

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

HDRC CASE NO: 2022-085
COMMON NAME: Young Women's Leadership Academy
ADDRESS: 2123 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 6827 BLK LOT 41 SAISD MANN MIDDLE SCHOOL SUB
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Mitchell Ford/Cox McLain Environmental Consulting, Inc. - now Stantec
OWNER: Nkonye Adaikpoh/SAN ANTONIO ISD
TYPE OF WORK: Partial demolition, new construction of additions, exterior alteration, window replacement, door replacement, site improvements
APPLICATION RECEIVED: January 28, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish portions of the Young Women's Leadership Academy (historically known as Horace Mann Junior High school), construct new additions, and perform exterior alterations, repairs, and site improvements.
2. Replace all existing windows.
3. Replace all existing doors.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping 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

- o SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale

replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.

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

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

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

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

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

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

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

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

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

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

B. ROCKS OR HARDSCAPE

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

C. MULCH

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

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

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

B. DRIVEWAYS

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

C. CURBING

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

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

- i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

- i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

C. PAVING

- i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

D. LIGHTING

- i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
- ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

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

7. Off-Street Parking

A. LOCATION

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

B. DESIGN

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

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

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

- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.
- c. **DESIGN REVIEW COMMITTEE** – 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, existing window conditions, landscaping modifications, and the design for the new construction.
- 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. The removal of the breezeway will provide access to proposed new parking for school buses and ADA access to the rear parking lot. Staff finds that avoidance of impacts to this original portion of the complex has not been fully explored in the application. Alternatives to demolition should be fully considered in the schematic design phases.
- g. **ADDITION: WEST WING** – The applicant has proposed to construct a 2-story addition to the west portion of the campus. The structure will be contemporary in style and 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 existing addition is aligned with the front façade of the historic structure but is only one story in height and is subordinate to the original building. The proposed addition will extend the front façade and will be oriented toward W Huisache to the south. The proposed structure is aligned with the front façade of the historic structure and is separated by a second-story breezeway, 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. Staff finds the proposal to be consistent with the Guidelines.
- 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 28 feet at the breezeway top plate, which is 1 foot taller than the top plate of the historic front façade although the roofline of the addition is slightly lower than principal structure. The height of the addition increases at the west end of the front (south) façade to accommodate the gym complex. 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, and that the applicant should submit total height information to staff for review.
- 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 is a 2-story structure that matches the height of the north and south elevations with a central entry featuring a curtain wall and a recessed storefront entry. The central entry does not extend to the full height of the north and south sides of the west elevation. Staff finds that the proposal is generally appropriate, and that the applicant should submit total height information to staff for review.
- 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 curtainwall entry connection to the classroom addition that generally matches the height of the historic front (south) façade. The classroom addition will connect to a second-story breezeway and library addition located in the footprint of the existing 1935 library. The north elevation addition is detached from the existing central structure. Staff finds that proposal is generally appropriate, and that the applicant should submit total height information for the north elevation addition and adjacent historic structure to staff for review.
- 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 Nichiha Tuffblock Pewter with Nichiha Tuffblock Bamboo accents, Nichiha Miraia Glacier and Nichiha Architectural Block Tuscan on the north elevation and west courtyard, and aluminum curtainwall systems on the south, west, and north elevations. 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 that the applicant should submit detailed information for review showing that the proposed cladding materials are complementary to the historic structure.
- o. **WINDOW MATERIALS** – The applicant has proposed to install a glass and aluminum storefront system. 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 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 on the south and north (street-facing) elevations and fixed contemporary windows on the north and west elevations. Staff finds that the applicant should propose window and door openings with a similar proportion of wall to window space as typical with adjacent historic facades and window and doors featuring traditional proportions.
- 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. Staff finds that the applicant should explore incorporating architectural details that complement the character of the original structure.
- 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 Nichiha Tuff Block in Pewter and will not feature fenestration on the north elevation to accommodate a dressing room. 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 recommends that the applicant provides measurements with the length of the façade to show that the blank wall does not exceed 40 linear feet or incorporates window openings with a similar wall to window space as typical with nearby historic facades.
- s. **HARDSCAPING** – The applicant has proposed to remove sections of the existing retaining wall in two locations along W Huisache to accommodate the installation of a new ADA ramp. 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 inconsistent with the Guidelines.
- t. **LANDSCAPING PLAN** – The applicant has proposed to install an entry plaza featuring built-in seating, a cast in-place concrete wall, site furnishings, and shrub planting. Additionally, the applicant has proposed to install a formal garden area west of the main and secondary entry. The proposal includes raised garden beds, new paving, and shrub planting. The existing trees will remain. Staff finds that the applicant should submit final material specifications for the proposed site furnishings and a final landscaping plan for review.
- u. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- v. **WINDOW REPLACEMENT: EXISTING CONDITION** – Staff conducted a site visit on January 21, 2022, to assess the condition of the existing windows and found the original wood windows to be in repairable condition. Staff observed evidence of paint peeling and flaking and uneven sashes. However, all of the original wood is intact in all cases with no evidence of irreversible rot or damage. The joints of the top sashes are in excellent condition with no evidence of slipping or separation. Additionally, eleven (11) original wood windows on the original 1935 building (A1.13, B1.1 - B1.8 and B2.1 - B2.2) are located in openings that have been modified to accommodate air conditioning units and ventilation on the north elevation, north courtyard elevation, and front (south) facade. Staff observed that both window sashes exist in the modified wood window openings and are repairable. Staff finds that all original wood windows are in repairable condition, with most requiring minimal repair and intervention like re-glazing and painting, along with refitting into the trim and frames.
- w. **WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE** – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products

are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.

- x. **WINDOW REPLACEMENT: WASTE AND LIFESPAN** – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
- y. **WINDOW REPLACEMENT** – The applicant has proposed to replace all windows on the structure with Pella aluminum-clad wood windows. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Additionally, the applicant has proposed to remove windows to accommodate the new construction and to replace approximately seventy-four (74) non-original aluminum windows (T1.1 - T 1.11, T2.1 - T2.13, and U2.1) with aluminum-clad wood windows. While the removal of windows for new construction is appropriate and the replacement of non-original aluminum windows with a superior product is appropriate, staff does not find the proposal to replace the original wood windows consistent with the Guidelines. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding v, staff finds that all original wood windows are in repairable condition. Staff does not find replacement of original wood windows consistent with the Guidelines.
- z. **DOOR REPLACEMENT** – The applicant has proposed to replace sixteen (16) exterior doors. Guideline 6.B.i for Exterior Maintenance and Alterations states that doors, hardware, fanlight, sidelights, pilasters, and entablatures should be replaced in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element. The applicant has proposed to install Pella Architect Series Traditional full-lite wood commercial doors and metal doors. Staff finds that most of the doors proposed for replacement are previous replacement doors or are not significant. Staff finds that the door replacement is appropriate and that the proposed replacement of the infilled sidelites on door W1.1 on the east elevation is appropriate; however, all other existing transom windows and sidelites should be retained. The proposed replacement doors should be in-kind replacements with similar lite and panel configurations. Additionally, staff finds that the applicant should explore a replacement entry door (AC1.5) that has a configuration similar to that found in historic photos. The applicant should submit final material specifications for all proposed replacement doors.

RECOMMENDATION:

Item 1, staff recommends conceptual approval with the following stipulations:

- i. That the library and breezeway structure be retained in the proposal based on finding f.
- ii. That the applicant provides plans for the treatment of any newly exposed facades based on finding e.
- iii. That the applicant submits total height information for the addition and adjacent historic structures for review prior to returning to the HDRC for final approval based on findings j through l.
- iv. That the applicant submits detailed information showing that the proposed cladding materials are complementary to the historic structure to staff for review prior to returning to the HDRC for final approval based on finding n.
- v. That the applicant submits window specifications that are in keeping with the Guidelines to staff for review prior to returning to the HDRC for final approval based on finding o.

- vi. That the applicant submits updated elevation drawings featuring window and door openings with a similar proportion of wall to window space as typical with the adjacent historic facades, and windows and doors featuring traditional proportions for review prior to returning to the HDRC for final approval based on finding p.
- vii. That the applicant provides measurements with the length of the northeast connector addition façade to show that the blank wall does not exceed 40 linear feet or submits updated elevation drawings that incorporate window openings with a similar wall to window space as typical with nearby historic facades to staff for review prior to returning to the HDRC for final approval based on finding r.
- viii. That windows removed to accommodate the new construction are salvaged and stored on site for future use based on finding y.
- ix. That existing sections of retaining wall and other historic site elements be retained based on finding s. Staff recommends that applicant minimizes the damage to the historic character and materials of the site while complying with all aspects of accessibility requirements.
- x. That the applicant submits material specifications for the site furnishings and a final landscaping plan for review prior to returning to the HDRC for final approval based on finding t.

Item 2, staff does not recommend approval of full window replacement based on findings v through y. Staff recommends that all original wood windows are retained and repaired.

If the HDRC is compelled to approve original wood window replacement, staff recommends the following:

- i. That the applicant submits material specifications for fully wood windows to match existing prior to returning to the HDRC for final approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

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

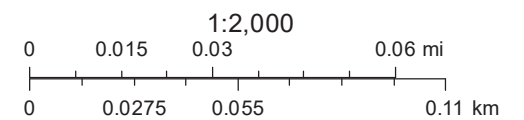
- i. That the applicant submits final material specifications for in-kind replacement doors with similar lite and panel configurations to staff for review prior to returning to the HDRC for final approval and retains the existing transom windows proposed for replacement based on finding z.
- ii. That the applicant explores installing a front entry door that has a configuration similar to that found in historic photos based on finding z.

