



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

**Architectural Review Board Special Meeting
November 19, 2024 – 5:30 P.M.**

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, November 19, 2024 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering access number 868 0184 5240#. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

Case No. 955F – 934 Patterson Ave

Request of Gary Koerner of Three Architecture., applicant, representing Texas Biomedical Research Institute, owner, for the final design review of the proposed renovations and expansion of the existing building located at 934 Patterson Ave, also known as The Argyle.

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB’s recommendation for all demolition/final design review applications. Please check the ARB posted results on the City’s website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. Floorplans will not be available online. Contact Dakota Procell, Planner, (dprocell@alamoheightstx.gov), and Lety Hernandez, Director, (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for information regarding this case.

**City of Alamo Heights
Architectural Review Board
Project Review Application
The Argyle Renovation and Expansion**

PROJECT DESCRIPTION

The renovation and expansion of the Argyle Club is being designed by the architectural firm, **three**, lead by it's founding principal, Gary Koerner, whose most recent work in San Antonio includes Hotel Emma and The Cellars at Pearl. His firm has designed hospitality projects in San Antonio for over two decades including The Westin on the Riverwalk and The Contessa hotel. John Troy, the San Antonio residential landscape architect, is also part of the design team. John has previously been involved with conceiving and implementing the landscape design at the Argyle.

Recently, the proposed project received from the Texas Historical Commission approval for appropriateness of design in accordance with the Interiors' Standards for Preservation of Historic Properties.

The project will include renovation of 2,176 square feet of existing space and a building extension and basement totaling 9,684 square feet of new support and function space restrooms, and service components as an extension of the Argyle Club's hospitality venues. The renovations and extension are located to the rear of the property, maintaining the current arrival court. It's location behind the frontage of the existing two-story Argyle Club respects that great Greek Revival building and minimizes its visual impact from Patterson Street, further embracing the canopy and foliage of the many mature live oaks located in the arrival court.

The architecture has been carefully crafted to respond to the context of the Greek Revival style with a portico of columns at the entry to the building and another columned terrace portico on the west side. Windows are wood, multiplane, triple sash type with operable shutters reflective of the window styles on the existing Argyle Club building. Exterior materials include plaster with painted wood trim, painted brick and wood scalloped shingles. The roof heights of the proposed building vary from sixteen feet to twenty-seven feet at the highest point. The maximum roof height of the existing building is 44'-0" to ridge of roof.

Landscape materials of flowers and vegetation consistent with a residential look embrace the base of the building. The hardscape materials are a repetition of the use of D'Hanis brick, extended from the existing Argyle Club to the extension entry, North Garden and Sunset Terrace located to the east.

Service to the proposed extension is provided along the rear, at the southwest corner maintaining the existing fire lane where a 1,200 S.F. storage building is also being added to house movable furniture and dry goods. A basement wine cellar is also included in the project improvements.

The owner and developer of this project is Texas Biomedical Research Institute.



