

## HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

**HDRC CASE NO:** 2019-113  
**ADDRESS:** 114 MAIN PLAZA  
**LEGAL DESCRIPTION:** NCB 101 BLK LOT 20 & N IRR 17.36 FT OF 19  
**ZONING:** D,HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Main/Military Plaza Historic District  
**LANDMARK:** Ramsey Building / Ford Bldg  
**APPLICANT:** Jeremy Kreusel/Ford, Powell & Carson  
**OWNER:** Elizabeth Wong  
**TYPE OF WORK:** Rehabilitation, window replacement, rooftop terrace construction, exterior modifications, site work  
**APPLICATION RECEIVED:** March 01, 2019  
**60-DAY REVIEW:** April 30, 2019  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform rehabilitative scopes of work to both the 1870's and 1920's historic structures.

For the 1870's structure, the applicant has proposed the following:

1. Rehabilitate the historic structure including the repair of missing sections of plaster cornice, repairing the plaster façade and sills, repair of the limestone masonry walls, repair of the damaged parapet caps and the installation of a new roof membrane and downspouts.
2. Replacement of the existing storefront windows.
3. Install a rear balcony at the second level.

For the 1920's structure, the applicant has proposed the following:

4. The removal of paint and repair of the masonry façade, the removal of a non-historic garage door and infilling with masonry and the installation of a new roof membrane and downspouts.
5. Replacement of non-historic windows and doors with new windows and doors and the installation of windows in previously infilled openings.
6. Construct a rooftop terrace and a new elevator and fire stair addition.

### 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.
- i. Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- ii. 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.
- iii. 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 highpressure 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.

## 10. Commercial Facades

### A. MAINTENANCE (PRESERVATION)

*i. Character-defining features*—Preserve characterdefining 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 3, Guidelines for Additions*

## 2. Massing and Form of Non-Residential and Mixed-Use Additions

### A. GENERAL

*i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

*ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

*i. Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

*ii. Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

*iii. Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

### B. SCALE, MASSING, AND FORM

*i. Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop

additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

## FINDINGS:

### Findings related to the 1870's structure:

- a. **REHABILITATION** – The applicant has proposed various rehabilitative scopes of work that includes the repair of missing sections of plaster cornices, the repair of the plaster facades, the repair of window sills, the repair of limestone masonry walls, the repair of damaged parapet caps and the installation of a new roof membrane and downspouts. The applicant has noted that all repairs will be done in kind and will be based on historic elements that remain and historic photos. This is consistent with the UDC.
- b. **STOREFRONT REPLACEMENT** – The applicant has proposed to replace the existing storefront system with a contemporary storefront system that does not feature profiles that match those typical of a historic structure of this age. Staff finds that the replacement of the non-original storefront system is appropriate; however, staff finds that a storefront system that features historic profiles should be installed.
- c. **REAR BALCONY** – The applicant has proposed to install a rear balcony on the second story of the historic structure. Staff finds the profile and location of the rear balcony to be appropriate.

Findings related to the 1920's structure:

