

# HISTORIC AND DESIGN REVIEW COMMISSION

September 03, 2014

**HDRC CASE NO:** 2014-281  
**ADDRESS:** 301 E Grayson  
**LEGAL DESCRIPTION:** NCB 976 BLK 19 LOT 16  
**ZONING:** C-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** RIO-2  
**APPLICANT:** Andrew Staskavage  
**OWNER:** Patrick S. Molak Corporation  
**TYPE OF WORK:** New construction of restaurant

## REQUEST:

The applicant is requesting conceptual approval to:

Develop the vacant lot at 301 E Grayson into a 6,400 sf restaurant and outdoor dining patio. The restaurant building will incorporate a mix of brick and concrete masonry. The perimeter of the property will be landscaped and feature a low seat wall and 42" metal fence.

## APPLICABLE CITATIONS:

UDC Section 35-673. Site Design Standards

(h)Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River is such that walls shall not be erected in such a way as to block views of the river from public spaces.

(1)Use of Site Walls to Define Outdoor Spaces.

A.Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

UDC Section 35-674. Building Design Principles

(a)Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b)Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1)Express facade components in ways that will help to establish building scale.

A.Treatment of architectural facades shall contain a discernable pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(2)Align horizontal building elements with others in the blockface to establish building scale.

A.Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

(3)Express the distinction between upper and lower floors.

A.Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

(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.

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

A.Windows shall be recessed at least two (2) inches within solid walls (not part of a curtain wall system).

B.Windows should relate in design and scale to the spaces behind them.

C.Windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms.

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

## **FINDINGS:**

- a. This request was reviewed by the Design Review Committee on August 26, 2014. At that meeting, the committee noted that the proposed materials were appropriate for the context of the site. The addition of mature trees to the property was considered an improvement. The use of permeable materials for the outdoor patio was encouraged.
- b. The proposed perimeter fencing and low seating wall are appropriate for defining an outdoor dining area and are consistent with UDC Section 35-673(h).

- c. In general, the proposed new construction is consistent with UDC Section 35-674 in terms of architectural character, mass, scale, materials and finishes.
- d. While UDC Section 35-674(b)(2) encourages the alignment of new buildings along the block face, there is a lack for precedent for such alignment at this location. The property at 301 E Grayson is bordered on three sides by parking areas. While the building itself is set back away from the block face, the overall proposed site plan does not include the addition of more surface parking and creates an active edge along the sidewalk through the use of perimeter seating. Staff finds this to be an appropriate solution.
- e. The proposed arched fenestrations are recessed within a masonry wall and are articulated with modulating features such as horizontal and vertical mullions. This is consistent with UDC Section 35-674(e)(2).

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through e.

**CASE MANAGER:**

Cory Edwards

# 301 E Grayson





745 E. Mulberry Avenue, Suite 601  
San Antonio, TX 78212  
210.733.3535

August 14, 2014

#### Project Description of Proposed Work

New Restaurant  
301 East Grayson Street  
San Antonio, Texas 78215

RE: For HDRC Review and Final Approval  
RVK Project Number 13239

The proposed development consists of a single story 6,400 square foot restaurant with outdoor bar, lounge and dining.

The exterior design vocabulary mimic the brick, concrete masonry and metal roofing materials used on the re-development of Pearl. The outdoor walk surfaces within the property boundary shall have a combination of grass, concrete and crushed slate.

The perimeter concrete sidewalk will be replaced with a concrete walk to meet the city of San Antonio Public Works requirements.

The property will be defined by a combination limestone boulder seat wall and low (42" high) metal fencing as shown on the model renderings.

All of the parking for this development is the existing TXDOT parking under the highway overpass. This existing parking lot has been leased by the owner with TXDOT for 25 years.



















## OUTLINE SPECIFICATIONS FOR FINISHES AND MATERIALS

DIVISION 1 - GENERAL REQUIREMENTS

NOT USED

DIVISION 2 - EXISTING CONDITIONS

NOT USED

DIVISION 3 - CONCRETE  
- STRUCTURAL FOUNDATION  
- SIDEWALKSDIVISION 4 - MASONRYEXTERIOR BRICK VENEER  
- BRICK COMMON RUNNING BONDDIVISION 5 - METALS

