

# HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 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:** Yvonne Little/SAN ANTONIO ISD  
**TYPE OF WORK:** Partial demolition, new construction of additions, window replacement, exterior alterations, site work  
**APPLICATION RECEIVED:** July 19, 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 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.

## 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. *Facade 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 finish. 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 facade of the original structure in terms of their scale and mass.
- ii. *Roof top 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. CASE HISTORY – The applicant received conceptual approval from the HDRC on March 16, 2022, with stipulations. The applicant returned to the HDRC for final approval on June 15, 2022, and received HDRC approval with the following stipulations for item 1, the demolition of portions of the Young Women’s Leadership Academy, the construction of new additions, exterior alterations, repairs, and site improvements:
  - i. That windows removed to accommodate the new construction are salvaged and stored on site for future use based on finding y. ***This stipulation does not require additional HDRC review.***

- 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. ***This stipulation does not require additional HDRC review.***
- iii. That the retaining wall proposed for replacement is replaced in-kind to match the existing material, form, and appearance based on finding s. ***This stipulation does not require additional HDRC review.***
- 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. ***This stipulation has been met.***
- v. That the applicant submits revised front elevation drawings that reflect HDRC and community comments to staff and returns to the HDRC for review and final approval. ***The applicant has submitted updated documents to meet this stipulation and has returned to the HDRC for review and final approval.***
- vi. That the applicant submits a full W Mulberry elevation to staff and returns to the HDRC for final approval. ***The applicant has submitted updated documents to meet this stipulation and has returned to the HDRC for review and final approval.***
- vii. That the applicant explores incorporating an interpretive or commemorative element for the 1956 gym structure. ***The applicant has submitted updated documents to meet this stipulation and has returned to the HDRC for review and final approval.***

The applicant has returned to the HDRC to meet stipulations v, vi, and vii for item 1. The remaining stipulations and the stipulations for items 2 and 3 do not require additional HDRC review.

- 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 applicant has updated the setback of the proposed front façade of the side addition so that it is situated 3' behind the historic 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. INTERPRETIVE ELEMENT – At the HDRC hearing on June 15, 2022, the applicant received feedback from the Commission expressing concern over the loss of the 1956 gym structure due to its connection to President Eisenhower’s 1956 President’s Council on Youth Fitness. The applicant has submitted an example interpretive element that will be installed in the interior of the school to address the Commission’s concern and commemorate this relationship. The Office of Historic Preservation does not have purview over interior scopes of work.
- t. 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.

- u. 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 the proposal generally appropriate and that the applicant should submit final material specifications for the raised garden planter area, including dimensions for the planters, along W Huisache.
- v. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

### **RECOMMENDATION:**

Staff recommends approval based on findings a through v with the following stipulations:

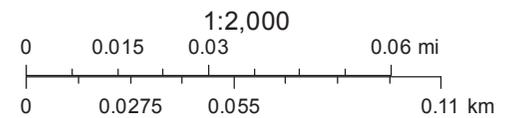
- i. That windows removed to accommodate the new construction are salvaged and stored on site for future use based on finding y.
- ii. That the applicant submits final product specifications for the proposed windows and doors in the new construction to staff for review and approval prior to the issuance 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 t.
- iv. That the applicant submits final material specifications for the raised garden planter area, including dimensions for the planters, along W Huisache to staff for review and approval based on finding u.

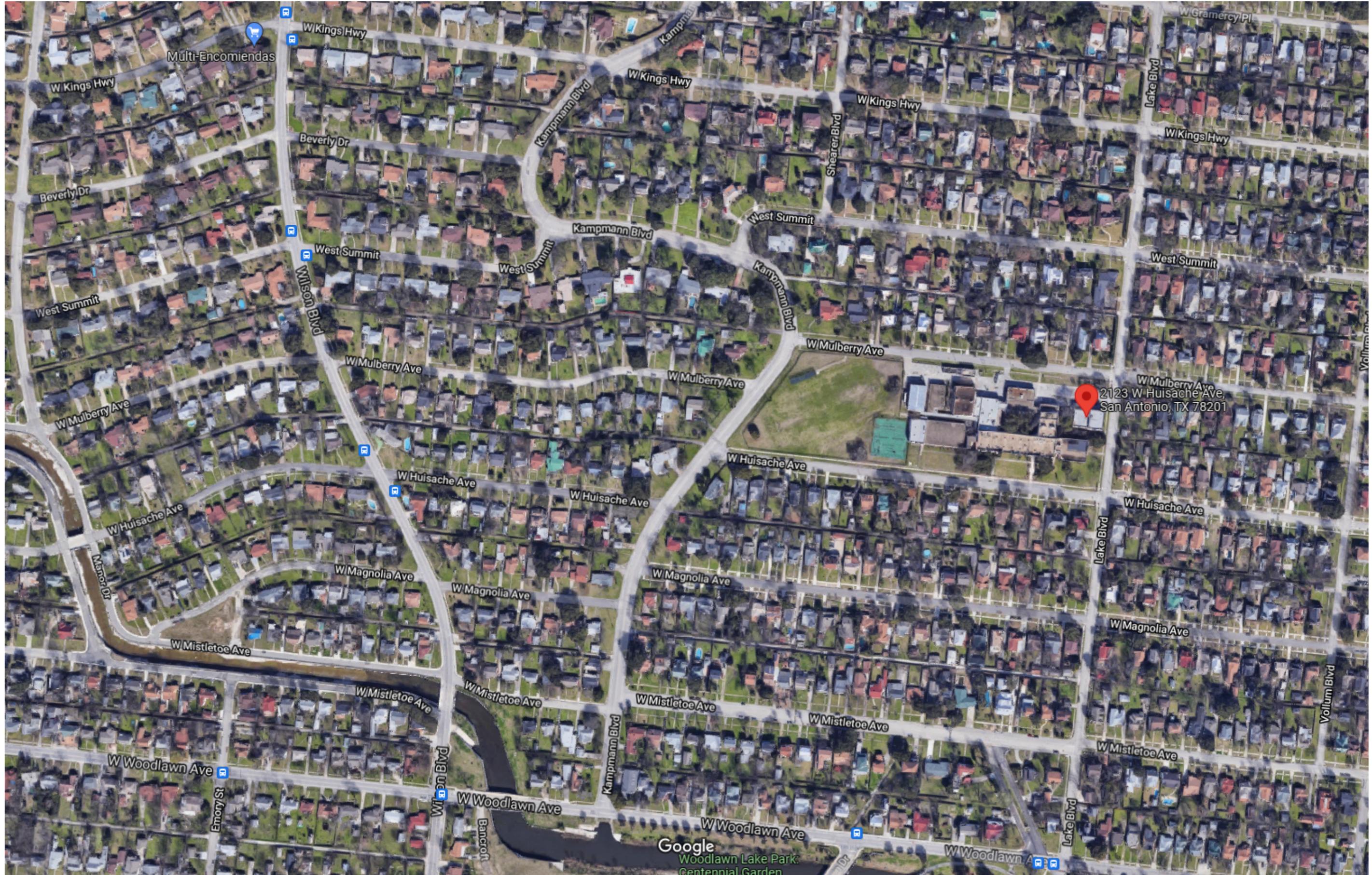
# City of San Antonio One Stop



February 11, 2022

— User drawn lines







Guarantee Plumbing  
& AC, Inc.

Buyers Barricades  
San Antonio, LLC.

2123 W Huisache Ave,  
San Antonio, TX 78201

Young Women's  
Leadership Academy









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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: 15 July 2022

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**Reference: Young Women's Leadership Academy (YWLA) (Horace Mann Junior High School) new application documentation, 08/03/22 HDRC Meeting**

Dear Ms. Rettaliata,

This memorandum serves as a new updated 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 August 3<sup>rd</sup> Historic Design Review Commission (HDRC) meeting. Since the previous meeting on June 15, Kirksey Architecture on behalf of San Antonio Independent School District (SAISD) has provided updated building elevations, landscape plan, tree analysis, examples of outdoor furniture proposed for the site, and a historic element used to pay homage to the historical gymnasium. The documents are enclosed in the following order:

1. Elevations (Colored renderings)
2. CD Elevations (Construction)
3. Landscape Plan
4. Tree Plan
5. Site Furnishings
6. Rendering of historical gymnasium drawing mural
7. Existing drawings of the gymnasium by Phelps Devees & Simmons

Please let me know if you need any additional information or documentation in preparation for the HDRC meeting scheduled for August 3, 2022. Thank you in advance for your apt assistance and coordination for this project.

