HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

HDRC CASE NO:	**2021-446**
ADDRESS:	3903 N ST MARYS ST
LEGAL DESCRIPTION:	NCB A52 BLK LOT P-2A
ZONING:	R-6,HL
CITY COUNCIL DIST.:	2
APPLICANT:	Alonzo C. Alston/Sol Studio Architects
OWNER:	San Antonio Zoo
LANDMARK:	Individual Landmark
TYPE OF WORK:	Construction of a new Butterfly House, exterior modifications
APPLICATION RECEIVED:	August 27, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a new greenhouse structure to house the Butterfly House.
2. Add painted cladding to the exterior of the existing Discovery House.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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

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

FINDINGS:

a. The applicant has proposed to construct a new greenhouse structure adjacent to the existing Discovery House at the San Antonio Zoo. The new structure will contain the Butterfly House. The scope of work also includes adding painted cladding to the Discovery House.

b. BUTTERFLY HOUSE – The applicant has proposed to construct a new 1-story greenhouse structure to contain the new Butterfly House exhibit. The structure will be located immediately adjacent to the existing Discovery House, on land that currently features a concrete walkway, fencing, and various plantings. The existing paving to remain around the site will be retained. The new structure will feature a gable roof with a material palette of glass, stucco, and a greenhouse glass roof system with single ply membrane roofing at the flat roof area towards the rear of the structure. Staff finds the proposal consistent with the Guidelines.
c. DISCOVERY HOUSE – The applicant has proposed various improvements to the existing Discovery House, including re-roofing and the addition of new cladding elements to the exterior walls. The structure was constructed in 2003. The cladding elements will include painted stucco and painted wood cladding. Staff finds the request consistent with the Guidelines.
d. SIGNAGE – The applicant has indicated in the submitted application that signage conveyed in renderings is not part of the current request. A new signage application is required to be submitted for review and approval.
e. ARCHAEOLOGY – The project area is within a River Improvement Overlay District, is a designated Local Historic Landmark, and is adjacent to the Brackenridge Park National Register of Historic Places District. Furthermore, the property is near to the historical alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. In addition, the project area is in close proximity to previously recorded archaeological site 41BX2043. Furthermore, a review of historical archival documents identifies a building within or adjacent to the property as early as the 1860's. Therefore, an archaeological investigation is required. An Antiquities Permit is required prior to beginning construction. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

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

i. That the applicant submit a new application for any proposed signage as noted in finding d.
ii. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop

September 9, 2021

1:4,000

0 0.045 0.09 0.18 mi

0 0.05 0.1 0.2 km

27 August 2021

Office of Historic Preservation and
Historic and Design Review Commission
1901 South Alamo Street
San Antonio, TX 78204

Re: 3903 N. St. Mary's St. Project - Submittal Request for Certificate of Appropriateness

To the Office for Historic Preservation and Historic and Design Review Commission,

