

# HISTORIC AND DESIGN REVIEW COMMISSION

May 19, 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, new building tile installation  
**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 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 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. PREVIOUS REVIEW/DESIGN REVIEW COMMITTEE – This request was reviewed by the HDRC on May 5, 2021, where it was referred to the Design Review Committee. The Design Review Committee met on site on May 12, 2021, where committee members recommended the replacement and salvaging of tile on N New Braunfels and the restoration of tile at the corner entrance and on E Carson.
- c. 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.

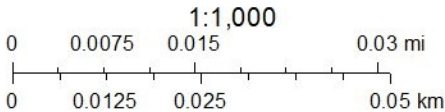
#### **RECOMMENDATION:**

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



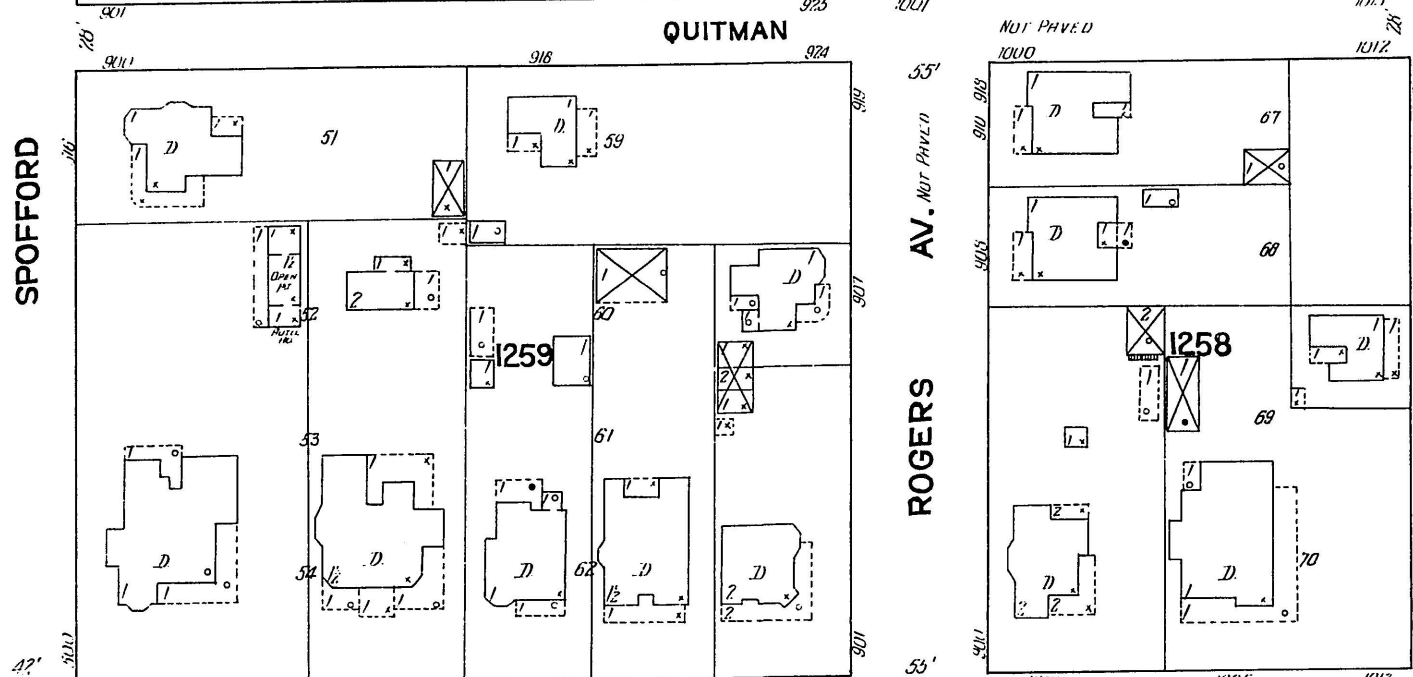
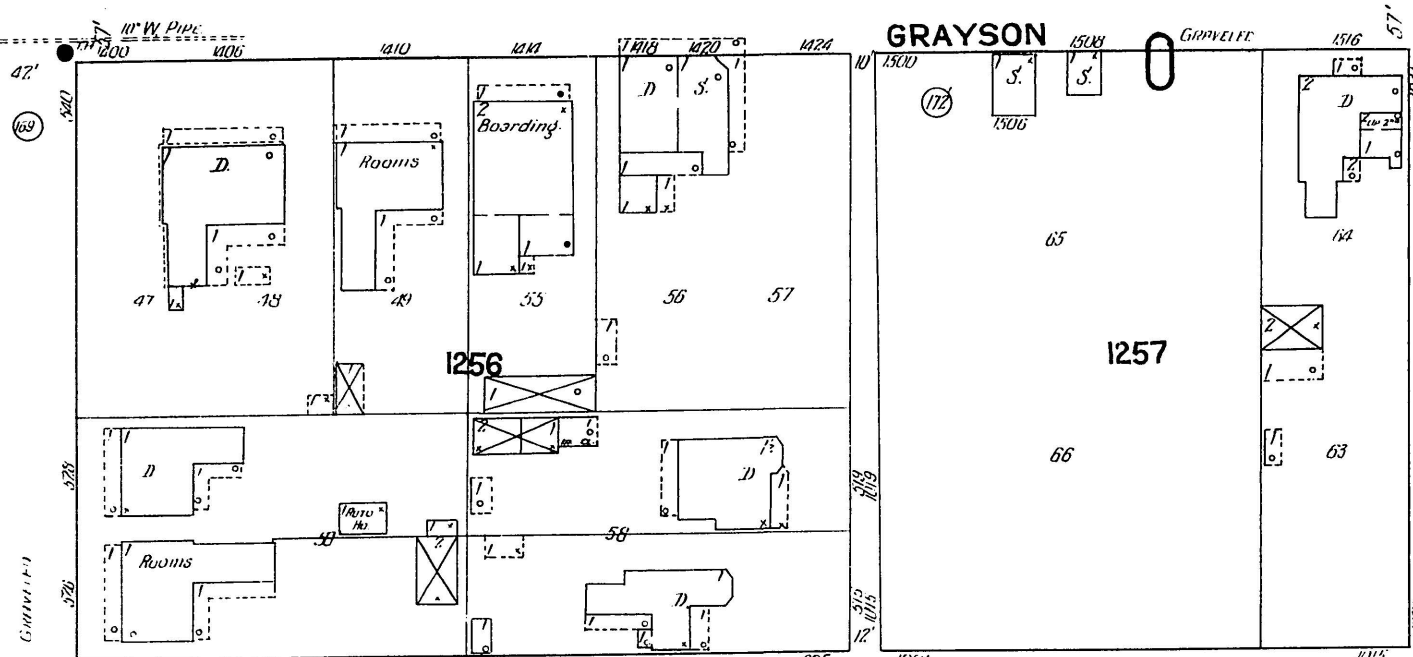
April 29, 2021