EXPOSED STRUCTURE

DIVISION 6 - WOOD, PLASTIC, COMPOSITES  
TO BE DETERMINEDDIVISION 7 - THERMAL AND MOISTURE PROTECTION

BATT INSULATION

- WALLS - R13
- ROOF - R20

ROOFING

- STANDING METAL 55M - 24 GA / GALVANIZED FINISH

EXTERIOR / WATERPROOFING / WEATHER BARRIER

- CONTINUOUS FLUID APPLIED MEMBRANE

DIVISION 8 - OPENINGS

EXTERIOR STORE FRONT AND GLAZING

- 2" X 6" HOLLOW METAL FRAME / PAINT
- 1" INSULATED GLASS UNIT - VISION GLASS, LOW E / PPG SOLARBAN 60 ON #3 SURFACE

DOORS

- INTERIOR WOOD DOORS - SOLID PANEL / FLUSH - 1-3/4" THICK X 3'-0" WIDE X 7'-0" HIGH
  - o HINGES - HAGER - US20
  - o PULLS TYPE B - TRINCO - US200
  - o LOCK SET - SCHLAGE L-SERIES
  - o SILENCERS
  - o WALL STOP - TRINCO
- EXTERIOR ALUMINUM SINGLE DOOR - WITH GLASS - CLEAR ANODIZED
- EXTERIOR ALUMINUM DOUBLE DOOR - WITH GLASS - CLEAR ANODIZED - REMOVABLE MULLION
  - o TYPICAL HARDWARE AT EXTERIOR METAL DOORS:
    - o CONT. HING - HAGER - US28
    - o REMOVABLE MULLION AT DOUBLE DOORS - VON DUPRN - US28
    - o PULLS TYPE (DOUBLE DOORS) - BROOMWOOD ARCHITECTURAL SERIES
    - o PULLS TYPE (SINGLE DOORS) - TRINCO - US220
    - o LOCK SET - SCHLAGE L-SERIES
    - o PANIC DEVICE (AS REQUIRED) - VON DUPRN - US20
    - o CLOSER - LCH - ALUMINUM
    - o WALL STOP - TRINCO
    - o THRESHOLD - PENKO - ALUMINUM
- EXTERIOR HOLLOW METAL DOORS IN HOLLOW METAL FRAMES
  - o PULLS TYPE - TRINCO
  - o LOCK SET - SCHLAGE L-SERIES

DIVISION 9 - FINISHES

INTERIOR FINISHES

- RESTROOMS / VESTIBULE:
  - o FLOOR: CONCRETE / STAINED
  - o BASE: WOOD BASE
  - o WALLS: GYPSUM BOARD - PAINT ONE COAT PRIMER, 2 COATS FLAT LATEX
  - o WET WALLS - FULL HEIGHT THIN SET PORCELAIN TILE OVER WATERPROOF 5/8" GYPSUM BOARD - 3/4" JOINT MATERIAL COAT ONLY
  - o CEILING: 5/8" GYPSUM BOARD - PAINT 1 COAT PRIMER, 2 COATS SATIN ENAMEL
  - o PLASTIC LAMINATE MILKWORK / GRANITE COUNTER / BLACK MELAMINE INTERIOR
  - o TOILET PARTITIONS - LONG LEAF PINE STALLS
- KITCHEN / BAR STORAGE
  - o FLOOR: CONCRETE / STAIN
  - o BASE: WOOD BASE
  - o WALLS: GYPSUM BOARD - PAINT ONE COAT PRIMER, 2 COATS FLAT LATEX
  - o CEILING: 2 X 2 SUSPENDED - VINYL COATED TILE
  - o PLASTIC LAMINATE MILKWORK / PLASTIC LAMINATE COUNTER / WHITE MELAMINE INTERIOR
- ELECTRICAL / FIRE RISER / JANITOR
  - o FLOOR: SEALED CONCRETE
  - o BASE: WOOD BASE
  - o WALLS: GYPSUM BOARD - PAINT ONE COAT PRIMER, 2 COATS FLAT LATEX
  - o CEILING: 5/8" GYPSUM BOARD / 2 X 2 - PAINT 1 COAT PRIMER, 2 COATS SATIN ENAMEL

DIVISION 10 - SPECIALTIES

TOILET / BATH ACCESSORIES

- GRAB BAR 36" - BRADLEY MODEL # 832-00135
- GRAB BAR 36" - BRADLEY MODEL # 832-00142
- TOILET TISSUE DISPENSER / WAPN DISPOSAL: PARTITION MOUNT SERVICES TWO COMPARTMENTS - BRADLEY MODEL # 554
- PAPER TOWEL DISPENSER: SEMI-RECESSED - BRADLEY MODEL # 2447-10
- SOAP DISPENSER: LAVATORY MOUNTED - BRADLEY MODEL # 824
- COAT HOOK WITH BUMPER: BRADLEY MODEL # 815
- WASTE CHUTE: CIRCULAR IN COUNTER - BRADLEY MODEL # P10-606
- ACCESSIBLE WATER CLOSET - REFER TO MEP
- ACCESSIBLE URINAL - REFER TO MEP
- WATER CLOSET - REFER TO MEP
- URINAL - REFER TO MEP
- TOILET PARTITION - LONG LEAF PINE
- LAVATORY: UNDER COUNTER MOUNT - REFER TO MEP
- SANITARY NAPKIN DISPOSAL: SURFACE MOUNT - BRADLEY MODEL # 4722-15
- TOILET TISSUE DISPENSER: SURFACE MOUNT - BRADLEY MODEL # 5402

DIVISION 11 - EQUIPMENT

TO BE DETERMINED

DIVISION 12 - FURNISHINGS

WINDOW SHADES - MANUAL ROLLER SHADES, FABRIC 3% OPENNESS, COLOR AS SELECTED, MECO SYSTEMS, INC.

