HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2016

Agenda Item No: 18

HDRC CASE NO:	**2016-387**
ADDRESS:	211 N ALAMO ST
LEGAL DESCRIPTION:	NCB 421 BLK 24 LOT NW 44.3 OF 8,SE 7.3 OF SW 90.42 OF 8 SW 90.42 OF 10 & 12 ARB A13
ZONING:	D HS
CITY COUNCIL DIST.:	1
LANDMARK:	YMCA
APPLICANT:	Andrew Douglas/Douglas Architects
OWNER:	Quality Services International LLC
TYPE OF WORK:	Rehabilitation, signage, storefront replacement, window replacement and awning installation

REQUEST:

The applicant is requesting conceptual approval to perform rehabilitative efforts at 211 N Alamo. Included in this restoration, the applicant has proposed the following:

1. Repoint and restore the historic, masonry facades.
2. Paint and repair the existing fire escape.
3. Repair the existing Third Street canopy install a new street level canopy on N Alamo.
4. Install new carriage garage doors to the Third Street entrance.
5. Install a new storefront system to the N Alamo and Third Street facades.
6. Install signage on the N Alamo façade and at the building corner.
7. Replacement of the existing windows, non-original arched windows.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)
i. Paint—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. Clear area—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. Vegetation—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. Cleaning—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Patching—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. Repointing—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. Removing paint—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. Removing stucco—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to

ensure that underlying masonry has not been irreversibly damaged before proceeding.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters.
v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. Security bars—Install security bars only on the interior of windows and doors.
ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

FINDINGS:

a. The structure at 211 N Alamo/223 Third Street was constructed in 1907 and served as San Antonio's first YMCA location. The historic structure originally featured four levels, a brick and stone façade and one over one wood windows. In 1925, the YMCA relocated to a structure on Broadway and this structure became known as the North Alamo Office Building. Circa 1935, exterior modifications had taken place which included modifications to the street level façade, removing its original heavy masonry façade and installing a commercial storefront system as well as a street level entrance canopy. Currently, the structure features wood windows, many of which are not original, an existing exterior fire escape, a non-original wood storefront system, non-original storefront openings on the Third Street façade and remains of the existing canopy system that was installed circa 1935.
b. This request was reviewed by the Design Review Committee on September 27, 2016, where committee members noted that the applicant should provide details of proposed replacement elements and provided comments on the proposed rehabilitation.
c. MASONRY FAÇADE – The applicant has proposed to repoint and restore the historic masonry facades of the structure. This is consistent with the Guidelines for Exterior Maintenance and Alterations 2.A. and B. The applicant should ensure that new mortar joints match the profile of the original. Abrasive, strong chemicals, sandblasting and high-pressure cleaning methods should be avoided when cleaning masonry elements.
d. MASONRY FAÇADE – In addition to the restoration of the existing masonry, the applicant has proposed to install a new brick sill on the N Alamo façade, a new roof parapet cap and a new cornice line. Based on historic photographs, each of these elements previously existed and have been removed. The applicant's proposal is consistent with the Guidelines. The applicant is responsible for providing a detail of the profile of each element to staff prior to returning to the HDRC for final approval.
e. FIRE ESCAPE – The applicant has proposed to repair and paint the existing fire escape. This is consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.i.
f. STREET LEVEL CANOPIES – The applicant has proposed to repair the existing Third Street canopy and install a new street level canopy on the N Alamo façade. According to the Guidelines for Exterior Maintenance and Alterations 11.B.ii., canopies should be added based on accurate evidence of the original, such as photographs. Historic photographs from both the 1930's and 1950's show canopies on both N Alamo and Third Street. The applicant's proposal to install a new canopy as well as to restore the existing canopy and canopy hardware is consistent with the Guidelines. The applicant is responsible for providing a detail of the canopy profile to staff prior to returning to the HDRC for final approval.
g. THIRD STREET GARAGE DOORS – The current Third Street has been heavily modified at the street level since the building's construction; primarily through the modification of original window and door openings. Originally, the street level façade featured human scaled openings; however, currently there are four larger storefront entrances. Three of the current storefront systems feature a similar profile with two featuring single width doors. One storefront system features a recessed double width entrance. The applicant has proposed to install garage carriage doors in the northern two openings. Staff finds the installation of carriage style garage doors at this location appropriate given that the existing storefront system is not original. Staff finds that a design and materials that are appropriate for the date of construction of this historic structure should be used.
h. NEW STOREFRONT SYSTEMS – The applicant has proposed to remove the existing, non-original storefront systems and install a new storefront system on both the N Alamo and Third Street facades. At this time, the applicant has not specified a material; however, per the preliminary perspectives note a profile that is consistent with the current profile. Staff recommends the applicant provide additional information in regards to materials; however, staff finds that the installation of a wood storefront system would be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.i.
i. WINDOW REPLACEMENT – Many of the existing windows are not original and were installed during previous renovations. Many windows are currently inoperable; however, the majority hold structural integrity. The applicant has proposed to replace the arched, non-original windows as well as the non-original windows that

feature non-original elements. The applicant has proposed to restore all original one over one windows.