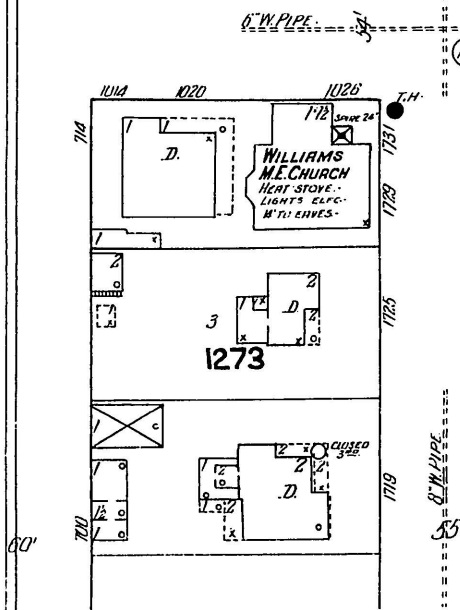
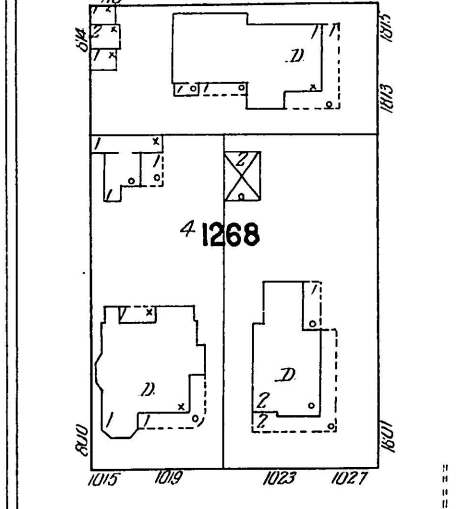
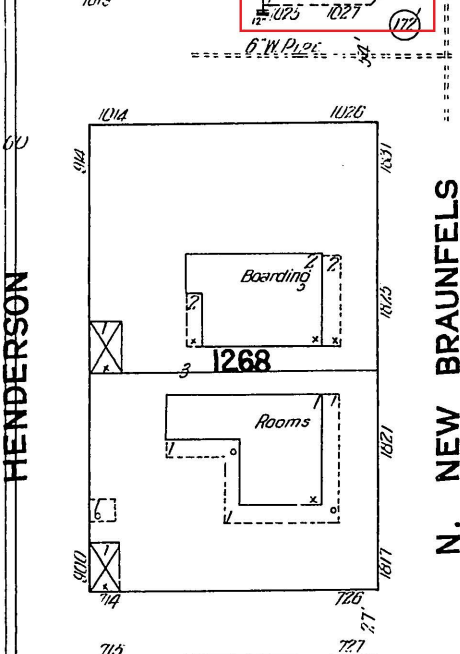
