

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 2

HDRC CASE NO: 2015-427
ADDRESS: 516 E HOUSTON ST
LEGAL DESCRIPTION: NCB 423 BLK 24 LOT E 36 FT OF 2 OR A14
ZONING: D H RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
APPLICANT: Vince Cantu/I Carma LTD
OWNER: Cantu-Harwood, Inc
TYPE OF WORK: Exterior modifications
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish the existing seventeen (17) feet wide storefront and replace it with two, eight (8) feet wide , forty-two (42) inch tall countertops and two eight (8) feet wide, full view garage doors along the E Houston Street façade.
2. Install a forty-two (42) inch tall counter top table to extend 6' – 7" onto the E Houston Street sidewalk to border a proposed outdoor patio area. The applicant has noted that the proposed counter top table will match the current one in the Maverick Breezeway.
3. Install new custom welded tables in the proposed E Houston patio seating area as well as replace the existing concrete picnic tables in the Maverick Breezeway.
4. Install new bicycle racks in the rear of the Maverick Breezeway area.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

ii. New furniture—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

UDC Section 35-673. Site Design Standards

(i)Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.

B. Product or business advertising is prohibited on all street furnishings.

C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

(o) Bicycle Parking. On-site bicycle parking helps promote a long term sustainable strategy for development in RIO

districts. Bicycle parking shall be placed in a well lit and accessible area. UDC bicycle parking requirements in UDC 35-526 can be met through indoor bicycle storage facilities in lieu of outdoor bike rack fixtures

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. This request was reviewed by the Design Review Committee on October 13, 2015, where committee members noted that the original façade of the structure had been significantly modified and that there were no concerns over the proposed modifications. Committee members noted that the proposed materials be uniform throughout the project. On October 13, 2015, the request for conceptual approval was approved by the Historic and Design Review Commission.
- b. The structure at 516 E Houston is a single story commercial structure which currently features an aluminum storefront system. The applicant has proposed to demolish this existing seventeen (17) feet wide storefront system and replace it with two, eight (8) feet wide , forty-two (42) inch tall countertops and two eight (8) feet wide, full view garage doors along the E Houston Street façade. The applicant has noted that the proposed garage doors will be aluminum overhead doors with clean anodized aluminum stiles and rails, matching the existing doors on the Maverick Breezeway façade. Per the UDC Section 35-674(d), materials that display a sense of human scale are generally appropriate. Staff finds the applicant’s proposal consistent with the UDC.
- c. Along the E Houston sidewalk, the applicant has proposed to install a forty-two (42) inch tall counter top table to extend 6’ – 7” onto the E Houston Street sidewalk to border a proposed outdoor patio area. The applicant has noted that the proposed counter top tables will be custom welded with custom wood countertops; matching the current counter top border in the Maverick Breezeway. While not on this block of E Houston, there are other examples of patio seating located along the E Houston Sidewalk. Staff finds the applicant’s proposed materials appropriate, however, the applicant is responsible for coordinating with the City of San Antonio’s Center City Development & Operations Department regarding the leasing of the sidewalk space.
- d. In the proposed new sidewalk seating area as well as in the existing Maverick Breezeway seating area, the applicant has proposed to install new custom welded tables. These tables will be replacing existing, concrete tables in the existing seating area. These tables will feature materials consistent with those proposed throughout this request, including custom wood countertops and custom welded tables and benches. The applicant’s proposal is consistent with the Guidelines for Site Elements 6.A.ii as well as the UDC Section 35-673.
- e. The applicant has proposed to install bicycle racks in the rear of the existing Maverick Breezeway patio area. According to the UDC Section 35-673(o), on site bicycle parking helps promote long term sustainable strategy for developments in RIO districts. The applicant’s proposed is consistent with the UDC, however, the applicant shall ensure that the area designated for bicycle parking is well lit and accessible.
- f. As long as no below ground excavation is done, then no archaeology. However, if they are going to do even any interior demolition that goes below existing ground level, then yes, archaeology will be required