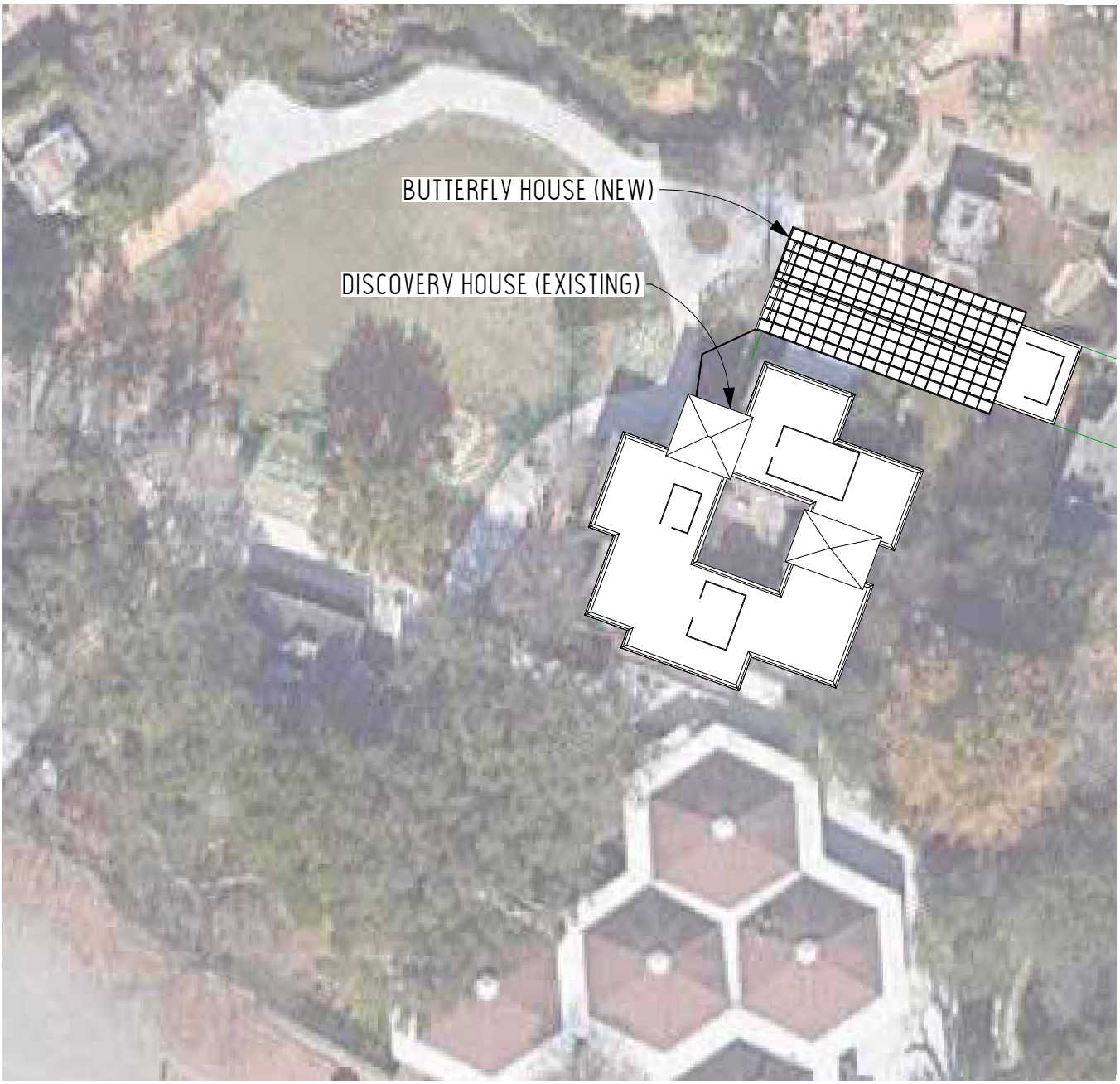
We are pleased to inform you of the design intentions to develop the San Antonio Zoo Kronkosky's Tiny Tot Nature Spot with the introduction of a Butterfly House and remodel the existing Discovery House.

The intention is to introduce a greenhouse for butterflies adjacent to the existing Discovery House Building. The Discovery House will receive new decorative cladding over the existing cladding to coincide with the theme. The extent of the exterior improvements are as follows:

1) Building signage is in development and not included in this request
2) Painted cladding to be added to the exterior of the Discovery House
3) New Greenhouse Building to be added adjacent to the Discovery House
4) Colors of each building shall be cohesive with theme

The site shall be cleaned and re-planted with native vegetation by the Zoo to provide a fresh appearance. If there are any questions or concerns about the proposed design intentions for this project, please feel free to contact our office.

Alonzo C. Alston, RA, NCARB
Sol Studio Architects, LLC
1438 S Presa St
San Antonio, Texas 78210



1 **AERIAL SITE PLAN**

1" = 40'-0"

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UNDER THE AUTHORIZATION OF:

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3903 N ST. MARY'S ST
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25 AUGUST 2021

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1 **DISCOVERY HOUSE FRONT AND SIDE PHOTOS**

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1 **DISCOVERY HOUSE FRONT AND SIDE PHOTOS CONT.**

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1 **BACK AND SIDE VIEWS OF DISCOVERY HOUSE**

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1 **FUTURE BUTTERFLY HOUSE LOCATION PHOTOS**

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1 **EXTERIOR PERSPECTIVE OF PROPOSED DESIGN**

N.T.S.