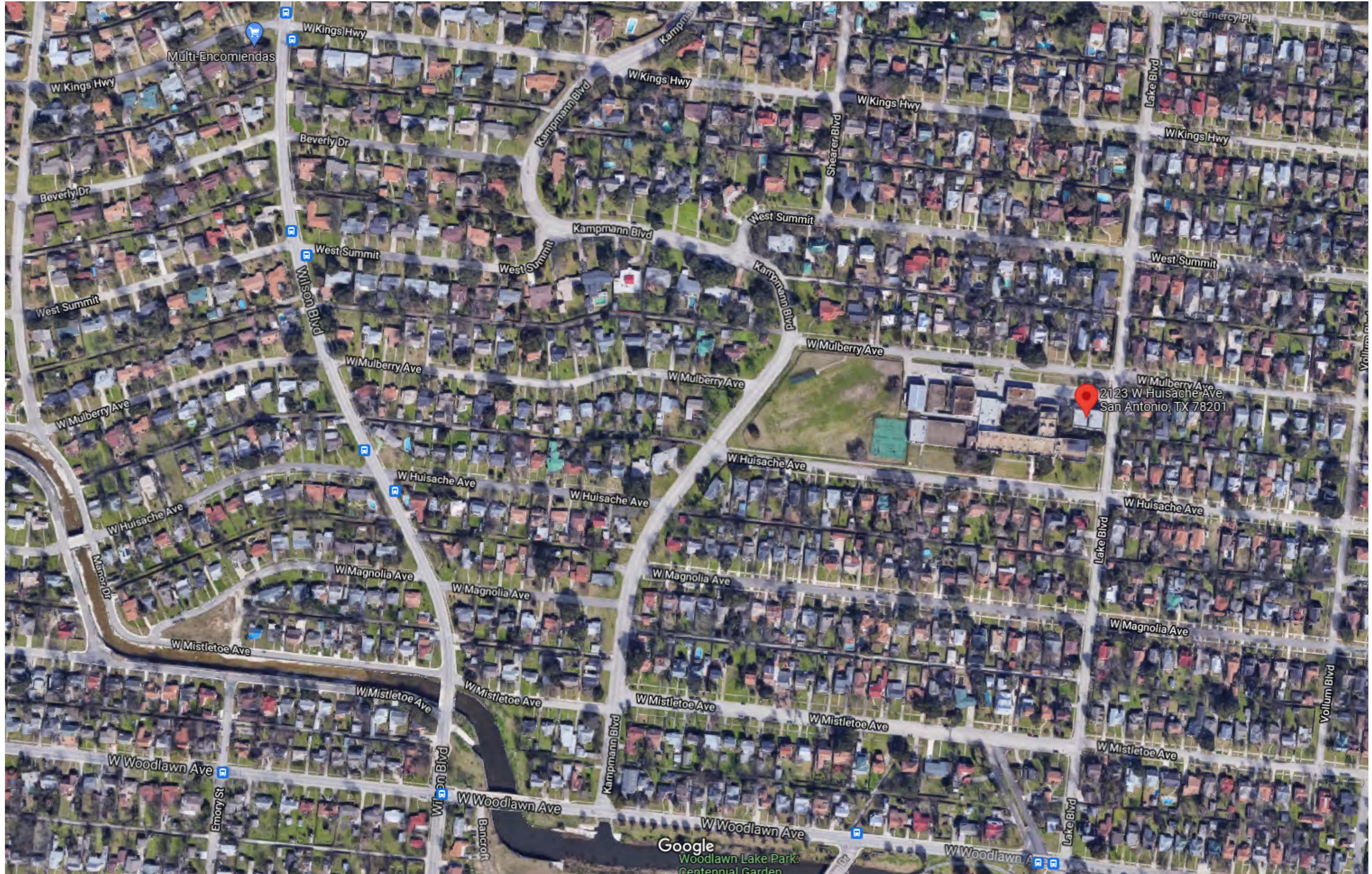
City of San Antonio One Stop



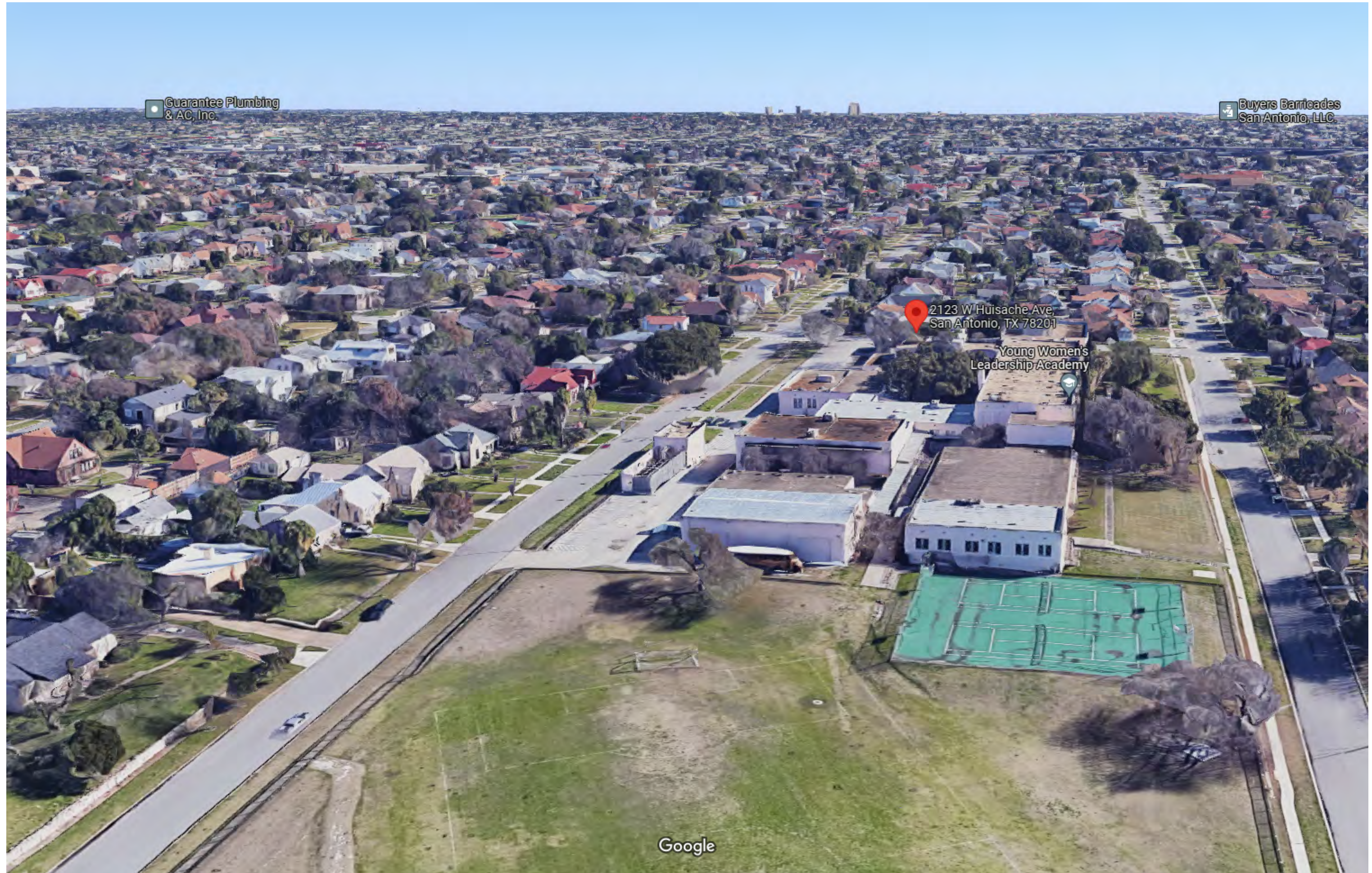
February 11, 2022

— User drawn lines

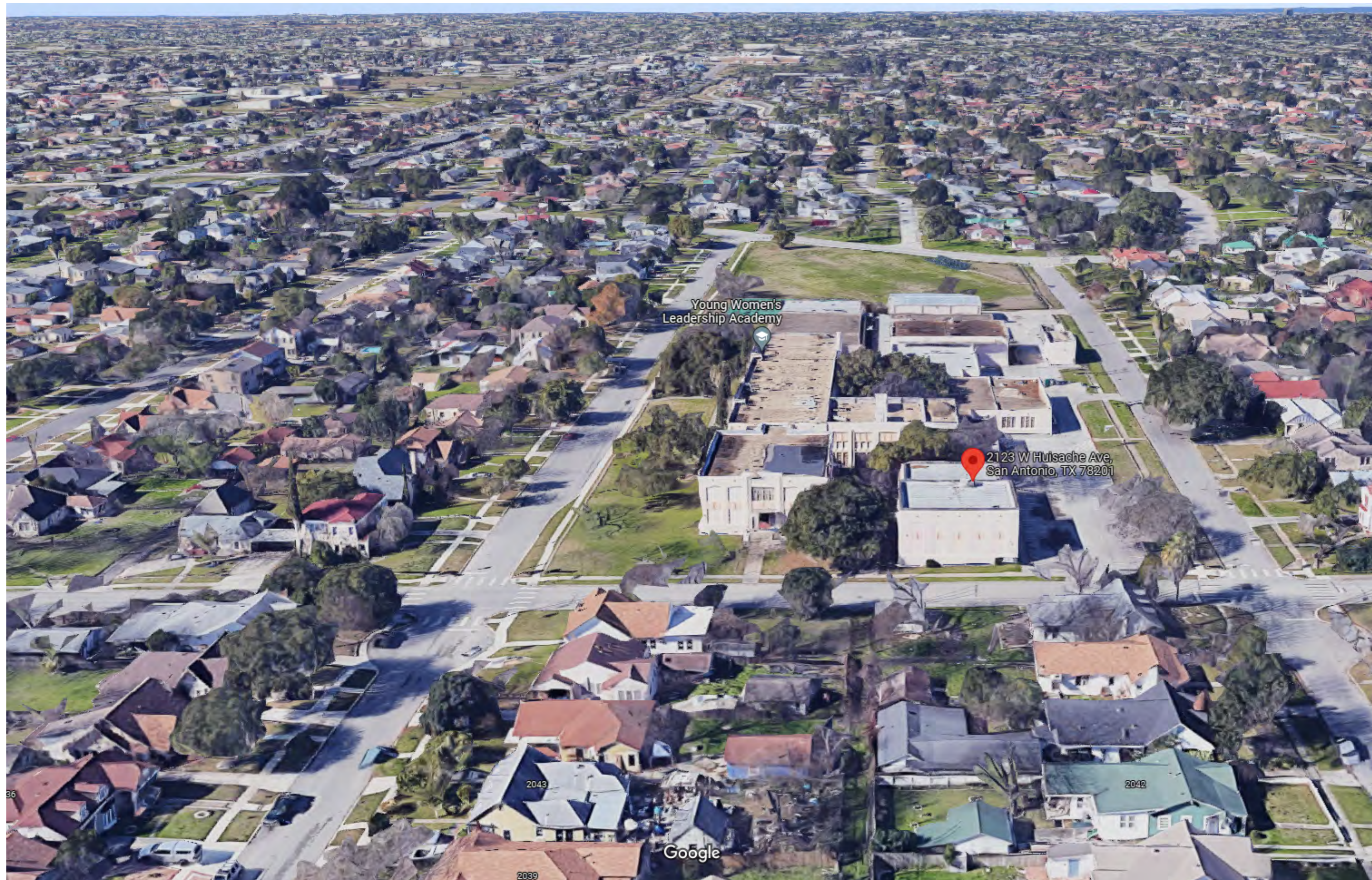














**Figure 1.
Survey Area**

Young Women's Leadership Academy Renovation

Path: G:\Projects\CityofSanAntonio\YWLAI\YWLAI_Hist.aprx - YWLA_Hist_Figure 1_Study Area_20211209_SGL

- | | |
|---|---|
| Survey Area | <u>Documented Resource</u> |
| Building Footprint | ● Historic-age |
| | ● Not Historic-age |

 0 80 Feet 0 20 Meters	 COX McLAIN Environmental Consulting
	1 in = 80 feet Scale: 1:960 Date: 12/9/2021

Data Source: CMEC (2021)
Aerial Source: Maxar (2021)

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Select Architect Issue Date

DATE ISSUE

PROJECT NAME
YWLA

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San Antonio, TX 78201

KIRKSEY PROJECT NO. 2021077
KEY PLAN

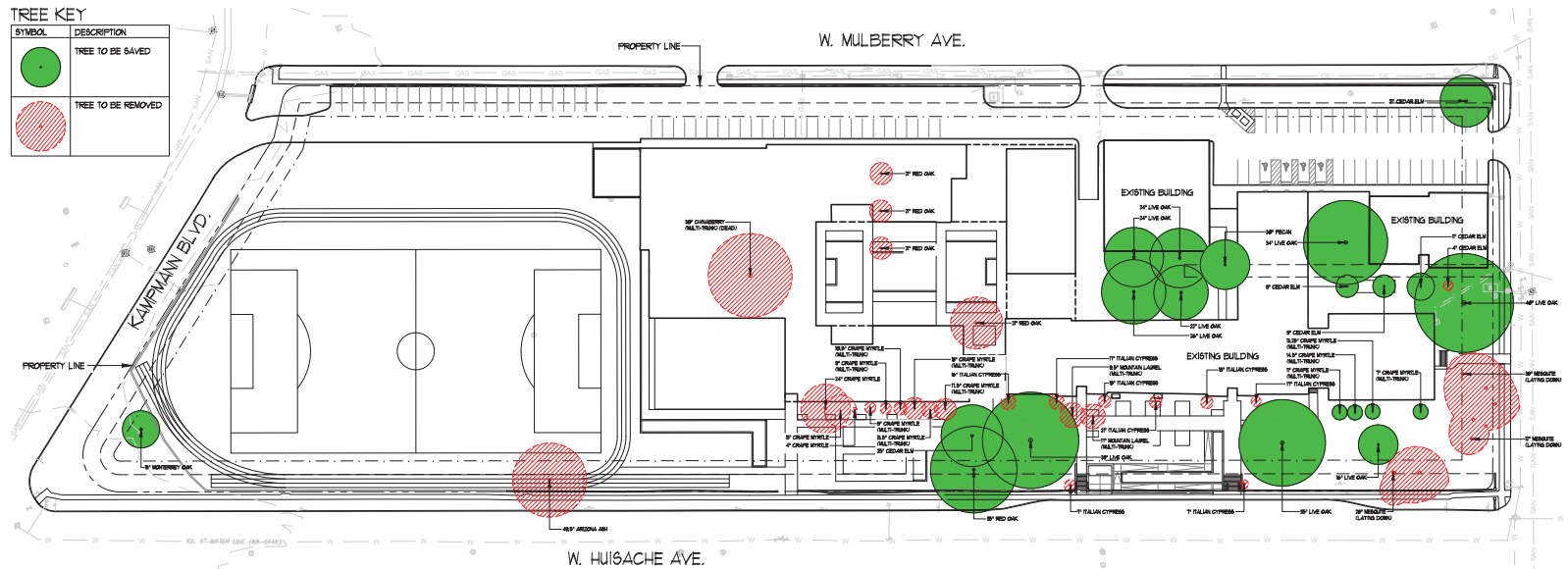
SHEET TITLE
OVERALL SITE EXHIBITS

SHEET NUMBER
1

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TREE KEY

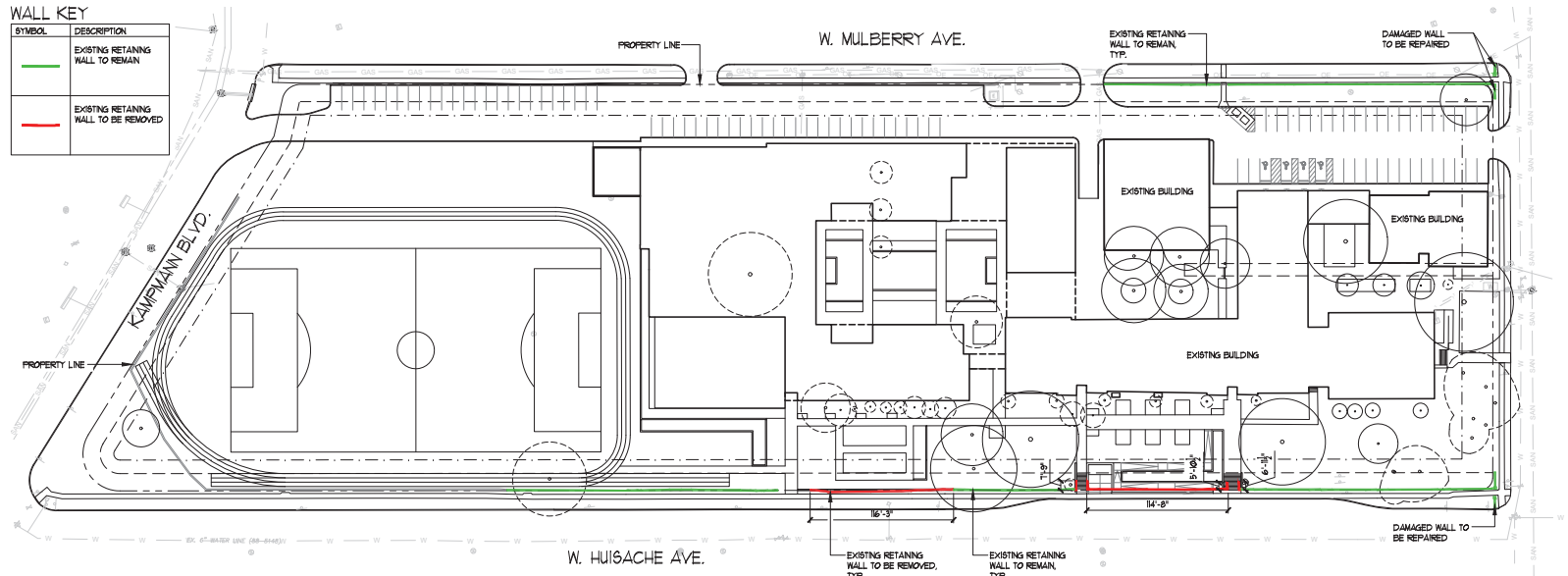
SYMBOL	DESCRIPTION
	TREE TO BE SAVED
	TREE TO BE REMOVED