NEW RESTAURANT

PATRICK S. MOLAK CORPORATION  
SAN ANTONIO, TEXAS

PROJECT

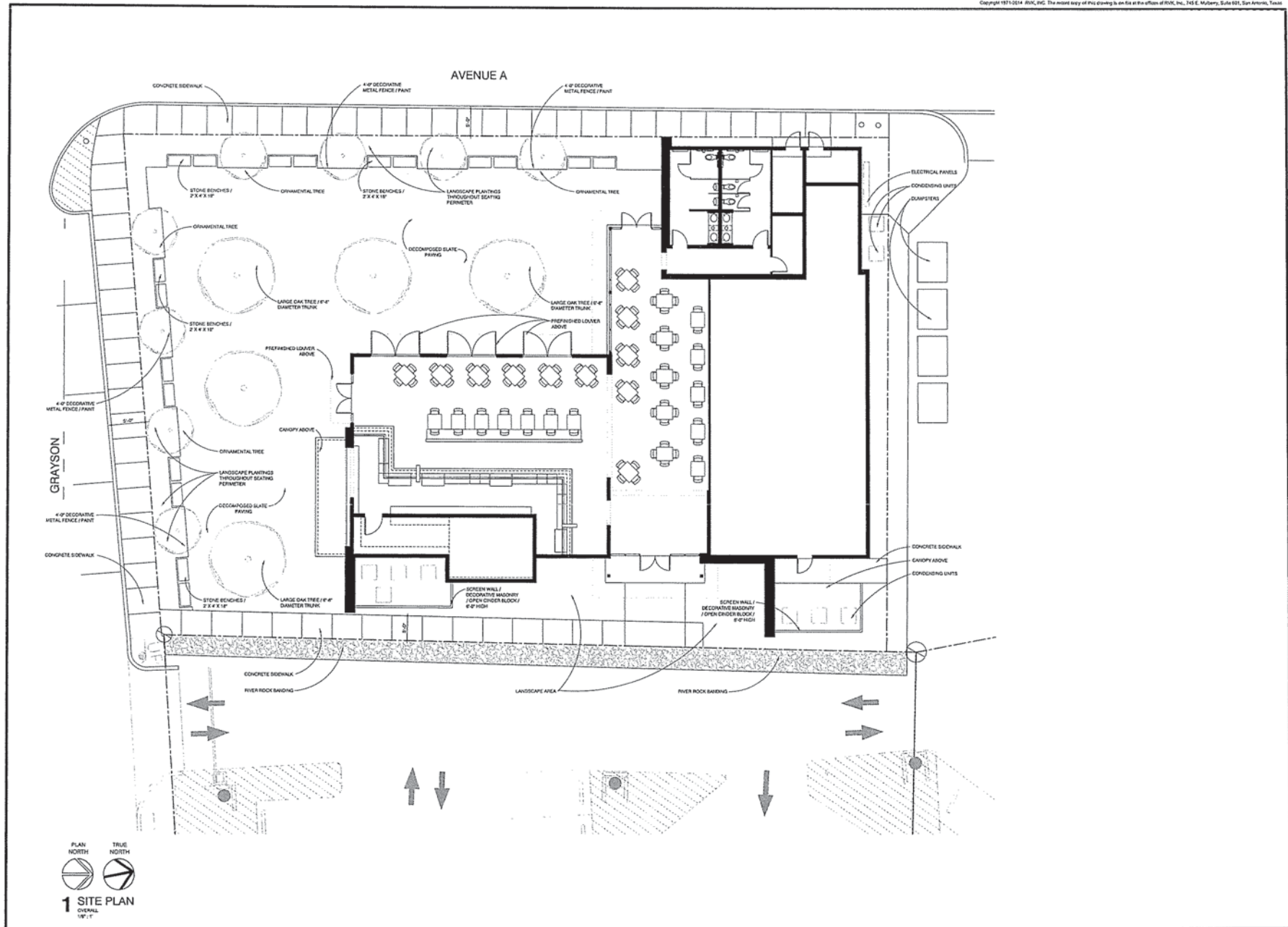

745 E. Mulberry Ave. Suite 601  
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pricing package

A-001

OUTLINE  
SPECIFICATIONS





**NEW RESTAURANT**  
**PATRICK S. MOLAK CORPORATION**  
 SAN ANTONIO, TEXAS



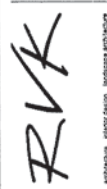
RVK is a minority owned small business  
 San Antonio, Texas 78212  
 telephone: 210.733.3525  
 web: www.rvk-architect.com

**AS-101**  
 SITE PLAN

PLAN NORTH TRUE NORTH  
**1 SITE PLAN**  
 OVERALL 1/8" = 1'

