HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 32

HDRC CASE NO:	**2015-130**
ADDRESS:	1009 S ALAMO ST
LEGAL DESCRIPTION:	NCB 744 BLK 3 LOT 3 & W 5.1 FT OF 2
ZONING:	UZROW
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	Pursch House
APPLICANT:	Ann McGlone/Ann Benson McGlone, LLC
OWNER:	Urban Creative, LLC
TYPE OF WORK:	Rehabilitation of existing structure

REQUEST:

The applicant is requesting conceptual approval to: Restore the old Isaac Maxwell Studio at 1009 S Alamo. The restoration includes the following requests:

1. The replacement of rotten wood features to match the existing.
2. New rear wood siding on the rear to differ in profile from the original, existing siding.
3. Restore all but three wood windows and replace missing window elements.
4. Install a new standing seam metal roof on the rear of the structure.
5. Repair the wood post and beam foundation on the western and rear additions.
6. Replace a non original door and door opening with a wood window.
7. Paint the stucco and wood portions of the façade.
8. Install a new ADA ramp at the rear of the structure.
9. Install new parking at the rear of the site.
10. Create a courtyard in the front yard to the west of the site.
11. Remove two windows in the storage room at the rear of the structure along the driveway.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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 striping 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. *Façade 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.

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.

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.

Historic Design Guidelines, Chapter 7, Guidelines for Site Elements

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.

5. Guidelines for Site Elements
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 applicant has proposed to replace all rotten and severely damaged wood elements existing throughout the project with new wood elements to match the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations 1.B.ii. and iii.
b. At the east, rear of the structure the applicant has proposed a washroom that currently features a façade with wood siding and stucco. The applicant has proposed to remove the existing wood siding and stucco and to re-clad the façade with new wood siding to match the original. The Guidelines for Exterior Maintenance and Alterations 1.B.i. states that materials that are in good condition should not be removed and should be repaired in place. Staff recommends that the applicant repair the existing wood and stucco and only replace the wood siding elements that are beyond repair.
c. The applicant has proposed to restore all of the existing wood windows and replace any missing window sashes or other original wood elements with new wood to match the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii. The applicant has also proposed to remove two existing aluminum windows on the east façade and replace those with matching wood windows. This is also consistent with the Guidelines.
d. The Guidelines for Exterior Maintenance and Alterations state that metal roofs that are to be replaced should be replaced with new metal roofs that have panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, crimped ridge seam that is consistent with the historic application, a low profile ridge cap and should use the standard galvalume finish. The applicant is responsible for complying with the Guideline regarding the proposed roof replacement.
e. The applicant has proposed to repair the existing post and beam foundation on the western and rear additions. This is consistent with the Guidelines for Exterior Maintenance and Alterations 8.B.
f. The 1877 addition currently features a door opening that at one time was occupied by a window. The applicant has proposed to remove this door and replace it with a window to match the structure's existing windows. The applicant \ has noted that a door at this location is not original and was created in this location due to a second business being located in the rear of the primary structure. While the installation of the non original door is historic, staff finds that the applicant's request to return the structure's original state is appropriate and consistent with the Guidelines.
g. The applicant has proposed to paint all existing and new wood siding and stucco. This is consistent with the Guidelines for Exterior Maintenance and Alterations 1.A.iv. and 2.A.i.
h. According to the Guidelines for Site Elements regarding ADA Compliance, applicants should design ramps and lifts to compliment the historic character of the building and be visually unobtrusive, should screen ramps with appropriate landscape materials and should minimize the damage to the historic character and materials of the existing structure. The applicant has proposed to locate the ADA ramp at the rear of the structure which is consistent with the Guidelines. The applicant is responsible for specifying the materials and screening of the ramp prior to returning for final approval.
i. The applicant has proposed to install ten (10) parking spots in the rear of the lot, including one handicapped parking spot. According to the Guidelines for Site Elements, the preferred location for non-residential and mixed-use structures is at the rear of the site, behind the primary structure to hide them from the public right of way. The Guidelines also state the permeable parking surfaces should be used whenever possible. The applicant's proposal is consistent with the Guidelines for Site Elements 7.A.i. and 7.B.ii. The applicant will need to seek a variance for lacking the required amount of off street parking for commercial zoning.
j. The applicant has proposed to create a courtyard in the front yard to the west of the site that is proposed to contain a sloped sidewalk and a front yard fence, however has not provided a landscaping plan specifying which landscaping

