

HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2018

HDRC CASE NO: 2018-356
ADDRESS: 126 MAIN PLAZA
LEGAL DESCRIPTION: NCB 146 CIR 4 & W 108.3 FT OF CIR 5
ZONING: D,HS
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
LANDMARK: Ford Building
APPLICANT: Vincent Gerard/Vincent Gerard and Associates
OWNER: PAB Investments LLC
TYPE OF WORK: Installation of a new antenna on the rooftop
APPLICATION RECEIVED: July 13, 2018
60-DAY REVIEW: September 12, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install:

1. Six (6) antenna nodes on the interior side of the 4ft tall parapet wall.
2. A 6 ft-tall rooftop addition to an existing 12 ft-tall penthouse structure which will house additional telecommunications equipment.

APPLICABLE CITATIONS:

3. Guidelines for Additions
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.

FINDINGS:

- a. The primary structure at 126 Main Plaza is a 5-story commercial and residential structure constructed circa 1925. The structure is an individually designated local landmark known as the Ford Building, is contributing to the Main/Military Plaza Historic District, and located within RIO-3 and Downtown District overlays.
- b. **STEALTH REQUIREMENTS** – In general, the Historic Design Guidelines recommend that roof-mounted equipment be set back or screen from public view. The HDRC can also require that installations be installed in a “stealth” method where new telecommunications equipment is shrouded or colored in a way that is not visually obtrusive. Per current FCC requirements, other carriers may collocate on the site using similar stealth requirements when required by the original approval.
- c. **PARAPET-MOUNTED ANTENNA** – The applicant has proposed to install new antenna nodes on the rooftop of 126 E Main Plaza. Six (6) nodes are proposed on the interior side of the 4ft parapet wall and are not visible from the public right of way. This is consistent with the Historic Design Guidelines regarding roof-mounted equipment.
- d. **PENTHOUSE ADDITION** – Additional telecommunications equipment is proposed to be housed inside of a new rooftop addition to be located on top of an existing penthouse structure. The proposed addition will add 6 feet in height to the penthouse and will maintain the same footprint. The proposed rooftop addition will feature matching depth, width, color, texture, and roofing configuration and material as the existing penthouse.
- e. **VISIBILITY OF ADDITION** – Per the Guidelines for Mechanical Equipment and Rooftop Appurtenances 5.A.i,

equipment should not be located on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way. Staff finds that the proposed enclosure increases the height of the existing penthouse by 50% and increases its visibility from the street. Per the guidelines, expansion of this condition is not appropriate.

- f. PENTHOUSE-MOUNTED ANTENNA - Per the Guidelines 5.B.i, mounted devices and exposed hardware, frames, and piping should be painted to match the color scheme of the primary structure or screen with landscaping. Staff finds that the proposed matching color scheme of the rooftop addition and the existing rooftop penthouse is consistent with this Guideline. Per Guidelines 5.B.iii, mounted devices should be screened and setback on the roof to avoid view from right-of-way. Staff finds that should an appropriate enclosure be located on the roof, then the proposed installation method is appropriate and would meet stealth requirements.
- g. PENTHOUSE FUTURE COLLOCATIONS – If the proposed penthouse addition and stealth installation method are approved by the HDRC, then other carriers may also collocate at this location provided that the same approved stealth requirements are met including that new installations be located behind the proposed penthouse wall, that they not protrude above or beyond the approved screening. Any future installations that are exposed to view or protrude beyond the established wall planes would be considered a substantial change collocation and are subject to individual review.

RECOMMENDATION:

- I. Staff recommends approval of the six (6) antenna nodes screened by the parapet wall based on finding b. Location behind the parapet wall is a stealth requirement and all future collocations must also be fully obscured behind the parapet in this manner.
- II. Staff does not recommend approval of the rooftop addition at its proposed height based on findings d. The overall height should be reduced to the fullest extent possible in order to conceal the equipment. If the commission is compelled to approve proposed addition and equipment installation, the staff recommends the following stealth requirements be included as stipulations:
 - i. That the rooftop addition matches the existing penthouse in depth, width, color, and roofing material and configuration.
 - ii. That all telecommunications equipment be located behind the proposed penthouse wall, not extend above or protrude beyond the established wall planes, and that no portion of any equipment or future collocations be exposed to public view.

