

# Antiquities Advisory Board Committee

April 3, 2024



# TEXAS HISTORICAL COMMISSION

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## AGENDA ANTIQUITIES ADVISORY BOARD MEETING #116

Renaissance Austin Hotel  
Bluebonnet Room  
9721 Arboretum Boulevard  
Austin, TX 78759  
April 3, 2024  
8:30AM

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*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.*

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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 # 115, January 30, 2024
  
3. **Consider approval of State Antiquities Landmark Nomination for the University Junior High School, Austin, Travis County** – *Sadnick*
  
4. **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)*
  
5. **Discussion and possible action regarding Historic Buildings and Structures Antiquities Permits at the Alamo, San Antonio, Bexar County** (Item 3.2) – *Brummett*
  - A. Alamo Church west elevation emergency cornice repairs and select probes investigation, Permit #1286
  - B. Comprehensive restoration of the Cenotaph, Permit #1287

## 6. 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

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### MINUTES ANTIQUITIES ADVISORY BOARD MEETING #115 Holiday Inn Austin Town Lake 20 N-IH 35 Austin, TX 78701 January 31, 2024 8:30 A.M.

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*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.*

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#### 1. Call to Order

The meeting of the Antiquities Advisory Board (AAB) was called to order by Chair Commissioner James Bruseth at 8:36 a.m. on January 31, 2024. 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  
Commissioner Lilia Garcia  
AAB Member Todd Ahlman  
AAB Member Doug Boyd  
AAB Member Bob Ward  
AAB Member Niki Hise  
AAB Member Rick Lewis

AAB Members Absent:  
AAB Member Norman Alston  
AAB Member Joaquin Rivaya-Martinez

#### B. Establish a Quorum

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

#### C. Recognize and/or excuse absences

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

#### 2. Consider approval of Minutes

Bruseth moved to approve the Antiquities Advisory Board Meeting Minutes #114, October 27, 2023; motion passed unanimously.

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

A. Archeology Division Director Brad Jones presented the 128 archeology permits issued by the Archeology Division during the last quarter. Jones noted that of the types of permits issued, Intensive Survey had the most with 103 Permits issued this quarter. Jones also highlighted one of the newly issued permits issued for testing and data recovery at sites in El Paso, including Firecracker Pueblo, as a part of a large TxDOT project.

B. Architecture Division Director Elizabeth Brummett presented the permits issued by the Architecture Division during the past quarter, noting the seasonal fluctuation. Brummett also mentioned that Rehabilitation Permits were the most common. Also highlighted was a Relocation Permit, which was for a flagpole within Lamar Courthouse Square.

*\*The Commission will meet concurrently with the Antiquities Advisory Board (AAB)*

[9:40 am]

### **4. AAB Appointment (3.1)**

Jim Bruseth opened the discussion on appointments to the Antiquities Advisory Board. There was a move to recommend approval to the Commission for the appointment of Eleanor Stoddart, professional archaeologist and the reappointment of: Dr. Todd Ahlman, professional archeologist; Doug Boyd, professional archeologist; Rick Lewis, professional architect; Joaquin Rivaya-Martinez, professional historian; and Bob ward, professional historian, to the Antiquities Advisory Board, to each serve a two- year term (Effective February 1, 2024 through January 31, 2026).

Laurie Limbacher moved to approve the appointments, Lilia Garcia seconded, and motion passed unanimously.

### **5. Presentation on the Alamo Church and Long Barrack (Item 3.2)**

Kate Rogers, Executive Director of the Alamo Trust, Inc., provided an introduction for two key items on the AAB and Commission agendas. She introduced Dr. Tiffany Lindley, Archeologist with the Alamo Trust, for a presentation on archeology related to the drainage project at the Long Barrack, and Lisa Easton with Easton Architects, for a presentation on the preservation and restoration of the Church and Long Barrack.

Dr. Tiffany Lindley, Alamo site archeologist, provided a brief overview of the ongoing excavations outside the Long Barrack as part of the installation of a new drainage system. Archeologists have fully excavated a small number of the proposed units, revealing intact archeological stratigraphy starting with the early 18<sup>th</sup> century Spanish Colonial occupation of the site and continuing through the early 20<sup>th</sup> century. Of particular note, is a defined stratum that appears to represent an Alamo battle period occupation surface. Thousands of artifacts have already been recovered, and it is expected the ongoing excavations will continue to recover artifacts that will provide new details on the site's important history.

