

# HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2019

**HDRC CASE NO:** 2019-672  
**ADDRESS:** 245 LOSOYA ST  
**LEGAL DESCRIPTION:** NCB 914 BLK LOT 11 (RIVER RESTAURANTS SUBD)  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Alamo Plaza Historic District  
**LANDMARK:** Farnsworth Building  
**APPLICANT:** Edward Moser/River Restaurants, Ltd.  
**OWNER:** William Lyons/LOS LEONES FAMILY LTD PRTSHP  
**TYPE OF WORK:** Installation of an awning at the street level on the River Walk facade  
**APPLICATION RECEIVED:** October 22, 2019  
**60-DAY REVIEW:** December 21, 2019  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a metal awning on the River Walk façade at the street level. The proposed awning will feature sixty-six (66) feet in length, approximately fifteen (15) feet in height, and nine (9) feet in width.

## APPLICABLE CITATIONS:

### 11. Canopies and Awnings

#### A. MAINTENANCE (PRESERVATION)

*i. Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.

*ii. New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

*iii. Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

*iv. Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

*v. Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

*vi. Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

## FINDINGS:

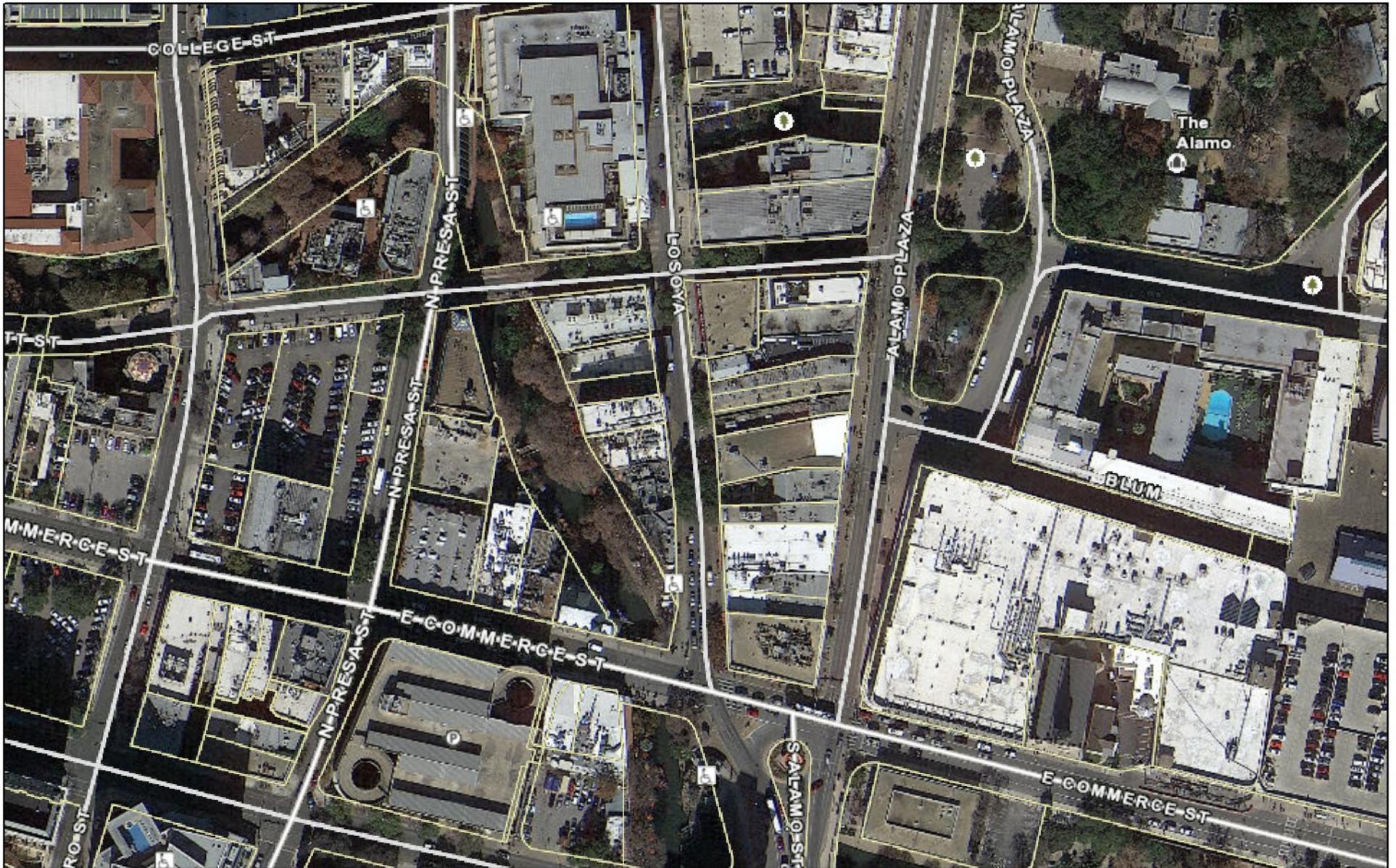
- a. The historic structure located at 245 Losoya was constructed circa 1880 and is found on the 1885 Sanborn Map. The structure currently features awnings on the street façade and an addition on the river façade. At this time, the applicant has proposed to install a metal awning on the River Walk façade.
- b. AWNING – The applicant is requesting a Certificate of Appropriateness for approval to install a metal awning on the River Walk façade at the street level. The proposed awning will feature sixty-six (66) feet in length, approximately fifteen (15) feet in height, and nine (9) feet in width. The Guidelines for Exterior Maintenance and Alterations 11.B.ii. notes that canopies and awnings should be added based on accurate evidence of the original, such as photographs. If no