① TREE PRESERVATION EXHIBIT

WALL KEY

SYMBOL	DESCRIPTION
	EXISTING RETAINING WALL TO REMAIN
	EXISTING RETAINING WALL TO BE REMOVED



② RETAINING WALL EXHIBIT

11/25/2021 1:55:51 PM 2021077 YWLA SAN ANTONIO, TX 78201

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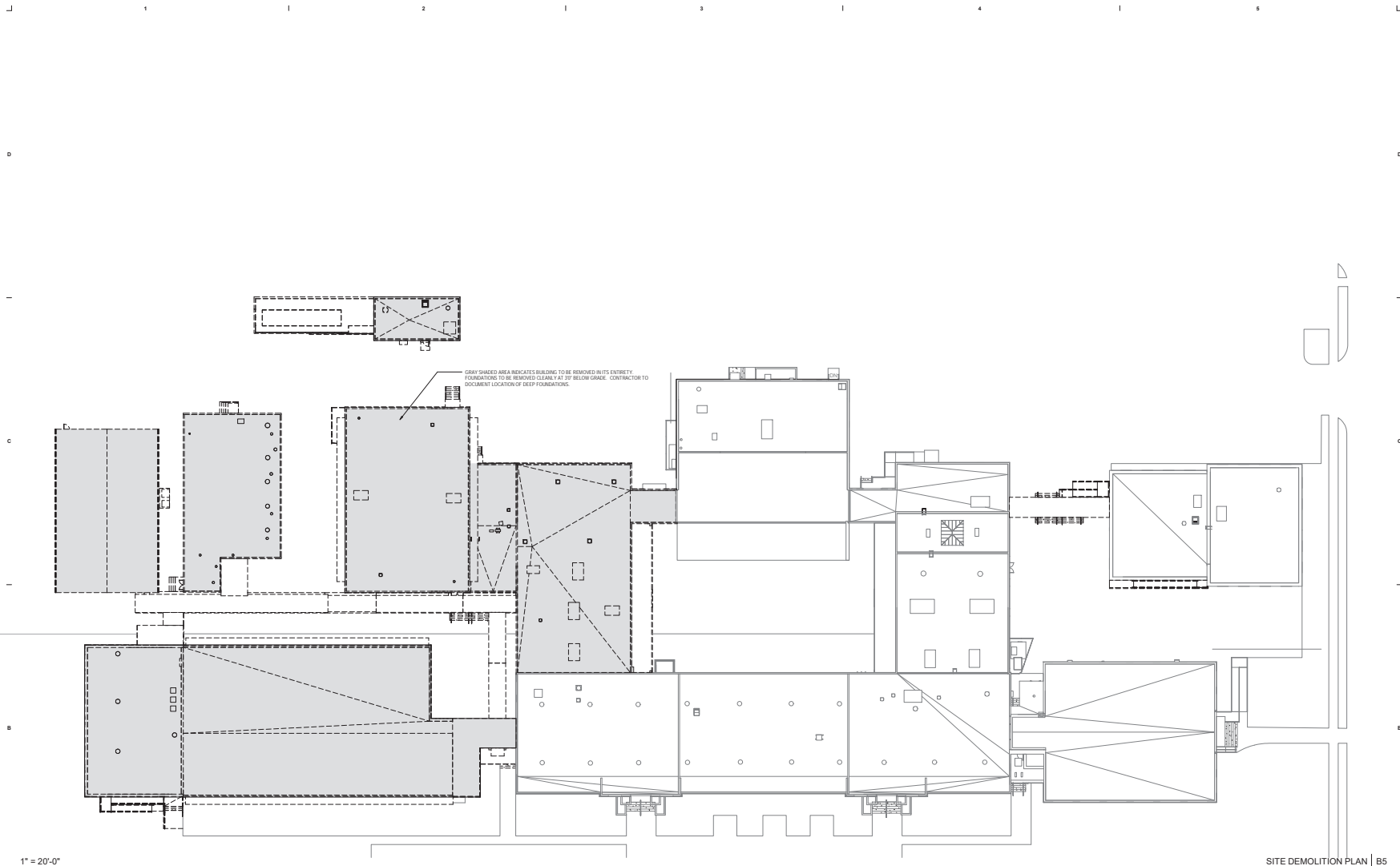
KIRKSEY PROJECT NO. 2021077

KEY PLAN

SHEET TITLE
SITE DEMOLITION PLAN

SHEET NUMBER
A1.10

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SHEET NOTES

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL PROVIDE MEASURES TO PREVENT ADVERSE WEATHER, AND UNAUTHORIZED PERSONNEL FROM ENTERING ANY PORTION OF THE SCHOOL THAT WILL BE OPEN TO THE OUTSIDE AND ELEMENTS DURING DEMOLITION AND CONSTRUCTION, AND/OR CAUSED BY DEMOLITION AND CONSTRUCTION. THESE MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION UNTIL THE BUILDING IS SECURE AND WEATHER TIGHT.
- ASBESTOS ABATEMENT TO BE COMPLETED BEFORE DEMOLITION BEGINS. ITEMS LOCATED IN THE CRAB SPACE THAT CONTAIN ASBESTOS ARE TO BE ABANDONED IN THE CRAB SPACE UNLESS INSTRUCTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL PROTECT ANY ITEMS SHOWN TO REMAIN THAT, IN THE OPINION OF THE GENERAL CONTRACTOR, MAY BE DAMAGED OR DESTROYED BY THE WORK SHOWN.
- KEEP YD DISTING CONSTRUCTION, BY THE EVENT OF ANY DISCREPANCIES, CONTACTS OR CONDITIONS OTHER THAN SPRING NOTIFY THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE SO AS TO KEEP DUST AND DEBRIS TO A MINIMUM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DISCARDED MATERIALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY LIGHT AND POWER SERVICE DURING DEMOLITION AND CONSTRUCTION AS REQUIRED.
- CONTRACTOR TO REMOVE ALL FOUNDATIONS TO 0.0' BELOW GRADE.
- CONTRACTOR TO DOCUMENT THE LOCATION OF DEEP FOUNDATIONS TO COORDINATE WITH THE LOCATION OF PROPOSED NEW FOUNDATIONS SO STRUCTURAL SOLUTIONS CAN BE DESIGNED BEFORE CONSTRUCTION BEGINS.



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Select Architect Issue Date

DATE	ISSUE
12/01/2021	1005250

PROJECT NAME
**YOUNG WOMEN'S
LEADERSHIP ACADEMY**

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

KIMLEY HORN PROJECT NO. **067786513**

KEY PLAN

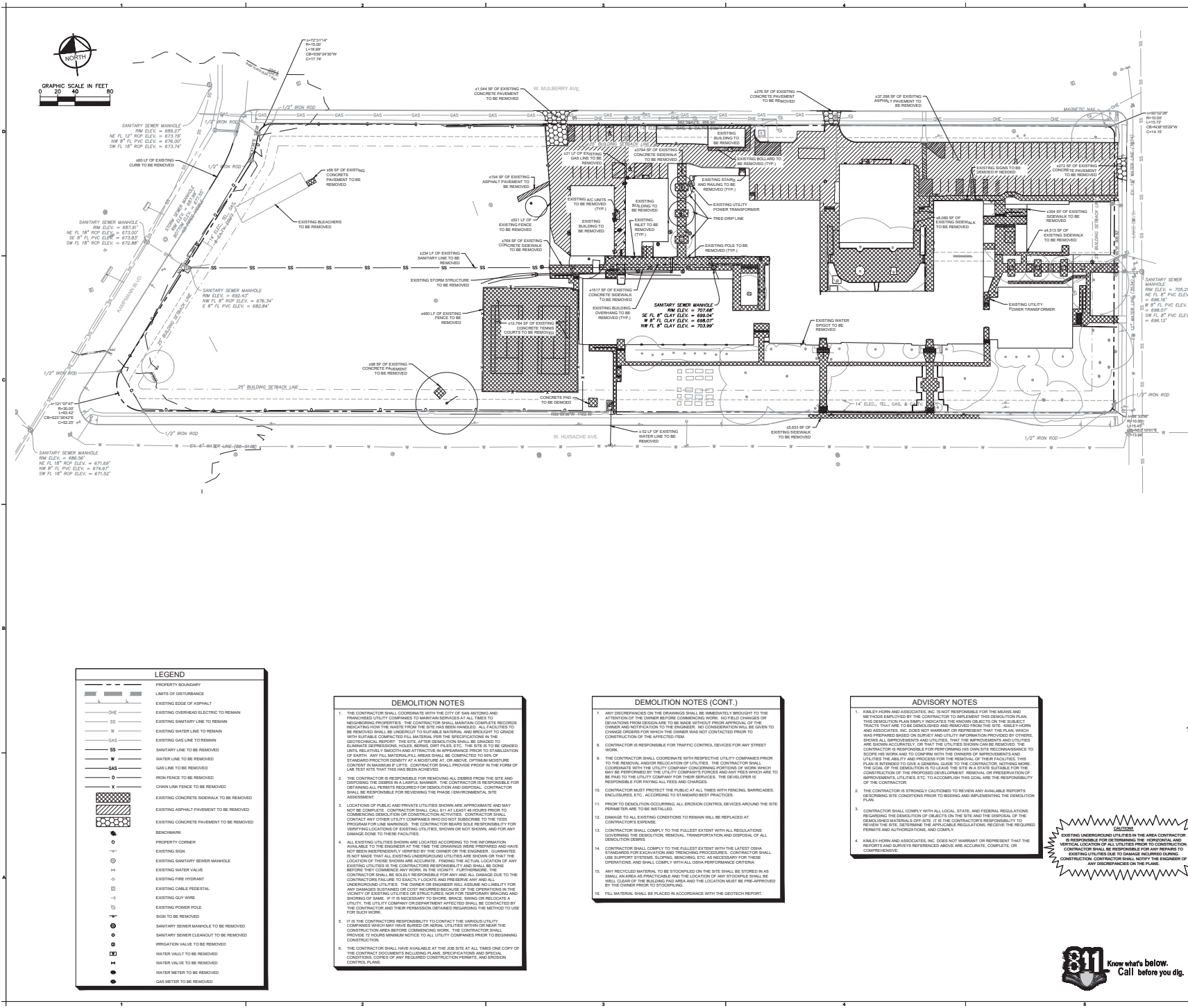
SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C2.00

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DATE	ISSUE
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PROJECT NAME
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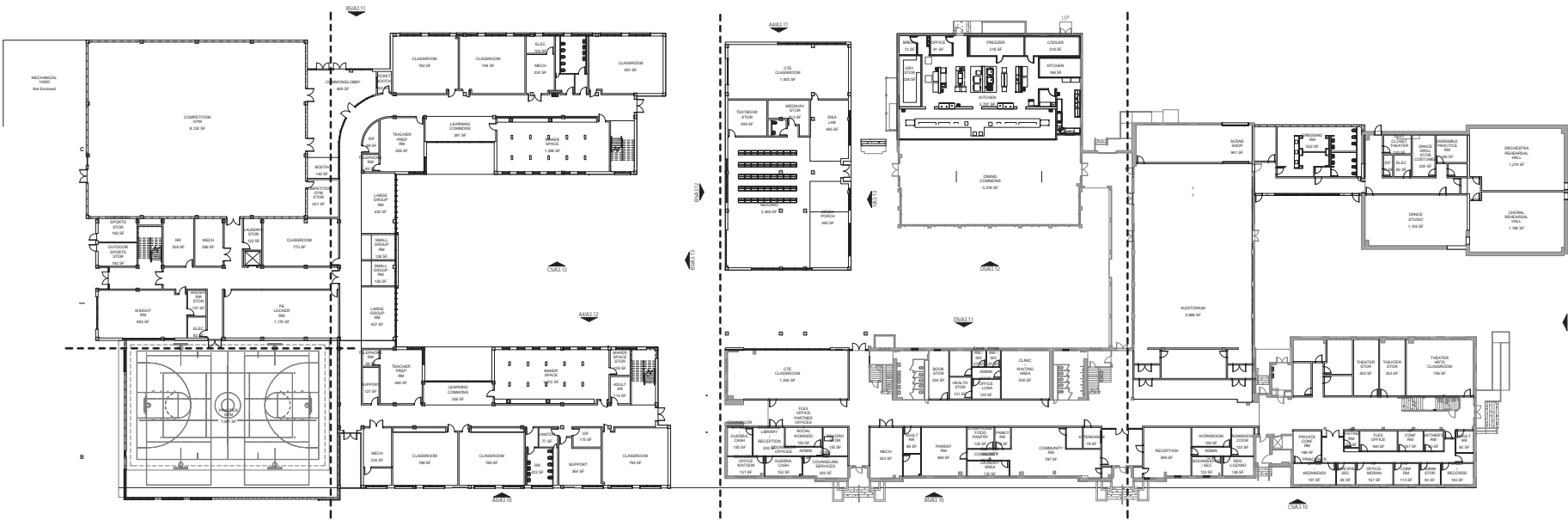
PROJECT ADDRESS
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San Antonio, TX 78201

KIRKSEY PROJECT NO. 2021077
KEY PLAN

SHEET TITLE
COMPOSITE FLOOR PLAN -
LEVEL 1

SHEET NUMBER
A2.21

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1" = 20'-0" LEVEL 1 COMPOSITE PLAN | B5

SHEET NOTES

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KIRKSEY PROJECT NO. 2021077
KEY PLAN