Easton introduced Mark Navarro with Fisher Heck Architects for an update on the emergency drainage work at the Long Barrack. Navarro indicated since the project received a permit in July,

excavations have now started adjacent to the north end of the building. The stones uncovered are wet and saturated, demonstrating the need for the drainage project. Navarro stated that, once the excavations have been completed, the architects will map the locations of 18<sup>th</sup>- and early 20<sup>th</sup>-century materials and revise their treatment recommendations based on the conditions that are uncovered.

Easton indicated the Long Barrack project is their pilot for drainage improvements within the Alamo site. She then discussed the conservation treatment program and immediate needs for the west façade of the Alamo Church. The project started with a 22-day assessment of every square inch of the façade as an initial annual survey to monitor the artifact using international standards. During the assessment, the team observed deterioration and material loss from day to day. Easton presented sample drawings of the conditions observed. This stage of work will conclude in April with development of a treatment program for conservation, including recommendations for stone replacement, pointing, and cleaning various types of soiling.

Commissioner Limbacher indicated her appreciation for the methodical process.

Rogers next introduced Karen Krauskopf and Luis Santi-Merayo with Gensler for a presentation on the Visitor Center and Museum. Krauskopf indicated that during prior presentations to the AAB and Commission, the architects received feedback that the fifth floor was too prominent, so they made design revisions, including increasing the setback to 12 feet from the cornice of the Woolworth Building, reducing the height by two feet, and changing the materials of the canopy from wood-look to glass. Santi-Merayo presented a series of renderings of the proposed project from multiple vantage points. Rogers mentioned that a prior plan for the visitor center called for destruction of the buildings in this block, and that the current design was inspired by a rendering put forward by the Conservation Society of San Antonio in 2019, showing how the buildings could be reused. She described exhibits focused on the Civil Rights movement in San Antonio in the location of the Woolworth lunch counter. Finally, Rogers indicated the rationale for the fifth floor exhibit is to support the Alamo Trust's intent to be financially self-sustaining upon completion of the project, including through event rentals.

## **6. Discussion and possible action regarding Historic Buildings and Structures Antiquities Permits (Item 3.3)**

### **A. Issuance of Permit #1266, rehabilitation of the Woolworth Building to be used as the Alamo Visitors Center and Museum, San Antonio, Bexar County**

Brummett described the Woolworth Building, which was designated as a State Antiquities Landmark in 2019 for its significance to African American Civil Rights based on the peaceful integration of its lunch counter alongside others in downtown San Antonio in March of 1960. The building's exterior materials date to its construction in 1921 and improvements made for Woolworth's 75<sup>th</sup> anniversary in 1954. Brummett then described the project as the rehabilitation of the building as part of the proposed Alamo Visitors Center and Museum. Work includes cleaning, repair, and selective replacement of historic materials including brick, terra cotta, and windows; replacement of non-historic storefront windows and doors to match the building's appearance in 1960; reconstruction and interpretation of a portion of the lunch counter; and construction of a rooftop addition and adjoining new construction. Brummett indicated that the proposed work to historic exterior elements meets the *Secretary of the Interior's Standards*

*for Rehabilitation.* Regarding interior work, she expressed concern regarding extensive structural interventions necessary for the project, namely complete demolition of the building's interior structure and replacement with a steel structural system. She described that re-creation of a portion of the lunch counter for which the building is significant will be based on samples of materials found in the building and reference photographs from similar lunch counters. Brummett indicated the proposed rooftop addition does not meet the *Standards* due to its height and prominence, and described guidance on application of Standards 9 or 10, used to evaluate additions to historic buildings. She extensive engagement regarding the project design and modifications made by the architects to reduce the height modify the materials of the addition, with a light-colored terra cotta cladding and glass canopy used in the most recent design. Brummett indicated that while the changes serve to lighten the impact, the addition still does not meet the *Standards*.