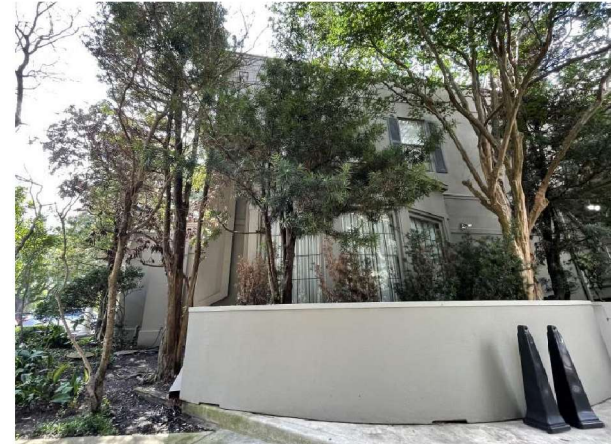
Existing Building Front Entry



Existing Building Side View



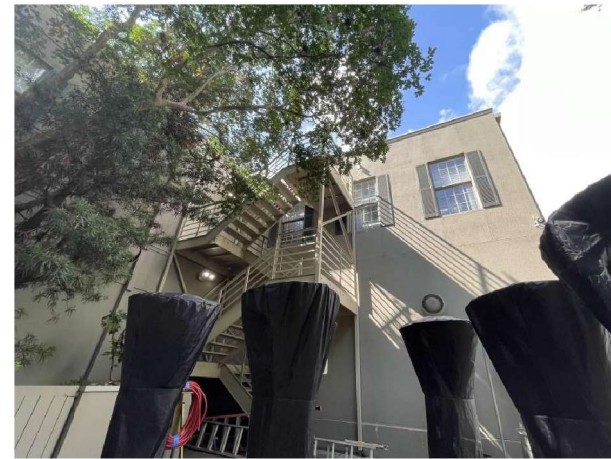
Existing Building Side View



Existing Building Back View



Existing Building Side View



Existing Building Back Stair

Revisions		
No.	Description	Date

Project No: 20008
Date: _____
Phase: _____

Revisions		
No.	Description	Date

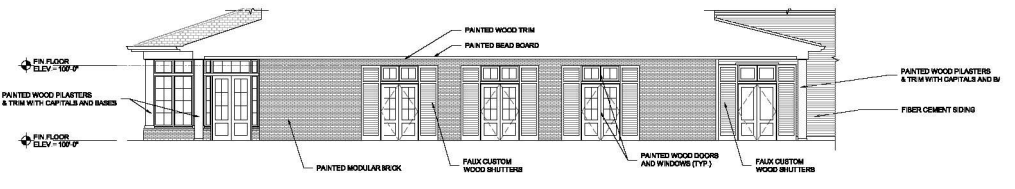
Key Plan

Sheet Description
EXTERIOR ELEVATIONS

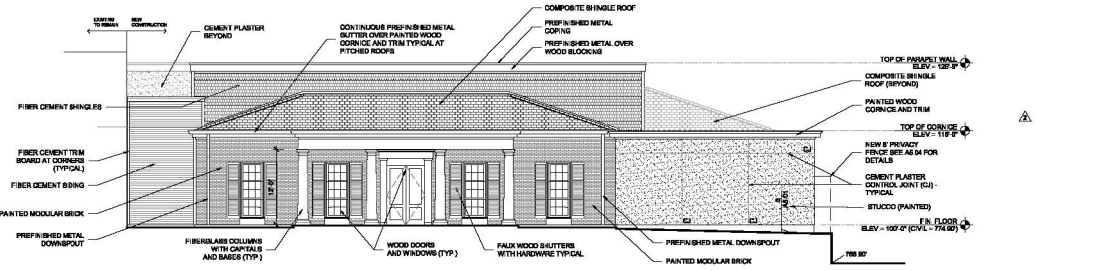
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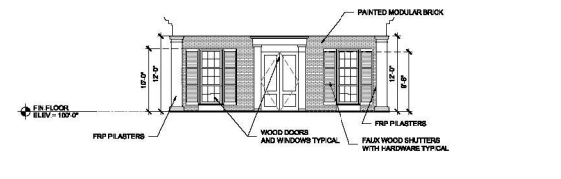
01 NORTHWEST EXTERIOR ELEVATION @ PORTICO
SCALE: 1/8" = 1'-0"



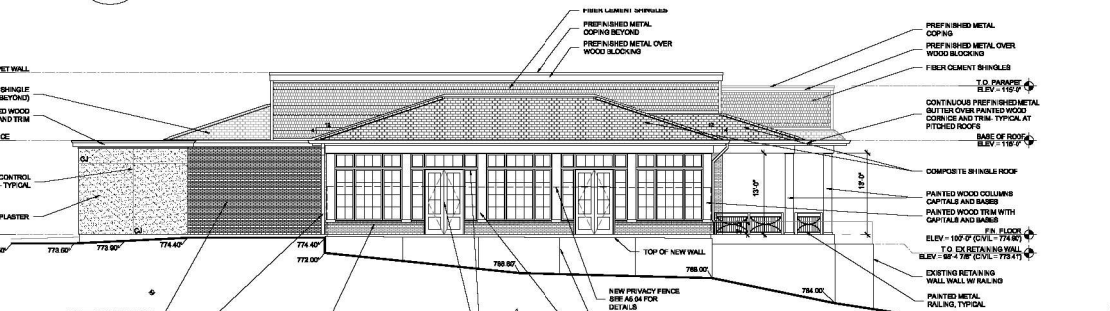
05 SOUTHEAST EXTERIOR ELEVATION @ PORTICO
SCALE: 1/8" = 1'-0"