j. SIGNAGE – The applicant has proposed to install signage across the N Alamo façade reading "The Arevalo Alamo Building". Historic photos note that this location has been used for signage for approximately 90 years. Staff finds the applicant's proposed signage location appropriate and consistent with the Guidelines. Regarding the naming of the historic structure, this structure has been formally, or commonly known as the YMCA, the North Alamo Building, the North Alamo Office Building, the Oppenheimer Building, and Hotel Alden. Staff finds that the proposed new signage reflects on the proposed adaptive reuse of the historic structure and further enforces that historic structures can have multiple uses for decades. The applicant should provide staff with additional details regarding this signage including size and materials prior to returning to the HDRC for final approval.

k. SIGNAGE – The applicant has proposed to install a blade sign at the corner of the historic structure. The applicant has referenced a historic photo from 1955 that notes signage at this location. Staff finds the installation of signage here appropriate; however, the applicant is responsible for complying with the Guidelines for Signage in regards to its design.

l. HISTORIC TAX CERTIFICATION – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff recommends that the applicant submit for Historic Tax Certification as well as consider pursuing the state historic tax credit (totaling 25% of qualified expenses) or state and federal historic tax credits (totaling 45% of qualified expenses) for commercial projects.

m. ARCHAEOLOGY – The property is a designated local historic landmark and is within the general battlefield area of the Battle of the Alamo. In addition, the project area is in close proximity to the Alamo Plaza National Register of Historic Places District, the Alamo Plaza Local Historic District, and previously recorded archaeological site 41BX1894. Thus, the property may contain sites, some of which may be significant. Therefore, if excavations are planned or necessary in the basement, archaeological investigations shall be required. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to beginning the archaeological investigation.

RECOMMENDATION:

Staff recommends approval of items #1 through #6 based on findings a through g, i and j with the following stipulations:

i. That the applicant provide a detail of the profile of the proposed new parapet cap, new cornice and new brick sill prior to returning to the HDRC as noted in finding c.

ii. That the applicant provide a detail of the canopy profile to staff prior to returning to the HDRC for final approval as noted in finding e.

iii. That the applicant provide a detail of the proposed carriage style garage doors that feature a profile and materials that are appropriate for a historic structure prior to returning to the HDRC for final approval as noted in finding f.

iv. That the applicant install wood storefront systems as noted in finding g.

