Antiquities Advisory Board Committee

January 31, 2024

TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

TEXAS HISTORICAL COMMISSION

AGENDA
ANTIQUITIES ADVISORY BOARD MEETING #115

Holiday Inn Austin Town Lake
20 N-IH 35
Sunflower/Marigold Room
Austin, TX 78701
January 31, 2024
8:30 A.M.

This meeting of the Antiquities Advisory Board has been properly posted with the Secretary of State's Office according to the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code. The members may discuss and/or take action on any of the items listed in the agenda.

1. **Call to Order –** *Chairman Bruseth*
   A. Board Introductions
   B. Establish a Quorum
   C. Recognize and/or excuse absences

2. **Consider approval of Minutes –** *Bruseth*
   Antiquities Advisory Board Meeting # 114, October 27, 2023

3. **Reports – Division Reports/Presentations on recent and current permitted projects** – *Jones & Brummett*

   *(*The Texas Historical Commission will convene and meet concurrently with the AAB for the presentation noted below)*

4. **AAB Appointment** – Discussion and vote on appointments to the Antiquities Advisory Board – *Jones, Sadnick & Brummett (advance handout)* (Item 3.1)

5. **Presentation on the Alamo Church and Long Barrack** – *Easton Architects and Fisher Heck Architects* (Item 3.2)

6. **Discussion and possible action regarding Historic Buildings and Structures Antiquities Permits** (Item 3.3) – *Brummett*
   A. Issuance of Permit #1266, rehabilitation of the Woolworth Building to be used as the Alamo Visitors Center and Museum, San Antonio, Bexar County
   B. Issuance of Permit #1267, installation of the Phase 3 site improvements, Alamo Gardens, the Alamo, San Antonio, Bexar County
   C. Amendment to Permit #1120, Cenotaph structural investigation, the Alamo, San Antonio, Bexar County

7. **Adjournment**

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact Paige Neumann at (512) 463-5768 at least four (4) business days prior to the meeting so that appropriate arrangements can be made.

TEXAS HISTORICAL COMMISSION

ANTIQUITIES ADVISORY BOARD
MEMBERS
4/28/2023

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TEXAS HISTORICAL COMMISSION

MINUTES
ANTIQUITIES ADVISORY BOARD MEETING #114

The National Museum of the Pacific War
Admiral Nimitz Historic Ballroom
340 E. Main Street
Fredericksburg, TX 78624
October 27, 2023
8:30 a.m.

Note: For the full text of action items, please contact the Texas Historical Commission at P.O. Box 12276, Austin, TX 78711 or call 512.463.6100.

1. Call to Order

The meeting of the Antiquities Advisory Board (AAB) was called to order by Chair Commissioner James Bruseth at 8:30 am on October 27, 2023. He announced that the meeting had been posted with the Secretary of State's Office according to the provisions of the Texas Open Meeting Act, Chapter 551, Texas Government Code.

A. Board Introductions

AAB Member present included:
Commissioner James Bruseth
Commissioner Laurie Limbacher
AAB Member Norman Alston
AAB Member Todd Ahlman
AAB Member Doug Boyd
AAB Member Rick Lewis

AAB Members Absent:
AAB Member Niki Hise
AAB Member Bob Ward

B. Establish a Quorum

Chairman Bruseth reported a quorum was present and the meeting was opened.

C. Recognize and/or excuse absences

Bruseth moved to excuse the absences; the motion passed unanimously.

2. Consider approval of Minutes

Bruseth moved to approve the Antiquities Advisory Board Meeting Minutes #113, October 27, 2023; motion passed unanimously.

3. State Antiquities Landmark Nominations:

Jones introduced for approval the State Antiquities Landmark Nomination for the Nighthawk Bison Jump sites 41BI564 and 41BI565, in Caprock Canyons State Park, Briscoe County. Doug Boyd recused himself since he is a member of the fundraising team for this project. Tony Lyle of Texas Parks and Wildlife presented on the discovery and excavation of the Nighthawk Bison Jump site, emphasizing it was only the second such site found in Texas. The designation of the site as an SAL will better protect it and recognize its importance to Texas archeology. Laurie Limbacher motioned, Todd Ahlman seconded, and the AAB unanimously passed a recommendation for the Commission to approve the nomination.

4. **Second Permit Extensions**

A. Jones introduced the discussion and possible action on the proposed 10-year second extension for Archeology Permit #5349, Slaughter Creek Greenbelt Survey, Austin, Travis County, for principal investigator (PI) Christopher Ringstaff, by stating the staff support the extension. Ringstaff presented the current status of a pro-bono volunteer project he is conducting in a City of Austin park along a tributary of Slaughter Creek near the edge of the Balcones escarpment. Ringstaff summarized the prehistoric and historic sites recorded and their significance, and he confirmed that the project was being finalized and that the requested 10-year extension would be sufficient to complete the permit. Todd Ahlman motioned, Doug Boyd seconded, and the AAB unanimously passed a recommendation for the Commission to grant the 10-year second extension.

B. Jones reviewed for the AAB the request for a second 10-year extension for Archeology Permit #6523 Staged Data Recovery Investigations at the Three Toad Site (41HS973) (CSJ 0843-02-012), Harrison County, for the principal investigator Waldo Troell, affirming staff support for the extension. PI Troell described the site's location in the Piney Woods of east Texas where it is seasonally surrounded by the bayou, and explained the current status of the project and the need to extend the permit in order to finish the recently authorized analyses. Doug Boyd motioned, Joaquin Rivaya-Martinez seconded, and the AAB unanimously passed a recommendation for the Commission to grant the 10-year second extension.

C. Jones presented that staff also supported the proposed 5-year second extension for Archeology Permit #6688, the Shores Golf Course at Lake Ray Hubbard Site 41RW2, Rockwall County, for principal investigator Catrina Banks Whitley. The permit was for mitigation of a cemetery with a deposit of pre-contact human remains that was eroding onto the shore and had previously been exposed by drought. Rainfall had impacted the timeline for completion of the project and the extension was needed to finalize the investigations and repatriate the remains. An agreement has already been reached with tribal partners to facilitate the repatriation. Todd Ahlman motioned, Joaquin Rivaya-Martinez seconded, and unanimously passed a recommendation for the Commission to grant the 5-year second extension.

5. **Reports – Division Reports/Presentations on recent and current permitted projects**

Jones presented a rise in archeology permits issued by the Archeology Division during the last quarter. Architecture Division Director Elizabeth Brummett presented a 37% increase in 2023 permits issued by the Architecture Division during the past quarter.

The Texas Historical Commission convened and met concurrently with the AAB for the presentation noted below.

6. **Discussion and possible action regarding an Archeology Permit for archaeological**

Investigations associated with Phase 5 of the Alamo Plan, San Antonio, Bexar County, Texas. (Item 3.2)

Jones presented the discussion and possible action regarding an archeology permit for archeological investigations associated with Phase 5 of the Alamo Plan, San Antonio, Bexar County, Texas. The permit will involve monitoring multiple tree removals, utilities line relocations, and excavation of the elevator space for the transformation of the Lower Paseo. Though the area does not have high archeological probability, monitoring is still appropriate. The staff fully supports the permit application. Norman Alston motioned, Doug Boyd seconded, and AAB unanimously passed a recommendation for the Commission to issue the archeology permit.

7. **Discussion and possible action regarding an amendment to Historic Buildings and Structures Permit #1206 related to hazardous materials abatement at the Woolworth Building, San Antonio, Bexar County. (Item 3.3)**

Brummett introduced a proposed amendment to Permit #1206 for an ongoing architectural finishes investigation at the Woolworth Building to have the capacity to deal with hazardous materials. Findings from the original permit have led professionals to seek a more in-depth investigation. The scope includes selective demolition and documentation of different eras of interior finishes, including hazardous materials abatement as needed. Hazardous materials include asbestos, lead paint, universal waste, suspected PVB-containing equipment, and mold. Assessment of the historical significance of doors and windows will continue. Laurie Limbacher motioned, Rick Lewis seconded, and the AAB unanimously passed a recommendation for the Commission to approve the permit amendment.

8. **Adjournment**

The AAB adjourned at 11:02 am.

Permit Number	Project Name	County	Permit Type	Permit Issue Date
31391	CSJ 0902-49-072, CR 454 at North Bosque River, Erath County, Fort	Erath	Intensive Survey	10/2/2023
31392	Archaeological Investigations for the Proposed City of Hutto Capital Improvements Projects WW07 and WW09, Hutto, Williamson County, Texas	Williamson	Intensive Survey	10/3/2023
31393	Bahia Pipeline Project within Moody Independent School District Property, McLennan County	McLennan	Intensive Survey	10/3/2023
31394	Emergency Sewer Repair Brackenridge Park-Lambert Beach	Bexar	Emergency	10/3/2023
31395	Austin Independent School District - Austin High	Travis	Intensive Survey	10/4/2023
31396	Bahia Pipeline Project within Jim Ned CISD Property, Taylor County, Texas	Taylor	Intensive Survey	10/4/2023
31397	Bahia Pipeline Project within Texas Department of Criminal Justice Property	Coryell	Intensive Survey	10/4/2023
31398	Bahia Pipeline Project within University of Texas Property	Winkler	Intensive Survey	10/4/2023
31399	Kohler's Crossing-Seton Parkway Project	Hays	Intensive Survey	10/4/2023
31400	Val Verde Target Range	Val Verde	Intensive Survey	10/4/2023
31401	Intensive Archeological Survey for CSJ: 0495-04-065, IH 20 Ramps, Smith County, Tyler District	Smith	Intensive Survey	10/4/2023
31402	Phase I Survey of Starship Super Heavy Launch Operations and Revised Anomaly Impact Area	Cameron	Intensive Survey	10/5/2023
31403	Moody National Wildlife Refuge Breakwaters	Chambers	Underwater Survey	10/5/2023
31404	Cultural Resources Investigations for the Montgomery County MUD No. 113 Portion of the Blackfin Pipeline	Montgomery	Intensive Survey	10/9/2023
31405	Cultural Resources Investigation for Portions of the Bahia Pipeline Project on Huntsville ISD Property, Walker County, Texas	Walker	Intensive Survey	10/9/2023
31406	Cultural Resources Investigation for Portions of the Bahia Pipeline Project on State of Texas Property, Liberty County, Texas	Liberty	Intensive Survey	10/9/2023
31407	GLO DETCOG ACT Survey	Newton	Intensive Survey	10/9/2023

Permit Number	Project Name	County	Permit Type	Permit Issue Date
31408	Mission San Jose Archaeology Day - 41BX3	Bexar	Testing	10/9/2023
31409	SAWS Probandt Street Replacement Project	Bexar	Monitoring	10/9/2023
31410	Toledo Bend Project Cultural Resources Studies – Year 9	Sabine	Intensive Survey	10/9/2023
31411	CSJ: 1680-03-031, FM 1751, San Augustine County, Lufkin District	San Augustine	Intensive Survey	10/9/2023
31412	Widening of FM 664 for CSJ 1051-01-038 (previously inaccessible properties), Ellis County, Dallas District	Ellis	Intensive Survey	10/9/2023
31413	FM 518 from SH 288 to FM 865 (Cullen Boulevard), Re-evaluation #1	Brazoria	Intensive Survey	10/9/2023
31414	Headwaters Sanctuary Bridge Replacements and Water Feature	Bexar	Intensive Survey	10/11/2023
31415	Telge Road Segment 4 Detention Pond	Harris	Intensive Survey	10/11/2023
31416	SWCA83891– Texas A&M University-San Antonio 55-Acre Phase 2	Bexar	Intensive Survey	10/11/2023
31417	Intensive Survey for CSJ: 0312-04-022, FM 730, Wise County, Dallas District	Wise	Intensive Survey	10/12/2023
31418	SWCA#82122 I-35 NEX Water Line Relocation	Comal	Intensive Survey	10/17/2023
31419	CSJ 0064-06-066, FM 1 at Donahue Creek, Sabine County, Lufkin District	Sabine	Intensive Survey	10/17/2023
31420	Long Branch Creek Erosion Control Improvements	Dallas	Intensive Survey	10/18/2023
31421	Rowlett Creek, Eligibility Testing of Five Sites	Dallas	Testing	10/18/2023
31422	Temple PS & GST Project	Bell	Intensive Survey	10/18/2023
31423	Realign Road for CSJ 0866-05-036, FM 1053, Pecos County, Odessa District	Pecos	Intensive Survey	10/20/2023
31424	Roadway Widening for CSJ: 1973-01-015, FM 1461 (Previously Inaccessible Properties, Collin County, Dallas	Collin	Intensive Survey	10/20/2023
31425	City of Elgin's Water Treatment Plan and Critical Facilities Generator	Bastrop	Intensive Survey	10/24/2023
31426	Intensive Archeological Survey for CSJ: 0553-03-034, SH 7 at Morral Creek, Nacogdoches County, Lufkin District	Nacogdoches	Intensive Survey	10/25/2023
31427	CSJ 0913-27-092, Briggs Blvd at Spring Creek, Victoria County, Yoakum	Victoria	Intensive Survey	10/26/2023

Permit Number	Project Name	County	Permit Type	Permit Issue Date
31428	Cultural Resources Investigation for Portions of the Bahia Pipeline Project on New Waverly ISD Property, Walker County, Texas	Walker	Intensive Survey	10/30/2023
31429	Cultural Resources Investigation for Portions of the Bahia Pipeline Project on Tarkington ISD Property, Liberty County, Texas	Liberty	Intensive Survey	10/30/2023
31430	CSJ 0902-49-076, CR 270 Bridge Replacement, Erath County, Fort Worth District	Erath	Intensive Survey	11/1/2023
31431	Archaeological Investigations in Support of the Partial Demolition of the Lower Paseo as Part of the Alamo Plan, San Antonio, Bexar County	Bexar	Monitoring	11/3/2023
31432	Childrens Beach Restoration Project	Cameron	Underwater Survey	11/3/2023
31433	City of Seguin's Ground Water/Surface Water Interconnect Lines	Guadalupe	Intensive Survey	11/3/2023
31434	Pedestrian Cultural Resources Survey of Previously Unsurveyed Portions of the TxDOT ROW along SH 4, Cameron	Cameron	Intensive Survey	11/3/2023
31435	CPIND Deepwater Marine Feasibility Project	Chambers	Underwater Survey	11/6/2023
31436	Index 11 Highway 175	Cherokee	Intensive Survey	11/6/2023
31437	Zacate Creek Green District Corridor Park Project	Webb	Intensive Survey	11/6/2023
31438	Borderlands Expressway Data	El Paso	Data Recovery	11/7/2023
31439	State Highway 286, Corpus Christi District, from FM 43 to South of FM 2444, CSJ 0326-01-056	Nueces	Intensive Survey	11/9/2023
31440	091322057 - CR 302 at Black Creek	Gonzales	Intensive Survey	11/9/2023
31441	City of Lytle Wastewater and Treatment Plant	Atascosa	Intensive Survey	11/9/2023
31442	COSA Tuttle Trail Archaeological	Bexar	Intensive Survey	11/9/2023
31443	Cultural Resources Survey for JD Murphree Wildlife Management Area (WMA) Compartments 5, 6, and 11	Jefferson	Intensive Survey	11/9/2023
31444	Farm-To-Market Road (FM) 1138 Improvements	Collin	Intensive Survey	11/9/2023
31445	Offshore Geophysical, Geotechnical, & EBS Site Investigation. Offshore Texas	Jefferson	Underwater Survey	11/10/2023
31446	Tunis Creek Wells Project within University Lands, Pecos County, Texas	Pecos	Intensive Survey	11/10/2023

Permit Number	Project Name	County	Permit Type	Permit Issue Date
31447	Firemen's Park Trail Improvements Project (CSJ 2222-22-006)	Young	Intensive Survey	11/13/2023
31448	French Creek Trail Survey	Bexar	Intensive Survey	11/13/2023
31449	Maverick Creek Trail Survey	Bexar	Intensive Survey	11/13/2023
31450	Old Central State Prison Farm	Fort Bend	Intensive Survey	11/13/2023
31451	Onalaska Water System Improvement Project	Polk	Intensive Survey	11/13/2023
31452	Pflugerville ISD - CTE Center and Potential Elementary School Properties, 125-acre Tract	Travis	Intensive Survey	11/13/2023
31453	Port Lavaca Living Shoreline Breakwater Project	Calhoun	Intensive Survey	11/13/2023
31454	Proposed Improvements for Inspiration Road/Military Parkway	Hidalgo	Intensive Survey	11/13/2023
31455	Modified Central City South Bypass Channel Design Project	Tarrant	Intensive Survey	11/15/2023
31456	El Rincon Breakwaters Project	Nueces	Underwater Survey	11/16/2023
31457	Bridge Replacement on Benbow Road at Garcitas Creek, Victoria County	Victoria	Intensive Survey	11/16/2023
31458	Intensive Survey for CSJ: 0047-05-054, SH 5, Collin County, Dallas District	Collin	Intensive Survey	11/16/2023
31459	NE Pipeline Phase 2	Denton	Intensive Survey	11/16/2023
31460	River Legacy Erosion Repairs Project	Tarrant	Intensive Survey	11/17/2023
31461	Texas Border Infrastructure Fender Knapp Segment	Zapata	Intensive Survey	11/20/2023
31462	Travis County Old Lockhart Highway Improvement Project	Travis	Intensive Survey	11/20/2023
31463	Warrior Pipeline Project	Midland	Intensive Survey	11/20/2023
31464	Private Network Enterprises Port of Harlingen Tower	Cameron	Intensive Survey	11/22/2023
31465	Archaeological Monitoring of Fiberoptic Line Installation in Peacock Alley, San Antonio, Bexar County,	Bexar	Monitoring	11/27/2023
31466	Permian Expansion Pipeline Project	Howard	Intensive Survey	11/27/2023
31467	Headwaters Phase II Test Excavations/Data Recovery	Comal	Testing	11/29/2023
31468	Seguin Project S3 and Project 5 Waterline Improvements	Guadalupe	Intensive Survey	11/29/2023
31469	Upper Doe Branch Wastewater Line	Collin	Intensive Survey	11/29/2023
31470	US 59 Upgrade - Remaining Parcels	Wharton	Intensive Survey	11/30/2023
31471	Rollover Pass Bird Island Restoration (Rollover Bay Bird Rookery Island)	Galveston	Underwater Survey	11/30/2023
31472	Proposed US 287 Frontage Roads Segment 1	Ellis	Intensive Survey	11/30/2023

Permit Number	Project Name	County	Permit Type	Permit Issue Date
31473	Intersection Improvements of SH 71 at Tucker Hill Road	Bastrop	Intensive Survey	11/30/2023
31474	Archaeological Survey of the Texas State University System Ament Dam Project	Brewster	Intensive Survey	11/30/2023
31475	Port Lavaca Living Shoreline Breakwater Project	Calhoun	Underwater Survey	12/5/2023
31476	Archeological Survey for Rockride Lane Improvements, City of Georgetown, Texas	Williamson	Intensive Survey	12/5/2023
31477	Big Sandy Creek Dam Site 26 Survey	Wise	Intensive Survey	12/5/2023
31478	Denison Northwest W and WW PL Routes	Grayson	Intensive Survey	12/5/2023
31479	New Spring High School	Harris	Intensive Survey	12/5/2023
31480	Archeological Survey for CSJ: 1663-02-013, FM 744 at Richland Creek Relief, Navarro County, Dallas District	Navarro	Intensive Survey	12/5/2023
31481	Intensive Archeological Survey for CSJ: 1663-03-021, FM 744 at Rush Creek, Navarro County, Dallas District	Navarro	Intensive Survey	12/5/2023
31482	City of Leander Reagan Pump Station and Ground Storage Tank Proejct	Williamson	Intensive Survey	12/8/2023
31483	FM-01 Wastewater Interceptor Project	Dallas	Intensive Survey	12/8/2023
31484	Follets Island Dune Restoration Project	Brazoria	Intensive Survey	12/8/2023
31485	Intensive Archaeological Survey for the Palm House Relocation, Williamson County, Texas	Williamson	Intensive Survey	12/8/2023
31486	Viola Storm Drain Project	Tarrant	Intensive Survey	12/11/2023
31487	Tributary C116-00-00 Conveyance and Drainage Improvements Project	Harris	Intensive Survey	12/11/2023
31488	Kyle Parkway and Lehman Road Extensions Project	Hays	Intensive Survey	12/11/2023
31489	Forney ISD New Learning Academy	Kaufman	Intensive Survey	12/11/2023
31490	Cultural Resources Assessment of the Mansfield Webb Road Improvements, Tarrant County, Texas	Tarrant	Intensive Survey	12/11/2023
31491	Challenger Seven Memorial Park Improvements Project	Harris	Intensive Survey	12/11/2023
31492	Archaeological Investigation for the Clara Vista Project	Hays	Intensive Survey	12/11/2023
31493	Katy Connector Pipeline Project	Montgomery	Intensive Survey	12/12/2023
31494	Phased Data Recovery Investigations at 41AU103	Austin	Data Recovery	12/14/2023
31495	Rio Bosque Wetlands Phase I	El Paso	Intensive Survey	12/14/2023