Any future modifications, collocations, and/or additions of new equipment that defeat the approved stealth requirements shall be determined as a Substantial Change Collocation and would require individual HDRC review.

CASE MANAGER:

Huy Pham



126 E Main

Powered by ArcGIS Server

Printed: Jul 17, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



University Hospital
Dolorosa 

W Market St

W Market St

126 Main Plaza 

La Jalisco 

Love Lock Bridge
San Antonio 

Main Plaza

River Walk

Yturri St

Kallison Walk

Kallison Walk

Main Plaza

ick Catoe 

Bexar County
District Court 

Titan Auto Insurance

River Walk
Elevator Access 

126 Main Plaza

Line Books & Media



Main Plaza
Morris Hotel Rooftop Antenna

Legend
📍 126 Main Plaza





DRURY HOTEL

Main Plaza

MAIN PLAZA FLORAL GROCERIES MAIN PLAZA

ONLY
BU



July 13, 2018

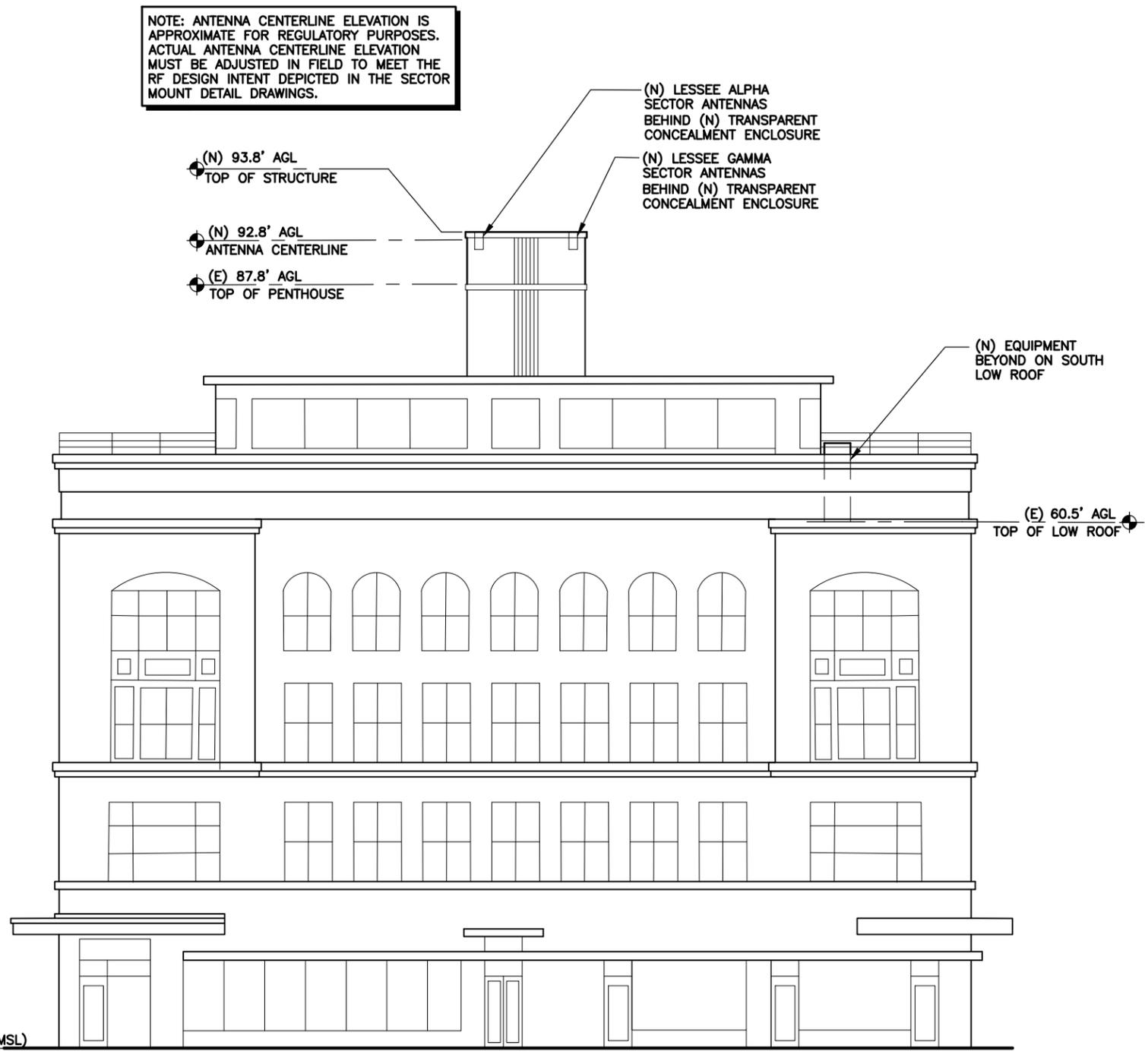
RE: Historic Design Review Commission, 126 E Main Plaza - "Morris Hotel" Stealth Rooftop Install Verizon Wireless.