For context, Brummett concluded her presentation with information on advisory comments provided by staff regarding the Palace Theater Arcade and Crockett Block under the Antiquities Code of Texas.

Limbacher asked about the color and treatment of a sign panel on the façade. Brummett indicated masonry repair work would be performed. Krauskopf responded that the sign was removed before the period of significance and that the masonry would be repaired in that location without installation of a new sign. Limbacher then asked about the amount of setback of the rooftop addition. Krauskopf indicated the setback is 12' from the cornice or 8' from the wall of the Woolworth Building. THC Vice-Chair Cathy McKnight asked about the use of the space, and Brummett responded that it will be an event space as an economic driver for the project. Limbacher noted a penthouse on top of the event space. Brummett noted that the penthouse will be set back significantly and is not as prominent. Krauskopf indicated that all portions of the rooftop addition are reduced to their program minimums in terms of height and square footage. Rick Lewis indicated he viewed the project as a real win, considering the local concern the buildings would be destroyed when initially acquired by the State. He stated support for the massing of the addition and material choices as shown in the presentation, indicating the contemporary design makes it appear like a building beyond the Woolworth. He also supported the use of steel columns as an honest reflection that they were not part of the original building and complimented the project overall. Garcia asked for clarification about whether the project meets the *Standards*. Brummett responded that there are aspects of the project that meet the *Standards* and are commendable, but indicated the complete replacement of the interior structure and rooftop addition are concerns. Garcia then asked if there was an ability to compromise. Commissioner Garrett Donnelly asked for clarification regarding the renderings shown by Gensler as compared with those in the staff presentation. Brummett indicated that the sightlines shown by Gensler are a more accurate representation of the project. Limbacher asked further about the setback as compared with an example project shown by staff.

Doug Boyd moved 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. Lewis seconded the motion. Limbacher indicated she was troubled by the prospect of issuing a permit that does not meet the *Standards*, while also stating appreciation for the efforts to refine the design. She and Todd Ahlman asked questions about the documentation and whether the AAB could consider a permit based on documentation that has not yet been provided. Bruseth proposed to amend the motion with a provision that final design drawings are received by staff and are consistent with what was presented at the meeting, and Boyd and Lewis accepted this amendment. Garcia asked about the ability to increase the setback, to which Rogers responded that a greater setback would make the space unusable.

Brummett indicated there is no staff recommendation due to concerns with the project meeting the *Standards* but that it is within the AAB and Commission's authority to consider additional factors in their decisions.

The motion, as amended, carried with AAB Members Garcia, Ahlman, Boyd, Ward, Hise, and Lewis voting in favor, Limbacher voting against, and Bruseth abstaining.

**B. Issuance of Permit #1267, installation of the Phase 3 site improvements, Alamo Gardens, the Alamo, San Antonio, Bexar County**

Brummett indicated the Alamo Gardens were developed in the 1930s and retain limited historic integrity due to more recent construction projects. The Alamo Gardens Phase 3 plan will transform the site with new pathways and updated features. The existing radiating pathways do not relate to the buildings that have been or are being constructed, so the project reimagines what the space behind the Alamo might look like. Brummett described the scope of work for the project, including relocation of the historic Crockett fountain, removal of the cactus garden, construction of a learning staircase and adobe oven, replacement of existing gates within the perimeter walls, construction of a new acequia water feature and educational garden, and protection of heritage trees. The Acequia Madre historically flowed behind the Alamo Church and was interpreted as a water feature lined with concrete in the 1930s design. The new Acequia feature will be built above the existing to preserve archeological remains, with grading coordinated under archeological permit #31032. Brummett indicated that the interventions are compatible with the Alamo in terms of a new design in this space.

Limbacher moved 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. Lewis seconded the motion, and it passed unanimously. Boyd noted the location of a cistern east of the Alamo within the project area.

**C. Amendment to Permit #1120, Cenotaph structural investigation, the Alamo, San Antonio, Bexar County**

Brummett described the Alamo Cenotaph, designed by Adams & Adams with sculptural figures carved by Pompeo Coppini and dedicated in 1940. In 2014, the City of San Antonio commissioned a structural assessment, and more recent investigations performed under Permit #1120 have focused on the condition of the concrete superstructure and anchorage pins. Brummett described that a number of stones have been removed to allow for the investigation. Before a comprehensive proposal for repairs is presented to the Commission, the proposed amendment would allow a temporary cap to mimic the monument's form while safeguarding the removed stones on site as an interim solution.