Permit Number	Project Name	County	Permit Type	Permit Issue Date
31496	Green Lake Control Structure Re-Establishment Project	Calhoun	Intensive Survey	12/14/2023
31497	Scope of Work for the Santa Elena Residential Subdivision Sanitary Sewer Project, Webb County, Texas	Webb	Intensive Survey	12/15/2023
31498	Sherrill Park Golf Course #2 Reconnaissance	Dallas	Reconnaissance Survey	12/15/2023
31499	Webb County Waterline Extension	Webb	Intensive Survey	12/15/2023
31500	Scope of Work-Intensive Archeological Survey of the RM 2243 (Leander Road) Project	Williamson	Intensive Survey	12/18/2023
31501	Upper San Marcos Dams 4 and 5 Rehabilitation Archaeological Survey	Hays	Intensive Survey	12/20/2023
31502	SAWS 2021 CMOM Package 6 & 6B Project	Bexar	Monitoring	12/20/2023
31503	Parvin Road Improvements Project	Denton	Intensive Survey	12/20/2023
31504	East Centennial Boulevard and Libert Crossing Street Project	Smith	Intensive Survey	12/20/2023
31505	Crosstown Tunnel Odor Control Facility Survey	Travis	Intensive Survey	12/20/2023
31506	City of Taylor Airport Sewer Main	Williamson	Intensive Survey	12/20/2023
31507	Bunton Creek Road Project	Hays	Intensive Survey	12/20/2023
31508	Brushy Creek Sports Park Project	Williamson	Intensive Survey	12/20/2023
31509	Boudreaux Road ROW Modifications and Detention Basin Project	Harris	Intensive Survey	12/20/2023
31510	Palo Pinto County Municipal Water District No. 1 Drought Response	Palo Pinto	Intensive Survey	12/22/2023
31511	CULTURAL RESOURCES MONITORING OF THE LAWTON DRIVE AND PROSPECT STREET WATER MAIN LOOP IMPROVEMENT PROJECT, CITY OF EL PASO, TEXAS	El Paso	Monitoring	12/22/2023
31512	2024 Western Midstream Partners Oil & Gas Projects on University Land in West Texas	Loving	Annual Permit	12/22/2023
31513	2024 Western Midstream Partners Oil & Gas Projects on TAMU Land in West Texas	Reeves	Annual Permit	12/22/2023
31514	2024 Western Midstream Partners O/G Projects on RBWPCD Property in West TX	Reeves	Annual Permit	12/22/2023
31515	2024 Anadarko Oil & Gas Projects on RBWPCD Property in West Texas	Reeves	Annual Permit	12/22/2023

Permit Number	Project Name	County	Permit Type	Permit Issue Date
31516	2024 Anadarko Oil & Gas Projects on GLO Land in West Texas	Reeves	Annual Permit	12/22/2023
31517	City of McLean Landfill	Gray	Intensive Survey	12/22/2023
31518	Cape Royale Golf Course	San Jacinto	Intensive Survey	12/22/2023

Permits Issued Report

1/9/2024

Active Permits Issued between 9/1/2023 and 11/30/2023

Permit	SAL	Type	Project	Issued	Expires	Period Effect
1255	Governor's Mansion, The	Original Permit	Utility area alteration to accommodate storage unit	9/8/2023	3/8/2024	6 months
1237	Alamo, The	Original Permit	Texas Cavalier Education Center	9/18/2023	8/1/2025	2 years
1258	Bandera County Courthouse & Jail	Original Permit	Bandera County Visitor Center	10/2/2023	10/1/2024	1 year
1252	Mills County Courthouse and Jail	Original Permit	Exterior doors	10/11/2023	10/1/2024	1 year
1257	Austin State Hospital (Historic State Lunatic Asylum)	Original Permit	Retaining wall repair and stabilization, Administrative Building (Bldg. 501)	10/16/2023	5/1/2025	1 year, 6 months
1260	Hood County Courthouse Historic District	Original Permit	Hood County Fallen Veterans Memorial	10/16/2023	5/1/2024	6 months
1262	Lamar County Courthouse	Original Permit	Flag Pole	10/17/2023	5/1/2024	Six months
1253	Fair Park	Original Permit	Magnolia Lounge	10/19/2023	11/1/2025	2 years
1243	Camp Mabry Historic District	Original Permit	Partial replacement of an existing 8” sanitary sewer line	11/10/2023	12/1/2024	1 year
1264	Shelby County Courthouse	Original Permit	Interior painting	11/28/2023	6/1/2024	Six Months

Item 4
Texas Historical Commission
AAB Meeting
January 31, 2020

Consider approval of Appointments/Reappointments to the Antiquities Advisory Board

Background:

As per Chapter 26, Rules of Practice and Procedure, the archeologists, historians and historic architects of the Antiquities Advisory Board (AAB) serve two-year terms that expire on February 1, of either odd or even numbered years, as determined by the commission. Seven of these positions are up for appointment or reappointment. The positions are for three professional archeologists, two professional historians, and two professional architects.

(1) Eleanor Stoddart has agreed to serve a 2-year term in the position of professional archaeologist on the Antiquities Advisory Board. Ms. Stoddart, a Texas Parks & Wildlife Department archeologist, will be serving the board as the state agency appointed archaeologist replacing Nicki Hise of Texas Water Development Board, in compliance with Chapter 26. The staff of the THC therefore, recommends that the Commission appoint **Eleanor Stoddart** to the position of professional archeologist on the AAB.

(2) Dr. Todd Ahlman has agreed to serve a third 2-year term in the position of professional archaeologist on the Antiquities Advisory Board. Dr. Ahlman will be serving the board as a representative of the Council of Texas Archeologists, in compliance with Chapter 26. The staff of the THC therefore, recommends that the Commission reappoint **Dr. Todd Ahlman** to the position of professional archeologist on the AAB.

(3) Doug Boyd has agreed to serve a ninth 2-year term in the position of professional archaeologist on the Antiquities Advisory Board. Mr. Boyd will be serving the board as a representative of the Texas Archeological Society, in compliance with Chapter 26. The staff of the THC therefore, recommends that the Commission reappoint **Doug Boyd** to the position of professional archeologist on the AAB.

(4) Rick Lewis has agreed to serve a sixth 2-year term on the Antiquities Advisory Board in the position of professional architect. The staff of the THC therefore, recommends that the Commission reappoint **Rick Lewis** to the position of professional architect on the AAB.

(5) Norman Alston has agreed to serve a fifth 2-year term on the Antiquities Advisory Board in the position of professional architect. The staff of the THC therefore, recommends that the Commission reappoint **Norman Alston** to the position of professional architect on the AAB

(6) Dr. Joaquin Rivaya-Martinez has agreed to serve a second 2-year term on the Antiquities Advisory Board in the position of professional historian. The staff of the THC therefore, recommends that the Commission reappoint **Dr. Joaquin Rivaya-Martinez** to the position of professional historian on the AAB.

(7) Bob Ward has agreed to serve a third 2-year term on the Antiquities Advisory Board in the position of a professional historian. The staff of the THC therefore, recommends that the Commission reappoint **Bob Ward** to the position of professional historian on the AAB.

Suggested Motion:

Move to recommend approval to the Commission for the appointment of Eleanor Stoddart, professional archeologist and the reappointment of: Dr. Todd Ahlman, professional archeologist; Doug Boyd, professional archeologist; Rick Lewis, professional architect; Norman Alston, professional architect; Joaquin Rivaya-Martinez, professional historian; and Bob Wark, professional historian, to the Antiquities Advisory Board, to each serve a two-year term (Effective February 1, 2024 through January 31, 2026).

PRESENTATION ON THE ALAMO CHURCH AND LONG BARRACK

Item 3.3A
Texas Historical Commission
January Quarterly Meeting
January 30–31, 2024

Discussion and possible action regarding Historic Building and Structures Antiquities Permit #1266, rehabilitation of the Woolworth Building to be used as the Alamo Visitors Center and Museum, San Antonio, Bexar County

Background:
Located across from the Alamo, the Woolworth Building at 518 E. Houston Street/321 Alamo Plaza was designated as a State Antiquities Landmark in May 2019. The building, designed by San Antonio architects Adams and Adams, was constructed in 1920–1921 for the national department store chain during a time of considerable growth. Its significance to African American Civil Rights derives from the peaceful integration of its lunch counter and six others in downtown San Antonio in March of 1960. The sit-in was organized by the local chapter of the NAACP and community, church, and business leaders.

This Woolworth's location closed in 1997, and the building subsequently housed a Foot Locker. From 2002 until August of 2022, the building was used by Ripley's Haunted Adventure. In 2015, the State of Texas purchased the building and the adjacent Palace Theatre Arcade and Crockett Block.

The building is in the Alamo Plaza National Register Historic District which is bounded by Losoya/ Broadway on the west; Travis St. and Peacock Alley on the north; Bonham St. on the east, and Commerce St. on the south. This historic district is adjacent to the Downtown and River Walk National Register Historic District which is immediately to the west.

The exterior of the Woolworth Building largely remains as it was when originally built in 1921 through the 1960s. The first-floor storefronts and entry doors have been replaced in their historic locations, including the main entry doors at the corner of Alamo Plaza and Houston Street, and the Houston Street bus stop entrance, which is significant to the 1960 lunch counter sit-in. Atop the storefronts, a concrete canopy with a decorative metal fascia wraps the east and north façades. Above, the three-story façades are finely detailed with brick and ornamental terra cotta, and a classically detailed cornice and entablature. The west façade is composed of a lesser face brick with exposed concrete structure. Similarly, the south façade is bricked; it is hidden from view by an adjacent separate structure.

Within the building, the three-levels and basement are supported by a grid of square concrete columns with concrete floor slabs and roof. The historic materials and finishes in the Woolworth Building date from two distinct periods of time. The building's original 1921 construction included numerous interior finishes such as the ceramic tile floors, wood flooring, plaster walls and ceilings (both adhered to structure and other surfaces and on lath), decorative plaster finishes, and terrazzo stairs. Most of these finishes and materials were removed by previous owners or tenants. Woolworth's celebrated its 75th anniversary in 1954, and as part of this milestone embarked on a national effort to update their stores, including this San Antonio store. These improvements form the basis for the context for the successful integration of the lunch counter in 1960, as part of the national Civil Rights movement. There has been an ongoing Historic Finishes and Materials Investigation authorized by the Commission in January of 2023 through Historic Buildings and Structures Permit #1206. That permit was amended by the Commission in October 2023 to allow for the removal of hazardous materials found during the investigation.

Scope of Work:
The proposed project entails rehabilitation of the Woolworth Building as part of the proposed Alamo Visitor Center and Museum. Work includes cleaning, repair, and selective in-kind replacement of deteriorated components the historic façades, including the brick, terra cotta, and windows; replacement of non-historic storefront windows and doors; reconstruction and interpretation of a portion of the lunch counter to its appearance in 1960; and construction of a rooftop addition that spans across the Woolworth Building, adjoining new construction that replaces the Palace Theatre Arcade, and the Crockett Block.

Site Improvements
Plans for site improvements include removing the non-historic sidewalk and stone pavers. A new concrete sidewalk with differentiated materials will be constructed and will outline the perimeter of the original Alamo fort walls. Commemorative plaques along the existing sidewalk will be removed and reinstalled. There are historic light well locations at the east and north of the sidewalk with concrete infilled openings. Those will remain in place and new reconstructed simulated light wells will be installed at each opening. An existing electrical vault located below grade at the northwest corner of the building will be further excavated to provide a larger vault. Non-historic bicycle racks and trees will be removed, and new trees in planter boxes and benches will be installed.

Exterior Features
The building's exterior façade masonry includes a granite wall base, brick cladding, and terra cotta ornamentation that is in fair condition. The proposal is to clean the material according to the *Secretary of the Interior's Standards for Rehabilitation*, and repointing will be done in accordance with the guidelines in Preservation Briefs 1 and 2. Exterior masonry repair and replacement of non-original material will occur at the wall base of the Houston Street and Alamo Plaza façades. The non-historic wall base will be removed and replaced with a stone base that is complementary to the new storefront design.

The terra cotta cladding is in fair condition. Most material will be repaired in place to address cracks and spalling through the terra cotta units and areas with cracked or missing mortar. The proposal is to make in-kind replacements to the severely damaged or missing terra cotta. All patch repairs and cleaning will follow the *Standards* and guidance provided in Preservation Brief #7.

The brick cladding is in good condition. Some cracked or broken units will be removed and replaced in kind to match the size, color, and texture of the historic brick. The mortar is in poor condition and missing in some areas. Repointing methods will follow the guidance provided in Preservation Brief #2.

There are no known historic exterior doors remaining. The proposal is to remove non-historic doors and replace them with single and double doors compatible with the building's appearance in 1960, as documented through photographs. The inset corner door entry and Houston Street entrance are the historic entrance locations. The doors at these locations will receive replacements and be locked in place as part of the new gallery space and the Civil Rights Museum Exhibit, respectively. The storefronts at Alamo Plaza and E. Houston Street on the first floor are likewise not historic. These will be removed and replaced with insulated storefront assemblies to provide improved energy performance. The storefront window and masonry façade system will be flashed for watertight condition.

Based on architectural investigations, the wood transoms above the canopy and wood windows at the upper floors of the east and north elevations are in poor condition. These original windows show evidence of moisture intrusion and rotted frames, sills, jambs, and trim work. The moisture deterioration extends to the

surrounding terra cotta and flashing, resulting in deterioration of the masonry wall assembly. Some of the glazing at these windows is also loose. The metal windows at the alley side of the structure are in poor condition. The frames are deteriorated, and in some cases the sashes are missing. The windows will be repaired, when possible. Units that are too deteriorated to repair will be removed for salvage storage and replaced with custom metal or wood windows with clear insulated glazing and fixed sashes. Replacement windows will provide a close match to the historic windows in terms of their design, dimensions, and profiles.

The existing canopy, which wraps around the building on the east and north façade, is in fair condition. The canopy is composed of a concrete structure with metal tie backs, roofing membrane, integral drainage system, and decorative metal fascia. From the underside, the concrete supports are visible, as are the non-historic light fixtures. Topside remnants of signage fasteners and supports remain, as well as existing tenant signage, non-historic light fixtures, and exposed electrical wiring. The proposal is to replace the waterproofing membrane on top of the canopy with a proper drainage system. Existing non-historic signage, electrical, and lighting will be removed, and new lighting will be installed. The non-historic metal fascia will be removed and replaced with a metal fascia matching the appearance in 1960, and the canopy supports will be repaired as needed. The canopy will be painted a historically appropriate color per the finish analysis.

The exterior lighting is not historic. The proposal includes lighting improvements to enhance the building and meet code requirements for adequate egress lighting. The new light fixtures will be 3000k color temperature (warm white). The non-historic street lighting will be removed and replaced with fixtures to match the overall Alamo Plaza landscape design. Non-historic signage will also be removed.

Proposed work to historic exterior elements meets the *Standards for Rehabilitation.* In preparation for or during construction, as appropriate, staff requests to review masonry samples for replacement brick and terra cotta, mockups of cleaning and repointing methods, and shop drawings for proposed replacement windows, storefronts, and exterior doors.

Interior Features
The project entails complete demolition of the building's interior structure, including concrete columns and floor slabs, and their replacement with a steel structural system. The prior building tenant cut through the floor plates in multiple places and compromised the integrity of the existing structure. The live loads required for museum use and the structural capacity needed to support the rooftop addition likely also contribute to the extensive nature of the structural interventions. The slab, floor, and wall finishes that remain in the lunch counter area will be retained and safeguarded during demolition.

Few significant interior finishes are currently exposed and visible due to the extent of prior modifications. The original, primary interior walls, column, and ceiling finish at Woolworth's is plaster on masonry or on lath partition, dating from 1921. Much of this plaster remains in place on all floors and varies in condition from damaged to good. The plaster finishes will be demolished. A section of early 1950s paneling (pressed board with wood grain) remains in place in the west staircase and is thought to have been used in the lunch counter area. This area under review. Paneling will be removed and salvaged for potential use.

The existing basement primary floor finishes are exposed concrete, carpet, and resilient flooring. The stairs that lead to the first floor are treads and risers of terrazzo. Other historic finishes may remain under the newer finishes. The basement slab will be removed and replaced with a new foundation and slab with

waterproofing and drainage. Most of the historic first floor finishes, which were ceramic tile and resilient tile, were removed or covered over by the previous owner/tenant. However, several remnants of ceramic tile (1921) and vinyl tile (1950s) have been found to date as part of the recent investigation, mostly in the area surrounding the lunch counter area. These findings have contributed to our knowledge of the finishes that existed in 1960. These remnants are small and will be demolished with the floor slab, with some salvaged for future research use. The second and third floor consists of a wood base that remains intact and is exposed. The extent of the wood flooring is unknown due to later floor finishes done by prior tenants and will be removed and evaluated for condition and reuse during the selective demolition of the floor slabs. Wood flooring selected for reuse will be relocated to the building addition fourth floor board room area.

Demolition plans for the lower level include the removal of existing stairs, handrails, guards, associated soffits and ceilings, the elevator cab, equipment structure, and associated controls, and plumbing fixtures. The coal chute will be disassembled, cataloged, and stored for reassembly. The steps within the coal chute will remain, the upper portion of the wall will be removed, and the existing utility vault will remain. The existing interior partitions, doors, frames, hardware, floor and wall finishes will be removed, as will the communication cabling, HVAC equipment, and ductwork. The first-floor historic mosaic tile will be removed with care and stored for reuse. The historic tile will remain in the lunch counter area.

The mezzanine will have the existing stairs, handrails, guards, soffits, ceilings, elevator cab, equipment, and structure, controls, plumbing fixtures, and existing roof drains removed. Level two will have all the same removed, as well as the roof structure, membrane, and drainage system, the inclined elevator, canopy, and canopy elements. Level three will have the stairs, handrails, guards, soffits, ceiling, elevator cab, equipment, structure, controls, plumbing, roof drain, door and door frame removed. The third-floor historic wood flooring will be removed, stored, and protected for re-use. Level four will have the stairs, handrails, guards, soffits, ceiling, elevator cab, equipment, structure, controls, and plumbing removed. The exterior wall will be cut and removed. The existing windows will be removed and stored by the owner. The floor and roof structures will be removed. The existing penthouse structure will be removed. The existing parapet, masonry, and associated members will remain and be protected. The entire roof structure and system, windows, frames, and hardware will be removed. The door, frame, and hardware will be evaluated for selective salvage. Rooftop demolition will include the removal of stairs, handrails, guards, soffits, and ceilings. The existing scupper, downspouts, and seal pip will remain. Existing rooftop equipment will be removed.

The *Standards for Rehabilitation* prioritize repair and in-kind replacement of historic building features and systems; however, this is not possible with the extensive structural interventions necessary for the project. Further, outside of the Civil Rights Museum Exhibit, proposed new interior finishes in many spaces represent a departure from the historic character of the building. The steel columns of the new structural system will remain exposed throughout the exhibit areas. Exhibit space on the first floor will have a wood slat ceiling, and upper floors will have exposed structure and mechanical systems. Defining the edges of the exhibit space, new glass storefronts and manufactured wall systems will be constructed inside the historic perimeter walls. Architectural investigations at the building remain ongoing, and staff will continue to consult on decisions regarding interior finishes.

The first-floor lunch counter area reconstruction will incorporate remnants of the red tile flooring and scars on the concrete that remain from the 1960 Woolworth Lunch Counter Sit-In. The historic finishes will be protected during the demolition and construction phase, cleaned and reused in place where possible, and missing finishes in this area will be restored. Reconstruction of two of the four bays of the lunch counter

will make up a major component of the Civil Rights Museum Exhibit. Re-creation of a portion of the Woolworth's lunch counter, for which this building is individually significant, and interpretation of this space in the context of African American Civil Rights will add an important 20th-century chapter to the museum's breadth of interpretation.

Rooftop Addition
The proposed project is part of larger plans for the development of the Alamo Visitor Center and Museum which will interconnect multiple existing buildings—the Crockett Block, the Palace Theatre Arcade, and the Woolworth Building. There will be a building addition to the west and south and on the upper level of the Woolworth. The new facility will combine the footprints of approximately 159,000 square feet over five stories, including a new occupiable rooftop addition contributing an additional 24,500 square feet of indoor and outdoor space. Building additions outside of the SAL-designated boundaries will provide a main entry to the Visitor Center and Museum from the Alamo Plaza, as well as loading dock access from Houston Street. The alley infill will provide a café, 4D theatre, and other support spaces. The upper levels will house gallery space, conference and event rooms, and other support spaces.

