

# HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

**HDRC CASE NO:** 2021-002  
**ADDRESS:** 928 W COMMERCE ST  
**LEGAL DESCRIPTION:** NCB 265 BLK 84 LOT 26 COMMERCE ST PROJECT  
**ZONING:** D, H  
**CITY COUNCIL DIST.:** 5  
**DISTRICT:** Cattleman Square Historic District  
**APPLICANT:** Bianca Alvarez/Department of Arts & Culture, City of San Antonio  
**OWNER:** Bianca Alvarez/MENTAL HEALTH MENTAL RETARDATION SVCS  
**TYPE OF WORK:** Public art mural  
**APPLICATION RECEIVED:** January 04, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval to install a mural on the east elevation of the Center for Health Care Services Paul Elizondo Adult Behavioral Clinic Building.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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.

## FINDINGS:

- a. The property located at 928 W Commerce is a 3-story brick structure constructed circa 1900 as the Grand Central Hotel. The structure currently serves as the Center for Health Care Services Paul Elizondo Adult Behavioral Clinic. The applicant is requesting to install a public mural on the brick façade of the non-historic circa 2015 addition. The property is designated as an individual landmark.

- b. **PUBLIC ART** – The Department of Arts & Culture - Public Art Division has proposed to install a 2,360 square-foot mural on the east elevation of the Center for Health Care Services Paul Elizondo Adult Behavioral Clinic. The mural by lead artists April Ceja, Jason Eric Gonzales-Martinez, and Crystal Tamez is titled the Westside Gateway Mural and will be fabricated in an offsite venue and painted on Polytab for transportation and installation at the Clinic. The Department of Arts & Culture anticipates that the mural will remain on the building for approximately 20 years due to the capital asset funding for ongoing maintenance for the project. Staff finds the proposal appropriate.
- c. **MURAL INSTALLATION** – The applicant is requesting to install a public mural that will be painted offsite on Polytab and installed on the brick. Polytab is a non-woven fabric that is commonly part of large public mural art projects. Polytab is applied to masonry often using Nova Gel and squeegeed to the surface. A gel coated is generally applied at the edge seams to create a seamless effect. After 15-20 years, the Polytab can be easily removed using hand tools with minimal, if any, damage to the existing brick. As the proposal does not include painting the exterior historic brick façade, staff finds the proposal consistent with the Historic Design Guidelines.

**RECOMMENDATION:**

Staff recommends approval based on findings a through c. Due to the mural being installed on Polytab, rather than painted directly on the brick, and considering the funding available for ongoing maintenance, staff finds the proposal appropriate.