SHEET TITLE
COMPOSITE FLOOR PLAN -
LEVEL 2

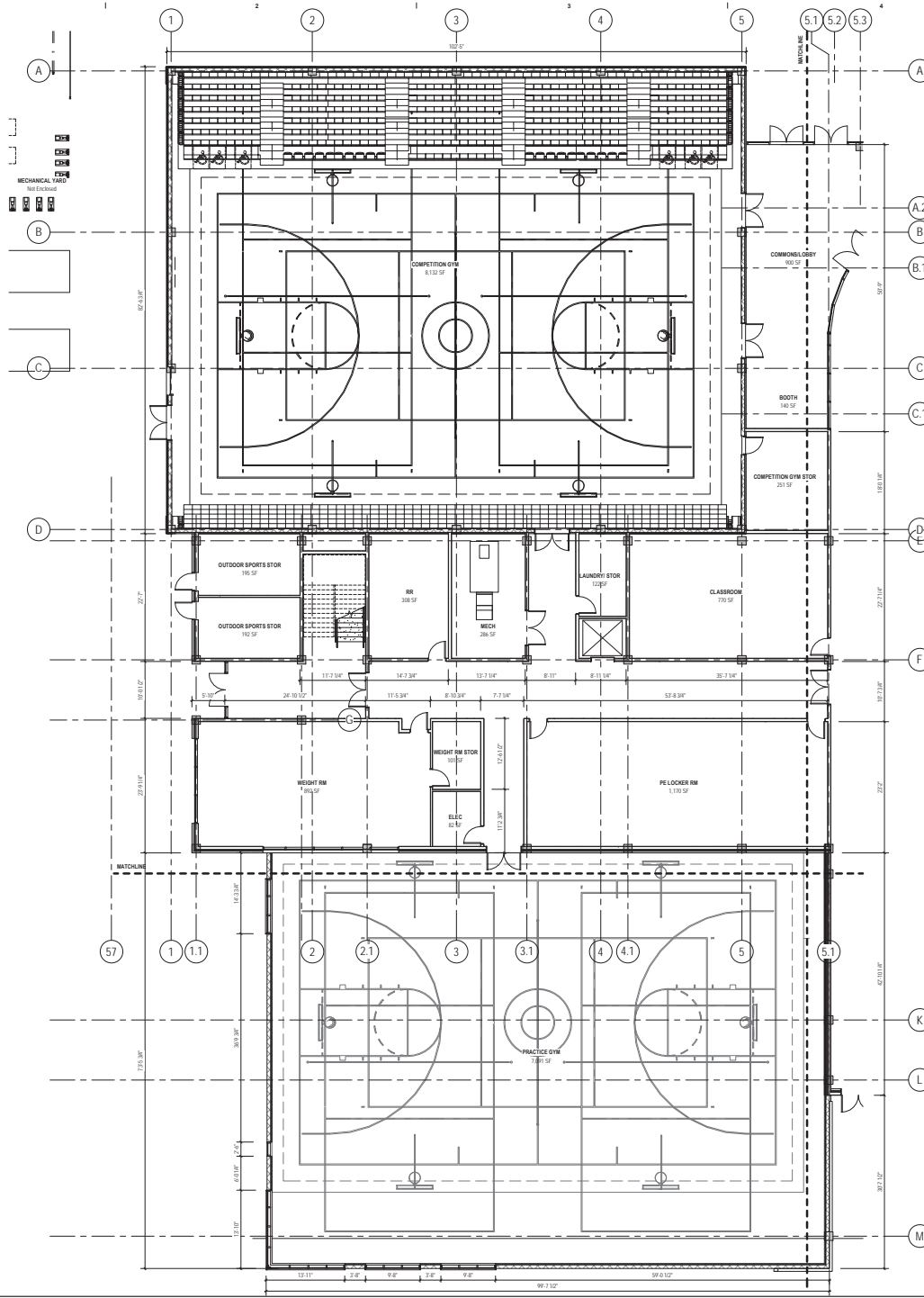
SHEET NUMBER
A2.22

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SHEET NOTES

GENERAL NOTES



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4. ALL PARTITION TYPES SHALL BE "TYPE E2," UNLESS NOTED OTHERWISE.
5. HINGE SIDE OF DOORS TO BE LOCATED 4" FROM START OF FRAME TO NEAREST PERPENDICULAR PARTITION.
6. REFER TO MASTER SCHEDULE FOR FINISH AND PRODUCT BASIS OF DESIGN.

SHEET NOTES

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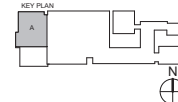
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SHEET TITLE
FLOOR PLAN - LEVEL 1 -
AREA A - ATHLETICS

SHEET NUMBER

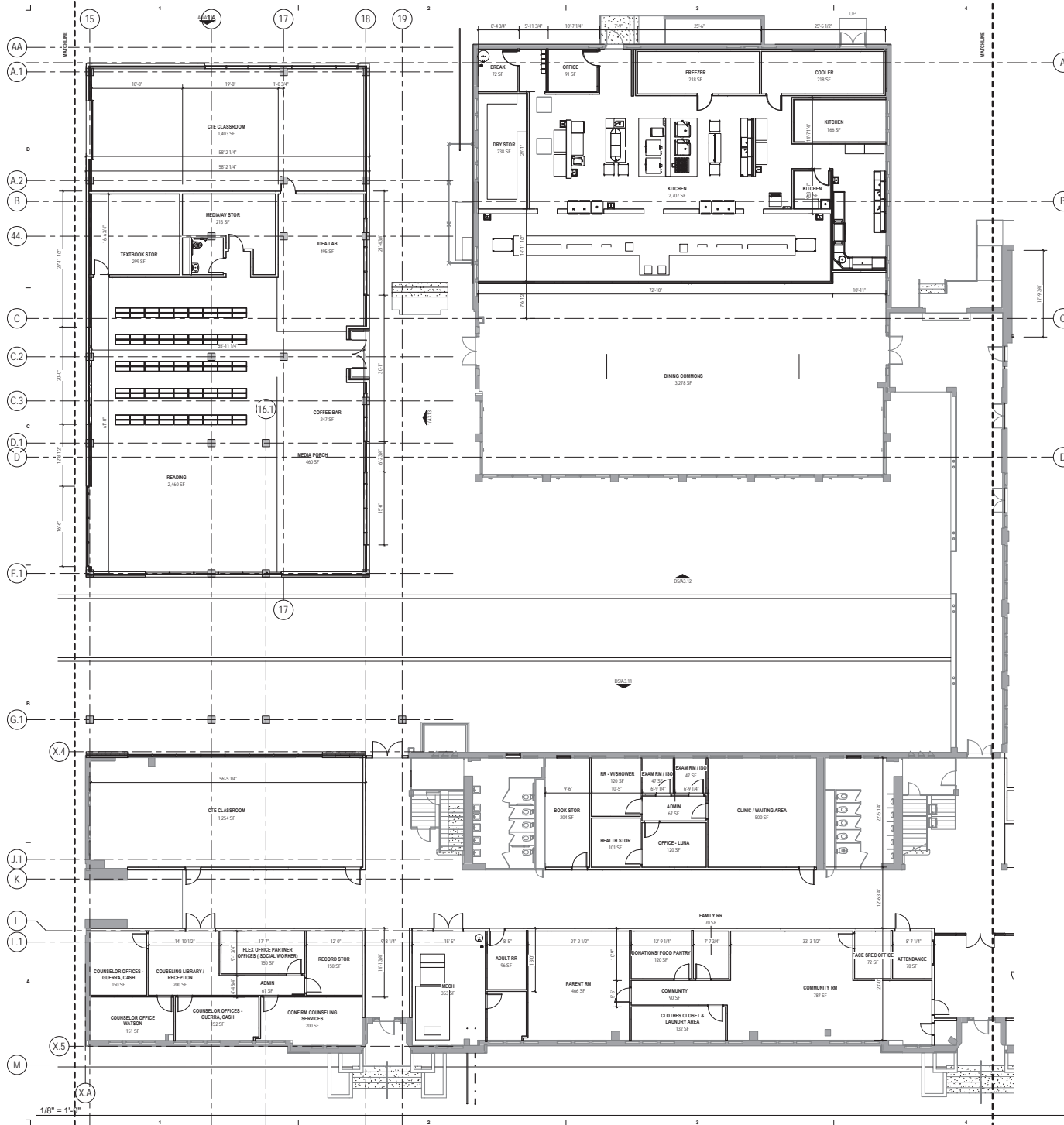
A2.31

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

1/8" = 1'-0"

12/20/2023 4:41:50 B:\2023\2023\174\KIRKSEY\174\MAIN_2023.rvt



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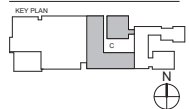
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SHEET TITLE
FLOOR PLAN - LEVEL 1 -
AREA C - EXISTING

SHEET NUMBER

A2.33

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

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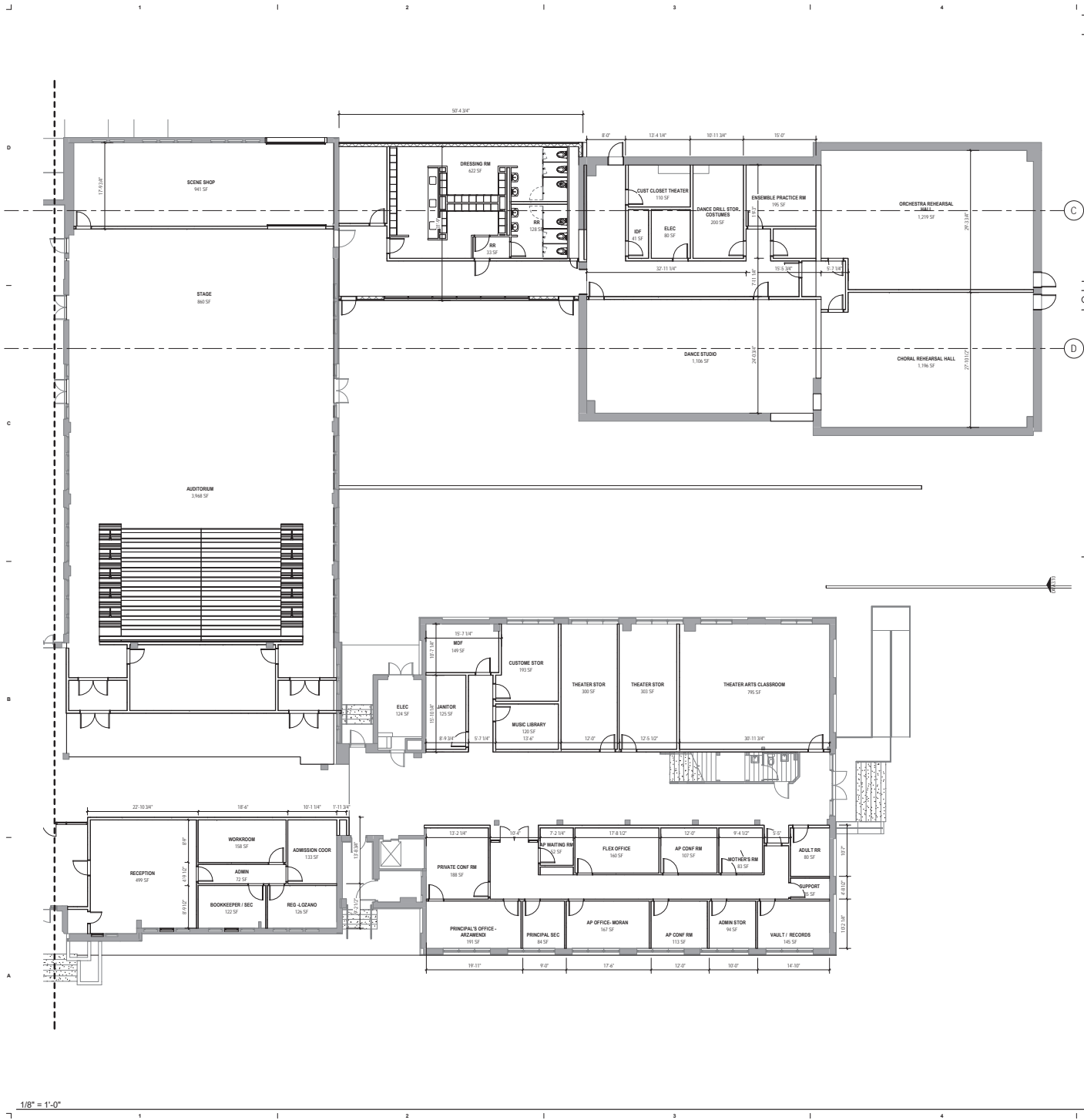


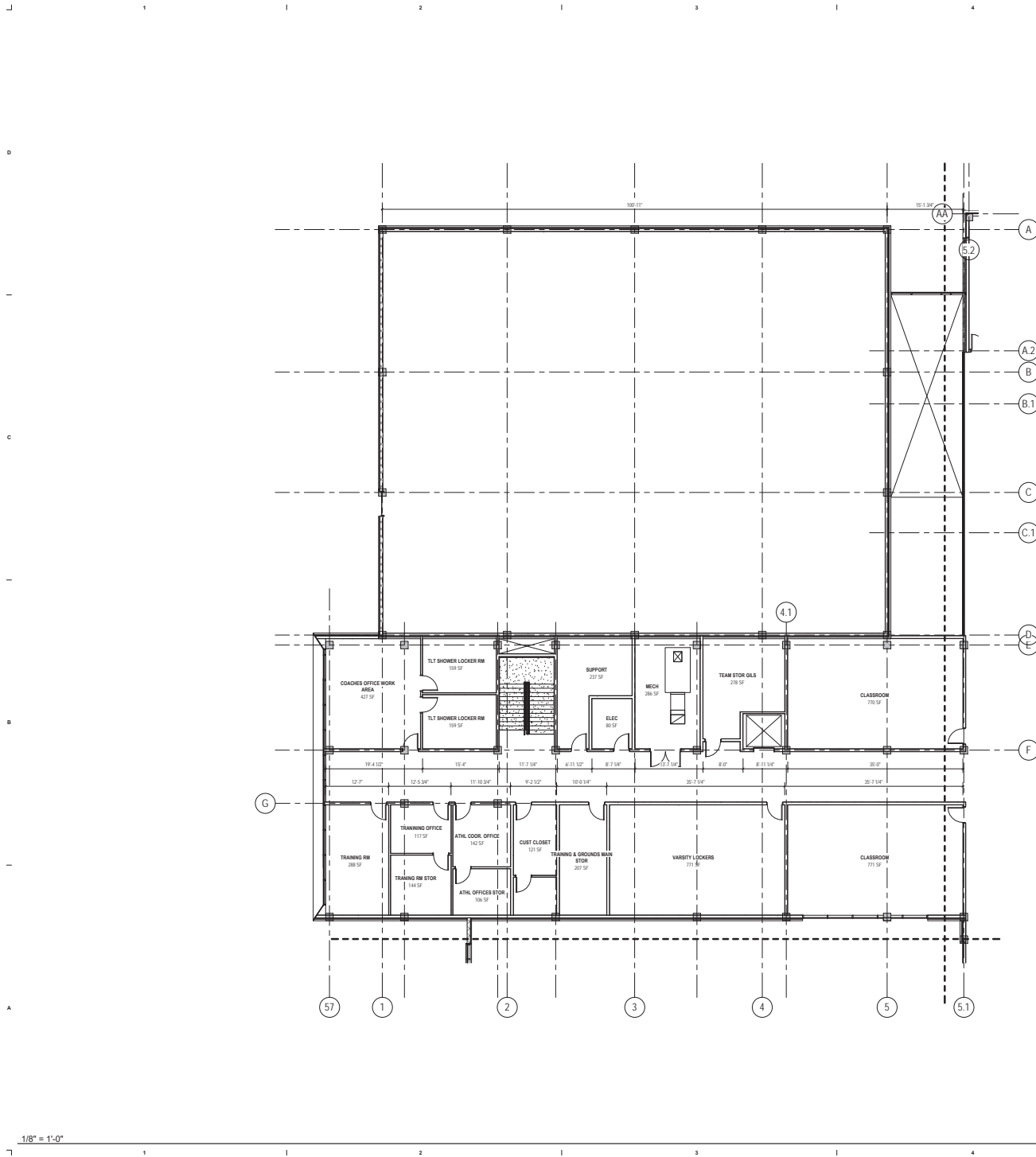
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FLOOR PLAN - LEVEL 1 -
AREA D - FINE ARTS