The Alamo Trust and their architects have made multiple presentations to the Commission and Antiquities Advisory Board to seek feedback on the design for the comprehensive rehabilitation of the Woolworth Building. Staff have also engaged in ongoing conversations regarding the project since the summer of 2022. In response to the staff's concerns regarding the height and prominence of the proposed rooftop addition and a request for more information, staff received 50% construction plans, a Historic Elements Report of Historic Features and Findings, a structural assessment report, photographs from pedestrian-level viewpoints, a photolog of the current deterioration of building elements. Additionally, the architects have made modifications to minimize the height and visual impact of the proposed addition. These modifications include reducing the height and increasing the setback of the addition to the extent practicable without changes to the program; using a lighter-colored material, terra cotta, for the band that spans across the buildings below the rooftop event space; and changing the material of the canopy atop the rooftop addition from wood-look slats to glass. Each of these changes serves to lighten the addition and lessen its visual impact on the historic Woolworth Building; nevertheless, the project as proposed does not meet the *Standards for Rehabilitation.*

Standards 9 and 10 address the construction of additions. Standard 9 specifies that additions should be differentiated but compatible with historic materials, features, size, scale, and proportion, and massing of the historic building. Standard 10 indicates that additions must be reversible with minimal impairment to the historic building and its environment. The National Park Service offers extensive information on how to interpret the *Standards for Rehabilitation.* The most relevant guidance includes *Preservation Brief 14: New Additions to Historic Buildings, Preservation Concerns* and Interpreting the Standards (ITS) bulletins 36 and 47 on rooftop additions.

While each project is evaluated on a case-by-case basis, this guidance includes general parameters for rooftop additions:

> With regard to rooftop additions, the Guidelines for Rehabilitating Historic Buildings recommend that new rooftop additions be designed so that they are inconspicuous from the public right-of-way, are set back from the primary elevation of the building, and do not damage character-defining features of the historic building. Rooftop additions are almost never appropriate for buildings that are less than four stories high. Generally, rooftop additions should not be more than one story in

> height, and are more compatible on buildings that are adjacent to taller buildings or dense urban environments. Rooftop additions that do not meet these principles generally will not meet the Standards.[1]

Further:

> A successful rooftop addition does not significantly impact the character of the historic building. It is subordinate to the historic building in size and design, and compatible with its massing, scale, materials and features. It must be set far enough back from the primary elevation(s) of the building — usually at least one bay, so that it is not highly visible from the public right-of-way.[2]

The overall height of the three-story Woolworth Building from the ground level to the top of the cornice is just over 50', with individual floor-to-floor heights of 15' to 16'. The added height of the addition exceeds that of a single story of the existing building. The setback of the new elements from the street-facing elevations, including the event room enclosure and sunshade, are less than the width of one structural bay of the building. To fully meet the *Standards,* further modifications to the design to minimize the visibility of the addition would be necessary.

Additional Associated Work

The project entails demolition of the Palace Theatre Arcade and the modifications to Crockett Block. Because these buildings are contributing to a historic district listed in the National Register of Historic Places, they are eligible for designation as State Antiquities Landmarks. However, since the buildings are not presently designated as SALs, staff provided advisory comments by letter of September 20, 2023 in keeping with 13 Tex. Admin. Code §26.7 (d)(1)(a)(iii). This fulfils the consultation requirements under the Antiquities Code of Texas, and no permits or other consideration by the Commission are required for this work. This information is provided solely for context.

The Palace Theatre Arcade was designed by George Willis and built in 1922 as an entrance to the Palace Theatre on Loyosa street. The theatre no longer remains, but the arcade does, and is significant for its distinctive architecture that contributes to the streetscape on this block. The building is worthy of preservation and incorporation into the overall project. The Crockett Block, designed by Alfred Giles and completed in 1883, is an Italianate-style limestone building. Construction of the rooftop addition spanning the Crockett Block presents the same concerns as described for the Woolworth Building above. While a considerable effort is being made to preserve interior elements, salvage and reinstallation of historic flooring and doors, rather than retention in place, may not meet the *Standards.*

(Over)

[1] National Park Service (NPS), U.S. Department of the Interior, Technical Preservation Services, ITS Number 36, "Interpreting The Secretary of the Interior's Standards for Rehabilitation: Rooftop Additions," June 2006.
[2] NPS, ITS Number 47, "Interpreting The Secretary of the Interior's Standards for Rehabilitation: Rooftop Additions on Mid-Size Historic Buildings," July 2007. Both publications are available at https://www.nps.gov/orgs/1739/preservation-by-topic.htm.

The Commission may authorize the permit as written, apply special conditions to the permit, request additional information for review, request a revised scope of work, or deny the permit.

Motion Option 1 (AAB):
Move to send forward to the Commission and recommend authorizing the Executive Director or his designee to issue Historic Buildings and Structures Antiquities Permit #1266 for the Comprehensive Rehabilitation of the Woolworth Building, San Antonio, Bexar County.

Motion Option 2 (AAB): Move to send forward to the Commission and recommend denial of Historic Buildings and Structures Antiquities Permit #1266 for the Comprehensive Rehabilitation of the Woolworth Building, San Antonio, Bexar County.

Motion Option 1 (Commission):
Move to authorize the Executive Director or his designee to issue Historic Buildings and Structures Antiquities Permit #1266 for the Comprehensive Rehabilitation of the Woolworth Building, San Antonio, Bexar County.

Motion Option 2 (Commission):
Move to deny issuance of Historic Buildings and Structures Antiquities Permit #1266 for the Comprehensive Rehabilitation of the Woolworth Building, San Antonio, Bexar County.

TEXAS HISTORICAL COMMISSION

ANTIQUITIES PERMIT APPLICATION

Historic Buildings and Structures

GENERAL PROJECT INFORMATION

Please complete the following. See detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures, for additional information.

1. Property Name and Location

NAME OF STATE ANTIQUITIES LANDMARK			
Woolworth Blding			
ADDRESS	CITY	COUNTY	ZIP CODE
518 E. Houston Street	San Antonio	Bexar	78205

2. Project Name

NAME OR BRIEF DESCRIPTION OF PROJECT WORK
Rehabilitation of the builidng to be used as the Alamo Visitor Center and Museum

3. Applicant (Owner or Controlling Agency)

OWNER/AGENCY	REPRESENTATIVE	TITLE	
Alamo Trust	Pamela Jary Rosser	Conservator	
ADDRESS	CITY	STATE	ZIP CODE
321 Alamo Plaza	San Antonio	TX	78205
PHONE	EMAIL		
210-225-1391 ext 5001	prosser@thealamo.org		

4. Architect or Other Project Professional

NAME/FIRM	REPRESENTATIVE	TITLE	
Gensler	Michael Ray	Architect	
ADDRESS	CITY	STATE	ZIP CODE
229 E Houston St	San Antonio	TX	78205
PHONE	EMAIL		
210-904-0982	michael_rey@gensler.com		

5. Construction Period

PROJECT START DATE	PROJECT END DATE
February 1, 2024	9/15/2026

PERMIT CATEGORY

Please select the category that best describes the proposed work. (Pick one.)

- ☐ Preservation
- ☐ Reconstruction
- ☐ Relocation
- ☒ Rehabilitation
- ☐ Architectural Investigation
- ☐ Demolition
- ☐ Restoration
- ☐ Hazard Abatement
- ☐ New Construction

ATTACHMENTS

For all projects, please attach the following:

- ☒ Written description of the proposed project;
- ☒ Project documents (plans, specifications, etc.); and
- ☒ Photographs of the property showing areas of proposed work.

Application reports may be required based on the project work or at the request of Texas Historical Commission staff. Please indicate if the following are provided with your application:

- ☐ Historic Structure Report
- ☒ Architectural Documentation
- ☒ Historical Documentation
- ☐ Archeological Documentation

PROPERTY NAME: Woolworth Blding COUNTY: Bexar

CERTIFICATIONS

The applicant and project professional must complete, sign, and date the following certifications. The Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties are available through links from the Antiquities Permits page on our website at www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks/antiquities-permits. Standard permit terms and conditions are listed in the detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures. Special conditions may also be included in a permit. Please contact Texas Historical Commission staff with any questions regarding the Rules, our procedures, and permit requirements prior to signing and submitting a permit application.

Applicant's Certification

I, Pamela Jary Rosser, as legal representative of the Applicant, Alamo Trust, do certify that I have reviewed and approved the plans and specifications for this project. Furthermore, I understand that failure to conduct the project according to the approved contract documents and the terms of this permit may result in cancellation of the permit.

Signature _____ Date 12.5.2023

Project Professional's Certification

I, Michael Rey, as legal representative of the Firm, Gensler, do certify that I am familiar with the Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Furthermore, I understand that submission of a completion report is required for all Historic Buildings and Structures Permits. Furthermore, I understand that failure to conduct the project according to the Rules, Standards, approved contract documents, and the terms of this permit may result in cancellation of the permit.

Signature _____ Date 12/5/2023

SUBMISSION

Please submit the completed permit application in hard copy with original signatures to the mailing or physical address below, or electronically with scanned signatures to hspermit@thc.texas.gov. Attachments, including plans and photographs, must be sent to the mailing address below or delivered to 108 West 16th St., Second Floor, Austin, TX 78701.

Texas Historical Commission
Division of Architecture
P.O. Box 12276
Austin, TX 78711-2276
512.463.6094
fax 512.463.6095
architecture@thc.texas.gov

WOOLWORTH BUILDING – SAL APPLICATION
SAN ANTONIO, TEXAS
12/01/2023

This application addresses the following changes to the building and site:

1. Site Improvements
2. Landscaping
3. Building enclosure masonry façade cleaning
4. Building enclosure masonry repair and replacement
5. Building enclosure below grade water proofing and below grade wall addition
6. Exterior door replacement
7. Exterior window replacement
8. Canopy repair and restoration
9. Exterior lighting improvements
10. Removal of non-historic signage
11. Building addition to the west and south, and additional levels
12. Level 1 lunch counter area reconstruction
13. Interior historic finishes restoration and reuse

Background

The Woolworth's building (518 E. Houston) was constructed in 1920 and was designed by noted local architects Adams and Adams. In March 1960, this building became the site of a successful desegregation effort that was a collaboration of local clergy, the NAACP, and store managers. It was the catalyst for peaceful desegregation across the city.

The structure is located on Alamo Plaza, with the Alamo to the east across the Plaza, with Houston St. to the north, Losoya/ Broadway Street to the west, and access to the River Walk on the south. The building is in the Alamo Plaza National Register Historic District which is bounded by Losoya/Broadway on the west; Travis St. and Peacock Alley on the north; Bonham St. on the east, and Commerce St. on the south. This historic district is adjacent to the Downtown and River Walk National Register Historic District which is immediately to the west.

Exterior - The exterior largely remains as it was when originally built in 1921 and later in 1960 apart from the first floor storefront and entry doors. Remaining historic main entry door locations include the inset entrance at the corner of Alamo Plaza and Houston Street, and the Houston Street bus stop entrance significant to the 1960 lunch counter sit-in. The three-story structure at the east and north façade is finely detailed with brick and ornamental terra cotta. A classically detailed cornice and entablature wraps the east and north façades. The metal canopy also wraps the east and north façades. The west façade is composed of a lesser face brick with exposed concrete structure. Similarly, the south façade is bricked; hidden from view by an adjacent separate structure.

Interior – Within the building, the three-levels and basement are supported by a grid of square concrete columns on concrete floor slabs and roof. The historic materials and finishes in the Woolworth Building date from two distinct periods of time - the building's original construction date of 1921 and a later remodeling of the store in 1953 / 1954. Woolworth's celebrated its 75th anniversary in 1954, and as part of this milestone embarked on a national effort to update their stores, including this San Antonio store. These improvements form the basis for the context for the successful integration of the lunch counter in 1960, as part of the national Civil Rights movement.

The Woolworth's San Antonio store included numerous interior finishes in its original construction (1921) - ceramic tile floors, wood flooring, plaster walls and ceilings (both adhered to structure and other surfaces and on lath), decorative plaster finishes, terrazzo stairs and other elements. Most of these finishes and materials were removed by previous owners or tenants.

1. Site Improvements

Existing conditions – The sidewalk surface surrounding the building at the east and north have a stone paver surface that is not historic. Historic light well locations at the sidewalk at the east and north remain as concrete infilled openings. Non-historic light posts are located at the east and north sidewalks. Existing CPS vault is located below grade at the northwest corner of the building. Refer to Appendix 05.

Proposed improvements – We propose removing the non-historic sidewalk stone pavers and providing a concrete sidewalk, see Item 2, Landscaping. The historic light well locations will remain in place with a reconstructed simulated light well at each opening. The area near the existing CPS vault will be further excavated to provide a larger CPS vault.

2. Landscaping

Existing conditions - The sidewalk surrounding the building at the east and north is not historic, refer to Item 1, Site improvements. There are commemorative plaques and donor supplied pavers imbedded into the sidewalk. There are non-historic bicycle racks and trees at the Houston Street side of the building.

Proposed improvements – The non-historic sidewalk will be removed and replaced with a concrete sidewalk with a differentiated material to outline of the original Alamo fort wall's location. The sidewalk imbedded commemorative plaques will be removed and reinstalled. The bicycle racks and trees will be removed. New trees will be planted within planter boxes and benches will be installed to match the overall Alamo Plaza site enhancement effort.

3. Building enclosure masonry façade cleaning

Existing conditions - The exterior largely remains as it was when originally built in 1921 and later in 1960 with the exception of the first floor storefront. The building façade masonry

includes a granite wall base, brick cladding, and terra cotta ornamentation. Overall, these elements are in fair condition with typical dirt from pollution within an urban setting. Refer to Appendix 03.

Proposed improvements - We propose cleaning the material following the Secretary of Interior Standards. Repointing will be done following Preservation Brief #1 – Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

4. Building enclosure masonry repair and replacement

Existing conditions – Refer to Appendix 03.

Wall base – The granite base found at the Houston Street and Alamo Plaza facades of the building is not the original historic stone base, though it is a close match to the believed original material.

Impact – We propose removing the non-historic wall base and replacing with a with an appropriately historic stone base with the proposed storefront design.

Terra Cotta – There are several cracked and spalling areas and overall the terra cotta cladding is in fair condition and will remain in place. Some areas of mortar at the terra cotta are cracked or missing.

Impact – We propose replacement in kind of the severely damaged or missing terra cotta pieces. As well as patch repairs and cleaning the material per the Secretary of Interior Standards. Areas of cracked or missing mortar will be repointed. Repairs will be made following Preservation Brief #7 – The Preservation of Historic Glazed Architectural Terra-Cotta.

Brick – The brick cladding is in good condition and will remain in place. Some brick units are cracked or broken. The mortar is in poor condition and missing in some areas.

Impact – We propose brick units that are cracked or broken be removed and replaced in kind to match existing brick size, color, and texture. Repointing will follow Preservation Brief #2 – Repointing Mortar Joints in Historic Masonry Buildings.

5. Building enclosure below grade water proofing and below grade wall addition

Existing conditions – The basement has visible water staining, deteriorated finishes, deteriorated waterproofing and corrosion of reinforcement in the structural members. The plaza slab will also receive a waterproofing membrane. Refer to Appendix 03.

Proposed improvements – We propose grout inject joints at the existing foundation walls and applying waterproofing on the exterior side. Additionally, excavation at the perimeter of the building structure to install a retaining foundation wall beyond the historic foundation wall.

6. Exterior door replacement

Existing conditions - there are no known historic remaining doors at the building. Refer to Appendix 02.

Proposed improvements – We propose removing the non-historic doors and replacing with historically appropriate single and double doors. The inset corner door entry and Houston Street entrance are the historic original locations. The doors at these locations will receive historically appropriate replacements and be locked in place as part of the new gallery space and the Civil Rights Museum Exhibit respectively.

7. Exterior window replacement

Existing conditions - The exterior largely remains as it was when originally built in 1921 and later in 1960 with the exception of the first floor storefront. Large expanses of glazing were added to the storefronts in 1937 and 1954. Investigation of the upper floor's windows indicated windows that are in poor condition. The wood windows on the east and north elevations show evidence of moisture intrusion and rotted frames to include the sills, jambs, and trim work. The moisture deterioration extends to the surrounding terra cotta and flashing, impacting the deterioration of the masonry wall assembly. Some glazing at these windows is loose. The metal windows at the alley side of the structure are in poor condition. The frames are deteriorated and in some cases the sashes are missing. Refer to Appendix 03.

Storefronts- the storefronts at Alamo Plaza and E. Houston Street at the first floor are not historic. Refer to historic assessment report.
Impact - These will be removed and replaced with insulated storefront assemblies to provide improved energy performance. Storefront window and masonry façade system will be flashed for water tight condition.

Wood Transoms - the transoms above the canopy at Alamo Plaza and E. Houston Street at the first floor historic (1921) are in poor condition. Refer to enclosure assessment report.
Impact - These will be removed for salvage storage. To provide improved energy performance replacement metal transoms will be installed with painted frame and fixed sash, with clear IGU glazing.

Wood Windows - the windows at Alamo Plaza and E. Houston Street at the second floor and third floors are historic (1921) and in poor condition. Refer to enclosure assessment report.
Impact - These will be removed for salvage storage. To provide improved energy performance replacement metal windows will be installed with painted frame and fixed sash, with clear IGU glazing.

Metal Windows - the metal windows at the rear façade second and third floors are historic (1921) and in poor condition.
Impact - These will be removed for salvage storage.

8. Canopy repair and restoration

Existing conditions – The canopy is in fair condition, wrapping around the building on the east and north façade. The canopy is composed of a concrete structure with metal tie backs, roofing membrane, integral drainage system, and decorative metal fascia. From the underside the concrete supports are visible as are the non-historic light fixtures. Topside remnants of signage fasteners and supports remain, as well as existing tenant signage, non-historic light fixtures, and exposed electrical wiring. Refer to Appendix 03.

Proposed improvements – We propose the waterproofing membrane on top of canopy will be replaced and a proper drainage system will be installed. Existing non-historic signage, electrical, and lighting will be removed. New lighting will be installed. The non-historic metal fascia will be removed and replaced with a historically appropriate metal fascia. The canopy supports will be repaired as needed. The canopy will be painted a historically appropriate color per the finish analysis.

9. Exterior lighting improvements

Existing conditions – Existing exterior lighting is not historic. Exterior lights are located at the soffit above the Houston Street entrance and soffit above the inset corner entrance. There are non-historic light poles at the sidewalk on Houston Street and Alamo Plaza. For lighting at the Item 8, Canopy repair and restoration.

Proposed improvements – We propose lighting improvements to enhance the building and meet code requirements for adequate egress lighting. New light fixtures at the building will be 3000k color temperature. The non-historic street lighting will be removed and replaced with fixtures to match the overall Alamo Plaza landscape design.

10. Removal of non-historic signage

Existing conditions – Evidence of historic signage that has been removed is visible on the east and north façades. Additional non-historic signage is located on the east and north façades, as well as mounted to the canopy.

Proposed improvements – We propose the non-historic signage will be removed and fastener penetrations will be infilled. Infill cladding to match existing material will be provided as needed.

11. Building addition to the west and south, and upper level

The addition will be constructed to the west, south, and above the Woolworth Building. This will provide a main entry to the Visitor Center and Museum from the Alamo Plaza, as well as loading dock access from Houston Street. Alley infill will provide a café, 4D theater, and other support spaces. The upper levels will house gallery space, conference and event rooms, and other support spaces. Refer to Appendix 01.

12. Level 1 lunch counter area reconstruction

Existing conditions – Remnants of the red tile flooring and scar on the concrete remain from the 1960 Woolworth Lunch Counter Sit-In. Refer to Appendix 02. For additional finishes information see Item 13, Interior historic finishes restoration and reuse.

Proposed improvements – We propose protecting the historic finishes during the demolition and construction phase. The historic finishes will be cleaned and reused in place as part of the reconstruction of the lunch counter area that will make up the Civil Rights Museum Exhibit.

13. Interior historic finishes restoration and reuse

Walls and Ceilings - The historic wall and ceiling finishes are plaster at all walls on all floors, so is not addressed by floor, but rather by the material. Unique aspects of this are also noted. Refer to Appendix 01 and 02.

Plaster walls and ceilings - The original, primary interior walls, column and ceiling finish at Woolworths is plaster on masonry or on lath partition, dating from 1921. Much of this plaster remains in place at all floors and varies in condition - from damaged to good.
Impact - the plaster finishes will be demolished. The paint color will be reviewed to incorporate into the proposed design.

Decorative Plaster walls - one area of decorative plaster from 1921 in the Civil Rights portion of the building, at the upper portion of the south wall.
Impact - this historic wall and the decorative plaster will be demolished. The paint color will be reviewed to incorporate into the proposed design.