such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to where they will be attached. Staff finds that the location of the proposed awning does not alter or obscure any original historic building fabric. However, staff finds that the proposed design is not in keeping with the architectural style of the building and should be simplified to remain visually unobtrusive.

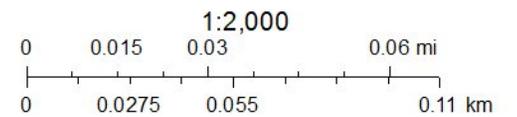
**RECOMMENDATION:**

Staff recommends approval based on the findings with the stipulation that the applicant simplify the proposed design. This includes simplifying the proposed scrollwork and bracket detail in favor of a more compatible design.

# City of San Antonio One Stop



November 7, 2019



JULY 1885  
SAN ANTONIO  
TEXAS

ALAMO PLAZA No. 2.  
SEE SHEET

No. 10.  
SEE SHEET

NO. 3.

SHEET

No. 3.

SEE

SHEET

CROCKETT

CROCKETT ST. (1100 ft)

Wool Ware Ho.

Storage Hall

Beer Garden

Armory Hall

Sal. & Rest. Hall

Sal. & Rest. Hall

Sal. & Rest. Hall

Sal. & Rest. Hall

W. COMMERCE

E. COMMERCE

NO. 5.

23

22

21

245

SHEET

NAVARRO

28

27

26

24

25

PRESA

CASINO

OLINDA

NAS

ALAMO

MARKET

CASINO CLUB HOUSE

SEE

A. BEYER GRIST MILL

30

29

THEATRE

Island

Scale of Feet. 50 100 150

Scattered Frame & Stone Dn'gs Beyond.



