

## HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2015

Agenda Item No: 2

**HDRC CASE NO:** 2015-408  
**ADDRESS:** 111 W CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 148 BLK 12 LOT 22 SOUTH BANK SUBD  
**ZONING:** D RIO-3  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Refined General Contractors  
**OWNER:** Paesanos Riverwalk  
**TYPE OF WORK:** Exterior modifications to the Riverwalk level façade  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, rolling plastic curtains at all brick archways and brick square openings with anodized bronze aluminum storefront tri-fold LowE insulated glass windows. The existing guardrails will be relocated to the exterior edge of the openings along the Riverwalk with the new windows being installed inside the guardrails to nest each side of the brick openings. The primary Riverwalk entry will have a fixed frameless glass storefront with a pair of frameless glass doors.

### APPLICABLE CITATIONS:

*UDC Sec. 35-674. Building Design Principles*

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

- A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.
- B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.
- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
- D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

- A. Large expanses of high gloss or shiny metal panels.
- B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

- A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.
- B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.
- C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result

of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

- i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
- ii. By stepping back the top twenty (20) percent of the building.
- iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

A. Entrances shall be the most prominent on the street side and less prominent on the river side.

B. Entrances shall be placed so as to be highly visible.

C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

D. Entrances shall have a change in material and/or wall plane.

E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

## **FINDINGS:**

- a. The applicant has proposed to replace the existing, rolling plastic curtains at all brick archways and brick square openings with anodized bronze aluminum storefront tri-fold LowE insulated glass windows. The existing guardrails will be relocated to the exterior edge of the openings along the Riverwalk with the new windows being installed inside the guardrails to nest each side of the brick openings. The primary Riverwalk entry will have a fixed frameless glass storefront with a pair of frameless glass doors. According to the UDC Section 35-674(e) regarding façade composition, curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions. The applicant's proposal is consistent with the UDC.
- b. The applicant has noted that the primary river side entrance will feature a fixed frameless glass storefront with a pair of frameless glass doors. Per the UDC Section 35-674(e)(3), entrances shall be easy to find, be a special feature of the building and be appropriately scaled. The applicant has proposed the entrance in a manner which sets it apart from the other proposed storefront system. This is consistent with the UDC.

## **RECOMMENDATION:**

Staff recommends approval as submitted based on findings a and b.

## **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Oct 13, 2015

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PANZANELLA

paesanos  
RIVERWALK • ITALIAN DINING

CITY  
RIVERWALK

209









*Paezanos*  
RIVERWALK • ITALIAN DINING

BEN & JERRY'S

PANZANELLA

Hard Rock  
CAFE



*paesanos*  
RIVERWALK • ITALIAN DINING





September 15, 2015

**Historic and Design Review Commission  
City of San Antonio  
Office of Historic Preservation  
1901 South Alamo  
San Antonio, Texas 78204**

**Re: Paesanos Riverwalk  
111 West Crockett Street  
San Antonio, Texas 78205**

The following narrative of the proposed construction is for your review:

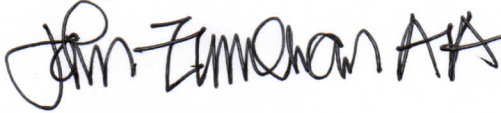
The covered outdoor dining has several brick arched and square top openings over looking the River Walk. These openings are currently being covered with roll down plastic curtains during cold and/or inclement weather. The Owner is requesting approval to install anodized bronze aluminum storefront, tri-fold, Low E insulated glass doors in these openings. These doors, when open, will nest against the existing brick columns on each side of the openings.

The main entry into the restaurant will have a frameless glass double door with glass side lites and glass transom.

At the east end of the covered outdoor dining, there is an existing brick arch that is in-filled with a brick veneer wall. New construction will involve removing the in-filled wall area completely, and repair the sides of the arch with brick as required to match other existing openings along this wall. A painted metal guardrail will be installed to match existing openings.

