

HISTORIC AND DESIGN REVIEW COMMISSION

May 05, 2021

HDRC CASE NO: 2021-195
ADDRESS: 1901 N NEW BRAUNFELS AVE
LEGAL DESCRIPTION: NCB 1258 BLK LOT E 57.7 FT OF 17-18-19-20 & 21
ZONING: C-2 IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Kent Niemann/GOVERNMENT HILL SQUARE PROPERTIES LP
OWNER: Kent Niemann/GOVERNMENT HILL SQUARE PROPERTIES LP
TYPE OF WORK: Replacement of building tile
APPLICATION RECEIVED: April 16, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install new, wainscot tile at 1901 N New Braunfels. In locations where the historic tile still exists, the applicant has proposed to install the new tile on top of the existing, to preserve the existing in place.

APPLICABLE CITATIONS:

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.

FINDINGS:

- a. The historic structure at 1901 N New Braunfels was constructed circa 1910 and is first found on the 1912 Sanborn Map. The historic structure features one story in height, a storefront system and sidewalk canopy. The historic structure features historic tile at some locations, which other locations feature replacement tile or no tile.
- b. **TILE REPLACEMENT/INSTALLATION** – The applicant is requesting a Certificate of Appropriateness for approval to install new, wainscot tile at 1901 N New Braunfels. In locations where the historic tile still exists, the applicant has proposed to install the new tile on top of the existing, to preserve the existing in place. Per the Guidelines for Exterior Maintenance and Alterations 10.A.i., applicants are to 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. Additionally, per the Guidelines for Exterior Maintenance and Alterations 10.B.i. applicant should not introduce new facade elements that alter or destroy the historic building character. Staff finds the installation of matching tile where tile does not exist or where tile is non-original to be appropriate and consistent with the Guidelines; however, staff finds the installation of new tile on top of existing, original tile to be inconsistent with the Guidelines. Staff finds that original tile should be repaired.

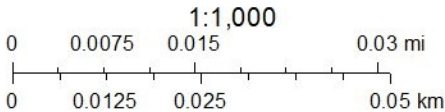
RECOMMENDATION:

Staff recommends approval of the installation of new tile where tile currently does not exist, or where non-original tile is located; however, staff does not recommend approval of the installation of new tile on top of existing, original tile.