SHEET NUMBER

A2.34

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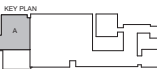
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SHEET TITLE
FLOOR PLAN - LEVEL 2 -
AREA A

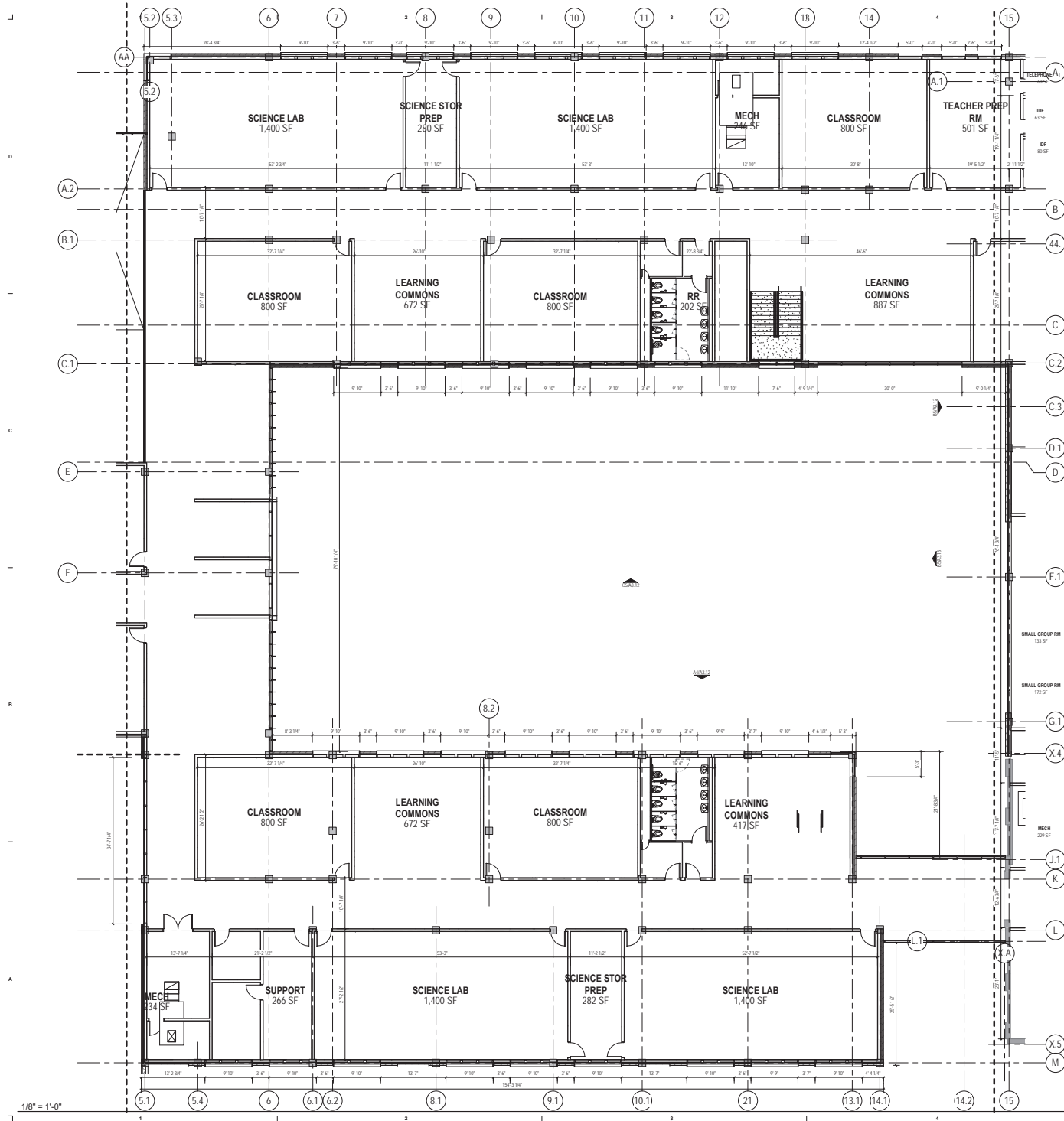
SHEET NUMBER
A2.36

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FLOOR PLAN - LEVEL 2 - AREA A | A5

1/8" = 1'-0"

12/20/2021 4:02:06 BM 30/10/2021 YWLA ARCH_VLA_A237_A4
PM



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San Antonio, TX 78201

KIRKSEY PROJECT NO. 2021077

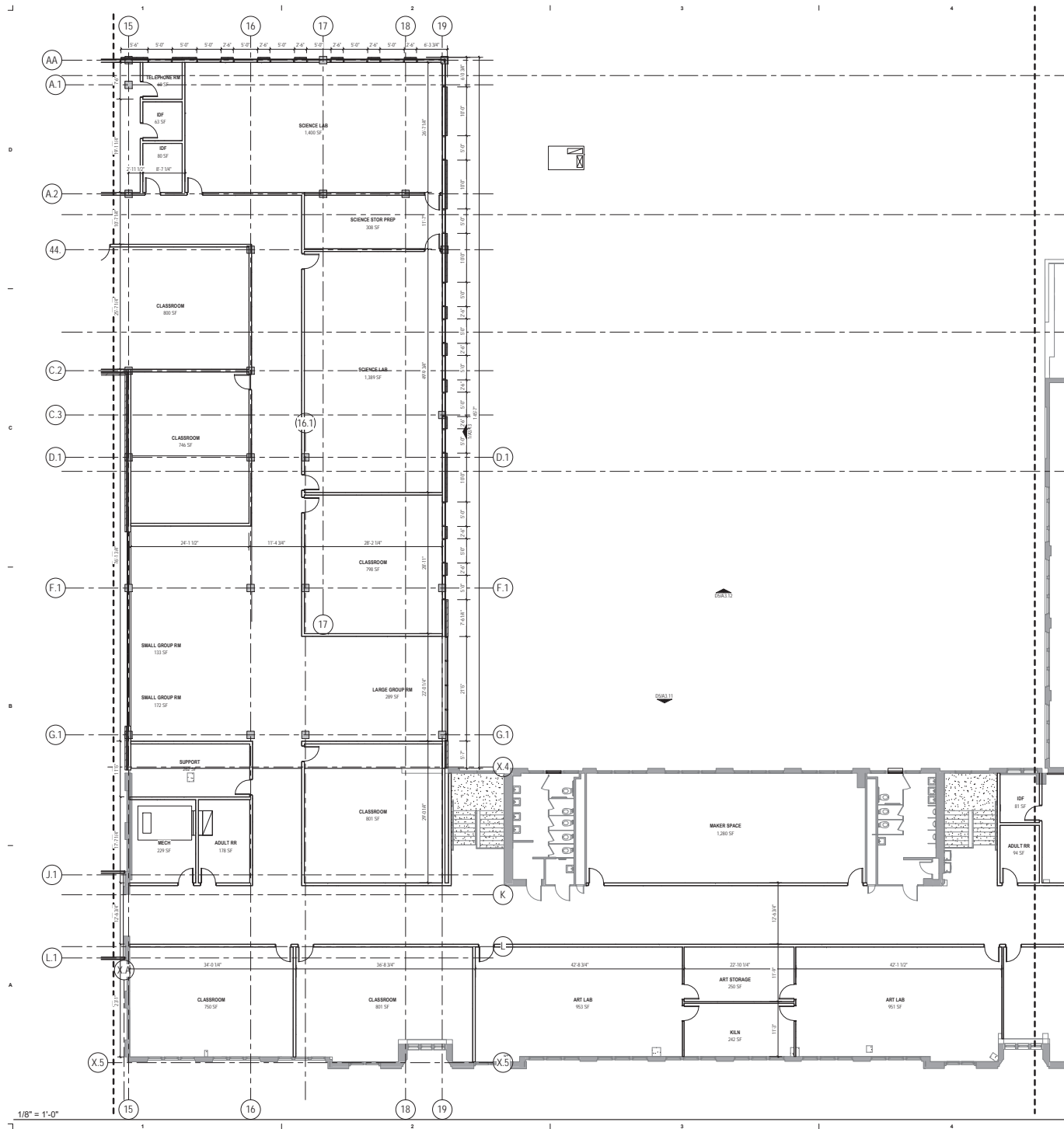


SHEET TITLE
FLOOR PLAN - LEVEL 2 -
AREA B

SHEET NUMBER

A2.37

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12/03/2021	100% SCHEMATIC DESIGN

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KIRKSEY PROJECT NO. 2021077



SHEET TITLE
FLOOR PLAN - LEVEL 2 -
AREA C

SHEET NUMBER

A2.38

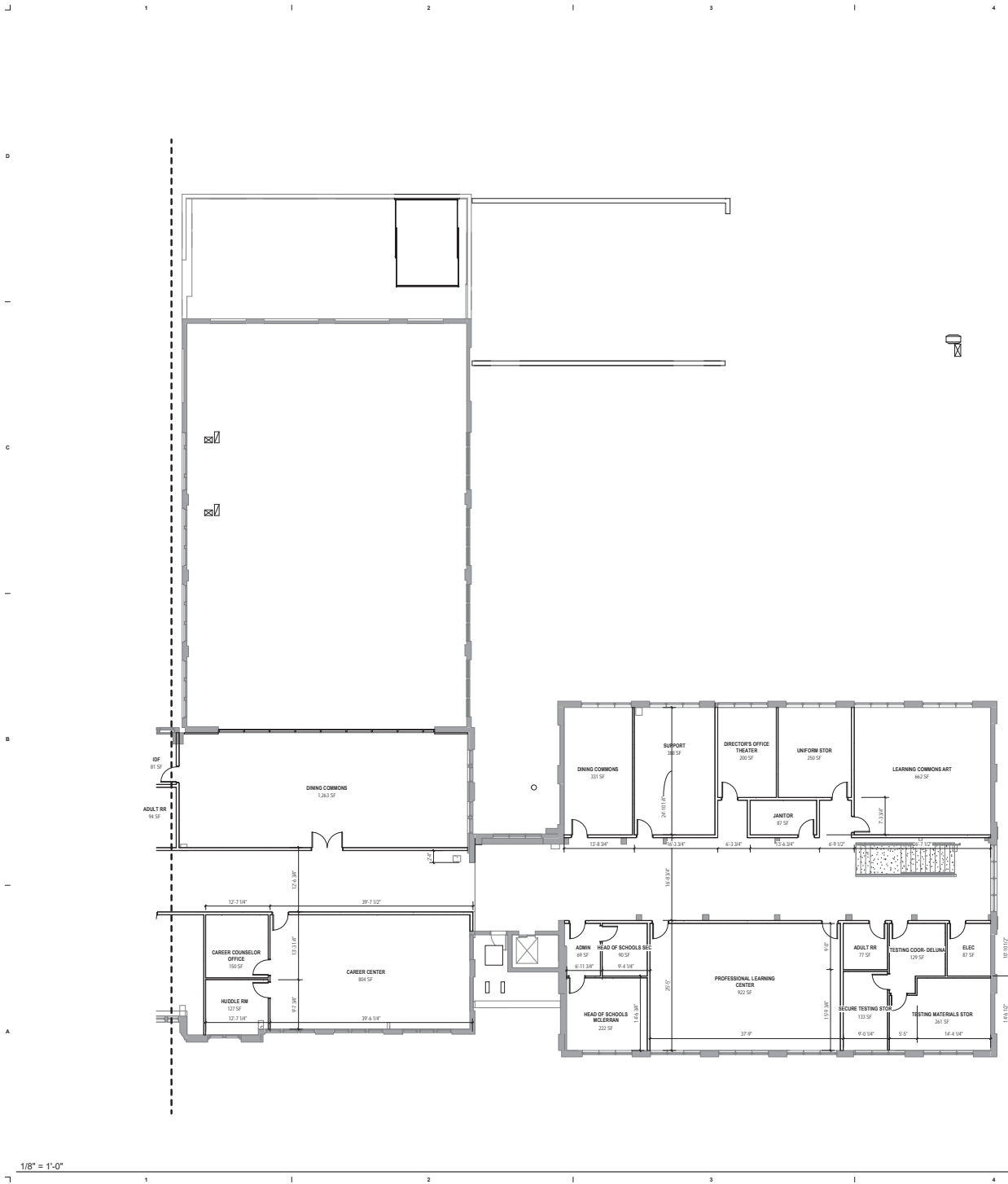
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FLOOR PLAN - LEVEL 2 - AREA C 1

1/8" = 1'-0"