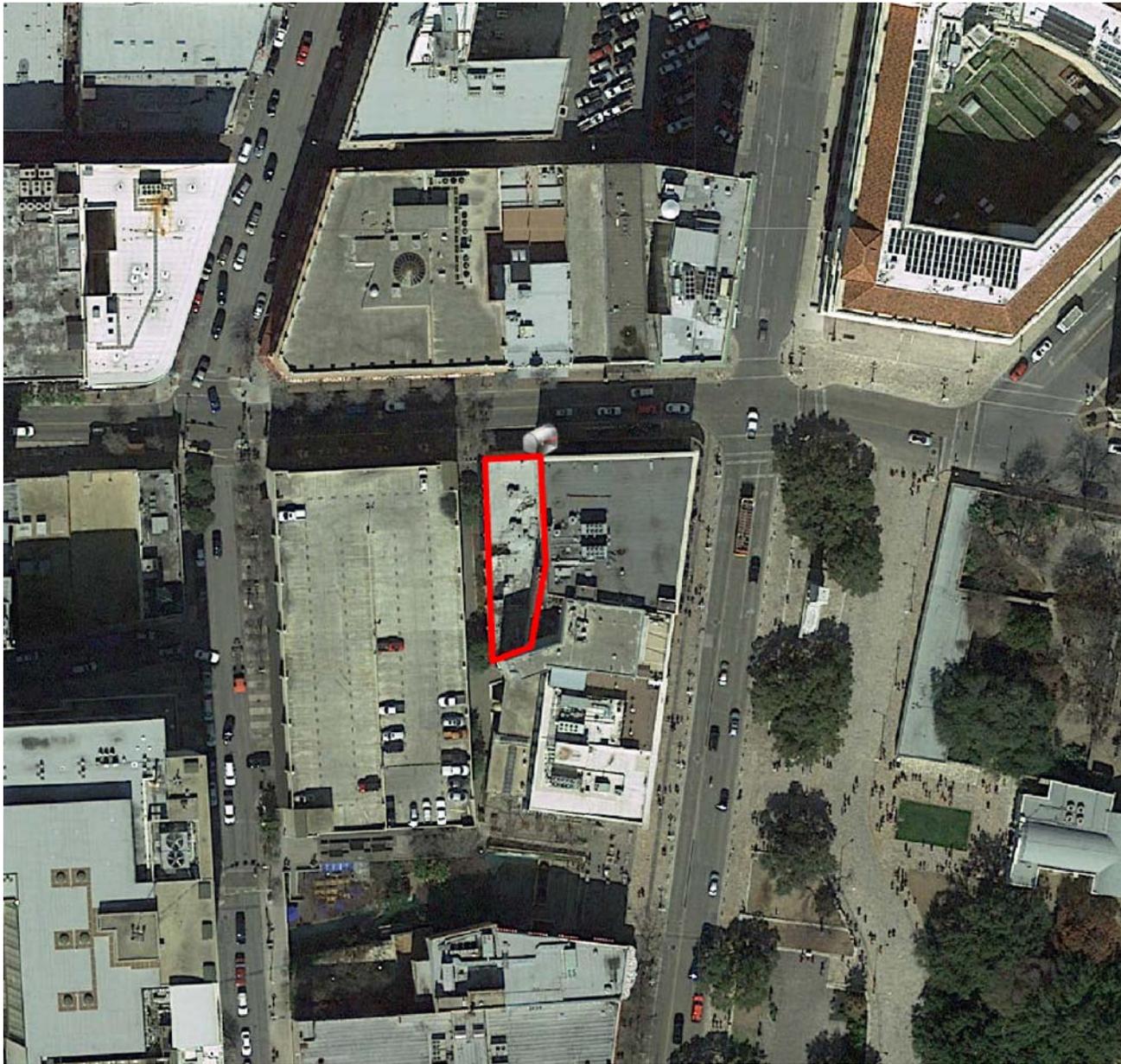
RECOMMENDATION:

Staff recommends approval based on findings a through e with the stipulation that the applicant ensure that the area designated for bicycle parking is well lit and accessible and that an archaeological investigation may be required if

the aforementioned stipulations are met.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 07, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

PROPOSED WORK

MOSES ROSE'S HIDEOUT
516 E. HOUSTON ST.

