**HISTORIC AND DESIGN REVIEW COMMISSION**

**July 15, 2015**

**Agenda Item No: 23**

| | |
|---|---|
| **HDRC CASE NO:** | **2015-288** |
| **ADDRESS:** | 239 / 241 / 243 CENTER |
| **LEGAL DESCRIPTION:** | NCB 580 BLK 11 LOT 17 (SUNSET CENTER STREET SUBD) 2012-NEW ACCT PER SPLIT PER PLAT 9621/133-135 FILED 3/11/2011 |
| **ZONING:** | D, H, HE |
| **CITY COUNCIL DIST.:** | 2 |
| **DISTRICT:** | St. Paul Square Historic District |
| **LANDMARK:** | Guenther, Colin Building |
| **APPLICANT:** | Pam Carpenter/Seventh Generation Design |
| **OWNER:** | Zachry Realty |
| **TYPE OF WORK:** | Demolition and new construction of multi-family building |

**REQUEST:**

The applicant is requesting conceptual approval to:

1. Partially demolish approximately 95% of the north façade and approximately 40% of the west façade of the Collins-Guenther Building to accommodate the integration of new construction on the site and rehabilitate the existing façade of the Collins-Guenther Building that is not included in the proposed demolition. This rehabilitation includes the restoration of the brick façade, the restoration and replacement of damaged wood windows, the filling of the existing basement to accommodate adequate structure for the proposed new construction and remove the existing floor, roof deck and trusses.

2. Demolish the Railway Express Building, constructed circa 1915.

3. Construct a multi level, 271 unit structure to include associated amenities and an interior multi level parking garage to accommodate parking for 584 vehicles.

**APPLICABLE CITATIONS:**

*UDC Section 35-614. – Demolition*

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is subsection (c)(3) in order to receive a certificate for demolition of the property.

(b)Unreasonable Economic Hardship.

(1)Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2)Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made,

the owner must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(d)Documentation and Strategy.

(1)Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2)Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials

deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3)Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4)When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e)Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = $2,000.00
2,501—10,000 square feet = $5,000.00
10,001—25,000 square feet = $10,000.00
25,001—50,000 square feet = $20,000.00
Over 50,000 square feet = $30,000.00

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

*i. Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.

*ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.

*iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.

*iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.

*ii. Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
*i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
*ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES
*i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS
*i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
*ii. Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
*iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM
*i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS
*i. Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
*ii. Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

3. Materials and Textures

A. NEW MATERIALS
*i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
*ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
*iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
*iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for

Alterations and Maintenance section for additional specifications regarding metal roofs.
*v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS
*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL
*i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
*ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
*iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
*i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
*ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
*iii. Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
*iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
*v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE
*i. Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
*ii. New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES
*i. Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

C. PAVING
*i. Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-

kind replacement is not possible.

D. LIGHTING
*i. General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
*ii. Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.
*iii. Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).
*iv. Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.
*v. Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

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.
*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.

**FINDINGS:**

General Findings:

a. This project was reviewed by the Design Review Committee on June 23, 2015, where committee members made several comments regarding the proposed modifications and demolition, proposed materials, façade composition and the potential of salvaging materials from demolished portions of the existing structures. Overall, the Design Review Committee had positive comments, however, instructed the applicant to submit for Conceptual Approval.
b. Per the UDC Section 35-608, conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.

Findings related to request item #1:

1a. 243 Center, commonly known as the Collins-Guenther Building was constructed circa 1910 and is a local historic landmark featuring the zoning designation of HE, Historic Exceptional. The applicant has proposed to partially demolish approximately 95% of the north façade and approximately 40% of the west façade of the Collins-Guenther Building to accommodate the integration of new construction on the site. The south and east facades will remain intact. Over time, the Collins-Garden Building has been stripped of much of its interior architectural detailing as well as undergone various north and west façade modifications including underpinning with CMU walls and cast in place concrete.

1b. The applicant has provided a structural assessment of the facades and structure of 243 Center. According to that report, there is considerable water damage at the south, east and west facades and cracking in the masonry of each, deterioration and displacement of brick masonry in the basement, possible failure of the roof membrane, and the potential for minimal foundation damage, however the report states that the masonry facades of the east, south and west facades can be preserved and that damage to the other listed structural elements can be corrected.

1c. Staff finds that the demolition of the north wall and west walls, much of which are blank and are structurally compromised is appropriate given the applicant's proposal for the adaptive reuse of the Collins-Guenther Building. Staff recommends that the applicant retain any historic masonry materials that can be used in the rehabilitation of the structure or in the construction of the new structure.

1d. The applicant has proposed to clean, repair, repoint and repaint the historic masonry walls of the Collins-Guenther Building to match that of the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.i. If replacement materials are required, the applicant should use salvaged materials from the demolition of the north and west walls to be consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.iv.

1e. The façade of the Collins-Guenther Building features many of the original wood windows. The applicant has proposed to restore all of these wood windows. Where replacement windows have previously been installed, the applicant is proposing to install new wood windows to match those of the historic structure. This is consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.ii. Staff recommends that the applicant first restore any wood windows that will be removed in the demolition of the north wall to replace existing wood windows that are beyond repair.

1f. As mentioned in the provided façade and structural report, the applicant has proposed to fill the basement level to accommodate for additional height of a new structure. The applicant has noted that the safe door and cast iron columns will be salvaged for reuse. Given the existing state of much of the interior of the structure as well as the need for a substantially stronger foundation for added density, staff finds this request appropriate.

1g. Similar to the proposal to fill the basement level, the applicant has proposed to remove the existing floor and truss system to better align floors with the target floor elevations of the proposed new construction. The applicant has also proposed to remove the existing roof deck and truss system to permit second floor units to have natural light and to suppress the height of the proposed addition as much as possible behind the historic parapet. While the most appropriate solution would be to retain the historic floor heights, the applicant had noted that any interior wood free of hazardous materials is to be salvaged. Staff recommends that the applicant incorporate any salvaged wood from the interior of the Collins-Guenther Building into the proposed new construction.

<u>Findings related to request item #2:</u>

2a. 241 Center, commonly known as the Railway Express Building was constructed circa 1915, is a contributing structure to the St. Paul Square Historic District and features approximately 11,250 square feet of single level space. The applicant has proposed to demolish this structure in its entirety to accommodate for a portion of the proposed multi-level residential structure.

2b. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

*A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;*

[At this time the applicant has not provided information regarding the inability to produce a reasonable rate of return through the retention and reuse of the existing structure. This information is required per the UDC Section 35-614(b)(3) in order to present a complete case for demolition of a contributing structure to a Historic District in the City of San Antonio.]

*B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;*

[The applicant has provided information in the form of a structural report which provides information on the structure's current structural state. Staff does not find this evidence substantial enough to warrant demolition. This report notes that significant damage cracking exists within the existing steel roof trusses, failure with at least one timber rood truss and masonry damage at each façade. The report notes that there currently does not appear to be significant damage to the roof and foundation and that significant repair and remediation is needed for its adaptive reuse. The applicant has noted that through the modification of the original facades, the removal of original windows and doors and structural deterioration, the structure does not readily lend itself to adaptive reuse. The applicant has proposed to salvage various elements from this structure to be used in the proposed new construction.]

*C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.*

[The applicant has not provided staff with information noting the active marketing of this property to potential Purchasers. This structure has been previously targeted by developers which have not developed an adaptive reuse or redevelopment plan for the structure. The applicant has indicated that under the current proposal for the demolition of 241 Center a successful project could be developed.]

2c. Staff finds that the applicant has not provided the necessary information to build a claim for economic hardship. Staff recommends that the applicant provide more financial information, specifically information regarding the cost of this structure's rehabilitation to be incorporated into the design of the proposed new structure in comparison to its demolition and construction of comparable space within the new structure. In addition to this, staff recommends that the applicant provide information regarding the active or pass marketing of this structure which could potentially lead to its adaptive reuse or rehabilitation.

Findings related to request item #3:

3a. Per the Guidelines for New Construction 1.A.i., the facades of new buildings should be aligned with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. The applicant has proposed to align the facades of the proposed new construction to be slightly offset from the historic façade of the Collins-Guenther Building along the east façade as well as along Center where the proposed new façade would be both offset and aligned with the facades of the existing, non contributing structures on the blockface. Staff finds this approach appropriate.

3b. The applicant has proposed to orient the primary entrance to the new construction toward Center and has proposed secondary entrances along E Crockett and Chestnut which is consistent with the predominant building orientation along the blockface as well as the Guidelines for New Construction 1.A.ii. and B.i.

3c. Along Center, the applicant has proposed four levels of new construction, along Chestnut five levels and along E Crockett a mix of both four and five levels. Historically, St. Paul Square features a mix of commercial structures, most of which feature two to three floors. More recently, new construction of up to approximately twenty floors has been constructed in the direct vicinity of 241 and 243 Center. According to the Guidelines for New Construction 2.A.i., new construction should be designed in a manner in which its height and overall scale are consistent with nearby historic buildings. Specifically, in commercial districts, building height shall not exceed the tallest building on the adjacent block face by more than ten percent. The applicant's proposed height is consistent with the Guidelines.

3d. The proposed new construction would integrate the existing Collins-Guenther Building's structure into its design placing a four story structure immediately above and behind a one story structure. In this situation, a visual transition obtained through a step down in building height, wall plane offsets or another variation in building height should be used to minimize the direct contrast between building heights. While the applicant has proposed a separation of the new construction's façade immediately behind the existing, historic structure, this does not satisfy the previously

mentioned requirement of the Guidelines for New Construction 2.A.ii.

3e. According to the Guidelines for New Construction 2.A.iii., foundation and floor to floor heights of new construction should be aligned within one foot of those of adjacent historic structures. The applicant has aligned the floor of the first level of the new construction with that of the Collins-Guenther Building, however the height at which the cornice and parapet of the Collins-Guenther Building currently exists aligns between the proposed new construction's second and third floors. This is not consistent with the Guidelines for New Construction 2.A.iii. To become consistent the applicant should align floor heights at both the first and second level. This would also facilitate a façade transition that would contribute to satisfying the Historic Design Guidelines requirements mentioned in finding 3d.

3f. The applicant has proposed flat roofs with simple parapet walls generally consistent in massing and scale as the parapet walls of the Collins-Guenther Buidling with the exception of the decorative arched parapets. This is consistent with the Guidelines for New Construction 2.B.i.

3g. Regarding the relationship of solids to voids, new construction should feature window and door openings with a similar proportion of wall to window space as found in nearby historic facades. The applicant has proposed window openings that generally are comparable in size as those found on the Collins-Guenther Buidling. This is consistent with the Guidelines for New Construction 2.C.i.

3h. According to the Guidelines for New Construction 2.C.ii. regarding façade configuration, the primary facades of new commercial buildings should be in keeping with established patterns. In this case, the established pattern would consist of comparable or matching floor heights, window arrangement that is consistent spacing and repetition and the aligning of column bays which would facilitate an established pattern and transition from the historic structure to the proposed new construction. At this time, the proposal is not consistent with the Guidelines.

3i. Commercial districts often feature structures that cover a large percentage if not all of the existing lot. The applicant's proposal to eliminate the existing surface parking lot with new construction is appropriate and consistent with the Guidelines for New Construction 2.D.i.

3j. The applicant has proposed materials of brick, stucco, prefinished corrugated metal wall panels and painted precast panels. The St. Paul Historic District consists of contributing structures which generally all feature brick as the primary façade material; stucco and corrugated metal siding do not have a precedent as a primary façade material. The Guidelines for New Construction 3.A.v. states that corrugated metal sheeting and other contemporary materials should not be used in new construction in historic districts. The use of metal in window frames, balcony railings or other minor elements would be appropriate to separate the façade. Staff recommends that the applicant address the current inconsistencies with the Guidelines regarding materials.

3k. The Guidelines for New Construction 3.B. recommends the incorporation of salvaged materials into new construction. Staff recommends that the applicant incorporate salvaged materials throughout the new construction, specifically brick which could potentially replace sections of stucco or corrugated metal siding.

3l. New construction should be designed in a manner which reflects its own time, but is complementary of the surrounding district. Staff finds that the applicant has made progress toward meeting this requirement as stated in the Guidelines for New Construction 4.A. by the use of simple complementary detailing and by designing a structure that does not overly distract from the district as a whole, however at this time staff finds that inconsistencies in building transitions, materials and façade arrangement do not present a project that overall is complementary of the district and surround historic fabric.

3m. Mechanical equipment and roof appurtenances should be screened from the public right of way per the Guidelines for New Construction 6.A. and B. The applicant is responsible for complying with this section of the Guidelines.

3n. At this time, the applicant has provided staff with a detailed landscaping plan which consists of various native plantings including trees and other landscaping materials. This is consistent with the Guidelines for Site Elements 6.

3o. The applicant has proposed off street parking to be housed by parking garage located toward the interior of the site with access to be provided from an existing access drive off of Chestnut and a proposed access way at E Crockett. This is consistent with the Guidelines for Site Elements 7.A.i. and iii.

3p. The Guidelines for Site Elements 7.B.i. states that parking structures should be designed to be similar in scale, materials and rhythm of the surrounding historic district. The applicant has proposed for the parking structure to be clad in precast concrete panels where visible from the public right of way. Much of the proposed garage will be screened by the proposed new construction, however where visible, the garage should feature materials that are appropriate and consistent with those found throughout the district.

**RECOMMENDATION:**

1. Staff recommends conceptual approval of request item #1 based on findings 1a through 1g with the stipulation that

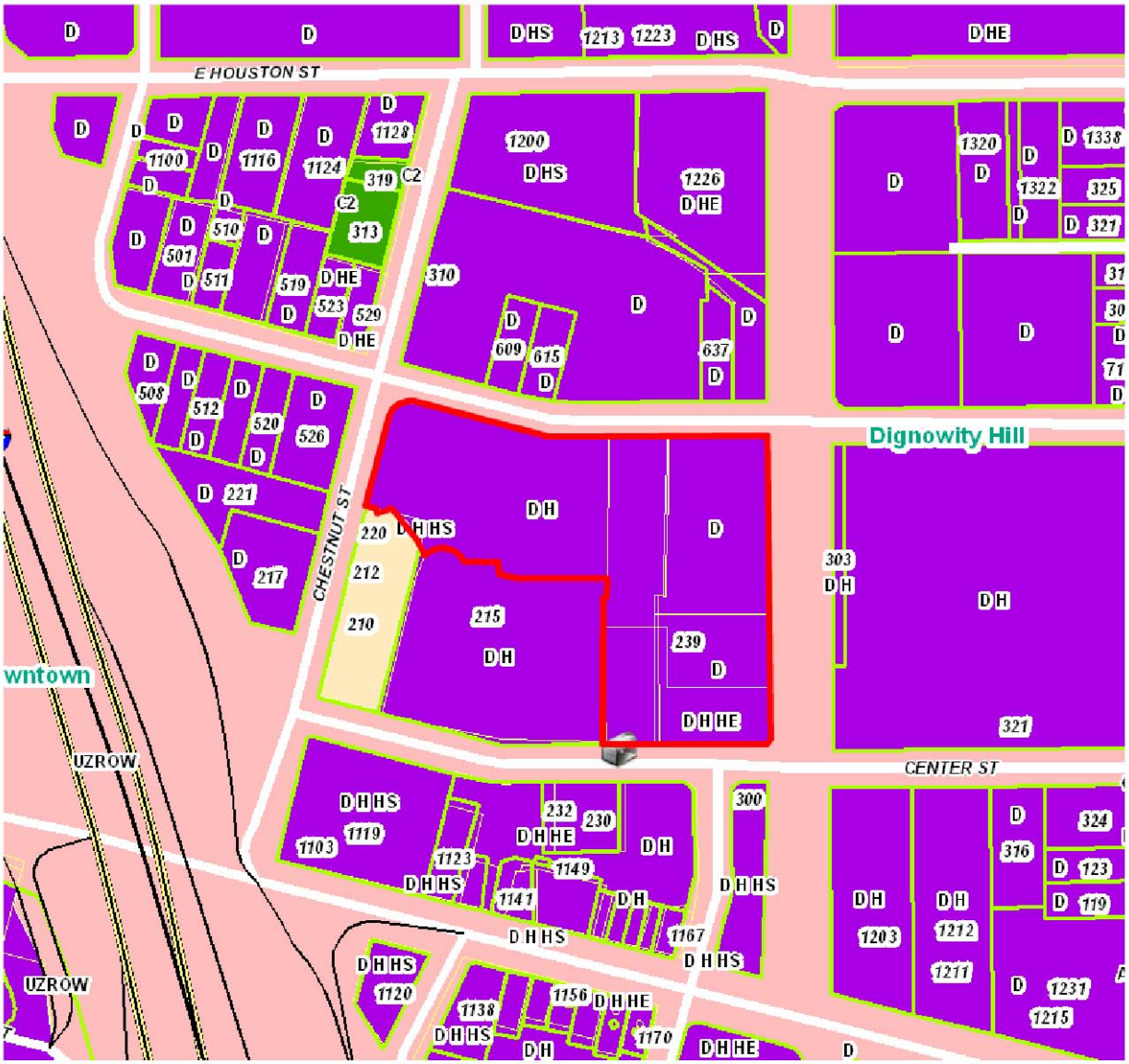
the applicant salvage any original brick, timber or steel materials that can be reused in the construction or detailing of the proposed new construction.

