

HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO: 2021-501
ADDRESS: 209 ALAMO PLAZA
LEGAL DESCRIPTION: NCB 145 BLK LOT 5
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
APPLICANT: David Hannan/Fisher Heck Architects
OWNER: Suzy Pack
TYPE OF WORK: Installation of a storefront system, exterior modifications, repair and maintenance, canopy installation
APPLICATION RECEIVED: September 28, 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:

1. Perform rehabilitative scopes of work including window repair, fascia and soffit repair, storefront system repair on the east facade and masonry cleaning.
2. Install a new, wood storefront system on the west façade to feature wood doors.
3. Install a new steel framed canopy on the west façade.
4. Relocate the existing roof hatch.

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.
- 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.

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.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building facade to which they will be attached. See UDC Section 35-609(j).
- iii. Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the facade.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform rehabilitative scopes of work, install a new storefront system, canopy and other exterior elements at 209 Alamo Plaza.
- b. The historic structure located at 209 S Alamo, in its two story form was constructed circa 1895. Structures on this site are found on the 1885 Sanborn Map; however, they do not exist in the height and footprint found on later Sanborn Maps.
- c. REHABILITATION – The applicant has proposed to perform rehabilitative scopes of work including window repair, fascia and soffit repair, storefront system repair, and stucco repair on the east facade and masonry cleaning. Staff finds the proposed scopes of work to be appropriate as the applicant has noted in-kind repair. Staff finds that all masonry cleaning should be done in a manner that does not damage brick. Additionally, the

composite siding panel that will be used on the under side of the soffit should feature a smooth finish. The existing storefront system and storefront system beam are not original.

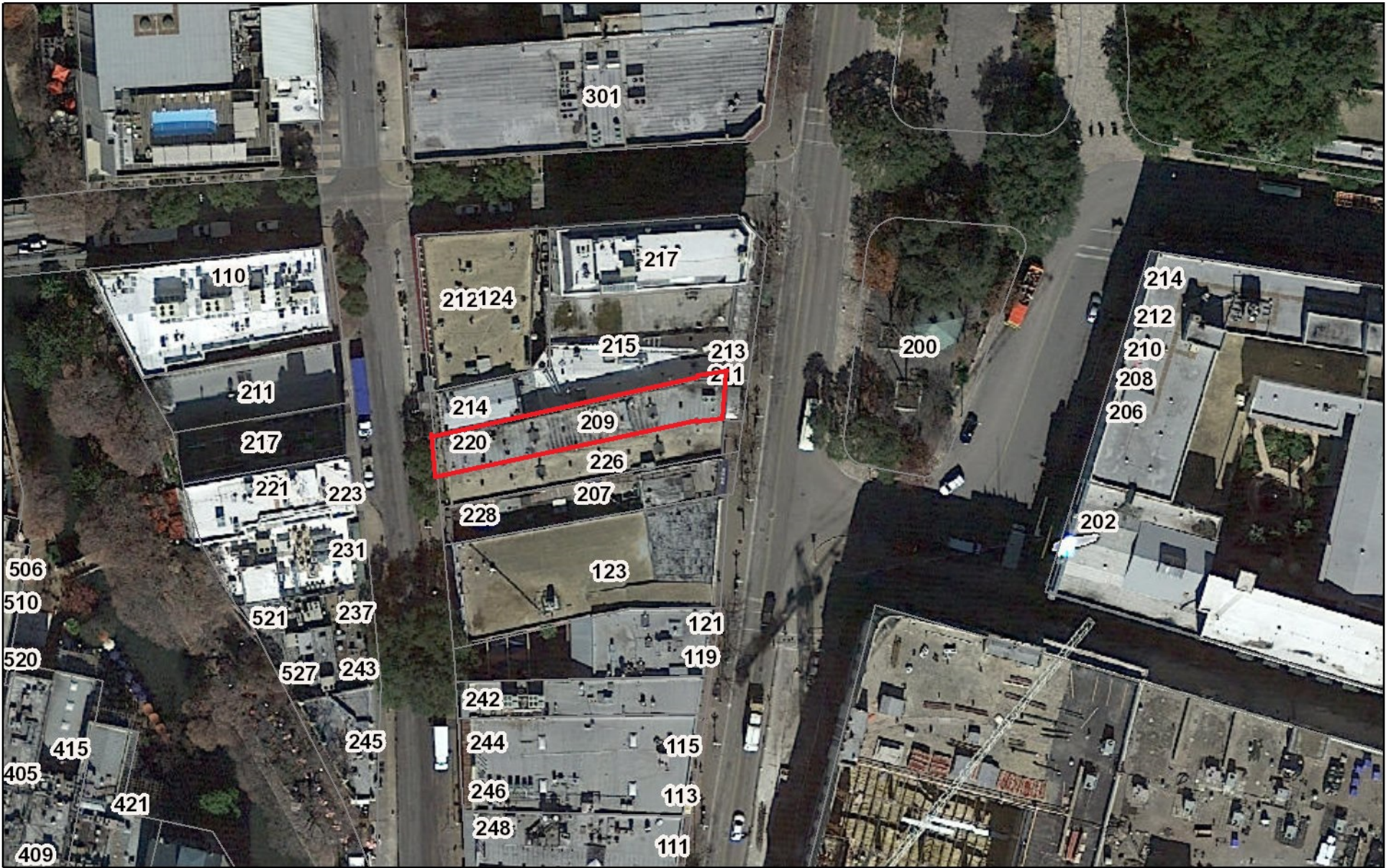
- d. STOREFRONT SYSTEM – The applicant has proposed to install a new, wood storefront system on the west façade to feature wood doors and a key box. The existing storefront system has been obscured by non-original building materials. The Guidelines for Exterior Maintenance and Alterations 10.B.ii. note that non-historic facades should be returned to their original design based on photographic evidence. When evidence is not available, the scale, design, materials, color and texture of new materials should be compatible with those of the historic façade. Generally, staff finds the profile of the storefront to be appropriate.
- e. CANOPY – The applicant has proposed to install a new steel framed canopy on the west façade. The Guidelines for Exterior Maintenance and Alterations 11.B.ii. notes that canopies should be added based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. Generally, staff finds the installation of a canopy on the west façade to be appropriate; however, staff finds that the proposed height of the canopy is atypical with the historic placement of canopies, which are typically located above the storefront system and beneath transom windows. Additionally, staff finds that the proposed standing seam metal roof that is proposed for the canopy should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, crimped ridges and a standard galvalume finish. Panels should not feature striations or corrugation. Lastly, staff finds the profile of the canopy, with an exposed steel beam to be atypical with historic canopy design. Staff finds that the proposed canopy should feature a profile that is consistent with historic canopy details. Canopy rod anchors should not be installed through the face of historic masonry.
- f. ROOF HATCH RELOCATION – The applicant has proposed to relocate that existing roof hatch. Generally, staff finds this to be appropriate provided that the profile of the roof and parapet walls remains unchanged.
- g. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

- 1. Staff recommends approval of item #1, rehabilitative scope of work based on finding c with the following stipulations:
 - i. That all repair work be done in-kind.
 - ii. That the proposed composite panel on the underside of the soffit feature a smooth finish.
 - iii. That all masonry cleaning be done in a manner that does not damage the historic brick façade.
- 2. Staff recommends approval of item #2, the installation of a new storefront system on the rear (west) façade, with the following stipulations:
 - i. That the applicant submits a detailed section of the new storefront system to staff for review and approval.
 - ii. That the applicant submits the proposed wood doors to staff for review and approval.
- 3. Staff recommends approval of item #4, the installation of a new canopy with the following stipulations:
 - i. That the canopy's height be reduced to be placed consistently with historic examples; commonly immediately between the storefront system and transom windows.
 - ii. That the proposed standing seam metal roof that is proposed for the canopy should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, crimped ridges and a standard galvalume finish. Panels should not feature striations or corrugation.
 - iii. That the proposed canopy should feature a profile that is consistent with historic canopy details, The exposed steel beam should be modified or covered.
- 4. Staff recommends approval of item #5, roof hatch relocation with the stipulation that the existing roof and parapet wall profiles remain unchanged.

ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

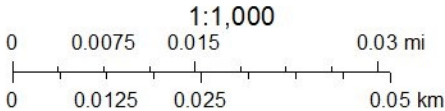
City of San Antonio One Stop



October 14, 2021

- CoSA Addresses
- Community Service Centers
- ⦿

 Pre-K Sites
- CoSA Parcels
- BCAD Parcels



Fisher Heck

ARCHITECTS

October 26, 2021

City of San Antonio
Office of Historic Preservation
1901 S. Alamo Street
San Antonio, Texas 78204

Re: 209 Alamo Plaza
San Antonio, TX 78205

To the HDRC Board:

The building owner seeks approval to renovate the existing building located at 209 Alamo Plaza. The extent of the renovation encompasses the following scope of work:

Exterior Alterations – The plans propose the addition of a new metal awning above the west entrance of the building facing Losoya Street. The new steel framed awning will match the same height and depth as the adjacent metal awning to the north. In addition, the ground floor exit infill wall will be replaced with a new wood framed storefront system within the existing masonry and concrete opening, currently infilled by a poorly finished vertical wood siding partition wall and hidden doors at three locations. The new wood storefront will contain similar detailing to the adjacent north building façade, as the two buildings were assumed to be one building originally. The yellow paint on the west façade will also be carefully removed using a low-pressure wash process. All exterior upper floor windows on the building will also be stripped, sanded, and repainted.

Roofing – There will be minimal work done on the roof. The work will consist of closing the existing roof hatch and creating a new opening for the roof hatch at a new location that will better work with the new layout of the interior. Work will be done in a way to preserve the structure of the roof as much as possible.

Interior – The second-floor vacant space will be finished out to accommodate two 2-bedroom apartments that will be rented out.

If there are any additional questions regarding the proposed scope of work, please let us know.

Sincerely,



David Hannan Jr., Principal
Fisher Heck Architects
210-299-1500



EXISTING AERIAL MAP OF PROPERTY



EXISTING FRONTFACADE



EXISTING FRONT FAÇADE



EXISTING REAR FAÇADE



EXISTING REAR FAÇADE



EXISTING ROOF STRUCTURE

PRELIMINARY
NOT FOR REGULATORY
APPROVAL,
PERMIT, OR CONSTRUCTION
SHER HECK, INC., ARCHITECTS
MARK B. NAVARRO #25326

3/20/2021

PROJECT: **209 ALAMO PLAZA**

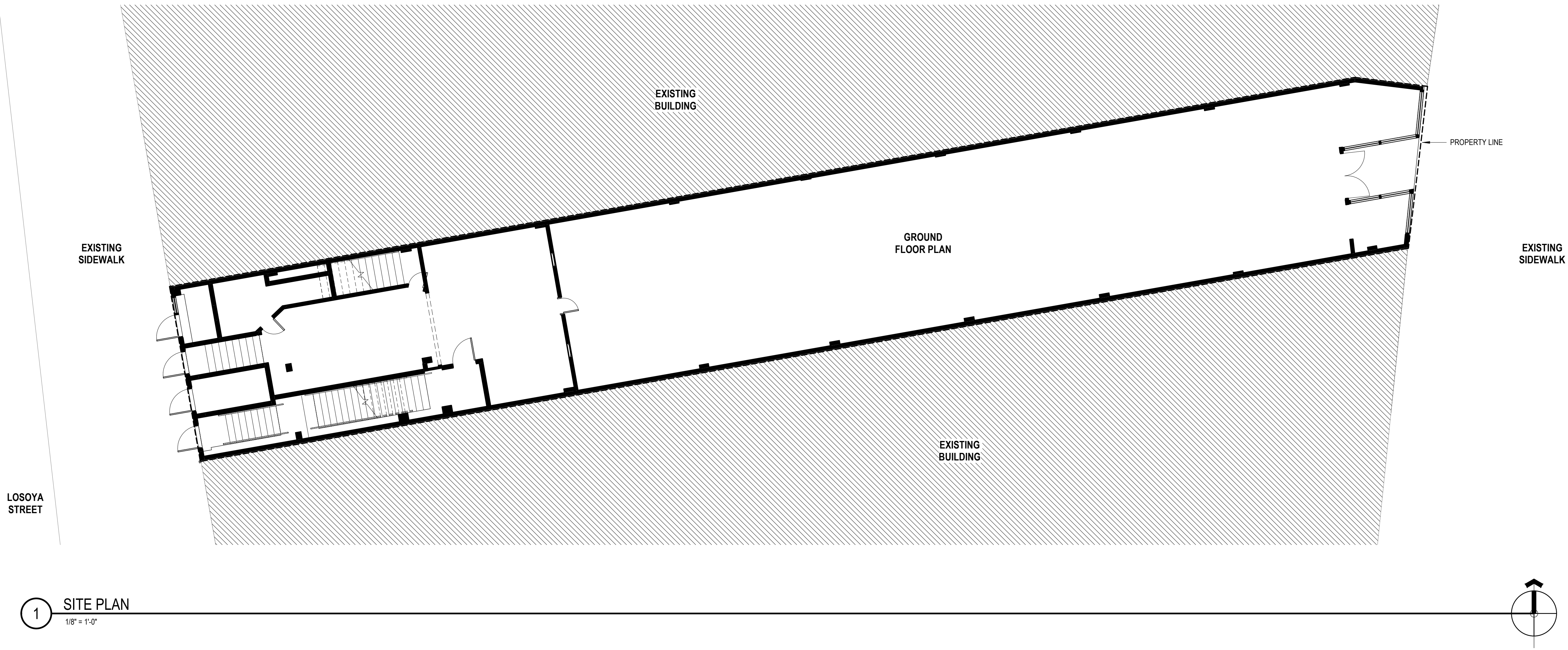
SITE PLAN

PROJECT NO: 1920 A2

△	REVISIONS	DATE
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SHEET NO:
A-100