1/2016

Moses Rose's is a bar and grill at 516 E Houston St. In HDRC CASE # 2015-427, we received Conceptual Approval to expand our sidewalk cafe area to enclose additional area in front of about half of the building along Houston St. The eastern front "half" of the building is approximately 17' long and is constructed with several large 6' high glass panes as a storefront. We seek to replace the storefront glass panes by infilling from the ground to construct a 15' long counter top, 42" high off the floor. A 15' wide full-view garage door will close on top of the counter top to maintain a windowed appearance. The door will open during business hours when enjoyable weather permits. The counter top/full-view garage door opening will match the current look and materials of the three existing counter top /openings already constructed on the eastern wall of the building facing the Maverick Breezeway. Construction should take 45 to 60 days and will not involve any plumbing or electrical work. All painting or re-painting will be done to match the existing color. The addition of this new section will allow customers to enjoy the food, beverages and entertainment of Moses Rose's while also enjoying the street life of Houston St. with people watching and the increased retail activity in this area. In the back, southern section of the patio space we will paint and add additional tables and seating matching the tables and seating already present in the space.

Most materials already present in the Breezeway and will be used in this construction:

1. (1) 15'X4' HEAVY DUTY FULL-VIEW ALUMINUM OVERHEAD DOOR-MODEL 3295 - CLEAR ANODIZED ALUMINUM STILES AND RAILS (purchased from Tex-Door of SA)
2. Custom welded table bases to surround the new, front section of patio, with custom wood counter top installed, matching the same structure surrounding the eastern patio section in the Breezeway.
3. Custom built wall, counter top base 42" H with matching counter top section. All materials to match the three base/counter top sections already present in the Breezeway.
4. New tables in the southern breezeway area to replace the concrete picnic tables and benches will constructed using the same custom weld and wood counter tops matching the rest of the project.
5. New hanging bike racks to be installed to building, in the back, southern section of patio to accommodate downtown bikers and bike club riders in the area.

OK to Process Please Return to James for Reviews. JL Bawn 12-16-15

A# 219194

(H)



CITY of SAN ANTONIO

Development Services Department
1901 S. Alamo
San Antonio, Texas 78204

www.sanantonio.gov/dsd
Telephone Number (210) 207-1111
Fax Number (210) 207-0102

Minor Commercial Repairs Application

Date: 12/8/15	Address: 516 E Houston St 78205		
Lot:	Block:	NCB:	Owner Name: CANTA-HAYWOOD, INC
Job Valuation: \$ 10,000		Separate permits are required for mechanical, electrical and/or plumbing work.	

General Repairs:

- Windows (replacement only)
- Walls (excludes finishes that do not require permits)
- Siding
- Doors (replacement only)
- Floor (excludes finishes not requiring permits - carpet, tile, wood/laminate flooring)
- Sheetrock (Sheetrock repair only - Asbestos Survey Required)
- Parking Lot Repair (permit required only for repairs (reconstruction only) of more than 50% of the entire lot - See RID 99 - Landscape and tree review of a site plan is required)

NOTE: Any STRUCTURAL WORK or CHANGES TO THE MEANS OF EGRESS requires a remodel permit.

Contractor Name Vince Canta (self)	Contractor ID#:	Escrow: YES or NO <input checked="" type="checkbox"/>
Registered License Holder:	License #:	
Authorized Agent Name:	Contact ID#: AC	
Telephone: 210 667 6261	Fax:	Email: alamobars@gmail.com
Other Contact ID# (s) associated with this permit:		