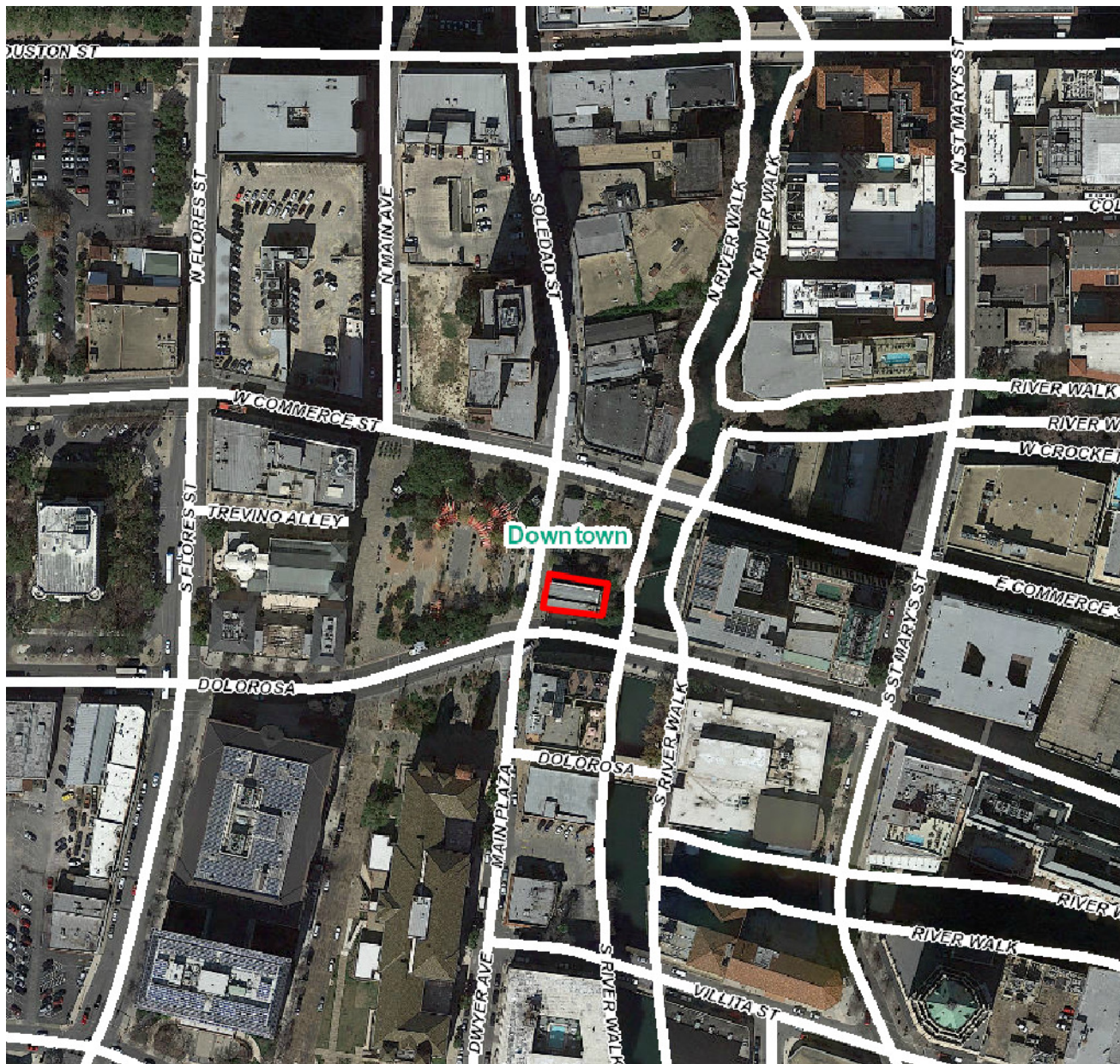
- d. **REHABILITATION** – The applicant has proposed various rehabilitative scopes of work that includes the removal of paint from the historic masonry façade, the removal of a non-historic garage door and infilling the opening with masonry and the installation of a new roof membrane and downspouts. Staff finds the proposed rehabilitative scopes of work to be appropriate. All work should be done in kind with like materials.
- e. **WINDOW REPLACEMENT** – The applicant has proposed to replace the existing, non-original windows with new, one over one windows as well as install windows in previously infilled window openings. Staff finds that wood or aluminum clad wood windows be installed that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- f. **ROOFTOP TERRACE** – The applicant has proposed to construct a rooftop terrace to feature a trellis system and a penthouse elevator and egress stair structure. The Guidelines for Additions 2.A. notes that new additions should be designed to be in keeping with the historic context of the block, should be placed in a manner that features a minimized view from the public right of way, should feature a similar roof form, should be subordinate to the primary façade and should feature a transition between the old and new. Additionally, the Guidelines for Additions 2.B. notes that the height of rooftop additions should be limited to no more than forty (40) percent of the height of the original structure and should not double the historic building’s footprint. The applicant has noted that the proposed addition will feature a plaster façade. Generally, the proposed rooftop additions are consistent with the Guidelines.
- g. **ARCHAEOLOGY** – The project area is within the Main and Military Plazas National Register of Historic Places District, the Main and Military Plazas Local Historic District, and the River Improvement Overlay District. In addition, the property is in close proximity to previously recorded archaeological site 41BX1752. Furthermore, a review of the 1767 José de Urrutia Map identifies structures within, or in close proximity to, the project area. Therefore, Archaeological investigations shall be required.

**RECOMMENDATION:**

Staff recommends approval of items #1 through #6 with the following stipulations:

- i. That all repair to historic elements be done in kind with like materials.
- ii. That the proposed storefront replacement feature a storefront system with window profiles that are consistent in profile with those that previously existed.
- iii. That wood or aluminum clad wood windows be installed that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iv. **ARCHAEOLOGY** – Archaeological investigations shall be required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists 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.





## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 09, 2019

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Architecture  
Planning  
Interior Design  
Preservation

## Detailed Description of Work

DATE: March 1, 2019  
PROJECT: 114 E Main Plaza  
FPC #: 96300

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The scope of work is to renovate the 1870 and 1920's structures to restore historic features on the west façade that were damaged in a 1960-70's remodel while remodeling the interior retail and residential spaces to serve new tenants.

Sitework includes the reworking of the plaza pavers to be TAS compliant and providing new areaway concrete infills with glass block lites. A new sidewalk in the rear of the building will be provided to replace the damaged and broken existing.