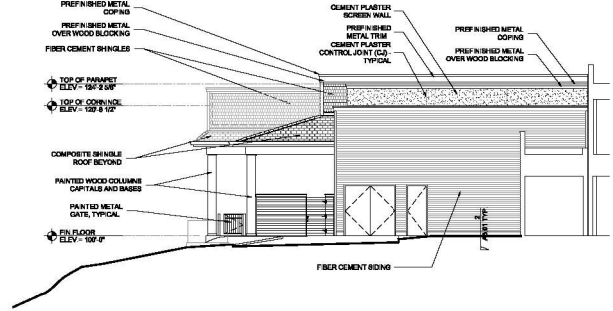
04 SOUTHEAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



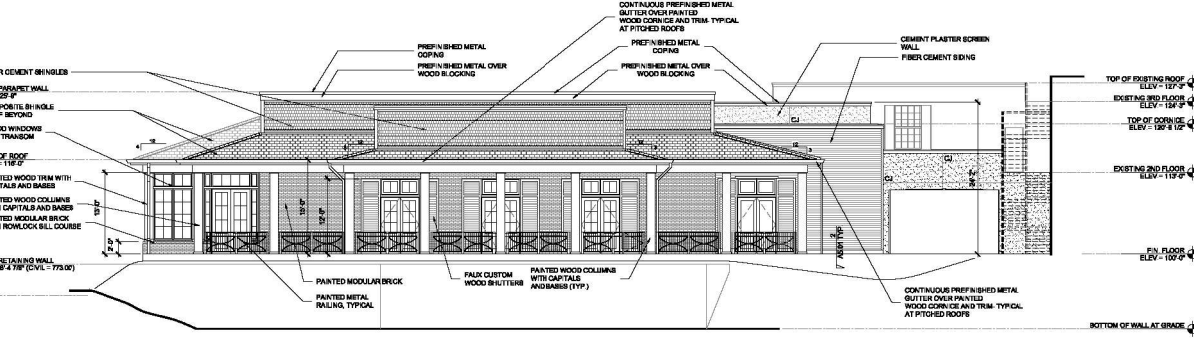
03 NORTHEAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