2 **INTERIOR PERSPECTIVE OF PROPOSED DESIGN**

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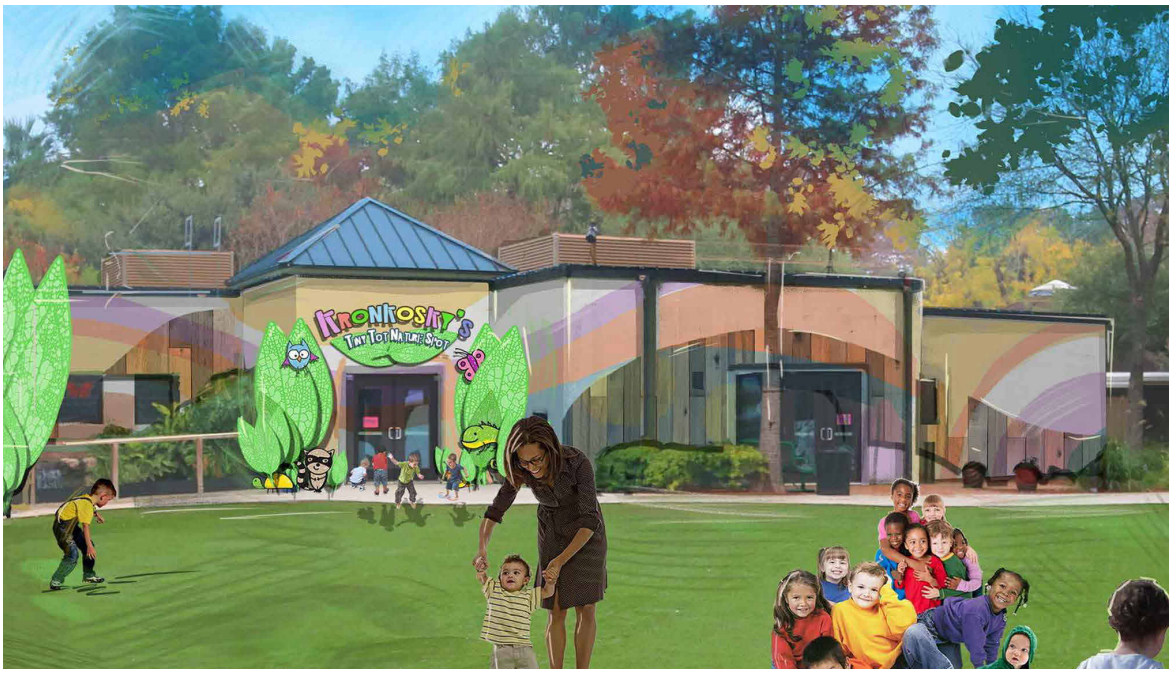

1 EXTERIOR PERSPECTIVE OF DISCOVERY HOUSE PROPOSED IMPROVEMENTS

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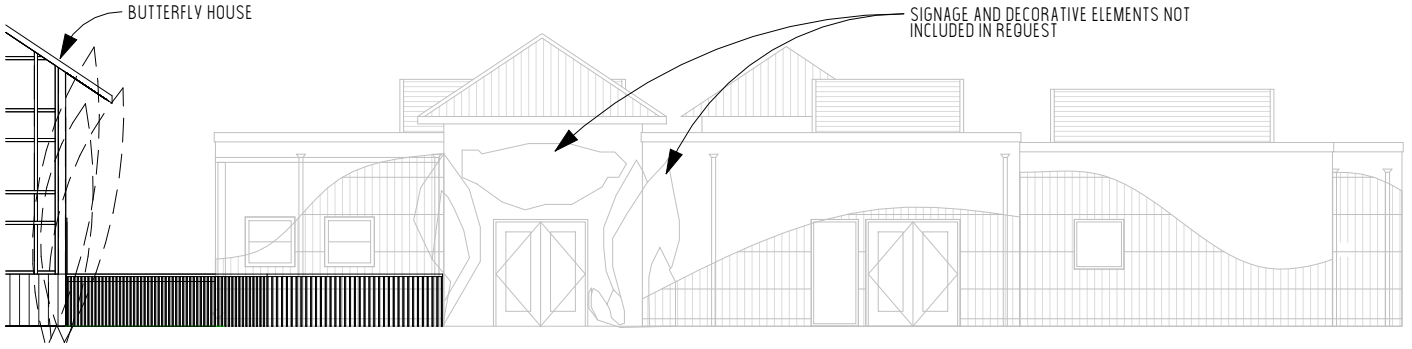

