

Legislation Details (With Text)

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Title:	HST20-072 Discuss and consider a request for a Certificate of Alteration to construct new commercial buildings on property currently addressed as 173, 189, and 207 E. San Antonio Street, which is located in the Downtown Historic District		
Sponsors:			
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Code sections:			
Attachments:	1. Application, 2. Location Map, 3. Photographs of Subject Property, 4. Applicant Submittal Documents, 5. Texas Historical Commission Report		

Date	Ver.	Action By	Action	Result
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Presenter/Contact
Parkhaus, LLC
(830) 317-1717

SUBJECT:

HST20-072 Discuss and consider a request for a Certificate of Alteration to construct new commercial buildings on property currently addressed as 173, 189, and 207 E. San Antonio Street, which is located in the Downtown Historic District

BACKGROUND / HISTORIC CONTEXT:

Case No.: HST20-072

Owner/Applicant: Parkhaus, LLC (Eli Woosley)
111 W. San Antonio Street, Suite 200
New Braunfels, TX 78130
(830) 317-1717

Staff Contact: Caleb Gasparek, Assistant Planner
(830) 221-4086 cgasparek@nbtexas.org

The subject property is approximately 19,600 square feet located on the north side of East San Antonio Street, between Main Plaza and Market Avenue within the Downtown Historic District. The subject property has received approval for the demolition of all the existing structures.

REQUEST:

The applicant is proposing to construct a new 2-story multi-use structure that includes a parking structure with two attached buildings and a 1-story building. The parking structure portion of the development is located at the rear of the property, behind the commercial buildings fronting onto E.

San Antonio St. The parking structure will accommodate 60 parking spaces with access from E. San Antonio St. through the proposed 2-story building.

In total, there is approximately 3,780 square feet of building space on the first floor, and 1,800 square feet of building space on the 2nd floor. Additional square footage is provided for the stairs, elevator, and parking structure.

Architecturally the proposed buildings draw inspiration from modern and classical influences. 173 E. San Antonio Street, the site of the former Modern Beauty Salon, features a stepped parapet with crown detailing, stucco walls, tall narrow windows with salvaged wood headers, and metal clad planter boxes. A plaque on the parapet reads "Harry Landa Building." 173 E. San Antonio is not proposed to be attached to the other 2 buildings at 189 and 207 E. San Antonio St.

189 and 209 E. San Antonio are proposed to be a pair of connected buildings.

189 E. San Antonio is a 2-story building with a flat roof, stucco walls, and tall narrow windows on the 2nd story with storefront glazing on the 1st. Exposed structural support beams provide a visual break between the 1st and 2nd story. Driveway access is provided on the 1st floor under the 2nd floor retail and office space. A stairway on the southern portion of the building provides pedestrian access to the 2nd floor spaces and to the parking garage.

207 E. San Antonio is proposed as a 2-story commercial building with a mixture of modern and classical influences. The 1st floor space features large storefront glazed windows with steel headers. The 2nd story has a patio with tall narrow windows capped with stone headers. The roof features a stepped parapet with cut stone and cap wall detailing. A plaque in the center of the parapet reads "2020."

The proposed parking structure attached to the rear of 189 and 207, is an open-air parking structure with minimal architectural features. The structural columns are concrete and the screening wall along the northern portion is a continuation of the material wall from 209 E. San Antonio. The structure will be concealed from public street view.

RECOMMENDATION:

Staff recommends approval of the Certificate of Alteration for the construction of the proposed buildings and structures, except for the plaque reading "The Landa Building" on the building at 173 E. San Antonio St. Given the history of the site, the plaque may confuse or misdirect individuals into interpreting the building to be of historic age. Staff recommends the applicant consider alternative language for their plaque that achieves their goals and equally honors the history of the site.

The scale, massing, and design of the new buildings and structures is appropriate and will contribute to the overall character of E. San Antonio St. and serve as a needed connection between Main Plaza and businesses along E. San Antonio. Furthermore, the presence of new businesses along the street will enhance pedestrian connections in the vicinity.

Additionally, the applicant contacted the Texas Historical Commission (THC) to provide a design recommendation report for the site. The applicant's architectural renderings closely match those provided by the THC, which is attached.

In considering approval of a Certificate of Alteration, the commission considers the following criteria:

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment. *N/A*
- (2) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed when possible. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. *The applicant is proposing to use salvaged materials from the demolition in the new construction.*
- (3) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged. *The new construction is an appropriate addition to the commercial center of downtown, and adds new architectural features that are contemporary while drawing inspiration from classic forms.*
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. *N/A*
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible. *The salvaged materials are an appropriate use for new construction that draws from the history of the site.*
- (6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. *N/A*
- (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. *N/A*
- (8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. *N/A*
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment. *The new construction features an appropriate use of modern and classical designs. The scale of the proposed buildings are complementary to those buildings within the block.*

Attachments:

1. Application

2. Location Map
3. Photographs of the Subject Property
4. Applicant Submittal Documents
5. Texas Historical Commission Report