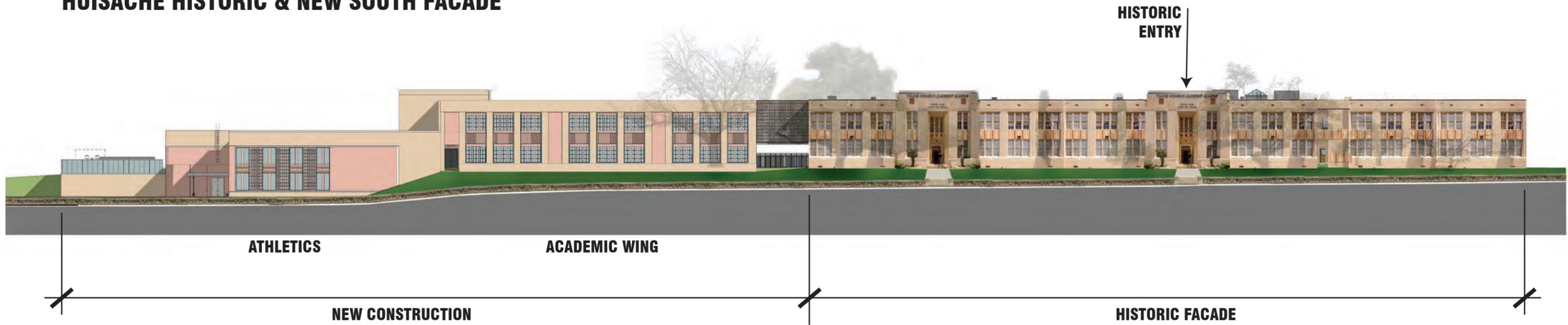
**Stantec Consulting Services Inc.**

**Mitch Ford**  
Architectural Historian

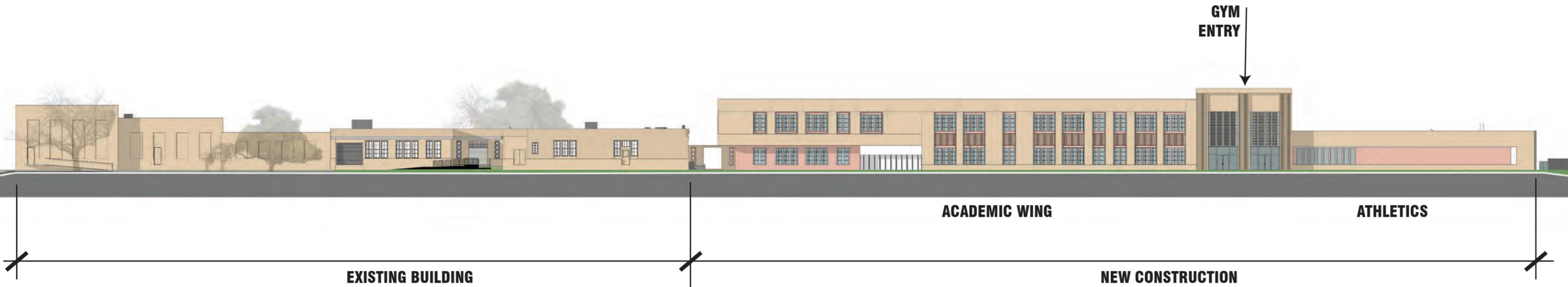
443-743-5634  
mitch.ford@stantec.com

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

# HUISACHE HISTORIC & NEW SOUTH FACADE



# MULBERRY EXISTING & NEW NORTH FACADE



## HUISACHE HISTORIC & NEW SOUTH FACADE



## MULBERRY EXISTING & NEW NORTH FACADE



**GENERAL NOTES**

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

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NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

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

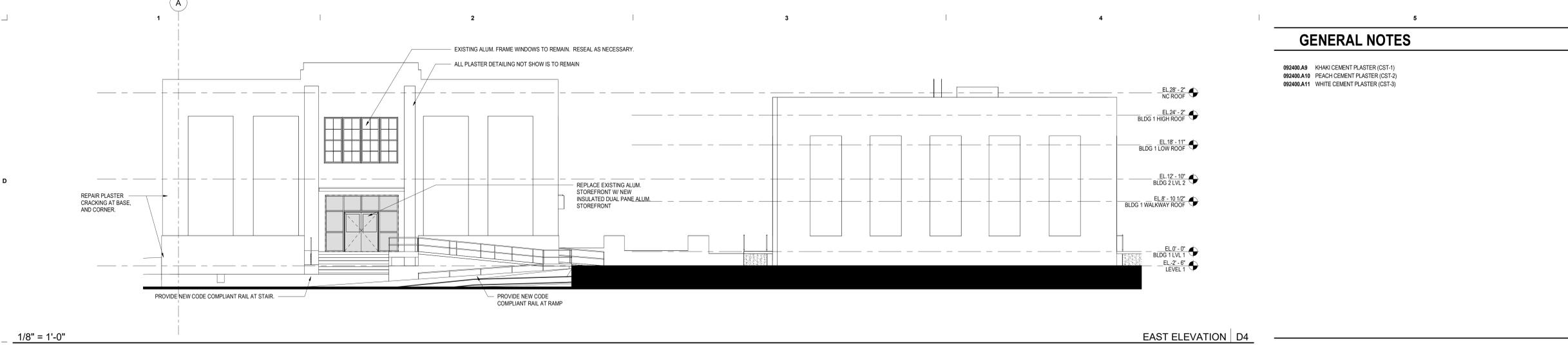
KEY PLAN

SHEET TITLE  
**ELEVATIONS**

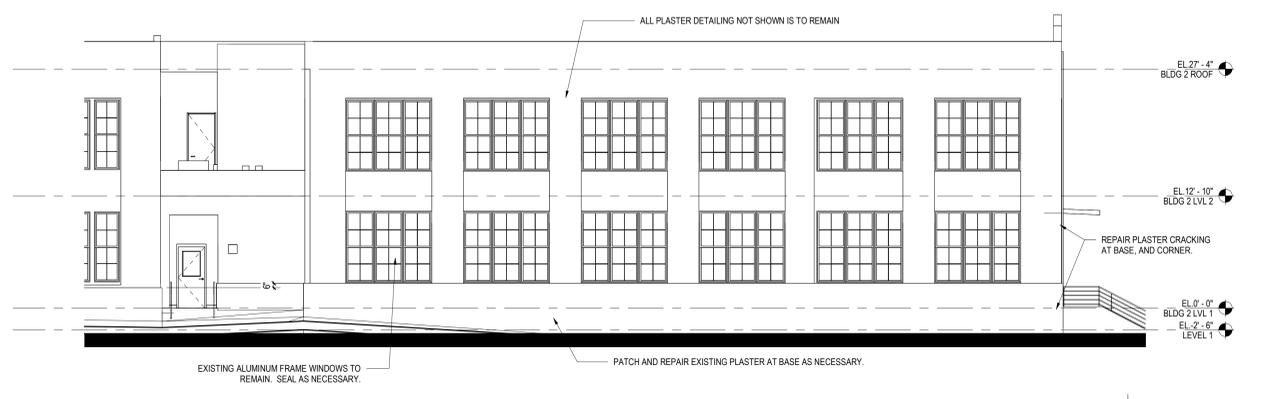
SHEET NUMBER

**A3.10**

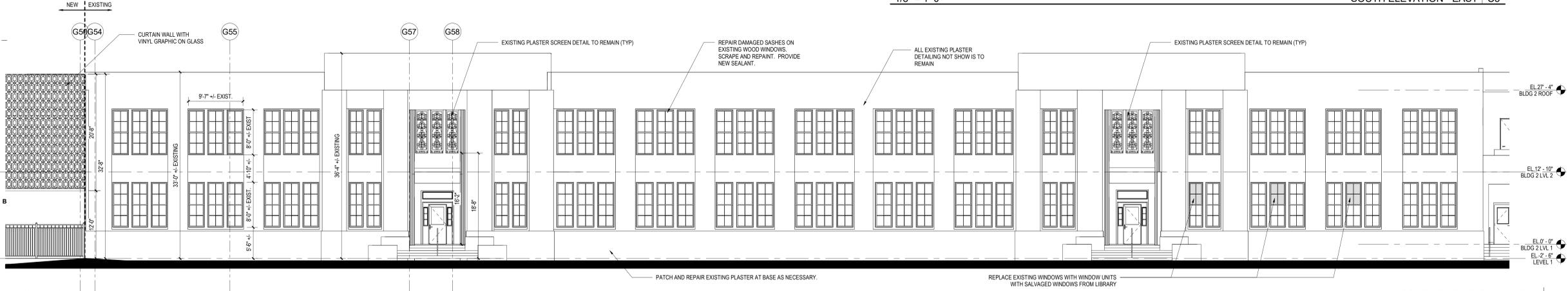
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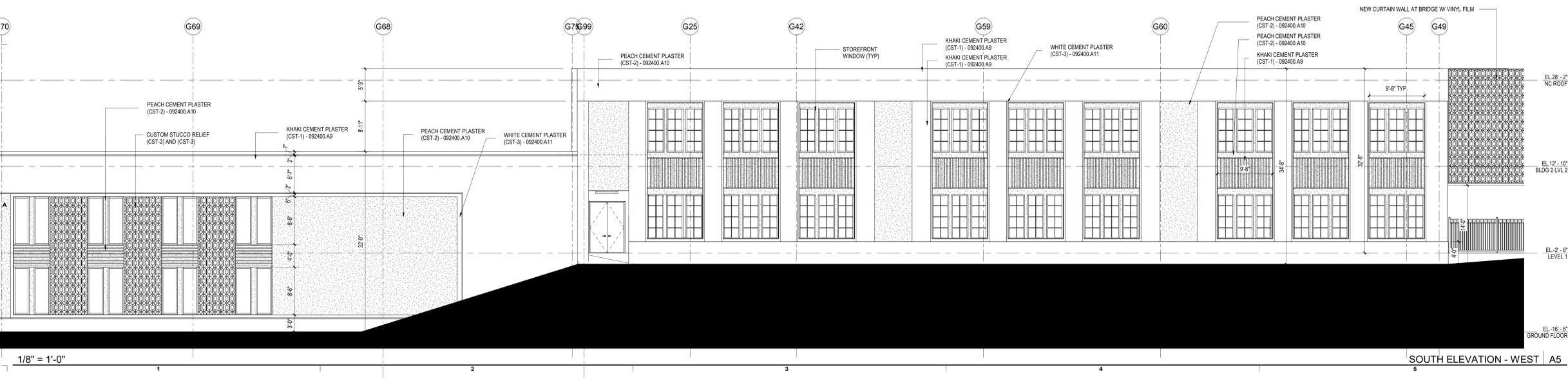
1/8" = 1'-0" EAST ELEVATION | D4