2 DISCOVERY HOUSE FRONT ELEVATION

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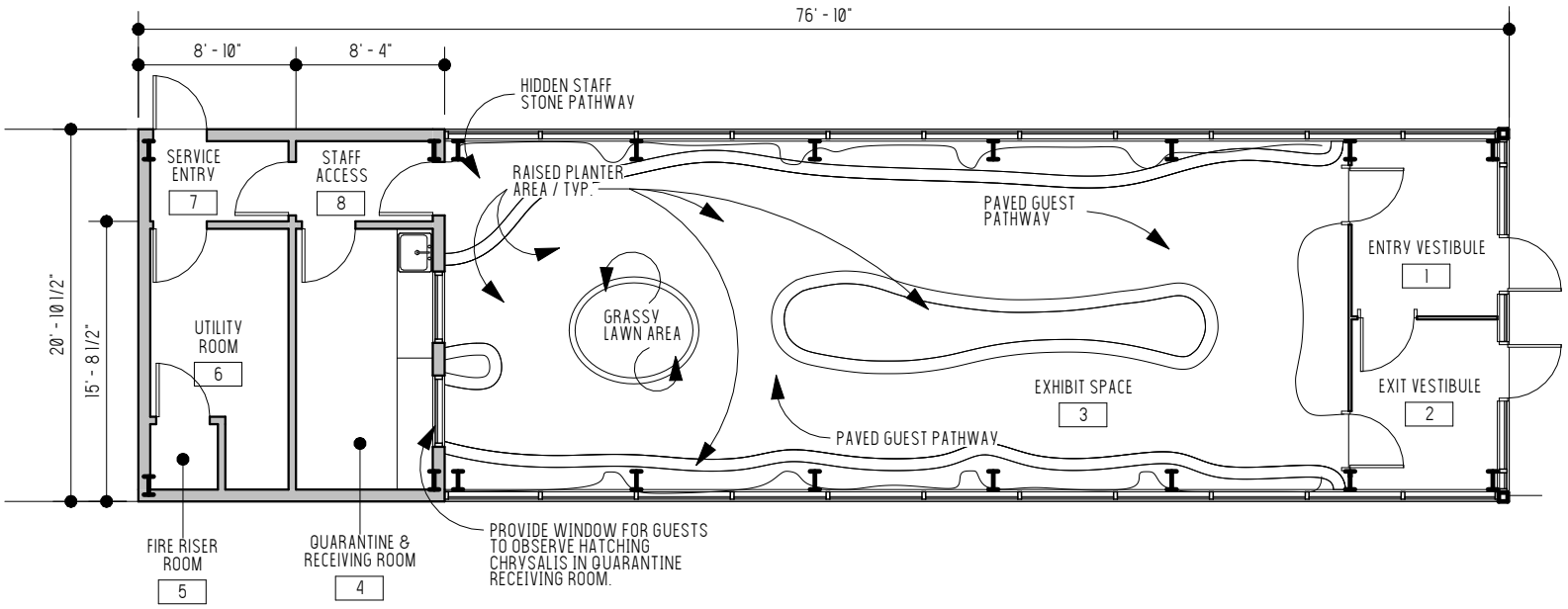
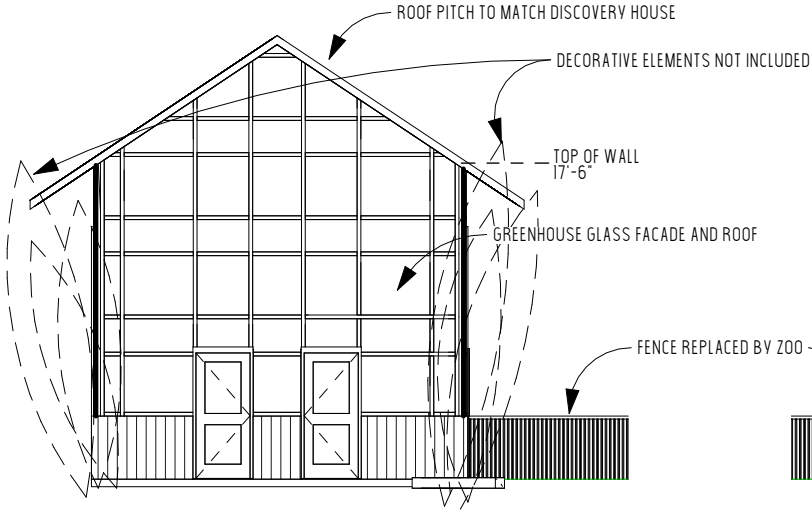