LONESTAR  
CAFE  
SAN ANTONIO RIVER

LONESTAR



BUD  
LIGHT



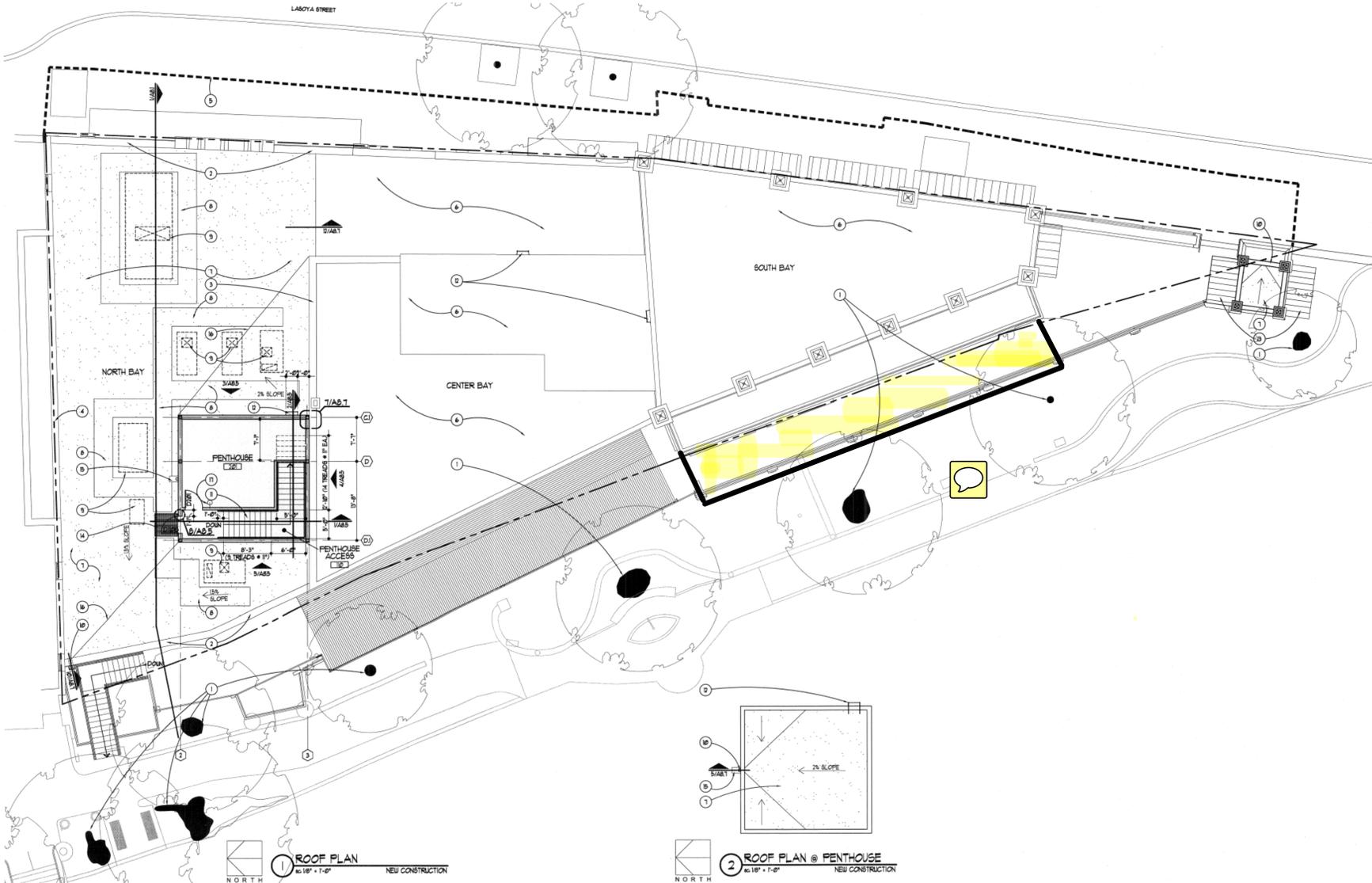


# River Restaurants

San Antonio, Texas



BEATY PALMER ARCHITECTS



**GENERAL NOTES**

- A. DOCUMENTATION OF EXISTING CONDITIONS IS DIAGNOSTIC. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND BRING TO ARCHITECT'S ATTENTION ANY SIGNIFICANT VARIATION FROM ILLUSTRATED EXISTING CONDITIONS BEFORE PROCEEDING WITH DEMOLITION OR NEW CONSTRUCTION ACTIVITY.
- B. CAREFULLY PROTECT EXISTING ADJACENT CONSTRUCTION AND NATURAL FEATURES FROM DAMAGE CAUSED BY NEW CONSTRUCTION ACTIVITIES. REPAIR OR REPLACE CONSTRUCTION AND/OR NATURAL FEATURES TO A LIKE NEW CONDITION.
- C. PATCH AND REPAIR ADJACENT CONSTRUCTION AND NATURAL FEATURES ADJOINING NEW WORK TO MATCH EXISTING ADJACENT CONDITIONS TO REMAIN.
- D. CONTINUOUSLY COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER'S REPRESENTATIVE TO FINISH RECOGNIZABLE TO OWNER.