NEW RESTAURANT  
**PATRICK S. MOLAK CORPORATION**  
SAN ANTONIO, TEXAS

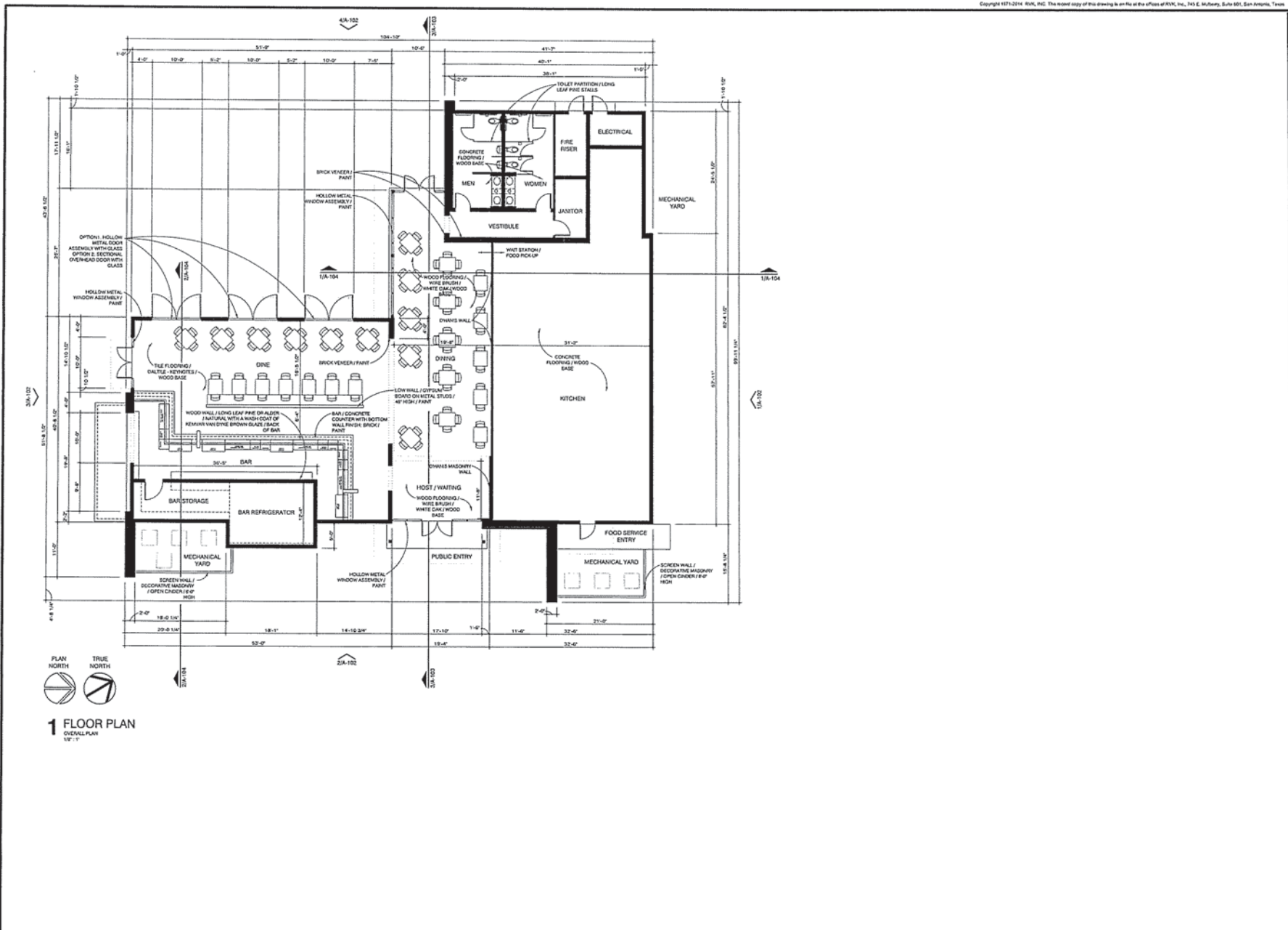
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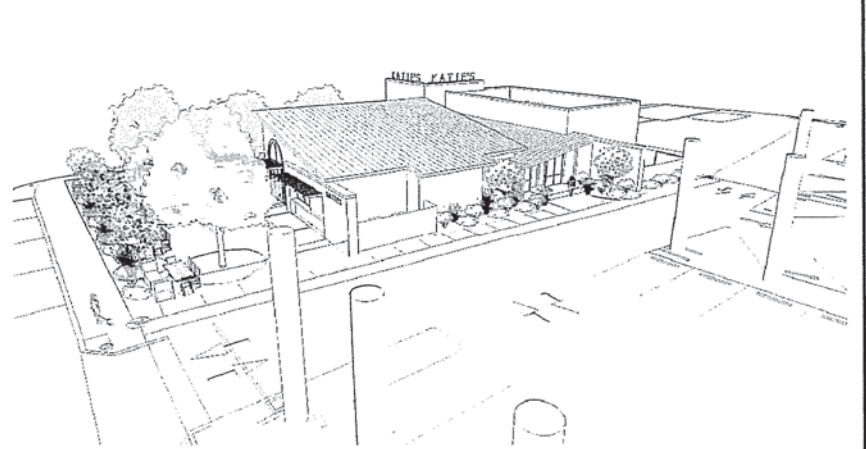
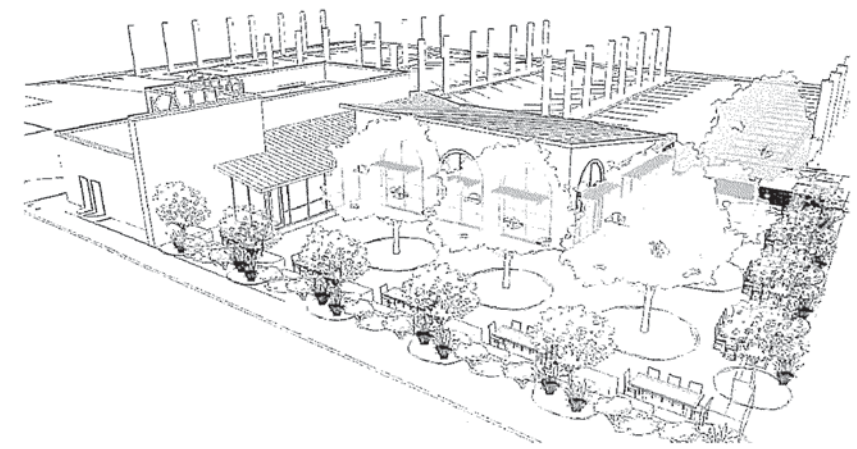
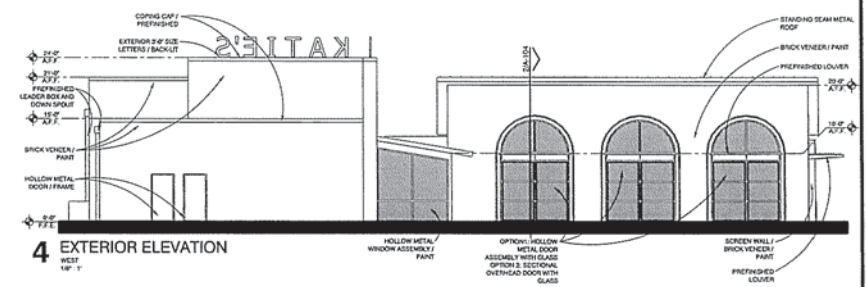
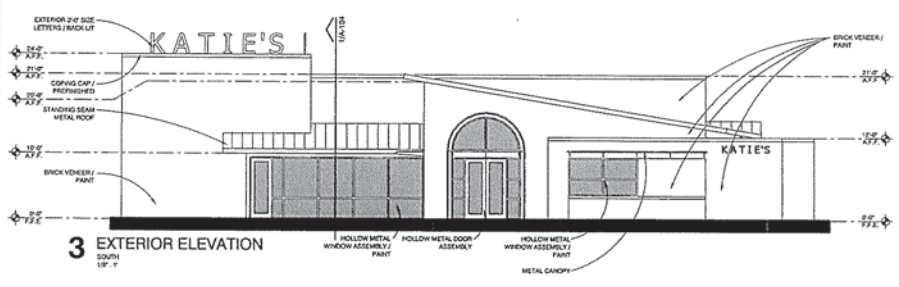
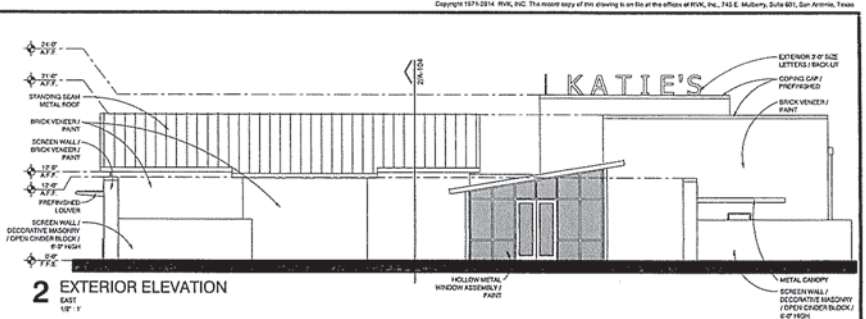
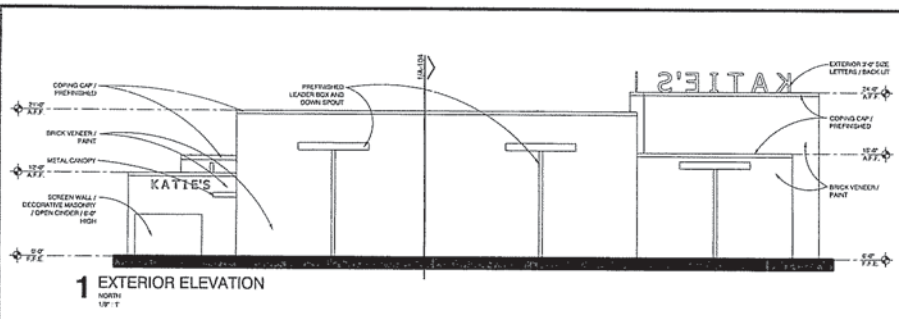
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FLOOR PLAN



