



SAN ANTONIO CONSERVATION SOCIETY

March 21, 2018

STATEMENT:

TO: Michael Guarino, Chair, and Members
Historic and Design Review Commission, City of San Antonio

RE: Agenda Item 21 – 504 Austin Street
HDRC Case No. 2018-116: La Fama Bakery

The San Antonio Conservation Society has reviewed the incomplete application for the rehabilitation of the La Fama Bakery building at 504 Austin in San Antonio. We cannot effectively form a recommendation for this project in the absence of any front elevation or perspective illustrating the project from the public right-of-way.

The few illustrations provided suggest that at least one door opening on the two-story section of the building and three historic window and door openings on the one-story section will be eliminated. We strongly urge that the original openings be retained.

Between 1995 and 1996, the Society awarded \$14,580 through its Community Grants program towards the rehabilitation of this landmark structure.

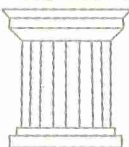
We look forward to making further comments when renderings of the street elevations become available.

Respectfully submitted,

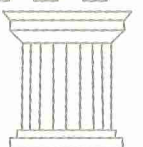
SAN ANTONIO CONSERVATION SOCIETY

Susan Beavin, President

107 KING WILLIAM STREET + SAN ANTONIO, TEXAS 78204-1312 + 210/224-6163 + FAX: 210/224-6168



The Purpose of this Society is to preserve and to encourage the preservation of historic buildings, objects, places and customs, relating to the history of Texas, its natural beauty, and all that is admirably distinctive to our State; and by such physical and cultural preservation to keep the history of Texas legible and intact to educate the public, especially the youth of today and tomorrow, with knowledge of our inherited regional values.





SAN ANTONIO CONSERVATION SOCIETY

March, 21, 2018

STATEMENT:

TO: Michael Guarino, Chair, and Members
Historic and Design Review Commission, City of San Antonio

RE: Item No. 25: 808 E. Carson
HDRC Case No. 2018-097 - Government Hill

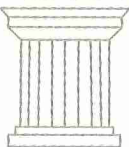
The San Antonio Conservation Society is concerned that the design of the project at 808 E. Carson remains incompatible with the historic neighborhood and inconsistent with the neighborhood plan. The massing, design and materials do not conform to the patterns of the neighborhood. The Society further objects to the wholesale removal of historic trees from the site.

Respectfully submitted,

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STATEMENT:

TO: Michael Guarino, Chair, and Members
Historic and Design Review Commission, City of San Antonio

RE: Agenda Item 7: 315 E. Houston Street
HDRC Case No. 2016-259

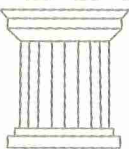
The San Antonio Conservation is pleased to see renovation plans for the iconic Kress Building, which will contribute to the ongoing revitalization of Houston Street. However, we are concerned about project plans that call for sealing the brick wall in at least one location (A02.102, Sheet Notes #18). The National Park Services' Preservation Brief 1, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings," cautions against applying coatings that could trap water vapor within brick or cause surface discoloration. We also suggest that "punching" windows in the blank brick walls on the east and west facades would preserve more of the original building fabric than creating a glass curtain wall. Punched windows would also create more depth, conceal structural elements, and provide an opportunity to express a stronger continuity with the vertical fluting on the front façade.

Respectfully,

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STATEMENT:

TO: Michael Guarino, Chair, and Members
Historic and Design Review Commission, City of San Antonio
RE: Agenda Item 29 – 200 Main Plaza (Main/Military Plaza)

The San Antonio Conservation Society has several concerns regarding the proposed redevelopment of the historic property at 200 Main Plaza. The fundamental principle of historic preservation, and of the Secretary of the Interior's Standards for Rehabilitation, is to repair building components when possible. If certain components cannot be reasonably repaired, the replacements should replicate the originals as closely as possible.

The plan to replace ALL the historic windows does not follow this basic principle. While there are different generations of windows on the building now, and we commend efforts to match the existing profiles and dimensions, the proposal addresses their condition anecdotally and not systematically. More evidence is needed to justify total replacement. The current proposal, specifically the window cost and estimated mechanical usage for restored units, contradicts the cost and usage of many successful historic window replacement projects, and the little information given does not make a convincing argument for wholesale replacement.

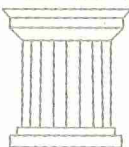
The removal of the historic garage door opening on the north façade and its replacement with new windows seems an unnecessary intrusion into and loss of the historic fabric. Finally, we would request that the proposed sealant to be used on the historic brick be breathable so that the process does not violate Secretary of the Interior Standards for Rehabilitation.

Respectfully submitted,

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STATEMENT:

TO: Michael Guarino, Chair, and Members
Historic and Design Review Commission, City of San Antonio

RE: Agenda Item 3 – 502 E. Mulberry Avenue
HDRC Case No: 2018-117 – Monte Vista

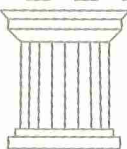
The San Antonio Conservation Society has reviewed the proposed project at 502 East Mulberry and we concur with the earlier recommendation of the Historic and Design Review Commission that the demolition of the accessory structure behind the main property be considered separately from the proposed new construction in its place. We further find that the accessory structure retains its architectural integrity and should be preserved in the re-use and rehabilitation of the property

Respectfully submitted,

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