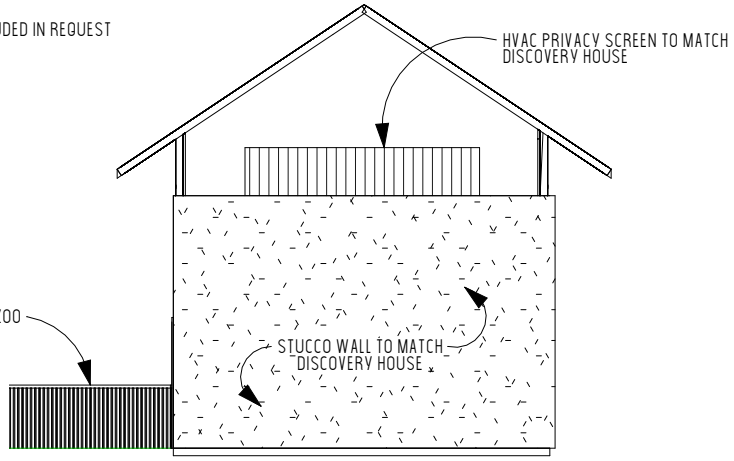
1 BUTTERFLY HOUSE PROPOSED FLOOR PLAN

3/32" = 1'-0"



2 FRONT FACING ELEVATION OF BUTTERFLY HOUSE

3/32" = 1'-0"