1 FLOOR PLAN  
OVERALL PLAN  
1/8" = 1'



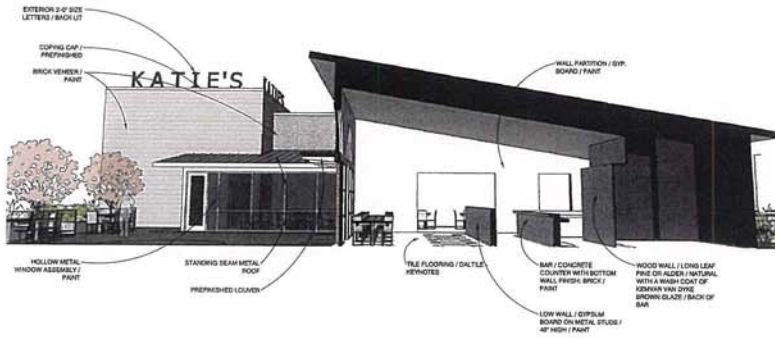
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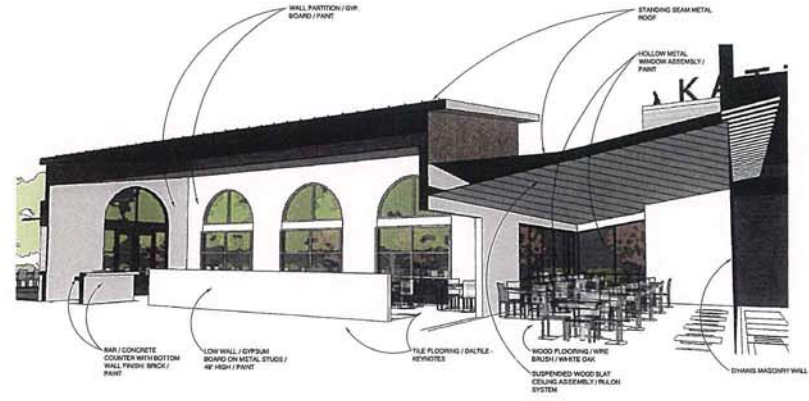
NEW RESTAURANT  
**PATRICK S. MOLAK CORPORATION**  
 SAN ANTONIO, TEXAS



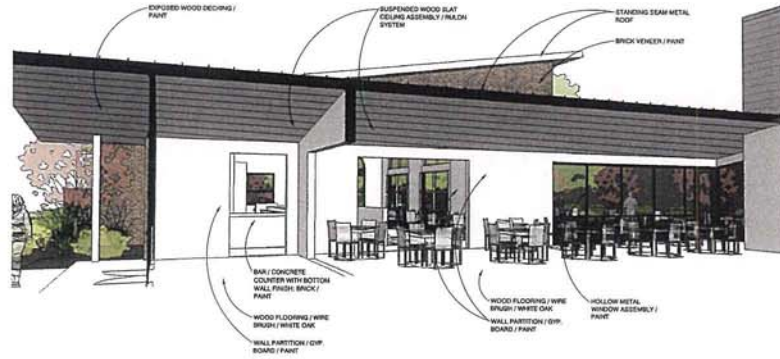
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**1 BUILDING SECTION**  
DRWG. / BAR  
N.T.S.