# City of San Antonio One Stop



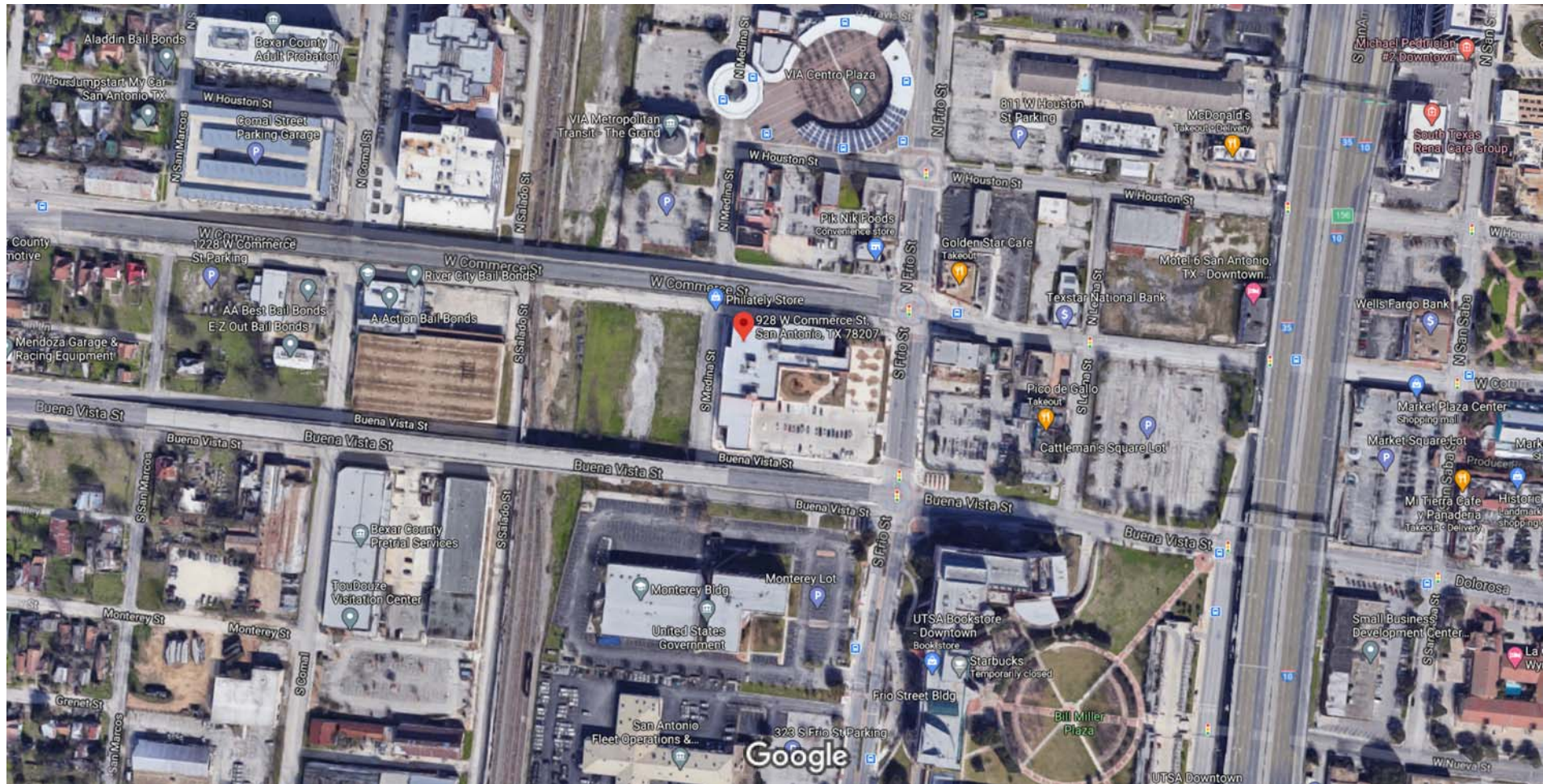
January 12, 2021

— User drawn lines

1:2,000  
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0 0.0275 0.055 0.11 km