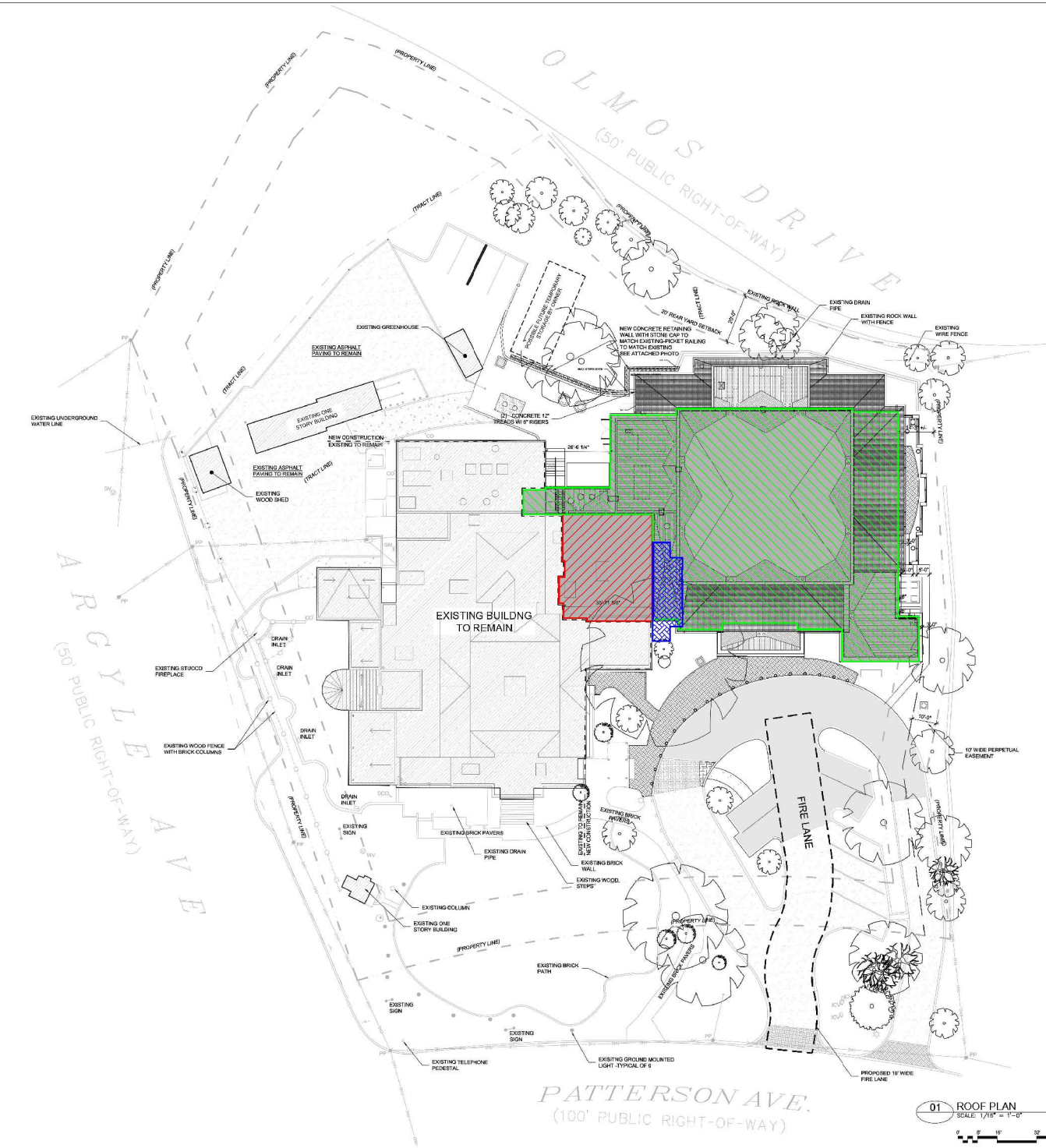


06 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



02 NORTHWEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"













ROOF PLAN NOTES

1. ROOF PITCHES SHALL BE AS INDICATED ON THE ROOF PLAN, WHERE ROOF PITCHES ARE NOT INDICATED ON THE ROOF PLAN, THE PITCH SHALL BE CALCULATED FROM THE OVERALL LENGTH AND HEIGHT SHOWN IN THE SECTION OR DETAIL.
2. 2"X6" RECTANGULAR DOWNSPOUTS (TYPICAL) @ GUTTER AT ALL PITCHED ROOFS (TYPICAL).
3. REFER TO ROOF PLANS FOR APPROXIMATE LOCATIONS OF ROOF VENTS.
4. TREATED PLYWOOD DECKING TO BE PROVIDED AT LOCATIONS SHOWN PER IRC 2018, BEC 705.
5. 2" GYPSUM, 1/2" TYPED INSULATION (TOWARDS DRAINAGE) ON FLAT ROOFS. UNLESS STRUCTURE IS SLOPED FOR DRAINAGE.
6. PROTECT MIN. 4" IS IRIS INSULATION ON FLAT ROOF AREAS. TAPER AS REQUIRED BY CONDITIONS.
7. REFER TO MECHANICAL DRAWINGS FOR RTU LOCATIONS AND SPECIFICATIONS.


LEGEND

-  EXISTING CONSTRUCTION
-  NEW CONSTRUCTION
-  COMP SINGLE ROOF
-  TAPERED INSULATION

TOTAL SF AREAS

 NEW ROOF CONSTRUCTION	=	11,860 SF.
 ENCAPSULATED ROOF (RENOVATION)	=	1,627 SF.
 DEMOLITION	=	543 SF.
NEW BLDG. CONSTRUCTION		
	=	3,654 SF.
<hr/> EXISTING TOTAL SF AREA		
 EXISTING ROOF TO REMAIN	=	14,735 SF.

design team | the three human spirit



P.L. 100.000
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Sheet No. _____
Date 11-03-2023

