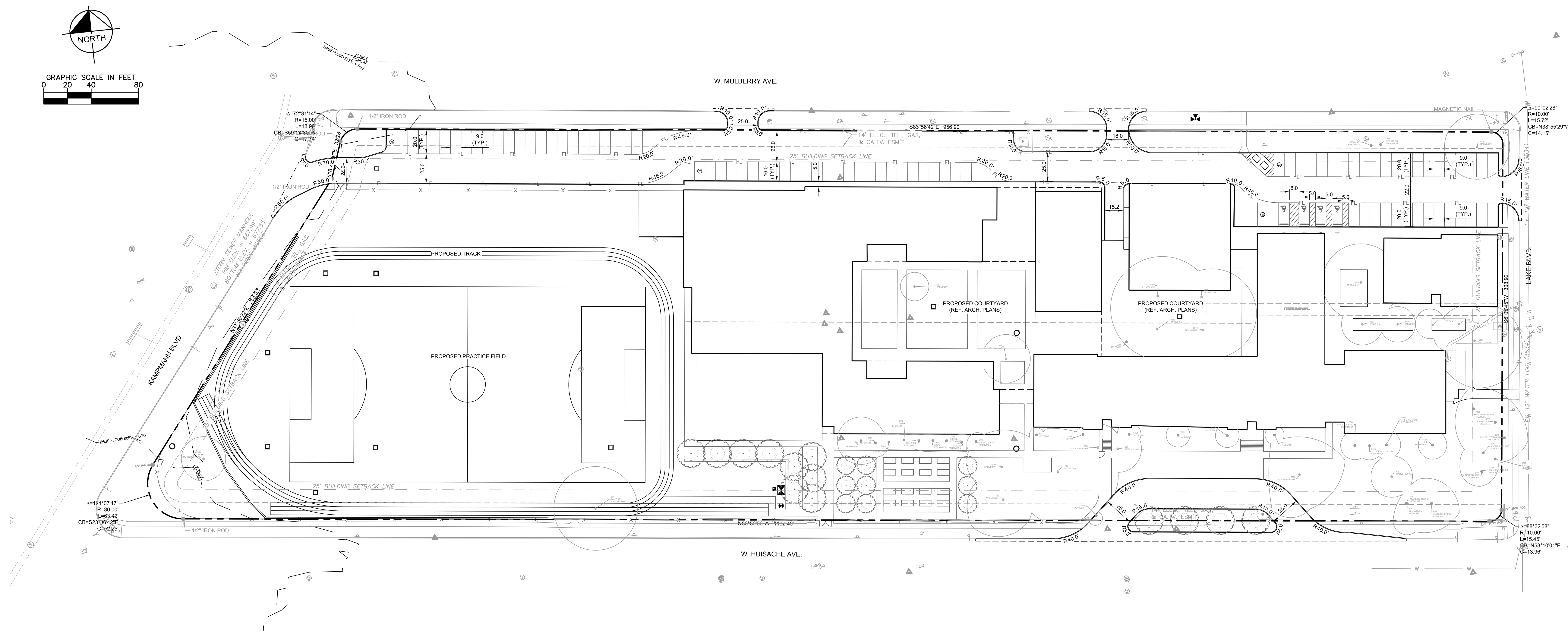
PROJECT ADDRESS
2123 W HUISACHE AVE, SAN ANTONIO, TX 78201

KIMLEY HORN PROJECT NO. 067786513

KEY PLAN

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
C2.00



1

LEGEND

	PROPOSED PROPERTY BOUNDARY
	PROPOSED SAWCUT LINE
FL	PROPOSED FIRE LANE
	PROPOSED GUARD RAIL
	PROPOSED RETAINING WALL (TRIANGLE INDICATE FACE OF WALL)
	PROPOSED PARKING COUNT
	PROPOSED ACCESSIBLE PARKING SPACE
	PROPOSED BARRIER FREE RAMP
	PROPOSED SANITARY SEWER MANHOLE
CI	PROPOSED CURB INLET
	PROPOSED FIRE HYDRANT
	PROPOSED POWER POLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSIONS AND DETAIL OF HARDSCAPE.
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SITE DATA TABLE

GENERAL SITE DATA	
LEGAL DESCRIPTION	NCB 6827 BLK LOT 41 SAISD MANN MIDDLE SCHOOL SUB
ZONING	R-6
SITE ACREAGE	8.1091
ADDRESS	2123 W HUISACHE AVE SAN ANTONIO, TX, 78201
BUILDING DATA	
BUILDING SQUARE FOOTAGE	
BUILDING HEIGHT	
PARKING DATA	
REQUIRED PARKING SPACES	
STANDARD SPACES PROVIDED	62
COMPACT SPACES PROVIDED	27
ACCESSIBLE SPACES PROVIDED	4
TOTAL SPACES PROVIDED	93

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

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Kimley»Horn
Engineer T. MUELLER
P.E. No. 135833 Date 12/01/2021

△	DATE	ISSUE
	12-03-2021	100% SD

PROJECT NAME
YOUNG WOMEN'S LEADERSHIP ACADEMY

PROJECT ADDRESS
2123 W HUISACHE AVE,
SAN ANTONIO, TX 78201

KIMLEY HORN PROJECT NO. 067786513

KEY PLAN

N

SHEET TITLE
DIMENSION CONTROL PLAN

SHEET NUMBER
C4.01


YOUNG WOMEN'S LEADERSHIP ACADEMY
YOUNG WOMEN'S LEADERSHIP ACADEMY


YOUNG WOMEN'S LEADERSHIP ACADEMY
HORACE MANN
JUNIOR HIGH SCHOOL
YOUNG WOMEN'S LEADERSHIP ACADEMY
HORACE MANN
JUNIOR HIGH SCHOOL


YOUNG WOMEN'S LEADERSHIP ACADEMY
YOUNG WOMEN'S LEADERSHIP ACADEMY

Young Women's Leadership Academy

Limited Structural Analysis

2123 West Huisache Avenue
San Antonio Texas

DRAFT REPORT

May 5, 2022

WJE No. 2022.2104.0

PREPARED FOR:

Ms. Yvonne Little
Senior Project Manager Construction and Development Services
San Antonio Independent School District
1270 West Summit
San Antonio Texas, 78201

PREPARED BY:

Wiss, Janney, Elstner Associates, Inc.
1344 South Flores Street, Suite 201, San Antonio, Texas 78204
210.826.4200 tel
Texas Registered Engineering Firm F-0093

Young Women's Leadership Academy

Limited Structural Analysis

2123 West Huisache Avenue
San Antonio Texas

Brett Brunner-Caple, PE
Associate III and Project Manager

DRAFT REPORT

May 5, 2022

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CONTENTS

INTRODUCTION

Per your request, Wiss, Janney, Elstner Associates, Inc. (WJE), is pleased to provide this limited structural analysis of the major structural elements of the existing library and locker room at the Young Women's Leadership Academy (YWLA) campus located at 2123 West Huisache Avenue, San Antonio, Texas. This report summarizes the results and findings of our analysis.

BACKGROUND

The Horace Mann Junior High School opened 1937. In the mid-1970s the school was renamed the Horace Mann Middle School. In 2008, this school became the YWLA, San Antonio's first all-girls public school. Based on drawings provided to WJE, the original school building (Figure 1) is a conventionally reinforced concrete frame founded on approximately 22-foot-deep drilled piers. The roof framing consists of continuous wood trusses supported over interior concrete beams and the roof deck is comprised of wooden planks. The exterior walls appear to be concrete clad with stucco.

Based on conversations with Ms. Adaikpoh and Mr. Stephan Urias, PE of Datum Engineers (Structural Engineer of Record for planned renovations) during our March 28, 2022 site visit, we understand that SAISD is currently planning a renovation to the YWLA campus to increase classroom space to meet the program requirements for the school. This renovation includes the replacement of various buildings on the campus that were not part of the original building, as well as the replacement of the single-story library, weight room, and adjacent breezeway (Figure 1Figure 1). We understand that due to the historical significance of the structure, San Antonio Historic Design Review Committee (HDRC) has requested that SAISD complete a limited structural assessment and analysis of the existing single-story structure slated to be replaced as part of the upcoming SAISD project to determine the feasibility of reusing the existing structure and adding a second story.

On April 7, WJE employees Dr. Quadrato, Mr. Brunner-Caple, Mr. Marc Manske, and Mr. Trevor Hair visited the site to conduct structural condition observations of the one-story library and weight room. A summary of these observations and conclusions were provided to you in the WJE letter dated April 15, 2022. In general, WJE concluded that the observed portions of the structure are generally consistent with the original drawings reviewed by WJE and no immediate structural concerns were identified. Additionally, WJE recommended that limited structural analysis be conducted to determine the feasibility of representative structural elements accepting additional loads due to the addition of a second story. This report summarizes our analysis.

DOCUMENT REVIEW

WJE was provided with the drawings for the original existing buildings by Atlee B. Ayres & Robert M. Ayres and Adams & Adams Associated Architects (Ayers and Adams). The drawings do not include a date in the title block, but the boring log on Sheet E1 dates the boring to early part of January 1932. The drawings included the following sheets.

- Structural sheets E1 through E8 by Matthews and Kenan Consulting Structural Engineers. These sheets provided the following applicable details.
  - Basement and foundation plan including boring log (Sheet E1)
  - First floor framing plan (Sheet E2)

  - Roof framing plan (Sheet E3)
  - Column and footing schedule (Sheet E3)
  - Spandrel roof beam detail (Sheet E5 section 5-5)
  - Various concrete beam cross sections (Sheet E6)
- General Architectural sheets G1 through G8 by Ayers and Adams. These sheets provided the following applicable details.
  - Skylight framing details (Sheet G6)
  - Typical detail of parapet wall of one-story building portion (Sheet G5)

In addition to the original design drawings WJE was provide a geotechnical report issued by TTL, Incorporated and dated March 11, 2022.

STRUCTURAL ANALYSIS

Representative roof trusses and concrete frames in the subject area were analyzed to assess their capacity to support the minimum anticipated design loads associated with adding a second floor. The representative structural elements included in the analysis are shown in Appendix A. This limited analysis should be considered for preliminary scoping discussions only as a more detailed analysis would be required to more definitively determine all strengthening requirements and feasible strengthening options.

Roof Truss

For the initial roof truss analysis dead loads were estimated from existing members and anticipated new utilities and floor coverings. Live loads were taken from the SAISD Technical Design Guidelines dated April 30, 2021. The analysis conducted made the following general assumptions.

- Second floor loads were limited to the following.
  - 8 pounds per square foot (psf) wood floor deck and hardwood flooring dead load applied at top chord
  - 15 psf superimposed dead load (i.e., utilities, drop ceiling, etc.) applied at truss bottom chord
  - 100 psf live occupancy load applied to truss top chord
- Individual member connections were assumed to be capable of carrying the maximum connected member load effects and were not individually analyzed.
- Wood members are assumed to be southern pine species and commercial grade No. 3 and Stud.
- Members are damage and distress free.
- Truss diagonal and vertical members were assumed to have pinned (rotation not restrained) connections at the truss top and bottom chords.

A typical roof truss was modelled using line elements and a two-dimensional analysis was conducted in SAP2000 using the geometry and member data gathered during WJE's site visit (see the WJE letter dated April 15, 2022). A sketch and SAP2000 model truss elevation view with member sizes and support conditions may be found in Appendix B. The truss was modeled with continuous chords over the interior concrete beams modelled as pined supports (rotation not restrained and lateral translation restrained). The exterior supports were modelled as rollers (only vertical translation restrained). Four uniform live occupancy patterns were considered with the load positioned along the top chord full length, center panel of each bay, at odd bays, and at even bays.

The truss model and results of the analysis for the existing typical roof truss are shown on page 1 of Appendix B. Results for each truss element are provided as a demand to capacity ratio (DCR) with the highest load demand from the load patterns considered being divided by the member capacity. A DCR of one or below indicates the structural element is adequate to support the design loads, while a DCR greater than one indicates the structural element would be overstressed when exposed to design loads. Capacities of the wooden truss members were calculated using the 2018 National Design Specification for Wood Construction with Commentary (NDS) Allowable Stress Design (ASD) provisions.

The analysis shows that the truss is not adequate to support the loads considered with all top members, bottom chord members in the exterior bays, and all diagonals having DCRs greater than 1.0.

Strengthening Options

Supplementary Wood Members

The members with DCRs greater than one were strengthened by attaching additional members of the same cross section alongside the existing members (also known as “sistering” members together). Two analyses were attempted, first with double members, which still resulted in DCRs greater than one for the strengthened members, then triple members, which reduced all strengthened members DCRs below one. The model and analysis results for this strengthened truss are shown on page 2 of Appendix B.

It should be noted that because various diagonal truss members are attached on different sides of the top and bottom truss chords, this strengthening approach cannot be accomplished without partial deconstruction and reconstruction of the existing trusses. Additionally, this strengthening approach does not improve the capacity of the connections in the truss. The analysis of individual member connections at truss nodes is outside the scope of this limited analysis, but it should be noted that unless the original connections included relatively significant excess capacity then strengthening would also be required at truss connections to support the new design loads. Additional analysis of the individual connections along the truss would be required to identify all connections requiring strengthening.

During development of the conceptual truss strengthening approach, WJE was informed that if a second floor were to be placed on top of the existing library it would need to connect to the adjacent two-story classroom building to allow for functional circulation between classrooms on the second floor (i.e., provide an opening in the existing second story exterior wall to connect the hallway in the west wing of the existing building to a hallway in the second story addition over the library). Reference Appendix C for a visual representation of this connection between the additional classrooms and the adjacent two-story building. Because the existing roof line over the library is offset from the existing floor line for the second-floor classrooms in the adjacent building, the hallway in the existing classrooms would need to be stepped up approximately two feet to match the elevation of the roofline over the library (i.e., future hallway for new classrooms). Another challenge presented by utilizing the existing trusses over the library is that doing such requires that current slopes in the roof over the library be removed to provide a level floor for the new classrooms and hallway. This could likely be accomplished by installing tapered sleeper joists across the roof. It should be noted that these additional loads were not included in the SAP2000 model for this analysis.

Another geometric challenge presented by using the existing roof trusses over the library to support a new second floor is that if the roofline for the new second story is to match the architectural profile of the adjacent two-story building by maintaining the existing roofline, then the new classrooms will have a reduced ceiling height. As shown in Appendix C, the additional interstitial space resulting from the trusses will reduce the ceiling height in the additional classrooms by approximately two feet when compared to the ceiling height of the classrooms in the adjacent two-story building.

Lastly, the use of wood trusses and a wooden plank deck for the second-floor addition conflicts with the 2021 SAISD Design Guidelines which states that SAISD schools are to utilize concrete frame and floor systems (reference 2021 SAISD Design Guidelines, section 1.4.1). Concrete floors provide a rigid diaphragm for transfer of lateral loads to the concrete frame and also provide flexural rigidity that is sufficient to eliminate the “bounciness” and/or “creakiness” often observed in wooden planks over wood trusses.

Replace Timber Trusses and Planks with Concrete Joists and Slab

The geometric constraints discussed above severely hinder the functionality of the new space. This lack of functionality makes the reuse of the existing wood planks and trusses not feasible, so the analysis was shifted to assume the use of a new concrete joist and floor system that closely matches the floor construction of the second floor in the adjacent two-story building. In addition to allowing for the new second floor to match the elevation of the adjacent second floor, the new classrooms to match the floor-to-ceiling height of the adjacent classrooms, and the new roofline to match the elevation of the adjacent roofline, the use of a concrete joist and floor system also provides a rigid diaphragm for transfer of lateral loads to the concrete frame and eliminates the relative bounciness and creakiness of wooden planks over wooden trusses. Therefore, apricing estimate for the replacement of the existing timber trusses and planks with a new concrete joist and slab is included in the Opinion of Probable Cost section at the end of this report.

Concrete Beam

The representative beam selected for the analysis is shown in Appendix A. The following assumptions were used to analyze the existing concrete beam’s ability to support a new concrete floor. All analysis of the concrete beam was completed using Load and Resistance Factor Design (LRFD).

- Loading
  - Second Floor and joist system self-weight of 50 psf. This loading is consistent with the floor and joist system utilized for the second floor in the adjacent building (i.e., 2.5-inch-thick slab supported by joists that are 5.5 inches wide and 10 inches deep, spaced at 3 feet on center).
  - A superimposed dead load of 25 psf on the Second Floor to account for floor coverings, utilities, drop ceiling, etc.
  - Beam self-weight was determined assuming a concrete density of 150 pounds per cubic foot (pcf)
  - An occupancy live load of 100 psf was used for the Second Floor. This live load was reduced to 69 psf based on the tributary area of the beam element and the live load reduction provisions in the 2016 version of the American Society of Civil Engineers’ *Minimum Design Loads and Associated Criteria for Buildings and Other Structures* (ASCE 7-16), chapter 4.7.
- The beam is damage and distress free.

- The WJE assumed the beam reinforcement is consistent with the original design drawings.

A typical concrete beam was modelled using line elements and a two-dimensional analysis was conducted in SAP2000. Because reinforcement was provided in the top of the beam over the internal support, the beam was modeled as a continuous two-span beam. WJE is unaware of the reinforcement detailing at the beam-to-column connection, and therefore the fixity of this connection is unknown; however, WJE did analyze the flexural capacity of a typical column and found it to have significantly less moment capacity than is required to treat the beam-to-column connection as a fixed connection (i.e., fully fixed connection requires the transfer of 321 kip-ft of moment from the beam into the column while the column's design moment capacity is only 20 kip-ft). Therefore, the two-span beam was modeled with pinned supports at column locations. The shear and moment diagrams associated with live loads positioned along the complete length of both spans and the LRFD Load combination of 1.2 DL + 1.6 LL (ASCE 7-16 Strength Design Load Combination 2, Chapter 2.3) is shown on Page 1 of Appendix D.

Shear Analysis

WJE calculated the design shear strength of the beam in accordance with the 2014 version of the American Concrete Institute's *Building Code Requirements for Structural Concrete* (ACI 318-14) and determined the shear capacity to be 32 kips. As shown in Appendix D, the maximum ultimate shear in the beam occurs over the interior support and is equal to 83 kips. Although ACI Section 9.4.3.2 allows for the beam's ultimate shear to be taken at a distance from the support face equal to the depth of reinforcement in the beam, this only reduces the ultimate shear considered in our analysis to 74 kips, which results in a shear DCR of 2.31.

Flexure Analysis

WJE calculated the flexural capacity of the beam at midpoints between column supports and at the point over the interior support in accordance with ACI 318-14 and determined the moment capacity between the supports (positive bending) to be 213 kip-ft and over the interior support (negative bending) to be 350 kip-ft. Therefore, the maximum positive moment of 270 kip-ft and the maximum negative moment of 479 kip-ft shown in the moment diagram on Page 1 of Appendix D results in a flexural demand-to-capacity ratio (DCR) of 1.27 in the positive bending region and a flexural DCR of 1.37 in the negative bending region.

Strengthening Options

Fiber Reinforced Polymer (FRP)

WJE considered the feasibility of strengthening the existing concrete beam with FRP in order to support the loads associated with adding a second floor. This consideration was given using the 2017 version of the American Concrete Institute's *Guide for the Design and Construction of Externally Bonded FRP Systems for Strengthening Concrete Structures* (ACI 440.2R-17). Of particular interest in this design guide is chapter 9.2, which stipulates the strengthening limits of externally bonded FRP systems. The design limit can be summed up in 440.2R-17's Equation 9.2:

$$\phi Rn \geq 1.1\ DL + 0.75\ LL$$

ϕRn = design strength of the existing member without FRP

DL = new design dead load

LL = new design live load

This limit on the strengthening of externally bonded FRP systems stipulates that the FRP be considered as secondary reinforcement to supplement the existing steel reinforcement inside the concrete member and is intended to guard against collapse of the structure should the bond or other failure of the FRP system occur due to damage, vandalism, or other causes (i.e., the unstrengthened structural member, without FRP reinforcement, should have sufficient strength to resist a certain level of load). Typical events that may damage the FRP system during the service life of a building include future renovations, repairs, natural disaster, etc. It should be noted that this strengthening limit is independent of various fire rating requirements and must still be satisfied when protection measures are applied to the FRP system.

WJE did an analysis of the existing beam in SAP2000 using the load factors provided by ACI 440.2R (i.e., 1.1 for DL and 0.75 for LL). The results of this analysis are shown in the form of shear and moment diagrams on page 2 of Appendix D. The ultimate shear in the beam using these load factors is 58 kips and the ultimate moment in the beam is 332 kip-ft. As previously mentioned, the shear capacity of the existing beam is 32 kips, and the flexural capacity of the existing beam is 350 kip-ft. This results in a shear DCR of 1.81 and a flexural DCR of 0.95. So even though the beam's residual flexural strength is sufficient to satisfy the 440.2R strengthening limit requirements, its residual shear strength is not. Therefore, WJE determined that FRP strengthening of the existing concrete beam to support a new second floor is not feasible.

Adding Supplementary Columns

One potential option for reducing the load effects on the existing beams is to add supplementary columns to provide support for the beam in additional locations. This strengthening option would also require that new foundation elements be installed by removing portions of the library and locker room floors, temporarily shoring the suspended first floor slab in the vicinities of these removed slabs, drilling and placing new concrete piers to depths similar to the existing piers (i.e., 22 feet below grade), constructing a new column founded on top of the new pier, making any necessary repairs to the suspended first floor in the vicinity of the new column, and then removing any temporary shoring below the suspended floor. This repair option also includes the placement of additional columns throughout the library, the locker room, and potentially throughout the new classrooms on the second floor. These additional columns severely hinder the functionality of these spaces and were therefore deemed infeasible.

Composite Flitch Beam

A third strengthening option considered by WJE was to install steel channels on each side of the existing concrete beam to create a steel flitch beam. Figure 2 provides a conceptual diagram of this strengthening measure. In general, this strengthening measure requires thru-bolting the concrete beam to provide shear transfer between the existing concrete member and the new steel members so that all members act compositely. This strengthening measure does require careful placement of the thru-bolts in order to avoid damaging existing steel reinforcing within the beam. The use of ground penetrating radar (GPR) would be required to ensure thru-bolt installation does not damage existing steel reinforcing.

One item to consider during the design of this strengthening repair is whether or not the beams should be installed continuously across the entire face of the beam to preserve the two-span condition (i.e., negative moment over the interior support) or whether the steel channels should be installed only between adjacent supports, thus resulting in a simply supported beam condition (i.e., zero moment over the interior support). As discussed later in this report, the existing concrete columns require strengthening as well, which may alter the outer dimensions of the column. The installation of flitch beams should be coordinated with any changes to column geometry. It should also be noted that this strengthening measure will require the removal of all furred out finishes around the beams in the library and locker room so that the beam faces are made accessible. For the estimate of probable cost to conduct these repairs WJE has assumed that the beams will be strengthened after the existing roof is removed and prior to placement of the new concrete joists and slab. This timing will allow steel members to be lifted into place with a crane and will be more economical than installing new steel members prior to removal of the existing timber trusses/deck (i.e., steel members maneuvered into existing library and locker room and lifted into place with hoists and/or jacks).

Because the beams in the library are currently concealed by furred out timber framing and gypsum sheathing these alterations to the beams would not be visible in the library. The exposed concrete beams in the locker room would change in appearance due to the presence of the new steel members, but WJE assumes that this aesthetic change from the original beams will be considered acceptable. Therefore, this strengthening measure appears to be feasible and was selected for the pricing estimates included in the Opinion of Probable Cost section at the end of this report.

Concrete Column

The representative column selected for the analysis (Column 56) is shown in Appendix A. The following assumptions were used to analyze an existing concrete column's ability to support all the dead, live, and lateral loads associated with adding a second floor on the west wing of the original building. All analysis of the concrete column was completed using Load and Resistance Factor Design (LRFD).

- Loading
  - Roof
    - A dead load of 25 psf was used to account for the self-weight of the roof system plus miscellaneous superimposed dead loads (i.e., utilities, HVAC equipment, drop ceiling tiles, etc.). It is assumed that open web steel joists and a metal deck will be used for the roof structure.
    - A roof live load of 30 psf was used (20 psf typical live load plus 10 psf for future placement of solar array). This roof live load was reduced to 18 psf based on the tributary area of the column element and the live load reduction provisions in ASCE 7-16, chapter 4.8.
  - Second Floor
    - Second Floor and joist system self-weight of 50 psf. This loading is consistent with the floor and joist system utilized for the second floor in the adjacent building (i.e., 2.5-inch-thick slab supported by joists that are 5.5 inches wide and 10 inches deep, spaced at 3 feet on center).
    - A superimposed dead load of 25 psf on the Second Floor to account for floor coverings, utilities, drop ceiling, etc.
    - Second Floor beam self-weight of 9.0 kips (determined assuming a concrete density of 150 pcf)

- An occupancy live load of 100 psf was used for the Second Floor. This live load was reduced to 55 psf based on the tributary area of the beam element and the live load reduction provisions in ASCE 7-16, chapter 4.7.

- The column is damage and distress free.
- The WJE assumed the column reinforcement is consistent with the original design drawings.

Combined Axial and Flexure Analysis

The axial loads on a representative concrete column were hand calculated based on the assumptions listed above and the tributary floor/roof areas supported by the column. Lateral loads were determined by calculating the Main Wind Force Resisting System (MWFRS) pressures in accordance with ASCE 7-16 Chapter 27. Tributary wall areas were determined for each floor/roof level to determine the total load carried by each diaphragm. WJE assumed that both the second floor and roof diaphragms were rigid, so the total lateral load at each diaphragm was divided equally between all 18 columns in the library/locker room. WJE then created a column axial load-moment interaction diagram in Mathcad using the appropriate equations provided by ACI 318-14. This axial load-moment integration diagram was created using the dimensions and reinforcing shown for Column 56 in the original design drawings and is shown in Appendix E. Additionally, the load effects of all five Strength Design load combinations provided by ASCE 7-16 are plotted on the diagram. Both the 1.2 DL + 1.0 LL + 0.5 Lr + 1.0W load combination and the 0.9 DL + 1.0 W load combination fall outside the interaction curve, which indicates that the column does not have adequate capacity to support the design loads associated with this load combination. Therefore, the column will require strengthening.

Strengthening Options

Column Jacketing

A strengthening measure that could be used to increase the capacity of the existing concrete columns in the library and locker room is jacketing the existing concrete columns. This strengthening technique increases the gross area of the column and provides additional longitudinal reinforcing by placing additional concrete around the existing column. Figure 3 includes a conceptual diagram of column jacketing. The design of this strengthening measure must ensure the new concrete acts compositely with the existing column. This composite behavior is typically achieved through surface preparation of the existing column surface (i.e., mechanical abrasion to provide a roughened surface for improved concrete bond) and the installation of dowels across the plane between new and existing concrete.

The columns in the library are currently concealed by furred out timber framing and gypsum sheathing, so other than the columns having increased dimensions, these alterations to the existing columns would not be visible in the library. Similarly, the exposed concrete columns in the locker room could also be painted to match the existing columns, so the only visual change would be the increased column dimensions. WJE assumes that these relatively minor aesthetic changes from the original columns will be considered acceptable. Therefore, this strengthening measure appears to be feasible and was selected for the pricing estimates included in the Opinion of Probable Cost section at the end of this report.

Concrete Pier

The representative pier selected for the analysis (Pier 56) is shown in Appendix A. The following assumptions were used to analyze an existing concrete pier's ability to support all the dead, live, and lateral loads associated with adding a second floor on the west wing of the original building. All analysis of the concrete PIER was completed using Load and Resistance Factor Design (LRFD).

- Loading
  - Roof
    - A dead load of 25 psf was used to account for the self-weight of the roof system plus miscellaneous superimposed dead loads (i.e., utilities, HVAC equipment, drop ceiling tiles, etc.). It is assumed that open web steel joists and a metal deck will be used for the roof structure.
    - A roof live load of 30 psf was used (20 psf typical live load plus 10 psf for future placement of solar array). This roof live load was reduced to 18 psf based on the tributary area of the column element and the live load reduction provisions in ASCE 7-16, chapter 4.8.
  - Second Floor
    - Second Floor and joist system self-weight of 50 psf. This loading is consistent with the floor and joist system utilized for the second floor in the adjacent building (i.e., 2.5-inch-thick slab supported by joists that are 5.5 inches wide and 10 inches deep, spaced at 3 feet on center).
    - A superimposed dead load of 25 psf on the Second Floor to account for floor coverings, utilities, drop ceiling, etc.
    - Second Floor beam self-weight of 9.0 kips (determined assuming a concrete density of 150 pcf)
    - An occupancy live load of 100 psf was used for the Second Floor. This live load was reduced to 55 psf based on the tributary area of the beam element and the live load reduction provisions in ASCE 7-16, chapter 4.7.
  - First Floor
    - First Floor and joist system self-weight of 50 psf. This loading is consistent with the floor and joist system shown in the original design drawings (i.e., 2.5-inch-thick slab supported by joists that are 5.5 inches wide and 10 inches deep, spaced at 3 feet on center).
    - A superimposed dead load of 5 psf on the Fecond Floor to account for floor coverings and plumping lines suspended form the underside of the First Floor slab.
    - An occupancy live load of 150 psf was used for the First Floor because this area includes book stack space for the library. According to ASCE 7-16, section 4.7.3, this occupancy live load is not reduceable.
- The pier is damage and distress free. It should be noted that WJE was unable to observe any of the existing concrete piers during our field observations, so this assumption should be verified prior to completing an actual strengthening design. Some limited observations of the pier condition could be made by providing a test pit to allow access to a portion of an existing pier.
- The WJE assumed the pier reinforcement is consistent with the original design drawings.

Combined Axial and Flexure Analysis

The axial loads on a representative concrete pier were hand calculated based on the assumptions listed above and the tributary floor/roof areas supported by the pier. Lateral loads on the representative pier were determined by calculating the MWFRS pressures in accordance with ASCE 7-16 Chapter 27 and applying those pressures to each floor/roof level to determine the total load carried by each diaphragm. WJE assumed that all floors and roof diaphragms were rigid, so the total lateral load at each diaphragm was divided equally between all 18 columns in the library/locker room. WJE then created an axial load-moment interaction diagram for the pier in Mathcad using the appropriate equations provided by ACI 318-14. This axial load-moment integration diagram was created using the dimensions and reinforcing shown for Pier 56 in the original design drawings and is shown in Appendix F.

In order to determine the lateral response of the pier an analysis was conducted using LPILE software. The geometry and reinforcing inputs for the LPILE model were taken from the original design drawings. Soil properties were determined from the TTL geotechnical report dated March 11, 2022. Additionally, WJE followed TTL's recommendation regarding the use of a significantly reduced lateral load resistance contribution for the upper five feet of soil below the top of grade. The LPILE results were only generated for the load combination that appeared to be most severe (i.e., 1.2 DL + 1.0 LL + 0.5 Lr + 1.0W) and the lateral response resulted in a maximum pier moment of 101 kip-ft at 5.5 feet below the top of grade in the crawlspace. This moment was plotted along with the associated axial load for the subject load combination on the interaction curve included in Appendix F. Because this point falls outside of the interaction curve, the pier does not have adequate capacity to support the design loads associated with this load combination. Therefore, the pier will require strengthening.

Strengthening Options

One option to strengthen the existing piers is to supplement the piers with new micro piles. In general, this process will include removing portions of the suspended First Floor slab near the bases of First Floor columns, installing battered micro piles around the existing pier, and then integrating the new micro piles into the existing pier either through attachment to the existing pile cap or through the placement of a new pile cap that integrates all micro piles with the existing drilled pier. The pricing estimate included in the Opinion of Probable Cost assumes that three micro piles will be installed offset 120 degrees from each other around the base of each existing pier. Depending on the size and locations of the slab areas that need to be removed for micro pile installation, temporary shoring for the First-Floor suspended slab may be required during the repair. Once repair is complete, these portions of the slab system can be replaced.