2. Staff does not recommend approval of request item #2 based on findings 2a through 2c. Staff recommends that the applicant provide more financial information, specifically information regarding the cost of this structure's rehabilitation to be incorporated into the design of the proposed new structure in comparison to its demolition and construction of comparable space within the new structure. In addition to this, staff recommends that the applicant provide information regarding the active or pass marketing of this structure which could potentially lead to its adaptive reuse or rehabilitation.

3. If the demolition request in item #2 is conceptually approved by the HDRC, staff recommends conceptual approval with the following stipulations:
    i. That the applicant address staff's concerns regarding the proposed new construction's façade arrangement in relationship to the Collins-Guenther Building as noted in finding 3e and 3h and provide updated elevations that show consistency with the Historic Design Guidelines.
    ii. That the applicant address staff's concerns regarding an appropriate transition from the Collins-Guenther Building to the proposed new construction as noted in finding 3d and provide updated elevations that show consistency with the Historic Design Guidelines.
    iii. That the applicant address staff's concerns regarding materials as noted in finding 3j and provide information regarding new materials that are consistent with the Historic Design Guidelines.

**CASE MANAGER:**

Edward Hall




N

## Flex Viewer

**Powered by ArcGIS Server**

Printed:Jul 08, 2015


LEE AND ASSOCIATES

www.leeandassociates.net

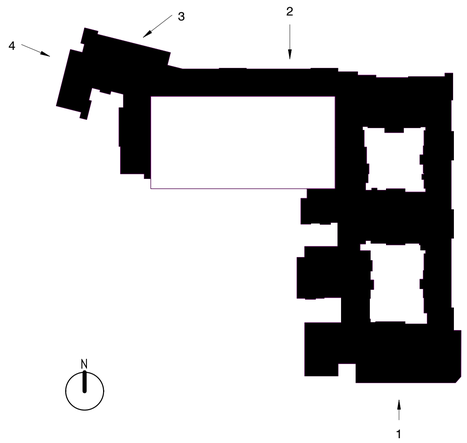
# CROCKETT STREET APARTMENTS

SAN ANTONIO, TEXAS

## CONCEPTUAL SITE PLAN

40 20 0 40 80 120

SCALE 1" = 40'-0"

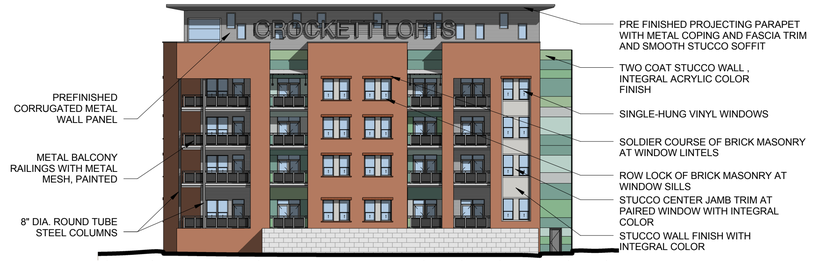




1 CENTER STREET ELEVATION


2 CROCKETT STREET ELEVATION


3 PARTIAL CROCKETT STREET ELEVATION



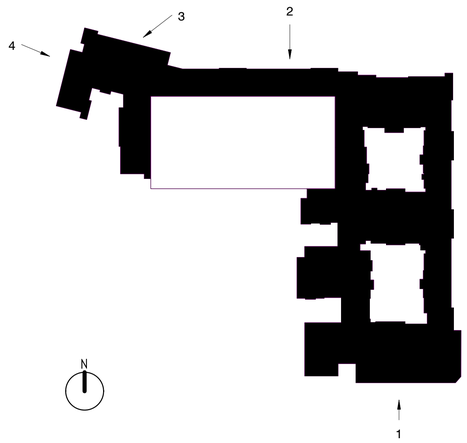

4 PARTIAL CHESTNUT STREET ELEVATION

0' 32' 64' 128' 256'

the NRP group LLC

# CROCKETT STREET LOFTS

San Antonio, Texas
Primary Elevations
3/64" = 1'-0" 06-26-2015

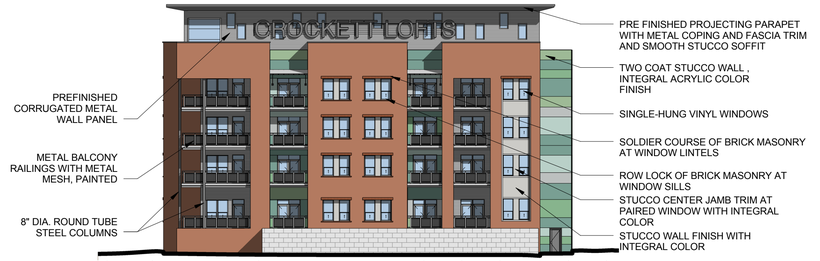




1 CENTER STREET ELEVATION


2 CROCKETT STREET ELEVATION


3 PARTIAL CROCKETT STREET ELEVATION



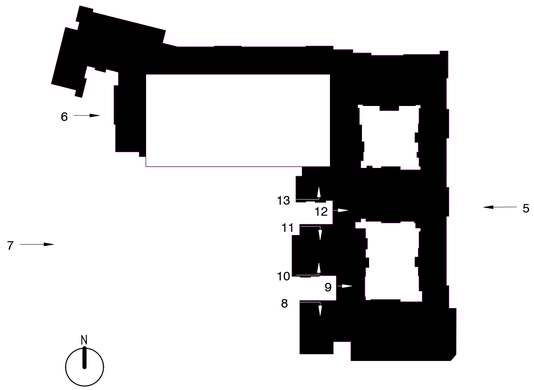

4 PARTIAL CHESTNUT STREET ELEVATION

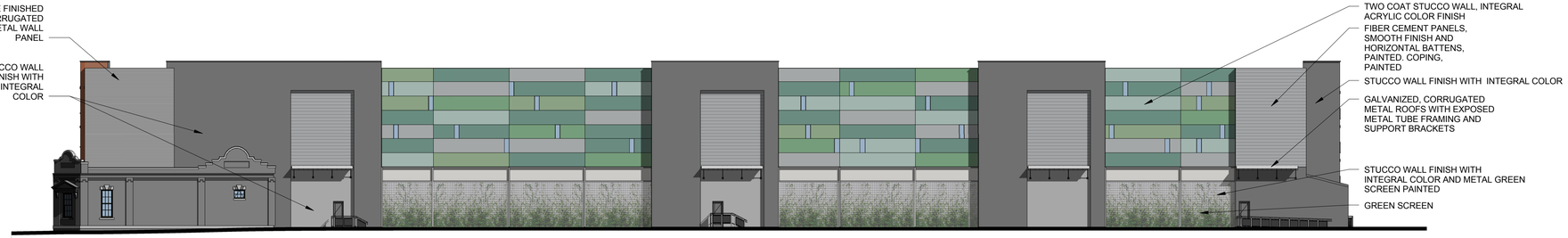
0' 32' 64' 128' 256'

the NRP group LLC

# CROCKETT STREET LOFTS

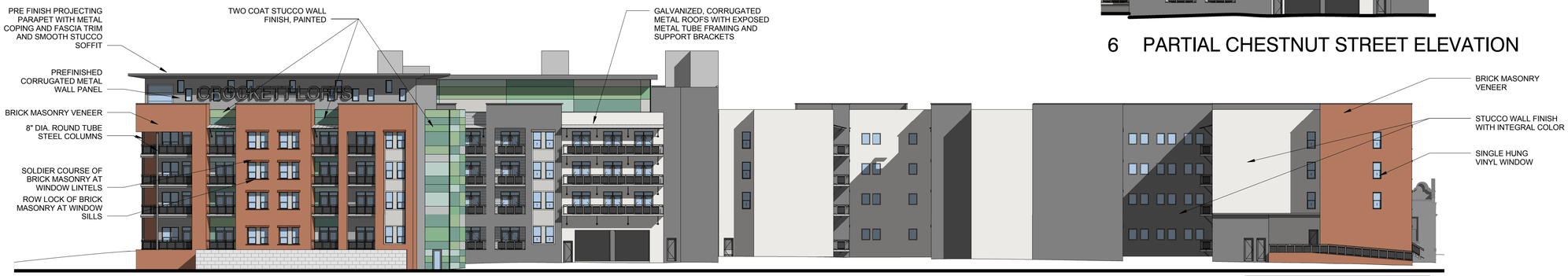
San Antonio, Texas
Primary Elevations
3/64" = 1'-0" 06-26-2015



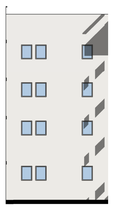

5 RAILROAD (EAST) ELEVATION


6 PARTIAL CHESTNUT STREET ELEVATION




7 CHESTNUT STREET ELEVATION

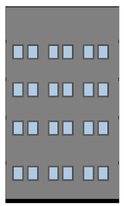
13



12

11

10



9

8

the NRP group LLC

# CROCKETT STREET LOFTS

San Antonio, Texas
Secondary Elevations
3/64" = 1'-0"
06-26-2015

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

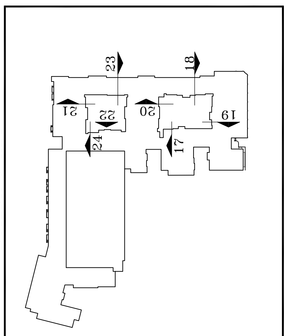
JOB NO. 1404
DATE

REVISIONS

SHEET NO. E-3

# NRP CROCKETT LOFTS
SAN ANTONIO, TEXAS

## BUILDING KEY





20 EXTERIOR ELEVATION SCALE: 1/16" = 1'-0"


19 EXTERIOR ELEVATION SCALE: 1/16" = 1'-0"


18 EXTERIOR ELEVATION SCALE: 1/16" = 1'-0"


17 EXTERIOR ELEVATION SCALE: 1/16" = 1'-0"


24 EXTERIOR ELEVATION SCALE: 1/16" = 1'-0"


23 EXTERIOR ELEVATION SCALE: 1/16" = 1'-0"


22 EXTERIOR ELEVATION SCALE: 1/16" = 1'-0"


21 EXTERIOR ELEVATION SCALE: 1/16" = 1'-0"

# NRP CROCKETT LOFTS
SAN ANTONIO, TEXAS

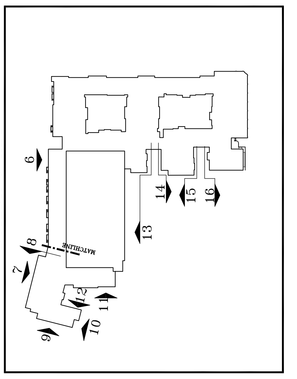

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305


JOB NO. 1404
DATE

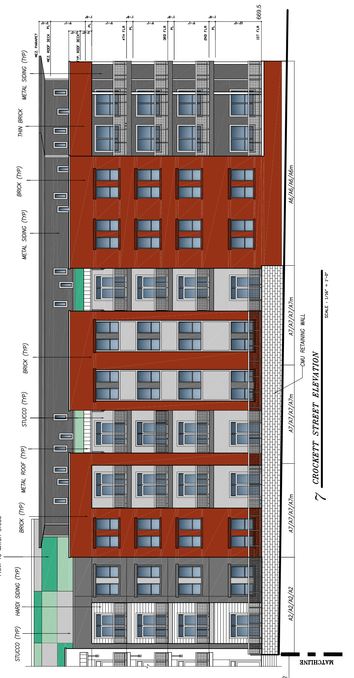
REVISIONS

SHEET NO.
E-2

## BUILDING KEY

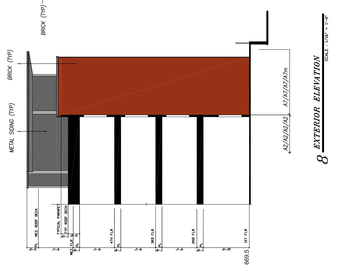



## 7 CROCKETT STREET ELEVATION



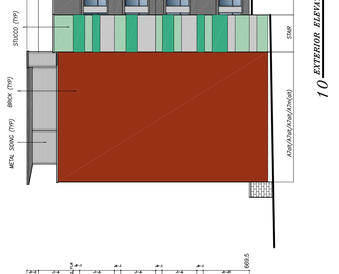

## 6 CROCKETT STREET ELEVATION


## 8 EXTERIOR ELEVATION




## 9 CHESTNUT STREET ELEVATION

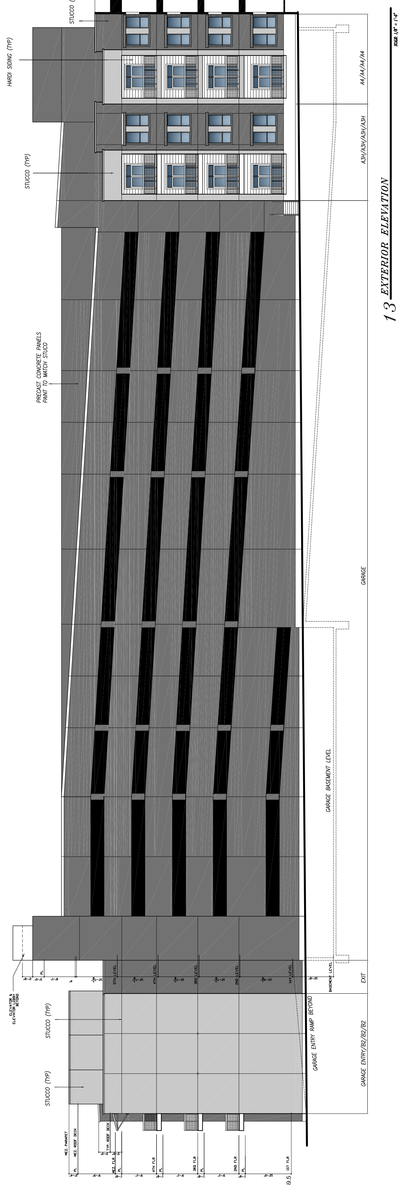

## 10 EXTERIOR ELEVATION




## 11 EXTERIOR ELEVATION


## 12 EXTERIOR ELEVATION


## 13 EXTERIOR ELEVATION




## 14 EXTERIOR ELEVATION


## 15 EXTERIOR ELEVATION


## 16 EXTERIOR ELEVATION

NRP CROCKETT LOFTS
SAN ANTONIO, TEXAS

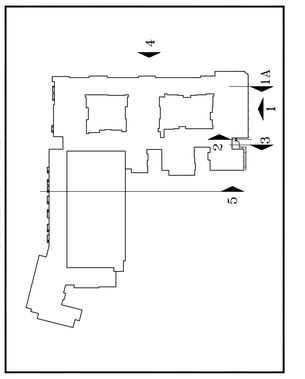
CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