Limbacher indicated her appreciation for the investigations. She noted the proposed use of treated lumber for the cap and recommended avoiding chemicals that would leach onto materials of the monument. Lewis agreed, and Brummett thanked them for their comments.

Limbacher moved 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. Todd Ahlman seconded the motion, and it passed unanimously.

**7. Adjournment**

The AAB adjourned at 10:42 a.m.



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## Item 3

Texas Historical Commission  
Antiquities Advisory Board  
Quarterly Meeting  
April 2-3, 2024

### Consider approval of State Antiquities Landmark Nomination for the University Junior High School, Austin, Travis County

**Background:** The University Junior High School was listed in the National Register of Historic Places in 2001. In February 2024, a private citizen submitted a State Antiquities Landmark (SAL) nomination for the property. The school, a joint project of the University of Texas and the Austin public school system, opened in September 1933, and served as a facility to train student teachers while accommodating the growing local school-age population. George Dahl served as the architect, under consulting architect Paul Philippe Cret. The University Junior High School was listed in the area of Architecture, as an excellent example of Spanish Revival design in keeping with the overall campus plan, and under Criterion A in the area of Education, for its role in promoting modern school standards for the Austin school district.

The subject property is owned by the University of Texas. Therefore, in addition to the established criteria for evaluating historic buildings and structures outlined in Texas Administrative Code §26.19, the codes require additional considerations should an institution of higher education object to the designation. At the time of publication, the University of Texas had not yet objected to the designation, however in August 2023, the university notified the commission of its intention to demolish the building for replacement with other facilities. This notification complied with Sec. 191.098 of the Antiquities Code of Texas.

Should the university object to the designation during the evaluation process, the commission must consider:

- (1) that the primary mission of institutions of higher education is the provision of educational services to the state's citizens;
- (2) that the authority for expenditure of the portion of the state's resources allocated to institutions of higher education for construction and repair purposes is entrusted to the governing boards of institutions of higher education for the purpose of the furtherance of the primary mission of the respective institutions of higher education;
- (3) whether the benefit to the state from landmark designation outweighs the potential inflexibility of use that may be a consequence of the designation; and
- (4) whether the cost of remodeling and/or restoration that might be required under the permit procedures of the committee if the building were designated as a landmark may be so substantially greater than remodeling under procedures established by law for the review of remodeling projects for higher education buildings not so designated as to impair the proper use of funds designated by the state for educational purposes at the institution.

The commission must weigh these criteria against the designation criteria and the “commission shall designate a property under the control of an institution of higher education as a landmark only if the record before the commission establishes by clear and convincing evidence that such designation would be in the public interest.” Recommendations by the Antiquities Advisory Board regarding this higher education criteria may assist the commission in its final decision making, should the university object.

**Motion Option #1:** Move that the Antiquities Advisory Board send forward to the Commission and recommend approval of the State Antiquities Landmark (SAL) nomination for University Junior High School (Travis County).

**Motion Option #2:** Move that the Antiquities Advisory Board send forward to the Commission and recommend rejection of the State Antiquities Landmark (SAL) nomination for University Junior High School (Travis County).

**Discussion and possible action regarding Historic Buildings and Structures Antiquities Permit #1286 for the Alamo Church West Elevation Emergency Cornice Repairs and Select Probes 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. Following Texas independence, the buildings were abandoned until statehood. From 1849 to 1877, the U.S. Army occupied Alamo Plaza as a supply hub, whereupon the church gained a new second floor and roof (with the iconic parapet) to store supplies, while the Long Barrack housed offices, workshops, and living quarters. The church interior was devastated by fire in 1861 but continued to serve as a storehouse until purchased by the state in 1883 as beautification of Alamo Plaza began. The Long Barrack was incorporated into later structures, partially demolished, and reconstructed in the early twentieth century. These two buildings are the only remaining mission structures on the site.