If any additional information is requested, do not hesitate to contact my office

Sincerely,



John Zimmerman AIA



# KEYNOTES

1. WALL LINE ABOVE
2. ANKING ABOVE
3. MECHANICAL CHASE ABOVE
4. CHASE FOR ELEVATOR #4 HYDRAULIC RAM / VERIFY LOCATION
5. GREASE TRAP LOCATION / SEE ALSO PLUMBING AND STRUCTURAL
6. 24" DIAMETER CAST IRON MANHOLE AND RING SET ALUM IN CONCRETE SLAB / COORDINATE LOCATION WITH GREASE TRAP
7. FIRE EXTINGUISHER AND CABINET RECESSED IN WALL
8. HALL BOIES MOUNTED ON WALL
9. HALLWAY AND CORRIDOR HAND RAILS CONTAINING ON CHU WALLS OF SERVICE CORRIDOR / SEE A20.3 / PAINT
10. ACCESS RAMP FROM ABOVE FOR GREASE TRAP MAINTENANCE
11. AREA RAMP VENT / SEE MECHANICAL
12. MECHANICAL CHASE
13. LINE OF CURB ABOVE
14. ALTERNATE NO. 2 / NEW BRICK VENEER OVER EXISTING CONCRETE WALL BELOW BRIDGE / SEE SHEET A20.3
15. REFER TO LANDSCAPE AND LANDSCAPE PLANS FOR SITE DEVELOPMENT
16. EDGES OF SLAB / SEE STRUCTURAL
17. NEW CONSTRUCTION ALIGNS WITH PROPERTY CORNER
18. PROPERTY LINE
19. TREADS DO NOT EXTEND TO SLAB / BOTTOM 3 TREADS WILL BE PROVIDED BY TENANT
20. PROVIDE 1 HOUR RATED AND APPROVED BOARD ENCLOSURE BELOW TENANT BOI CHASE
21. FLOOR DRAIN / CONNECT TO WASTE LINE IN CORRIDOR
22. TOWER GRASS PIER
23. NEW ROUTE OF FIRE LINE
24. FUTURE CPSE DUCTBANK
25. CPSE DUCTBANK
26. LEAVE SIX INCH BRICK AT BOTTOM CORNER TO DRAIN TENANT PATCH / PROVIDE THREE LEAVE CITY AT EACH CORNER

PK 12

SAN ANTONIO RIVER

PEDESTRIAN BRIDGE  
BY SEPARATE CONTRACT  
(SUBJECT TO APPROVAL  
OF GOVERNMENTAL AUTHORITY)

**Paesanos Riverwalk**

EAST RIVER BO4

CENTER RIVER BO2

WEST RIVER BO1

CROCKETT STREET

## LEGEND

- 8" CHU WALL
- 8" CHU WALL WITH 1 HOUR FIRE RATING
- CONCRETE WALL
- FACE BRICK WITH 8" CHU WALL
- FIELD STONE (LIMESTONE) WITH 8" CHU WALL
- CONCRETE COLUMNS
- STRUCTURAL

A2.1 RIVER LEVEL  
1/8" = 1' FLOOR PLAN



**THE SOUTH BANK**  
SAN ANTONIO RIVERWALK  
SAN ANTONIO, TEXAS

H-0013591

WALTER HUBER DESIGN & ARCHITECT, INC.