1/8" = 1'-0" SOUTH ELEVATION - EAST | C5

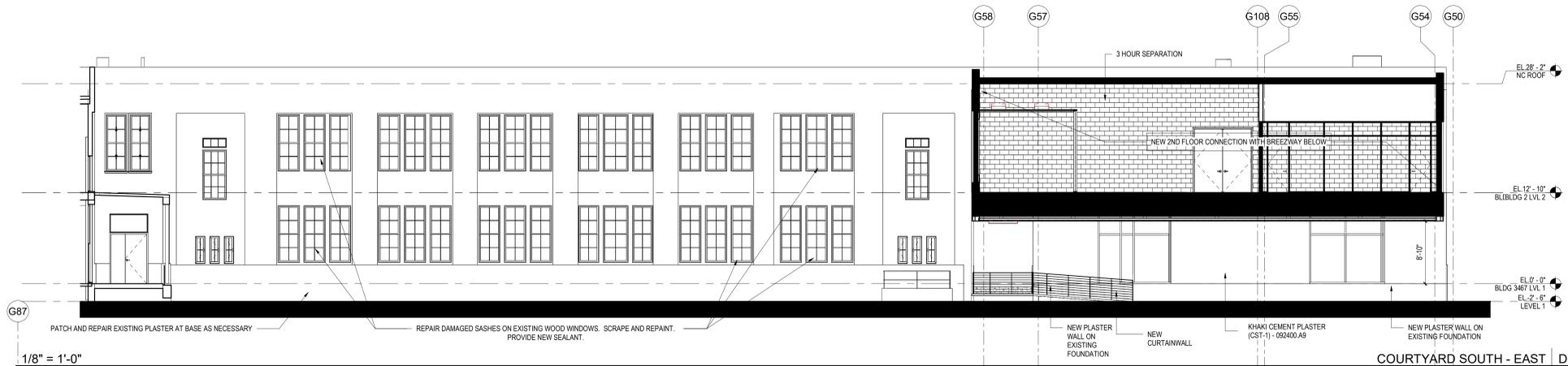


1/8" = 1'-0" SOUTH ELEVATION - MIDDLE | B5

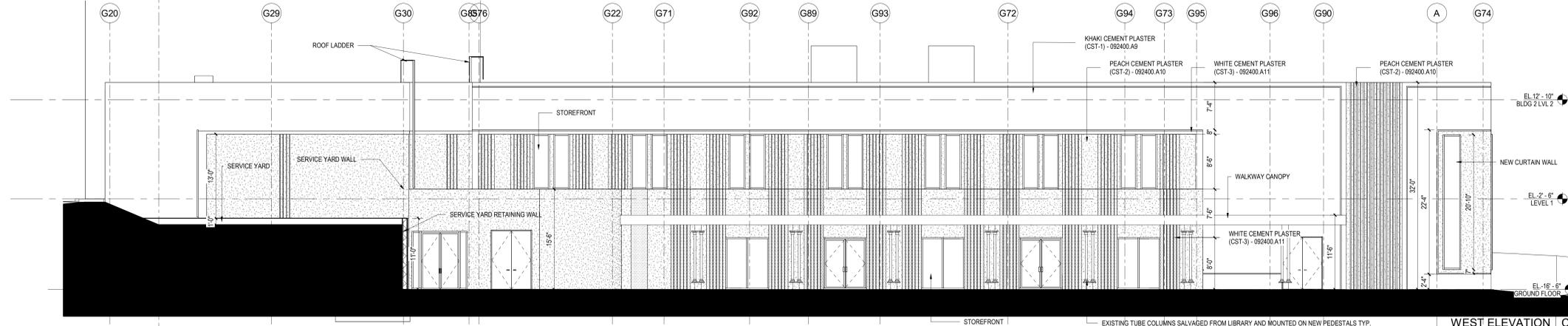


1/8" = 1'-0" SOUTH ELEVATION - WEST | A5

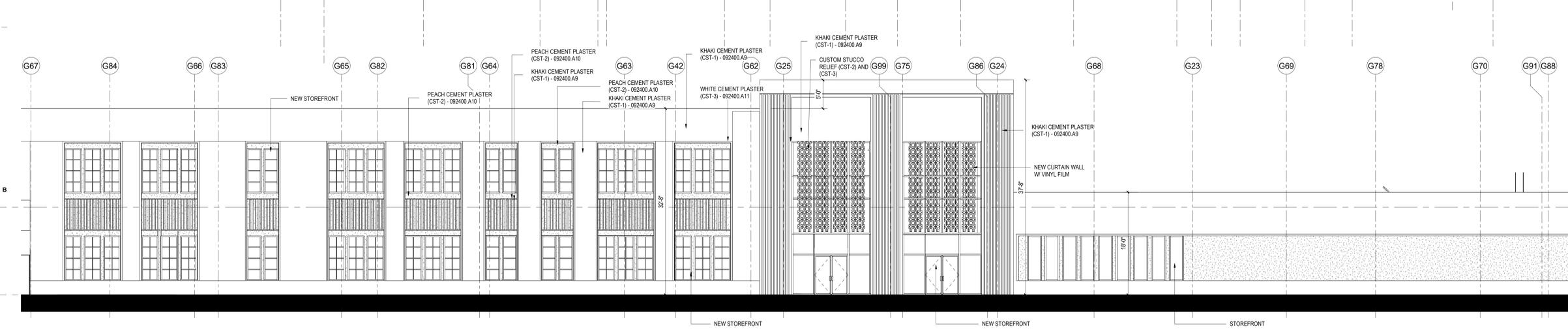
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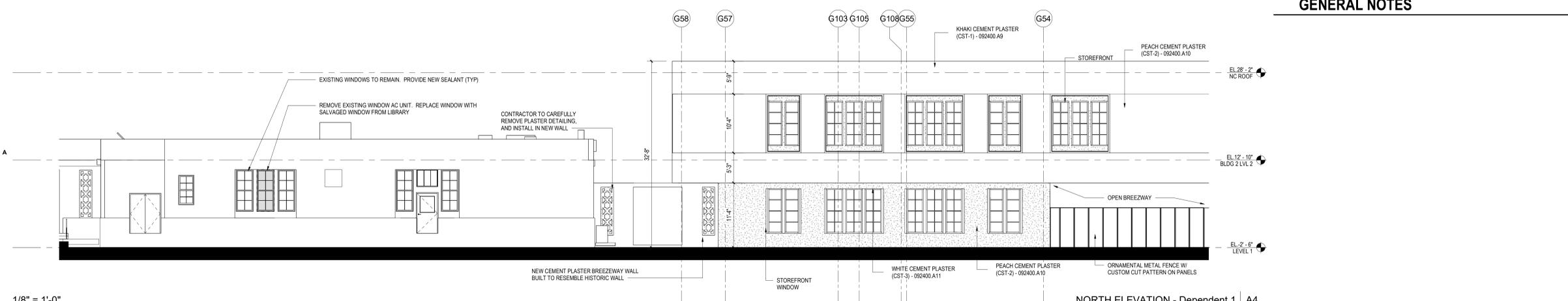
1/8" = 1'-0" COURTYARD SOUTH - EAST | D5



1/8" = 1'-0" WEST ELEVATION | C5



1/8" = 1'-0" NORTH ELEVATION - Dependent 2 | B5



1/8" = 1'-0" NORTH ELEVATION - Dependent 1 | A4

**GENERAL NOTES**

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JODY SERGI 12/03/2021

DATE	ISSUE
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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

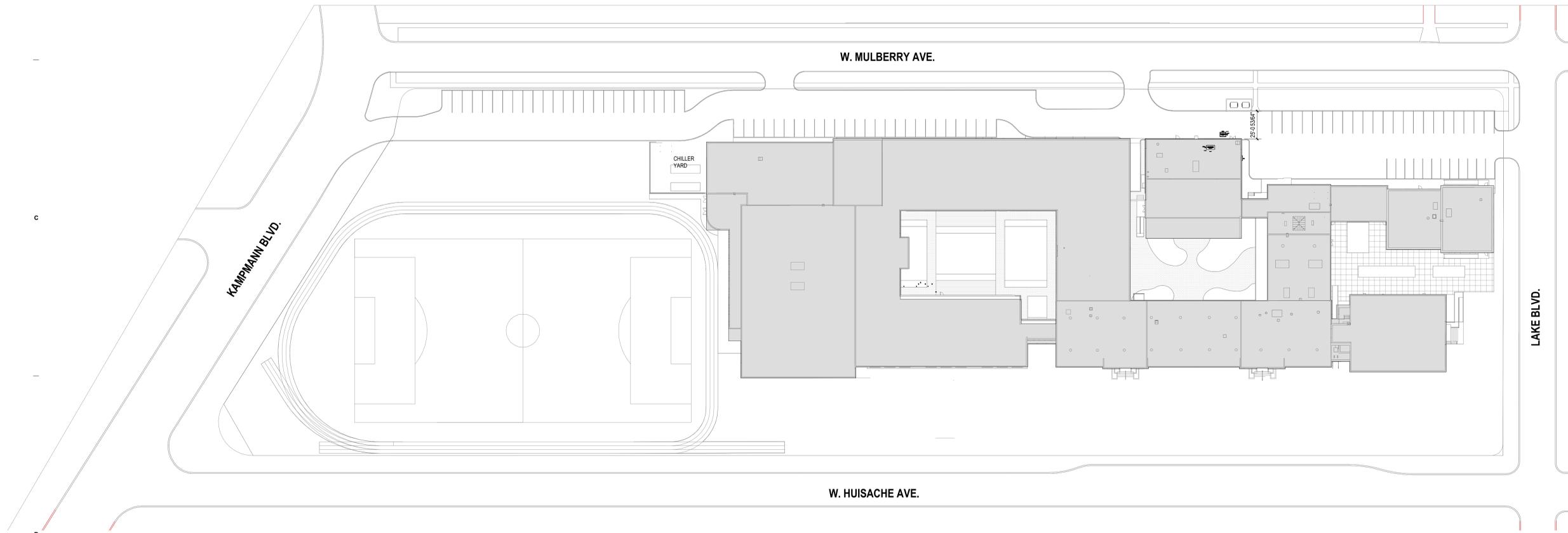
SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A3.11**

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DATE	ISSUE
A 12/03/2021	100% SCHEMATIC DESIGN
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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  
SITE PLAN

SHEET NUMBER  
A1.20

1" = 40'-0"

SITE PLAN | B5

**PARKING COUNT SCHEDULE**

Parking Angle	Length	Width	# of Spaces	% of Total Spaces

**SHEET NOTES**

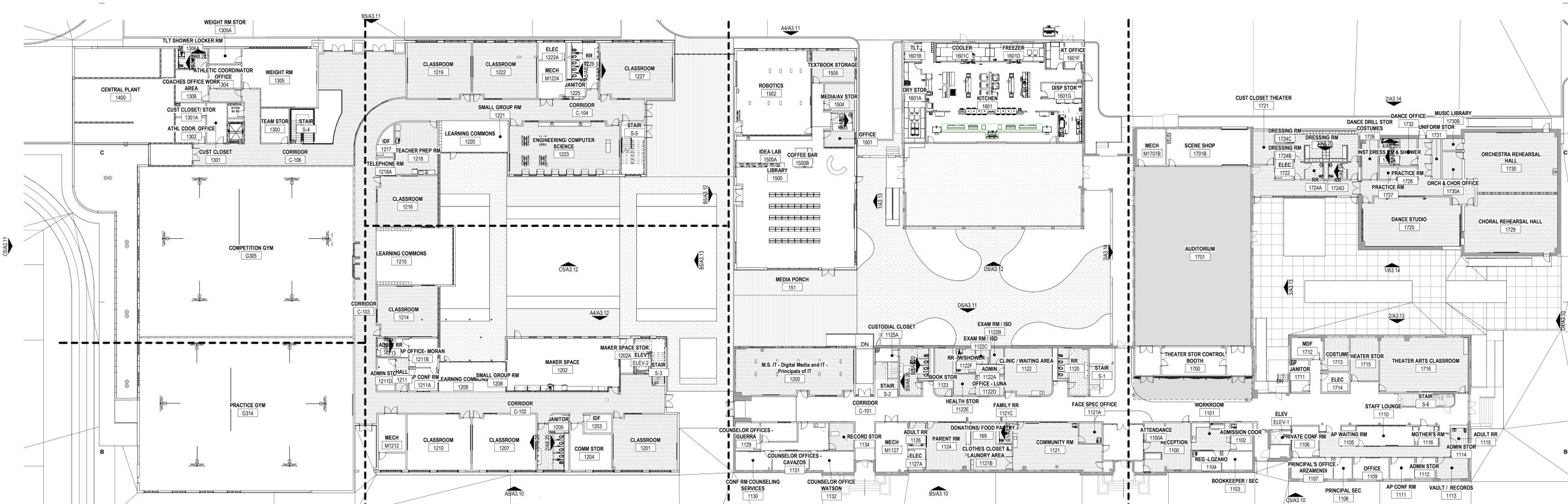
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DATE	ISSUE
A 12/03/2021	100% SCHEMATIC DESIGN
B 02/25/2021	100% DESIGN DEVELOPMENT