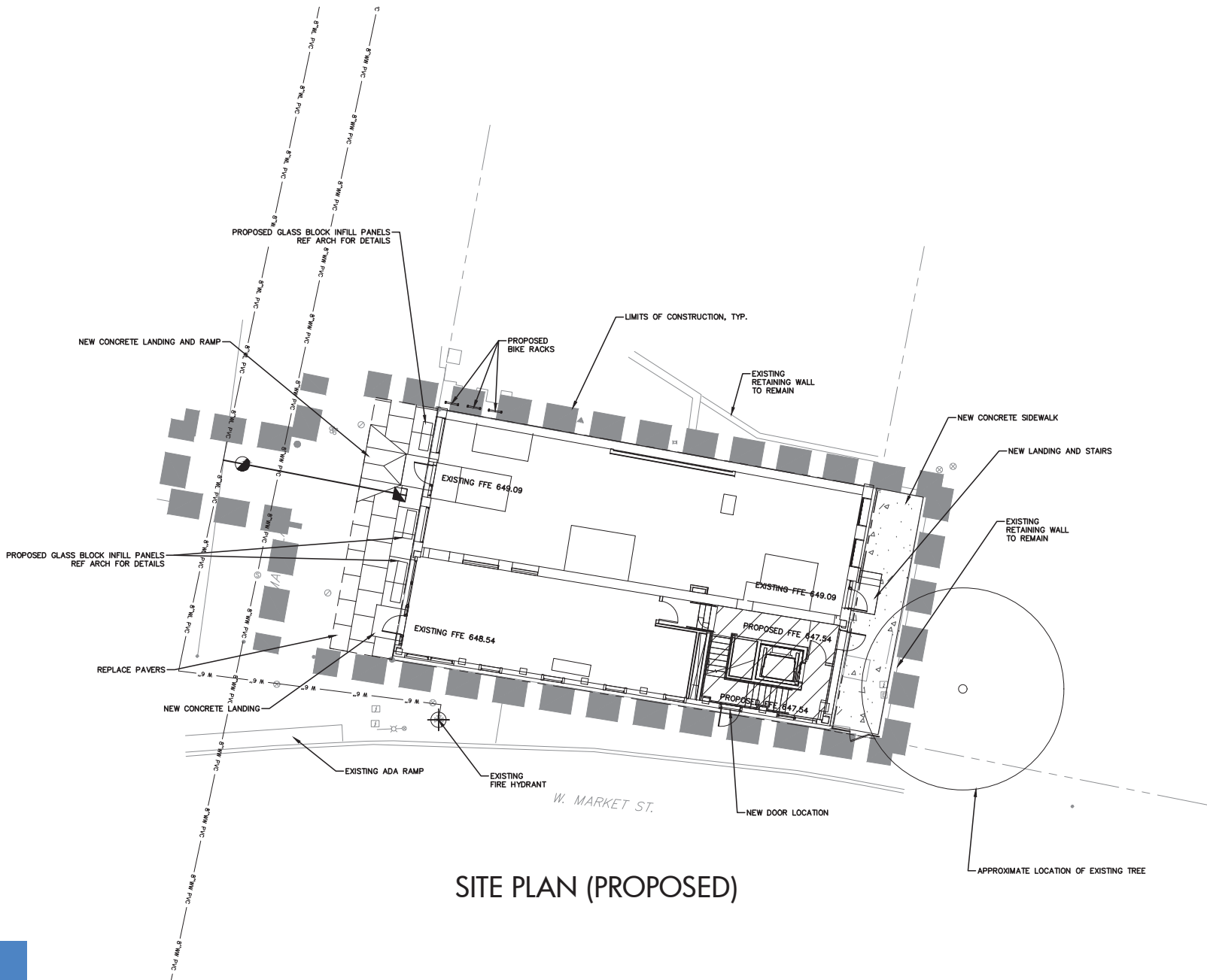
On the 1870's structure, renovations include repairing missing sections of plaster cornice based off of remaining capitals pieces, plastering the façade that was damaged by the anchoring of the granite veneer, and plaster sill profiles at fenestrations on the West Façade. The project will also repair limestone masonry walls where damage has occurred due to irrigation. Damaged parapet caps on the North façade, will be repaired. The East façade will be re-plastered due to plaster separation from vegetation growth. New scope includes the replacement of non-historic windows and doors with products that match the original proportions. A new roof membrane, and downspouts will be installed. HVAC units will be relocated to the middle rear of the roof on roof curbs behind the dividing wall parapet.

On the 1920's structure renovations include the stripping of painted masonry, and repairing of the masonry façade that was damaged by the anchoring of the granite veneer in the previous remodel. Removal of a non-historic garage door on the East façade and returning to a solid matching masonry wall with rear exit. New scope includes the replacement of non-historic windows and doors with new products that match the original proportions. Replacing windows in existing fenestrations that have been infilled with masonry in previous remodels. The installation of a new roof membrane, and downspouts. Provide a new rooftop terrace for residential use only. Provide a new elevator and fire stair for access to second floor residential and rooftop terrace.



HISTORIC IMAGE









VIEW FROM SAN FERNANDO (CURRENT)





VIEW FROM SAN FERNANDO (PROPOSED)





WEST ELEVATION (CURRENT)





WEST ELEVATION (PROPOSED)





SOUTH ELEVATION (CURRENT)





SOUTH ELEVATION (PROPOSED)





NORTH ELEVATION (CURRENT)