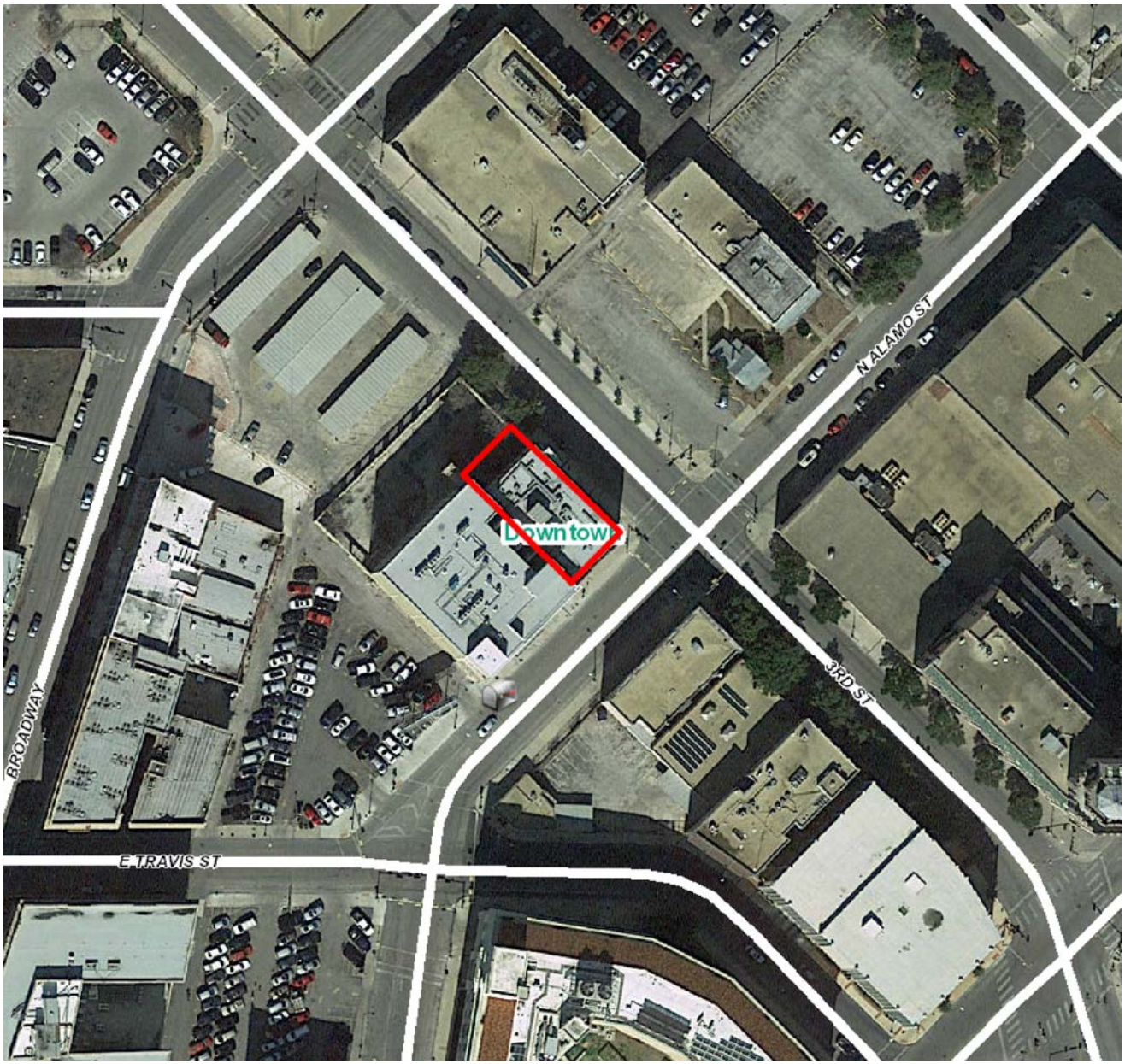
v. That the applicant provide signage details as noted in findings i and j.

vi. That the applicant provide a window survey noting each non-original window that will be replaced as well as details on the proposed replacement windows.

vii. Archaeological investigations shall be required if excavations are planned or necessary in the basement. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



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Printed:Sep 23, 2016

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Paris Hatters
Thai Lao Orchid
Broadway St
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Peacock Alley
211 North Alamo Street
Herweck's
3rd St
Taylor St
Lake Flato Architects
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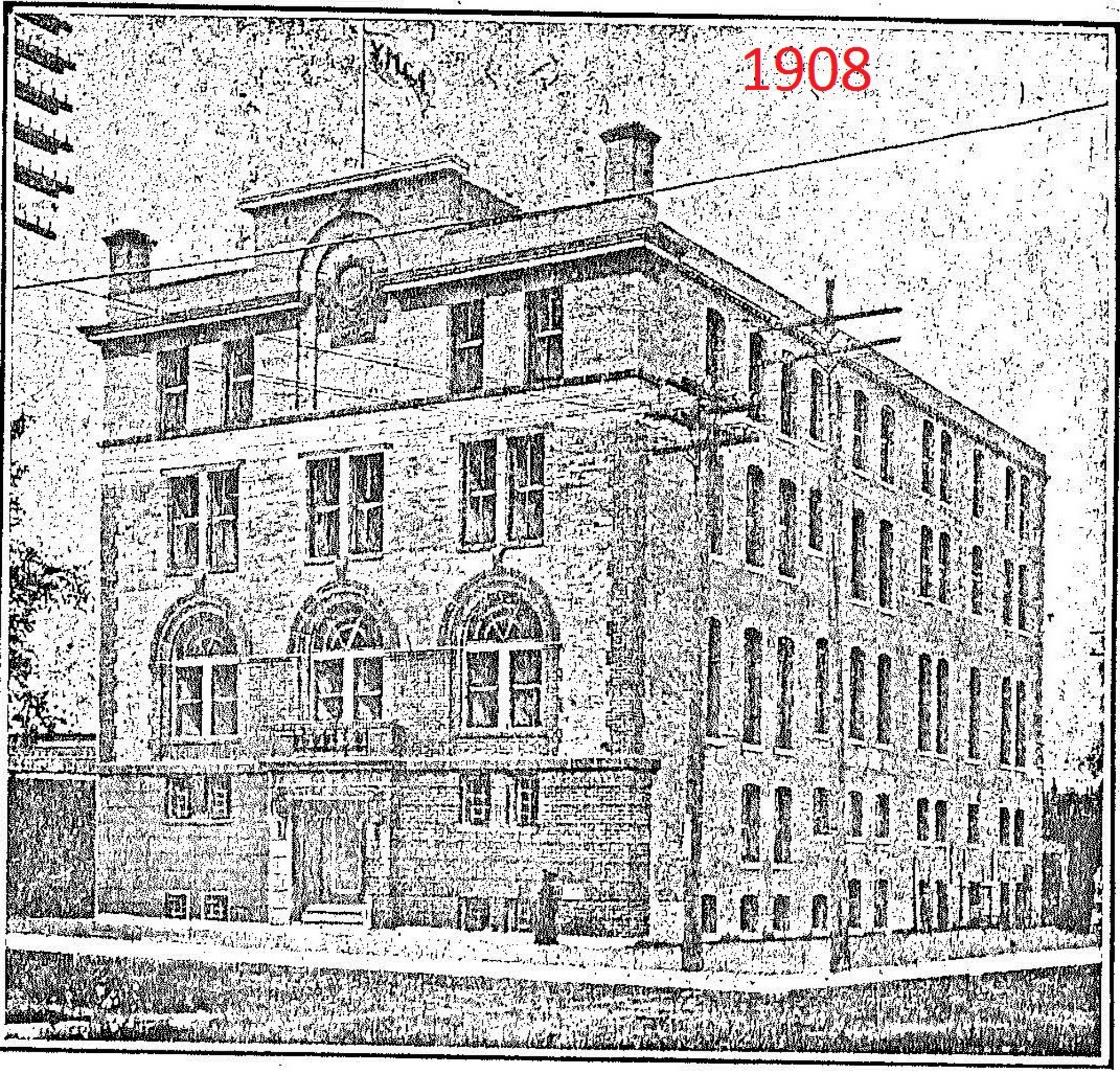
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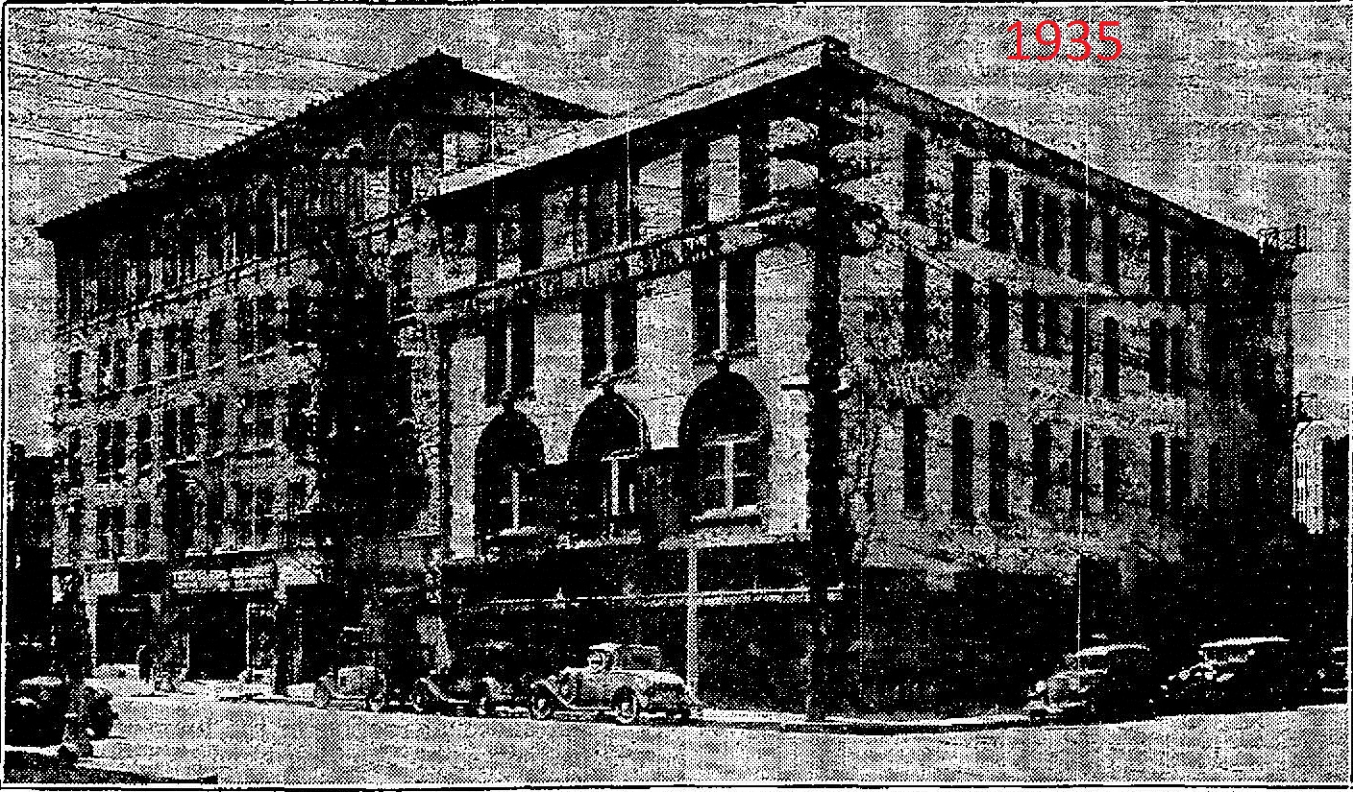
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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: SEPTEMBER 27, 2016 HDRC Case#

ADDRESS: 211 N ALAMO Meeting Location: 1901 S ALAMO

APPLICANT: DARIAN MASON/DOUGLAS ARCHITECTS

DRC Members present: MICHAEL GUARINO, ANNE-MARIE GROBE

Staff present: EDWARD HALL

Others present:

REQUEST: EXTERIOR MODIFICATIONS, REHABILITATION

COMMENTS/CONCERNS: DM: EXISTING ONE OVER ONE WINDOWS ARE TO ATTEMPTED TO BE RESTORED, REPLACEMENT WOULD BE OF NON-ORIGINAL WINDOWS, AMG: WHY THE INSTALLATION OF THE BRICK SILL ON ONLY ONE ELEVATION? DM: NON-ORIGINAL ELEMENTS WILL BE REMOVED, MG: STILL TO DIMENSIONS OF HISTORIC SIGNAGE FOR SIGNAGE BAND, MG+AMG: QUESTIONS REGARDING ACCESS TO PROPOSED GARAGE ENTRANCES -- CURB CUTS.

COMMITTEE RECOMMENDATION: **APPROVE [✓] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

with STAFF STIPULATIONS

Committee Chair Signature (or representative) 9/27/16 Date

EXISTING BUILDING

SOUTH ELEVATION

EXISTING BUILDING

EAST ELEVATION

EXISTING BUILDING

NORTH ELEVATION

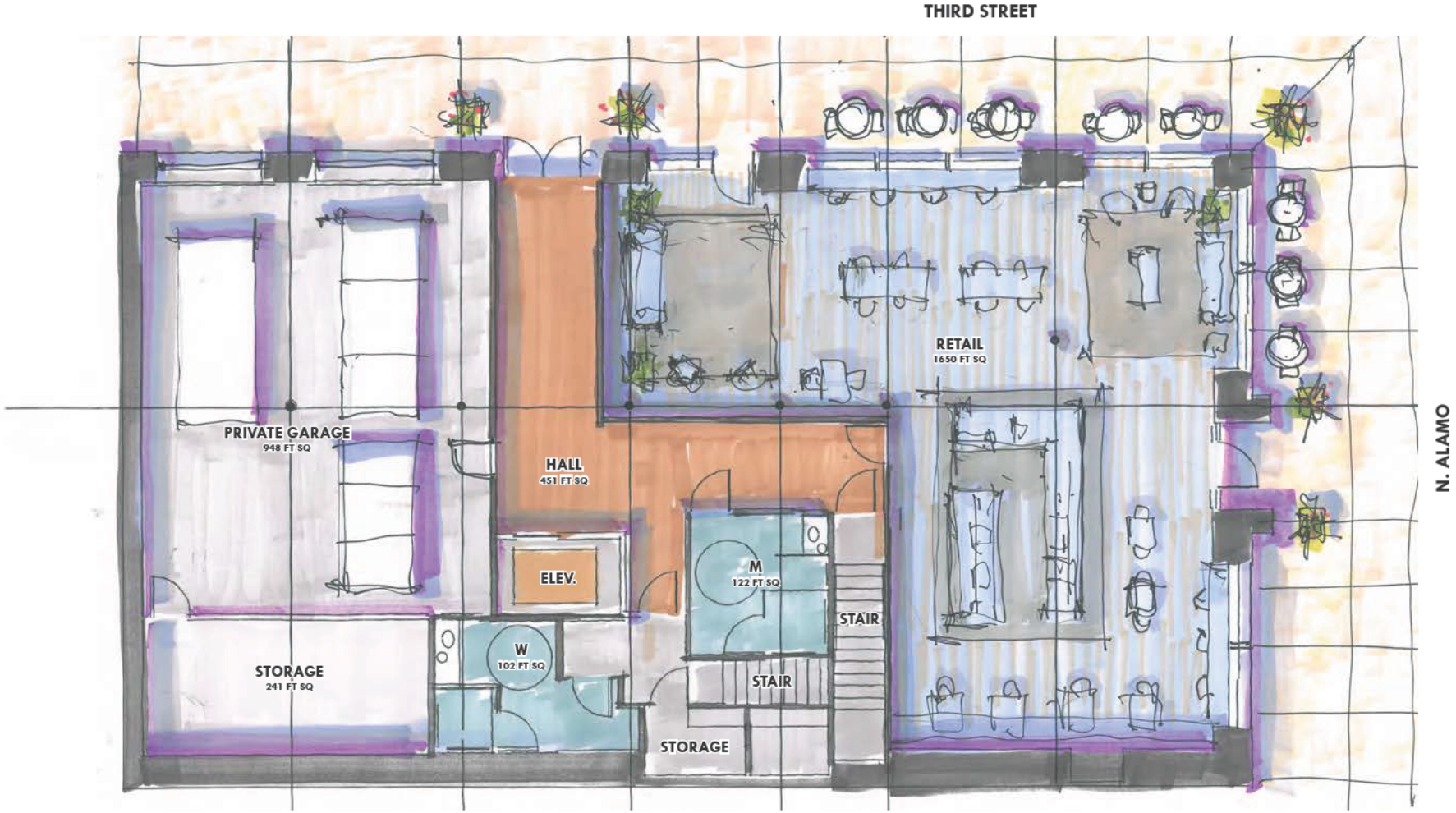
EXTERIOR PERSPECTIVE | ALAMO ST.

Quality Services International, L.L.C.

EXTERIOR PERSPECTIVE | THIRD ST.

Quality Services International, L.L.C.

PROPOSED FLOOR PLANS | LEVEL 1 - SIMPLE RETAIL



Quality Services International, L.L.C.

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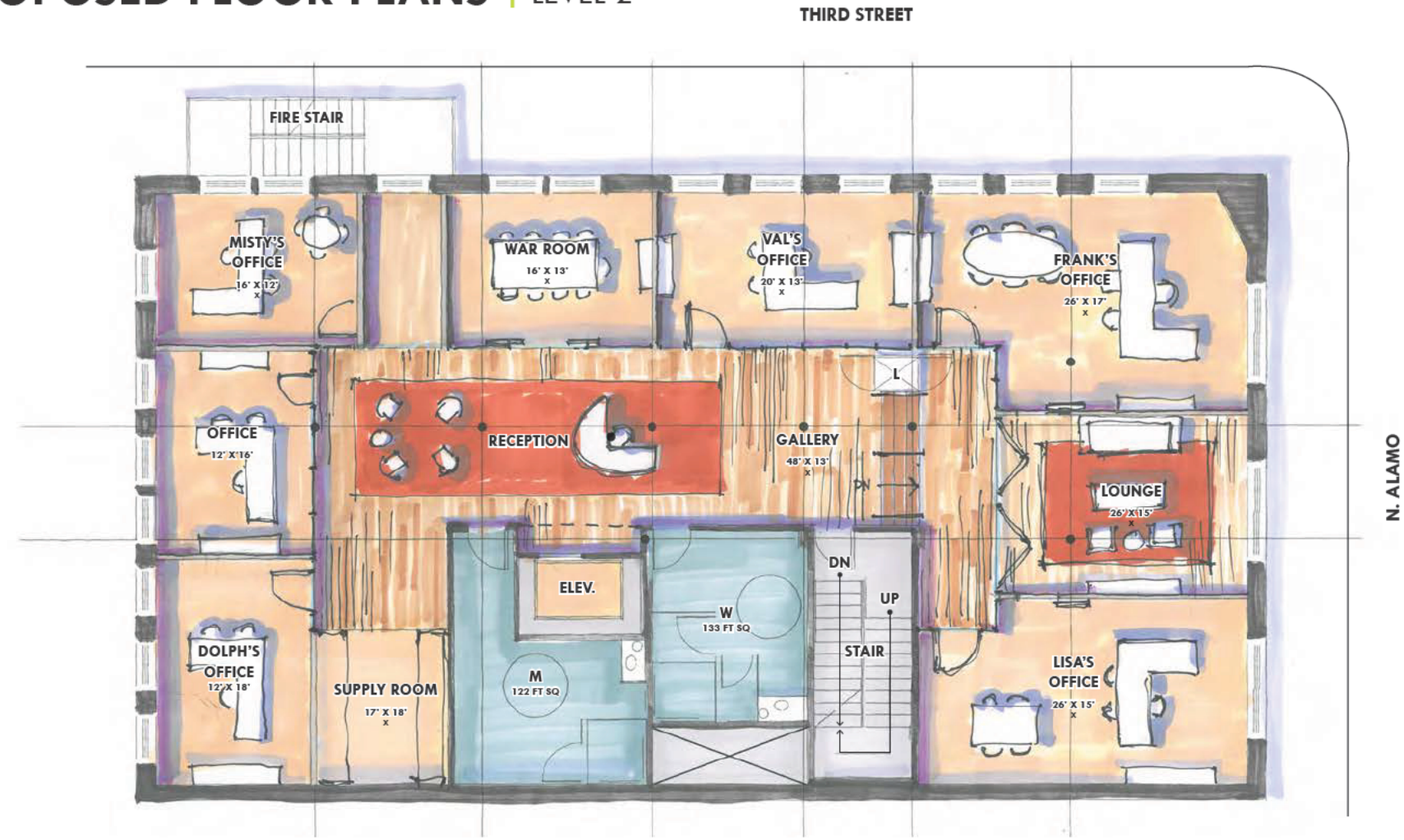
THE AREVALO ALAMO BUILDING | AUGUST, 22, 2016

DOUGLASARCHITECTS

PROPOSED FLOOR PLANS | LEVEL 2



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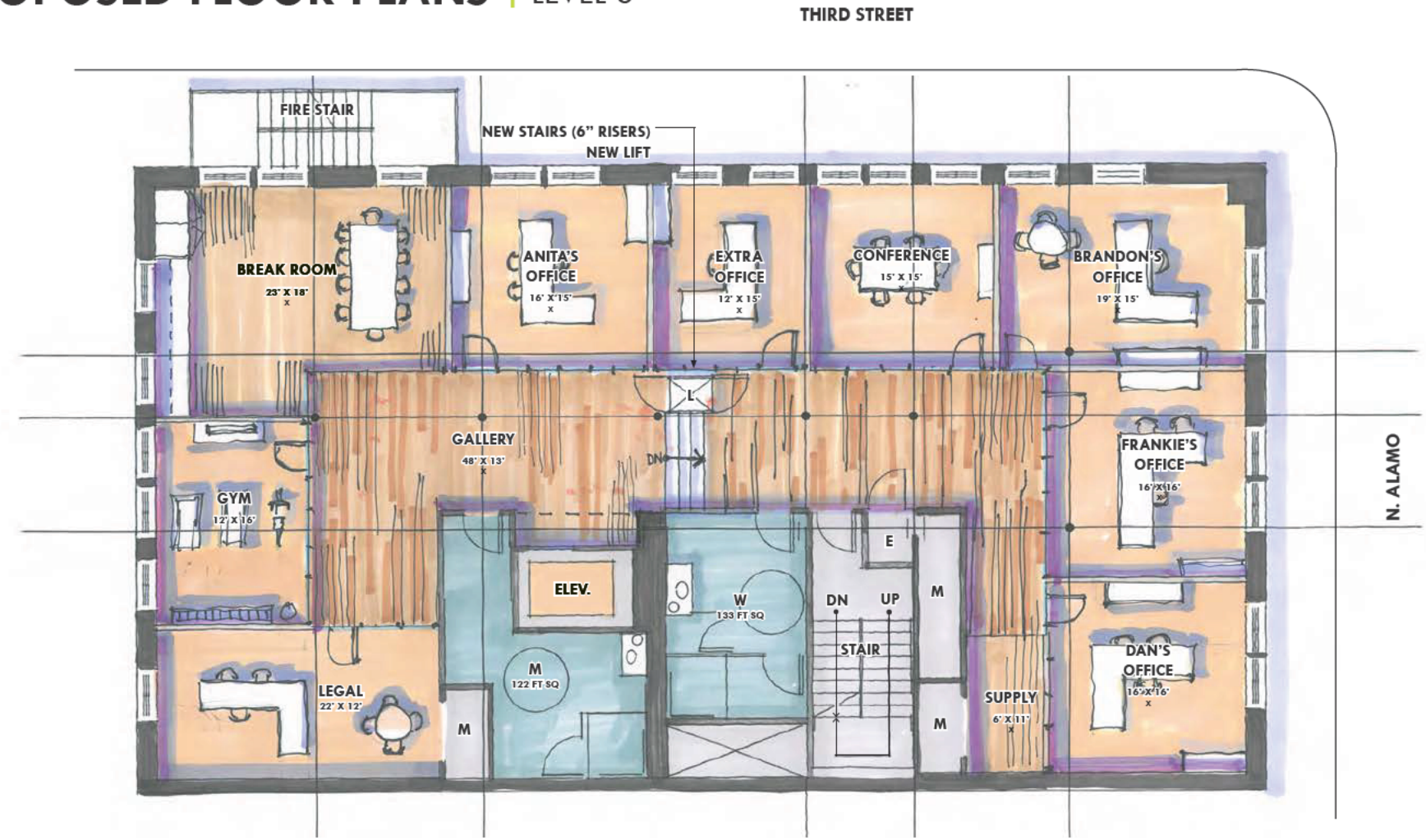
PROPOSED FLOOR PLANS | LEVEL 3



Quality Services International, L.L.C.