1" = 20'-0"

LEVEL 1 COMPOSITE PLAN | B5

**SHEET NOTES**

**GENERAL NOTES**

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  
**COMPOSITE FLOOR PLAN - LEVEL 1**

SHEET NUMBER  
**A2.21**





# 35 Collection

landscapeforms®

## Product Data Sheet



### 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 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*

	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*

Mounting Options	
freestanding w/glides	surface mount

# Harvest

landscapeforms®

## Product Data Sheet



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 3000k.
- 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 Pangard 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"	265 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

landscapeforms®

## 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*

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# 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

# 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

### 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

	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

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# Scarborough

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## 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 intermediate 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

landscapeforms®

## 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.

### 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 options: keyed lock; ash pan on side-opening units.

Designed by Arno Yurk, AIA, IDSA

	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	-	-	-

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# Stella

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## Product Data Sheet

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.

### Materials

- Steel table top panel.
- Aluminum table casting.

### Installation

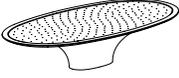
- Shipped fully assembled.

### To Specify

- Select powdercoat color.

Designed by Gustafson Guthrie Nichol, Ltd

Stella design is protected by U.S. Patent No. D664, 792

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

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# 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

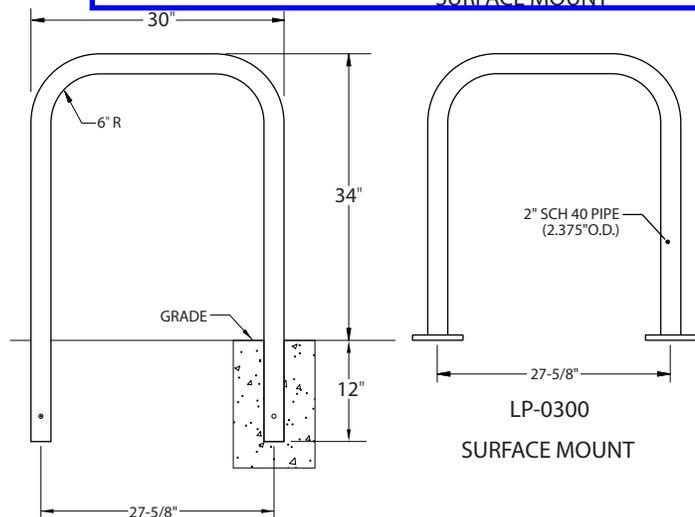
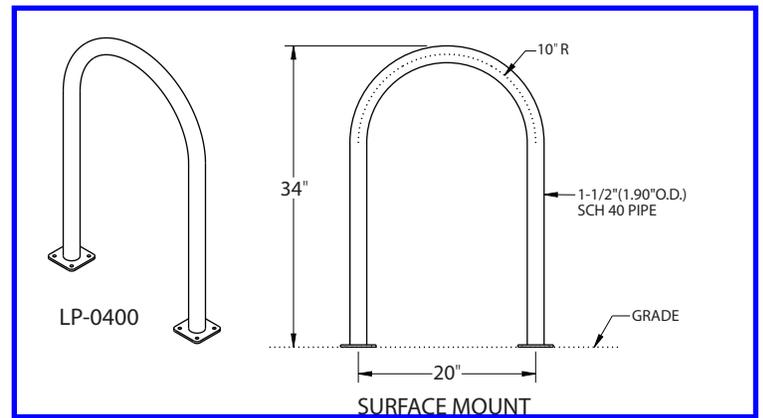
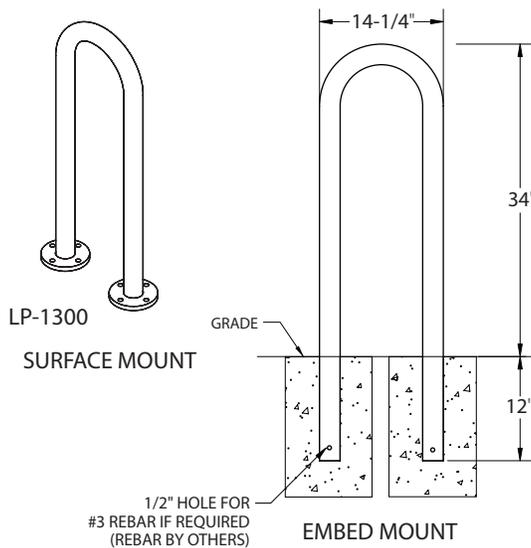


## Loop Collection - Single Loop Bike Racks

### 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.

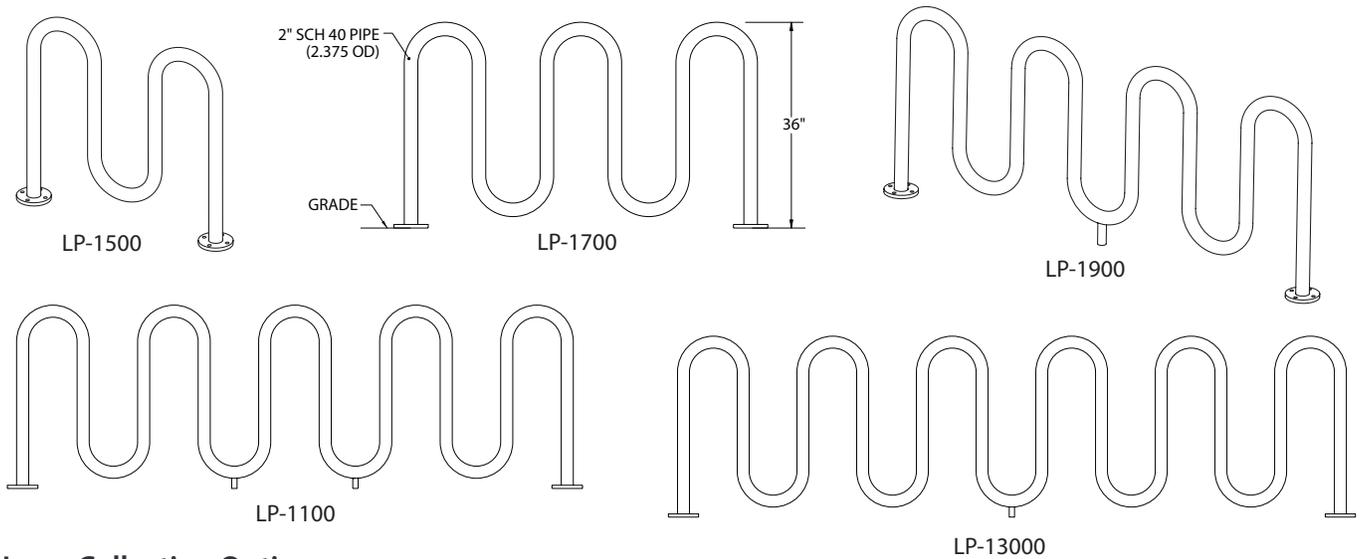
For more information on the Loop Collection and bicycle parking solutions, see our website.



## Loop Collection - Multi-Loop Bike Racks

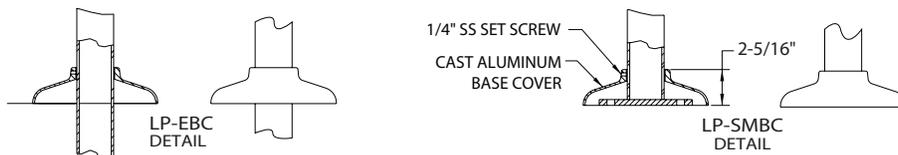
### Specifications

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



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REAGAN HIGH SCHOOL, JAME

03

DETACH-OF-TRUSS-OVER-AUDITORIUM  
SCALE 1/8" = 1'-0"

WORLD'S  
Lowest Priced  
Touring Car  
with Study Car Commission

\$495

Spring Fev  
What is Spring Fev

2014  
TIME CAPSULE

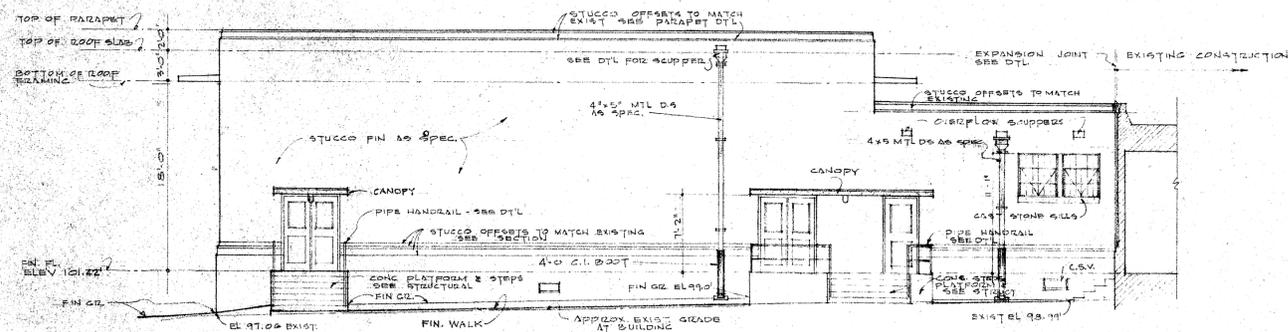
DURING THE DEMOLITION OF THE  
1926 PROSCENIUM (STAGE FRONT),  
WORKERS DISCOVERED NEWSPAPER  
ENCAPSULATED WITHIN THE WALLS  
DATED APRIL 28, 1926.