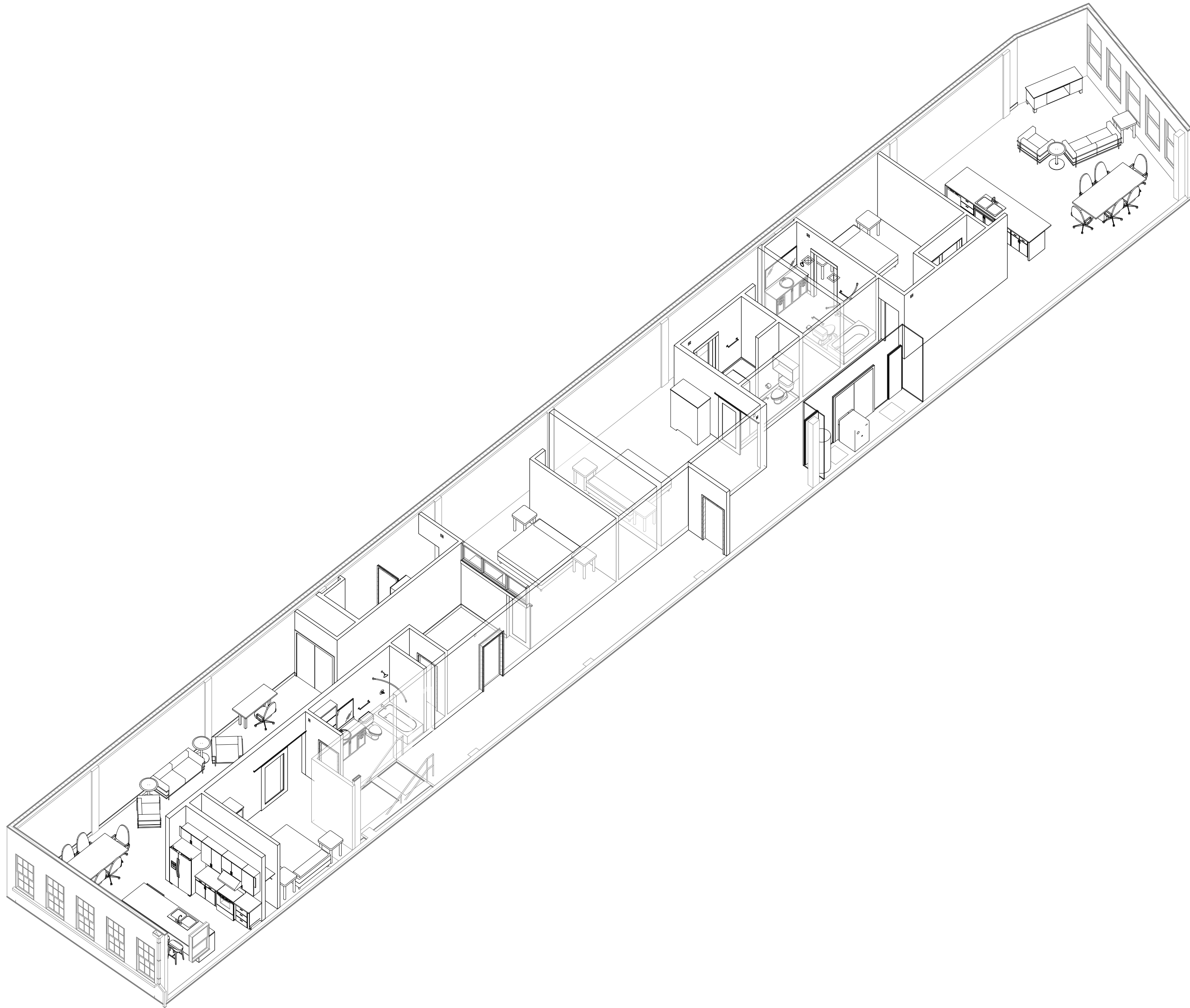
KEYNOTES



INTERIOR & EXTERIOR RENOVATION

209 ALAMO PLAZA

DESIGN DEVELOPMENT



OWNER

SUZY PACK
6951 WILLOW BEND
ODESSA, TX 79762
PH: (432) 664-8104
EMAIL: suzybpack@gmail.com

ARCHITECT

FISHER HECK ARCHITECTS
915 S. ST. MARY'S STREET
SAN ANTONIO, TX 78205
PH: (210) 299-1500
CONTACT: DAVID HANNAN JR
EMAIL: dhannan@fisherheck.com

MEP ENGINEER

N/A

STRUCTURAL ENGINEER

REM ENGINEERING
6800 PARK TEN BLVD.
SAN ANTONIO, TX 78213
PH: (210) 320-1199
CONTACT: ROBERT MARTINEZ
EMAIL: robert@remengineeringcorp.com

GENERAL CONTRACTOR

CREEDCO CONSTRUCTION GROUP
7711 CHATSWORTH
SAN ANTONIO, TX 78250
PH: (210) 278-6862
CONTACT: RAMON TORRES
EMAIL: ramon@creedco.pro

Fisher Heck
ARCHITECTS

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210-299-1500

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FISHER HECK, INC., ARCHITECTS
MARK B. NAVARRO #25326

08/20/2021

PROJECT:
209 ALAMO PLAZA

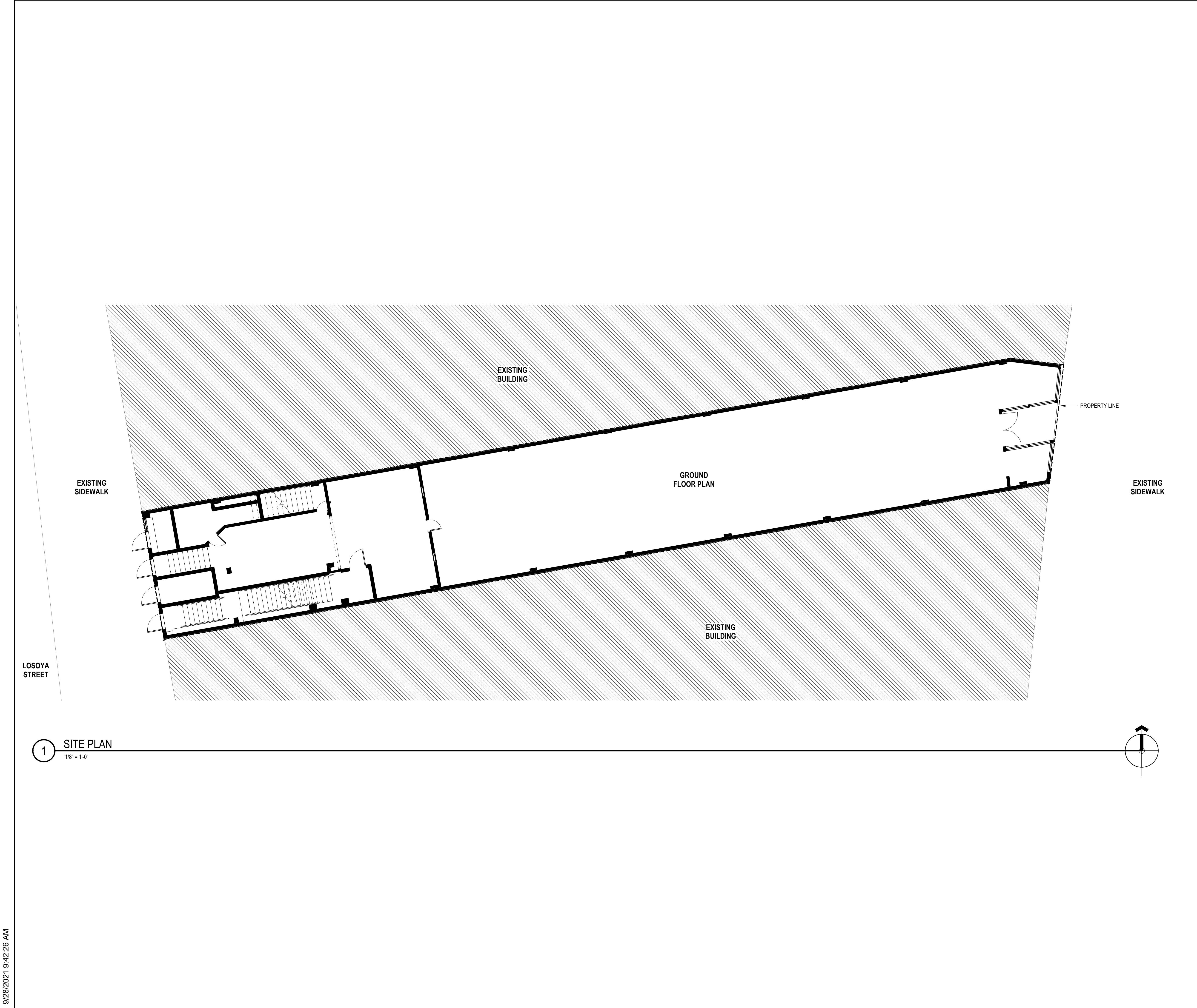
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TITLE SHEET