**2 BUILDING SECTION**  
DRWG. / BAR / MOUNTING  
N.T.S.



**3 BUILDING SECTION**  
ENTRY / WOOD DRWG.  
N.T.S.

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pricing package



project no. 1223  
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 Edith E. Zink  
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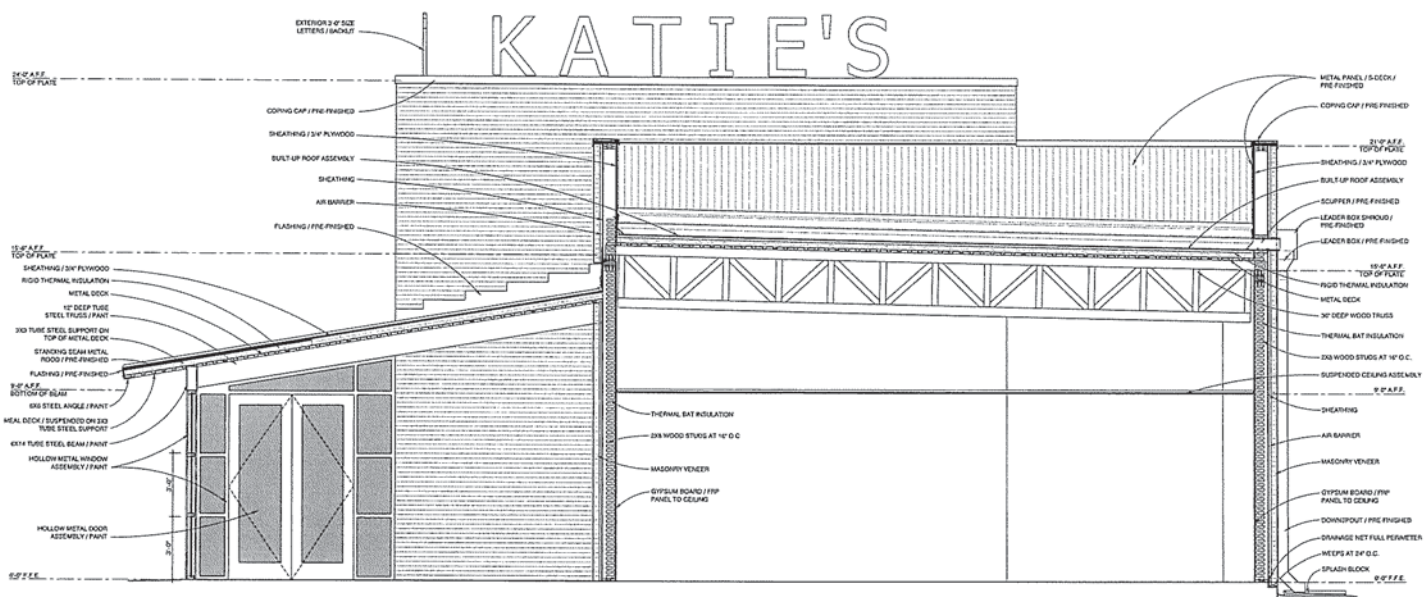
NEW RESTAURANT  
**PATRICK S. MOLAK CORPORATION**  
 SAN ANTONIO, TEXAS



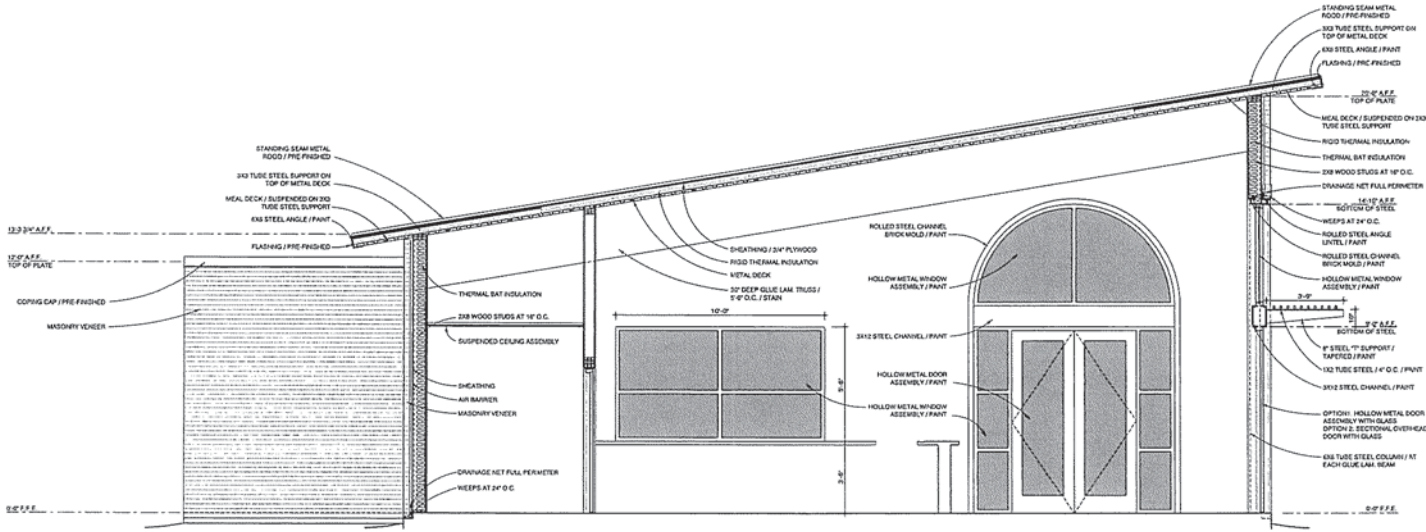
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pricing packages