02

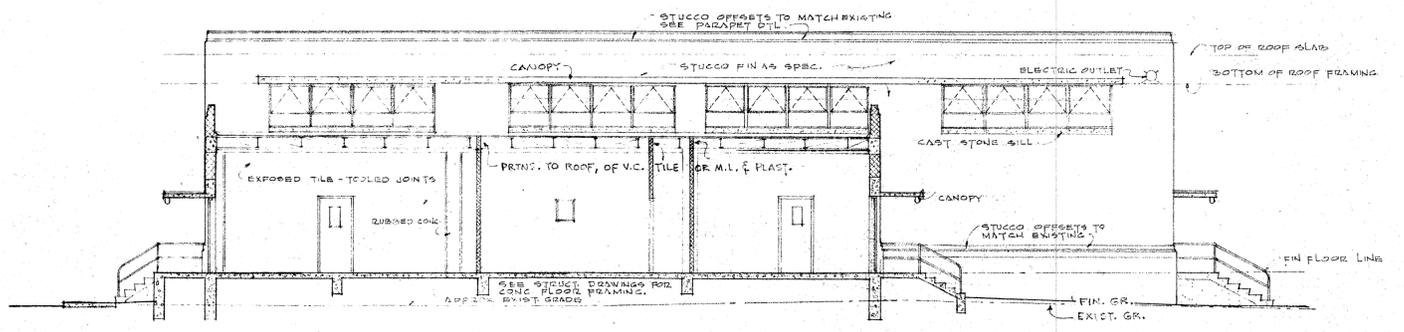
Building Section  
SCALE 1/8" = 1'-0"



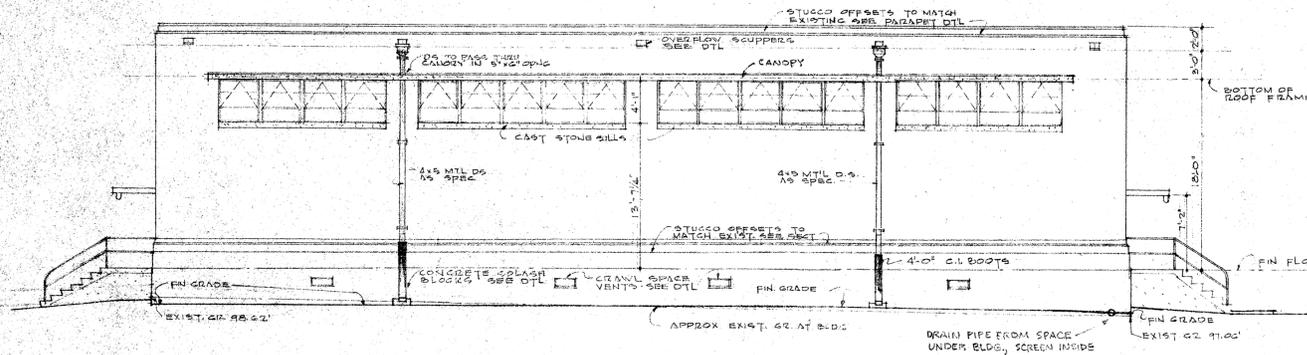




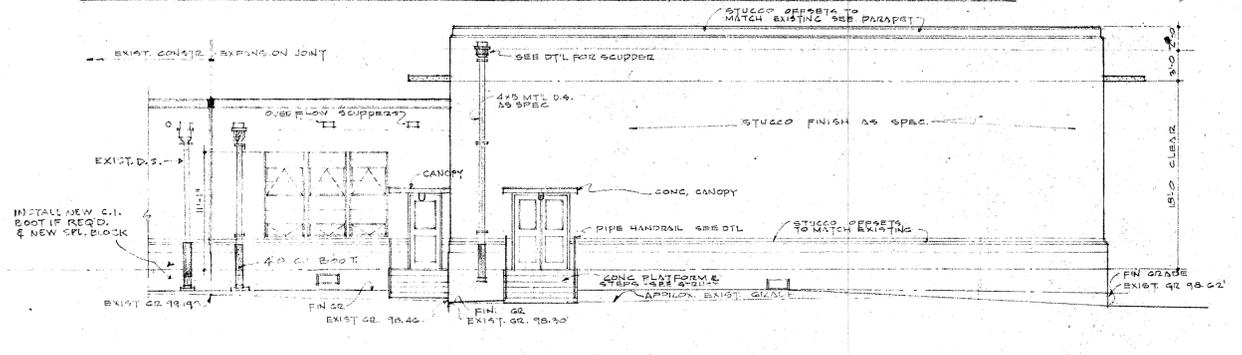
SOUTH ELEVATION



EAST ELEVATION AND SECTION N LINE 3-B

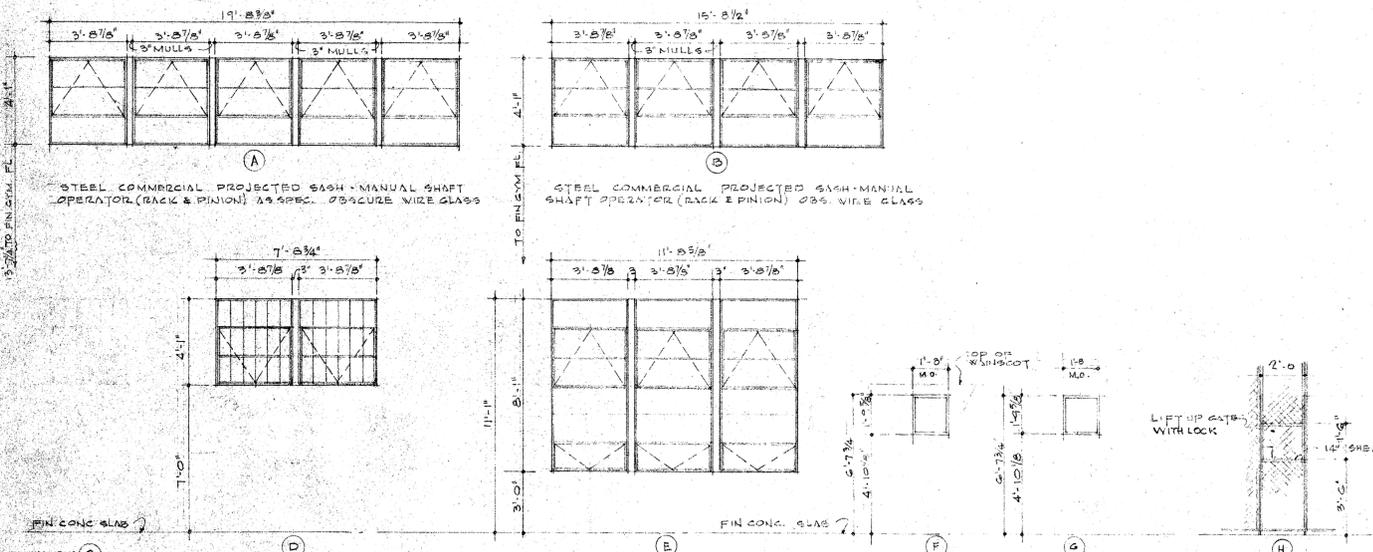


WEST ELEVATION



NORTH ELEVATION

SCALE OF ELEVATIONS 1/8" = 1'-0"



WINDOW SCHEDULE

DOOR SCHEDULE

SPACE	FLORS	BASE	WAINCOT	WALLS	CEILING	REMARKS
GYMNASIUM	1ST FLOOR	NONE	STRUCTURAL FACING TILE	V.C. TILE	NONE	7'-0" WAINCOT, SEE DTLS.
CORRIDOR #1	1ST FLOOR	CEMENT	NONE	V.C. TILE	DO	
CORRIDOR #2	1ST FLOOR	CEMENT	NONE	V.C. TILE	DO	
OFFICE #1	1ST FLOOR	CEMENT	NONE	V.C. TILE	DO	SEE DTL FOR OBSERVATION WINDOW
OFFICE #2	1ST FLOOR	CEMENT	NONE	V.C. TILE	DO	DITTO.
SHOWERS #1 & 2	1ST FLOOR	CEMENT	NONE	V.C. TILE	DO	SUSPENDED CLG.
GIRLS TOILET	1ST FLOOR	CEMENT	NONE	V.C. TILE	DO	7'-0" WAINCOT.
BOYS TOILET	1ST FLOOR	CEMENT	NONE	V.C. TILE	DO	7'-0" WAINCOT.
STORAGE #1 & 2	1ST FLOOR	CEMENT	NONE	V.C. TILE	DO	CARPENTER-BUILT SHELVING, PAINTED.
EQUIP DRYING	1ST FLOOR	CEMENT	NONE	V.C. TILE	DO	*SEE DTLS FOR EXP. JOINTS & MESH PTNS.
CLOSETS	1ST FLOOR	CEMENT	NONE	V.C. TILE	DO	SEE SHELVING DTLS, PAINTED.
LOCKER ROOMS	EXIST.	EXIST.	NONE	EXIST.	EXIST.	* CONC. BASE AT LOCKERS, SEE DTLS. FOR ALTERATION & ADDING.
SHOWERS	EXIST.	EXIST.	CEMENT	EXIST.	EXIST.	* NO BASE WHERE EXIST.
DRYING ROOMS	EXIST.	EXIST.	CEMENT	EXIST.	EXIST.	* ESTN. CLEANS FLOOR BETWEEN SHOWERS, BUT TO FLOOR ELSEWHERE.
TOILETS	EXIST.	EXIST.	CEMENT	EXIST.	EXIST.	* NO BASE (PTNS. TO CLEAR FLOOR, AS AT PRESENT).
STORE ROOMS	EXIST.	EXIST.	CEMENT	EXIST.	EXIST.	* ENAMELLED WAINCOT, SEE DTLS. FOR ALTERATIONS.
BASKET ROOMS	EXIST.	EXIST.	CEMENT	EXIST. & MESH	EXIST.	
JANITOR & MAID	EXIST.	EXIST.	CEMENT	EXIST.	EXIST.	SEE MESH PTNS. DTLS.
OTHER SPACES	"	"	"	"	"	