The Alamo buildings and grounds are protected as a Recorded Texas Historic Landmark (1962) and as a State Antiquities Landmark (1983). The site is also listed on 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.

The cornice retable of the west façade of the Alamo Church is in a state of active and accelerated deterioration in need of immediate stabilization measures to ensure the retention of the historic fabric and preservation of the physical stone units, carved details, and remnants of historic renders. Previous repairs to the cornice retable occurred in 1994–95 whereby a sloped cementitious cap was applied to the top of the cornice to introduce positive watershed away from the building façade. A two-component waterproofing membrane with an acrylic-based elastomeric coating was applied directly onto the sloped, cementitious layer, terminating with a lead reglet attached into the historic masonry of the west façade and a metal drip edge, attached with ferrous fasteners along the projecting north, south, and west edges. The elastomeric coating was also applied on the projecting lower cornice moldings and a “waterproofing agent” was introduced to select areas of the masonry surfaces.

Over time, the cementitious material has cracked and detached along with select areas of spalled masonry. The loss of material is significant and is impacting the original, historic masonry surrounding it. The pitch (and hence the ability to watershed) is inconsistent, ineffective, resulting in ponding water and active water

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ingress into and between the joints, mortar, stones, and renders of the cornice retable, carved and rubble stone of the immediately adjacent historic masonry of the west facade.

Furthermore, the Alamo Church roof suffers from ongoing deterioration prompting the development of an appropriate solution to manage water drainage. A select probes investigation will help project professionals understand the 1921 construction detailing for the connection of the steel reinforced concrete bond beam to the historic masonry walls and the connection of the steel reinforced thin shell vault to the west façade, the north, south and east transepts.

### **Scope of Work:**

The scope of work to be performed under this permit includes the stabilization of the cornice cap in the form of removal of the waterproofing layer(s), metal materials including the drip edge, fasteners, and lead reglet. The waterproofing layers will be removed utilizing handheld grinders, and the metal components will be removed with hand tools. Removals will proceed without harm to the historic stone. The modern-era Portland cement and sloped cornice cap will be ground to achieve a true and consistent westerly pitch (away from the façade). Inappropriate mortars will be extracted, and the joints will be repointed with THC approved mortars on the full cornice retable and the surrounding 2'-0" of the façade, at minimum. All mortar removals will proceed with great care to ensure the stability of all units that may be or may become unstable. Protection of the historic masonry, mortars, and renders will be undertaken following best practices according to the American Institute of Conservation and National Park Service recommendations.

Removal of the waterproofing membrane and biological growth on the full cornice, combined with appropriate repointing and new waterproofing measures, are critical to the long-term health of the historic masonry. Areas of heavy soiling and biological growth will be gently spot cleaned to reveal the stone surfaces, and prepared for masonry crack repairs, edge stabilization, and the stabilization of masonry surfaces to allow for natural water to shed. The installation of a new waterproofing membrane and flashings will be introduced to properly shed water, and any new fasteners required shall be stainless steel and shall be installed following the American Institute of Conservation and the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, whereby all interventions shall be proven reversible.

The permit shall also allow for the installation of probes along the north, and south walls of the Alamo Church, consisting of a select area for disassembly and reassembly to maintain watertight integrity of the upper 2'-0" of 1921-era concrete and expose the top of the historic masonry wall for structural evaluation and conservation assessment needs. Each probe will be approximately 2'-0" in height by 2'-0" in width by the depth of the existing concrete. All removals will proceed with great care to ensure the stability of all units that may be or may become unstable. A total of four probes shall be performed from the interior of the Alamo Church, along the west, north and south nave walls and the south transept, and a total of four probes shall be performed from the exterior along the north wall of the Monk's Burial Ground, the south wall of the nave and the south and east transepts, for a total of eight probes. All work will proceed without harm to the historic stone, and all areas of select disassembly shall be reassembled in their original location and orientation to ensure structural stability and a watertight enclosure (utilizing preapproved THC mortar). Protection of the historic masonry, mortars and renders will be undertaken following best practices according to the American Institute of Conservation and National Park Service recommendations.

