

Infill Construction 173 East San Antonio | New Braunfels, Texas

The purpose of this design recommendation report is to address a request for assistance by the new property owner at 173, 189 and 207 East San Antonio Street made through the New Braunfels Main Street Manager. The original request included a review of the properties as a preservation consultation and it was recommended to rehabilitate the existing structures and explore design options to accommodate the property owner's new program requirements. Initially the owner sought demolition for all three existing structures but was open to conceptual design alternatives that could include the existing structures. Prior to any initial conceptual design by Main Street or materials provided by the owner the New Braunfels Historical Commission ruled on the demolition at the property to only include one structure and the removal of some later additions to the other two structures. This decision was appealed and overturned by the New Braunfels City Council at which time Main Street received new materials from the property owners for analysis and recommendations. This report is divided into two sections analysis and recommendations as our typical historical building analysis is no longer pertinent due to the demolition of existing structures. Analysis of the property owners materials provided highlights aspects of the proposed work in terms of the overall context, specifically but not limited to: scale, geometry, proportion, main street presence, relationship to existing structures/street, materials, openings, canopies and roof lines using the Secretary of Interior Standards for the Treatment of Historic Structures as a guiding document as well as reviewing best practices and recommendations for infill construction in a Main Street community.

Original Context



173, 189 and 207 East San Antonio Street | New Braunfels, Texas

Analysis

Exhibit 01: Original Site Plan Option (Refer Notes)

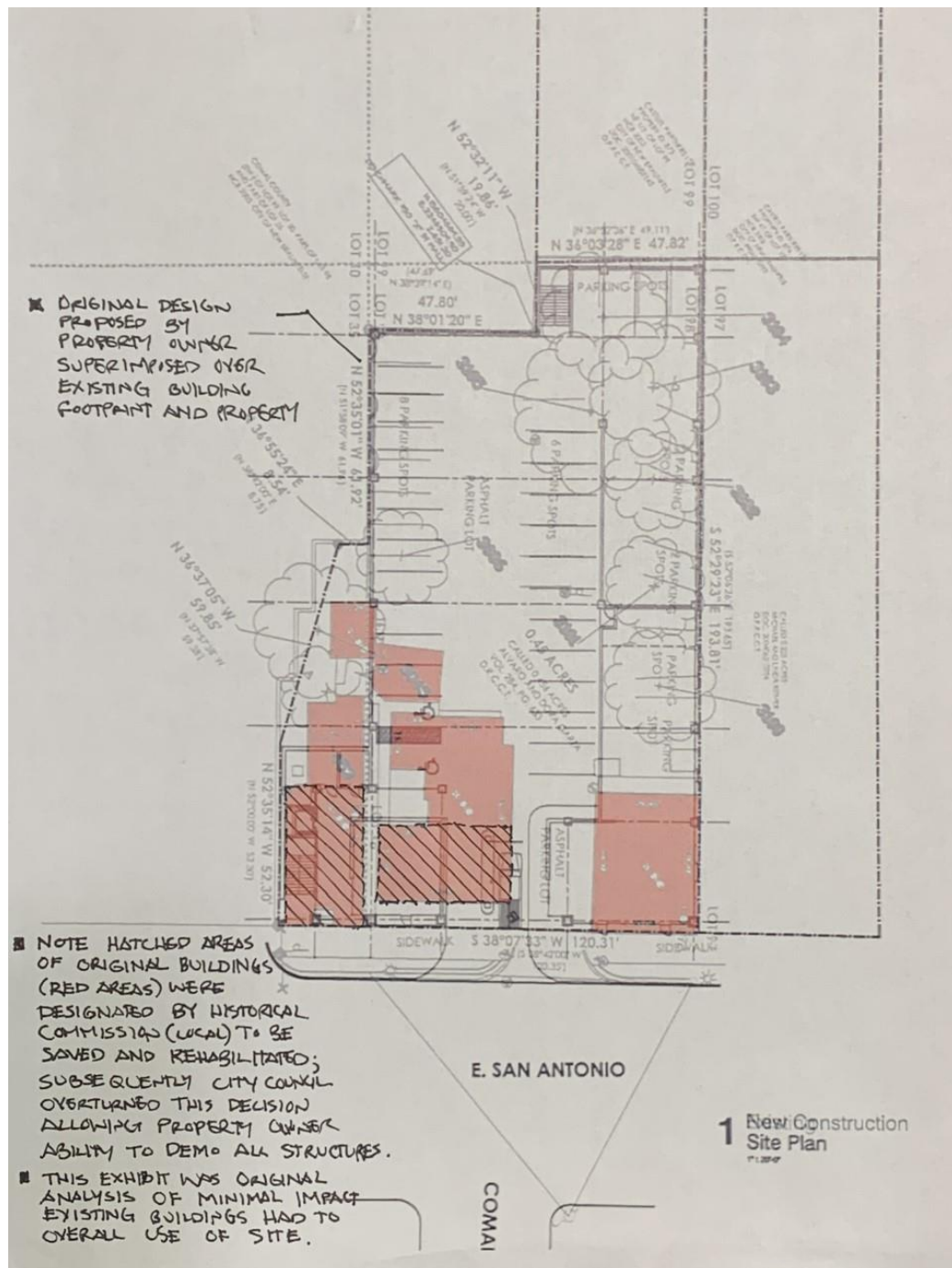


Exhibit 02: Original Street Elevation Proposed (Refer Notes)