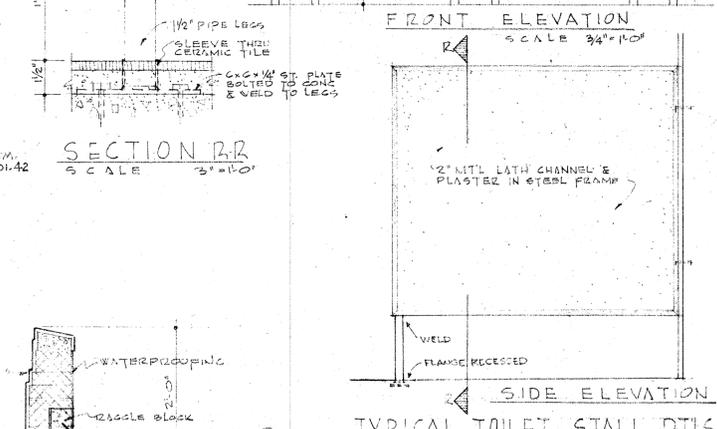
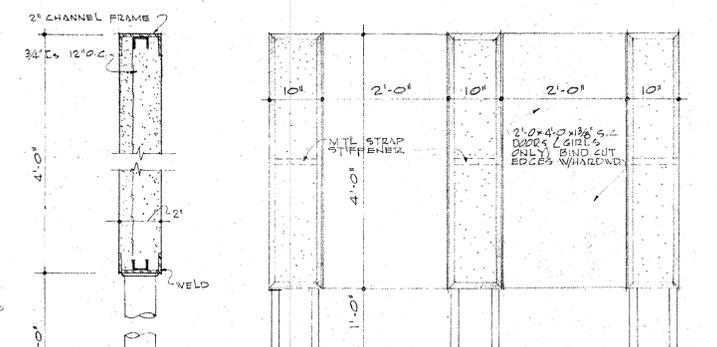
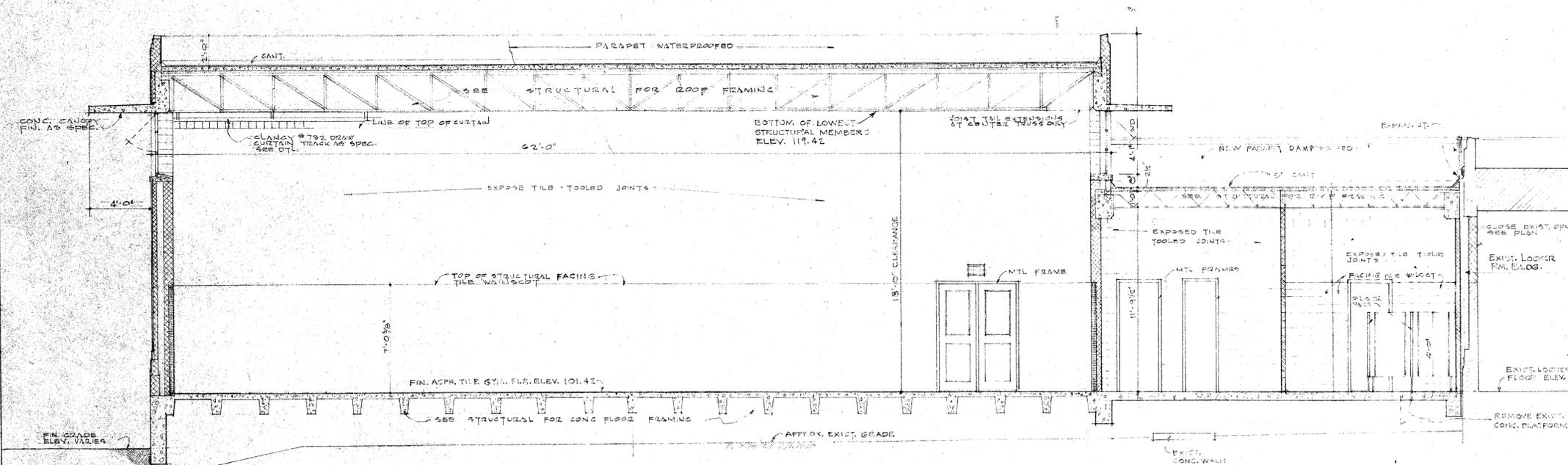
**NEW GYMNASIUM AND ALTERATIONS FOR HORACE MANN JUNIOR HIGH SCHOOL**

FOR SAN ANTONIO INDEPENDENT SCHOOL DISTRICT

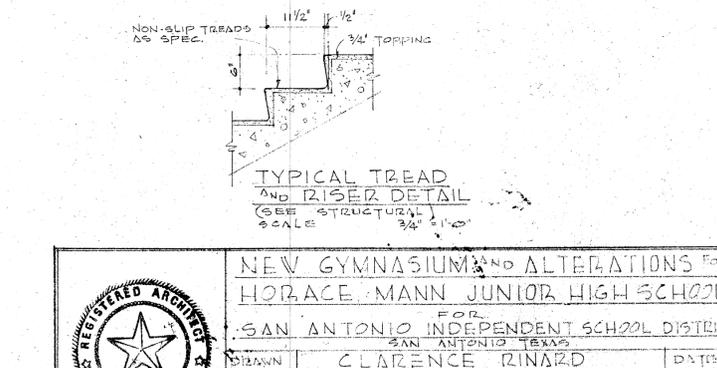
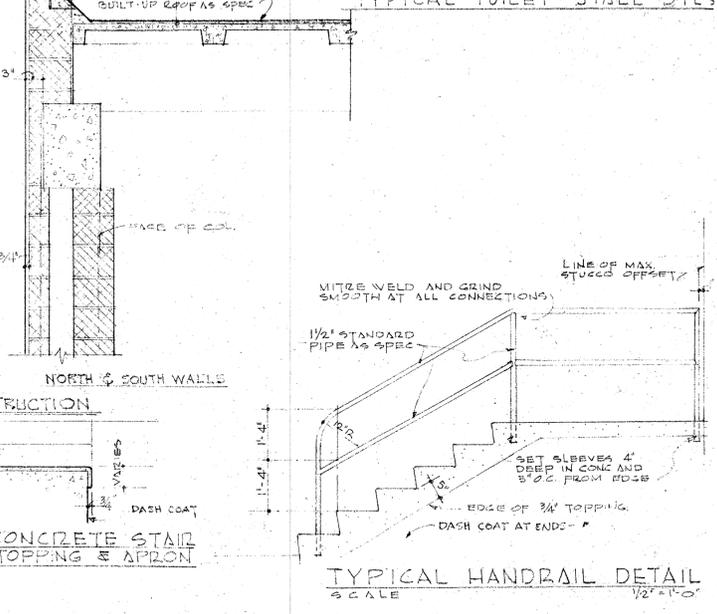
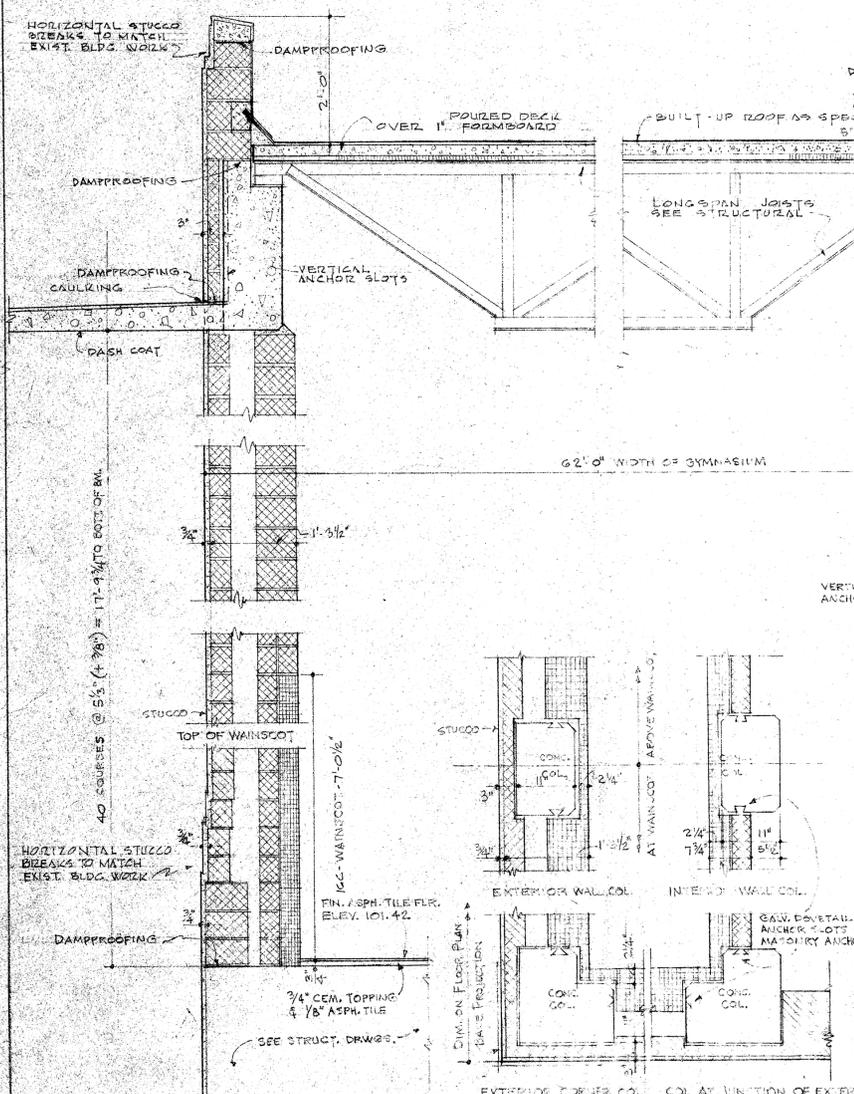
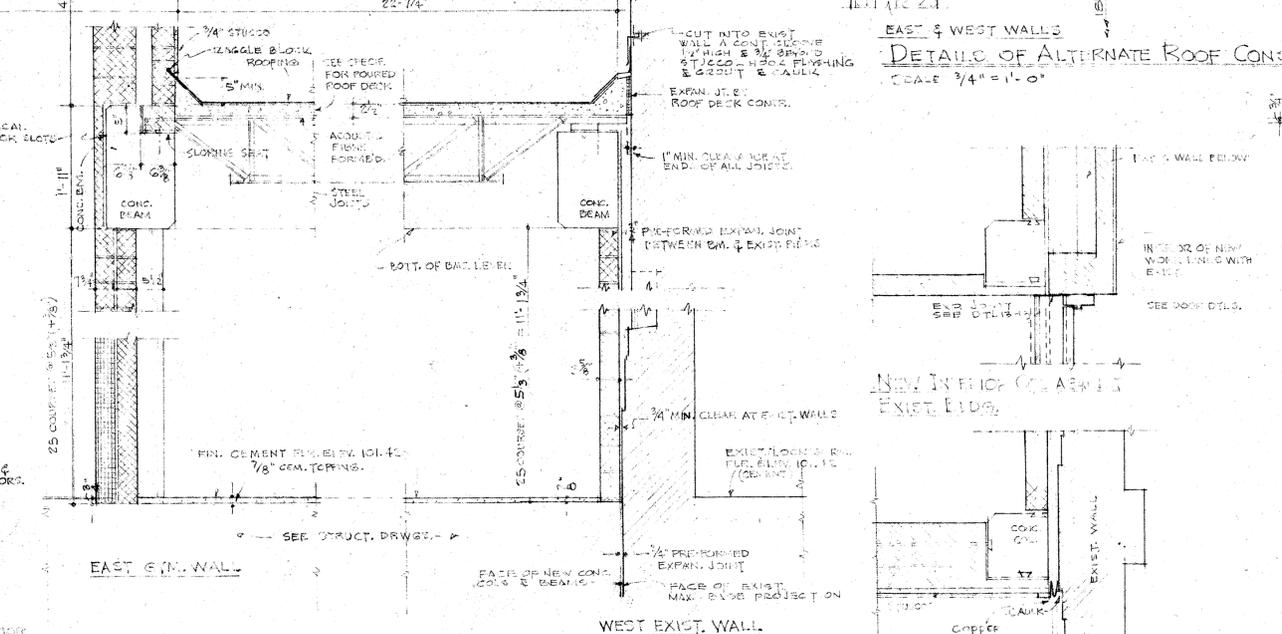
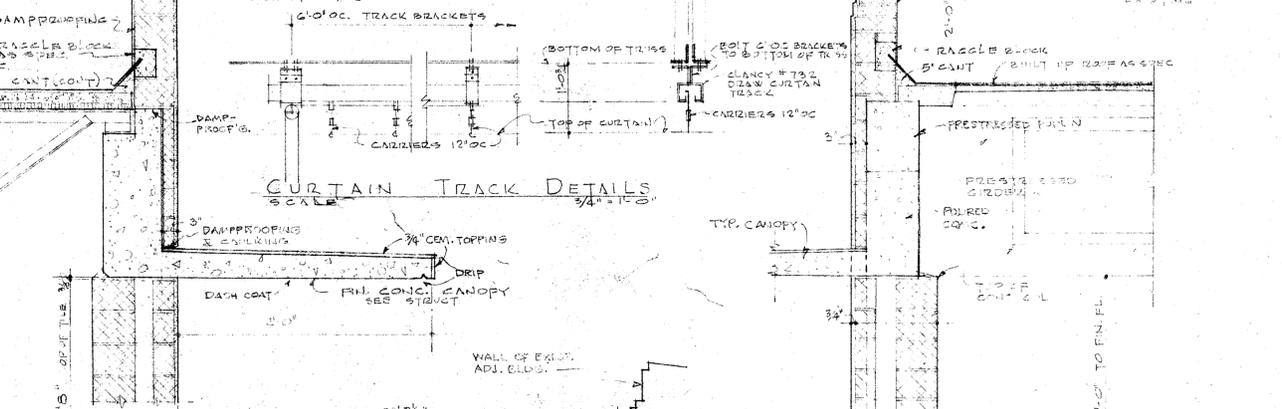
SAN ANTONIO, TEXAS