The Argyle
934 Patterson Ave
San Antonio, Texas 78209

Project No. 20008
Date _____
Phase _____



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No.	Description	Date

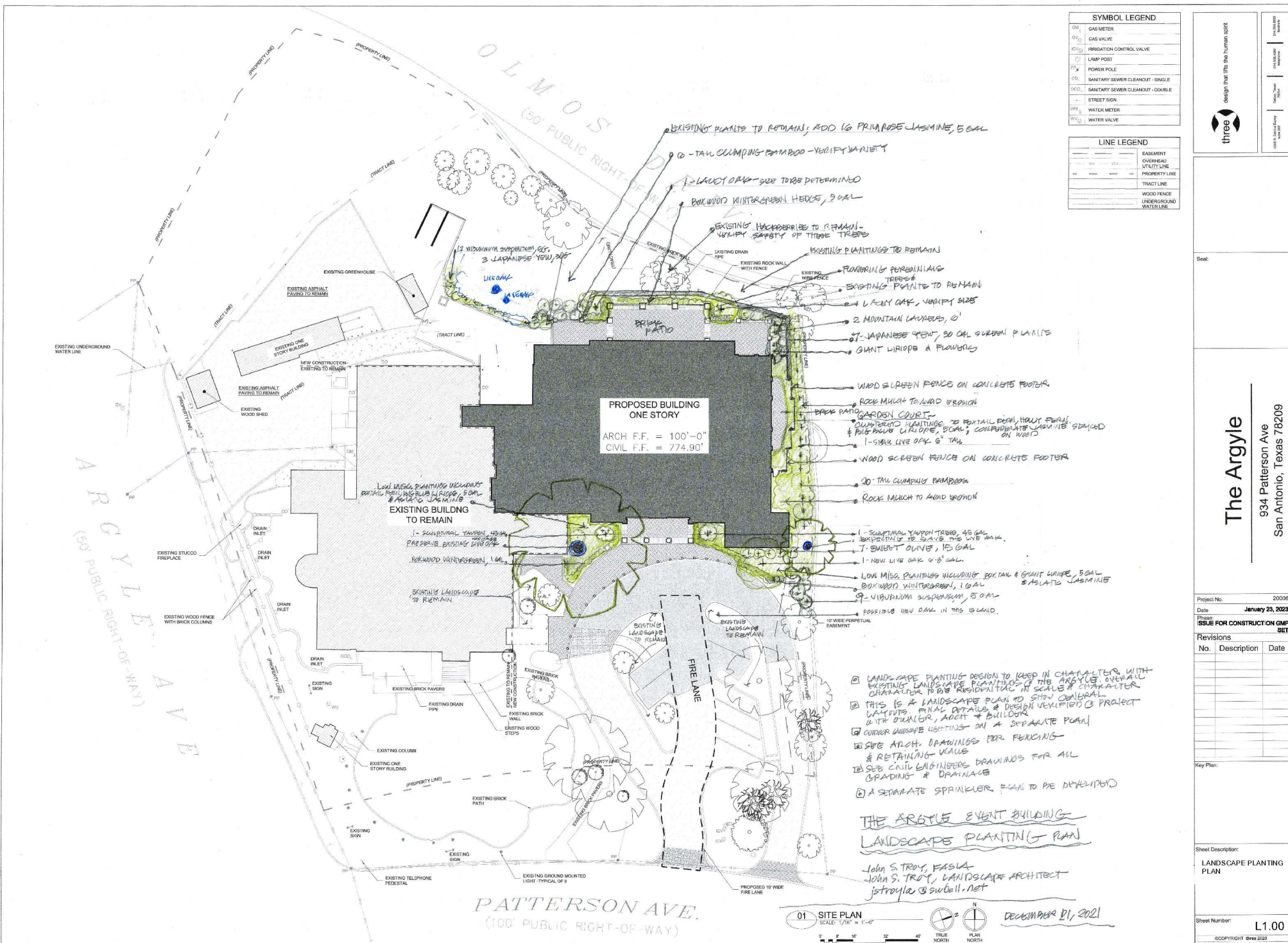
Key Plan _____

Sheet Description
ROOF PLAN

Sheet Number: **A2.10**
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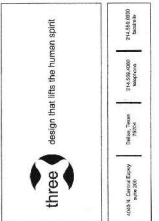
01 ROOF PLAN
SCALE: 1/8" = 1'-0"



SYMBOL LEGEND	
GM	GAS METER
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
LP	LAMP POST
PP	POWER POLE
SC	SANITARY SEWER CLEANOUT - SINGLE
DC	SANITARY SEWER CLEANOUT - DOUBLE
SM	STREET SIGN
WM	WATER METER
WV	WATER VALVE