materials should be used. The applicant has noted that a landscape architect will be hired and a landscaping plan will be provided prior to returning for final approval.

k. The applicant has proposed to remove two existing windows as well as close the existing window openings in the proposed dishwashing area. According to the Guidelines for Exterior Maintenance and Alterations 6.A., existing window and door openings should be preserved as well as the historic windows that occupy those openings. The applicant's proposal is not consistent with the Guidelines. Staff recommends that the applicant maintain the existing openings and restore the existing wood windows.

RECOMMENDATION:

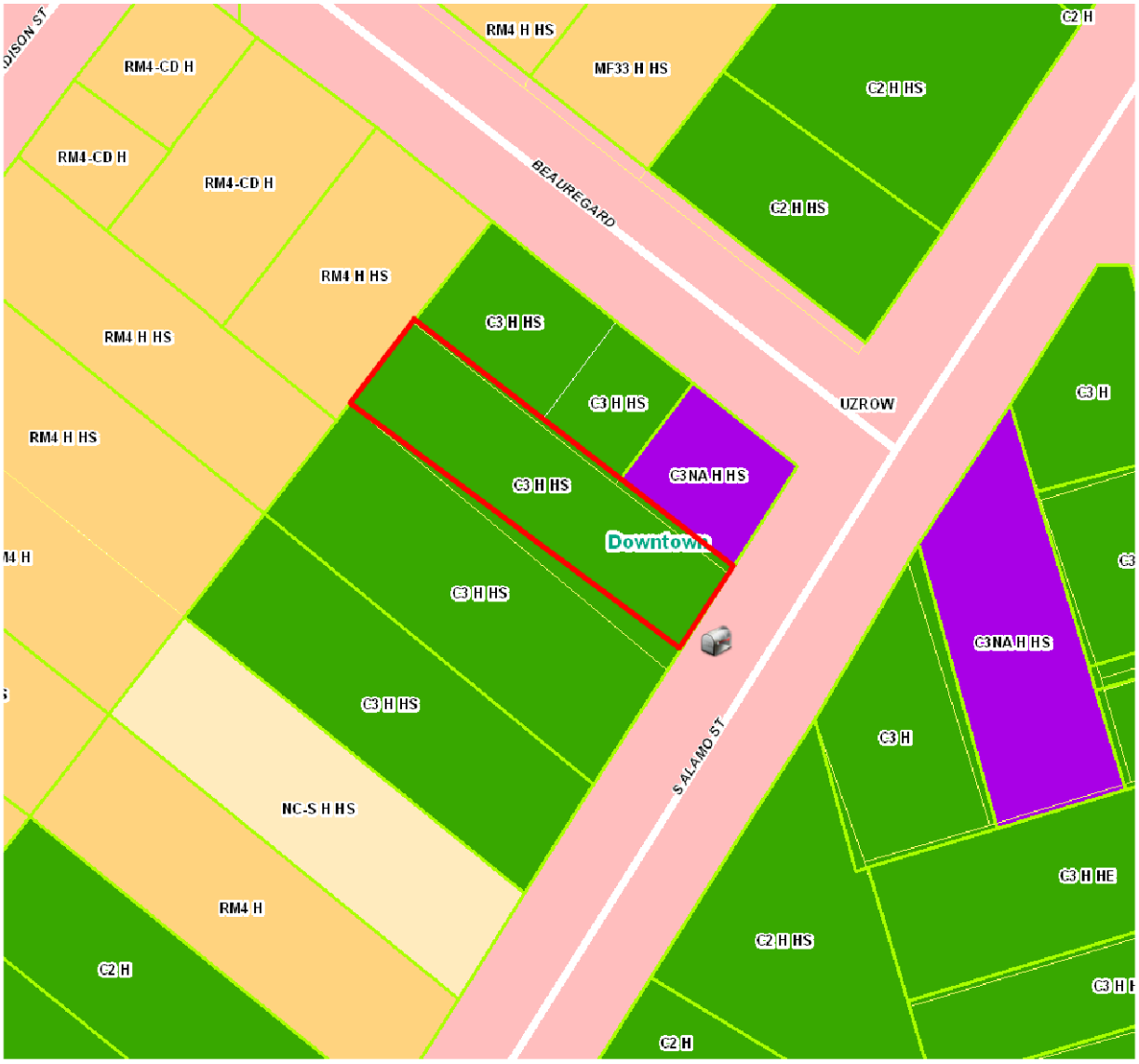
Staff recommends conceptual approval based on findings a through k with the following stipulations:

i. That the applicant repair the existing wood and stucco siding on the rear addition rather than removing and replacing it with new siding. If the replacement of the existing façade elements is necessary, staff recommends that the applicant salvage the existing wood siding.
ii. That the applicant maintain the original, existing window openings in the proposed dishwashing area and restore the existing wood windows.
iii. That the applicant provide information on materials incorporated with the proposed ADA ramp and landscaping materials as well as a detailed landscaping plan.

Staff recommends that the applicant explore the benefits of Historic Tax Incentives and submit a Tax Certification application when requesting final approval.

CASE MANAGER:

Edward Hall



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Flex Viewer

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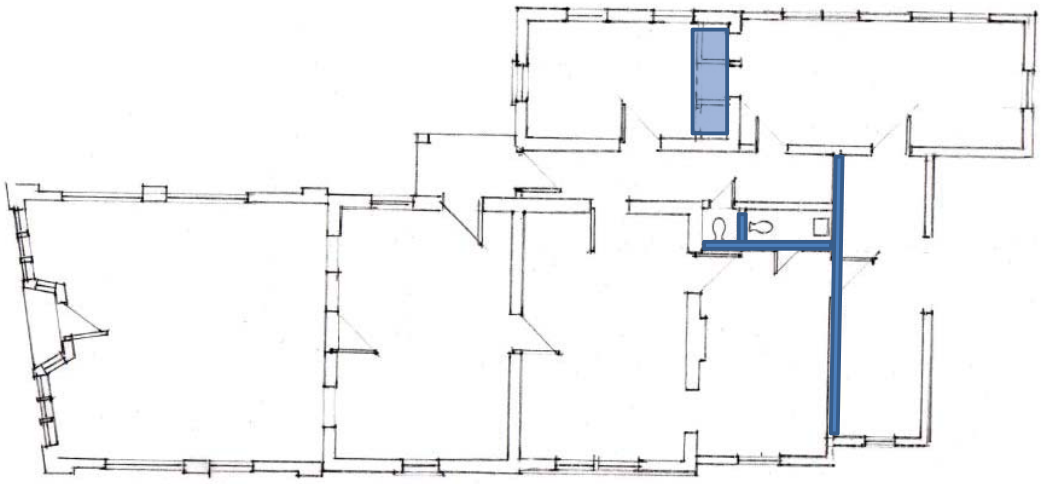
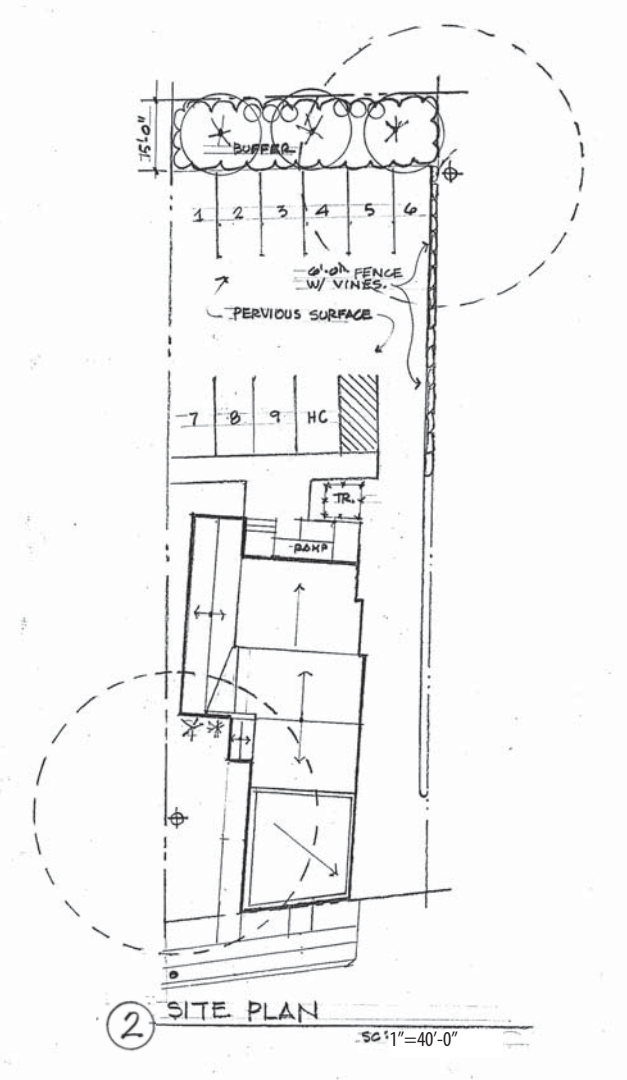
Printed:Apr 08, 2015