3 REAR FACING ELEVATION OF BUTTERFLY HOUSE

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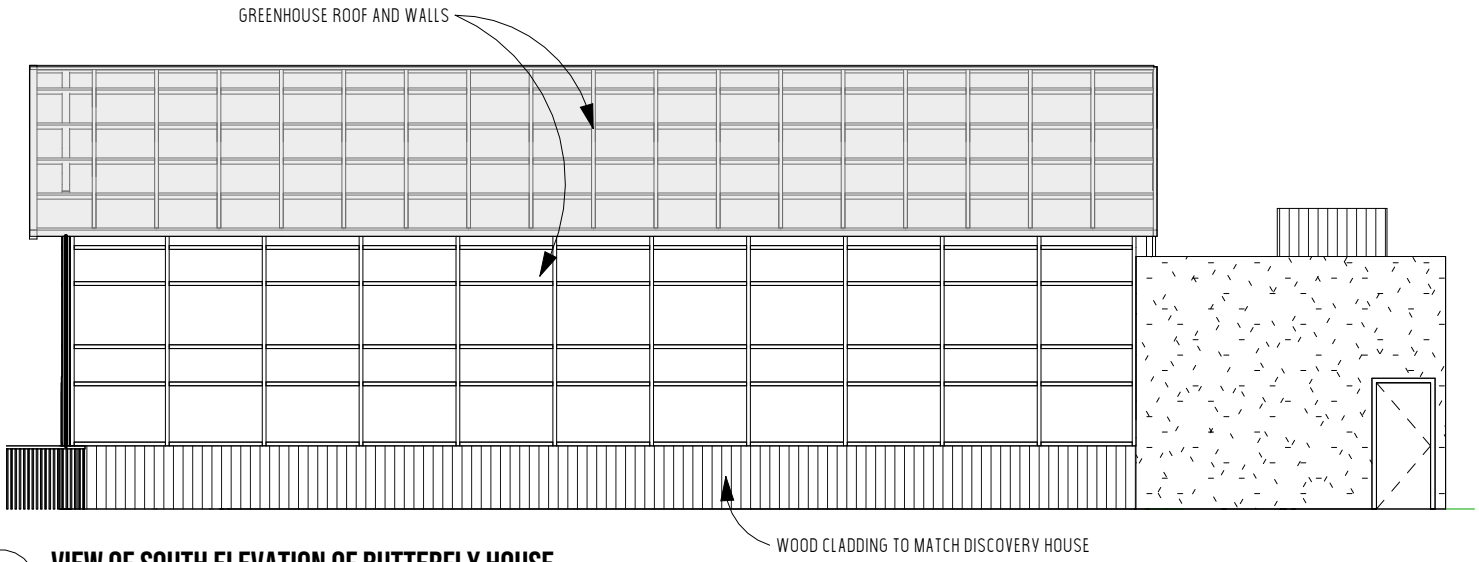
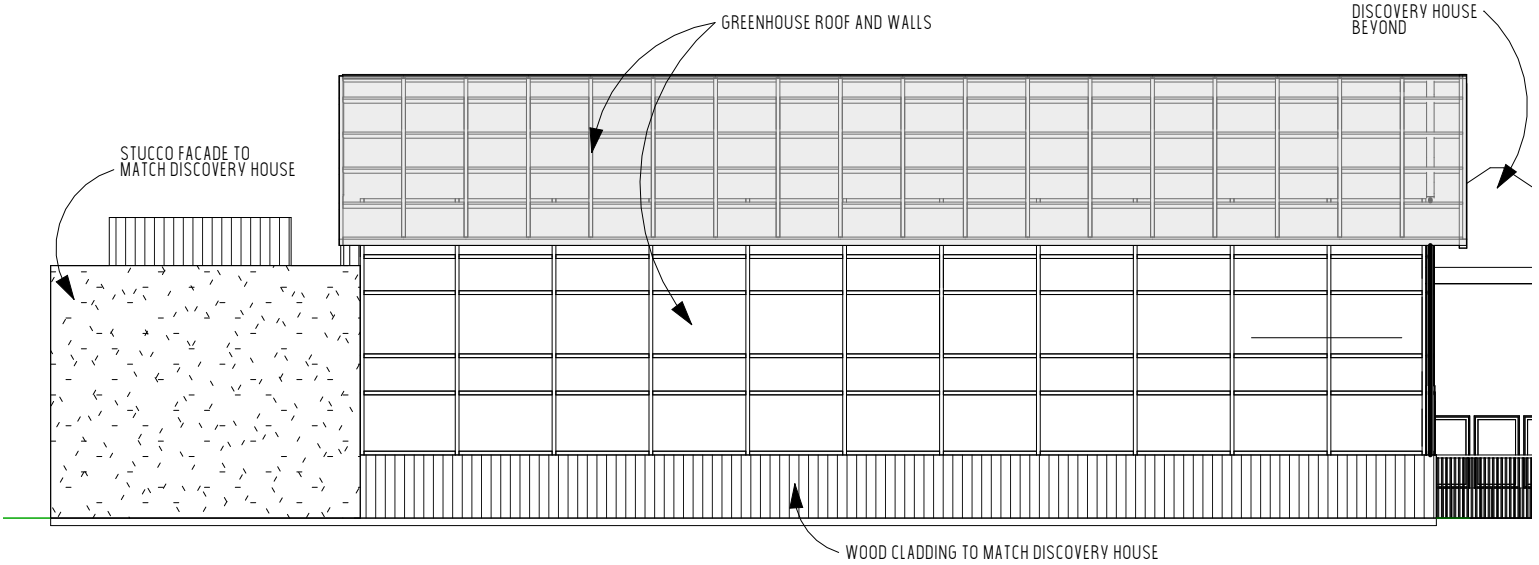


