

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2017

HDRC CASE NO: 2017-117
ADDRESS: 421 S ALAMO ST
423 S ALAMO ST
LEGAL DESCRIPTION: NCB 155 BLK 4 LOT 10 & E IRR 240.51 FT OF 4 & 5
ZONING: D,HE
CITY COUNCIL DIST.: 1
DISTRICT: La Villita Historic District
LANDMARK: German-English School
APPLICANT: Guy Chipman III/Guy Chipman Construction, L.P.
OWNER: HH San Antonio LLC c/o Ashford Hospitality
TYPE OF WORK: Door replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 4 sets of original wood doors with replica replacement doors to match style, rail, sticking details, and color of existing doors. Replacement doors will have similar hardware to existing sets and identical white laminated glass panels.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

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.
- 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.

FINDINGS:

- a. The structure located at 421-423 S Alamo is commonly known as the German-English School and is a Texas Historic Landmark located within the La Villita Historic District. The cornerstone of the complex's first building, constructed of limestone, was laid on November 10, 1859. A

second limestone building was constructed at the southeast corner of the lot in 1860, and in 1869, two-story brick structures were constructed in the back of the lot. The structure served as Hemisfair headquarters in 1968, and has functioned as a conference center since 1982.

- b. The applicant has requested to replace four sets of exterior doors on the southeast building with replica replacement doors. The applicant has determined these doors to be deteriorated beyond repair and insufficient for modern security needs. Existing framework will be repaired where necessary and original openings will be preserved.
- c. Staff visited the property on February 23, 2017 and assessed the condition of the exterior doors to be replaced. Staff determined that the doors had been subjected to decades of piecemeal repair and replacement, as well as extensive damage to wood stiles and joints due to insufficient door stops. Large panels of painted plywood were also affixed to the interior face of the doors to prevent the glazing from falling inward. One door panel had an improper muntin affixed to the glazing panel. Staff also found that some previous repair methods, if removed, would result in further damage to original wood elements. Based on these assessments, staff has determined that the doors are deteriorated beyond repair. According to the Guidelines for Exterior Maintenance and Reconstruction, doors should be replaced in-kind when deteriorated beyond repair. Staff has photodocumented the existing doors in situ and finds the proposal consistent with the guidelines. Staff finds that salvaging original wood elements would also be appropriate and consistent with the Guidelines.

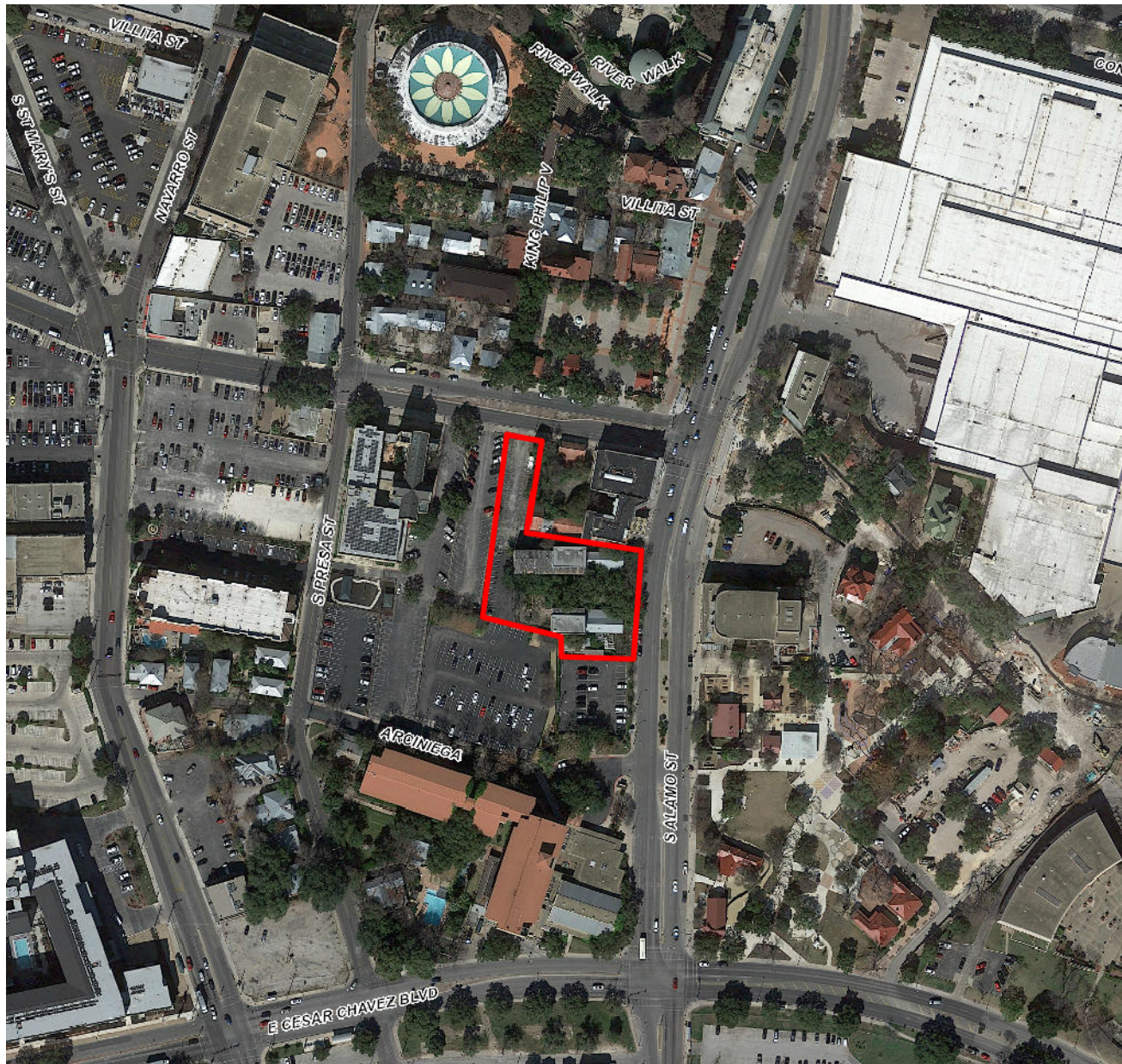
RECOMMENDATION:

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

- i. The applicant photographs the removal and deconstruction of the original doors and provides images to staff.
- ii. Original wood elements be salvaged and reused in the new doors where feasible.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 09, 2017

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Marriott

Plaza San Antonio
Conference Center

CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: GLAS S. ALAMO

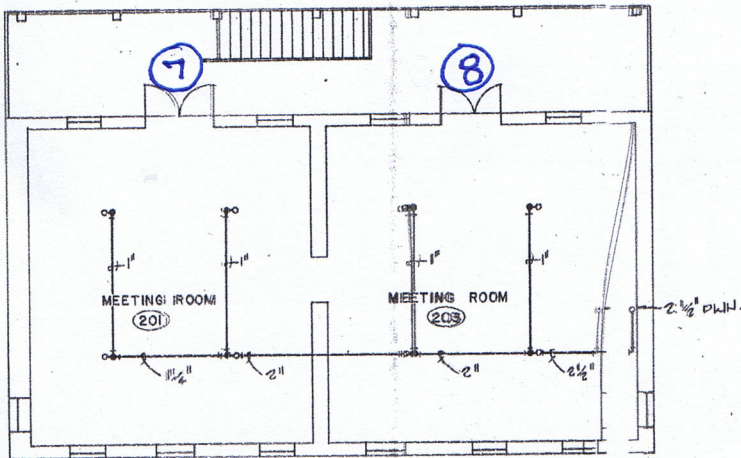
REQUEST: DEVELOPMENT

HEARING DATE: NOV 12

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
348-214-8774

ALL HDMC MEETINGS TAKE PLACE AT 1961 S. ALAMO



SOUTH BLDG

2 SECOND FLOOR PLAN

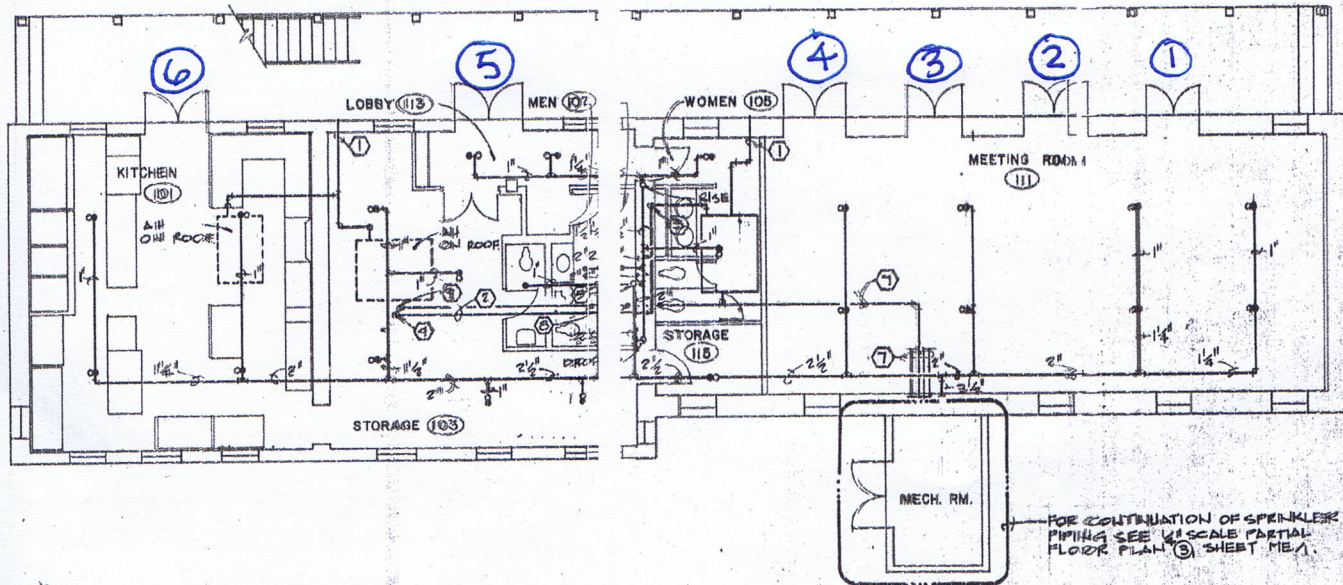
SPRINKLER

1/8" = 1'-0"

NORTH

NOTES

- 1 3/4" STUB OUT AT WALL ABOVE CEILING LINE FROM SECONDARY CONDENSATE DRAIN. SECONDARY DRAINAGE WILL OCCUR ONLY IF BLOCKAGE OF PRIMARY DRAINAGE SHOULD OCCUR.
- 2 PRIMARY CONDENSATE DRAIN ABOVE CEILING, SLOPE TO DRAIN.
- 3 3/4" CONDENSATE DRAIN TO 2" HUB & TRAP BELOW FLOOR TIE TO 4" WASTE LINE.
- 4 3/4" CONDENSATE DRAIN FROM ROOF SEE 4, ME-1. PER 2 CONTINUATION.
- 5 2 1/2" SPRINKLER PIPE UP TO CEILING JOISTS OF SECOND FLOOR.
- 6 NEW CHILLED & HOT WATER PIPING TO AIR HANDLING UNITS.
- 7 EXISTING CHILLED WATER & HOT WATER PIPING.
- 8 EXISTING ENDSPEC = CHILLED & HOT WATER PIPING AT APPROX. 12" A.B.V. 2ND FLOOR LEVEL.
- 9 CHILLED & HOT WATER PIPING UP THRU ROOF FOR CONTINUATION SEE 4, ME-1.



1 FIRST FLOOR PLAN - SOUTH BLDG

SPRINKLER

1/8" = 1'-0"

NORTH

















