1 EXISTING FLOOR PLAN
SC: 1/16"=1'-0"

Demolition plan



2 SITE PLAN
SC: 1"=40'-0"

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RENOVATION & RESTORATION

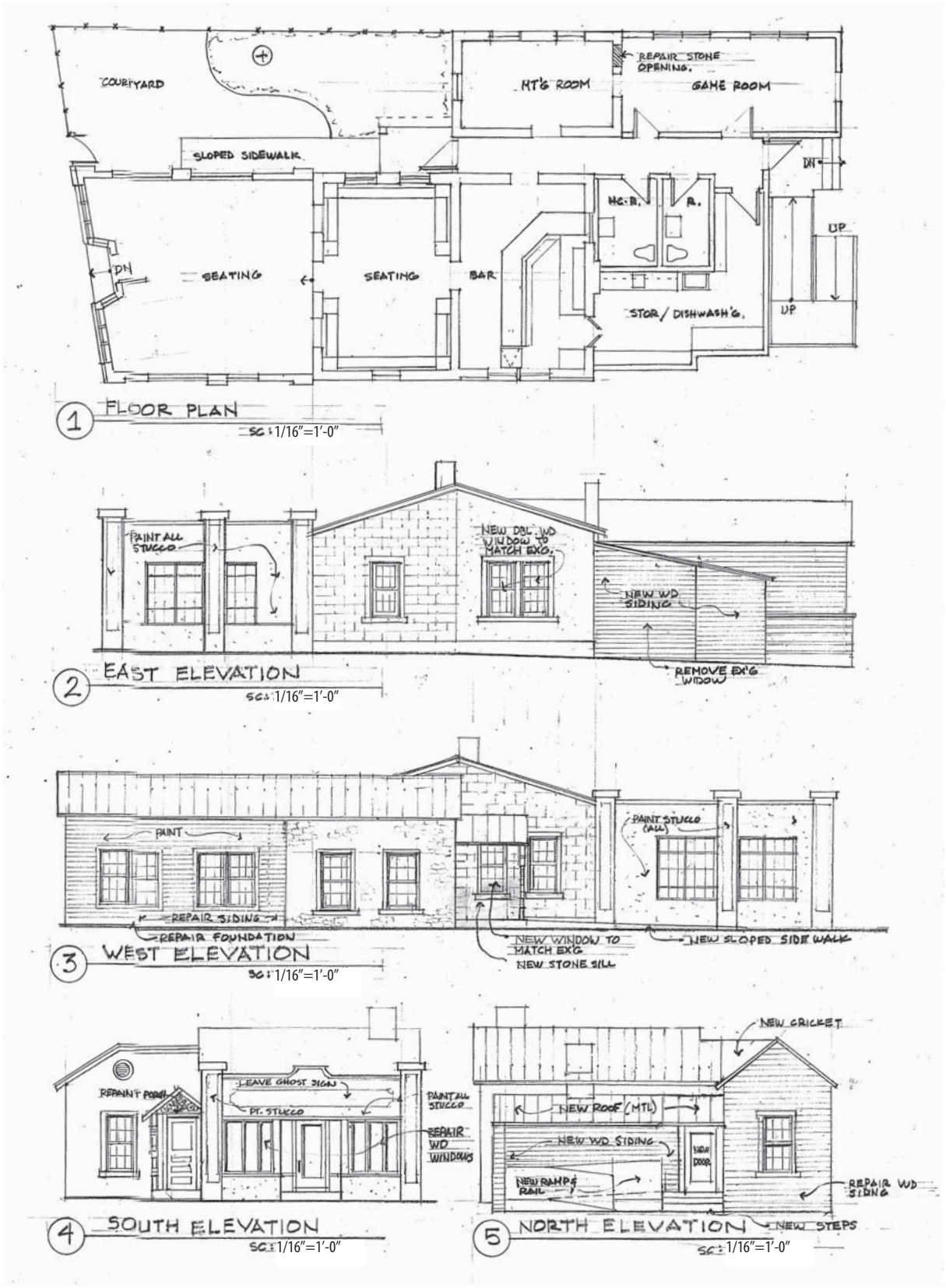
MAXWELL BUILDING

1009 South Alamo Street
San Antonio, TX 78204

EXISTING FLOOR PLAN & SITE PLAN

Project number	2014.16
Date	March 26, 2015
Drawn by	ABM
Not For Construction - **PRICING SET**	

A-1