On behalf of our client, Verizon Wireless along with the landowner, PAB Investments, we are respectfully requesting The commission approval of a Verizon Rooftop design for antenna and equipment on the roof of the Morris Hotel in the National Historic district of Main Plaza. The Morris Hotel is currently a renovated downtown apartment & office building located in the Main Plaza. The design will be a "Stealth" install, extending the elevator penthouse approximately 6' to disguise the antenna locations. This extension will shield the antennas and will be constructed with material to match the existing composition and color of the existing structure. From the pedestrian view, no physical alteration of the structure will be noticeable. The equipment is being strategically placed on the rooftop and will not be visible from the street elevation from all 4 sides of the structure. There is a 4' parapet wall that is screening the equipment from visibility on the streets.

Construction documents with the proposed design and photo-simulations of before and after installation are included in this application. Verizon wireless has entered into a rooftop lease agreement with PAB Investments (Landowner) and as Verizon Wireless authorized agent, Vincent Gerard & Associates will represent both the landowner and the application on this request.

Please let us know if you have any questions on this BOA definition variance request. Thank you for your time and consideration.

H:\VERIZON\SOUTH TEXAS\Rooftops\Main Plaza Market-475226-RT\20171683020-NB\CAND 1\04 MAIN PLAZA-A6 BLDG ELEV.dwg, 6/7/2018 10:01:59 AM, jromero



1 BUILDING ELEVATION
SCALE: N.T.S.



MAIN PLAZA MARKET

126 E MAIN PLAZA
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205
(475226)

APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION

THIS IS AN INCOMPLETE SET NOT FOR CONSTRUCTION OR PERMITTING. APPROPRIATE PROFESSIONAL SEAL WILL BE APPLIED TO FINAL CONSTRUCTION SET


ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE
BUILDING ELEVATION

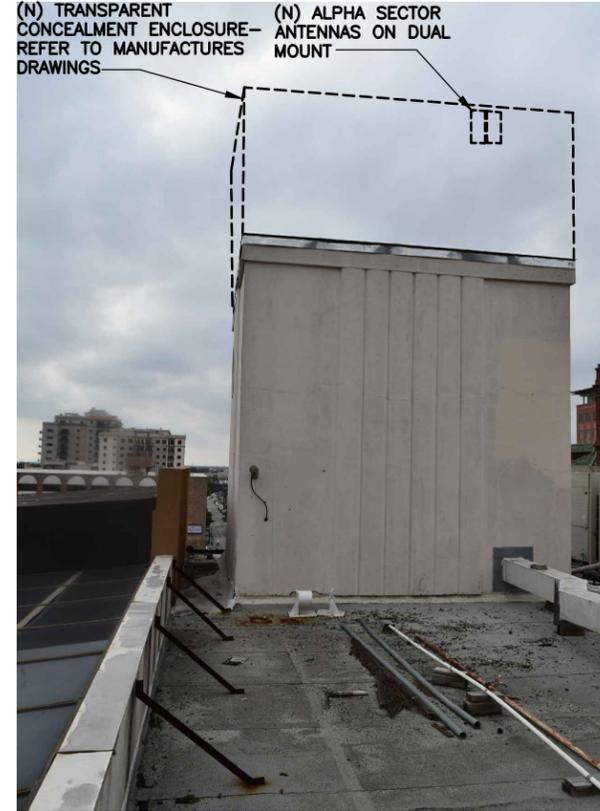
SHEET HISTORY
06.07.18 EXHIBIT

A6

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

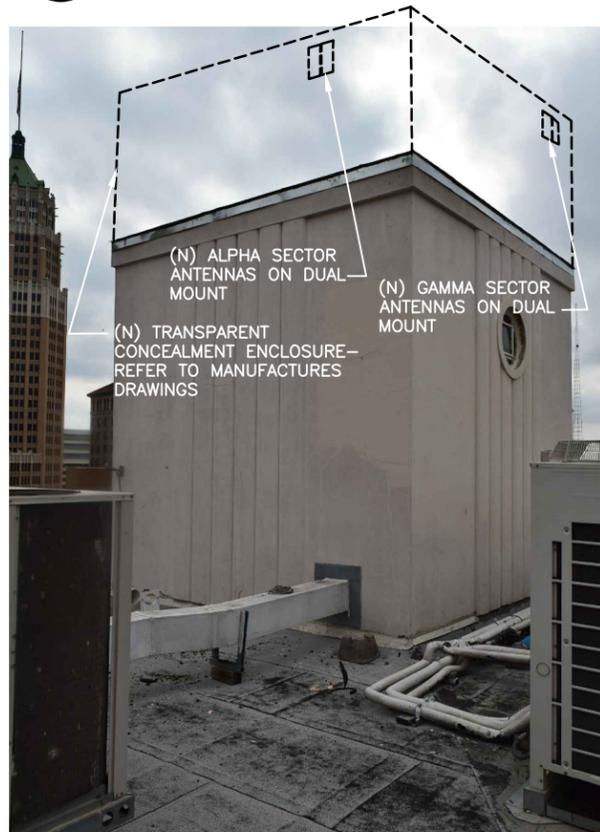


1 PENTHOUSE PHOTOGRAPH



2 PENTHOUSE PHOTOGRAPH

NOTE: REFER TO SHEET A5 FOR LOCATIONS FROM WHICH PHOTOS WERE TAKEN



3 PENTHOUSE PHOTOGRAPH



MAIN PLAZA MARKET

126 E MAIN PLAZA
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205
(475226)

APPROVAL SIGNATURES
LANDLORD

LEASING

CONSTRUCTION

THIS IS AN INCOMPLETE SET NOT FOR CONSTRUCTION OR PERMITTING. APPROPRIATE PROFESSIONAL SEAL WILL BE APPLIED TO FINAL CONSTRUCTION SET


ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE

PENTHOUSE PHOTOGRAPHS

SHEET HISTORY

06.07.18 EXHIBIT

A5-2

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

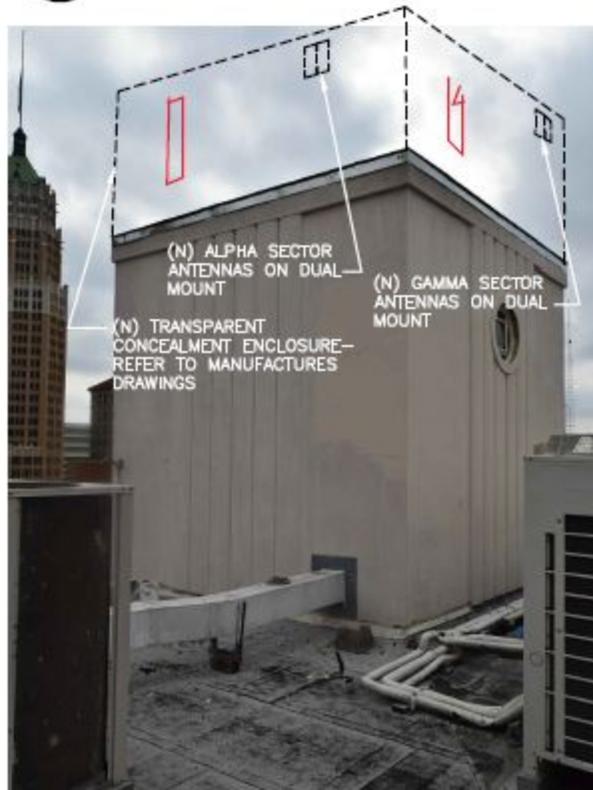


① **PENTHOUSE PHOTOGRAPH**



② **PENTHOUSE PHOTOGRAPH**

NOTE: REFER TO SHEET A5 FOR LOCATIONS FROM WHICH PHOTOS WERE TAKEN



At the cost of Verizon, the stealth extended penthouse can accommodate at least 3 carriers.

H:\VERIZON\OUTH TEXAS\Roofops\Main Plaza Market-475226-RT\20171683020-NB\CAND 1\02 MAIN PLAZA-A2-1A1-1 PHOTOS.dwg, 6/7/2018 9:57:57 AM, jromero