LINE LEGEND	
---	ENCLOSURE
---	OVERHEAD UTILITY LINE
---	PROPERTY LINE
---	TRACT LINE
---	WOOD FENCE
---	UNDERGROUND WATER LINE



Scale:

The Argyle

934 Patterson Ave
San Antonio, Texas 78209

Project No. 20096
Date January 23, 2023
Revision: ISSUE FOR CONSTRUCTION GMP SET

Revisions	No.	Description	Date

Key Plan:

Sheet Description:
LANDSCAPE PLANTING PLAN

Sheet Number: L1.00
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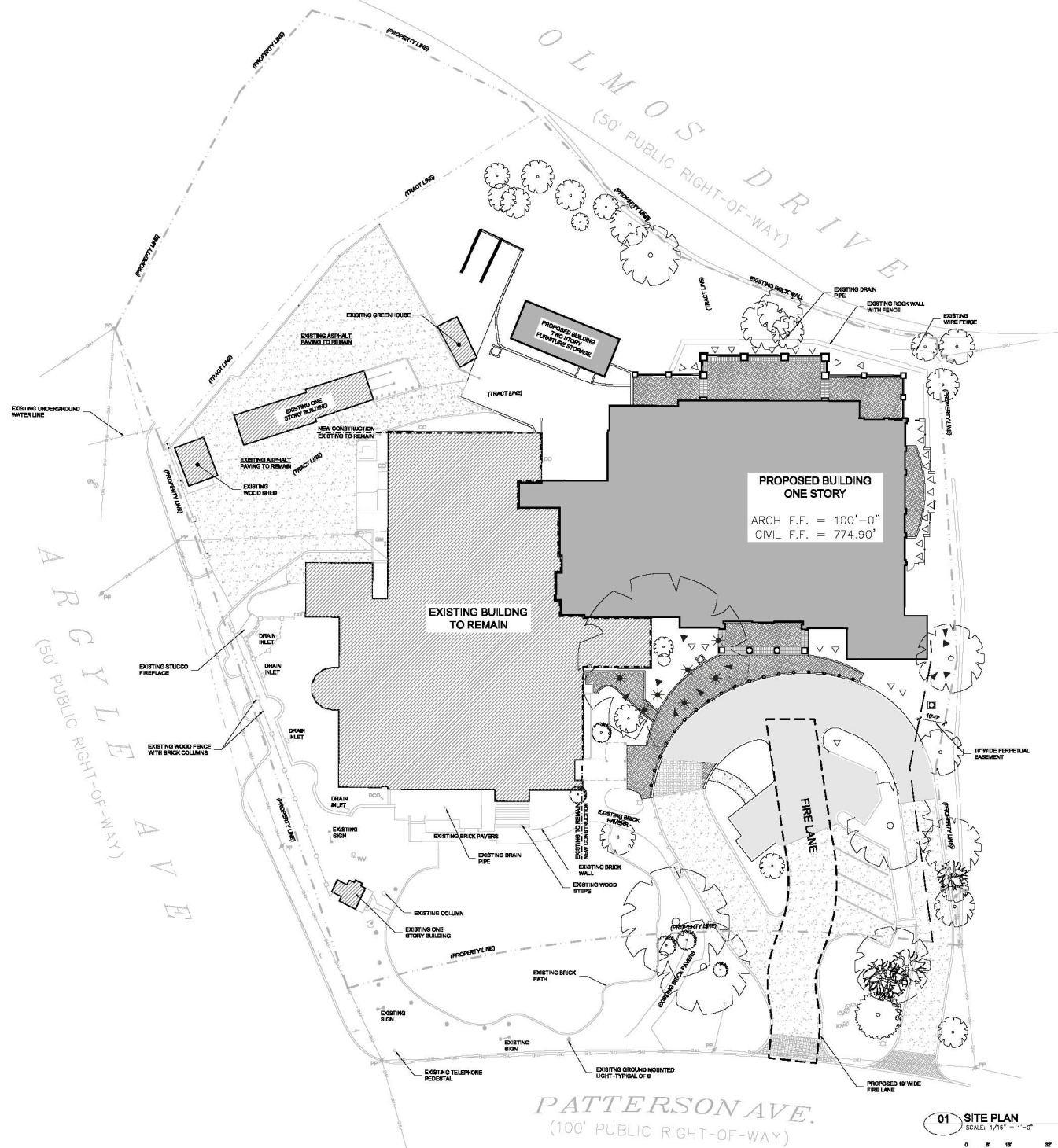
- 1 LANDSCAPE PLANTING DESIGN TO KEEP IN CHARACTER WITH EXISTING LANDSCAPE PLANTINGS OF THE ARGYLE OVERALL CHARACTER TO BE RESIDENTIAL IN SCALE & CHARACTER
- 2 THIS IS A LANDSCAPE PLAN AND NOT AN ARCHITECTURAL LAYOUTS, FINAL DETAILS & DESIGN VERIFIED BY PROJECT ARCHITECT
- 3 OUTDOOR LIGHTING FIXTURES ON A SEPARATE PLAN
- 4 SEE ARCH. DRAWINGS FOR FENCINGS & RETAINING WALLS
- 5 SEE CIVIL ENGINEERS DRAWINGS FOR ALL GRADING & DRAINAGE
- 6 A SEPARATE SPRINKLER PLAN TO BE DEVELOPED

