Fisher Heck
ARCHITECTS

October 9, 2026

City of San Antonio
Office of Historic Preservation
100 W Houston St,
San Antonio, TX 78205

RE: Spanish Governor's Palace – North Wall Restoration
105 Plaza de Armas, San Antonio, TX 78205

Proposed Project Description:

Fisher Heck Architects is pleased to submit this letter in support of the Certificate of Appropriateness for the proposed Phase I Bond work at the Spanish Governor's Palace. The proposed work consists of necessary rehabilitation and infrastructure improvements to the historic building and site, including complete replacement of the existing roof system, replacement of electrical panels, and demolition and reconstruction of the southern patio.

The proposed work is based upon conditions documented during the preparation of the Spanish Governor's Palace Master Plan and is intended to address existing deficiencies, prevent further deterioration of the historic structure, and improve the long-term performance and safety of the facility. All work will be undertaken with consideration for the historic character and architectural significance of the Spanish Governor's Palace.

Re-Roofing of Primary Structure

The existing roof system is exhibiting multiple conditions that warrant complete replacement. Many of the building's drainage outlets are currently obstructed by leaves and other organic debris from surrounding trees, preventing effective drainage from the roof. The existing TPO membrane is also nearing the end of its anticipated useful service life with visible cracking and other blemishes observed. The observed deterioration is likely attributable to a combination of prolonged moisture exposure associated with ponding water and drainage deficiencies, ultraviolet exposure, and the accumulation of organic debris on the roof surface.

The existing parapet membrane is discontinuous in several locations, with cuts, slits, and deteriorated seams that are separating from one another. These conditions have created potential pathways for moisture and pests to enter the wall assemblies, contributing to the potential for concealed deterioration.

The condition of the internal roof drainage system could not be fully observed during the initial inspection. Based upon observations made within the building, however, it is suspected that deficiencies or failures have occurred within portions of the internal drainage system. This condition is especially concerning as no overflow drainage is present in the event of a complete blockage. Should a complete blockage occur during a major rainfall event, the roof structure would need to hold the entirety of the ponded water up to the height of the parapet. This is a

significant life safety concern as the Structural Engineer has determined that the existing roof structure would not be able to sustain such a load.

Fisher Heck Architects recommends complete replacement of the existing roof membrane and associated roofing components. The replacement roof system will be designed to provide improved durability and long-term weather protection while maintaining the historic character of the building. The proposed roofing work will include replacement of the roof membrane, improvements to roof drainage as required, relining of existing gutters and downspouts, and replacement of deteriorated chimney roof vents. The new roof membrane is anticipated to be a minimum 80-mil system with a white finish and a minimum twenty-year warranty. To reduce the potential ponding load, we propose to raise the roof level with additional rigid insulation, varying slopes, and larger crickets.

The replacement of the roof is a critical component of the Phase I work and must be completed prior to commencement of subsequent interior rehabilitation work. Once the existing roof system is removed, unforeseen conditions may be encountered within the existing roof structure or concealed building assemblies. Any such conditions will be documented and evaluated, with consult from the structural engineer, and appropriate measures will be developed as necessary to address concealed deterioration while preserving the significant historic fabric to the greatest extent practicable.

Upgrade of Electrical Panels

The existing electrical system was substantially renovated around 2009. The electrical service and main panel are generally in good physical condition; however, two deficiencies have been identified that require correction.

The main electrical panel is currently equipped with a 225-amp main breaker, while the electrical conductors supplying the panel are rated for only 200 amps. The oversized breaker does not provide the appropriate protection for the existing electrical service and does not comply with current electrical code requirements. The existing surge protection device at the main panel also shows signs of rust and deterioration and is no longer considered to be in good condition.

The Phase I electrical work will correct these deficiencies by replacing the existing 225-amp main breaker with a properly sized 200-amp breaker and replacing the deteriorated surge protection device. The existing branch electrical panels appear to be generally serviceable, but their existing loads and available capacity will be verified as part of the work. Any additional modifications or panel replacements will be limited to those demonstrated to be necessary to provide a safe and code-compliant electrical system.

The proposed improvements will address the identified electrical deficiencies while retaining existing electrical equipment that remains serviceable and minimizing disturbance to the historic building fabric.

Patio Demolition & Reconstruction

The southern patio exhibits significant physical deterioration and movement that necessitates removal and reconstruction. A substantial crack extends through the existing concrete floor from the east side of the patio at the main building wall toward the janitor's closet wall at the west side. Significant settlement is also present at the southwest corner of the patio. These conditions

are consistent with differential movement of the supporting foundation or subgrade and may be related to ground movement or other subsurface conditions.

Significant cracking was also observed in the plaster along the shared wall, continuing upward from the patio area where the plaster terminates. The existing concrete ramps providing access to the patio are not original to the historic building, exhibit signs of separation, do not meet current accessibility requirements, and present notable tripping hazards.

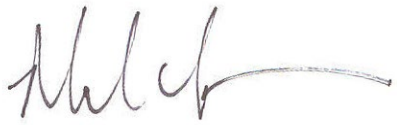
Based upon these conditions, Fisher Heck Architects recommend that the existing southern patio and associated non-original concrete ramps be demolished and reconstructed. The existing subsurface materials will be removed and replaced with appropriately engineered fill or soil, leveled and compacted as required, and a new concrete slab will be constructed above.

The reconstruction will provide a stable, durable, and accessible patio while addressing the existing structural and safety deficiencies. The design and detailing of the reconstructed patio will be developed to be compatible with the historic character of the Spanish Governor's Palace and to minimize adverse impacts to the historic building and its significant materials.

At conclusion of the project, the Spanish Governor's Palace shall have a structurally sound and waterproof roof, code compliant and efficient electrical service, and a level and ADA compliant patio. This work will address the most pressing concerns while also providing a suitable baseline for further rehabilitative and restorative work.

Attached to this document are the construction drawings as well as photographs of the existing conditions. If additional information is required, please let us know.

Sincerely,



Mark Navarro, AIA, LEED AP, NCARB
President - Fisher Heck Architects
210-299-1500

Record Project Photographs: Existing Roof



Figure 1-Existing Roof Conditions



Figure 2-Existing Roof Conditions



Figure 3-Organic Debris Clogging Roof Drain



Figure 4-Evidence of Ponding at Roof Drain



Figure 5-Obstructed Roof Drain, Evidence of Ponding



Figure 6-Existing Roof Chimney Vents

Record Project Photographs: Existing Electrical Panels



Figure 7-Main Distribution Service



Figure 8-Panelboard DP



Figure 9-Panelboard DP Main Circuit Breaker



Figure 10-Surge Protective Device



Figure 11-Panelboard A



Figure 12-Panelboard A



Figure 13-Panelboard B



Figure 14-Panelboard B

Record Project Photographs: South Patio



Figure 15-South Patio Exterior



Figure 16-East End of South Patio



Figure 17-North End of South Patio



Figure 18-South End of South Patio



Figure 19-Slab Conditions against South Wall



Figure 20-Slab Conditions



Figure 21-Slab Conditions



Figure 22-Slab Conditions