



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

**Architectural Review Board Special Meeting**  
**March 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, March 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. 923P – 934 Patterson Ave (Preliminary Only)**

Request of Gary Koerner of Three Architecture., applicant, representing Texas Biomedical Research Institute, owner, for the preliminary design review of the proposed renovations and expansion of the existing building located at 934 Patterson Ave, also known as The Argyle. (No action required).

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 Michelle Ramos, Planner, ([mramos@alamoheightstx.gov](mailto:mramos@alamoheightstx.gov)), Dakotah Procell, Planner, ([dprocell@alamoheightstx.gov](mailto:dprocell@alamoheightstx.gov)), and Lety Hernandez, Director, ([lhernandez@alamoheightstx.gov](mailto: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.

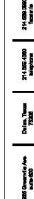
Landscape materials of flowers and vegetation consistent with a residential look embrace the base of the building. The hardscape materials are a repetition of the use of D'Hanis brick, extended from the existing Argyle Club to the extension entry, North Garden and Sunset Terrace located to the east.

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.







11-03-2023

934 Patterson Ave  
San Antonio, Texas 78209

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## EXTERIOR ELEVATIONS

A3.01

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