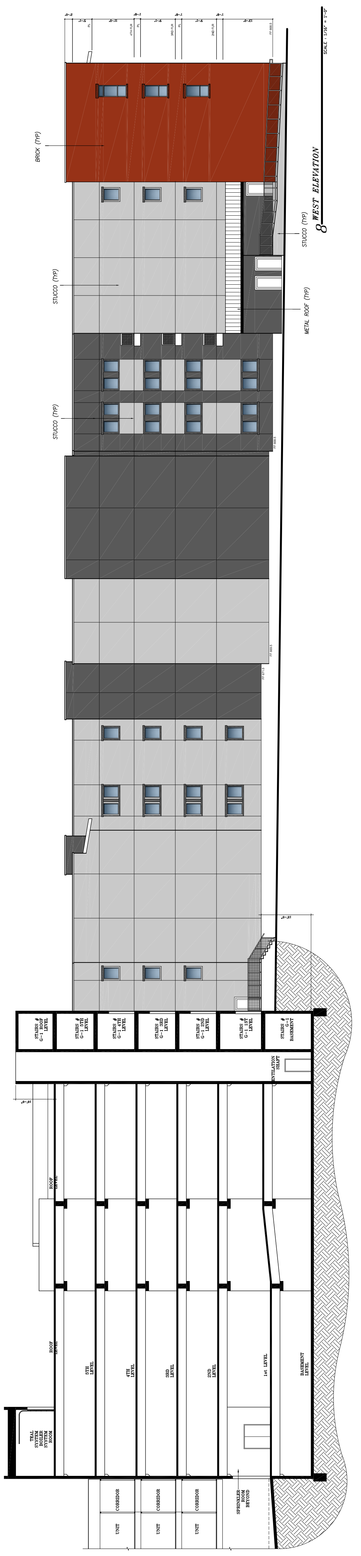
JOB NO. 1404
DATE

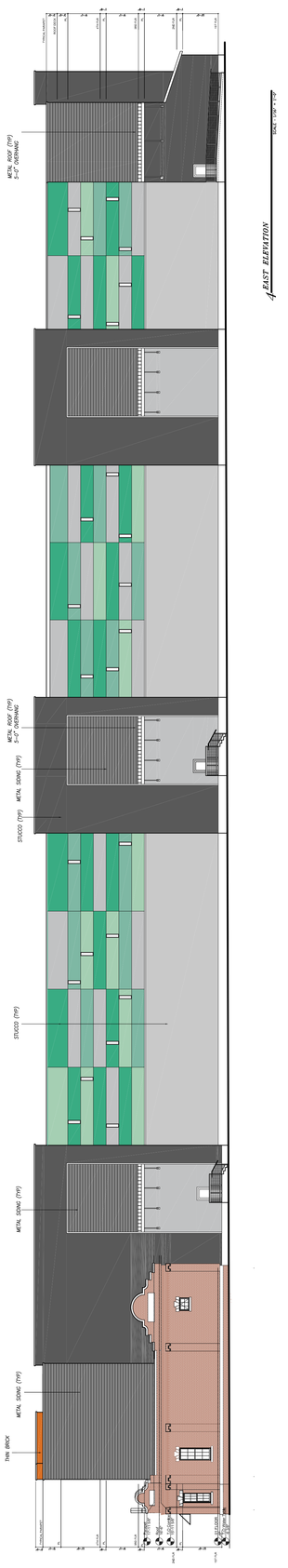
REVISIONS

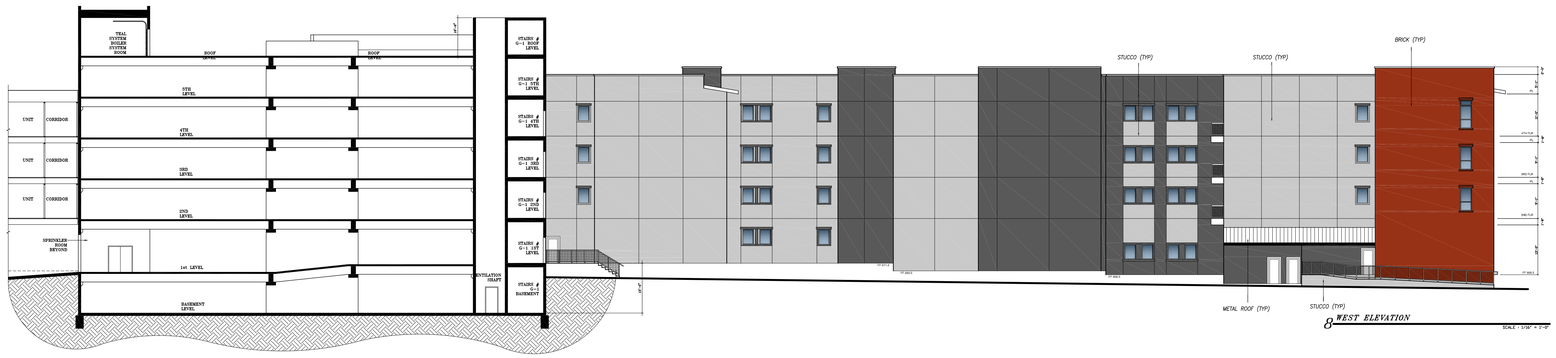
SHEET NO.
E-1

BUILDING KEY



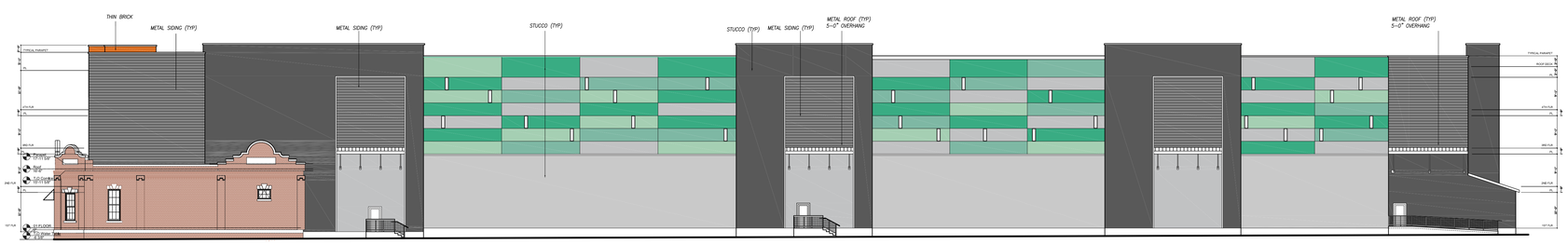



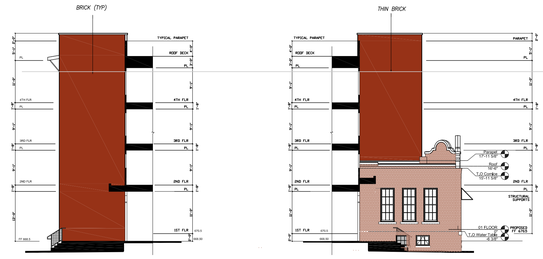

8 WEST ELEVATION

SCALE - 1/16" = 1'-0"




4 EAST ELEVATION

SCALE - 1/16" = 1'-0"




3 SECTION AT ENTRY

SCALE - 1/16" = 1'-0"




2 SECTION AT ENTRY

SCALE - 1/16" = 1'-0"

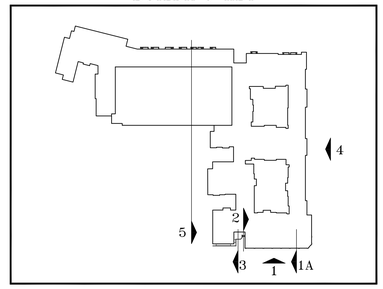

1 CENTER STREET ELEVATION

SCALE - 1/16" = 1'-0"


1A SECTION AT HISTORIC BUILDING

SCALE - 1/16" = 1'-0"

BUILDING KEY




# NRP CROCKETT LOFTS

SAN ANTONIO, TEXAS

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 406
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1404

DATE

REVISIONS

SHEET NO.

E-1


# CROCKETT LOFTS

*crockett street perspective*

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

*crockett street perspective*

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

*center street perspective*

6-23-2015

www.leeandassociates.net


# CROCKETT LOFTS

*center street perspective*

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

*center street perspective*

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

*center street perspective*

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

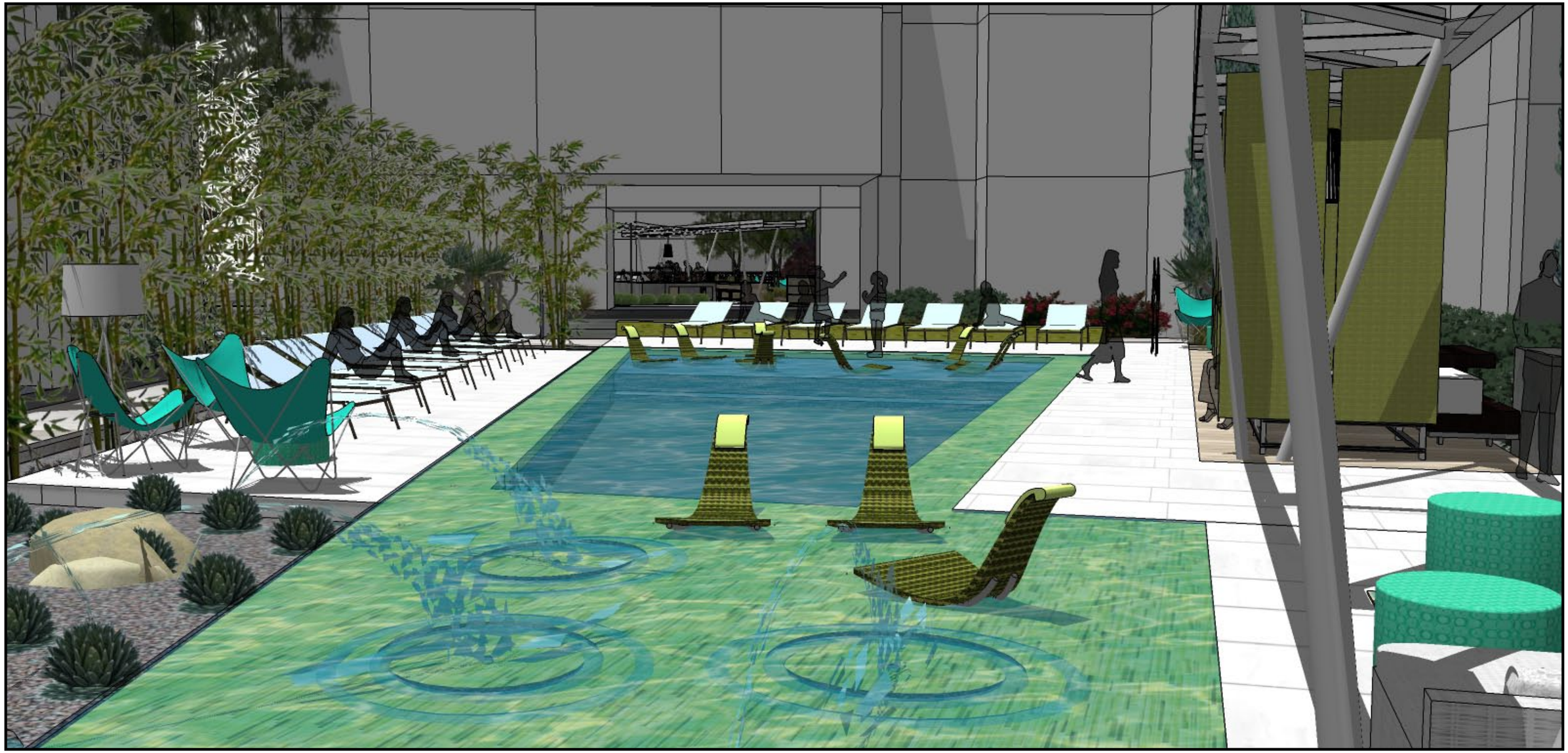
6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

6-23-2015

www.leeandassociates.net



# CROCKETT LOFTS

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

6-23-2015

www.leeandassociates.net

# CROCKETT LOFTS

6-23-2015

www.leeandassociates.net

LARGE SHRUB, TYP.
GREYLEAF COTONEASTER
SEA GREEN JUNIPER
KNOCKOUT ROSES
LOROPETALUM

ORNAMENTAL GRASSES, TYP.
MEXICAN FEATHER GRASS
SEDGE SPP.

SMALL SHRUB, TYP.
DWARF PITTOSPORUM
DWARF YAUPON
GOLD MOUND DURANTA

ORNAMENTAL TREE, TYP.
SKY-ROCKET JUNIPER
ARIZONA CYPRESS
BLUE ICE CYPRESS
JAPANESE YEW

PRIVATE YARD, TYP.

SPECIMEN SHRUB, TYP.
SPANISH DAGGER
SAPPHIRE SKY YUCCA

EXISTING STREET LIGHT, TYP.
TO BE SPACED EVENLY
ALONG CROCKETT STREET

ORNAMENTAL TREE, TYP.
SKY-ROCKET JUNIPER
ARIZONA CYPRESS
BLUE ICE CYPRESS
JAPANESE YEW

LARGE SHADE TREE, TYP.
LIVE OAK
CHINQUAPIN OAK
CEDAR ELM
MEXICAN SYCAMORE

PRIVATE YARD, TYP.

LARGE SHRUB, TYP.
GREYLEAF COTONEASTER
SEA GREEN JUNIPER
KNOCKOUT ROSES
LOROPETALUM

SMALL SHRUB, TYP.
DWARF PITTOSPORUM
DWARF YAUPON
GOLD MOUND DURANTA

ORNAMENTAL TREE, TYP.
SKY-ROCKET JUNIPER
ARIZONA CYPRESS
BLUE ICE CYPRESS
JAPANESE YEW

EXISTING STREET LIGHT, TYP.
TO BE SPACED EVENLY
ALONG CROCKETT STREET

EXISTING STREET LIGHT, TYP.
TO BE SPACED EVENLY
ALONG CROCKETT STREET

LARGE SHADE TREE, TYP.
LIVE OAK
CHINQUAPIN OAK
CEDAR ELM
MEXICAN SYCAMORE

LARGE SHRUB, TYP.
GREYLEAF COTONEASTER
SEA GREEN JUNIPER
KNOCKOUT ROSES
LOROPETALUM

CROCKETT STREET

CHESTNUT STREET

TURF

SOD

A

B

SMALL COURTYARD

SECONDARY COURTYARD

PRIMARY POOL COURTYARD

SMALL COURTYARD

SMALL COURTYARD

DOG PARK

EXISTING STREET LIGHT, TYP.

EXISTING PINE TREE
TO BE SAVED

LARGE SHADE TREE, TYP.
LIVE OAK
CHINQUAPIN OAK
CEDAR ELM
MEXICAN SYCAMORE

LARGE SHRUB, TYP.
GREYLEAF COTONEASTER
SEA GREEN JUNIPER
KNOCKOUT ROSES
LOROPETALUM

LARGE SHADE TREE, TYP.
LIVE OAK
CHINQUAPIN OAK
CEDAR ELM
MEXICAN SYCAMORE

LARGE SHADE TREE, TYP.
LIVE OAK
CHINQUAPIN OAK
CEDAR ELM
MEXICAN SYCAMORE

DECORATIVE GRAVEL, TYP.

LARGE SHRUB, TYP.
GREYLEAF COTONEASTER
SEA GREEN JUNIPER
KNOCKOUT ROSES
LOROPETALUM

ORNAMENTAL GRASSES, TYP.
MEXICAN FEATHER GRASS
SEDGE SPP.

LARGE SHADE TREE, TYP.
LIVE OAK
CHINQUAPIN OAK
CEDAR ELM
MEXICAN SYCAMORE

SPECIMEN SHRUB, TYP.
SPANISH DAGGER
SAPPHIRE SKY YUCCA

ORNAMENTAL TREE, TYP.
SKY-ROCKET JUNIPER
ARIZONA CYPRESS
BLUE ICE CYPRESS
JAPANESE YEW

SPECIMEN PALM TREE, TYP.