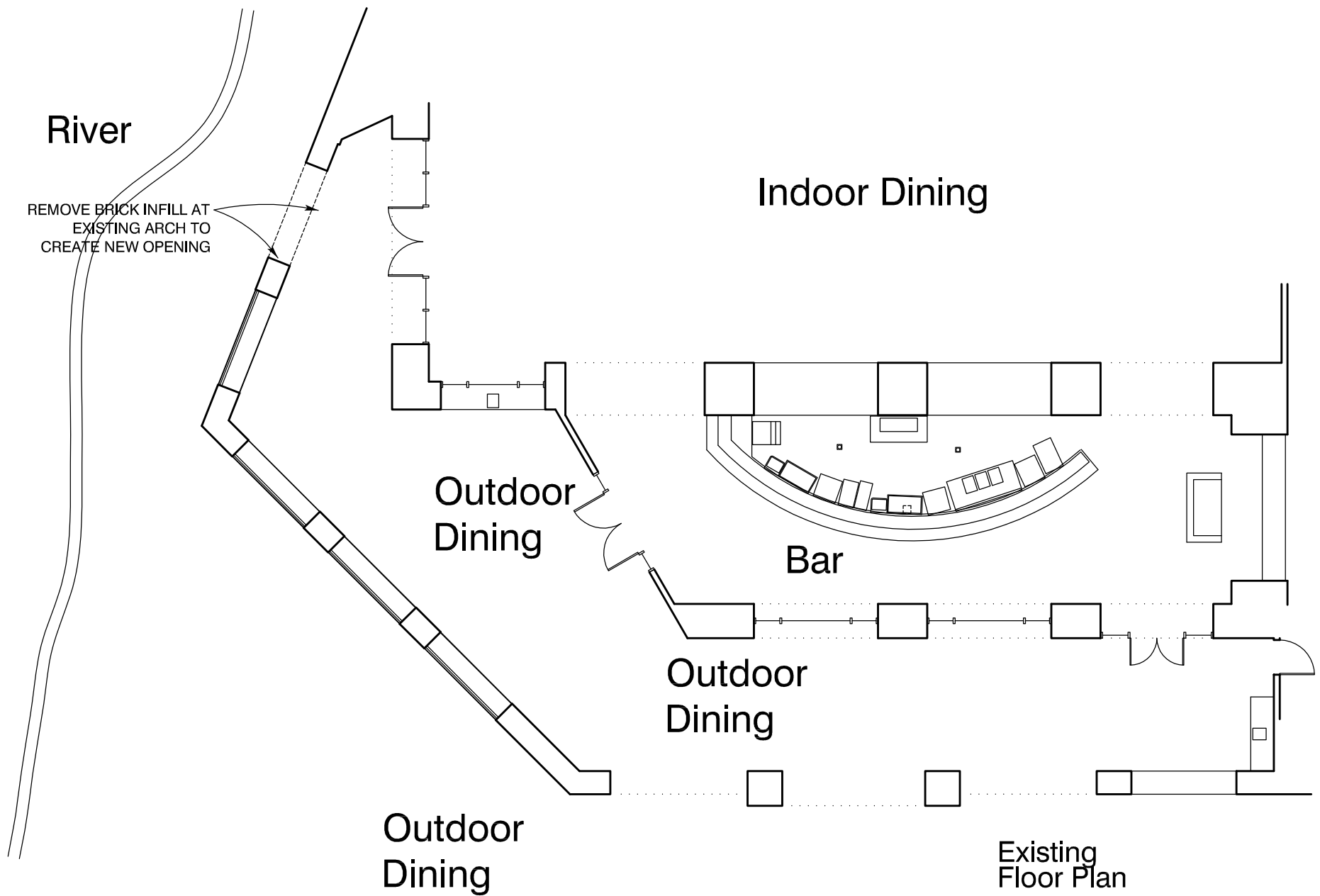
**ARCHITECTS**  
3500 Ross & Ross River  
100 S. L. MARSH  
SAN ANTONIO, TEXAS 78204  
PH 214-591-1100 FAX 214-591-1101

**A2**



**BRAND ALLEN ARCHITECTS**  
INC.  
One-half Square  
900 Southwest St.  
Suite 400  
San Francisco, CA  
94109  
(415) 441-0789

- PKA 5/16/14 / HARDWARE
- PKB / LIGHTING
- PKC 6/23/14 / ELEC. ROOM
- PKD 6/23/14 / DIM. WALLS
- PKE 6/23/14 / ELEV. 1
- PKF 6/23/14 / NORTH SIDE / PROPOSED ELEV. 2