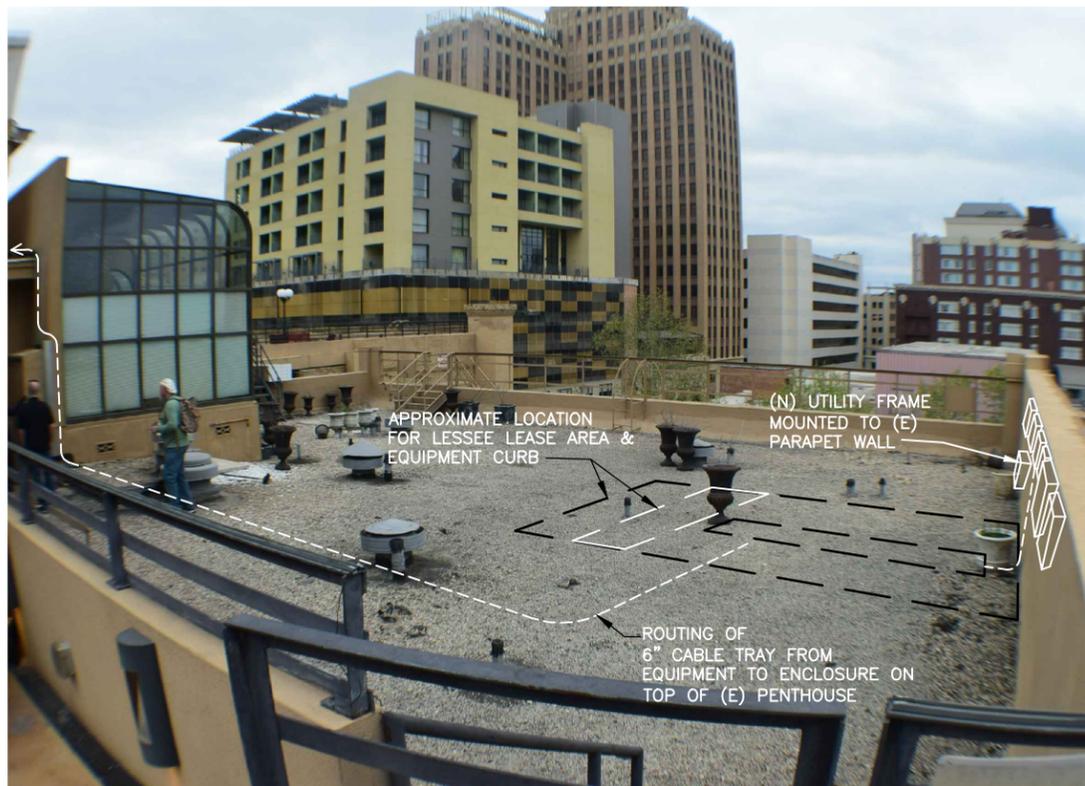


1 ROOF PHOTOGRAPH



2 ROOF PHOTOGRAPH

NOTE: REFER TO SHEET A5 FOR LOCATIONS FROM WHICH PHOTOS WERE TAKEN



3 ROOF PHOTOGRAPH

verizon

MAIN PLAZA MARKET

126 E MAIN PLAZA
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205
(475226)

APPROVAL SIGNATURES
LANDLORD

LEASING

CONSTRUCTION

THIS IS AN INCOMPLETE SET NOT FOR CONSTRUCTION OR PERMITTING. APPROPRIATE PROFESSIONAL SEAL WILL BE APPLIED TO FINAL CONSTRUCTION SET



ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE
ROOF PHOTOGRAPHS

SHEET HISTORY

06.07.18 EXHIBIT

A5-1

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

H:\VERIZON\TEXAS\Rooftops\Main Plaza Market-475226-RT\20171683020-NB\CAND 1\03 MAIN PLAZA-A1A2A3A4D1 BASE.dwg, 6/7/2018 9:55:57 AM, jromero



MAIN PLAZA MARKET

126 E MAIN PLAZA
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205
(475226)

APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION

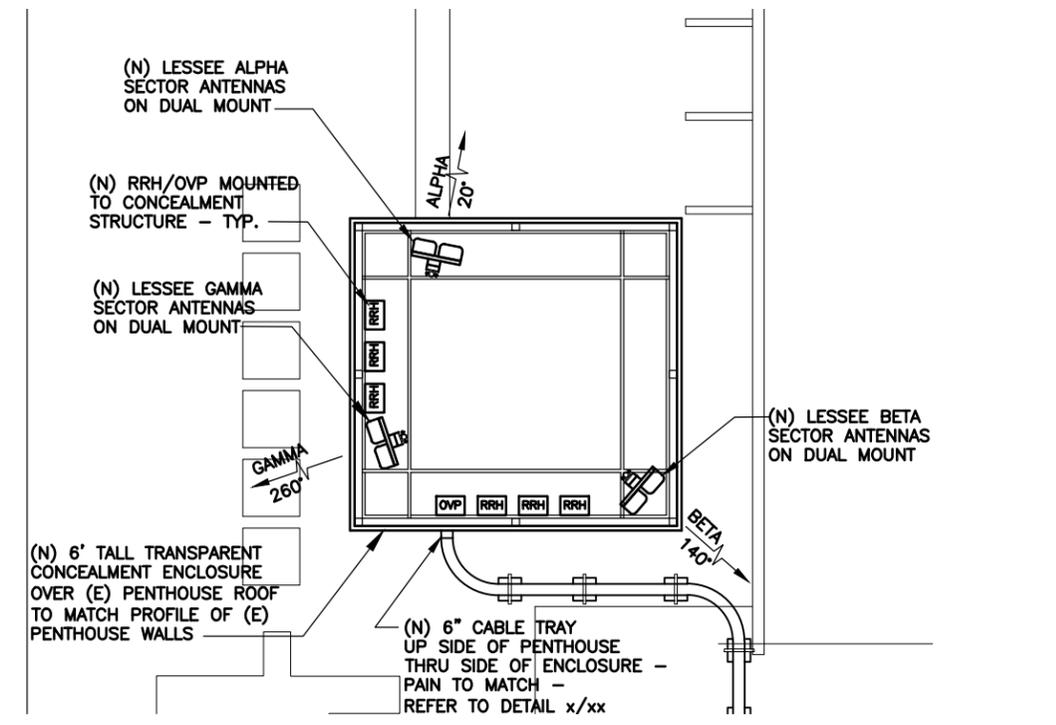
THIS IS AN INCOMPLETE SET NOT FOR CONSTRUCTION OR PERMITTING. APPROPRIATE PROFESSIONAL SEAL WILL BE APPLIED TO FINAL CONSTRUCTION SET