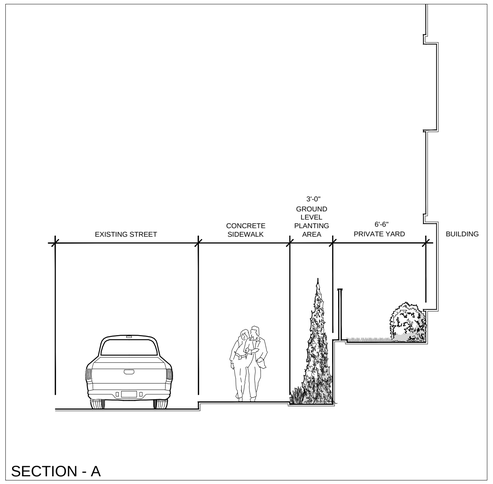
CENTER STREET

LOT 32
NCB 579
VIDORRA REPLAT
(VOL 9597, PG 207 DPR)
OWNER: VIA METROPOLITAN TRANSIT

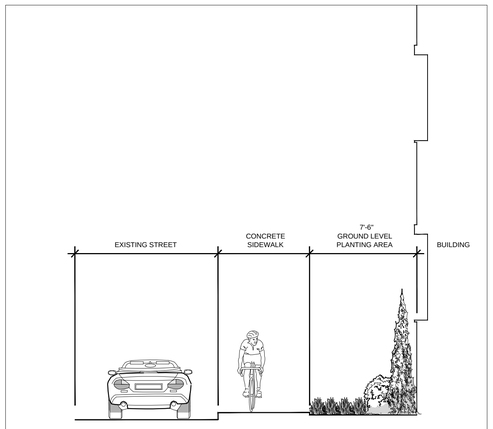
PORTION OF LOT 31
NCB 579
VIDORRA REPLAT
(VOL 9597, PG 207 DPR)
OWNER EAST COMMERCE REALTY, LLC

SCALE: 1" = 30'-0"
7.5' 0 15' 30' 60' 90'

NORTH




SECTION - A




SECTION - B


L E E
AND ASSOCIATES

6101 W COURTYARD DR
BUILDING 3, SUITE 100
AUSTIN, TEXAS 78730

(512) 345-8477
www.leeandassociates.net


| Revisions | | | |
|---|---|---|---|
| No. | By | Date | Comments |

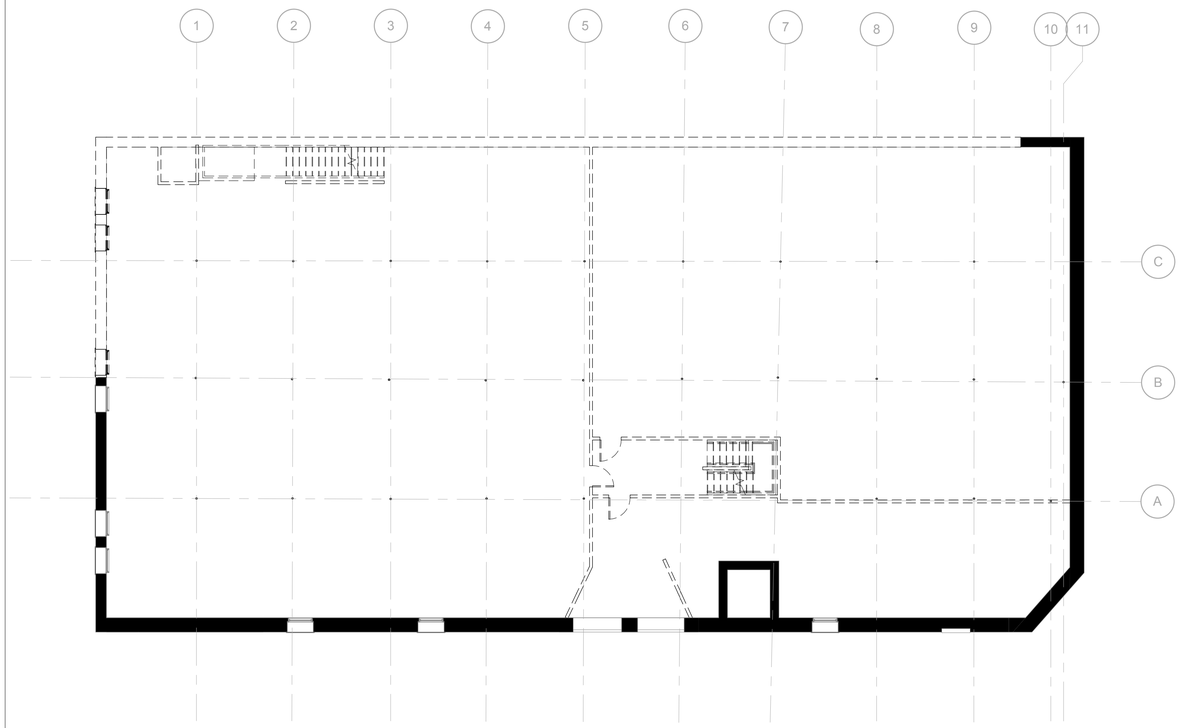
DATE: JUNE 26, 2015
PROJ. NO.: 1506

# CROCKETT LOFTS
SAN ANTONIO, TEXAS
CONCEPTUAL PLANTING PLAN

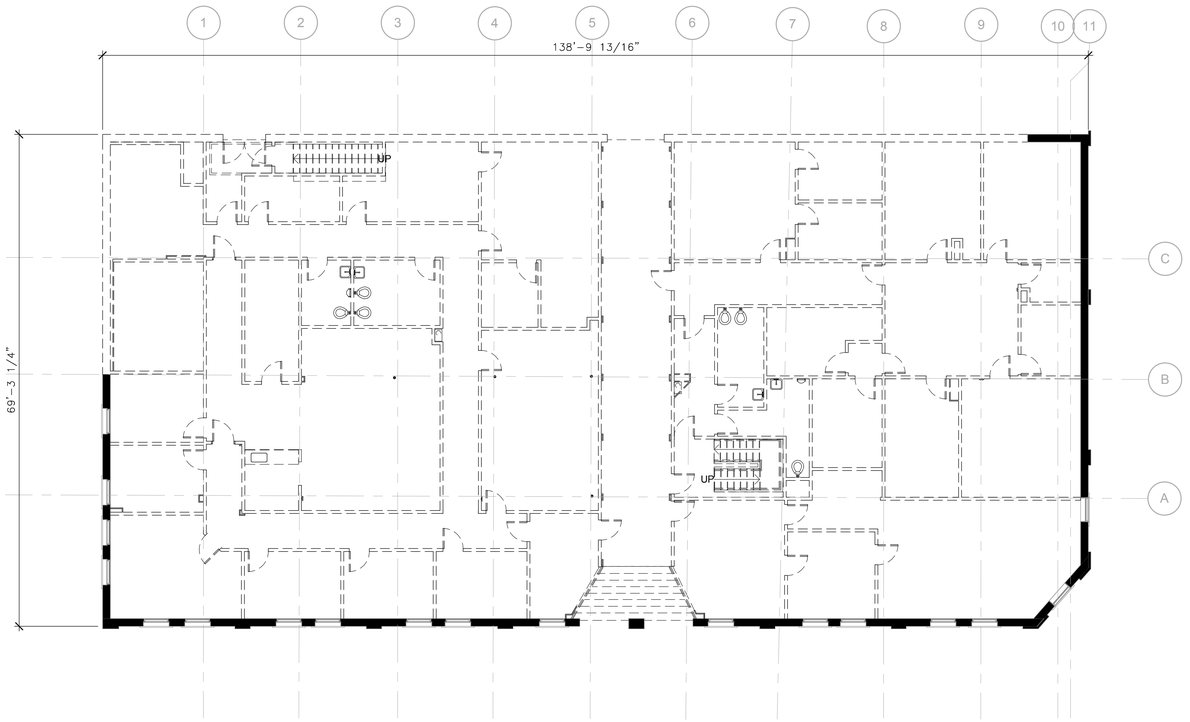
THIS DRAWING IS FOR BIDDING PURPOSES ONLY. NOT FOR PERMITTING, REGULATORY APPROVAL, OR CONSTRUCTION.

1

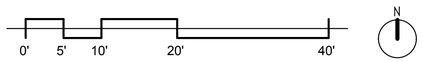
EXISTING TO REMAIN
DEMOLITION




BASEMENT FLOOR PLAN - PROPOSED SELECTED DEMOLITION




FIRST FLOOR PLAN - PROPOSED SELECTED DEMOLITION



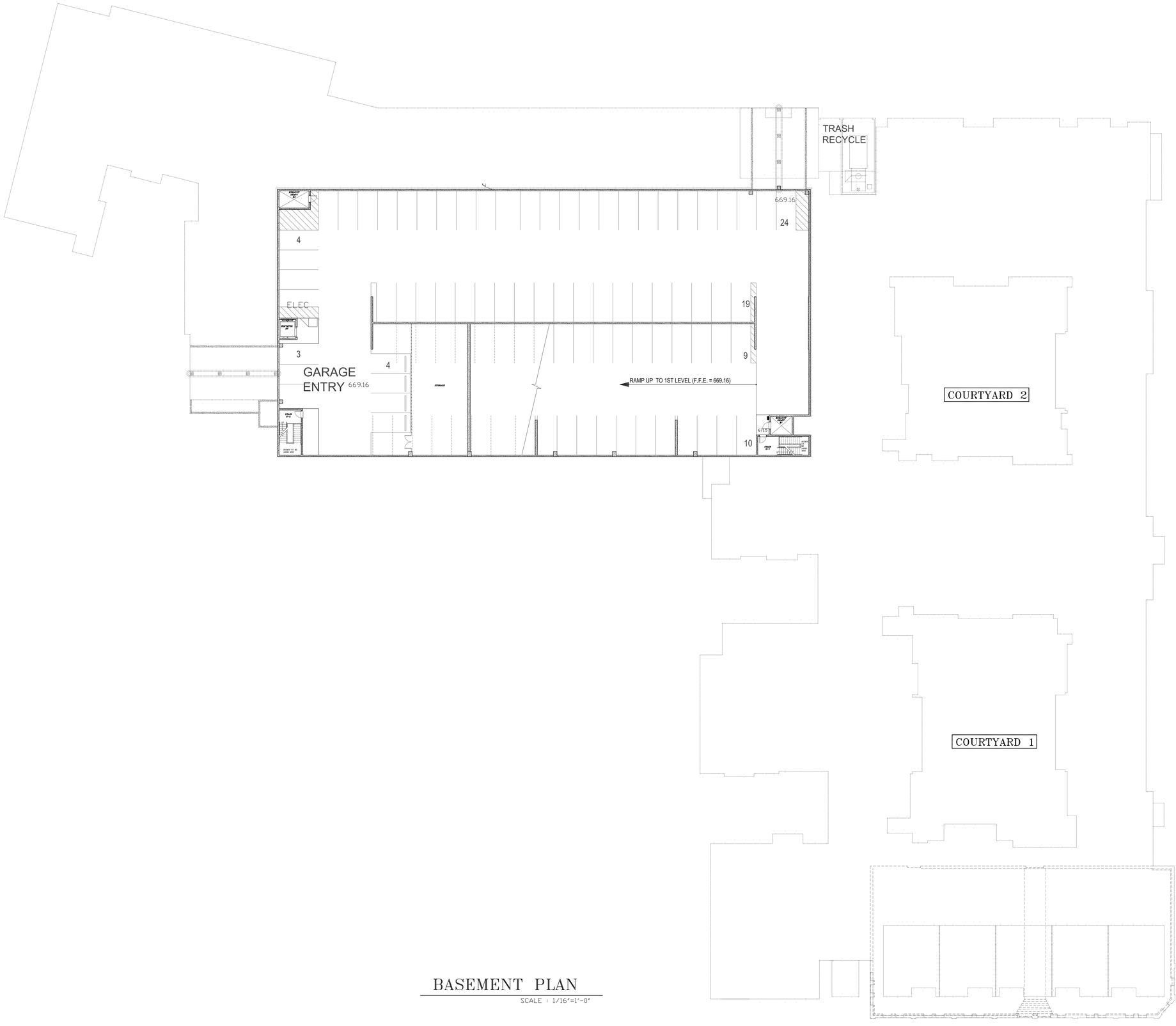

the NRP group LLC

# CROCKETT STREET LOFTS

San Antonio, Texas
Collin-Gunther Building

3/32" = 1'-0"

06-26-2015




# BASEMENT PLAN

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

*NRP CROCKETT LOFTS*

*SAN ANTONIO, TEXAS*

CLIFFORD WONG ARCHITECT, INC

5737 ALPHA RD.
SUITE 406
DALLAS, TEXAS 75240

PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1404

DATE

REVISIONS

SHEET NO.

*A0*

NRP CROCKETT LOFTS
SAN ANTONIO, TEXAS

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1404
DATE

REVISIONS

SHEET NO. A6

463'-6 7/8"

535'-4 7/8"

# GARAGE ROOF LEVEL PLAN

SCALE : 1/8"=1'-0"

COURTYARD 1

COURTYARD 2

A1 A2 A3 A4 A5

RAMP DN TO 5TH LEVEL (F.F.E. = 714.87')

22 3 19 10 9 2 4 3


# 5TH FLOOR PLAN
# ROOF PLAN

SCALE : 1/8"=1'-0"


NRP CROCKETT LOFTS
SAN ANTONIO, TEXAS

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305


JOB NO. 1404
DATE

REVISIONS

SHEET NO.
A5


# 4TH FLOOR PLAN

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

# NRP CROCKETT LOFTS

SAN ANTONIO, TEXAS

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 565
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1404

DATE

REVISIONS

SHEET NO.

A4


# 3RD FLOOR PLAN

SCALE : 1/8"=1'-0"

# NRP CROCKETT LOFTS

SAN ANTONIO, TEXAS


CLIFFORD WONG ARCHITECT, INC

5707 ELPHA RD.
SUITE 106
DALLAS, TEXAS 75240

PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305


JOB NO. 1404

DATE

REVISIONS

SHEET NO.

A3


# 2ND FLOOR PLAN

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

# NRP CROCKETT LOFTS

SAN ANTONIO, TEXAS

CLIFFORD WONG
ARCHITECT, INC
5757 ALPHA RD.
STE. 456
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1404

DATE

REVISIONS

SHEET NO.

A2


# 1ST FLOOR PLAN

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

# NRP CROCKETT LOFTS

SAN ANTONIO, TEXAS

CLIFFORD WONG
ARCHITECT, INC
5707 ALPHA RD.
STE. 406
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1404

DATE

REVISIONS

SHEET NO.

A1

**ASSESMENT OF THE FACADE AND STRUCTURE**
**243 Center Street**
**San Antonio, TX**

**Prepared for: Ryan Moody**
Design Manager
**NRP Group LLC**
200 Concord Plaza Drive, Suite 900
San Antonio, TX 78216

**Prepared by: Edward J. Swierz, S.E.**
**Integrity Structural Illinois, LLC**

**John L. Coulson, P.E.**
**Integrity Structural Corporation**

April 17, 2015

INTEGRITY STRUCTURAL CORP.

The following is a report on the physical condition and nature of the structure and its facades for the building with the address of 243 Center Street, San Antonio, Texas. In particular, the report is an assessment of the existing structure with recommendations for the preservation of part of the existing façade and incorporating it into the proposed, new multi-family complex at the site which includes 243 Center Street.

## I. DESCRIPTION AND BACKGROUND

The building at 243 Center Street, San Antonio, TX, is a one-story masonry and timber framed structure that was reportedly constructed for a commercial operation. The building had been most recently used for administrative offices for the Downtown Operations, Parking Division for the City of San Antonio, but it is currently vacant. The building is estimated to have been constructed circa 1910, and the original construction drawings were not available.

The 243 Center building is approximately rectangular in plan with dimensions of 132 feet along the south elevation, east-west, and 66 feet on average, north-south (unless specifically stated as actual, all dimensions in this report shall be considered to be nominal). The footprint of the building is trapezoidal in nature, as north elevation is about 7 feet longer than the south. The south elevation is on the property line, and the east elevation is about 0.2 feet west of the property line. The building is divided into two portions, with a 10 foot wide pass through corridor that runs from north to south near the center of the building. For both sections of the building, the floor and roof deck is continuous wood construction with interior, cast iron columns that support both the first floor and roof framing.

It appears that the building was structurally upgraded in the recent past. This work included selected strengthening of the first floor structure and the installation of roof diaphragm connectors to the exterior masonry walls.

The facades of the four elevations are the original masonry construction with fenestration. The masonry has been coated with an unknown, painted-on product on all four elevations.

The first floor is raised about 5 feet above grade on average. This dimension varies along the south elevation, as the sidewalk and the grade slopes down toward the west by about 3 feet.

There is a full basement height of 9.2 feet (measured) for the building with the slab-on-grade set at approximately 5 feet below grade.

The building at 243 Center Street is located within the St. Paul Historic District of San Antonio, Texas.

Photos 1 through 15, located in the Photo Appendix to this report, provide a representative and current overview of the exterior elevations and the interior spaces.

## II. THE ISSUE

The building is part of the St. Paul Historic District, and hence the preservation of the façade for the east and south elevations and part of the west elevation has been requested by the City of San Antonio.

## III. OBSERVATIONS

The undersigned with staff from Integrity Structural Corporation have visited the property for the purpose of reviewing the base building structure and the facades in particular. These visits occurred during a period of February 25 to March 3, 2015.

### Exterior Elevations

### South Elevation

This elevation is the main or street elevation of the building. The façade is punctuated with windows for the first floor and basement. The masonry is detailed with a water table below the first floor and a frieze at the upper area at the roof. The wall is typically 13 inches (actual), but it widens at the parapet (Photos 2, 5 and 12), and below the water table it is about 18 inches in thickness.

The water table has deterioration with a failed masonry wash and open joints that permit water infiltration (Photo 7). This defect has been allowing water infiltration for some time, and this is the root cause of the majority of the distress and deterioration of the masonry at and below the water table. This distress can be seen in the masonry around the basement windows (Photos 8 and 9). There is

also some random spalling of the brick at the sidewalk grade elevation, also caused by moisture driven deterioration.

Refer to the Field Sketch dated February 26, 2015, in the appendix to this report, for an elevation view with masonry notes and comments.

**East Elevation**

This elevation abuts the Union Pacific rail lines and the east property line (Photo 12). The track is nearest to the building at the southeast corner, and the minimum clearance dimension is about 14 feet.

There is cracking in the masonry throughout the elevation. The extent of the cracking is localized and the distress is repairable.

Of note, during the last structural upgrade of the building, the installation of the roof diaphragm ties had damaged the dentils and part of the original masonry (Photo 14).