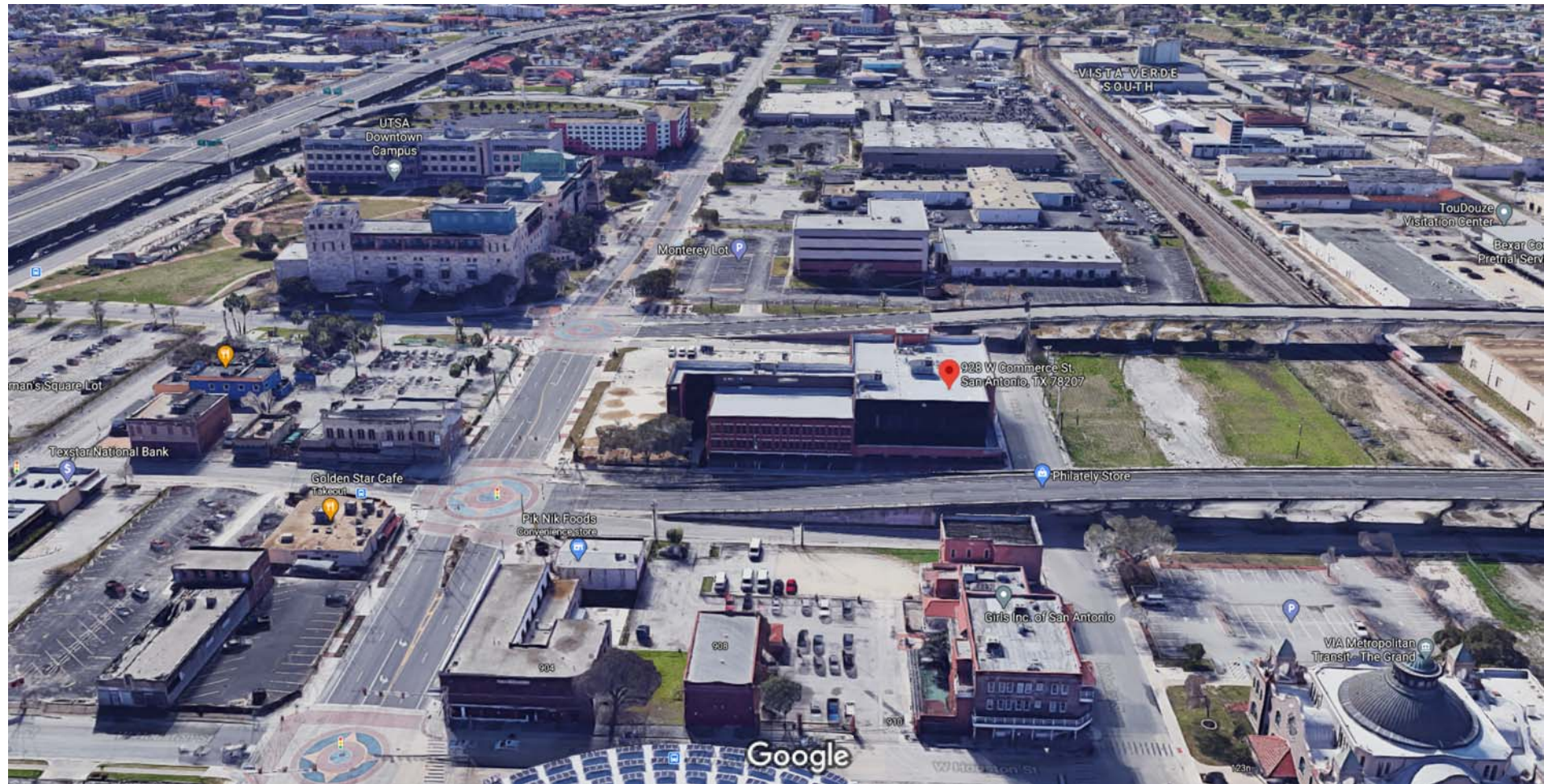
## Google Maps 928 W Commerce St



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## Google Maps 928 W Commerce St

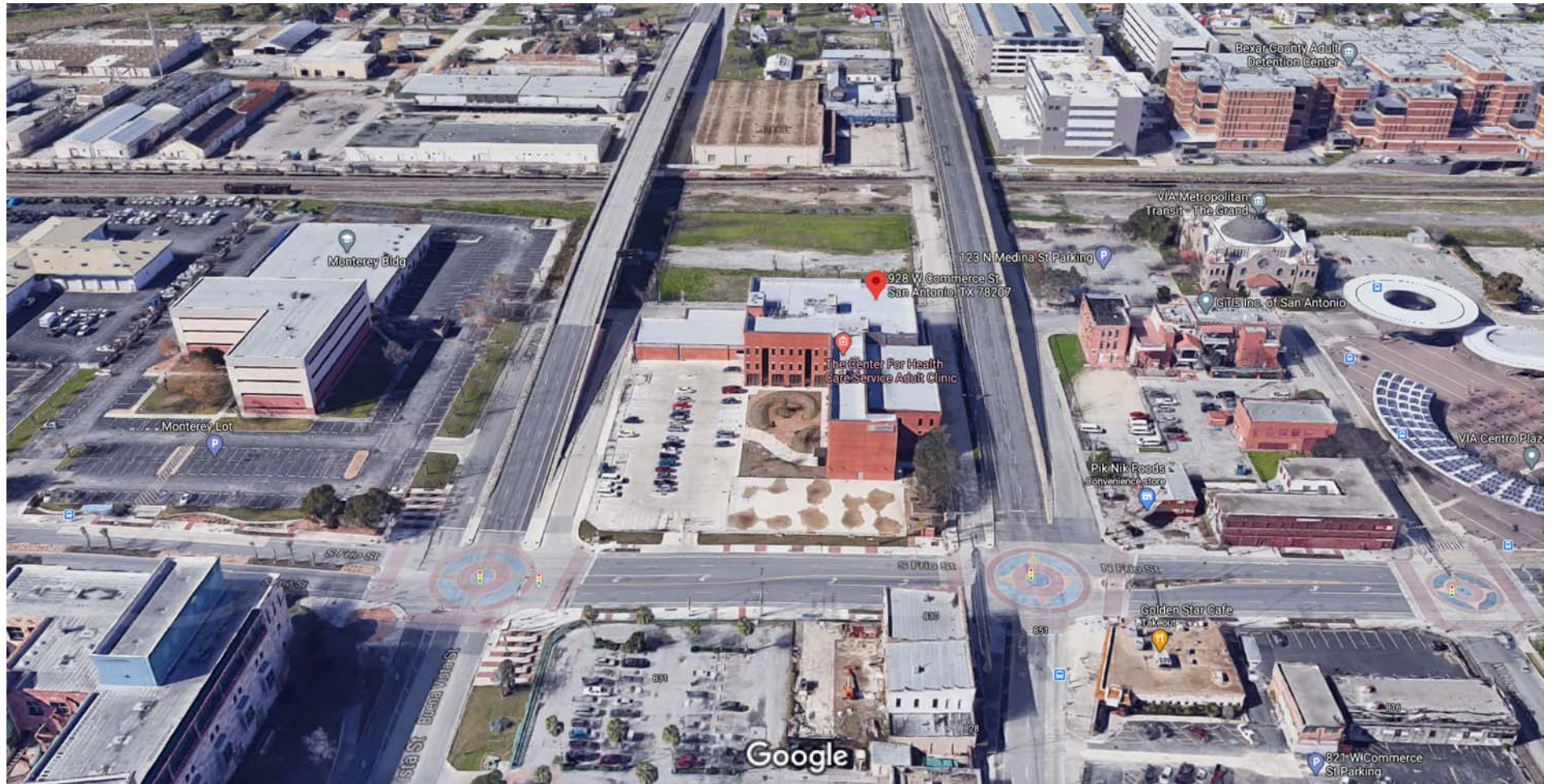


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50 ft



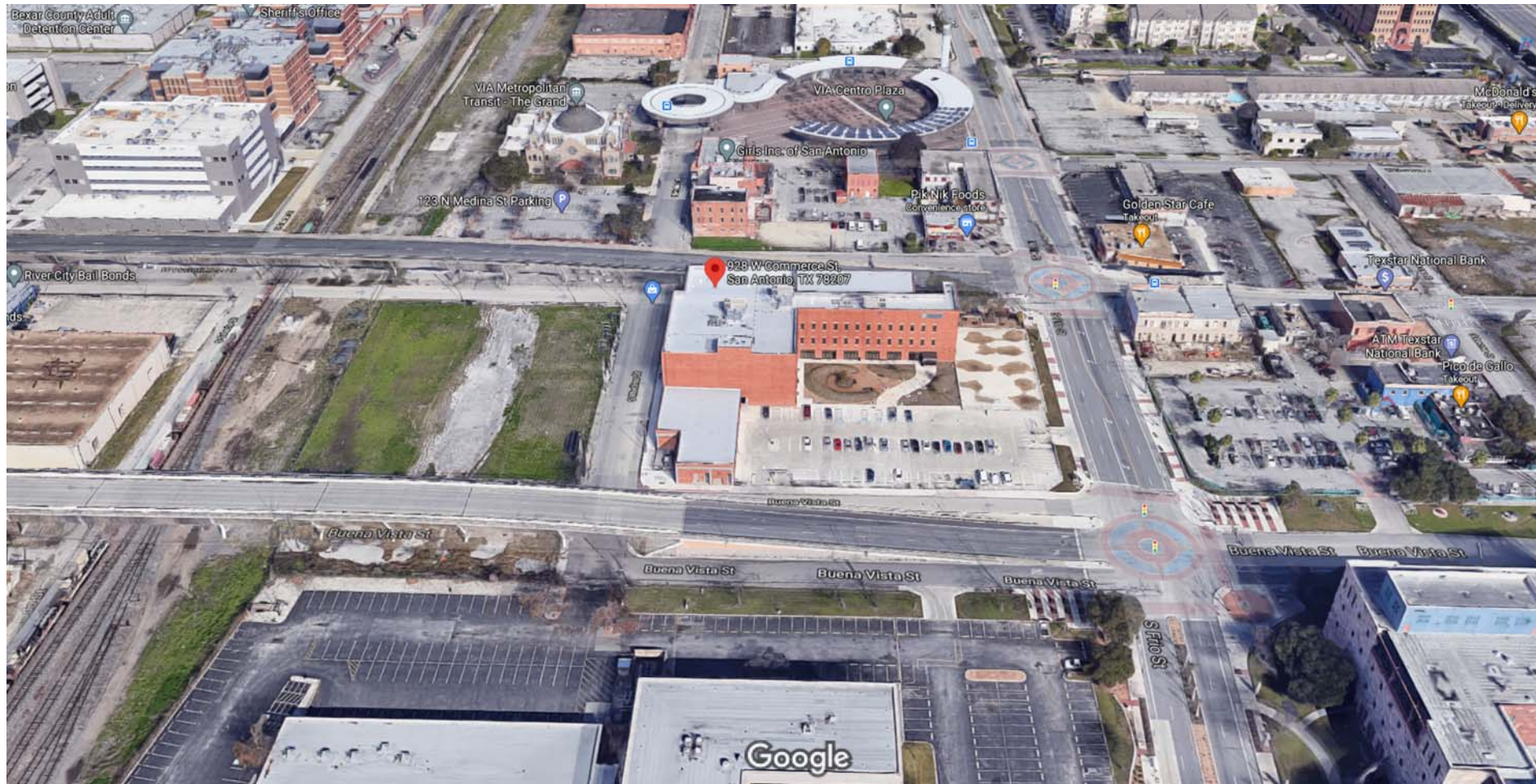
## Google Maps 928 W Commerce St



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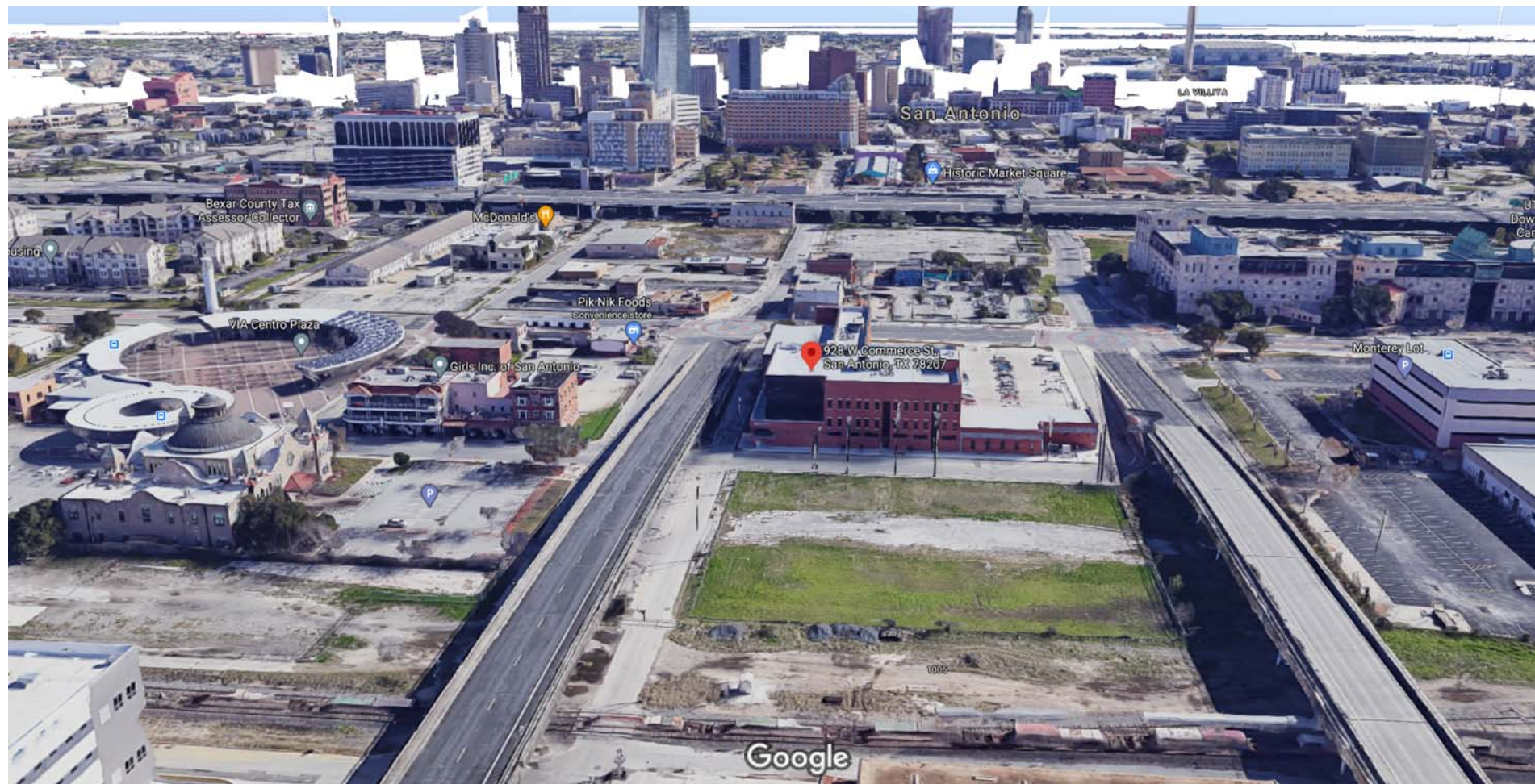
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**DEPARTMENT OF  
ARTS & CULTURE**

**PUBLIC ART**



COA Support Materials for:  
San Pedro Creek Corridor – Westside Gateway Mural  
Located at Center for Health Care Services Paul Elizondo Adult Behavioral Clinic  
928 W. Commerce Street, San Antonio, TX, 78207





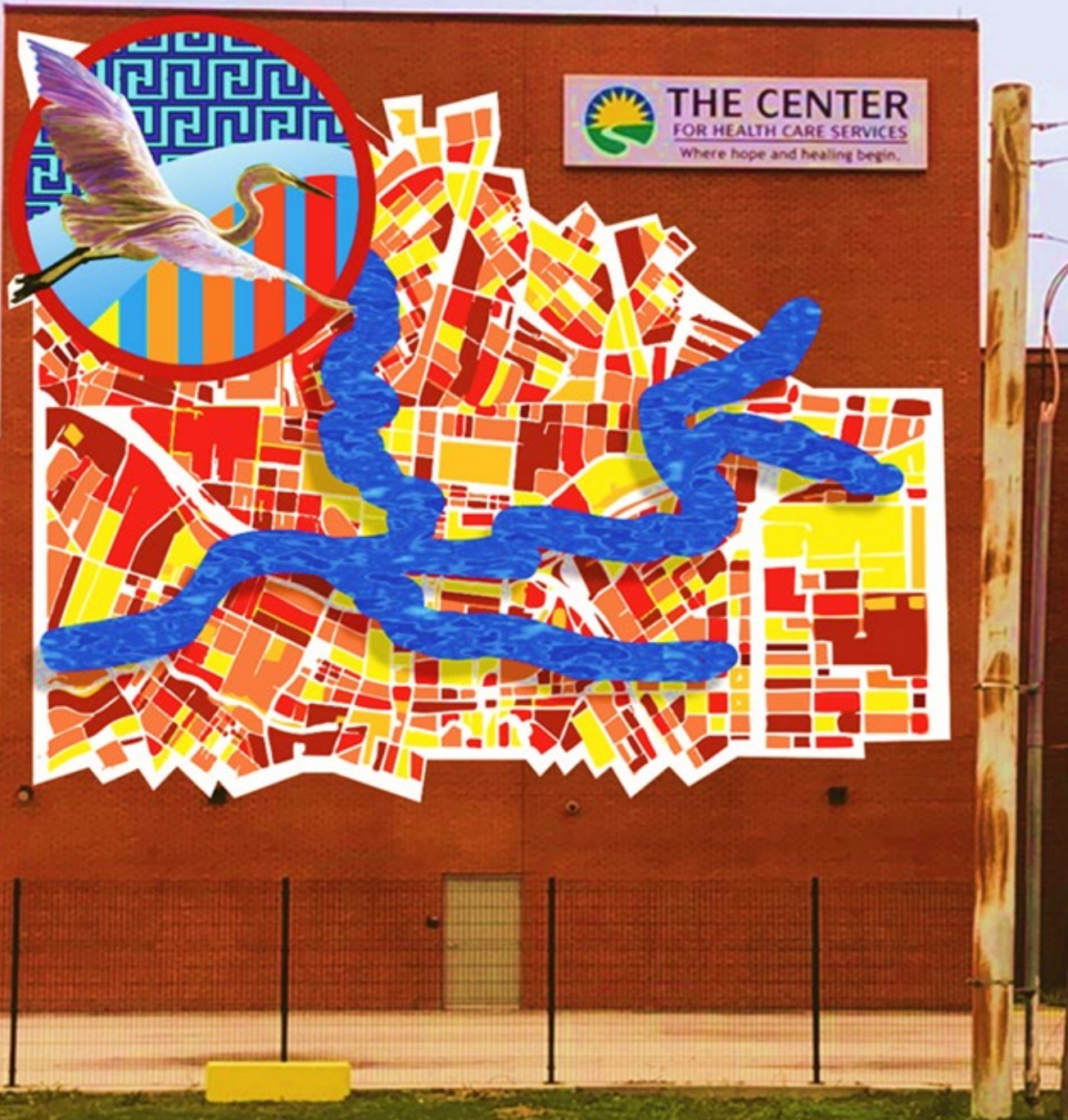
### Location

Center for Health Care Services Paul Elizondo Adult Behavioral Clinic  
928 W. Commerce Street  
San Antonio, TX 78207

Mural will be located on the eastern façade, facing Frio Street.



# Mural Design



**San Anto Cultural Arts**

Lead artists:

April Ceja, Jason Eric Gonzales-Martinez, Crystal Tamez



# Existing Conditions

**Center for Health Care  
Services Paul Elizondo Adult  
Behavioral Clinic  
Eastern Façade**



**FRIO ST.**





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**SANANTONIO.GOV/ARTS**





## Project Execution Plan

### San Pedro Creek Corridor: Westside Gateway Mural

#### **Background and Opportunity**

Supported by the 2017 Bond, the San Pedro Creek Corridor will consist of several projects located on Commerce Street, from Frio St. and heading east, building connectivity to the San Pedro Creek.

The Westside Gateway Mural is one of the projects within the Corridor to be installed on the eastern façade of the Center for Health Care Services Paul Elizondo Adult Behavioral Clinic (928 W. Commerce Street).



#### **Schedule Overview**

| Milestone                                     | Date due          | Owner         |
|---|-------------------|---------------|
| Community engagement complete                 | April 10, 2020    | COSA          |
| Final community engagement report to San Anto | May 7, 2020       | COSA          |
| Concept Design Workshop                       | May 11-15, 2020   | COSA/San Anto |
| Concept Design due to COSA                    | May 15, 2020      | San Anto      |
| District 5 Concept Design approval            | May 18, 2020      | COSA          |
| PAC: Concept Design approval                  | June 2, 2020      | COSA          |
| Final Design Workshop                         | June 9-10, 2020   | COSA/San Anto |
| Final Design due to COSA                      | June 10, 2020     | San Anto      |
| County Final Design approval                  | December 11, 2020 | COSA          |
| MOU finalization                              | December 11, 2020 | COSA          |
| Commissioners Court approval MOU              | December 14, 2020 | COSA          |
| City Council approval MOU                     | December 18, 2020 | COSA          |
| Obtain HDRC Approval                          | January 8, 2021   | COSA          |
| PAC: Final Design approval                    | February 2, 2021  | COSA          |
| SAAC: Final Design approval                   | February 9, 2021  | COSA          |
| Supplies and mobilization                     | February 10, 2021 | San Anto      |
| Offsite Fabrication Start                     | February 15, 2021 | San Anto      |





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|  |                   |          |
|--|-------------------|----------|
| Offsite Fabrication Complete                 | March 23, 2021    | San Anto |
| Installation Start                           | April 2, 2021     | San Anto |
| Adhere polytab to Clinic wall                | April 3-4, 2021   | San Anto |
| Installation Complete and Touch Ups          | April 9-10, 2021  | San Anto |
| Clear coat application                       | April 16-17, 2021 | San Anto |
| Removal of materials and equipment from site | April 18, 2021    | San Anto |
| Dedication                                   | April 24, 2021    | COSA     |

**Scope**

The Department of Arts and Culture will facilitate the design, fabrication, and installation of a permanent 2,360 square-foot mural for the eastern façade of the Center for Health Care Services Paul Elizondo Adult Behavioral Clinic (928 W. Commerce Street).

**Project Team**

**COSA**

| Role                        | Name   | Contact  |
|-----------------------------|--|--|
| Project Manager             | Bianca Alvarez, Public Art Project Manager (ARTS)    | <a href="mailto:bianca.alvarez@sanantonio.gov">bianca.alvarez@sanantonio.gov</a><br>(210) 207-6963   |
| Public Art Programs Manager | Veronica Rippel, Public Art Programs Manager, (ARTS) | <a href="mailto:veronica.rippel@sanantonio.gov">veronica.rippel@sanantonio.gov</a><br>(210) 207-6965 |

**SAN ANTO CULTURAL ARTS**

|                   |  |  |
|-------------------|--|--|
| Director          | Ben Tremillo, Director, San Anto Cultural Arts               | <a href="mailto:executivedirector@sananto.org">executivedirector@sananto.org</a><br>(210) 226-7466 |
| Mural Coordinator | Victor Zarazua, Mural Coordinator, San Anto Cultural Arts    | <a href="mailto:murals@sananto.org">murals@sananto.org</a><br>(210) 812-8285                       |
| Artist            | April Ceja, Artist, San Anto Cultural Arts                   |  |
| Artist            | Jason Eric Gonzalez Martinez, Artist, San Anto Cultural Arts |  |
| Artist            | Crystal Tamez, Artist, San Anto Cultural Arts                |  |