STRUCTURAL CONCLUSIONS AND RECOMMENDATIONS

Based on the structural analysis conducted WJE makes the following conclusions.

- The roof truss is not able to support the loads considered and does not allow for functional circulation and architectural compatibility between the new and existing second floors. Additionally, the existing roof structure does not comply with chapter 1.4 of the 2021 SAISD Design Guide that requires concrete floor systems.

- The concrete beam is unable to support the loads considered. Furthermore, the beam does not have adequate residual capacity to be strengthened with externally bonded FRP based on the limits provided in chapter 9 of ACI 440.2R-17.
- The concrete column is unable to support the loads considered.
- The concrete pier is unable to support the loads considered.

In order to strengthen these existing members to support the new design loads, WJE recommends the following conceptual strengthening measures be performed in the listed order.

1. WJE recommends strengthening the piers by installing new battered micro piles around the existing piers to supplement the piers.
2. After pier strengthening has been completed, WJE recommends strengthening the existing columns by jacketing the columns to provide new columns with additional steel reinforcement and an increased gross area (reference Figure 3).
3. Once column strengthening is complete, WJE recommends strengthening the beams in the library and locker room through installation of steel channels to create a composite flitch beam as discussed previously in this report (reference Figure 2).
4. After completion of beam strengthening, WJE recommends replacing the existing wooden trusses and planks with a concrete joist and slab system that is adequately designed to support the required Second Floor loads and generally matches the profile of the existing concrete floor system in the adjacent two-story building. It should be noted that although placement of the new concrete floor system will occur after strengthening of the piers, columns, and beams, removal of the existing roof system at the beginning of the strengthening repairs will allow for large equipment to access the repair areas more easily and will likely result in a more economical solution than trying to execute these strengthening measures in a more surgical manner with smaller equipment. For example, the use of a crane to position steel flitch beams is only possible if the existing roof system has already been removed. This sequence has been assumed in the pricing estimates provided below in the Opinion of Probable Cost.

OPINION OF PROBABLE COST

An opinion of costs for the recommended conceptual repairs is provided in Table 1. Costs reported include a 20% contingency, which is appropriate for the conceptual repairs recommended and the level of visual examination conducted during our on-site assessment. All repairs recommended below should be designed by a structural engineer licensed in the State of Texas and performed by a contractor experienced in the recommended repairs.

This opinion of probable cost is based on limited visual field observations at the subject property at the time of the investigation and represents a rough order of magnitude cost for preliminary budgeting. Other conditions may exist or develop over time, which were not found during our site visits. Economic conditions may also change, and costs are subject to labor and material availability at the time of construction. We reserve the right to modify our opinion of probable cost should additional information become available. To obtain accurate costs for this work, it would be necessary to develop specific repair documents that can then be provided to qualified contractors for pricing.

Table 1. Opinion of Probable Cost

Recommended Repair/Action	Unit	Unit Cost	Quantity	Total Cost ($1,000)
Supplement piers with micro piles	EA		18	1,500
Strengthen columns by jacketing	EA		18	300
Strengthen beams by providing steel flitch	EA		18	900
Install new concrete floor system at second floor	SF		6,032	900
			Total	**3,600**

CLOSING

WJE appreciates the opportunity to provide consulting services to SAISD. Our conclusions and recommendations are based on limited visual field observations at the subject property at the time of our site visits. Other conditions may exist or develop over time that were not observed. WJE reserves the right to modify our conclusions and recommendations should additional information become available. Our recommendations and/or opinions do not represent a design or specification for repairs. Additional investigation will be required as part of a comprehensive repair design. This report, and other related correspondence, was prepared on behalf of, and for the exclusive use of SAISD.

FIGURES

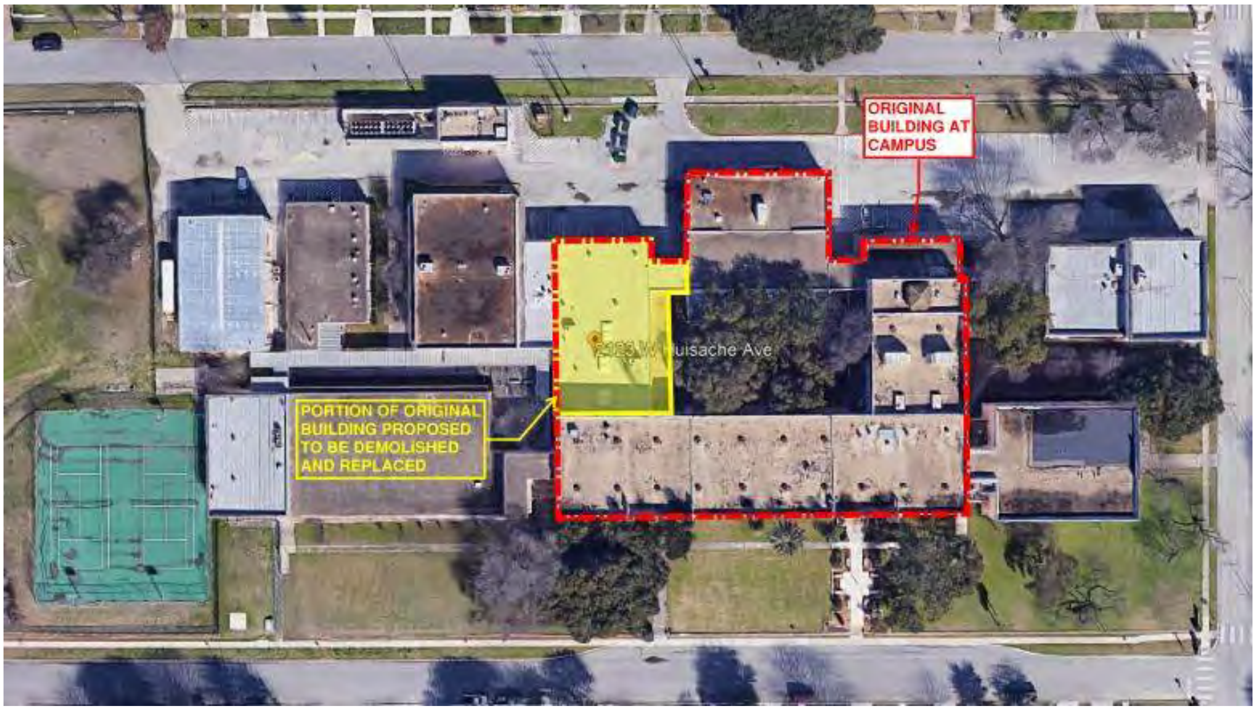


Figure 1. Aerial image of YWLA campus (north is up). The red outline depicts the original building on the school campus. The area highlighted in yellow is the single-story portion of the original building to be replaced as part of the proposed SAISD renovation.

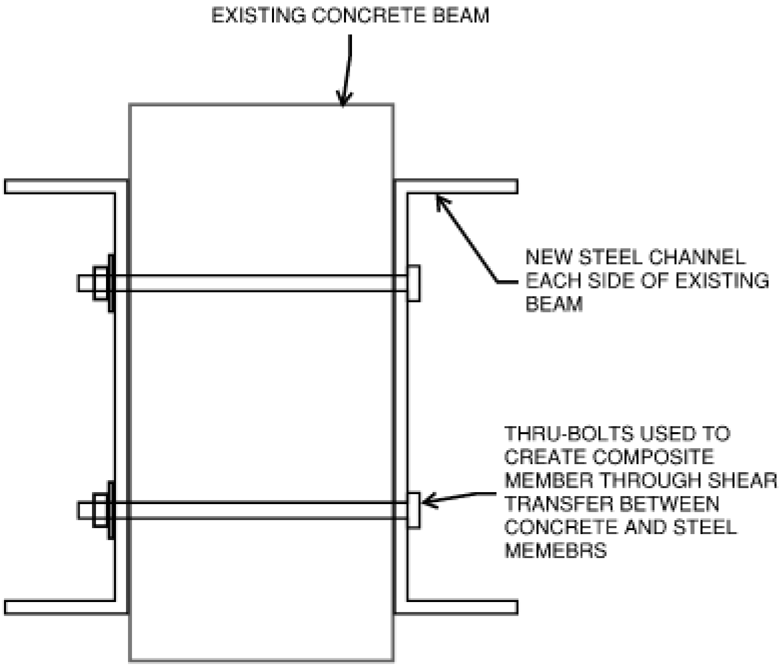


Figure 2. Conceptual diagram of steel flitch beam with a channel on each side of the existing concrete beam

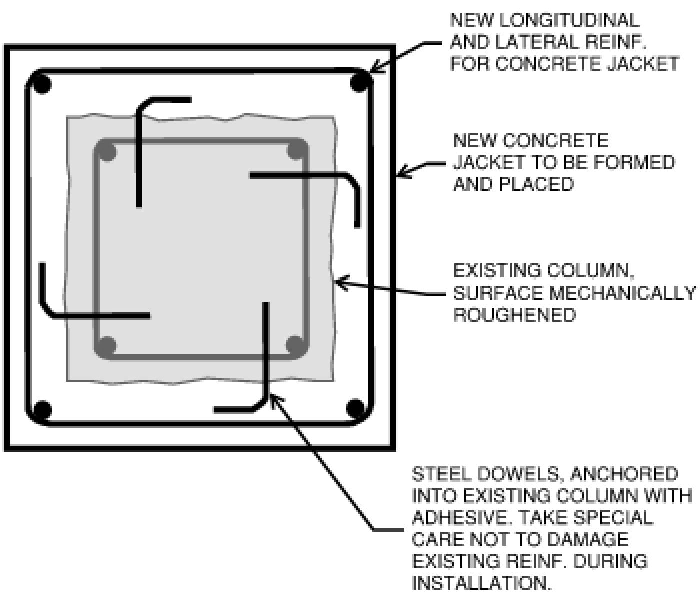
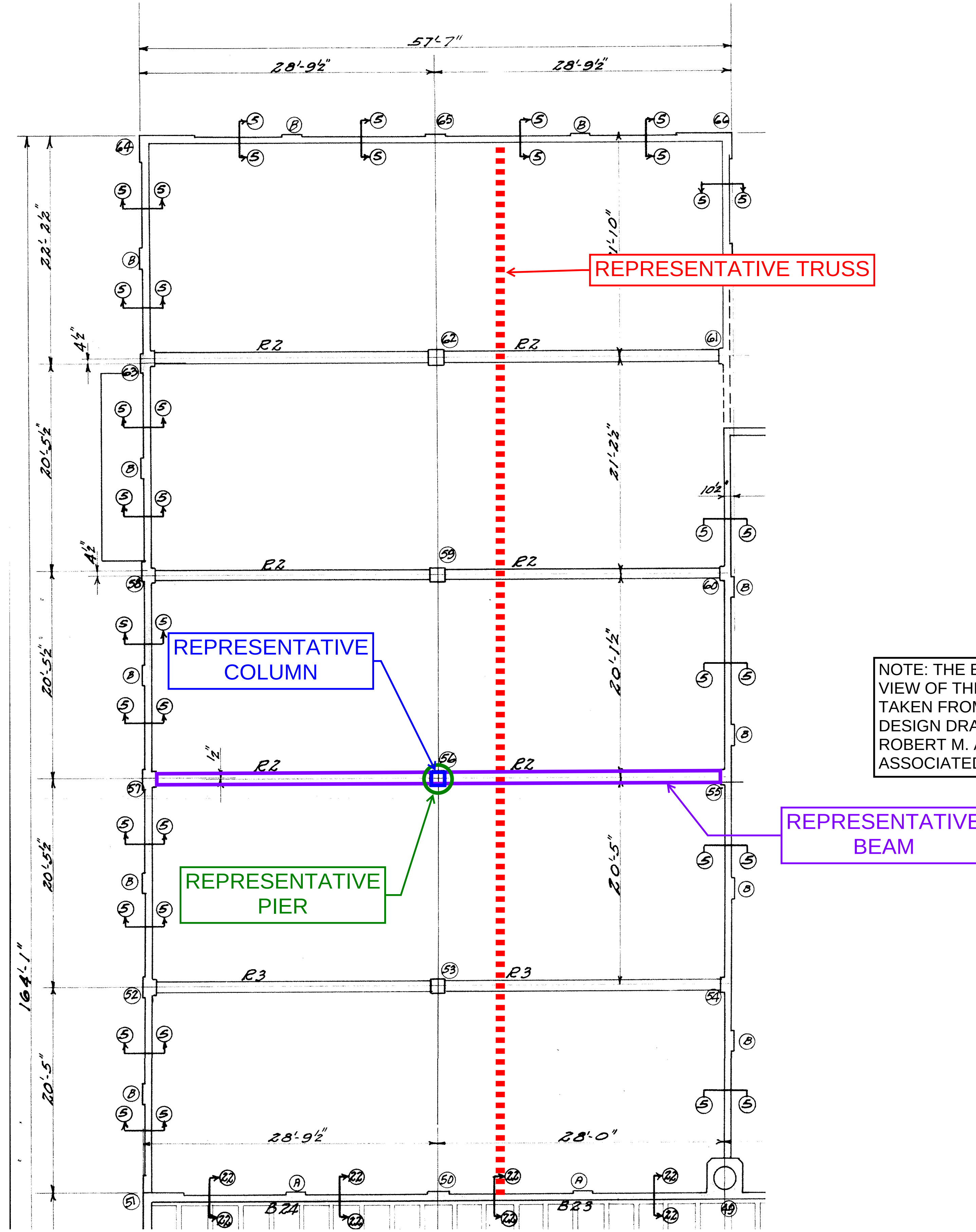


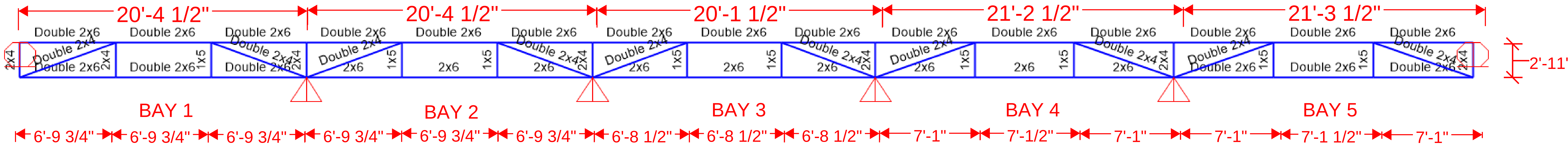
Figure 3. Conceptual diagram of concrete column jacketing

APPENDIX A - REPRESENTATIVE MEMBER LOCATIONS

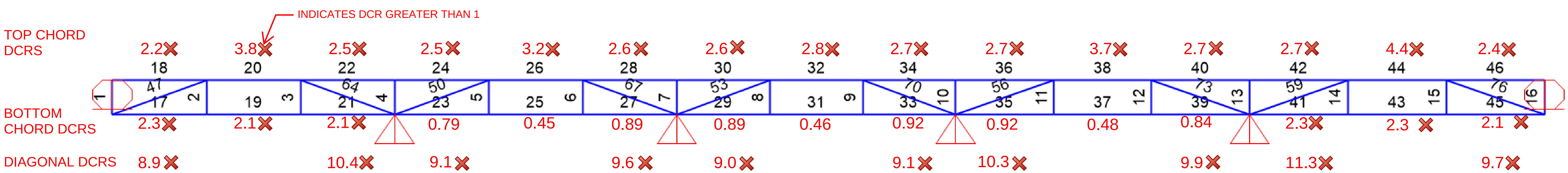


NOTE: THE BACKGROUND FOR THIS PLAN VIEW OF THE YWLA WEST WING WAS TAKEN FROM SHEET E3 OF THE ORIGNAL DESIGN DRAWINGS BY ATLEE B. AYERS & ROBERT M. AYERS AND ADAMS & ADAMS ASSOCIATED ARCHITECTS

APPENDIX B - ROOF TRUSS MODEL

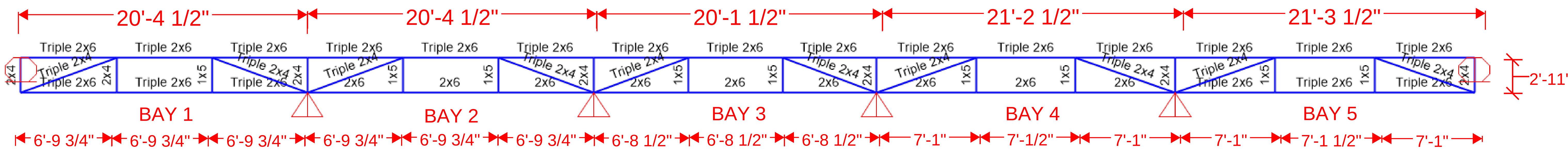


1 TRUSS ELEVATION IN SAP2000 WITH MEMBER NOMINAL SIZES SHOWN
NOT TO SCALE



NOTE: ALL VERTICAL MEMBER DCRS ARE BELOW 1.0 AND ARE NOT SHOWN

2 TRUSS ELEVATION IN SAP2000 WITH MEMBER NUMBERS AND DCRS SHOWN
NOT TO SCALE

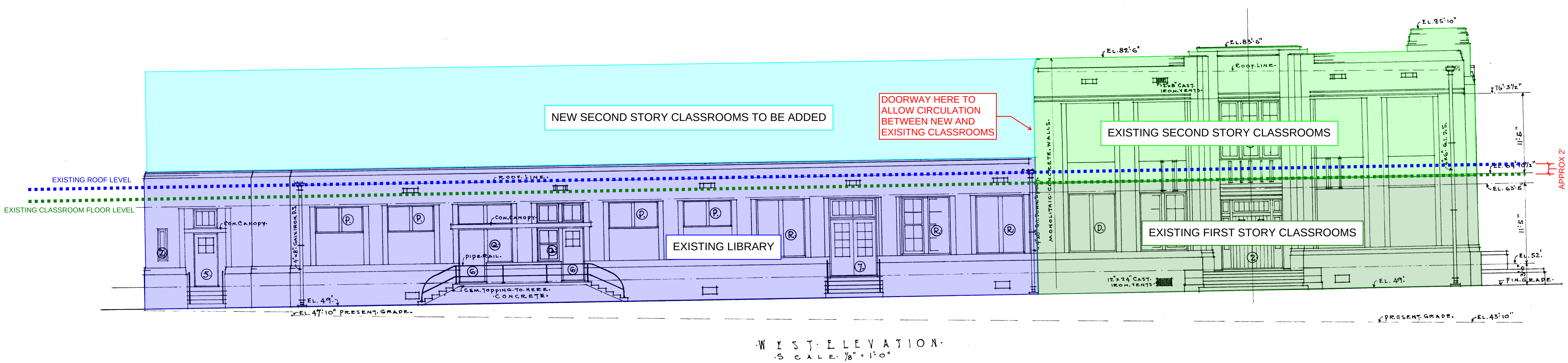


1 TRUSS ELEVATION IN SAP2000 WITH MEMBER NOMINAL SIZES SHOWN
NOT TO SCALE

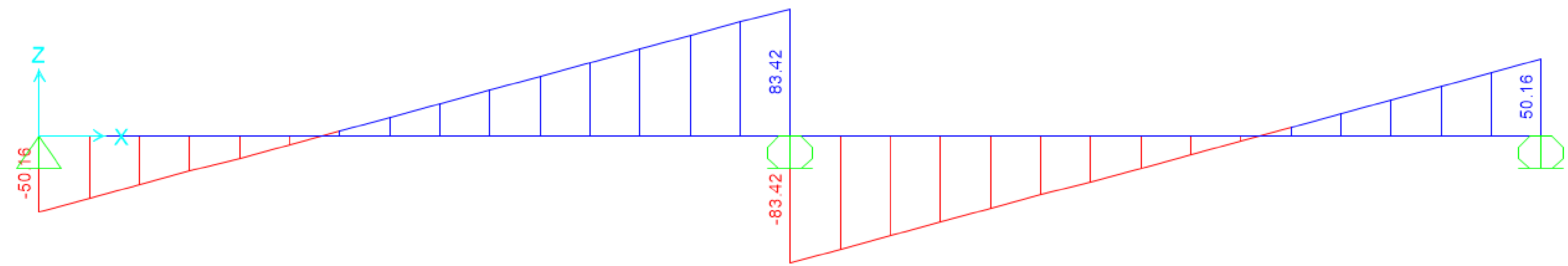
NOTE: ALL VERTICAL DCRS ARE BELOW 0.91 AND ARE NOT SHOWN

2 TRUSS ELEVATION IN SAP2000 WITH MEMBER NUMBERS AND DCRS SHOWN
NOT TO SCALE

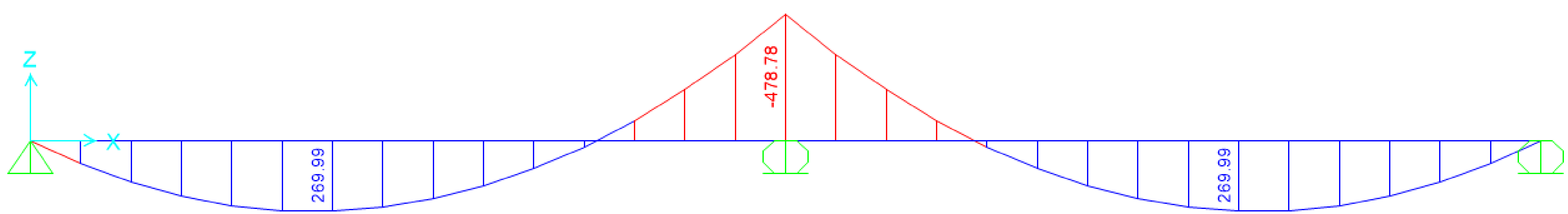
APPENDIX C - NEW-TO-EXISTING ARCHITECTURAL COMPATIBILITY


NEW SECOND STORY CLASSROOMS TO BE ADDED
DOORWAY HERE TO ALLOW CIRCULATION BETWEEN NEW AND EXISITNG CLASSROOMS
EXISTING SECOND STORY CLASSROOMS
EXISTING ROOF LEVEL
EXISTING CLASSROOM FLOOR LEVEL
EXISTING LIBRARY
EXISTING FIRST STORY CLASSROOMS
APPROX 2'
WEST ELEVATION
SCALE 1/8" = 1'-0"

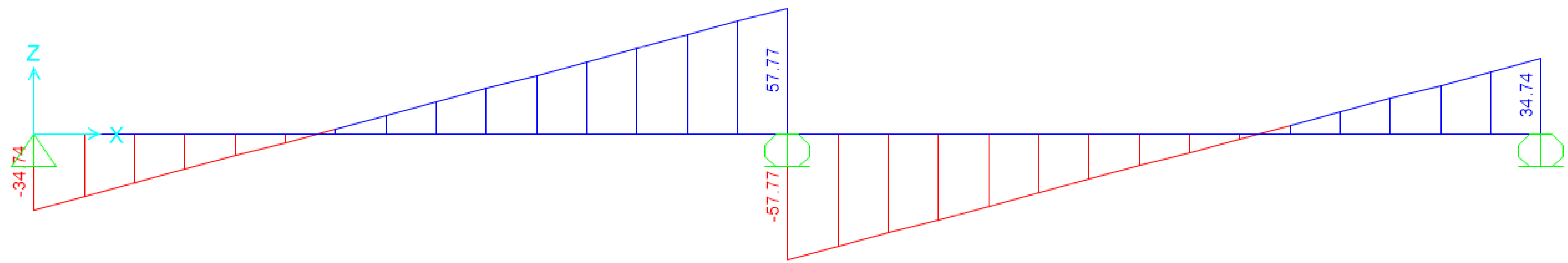
APPENDIX D- CONCRETE BEAM ANALYSIS



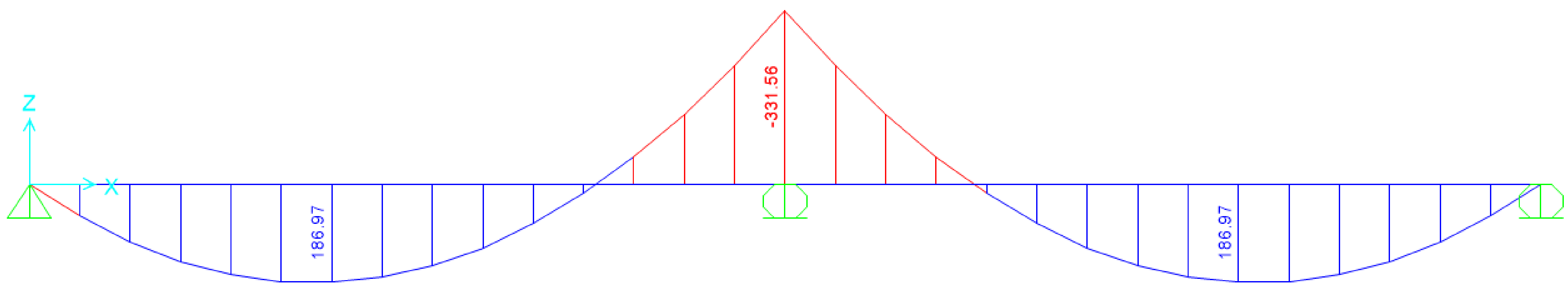
1 CONCRETE BEAM SHEAR DIAGRAM FOR 1.2 DL + 1.6 LL (FROM SAP2000)
NOT TO SCALE



2 CONCRETE BEAM MOMENT DIAGRAM FOR 1.2 DL + 1.6 LL (FROM SAP2000)
NOT TO SCALE

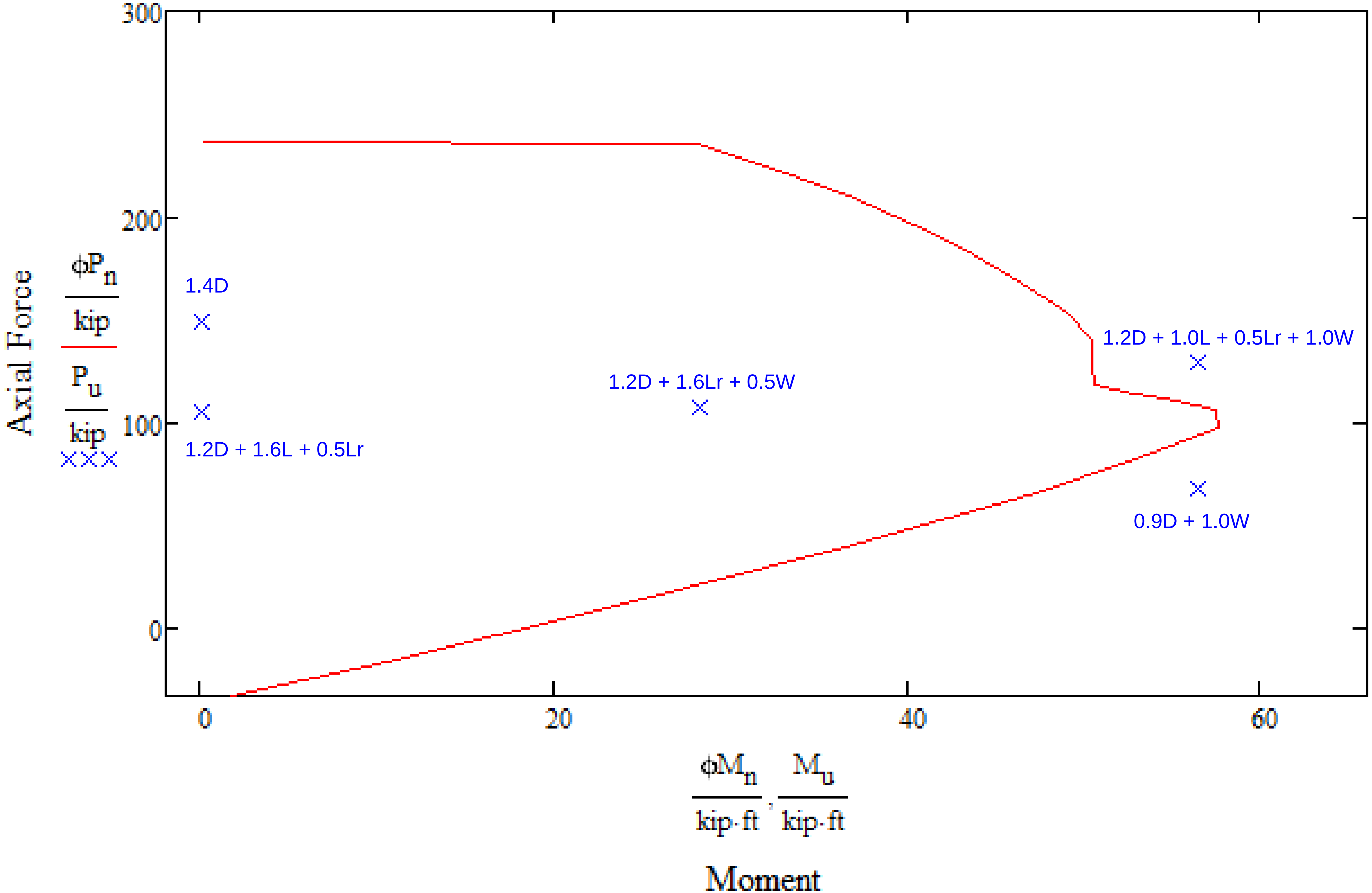


1 CONCRETE BEAM SHEAR DIAGRAM FOR 1.1 DL + 0.75 LL (FROM SAP2000)
NOT TO SCALE



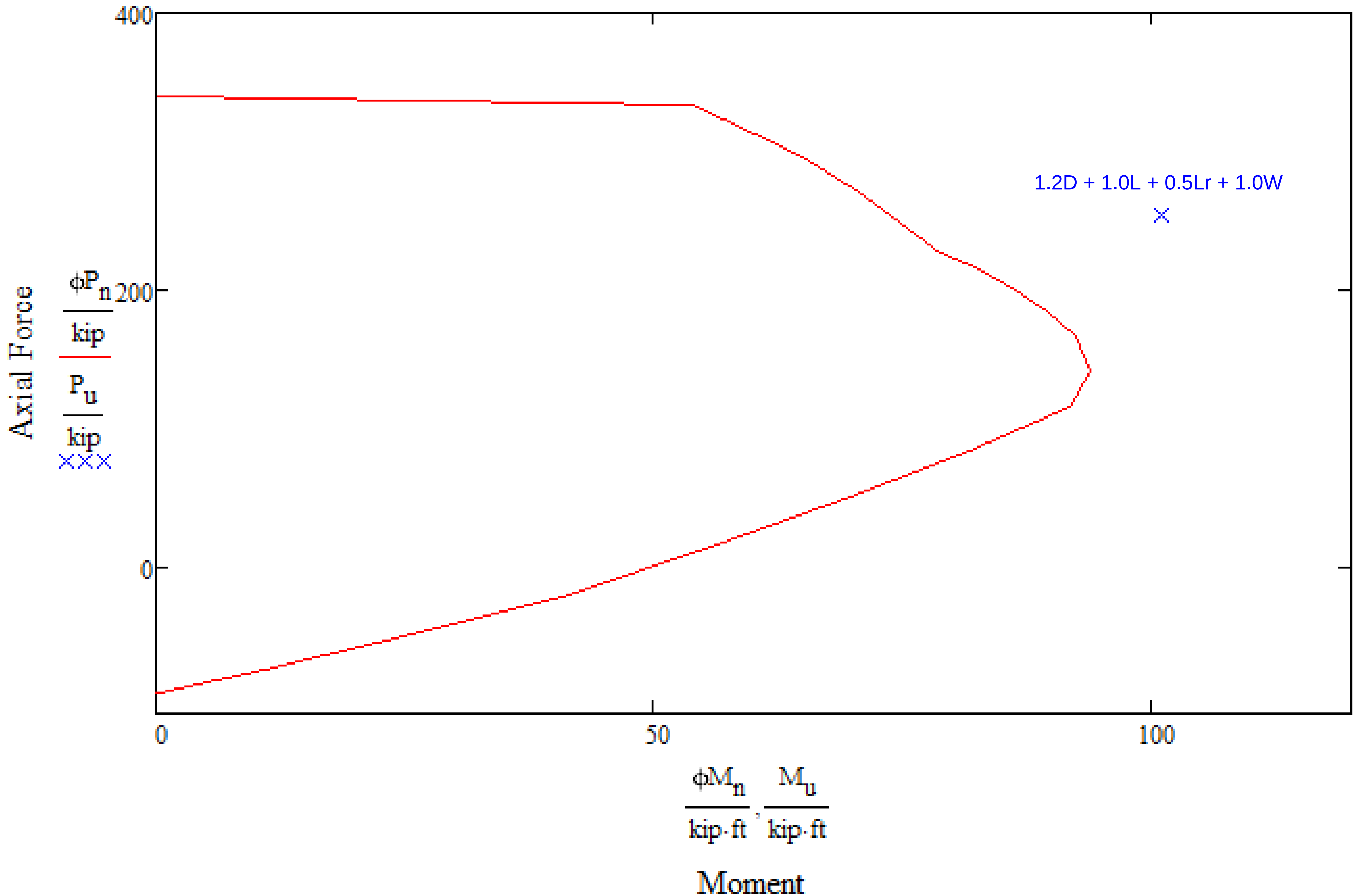
2 CONCRETE BEAM MOMENT DIAGRAM FOR 1.1 DL + 0.75 LL (FROM SAP2000)
NOT TO SCALE

APPENDIX E - CONCRETE COLUMN ANALYSIS



1 CONCRETE COLUMN AXIAL LOAD-MOMENT INTERACTION DIAGRAM (FROM SAP2000)
NOT TO SCALE

APPENDIX F - CONCRETE PIER ANALYSIS



1 CONCRETE PIER AXIAL LOAD-MOMENT INTERACTION DIAGRAM (FROM SAP2000)

NOT TO SCALE

WJE

Young Women's Leadership Academy

Limited Window Condition Assessment

2123 West Huisache Avenue
San Antonio Texas

DRAFT REPORT

May 5, 2022
WJE No. 2022.2104.0

PREPARED FOR:
Ms. Yvonne Little
Senior Project Manager Construction and Development Services
San Antonio Independent School District
1270 West Summit
San Antonio Texas, 78201
PREPARED BY:
Wiss, Janney, Elstner Associates, Inc.
1344 South Flores Street, Suite 201, San Antonio, Texas 78204
210.826.4200 tel
Texas Registered Engineering Firm F-0093

Young Women's Leadership Academy

Limited Window Condition Assessment

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Double-click or select Graphics button to insert pic

Lauran Drown, AIA
Associate III

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CONTENTS

INTRODUCTION

Per your request, Wiss, Janney, Elstner Associates, Inc. (WJE), is pleased to provide this limited survey of the historic windows throughout the original buildings on the Young Women's Leadership Academy (YWLA) campus located at 2123 West Huisache Avenue, San Antonio, Texas. This report summarizes the results and findings of our analysis and observations.