City of San Antonio One Stop

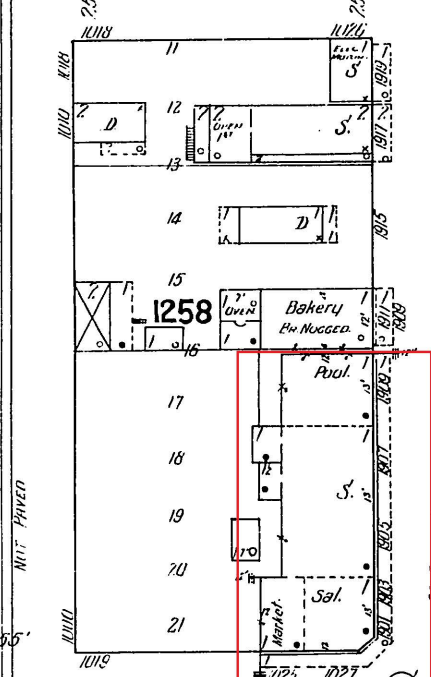
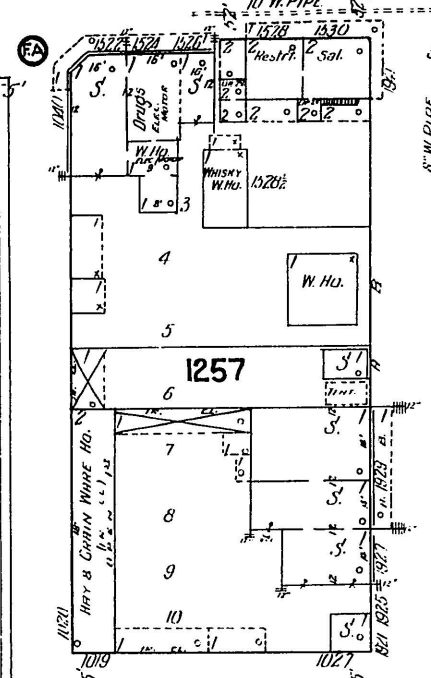
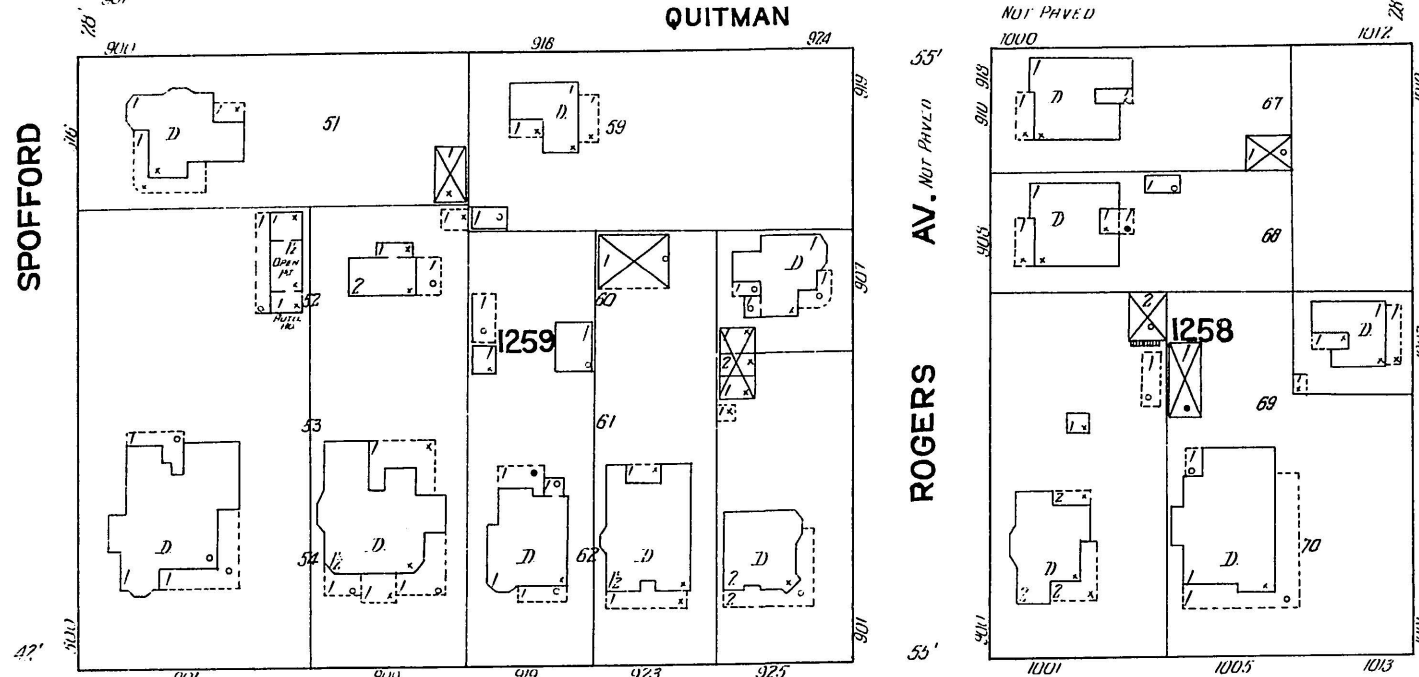
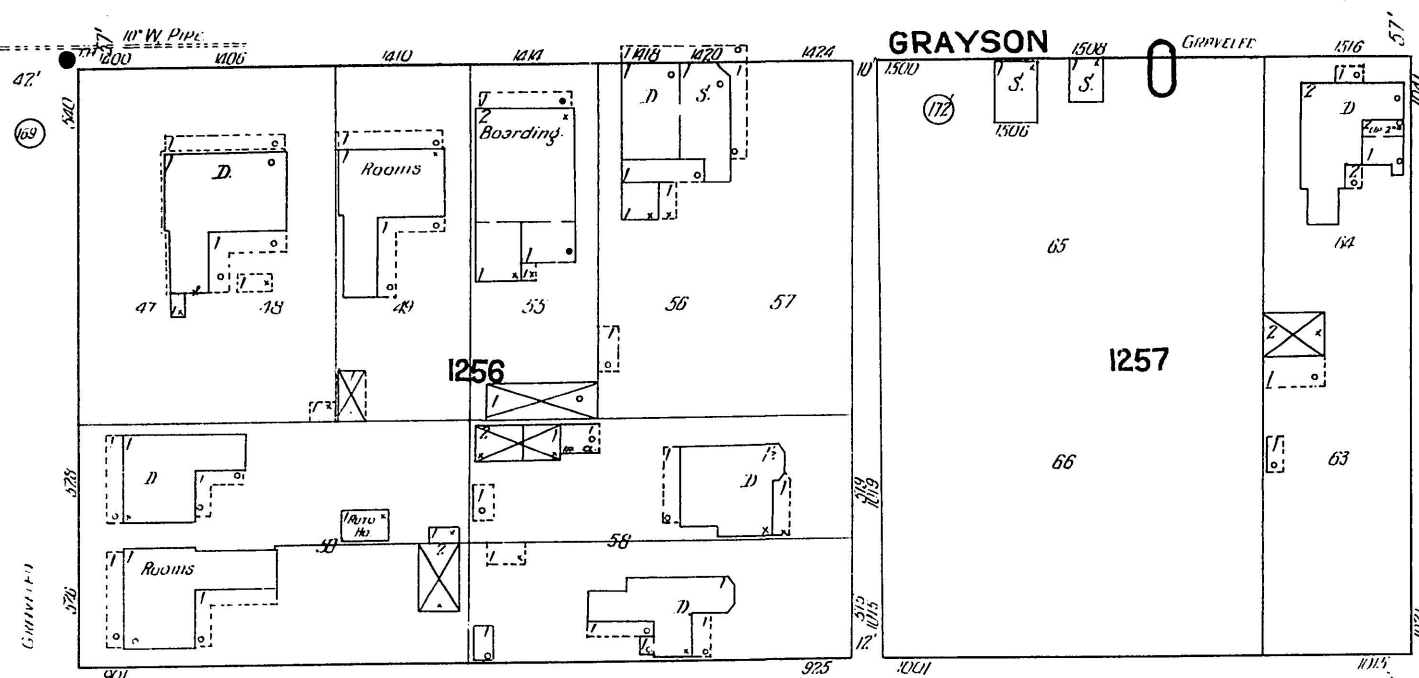


April 29, 2021



187

San Antonio, Vol. 2



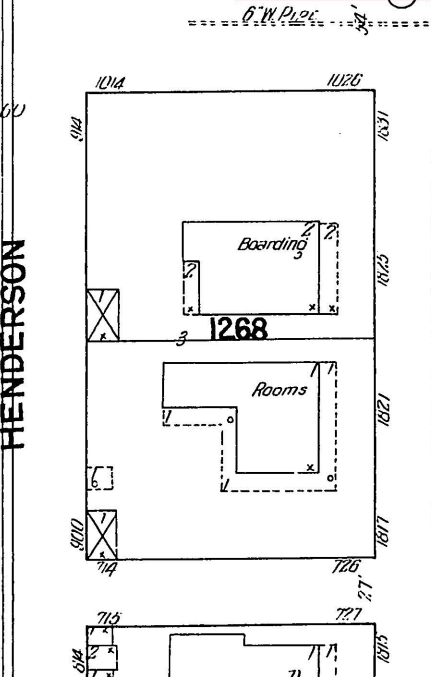
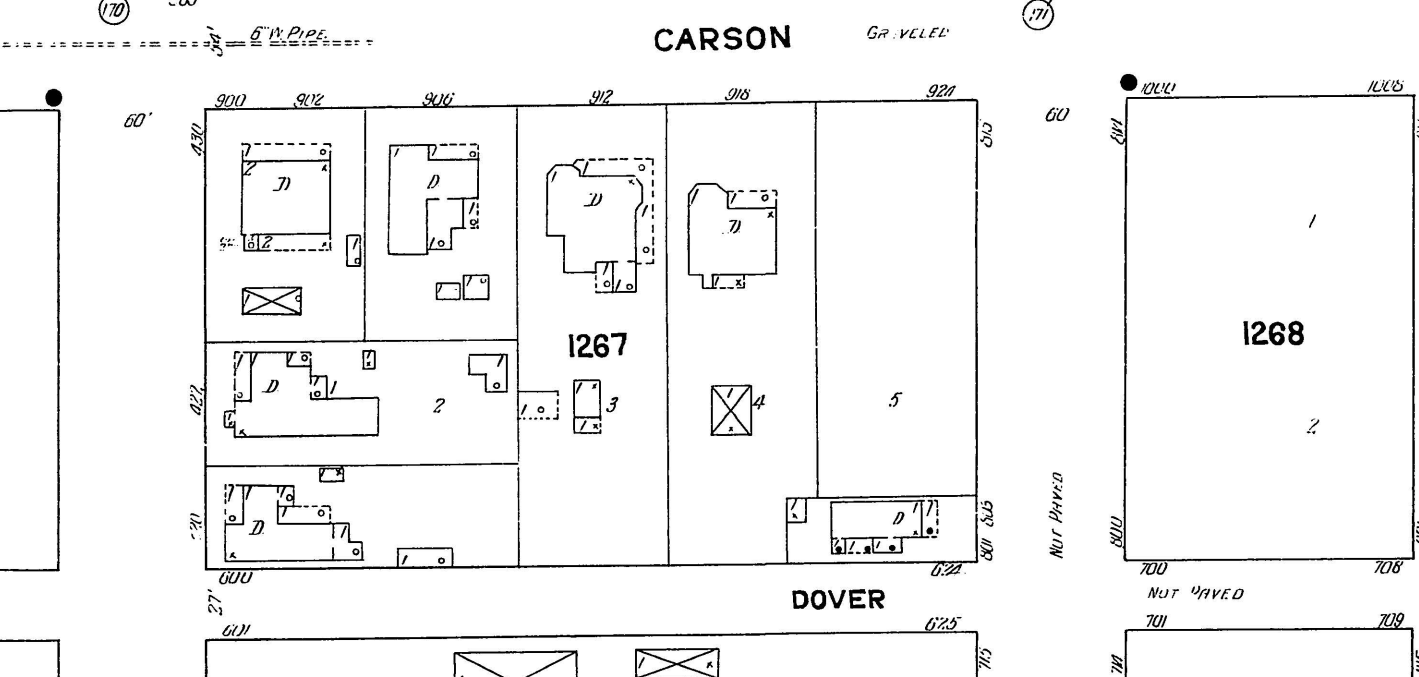
FORT SAM HOUSTON

1912 SANBORN MAP

185

SPOFFORD

182



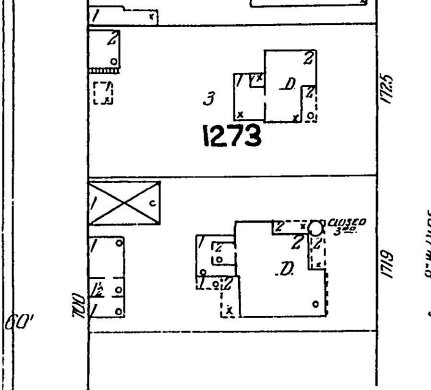
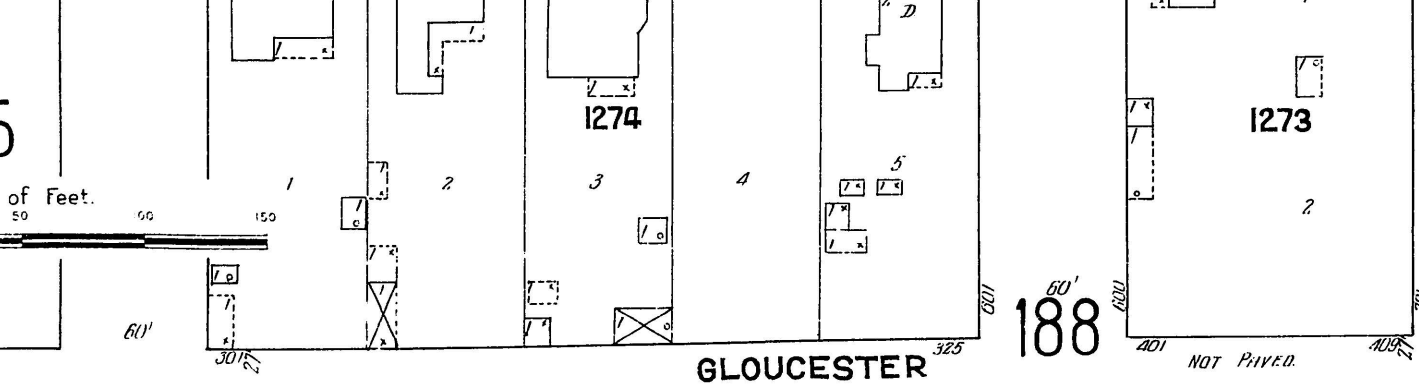
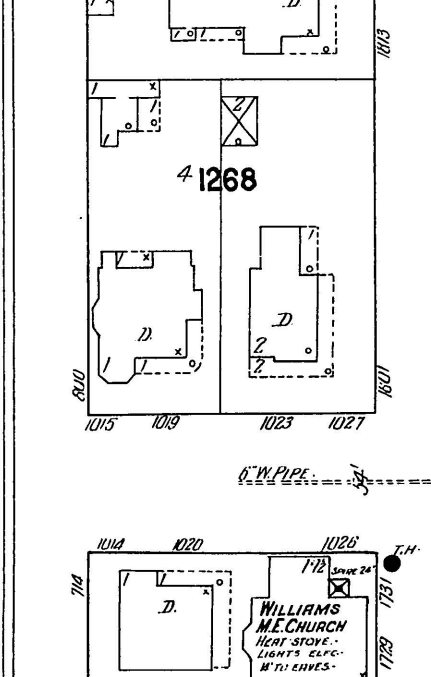
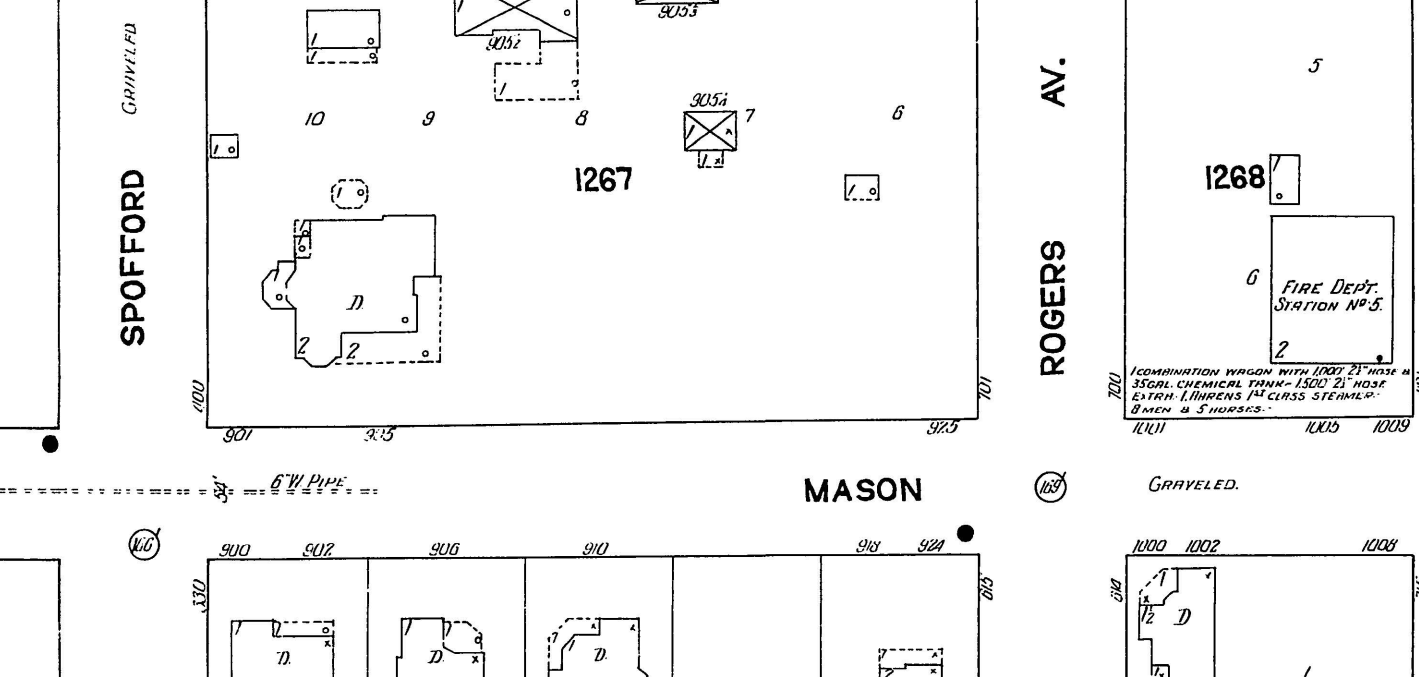
N. NEW BRAUNFELS

SANDMEYER ST.

189

186

PERCE ALLEY

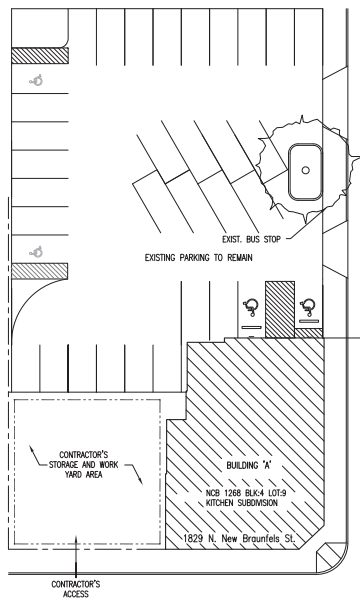


185

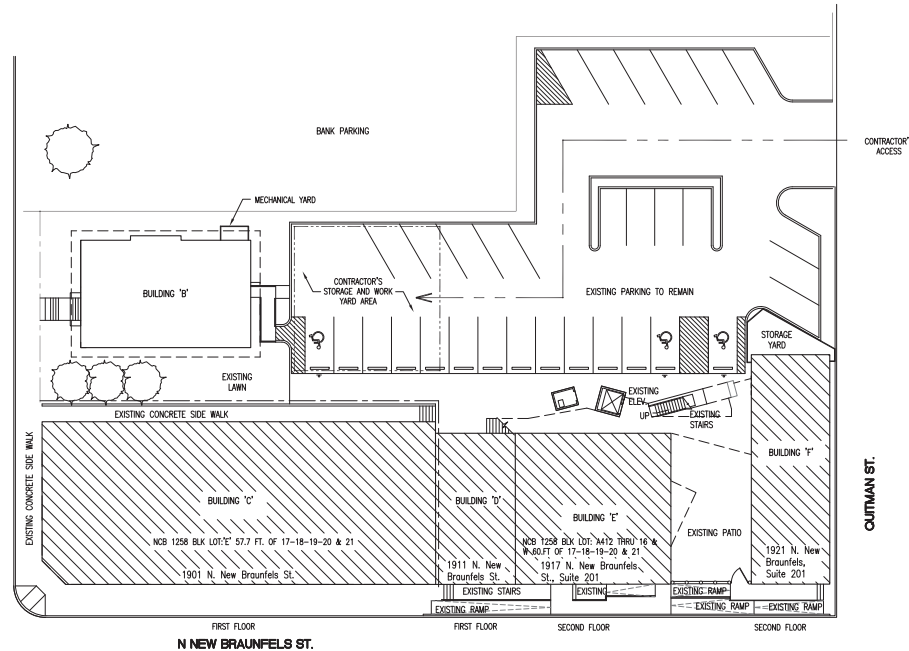
Scale of Feet.

188

Scale of Feet.

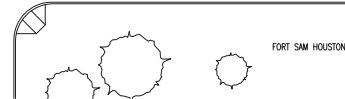


CARSON ST.



N NEW BRAUNFELS ST.

OUTMAN ST.



GENERAL NOTES:

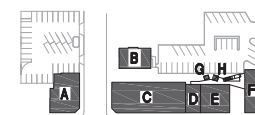
1. BIDDING CONTRACTORS MAY HAVE WORK TO COMPLETE ON THE EXTERIOR OF BUILDINGS A-H AS WELL AS RELATED EXTERIOR SITE WORK AT BUILDINGS C,D,E & F.
2. BIDDERS ARE TO SEPERATE THEIR PRICINGS ON A BUILDING BY BUILDING BASIS.



OVERALL SITE PLAN

Scale: 1/16"=1'-0"

KEY PLAN



GOVERNMENT HILL STORM DAMAGE REPAIRS

1917 N. NEW BRAUNFELS AVE., SUITE 201
 PFLUGER ASSOCIATES ARCHITECTS
 SAN ANTONIO, TEXAS 78208

CONSULTANT



FOR PRICING ONLY

DATE: 08-31-16

PROJECT NO. 16-035

TITLE: SITE PLAN

A1.1



EXAMPLE OF REPLACEMENT TILE AND PROFILE

S Ave
1900

1926
WM. KLEID
BLDG.

pfluger



