**Stakeholders**

Commissioner Justin Rodriguez, Precinct 2  
Councilwoman Shirley Gonzales, District 5  
Allison Greer, Center for Health Care Services Paul Elizondo Adult Behavioral Clinic

**Logistics**

**General Site Work**

- Fabrication and installation managed by Victor Zarazua (San Anto Cultural Arts)

**Stakeholder Communications**

- As needed reports of major milestones and events provided by City Project Manager Bianca Alvarez (ARTS)

**Contracting**

Execution of on-call contract with San Anto Cultural Arts (ARTS/San Anto)



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- Execution of Task Orders (ARTS/San Anto)
  - TO1
    - Westside Gateway Mural Design 1
    - Closed Out
  - TO2
    - Westside Gateway Mural Design 2
    - Closed Out
  - TO3
    - Westside Gateway Mural Fabrication and Installation
    - In progress
- San Anto Cultural Arts will subcontract for design, offsite fabrication, and installation; and manage materials and equipment, rentals included. (San Anto)

**Execution**

- Design (San Anto) – Completed 6/10/2020
- Offsite fabrication at San Anto Cultural Arts (San Anto) – Completion by 3/24/2021
- Installation of artwork (San Anto):
  - Friday, 4/2/2021 (5:00-11:00PM)
    - Arrival of Material and Equipment to site
    - Set up of Material and Equipment
  - Saturday, 4/3/2021, to Sunday, 4/4/2021 (9:00AM-10:00PM)
    - Install/Adhere polytab mural to Clinic Wall
  - Monday, 4/5/2021, to Thursday, 4/8/2021
    - Mural dry time/cure
  - Friday, 4/9/2021 (5:00PM-11:00PM) to Saturday, 4/10/2021 (9:00AM-10:00PM)
    - Paint touch-ups
  - Week of Sunday, 4/11/2021, to Thursday, 4/15/2021
    - Paint dry time
  - Friday, 4/16/2021 (5:00-11:00PM) to Saturday, 4/17/2021 (9:00AM-10:00PM)
    - Clear coat and seal
  - Sunday, 4/18/2021 (9:00AM)
    - Clear coat dry time
    - Materials and Equipment clear out of site

Installation Execution is contingent upon favorable weather conditions. There is potential for delays due to inclement weather.

**Materials and Equipment**

- Remaining onsite during installation (Managed by San Anto)
  - Scissor lifts (2)
  - Light tower generator (to be stored inside the building at night)
  - Extension cords (to be stored inside the building at night)
- Installation items – Removed daily (Managed by San Anto)
  - Containers of Nova Gel
  - Polytab strips/artwork





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- Sponges
- Paint
- Paint rags
- Paint brushes, rollers, roller handles, and extension poles
- Water coolers and refreshments
- Canopy
- Gloves
- Buckets of water to wash hands

**Installation Hours of Operation**

- Fridays, 5:00-11:00pm
- Weekends, 9:00am-10:00pm

Installation Point-of-Contact: Victor Zarazua, Mural Coordinator, San Anto Cultural Arts  
[murals@sananto.org](mailto:murals@sananto.org); (210) 812-8285

**Closeout**

- Sunday, 4/18/2021 (9:00AM): Contractor clears out of site, includes all materials and equipment (San Anto)
- Custody Transfer (ARTS)
- Dedication (ARTS)

**Removal**

If removal of the mural is needed, all efforts will be made to safely remove and preserve artwork and to retain the integrity of the wall.

**Method**

- Prepare mural for removal process with “cushion layer” of application of resin
- Protect mural surface with “facing” of several layers of paper or fabric and resin, providing additional support and stabilization during removal
- Utilize hand scrapers to lift and pull mural from wall for removal
- Roll and tube the mural
- Transport mural for storage
- Clean wall and remove residual adhesives

**Materials and Equipment**

- PPE
- Scaffold
- Scissor lift(s)
- Resin
- Fabric or paper
- Hand scrapers
- Tubes
- Cloths/Rags
- Buckets for water



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Attachment A: Final Design







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**Attachment B: Layout on Building**