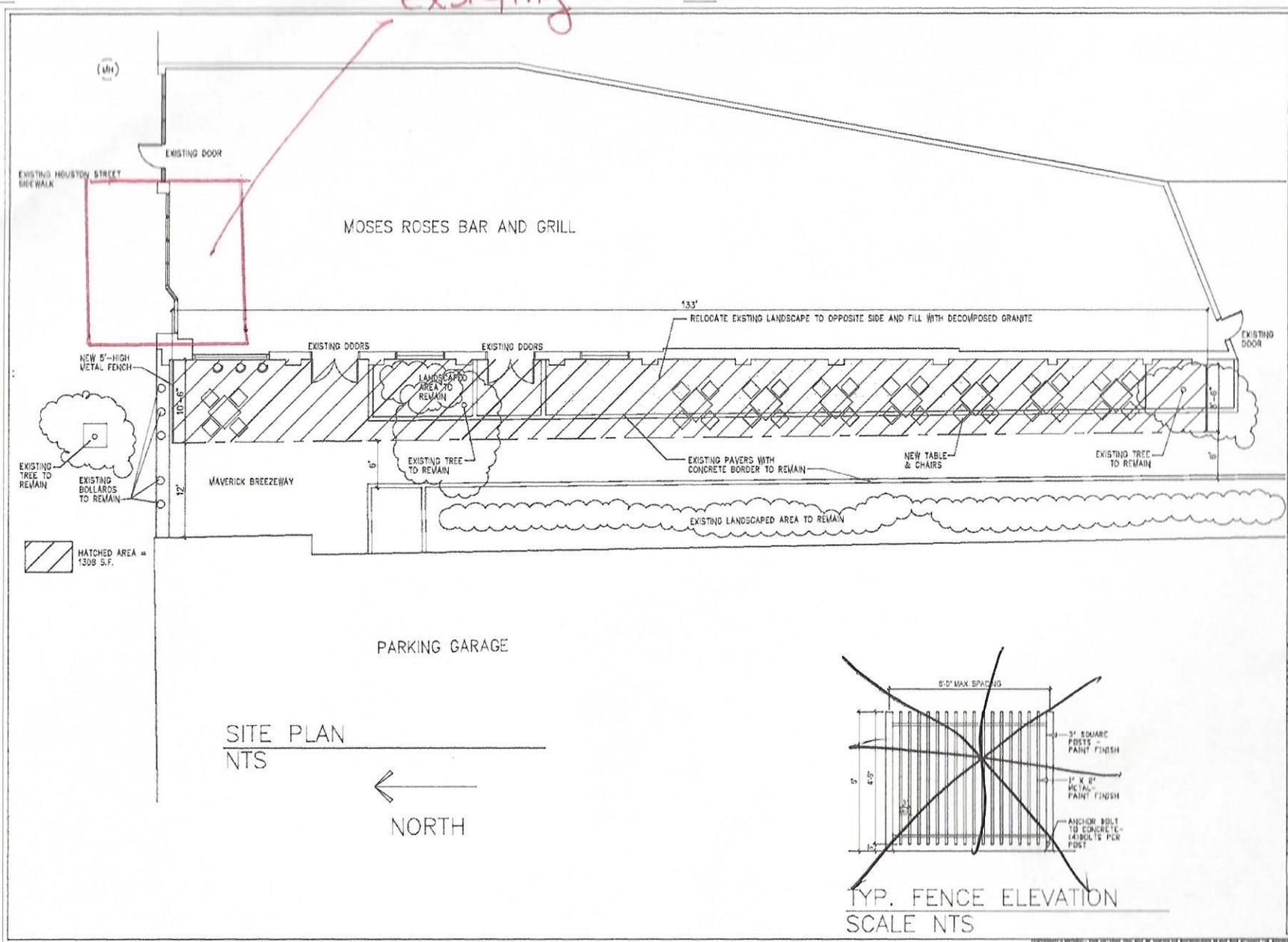
Work Summary:

demo store front of building and replace with 42" high bar top with full view garage door. Extend outdoor bar top around to front on Houston St & alley way.

I have read the completed application and know the same to be true and correct and hereby agree that if a permit is issued, all provisions of the City Ordinance will be complied with whether herein specified or not. I understand that any additional work that may be done will require plans to be submitted and reviews to be conducted. I understand that the permit belongs to the property owner and I am an authorized agent.

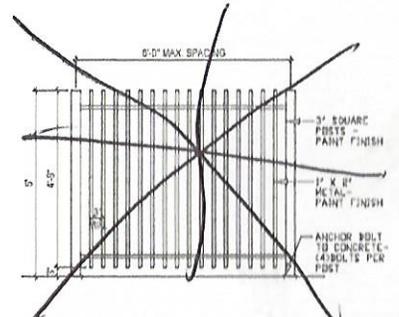
Signature of applicant/owner: _____ Date: 12/8/15

existing



HATCHED AREA = 1308 S.F.