Refer to the Field Sketch dated February 26, 2015, in the appendix to this report, for an elevation view with masonry notes and comments.

**West Elevation**

The west elevation abuts a vehicular access lane, which provides access to the parking area behind and north of the building.

There is some previously repaired masonry cracking near the roof line at the south end of the elevation. This appears to be attributable to prior foundation settlement at the southwest corner of the building.

Of note, there is a roof drain discharge near grade and the southwest corner of the building. In addition, there is a curb which inadvertently acts as drainage flow diverter of the discharged water toward Center Street. This flow is directed along the perimeter of the building, and it appears to be a primary causation for the observed settlement at the southwest corner. Refer to Photo 10.

Refer to the Field Sketch dated February 26, 2015, in the appendix to this report, for an elevation view with masonry notes and comments.

**North Elevation**

This elevation faces the parking area to the rear of the building (Photo 15). There is an opening for the pass-through area from the south elevation entry. There is some cracking in the masonry, but it is repairable if the wall were to be preserved.

Refer to the Field Sketch dated February 26, 2015, in the appendix to this report, for an elevation view with masonry notes and comments.

**First Floor Construction**

The existing first floor construction is the originally installed 2 inch wide by 13-1/2 inches deep (actual) wood joists spaced at about 18 inches on center (Photo 26). The joist spacing was found to vary, but the 18 inch dimension appeared to be the norm. The joists were originally supported by a four ply, 2 x 10 built-up wood girder that framed onto the original, 6 inch diameter cast iron columns. During the last structural upgrade, some of the girders were reinforced with a pair of through bolted, 10 inch steel channels, and at other locations, a new 10 inch, steel W section replaced the wood girders (Photos 25, 27 and 28). The original floor deck was a 1 by 6 wood decking, nailed to the joists.

In some areas, the original joists and the decking were replaced with newer materials.

The brick masonry walls were exposed in some areas of the first floor, especially in the office space along the south elevation. The masonry construction had header courses at every sixth course. In general, the observable sections of the interior face of the masonry walls were in a serviceable condition (Photo 24).

**Basement**

There is a full basement that is about 9.2 feet deep from the first floor deck to the concrete slab. It is assumed that the concrete slab is not original to the building. The basement walls are a continuation of the brick masonry seen above.

On the north elevation, it was observed that new concrete block (CMU) was installed to ostensibly repair a masonry issue. The remaining elevations were typically the original masonry construction. In some areas, it was observed that there was masonry and mortar deterioration caused by water infiltration. This

was primarily seen on the south and west elevations near the southwest corner of the building. Photo 31 is representative of this issue.

On the south elevation, it was observed that there is an inward displacement of the brick masonry in a range of 50 to 80 inches above the floor line and between the pass through area to the west elevation. Photos 30 through 34 depict this condition. The outward displacement or bulge was estimated to be about 1 inch, which is significant. This displacement is occurring in about the same part of the elevation where there is some outward displacement at the exterior face as seen in Photo 9.

The extent of the masonry distress at the portion of the south elevation basement wall must be ascertained and a remedial course of action must be developed as part of the preservation process. If the existing basement will be infilled, then a concrete protective wall against the masonry foundation wall should be installed, after any masonry remediation, to further preserve the original construction above.

**Roof Construction**

The roof construction was difficult to ascertain, as the existing ceiling construction obscured most of the framing. In certain limited areas through small openings, the roof construction was observable, and it was estimated to be 2 x 10 wood joists spaced about 24 inches. The roof deck appeared to be 1 x 6 wood decking.

The dimension from the first floor deck to the underside of the roof deck was measured at 14.5 feet near the south elevation. This dimension varies because of the roof pitch from north to south.

**Roof Membrane**

The roof was accessed by the fixed steel ladder on the west elevation, and the roofing membrane was found to be in a serviceable condition. The membrane appeared to be a modified bitumen sheet system with an applied reflective coating. The roof was pitched from its high point, north to south, about 16 inches over its width. Photos 16 through 20 depict the roof, its parapet, and the three ornamental projections from the parapet.

The parapets were observed to be in a serviceable condition, and there were no visually discernible issues. The tops of the parapets, as well as the inside face, were covered by the roofing material as can be seen in Photo 20. In some locations, the membrane is starting to fail and the infiltration of water into the parapet and wall below is possible. This condition was observed primarily along the east elevation.

**Brick Masonry**

The original brick masonry construction is from units with actual dimensions that are typically 4 inches wide by 2-1/2 inches tall and 8-3/8 inches long. The masonry was laid in a running bond with header courses periodically installed over the height of the wall. From the interior areas of the first floor where the masonry is exposed, the header courses were noted to be located at every sixth course.

The interior of the brick units, where exposed by spalling of the face, was observed to be a softer brick without any discernible hard-fired characteristics (Photos 22 and 23). The sample suggests that the masonry units are a salmon brick, which carries the definition of a soft, imperfectly fired brick having a reddish-orange color, and consistent with the vintage of the building.

The mortar, until tested, is assumed to be a lime-based mortar with no or minimal Portland cement or other pozzolanic additives other than sand. The mortar was noted to be in a serviceable condition over the majority of the four elevations, and it was firm and resistant to deformation with a metal key. In the basement area, it was observed that there was mortar deterioration especially along the south and west elevations, and that appears to be primarily the result of excessive water saturation. In those areas, the mortar was easily deformed and removed with a metal key. It is known that lime-based mortars will deteriorate from excessive water infiltration, which creates a deleterious saline solution formed from the absorbed salts.

A physical evaluation of the mortar, with acid digestion of the binder and sieve analysis of the aggregate per ASTM C 136, is highly recommended to determine the properties of any repair and pointing mortar that will be used to remediate the masonry.

**Foundations**

The foundations of the building were not accessible for review without excavation. It is assumed that the building is founded on masonry spread footings, but that is only suggested by the first course of masonry below the interior concrete slab. There was no visual evidence to suggest any significant issue or concern for the footings, however some diagonal cracking in the masonry walls suggests that there had been some prior, but localized, differential settlement. This type of settlement was noted primarily at and near the southwest corner of the building along the return of both the south and west elevations. Of note, the southwest corner is a low point and the roof drain (Photo 10) discharges near that location, as previously discussed. Furthermore, as can be seen in Photo 10, there is a concrete curb that directs the discharge flow to the southwest corner and along the foundation line. This discharge has affected the building and its masonry foundation walls along the west and south elevations.

## IV. ANALYSIS

The visual observation of the condition of the building and its performance over time has led to the conclusion that the structure is in a serviceable condition but in need of maintenance and restoration, if it were to continue in its present configuration.

The observation of the exterior masonry walls has led to the determination that the masonry is in a serviceable condition, but in need of some restoration and maintenance. The masonry will require some reconstruction at the basement level, especially along the west portion of the south elevation.

The tensile or bond strength of the mortar to brick is most likely a limited value. Consequently, the span of the existing masonry walls between supports has to be limited. This is especially critical at the parapets or any other projections above the upper support points, as the cantilever action of the projection will induce significant tensile stress in the mortar from wind or other lateral loads. This consideration has to be respected for both the temporary and the permanent support configurations.

## V. TEMPORARY STABILIZATION OF THE FACADES

The portion of the facades that will be preserved will require temporary bracing and support prior to the demolition of the interior of 241 Center Street. The bracing must remain in place until the new structure is erected and the façades are completely secured to it.

The proposed concept for bracing the facades is a vertical steel truss system that will be constrained by a cast concrete mass that will act as a 'dead man' support. The drawings, S1.0, S1.1 and S2.0, attached directly to this report, depict the proposed concept.

## VI. INCORPORATION OF THE FAÇADE INTO THE NEW STRUCTURE

To preserve the facades, the existing masonry construction must be secured to and supported by the new structure. Part of the requirements will be to respect the structural limitations of the brick masonry and its mortar. As noted above, the tensile bond strength between the mortar and brick, as well as the width of masonry wall construction, controls the clear span of any masonry construction. The existing masonry construction has a clear span of about 13 feet between the first floor and the roof joists and a similar span between pilasters. Also, there is the cantilever condition at the parapets, which has and will continue to be subjected to wind load demands. Without any physical testing of the original masonry, there has to be some conservatism applied to the location and type of supports used to restrain the masonry facades on a permanent basis. This detail will require coordination and cooperation from the design architect for the multi-family complex.

The permanent support detail will require some type of positive anchorage to the existing masonry. This type of connection will most likely involve through bolts and adhesive masonry anchors, which will establish the initial point of restraint. Toward that end, it is recommended that a test program be implemented as soon as practicable to obtain pull out and shear values for anchorage into the existing masonry. Because the original masonry construction appears to be consistent on all four elevations, it should be feasible to perform these tests in locations that will not be preserved.

## VII. CONCLUSIONS AND OPINIONS

It is the opinion of the undersigned that the masonry façade for the east, south and west elevations can be preserved and incorporated into the new multi-family complex. The facades will require temporary bracing and shoring prior to the demolition of the existing interior floor and roof framing of the existing structure. Proposed concepts for this bracing and shoring are part of the recommendation section of this report.

## VIII. RECOMMENDATIONS

Going forward to preserve the east, south and part of the west elevation facades, the following recommendations are offered:

1. **Assessing the mortar and brick:** Performing a petrographic and physical analysis of the mortar and its composition. This is required to better understand the physical properties of the masonry and establish the constituent materials of the mortar to properly specify the repair and pointing mortar. The samples for the laboratory work could be obtained in a location where the façade will not be preserved.

2. **Repair the existing distress in the masonry:** This includes all exterior surface and through-walls cracks as marked on the Field Sketch elevations (for areas to be preserved), repair of the water table on the south elevation, repair of the masonry around the windows below the water table on the south elevation, and the masonry in the basement on the south and west elevations.

3. **Develop a detailed temporary bracing program for the facades:** This can be established once the extent of the façade preservation is established. Of note, any external to the building bracing will fall outside of the property line, and the east elevation abuts property with a rail line operated by Union Pacific.

4. **Develop a detailed concept to incorporate the façade into the new structure:** The plan will require coordination with the design architect for the new multi-family complex. Integrity Structural Corporation can and will provide the necessary permanent connection details to preserve the facades.

5. **Protection of Below Grade Masonry:** If the existing basement is to be infilled, then it is recommended that a reinforced concrete retaining wall be poured against the masonry basement foundation, after the masonry wall is repaired. In addition, all discharged and surface water must be diverted away from the building and its foundation. Pending the ability to control the water, the waterproofing of the exterior face of the foundation should be considered.

**Caveats**

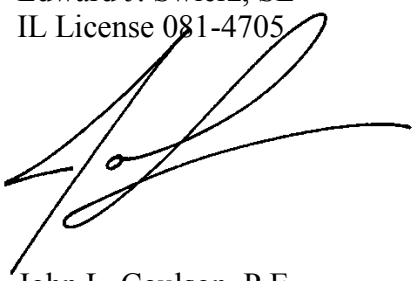
The above report is not to be construed as a comprehensive evaluation nor is it a guarantee that all defects, both evident and latent, have been discovered and reported. Integrity Structural Corporation reserves the right to append this report upon the availability of additional information.

Trusting the above is responsive to your current needs, Integrity Structural Corporation remains available to provide any additional assistance as may be required.

Very truly yours,

**INTEGRITY STRUCTURAL CORP.**

Edward J. Swierz, SE
IL License 081-4705



John L. Coulson, P.E.
TX License 91548

Attachements : Field Sketch, Bracing Concept Drawings, and Photo Appendix

**PHOTO APPENDIX TO REPORT**

Façade and Structure Assessment
**243 Center Street**
San Antonio, Texas

April 17, 2015 

**Photo 1:** An overview looking at the south elevation of 243 Center Street and the return on the east elevation. Note that there is a railroad grade crossing adjacent to the building.


**Photo 2:** Looking at the current main entry near the center of the south elevation. The entry defines a space that extends completely through the building and creates two sections for the first floor.

**Photo 3:** A view of the west portion of the south elevation from Center Street.


**Photo 4:** A close view of the current entry and through space at the first floor.

**Photo 5:** A view of the projection of the brick (frieze) at the parapet on the south elevation and a pilaster.

**Photo 6:** A view of a typical flat (gauged) brick arch at the windows of the south elevation. The arch is bearing on a 1 inch thick cast iron (assumed) plate, which is acting as a lintel.

**Photo 7:** A view of the top of the water table along the south elevation. Note that the wash material has failed and the open mortar joint is an entry point for water.

**Photo 8:** A typical view of the masonry below the water table and at the sidewalk with distress on the south elevation.

**Photo 9:** A view of distress in the masonry at a basement window that is attributable to the water infiltration from the water table defects above this area. Note that the crack extends horizontally beyond the window opening, and this area was sounded and found to be delaminated.


**Photo 10:** A view of the southwest corner and the west elevation of 243 Center Street. The arrow points to an area of prior masonry distress, which appears to be related to settlement.

**Photo 11:** A view of the upper portion of the southwest corner of 243 Center Street. Note the diagonal cracking (previously repaired) at the upper areas of the masonry, which is most likely attributable to foundation settlement at the southwest corner.

**Photo 12:** A view of the east elevation looking south.

**Photo 13:** A view of the first window from the southeast corner with crack from the parapet to the window head and down the jamb line.

**Photo 14:** A view of the recently installed roof diaphragm connectors that involved some masonry damage.

**Photo 15:** A view of the north elevation. The ramp leads to the passageway seen in Photos 2 and 4

.

**Photo 16:** Looking east on the roof with the 32 inch tall parapet on the south elevation. Note that the roof drainage is from north to south, and it is a 16 inch difference from high to low.

**Photo 17:** Looking at the southwest corner ornamental and pediment-like projection. The top of the masonry is about 88 inches above the roof line at the high point.

**Photo 18:** A view of the southeast corner of the roof. Note that there is a low point (bird bath), which is a drainage deficiency.

**Photo 19:** A view of the northeast corner of the roof with a pediment-like projection. The top of the projection is about 62 inches above the roof line.

**Photo 20:** A close up view of a representative area of the east side parapet with roofing membrane cover. Note that the membrane has failed and will allow water infiltration. The top of the parapet does not have a coping, and the original brick masonry can be seen in the photo.

**Photo 21:** A close up view of a spalled face shell of a brick unit above the sidewalk on the south elevation. There are randomly located brick with spalls, but most are near and slightly above the grade of the sidewalk area along Center Street. Note the delamination of the coating which is the indicative of moisture infiltration within the masonry construction.


**Photo 22:** Looking at a piece of a spalled face from a brick on the south elevation.

**Photo 23:** A close up view of the interior of the spall that is seen in Photo 22. Note the composition of the originally fired material, and this is suggestive of a porous brick.

**Photo 24:** A view of the typical interior construction long the south elevation of the building. Note that there is a header course every six courses over the height of the wall.