**KEYNOTES**

- 1. EXISTING TREE AT RIVER LEVEL TO REPAIR / PROTECT
- 2. EXISTING FACADE OF NORTH BAY TO REPAIR / PROTECT / REFERENCE STRUCTURAL DOCUMENTS
- 3. EXISTING WALL AT CENTER BAY TO REPAIR / PROTECT / REFERENCE STRUCTURAL DOCUMENTS
- 4. EXISTING WALL OF ADJOINING BUILDING / PROTECT
- 5. LINE OF RIVER LEVEL FLOOR BELOW
- 6. EXISTING ROOF SYSTEM TO REPAIR / PROTECT
- 7. NEW FULLY ADHERED PVC ROOF SYSTEM
- 8. NEW 3/8" WIDE FULLY ADHERED PVC GALKASYT
- 9. DASHED LINE INDICATES MECHANICAL EQUIPMENT / REFERENCE MECHANICAL DOCUMENTS
- 10. NEW GALV. METAL SCUPPER/CONDUCTOR HEAD
- 11. STAIR WITH WALL MOUNTED HANDRAILS
- 12. NEW STEEL ROOF ACCESS LADDER
- 13. NEW METAL AWING
- 14. NEW GALV. STEEL LANDING WITH GALV. STEEL GRATE TOP
- 15. STAINLESS STEEL SPLASH ADHERED TO PVC ROOF REFERENCE PER ROOF MANUFACTURER'S INSTALLATION INSTRUCTIONS
- 16. ROOF CRICKET
- 17. HP SERIES BRACKET MOUNTED FIRE EXTINGUISHER