THE ARGYLE EVENT BUILDING LANDSCAPE PLANTING PLAN

John S. Troy, FASLA
John S. Troy, LANDSCAPE ARCHITECT
jstroyla@swbell.net

01 SITE PLAN
SCALE: 1/8" = 1'-0"

DECEMBER 21, 2021



SYMBOL LEGEND

SM	GAS METER
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
LP	LAMP POST
PP	POWER POLE
CS	SANITARY SEWER CLEANOUT - SINGLE
CD	SANITARY SEWER CLEANOUT - DOUBLE
SS	STREET SIGN
WM	WATER METER
WV	WATER VALVE

LINE LEGEND

—	EQUIPMENT
—	OVERHEAD ELECTRICAL
—	PROPERTY LINE
—	TRACT LINE
—	WOOD FENCE
—	UNDERGROUND WATERLINE

KEY

- ◁ TYPICAL GROUND MOUNTED UPRIGHT, WASH, ACCENT LIGHT
- ▲ TYPICAL TREE MOUNTED UPRIGHT
- ▴ TYPICAL TREE MOUNTED DOWNLIGHT
- ★ TYPICAL FIREFLY PENDENT LIGHT

THIS IS A CONCEPTUAL LANDSCAPE LIGHTING PLAN AND IS NOT FOR CONSTRUCTION WITH EXCEPTION OF THE FIREFLIES ALL LIGHTING FIXTURES WILL BE DIRECTED AND SHIELDED TO ALLEVIATE OR MINIMIZE GLARE. THE FIREFLY OPERATES WITH A LOW WATT INCANDESCENT LAMP THAT PRODUCE A COMFORTABLE WARM LIGHT.
 LIGHTING PLAN BY KELLY FRANCIS ILLUMINATION (2 10 4 14 0598)

design that lifts the human spirit

three

The Argyle
 934 Patterson Ave
 San Antonio, Texas 78209

Project No. 20098
 Date January 23, 2023
 Phase ISSUE FOR CONSTRUCTION OMP SET

Revisions
 No. Description Date

Sheet Description:
 LANDSCAPE LIGHTING PLAN

Sheet Number:
L2.00
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VIEW WITH EXISTING ARGYLE CLUB

The Argyle

934 Patterson Ave
San Antonio, Texas 78209

Project No. 20008
Date
Phase

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No.	Description	Date

Key Plan

Sheet Description
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Sheet Number
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11-03-2023