DRAWN BY CLARENCE R. ARNOLD  
 CHECKED BY ALAMO NATIONAL BUILDING SAN ANTONIO  
 REVISIONS BY PHELPS & DEVEREUX & SIMMONS  
 SUPERVISING ARCHITECTS  
 342 W. WOODLAWN SAN ANTONIO, TEXAS

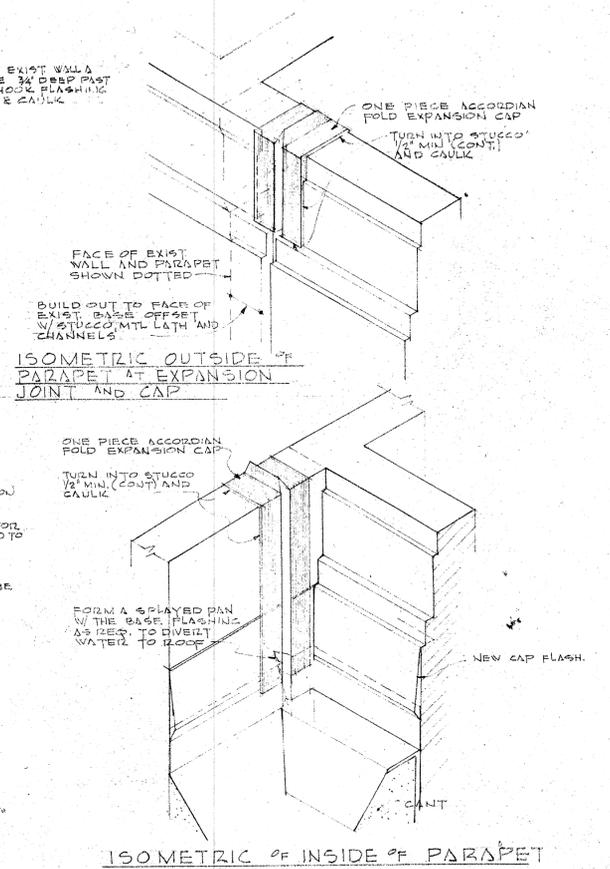
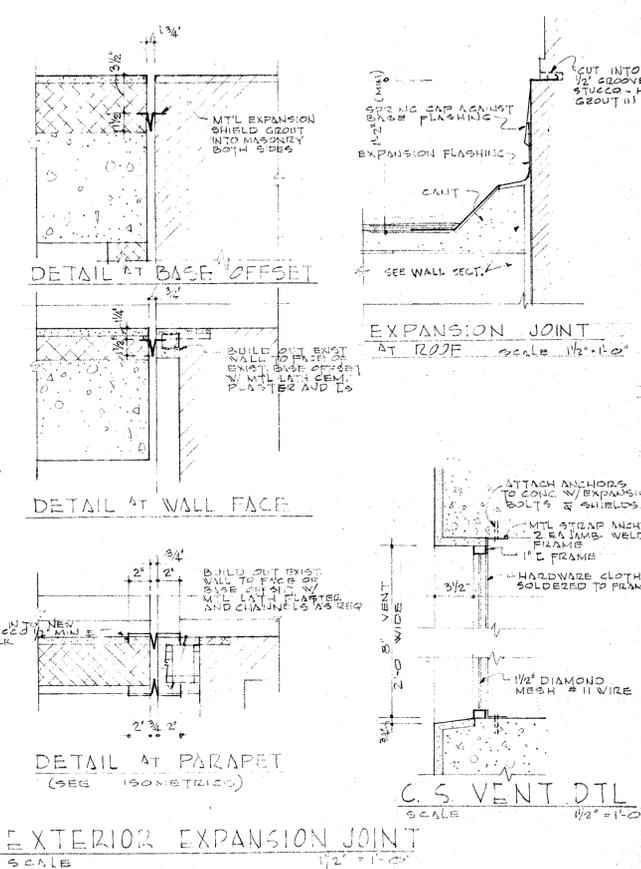
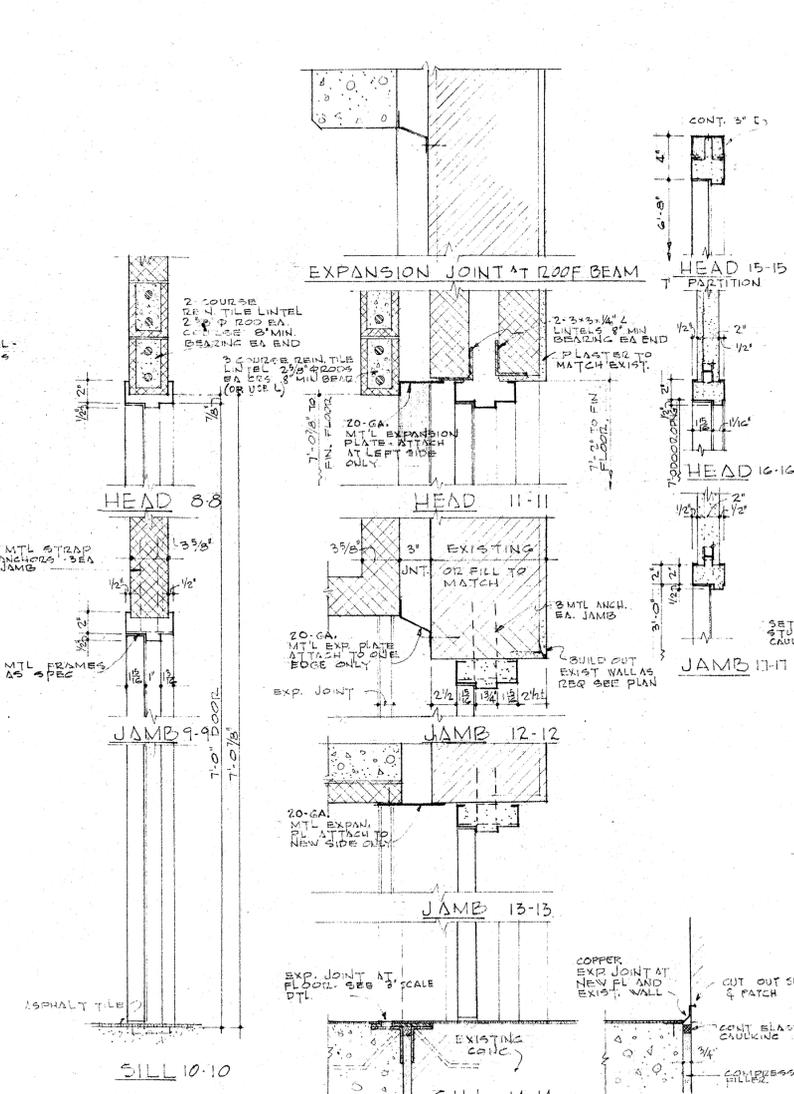
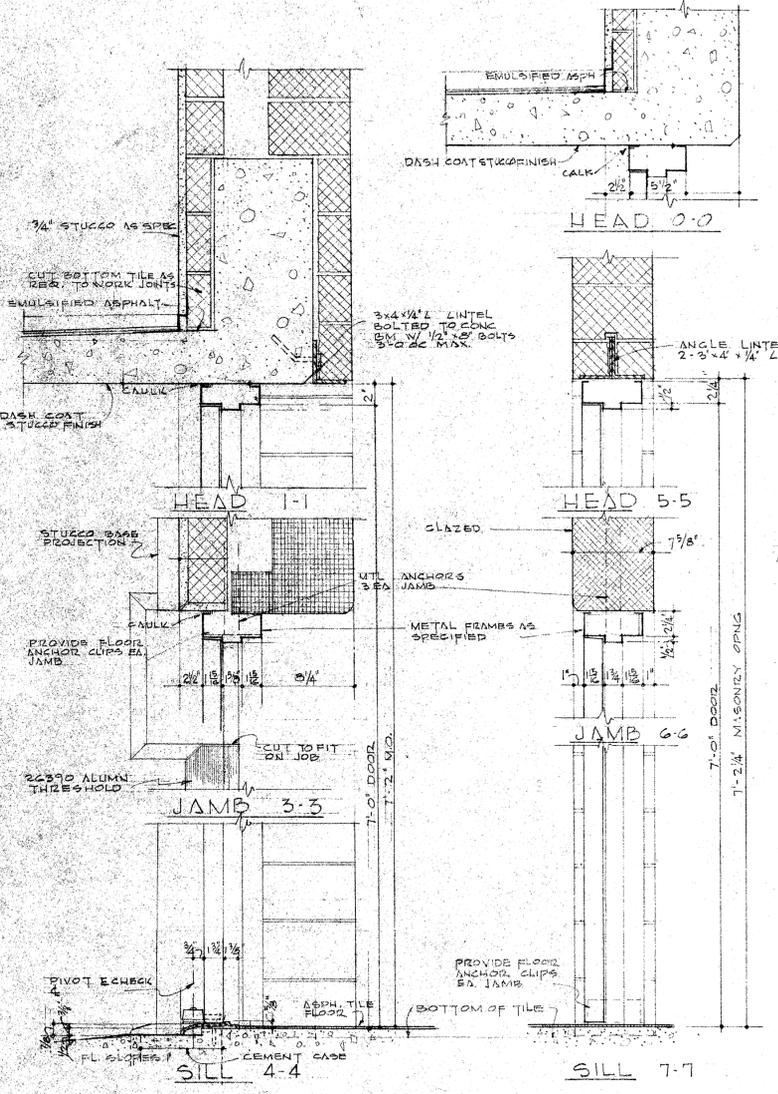
DATE: APR 30 54  
 JOB NO. 296  
 SHEET 4 OF 14