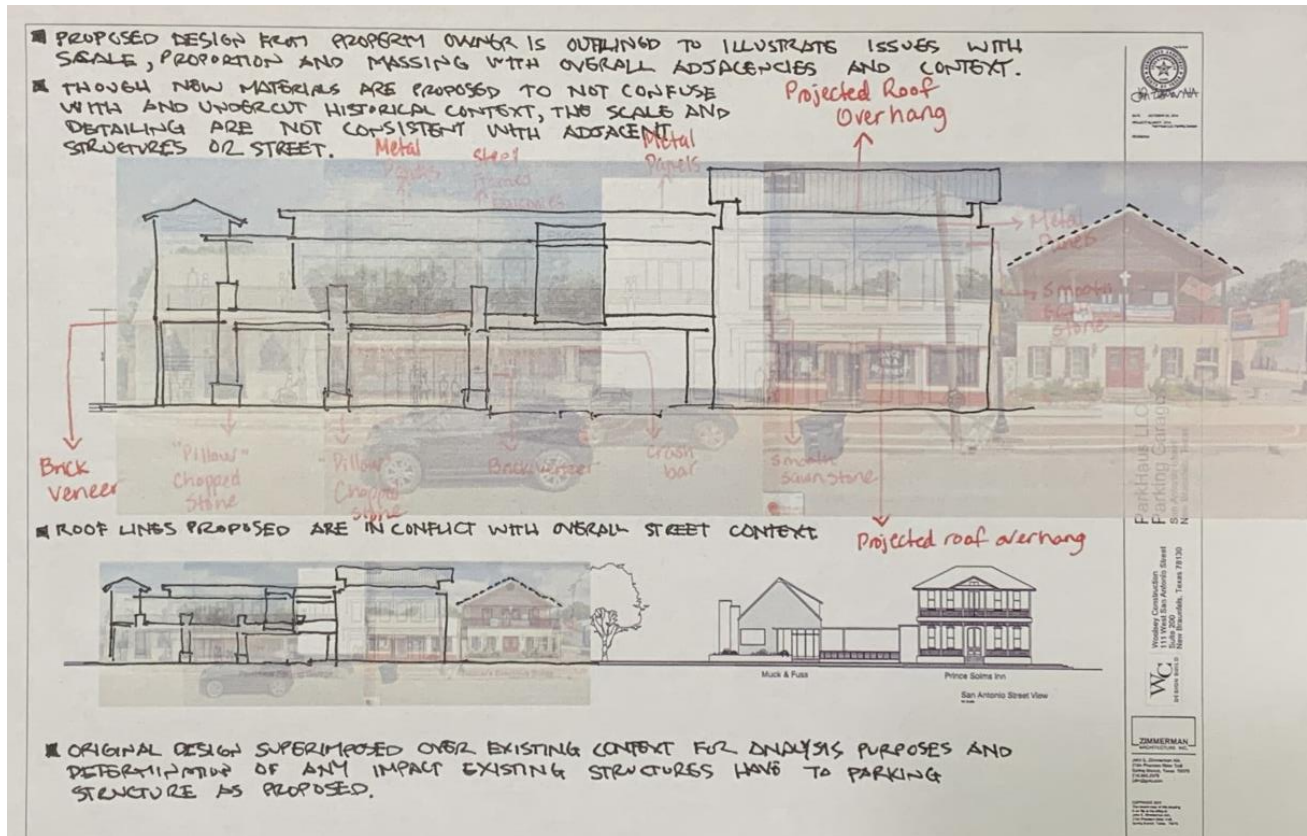