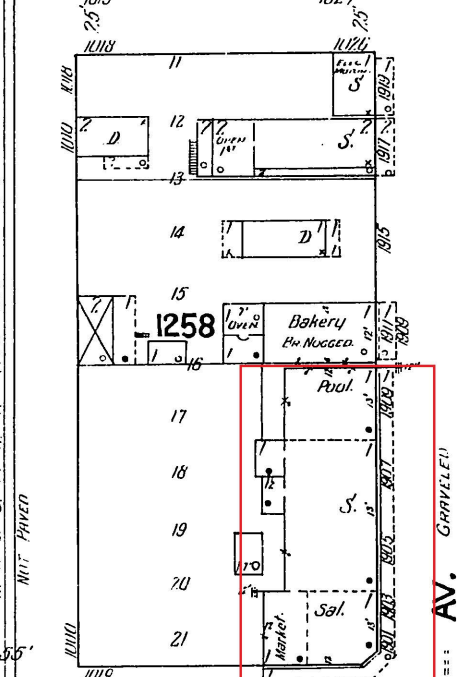
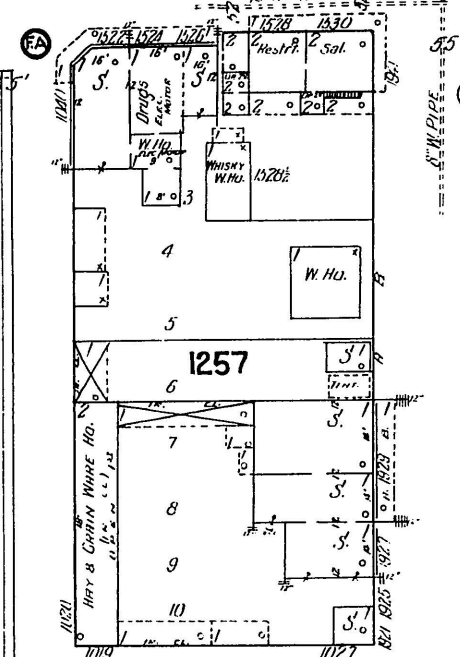