PROJECT NO: 1920 A2

△ REVISIONS DATE

SHEET NO:

G-100



1 SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

KEYNOTES

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08/20/2021

PROJECT:
209 ALAMO PLAZA

SHEET TITLE:
SITE PLAN

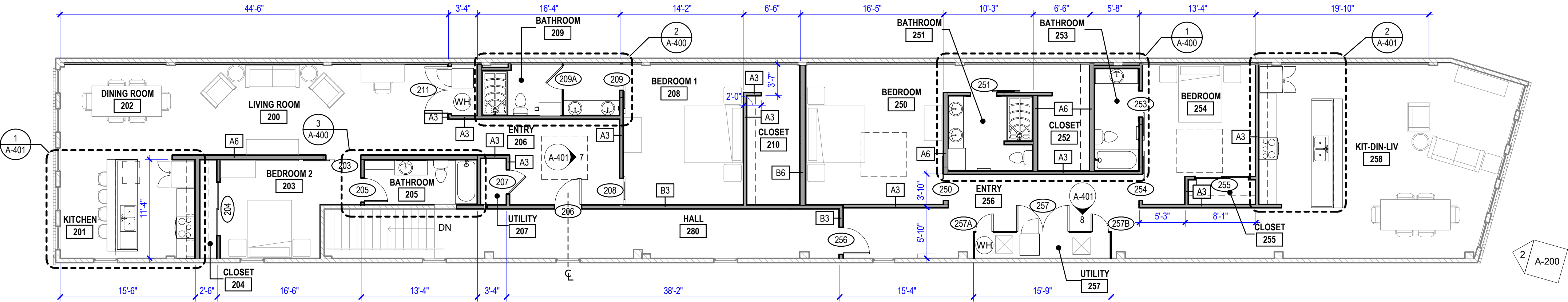
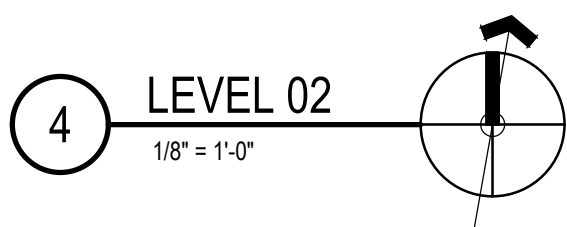
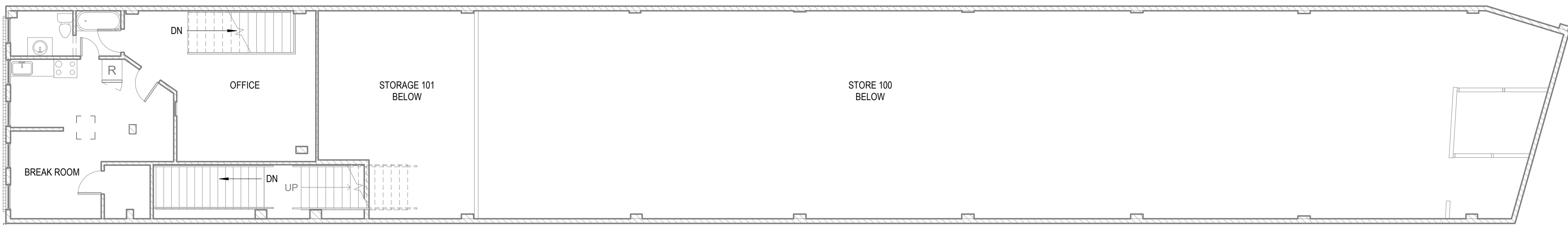
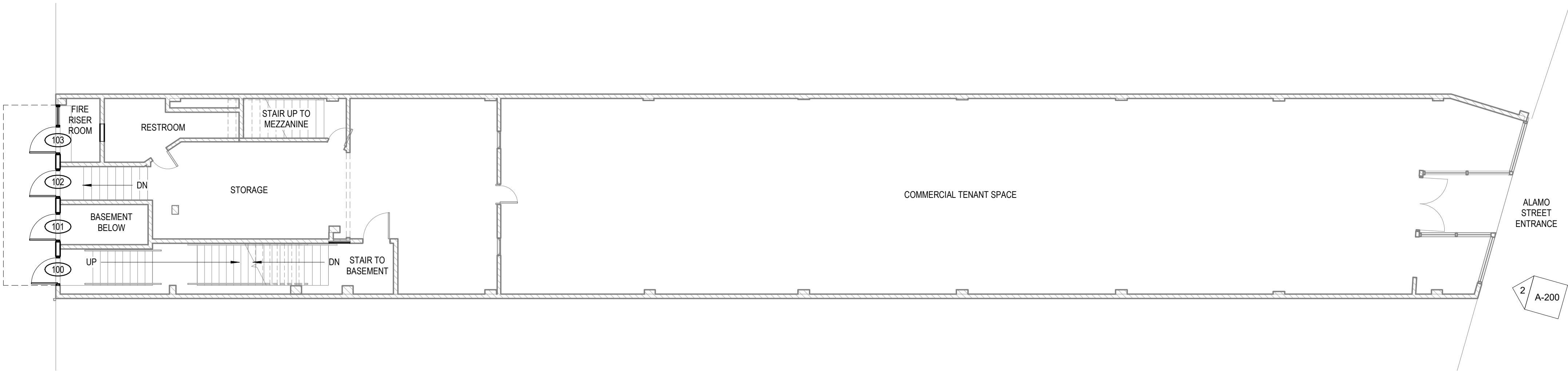
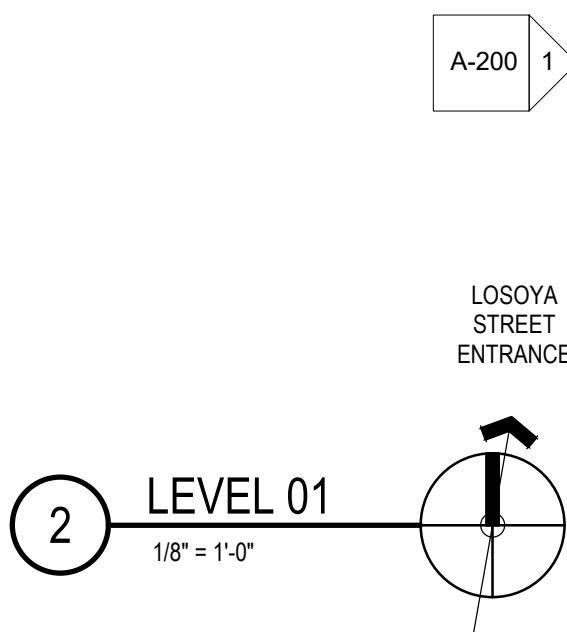
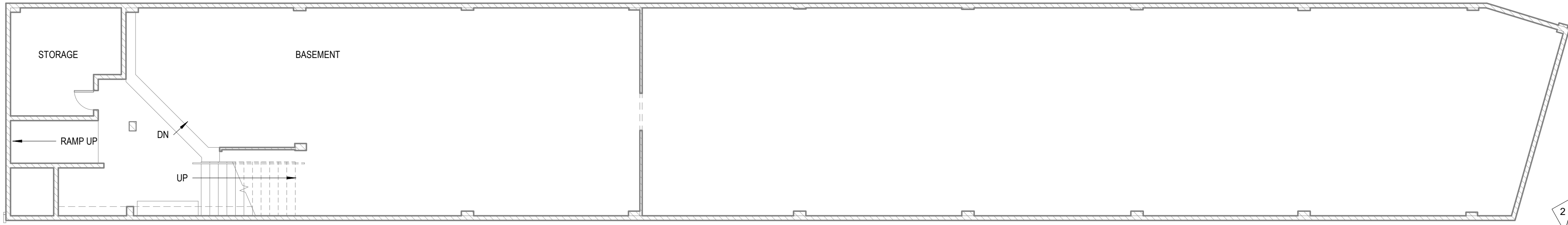
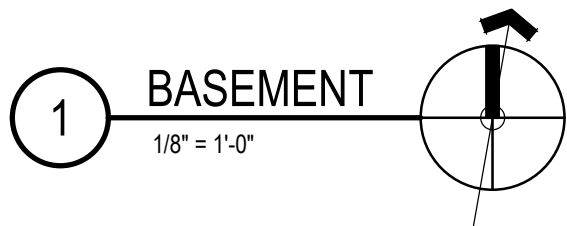
PROJECT NO: 1920 A2