**River Restaurants**  
San Antonio, Texas

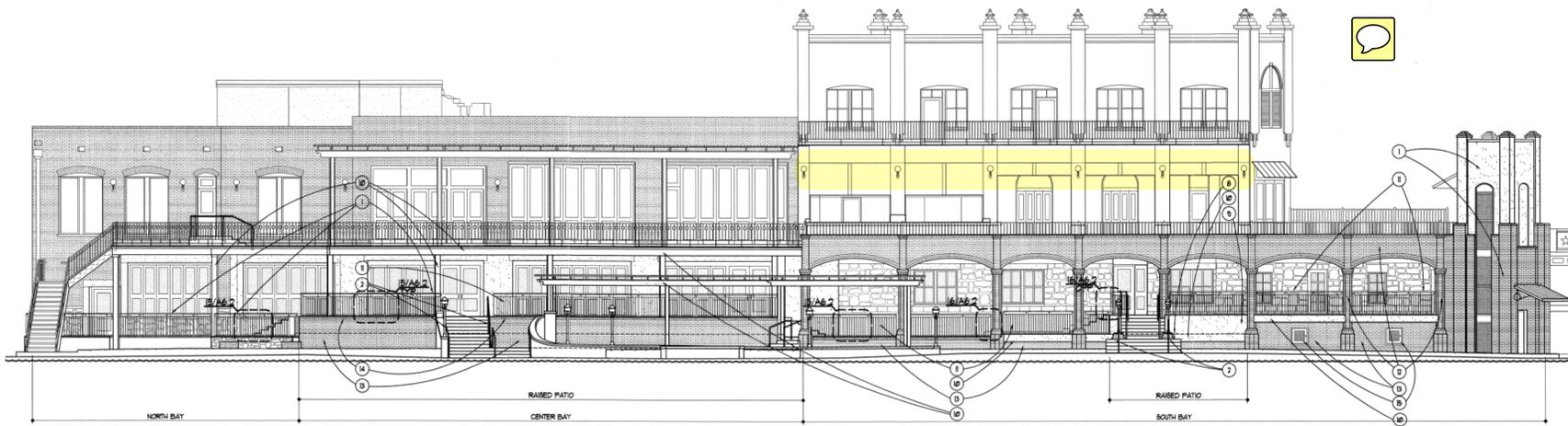
REVISIONS CONSULTANT ENGINEER ARCHITECT

DRAWN BY: CBH  
PROJECT NUMBER: 1124  
REVIEWED BY: MB  
DATE: 12.12  
SHEET NUMBER: A2.2

**BEATY PALMER ARCHITECTS**



Beaty Palmer Architects Inc.  
110 Broadway, Suite 600  
San Antonio, Texas 78205  
voice 210.212.8822  
fax 210.212.8818  
www.beatypalmer.com



**GENERAL NOTES**

- A. RE-PAINT ALL EXISTING PAINTED SURFACES ON THE WEST FACADE, RIVER LEVEL.
- B. PAINT ALL NEW STUCCO SURFACES.
- C. PATCH AND REPAIR EXISTING SURFACES TO REMAIN WHERE EXISTING EQUIPMENT, FIXTURES, PIPING, ETC. HAS BEEN REMOVED AS A PART OF THE SELECTIVE DEMOLITION.

**KEYNOTES**

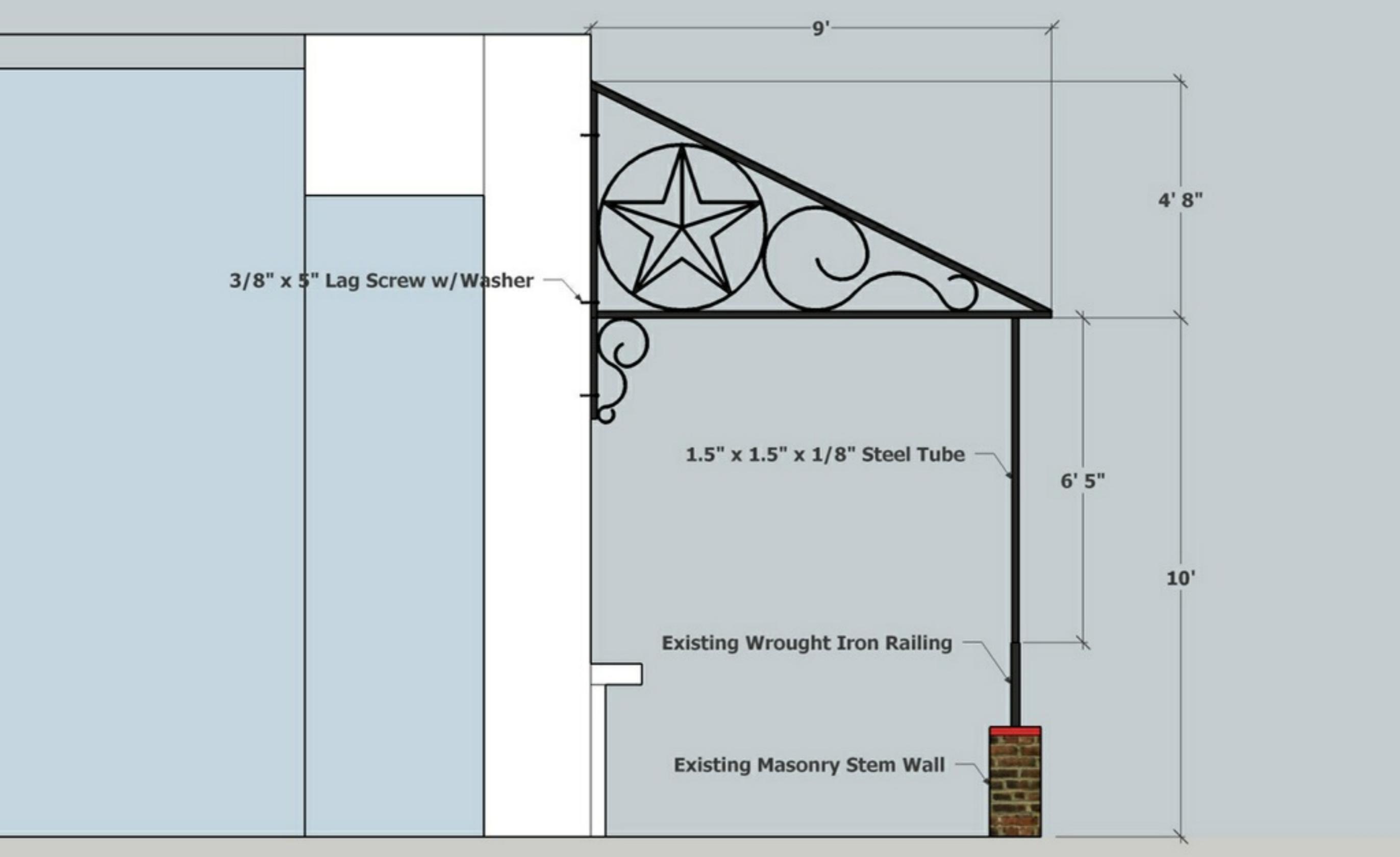
- 1. NEW ELEVATOR STRUCTURE PER DETAILS
- 2. NEW STEEL HANDRAIL/PAINT
- 3. MODIFY EXISTING METAL FENCE AND RE-PAINT
- 4. MODIFY EXISTING MASONRY BALU PLANTER
- 5. MODIFY EXISTING STEPS AND RE-TILE PER FLOOR FINISH PLAN
- 6. METAL CAP FLASHING/PAINT
- 7. STUCCO/PAINT
- 8. STUCCO CONTROL JOINT
- 9. NEW STUCCO OVER NEW CONCRETE EDGE BEAM/ ALIGN WITH EXISTING BRICK BELOW PAINT
- 10. EXISTING STUCCO RE-PAINT
- 11. NEW STEEL GUARDRAIL/PAINT
- 12. EXISTING BRICK TO REMAIN
- 13. EXISTING BRICK TO REMAIN RE-PAINT
- 14. NEW BRICK OVER NEW CONCRETE EDGE BEAM/ ALIGN WITH EXISTING BRICK BELOW PAINT
- 15. NEW 2'-4" x 2'-4" PAINTED HOLLOW METAL LOUVERED DOOR AND DOOR FRAME WITH DEAD BOLT LOCK AND OIL BRONZE FINISH
- 16. NEW HOLLOW METAL DOORS / PAINT / REFER TO DOOR SCHEDULE
- 17. EXISTING STONEFRONT WINDOWS TO REMAIN
- 18. BILATIAL DISPLAY BEHIND STONEFRONT WINDOW WITH EXPOSED STEEL COLUMN / PAINT
- 19. EXISTING HOLLOW METAL DOOR TO REMAIN