SITE PLAN
NTS
← NORTH



ARCHITECT:
CANTU ARCHITECT
546 HOUSTON STREET
SAN ANTONIO, TEXAS 78202
TEL: 512.345.1234

PRELIMINARY
This document indicates the general scope and design intent only. It is not intended to be used for regulatory approval, permit or construction until it bears the design professional's seal.

THE QUALITY OF DESIGN IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL.
DATE: 04/15/2014

PROJECT:
SIDEWALK CAFE AREAS FOR MOSES ROSES
546 HOUSTON STREET
SAN ANTONIO, TEXAS

REVISION	DESCRIPTION	DATE

SHEET TITLE:
FLOOR/SITE PLAN

DATE: 04/15/2014
PROJECT NO.: 1014
DRAWN BY: JMC
CHECKED BY: JMC
SHEET NO.:

A1

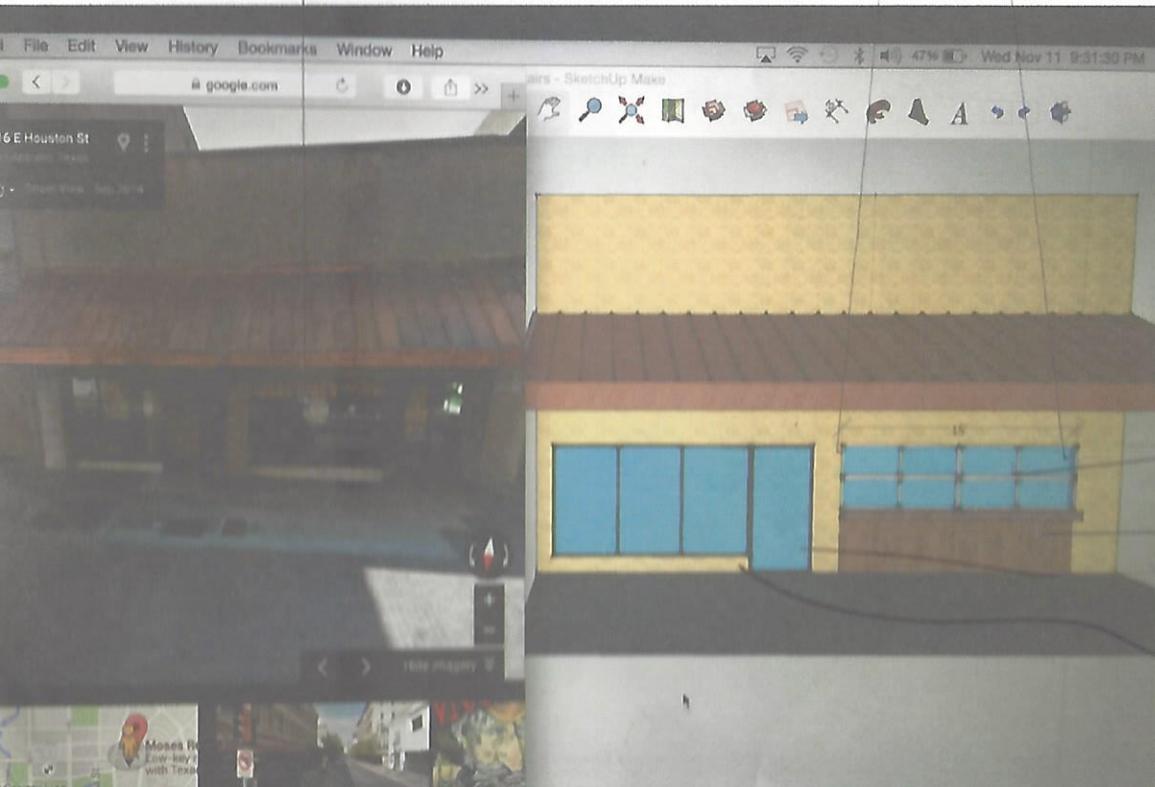
UNLESS OTHERWISE NOTED, THIS MATERIAL SHALL BE SUPPLIED BY THE MANUFACTURER AND NOT BE SUBJECT TO THE DESIGNER'S REVIEW OR APPROVAL.