BACKGROUND

The Horace Mann Junior High School opened 1937. In the mid-1970s the school was renamed the Horace Mann Middle School. In 2008, this school became the YWLA, San Antonio's first all-girls public school. Based on drawings provided to WJE, the original school building (Figure 1) is a conventionally reinforced concrete frame founded on approximately 22-foot-deep drilled piers. The roof framing consists of continuous wood trusses supported over interior concrete beams and the roof deck is comprised of wooden planks. The exterior walls appear to be concrete clad with stucco and contain single pane wooden windows.

Based on conversations with Ms. Adaikpoh and Mr. Stephan Urias, PE of Datum Engineers (Structural Engineer of Record for planned renovations) during our March 28, 2022 site visit, we understand that SAISD is currently planning a renovation to the YWLA campus to increase classroom space to meet the program requirements for the school. This renovation includes the replacement of various buildings on the campus that were not part of the original building, as well as the replacement of the single-story library, weight room, and adjacent breezeway (Figure 1Figure 1). We understand that due to the historical significance of the structure, San Antonio Historic Design Review Committee (HDRC) has requested that SAISD complete a limited structural assessment and analysis of the existing single-story structure slated to be replaced as part of the upcoming SAISD project to determine the feasibility of reusing the existing structure and adding a second story. Additionally, HDRC has requested that SAID conduct an assessment of the existing windows throughout the original building to determine the feasibility of preserving the original windows.

On April 7 and April 12, WJE employees Mr. Marc Manzke and Ms. Lauran Drown, AIA visited the site to conduct a limited visual assessment of the condition of the existing windows. On April 12, Ms. Norma Honesto, a porter who has worked at the YWLA campus for seven years, escorted the WJE team to observed selected windows at the building interior.

DOCUMENT REVIEW

Among other documents, WJE was provided with the drawings for the original existing buildings by Atlee B. Ayres & Robert M. Ayres and Adams & Adams Associated Architects (Ayers and Adams). The drawings do not include a date in the title block, but the boring log on Sheet E1 dates the boring to early part of January 1932. WJE reviewed the following sheets as part of this assessment:

- General Architectural sheets G1 through G8 by Ayers and Adams including building plans, elevations, window schedule, and window details.

OBSERVATIONS

As shown in the excerpt from Sheet G8 of the Ayers and Adams drawings (Figure 2), the design of the original building included forty-one unique window types, including thirty-seven custom-built wood windows and four steel window systems representing a mix of commercial and custom-built (types C1, AA, KK, DDD).

Wood Windows

The predominate window design features a double-hung wood sash with single pane divide lites in a wood frame, typically grouped in twos or threes with a wood-clad mullion between the units to contain the counterweights (Figure 3, Figure 4). Repairs and replacements of sash and frame components appear to have occurred over the life of the structure with a majority of the existing windows on the building now comprising non-original wood sashes in original wood frames (Figure 4). A majority of these non-original sashes appear to be of a similar vintage, likely replaced within the last twenty to thirty years. While fabricated to closely match the original sashes, the replica sashes can be spotted upon closer inspection. Figure 5, Figure 6, and Figure 7 show a comparison of upper sash detailing between an original window and two different replacement versions.

Most of the upper and lower sashes of the double-hung windows have been intentionally screwed and painted shut (Figure 7). Ms. Honesto reported that at least one lower sash per classroom has been allowed to remain operable to provide emergency egress.

A summary of observed conditions is listed below:

- Exterior paint was generally intact at sash and frame components of wood windows (Figure 3 and Figure 4).
- Glazing at original sashes was generally held in place with glazing putty while glazing at replacement sashes was generally held in place with sealant (Figure 5, Figure 6, and Figure 7).
- Numerous original window openings, such as at the upper level of the auditorium, and at mechanical equipment locations, have been blocked off or covered with blank panels (Figure 8, Figure 10).
- Reported leakage at windows in both east stair and west stair. Attempted sealant repairs at interior side of east stair window, and moisture damage at stool, apron, and adjacent wall (Figure 10). Frame damage at exterior of west stair window (Figure 11).
- Moisture damage and section loss to frame at bottom corners of jamb and sill at some locations (Figure 12, Figure 16). Note that only interior jambs of select operable windows were observed.
- Moisture damage at lower sashes of windows located directly over library roof with low base flashing height (Figure 13Figure 14).
- Inappropriate sill flashing interventions loose laid through window openings (Figure 13, Figure 14, Figure 15, and Figure 16).
- One or mor operable windows was not properly shut (Figure 17).
- Multiple windows at the south elevation contained sizeable gaps between the sashes at the meeting rail (Figure 18).

- Multiple instances of deterioration and previous repairs at lower portions of exterior wood mullions, including inappropriate sealant repairs (Figure 8,19).
- Deterioration and inappropriate sealant repairs occurred at some sills (Figure 19).
- Many windows had replacement panes with mismatched glass (Figure 19). Acrylic sheet in lieu of glass was also observed in many locations (no photo).

DISCUSSION AND RECOMMENDATIONS

Approximately twenty percent of wood windows with original sashes remain at the original building, These are predominantly located under the loggia within the courtyard, with the largest concentration of original wood windows located at the library courtyard east elevation. The sheltered location has allowed these windows to be preserved in good condition. The majority of these windows contain original glazing putty which is largely intact. The recommended scope of work for these windows would be minimal, to include scraping and repainting, putty repairs where needed, and replacing perimeter sealants.

Approximately eighty percent of the existing wood windows at the original building comprise replica sashes in original wood frames. Although the majority of these replacement sashes themselves were in good condition, the sashes generally fit loosely in the existing frames leading to moisture and air infiltration issues, as evidenced of by deterioration due to rot at numerous jambs, and sizeable gaps at the meeting rail were commonly observed. Ill-fitting replacement sashes could be a contributing factor to the leakage issues reported at both the east and west stair windows. Current leakage issues were not reported at other windows, however the majority of upper and lower sashes are screwed in place and painted shut from the exterior, helping to keep water out. In addition to scraping and repainting and new perimeter sealants, the recommended scope of work for these windows would include the addition of weatherstripping to the operable sashes intended to remain operable, and the addition of wood blocks at the meeting rails where large gaps occur. Sashes with deteriorated components should be replaced with new wood sashes designed to match the original windows and/or any adjacent windows as closely as possible using stock profiles. New wood sashes should be built to appropriately fit the frame with no gaps.

The original wood frames at the building are generally in fair to good condition with signs of weathering, and isolated damages generally concentrated to the lower portion of frames. In multiple cases, deterioration to the wood frame and sash components has likely been exacerbated by the ill-fitting replacement sashes and by inappropriate repairs, including the addition of loose-laid sill pan flashings at sills, and the filling of soft, damaged wood with sealant and paint. In these cases, the intended repairs may actually allow moisture to accumulate at the interior side of the frame, or trap moisture beneath the repair material and against the wood. The scope of work for the frames would include an allowance for dutchman repairs of wood components, and complete replacement of some of the exterior mullion covers.

OPINION OF PROBABLE COST

An opinion of costs for the recommended conceptual repairs is provided below. Costs reported include a 20% contingency which is appropriate to the level of visual examination conducted and conceptual repairs recommended.

This opinion of probable cost is based on limited visual field observations at the subject property at the time of the investigation and represents a rough order of magnitude cost for preliminary budgeting. Other conditions may exist or develop over time, which were not found during our site visits. Economic conditions may also change, and costs are subject to labor and material availability at the time of construction. We reserve the right to modify our opinion of probable cost should additional information become available. To obtain accurate costs for this work, it would be necessary to develop specific repair documents that can then be provided to qualified contractors for pricing.

Scope of Work for Wood Windows Repair and Restoration

A - Original Wood Sash in Original Wood Frame: in situ general maintenance.

- Scrape and paint sash and frame.
- New Perimeter sealant.
- Wet sealing repairs, as needed. (Replace putty with putty. Do not replace if in sound condition.)
- For inoperable sashes intended to remain inoperable, provide new exterior sealant at sash to frame.

B1 - Non-original Wood Sash in Original Wood Frame: weatherstripping and maintenance.

- Scrape and paint sash and frame.
- New Perimeter sealant.
- Wet sealing repairs, as needed. (Replace putty with putty and sealant with sealant. Do not replace if in sound condition.)
- For inoperable sashes intended to remain inoperable, provide new exterior sealant at sash to frame.
- For all operable sashes, remove lower sash to add rabbeted weatherstripping on four sides:
  - bulb gasket at meeting rail and bottom rail.
  - Felt strip at outside corners of stiles.
- At all sashes with gaps to frame, remove lower sash and add a wood block to close gap at meeting rail.

B2 - Non-original Wood Sash in Original Wood Frame: Sash replacement.

- Removed damaged sashes.
- Rebuild/replicate upper and lower sashes using stock profiles to match original profiles/replacement profiles as closely as possible.
- Scrape and paint frames.
- For inoperable sashes intended to remain inoperable, provide new exterior sealant at sash to frame.
- For operable sashes, include rabbeted weather stripping.

C - Original Wood Frame: Repair Allowance.

- Provide an allowance for dutchman repairs of wood frame components including jamb, sill, parting bead, sash stop, and casing. Include replacement of a quantity of exterior mullion covers.

CLOSING

WJE appreciates the opportunity to provide consulting services to SAISD. Our conclusions and recommendations are based on limited visual field observations at the subject property at the time of our site visits. Other conditions may exist or develop over time that were not observed. WJE reserves the right to modify our conclusions and recommendations should additional information become available. Our recommendations and/or opinions do not represent a design or specification for repairs. Additional investigation will be required as part of a comprehensive repair design. This report, and other related correspondence, was prepared on behalf of, and for the exclusive use of SAISD.

FIGURES

Figure 1. Aerial image of YWLA campus (north is up). The red outline depicts the original building on the school campus. The area highlighted in yellow is the single-story portion of the original building to be replaced as part of the proposed SAISD renovation.

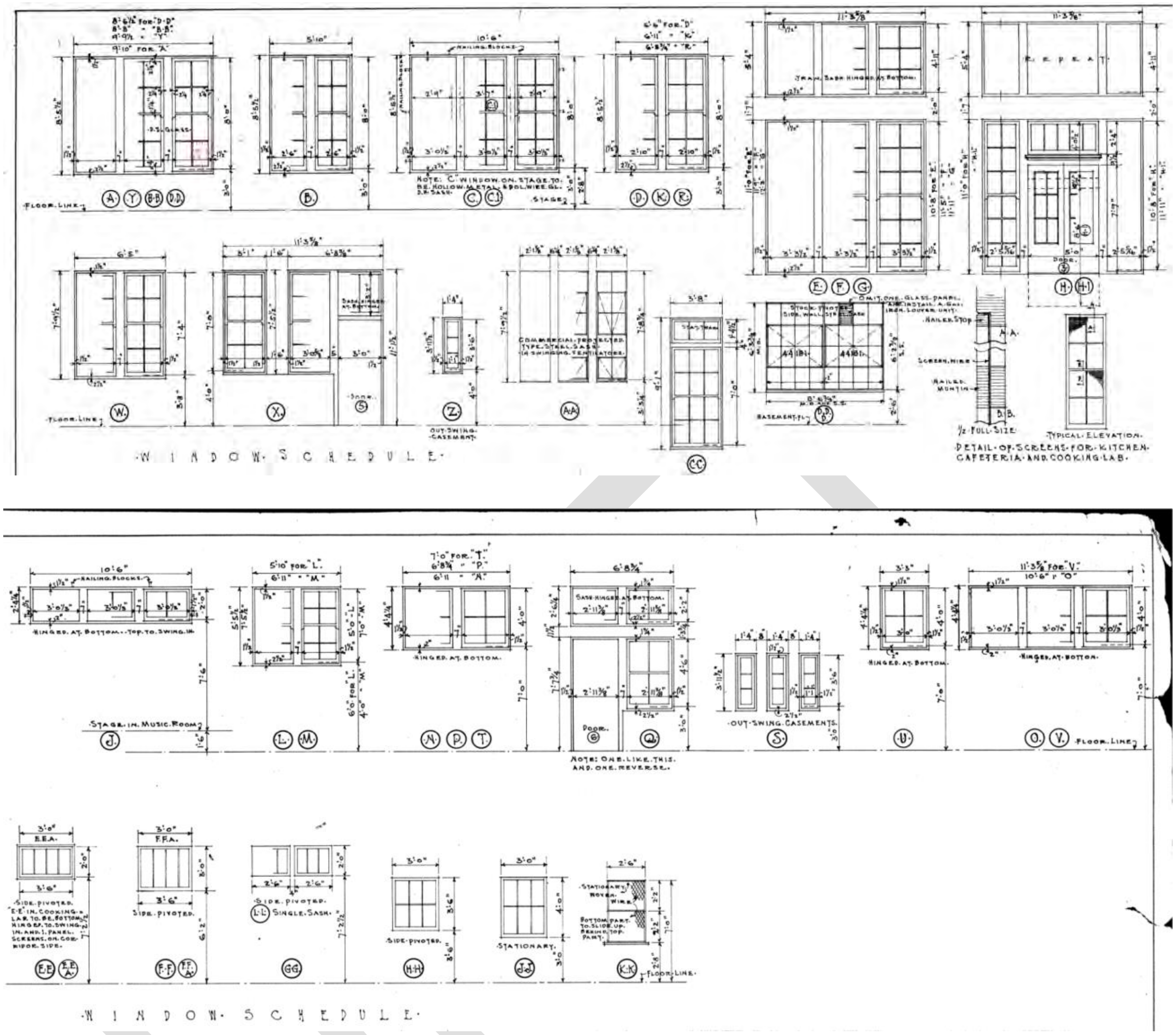


Figure 2. Excerpts from Sheet G8 of the Ayers and Adams drawings includes forty-one unique window types.

Figure 3. Original double hung sashes in an original frame, east elevation of library in courtyard.

Figure 4. Replacement double hung sashes in an original frame, east elevation of auditorium.

Figure 5. Upper sash tail block detail on an original window. Sash contains glazing putty. Sash is painted shut.

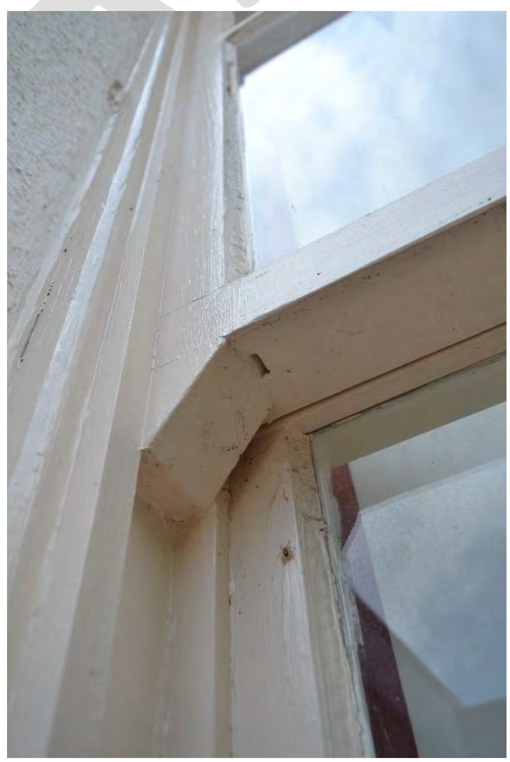


Figure 6. Upper sash tail block detail on a replacement window with sealant at glazing. Sash is painted shut.

Figure 7. Upper sash tail block detail on a replacement window with sealant at glazing. Sash is screwed in place.

Figure 8. Removed sashes and inappropriate repairs at stiles.

Figure 9. West elevation auditorium windows have been blocked off.

Figure 10. Moisture damage at the apron, sill and adjacent wall in the east stair.

Figure 11. Damage to frame at west stair window.

Figure 12. Rotted frame at window jamb and sill.

Figure 13. Moisture damage at sash near plane of roof. Note roof flashing turned into frame at sill.

Figure 14. Roof flashing tied into windowsill.


Figure 15. Moisture damage at stile and loose-laid sill pan flashing.

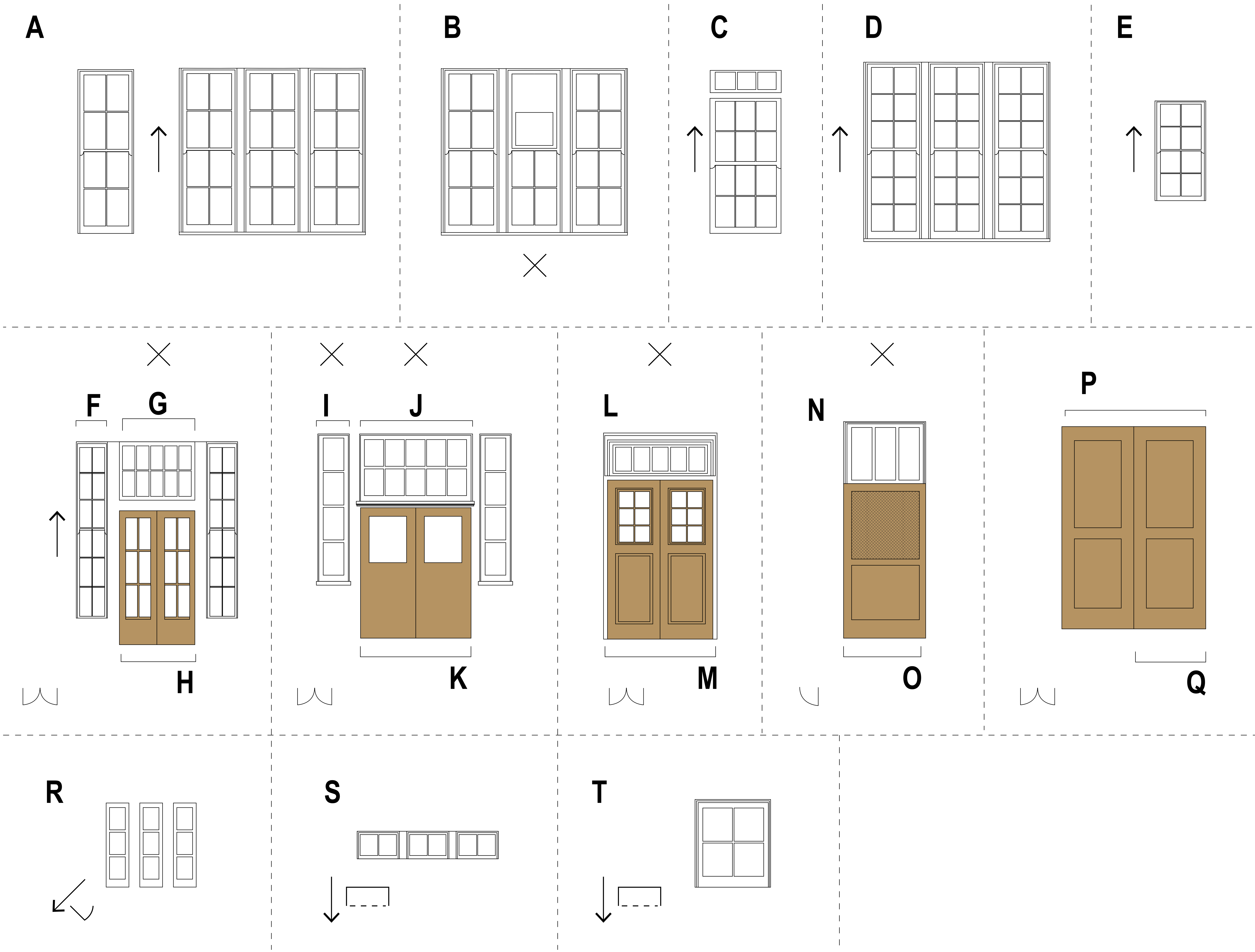

Figure 16. Rotted frame and inappropriate sealant repair at window jamb and sill. Moisture damage likely exacerbated by loose-laid sill pan flashing.


Figure 17. Window not fully closed.


Figure 18. Large gap at meeting rail.


Figure 19. Deterioration at mullion and sill.


Figure 20. Mismatched replacement glazing.



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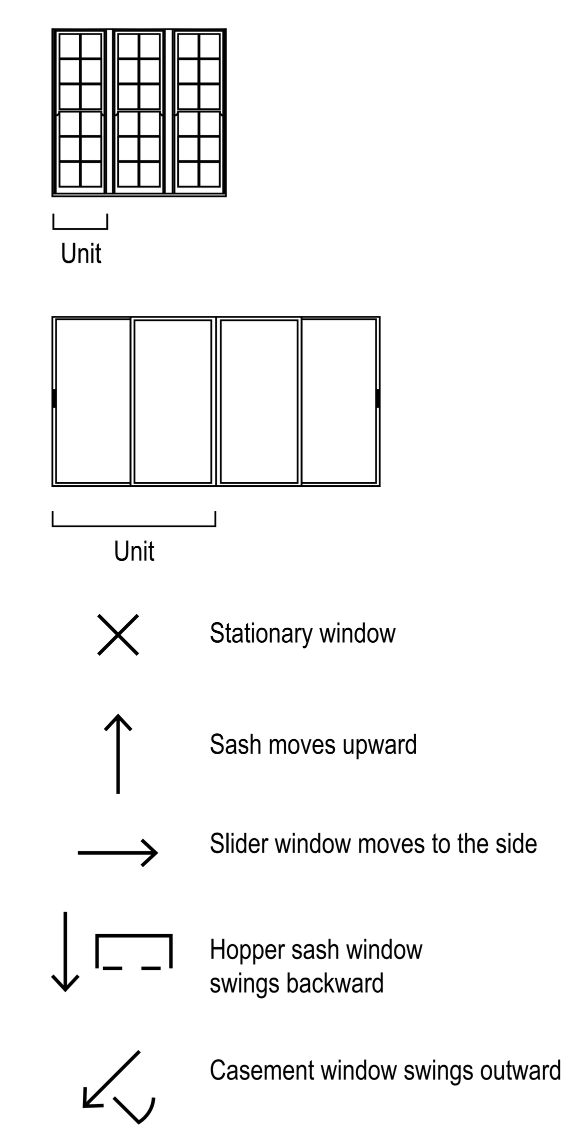
Drawn by:
Mitchell Ford

Date:
01/23/2022

Schedule of Windows & Doors

Project:
San Antonio Independent School District
Young Women's Leadership Academy
2123 W Huisache Avenue
San Antonio, TX 78201



No scale

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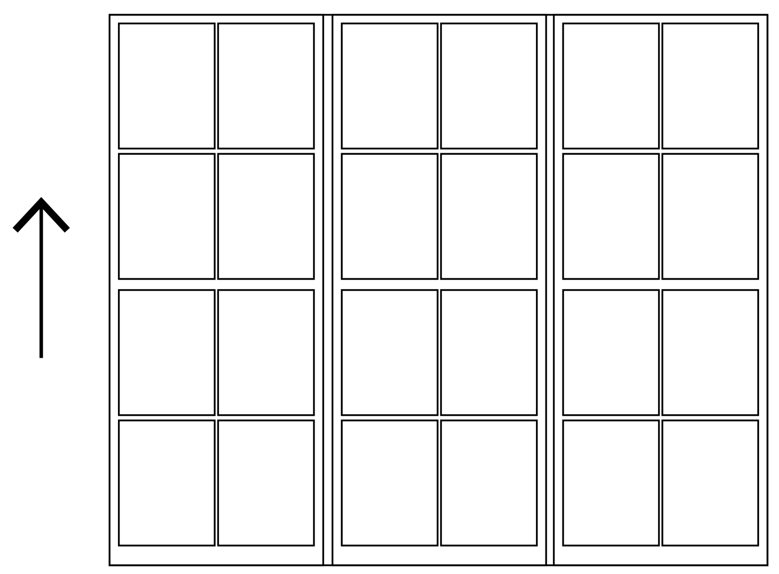

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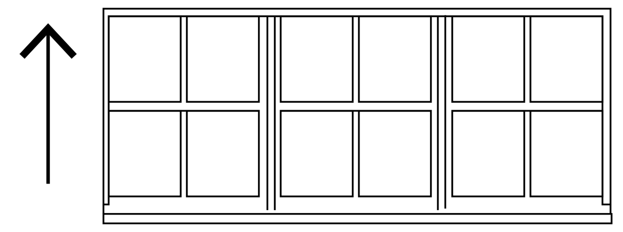

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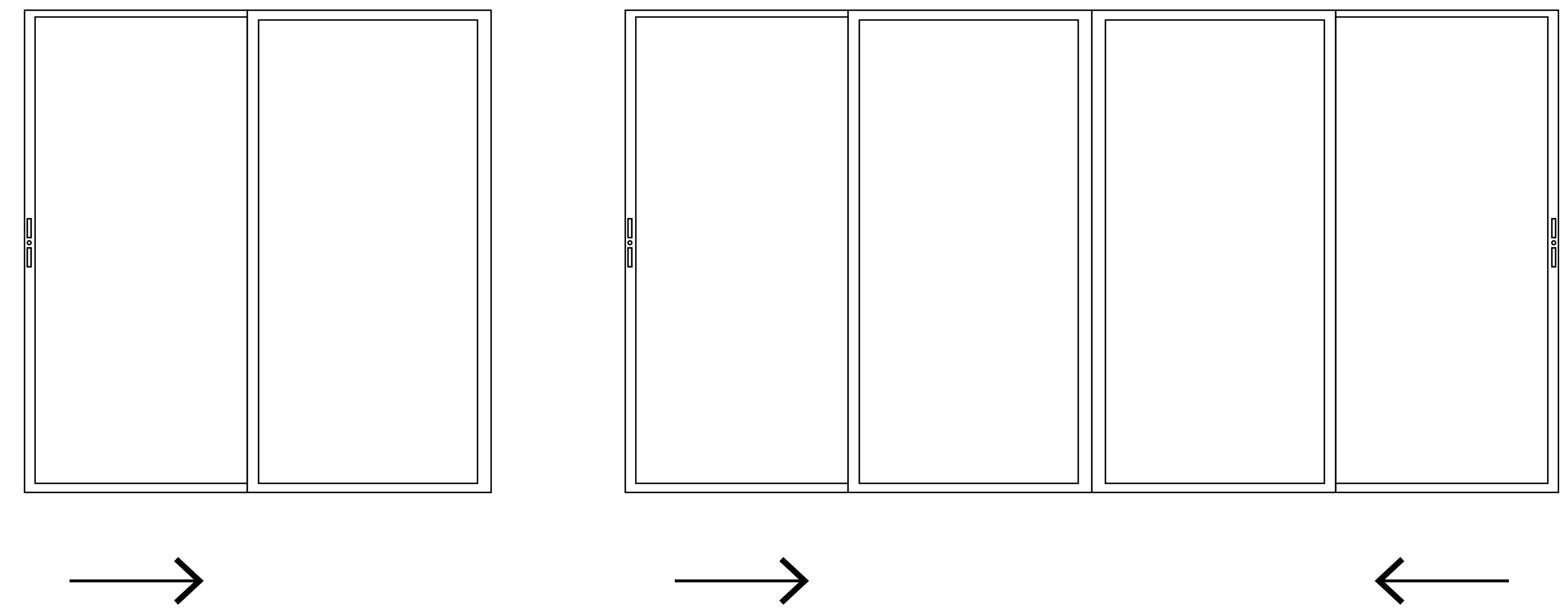