**A-104**  
 BUILDING SECTIONS



**1 BUILDING SECTION**  
 KITCHEN/ DRINKING  
 38' 11"



**2 BUILDING SECTION**  
 DINING  
 39' 11"

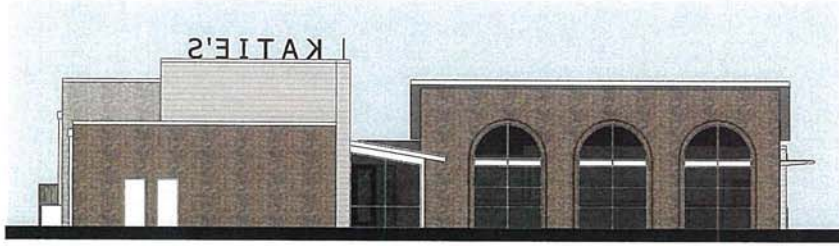
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used for any regulatory approval,  
permitting, or construction.  
Site Team/Mark/Dan

Project Sub Title  
Project Title  
Project Address  
Project City, State

R/VK  
architects interior design landscape architecture

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apt. 801  
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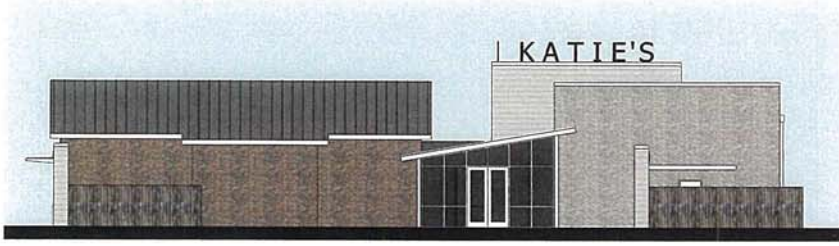
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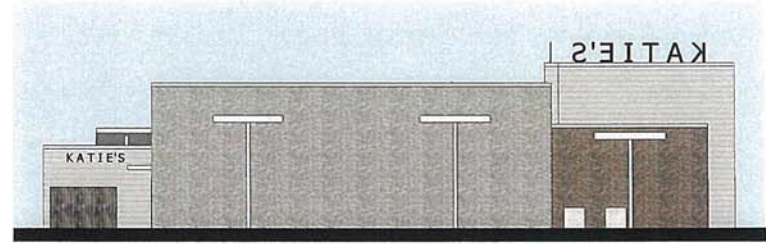
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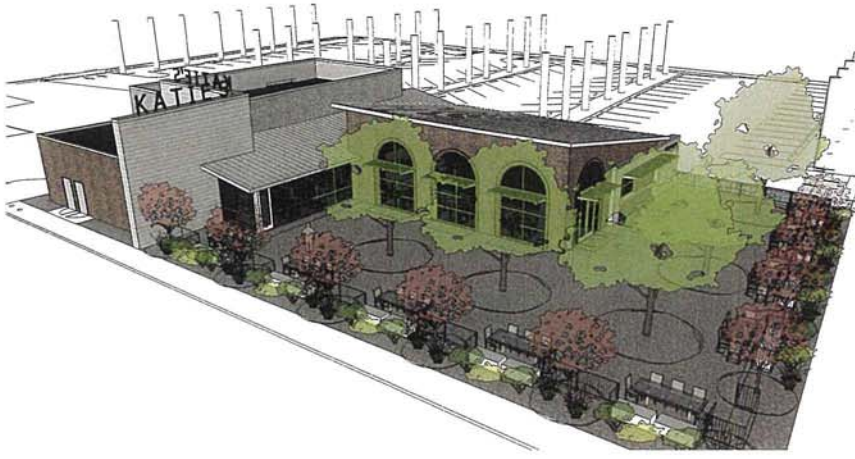
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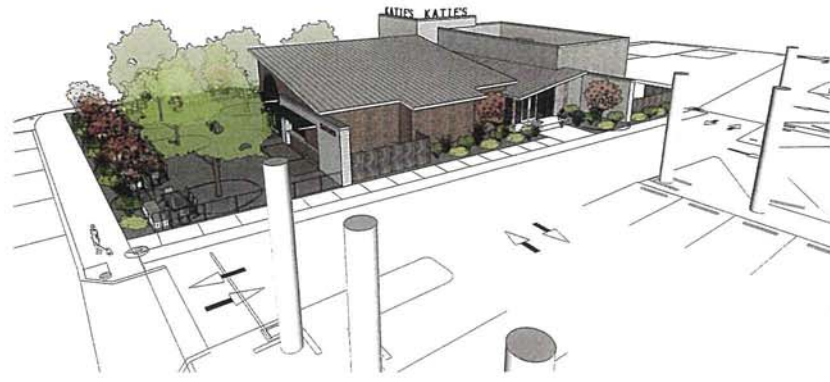
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4 ELEVATION  
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1/8" = 1'-0"



5 PERSPECTIVE  
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N.T.S.



6 PERSPECTIVE  
XXX Description XXX  
N.T.S.