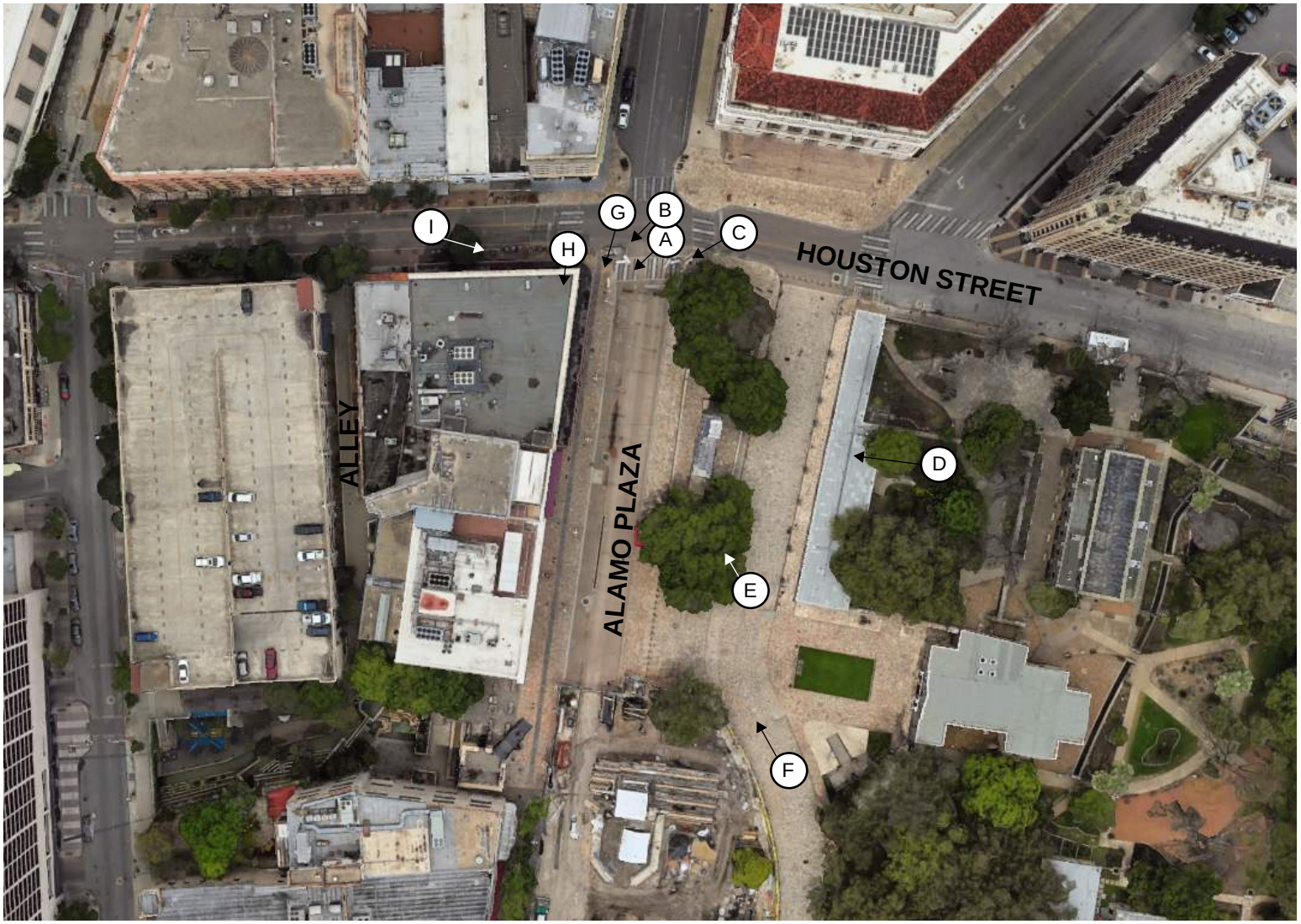
Early Paneling - a section of early (1950s) paneling (pressed board with wood grain, dating from the 1950s) remains in place in the west stair, and is thought to have been used in the lunch counter area.
Impact – Area under review. Paneling will be removed and salvaged for potential use.

Basement Flooring - The existing primary floor finishes are exposed concrete, carpet and resilient flooring, and the stairs that led to the first floor are treads and risers of terrazzo. Other historic finishes may remain under the newer finishes.
Impact – The basement slab will be removed and replaced with new foundation and slab with waterproofing and drainage.

First floor flooring - Most of the historic floor finishes - ceramic tile, resilient tile were removed or covered over by the previous owner/tenant. However, several remnants of ceramic tile (1921) and vinyl tile (1950s) have been found to date as part of the recent investigation, mostly in the area surrounding the Lunch Counter area. These findings have contributed to our knowledge of the finishes that existed in 1960.
Impact - These remnants are small and will be demolished with the floor slab. We recommend some of these floor finishes be salvaged for future research use.

Second and Third floor flooring - Some areas of the wood flooring and base remain intact and are still exposed - although the extent of the wood flooring is unknown due to later floor finishes by prior tenants.
Impact - The wood flooring will be removed and evaluated for condition and reuse during selective demolition of the floor slabs. Wood flooring selected for reuse will be relocated to the Building Addition fourth floor Board Room area.

WOOLWORTH BUILDING: HISTORIC KEY PLAN



WOOLWORTH BUILDING: HISTORIC IMAGES

A. Historic Image: Woolworth Building Exterior, 1921. View from the corner of Alamo Plaza and Houston Street looking southwest.

B. Historic Image: Woolworth Building Exterior, 1921. View from the corner of Alamo Plaza and Houston Street looking southwest.

WOOLWORTH BUILDING: HISTORIC IMAGES

C. Historic Image: Woolworth Building Exterior, 1946. View from the corner of Alamo Plaza and Houston Street looking west.

D. Historic Image: Woolworth Building Exterior, 1968. Aerial view from the east looking west.

WOOLWORTH BUILDING: HISTORIC IMAGES

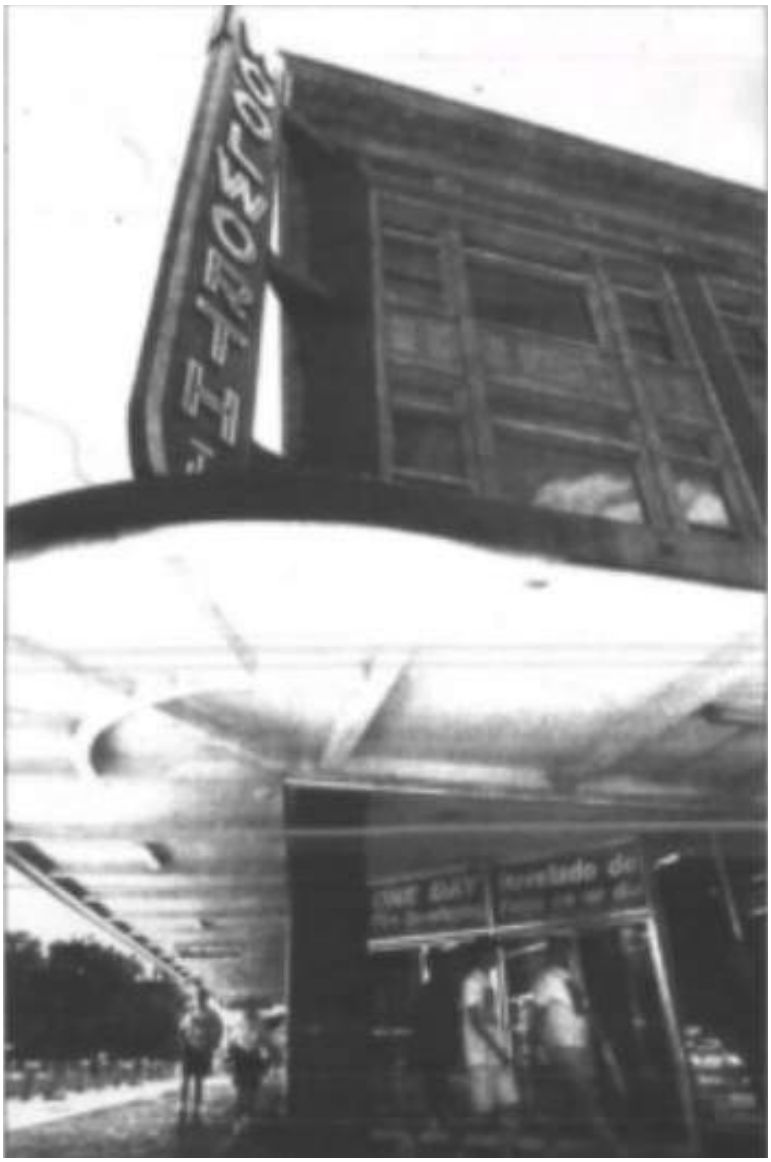
E. Historic Image: Woolworth Building Exterior, 1966. View from Alamo Plaza looking northwest.

WOOLWORTH BUILDING: HISTORIC IMAGES

F. Historic Image: Woolworth Building Exterior, 1976. View from Alamo Plaza looking northwest.

G. Historic Image: Woolworth Building Exterior, 1976. View from the corner of Alamo Plaza and Houston Street looking south.

WOOLWORTH BUILDING: HISTORIC IMAGES

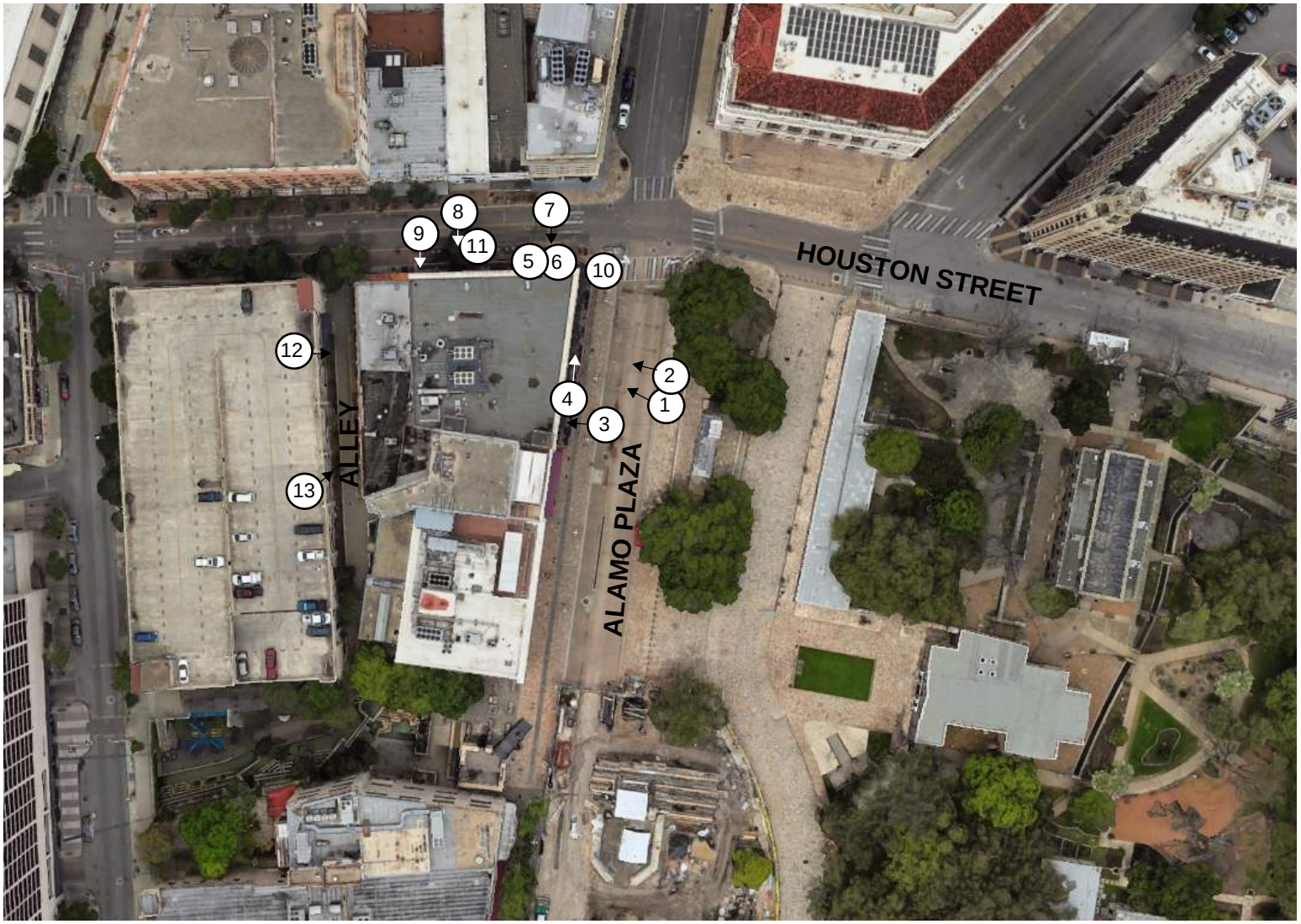


H. Historic Image: Woolworth Building Exterior, 1997. View from the corner of Alamo Plaza and Houston Street looking south.

WOOLWORTH BUILDING: HISTORIC IMAGES

I. Historic Image: Woolworth Building Exterior, 1997.
View from Houston Street looking east.

WOOLWORTH BUILDING: EXISTING CONDITIONS KEY PLAN



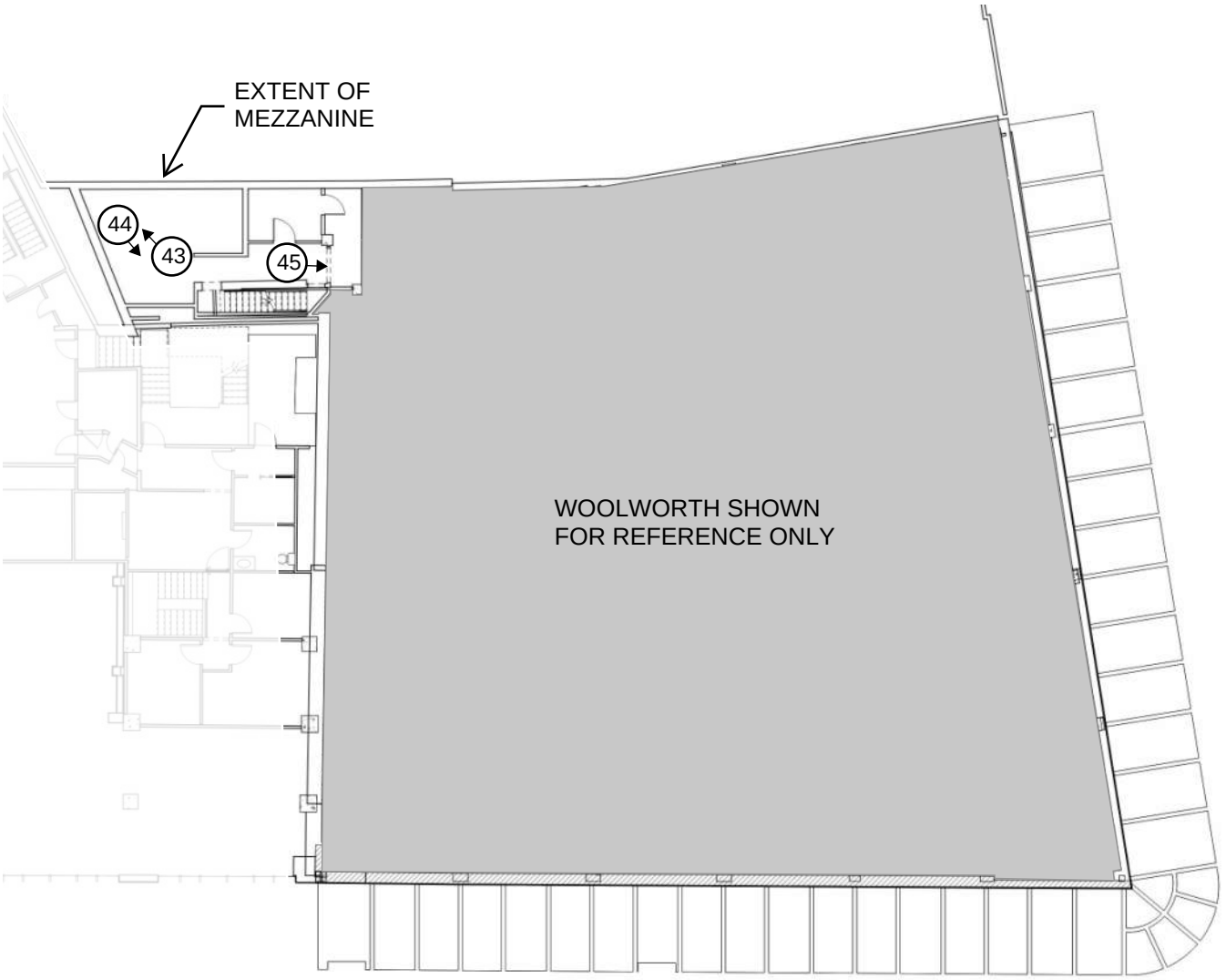
WOOLWORTH BUILDING: EXISTING CONDITIONS KEY PLAN