1 VIEW OF SOUTH ELEVATION OF BUTTERFLY HOUSE

3/32" = 1'-0"



2 VIEW OF NORTH ELEVATION OF BUTTERFLY HOUSE

3/32" = 1'-0"

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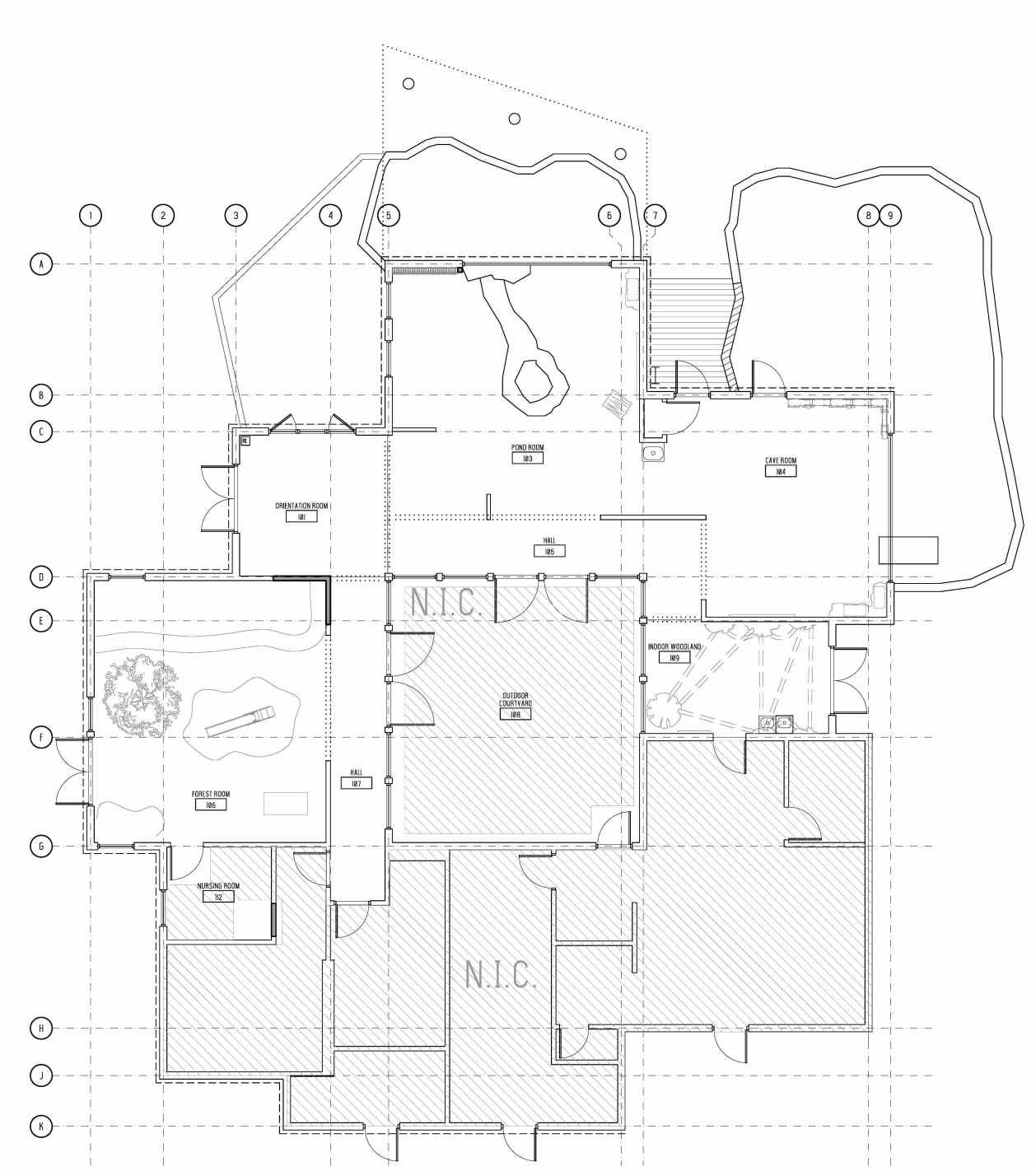

1 PLAN VIEW OF DISCOVERY HOUSE

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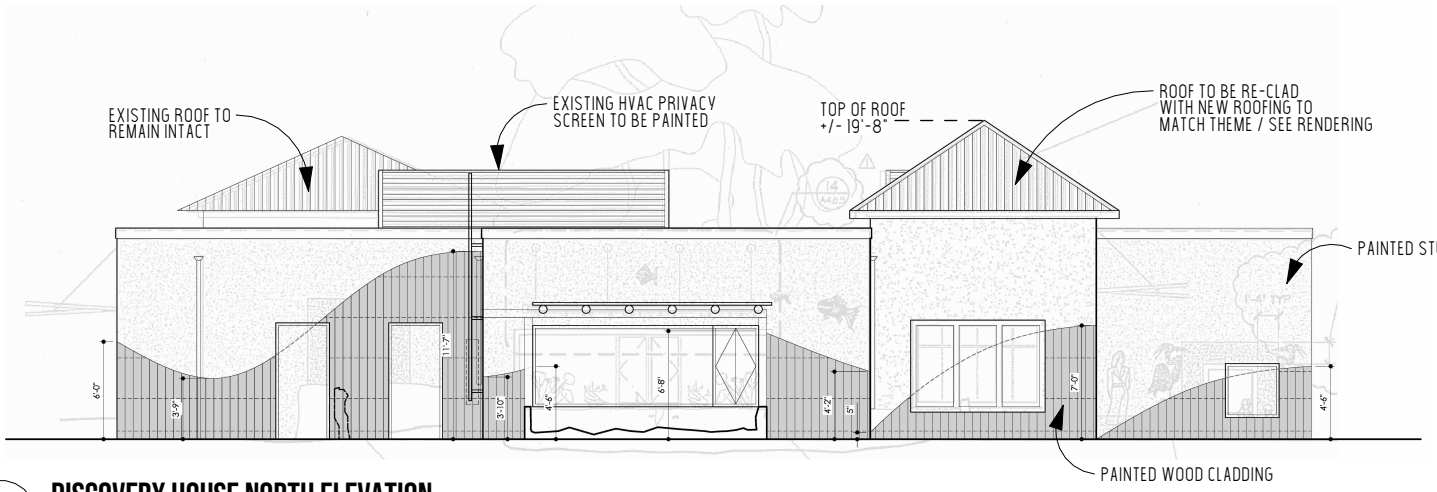