△ REVISIONS DATE

SHEET NO:

A-100

9/28/2021 9:42:39 AM



GENERAL NOTES

1. AT SECOND FLOOR TENANT SPACE, INSTALL NEW BASE BOARD TO MATCH EXISTING AT ALL WALLS WHERE BASE CURRENTLY DOES NOT EXIST.
2. INSTALL NEW PLASTER ON METAL LATH AT SECOND FLOOR VACANT TENANT SPACE WHERE PREVIOUS PLASTER WAS REMOVED. INSTALL SKIMCOAT FINISH PLASTER ON ALL SECOND FLOOR WALLS WHERE PLASTER IS TO REMAIN.
3. ALL NEW DOORS ARE TO BE FRAMED 6" FROM FACE OF STUD ON THE HINGE SIDE UNLESS NOTED OTHERWISE.

KEYNOTES

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FISHER HECK, INC., ARCHITECTS
MARK B. NAVARRO #25326

08/20/2021

PROJECT:
209 ALAMO PLAZA

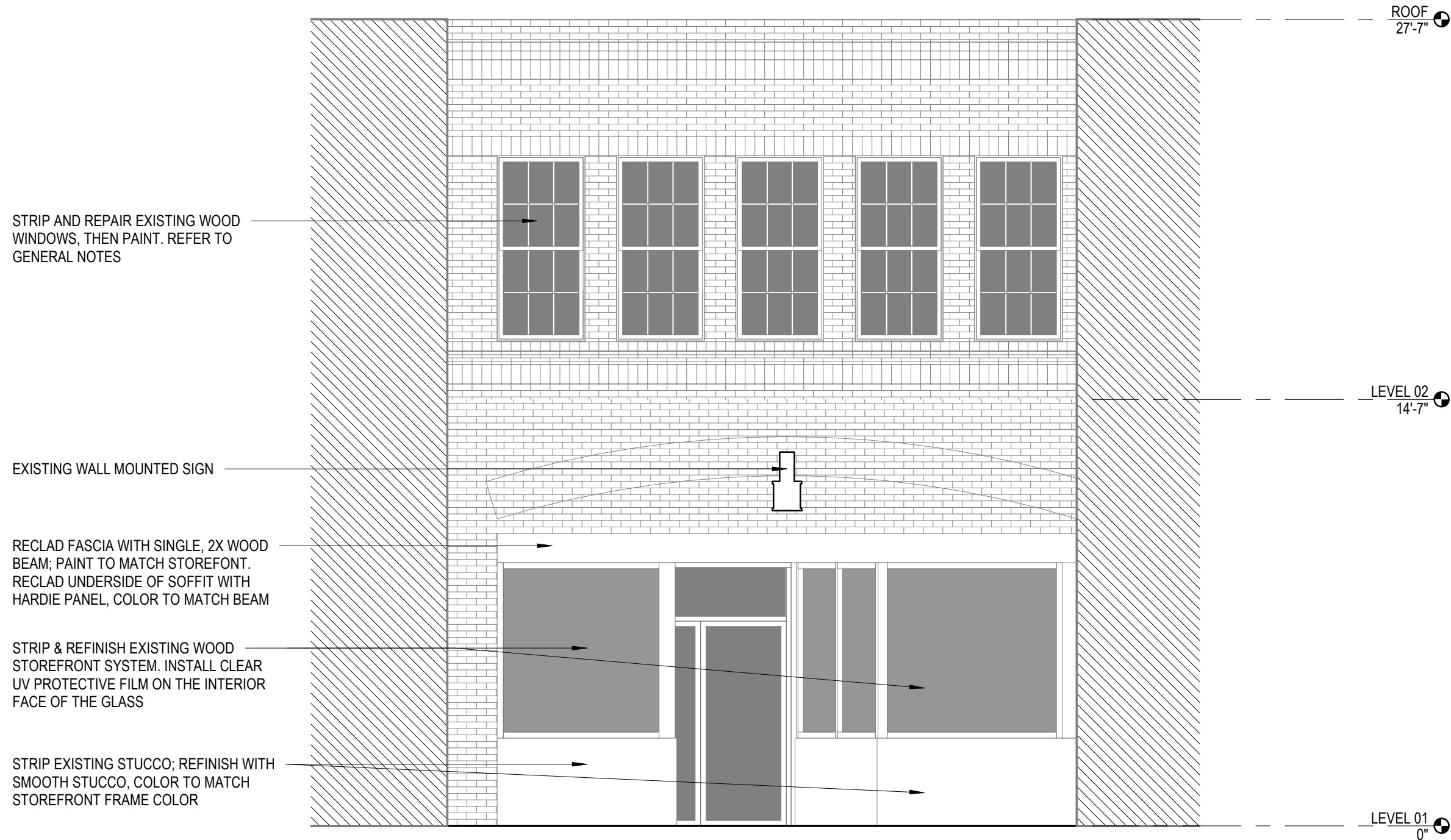
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FLOOR PLANS