**2 WEST ELEVATION**  
 1/8" = 1'-0"  
 NEW CONSTRUCTION



**1 EAST ELEVATION**  
 1/8" = 1'-0"  
 NEW CONSTRUCTION

	<p><b>PROJECT</b></p> <p><b>River Restaurants</b></p> <p>San Antonio, Texas</p>	<p><b>REVISIONS</b></p>	<p><b>CONSULTANT</b></p>	<p><b>ENGINEER</b></p>	<p><b>ARCHITECT</b></p>	<p><b>DRAWN BY</b> MS</p> <p><b>PROJECT NUMBER</b> 1124</p> <p><b>REVIEWED BY</b> MB</p> <p><b>DATE</b> 12.12</p> <p><b>SHEET NUMBER</b> A6.1</p>	<p><b>BEATY PALMER ARCHITECTS</b></p> <p>Quality Palmer Architects Inc.        199 Broadview, Suite 600        San Antonio, Texas 78205        voice 210.212.8822        fax 210.212.8918        www.beatypalmer.com</p>
--	---	-------------------------	--------------------------	------------------------	-------------------------	---	--





3/8" x 5" Lag Screw w/Washer

1.5" x 1.5" x 1/8" Steel Tube

Existing Wrought Iron Railing

Existing Masonry Stem Wall

9'

4' 8"

6' 5"

10'



