

## HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

**HDRC CASE NO:** 2019-396  
**ADDRESS:** 420 E HOUSTON ST  
**LEGAL DESCRIPTION:** NCB 416 BLK 23 LOT 7 OR A9  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Alamo Plaza Historic District  
**APPLICANT:** Aaron Selinkoff/Mad Dogs Group  
**OWNER:** TSP 420 LLC  
**TYPE OF WORK:** Signage and exterior paint  
**APPLICATION RECEIVED:** July 08, 2019  
**60-DAY REVIEW:** September 6, 2019  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to paint the existing historic structure a dark green color, "Garden Cucumber".

### APPLICABLE CITATIONS:

*Sec. 35-611. - Certificate of Appropriateness - Administrative Approval.*

Applications for certain minor alterations, additions, ordinary repairs or maintenance may be reviewed and approved administratively by the historic preservation officer without review by the historic and design review commission. Those activities which constitute minor alterations, additions, repairs or maintenance include but are not limited to:

#### Ordinary Repair and Maintenance

- a) Repair using the same material and design as the original and does not require structural modifications.
- b) Repainting, using the same color.
- c) Reroofing, using the same type and color of material.
- d) Repair of sidewalks and driveways using the same type and color of materials.

#### *Historic Design Guidelines, Chapter 10, 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 facade 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 historic structure at 420 E Houston is commonly known as the Pincus Building and is located within the Alamo Plaza Historic District. The structure is contributing to the district.
- b. PAINTING – The applicant has proposed to paint the existing historic structure a dark green color, “Garden Cucumber”. The Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that the scale, design, materials, color and texture of proposed modifications to historic structures are compatible with the historic structure. Additionally, the Guidelines for Exterior Maintenance and Alterations 10.A.i. notes that character defining features of a structure should be preserved to contribute to the character of a building.
- c. Staff does not find the proposed paint color to be appropriate. Staff finds that there is neither precedent, nor historic examples of dark green within the Alamo Plaza Historic District as a primary color for a commercial historic structure. Staff finds that an earth toned green may be more appropriate; similar to the tones found on the Maverick Building’s entry awning or the limestone found at 603 Navarro.

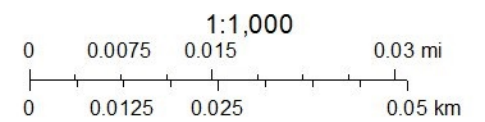
**RECOMMENDATION:**

Staff does not recommend approval based on findings b and c. Staff recommends that an earth toned green be used; similar to the tones found on the Maverick Building’s entry awning or the limestone found at 603 Navarro.

# City of San Antonio One Stop



July 31, 2019











420 E Houston St

Alamo Plaza

Pavlovsky Way

E Travis St

Bentley





420 E Houston St

Alamo Plaza

Peacock Alley

















M400B

M400-4<sup>th</sup>  
Brookview  
Vue sur ruisseau

M400-5<sup>th</sup>  
Baby Spinach  
Jaune épinard

M400-6<sup>th</sup>  
Légumes variés  
Mixed vegetables

M400-7<sup>th</sup>  
Garden Cucumber  
Concombre de jardin

(1)

(2)

Botw 12/27