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RENOVATION & RESTORATION

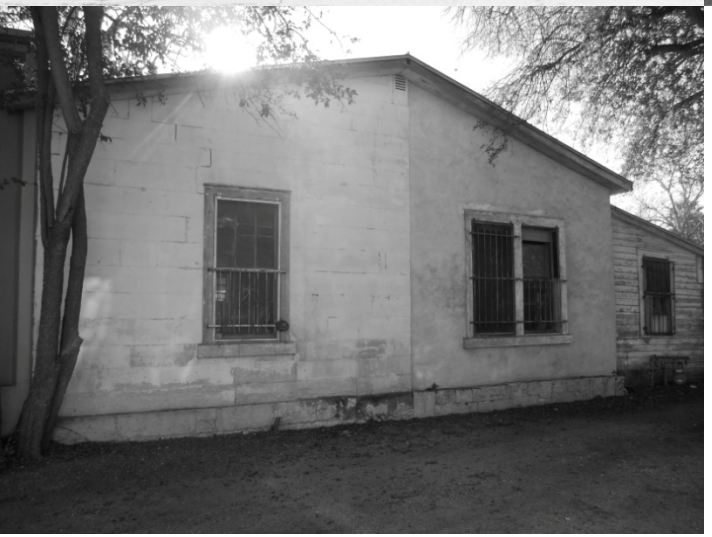
MAXWELL BUILDING

1009 South Alamo Street
San Antonio, TX 78204

FLOOR PLAN & ELEVATIONS

Project number	2014.16
Date	March 26, 2015
Drawn by	ABM
Not For Construction - **PRICING SET**	

A-2



Maxwell Building
1009 South Alamo Street
San Antonio, TX


DO NOT
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