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

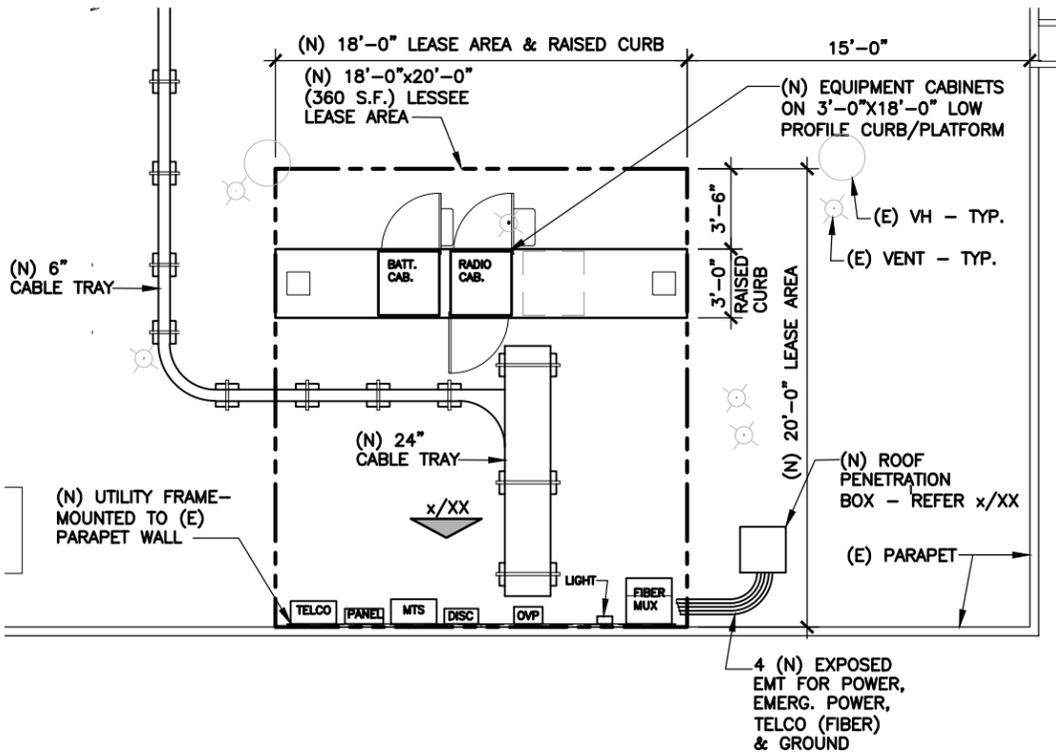
SHEET TITLE
ROOF PLAN
SHEET HISTORY
06.07.18 EXHIBIT