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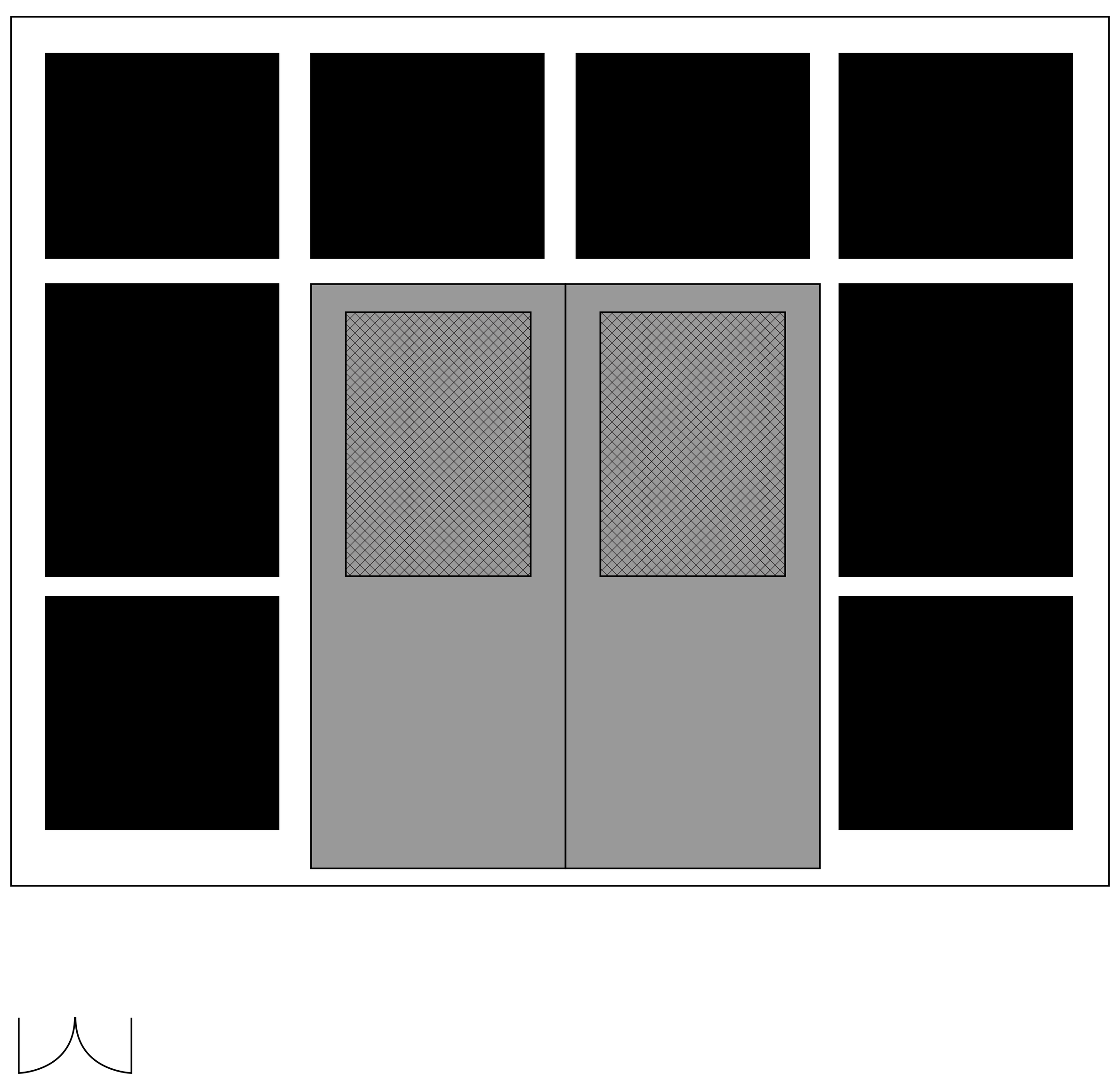

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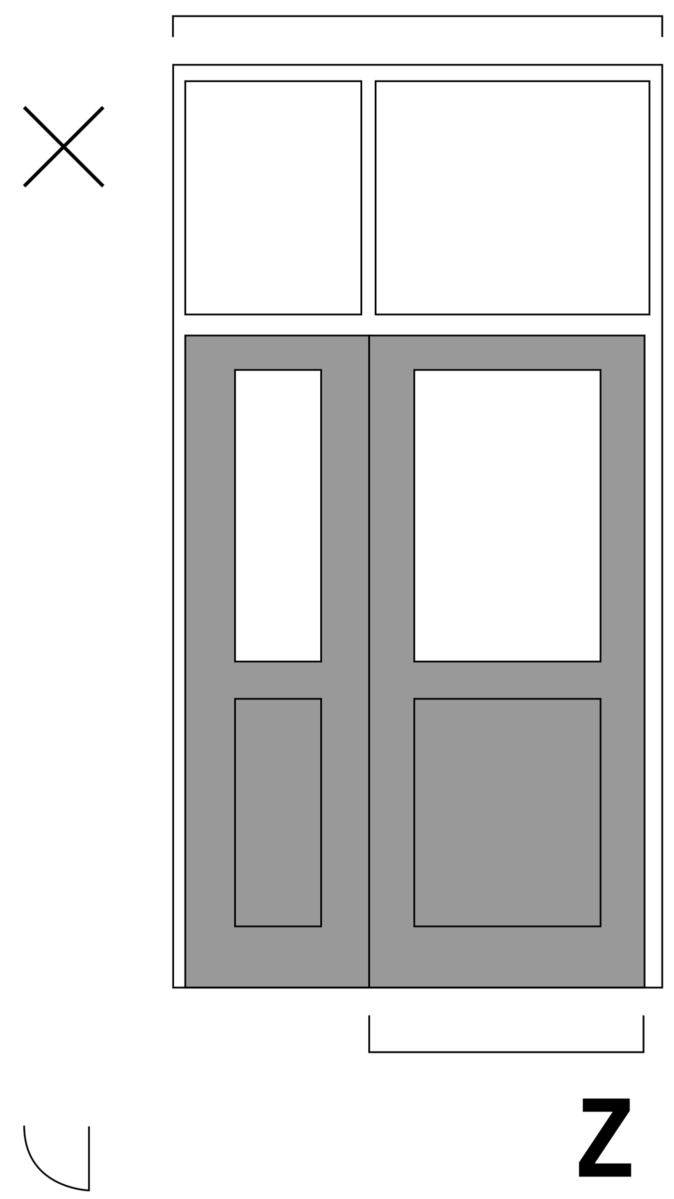

Z

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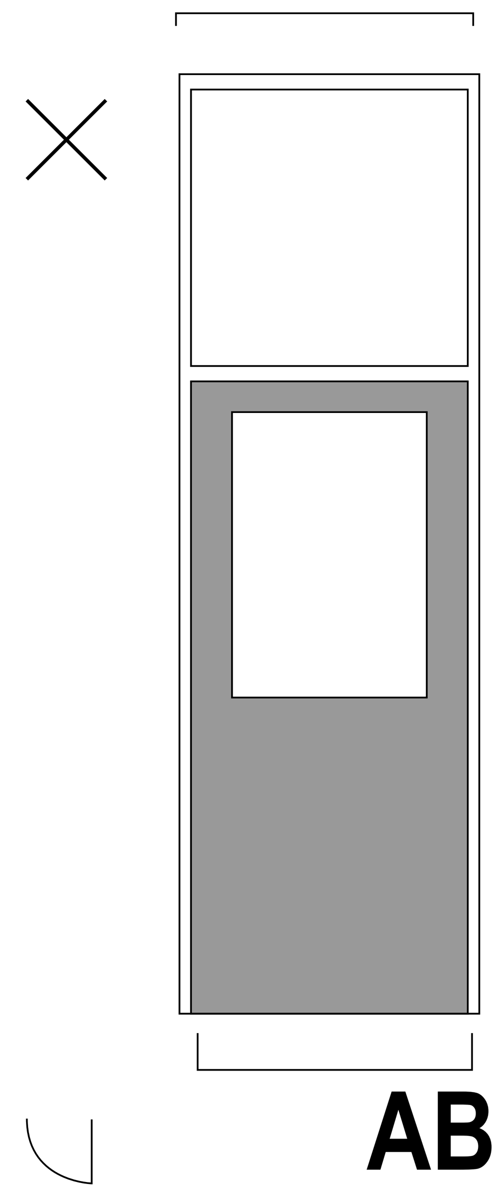
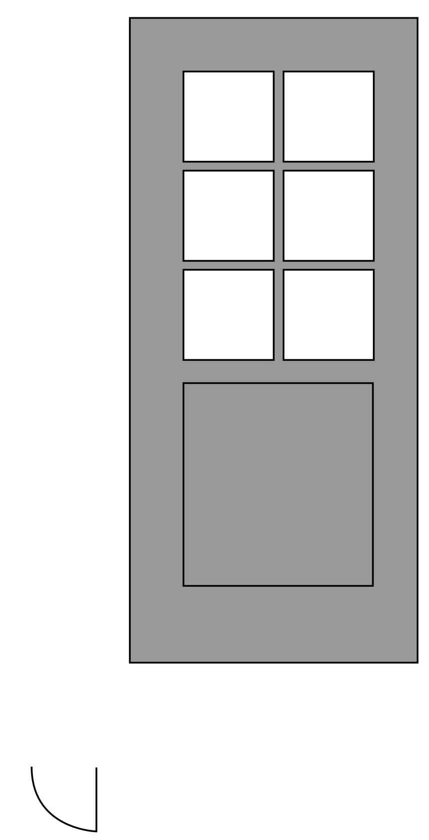


AB

AC



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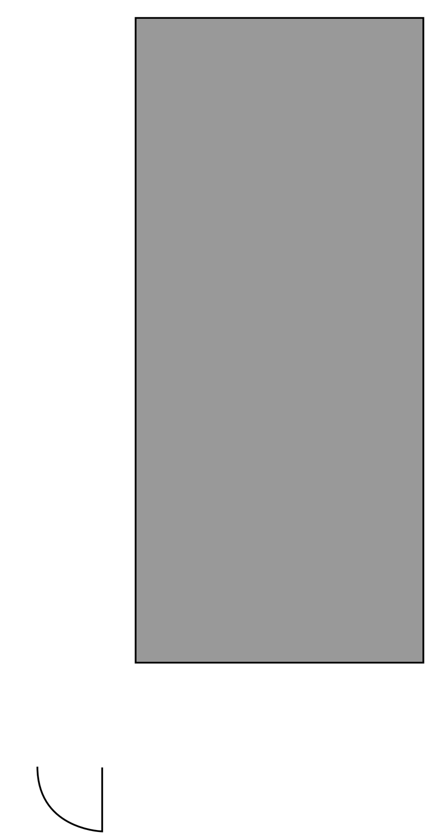
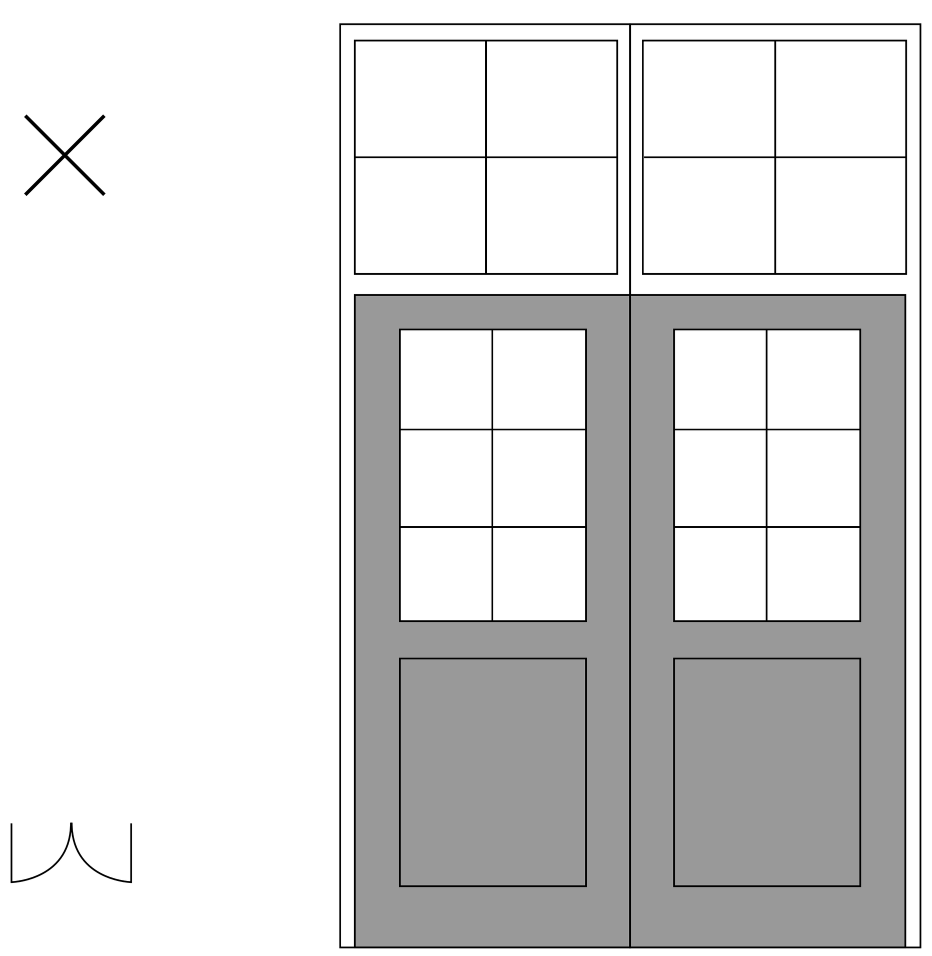
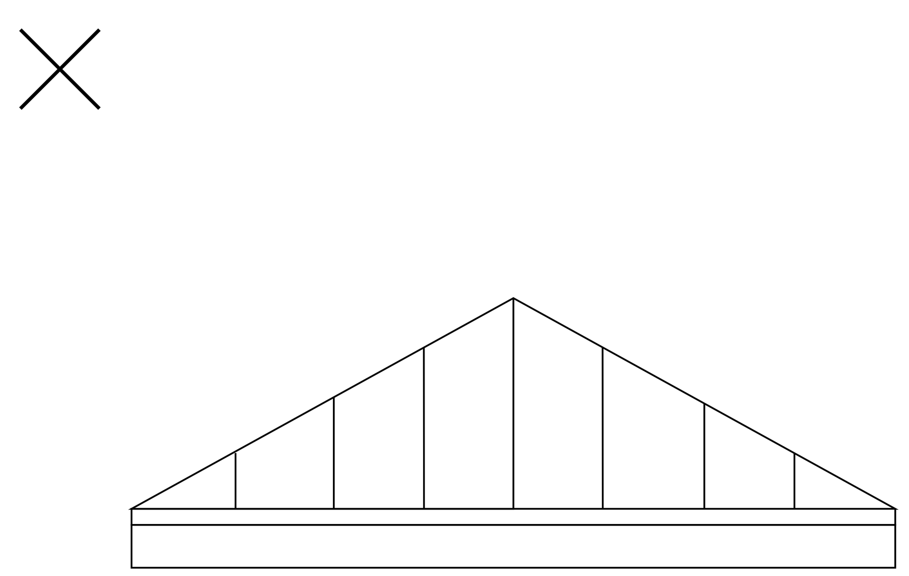




AE

AC



AF

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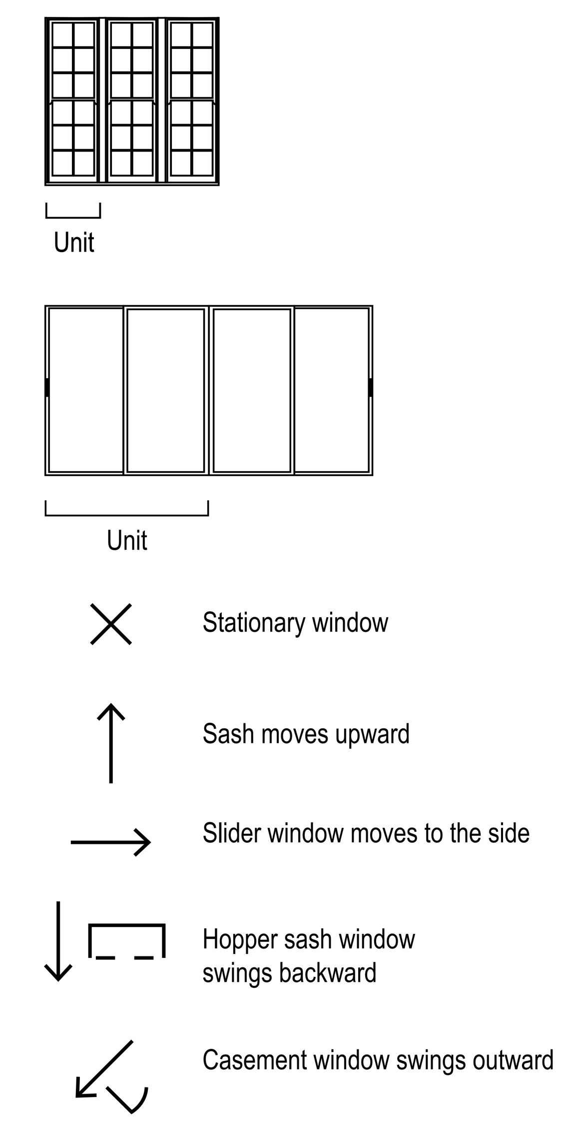

No scale

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8401 Shoal Creek Blvd #100
Austin, TX 78757

Annotated by: Mitchell Ford
Date: 05/27/2022

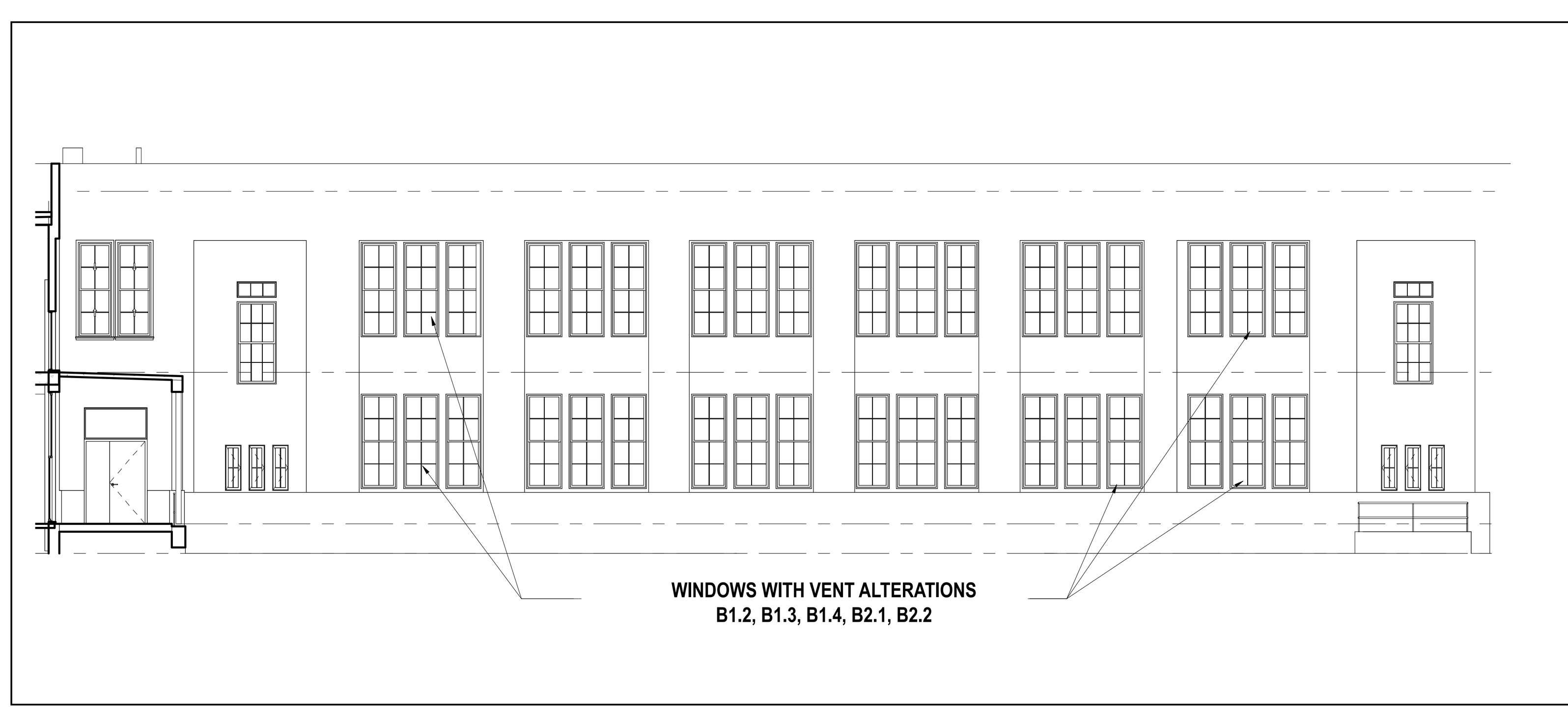
FIRST STORY

- TO REMAIN; REPAIR DAMAGED SASHES ON EXISTING WOOD WINDOWS SCRAPE AND REPAINT WOOD WINDOWS. PROVIDE NEW SEALANT TO ALL.
- PROPOSED REPLACEMENT WITH SALVAGED WOOD WINDOW
- TO BE REMOVED AND SALVAGED; NEW CONSTRUCTION
- PROPOSED REPLACEMENT; NEW DOOR
- P1 PLANAR AREA; SITE OF NEW CONSTRUCTION
- TO BE DEMOLISHED

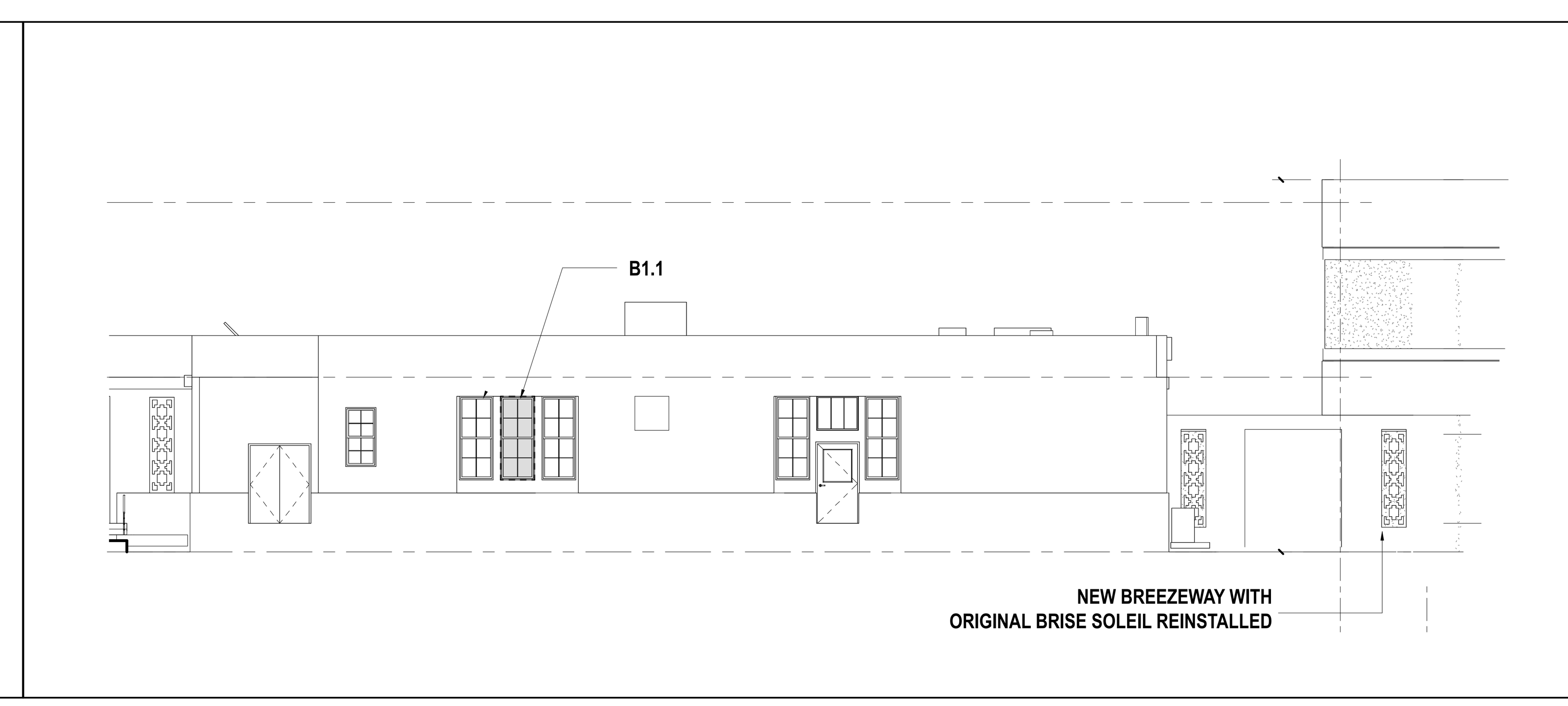
Original drawing by Kirksey Architecture

No scale

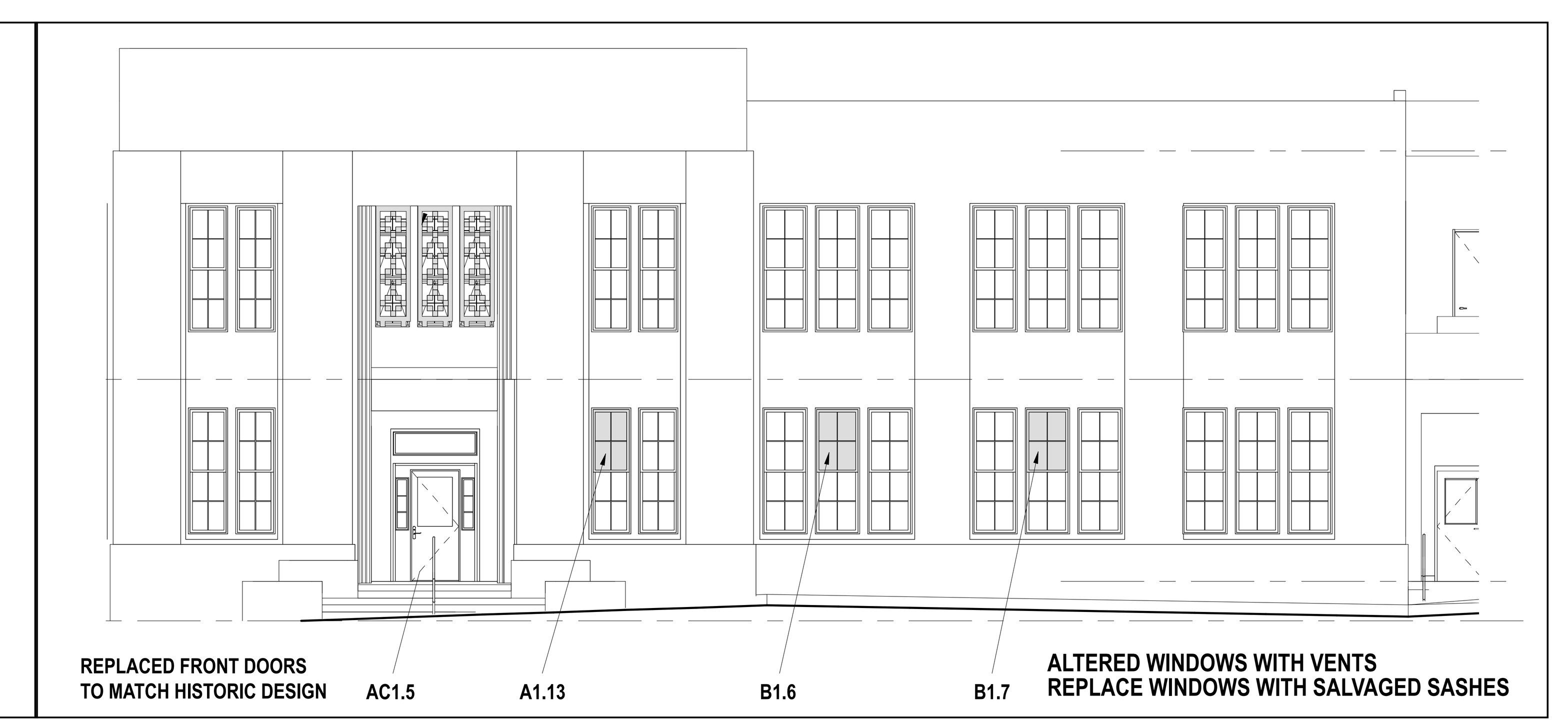
DETAIL A. NORTH ELEVATION COURTYARD VIEW
ALTERED WINDOWS WITH VENTS; REPLACE WINDOWS WITH SALVAGED SASHES



DETAIL B. NORTH ELEVATION REAR
ALTERED WINDOWS WITH VENTS; REPLACE WINDOWS WITH SALVAGED SASHES



DETAIL C. SOUTH FACADE
ALTERED WINDOWS WITH VENTS; REPLACE WINDOWS WITH SALVAGED SASHES



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Date:
05/27/2022

SECOND STORY

TO REMAIN; REPAIR DAMAGED SASHES ON EXISTING WOOD WINDOWS SCRAPE AND REPAINT WOOD WINDOWS. PROVIDE NEW SEALANT TO ALL.