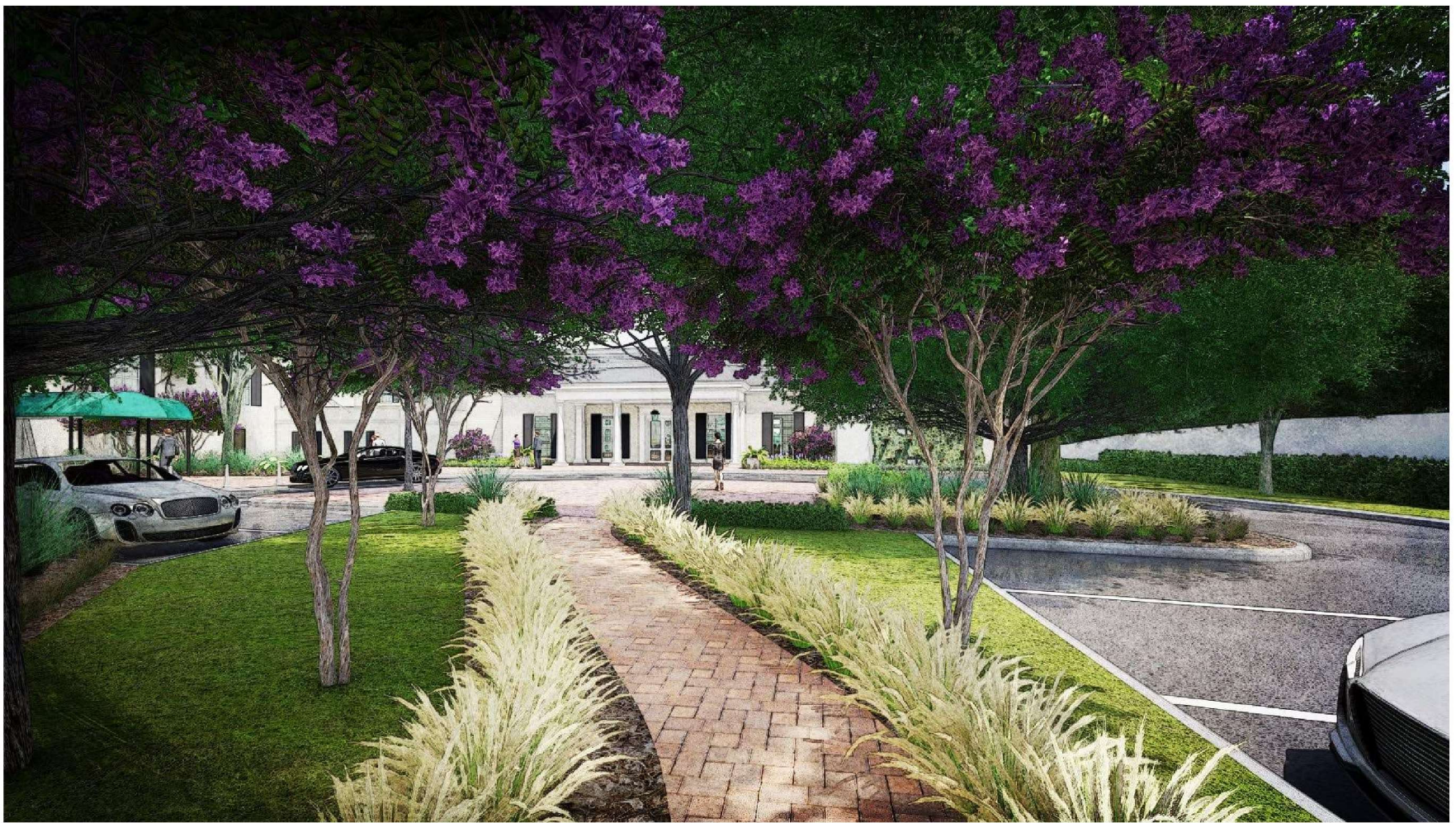
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Project No. 20008
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 Phone:

Revisions		
No.	Description	Date

Key Plan:
 Sheet Description:
RENDERINGS

Sheet Number:
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VIEW FROM ARRIVAL PARKING COURT

three design | build | fit the human spirit

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 Dallas, Texas 75201
 101.123.4567
 1001 Main Street
 Dallas, Texas 75201

Seal

11-03-2023

The Argyle
 934 Patterson Ave
 San Antonio, Texas 78209

Project No. 20008
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Revisions

No.	Description	Date

Key Plan

Sheet Description
RENDERINGS

Sheet Number

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VIEW OF ARRIVAL

Sheet

11-03-2023



VIEW OF ARRIVAL WITH EXISTING ARGYLE CLUB

The Argyle

934 Patterson Ave
 San Antonio, Texas 78209

Project No: 20008
 Date:
 Phase:

Revisions		
No.	Description	Date

Key Plan

Sheet Description:
RENDERINGS



VIEW OF SUNSET TERRACE

Sheet

11-03-2023

The Argyle
934 Patterson Ave
San Antonio, Texas 78209

Project No. 20008

Date:

Phase:

Revisions		
No.	Description	Date

Key Plan

Sheet Description

RENDERINGS

Sheet Number: