

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-634
ADDRESS: 105 N ALAMO ST
LEGAL DESCRIPTION: NCB 422 BLK 26 LOT 6
ZONING: D,HS
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
LANDMARK: Gibbs Building
APPLICANT: John Harrison
OWNER: North Alamo Partners LLC
TYPE OF WORK: Exterior modifications, fencing
APPLICATION RECEIVED: November 30, 2017
60-DAY REVIEW: January 29, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a three foot tall metal awning to closely match historic photographs. The applicant will return for a comprehensive signage plan at a later date.
2. Replace four sets of storefront windows with bifold wood doors.
3. Install a 3 foot tall wrought iron fence to enclose an outdoor seating area.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural

style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The structure located at 105 N Alamo is an 8-story cast stone and white glazed brick commercial building constructed in 1909 by Colonel C.C. Gibbs in the Italianate style. The building was San Antonio's first skyscraper and is partially located on the site of the Alamo Complex's west wall. The structure features a bracketed cornice at the third floor, which delineates the first three floors from the rest of the tower. The eighth floor contains a string course cornice with elaborate detailing between the windows. The Gibbs Building is a local landmark and is located within the Alamo Plaza Historic District, which is locally and nationally designated.
- b. **AWNING** – The applicant has proposed to install a metal awning above the first floor at the corner of N Alamo and E Houston. The awning will measure approximately three feet in height and will utilize existing tie rods for support. The awning will project approximately nine feet from the façade. Raised lettering will indicate a tenant, but the applicant will submit a separate signage package for consideration at a later time. The design of the

awning is derived from a historic photograph of the structure included in the exhibits. According to the Historic Design Guidelines, new canopies and awnings should be based on evidence of the original, such as photographs. Staff finds the proposal consistent based on the photograph provided and the presence of tie rods on the historic structure.

- c. **ENTRY MODIFICATIONS** – The applicant has proposed to modify the existing storefront entry configuration to accommodate new wooden bifold doors. The proposed doors would replace four existing storefront windows with bulkheads. The doors are full height and will fold open to provide an indoor-outdoor condition. According to the Historic Design Guidelines, alterations to commercial façades should not disrupt the rhythm of the commercial block, should retain character-defining elements, and should utilize materials that are compatible for the style of the building. The proposed modifications will retain the original multi-lite transoms above the storefront system and the two pairs of doors on Houston St that are original points of entry. Several commercial facades in the district, including along Alamo Plaza and E Houston, have been sensitively modified to accommodate increased egress and the introduction of a more seamless indoor-outdoor spatial condition. While the existing storefront windows are likely not original to the date of construction of the building in terms of material and detailing, the window bulkheads in their approximate present proportion can be seen in historic photographs of the building. Staff finds the proposal consistent given the site and building-specific characteristics, but finds that the doors should have a glass-to-wood ratio that closely matches the existing storefront window configuration.
- d. **FENCING** – The applicant has proposed to install a wrought iron fence to enclose a proposed outdoor dining space. The fence will measure three feet in height and be bolted to the sidewalk. No excavation or modifications to the existing glass block and sidewalk slope are required for installation. According to the Historic Design Guidelines, the design of new fences should respond to the character of the historic structure and the district. Materials should also respond to fences found in the historic district. While fencing was not historically common on the site, several low wrought-iron fences exist in the historic district and surrounding downtown vicinity to enclose outdoor seating areas. Staff finds the proposal appropriate given the context of the district.
- e. **ARCHAEOLOGY** - The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Item 1, Staff recommends conceptual approval of the awning installation based on finding b with the following stipulations:

- i. That the applicant submits a comprehensive signage plan to HDRC for final review and approval. The plan should comply with the Historic Design Guidelines and should indicate the location and square footage of all existing and proposed signage on the building for all tenants, including window decals. The signage plan should also contain detailed drawings of the proposed awning, including the final branding and illumination proposal, all dimensions, final material and finish information, and drawings that indicate how the awning will be structurally affixed to the building.
- ii. **ARCHAEOLOGY**- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

Item 2, Staff recommends approval of the proposed entry modifications based on finding c with the following stipulations:

- i. That the applicant installs bifold doors that feature a lower quarter wood profile that mimics the existing proportions of the storefront window bulkheads as closely as possible. The applicant must submit a final door specification to staff for review and approval prior to receiving a Certificate of Appropriateness.
- ii. **ARCHAEOLOGY**- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

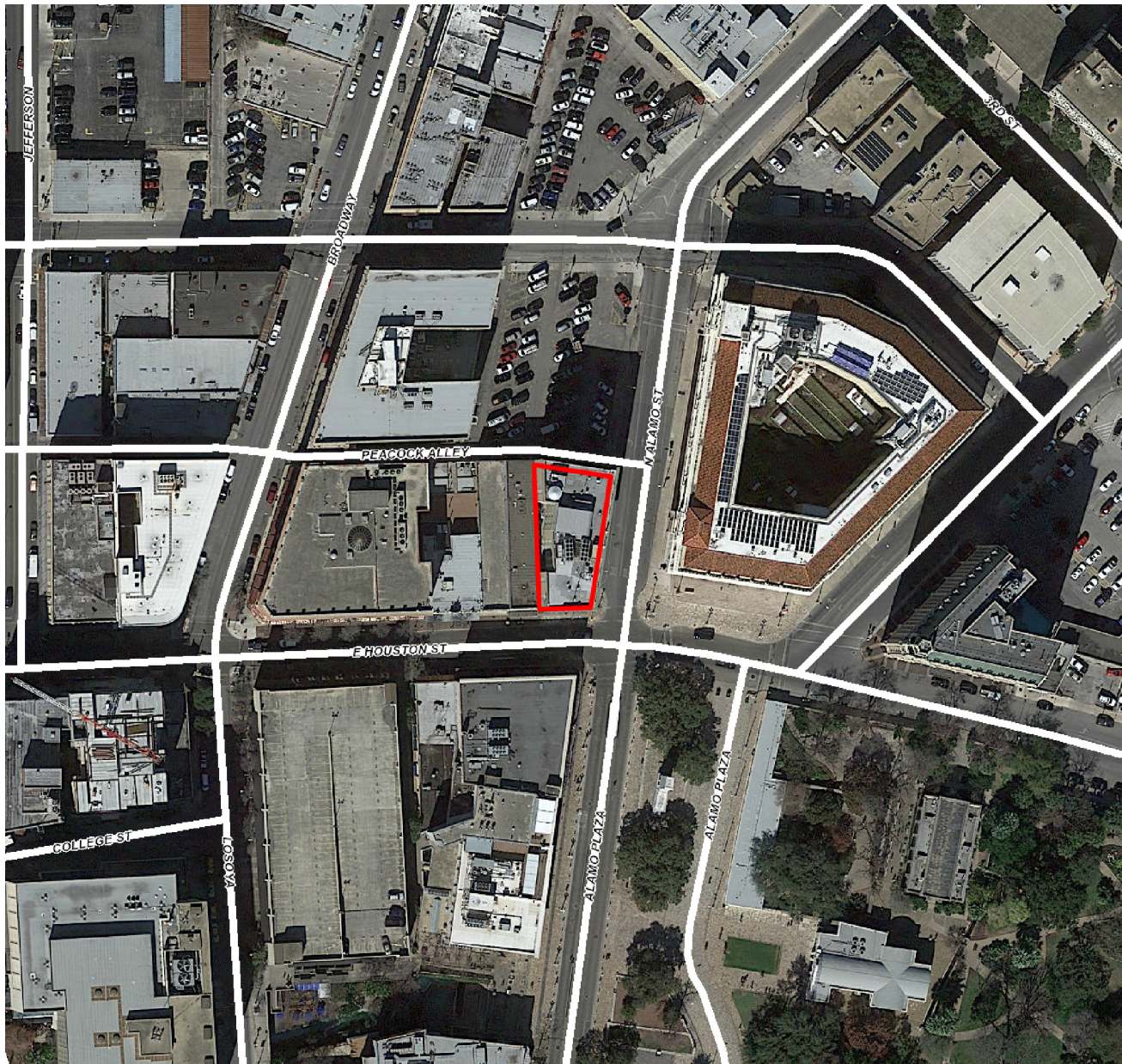
Item 3, Staff recommends approval of the fence installation based on finding d with the following stipulations:

- i. That the applicant obtains the proper licensing agreements for the use of the land where the proposed fence is to be located.
- ii. That the location of the fence complies with ADA requirements for unobstructed sidewalk space on all sides. The applicant should verify that the fence plan meets these requirements with the appropriate city departments.
- iii. That the applicant submits a drawing that indicates all elements and dimensions of the proposed fence, including the height and width of all rails and balusters.

- iv. That the fence complies with Historic Design Guidelines standards and is a maximum height of three (3) feet. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.
- v. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Stephanie Phillips

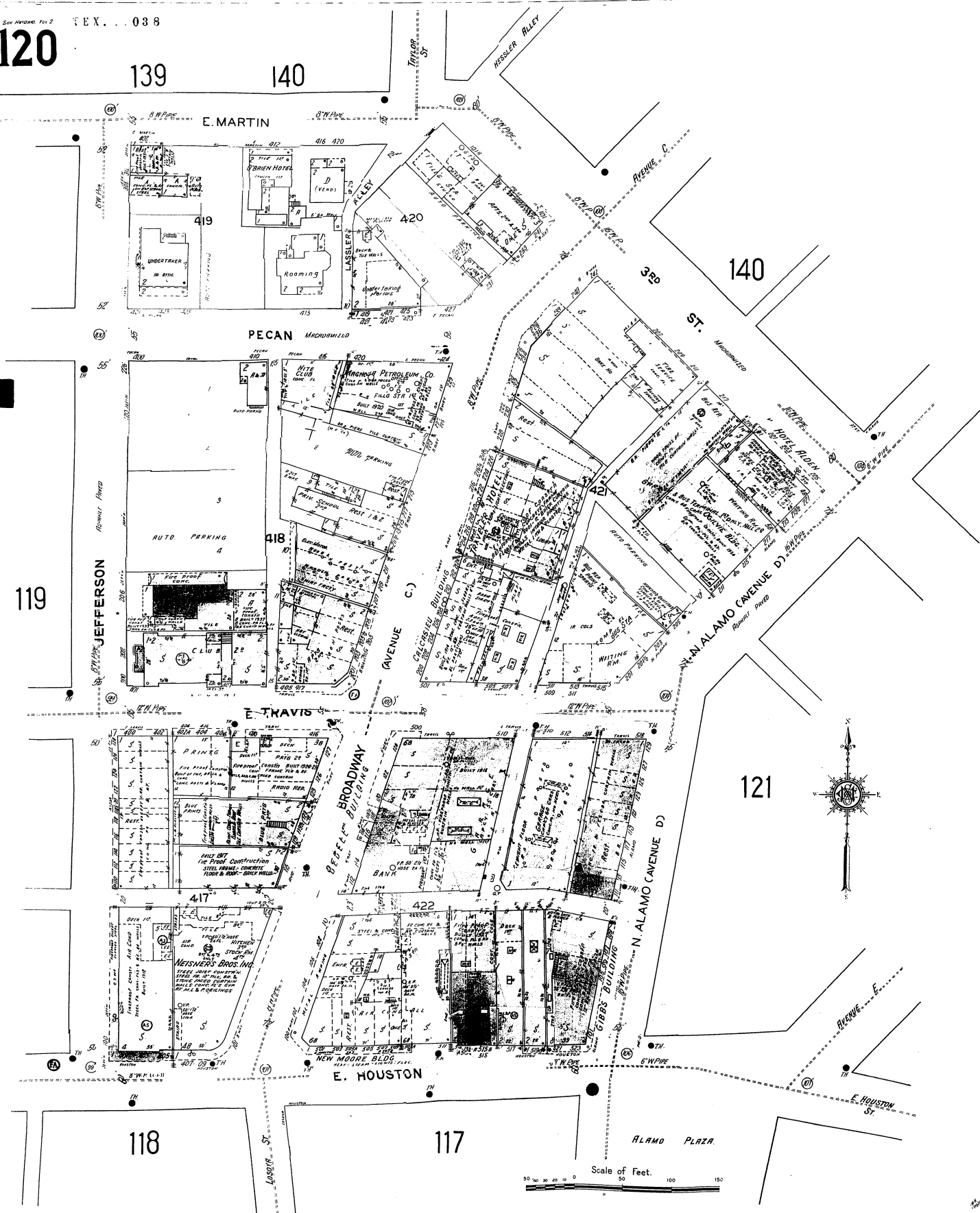


Flex Viewer

Powered by ArcGIS Server

Printed: Dec 07, 2017

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EXIT

GIBBS BLDG.

105 N. ALAMO

hotel

hotel

hotel

hotel
G

EXIT

GIBBS BLDG.

EXIT

105 N. ALAMO

hotel

hotel







ELEVATION-Facing Alamo Street

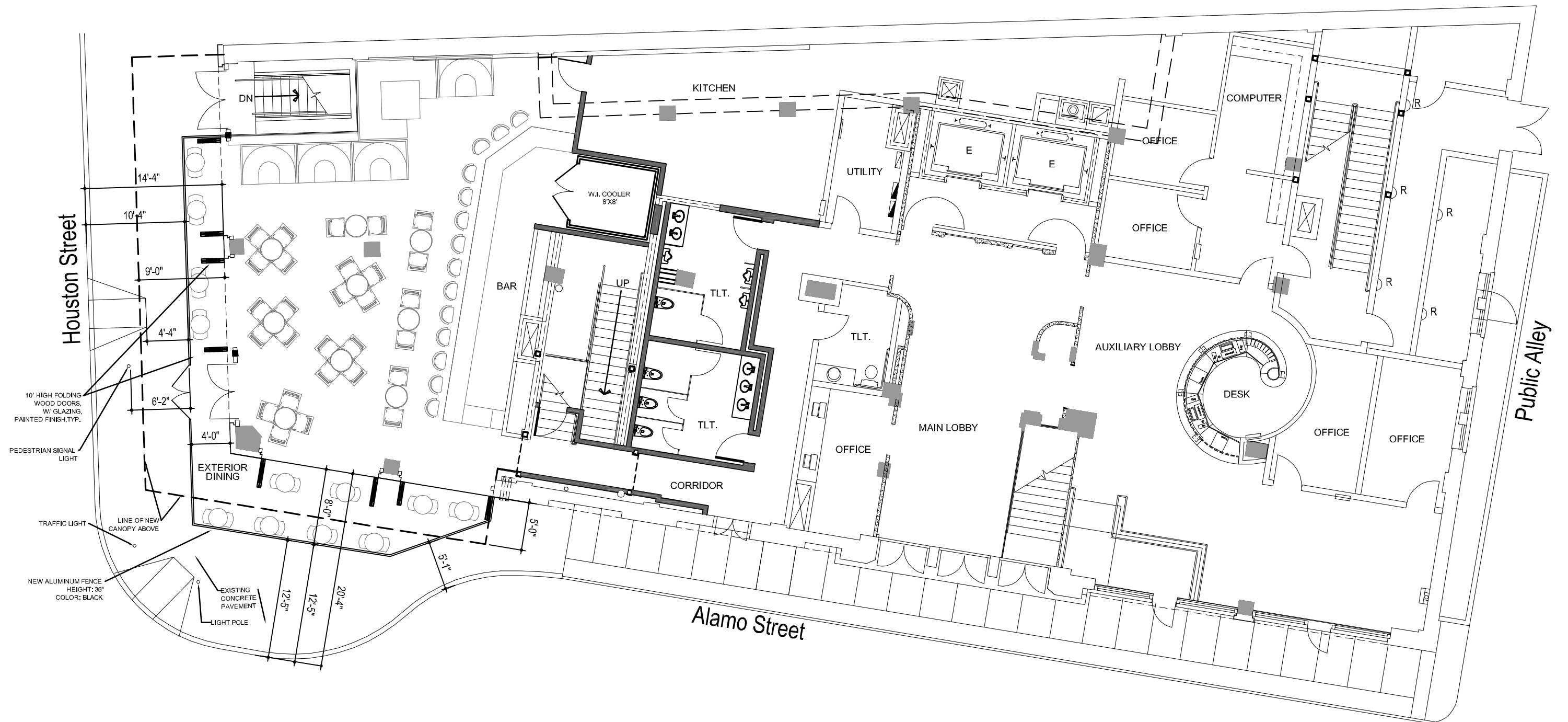
SCALE: 1/8"=1'-0"



ELEVATION-Facing Houston

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





LEVEL 1- FLOOR PLAN

SCALE: NTS



Houston Street

KITCHEN

W.I. COOLER
8'X8'

BAR

UP

TLT.

TLT.

CORRIDOR

DN

14'-4"

10'-4"

9'-0"

4'-4"

6'-2"

4'-0"

EXTERIOR
DINING

8'-0"

12'-5"

12'-5"

20'-4"

5'-1"

5'-0"

10' HIGH FOLDING
WOOD DOORS,
W/ GLAZING,
PAINTED FINISH, TYP.

PEDESTRIAN SIGNAL
LIGHT

TRAFFIC LIGHT

LINE OF NEW
CANOPY ABOVE

NEW ALUMINUM FENCE
HEIGHT: 36"
COLOR: BLACK

EXISTING
CONCRETE
PAVEMENT

LIGHT POLE

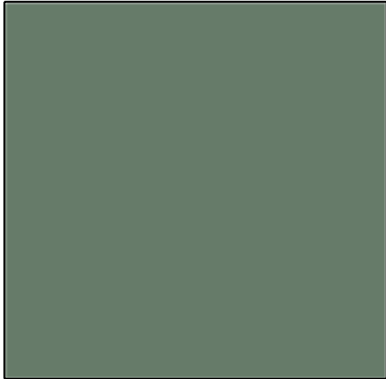
LEVEL 1- FLOOR PLAN ENLARGEMENT

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

Alamo Street

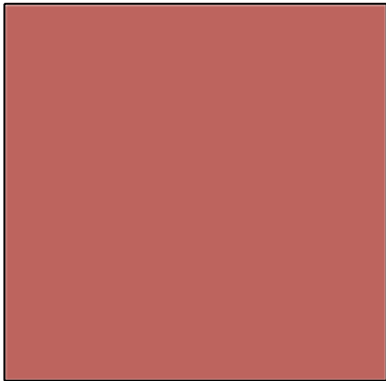


COLOR CHART



DOOR STILE & RAIL

COLOR TO MATCH EXISTING WINDOWS
STILE & RAIL



DOOR SIDE JAMB & GLAZING STOPS

COLOR TO MATCH EXISTING WINDOW
JAMBS & GLAZING STOPS

WD66

PRODUCT FINDER

VISIT A SHOWROOM



Beauty & Performance

Of Solid Wood

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[PERFORMANCE \(/PRODUCTS/WD66/PERFORMANCE\)](#)

OPTIONS (/PRODUCTS/WD66/OPTIONS)

[ACCESSORIES \(/PRODUCTS/WD66/ACCESSORIES\)](#)

RESOURCES (/PRODUCTS/WD66/RESOURCES)

Features

Design



INWARD OR OUTWARD OPENING

Door panels when opened can stack to the inside or outside, whichever best fits your design

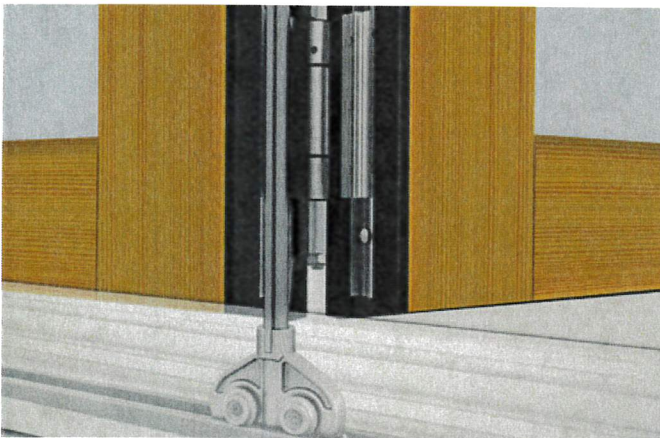
SWING DOOR FOR EVERYDAY USE

Add more flexibility by including a swing door for easy access. When you don't need to fully open the system, a swing door is useful.

[Learn more \(/products/wd66/options\)](/products/wd66/options)

[Back to top](#)

Hardware



QUIET AND SMOOTH, TOP TO BOTTOM

Roller hardware comes either top-hung or floor supported, whichever is preferred. Our sound-free roller material remains smooth and round even when stationary for long periods of time, resists extreme temperatures.

The entire system is life-cycle tested to open and close over 20,000 times without failure.

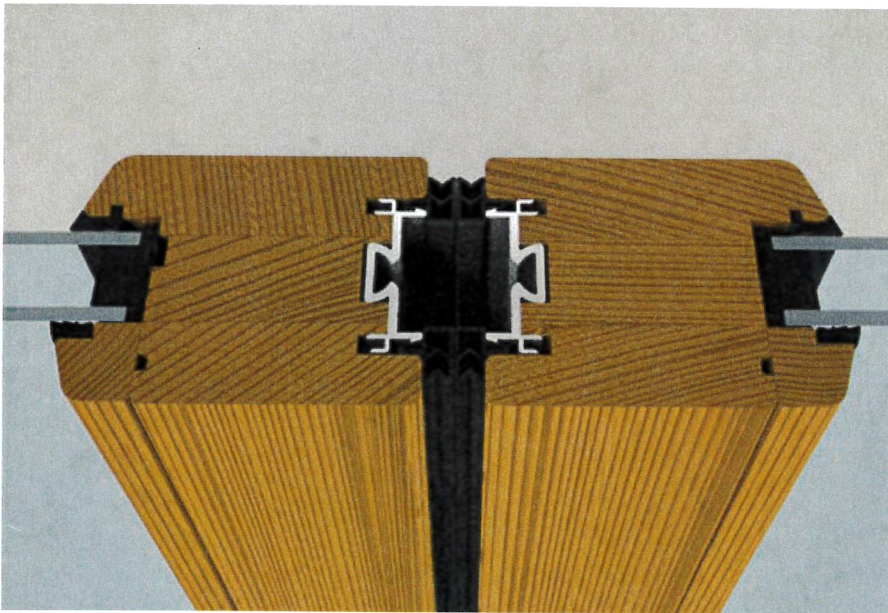


ENHANCED PERFORMANCE

The NanaWall WD66 offers better protection from wind and rain in a solid-wood frame. Special seals around the entire frame, between the panels, and even between the concealed hinges make this one of the best performing solid-wood operable glass walls available.

European styling adds a picture frame like quality while allowing more light and more glass with each panel. The 360 degree sealing combined with the energy efficiency of solid wood makes this a great choice for any climate

A Solid Wood Folding Glass Wall Designed For Harsh Weather

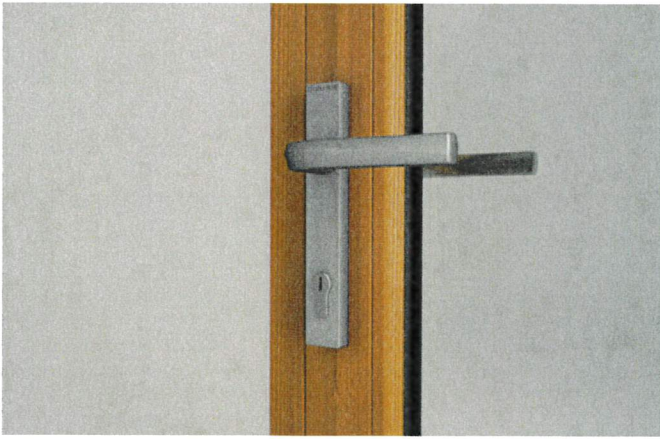


ULTIMATE SEAL, SOLID WOOD

Designed and produced in Germany, our enhanced solid wood system is engineered to perform in heavy wind and rain environments. Featuring a 2 5/8" thick door panel with concealed adjustable hinges, and double layer seals, this all-wood system goes beyond.

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Operation



SECURE MULTIPOINT LOCKING

Choose from two standard handle finishes that feature European style locking with deadbolt. All locking hardware has passed forced entry testing for security.

[Learn more \(/products/wd66/locking\)](/products/wd66/locking)

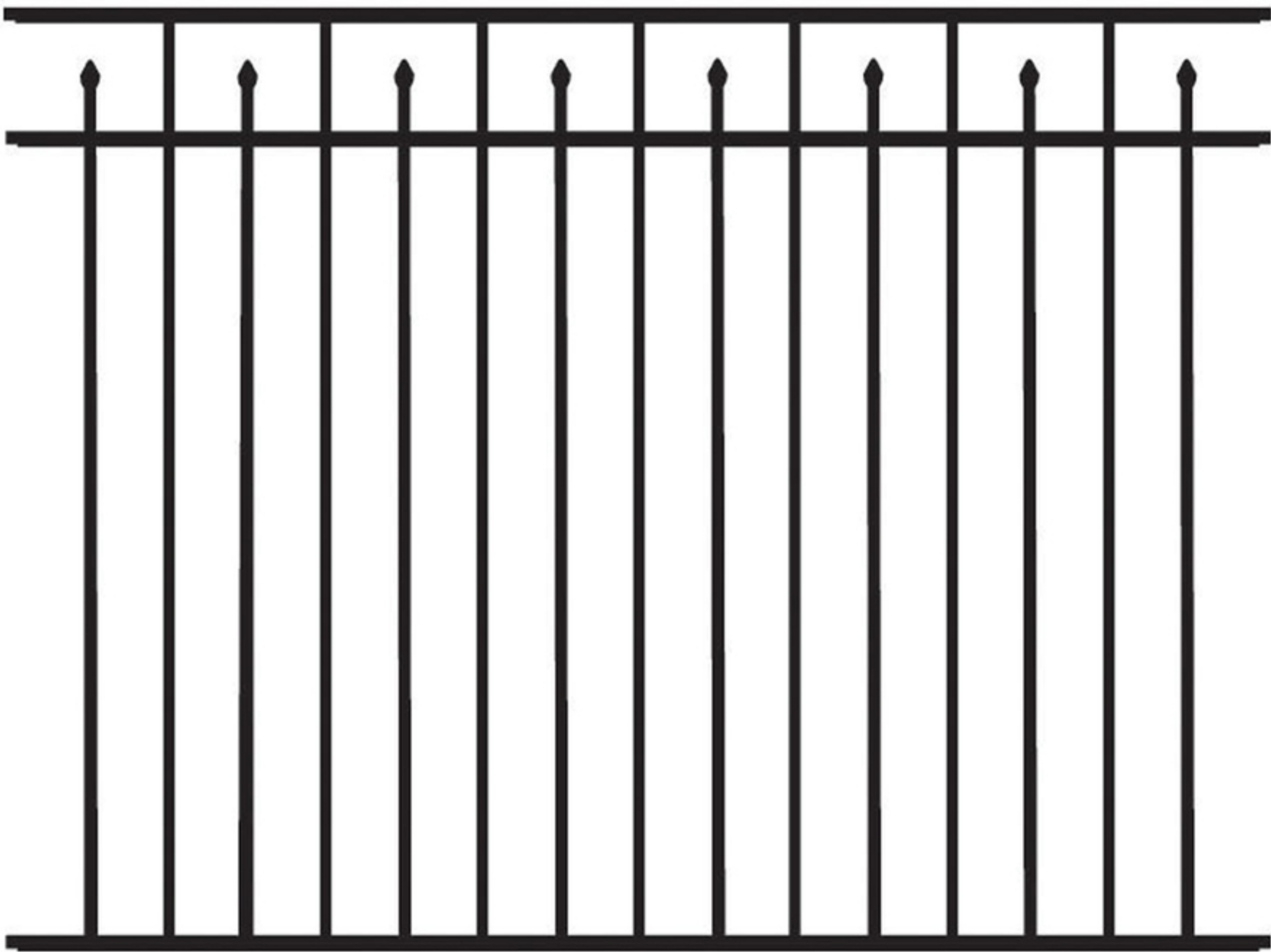
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Options



KITCHEN TRANSITION

A NanaWall specialty configuration combining both a pass-through window and folding door into the same opening is just one of the many wall designs possible.