**Photo 25:** Looking south in the basement of 243 Center Street. The columns are 6 inch cast iron sections typically.

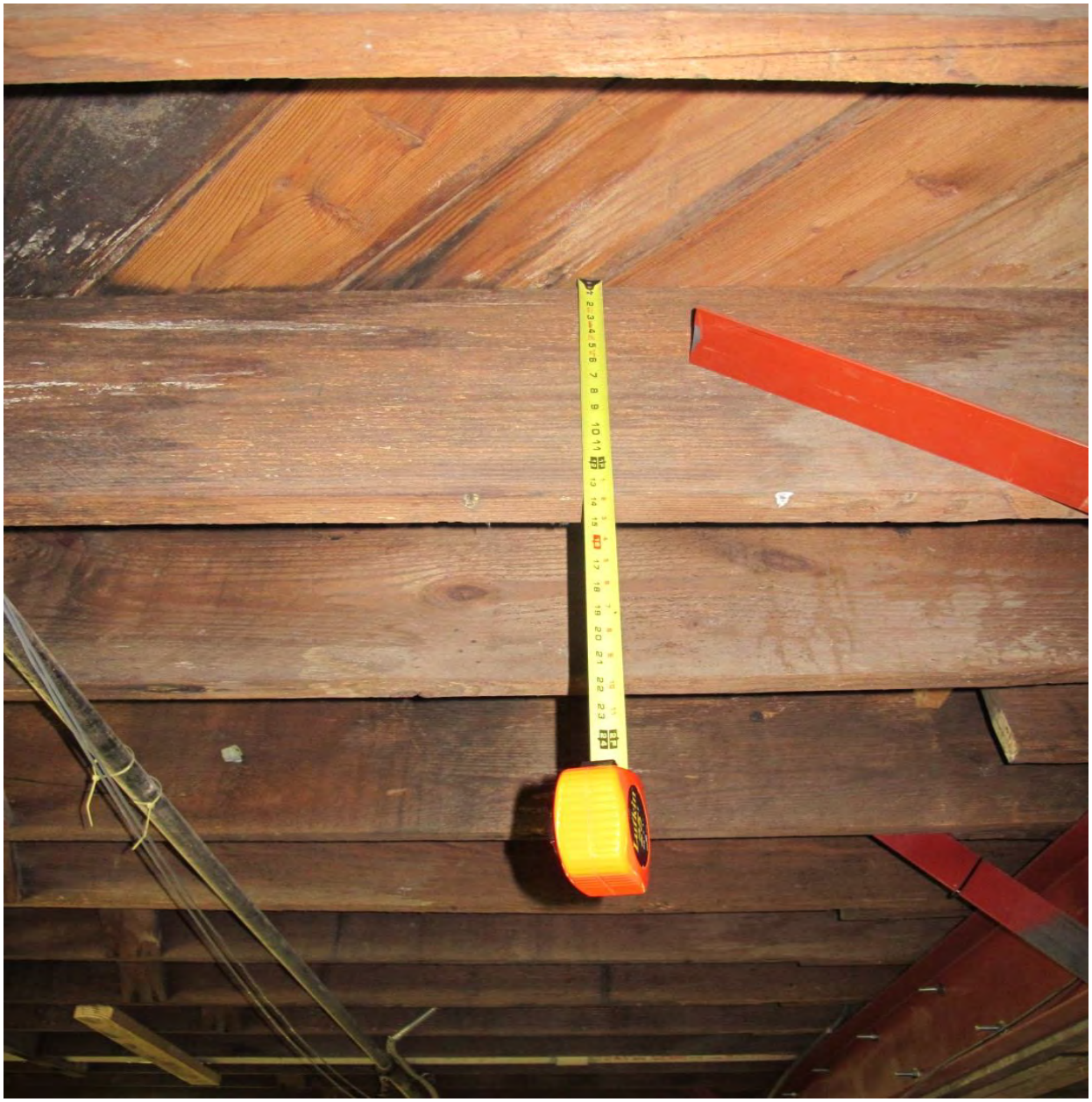


**Photo 26:** Typical wood joist construction for the first floor.


**Photo 27:** An example of a reinforced, original, multi-ply wood girder with two channel sections through bolted.

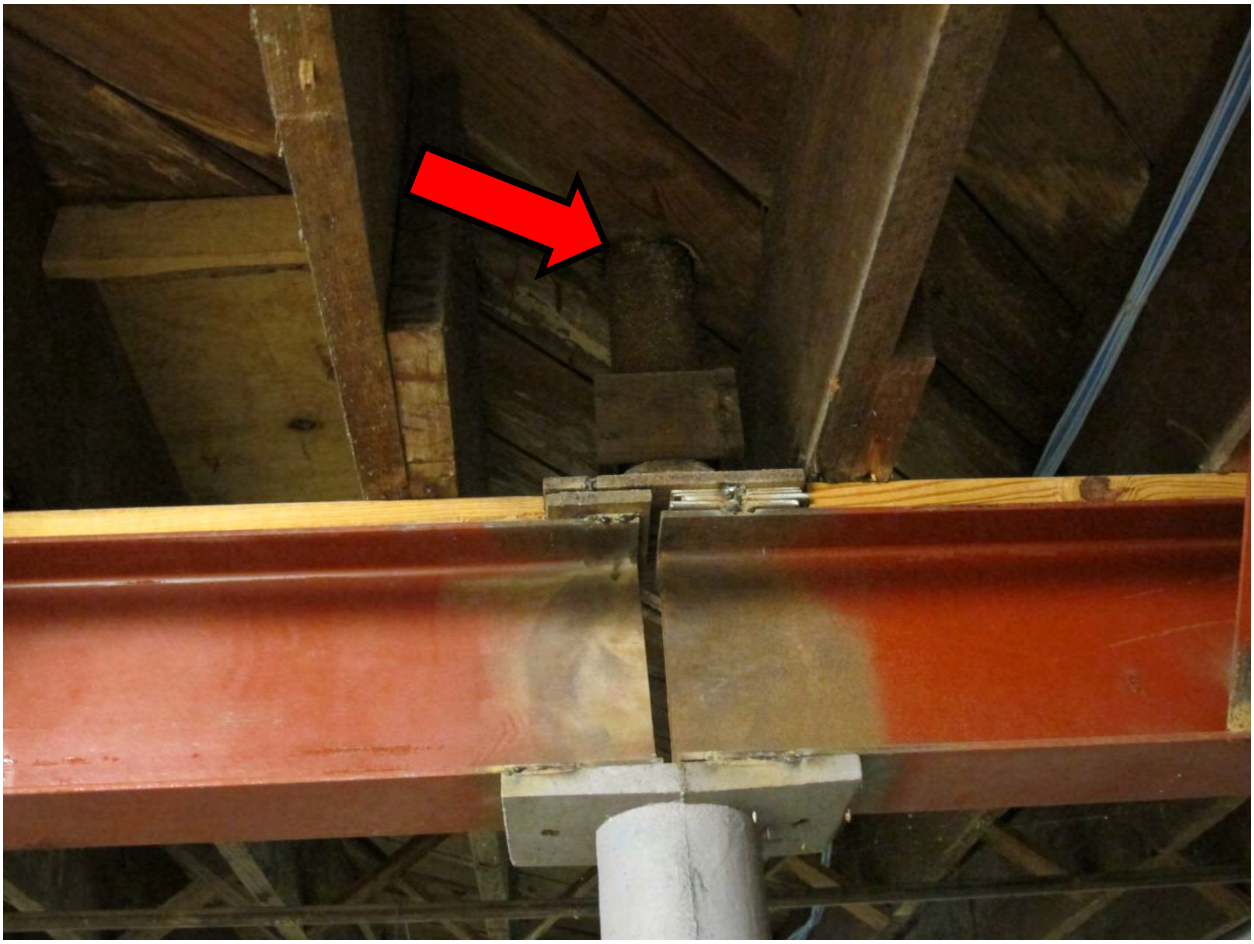


**Photo 28:** A close up view of a representative area where new W 10 beams were installed to replace the original construction. Note that the upper cast iron column was installed on shim plates that straddle the two beams below.

**Photo 29:** Looking at the roof framing through an opening in the ceiling of an office in the southeast corner of the building. Note that there appears a bead-board type ceiling, which is presumed to be original.

**Photo 30:** A view of the south elevation basement wall from the west foundation wall looking east. This area was observed to have an inward lateral displacement of the masonry from about 50 to 80 inches above the concrete slab. Of note, header courses were installed every six courses.

**Photo 31:** A close up view of the interior mortar joints at the basement level along the south elevation. Moisture infiltration has caused the mortar to disintegrate and erode.

**Photo 32:** A view of the window jamb on the south elevation which shows the relative movement of the masonry at the inwardly displaced (bulged) masonry area.

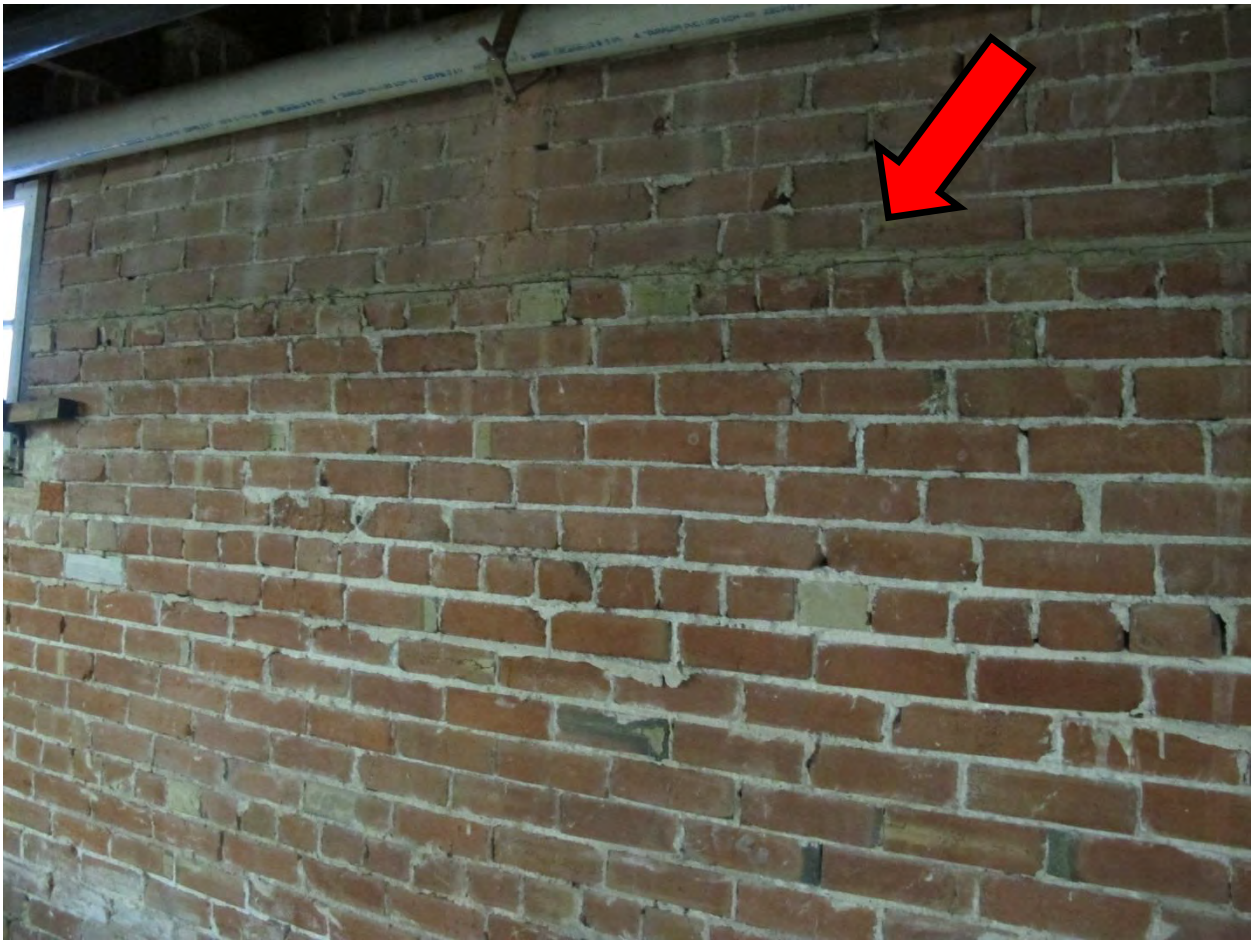
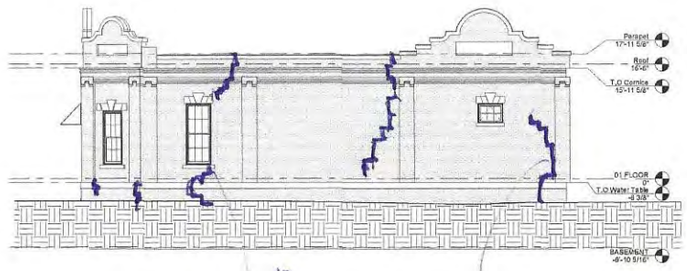


**Photo 33:** A view of the south elevation basement wall and the arrow points to a crack and the course which is most inwardly displaced.

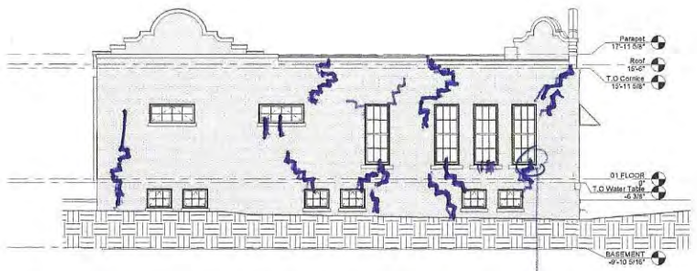
**Photo 34:** A close up view of the crack seen in Photo 33. Note that the crack had been previously filled with a cement mortar and has reopened.




1 EAST ELEVATION
1/8" = 1'-0"

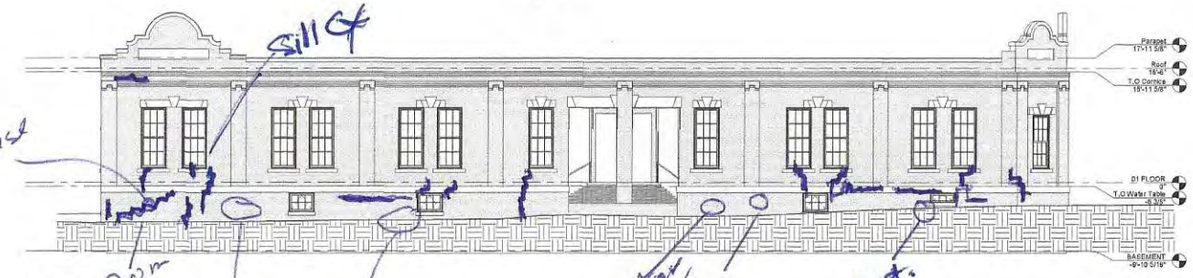
Sill @ Sill Det.

Inside corner




2 WEST ELEVATION
1/8" = 1'-0"

Sill @




Sill @

S12 mast

3 SOUTH ELEVATION
1/8" = 1'-0"

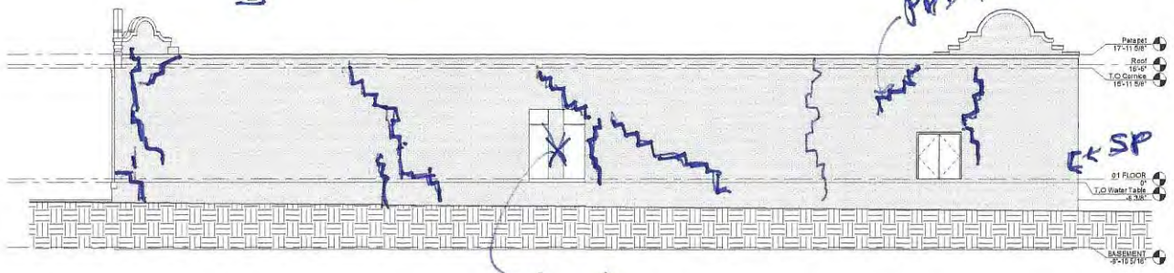
open jnts

Det.

mortar repair SP

Det.