PROJECT NO: 1920 A2

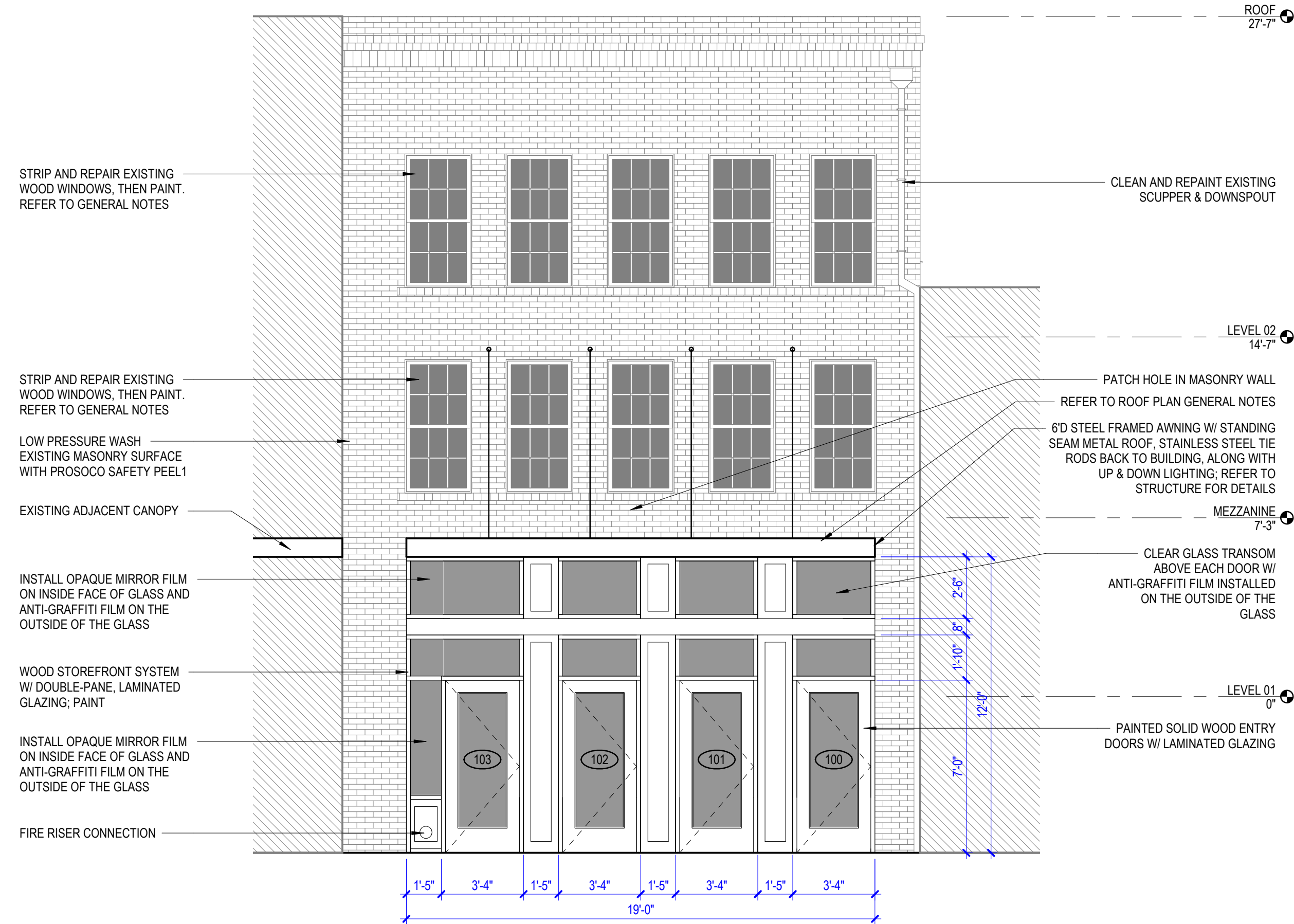
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A-101



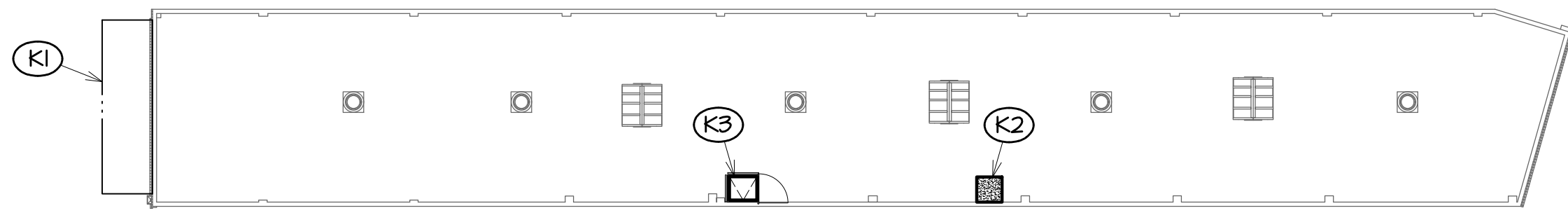
2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

GENERAL NOTES

1. ALL STOREFRONT WINDOWS AND DOORS TO HAVE ANTI-GRAFFITI FILM INSTALLED ON THE OUTSIDE OF THE GLASS.
2. INSTALL CLEAR UV FILM ON INTERIOR FACE OF ALL EXTERIOR GLAZING WITHIN BUILDING

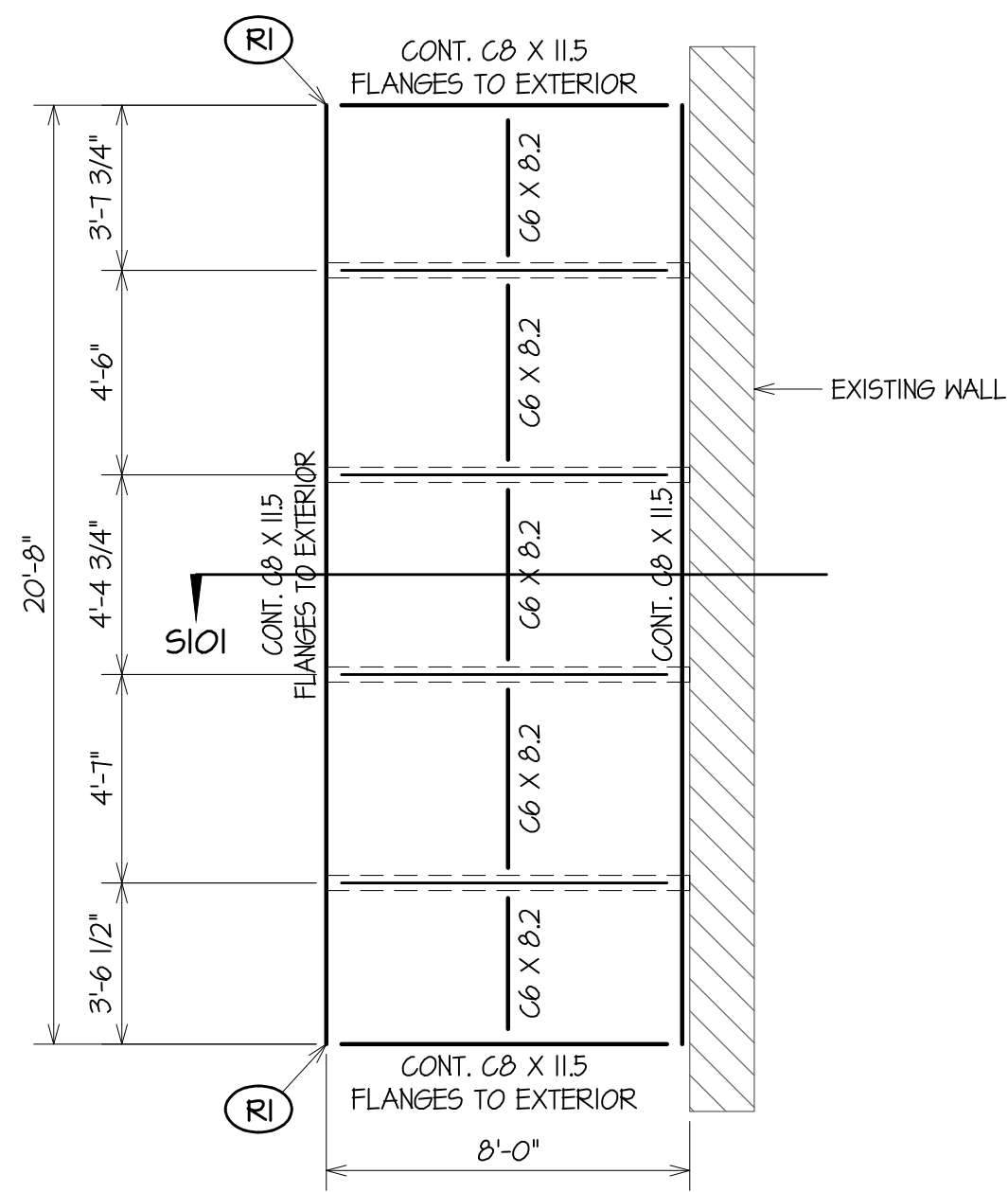


KEYPLAN

SCALE : N.T.S.