Plan - Lower Level

WOOLWORTH BUILDING: EXISTING CONDITIONS KEY PLAN

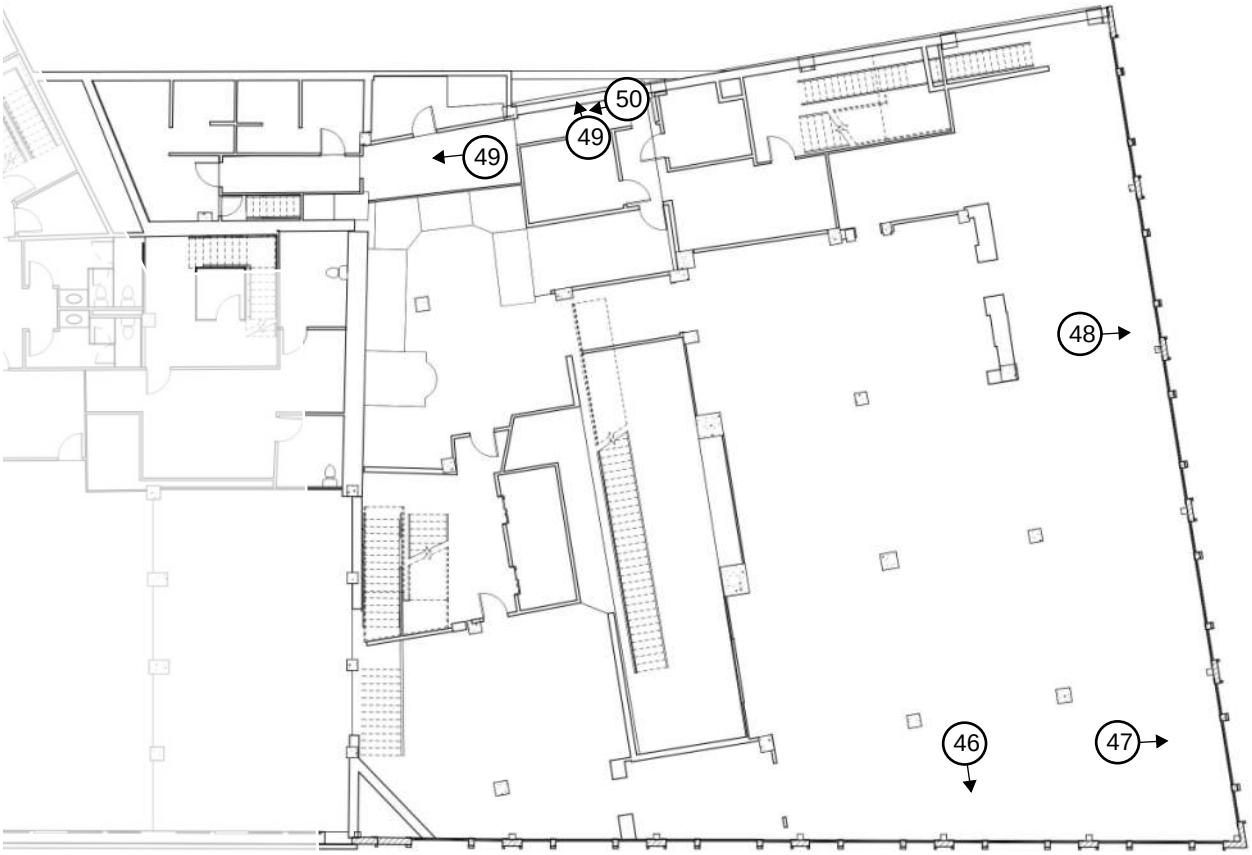
Plan - First Floor

WOOLWORTH BUILDING: EXISTING CONDITIONS KEY PLAN



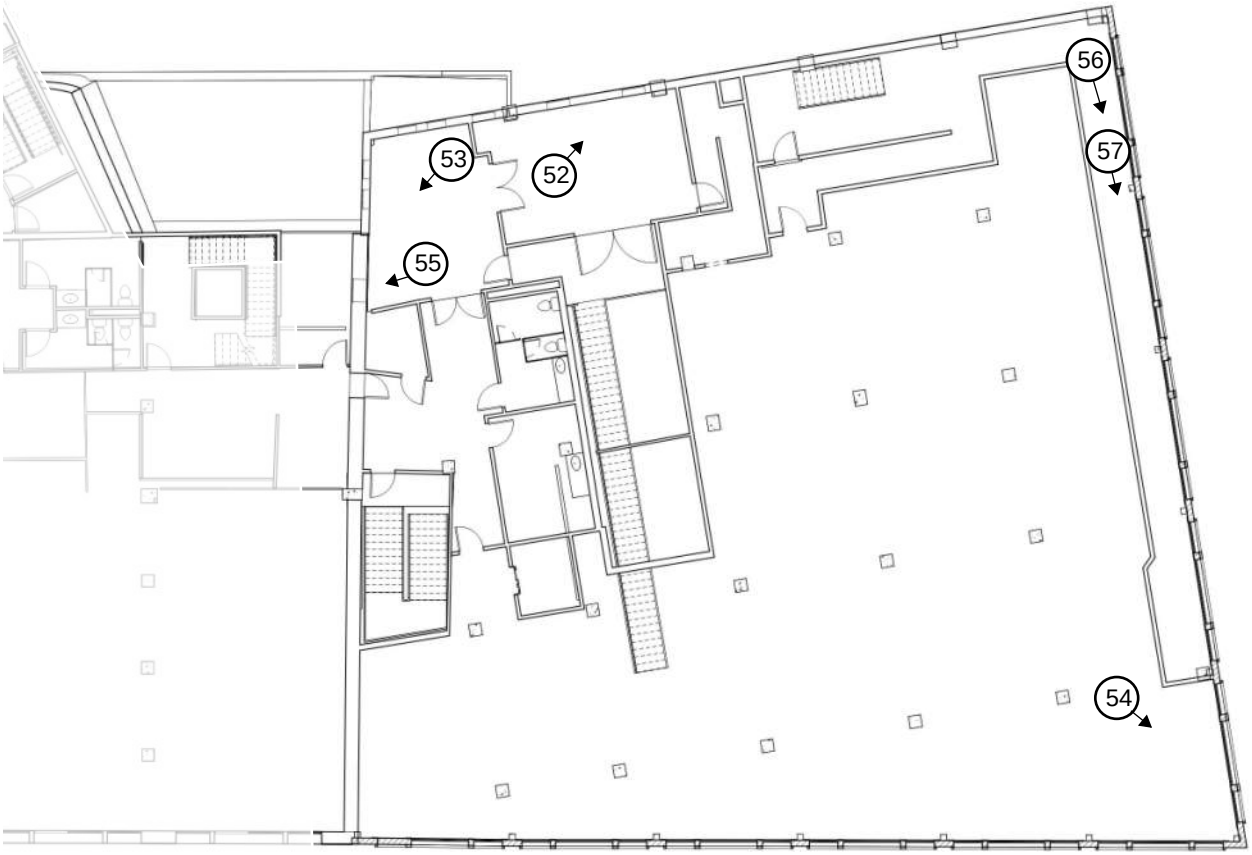
Plan - Mezzanine

WOOLWORTH BUILDING: EXISTING CONDITIONS KEY PLAN



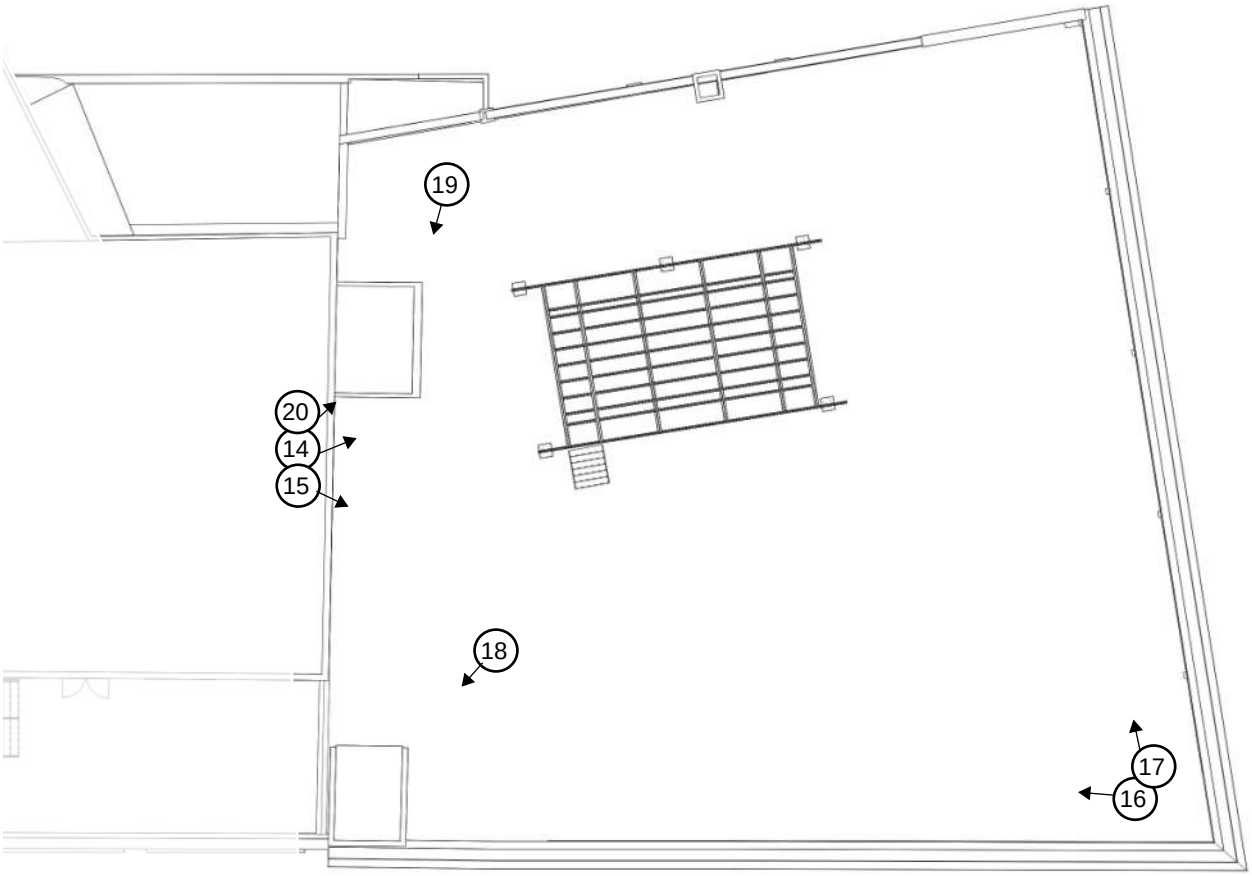
Plan - Second Floor

WOOLWORTH BUILDING: EXISTING CONDITIONS KEY PLAN

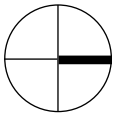


Plan - Third Floor

WOOLWORTH BUILDING: EXISTING CONDITIONS KEY PLAN



Plan - Roof



WOOLWORTH BUILDING: EXISTING CONDITIONS

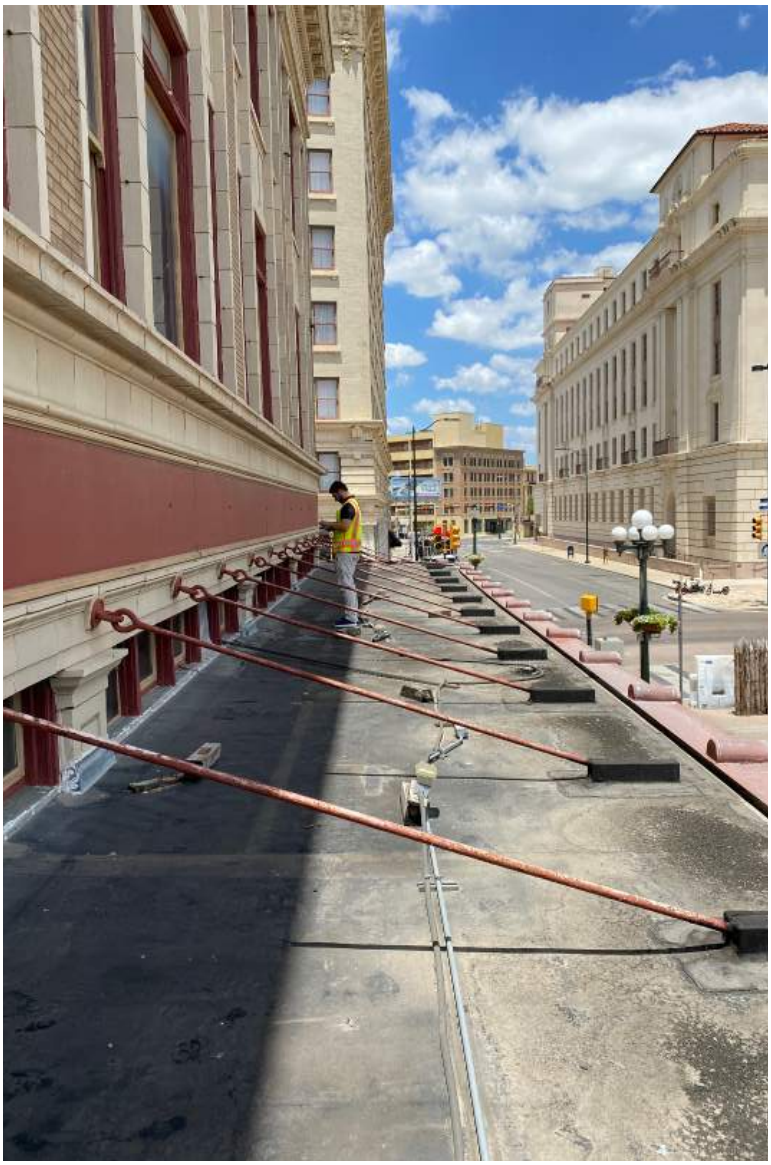
01. Existing Conditions: Woolworth Building Exterior, from Alamo Plaza looking west.

02. Existing Conditions: Woolworth Building Exterior, from Alamo Plaza looking west.

WOOLWORTH BUILDING: EXISTING CONDITIONS

03. Existing Conditions: Woolworth Building Exterior, from Alamo Plaza looking west.

WOOLWORTH BUILDING: EXISTING CONDITIONS



04. Existing Conditions: Woolworth Building Canopy, Alamo Plaza side looking north.

WOOLWORTH BUILDING: EXISTING CONDITIONS

05. Existing Conditions: Woolworth Building Canopy detail, Houston Street side looking south.

06. Existing Conditions: Woolworth Building ground floor transom window, Houston Street side looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS

07. Existing Conditions: Woolworth Building Exterior, from Houston Street looking south.

08. Existing Conditions: Woolworth Building Exterior, from Houston Street looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS

09. Existing Conditions: Woolworth Building Exterior, from Houston Street looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS

10. Existing Conditions: Woolworth Building doors, view from corner of Alamo Plaza and Houston Street looking west.

11. Existing Conditions: Woolworth Building doors, from Houston Street looking south.

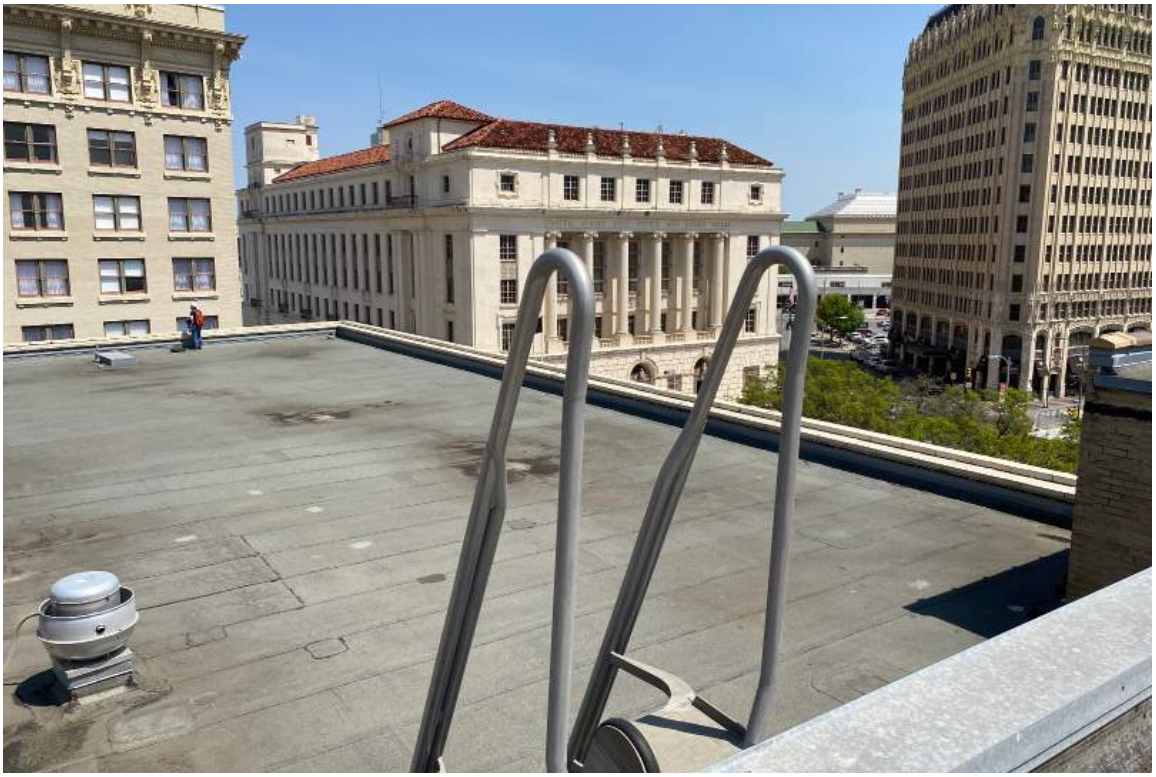
WOOLWORTH BUILDING: EXISTING CONDITIONS

12. Existing Conditions: Woolworth Building Exterior, from west alley looking east.

13. Existing Conditions: Woolworth Building Exterior, from west alley looking northeast.

WOOLWORTH BUILDING: EXISTING CONDITIONS

14. Existing Conditions: Woolworth Building Roof, view from south end looking northwest.



15. Existing Conditions: Woolworth Building Roof, view from south end looking northeast.

WOOLWORTH BUILDING: EXISTING CONDITIONS

16. Existing Conditions: Woolworth Building Roof, view from northeast corner looking south.

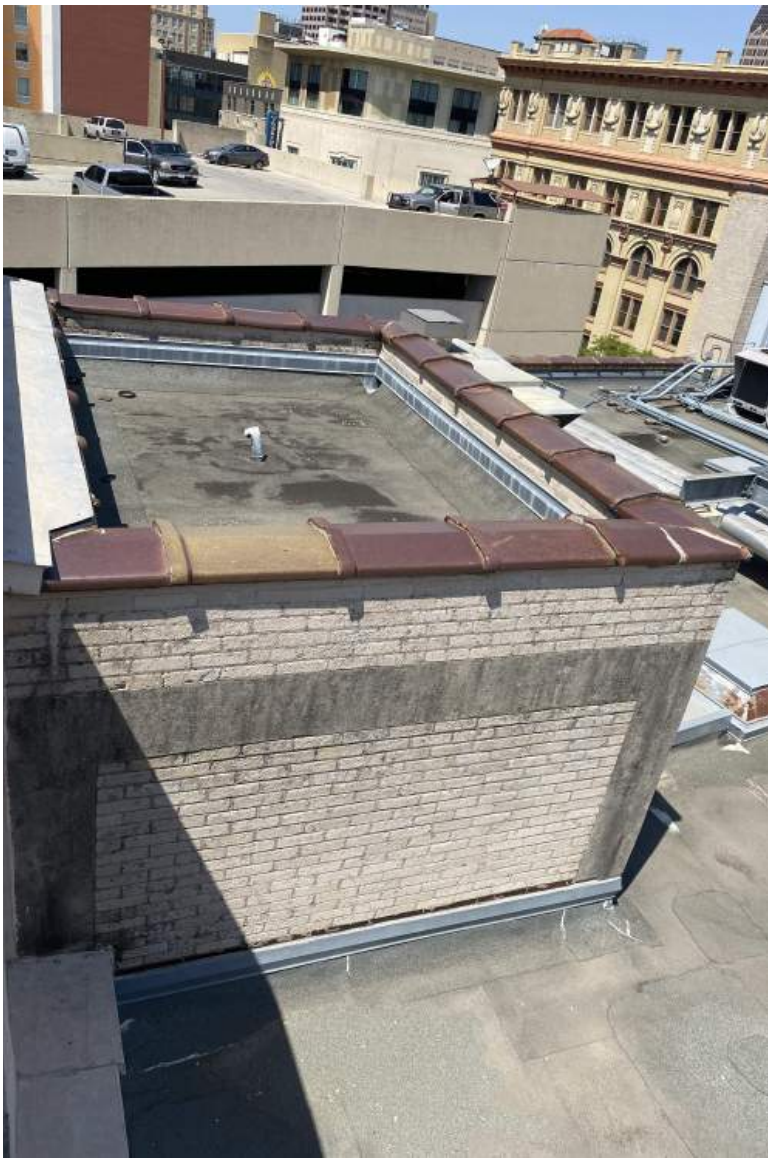
17. Existing Conditions: Woolworth Building Roof, view from northeast corner looking west.

WOOLWORTH BUILDING: EXISTING CONDITIONS

18. Existing Conditions: Woolworth Building utility house, view looking southeast.

19. Existing Conditions: Woolworth Building elevator penthouse, view looking east.

WOOLWORTH BUILDING: EXISTING CONDITIONS



20. Existing Conditions: Woolworth Building elevator penthouse, view looking west.

WOOLWORTH BUILDING: EXISTING CONDITIONS

21. Existing Conditions: Woolworth Building Interior basement, view looking north.

22. Existing Conditions: Woolworth Building Interior basement, view looking south.

23. Existing Conditions: Woolworth Building Interior basement, view looking southwest.

24. Existing Conditions: Woolworth Building Interior basement, view looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS

25. Existing Conditions: Woolworth Building Interior basement, view looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS

26. Existing Conditions: Woolworth Building Interior basement, view looking east.

27. Existing Conditions: Woolworth Building Interior basement, view looking south.

28. Existing Conditions: Woolworth Building Interior basement, view looking west.

WOOLWORTH BUILDING: EXISTING CONDITIONS

29. Existing Conditions: Woolworth Building Interior basement, view looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS

30. Existing Conditions: Woolworth Building Interior basement, view looking northwest.

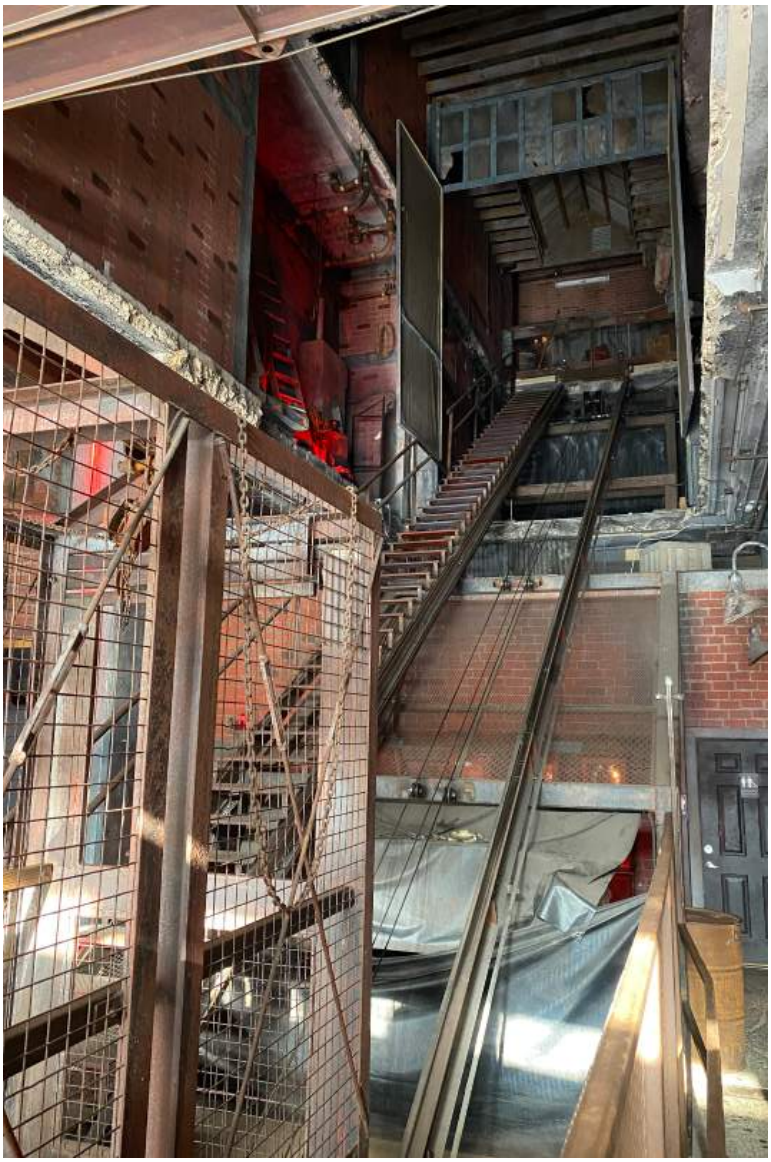
WOOLWORTH BUILDING: EXISTING CONDITIONS

31. Existing Conditions: Woolworth Building Interior first floor, view looking east.

WOOLWORTH BUILDING: EXISTING CONDITIONS

32. Existing Conditions: Woolworth Building Interior first floor, view up looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS



33. Existing Conditions: Woolworth Building Interior first floor, view up looking west.

WOOLWORTH BUILDING: EXISTING CONDITIONS

34. Existing Conditions: Woolworth Building Interior first floor, view looking north.

35. Existing Conditions: Woolworth Building Interior first floor, view looking north.

WOOLWORTH BUILDING: EXISTING CONDITIONS

36. Existing Conditions: Woolworth Building Interior first floor, view of inset corner doors.

37. Existing Conditions: Woolworth Building Interior first floor, view looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS

38. Existing Conditions: Woolworth Building Interior first floor, view of lunch counter area looking south.

39. Existing Conditions: Woolworth Building Interior first floor, view of lunch counter area looking north.

WOOLWORTH BUILDING: EXISTING CONDITIONS

40. Existing Conditions: Woolworth Building Interior first floor, view of lunch counter floor scarring.

WOOLWORTH BUILDING: EXISTING CONDITIONS

41. Existing Conditions: Woolworth Building Interior first floor, view looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS

42. Existing Conditions: Woolworth Building Interior first floor, view looking north.

WOOLWORTH BUILDING: EXISTING CONDITIONS

43. Existing Conditions: Woolworth Building Interior mezzanine, view looking south.

44. Existing Conditions: Woolworth Building Interior mezzanine, view looking north.

WOOLWORTH BUILDING: EXISTING CONDITIONS

45. Existing Conditions: Woolworth Building Interior mezzanine, view looking north.

WOOLWORTH BUILDING: EXISTING CONDITIONS

46. Existing Conditions: Woolworth Building Interior second floor, view looking east.

47. Existing Conditions: Woolworth Building Interior second floor, view looking north.

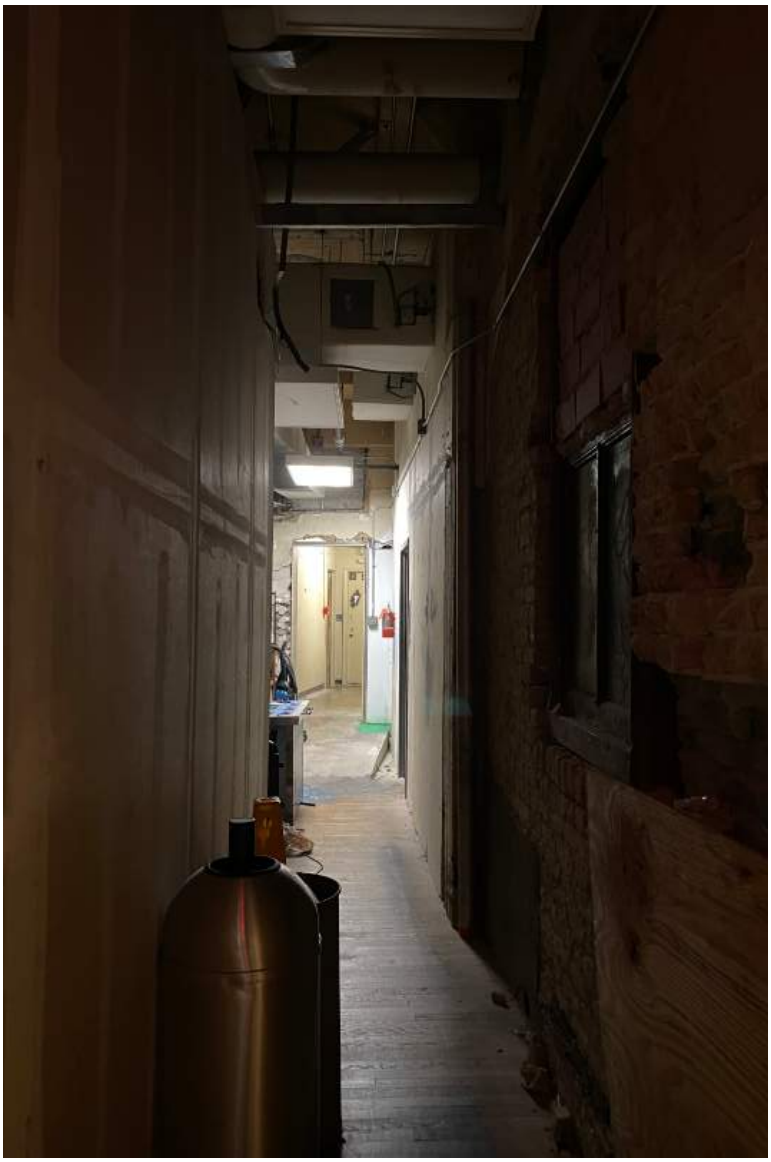
WOOLWORTH BUILDING: EXISTING CONDITIONS

48. Existing Conditions: Woolworth Building Interior second floor, view looking north.

WOOLWORTH BUILDING: EXISTING CONDITIONS

49. Existing Conditions: Woolworth Building Interior second floor, view looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS



50. Existing Conditions: Woolworth Building Interior second floor, view looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS

51. Existing Conditions: Woolworth Building Interior second floor, view of metal window.

WOOLWORTH BUILDING: EXISTING CONDITIONS

52. Existing Conditions: Woolworth Building Interior third floor, view looking southwest.

53. Existing Conditions: Woolworth Building Interior third floor, view looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS

54. Existing Conditions: Woolworth Building Interior third floor, view northeast.

55. Existing Conditions: Woolworth Building Interior third floor, view looking south.

WOOLWORTH BUILDING: EXISTING CONDITIONS

56. Existing Conditions: Woolworth Building Interior third floor, view looking east.

WOOLWORTH BUILDING: EXISTING CONDITIONS

57. Existing Conditions: Woolworth Building Interior third floor, view up looking east.

WOOLWORTH BUILDING – SAL APPLICATION
SAN ANTONIO, TEXAS
12/01/2023

- APPENDIX 01 – INTERIOR AND EXTERIOR MATERIAL BOARDS
- APPENDIX 02 – ALAMO VISITORS CENTER AND MUSEUM PAINT AND FINISH ANALYSIS
- APPENDIX 03 – ALAMO PLAZA BUILDING SUMMARY OF FINDINGS, MASONRY/ FAÇADE AND ENCLOSURE
- APPENDIX 04 – WINDOW STUDY AND RECOMMENDATION
- APPENDIX 05 – GEOTECHNICAL REPORT

Item 3.3B
Texas Historical Commission
January Quarterly Meeting
January 30–31, 2024

Discussion and possible action regarding Historic Building and Structures Antiquities Permit #1267, installation of Phase 3 site improvements, The Alamo, San Antonio, Bexar County

Background:
The Alamo Gardens consist of 81,242 sq. ft., or 1.8 acres of the 10.8-acre Alamo District. The Gardens were developed in the 1930s after the demolition of the original historic structures during the re-development of the Alamo Church. That development included the integration of the existing interpretation that features the historic acequia, paved paths, and limestone walls built to encircle the grounds. The walls have been modified over the years, and very few trees existed at that time. The historic acequia is a concrete-lined channel water feature along the historic waterway still exists but has been modified over the years. The original paved paths through the garden formed a series of arcing, and radiating pathways which crossed the gardens and culminated in a leaf-shaped collection of paths that end at the northeast corner of the site. The historic paths still exist but have also been modified, most substantially with the construction of the new Collections Building. However, the central intersection and primary round of arcing and radiating paths remain. Additionally, multiple tree species have been added to the gardens since the original incorporation, as well as planting beds and decomposed granite terraces for gathering. Currently, the gardens retain limited historic integrity.

Scope of Work:
The Alamo Gardens Phase 3 plans include a site transformation with new pathways and updated features. The historic Crockett fountain will be protected, deconstructed, and restored at a new location on site. The cactus garden will be removed. An exterior learning staircase and adobe oven will be added to provide breakout spaces for visitors. The existing gate within the historic walls will be demolished and replaced in kind with walls installed with panic hardware for security, and there will be added lighting and utilities along with the new acequia water features and an educational garden. The new limestone-paved acequia walk will travel the path of the historic acequia waterway with reinforcing interpretive components and the addition of educational elements. Heritage trees will be protected, while others will be removed for the new development. The incorporation of a dry swale will help with sustainable water management for the new water features.

Due to predicted increased occupancy, the garden gates within the existing historic perimeter walls along Bonham Street on the east side of the Alamo complex will need to be replaced. They cannot be modified with the necessary panic hardware. Careful documentation and reconstruction of the 15-foot stone wall will facilitate construction on the Texas Cavalier Education Center (HS Permit #1237, authorized by the Commission on July 21, 2023). The masonry stone perimeter wall will be documented, dismantled, salvaged, and reconstructed to prevent damage due to large maneuvering vehicles in the area. Previously approved mortar mixes will be used in the repointing and reconstruction. A new gate installation within the reconstructed walls will include an arched latch overhead for seamless access.

The Crockett fountain is a component of the 1930s design and is treated as historic. It is a popular centerpiece within the Gardens but has maintenance issues including leaks and degradation. The

components of the fountain that are in good condition will be deconstructed and salvaged for reuse. The entire fountain has been 3-D scanned and will be documented piece by piece to ensure an accurate and faithful reconstruction. Various components will be removed by hand by cutting along existing joint lines. Original pieces will be protected and stored for future reconstruction. A new waterproofed concrete basin will be constructed with modern plumbing, and salvaged components will be installed in their original locations. Any original pieces in need of removal for structural reasons will be replaced by custom-cut local limestone pieces. Mortar will match mixes previously approved by the THC, and new stones will match in tone and texture to minimize the visual impact of replacements. The crowning element of the fountain head is currently missing but documented in historic photos. The photos will serve as its basis for its reconstruction and integration into the fountain. The reconstructed piece will be made of limestone and match the existing tone and texture of the center column it sits atop. The fountain will be moved south, away from the heritage trees, on its own terrace along the south garden wall.

The Acequia Madre historically flowed behind the Alamo Church, roughly north to south, then turned slightly southwest along the path to missions further south. As part of the 1930s garden design, the acequia was interpreted as a closed water feature system lined with concrete. It requires excessive maintenance and lacks sustainable performance. The Acequia has been envisioned as an interpretive element in the form of a new pedestrian walkway that follows the extents of the historic acequia directly above the existing concrete feature. The new acequia walk will remove and fill the 1930s concrete basin but preserve all archaeological remains in place. The new walk will be constructed with pavers made from traditional Texas limestone and will feature a one-foot-wide band on each side in a contrasting paver pattern to delineate the walls of the historic acequia feature. Grading will be modified in coordination with archaeological permit #31032. The new acequia walk will feature interpretive and educational elements along the path that will narrate the importance of historic irrigation practices.

The addition of Learning Stairs will be constructed of limestone blocks with a rough and an unfinished front face the evokes the natural textures of the Texas landscape. There will also be a functional adobe oven to reflect the mission era cooking methodologies, sited north and west of the Alamo Hall entrance to the Education Center.

There will be interpretive terraces throughout the gardens and additional landscaping with an emphasis on the incorporation of native species. Eight heritage trees will be protected in place, and there will be sustainable water management provided by a dry swale running through the Alamo Gardens. The swale will collect water and direct it to the underground cistern, which is serviced by a pump in the historic basement of Alamo Hall. Utility modernization will be completed throughout the site, with pathway lighting, illumination of the tree canopies, and architectural facades highlighted.

Generally, the proposed interventions are compatible with the Alamo and its environs and meet the *Secretary of the Interior's Standards for Rehabilitation,* specifically standards 9 and 10 pertaining to new construction at historic sites.

(Over)

The Commission may authorize the permit as written, apply special conditions to the permit, request additional information for review, request a revised scope of work, or deny the permit.

Motion Option 1 (AAB):
Move to send forward to the Commission and recommend authorizing the Executive Director or his designee to issue Historic Buildings and Structures Antiquities Permit #1267 for the Alamo Gardens Phase 3 Development, the Alamo, San Antonio, Bexar County.

Motion Option 2 (AAB): Move to send forward to the Commission and recommend denial of Historic Buildings and Structures Antiquities Permit #1267 for the Alamo Gardens Phase 3 Development, the Alamo, San Antonio, Bexar County.

Motion Option 1 (Commission):
Move to authorize the Executive Director or his designee to issue Historic Buildings and Structures Antiquities Permit #1267 for the Alamo Gardens Phase 3 Development, the Alamo, San Antonio, Bexar County.

Motion Option 2 (Commission):
Move to deny issuance of Historic Buildings and Structures Antiquities Permit #1267 for the Alamo Gardens Phase 3 Development, the Alamo, San Antonio, Bexar County.

TEXAS HISTORICAL COMMISSION

ANTIQUITIES PERMIT APPLICATION

Historic Buildings and Structures

GENERAL PROJECT INFORMATION

Please complete the following. See detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures, for additional information.

1. Property Name and Location

NAME OF STATE ANTIQUITIES LANDMARK			
The Alamo			
ADDRESS	CITY	COUNTY	ZIP CODE
300 Alamo Plaza	San Antonio	Bexar	78205

2. Project Name

NAME OR BRIEF DESCRIPTION OF PROJECT WORK
Alamo Site - Phase 3 - Gardens

3. Applicant (Owner or Controlling Agency)

OWNER/AGENCY	REPRESENTATIVE	TITLE	
Alamo Trust	Pamela Jary Rosser	Conservator	
ADDRESS	CITY	STATE	ZIP CODE
321 Alamo Plaza	San Antonio	TX	78205
PHONE	EMAIL		
210-225-1391 ext 5001	prosser@thealamo.org		

4. Architect or Other Project Professional

NAME/FIRM	REPRESENTATIVE	TITLE	
Gensler	Michael Ray	Architect	
ADDRESS	CITY	STATE	ZIP CODE
229 E Houston St	San Antonio	TX	78205
PHONE	EMAIL		
210-904-0982	michael_rey@gensler.com		

5. Construction Period

PROJECT START DATE	PROJECT END DATE
February 1, 2024	9/15/2026

PERMIT CATEGORY

Please select the category that best describes the proposed work. (Pick one.)

- ☐ Preservation
- ☐ Reconstruction
- ☐ Relocation
- ☐ Rehabilitation
- ☐ Architectural Investigation
- ☐ Demolition
- ☐ Restoration
- ☐ Hazard Abatement
- ☒ New Construction

ATTACHMENTS

For all projects, please attach the following:

- ☒ Written description of the proposed project;
- ☒ Project documents (plans, specifications, etc.); and
- ☒ Photographs of the property showing areas of proposed work.

Application reports may be required based on the project work or at the request of Texas Historical Commission staff. Please indicate if the following are provided with your application:

- ☐ Historic Structure Report
- ☒ Architectural Documentation
- ☒ Historical Documentation
- ☐ Archeological Documentation

PROPERTY NAME: The Alamo COUNTY: Bexar

CERTIFICATIONS

The applicant and project professional must complete, sign, and date the following certifications. The Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties are available through links from the Antiquities Permits page on our website at www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks/antiquities-permits. Standard permit terms and conditions are listed in the detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures. Special conditions may also be included in a permit. Please contact Texas Historical Commission staff with any questions regarding the Rules, our procedures, and permit requirements prior to signing and submitting a permit application.

Applicant's Certification

I, Pamela Jary Rosser, as legal representative of the Applicant, Alamo Trust, do certify that I have reviewed and approved the plans and specifications for this project. Furthermore, I understand that failure to conduct the project according to the approved contract documents and the terms of this permit may result in cancellation of the permit.

Signature _____ Date 12.5.2023

Project Professional's Certification

I, Michael Rey, as legal representative of the Firm, Gensler, do certify that I am familiar with the Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Furthermore, I understand that submission of a completion report is required for all Historic Buildings and Structures Permits. Furthermore, I understand that failure to conduct the project according to the Rules, Standards, approved contract documents, and the terms of this permit may result in cancellation of the permit.

Signature _____ Date 12/5/2023

SUBMISSION

Please submit the completed permit application in hard copy with original signatures to the mailing or physical address below, or electronically with scanned signatures to hspermit@thc.texas.gov. Attachments, including plans and photographs, must be sent to the mailing address below or delivered to 108 West 16th St., Second Floor, Austin, TX 78701.

Texas Historical Commission
Division of Architecture
P.O. Box 12276
Austin, TX 78711-2276
512.463.6094
fax 512.463.6095
architecture@thc.texas.gov

12.07.2023

ALAMO SITE – PHASE 3 - GARDENS – SAL APPLICATION
ALAMO HISTORIC DISTRICT, SAN ANTONIO, TEXAS

This application addresses the following building and site improvements:

1. Perimeter Wall:
   - Replacement of existing gates to match within the historic walls to incorporate panic hardware, preserving historic integrity while prioritizing modern security and life safety demands.
2. Crockett Fountain:
   - Protection, deconstruction, and meticulous restoration of the Crockett fountain, followed by its thoughtful relocation for renewed prominence.
3. Acequia Interpretation
   - Preserve archaeological remnants in place.
   - New local limestone-paved "Acequia Walk" to travel the path of the acequia waterway with reinforcing interpretive components.
4. Educational Elements:
   - Addition of a demonstrative acequia water and agricultural feature.
   - Addition of exterior learning stair.
   - Addition of authentic working adobe oven.
5. Interpretive Terraces:
   - Creation of breakout spaces designed to create an immersive storytelling environment.
   - Addition of power and water infrastructure within the designated breakout spaces, ensuring seamless facilitation of outdoor demonstrations and events.
6. Landscape
   - Regional plantings and materials
   - Protection of historic trees and removal of trees that are non-native, failing, or risks to public safety.
7. Sustainable Water Management:
   - Deliberate incorporation of a dry swale, diverting stormwater to a purposeful dry pond for efficient water filtration and storage into an underground cistern, to be reused for planting irrigation and water features.
8. Utility Modernization:
   - Implementation of updated utility and data systems for the gardens.
   - Installation of landscape lighting to elevate the ambiance and accentuate the historic architectural features.

The Alamo Gardens (Alamo Site - Phase 3 - Gardens) are situated within the historic walls of the Alamo in San Antonio, Texas. Encompassing 81,242 square feet, or 1.8-acres of the overall 10.8-acre Alamo district, the gardens celebrate cultural heritage and historic context through an immersive landscape that breaks from the urban context of San Antonio. In execution of a 2022 Master Plan, improvements expand an interpretive experience set in more-authentic space, inspired by the native-Texas landscape.

The heart of the design is space that engages, educates, and serves the people who visit it. Immersive and sensory experiences are centered on three essential principles, which are further described below

and defined as: (1) Protect and Enhance the Site's Assets; (2) Provide Robust Interpretation and Programming; and (3) Create a Modernized Landscape that Honors Culture and Context. The design approach is to think of these three goals in concert to create a unified space rich in texture and experience. The following descriptions are intended to serve as a narrative summary of major site modifications that are represented in the accompanying technical drawing set.

It is anticipated that exploratory studies, necessary to protect potential subgrade archaeological resources, will be addressed through an amendment to permit # 31032. This includes scope related to excavation for landscape elements such as plants, a cistern, footings, and other miscellaneous construction-related requirements.

Historic context and chronology:
The gardens were developed in the 1930s after the demolition of historic structures and commercial development to recontextualize the Alamo Church. The plan integrated the existing interpretation of the historic acequia as a concrete-lined channel water feature along the historic waterway. Paved paths through the garden formed a series of arcing, and radiating pathways crossed the gardens and culminated in a leaf-shaped collection of paths terminating in the northeast corner of the site. New limestone walls were built to encircle the compound, joining up with the remaining historic structures at corner conditions. Of these developments, the walls have been modified over the years to accommodate new components of the premises, most recently including the new Collections Building. The central intersection and primary round of arcing and radiating paths remain, as does the acequia water feature, though the extents to each have been modified over the years. Photographs from the 1940s show the park as a lawn-based landscape with very few trees, most of which were positioned in the southern quadrant. Today, towering trees of multiple species shade the park with a variety of planting beds and decomposed granite terraces providing areas for gathering and interpretation. While varied, the gardens neither retain their historic integrity, nor do they present a holistic interpretation or narrative of the native or historic landscape.

1. Perimeter Wall
The garden gates currently bolt to the ground and are padlocked from within. Increased occupancies within the gardens and included buildings require panic hardware for egress access, which can not be installed as modifications to existing doors or gates. The proposed gate to be modified is within the historic wall at the Bonham Street entrance. Careful documentation and reconstruction of 15 ft of the stone site wall along Bonham Street (east side of the Alamo Complex) will facilitate construction of the TX Cavalier Education Center (permit #1237). The masonry stone perimeter wall will be documented, dismantled, salvaged, and reconstructed to prevent damage due to large vehicles maneuvering in the project. Previously approved mortar mixes would be used in the reconstruction and repointing. The new gate will be installed in the reconstructed walls with an arched metal frame integrated into the stone walls and arches, allowing the gates to latch overhead and provide seamless access to the site.