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

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

PROJECT NAME
YWLA

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

KIRKSEY PROJECT NO. 2021077



SHEET TITLE
FLOOR PLAN - LEVEL 2 -
AREA D

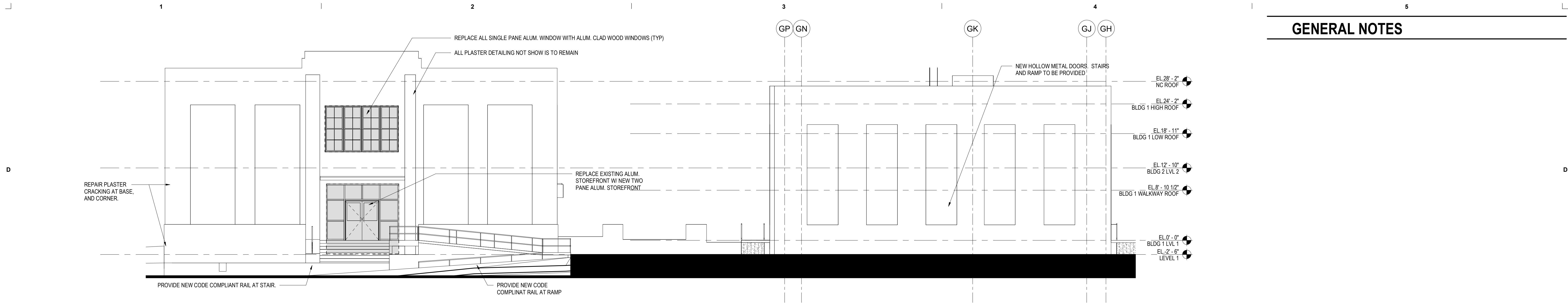
SHEET NUMBER

A2.39

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FLOOR PLAN - LEVEL 2 - AREA D | A5

1/8" = 1'-0"



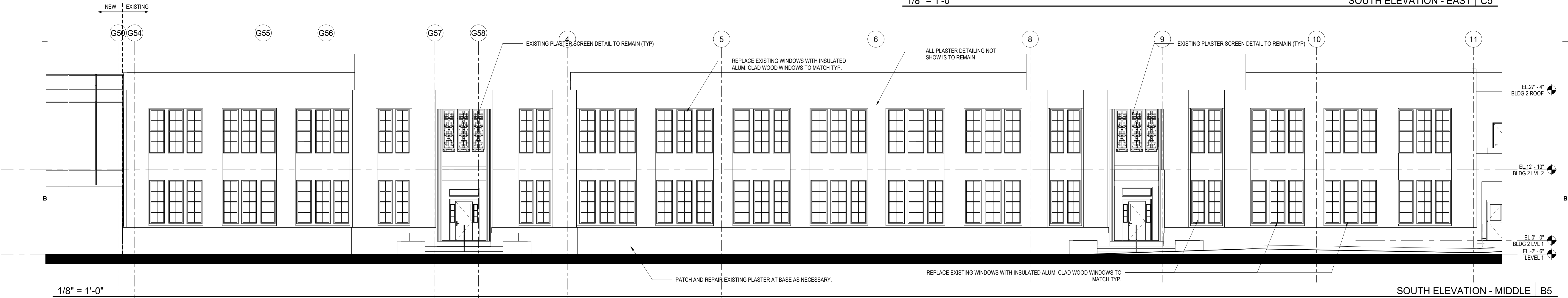
GENERAL NOTES

1/8" = 1'-0"

EAST ELEVATION | D4



SOUTH ELEVATION - EAST | C5



SOUTH ELEVATION - MIDDLE | B5



SOUTH ELEVATION - WEST | A5

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JODY SERGI 12/03/2021

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

PROJECT NAME
YOUNG WOMEN'S
LEADERSHIP ACADEMY

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

KIRKSEY PROJECT NO. 2021077
KEY PLAN

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A3.10

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JODY SERGI 12/03/2021

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

PROJECT NAME
YOUNG WOMEN'S
LEADERSHIP ACADEMY

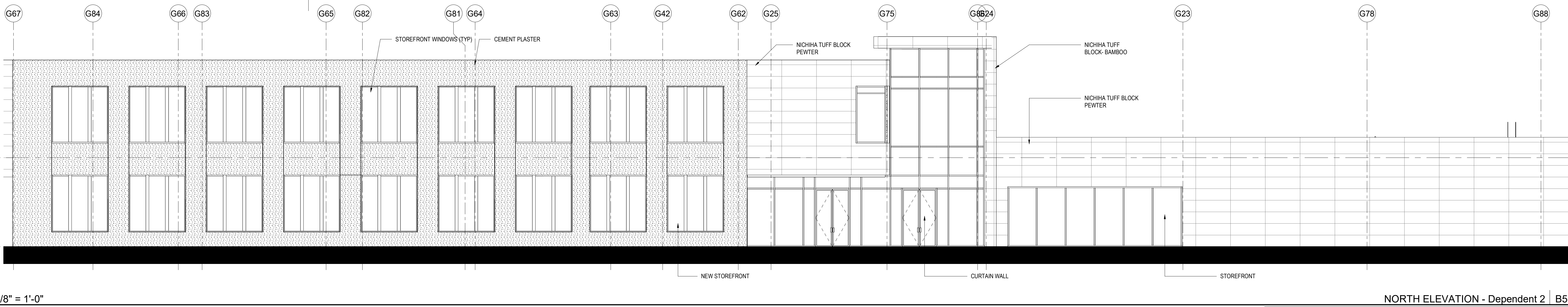
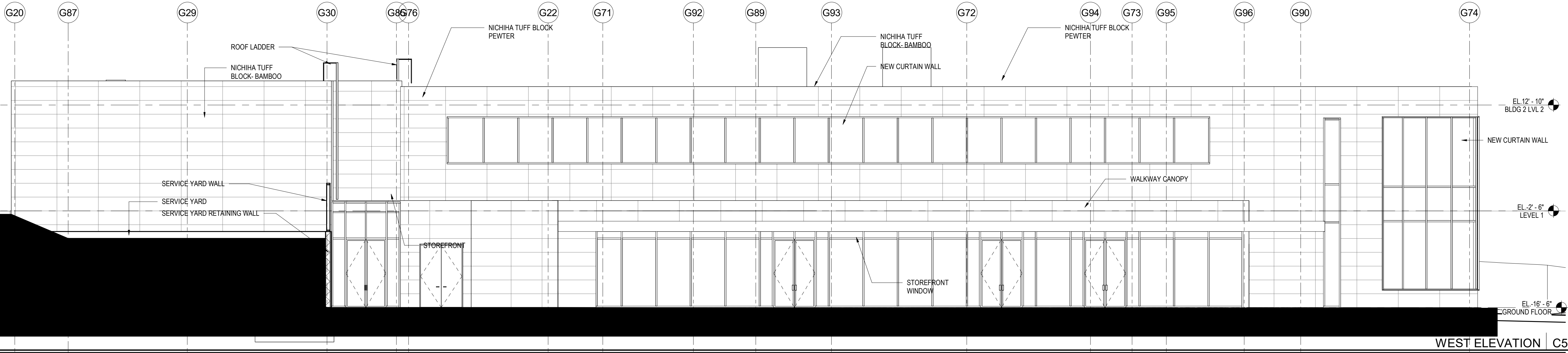
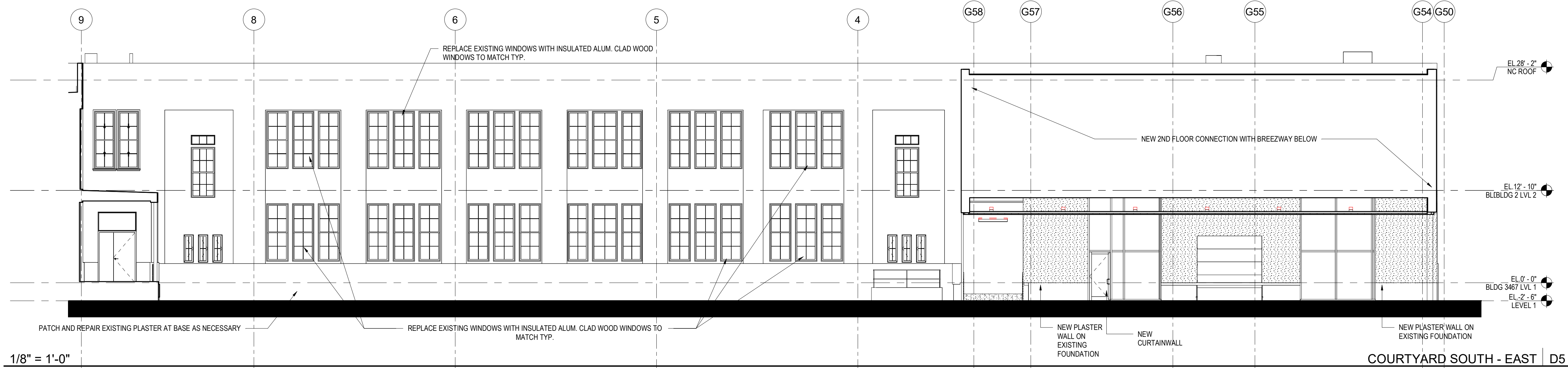
PROJECT ADDRESS
2123 W Huisache Ave,
San Antonio, TX 78201

KIRKSEY PROJECT NO. 2021077
KEY PLAN

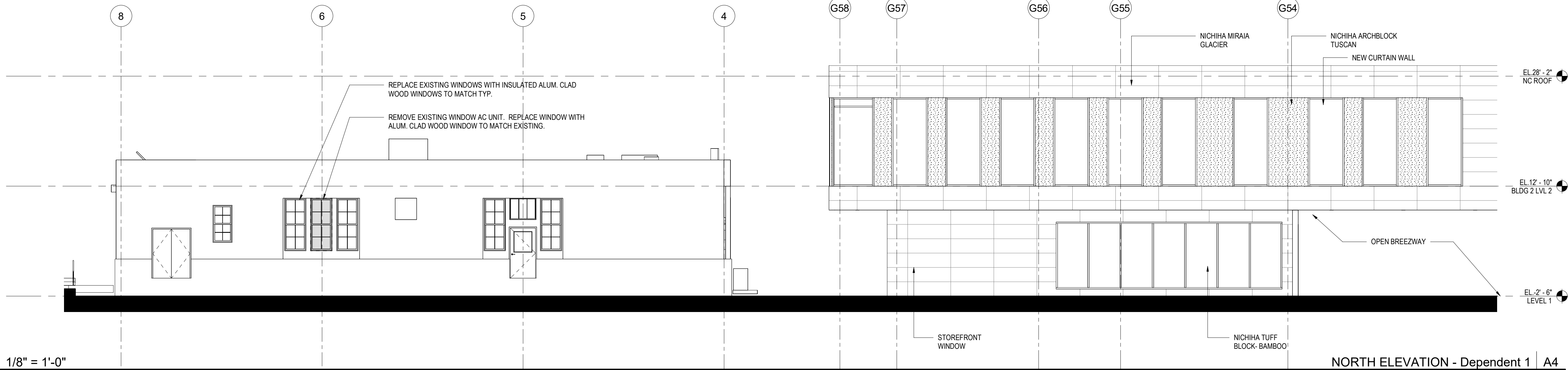
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A3.11

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GENERAL NOTES



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12/03/2021

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B	02/25/2021	100% DESIGN DEVELOPMENT

PROJECT NAME

YOUNG WOMEN'S
LEADERSHIP ACADEMY

PROJECT ADDRESS

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San Antonio, TX 78201

KIRKSEY PROJECT NO.

2021077

KEY PLAN

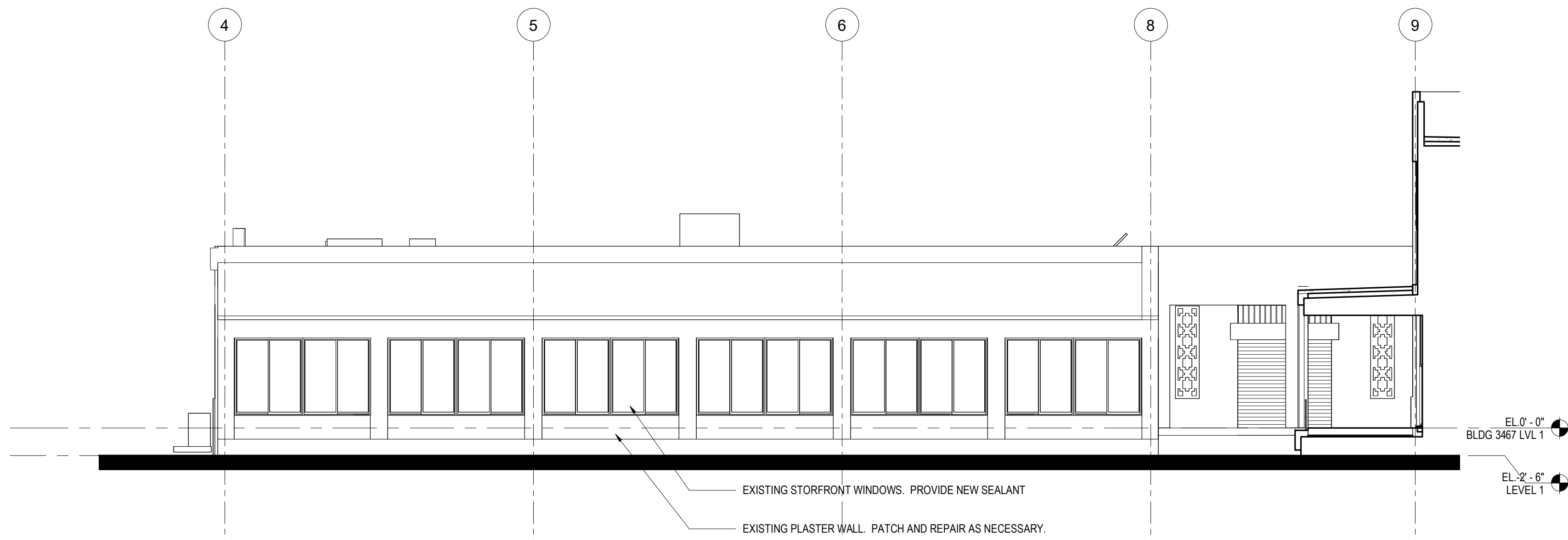
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ELEVATIONS