1 DISCOVERY HOUSE NORTH ELEVATION

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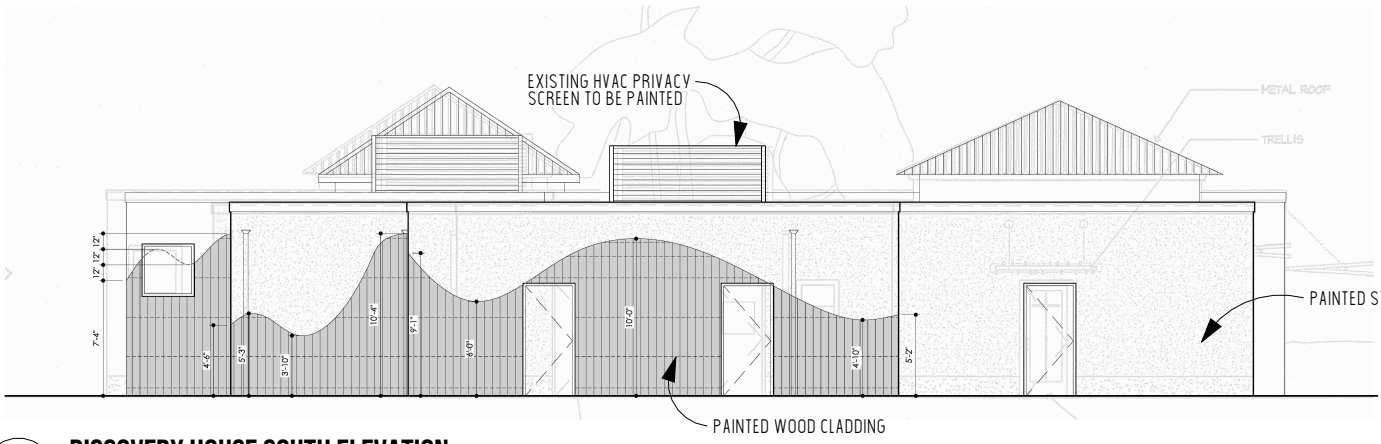

2 DISCOVERY HOUSE SOUTH ELEVATION

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PROPOSED MATERIAL SPECIFICATIONS

THE PROPOSED DESIGN AND CONSTRUCTION FEATURES AND SPECIFICATIONS OF THE BUILDING IMPROVEMENTS ARE AS FOLLOWS:

A. BUILDING LOCATION: LOCATED AT 3903 N. ST. MARY'S ST.

B. EXISTING USE: LEARNING CENTER

C. PROPOSED USE: LEARNING CENTER AND BUTTERFLY HOUSE

D. EXISTING STRUCTURE: CIRCA 2003 STEEL AND AUTOCLAVE BLOCK WITH PAINTED STUCCO FINISH

E. ROOF: EXISTING EPDM FLAT ROOF AND METAL HIP ROOF CLADDING TO BE REPLACED ON ONE HIP ROOF. BUTTERFLY ROOF TO HAVE A GREENHOUSE GLASS ROOF SYSTEM AND SINGLE PLY MEMBRANE ROOF AT FLAT ROOF AREA.

F. EXTERIOR CLADDING: DISCOVERY HOUSE TO RECEIVE DECORATIVE WOOD CLADDING AND PAINT PER EXTERIOR RENDERINGS. THE BUTTERFLY HOUSE SHALL BE PRIMARILY GLASS AND STUCCO AT THE FLAT ROOF AREA TO MATCH THE DISCOVERY HOUSE.

G. DOORS: DOORS ON DISCOVERY HOUSE TO BE REPAINTED AND BUTTERFLY HOUSE TO HAVE A POWDERCOATED ALUMINUM FINISH.

H. WINDOWS: EXISTING STOREFRONT WINDOWS TO REMAIN INTACT ON DISCOVERY HOUSE.

I. PAINT FINISHES: EXTERIOR PAINTING SCHEDULED TO MATCH RENDERINGS.

J. SIGNAGE: EXTERIOR BUILDING SIGNAGE SHALL BE NON-ILLUMINATED PRINTED PVC PANEL SYSTEM.

K. PAVEMENT: PAVEMENT AND SURROUNDING AFFECTED AREAS TO BE PRESERVED AND CLEANED.

THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY.

"THESE DOCUMENTS ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION"

UNDER THE AUTHORIZATION OF:

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25 AUGUST 2021

SHEET
DWG 4.1
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