

## 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 four (4) foot tall parapet wall.
2. A three (3) foot tall rooftop addition on the existing twelve (12) foot tall penthouse structure to conceal antenna nodes.

### 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. DESIGN REVIEW COMMITTEE – The applicant met with staff and three commissioners at a Design Review Committee meeting on August 21, 2018. The applicant presented a revised design that reduced the penthouse addition from the originally proposed six (6) feet to three (3) feet with additional stealth efforts including matching the existing cornice of the penthouse and to use transparent concealment or enclosures that would match the penthouse in color and finish.
- c. ROOFTOP 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 four foot tall parapet wall and are not visible from the public right of way. Additionally equipment has been proposed to be housed inside of a rooftop addition spanning six feet tall on an existing twelve foot tall penthouse structure. The proposed rooftop addition will feature matching depth, width, color, texture, and roofing configuration and material as the existing penthouse.
- d. VISIBILITY – Per the Guidelines for Additions 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 height extension of three feet on the existing rooftop penthouse is not visible or noticeable from the

- immediate right-of-way and is appropriate.
- e. **BUILDING-MOUNTED EQUIPMENT** - Per the Guidelines for Additions 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.
  - f. **ROOF-MOUNTED EQUIPMENT** - Per Guidelines for Additions 5.B.iii, mounted devices should be screened and setback on the roof to avoid view from right-of-way. Staff finds that the height extension on the existing rooftop penthouse is not visible or noticeable from the immediate right-of-way and is appropriate.
  - g. **PENTHOUSE FUTURE COLLOCATION** – The proposed initial installation meets stealth requirements by featuring (1) screening walls that are flush to the existing penthouse wall planes and features a matching cornice detail (2) match the existing penthouse in color and texture, and (3) add a final total of approximately three feet in height to the existing twelve foot tall penthouse. Staff finds that future collocations that are placed within the proposed penthouse addition, do not add externally protruding or mounted equipment on the elevation planes, and/or add any additional height to the three foot tall penthouse addition may be considered a Non-Substantial Change Collocation and is eligible for administrative approval.

**RECOMMENDATION:**

- I. Staff recommends approval of the six (6) antenna nodes based on finding b.
- II. Staff recommends approval of the 3ft tall addition to the penthouse structure with the following stipulations:
  - i. That the rooftop addition matches the existing penthouse in depth, width, color, and roofing material and configuration.
  - ii. That the installation of the rooftop addition does not in any way irreversibly remove or alter the materials and configuration of the existing penthouse structure.
  - iii. That the final height of the penthouse structure is limited to the height of the proposed addition.
  - iv. That any other future modifications, collocations, and/or additions specifically to the penthouse structure that defeat the stealth requirements proposed in finding f and determined as a Substantial Change Collocation would require HDRC approval.

**CASE MANAGER:**

Huy Pham



126 E Main

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Printed: Jul 17, 2018

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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