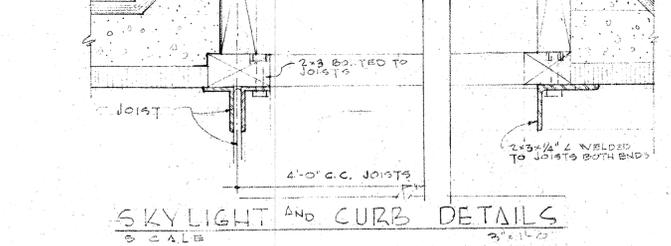
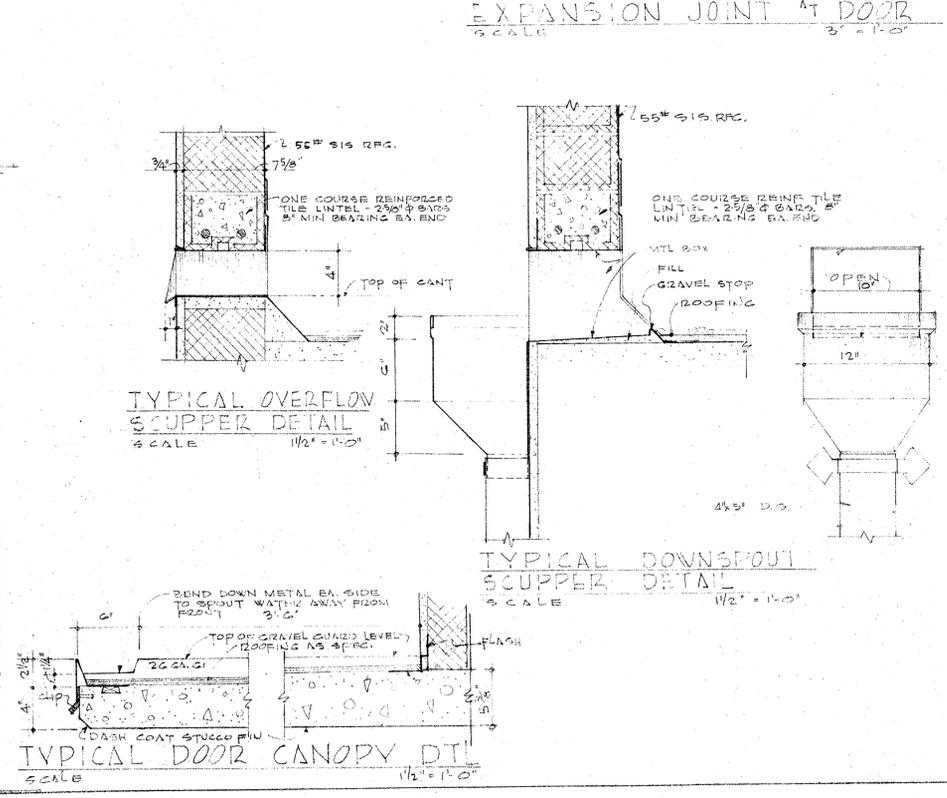
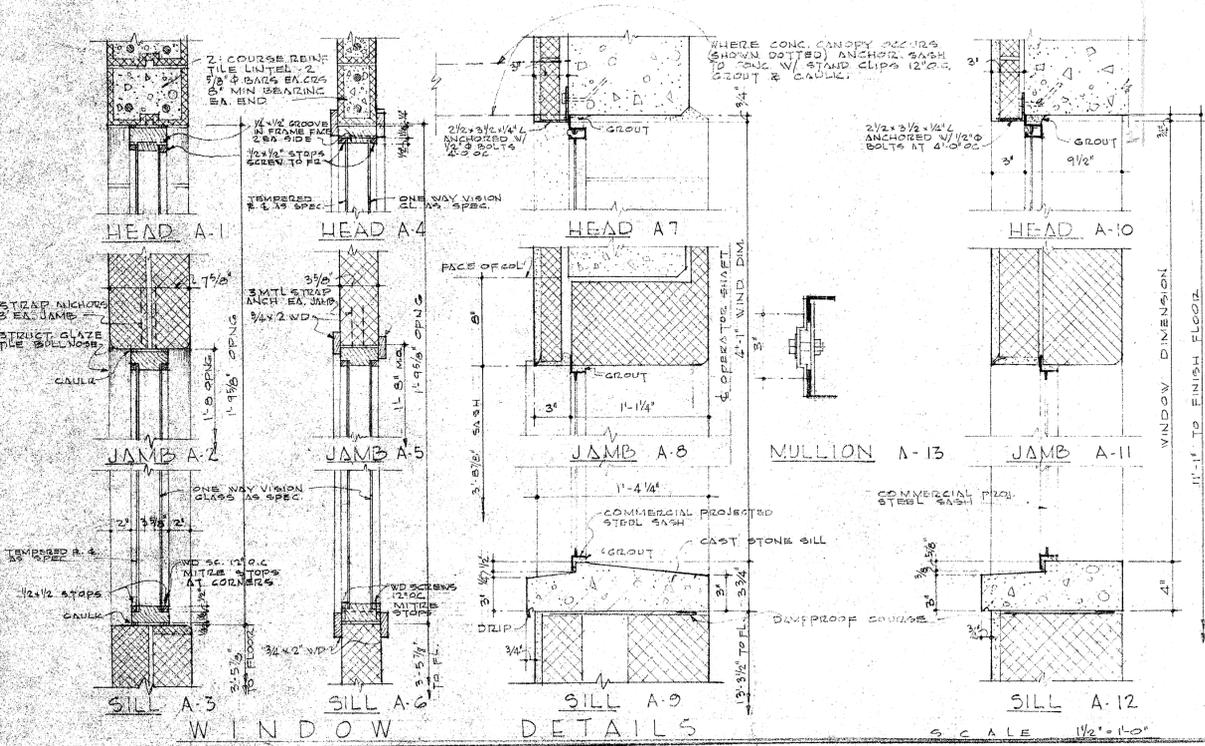
CROSS SECTION THRU NEW ADDN. AT "A-A"



	<b>NEW GYMNASIUM AND ALTERATIONS FOR HORACE MANN JUNIOR HIGH SCHOOL</b> FOR SAN ANTONIO INDEPENDENT SCHOOL DISTRICT SAN ANTONIO, TEXAS		DATE 30 APR 56
	DRAWN BY CLARENCE RINZARD EXECUTIVE ARCHITECT	CHECKED BY PHELPS & DEVEES & SIMMONS SUPERVISING ARCHITECTS	JOB NO. 296
REVISED BY REYNOLDS & MORGAN STRUCTURAL ENGINEERS SAN ANTONIO, TEXAS	CHECKED BY PHELPS & DEVEES & SIMMONS SUPERVISING ARCHITECTS 342 W. WOODLAWN SAN ANTONIO, TEXAS	REVISED BY REYNOLDS & MORGAN STRUCTURAL ENGINEERS SAN ANTONIO, TEXAS	SHEET 5 OF 14



DOOR DETAILS



	<p>NEW GYMNASIUM AND ALTERATION          HORACE MANN JUNIOR HIGH SCHOOL          SAN ANTONIO INDEPENDENT SCHOOLS          SAN ANTONIO TEXAS</p>	
	<p>DRAWN H.F.</p>	<p>CHECKED C.R.</p>
<p>CLARENCE BINARD          EXECUTIVE ARCHITECT          ALAMO NATIONAL BUILDING SAN ANTONIO          PHELPS &amp; DEVEES &amp; SIMMONS          SUPERVISING ARCHITECTS          342 W. WOODLAWN SAN ANTONIO TEXAS          REYNOLDS, MORGAN, HALSEY &amp; ROYER          STRUCTURAL ENGINEERS MECHANICAL ENGINEERS          SAN ANTONIO TEXAS SAN ANTONIO TEXAS</p>		