10

HISTORIC
HOUSTON
STREET

BY HAND
San Antonio TX

BAZAR ISTANBUL
519

BY HAND
San Antonio TX

OPEN



the **TICKET** 
★ SPORTS PUB ★ SATX ★

the **TICKET** 
★ SPORTS PUB ★ SATX ★

THE **BUCKHORN** SALOON & MUSEUM THE **TEXAS RANGER** MUSEUM



318

Menu board for Little Buck's:

- LITTLE BUCK'S MENU
- APPETIZERS
- DESSERTS
- DRINKS
- SIDES



THE TUCKER HORN
LOON & MUSEUM
THE TEXAS RANGER
MUSEUM
Two Attractions
Admission Price

EST. 1881
TUCKER HORN

THE
BUCKHORN
SALOON & MUSEUM

THE
TEXAS RANGER
MUSEUM

318

1881
HORN
ON

THE
BUCKHORN
SALOON & MUSEUM
THE
TEXAS RANGER
MUSEUM
Two Attractions
One Admission Price



THE
BUCKHORN
SALOON & MUSEUM

THE
TEXAS RANGELAND
MUSEUM

ENTRÉES

BURGERS

SANDWICHES

SALADS

LITTLE BUCK'S MENU

APPETIZERS

SIDES

DESSERTS

DRINKS

CAUTION
WATCH
YOUR STEP

R INFORMATION CENTER

GIFTS and
SOUVENIRS

RIVER BARGE TICKETS

ALFRED GILES
ARCHITECT



The ALAMO

SUITE
101

321

EVERYTHING
CHANGES
COLOR
IN THE
SUN!

DEL SOL

DEL SOL
ENTRANCE

ALAMO PLAZA SHIRTS

ALAMO PLAZA SHIRTS

325





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RIDER
3D**

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HAUNTED ADVENTURE

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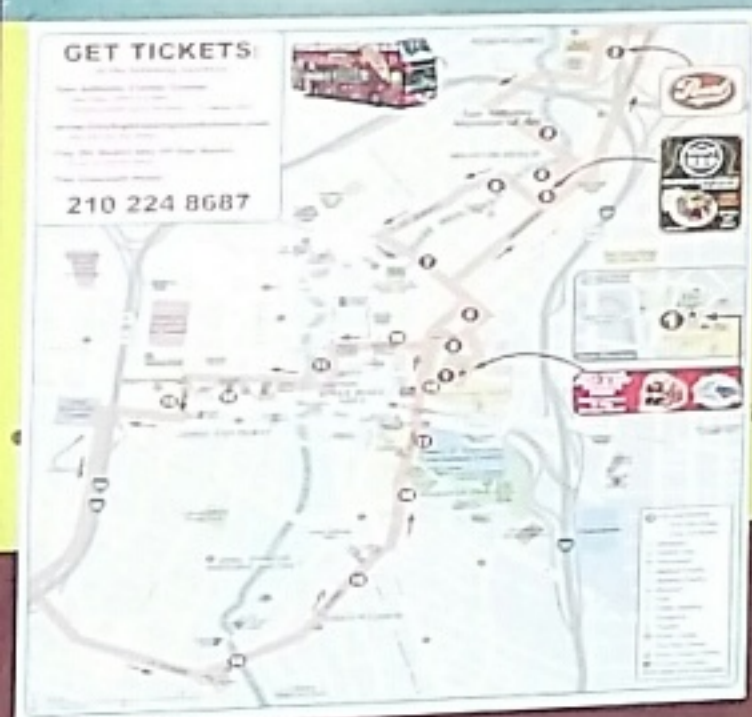


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