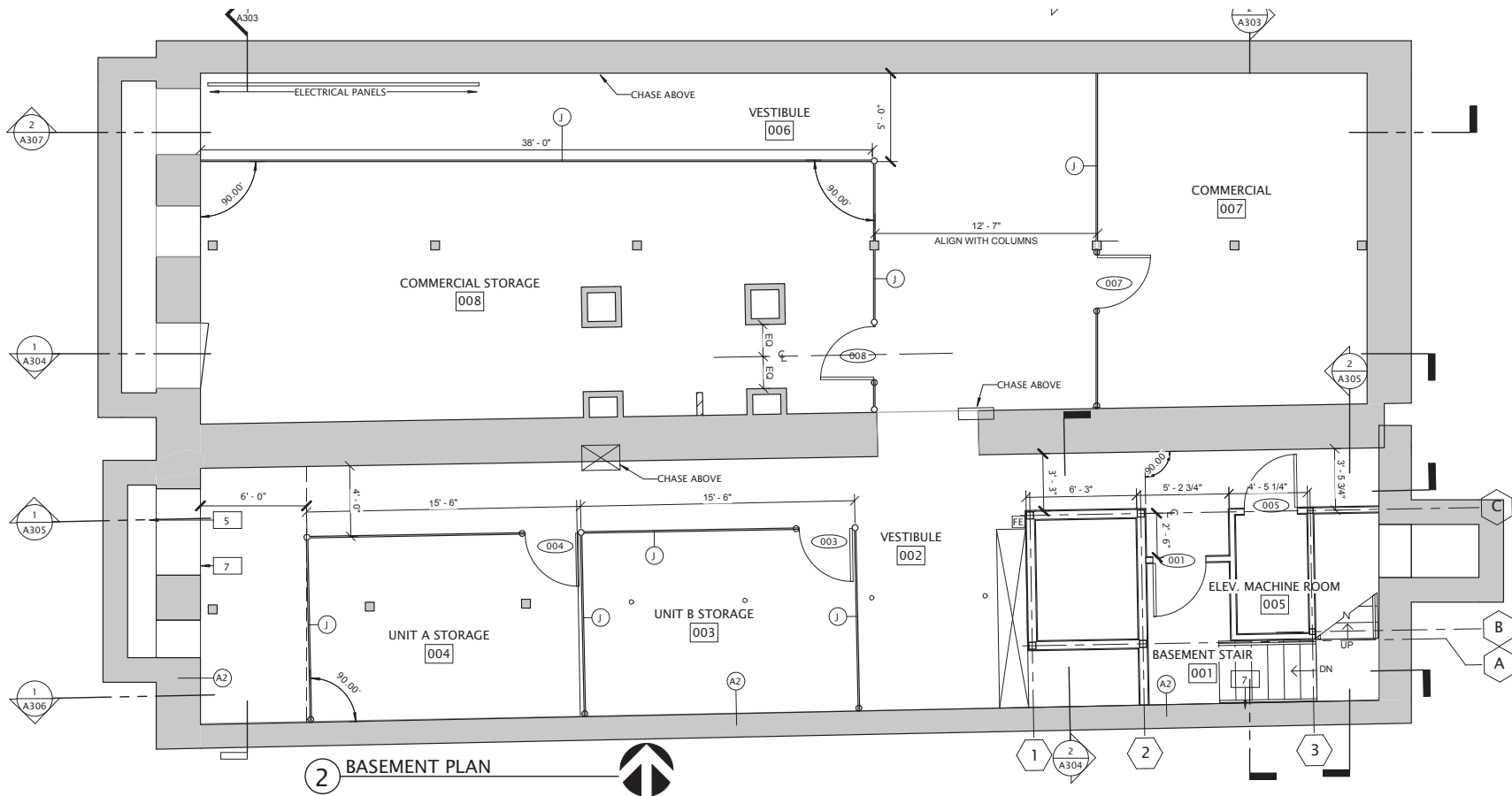


EAST ELEVATION (CURRENT)