ONE WAY

W. PLAZA

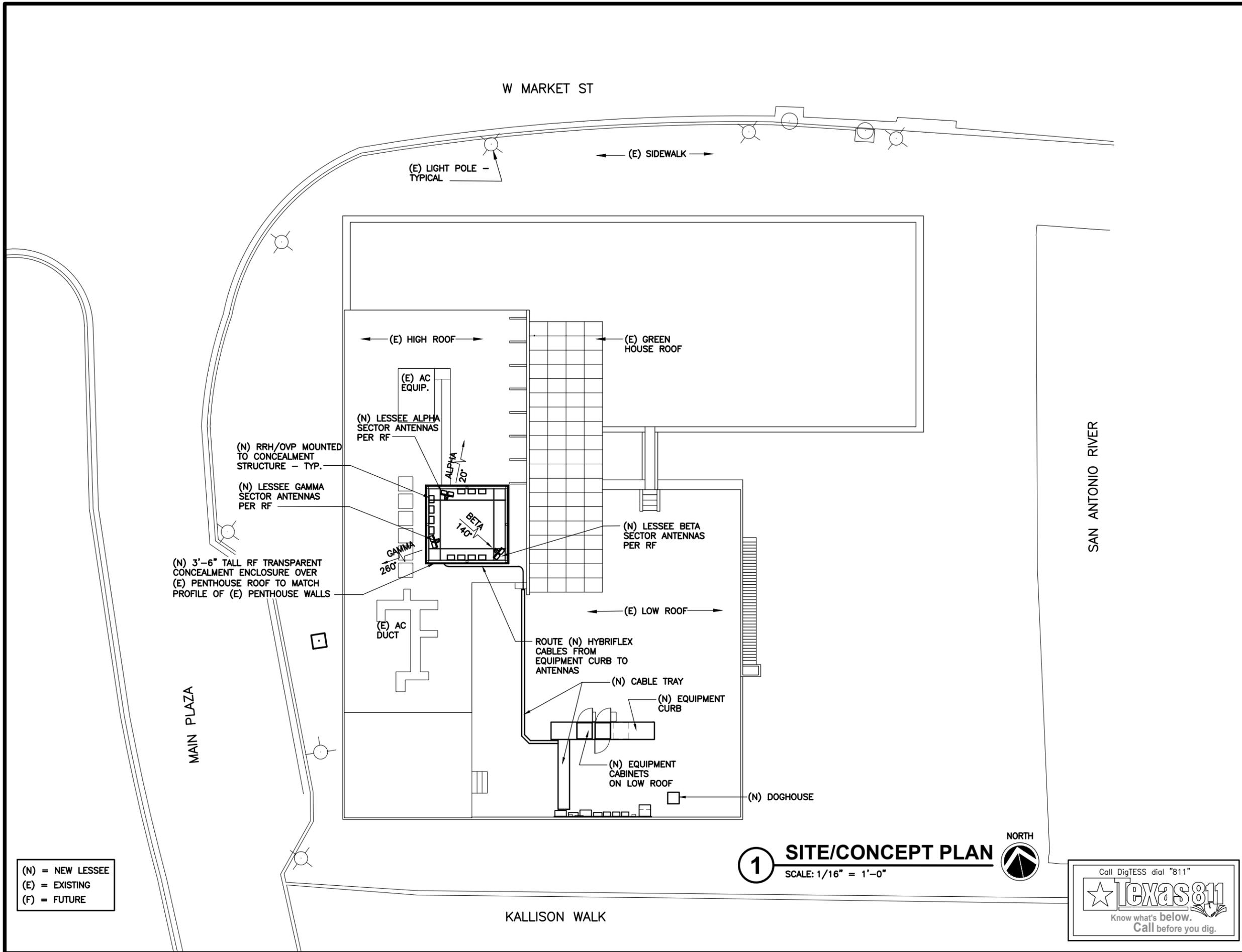
FLORAL

GROCERIES

MAIN PLAZA

PLAZA Market

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

**1 SITE/CONCEPT PLAN**  
 SCALE: 1/16" = 1'-0"



**MAIN PLAZA MARKET**  
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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