A5

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

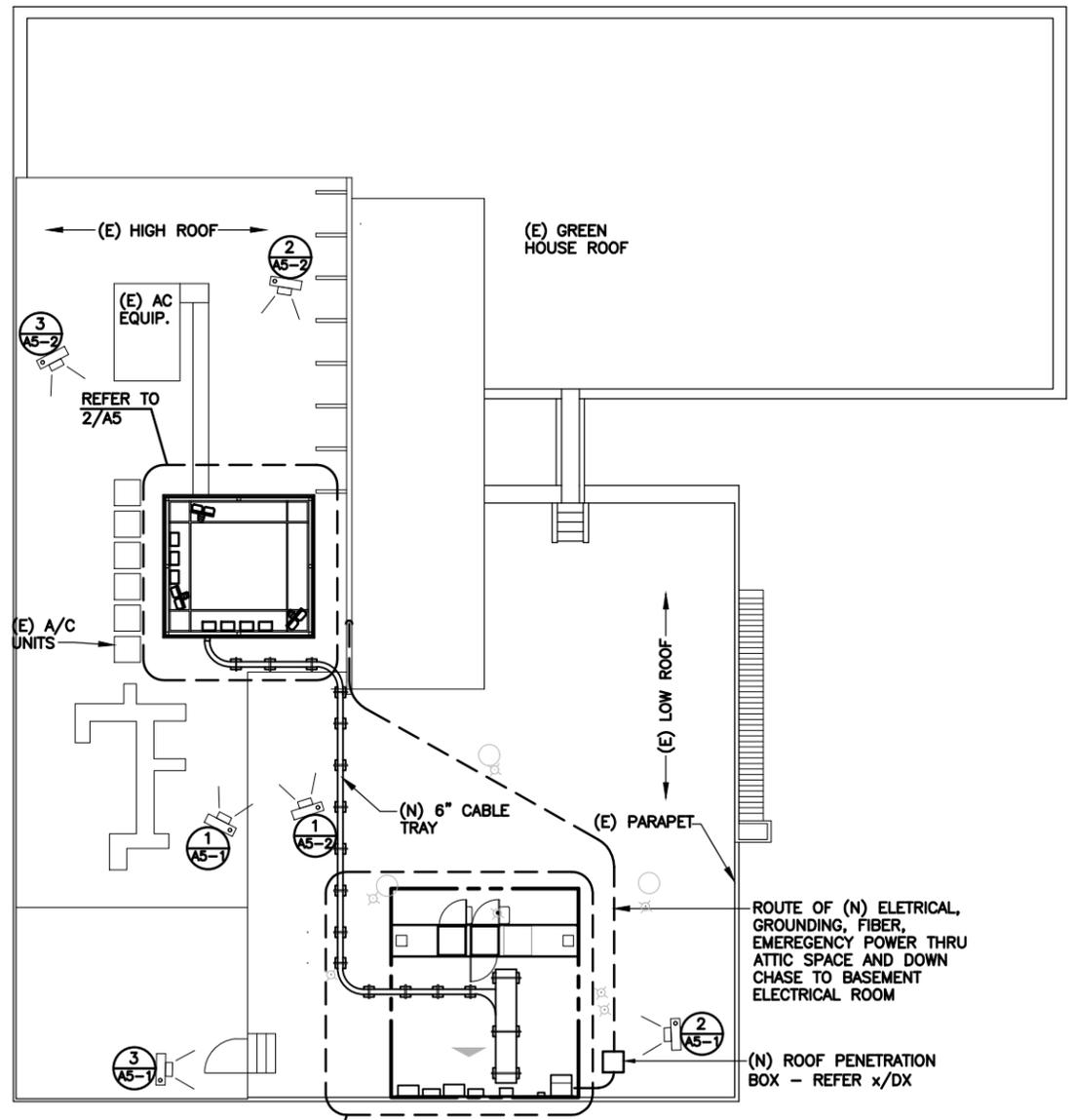


2 SECTOR PLAN - @ SCREEN ENCLOSURE
SCALE: 1/8" = 1'-0"

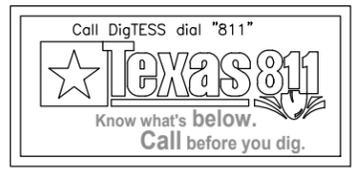


3 EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE



1 ROOF PLAN
SCALE: 1/16" = 1'-0"



EXISTING





PROPOSED

Main Plaza - View from West





EXISTING

RIVERWALK PLAZA

SP+PARKING
PUBLIC

BBVA
Compass

MORRIS

MELIA

↑

WALK

STOP

WALK

STOP

WALK

STOP

WALK

STOP

WALK



PROPOSED

Main Plaza - View from South

RIVERWALK PLAZA

SP+PARKING
PUBLIC



EXISTING



PROPOSED

Main Plaza - View from Southeast