PROPOSED REPLACEMENT WITH SALVAGED WOOD WINDOW

TO BE REMOVED AND SALVAGED; NEW CONSTRUCTION

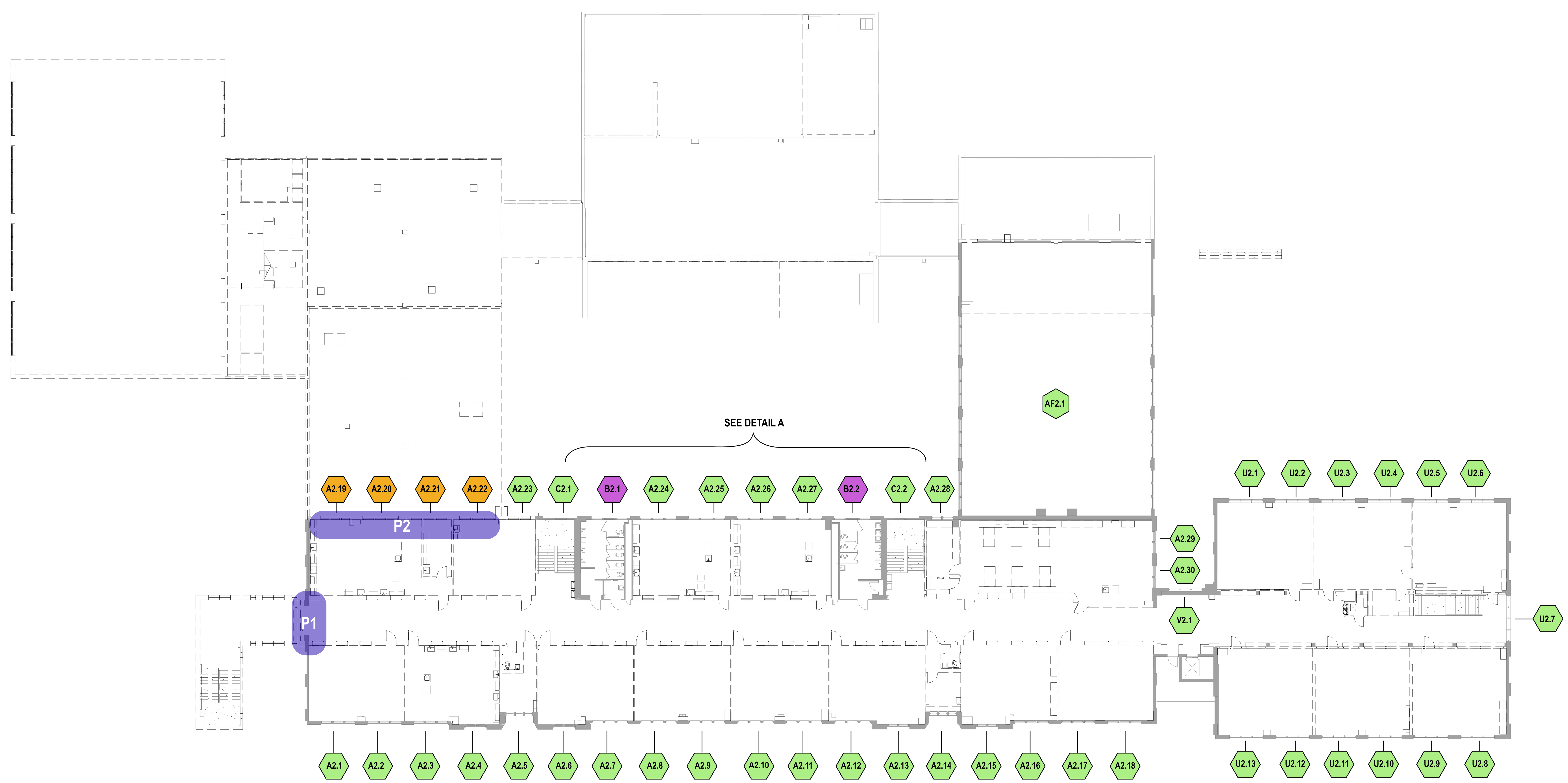
PROPOSED REPLACEMENT; NEW DOOR

P1 PLANAR AREA; SITE OF NEW CONSTRUCTION

TO BE DEMOLISHED

Original drawing by
Kirksey Architecture

No scale



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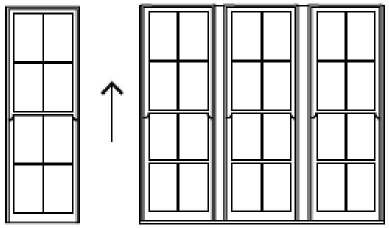
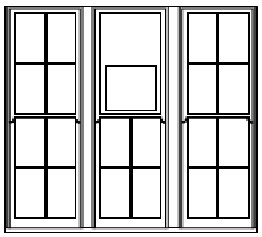
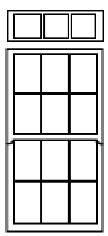
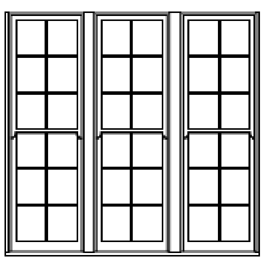
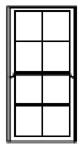
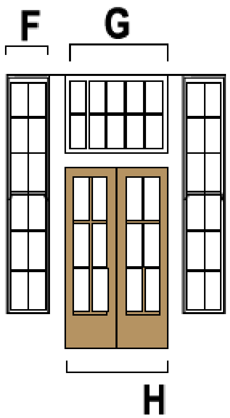
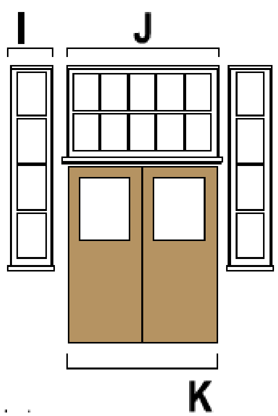
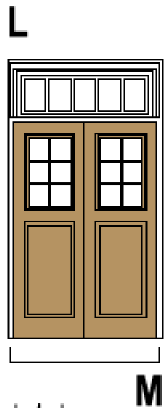
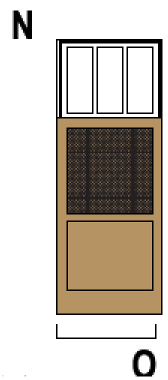
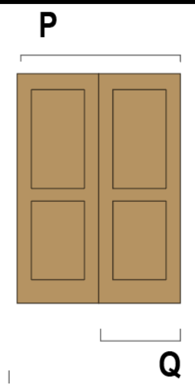
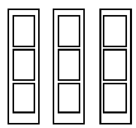
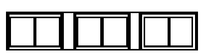
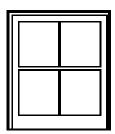
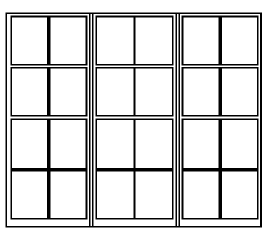
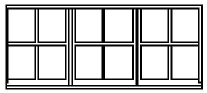
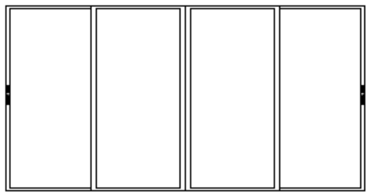
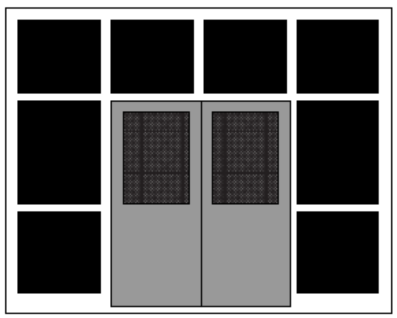
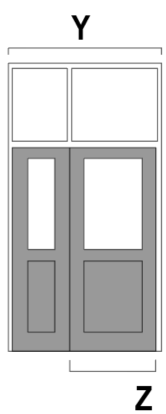
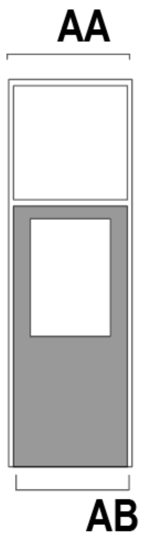
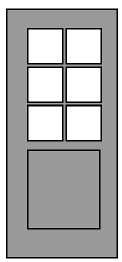
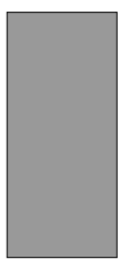
Key	Image/Diagram	Arrangement	Group/Features	Type	Material
A		4/4	Singular and Band	Single Hung	Wood
B		0/4 (4/4 original)	Band (3 units) AC Unit/Vent	Fixed	Wood
C		6/6 (3-3)	Singular 3/0 Transom	Single Hung	Wood
D		6/6 (2-2-2)	Band	Single Hung	Wood

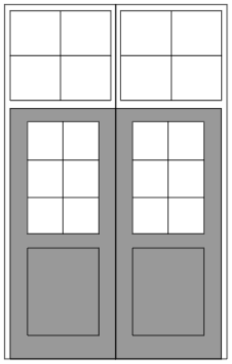
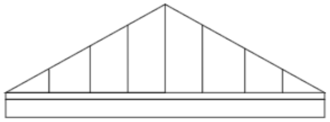
Key	Image/Diagram	Arrangement	Group/Features	Type	Material
E		4/4	Singular	Single Hung	Wood
F G H		6/6 Sidelight 10/0 Transom 6/0 Door	Double door with Transom and Sidelight	Doorway	Wood
I J K		4/0 Sidelight 10/0 Transom 1/0 Door	Double door with Transom and Sidelight	Doorway	Wood

Key	Image/Diagram	Arrangement	Group/Features	Type	Material
L M	 	5/0 Transom 6/0 Door	Double Door with Transom	Doorway	Wood
N O	 	3/0 Transom 1/0 Door	Single Door with Transom	Doorway	Wood

Key	Image/Diagram	Arrangement	Group/Features	Type	Material
P Q		N/A	Double door	Doorway	Wood
R		3/0	Band	Casement	Wood
S		2/0	Band	Hopper Sash	Wood
T		4/0	Pairing	Hopper Sash	Wood
U		4/4	Band (3)	Single Hung	Metal

Key	Image/Diagram	Arrangement	Group/Features	Type	Material
V		2/2	Band	Single Hung	Metal
W		2/0	Pairing	Slider	Metal
X		1/0	Double door with Sidelight (Infilled)	Doorway	Metal
Y Z		2/0 Transom 1/0 Door	Transom and Sidelight	Doorway	Metal

Key	Image/Diagram	Arrangement	Group/Features	Type	Material
AA AB		1/0 Transom 1/0 Door	Transom over Door	Doorway	Metal
AC		6/0 Door	N/A	Doorway	Metal
AD		Door	N/A	Doorway	Metal

Key	Image/Diagram	Arrangement	Group/Features	Type	Material
AE		8/0 Transom 6/0 Door	N/A	Doorway	Metal
AF		Pyramidal skylight	N/A	Skylight	Metal

Key	Image/Diagram
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A1.2	

A1.3	

A1.4	

A1.5	

A1.6	

A1.7	

A1.8	

A1.9	

A1.10	

A1.11	

A1.12	

A1.13		

A1.14	

A1.15	

A1.16	

A1.17

A1.18	

A1.19	

A1.20	

A1.21	

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A1.26		

A1.27	

A1.28	

A1.29	

A1.30	

A1.31

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A1.32	

A1.33	

A1.34	

A1.35	

A1.36	

A1.37 A1.38	

A1.39	

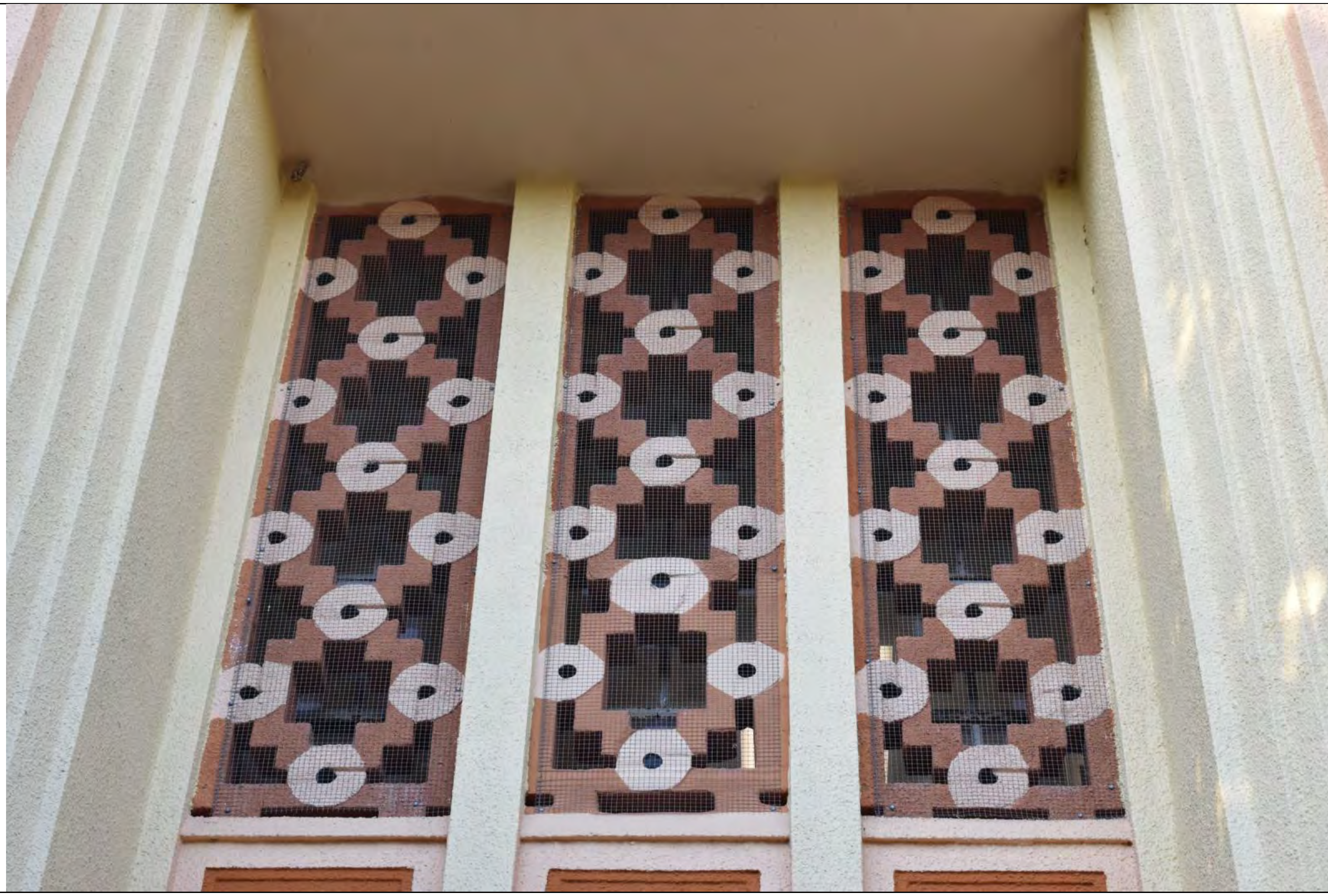
A1.40	

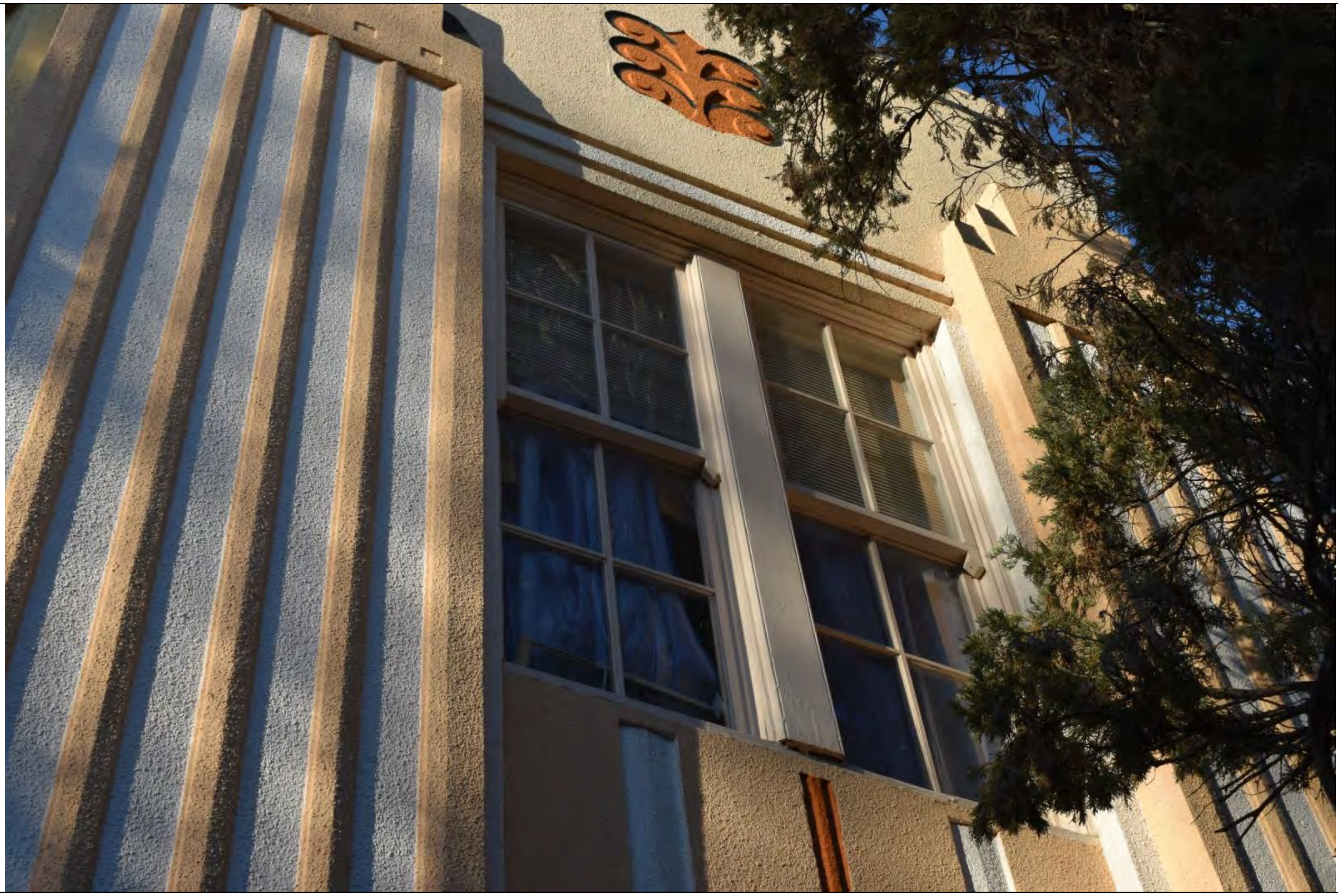
A2.1	

A2.2	

A2.3	

A2.4	

A2.5	

A2.6	

A2.7	

A2.8	

A2.9

A2.10	

A2.11	

A2.12	

A2.13	

A2.14	

A2.15	

A2.16	

A2.17	

A2.18	

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A2.23	

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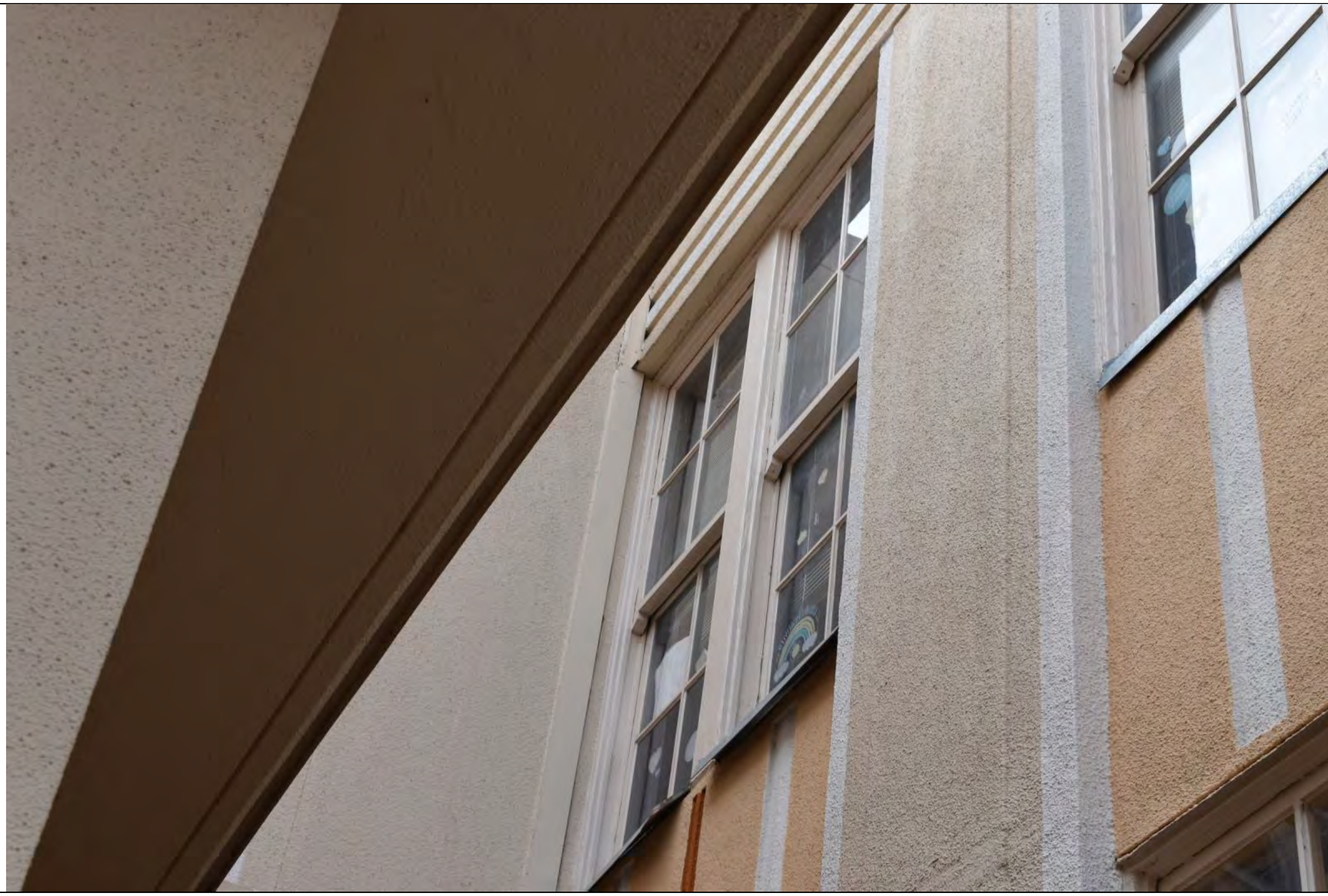
A2.25	

A2.26	

A2.27	

A2.28	

A2.29	

A2.30	

B1.1	

B1.2		

B1.3		

B1.4		

B1.5	

B1.6		

B1.7		

B1.8	

B2.1		

B2.2	

C2.1	

C2.2		

D1.1	

D1.2		
D1.3		

D1.4	

D1.5

D1.6	

E1.1		

FGH1.1	

FGH1.2	

IJK1.1	

IJK1.2		

LM1.1		

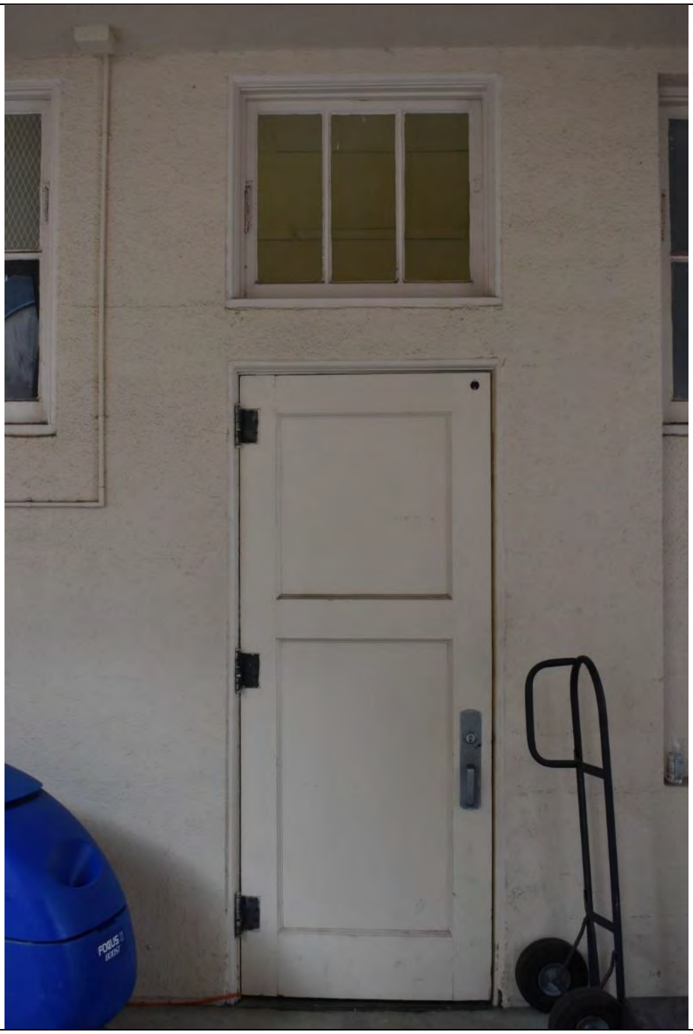
NO1.1		

NO1.2		

P1.1		

CHILDREN BREATHING
NIÑOS RESPIRANDO
NO IDLE ZONE
TURN YOUR ENGINE OFF
¡APAGUE SU MOTOR!

NQ1.1	

NQ1.2		

R1.1	

R1.2		

S1.1	

T1.1	

T1.2	

T1.3	

T1.4	

T1.5	

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T1.6	

T1.7	

T1.8	

T1.9	

T1.10	

U1.1

U1.2	

U1.3	

U1.4	

U1.5	

U1.6	

U1.7		

U1.8	

U1.9	

U1.10	

U1.11	

U2.1	

U2.2	

U2.3	

U2.4	

U2.5	

U2.6		

U2.7	

U2.8	

U2.9	

U2.10	

U2.11	

U2.12	

U2.13	

V2.1		
W1.1		

W1.2		

W1.3		

W1.4		

W1.5		

W1.6		

W1.7		

W1.8	

W1.9		

W1.10		

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X1.1	

YZ1.1		

YZ1.2	

AB1.1	

AAAB1.1		

AC1.1	

AC1.2	

AC1.3	

Please Keep This Door Closed At ALL Times.
DO NOT PROP Door OPEN!

AC1.4	

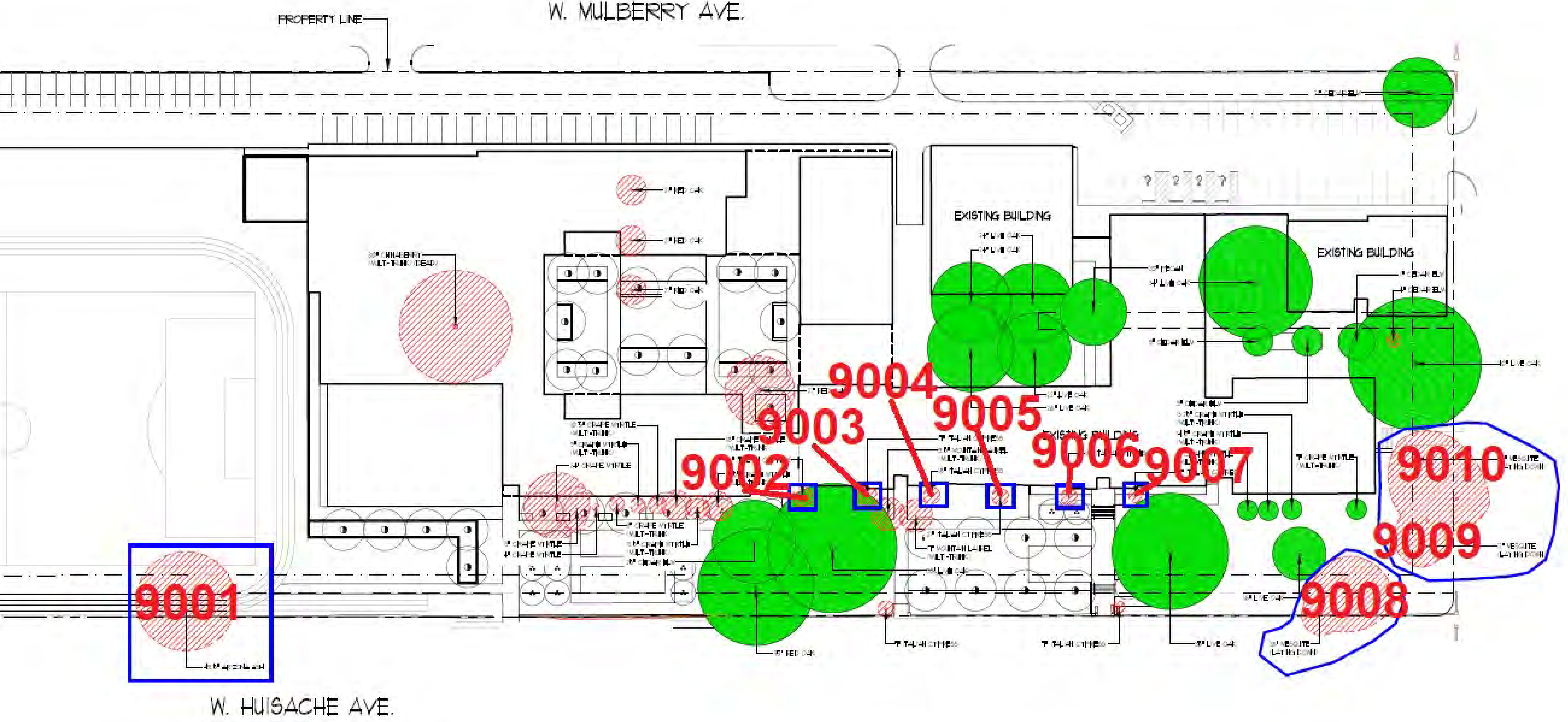
AC1.5		

AD1.1		

AD1.2	

ACAE1.1	

AF2.1	


W. MULBERRY AVE.
PROPERTY LINE
EXISTING BUILDING
EXISTING BUILDING
9004
9003
9005
9006
9007
9002
9010
9009
9008
9001
W. HUISACHE AVE.

Tree Number	9001
Tree Species	Arizona Ash
Diameter (DBH)	27
Multi Stem Notes	27, 26, 18.5
Condition	Fair
Summary	Tree # 9001, a 27” Arizona Ash is in overall fair condition. Moderate root damage, good vigor and canopy greater than 75%. Deep root fertilization recommended for tree longevity. Fair candidate for preservation. Tree has some included unions at the base but overall healthy and appears to have fair structure at this time. Only the largest trunk is utilized for diameter at breast height measurement with this species.

Photos




Tree Number	9002
Tree Species	Italian Cypress
Diameter (DBH)	14.5
Multi Stem Notes	
Condition	Poor
Summary	Tree # 9002, a 14.5" Italian Cypress, is in poor overall condition. Tree has significant decay and poor vigor, multiple dead stems and significant ball moss present. Much of the lower canopy has been shaded out and live crown ratio is very low. Recommend removal due to lack of competitiveness and very poor vigor.

Photos

Tree Number	9003
Tree Species	Italian Cypress
Diameter (DBH)	16
Multi Stem Notes	
Condition	Fair
Summary	Tree # 9003, a 16” Italian Cypress, is in fair overall condition. Significant decay and dead stems in the understory. Tree has low live crown ratio due to being shaded out by adjacent canopies but overall fair condition and a fair candidate for preservation.

Photos

Tree Number	9004
Tree Species	Italian Cypress
Diameter (DBH)	18
Multi Stem Notes	
Condition	Fair
Summary	Tree # 9004, an 18” Italian Cypress, is in fair overall condition. Moderate decay and dead stems in the understory, recommend removing. Moderate lean towards the building. Fair candidate for preservation.

Photos




Tree Number	9005
Tree Species	Italian Cypress
Diameter (DBH)	20.5
Multi Stem Notes	
Condition	Fair
Summary	Tree # 9005, a 20.5” Italian Cypress, is in fair overall condition. Moderate decay and dead stems in the understory. Fair candidate for preservation.

Photos

Tree Number	9006
Tree Species	Italian Cypress
Diameter (DBH)	18
Multi Stem Notes	
Condition	Fair
Summary	Tree # 9006, an 18” Italian Cypress, is in fair overall condition. Moderate decay and dead stems in the understory. Moderate lean to the south away from the building. Fair candidate for preservation.

Photos

Tree Number	9007
Tree Species	Italian Cypress
Diameter (DBH)	15
Multi Stem Notes	
Condition	Fair
Summary	Tree # 9007, a 15” Italian Cypress, is in fair overall condition. Moderate lean to the south away from the building. Fair candidate for preservation. Tree has been overpruned and has low live crown ratio and poor vigor but overall fair condition.

Photos

Tree Number	9008
Tree Species	Mesquite
Diameter (DBH)	21
Multi Stem Notes	
Condition	Very Poor
Summary	Tree # 9008, a 21” Mesquite, is in very poor condition due to excessive lean. Tree has failed and trunk is laying on the ground. Tree has significant cavities and decay with evidence of termites and wood borers. Surveyed as a 28”, only largest trunk was required for measurement. Candidate recommended for removal. Only the largest trunk is utilized for diameter at breast height measurement with this species.

Photos

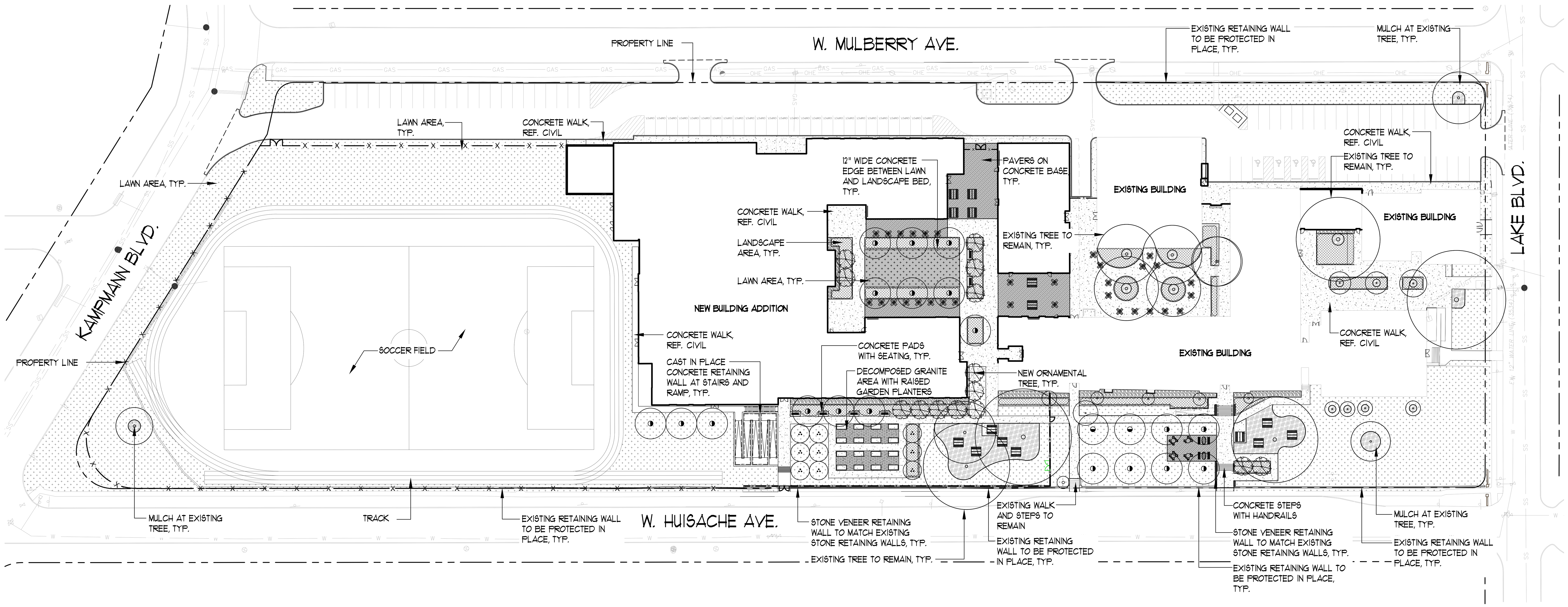
Tree Number	9009
Tree Species	Mesquite
Diameter (DBH)	7.5
Multi Stem Notes	
Condition	Very Poor
Summary	Tree # 9009, a 7.5” Mesquite, is in very poor condition due to excessive lean. Tree has failed and trunk is laying on the ground. Excessive cavities, decay and trunk rot. Largest stem was measured from main trunk at breast height and is does not meet the threshold for protection under City ordinance. Candidate recommended for removal. Only the largest trunk is utilized for diameter at breast height measurement with this species.

Photos

Tree Number	9010
Tree Species	Mesquite
Diameter (DBH)	20.5
Multi Stem Notes	
Condition	Very Poor
Summary	Tree # 9010, a 20.5” Mesquite, is in very poor condition due to excessive lean and very poor structure. Main trunk failed and is laying on the ground. Tree has excessive cavities, decay and trunk rot. Measured as a 20.5” at breast height but initially surveyed as a 38”. Candidate recommended for removal. Only the largest trunk is utilized for diameter at breast height measurement with this species.

Photos



1 OVERALL LANDSCAPE PLAN

NORTH SCALE 1" = 40'
0 20 40 80

Kirksey
ARCHITECTURE
Houston + Austin

6909 Portwest Drive
Houston Texas 77024
713 850 9600
kirksey.com

These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Select Architect Issue Date

DATE	ISSUE

PROJECT NAME
YWLA

PROJECT ADDRESS
2123 W Huisache Ave,
San Antonio, TX 78201

KIRKSEY PROJECT NO. 2021077

KEY PLAN

SHEET TITLE
OVERALL SITE EXHIBITS

SHEET NUMBER
2

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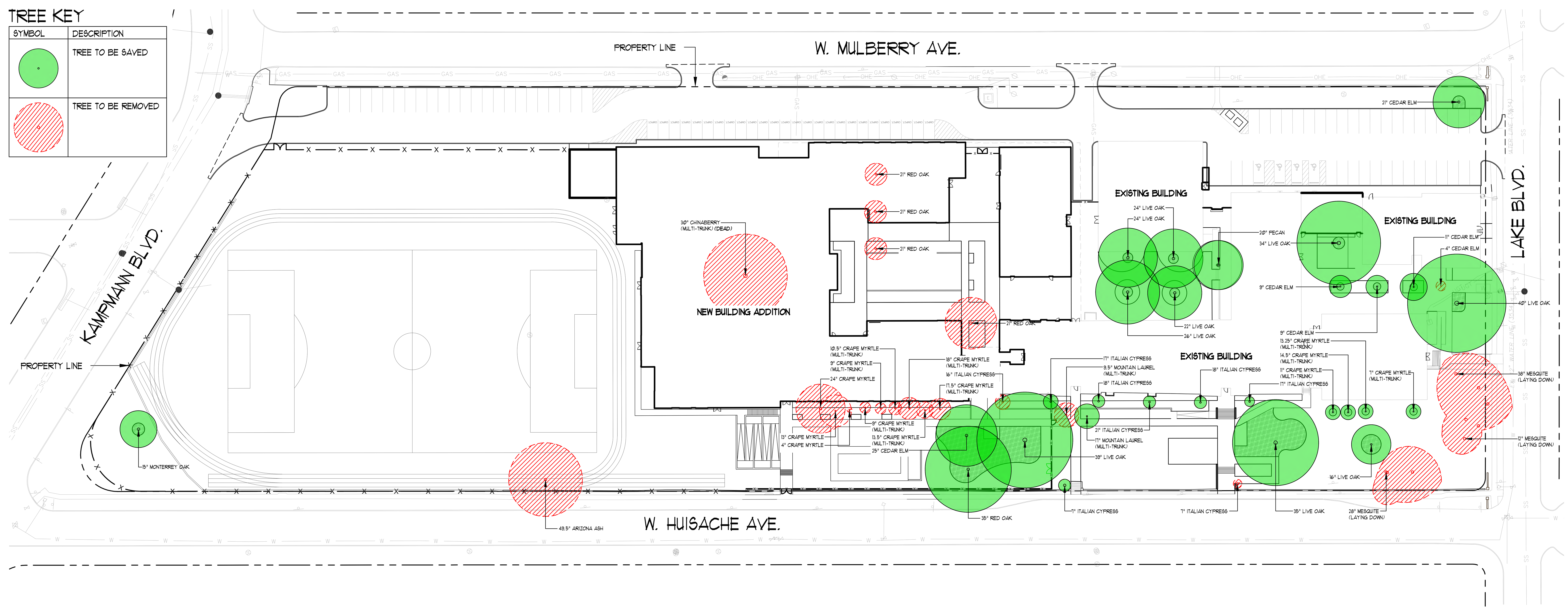
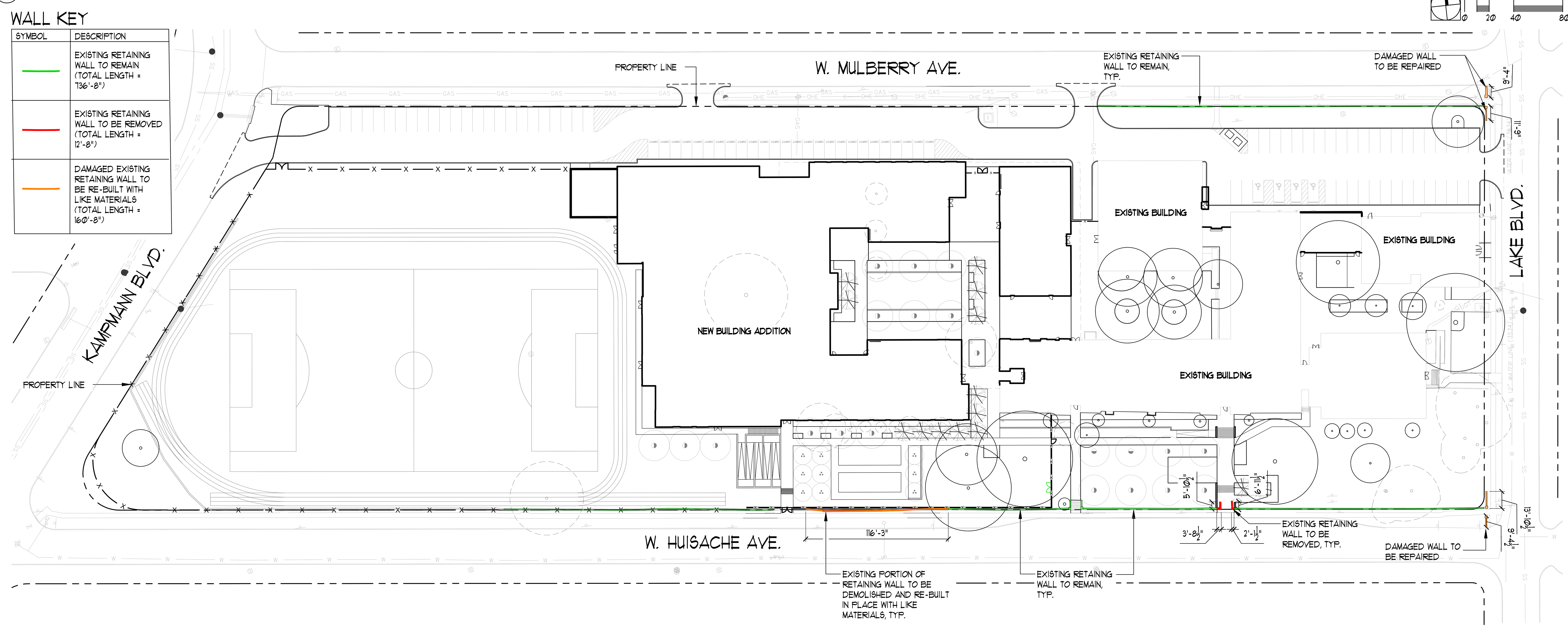


1 TREE PRESERVATION EXHIBIT



2 RETAINING WALL EXHIBIT

Kirksey ARCHITECTURE

Houston + Austin

6909 Portwest Drive

Houston Texas 77024

713 850 9600

kirksey.com

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Select Architect   Issue Date

△	DATE	ISSUE

PROJECT NAME

YWLA

PROJECT ADDRESS

2123 W Huisache Ave, San Antonio, TX 78201

KIRKSEY PROJECT NO. 2021077

KEY PLAN

SHEET TITLE

OVERALL SITE EXHIBITS

SHEET NUMBER

1

11/15/2021 9:58:31 AM   BIM 360://2021077 YWLA/ARCH_YWLA-MAIN_2021.rvt

Armourwall Stucco Systems

COLORS TO MATCH EXISTING

PAREX®

Armourwall Stucco Systems Provide

THE PAREX ADVANTAGE

The Parex tradition of leadership in the building industry began in 1986 with a commitment to growth based on unparalleled quality and support. Parex offers a complete line of stucco systems, with a host of acrylic, elastomeric and specialty finishes and coatings.

COMMITTED TO INNOVATION:

ParexUSA is a leader of specialty chemicals and ready-to-use mortars. With an ongoing commitment to green initiatives such as low and no VOC finishes, light-weight and dustless mortars, ParexUSA offers a complete line of innovative products.

Whether you are looking for a traditional three coat stucco assembly, a fast-track one coat or direct applied system, or a high energy efficiency system that incorporates an air & moisture barrier and continuous insulation, you can count on Parex as your full line stucco solution provider.

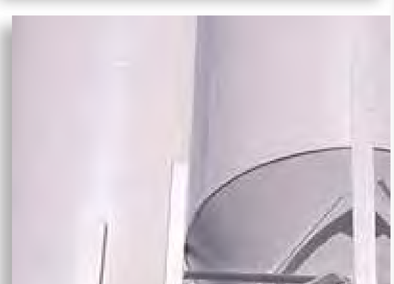
LOCAL MATERIAL FROM A LOCAL DISTRIBUTOR

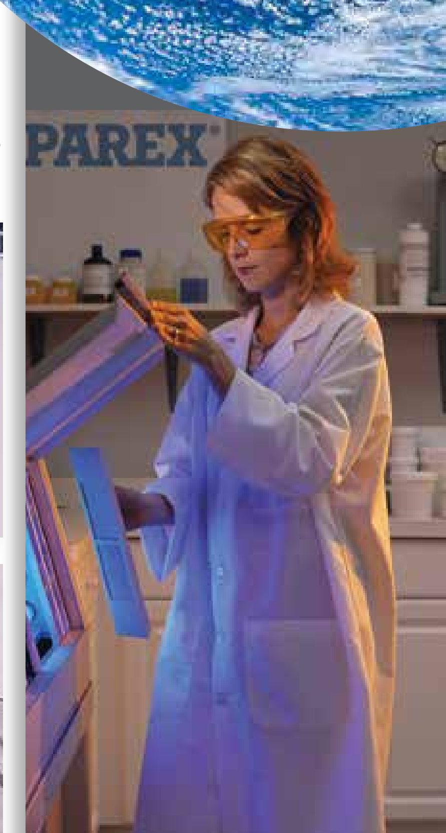
Parex has manufacturing locations throughout the United States. National coverage provides the best opportunity to source your materials locally, reducing time and shipping costs with the added advantage of potential LEED points for your next project.

These regionally produced materials are serviced by local distributors who understand the market and can provide exceptional levels of service. At Parex, the customer matters and providing the highest quality product, in a timely manner, through a distribution network that understands customer needs is the only way we can do business. Whether you are looking for stucco base coats, acrylic finishes, elastomeric finishes, or any of the stucco accessories we offer, you can count on Parex.

DEVELOPED BY THE LEADING EXPERTS IN STUCCO

Parex Armourwall is the industry's most innovative, comprehensive, and technologically advanced stucco program. Parex Armourwall brings you the right combination of materials and performance for today's buildings. If you're looking for protection against moisture or want to limit cracking, Armourwall has the solution. Whether your project requires a lightweight system or the assurance that comes with traditional three coat plaster, Armourwall gives you the options. All Armourwall systems are backed by Parex warranties, giving you long-term peace of mind for your facility. Brought to you by the leaders in stucco facades, Parex Armourwall gives you the choices you need and the performance that you demand.





You With All of the Options You Need!

ARMOURWALL 300 SYSTEMS

Armourwall 300 stucco systems are Parex's high-performance and most popular stucco systems. These pre-blended systems are designed to provide consistent quality control of material mixes batch to batch for maximum long-term performance that cannot be achieved using field blended mortars. Armourwall 300 provides both convenience and versatility making it the leading choice for many of today's construction applications.

These three-coat, minimum 3/4 inch stucco systems consist of a Parex Scratch & Brown Coat and an acrylic, elastomeric or specialty finish coat. Armourwall 300 systems can also be installed at thicknesses designed to meet fire-resistance ratings.

Benefits of Parex's Armourwall 300 Stucco Systems include:

- Supports a wide range of applications for both commercial and multi-family/multi-use applications.
- Fire-resistance rated configurations are available.
- Superior impact resistant.
- Impervious to termites, rot and fungus.
- Accommodates wide varieties of architectural detailing.
- Fiber reinforcement increases long-term durability.

WANT HIGHER ENERGY EFFICIENCY?

Add the Continuous Insulation (CI) Feature

Stucco clad wall systems can be designed for exceptional energy efficiency by incorporating a fluid-applied air & moisture barrier and continuous insulation (CI) of either EPS or XPS rigid foam insulation. Parex Armourwall CI Stucco systems can be used in both 100 and 300 Series systems to achieve maximum energy performance.

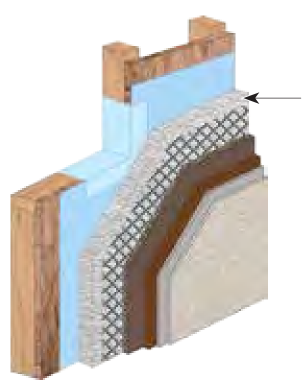
ARMOURWALL 100 SYSTEMS

Armourwall 100 stucco systems are Parex's most economical stucco systems. One-coat systems speeds up application time and reduces labor and material costs.

These systems consist of a Parex Stucco Base Coat, installed minimum 3/8 inch, and an acrylic, elastomeric or specialty finish coat. Armourwall 100 systems are designed for use where minimal cost and speed of construction are paramount.

Benefits of Parex's Armourwall 100 Stucco System include:

- Lighter weight system.
- Rapid installation.
- Code recognized with fire-resistance rated systems.
- Wide range of uses and applications.
- Impact resistant and impervious to termites, rot and fungus.
- Fiber reinforcement increases long-term durability.



Continuous Insulation
Continuous Insulation (CI) acts as the bond breaker replacing the separation sheet otherwise required over the air and water-resistive barrier. CI Systems offer a light-weight solution to energy efficiency, allowing building designs to meet more stringent code requirements like California's Title 24.

WANT SUPERIOR AIR & MOISTURE PERFORMANCE?

Design with the WaterMaster Feature

WeatherTech WRBs are a family of high performance water-resistive barriers, air barriers, vapor retarders and waterproofing products. When used in conjunction with properly installed substrates, WeatherTech products provide a superior level of moisture protection for any structure. Our membranes are available with various levels of permeance and installation options. WeatherTech WRBs offers a full line of water-resistive barriers and air barriers to seal the building envelope, protect structural components, and promote healthier indoor air quality. Water-resistive barriers have one primary function: to keep incidental moisture from penetrating into structural components and the wall assembly interior. Preventing moisture intrusion is extremely important, as moisture-sensitive building materials often consisting of gypsum, wood or light gage metal can become severely compromised when exposed to moisture.

Armourwall WaterMaster stucco systems incorporate a suitable WeatherTech WRB membrane for the project design and offer the best performance as both an air barrier and primary moisture protection of any building.

ParexUSA WeatherTech WRBs have undergone through extensive testing and hold the following code approvals: ICC ESR-2045, IBC Section 1408.4.1.1, IRC Section R703.9.2.1 and are ABAA Evaluated.

OPTIONS INCLUDE:

Permeable Air & Moisture Barrier Membranes

- WeatherSeal Spray & Roll-On
- WeatherSeal SB

Class III – Semi-Permeable Air & Moisture Barrier Membranes

- WeatherSeal Trowel-On without gauging aggregate
- WeatherSeal Trowel-On with gauging aggregate

Class II – Vapor Retarder Membrane

- WeatherDry

Class I – Vapor Barrier Membranes

- WeatherBlock
- WeatherSeal BG

Joint Treatment & Flashing

- 396 Sheathing Tape or 365 Flashing Membrane
- WeatherFlash

WANT TO LIMIT CRACKING?

Design with the Krak-Shield Features

Incorporating the Krak-Shield feature to any Armourwall system increases performance and value. A layer of fiberglass mesh embedded in ParexUSA Stucco Level Coat adds reinforcement and helps to limit cracking that can occur in stucco walls. By minimizing unsightly cracks, Parex Armourwall Krak-Shield reduces call-backs and maintenance costs, enhances the beauty of the building and ensures long-term owner satisfaction.

Krak-Shield is installed over the brown coat, embedding the reinforcing mesh near the surface to reduce reflective cracking. When using the increasingly popular smooth or super smooth finishes, an additional leveling coat is recommended to create a smooth uniform surface. The most suitable leveling coat material is determined by the finish selected.

FINISHES AND COATINGS

Design flexibility is virtually unlimited with the use of any:

- Parex Acrylic Finishes and Coatings
- Parex Elastomeric Finishes and Coatings
- Variance Specialty Finishes

To prolong the life of bold or dark color schemes, use ParexUSA's Colorfast fade resistant pigments in any finish or coating formulation.

CONSTRUCTION TYPES AND SUBSTRATES

Parex Armourwall stucco systems are ideal for new or existing construction. They are suitable for both commercial and residential use and for the following types of construction: non-combustile, combustible and fire-resistance rated walls. We recommend to use Parex Armourwall stucco systems for exterior uses only.

Parex Armourwall stucco systems can be used over a variety of substrates such as:

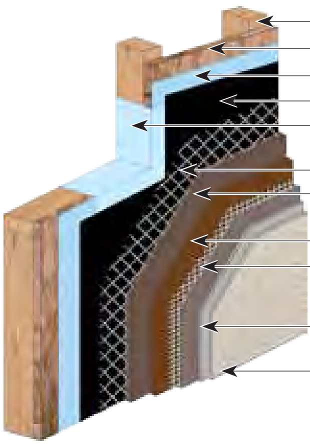
Gypsum Sheathing	Cement Fiber Sheathing
Fiberboard	Concrete & CMU
Exposure OSB[1]	CDX Plywood (see Tech Bulletin TB008 and TB011)

[1]Regional restrictions apply. For OSB applications outside of approved regions, use Parex Armourwall 300.

Armourwall WaterMaster Krak-Shield Systems:

- Enhanced crack resistance
- Advanced moisture protection and improved energy efficiency
- Comprehensive system options for maximum design flexibility and performance
- Maximize energy efficiency with Continuous Insulation (CI)

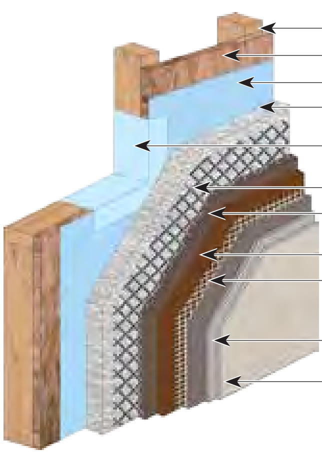
Armourwall WaterMaster Krak-Shield



- Designed to be used where increased resistance to cracking, additional moisture protection and energy efficiency are desired.
- Provides superior moisture protection
- WeatherTech WRBs are designed to replace one of the 2 layers of paper/wrap as prescribed by code over wood sheathing. Sheathing joints and flashing can be treated with ParexUSA WeatherFlash, 396 Sheathing Tape or 365 Flashing Membrane.
- This system can be used where an air barrier is desired or required by code.

Available in both Armourwall 100 and 300 stucco systems

Armourwall WaterMaster Krak-Shield CI (Continuous Insulation)

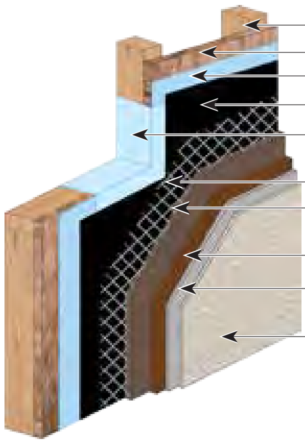


- Same system as above with the additional rigid continuous insulation feature providing greater energy efficiency. The insulation board acts as the bond breaker and replaces the second layer of sheet wrap over wood based sheathing.
- The use of continuous insulation in the CI system covers "thermal breaks" in wall systems and significantly enhances any structure's insulative performance and energy efficiency.
- Insulation board can either be Expanded Polystyrene (EPS) or Extruded Polystyrene (XPS). The maximum thickness is 1.5" with Armourwall 100 stucco systems and 3" with Armourwall 300 stucco systems.
- Sheathing joints and flashing can be treated with ParexUSA WeatherFlash, 396 Sheathing Tape or 365 Flashing Membrane.

Armourwall WaterMaster Systems:

- **Advanced moisture protection and improved energy efficiency**
- **Maximize energy efficiency with Continuous Insulation (CI)**

Armourwall WaterMaster



- Provides superior moisture protection
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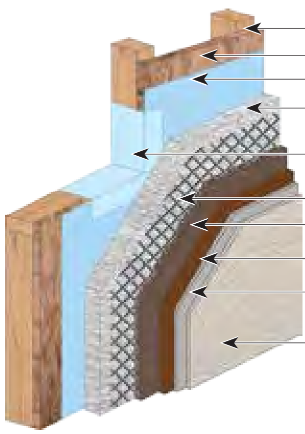
Available in both Armourwall 100 and 300 stucco systems

Armourwall WaterMaster CI (Continuous Insulation)



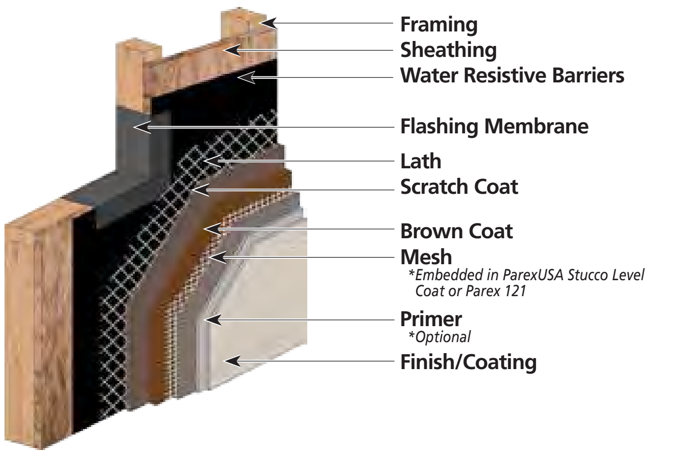
- Same system as above with the additional rigid continuous insulation feature providing greater energy efficiency. The insulation board acts as the bond breaker and replaces the second layer of sheet wrap over wood based sheathing.
- The use of continuous insulation in the CI system covers "thermal breaks" in wall systems and significantly enhances any structure's insulative performance and energy efficiency.
- Insulation board can either be Expanded Polystyrene (EPS) or Extruded Polystyrene (XPS). The maximum thickness is 1.5" with Armourwall 100 stucco systems and 3" with Armourwall 300 stucco systems.
- Sheathing joints and flashing can be treated with ParexUSA WeatherFlash, 396 Sheathing Tape or 365 Flashing Membrane.

These drawings are for illustrative purposes only and are not a substitute for Parex specifications and detail drawings. Always use the latest complete system specifications and drawings available at www.parex.com.

Armourwall Krak-Shield Systems:

- **Enhanced crack resistance**
- **Maximize energy efficiency with Continuous Insulation (CI)**

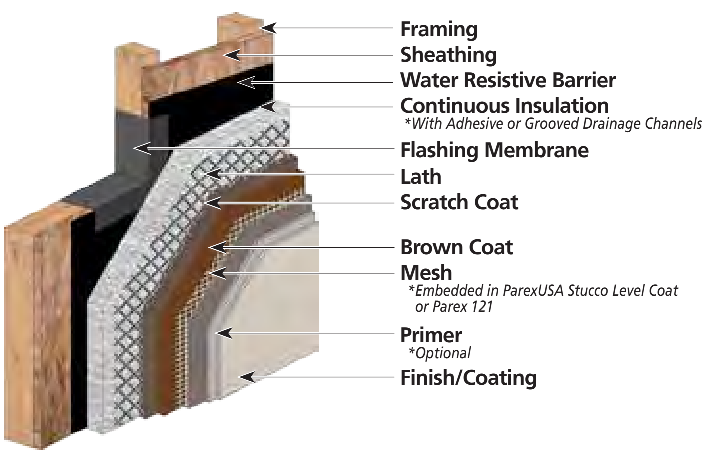
Armourwall Krak-Shield



- Designed to be used where increased resistance to cracking is desired.
- This system is used when an air barrier is not required.
- Sheathing joints and flashing can be treated with ParexUSA 365 Flashing Membrane.

Available in both Armourwall 100 and 300 stucco systems

Armourwall Krak-Shield CI (Continuous Insulation)

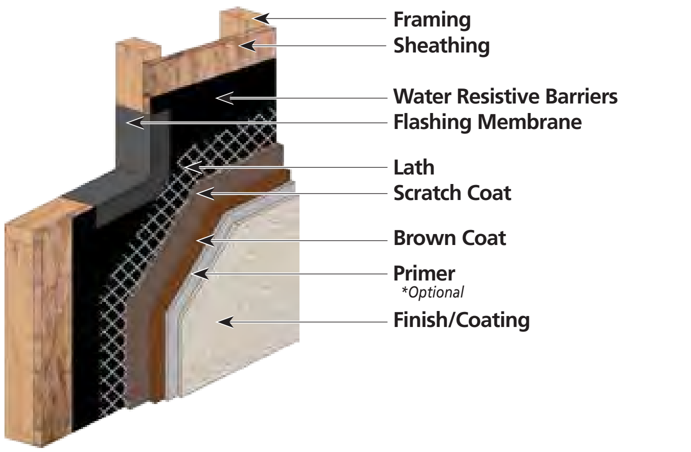


- Same system as above with the additional rigid continuous insulation feature providing greater energy efficiency. The insulation board acts as the bond breaker and replaces one layer of building paper with the remaining layer meeting ASTM D 226 Type 1 or Grade D.
- The use of continuous insulation in the CI system covers "thermal breaks" in wall systems and significantly enhances any structure's insulative performance and energy efficiency.
- Insulation board can either be Expanded Polystyrene (EPS) or Extruded Polystyrene (XPS). The maximum thickness is 1.5" with Armourwall 100 stucco systems and 3" with Armourwall 300 stucco systems.
- Sheathing joints and flashing can be treated with ParexUSA 365 Flashing Membrane.

Armourwall Stucco Systems:

- **Advanced performance, quality controlled stucco systems**
- **Maximize energy efficiency with Continuous Insulation (CI)**

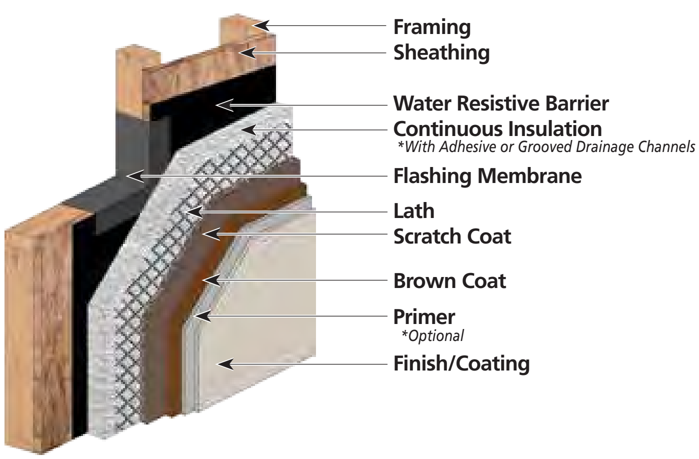
Armourwall



- Designed for use over framed construction when a standard system is desired.
- This system is used when an air barrier is not required.

Available in both Armourwall 100 and 300 stucco systems

Armourwall CI (Continuous Insulation)



- Same system as above with the additional rigid continuous insulation feature providing greater energy efficiency. TThe insulation board acts as the bond breaker and replaces one layer of building paper with the remaining layer meeting ASTM D 226 Type 1 or Grade D.
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PAREXUSA
ParexUSA, Inc.
4125 E. La Palma Ave., Suite 250
Anaheim, CA 92807
www.parexusa.com
866-516-0061
Tech Support: 800-226-2424

CI SOLUTIONS • STUCCO SYSTEMS • TILE AND STONE SYSTEMS

RAINSCREEN PANELS USED INSIDE COURTYARD

NICHIHA
fiber cement

ARCHITECTURAL WALL PANELS

Commercial Full Line Catalog

THE MODERN SERIES

ARCHITECTURALBLOCK *Gray*

Take modern to the next level with distinct textures and tones.

The clean, modular look of the Nichiha Modern Series is a versatile choice for commercial and residential projects alike. The stylish tones and subtle seams are the perfect partner for gleaming glass and stainless steel. If you're looking for a modern contrast, the cool hues glow when paired with the warmth of wood. This series offers two distinct textures to ensure you find the perfect fit. ArchitecturalBlock™ is a handsome, durable and cost-effective solution. The ease of installation and wide variety of corner options make it as popular with contractors as it is with clients.

Its partner product, TuffBlock,™ offers many of the same features as ArchitecturalBlock, but takes urban to the next level with a tough, textured finish. TuffBlock is built to last with strong construction that stands up to everyday wear and tear, making it the perfect panel for high-traffic areas.

ARCHITECTURALBLOCK

MOCHA

GRAY

TUSCAN

ARCHITECTURALBLOCK SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

TUFFBLOCK

STEEL

BAMBOO

WALNUT

PEWTER

TUFFBLOCK SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

CUSTOM HUES MEET MODERN DESIGN

With Color Xpressions, TuffBlock is now available in an array of custom colors. Learn more on page 6.