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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 #1286 for the Alamo Church West Elevation Emergency Cornice Repairs and Select Probes Investigation, Alamo Church, the Alamo, San Antonio, Bexar County, and to manage subsequent field changes, as necessary.

**Motion Option 2 (AAB):**

Move to send forward to the Commission and recommend denial of Historic Buildings and Structures Antiquities Permit #1286 for the Alamo Church West Elevation Emergency Cornice Repairs and Select Probes Investigation, Alamo Church, 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 #1286 for the Alamo Church West Elevation Emergency Cornice Repairs and Select Probes Investigation, Alamo Church, the Alamo, San Antonio, Bexar County, and to manage subsequent field changes, as necessary.

**Motion Option 2 (Commission):**

Move to deny issuance of Historic Buildings and Structures Antiquities Permit #1286 for the Alamo Church West Elevation Emergency Cornice Repairs and Select Probes Investigation, Alamo Church, 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
ADDRESS CITY COUNTY ZIP CODE

2. Project Name
NAME OR BRIEF DESCRIPTION OF PROJECT WORK

3. Applicant (Owner or Controlling Agency)
OWNER/AGENCY REPRESENTATIVE TITLE
ADDRESS CITY STATE ZIP CODE
PHONE EMAIL

4. Architect or Other Project Professional
NAME/FIRM REPRESENTATIVE TITLE
ADDRESS CITY STATE ZIP CODE
PHONE EMAIL

5. Construction Period
PROJECT START DATE PROJECT END DATE

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:

COUNTY:

**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](http://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 J. Rosser, as legal representative of the Applicant, Alamo Trust, Inc, 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 *Pamela J. Rosser* Date 02.22.24

**Project Professional's Certification**

I, Peter Easton, as legal representative of the Firm, Easton Architects, 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 *Peter Easton* Date 02/23/2024

**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](mailto: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](mailto:architecture@thc.texas.gov)



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## **Cornice Repair Narrative for THC Permit Application**

**February 21, 2024**

The Cornice Retable of the west façade of the Alamo Church is in a state of active and accelerated deterioration in need of immediate stabilization measures to ensure the retention of the historic fabric and preservation of the physical stone units, carved details and remnants of historic renders.

Previous repairs to the Cornice Retable occurred in 1994-95 whereby a sloped cementitious cap was applied to the top of the cornice to introduce positive watershed away from the building façade. A 2-component waterproofing membrane with an acrylic based, elastomeric coating was applied directly onto the sloped, cementitious layer terminating with a lead reglet attached into the historic masonry of the West façade and a metal drip edge, attached with ferrous fasteners along the projecting north, south and west edges. The elastomeric coating was also applied on the projecting lower cornice moldings and a “waterproofing agent” was introduced to select areas of the masonry surfaces.

Over time, the cementitious material has cracked and detached along with select areas of spalled masonry. The loss of material is significant and is impacting the original, historic masonry surrounding it. The pitch (and hence the ability to watershed) is inconsistent, ineffective, resulting in ponding water and active water ingress into and between the joints, mortar, stones and renders of the Cornice Retable, carved and rubble stone of the immediately adjacent historic masonry of the west facade.

The scope of work to be performed under this permit application will include stabilization of the cornice cap in the form of removal of the waterproofing layer(s), metal materials including the drip edge, fasteners and lead reglet. The waterproofing will be removed utilizing hand held grinders and the metal components will be removed with hand tools. Removals will proceed without harm to the historic stone. Grinding the (modern-era) Portland cement, sloped cornice cap to achieve a true and consistent westerly pitch (away from the façade). Extraction of inappropriate mortars and pointing the joints (with THC approved mortars provided in mockups) of the full Cornice Retable and the surrounding 2'-0" minimum of the west façade masonry impacted by the cornice interface. All removals will proceed with great care to ensure the stability of all units that may be or may become unstable. Protection of the historic masonry, mortars and renders will be undertaken following best practices according to the American Institute of Conservation and National Park Service recommendations.

Areas of heavy soiling and biological growth will be gently spot cleaned to reveal the stone surfaces, preparation of the masonry for crack repairs, edge stabilization and stabilization of masonry surfaces to allow for natural water shed off the masonry.