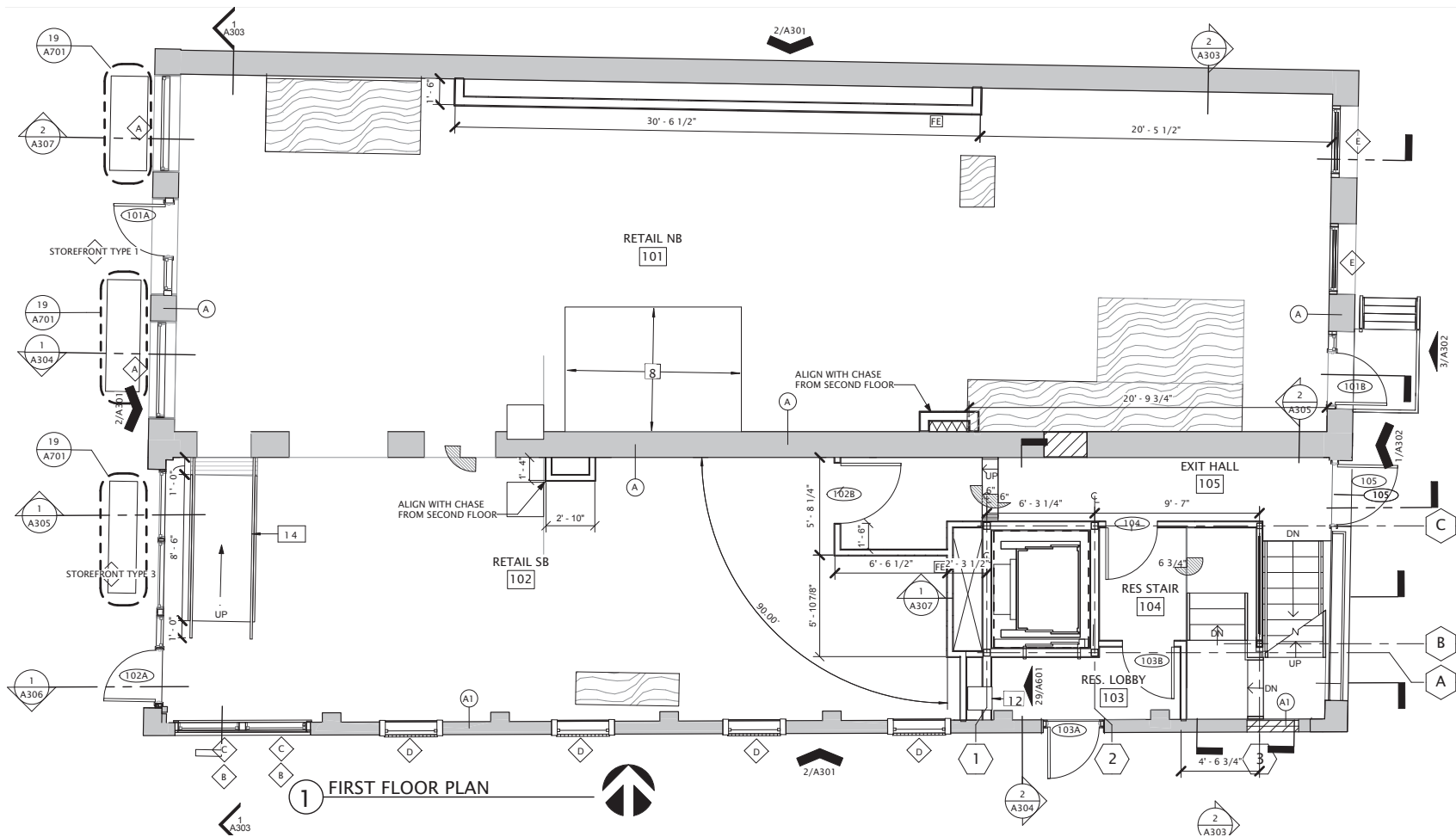


EAST ELEVATION (PROPOSED)

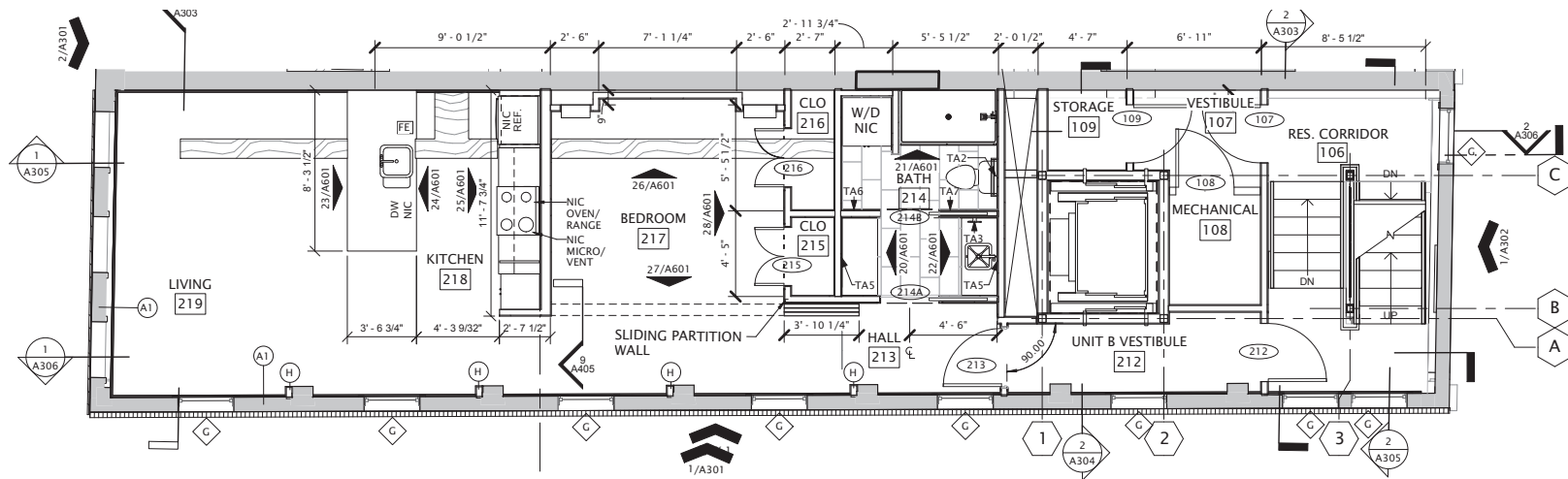


BASEMENT PLAN (PROPOSED)