ARCHITECTURALBLOCK *Gray*

TUFFBLOCK *Steel* | ILLUMINATION *Custom Color*

ESSENTIAL FLASHING

Create a clean, polished look for your building with the highest level of precision.

COMPRESSION JOINT FLASHING (10')

Used in conjunction with Ultimate Horizontal/Vertical Starter Tracks at floor joists in buildings that require compression joints. Can be painted or powder coated to match panels.

THICKNESS	10MM
PACKAGING (LN. FT. PER TUBE)	50

OVERHANG FLASHING (10') - JOH7288

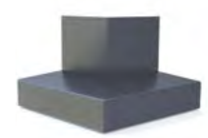
Used at the base of overhangs, bump-outs or porte-cochères.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	40

OVERHANG FLASHING INSIDE CORNER - JOH7288D

Used in conjunction with Overhang Flashing at inside corners.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	2



OVERHANG FLASHING OUTSIDE CORNER - JOH7288B

Used in conjunction with Overhang Flashing at outside corners.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	2

OVERHANG FLASHING CLIP - JOH7288S

Placed at seams where Overhang Flashing and corners meet.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	1

STARTER FLASHING (10') - FTD4788

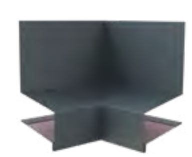
Used in conjunction with the Ultimate Horizontal/Vertical Starter Tracks at the bottom of a building.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	50

STARTER FLASHING OUTSIDE CORNER - FTD4788B

Used in conjunction with Starter Flashing at outside corners.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	4



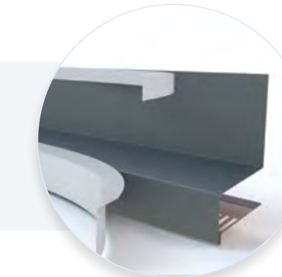
STARTER FLASHING INSIDE CORNER - FTD4788D

Used in conjunction with Starter Flashing at inside corners.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	4

NOTES: EACH COMPONENT OF ESSENTIAL FLASHING IS SOLD SEPARATELY; STARTER AND OVERHANG FLASHING IS AVAILABLE IN BLACK ONLY.

Nichiha takes accessory protection to the next level with a **removable film layer.** Once installed, simply peel off the film to reveal blemish-free fixtures.



Our starter flashing serves a dual role — ensuring your project is polished to perfection and operating as a bug screen to keep annoying pests away.

INSTALLATION HARDWARE

Easily take your vision from the drawing board to reality.

ULTIMATE CLIP II WITH JOINT TAB ATTACHMENT - JEL778* & JEL788**

Creates a hidden fastening system that all but eliminates face fastening. The joint tab helps support panel lateral stability.

THICKNESS	10MM
PACKAGING (PCS PER BOX)	30

ULTIMATE HORIZONTAL STARTER TRACK (10') - FA700

Ensures a fast, level installation. Its patented drainage channel directs water out and away from the base of the wall.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	100

ULTIMATE VERTICAL STARTER TRACK (10') - FA710T

Ensures a fast, level installation with 3030 panels. Its patented drainage channel directs water out and away from the base of the wall.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	100

SINGLE FLANGE SEALANT BACKER (6.5') - FHK1015R

Used for vertical jambs at doors and windows and at inside corners of the building.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	65

DOUBLE FLANGE SEALANT BACKER (10') - FH1015R

Used for vertical expansion joints. Placed at the end of each 3030 panel, and every 30' with 1818 panels and with the preformed outside corner.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	100

CORRUGATED SHIM (4') - FS1005 & FS1010

Used for face fastening where required (top of building, doors, windows, etc.)

THICKNESS (FS1005)	5MM
THICKNESS (FS1010)	10MM
PACKAGING (LN. FT. PER BOX)	200

CORNER CLIP - JE777C* & JE787C**

Corner clip for the preformed Nichiha fiber cement corners.

THICKNESS	10MM
PACKAGING (PCS PER BOX)	6

CORNERS

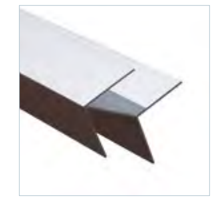
Prefinished corners are used in conjunction with horizontal panel installation.

17 7/8"H x 3-1/2" [face]
1818MM H x 88.9MM [face]

**JEL778 and JE777C are compatible with all panels except SandStone and VintageBrick.*
***JEL788 and JE787C are compatible with SandStone and VintageBrick only.*

METAL TRIM

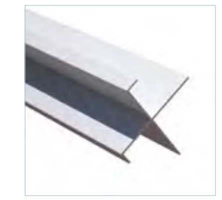
With our customized metal trim, your project practically finishes itself.



CORNER KEY

Extrusion used at outside corners instead of a preformed corner. A vertical expansion joint is required 2' to 10' from the corner when using this corner.

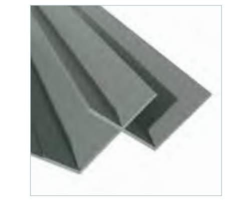
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	3" x 10' (76.2MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



OPEN OUTSIDE CORNER

Extrusion used at outside corners instead of a preformed corner. A vertical expansion joint is required 2' to 12' from the corner when using this corner.

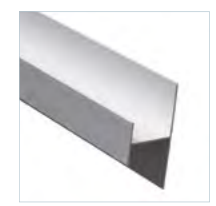
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	2.96" x 10' (75MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



INSIDE CORNER

Used where two Nichiha panels meets in an inside corner; alternative to Single Flange Sealant backer with sealant.

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	3.4" x 10' (86.4MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



H-MOLD

Can be used at the end of 3030 panels instead of the Double Flange Sealant Backer, but not at the preformed outside corners.

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	2" x 10' (50.8MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50

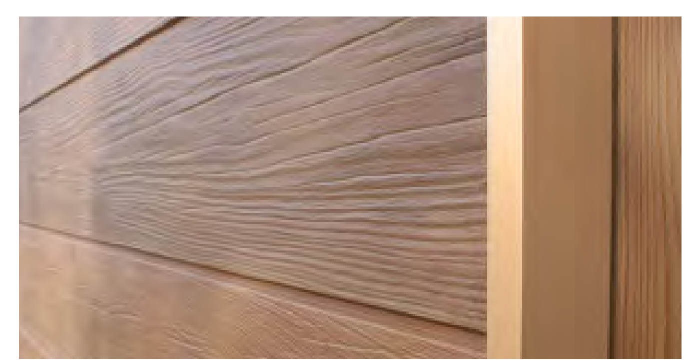
J-MOLD

Can be used instead of Single Flange Sealant Backer at vertical jambs for doors and windows, but not at the inside corners of the building.

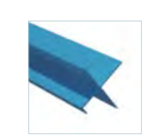
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	0.375" x 10' (9.5MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50

Our trim gives you options

All of our metal trim is available in four finishes: primed, clear anodized, powder coated, or custom color. For pricing and lead times, view our Price Catalog at nichiha.com/price-catalog.



For popular panels like VintageWood, we've made ordering easier by color matching all of our trim profiles to have in stock for fast delivery.



Thanks to our Color Xpressions system, Nichiha can customize trim to match any color you use on custom color panels.

Behind our Architectural Wall Panels is SOME SERIOUS TECHNOLOGY.

EASY INSTALLATION

Time-saving clip installation system that reduces construction time and minimizes mistakes.

NO MORTAR, NO MESS

Prefinished panels eliminate the need for messy mortar or costly masonry-skilled labor.

ANY WEATHER PRODUCT

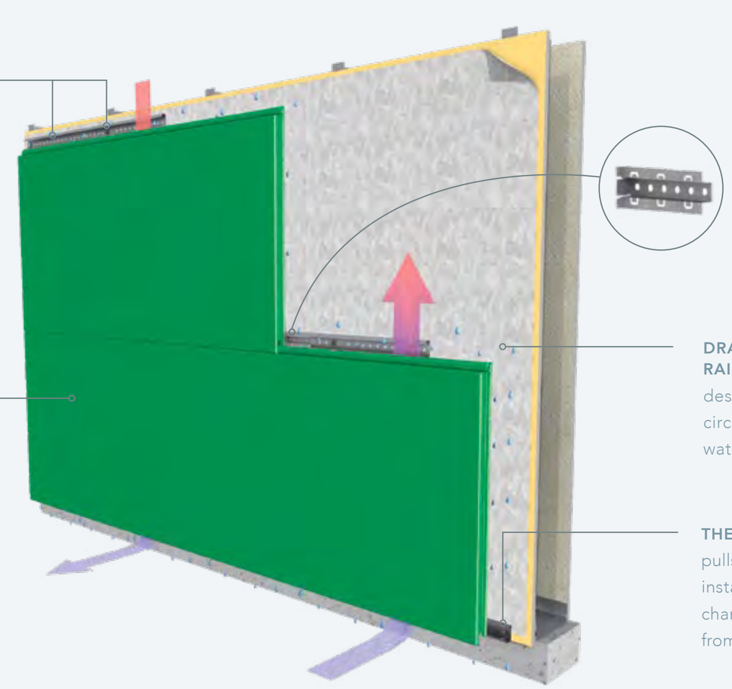
Products can be installed year round in any climate across the country. No geographical restrictions means more possibilities.

LOW MAINTENANCE

No-fuss products. Little ongoing cleaning or regular maintenance needed. Bring your vision to life and ensure it looks great for years to come.

ENGINEERED FOR PERFORMANCE

Go beyond our durable panels and discover a meticulously engineered moisture management system that provides a vertical drainage point for air and moisture to exit.



Never underestimate the power of REALLY GOOD TOOLS.

Whether you are an architect, contractor, installer or builder, Nichiha ensures that you have all the information you need to make your project go as smoothly as possible. The way we see it, we are partners. Our website offers a comprehensive collection of technical information, installation videos, architectural details, in-depth specifications and everything you'll ever need to know about installing Nichiha products.

DESIGN REVIEW GUIDE

Download our quick reference guide to get an overview on our Architectural Wall Panels.

nichiha.com/docs/nichiha-design-review-guide.pdf

INSTALL DOCUMENTATION

Take an even deeper dive and download our in-depth installation guides.

nichiha.com/resource-center/install-support

INSTALL VIDEOS

Watch our installation instructions come to life — check out our installation videos today!

nichiha.com/resource-center/install-support

SUPPORT

Our in-house technical team is here to assist. If you have questions, comments or concerns, call or email us.

1.866.424.4421 or technicalservices@nichiha.com

THE POWER OF POSSIBILITIES

At Nichiha USA we value genuine relationships, bold ideas and a willingness to evolve into a better version of ourselves as we create better spaces for all to enjoy. Our visually stunning, high-performing building materials and incomparable service to our partners may set us apart, but we are proud to be a part of a global, vibrant building community.

Nichiha USA is a subsidiary of Nichiha Corporation. Founded in Japan in 1956, Nichiha now has over 2800 employees in 13 locations worldwide. As we continue to grow, we keep our overarching goal in mind: Building a Better Human Environment. Learn more about our global presence at: nichiha.co.jp/global.

NICHIHA WARRANTIES

- ARCHITECTURAL WALL PANELS
  15-year limited warranty* on panels
  15-year limited warranty* on finish
- METAL TRIM
  TAMLYN warrants defective-free products for a period of 10 years for the original purchaser. Please visit tamlyn.com for detailed information on terms, conditions and limitations.

*See Nichiha warranties for detailed information on terms, conditions and limitations. Visit nichiha.com for easy downloadable warranties or call toll-free 1.866.424.4421 for a copy.

Nichiha MSDS is available at nichiha.com, at your local Nichiha dealer or call Nichiha direct, toll-free 1.866.424.4421.

CERTIFICATION & TESTING

CCRR-0299

Report No. EC-58

Canada CCMC 14366-R

Report No. FL12875 No. FL12812

NOA 21-0312.11

WUI 8140-2029

RR 26081

the power of possibilities™

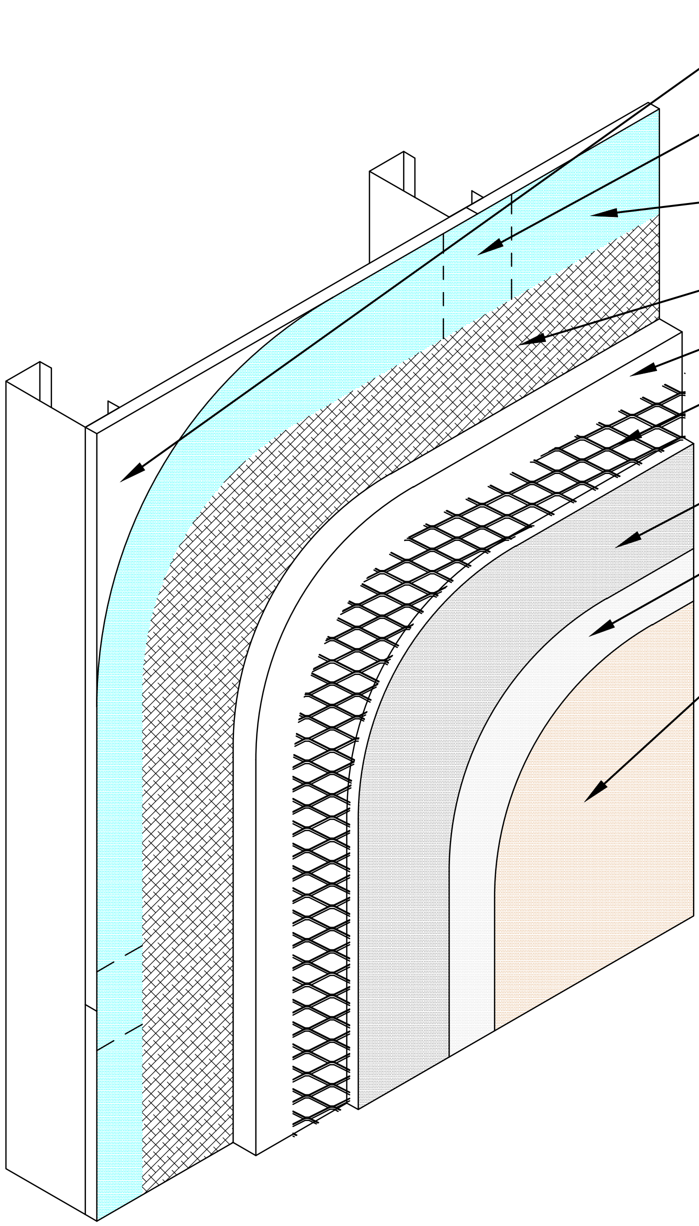
SILICA DUST WARNING: Nichiha products may contain some amounts of crystalline silica [a.k.a. sand, silicon dioxide], which is a naturally occurring mineral. The amount will vary from product to product. Inhalation of crystalline silica into the lungs and repeated exposure to silica can cause health disorders, such as silicosis, lung cancer, or death depending upon various factors. To be conservative, Nichiha recommends that whenever cutting, sawing, sanding, sniping or abrading the product, users observe Safety Instructions. For further information or questions, please consult the MSDS, your employer, or visit osha.gov/SLTC/silicacrystalline/index.html and cdc.gov/niosh/topics/silica. The MSDS for Nichiha products are available at nichiha.com, at your local Nichiha dealer or through Nichiha directly at 1.866.424.4421. FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND OTHER INSTRUCTION MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

ARCHITECTURALBLOCK, CANYONBRICK, EMPIREBLOCK, ILLUMINATION, INDUSTRIALBLOCK, KURASTONE, PLYMOUTHBRICK, MIRAIA, RIBBED, ROUGHSAWN, SANDSTONE, TUFFBLOCK, THE POWER OF POSSIBILITIES, VINTAGEBRICK and VINTAGEWOOD are trademarks of Nichiha USA, Inc.

6465 E. JOHNS CROSSING, SUITE 250, JOHNS CREEK, GA 30097 | 866.424.4421 | NICHIHA.COM

NOTE: Printed material may not accurately depict actual product color. Project images are for visualization only.

PAREX USA STUCCO ASSEMBLIES



G1.06 HE / STUCCO ASSEMBLY / WATERMASTER / STEEL FRAME

PAREX ARMOURWALL 100 & 300, LAHABRA FASTWALL 100 & 300, EL REY FASTWALL & FIBER-47, TEIFS ONE COAT & SCRATCH & BROWN

■ HE ☐ KRAK-SHIELD ■ WATERMASTER

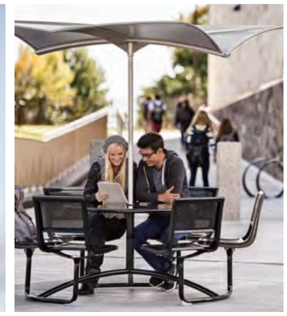
NOTE:

1. For means of drainage see Parex USA HE Stucco Assembly details 113, 114, 115 & 116.
2. Drainage may be omitted for 300 HE Stucco Assemblies except when selected by the specifier.
3. Refer to Parex USA specifications specified basecoat product & thickness

35 Collection

Product Data Sheet

landscapeforms®



To Specify

1. Select Mingle table with backed or backless seats.
2. Select 2,3, 4, 5 or 6 seats.
3. Select table top: solid Steelhead,
   Catena in powdercoat or stainless steel, or Marneaux.
4. Specify with or without umbrella hole (may not be retrofitted).
5. Choose powdercoat color for metal parts or
   Marneaux color if applicable.
6. Specify freestanding with glides, or surface mount.
   Two-seat and three-seat styles must be surface mounted.
   See Shade mounting option for surface mount rules.

	Style	Diameter	Height	Weight
	2-seat backless	67"	29"	108 lb*
	3-seat backless	82"	29"	160 lb*
	4-seat backless	82"	29"	192 lb*
	5-seat backless	82"	29"	216 lb*
	6-seat backless	82"	29"	243 lb*

	Style	Diameter	Height	Weight
	2-seat backed	73"	33"	124 lb*
	3-seat backed	87"	33"	183 lb*
	4-seat backed	87"	33"	223 lb*
	5-seat backed	87"	33"	255 lb*
	6-seat backed	87"	33"	289 lb*

Mounting Options	
freestanding w/glides	surface mount

Harvest

Product Data Sheet

landscapeforms®

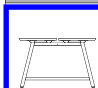
The Harvest table's generous size comfortably gathers four people on each side of the table in daylight or moonlight. An optional light spanning table center sets the mood–think candlelight or campfire. The table's durable, post-consumer recycled HDPE plastic surface won't get too hot or cold and requires low-to-no maintenance. Harvest's four vibrant colors are blended into the plastic, not surface applied, and a UV-resistant compound is added to the pigment. The Harvest table is offered in two heights—standing height and dining height—with corresponding benches. The two statures provide different ways for people to gather and share outdoor experiences together—sitting, standing, leaning, sharing a meal and a conversation, or simply enjoying the view. The metal structure and legs are finished in Pangard II® HAPS, VOC, and lead-free polyester powdercoat that resists fading and chipping. Harvest is the result of a partnership between Loll Designs and Landscape Forms, two design leaders bettering people's outdoor experiences. Together, the companies share a passion for design and cultures that value people, community, and the environment.

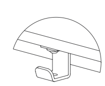
Harvest Table

- Harvest table is constructed of extruded aluminum legs bolted to steel table top supports, with a high-density polyethylene (HDPE) table top.
- Harvest table is available in dining and standing heights.
- The dining-height table is ADA compliant.
- Table leg glides are made of tough nylon to resist damage from dragging on rough surfaces.
- Harvest table is available freestanding or surface mounted.

Harvest Bench

- Harvest bench is constructed of extruded aluminum legs bolted to steel bench top supports and high-density polyethylene (HDPE).
- Benches are available in dining or standing height.
- Optional bag hangers available for stowing bags and purses on the standing height bench.
- Bench leg glides are made of tough nylon to resist damage from dragging on rough surfaces.
- Harvest dining and standing height benches are available freestanding or surface mounted.

Harvest	Style	Depth	Width	Height	Weight
	Dining Height Table	47.75"	94.75"	30.25"	260 lbs
	Standing Height Table	36.75"	94.75"	40"	230 lbs
	Dining Height Bench	21"	94"	18.75"	90 lbs
	Standing Height Bench	21"	45.5"	29"	59 lbs

Accessories	Style
	Bag Hanger*

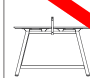
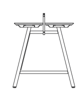
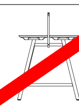
*available only with standing height benches

Harvest

Product Data Sheet

Harvest Luminaire

- The Harvest Tables are available with an optional LED luminaire accessory.
- The Harvest luminaire is constructed of aluminum supports and housing
- LED light has a color temperature of 4200k
- Harvest luminaire is available at a 6" height and a 14.25" height (measured from the table top surface to the top of the luminaire).
- The luminaire bolts to the Harvest table top support through the gap between the two HDPE table top panels. Please refer to the Harvest Installation Guide for more details on mounting and wiring.
- The Harvest luminaire is finished with Landscape Forms' proprietary Panguard II polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Available in all standard powdercoat colors.

Harvest	Style	Depth	Width	Height	Weight
	6" Height Luminaire	47.75"	94.75"	36.25"	265 lbs
	14.25" Height Luminaire	47.75"	94.75"	44.5"	265 lbs
	6" Height Luminaire	36.75"	94.75"	46"	235 lbs
	14.25" Height Luminaire	36.75"	94.75"	54.25	2[illegible]5 lbs

Finishes

- All metal components are finished with Landscape Forms' proprietary Pangard II polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Table tops and seating surface material is made of Loll Designs' recycled high-density polyethylene (HDPE) sourced primarily from milk jugs.
- Available in four standard colors: charcoal, apple red, leaf green, and sunset orange.
- Call for standard color chart.

Harvest

Product Data Sheet

To Specify

- Specify Harvest table (dining or standing height), powdercoat and HDPE colors. Table can be specified freestanding or surface mount and pairs with the Harvest bench. Specify with or without luminaire (6" or 14.25"). Table does not ship fully assembled.
- Specify Harvest bench (dining or standing height) and quantity, powdercoat and HDPE colors. Dining and standing height benches can be specified freestanding or surface mounted. Optional bag hanger(s) available for standing height benches only. Benches do not ship fully assembled.

U.S. Patent No. Pending

Designed by Loll Designs

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

landscapeforms®

PARC CENTRE

Product Data Sheet

The Parc Centre chair is a clever riff on the Parisian outdoor standard, offering comfort with a pleasing bounce. Parc Centre chairs, tables, lounge and ottoman comfortably support social activities in formal and informal settings alike. Steel construction coupled with economy of form make them nimble enough to move around and heavy enough to hold their ground. Sled bases are stable on grass, gravel or hard surfaces. Seats have a pleasing bounce. Chairs, lounges and ottomans stack.

Chair / Lounge / Ottoman

- The frame of Parc Centre is formed of heavy steel wire.
- Powdercoated seating is offered armless, or with arms, is lightweight and stacks horizontally.
- The seat and back panels are constructed of welded steel straps.
- Stacking bumper/glides are made of tough nylon to resist damage from dragging on rough surfaces.

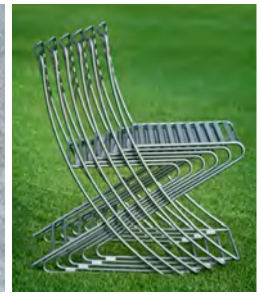
	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	chair with arms	22"	21"	33"	25 lb
	chair no arms	22"	19"	33"	22 lb
	ottoman	18"	20"	17"	21 lb
	lounge with arms	30"	23"	43"	45 lb
	lounge no arms	30"	20"	43"	40 lb

Landscape Forms, Inc. I 800.521.2546 I F 269.381.3455 I 7800 E. Michigan Ave., Kalamazoo, MI 49048

PARC CENTRE

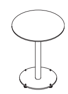
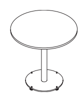
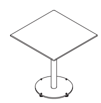
Product Data Sheet






Table

- The Parc Centre table is available in three sizes: 24" round, 30" round, and 28" square.
- Tabletops are formed of solid 5/16" steel plate welded to heavy duty steel wall tubing support.
- Base plate is 17" diameter solid steel.
- All parts are powdercoated.
- Table is available as either a surface mount or freestanding with adjustable levelers

	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	24" round	24"	30"	71 lb
	30" round	30"	30"	94 lb
	28" square	28" width x 28" depth	30"	100 lb

Finishes

- All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling, and fading.
- Call for standard color chart.

To Specify

- Table Select table size and style, and powdercoat color.
- Specify surface mount or freestanding.
- Seating Select chair or lounge with arms, or armless, and powdercoat color.
- Ottoman Select ottoman and powdercoat color.

Designed by by John Rizzi
Parc Centre chair design is protected by U.S. Patent Nos. D569,121; D572,496

Visit our landscapeforms.com for more information. Specifications are subject to change without notice.
Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

Landscape Forms, Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

Scarborough

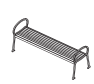
landscapeforms

Product Data Sheet

Scarborough is welcoming and comfortable in two versions. The horizontal strap seat is clean and simple. The woven seat suggests the familiar strapping fabric of patio furniture. The patented design is assembled as a warp and weft construction of pre-formed parts. The backless Scarborough bench can be used from either side and is ideal for narrow spaces. Litter receptacles with strap or square bar vertical panels are nicely scaled to the bench and the human form. Scarborough transcends categories. It is remarkably durable not only in the way it wears but in the way it remains current over time.

Bench

- Woven and horizontal strap seat styles may be specified for backed or backless benches.
- Backed benches are offered in 24", 48", 72", or 96" lengths.
- Backless benches are offered in 48", 72", or 96" lengths.
- Center arm may be specified on backed benches in 72" or 96" lengths.
- Bench in 96" length available with two intermediate arms.
- The bench comes standard with a freestanding/surface mount.

	Style	Depth	Width	Height	Product Weight
	96" with two intermedi-ate arms	28"	97"	34"	Strap: 234 lb Weave: 211 lb
	72" with center arm	28"	73"	34"	Strap: 186 lb Weave: 169 lb
	48"	28"	49"	34"	Strap: 132 lb Weave: 126 lb
	24"	28"	22"	34"	Strap: 89 lb Weave: 86 lb
	Backless 96"	26"	97"	28"	Strap: 150 lb Weave: 136 lb
	Backless 72"	26"	73"	28"	Strap: 125 lb Weave: 114 lb
	Backless 48"	26"	49"	28"	Strap: 97 lb Weave: 93 lb

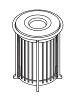
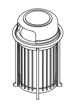
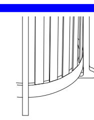
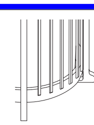
Scarborough

Product Data Sheet




Litter Receptacles

- Scarborough™ receptacles are durably constructed of metal side panels and a spun metal top to meet the demands of active public spaces.
- Choose from vertical strap or square bar side panels.
- Top- or side-opening receptacles may be specified.
- The receptacle lid lifts up and swings to the side for easy litter removal.
- Litter can be specified as a single or dual use receptacle.
  - For single use, select one opening style and signage (optional)
  - For dual use select two opening styles and signage. Dual purpose units come with divider installed in liner.
- An optional keyed lock may be added for security, and an optional ash pan may be specified for the side-opening receptacle.
- The 30-gallon polyethylene liner coordinates with specified powdercoat color.
- Receptacles are standard with a freestanding/surface mount option.
- Metal support legs are 1"x 1" square.
- Vertical metal straps 1-1/2" x 3/16".
- Vertical metal bars are 3/8" square.
- Straps and bars are welded to metal bands.
- Tubular steel collar is 1-1/4" dia., 0.120" wall thickness.
- Tops are formed of spun metal.
- Pop-up rod is stainless steel.

	Style	Diameter	Height	Product Weight
	Top-Opening	25"	33"	Bar: 72 lb Strap: 77 lb
	Side-Opening	25"	41"	Bar: 75 lb Strap: 81 lb
	Strap details	–	–	–
	Square bar details	–	–	–
	Ash pan	–	–	–

Finishes

- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

- Bench: Specify backed or backless, bench length, horizontal strap or woven seat style, with or without center/intermediate arm, and powder coat color. Bench comes standard with a freestanding/surface mount.
- Litter receptacle: Select top or side opening, vertical strap or square bar side panel, and powdercoat color. If certain color is specified select standard color for liner (see Materials for offerings). Select single or dual use and optional signage.
  Other optons: keyed lock; ash pan on side-opening units.

Designed by Arno Yurk, AIA, IDSA

Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

Stella

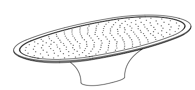
Product Data Sheet

landscapeforms®

Stella's elegant oval shape is a refreshing departure from the typical rectangles and rounds. A perfect companion to UrbanEdge seats, Stella is a versatile low table for a variety of settings.

Table

- The oval-shaped low table has a cast aluminum base and perforated steel top.
- Table must be surface mounted.
- Stella meets or exceeds ANSI/BIFMA Standards.

	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
	38"	72"	15"	214 lb

Materials

- Steel table top panel.
- Aluminum table casting.

Installation

- Shipped fully assembled.

To Specify

- Select powdercoat color.

Designed by Gustafson Guthrie Nichol, Ltd
Stella design is protected by U.S. Patent No. D664, 792

Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

Loop Collection

Steel Bike Racks for Compact Single or Multi-Bicycle Parking

Materials: **Mild Steel**

Our Loop Collection offers several creative solutions for bike parking needs. Loop bike racks range from 2 to 13 bike capacity and are fabricated with 2" schedule 40 pipe. Two mounting configurations are available: surface-mount or permanent embed. Loop bike racks' standard finishes are powder-coat over a corrosion resistant undercoat or hot-dip galvanizing.