SHEET NUMBER

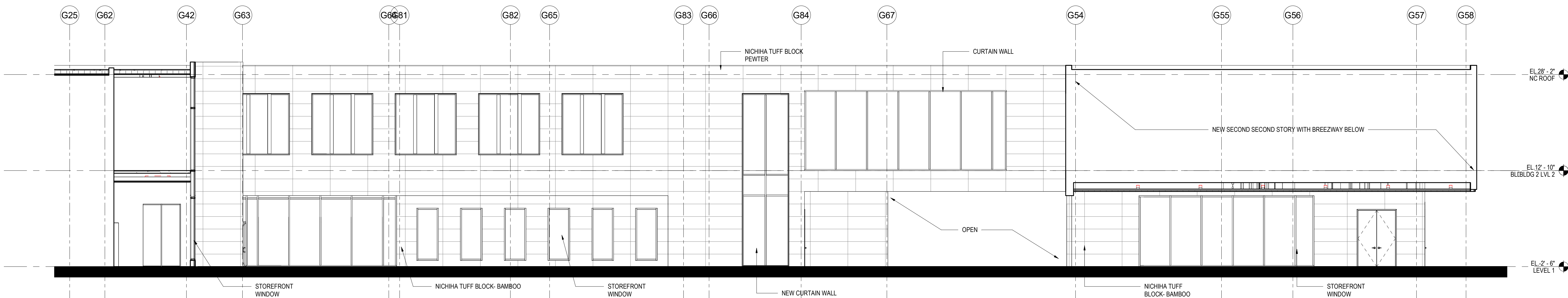
A3.12

© 2021 Kirksey



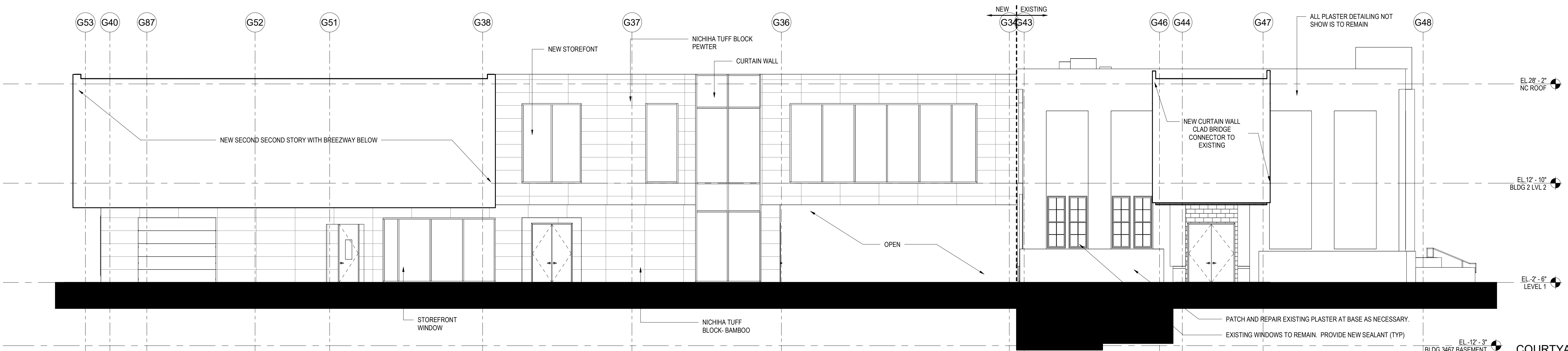
1/8" = 1'-0"

COURTYARD NORTH - EAST | D5



1/8" = 1'-0"

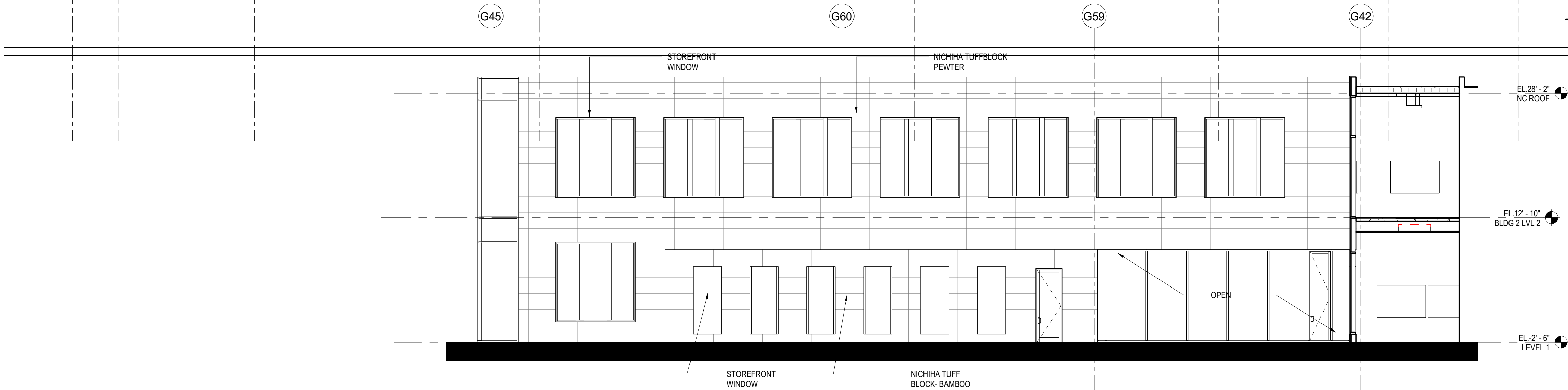
COURTYARD NORTH - WEST | C5



1/8" = 1'-0"

COURTYARD EAST | B5

GENERAL NOTES



1/8" = 1'-0"

COURTYARD SOUTH - WEST | A4

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JODY SERGI

12/03/2021

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

PROJECT NAME

YOUNG WOMEN'S
LEADERSHIP ACADEMY

PROJECT ADDRESS

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San Antonio, TX 78201

KIRKSEY PROJECT NO.

2021077

KEY PLAN

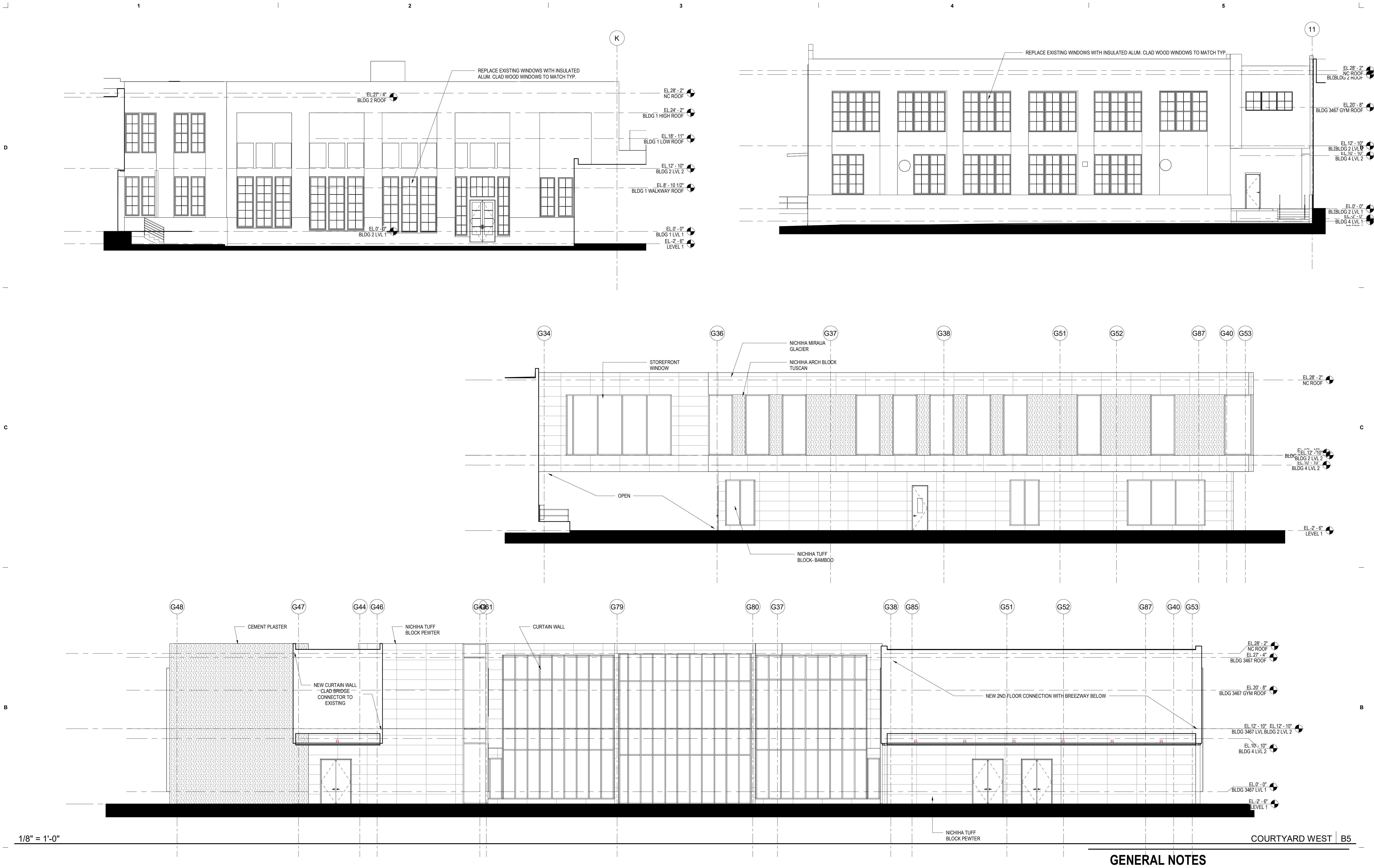
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.13

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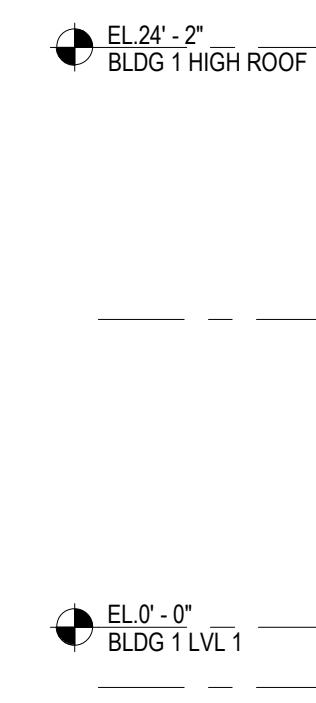


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PERMITTING, OR CONSTRUCTION

JODY SERGI 12/03/2021

SHEET NUMBER

A3.14





EAST ELEVATION | D4


$$1/8'' = 1'-0''$$


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NICOLA JOY SPRINGER 12/03/2022

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

PROJECT NAME
YWLA

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

KIRKSEY PROJECT NO. 2021077

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A3.10

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NICOLA JOY SPRINGER 12/03/2021