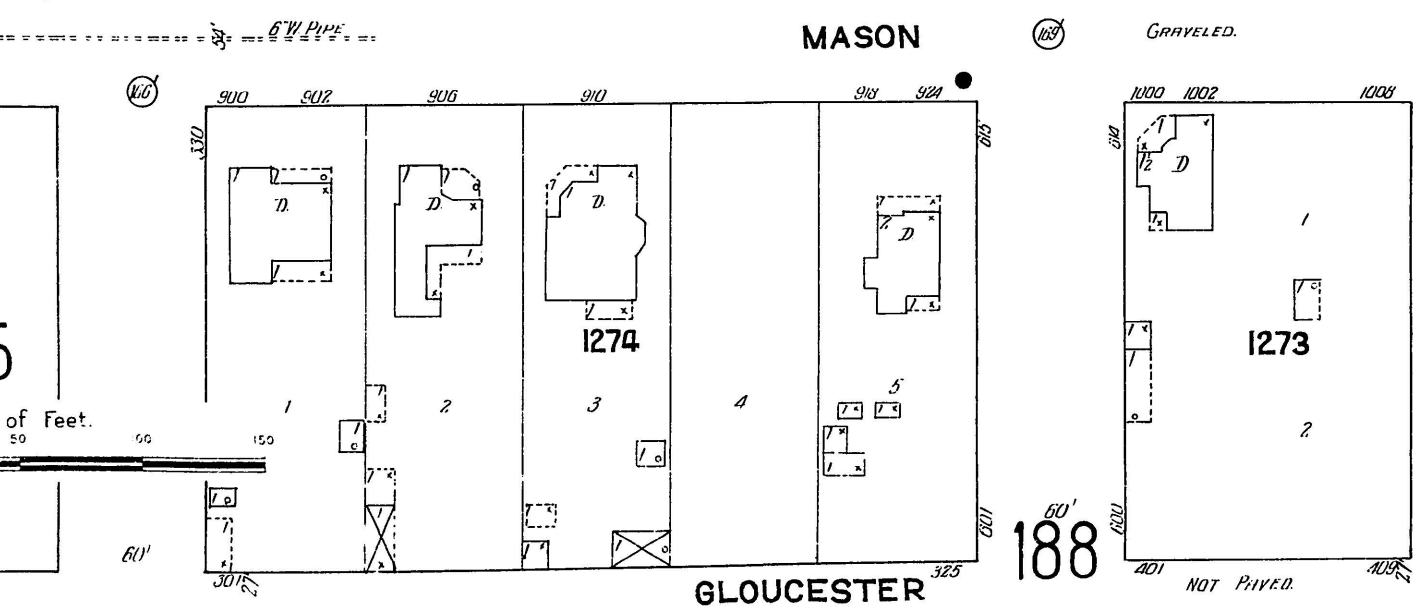
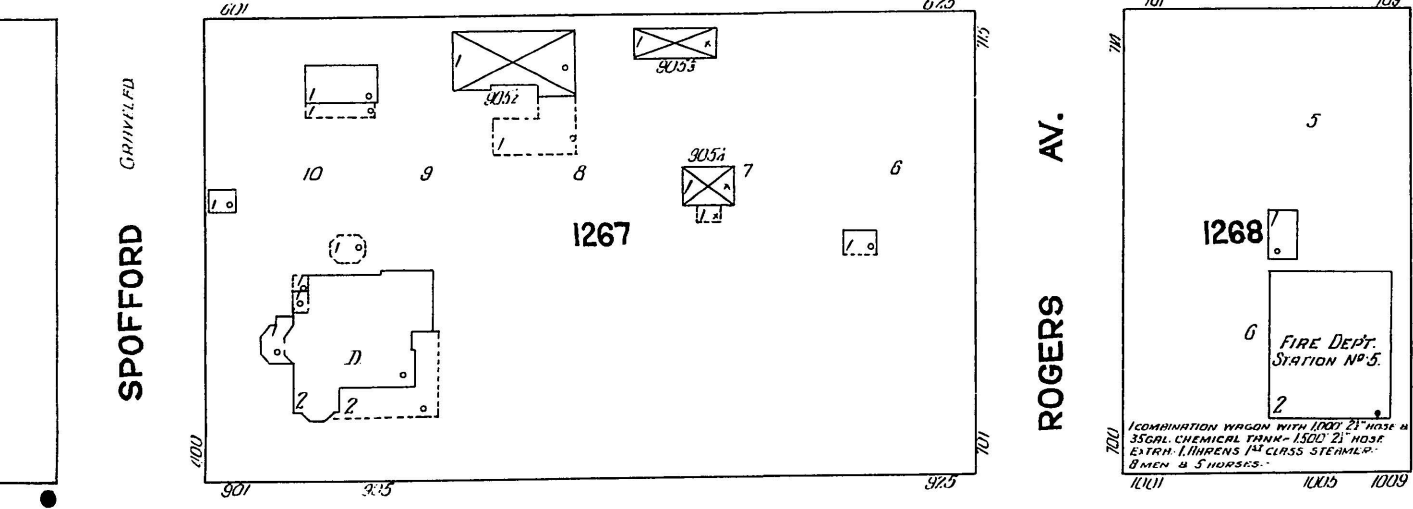
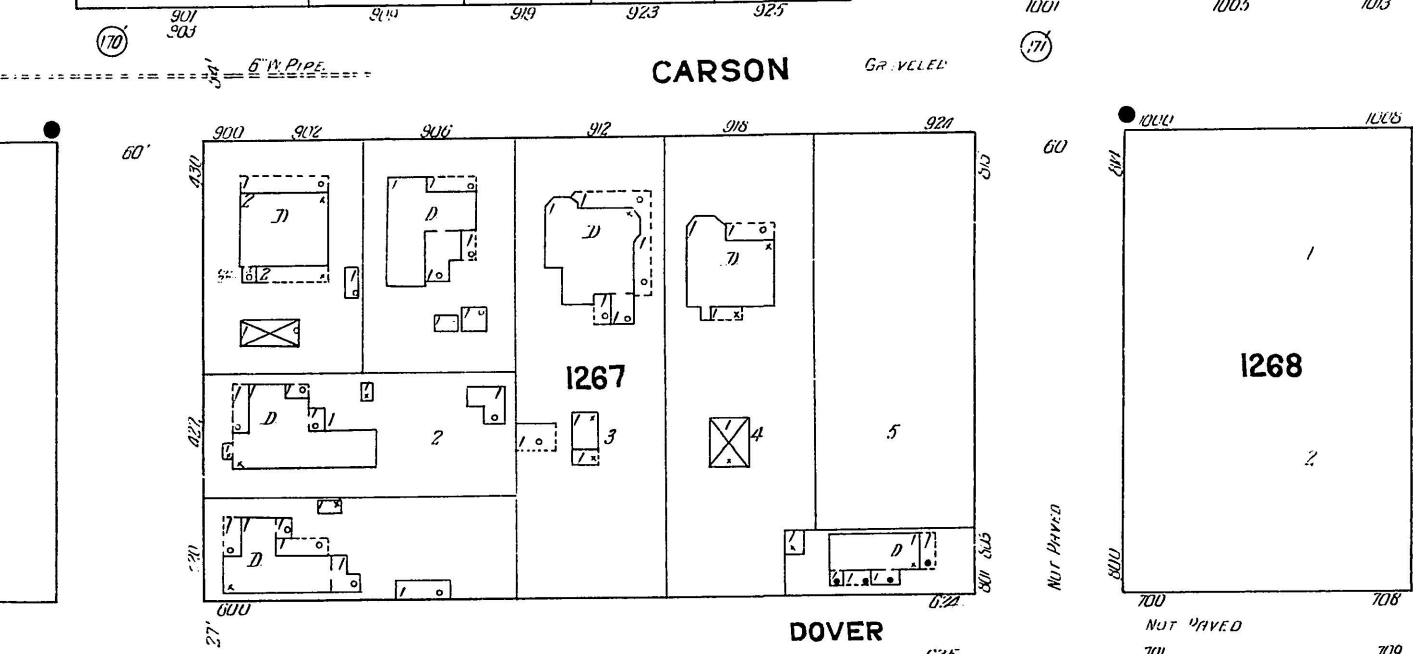