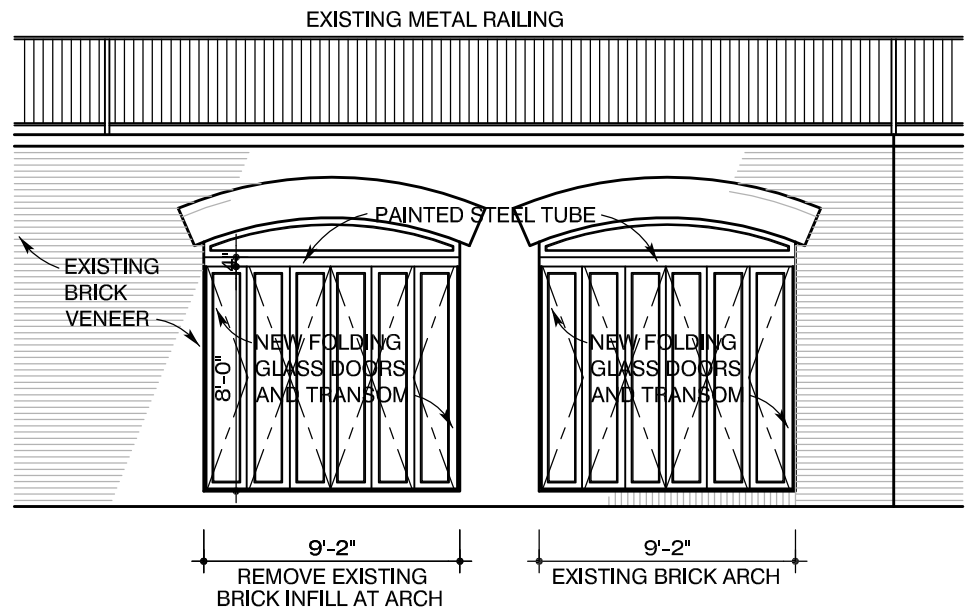


Existing  
Floor Plan

## Paesanos Riverwalk

111 West Crockett Street  
San Antonio, Texas 78205

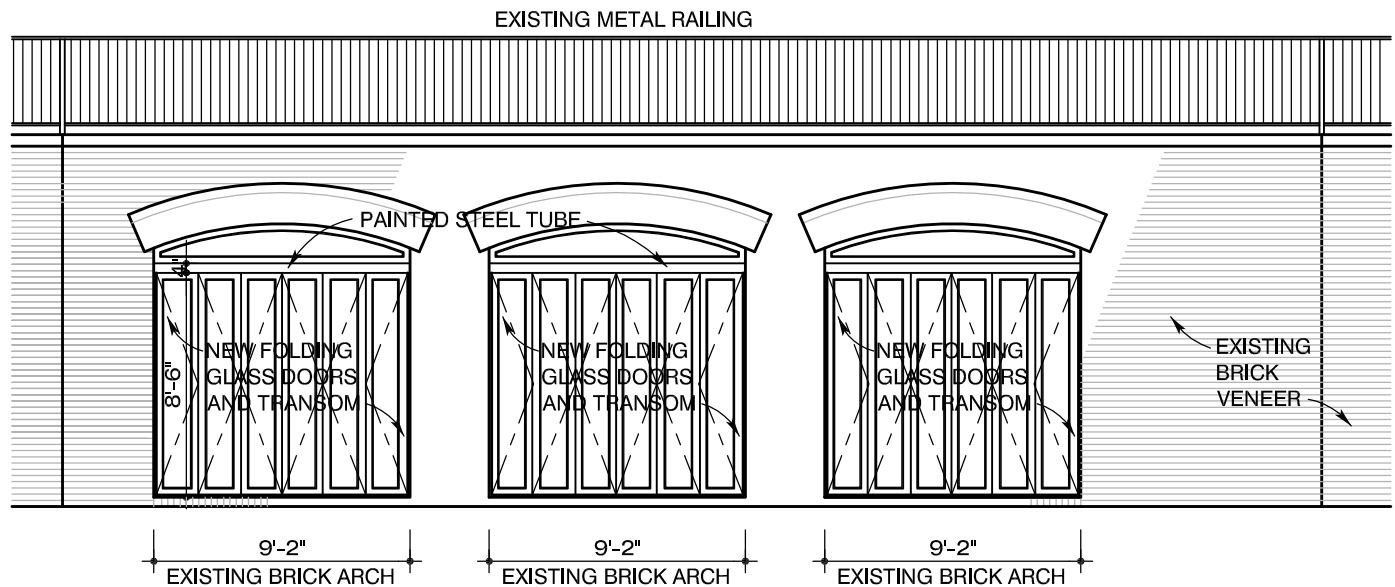




Elevation C

**Paesanos Riverwalk**

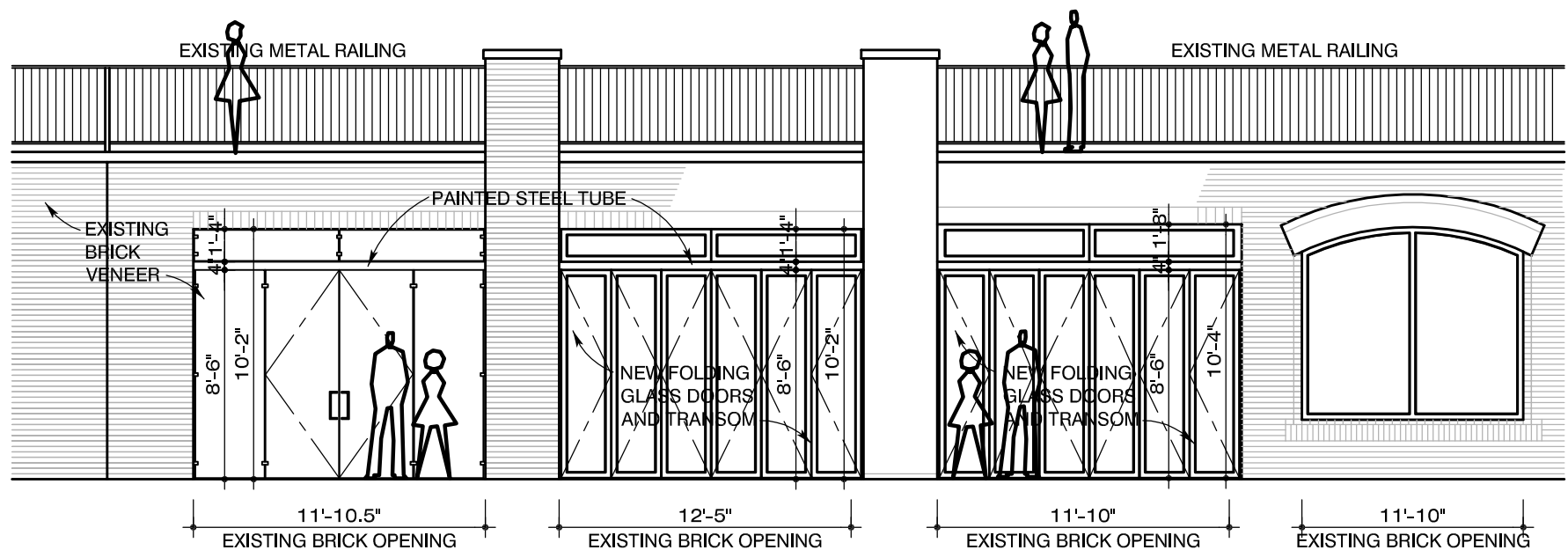
111 West Crockett Street  
San Antonio, Texas 78205