**3/8" x 4" Lag Screw w/Washer**

4' 8"

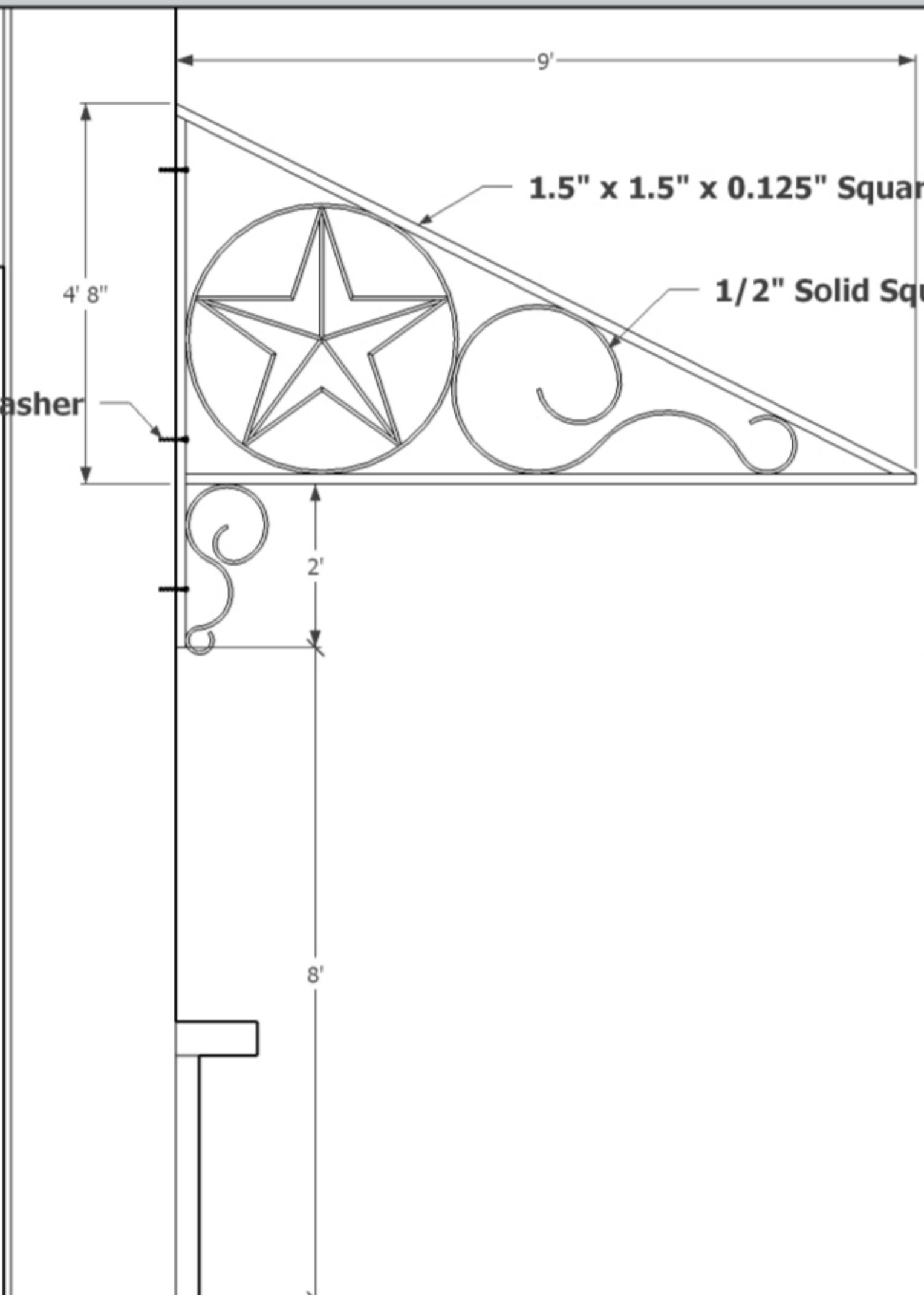
9'