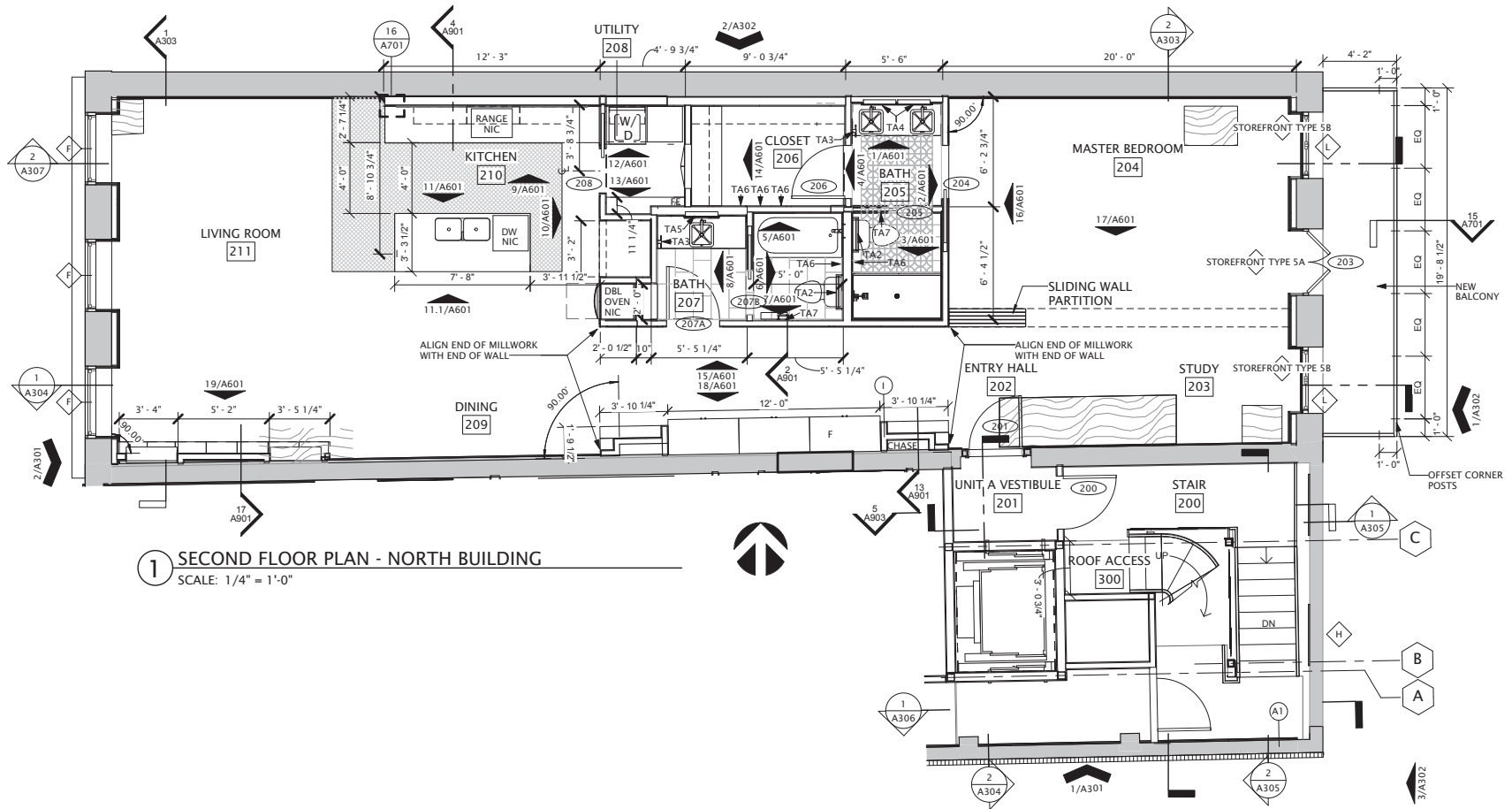


FIRST FLOOR PLAN (PROPOSED)