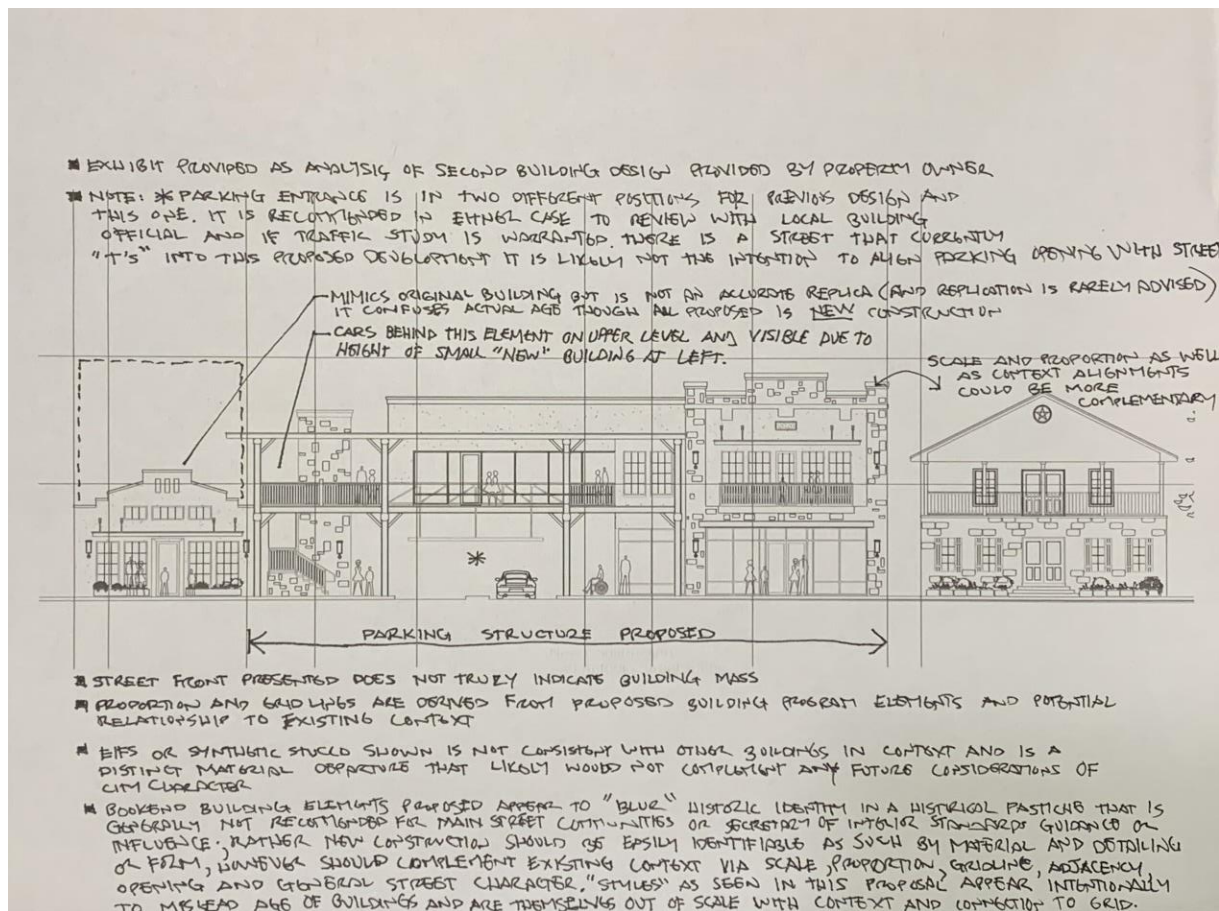