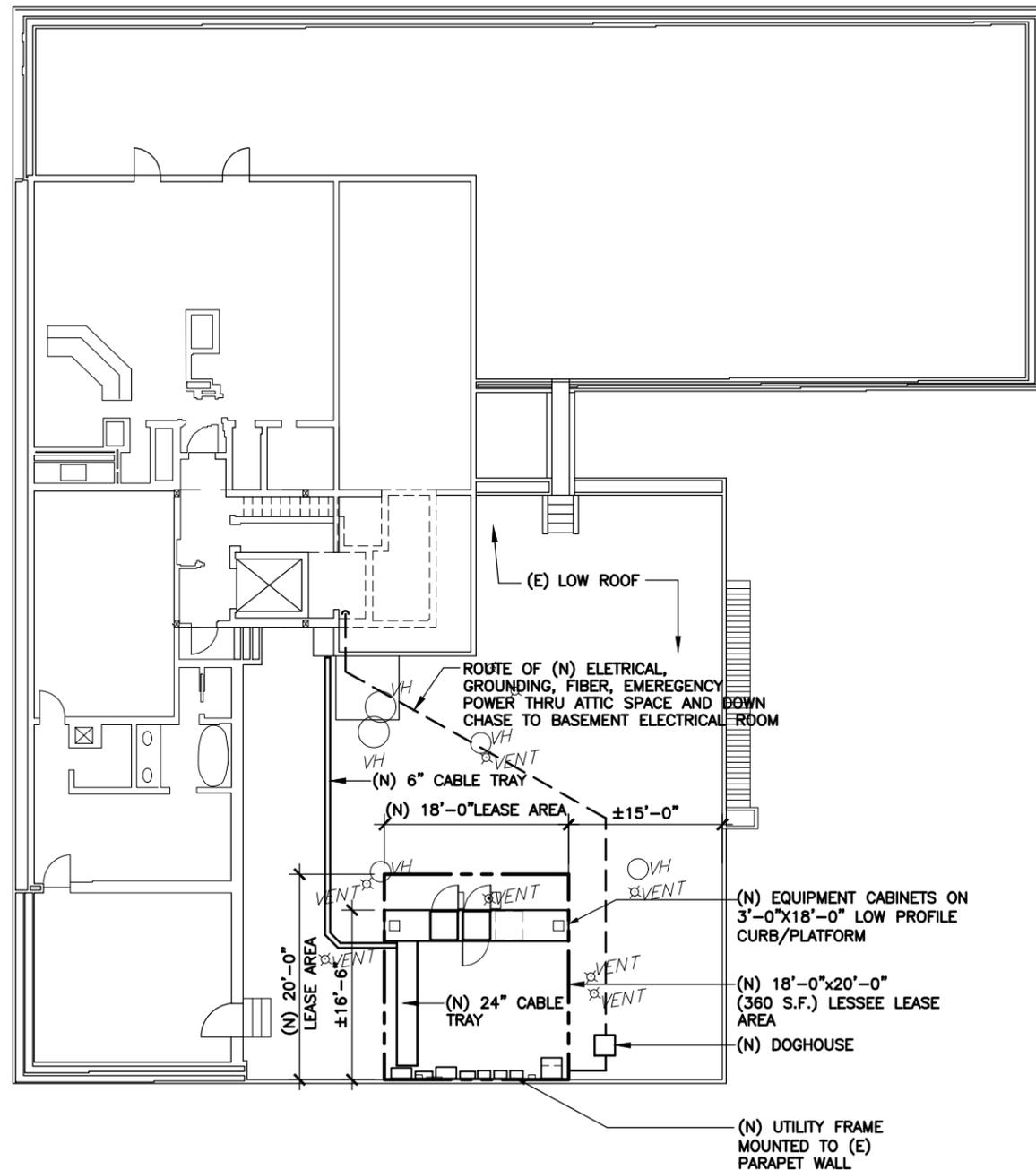
SHEET TITLE  
**SITE/CONCEPT PLAN**

SHEET HISTORY  
 08.23.18 CONCEPT SITE PLAN

**A1**

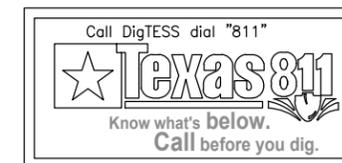
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(N) = NEW LESSEE  
 (E) = EXISTING  
 (F) = FUTURE