- Multiple configurations available in sturdy 2" schedule 40 pipe
- Several multi-loop bike storage designs, can park up to 13 bicycles
- Choose from two mounting styles: surface or permanent embed
- Available with optional cast aluminum base covers

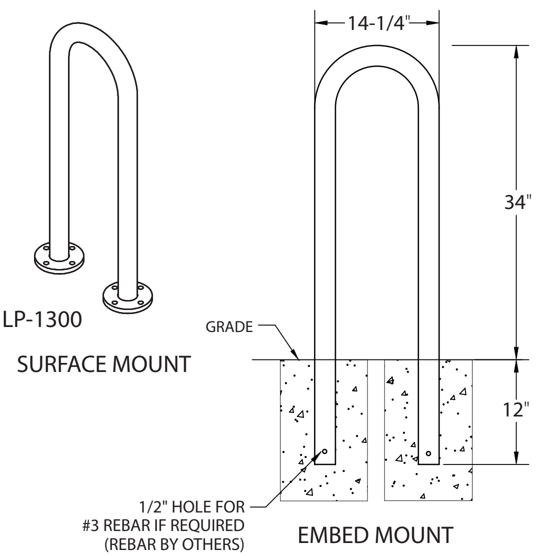

LP-0300

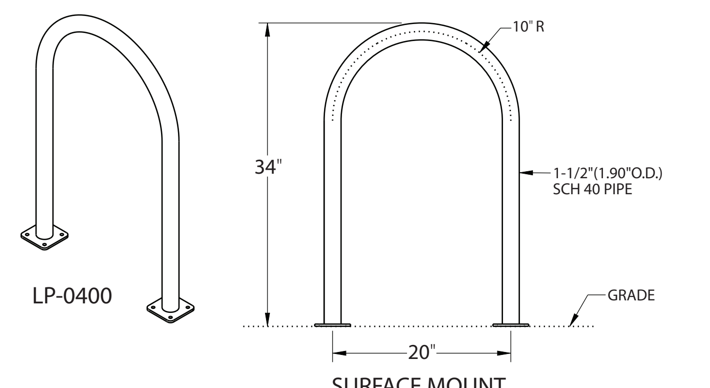
Loop Collection - Single Loop Bike Racks

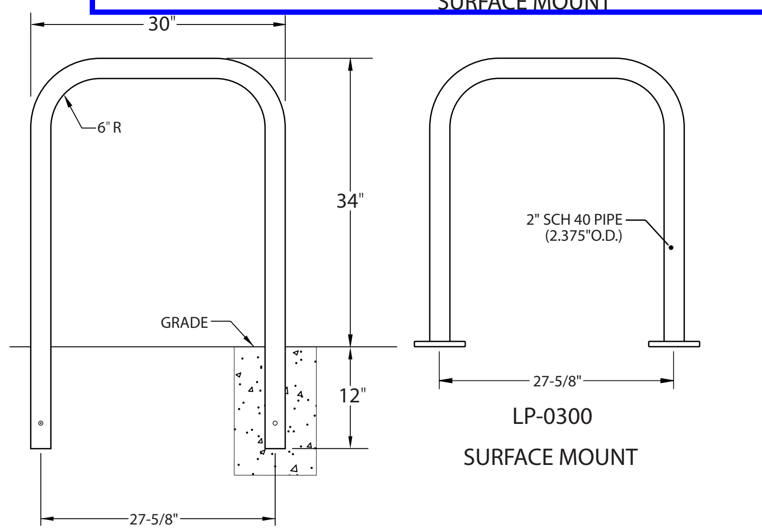
Specifications

Part. No.	Description	Size (Dia. W x H)	Mounting
LP-0300	34" Loop Bike Rack, Inverted U shape, Surface-mount, FW part no. BR-3	2" Sch. 40, 30" x 34"	Surface-mount
LP-0320	34" Loop Bike Rack, Inverted U shape, Embed, 12" below grade	2" Sch. 40, 30" x 34"	Permanent Embed
LP-0400	34" Loop Bike Rack, 1-1/2" Sch 40, Surface-mount, FW part no. BR-4	1-1/2" Sch. 40, 22" x 34"	Surface-mount
LP-0420	34" Loop Bike Rack, 1-1/2" Sch 40, Embed, 12" below grade	1-1/2" Sch. 40, 22" x 34"	Permanent Embed
LP-1300	36" Single-Loop Bike Rack, Surface-mount, FW part no. BR-1.3	2" Sch. 40, 14-1/2" x 36"	Surface-mount
LP-1320	36" Single-Loop Bike Rack, Embed, 12" below grade	2" Sch. 40, 14-1/2" x 36"	Permanent Embed

These single loop, 2 bicycle capacity racks work well where space is limited; 2" sch. 40 pipe versions are available with optional cast aluminum base covers.







NOTE:
For permanent embed, depth and diameter of installation hole may vary with soil conditions. Consult project engineer for correct dimensions.

For more information on the Loop Collection and bicycle parking solutions, see our website.

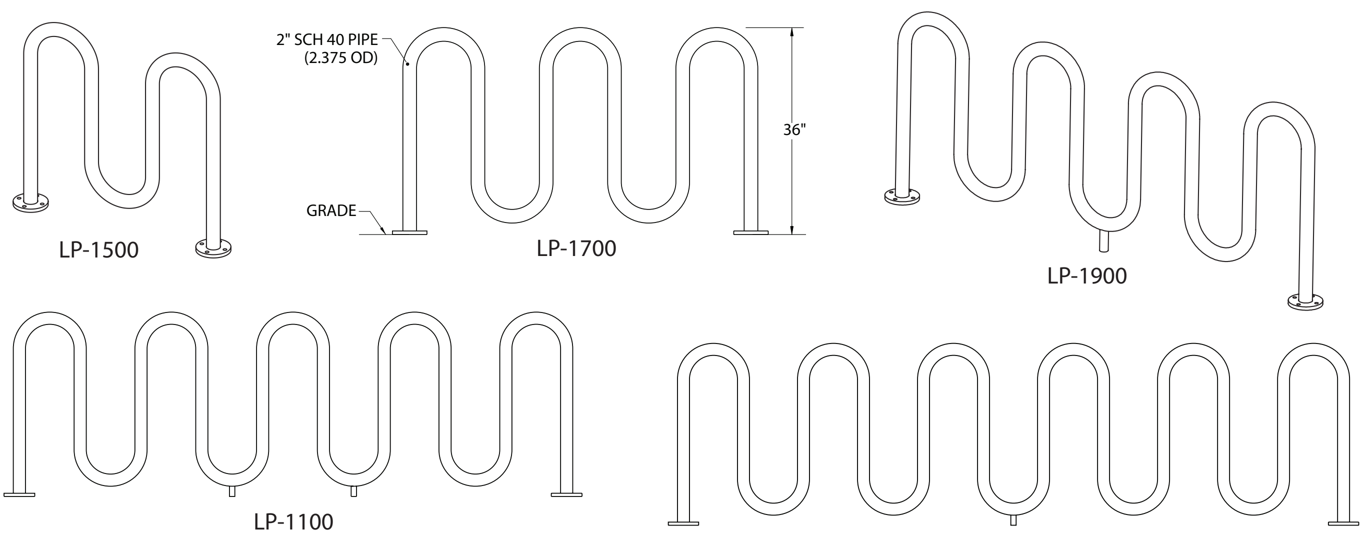
Tournesol SITEWORKS

LP-1900

Loop Collection - Multi-Loop Bike Racks

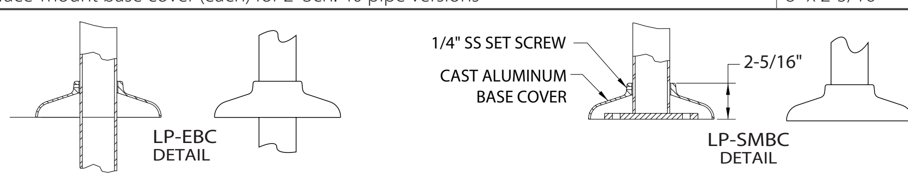
Specifications

Part. No.	Description	Size (Dia. W x H)	Mounting
LP-1500	Three-Loop Rack - 38" w/ 5 Bike Capacity, Surface-mount, FW part# BR-1.5	2" Sch. 40 pipe, 38" x 36"	Surface-mount
LP-1520	Three-Loop Rack - 38" w/ 5 Bike Capacity, Embed, 12" below grade	2" Sch. 40, 38" x 36"	Permanent Embed
LP-1700	Five-Loop Rack - 62" w/ 7 Bike Capacity, Surface-mount, FW part# BR-1.7	2" Sch. 40, 62" x 36"	Surface-mount
LP-1720	Five-Loop Rack - 62" w/ 7 Bike Capacity, Embed, 12" below grade	2" Sch. 40, 62" x 36"	Permanent Embed
LP-1900	Seven-Loop Rack - 86" w/ 9 Bike Capacity, Surface-mount, FW part# BR-1.9	2" Sch. 40, 86" x 36"	Surface-mount
LP-1920	Seven-Loop Rack - 86" w/ 9 Bike Capacity, Embed, 12" below grade	2" Sch. 40, 86" x 36"	Permanent Embed
LP-1100	Nine-Loop Rack - 109" w/ 11 Bike Capacity, Surface-mount, FW BR-1.11	2" Sch. 40, 109" x 36"	Surface-mount
LP-1120	Nine-Loop Rack - 109" w/ 11 Bike Capacity, Embed, 12" below grade	2" Sch. 40, 109" x 36"	Permanent Embed
LP-13000	Eleven-Loop Rack - 133" w/ 13 Bike Capacity, Surface-mount, FW part# BR-1.13	2" Sch. 40, 133" x 36"	Surface-mount
LP-13020	Eleven-Loop Rack - 133" w/ 13 Bike Capacity, Embed, 12" below grade	2" Sch. 40, 133" x 36"	Permanent Embed



Loop Collection Options

Part. No.	Description	Size (Dia. x H)	Mounting
LP-EBC	Loop Embed mount base cover (each) for 2" Sch. 40 pipe versions	8" x 2-5/16"	Permanent Embed
LP-SMBC	Loop Surface-mount base cover (each) for 2" Sch. 40 pipe versions	8" x 2-5/16"	Surface-mount



Tournesol SITEWORKS

2930 Faber Street, Union City, CA 94587 800-542-2282 tournesol.com

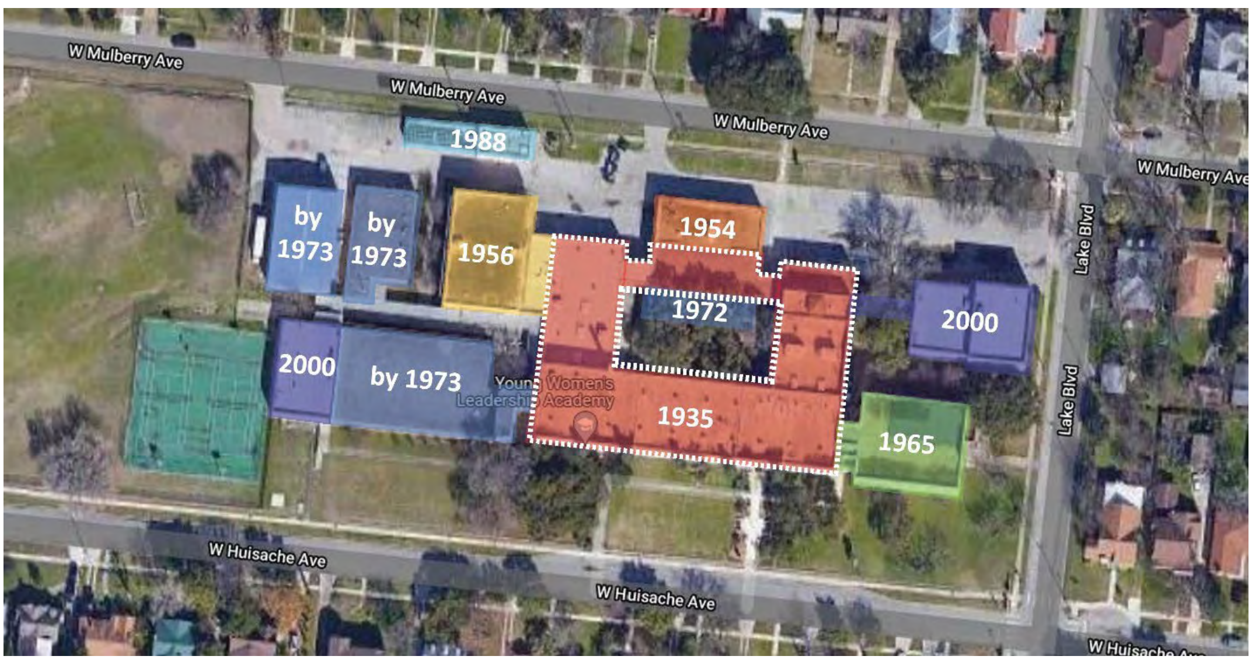
CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic Assessment

Property Address: 2123 W Huisache Ave

1. Application Details
Applicant: Office of Historic Preservation
Type: Request for Review of Contributing Status
Date Received: 14 December 2021

2. Findings
The property at 2123 W Huisache Ave is a two-story Art Deco school designed by Atlee B. & Robert M. Ayres and built in 1935[1] for the San Antonio School District, with additions in 1954, 1956 1965, and 1973 by Phelps & Simmons & Associates, 1995 by Marmon Barclay Souter Foster Hays Architects Engineers Planners, and 2000 by Kell Muñoz Architects. The 1954, 1956, 1965, and 2000 additions were built in a simplified Art Deco style sympathetic with the 1935 phase. The 1973 addition to southwest corner of the campus and the girls' dressing room second from the northwest corner of the campus were built in the International style. The property is located in the Monticello Park local historic district of City Council District 7, designated in 2008 (Ordinance #2008-01-17-0043). San Antonio Independent School District currently owns the property.



Building phases by year; the 1935 phase is outlined in a white dotted line. Image from Google satellite.

[1] "2 of Finest Schools Serve Jefferson Village District." San Antonio *Express*, Monday, 15 November 1948, p. 7A.

The first phase of 2123 W Huisache Ave was built in 1935 as Northwest Junior High School,[2] as it was known until the district could agree on who to name the school after. In 1937, the board decided to name it Horace Mann Junior High School after the "father of public school system in America."[3] Ayres & Ayres designed the building along with Adams & Adams as associated architects and with Phelps & Dewees as architects for the Board of Education.[4]

In 1954, Phelps & Simmons & Associates (formerly Phelps & Dewees) designed and built an addition to the north side of the cafeteria building; [5] they designed and built a new gym at the northwest corner of the 1935 structure in 1956.[6] In 1965, Phelps & Simmons & Associates designed and built the additional classrooms at the southeast corner of the property, connected to the 1935 phase by a short hallway.[7] By 1973, the firm continued expanding the campus with a south addition to the cafeteria, additional classrooms at the southeast corner of the building, and buildings to house the girls' gym and dressing room west of the 1956 gym at the northwest corner of the campus.[8] The HVAC building along the north edge of the parcel, nearest W Mulberry Ave, was added in 1988 as part of an air conditioning overhaul led by Marmon Barclay Souter Foster Hays Architects Engineers Planners.[9] In 2000, Kell Muñoz Architects designed and built an addition to the west side of the 1972 classroom addition and a new music building connected to the northwest corner of the school by a long breezeway.[10] Such breezeways are found in several locations on the campus, comprised of metal awnings with metal columns. Staff was unable to determine when these were installed, but the applicant suggests they were part of the additions and modifications made in 2000.[11] The school currently operates as the Young Women's Leadership Academy.

Atlee B. and Robert M. Ayres founded their father-and-son firm in 1924. Father Atlee moved to San Antonio as a teenager with his family in 1888. He studied at the Metropolitan School of Architecture in New York and returned to San Antonio after graduating in 1894. He briefly moved to and practiced in Mexico until once again returning to San Antonio in 1900. Atlee designed the 1908 Armand Half House at 105 Madison. He was named state architect of Texas in 1915, and subsequently designed the Texas School of the Blind, the Texas State Office Building, Carothers Dormitory at the University of Texas at

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[2] Construction Drawings for Northwest Junior High School, undated, Atlee B. Ayres & Robert M. Ayres and Adamas & Adams Associated Architects, Phelps & Dewees Architects for Board of Education, provided by applicant.
[3] "Mayor Thanked for Free Water." San Antonio *Light*, Wednesday, March 10, 1937, p. 17.
[4] Construction drawings for Northwest High School.
[5] Historic Aerials (web site). 2123 W Huisache, San Antonio, Texas. Accessed 31 January 2022. HistoricAerials.com.
[6] Construction drawings for Kitchen Addition, dated 26 April 1954, and New Gymnasium and Alterations, dated 30 April 1956, Phelps & Simmons & Associates. provided by applicant.
[7] Construction drawings for Classroom Addition, dated 28 May 1965, Phelps & Simmons & Associates, provided by applicant.
[8] Construction Drawings for Remodeling and Additions to Horace Mann Junior School, undated, Phelps & Simmons & Associates, provided by applicant. Historic Aerials (web site). 2123 W Huisache, San Antonio, Texas, accessed 31 January 2022, HistoricAerials.com.
[9] Construction drawings (as-built) for Air Conditioning Program, dated 10 April 1988, Marmon Barclay Souter Foster Hays Architects Engineers Planners, provided by applicant.
[10] Construction Drawings for Horace Mann Middle School Additions and Alterations, dated 14 November 2000, Kell Muñoz Architects, provided by applicant.
[11] Materials submitted by the applicant.

Austin, and the exterior of the Municipal Auditorium in San Antonio (1923). Atlee's son Robert attended the University of Pennsylvania School of Architecture under dean Paul Cret. He left the school in 1920 to practice in New York City and returned to San Antonio in 1922 to work with his father. Atlee and Robert began their eponymous firm in 1924; some of their notable work includes the Thomas Hogg House (1924), the Atkinson House (1928, now known as the Marion Koogler McNay Art Museum), the Smith-Young Tower (1929, now known as the Tower Life Building), the Administration Building at Randolph Air Force Base (1931), and the Lutcher Brown House (1937). Atlee died in 1969; at age 96, he was still a practicing architect. Robert maintained the practice until his death in 1977.[12]

Phelps & Dewees was established in 1919 by Raymond Phelps Sr. and Dahl Dewees.[13] In 1922, they were named school board architects for San Antonio Independent School District. The firm became Phelps & Dewees & Simmons in 1935, after C. C. Simmons became a partner.[14] The firm currently operates as Garza/Bomberger & Associates. Phelps & Dewees and Phelps & Dewees & Simmons planned and developed projects statewide. San Antonio projects include the 1924 Travis Building at 405 N St. Mary's,[15] the 1947 Freeman Coliseum, a number of buildings at San Antonio College,[16][17] buildings on Randolph Airforce Base,[18] the 1940 Alamo Stadium, and San Antonio Housing Authority projects.[19] The firm was also responsible for the first open-sided parking garage in San Antonio, located on St. Mary's property on College St. (now the location of Omni La Mansión del Rio Riverwalk) and purported to provide 500 spaces for "the maximum in parking facilities in proportion to the cost."[20]

The Texas Pioneers, Trail Drivers, and Rangers Memorial at the Witte Museum was a project jointly designed by Atlee and Robert Ayres and Phelps & Dewees,[21] and the 1955 USAA Building at 4119 Broadway (now owned by the University of the Incarnate Word) was designed by Ayres & Ayres with Phelps & Dewees & Simmons.[22]

The Art Deco style was popular in the United States from 1920 to 1940, and is characterized by smooth wall surfaces, stylized geometric motifs as decorate elements on the façade, and stylized decor that

[12] "Ayres, Atlee Bernard (1873-1969)." Texas State Historical Association Handbook of Texas Online, accessed 21 December 2020, https://www.tshaonline.org/handbook/entries/ayres-atlee-bernard. Cole, Stephanie Hetos. "Ayres, Robert Moss (1898-1977)." Texas State Historical Association Handbook of Texas Online, accessed 21 December 2020, https://www.tshaonline.org/handbook/entries/ayres-robert-moss.
[13] "Schooled professionals." Construction News (web site), 4 February 2014. Accessed 19 June 2019. http://www.constructionnews.net/san-antonio/industry-news-sa/6704-schooled-professionals.html.
[14] "Architect Phelps Dies." San Antonio *Light*, Thursday, 9 October 1958, p. 1.
[15] "Phelps & Dewees, Architects Help to Build Greater San Antonio" (ad). San Antonio *Light*, Tuesday, 26 November 1929, p. 6.
[16] "College Opens Bids for Construction." San Antonio *Express*, Wednesday, 16 November 1949, p. 30.
[17] "S.A. College Buildings Set." San Antonio *Express*, Sunday, 12 July 1953, p. 4-B.
[18] "$393,650 Flying Field Jobs Let." San Antonio *Express*, Sunday, 2 November 1930, p. 35.
[19] "Ball Low Bidder on 400-Unit San Antonio Housing Project." San Antonio *Express*, Wednesday, 23 January 1952, p. 10-C.
[20] "Open-Side Station Set on College St." San Antonio *Express*, 7 May 1950, p. 31.
[21] "Pioneer Building Plans Submitted Wait Final Okeh." San Antonio *Express*, Sunday, 4 October 1936, p. 23.
[22] "Final architect's visualization…" (rendering with caption). San Antonio *Express*, Sunday, 21 August 1955, p. 9C.

emphasize verticality.[23] The 1935 phase of the subject structure exhibits these character-defining features: the building is clad in smooth stucco, and the main entrance has a design in relief that emulates double-height columns with stepped capitals. The columns and window spandrels have vertical stripes, and there are three ganged tall and thin decorative panels above the door. The stepped parapet has a pair of floral embellishments centered between the first and second and third and fourth columns, below the current name of the school and the historic name. The window spandrels on the east and west wings carry the same vertical stripes, as does the 2000 addition to the east end of the campus. The classroom space added to the west wing in 1973, as well as the girls' dressing room added that year as well, were designed and built in the International style,[24] with metal sash windows, no decorative ornamentation, smooth wall surfaces, and cantilevered awnings over windows.

3. Architectural Description

The property at 2123 W Huisache Ave is a two-story Art Deco school built in 1935, with additions in 1954, 1956 1965, 1973, 1995, and 2000. It is located in the Monticello Park local historic District of City Council District 7. The building faces south on a block bound to the south by W Huisache Ave, the east by Lake Blvd, the north by W Mulberry Ave, and the west by Kampmann Blvd. The west end of the parcel is dominated by a grass field with soccer goals and metal stands, with a pair of paved tennis courts to the southeast, all enclosed by a four-foot metal fence. The lawn south of the subject structure has intersecting sidewalks and paths leading from the right-of-way to the main entrance; there are old growth trees dotting the lawn and old-growth cypress along the south elevation, close to the building.

There are divorced sidewalks along the north, south, and east sides of the parcel, and a low stone wall emerges from the grass on the north side of the sidewalk along W Huisache, west of the tennis courts, growing to about knee height and continuing to the corner of W Huisache Ave and Lake Blvd, where it terminates at a stone column wing wall and a second wing wall missing its column. There is another pair of wing walls with one column at the corner of Lake Blvd and W Mulberry Ave, and a stone wall less than one-foot tall runs along the south edge of the sidewalk, continue toward Kampmann Blvd but ending near the northwest corner of the soccer field. Buildings are connected by breezeways with metal awnings with metal columns or by concrete sidewalks. There is a pole sign south of the southeast corner of the 1965 phase, set a few feet north of the stone wall. The courtyard is enclosed by two walls with a rolling metal door flanked by patterned breezeblock.

The main entrance of the flat-roofed stucco-clad building is left of center on the 1935 phase of the building, and has a decorative surround with both the historic and current school names on the parapet above. Windows on the 1935, 1954, and 1956 phases of the building are found in either pairs or gangs of three, all four-over-four wood sash windows. Decorative stucco spandrels are found between the first- and second-story windows. The two-story 1965 addition has ganged four-over-four metal-sash windows with the same spandrels, and a door on the east elevation. The single-story 1973 addition to the west wing has gangs of four metal casement windows below a cantilevered awning. The westernmost 2000 addition to the west wing has pairs of one-over-one windows behind metal screens. The 2000 addition near the northeast corner of the campus has no windows but maintains false spandrels in the same style as the 1935 and 1965 phases. There is a single-story corrugated metal building with garage doors on the east and

[23] McAlester, Virginia. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Knopf, 2015, p. 580-85.
[24] Ibid, p. 616-27.

west sides at the northwest corner of the campus, next to a single-story building with clerestory windows. There is a detached single-story building along the north edge of the parcel for HVAC. The north side of the parcel, east of the field, is dominated by asphalt-paved surface parking and has a fence running along the north side of the lot, between two driveways that exit onto W Mulberry Ave.

Character-defining features of 2123 W Huisache Ave include:

- Original 1935 footprint of Horace Mann Junior High School
- Stucco cladding
- Decorative surround on main entrance
- Four-over-four wood windows, where found, in pairs or gangs of three
- Decorative spandrels
- Low stone walls on north and south sides of the parcel
- Stone columns and wing walls at the corners of W Huisache Ave and Lake Blvd and W Mulberry Ave and Lake Blvd

4. Evaluation of Criteria
2123 W Huisache Ave meets the following criteria under UDC Sec. 35-607(b):

- **4: Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;** the initial phase was designed and built by prominent local architects Atlee B. Ayres and Robert M. Ayres with Phelps & Dewees.
- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** as an example of an Art Deco school building, with character-defining features such as smooth wall surfaces, stylized geometric motifs as decorate elements on the façade, and stylized decor that emphasize verticality.
- **13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the property is located in the Monticello Park local historic district and represents a period of rapid growth in the neighborhood leading to construction of new elementary, junior high, and high schools in the neighborhood between 1930 and 1935.

5. Staff Recommendation
OHP staff produced a historic assessment for this property, included as an exhibit in this case. The campus of the Young Women's Leadership Academy, historically named Horace Mann Junior High School, reflects several different phases of construction. The first phase, which is located in the center of the parcel and includes the main entrance, is considered highest priority for preservation. Additions and new structures built in the 1950s, 1960s, and 1970s represent a continuous pattern of growth and expansion; these structures may be appropriate for removal in the context of a larger project. The newest structures built after 1980 are not historically significant and can be considered non-contributing. Partial demolition requests should include documentation of existing wall perforations and plans for treatment of any newly exposed facades.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

While not required by the Unified Development Code, this document has been prepared by OHP staff that meet the Secretary of the Interior's professional qualification standards for Architectural History as defined in 36 CFR Part 61.

Main entrance on south elevation

Detail of main entrance showing decorative surround

South elevation of 1965 addition

East elevation of 1965 addition

Northeast oblique of 2000 addition to northeast side of campus

Southwest oblique of 2000 addition

Photo of the double-height 1935 cafeteria with single-story 1954 addition

North elevation of cafeteria

North elevation of single-story west wing of 1935 phase with taller 1956 gym addition at right

Southeast oblique of 1973 corrugated metal building

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OFFICE OF HISTORIC PRESERVATION


Southwest oblique of 1973 gym/dressing rooms


Southeast oblique of 1973 gym/dressing rooms

Northwest oblique of 2000 addition to west wing

South elevation of 2000 (left) and 1973 (right) additions to west wing

South elevation of connection between 1973 addition to west wing (left) and 1935 phase (right)

Courtyard of 1935 phase, looking northeast

Courtyard behind the 1973 addition to the west wing, looking southeast

Example of breezeways with metal canopies and columns

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Column and wing walls at corner of W Mulberry Ave and Lake Blvd

Column and wing walls at corner of W Huisache Ave and Lake Blvd

CITY OF SAN ANTONIO
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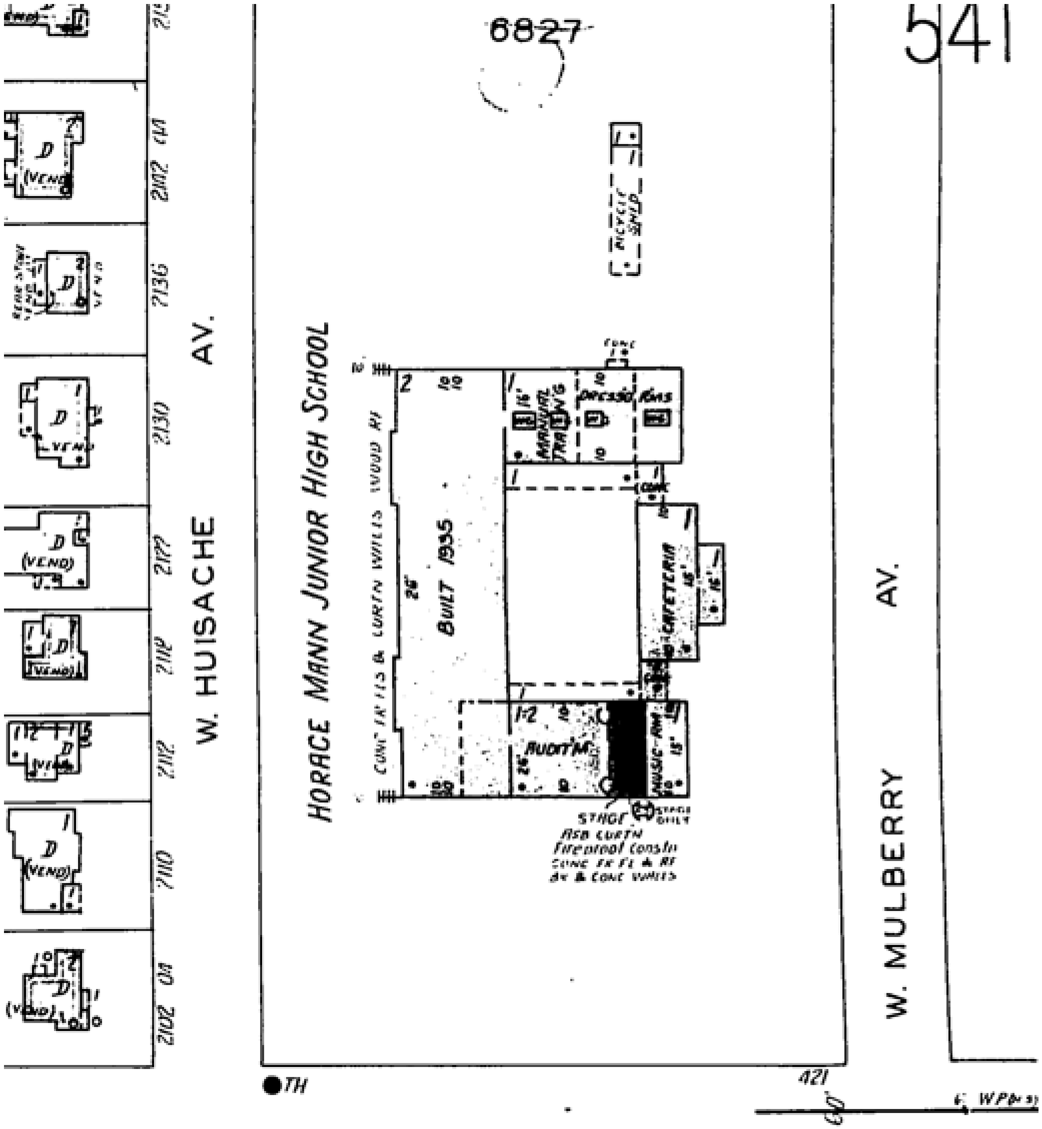
Pole sign south of 1965 addition, south edge of parcel



Detail of Sanborn Fire Insurance Map, San Antonio, 1911-Mar 1951, vol 5, 1924-June 1950, Sheet 546.

Historic Aerials, 2123 W Huisache Ave

1955

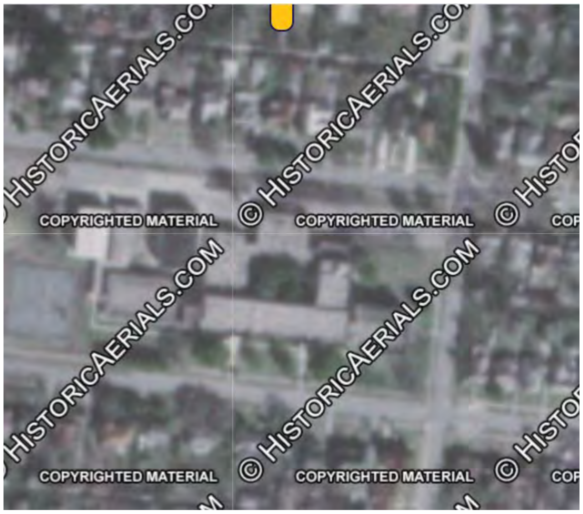
1963

1966

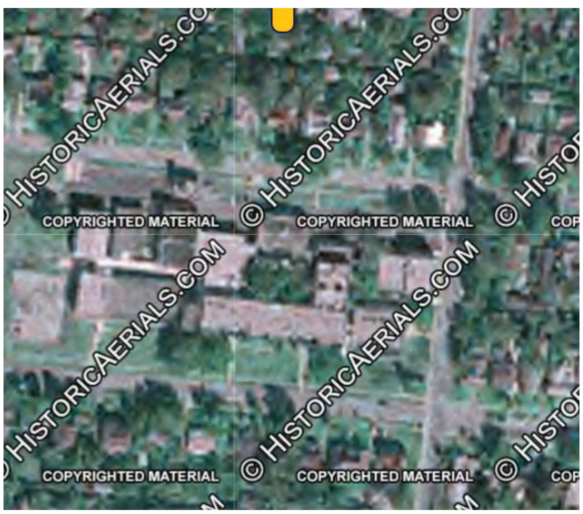
1973

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic Aerials, 2123 W Huisache Ave, cont.


1983


1995


2004