KEYPLAN KEYED NOTES :

- (K1) - SEE DETAIL S101 FOR NEW CANOPY.
- (K2) - INFILL EXISTING ROOF HATCH OPENING - SEE DETAIL S102.
- (K3) - NEW ROOF HATCH OPENING IN EXISTING CONCRETE ROOF. NO ADDITIONAL REINFORCEMENT REQUIRED. SEE ARCH'L DWGS. FOR ADDITIONAL ROOF HATCH NOTES.



NEW CANOPY FRAMING PLAN

SCALE : 1/4" = 1'-0"

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO STARTING WORK.

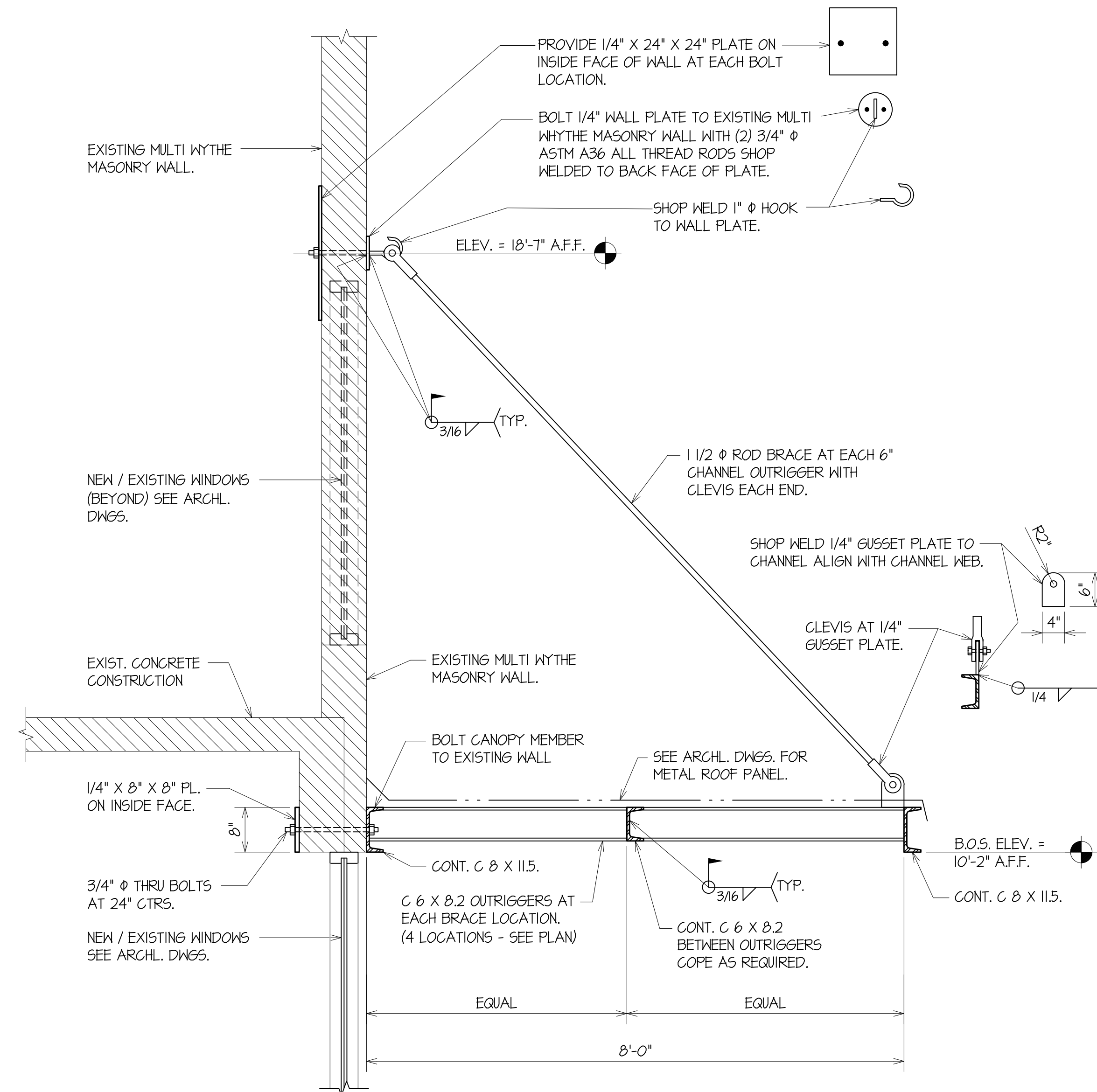
LOCATE ALL UTILITY LINES PRIOR TO STARTING WORK.

EXISTING CONDITIONS NOTE :

CONTRACTOR MUST FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO STARTING WORK. CONTRACTOR MUST EXPOSE ALL EXISTING CONDITIONS AS REQUIRED TO VERIFY THAT CONDITIONS MATCH WHAT ARE SHOWN ON THE STRUCTURAL DRAWINGS. CONDITIONS THAT DEVIATE FROM THOSE SHOWN ON THE DRAWINGS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND ENGINEER. DETAILS SHOWN ON THE CONTRACT DOCUMENTS ARE SUBJECT TO CHANGE PENDING FINAL FIELD VERIFICATION BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AS EARLY AS POSSIBLE IN THE JOB PRIOR TO ORDERING OR PURCHASING ANY MATERIALS.

NEW CANOPY FRAMING PLAN KEYED NOTES :

- (R1) - MITRE AND WELD ALL AROUND AT CORNERS.



EXISTING CONDITIONS NOTE :

CONTRACTOR MUST FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO STARTING WORK. CONTRACTOR MUST EXPOSE ALL EXISTING CONDITIONS AS REQUIRED TO VERIFY THAT CONDITIONS MATCH WHAT ARE SHOWN ON THE STRUCTURAL DRAWINGS. CONDITIONS THAT DEVIATE FROM THOSE SHOWN ON THE DRAWINGS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND ENGINEER. DETAILS SHOWN ON THE CONTRACT DOCUMENTS ARE SUBJECT TO CHANGE PENDING FINAL FIELD VERIFICATION BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AS EARLY AS POSSIBLE IN THE JOB PRIOR TO ORDERING OR PURCHASING ANY MATERIALS.