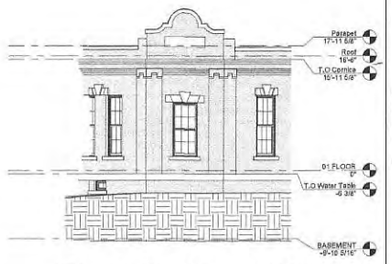
PPDE Painted




SP

W.O. Piers

4 NORTH ELEVATION
1/8" = 1'-0"




5 SOUTHEAST ELEVATION
1/8" = 1'-0"

Field Notes 20150226 ejs

SEVENTH GENERATION DESIGN
ARCHITECTURE | SUSTAINABILITY | PRESERVATION
118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7400

Crockett Street
Multi-Family Housing.
243 Center St. San Antonio TX

| No. | Date | Description |
|---|---|---|
| 1 | | |

EXTERIOR ELEVATIONS

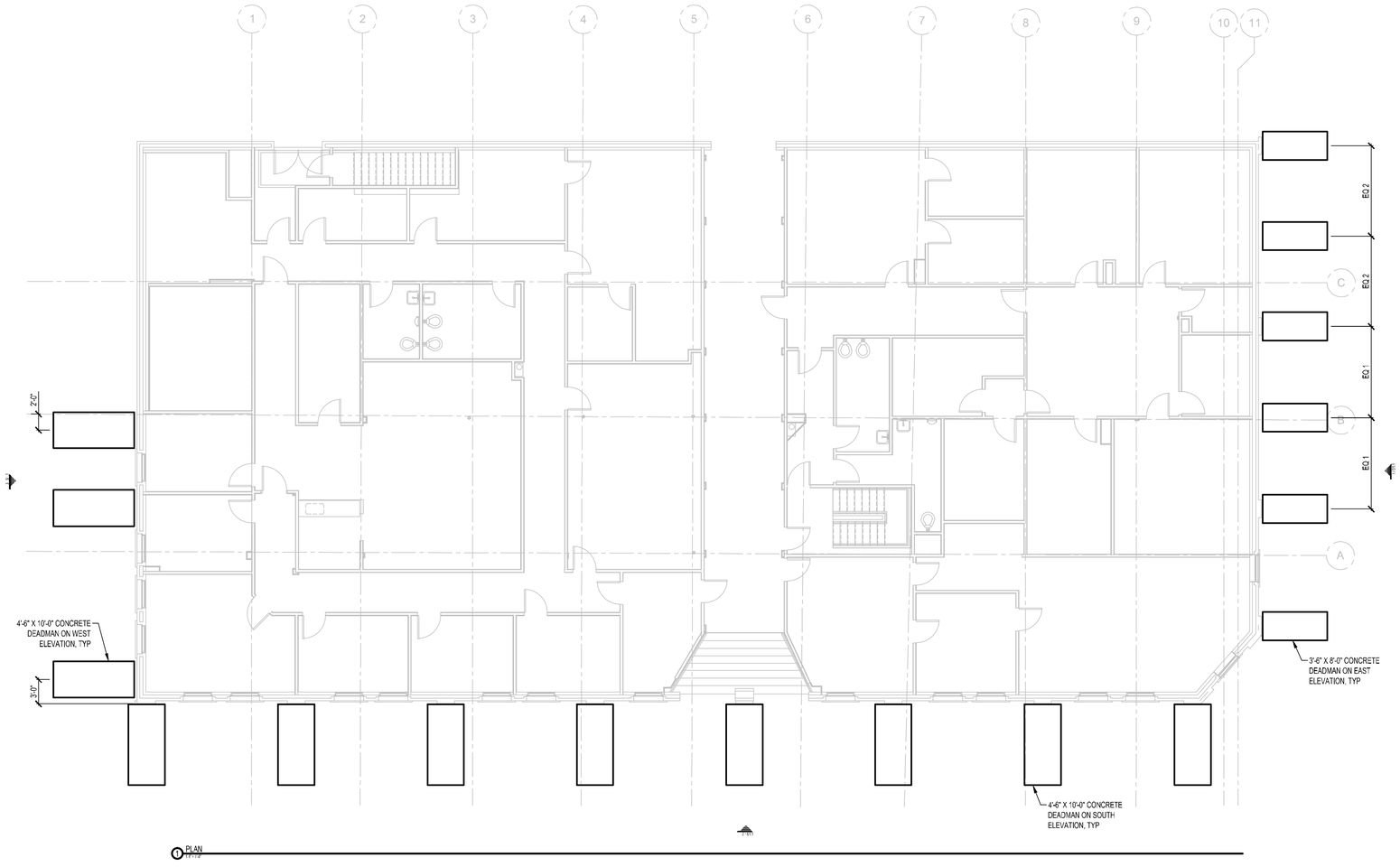
***PRELIMINARY***
*Not for regulatory approval, permit or construction.*

| | |
|---|---|
| Project number | 1501.00 |
| Date | 17 February 2015 |
| Drawn by | Author |
| Checked by | Checker |
| | A3.01 |
| Scale | 1/8" = 1'-0" |

2/17/2015 2:33:04 PM

## NOTES

1. POUR DEADMAN CONCRETE ON LEVEL AND PREPARED SUB-BASE
2. DRILL HOLES INTO PILASTERS WITH CARE SO AS NOT TO DAMAGE BRICK MASONRY
3. CONCEPT SHOWN ASSUMES EXISTING MASONRY HAS BEEN REPAIRED AND BASEMENT CONCRETE RETAINING WALL HAS BEEN CONSTRUCTED PRIOR TO DISENGAGEMENT OF THE WALL FROM THE ORIGINAL STRUCTURES.




1 PLAN
1/8" = 1'-0"

SEVENTH GENERATION DESIGN
ARCHITECTURE | SUSTAINABILITY | PRESERVATION
118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

INTEGRITY STRUCTURAL ILLINOIS LLC
180 North Wabash Avenue
Suite 320
Chicago, Illinois 60601
(312) 262-7381
Fax (312) 262-7382
www.integritystructural.com

# Crockett Street Multi-Family Housing

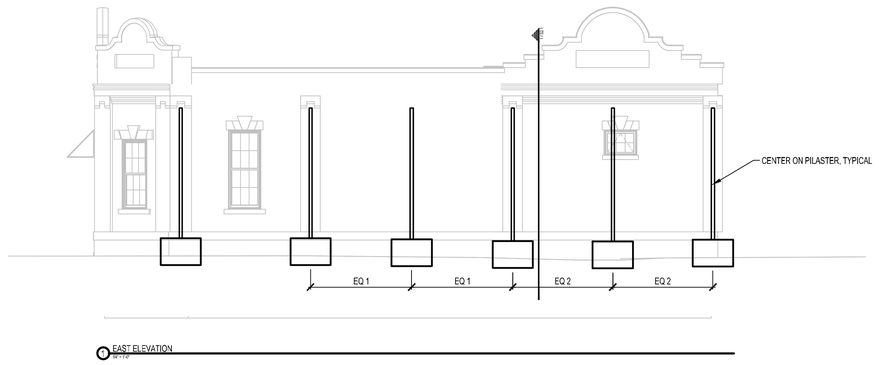
243 Center St. San Antonio TX

| No. | Date | Description |
|---|---|---|
| 1 | 04/04/2015 | REVIEW & COORDINATION |
| 2 | 04/10/2015 | UPDATED REVIEW |

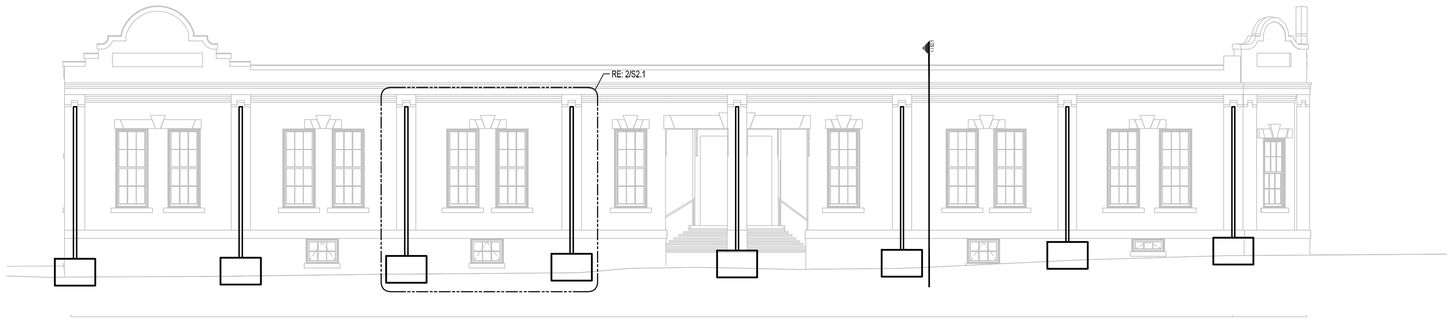
PLAN

***PRELIMINARY***
*Not for regulatory approval, permit or construction.*

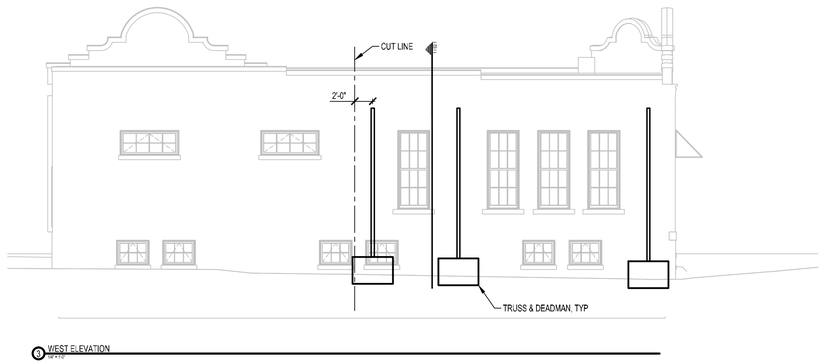
| | |
|---|---|
| Project number | 498.002.15C |
| Date | 07 APRIL 2015 |
| Drawn by | HDO |
| Checked by | EJS |
| | S1.1 |
| Scale | 1/8" = 1'-0" |




1 EAST ELEVATION
1/8" = 1'-0"




2 SOUTH ELEVATION
1/8" = 1'-0"




3 WEST ELEVATION
1/8" = 1'-0"

## NOTES

1. POUR DEADMAN CONCRETE ON LEVEL AND PREPARED SUB-BASE
2. DRILL HOLES INTO PILASTERS WITH CARE SO AS NOT TO DAMAGE BRICK MASONRY
3. CONCEPT SHOWN ASSUMES EXISTING MASONRY HAS BEEN REPAIRED AND BASEMENT CONCRETE RETAINING WALL HAS BEEN CONSTRUCTED PRIOR TO DISENGAGEMENT OF THE WALL FROM THE ORIGINAL STRUCTURES.

SEVENTH GENERATION DESIGN
ARCHITECTURE | SUSTAINABILITY | PRESERVATION
118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

INTEGRITY STRUCTURAL ILLINOIS LLC
180 North Wabash Avenue
Suite 325
Chicago, Illinois 60601
(312) 262-7381
Fax (312) 262-7382
www.integritystructural.com

# Crockett Street Multi-Family Housing

243 Center St. San Antonio TX

| No. | Date | Description |
|---|---|---|
| 1 | 04/04/2015 | REVIEW & COORDINATION |
| 2 | 04/10/2015 | UPDATED REVIEW |

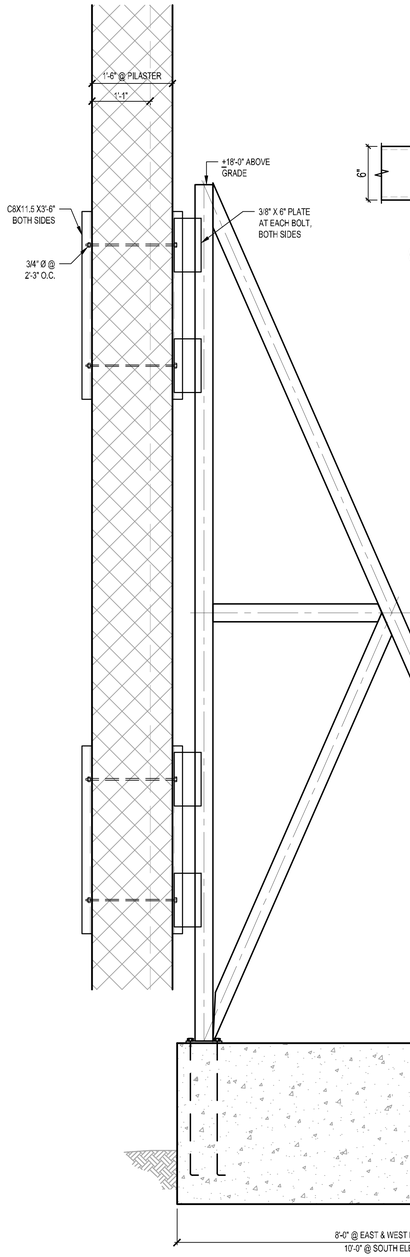
ELEVATIONS

***PRELIMINARY***
*Not for regulatory approval, permit or construction.*

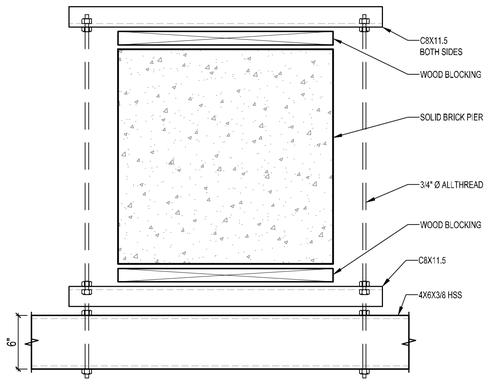
| | |
|---|---|
| Project number | 498.002.15C |
| Date | 07 APRIL 2015 |
| Drawn by | HDO |
| Checked by | EJS |

S1.1

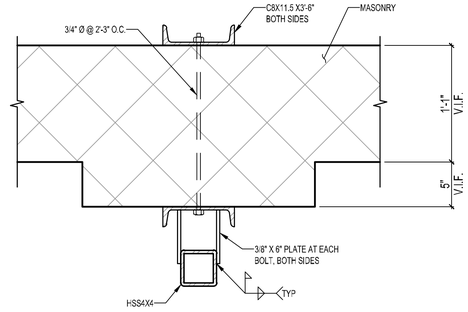
Scale 1/8" = 1'-0"



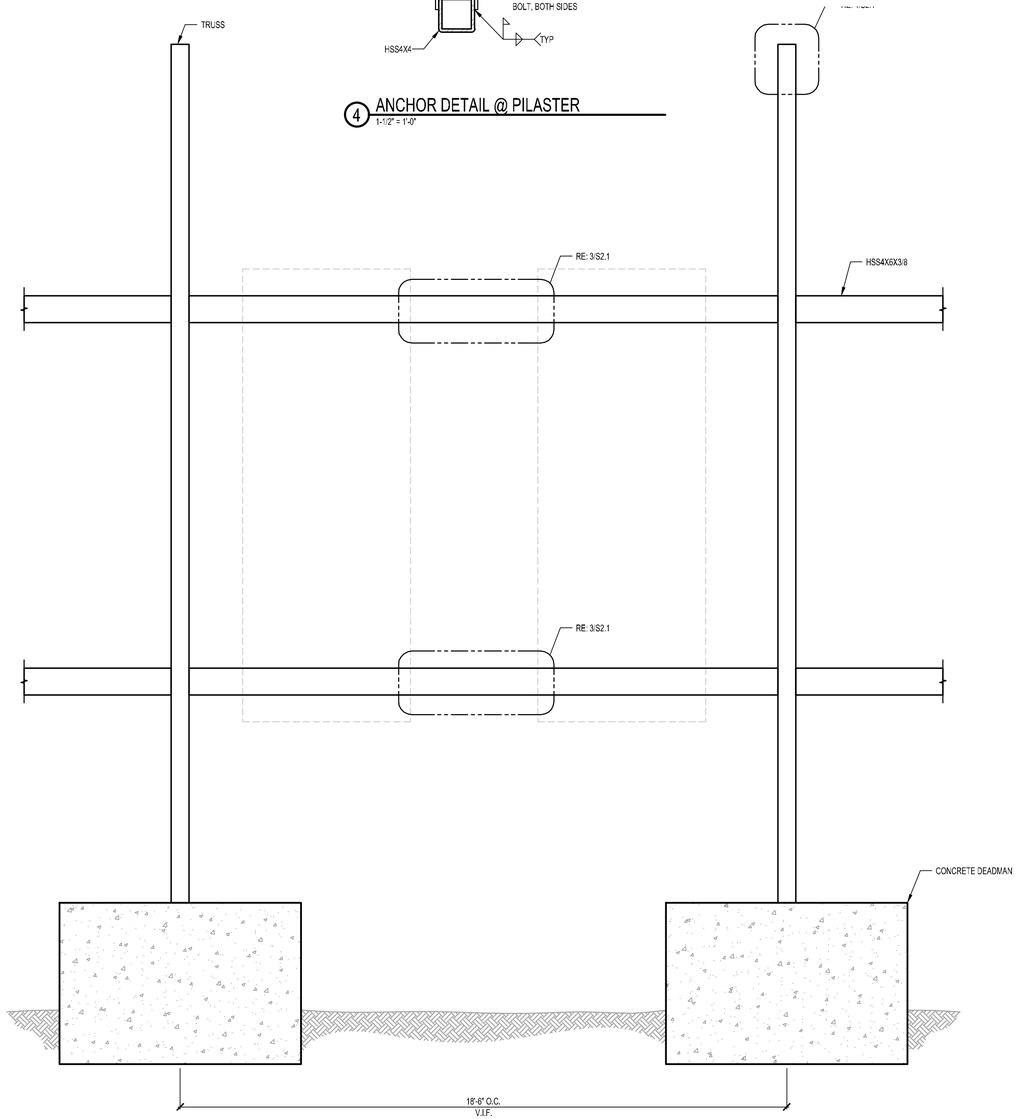

1 TRUSS & DEADMAN
3/4" = 1'-0"




3 WINDOW PIER DETAIL
1-1/2" = 1'-0"




4 ANCHOR DETAIL @ PILASTER
1-1/2" = 1'-0"




2 TYPICAL SOUTH ELEVATION BRACING
3/4" = 1'-0"

SEVENTH GENERATION DESIGN
ARCHITECTURE | SUSTAINABILITY | PRESERVATION
118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

INTEGRITY STRUCTURAL ILLINOIS LLC
100 North Wabash Avenue Suite 320 Chicago, Illinois 60601
(312) 262-7381 Fax (312) 262-7382 www.integritystructural.com

# Crockett Street Multi-Family Housing

243 Center St. San Antonio TX

| No. | Date | Description |
|---|---|---|
| 1 | 04/04/2015 | REVIEW & COORDINATION |
| 2 | 04/10/2015 | UPDATED REVIEW |

DETAILS

***PRELIMINARY***
*Not for regulatory approval, permit or construction.*

| | |
|---|---|
| Project number | 498.002.15C |
| Date | 07 APRIL 2015 |
| Drawn by | HDO |
| Checked by | EJS |

S2.1

Scale 3/4" = 1'-0"

**BUILDING CONDITION ASSESMENT**
**241 Center Street**
**San Antonio, TX**

**Prepared for: Ryan Moody**
Design Manager
**NRP Group LLC**
200 Concord Plaza Drive, Suite 900
San Antonio, TX 78216

**Prepared by: Edward J. Swierz, S.E.**
**Integrity Structural Illinois, LLC**

**John L. Coulson, P.E.**
**Integrity Structural Corporation**

April 20, 2015

INTEGRITY
STRUCTURAL CORP.