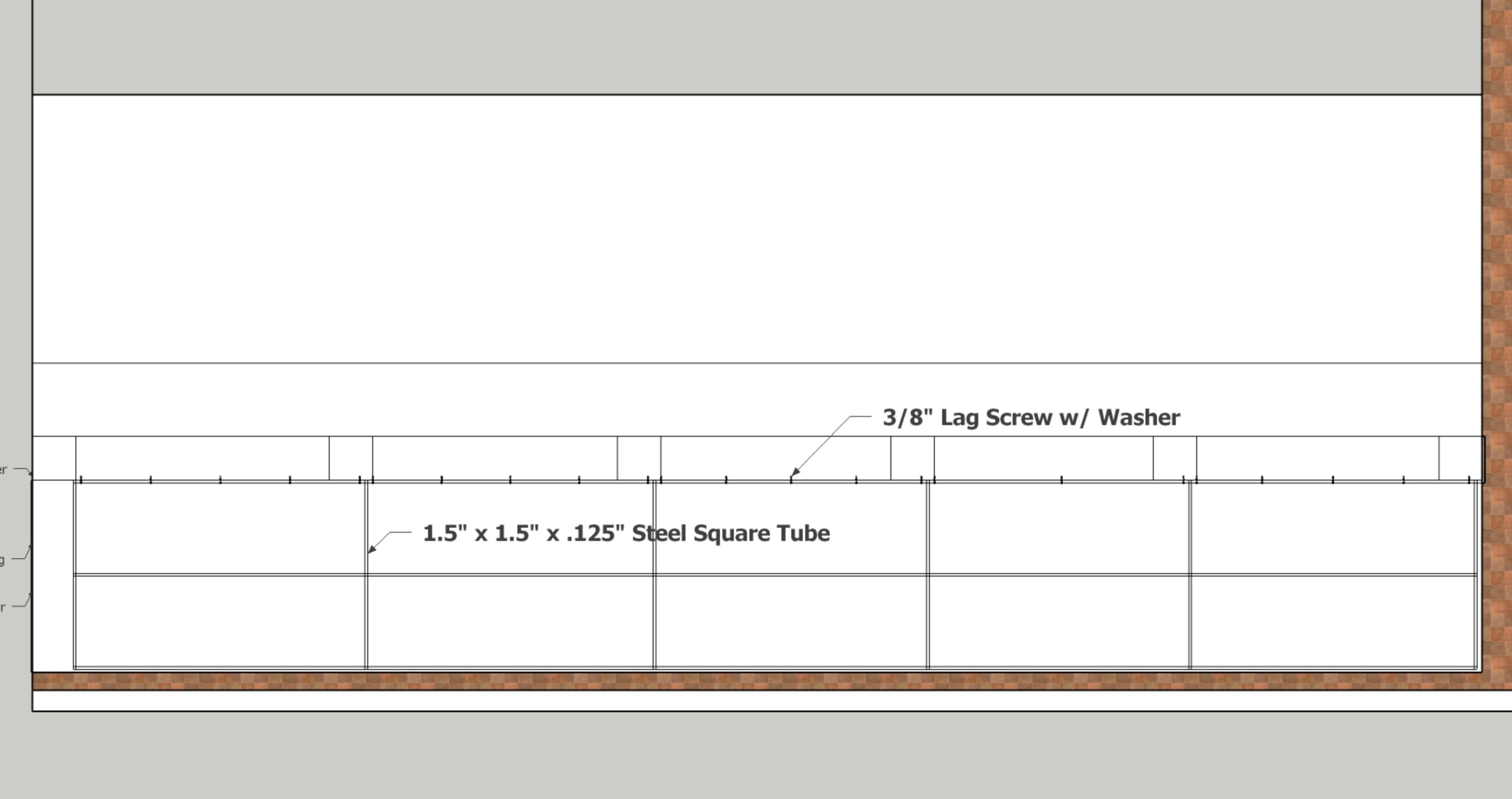
**1.5" x 1.5" x 0.125" Square tubing**

**1/2" Solid Square Steel Bar**

2'

8'





**3/8" Lag Screw w/ Washer**

**1.5" x 1.5" x .125" Steel Square Tube**