TYPICAL NEW CANOPY FRAMING DETAIL

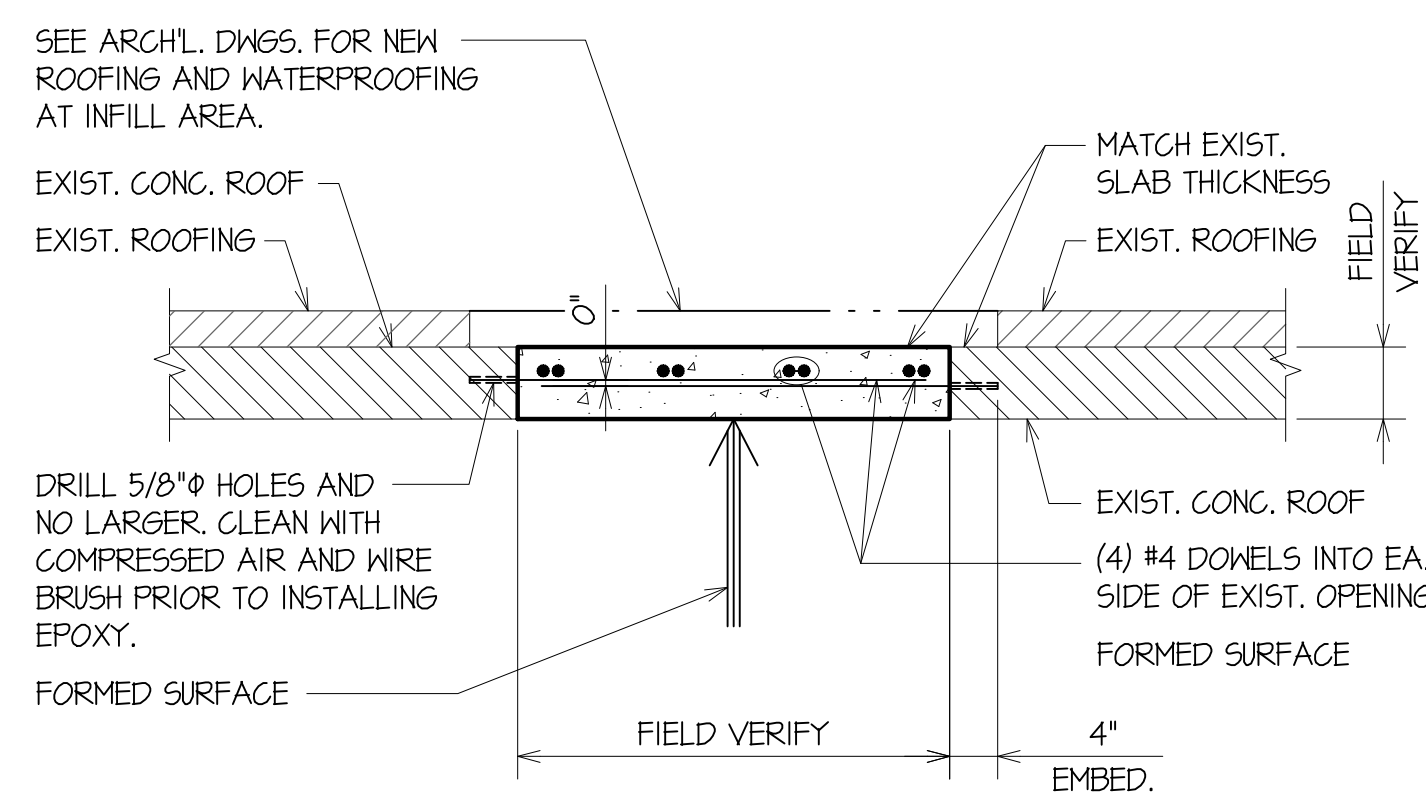
S101

GENERAL NOTES

GENERAL NOTES

- GN-1 Contractor must field verify all existing dimensions, elevations and conditions prior to starting work. Contractor must expose all existing conditions as required to verify that conditions match what are shown on the structural drawings. Conditions that deviate from those shown on the drawings must be brought to the immediate attention of the Architect and Engineer. Details shown on the contract documents are subject to change pending final field verification by the Contractor. The Contractor is responsible for verifying the existing conditions as early as possible in the job prior to ordering or purchasing any materials.
- GN-2 The contract structural documents represent the finished modifications to the existing structure, and, except where specifically shown, do not indicate the method or means of construction. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, procedures, techniques, and sequence.
- GN-3 The Engineer shall not have control or charge of, and shall not be responsible for, construction means, methods techniques, sequences, or procedures for safety precautions and programs in connection with the work, for the acts or omission of the Contractor, Subcontractor, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
- GN-4 Care shall be taken in placing post-installed anchors to avoid conflicts with existing rebar. Holes shall be drilled and cleaned in accordance with the manufacturer's written instructions. Substitution requests for products other than those specified below shall be submitted by the Contractor to the Engineer. All holes shall be drilled with a "Rotary Hammer" percussion drill. Acceptable Products are HILTI RE 500 V3, HILTI HIT HY200 or Simpson Strong-Tie Set-XP or approved equal. Substitutions may be considered provided complete technical information is unished to the Engineer and approved prior to commencement of work. In using the above products, follow strictly the manufacturer's specifications and directions for mixing and application. Also heed all label warnings by manufacturer. Make application in accordance with applicable safety laws.

- GN-5 All structural steel shall conform to ASTM Specifications A36. Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having a splice not shown and detailed on shop drawings will be rejected. All welding shall conform to the American Welding Society Code. Use E70 series electrodes for all structural steel welds. Unless noted otherwise on the Architectural drawings, all structural steel members shall receive the manufacturer's standard primer. General Contractor shall apply touch up paint as needed in the field.
- GN-6 Concrete shall utilize a 6-sack mix. All rebar shall be grade 60.
- GN-7 The Contractor shall compare Structural sections with Architectural sections and report any discrepancy to the Architect and Engineer prior to fabricating or installing structural members.
- GN-8 Changes shall not be made to the drawings without written approval of the Engineer.
- GN-9 Shop drawings shall be submitted for all structural items including epoxy and structural rebar. The Contractor must submit all shop drawings for review a minimum of ten (10) working days prior to their due date back to the supplier. Failure to do so will be the responsibility of the Contractor.
- GN-10 Periodic site observations by field representatives of REM Engineering are solely for the purpose of determining if the work of the Contractor is proceeding in general accordance with the structural contract documents. These limited site observations should not be construed as exhaustive or continuous to check the quality or quantity of the work, but rather periodic in an effort to guard the Owner against defects or deficiencies in the work of the Contractor. Do not cast concrete or cover up structural framing until it has been reviewed by the Engineer.



TYPICAL DETAIL AT INFILL OF EXISTING ROOF HATCH OPENING

S102

Fisher Heck
ARCHITECTS

915 SOUTH MARY'S STREET
SAN ANTONIO, TEXAS 78205
FISHERHECK.COM
210-258-1550

FOR INTERIM REVIEW
NOT FOR CONSTRUCTION, BIDDING
OR PERMIT PURPOSES
ENGINEER: ROBERT ENRIQUEZ MARTINEZ
P.E. SERIAL NUMBER: # 88387
TELEPHONE NO. 6844
DATE: 10-08-21

REM ENGINEERING
2018 BASSE ROAD
SAN ANTONIO, TX 78203
(210) 258-1159
remengr.com
P.E. SERIAL NUMBER: # 8844
DATE: 10-08-21
REM JOB NO. 21-163

PROJECT:
209 ALAMO PLAZA

SHEET TITLE:
NEW CANOPY PLAN AND DETAIL

PROJECT NO: 1920 A2

REVISIONS DATE

SHEET NO:

S1



PROPOSED AWNING FOR REAR FACADE



STANDING SEAM METAL ROOF AWNING MATERIAL