The following is a report on the physical condition and nature of the structure for the building with the address of 241 Center Street, San Antonio, Texas.

## I. DESCRIPTION AND BACKGROUND

The building at 241Center Street, San Antonio, TX, is a one-story steel and timber framed structure with masonry bearing walls that was apparently constructed for a commercial operation and currently serves as storage and warehouse space. The building was reported to have been constructed circa 1920's. The original construction drawings were not available for review.

The 241 Center building is approximately rectangular in plan with dimensions (nominal, unless stated as actual) of 74 feet (east-west) and 162 Feet (north-south). The building is divided into two portions by an interior masonry wall with a 62 foot long front section with three, equally spaced, steel roof trusses that clear span the space. In the rear portion, the roof structure is timber framed trusses that span from the exterior walls to a bearing wall support with framing in the interior. The roof trusses for the rear section were estimated to be spaced at two to three feet on center. For both sections, the roof deck is wood with timber purlins between the steel trusses in the front section. There is a small mezzanine in the southeast corner of the rear portion of the building. There was no basement area noted.

The building is within the boundaries of the St Paul Historic District.

Photos 1 through 8, located in the Photo Appendix to this report, provide a representative and current overview of the exterior elevations and the interior space.

## II. OBSERVATIONS

The undersigned have visited the property for the purpose of reviewing the condition of the building during the period February 26 and 27, 2015.

Exterior Elevations

South Elevation

This elevation is the main or street elevation for the building (Photo 1). There is an entry way for vehicular access to the interior, and the windows were boarded as can be seen in the photo.

In general, the masonry was in an acceptable level of repair, but there is some cracking along the elevation near the roof line.

North Elevation

This elevation has an entry door for vehicular access similar to the south elevation (Photo 8). There was some cracking in the masonry observed along the entire elevation, similar to but more extensive than the south elevation.

East Elevation

This elevation abuts an access or alley way between it and the 241 Center Street building, which services a parking area to the rear of both 241 and 243 Center Street (Photo 3). The east elevation façade had some masonry distress along the entire length, which was primarily diagonal cracking. Some of the cracking appeared to have been previously filled with mortar, which is at best a cosmetic repair.

The north portion of the elevation is taller and has more observable cracking. The cracking was also observed in the interior, which indicates that the cracks are typically full thickness. It is not known if the masonry construction is reinforced, as would be expected for the height of the walls, but this is most likely not the case given the age of the building. Consequently, any full thickness cracking does affect and reduce the structural integrity of the wall and building in total.

West Elevation

This elevation had limited accessibility because of a security fence. There was some significant cracking observed in the exterior masonry near the southwest corner (Photo 2).

The north portion of the elevation has more cracking, and this was observed in the interior similar to the east elevation with similar structural implications.

Steel Roof Trusses

The three steel roof trusses in the front section of the building were observed from grade. The trusses are a modified Warren type truss constructed primarily with steel angles and connected with rivets and gusset plates. The steel trusses appeared to be sound and functional. There was some cracking in the masonry noted above the bearing points, which may have been caused by corrosion of the embedded end vertical of truss structure or movement of the truss. Regardless, the extent of the cracking at the bearing points appeared to be significant.

Timber Roof Trusses.

The timber trusses are in the north or rear portion of the building were reviewed from grade only. The trusses span from the exterior bearing walls to a center wall. In general, the timber trusses appeared to be functional, but the actual structural condition could not be accurately assessed from only a grade level observation. Of note, there was some wood framing that was suspended from certain trusses and at least one of these suspended sections was noted to have failed from a possible overload.

The timber trusses also provide a bracing function for the taller masonry walls. Given the observed distress in the masonry, there is a question as to the effectiveness of the trusses in providing this support.

Roof

The roof was not accessed for any direct observation. Photo 7, taken from the adjacent roof of the 243 Center Street building, shows the roof of the front portion of the building.

The visual evaluation, from afar of the roof and the lack of evidence of water infiltration, suggests that it is in a serviceable condition.

Foundations

The foundations of the building were not accessible for review without excavation. It is assumed that the building is founded on conventional, concrete

spread footings. There was no visual evidence to suggest any significant issue or concern for the footings in general, however some diagonal cracking in the masonry walls which strongly suggests that there had been some prior differential settlement.

## III. ANALYSIS

The visual observation of the condition of the building, and in particular the masonry walls, has led to the conclusion that the structure is in a marginally serviceable condition. The building, if it were to be preserved, would require significant repair and remediation. The north portion of the building appears to require more remedial work, based on the observation of the masonry.

## IV. CONCLUSIONS AND OPINIONS

It is the opinion of the undersigned that the structure is acceptable for its current usage as a storage facility, but it has limited functional value. The building is in need of significant repair and remediation. The timber trusses in the north portion are questionable and additional evaluation would be required, if the building were to be preserved.

Caveats

The above report is not to be construed as a comprehensive evaluation nor is it a guarantee that all defects, both evident and latent, have been discovered and reported. Integrity Structural Corporation reserves the right to append this report upon the availability of additional information.

Trusting the above is responsive to your current needs, Integrity Structural Corporation remains available to provide any additional assistance as may be required.

Very truly yours,

**INTEGRITY STRUCTURAL CORP.**

Edward J. Swierz, SE
IL License 081-4705

John L. Coulson, P.E.
TX License 91548

12,777 Jones Road, Suite 388
Houston, TX 77070-4627

Attachements : Photo Appendix

PHOTO APPENDIX TO REPORT

Building Condition Assessment
**241 Center Street**
San Antonio, Texas

April 20, 2015 

**Photo 1:** Looking at the south elevation of 241 Center Street. The entry door for vehicular access is open, and the building is actively in use as a storage facility.

**Photo 2:** The west elevation with the south elevation in view. Note the cracking on both sides of the southwest corner. The crack on the west elevation appears to emanate from the truss bearing point.

**Photo 3:** Looking south at the east elevation. Note that there cracking along the elevation which appears to have been previously repaired.

**Photo 4:** Looking north from the entry at the south elevation with the steel trusses, timber purlins and wood decking in view.

**Photo 5:** Looking at the roof trusses in the north portion of the building with suspended timber framing for an unknown purpose. The wall in view is the west elevation.

.

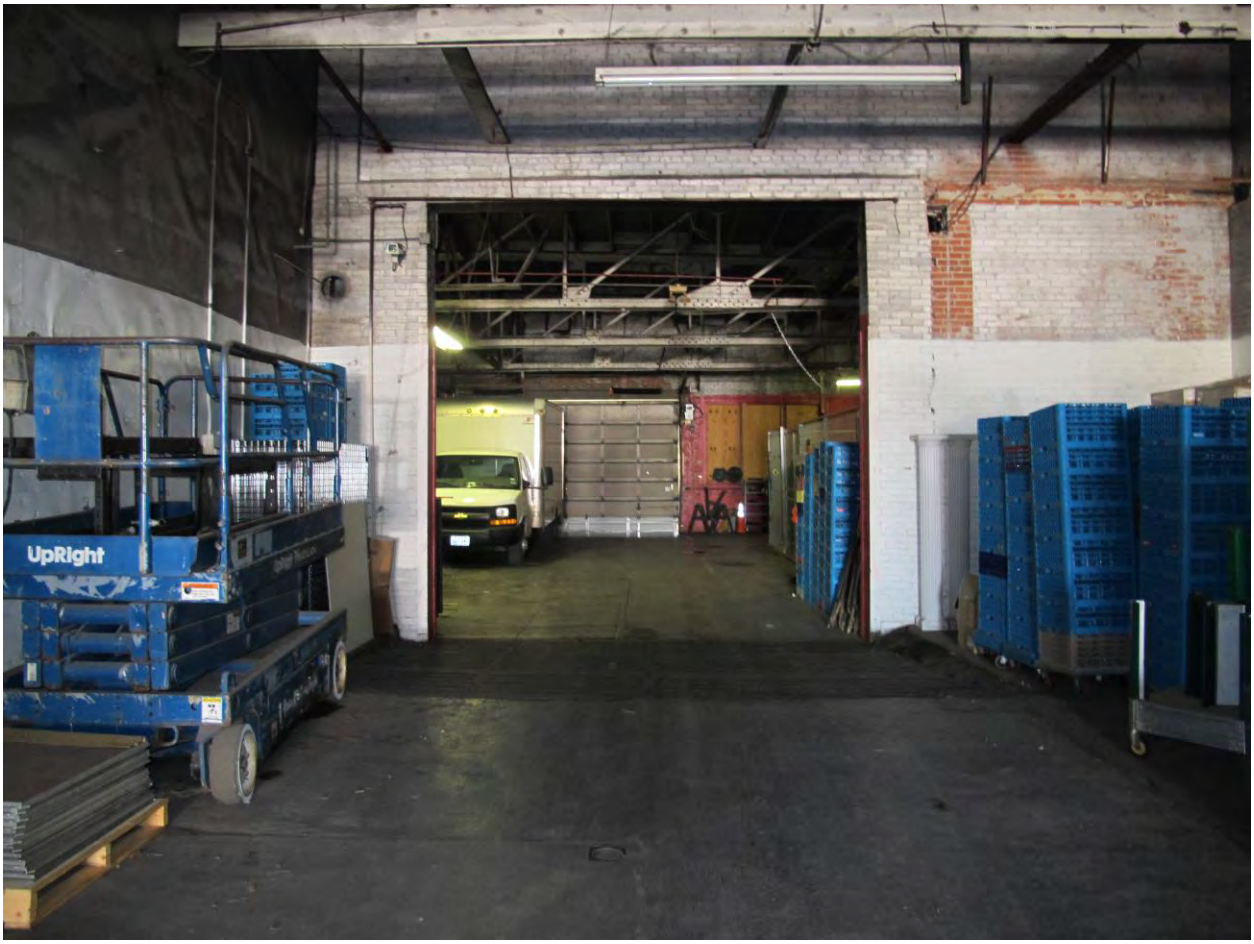



**Photo 6:** A view of an opening in the interior masonry wall which separates the two sections of the building. To the left of the lift is the interior bearing wall which supports the timber roof trusses.

**Photo 7:** A view from the roof of 243 Center Street looking at the low roof of 241 Center Street and the high roof beyond in the north portion of the building.

**Photo 8:** A view of the north elevation which shows cracking extending from the east elevation to the north side.

SEVENTH GENERATION DESIGN

**June 26, 2015**

**118 Broadway, Suite 519**
**San Antonio, Texas 78205**

**Ms. Shanon Miller, AICP**
**Director of the Office of Historic Preservation**
**Development and Business Services Center**
**1901 South Alamo Street**
**San Antonio, Texas 78204**

**RE: 241 and 243 North Center Road – Written Narrative for HDRC Application and Demolition Applications**

**Dear Ms. Miller and OHP Staff Members,**

The following summarizes the proposed scope of building demolition, selective demolition, exterior rehabilitation, adaptations and additions included in the accompanying architectural drawings and specifications for the Collin-Gunther Building at 243 North Center Road, St. Paul Square Historic District (Southern Pacific Depot National Historic District) in San Antonio, Texas. We are concluding the process of developing an appropriate design solution with the property owners and development team, and are seeking Final Approval of the design for the proposed scope of work. We are eager to receive any comments from HDRC, OHP staff members.

**PROJECT DESCRIPTION:**

Zachry Realty, LLC and The NRP Group intend to develop a multi-family housing project on several parcels of land in east San Antonio. A portion of these parcels is within the northern boundary of the St. Paul's Square Historic District. The project includes approximately 271 dwelling units (including efficiencies, one-bedroom, and two-bedroom units), associated amenities, landscaping, site improvements, and a parking garage for approximately 584 vehicles. The ownership and operation of property will ultimately be transferred to the San Antonio Housing Trust Public Facility Corporation. The project currently employs no federal funding. Therefore, a Section 106 review process is not anticipated at this time. Texas Historical Commission's Archeological Division and the City Archeologist have already been consulted regarding the disposition of recorded sub-surface archeological resources.

**HISTORIC PROPERTY DESCRIPTIONS:**

**Railway Express Building**

One of the parcels being developed, located at 241 Center Street (NCB 580, Block 11, Lot 15), contains an existing, two-story, brick masonry building, referred to historically as the Railway Express Building. It is designated by the City of San Antonio as Historic (H) with Downtown (D) zoning. The structure is approximately 11,250 square feet in area, and is currently being used as a storage facility. The exterior of the building possesses few character defining features, reflective of its original utilitarian purpose. Archival research suggests that the building was constructed ca. 1915 as a warehouse associated with the nearby railroad depot. Despite its local historic designation, the structure exhibits numerous signs of loss of historical significance due to loss or alterations to character defining features. All of its original wood window sashes have been removed, with deteriorated wood frames being infilled with plywood panels. A contemporary overhead door has replaced the building's original carriage doors. The exterior load-bearing brick masonry walls show numerous signs of significant structural movement, resulting in extensive X-shaped cracking penetrating the full thickness of the walls. However, the structure does retain several original iron or steel gusseted roof trusses. These trusses appear to be embedded within, and bearing on, the deteriorated exterior masonry walls. (Refer to the attached Architectural Condition Assessment Report for additional information and photographs.)

**Collins-Gunther Building**

The adjacent parcel, located at 243 Center Street (NCB 580, Block 11, Lot 17), includes an existing, one-story, brick masonry building with an extensive basement level. This building is designated Historic Exceptional (HE) by the City and occupies the corner of Center Street fronting onto the railroad tracks. The structure is approximately 17,150 square feet in area, and is currently vacant. It most recently housed the City of San Antonio's Parking Department. Archival research confirms that the building was constructed in 1907-08 by the Collins-Gunther Company to serve as the office and headquarters for the metal fabrication company. The building's modest appearance reflects its original utilitarian, mercantile function, but features three decorative masonry parapets and engaged, corbelled brick pilasters inspired by the nearby train depot's Spanish Colonial Revival Style. Though the interior of the building has been altered significantly over time, the exterior brick masonry walls and windows retain a high degree historical integrity. The north exterior wall of the structure was significantly altered through structural modifications made by the City in the early 1980s, lacks any character-defining features, and possesses a low degree of historical integrity. (Refer to the attached Architectural Condition Assessment Report for additional information and photographs.)

**PROPOSED TREATMENTS TO HISTORIC PROPERTIES:**

**Railway Express Building**

Due to its extensive loss of historical integrity and substantial structural deterioration, the Railway Express Building does not readily lend itself to an adaptive re-use. Consequently, the project proposes to salvage the historically significant iron or steel trusses for use in shade structures proposed in the landscape improvements. The remainder of the building is proposed to be demolished.

**Collin-Gunther Building**

The redevelopment project proposes to selectively demolish the significantly altered interior to permit the construction of a three-story addition above. The project proposes to retain and rehabilitate the south, east and a portion of the west exterior masonry façades and existing historic wood windows. The historic brick masonry will be structurally stabilized, cleaned, repaired, repointed, and repainted, following the applicable recommendations and procedures described in NPS's *Technical Preservation Brief Number 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings* and *Technical Preservation Brief Number 2: Repointing Mortar Joints in Historic Masonry Buildings.* All cleaning procedures will employ the gentlest means possible, using low-pressure water and nature bristle brushes to remove the peeling paint and dirt. Natural lime mortars, compatible with the historic masonry materials, will be used to repair bedding and pointing mortar. Historic wood windows will be retained and rehabilitated, following the applicable recommendations and procedures in NPS's *Technical Preservation Brief Number Nine: The Repair of Historic Wooden Windows* and similar publications on the subject.

Thank you for your kind consideration of our proposed project. Please feel free to contact me should you have any specific questions, or if we may be of service in any way.

Best regards,

Pam Carpenter, Registered Architect, LEED AP [BD+C]
Principal, Seventh Generation Design, Inc.

CC: Project File PP1501, SWC, TC, RM, AVZ, RG
Attachments:

- Completed HDRC Application Form
- Completed Demolition Application Forms
- CDROM with PDFs of Submission Materials
- Architectural Drawings of Proposed Site Plan, Floor Plans, and Exterior Elevations
- Architectural and Structural Condition Assessment Reports
- Existing Conditions Photographs (included in Condition Assessment Reports