**1 5TH FLOOR PLAN/LOW ROOF PLAN**  
 SCALE: 1/16" = 1'-0"



**MAIN PLAZA MARKET**  
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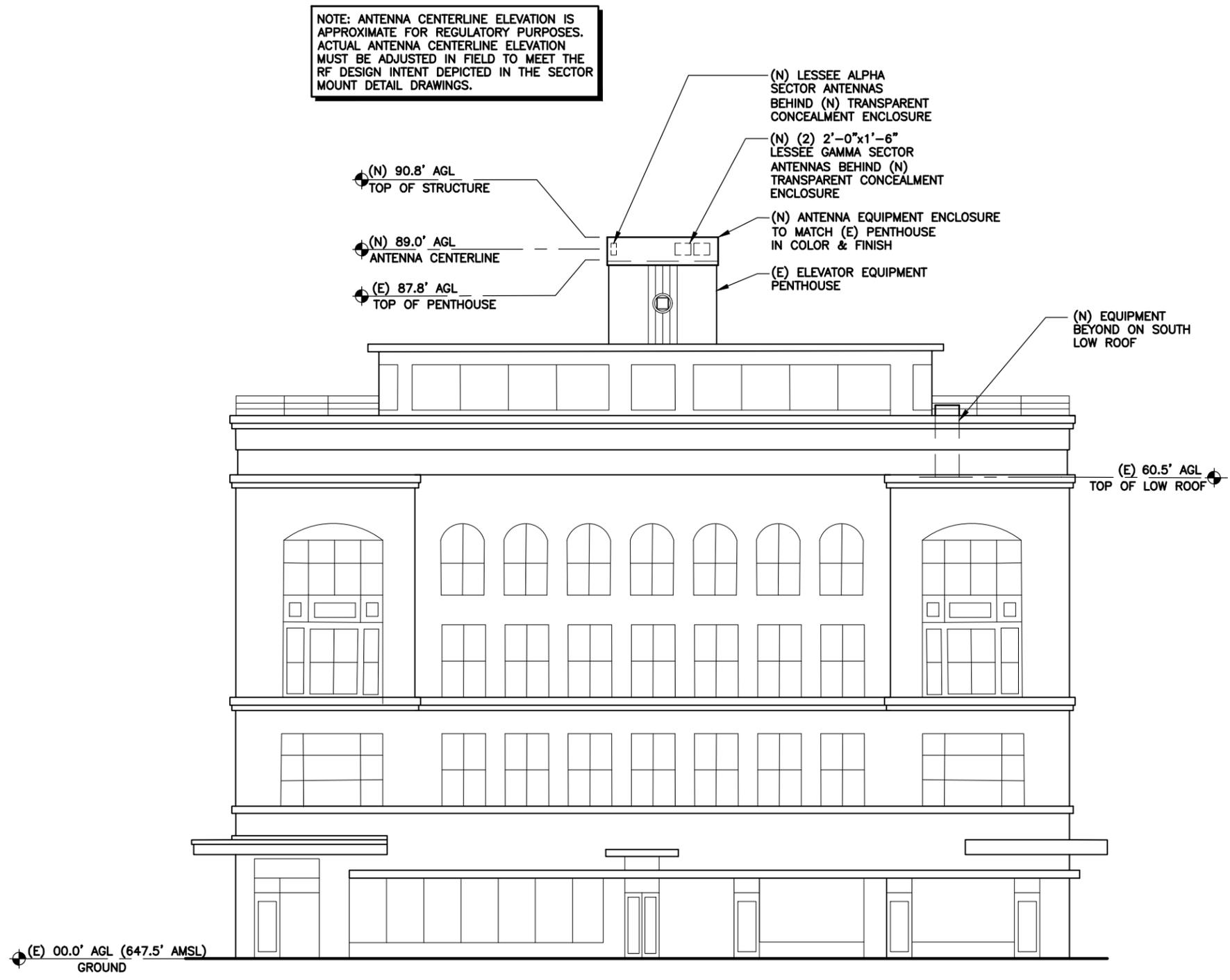
SHEET TITLE  
**5TH FLOOR PLAN/LOW ROOF PLAN**

SHEET HISTORY  
 08.23.18 CONCEPT SITE PLAN

**A2**

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**1 BUILDING ELEVATION**  
SCALE: N.T.S.



**MAIN PLAZA MARKET**  
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(475226)

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

SHEET TITLE  
**BUILDING ELEVATION**  
SHEET HISTORY  
08.23.18 CONCEPT SITE PLAN

**A3**

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**(2) 2' Tall x 2' Wide  
Side by Side Antennas  
Behind (N) Cornice**

**(N) RF Transparent  
Cornice to Match  
(E) Building Finish**

**Existing Roof Line**

**Main Plaza - View from West (Option #1)**





**Main Plaza - View from Southeast**





**Main Plaza - View from West**

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RIVERWALK PLAZA

MORRIS

MELIA

↑

SP+PARKING  
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BBVA  
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RIVERWALK PLAZA

Main Plaza - View from South

SP+PARKING  
PUBLIC