Installation of new waterproofing membrane and flashings will be introduced to properly shed water and any new fasteners required shall be stainless steel and shall be installed following the American Institute of Conservation and the Secretary of the Interior's Standards for the Treatment of Historic Properties, whereby all interventions shall be proven reversible.

Removal of the waterproofing membrane and biogrowth on the full cornice combined with appropriate repointing and new waterproofing measures are critical to the long term health of the historic masonry. The area under consideration is the full length, depth and height of the Cornice Retable.

The restoration methodology is currently being developed and detailed restoration documents will be provided prior to the THC Quarterly Meeting in April of 2024.



## **Select Probes at the Alamo Church Narrative for THC Permit Application**

**February 21, 2024**

In order to address the roof deterioration and develop an appropriate solution for drainage off of the roof of the Alamo Church, probes will be necessary to understand the 1921 construction detailing for the connection of the steel reinforced concrete bond beam to the historic masonry walls and the connection of the steel reinforced thin shell vault to the West façade, the North, South and East transepts.

The scope of work to be performed under this permit includes probes along the north, and south walls of the Alamo Church, consisting of select area disassembly and reassembly to maintain watertight integrity of the upper 2'-0" of 1921-era concrete to expose the top of the historic masonry wall for structural evaluation and conservation assessment needs. Each probe will be +/- 2'-0" h x 2'-0" w x depth of the existing concrete. All removals will proceed with great care to ensure the stability of all units that may be or may become unstable. All work will proceed without harm to the historic stone and all areas of select disassembly shall be reassembled in original location and orientation to ensure structural stability and a watertight enclosure (utilizing preapproved THC mortar). Protection of the historic masonry, mortars and renders will be undertaken following best practices according to the American Institute of Conservation and National Park Service recommendations.

A total of (4) probes shall be performed from the interior of the Alamo Church, along the west, north and south nave walls and the south transept. A total of (4) probes shall be performed from the exterior along the north wall of the Monk's Burial Ground, the South wall of the nave and the South and East transepts. The request is being made for a total of (8) probes. The locations, select disassembly and reassembly procedures to be undertaken, along with protection requirements are currently being developed and a detailed probe package will be provided prior to the THC Quarterly Meeting in April of 2024.

**Discussion and possible action regarding Historic Buildings and Structures Antiquities Permit #1287 for the Comprehensive Restoration of the Cenotaph, 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 recently permitted Cenotaph investigation, authorized by the Commission under Historic Buildings and Structures Antiquities Permit #1120, focused on the condition of the concrete superstructure and the

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aluminum anchorage pins originally specified to tie the marble cladding to the underlying structural backing and framework. The stone cladding on the monument shows signs of displacement, movement, and damage. Several cladding stones at the top of the monument and adjacent brick infill were removed, and a three-foot by three-foot hole was cut into the top of the monument's concrete roof slab 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, a 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.

Architexas and their consultants found that the existing superstructure was not constructed to the finish tolerances indicated in the original construction documents and was built out of plumb. The concrete frame was chiseled out at areas on the east and south upper level to allow for the installation of marble cladding, and the vertical brick infill was set at varying positions within the structural concrete frame, which also varied from the original drawings, to accommodate for the installation of the masonry ties and stone cladding. A review of the stone anchors found that there was a combination of aluminum wire ties and galvanized clips, and the aluminum wires were typically not installed in a manner that provided proper anchorage of the stone cladding. In some locations, the masonry anchors are missing. The brick infill on the interior is in good condition, but a considerable amount of concrete spalling has occurred on the exposed face of the concrete beams on the west and east sides of the structure from severe rusting of the embedded reinforcement that were constructed at a shallow depth from the concrete surface. Stone movement has only been observed on the upper vertical shaft stones and the large south angled cap stone. No movement has been observed on the large, sculpted, marble stones, or on the granite base. However, joint sealants have failed severely throughout. Project professionals believe the primary cause of the stone cladding movement is the inadequate and poorly installed masonry anchorage and recommend the removal and reinstallation of the upper vertical monument marble cladding with proper stainless steel masonry anchorage. The lower sculpted marble cladding will remain and be protected in place.