2. Crockett Fountain:
The Crockett Fountain is treated as a historic feature and was a component of the 1930s design. It is a popular centerpiece within the gardens, however leaks, maintenance, and degradation of the fountain need to be addressed. Components of the fountain in good condition will be carefully deconstructed and salvaged for reuse. The entire fountain has been 3D scanned and documented piece by piece to ensure that the reconstruction is completely faithful to the look and feel of the fountain today. During construction the various components of the fountain will be removed by hand by cutting along existing joint lines, and all original pieces will be protected and stored until future reconstruction. The reconstructed fountain will match the dimensions of the surveyed existing fountain. A new

waterproofed concrete basin will be constructed with modern plumbing. Salvaged components will be installed at their original locations relative to the fountain based on the survey, and any original pieces in need of removal for structural reasons will be replaced by custom-cut local limestone pieces. Mortar will match mixes previously approved by the THC, and new stones will match in tone and texture to minimize the visual impact of replacements. The crowning element of the fountainhead has gone missing but is documented in historic photographs, which will serve as the basis for its reconstruction and integration. The reconstructed piece will be made of limestone and will match the tone and texture of the existing center column it sits atop. The fountain will be moved south, away from the heritage trees, to its own terrace along the South Garden wall adjacent to the Southernmost end of the arcade. This more prominent location creates a visual connection through the arcade and to the new Western entrance of the Alamo Education Center. The restored fountain will be reconstructed with modern plumbing, structure, cladding, and salvaged components that maintain the original design aesthetic. Fountain details can be found on L3.06 and it is identified and located in plan on L1.01.

3. Acequia Interpretation

Historically, the Acequia Madre flowed behind the Church roughly north to south, then turned slightly southwest along the path to the other missions further south. Missionaries and settlers relied on the acequia to cultivate the landscape and bring drinking water to their community. As part of the 1930s garden design, the acequia was interpreted as a closed water feature system lined with concrete. The aging water feature integrates a koi fish display that lacks connection to the historic use and expression of acequias at the time. The water feature requires excessive maintenance and lacks sustainable performance. The existing acequia has been re-envisioned as an interpretive element in the form of a new pedestrian walk that follows the extents of the historic acequia directly above the existing concrete feature. The Acequia Walk will remove and infill the 1930's concrete basin but preserve any archaeological remnants in place. The walk itself will be constructed with pavers made from traditional Texas "Leuders" limestone and will feature a 1-foot wide band on each side in a contrasting paver pattern to delineate the walls of the historic acequia feature. Grading will be modified across the site to create a new nadir in the southeast corner of the Gardens over the new cistern, shedding water away from the Church and Long Barracks artifacts (in coordination with excavation work through archaeological permit # 31032). The Acequia walk will feature educational and interpretive elements along the path that will narrate the importance of historic irrigation practices using acequias within and around the Alamo mission and will be designed to be graphically consistent will all other interpretive signage throughout the Alamo district. Construction Schedules denoting material selections can be found on L1.00 of the included drawing set, and site features are identified and located on L1.01 and L1.02.

4.Educational Elements:

The demonstration Acequia and Agriculture display is an educational experience in which visitors can visualize the pivotal role acequias and water systems played in the historical context of the Alamo. Reclaimed stormwater from the cistern flows through a terraced, stone clad water feature that mimics the topographical flow of water downstream. Sluice gates can be manually opened to irrigate the adjacent agricultural plots. Traditional, period appropriate crops will be grown in the agricultural plots that can be harvested for use in living history demonstrations or cooking at the Adobe oven. Site features are identified and located on L1.01 and L1.02 of the included drawing set.

The incorporation of a learning stair serves as a pivotal element to elevate the educational experience. It provides an interactive platform through which visitors can actively engage with the landscape,

fostering a more immersive connection with the garden's features and the overarching educational narrative. The stairs themselves will be constructed of whole limestone blocks cut from local limestone with a rough/unfinished front face that evokes the natural textures of the Texas landscape. Construction Schedules denoting material selections can be found on L1.00 of the included drawing set, and details for the Learning Stairs can be found on L3.05.

Strategically situated in proximity to the Acequia and Agriculture display, the functional Adobe oven is a pivotal element for educational demonstrations centered on mission-era cooking methodologies. Sited just North and West of the Alamo Hall entrance to the Education Center and constructed with refractory bricks, the Adobe oven ensures efficient heat retention and uniform heat distribution, enabling the recreation of authentic historical cooking practices. Its location within the educational precinct emphasizes its practical utilization while showcasing the site's commitment to sustainable architectural integration and preservation of cultural heritage.

5. Interpretive Terraces

A collection of program-flexible gathering spaces have been incorporated throughout the Gardens to frame and enhance interpretive programming including: a central gathering terrace, the relocated encampment area, and informal seating/gatherings areas adjacent to pathways. These immersive storytelling environments are designed for flexibility to meet the needs of current and future programming. New power and water infrastructure expands the flexibility of these spaces to accommodate larger events that are frequently held in the Gardens. Construction Schedules denoting material selections can be found on L1.00 of the included drawing set.

6. Landscape

Planting in the Gardens will represent the character of the region's ecosystem with an emphasis on native species that will continue to perform well under future climate change predictions. The palette will showcase a diverse collection of tree and understory plant species that are sustainable, low-water, climate-appropriate, and which will attract birds, butterflies, and other native pollinators. Once established, garden planting displays should be low maintenance and offer seasonal interest year-round. Regional materials for paving, walls, and seating elements were selected for their durability and aesthetic qualities that complement the historic structures surrounding the Gardens. Proposed pathways and terraces will improve pedestrian circulation and offer varied opportunities for engagement and reflection when visiting the Alamo. Construction Schedules denoting material selections can be found on L1.00 of the included drawing set; Planting Plans and Schedules can be found on L6.00, L6.01, and L6.02.

Protection of the most valuable trees was an important influence on the design due to the cultural significance, shade, beauty, and ecosystem services they provide. Eight (8) heritage trees are to be protected in place, representing healthy and often historic specimens that are native to Texas and North America. Select trees to be removed are non-native, in poor health, or present a safety risk to the public. New trees will be carefully selected for their hardiness, Texan character, aesthetics, and ecosystem services like providing summer shade. Refer to L0.10, L0.11, and L0.12 or the included drawings for Tree Preservation Schedule and Tree Protection Plans; Planting Plans and Schedules can be found on L6.00, L6.01, and L6.02.

7.Sustainable Water Management:

The dry swale feature running through Alamo Gardens serves dual purposes as both a conduit for stormwater and a signature element of the garden's design. The carefully graded swale captures

stormwater from the site and surrounding buildings before being directed to an underground cistern for storage. The cistern is serviced by a pump room in the historic basement of Alamo Hall (now the Education Building per permit # 31032). A closed-loop system supplies both water features and irrigates planting beds throughout the gardens. Educational signage will provide visitors with a comprehensive understanding of the site's water management dynamics and sustainable practices, enriching their appreciation of the historical significance and ecological function of water within the gardens.

8.Utility Modernization

A key component to the vision for a generational landscape is to modernize the utility infrastructure to meet the proposed and future needs of the Alamo Gardens. The new, code compliant infrastructure has been strategically routed to avoid any known archeologically sensitive areas. Above grade infrastructure will be visually screened or located out of sight for visitors.

Pathway lighting is strategically planned to provide both guidance for visitors and accentuation of the ground-level flora and fauna while minimizing its own visual presence. The illumination of the tree canopies involves a comprehensive approach, employing uplighting, downlighting, and tree sparkle with pendant lights, to simulate a natural enclosure sensation. All tree lighting selections are made with consideration for their ability to enhance gathering spaces for interpretive moments and special events. The lighting scheme includes integrated features to capture the nuances of the flowing water in fountain features. Architectural facades will be highlighted, while special attention is given to the implementation of facade and stone wall lighting along the Church highlighting unique aspects of the artifact. Examples of light fixture selections are included on page 6.

Proposed Light Fixtures

Low-level pathway lighting to be incorporated into planting beds for minimal appearance.

Globe accent lights for low level vegetation sparkle, to be incorporated into planting beds for minimal appearance.

Tree pendants for downlighting and sparkle of canopies – finishes to complement other metal fixtures onsite, perforation pattern to be graphically consistent with environmental graphics and signage for the site.

Tree uplights in surrounding planters.

Stake-mounted tree uplights for smaller tree accentuation.

In-grade uplight accents for adjacent facades and walls.

Integrated fountain fiberoptic accent lights – finishes to complement fountain interior finish.

Alamo Gardens Photographic Timeline

Aerial View looking Southwest - 1919 UTSA Digital Archive

Aerial View of Grounds – 1930, UTSA Digital Archive

Aerial View of Grounds – 1940/41 UTSA Digital Archive

HR Newcomer, Alamo Chief Gardner-1948, San Antonio Light, UTSA Digital Archives

Undated of Back Gardens looking west – The Portal to TX History, UNT Special Collections

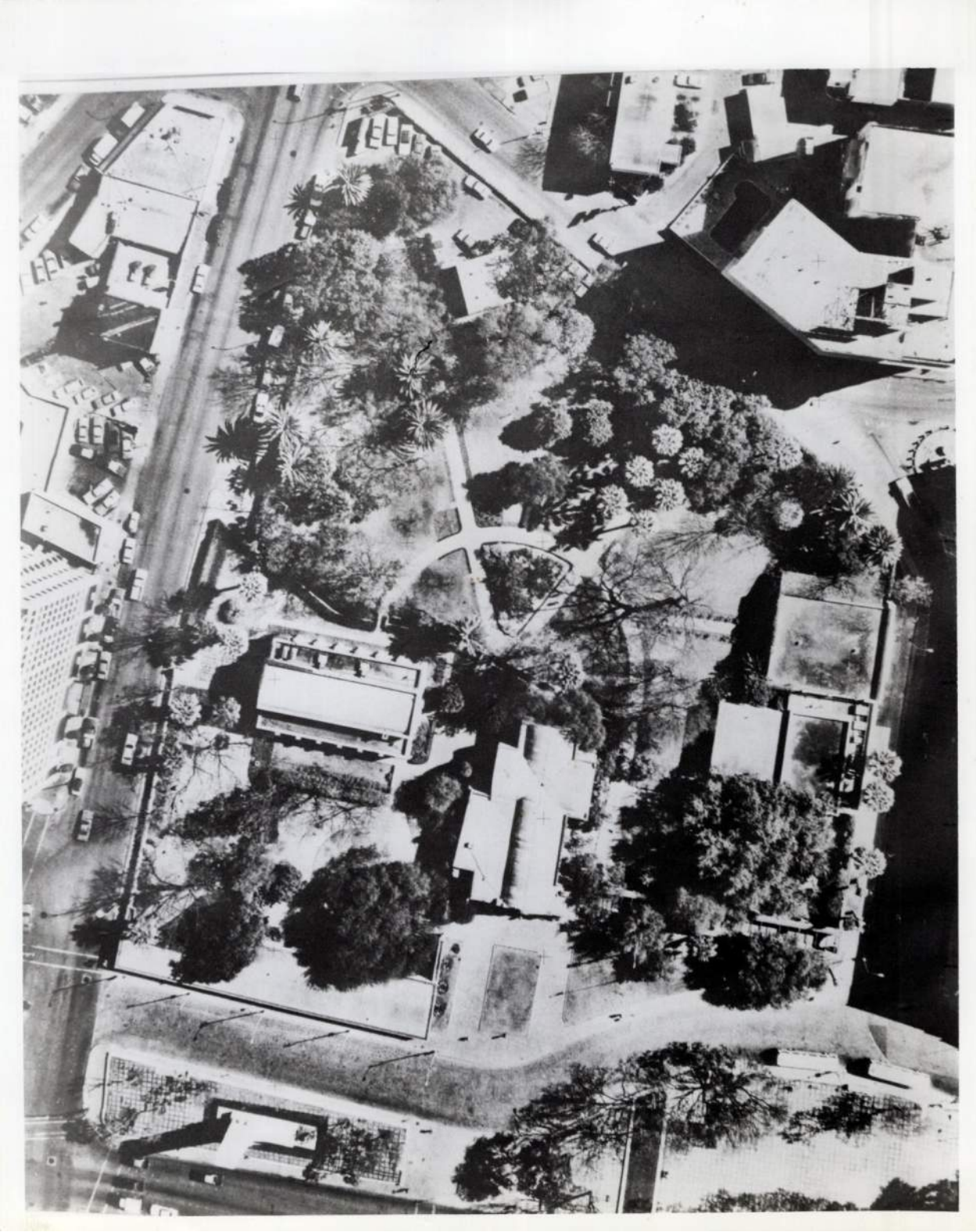
Alamo Gardens – Undated, The Portal to TX History, UNT Special Collections

Postcard – Undated, The Portal to TX History, UNT Special Collections

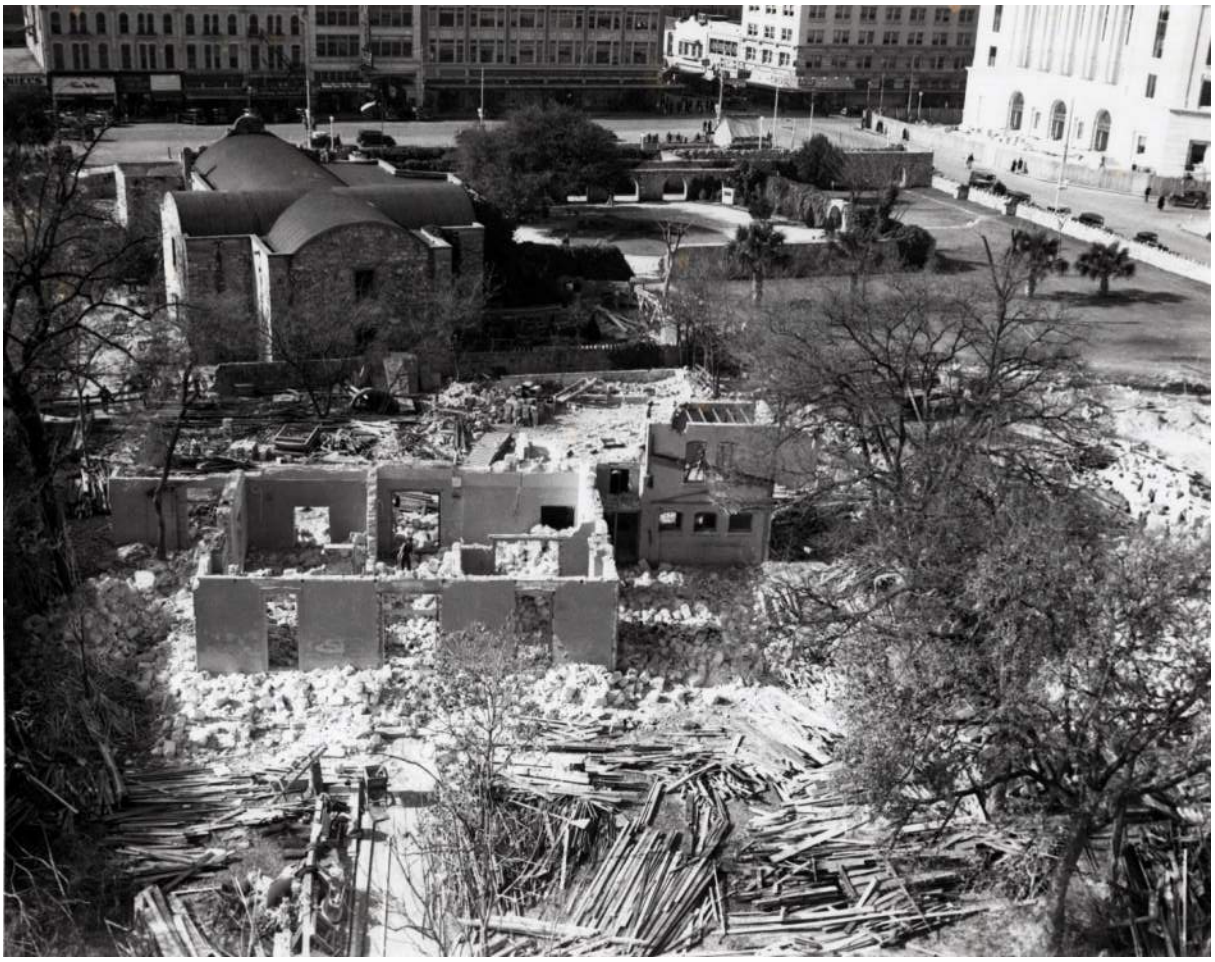
The following images are from the Alamo Collection, some of them are undated but we have provided some date ranges that might be helpful.

Undated, likely 1940s

Alamo Greenhouse, undated

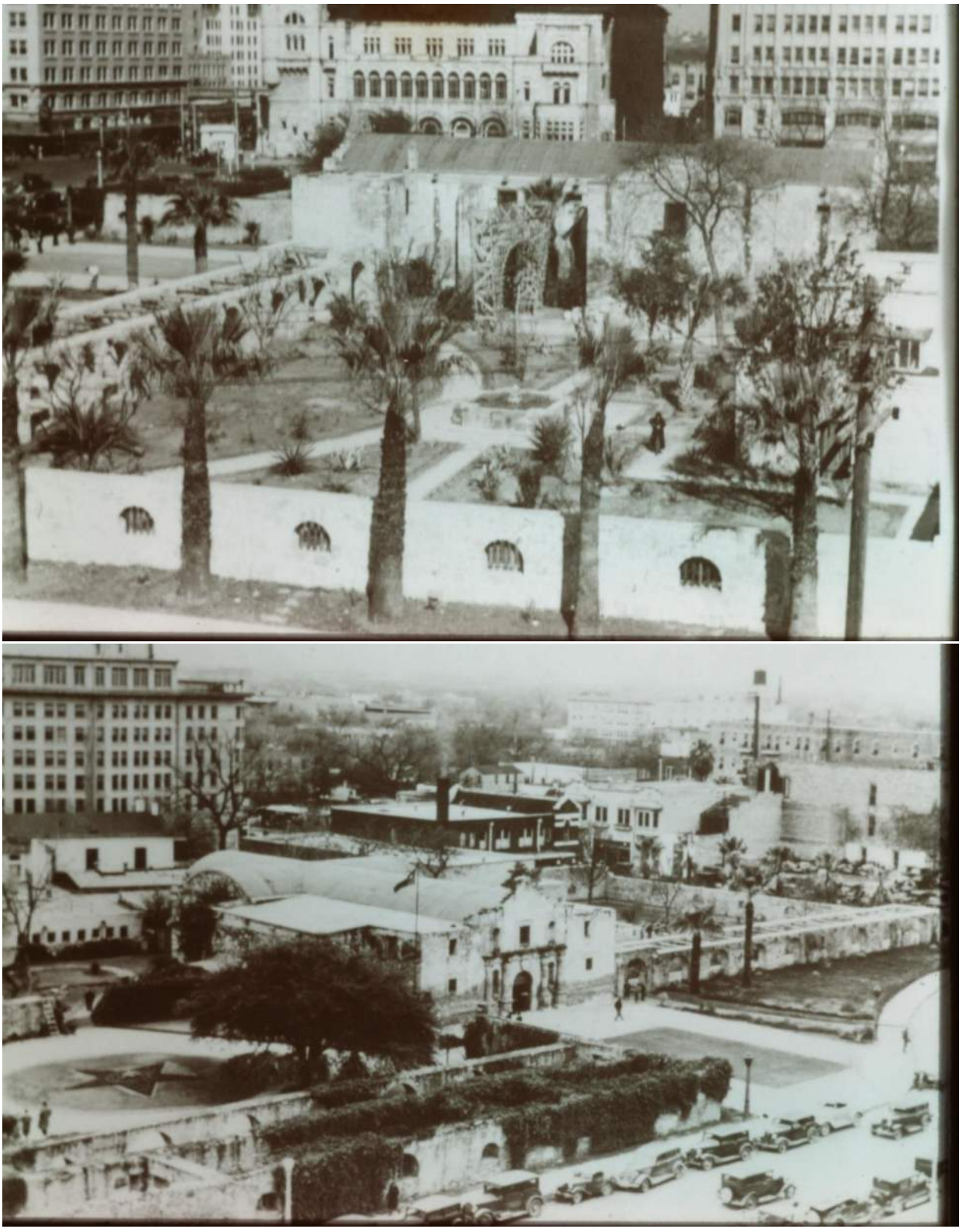


Arial photo undated Likely 1960s or 1970s



Undated, early 1930s, before 1937.