Elevation B

**Paesanos Riverwalk**

111 West Crockett Street  
San Antonio, Texas 78205



Elevation A

Paesanos Riverwalk

111 West Crockett Street  
San Antonio, Texas 78205

ORDER #: 328380  
TIME/DATE: 3/24/2015 11:10 AM  
PREPARED FOR: DEA Specialties Co.

PAGE: 1 of 6

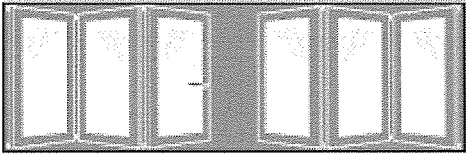
DEALER REP: Paul Hougdaahl

SHIP TO ADDRESS: 5151 Castroville Road, San Antonio, TX 78227

PROJECT NAME: Paesano's Riverwalk

LOCATION: 148" x 108"

A 328380



Aluminum TC (Thermally Controlled)

CLEAR OPENING IS LESS HEAD, SILL, JAMBS AND PANEL STACK; PER CONFIGURATION

3	PANEL(S) FOLDING LEFT	*AS VIEWED FROM THE EXTERIOR*	3	PANEL(S) FOLDING RIGHT
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<b>PRODUCT TYPE:</b> Folding Doors	<b>PANEL TYPE:</b> Custom Size
<b>SYSTEM TYPE:</b> Aluminum TC (Thermally Controlled)	<b>DAILY PASSAGE DOOR:</b> Yes
<b>QUANTITY:</b> 1	<b>ALUMINUM COLOR:</b> Bronze Anodized (Stock Anodized)
<b>CONFIGURATION:</b> 3L3R (viewed from outside)	<b>HARDWARE FINISH:</b> Bronze
<b>REC'D RO WIDTH:</b> 149"	<b>HEAD TRACK FINISH:</b> Bronze Anodized
<b>REC'D RO HEIGHT:</b> 108 3/4"	<b>SILL FINISH:</b> Bronze Anodized
<b>NET FRAME WIDTH:</b> 148"	<b>GLASS TYPE:</b> LoE 272 IG
<b>NET FRAME HEIGHT:</b> 108"	<b>SPACER:</b> Stainless Steel
<b>NET PANEL WIDTH:</b> 24"	<b>GLASS WIDTH (DLO):</b> 18 1/8"
<b>NET PANEL HEIGHT:</b> 104 3/16"	<b>GLASS HEIGHT (DLO):</b> 98 5/16"
<b>SWING DIRECTION:</b> InSwing	
<b>SILL TYPE:</b> ADA Compliant Sill	
<b>HANDLE TYPE:</b> Interlock - Aria	
<b>HANDLE HEIGHT:</b> 36"	
<b>JAMB WIDTH:</b> 4 9/16" (5 5/8" Overall)	
<b>BOTTOM RAIL:</b> 2 15/16"	
<b>TOP RAIL &amp; STILES:</b> 2 15/16"	<b>CUSTOM OPTIONS:</b> -Add Sweeps [Bronze Anodized] -4 Hinge Set Included