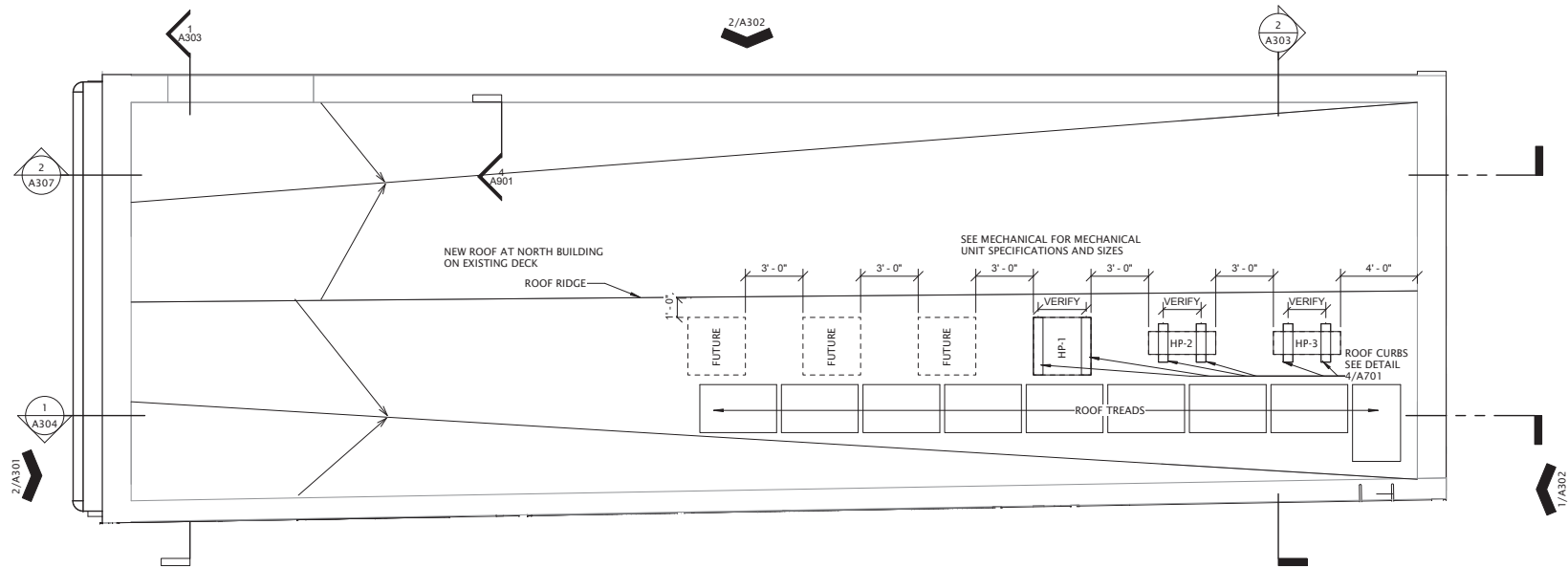


2 SECOND FLOOR PLAN - SOUTH BUILDING

## SECOND FLOOR PLAN (PROPOSED) SOUTH BUILDING

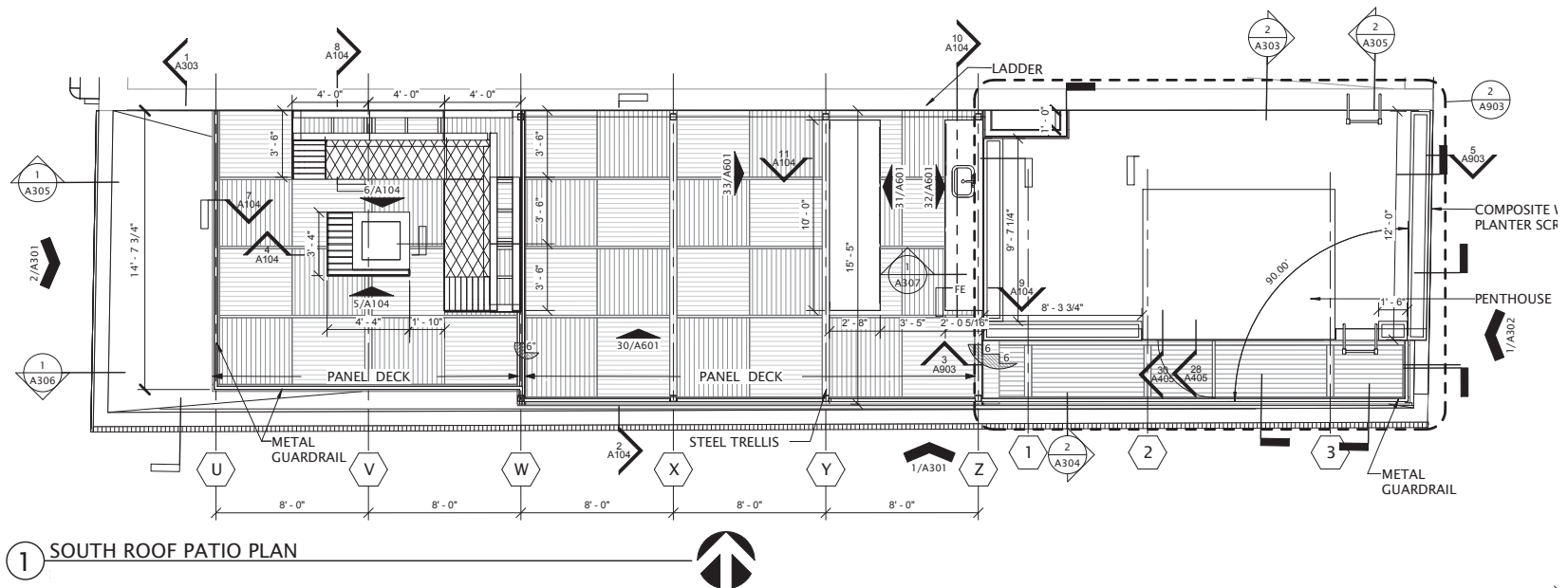


## SECOND FLOOR PLAN (PROPOSED) NORTH BUILDING

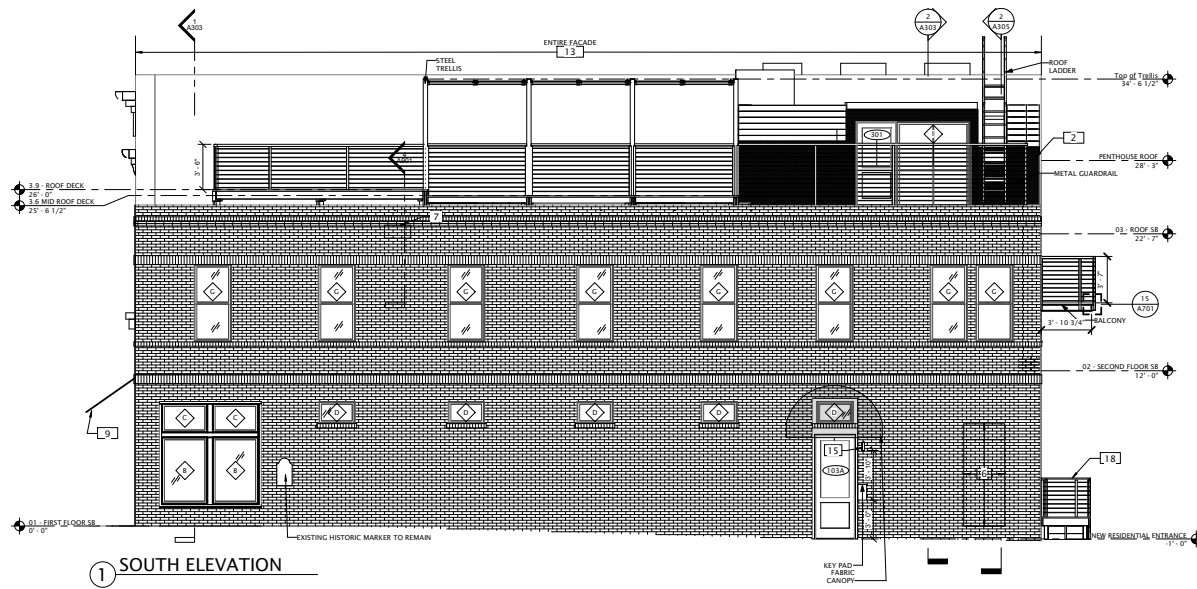


1 NORTH ROOF DRAINAGE PLAN

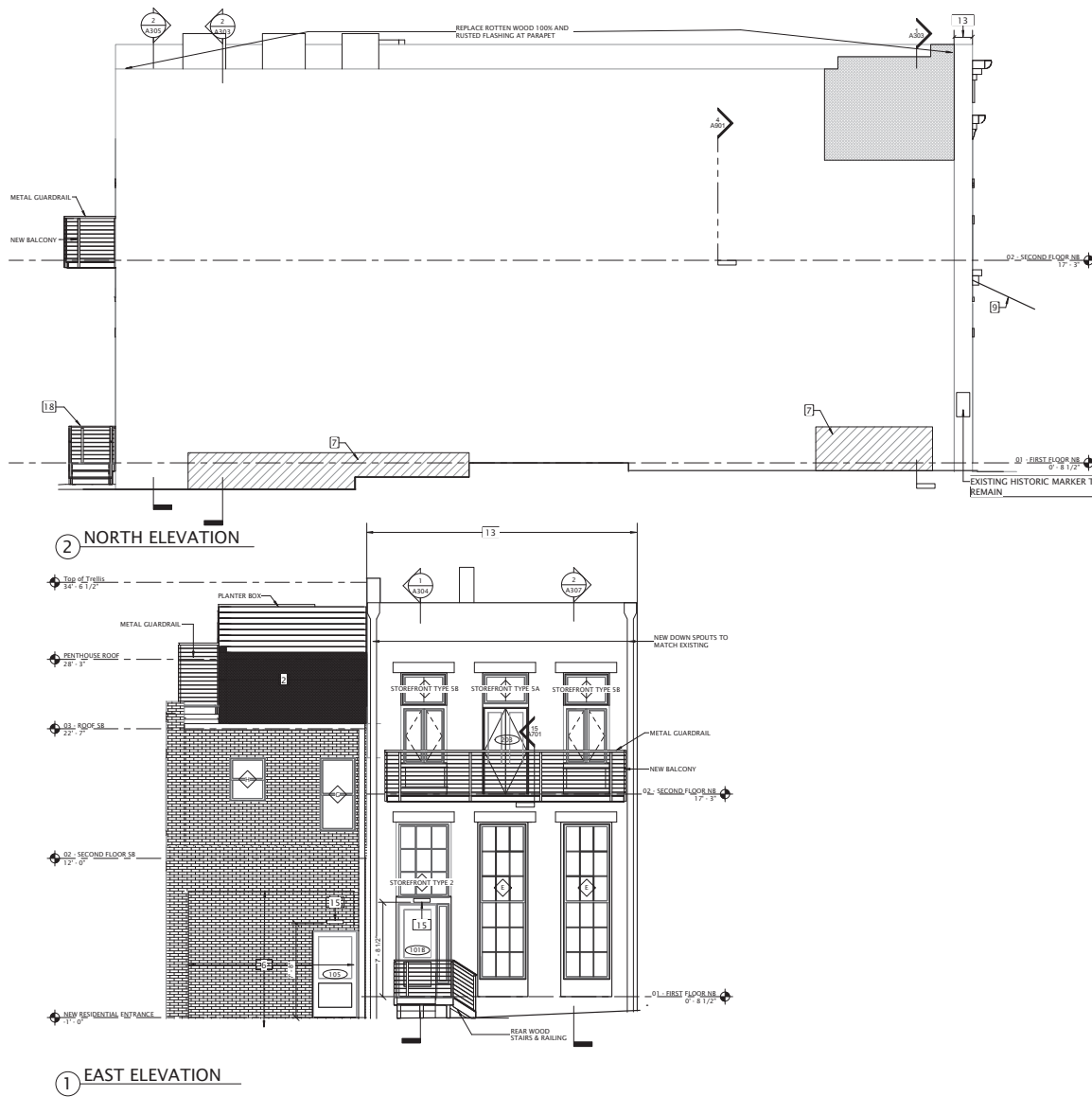
## ROOF PLAN (PROPOSED) NORTH BUILDING



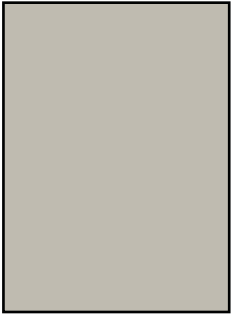
## ROOF PLAN (PROPOSED) SOUTH BUILDING



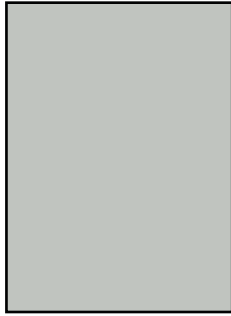
ELEVATIONS (PROPOSED)



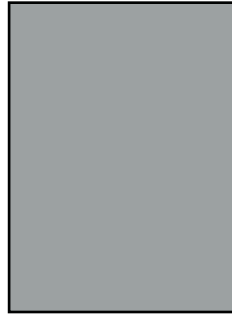
ELEVATIONS (PROPOSED)



North Building Stucco  
Benjamin Moore  
1486 - Winterwood



North Cornice Primary  
Benjamin Moore  
2139-50 - Silver Marlin



North Cornice Secondary  
Benjamin Moore  
1606 - Cobblestone Path



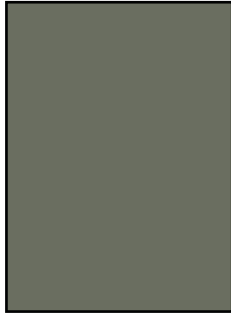
North Window Clad  
Kolbe Windows  
Corbeau



North Stone Wall  
Repointed Limestone



South Building Brick  
Exisintg Masonry  
Paint Stripped



South Window Glad  
Kolbe Windows  
Basil



Terrace Metal Railing  
Powder Coat  
Corbeau



Terrace Metal Rods  
Stainless Steel



Composite Decking  
Trex Decking  
Gravel Path

## MATERIALS BOARD