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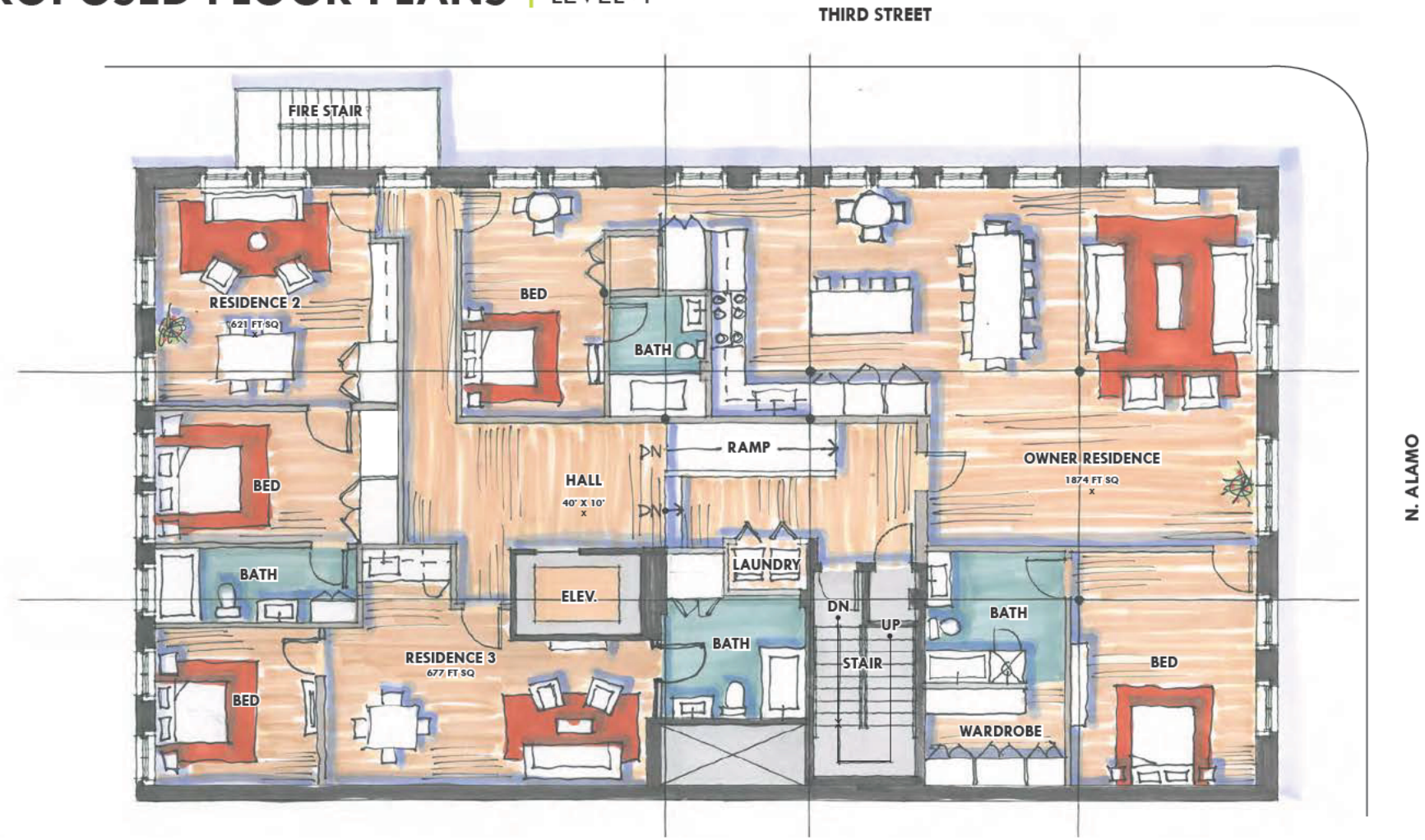
PROPOSED FLOOR PLANS | LEVEL 4



Quality Services International, L.L.C.

0' 4' 8' 16'

THE AREVALO ALAMO BUILDING | AUGUST, 22, 2016

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INTERIOR PERSPECTIVE | OFFICE & GALLERY

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INTERIOR PERSPECTIVE | RECEPTION & GALLERY

Quality Services International, L.L.C.

INTERIOR PERSPECTIVE | RECEPTION

Quality Services International, L.L.C.