Exhibit 03: Second Street Elevation Proposed (Refer Notes)



In both design options proposed there are concerns for scale, geometry, material and form as well as the appearance of historical misappropriation leading to confusion as opposed to complementing the context. Based on the analysis of the proposed designs which included plan exhibits for both options, the following section indicates some recommendations for the consideration of the property owner.

RECOMMENDATIONS

Exhibit 01: Site Plan (Refer Notes and in particular recommendations to confer with local building official, as well as a registered accessibility specialist at the appropriate time.) Design elements and recommendations reflect the understanding of the property owners program for the infill construction. Prior owner provided designs had varying amounts of leasable square footage and some variance in parking stalls illustrated. Conceptual recommendation is intended to reflect a design intent though further adjustment in development of design documents would be expected.

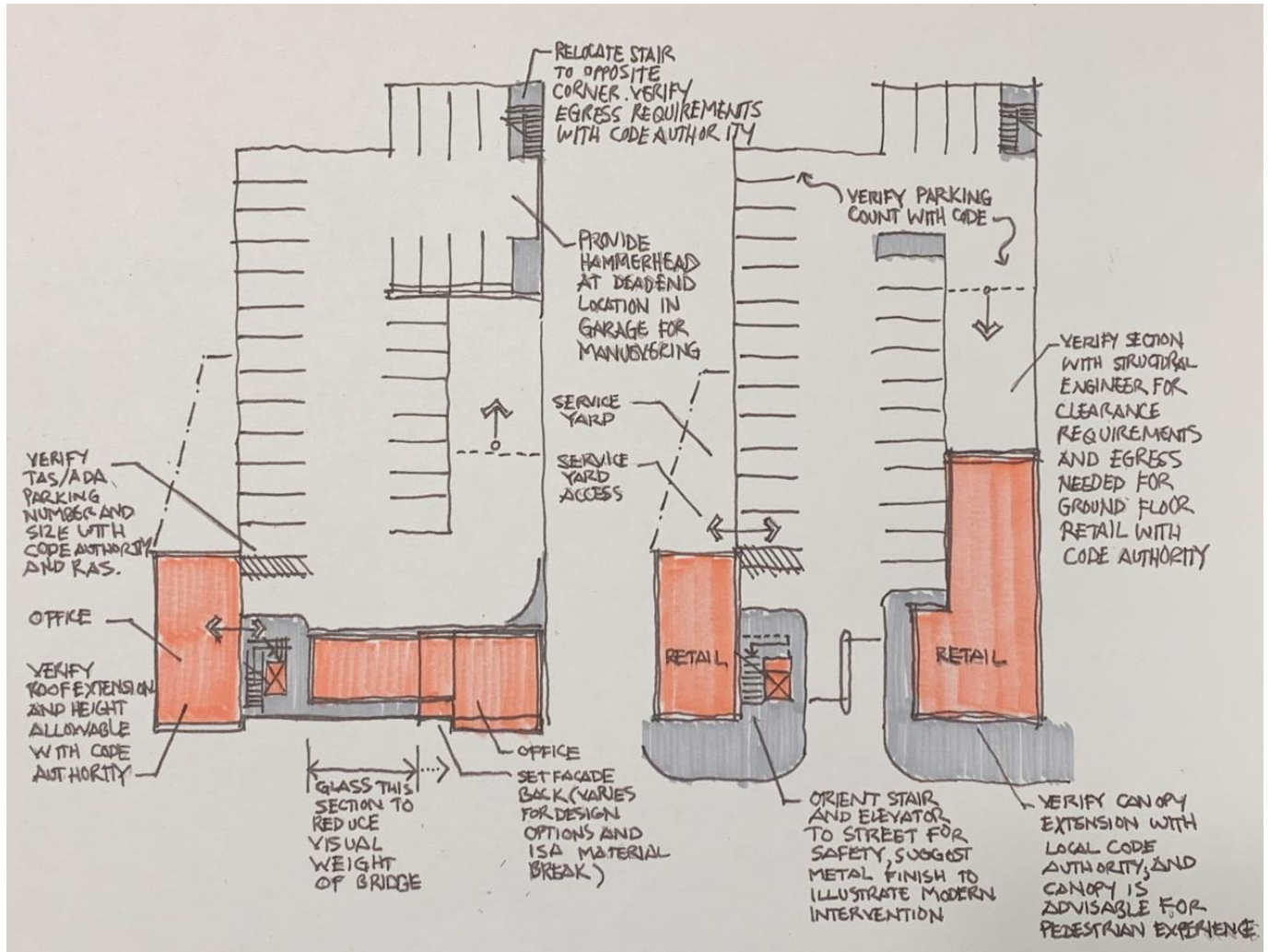


Exhibit 02:



Street Elevation A – Design Intent establishes this as “new” infill construction, however the proportion relates to the overall scale and geometry of East San Antonio. Façade materials are stone base and brick façade with new storefront windows (no tinting) and metal posts and standing seam metal roof. Roof lines emulate the configuration and orientation of other properties along the street though materials are contemporary. Elevator and stair are configured to the street for safety considerations. Middle section of composition is a restrained modern intervention with simplified details. Parking garage structure is beyond.

Exhibit 03:



Street Elevation B – Design Intent establishes this as “new” infill construction, however the proportion relates to the overall scale and geometry of East San Antonio. Materials are stone base and brick façade with new storefront windows (no tinting) and metal posts and standing seam metal roof. Elevator and stair are configured to the street for safety considerations. Middle section of composition is a restrained modern intervention with simplified details. Parking garage structure is beyond.

NOT FOR REGULATORY APPROVAL

The purpose of this report is to provide ideas and schematic designs for projects. Main Street Staff works with the plans of business and property owners to provide designs that meet their objectives while still respecting the historic building and context. For official tax credit review, a separate process must be followed and may involve modified design plans to meet the criteria. Prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances. In addition, Texas Main Street Staff highly recommends working with an architect, engineer, and other professionals to complete the project. They can manage the project and work through the complexities of code requirements and constraints of the existing building. If questions arise or additional designs are needed, please contact your local Main Street Manager for assistance. Please note that the designs and recommendations provided do not guarantee approval for the tax credit application, if applicable.

REPORT PREPARED BY:



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