### **Scope of Work:**

This project requires the removal and reinstallation of selected stones along with associated masonry ties and fasteners. Stones will be removed as whole units from mortar joint to mortar joint with no cutting or damage to the stone. The surrounding masonry will be supported and protected throughout the process. Existing mortar and sealant will be carefully removed from all faces of the stone, and setting mortar behind the stone will be removed to expose the brick and concrete structure. The removed stones and brick ties will be salvaged for reinstallation, and the stones will be labeled with the location and orientation carefully recorded. Non-corrosive shims will be used for setting stones upon their reinstallation, and mortar joints will be repaired and will match the existing, original joint widths. The stones will be secured in place with stainless steel masonry ties located in the same positions as the original ties and set in a new mortar bed that matches the color and texture of the original mortar and the strength recommended by the stone conservator. Repairs will be made to the concrete beams where corrosion, spalling, and deterioration exists. Brick and mortar will be repaired where damage or deterioration exists, and a supplemental interior structural connection will be installed between the brick infill walls and concrete frames due to wind-loading requirements. Stainless steel masonry anchors will attach the existing marble cladding to the concrete and brick structural shaft. All mortar repointing will be from a pre-packaged custom blend for marble and granite, and all cleaning treatments will begin with the gentlest possible means, with consultation before any stronger treatments occur. The bronze vent covers and rain outlet within the granite base will be cleaned and restored. A new wood framing infill will be provided at the opening of the concrete roof deck, made of

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untreated dimensional lumber, as well as new waterproofing membrane, internal cast iron downspout, and stainless-steel drain.

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 #1287 for the Comprehensive Restoration of the Cenotaph, 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 #1287 for the Comprehensive Restoration of the Cenotaph, 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 #1287 for the Comprehensive Restoration of the Cenotaph, the Alamo, San Antonio, Bexar County.

**Motion Option 2 (Commission):**

Move to deny issuance of Historic Buildings and Structures Antiquities Permit #1287 for the Comprehensive Restoration of the Cenotaph, 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
ADDRESS CITY COUNTY ZIP CODE

2. Project Name
NAME OR BRIEF DESCRIPTION OF PROJECT WORK

3. Applicant (Owner or Controlling Agency)
OWNER/AGENCY REPRESENTATIVE TITLE
ADDRESS CITY STATE ZIP CODE
PHONE EMAIL

4. Architect or Other Project Professional
NAME/FIRM REPRESENTATIVE TITLE
ADDRESS CITY STATE ZIP CODE
PHONE EMAIL

5. Construction Period
PROJECT START DATE PROJECT END DATE

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:

COUNTY:

**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](http://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 J. 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 Pamela J. Rosser Date Feb 28, 2024

**Project Professional's Certification**

I, Larry Irsik, as legal representative of the Firm, Architexas, 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 Larry Irsik Date: Feb 28, 2024

**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](mailto: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](mailto:architecture@thc.texas.gov)



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## **CENOTAPH MONUMENT SUMMARY OF WORK**

Based upon the onsite investigation, assessment, and testing, the scope of work for Phase III Cenotaph restoration includes the following:

### **EXTERIOR ENVELOPE**

- Removal of the temporary cap
- Masonry patching, crack repair, and stone dutchman repair mockup
- Masonry cleaning mockup
- Masonry cleaning
- Stone labeling according to keyed architectural documents
- Removal of marble cladding
- Removal of residual mortar and sealants from marble cladding
- Assessment by A/E team of the exposed exterior structural shaft
- Repair exterior shaft where required based upon assessment
- Repair of marble cladding and granite base utilizing masonry patching, crack repair, stone dutchman repair, and re-adhering of limited stones.
- Reinstallation of marble cladding with stainless steel anchors
- Replacement of roof drain and vent at top of Cenotaph
- Cap waterproofing
- Mortar mockup
- Mortar repointing

### **INTERIOR SHAFT STRUCTURAL WORK**

- Install supplemental stainless-steel connections between brick infill and the structural concrete frame for wind loading
- Repairs at concrete beams to address corrosion and spalling. Recommendations for repairs by the structural engineer and corrosion consultant are pending the lab's material testing results.
- Re-anchor lower sculptural marble and base stones with masonry anchors that are installed from the interior of the shaft.