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SAN ANTONIO, Vol. 2



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1912 SANBORN MAP

FORT SAM HOUSTON

185

SPOFFORD

N. NEW BRAUNFELS

SANDMEYER ST.

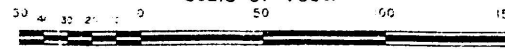
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186

PERCE ALLEY

185

Scale of Feet.

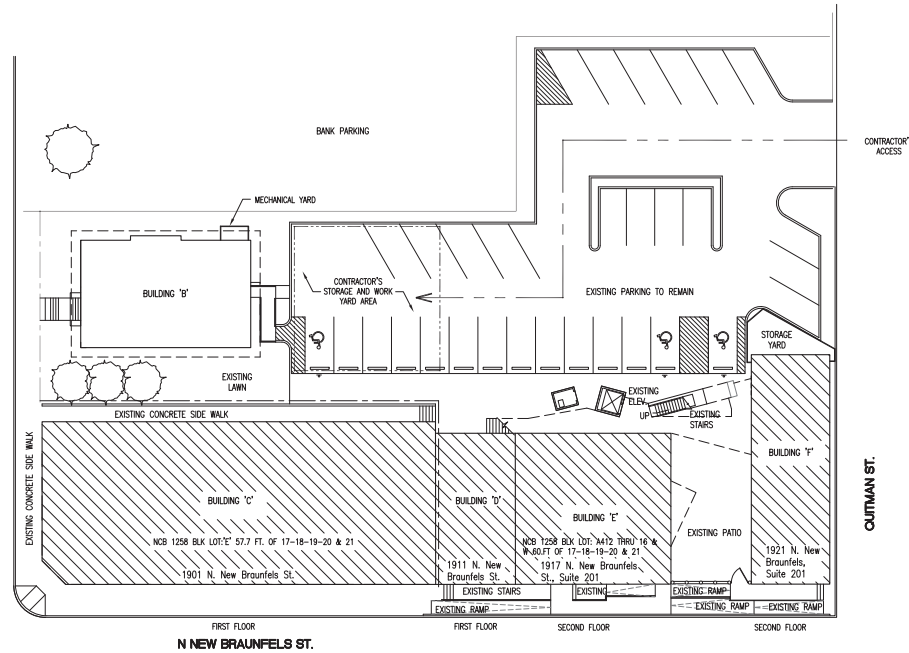
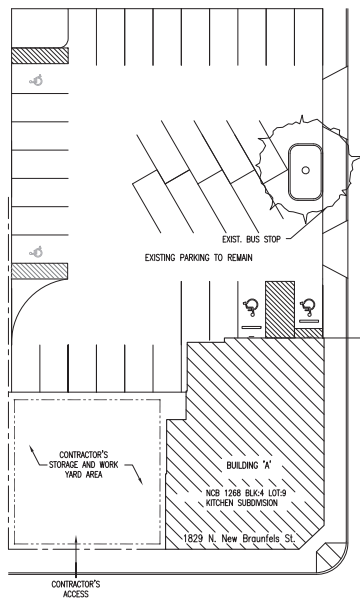


GLoucester

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NOT PAVED

Scale of Feet.



#### GENERAL NOTES:

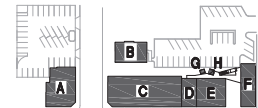
1. BIDDING CONTRACTORS MAY HAVE WORK TO COMPLETE ON THE EXTERIOR OF BUILDINGS A-H AS WELL AS RELATED EXTERIOR SITE WORK AT BUILDINGS C,D,E & F.
2. BIDDERS ARE TO SEPERATE THEIR PRICINGS ON A BUILDING BY BUILDING BASIS.



#### 1 OVERALL SITE PLAN

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

#### KEY PLAN







EXAMPLE OF REPLACEMENT TILE AND PROFILE



S Ave  
1900

1926  
WM. KLEID  
BLDG.

pfluger





























pfluger