DATE	ISSUE
12/03/2021	100% SCHEMATIC DESIGN

PROJECT NAME
YWLA

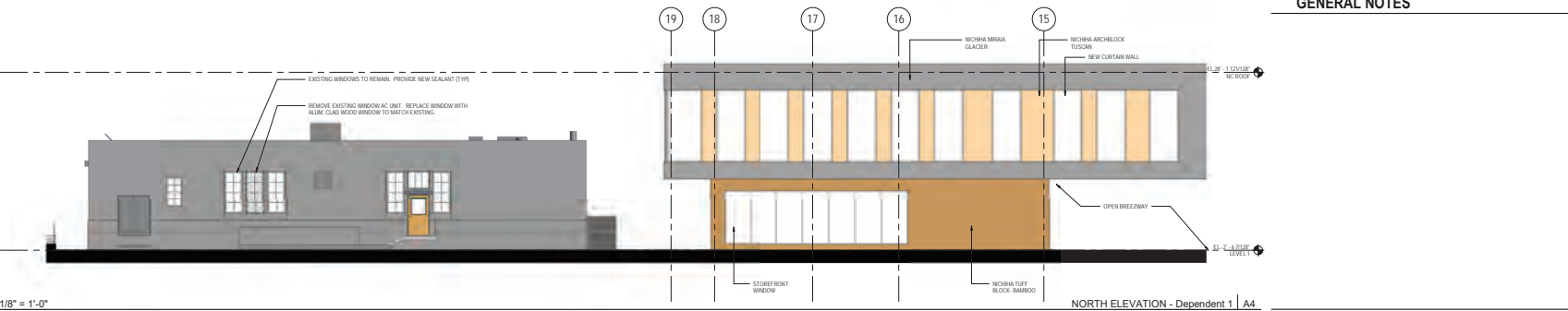
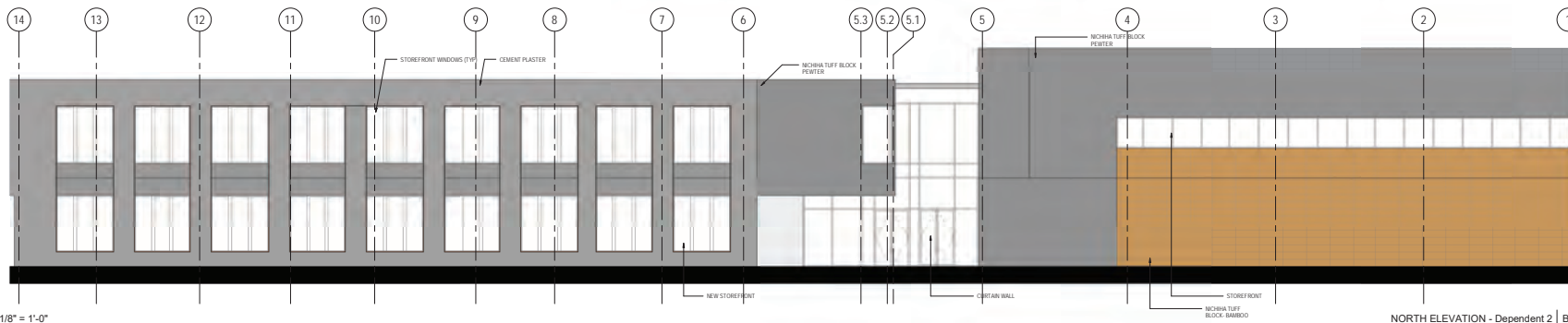
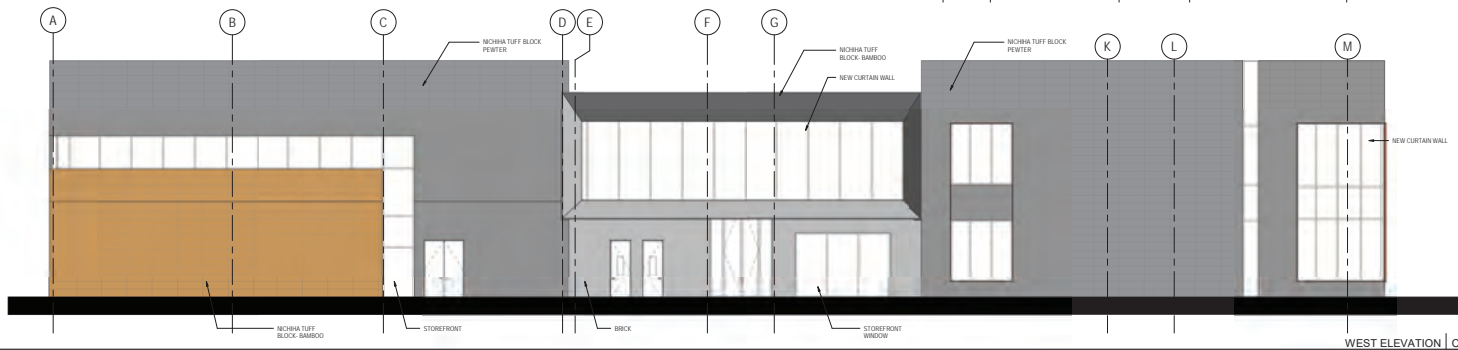
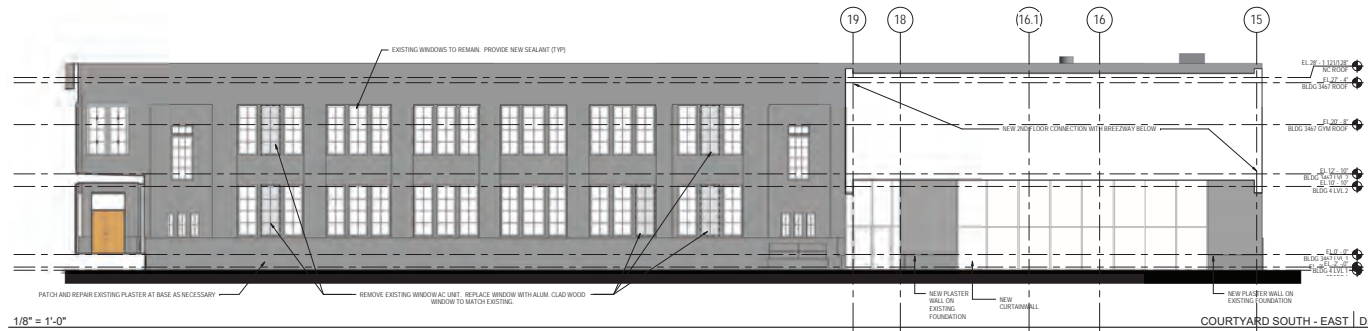
PROJECT ADDRESS
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KIRKSEY PROJECT NO. 2021077
KEY PLAN

SHEET TITLE
ELEVATIONS

SHEET NUMBER
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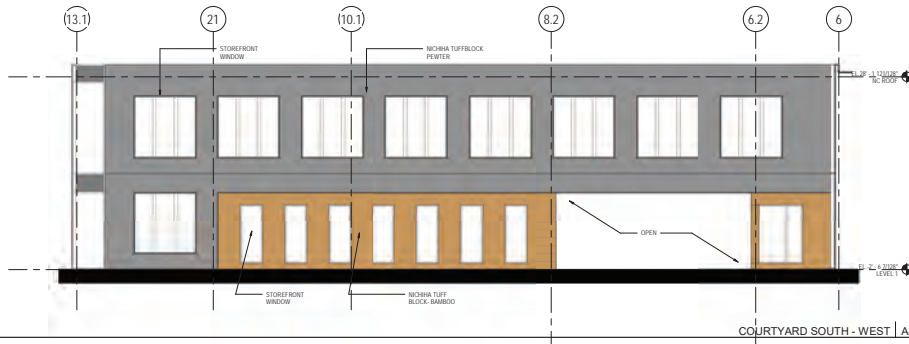
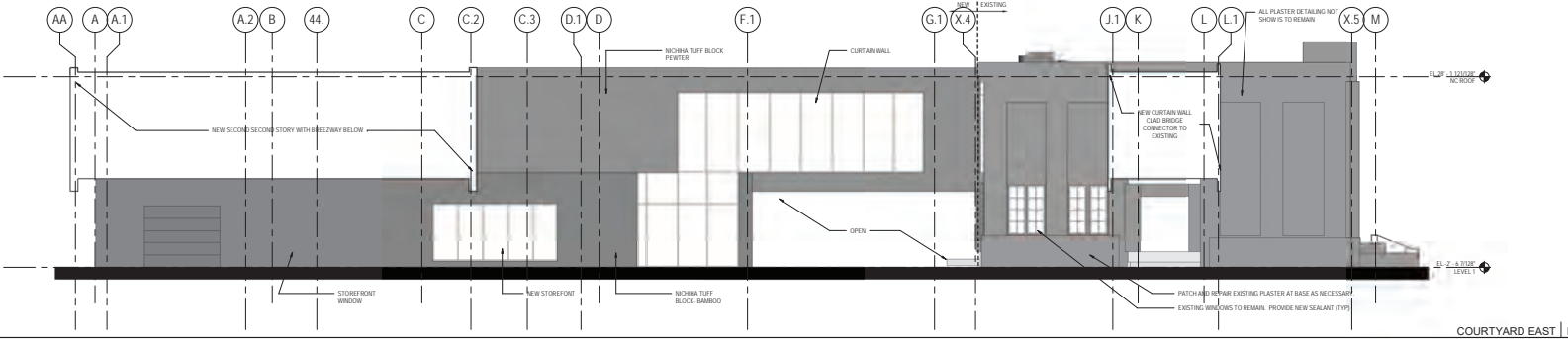
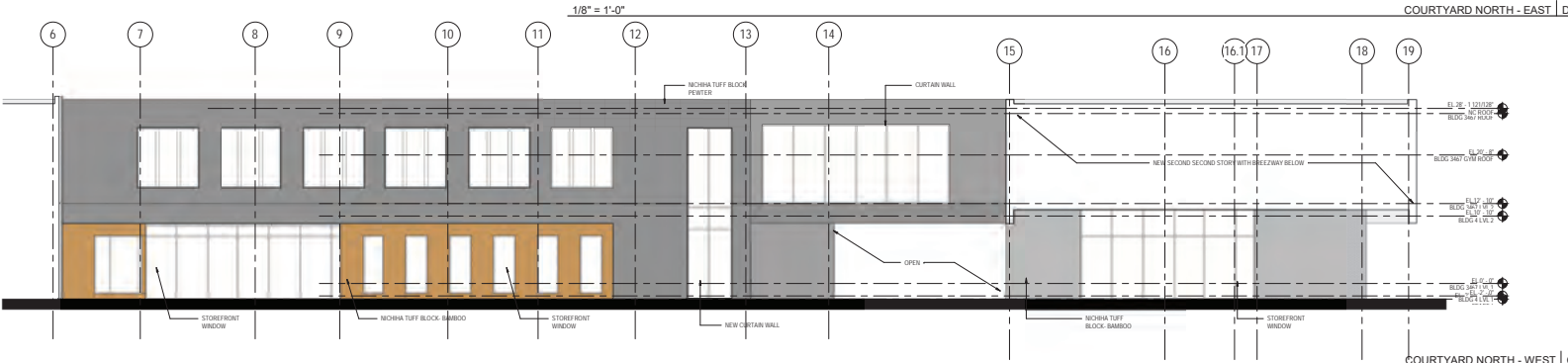
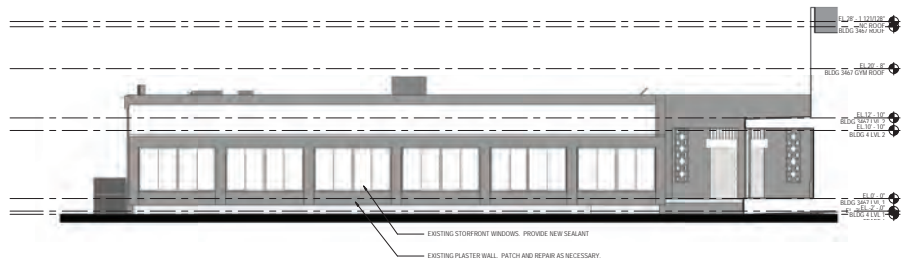
KEY PLAN

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ELEVATIONS

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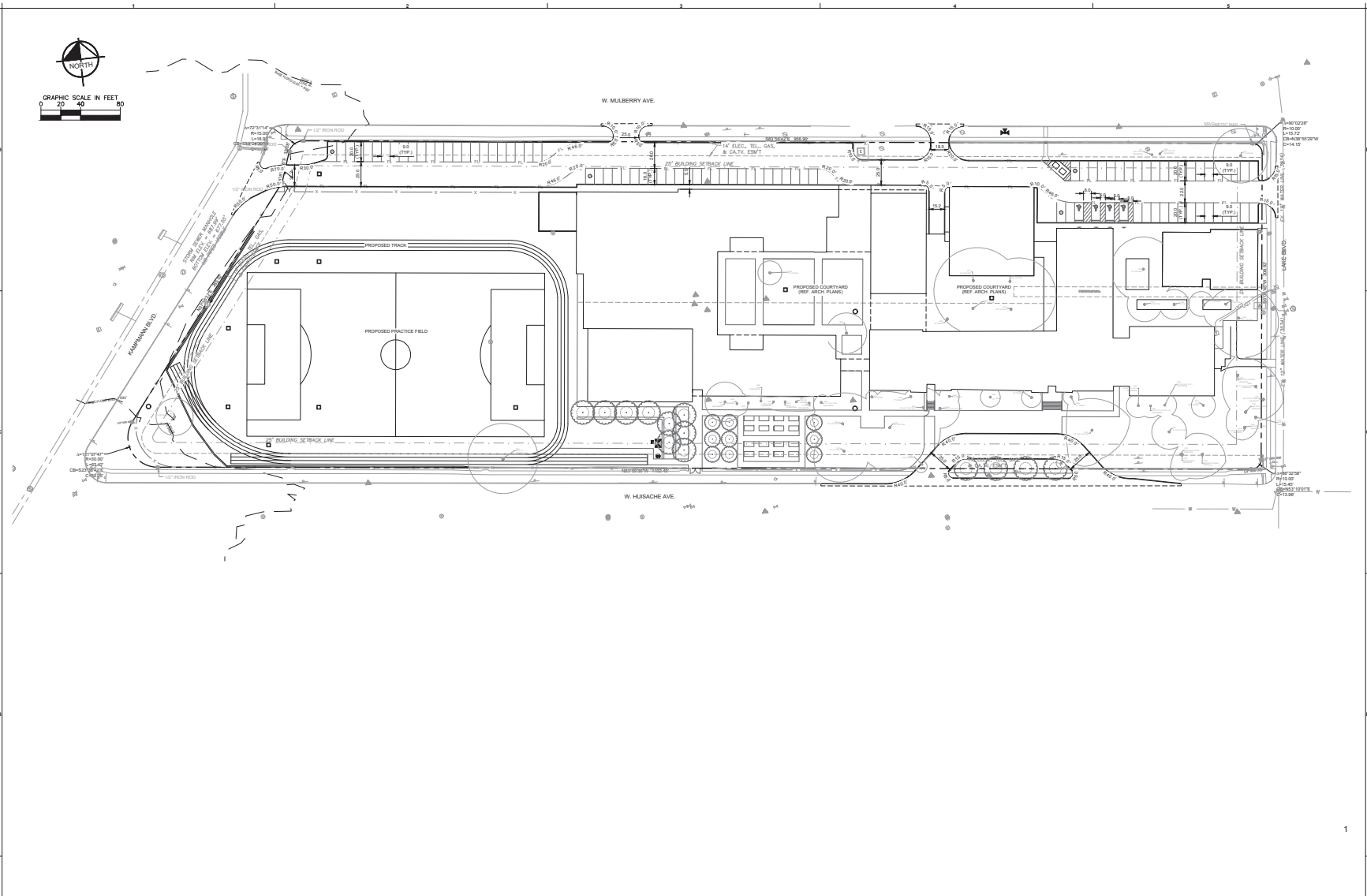
SHEET TITLE
ELEVATIONS

SHEET NUMBER
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GENERAL NOTES



NOTES	
1.	ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2.	REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSIONS AND DETAIL OF HARDSCAPE.
3.	ALL CURB RADI ARE 3 FEET UNLESS DIMENSIONED OTHERWISE.
4.	BUILDING, MECHANICAL EQUIPMENT AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DIMENSIONS.
5.	ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY AND EASEMENTS SHALL COMPLY WITH CITY OF SAN ANTONIO STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.

SITE DATA TABLE	
GENERAL SITE DATA	
LEGAL DESCRIPTION	NOR BEET BLK LOT #1 DAVIS MARK MIDDLE SCHOOL SUB
ZONING	R-6
SITE AVERAGE	8.1081
ADDRESS	2123 W HURLOCK AVE SAN ANTONIO, TX 78201
BUILDING DATA	
BUILDING SQUARE FOOTAGE	
BUILDING HEIGHT	
PARKING DATA	
REQUIRED PARKING SPACES	
STANDARD SPACES PROVIDED	62
COMPACT SPACES PROVIDED	27
ACCESSIBLE SPACES PROVIDED	
TOTAL SPACES PROVIDED	93



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