Undated, 1970s or 1980s



Undated Photos, mid to late 1920s

EXISTING SITE PHOTOS
DECEMBER 1, 2023

A- View south of Mission San Antonio de Valero, looking west towards the existing arcade. Construction fencing has been erected for the future Texas Cavaliers Education Center and can be seen left in the photo.

B- View south of Mission San Antonio de Valero, looking south towards Alamo Hall. Construction fencing has been erected for the future Texas Cavaliers Education Center.

C- View south of Mission San Antonio de Valero, looking towards the existing Crockett fountain, with the existing Alamo Hall to the left in the photo and the existing arcade to the right.

D- View south of Mission San Antonio de Valero, looking towards the existing arcade with a portion of the Crockett fountain towards the left of the photograph.

D- Entry gate off of Bonham Street taken from the east of the Ralston Family Collections Center within the gardens.

E- View from the center of the garden looking southwest towards Alamo Hall with heritage tree in the foreground.

F- View from the gardens looking south towards the Alamo Hall Patio.

G- View from the gardens looking north towards the entry of Ralston Family Collections Center

H- View from the center of the gardens, looking west. The east elevation of Mission San Antonio de Valero is prominent in the view.

I- View looking southeast towards Bonham St. Construction fencing has been erected for future Texas Cavaliers Education Center.

J- View from the center of the gardens looking east towards the Ralston Family Collections Center.

K- View at the northern end of the garden, looking west towards the Acequia Water feature. The Alamo gift shop can be seen beyond and to the left of the photo.

L- View at the northern end of the garden, looking east towards the Ralston Family Collections Center. Living histories encampment can be viewed at the right of the photo.

M- View at the northern end of the garden, looking south along the Acequia Water feature. The Alamo gift shop can be seen in the right portion of the photo.

Item 3.3C
Texas Historical Commission
January Quarterly Meeting
January 30–31, 2024

Discussion and possible action regarding an amendment to Historic Buildings and Structures Antiquities Permit #1120, Cenotaph structural investigation, the Alamo, San Antonio, Bexar County

Background:
Mission San Antonio de Valero was established at the current location in 1724 as a Spanish religious outpost in a chain of four similar missions along the San Antonio River. The Long Barrack was originally constructed to serve as living quarters and offices of the Spanish missionaries. Construction began on the mission church in 1740 but was never completed. In 1803, the site became a Spanish frontier fortress and military garrison. At the outset of Texas' revolution from Mexico in November 1835, the Texan Army for Independence occupied and fortified the Alamo compound in anticipation of a siege by the Mexican Army. During the Alamo battle on March 6, 1836, many garrison members withdrew into the church and convent where they made a last stand against Mexican forces.

The Alamo Cenotaph was commissioned by the State of Texas to commemorate the Texas centennial. Designed by Adams & Adams with sculptural figures carved by Pompeo Coppini, the Cenotaph was dedicated in 1940 "in memory of the heroes who sacrificed their lives at the Alamo, March 6, 1836, in the defense of Texas. They chose never to surrender nor retreat; these brave hearts with flag still proudly waving, perished in the flames of immortality that their high sacrifice might lead to the founding of this Texas." The monument is prominently located in Alamo Plaza to the northwest of the Alamo church on a traffic median owned by the City of San Antonio.

The Alamo buildings and grounds, including the Cenotaph, are protected as a Recorded Texas Historic Landmark (1962) and as a State Antiquities Landmark (1983). The site is also listed in the National Register of Historic Places as a National Historic Landmark (1966). In 2015, the Alamo and the four missions comprising the San Antonio Missions National Historical Park were designated a UNESCO World Heritage Site.

In 2014, the City commissioned structural engineering firm Jaster Quintanilla San Antonio, LLP, and stone conservator Ivan Myjer to assess the condition of the Cenotaph. Based on visual inspection and review of original construction documents, the report identified multiple issues, including movement in the marble cladding, particularly at the top of the tower; use of an overly hard mortar with initial construction and later replacement of the joints with sealants, which have begun to fail; likely degradation of aluminum anchors used to secure the marble cladding to the concrete and brick backup; and potential corrosion of reinforcing steel in the concrete structure. The report recommended investigation to determine if moisture is trapped within the monument, removing and replacing displaced stone, and repointing of the mortar joints to prevent further water infiltration. Options for the amount of stone removal were included, but the report concluded that "removal and replacement of all of the marble units should not be necessary unless the concrete frame is exhibiting a level of deterioration that undermines its structural stability." The 2014 report may be found at: https://www.sanantonio.gov/Portals/0/Files/CCDO/AlamoPlazaAdvisoryCommittee/AlamoCenotaphStructuralAssessment.pdf.

Scope of Work:
The recent phase of the Cenotaph investigation, authorized by the Commission under Historic Buildings and Structures Antiquities Permit #1120, has focused on the condition of the concrete superstructure and the aluminum anchorage pins originally specified to tie the marble cladding to the underlying structural backing and framework. Select stone panels at the top of the monument and adjacent brick infill were removed to access the Cenotaph's internal structure for the first time since it was built to document the type and condition of the marble anchors, assess the brick infill and concrete frame, and determine if water drainage systems continue to function. Additional investigative work included electromagnetic detection of stone anchors to confirm typical locations, borescope inspection at open mortar joints, and testing of small powder samples of existing concrete to estimate the depth of carbonation (deterioration) in the structural framework. Project professionals have proposed the installation of a temporary cap on the Cenotaph, rather than the reinstallation of removed stones, until further conservation work can be completed in 2024. This will help limit the potential for damage to the historic materials until these conservation efforts are underway.

A cap will be constructed that mimics the monument's original form prior to stone deconstruction. This work includes the installation of treated wood framing that is secured on the top and sides of the cenotaph structure. Framing and anchoring will be sized by the structural engineer. The cap structure and components will not be fastened in any way to the existing stone cladding, and the roof framing will slope ¼" per foot to the drain. Exterior grade plywood or Densglass sheathing will be applied to the wood framing. A waterproof coating with a fine granular finish will be applied to the exposed cap surfaces. The coating color is intended to match the color of the marble cladding as closely as possible. If the color is not as close as desired, the waterproofing may have a compatible paint coating applied that provides a better color match. A backer rod and joint sealant will be installed between the cap and the adjacent stone to create a weathertight condition. The joint sealant color will match the color of the existing joint material as closely as possible. A new temporary roof drain and internal PVC downspout will be installed that sleeves into the existing cast iron downspout, and a new temporary PVC vent will be installed on the roof that matches the size and general height of the original vent.

The temporarily removed stones will remain on site behind secured fencing and will be visible to the public. The stones are labeled and keyed by location and orientation and have been photographically documented. The final location of the stones on site will be determined by the Alamo Trust. Existing stones at the top of the monument will have concealed anchors installed where proper anchorage does not exist.

This scope of work arose from collaboration between the Texas Historical Commission's Division of Architecture, Architexas, and Alamo Trust representatives during monthly site visits. The installation of a temporary cap avoids potential damage to the stone from reoccurring reconstruction and deconstruction during temporary stabilization followed by permanent repair of the monument later in 2024. Our staff believes the cap is appropriate as a temporary measure, with the long-term solution for conservation of the monument returning to the Commission for future action.

(Over)

The Commission may authorize the amendment to permit as written, apply special conditions to the amendment, request additional information for review, request a revised scope of work, or deny the amendment to permit.

Motion Option 1 (AAB):
Move to send forward to the Commission and recommend authorizing the Executive Director or his designee to amend Historic Buildings and Structures Antiquities Permit #1120 for the Cenotaph temporary cap installation, the Alamo, San Antonio, Bexar County.

Motion Option 2 (AAB): Move to send forward to the Commission and recommend denial of the amendment to Historic Buildings and Structures Antiquities Permit #1120 for the Cenotaph temporary cap installation, the Alamo, San Antonio, Bexar County.

Motion Option 1 (Commission):
Move to authorize the Executive Director or his designee to amend Historic Buildings and Structures Antiquities Permit #1120 for the Cenotaph temporary cap installation, the Alamo, San Antonio, Bexar County.

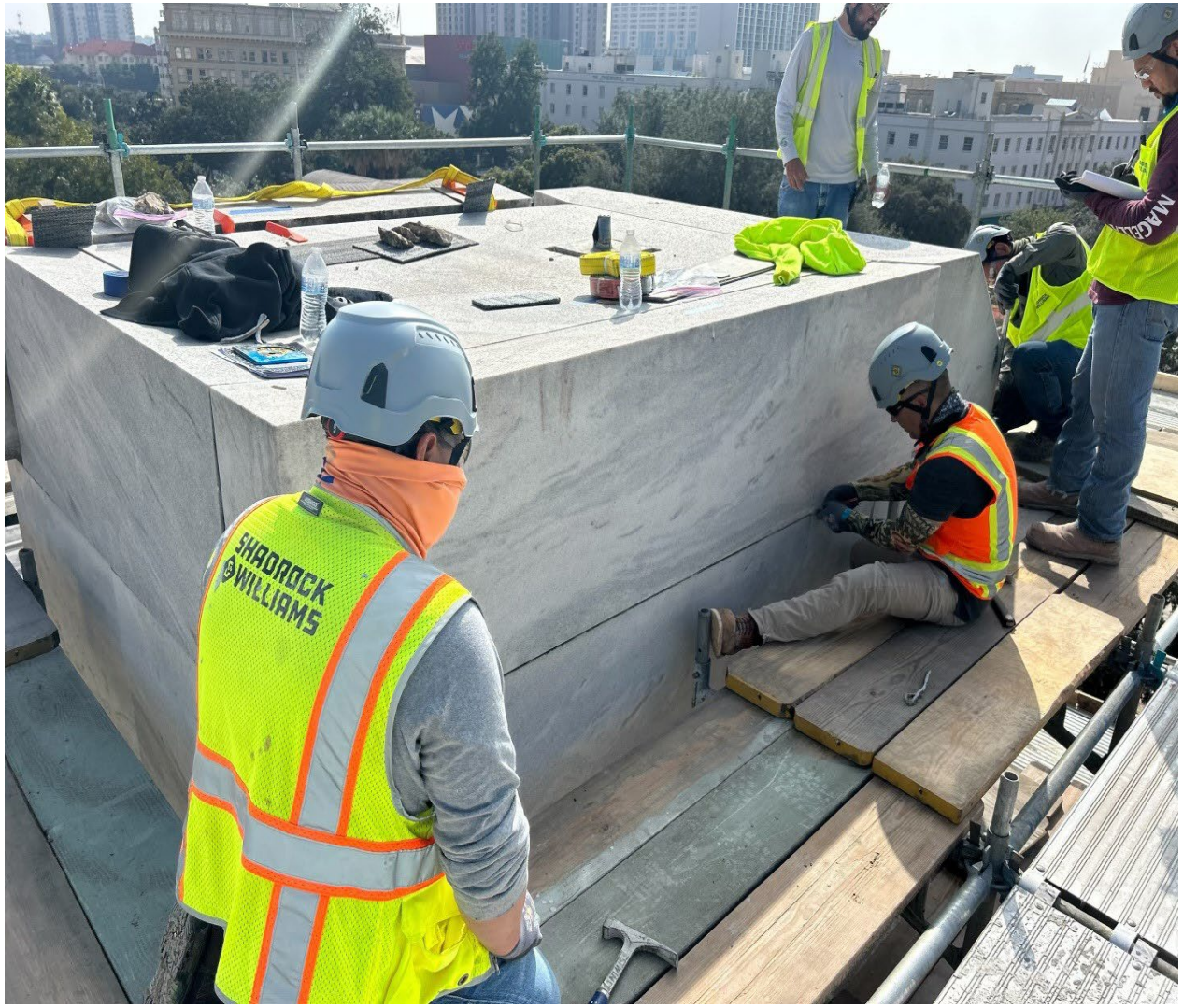
Motion Option 2 (Commission):
Move to deny amendment of Historic Buildings and Structures Antiquities Permit #1120 for the Cenotaph temporary cap installation, the Alamo, San Antonio, Bexar County.

Cenotaph

Stone removal

CENOTAPH STONE REMOVAL (TYPICAL STONES)

1. Photo documentation of stone and labeling.
2. Mortar and perimeter sealants are removed from the outside faces to allow us to view any mechanical attachments.
3. Any found mechanical attachments are removed at this time.
4. We then install ratchet straps around the ring of stones below what we are working on. This prevents any stones from shifting during stone removal above).
5. Wooden wedges are then inserted into one of the ends of the stone at the bottom (this area is already damaged from the stone placement 1935-36 on most stones so far).
6. The wedge is then driven under the stone with a hammer striking the wooden wedge.
7. As the stone begins to lift, we add additional wedges to the sides to gain additional contact surface and continue to drive the wedges under the end of the stone to prevent further spalling of the stone.
8. One we have approximately ½" clear gap under the center of the stone we install shim packs to hold our elevated level.
9. We then move to the other side of the stone and follow the same steps with the wooden wedges which allows us to "teeter-totter" the stone back and forth on the center shim pack.
10. We then utilize a combination of wooden wedges and pry bars to lift the side of the stone approximately ¼" allowing us to install another shim to the center of the stone (we are lifting the stone from side to side about ¼" at a time until we clear a gap of 1" plus).
11. Once the stone has been raised the 1"+/- we install nylon rigging using a "choke" method on each end of the stone.
12. The rigging is then inspected by a certified rigger and flown to the ground.



Nov. 20th – Day of removal

Nov. 20th – Day of removal

Nov. 20th – Day of removal

Nov. 20th – Day of removal

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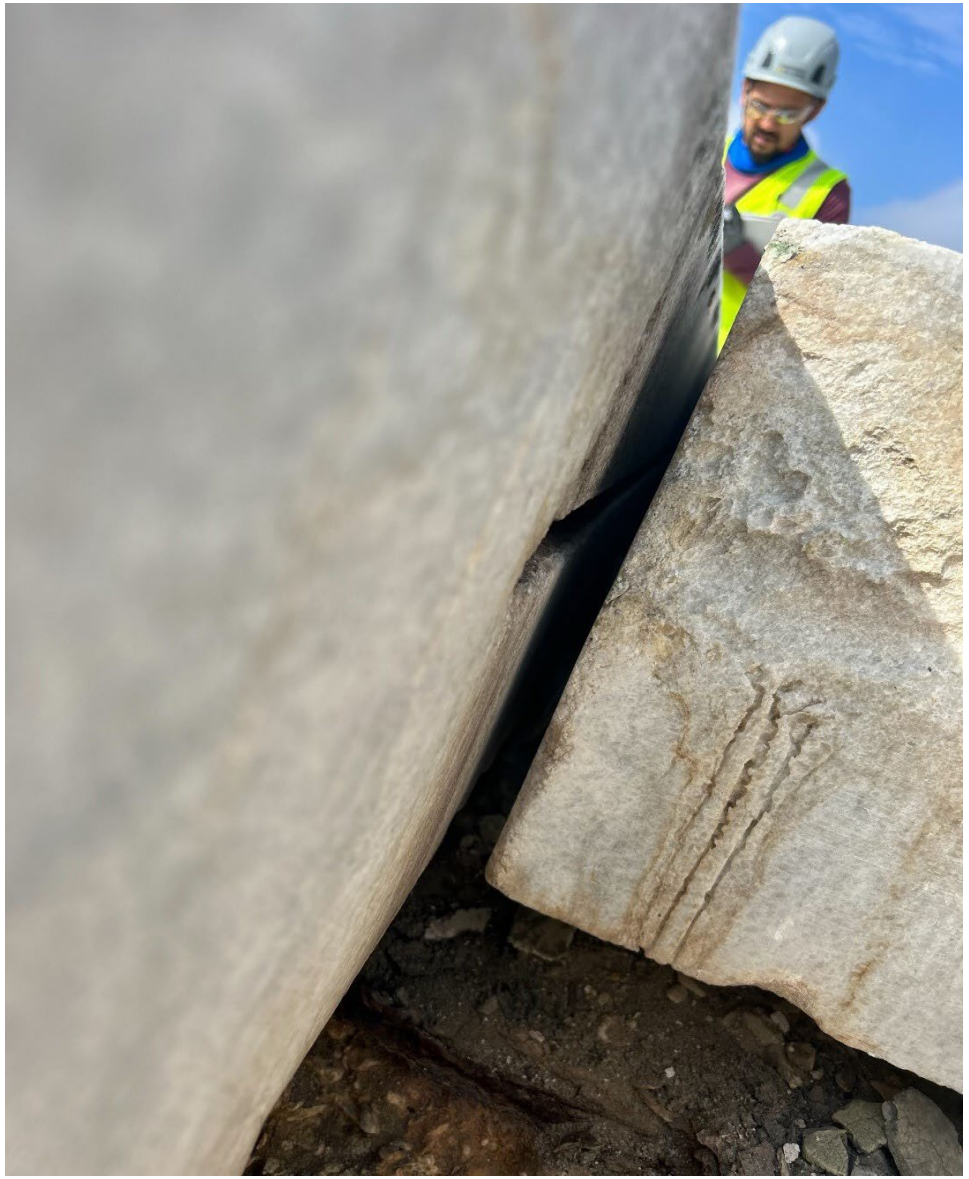

Nov. 20th – Day of removal

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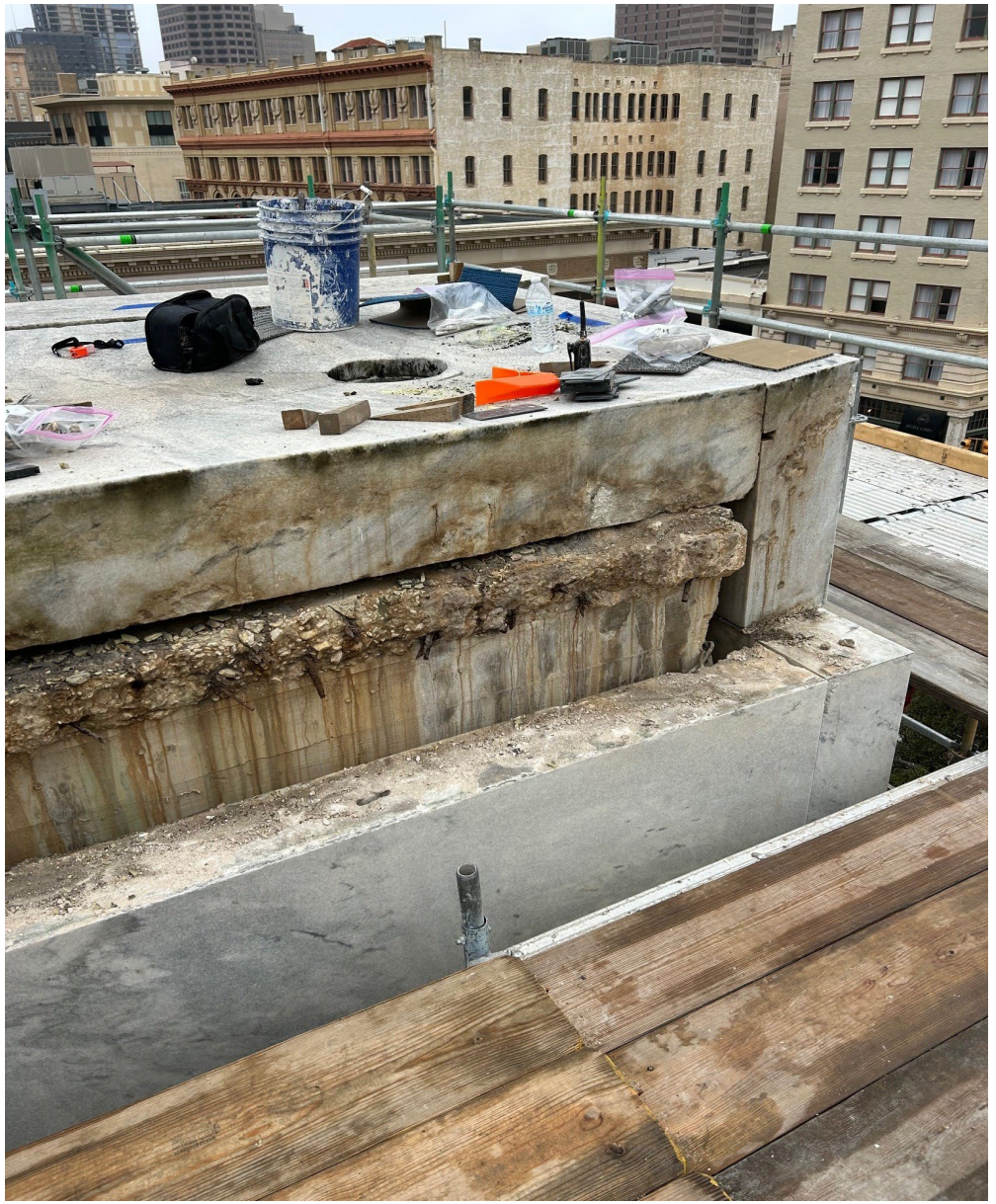
Nov. 20th – Day of removal



Nov. 20th – Day of removal

Nov. 29th

Nov. 29th

Nov. 29th

Nov. 29th