Proposed new section

- frame 17' opening using 2x4 @ 16" centers
- build up bottom for portop base 8'w x 4" H
- install 15' w x 4' H Full view garage door ordered and installed by Tex-Door
- all finish out to match existing finish, using like materials:
1/4" wood panel, stained
- build 6" base of 66 side walk using masonry materials

Existing

Demo 17' section
of store front glass



- 15' w x 4' h Full view door ordered and installed by Tex-Door

- 4" H portop base finish out to match existing
• BAR TOP: wood laminate to match others

masonry
no wood

on sidewalk - store materials
6" of 66



MOSES ROSE'S
DEMO

P. ARL

COME ON IN

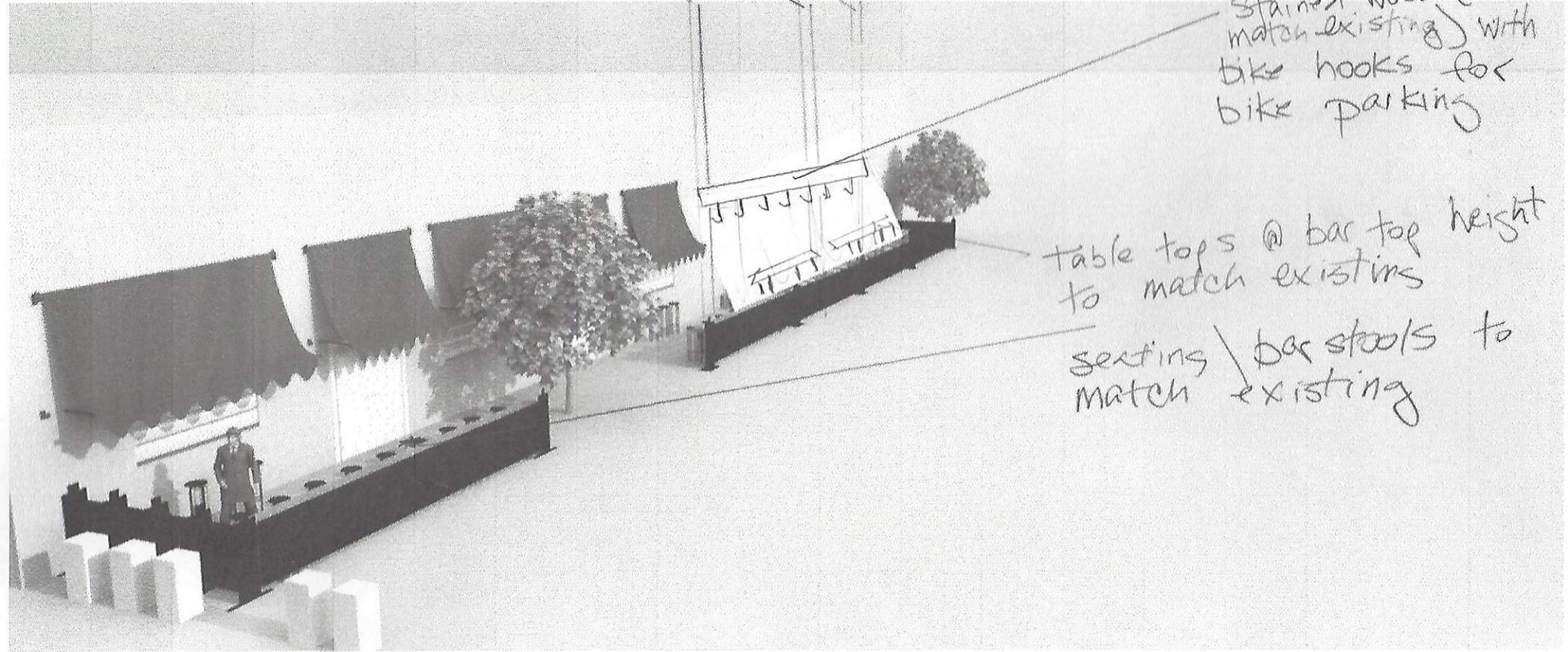
50¢

existing support columns

affixed to building
stained wood (color to
match existing) with
bike hooks for
bike parking

table tops @ bar top height
to match existing

seating / bar stools to
match existing















BAR BASIC FOOD

MOSBY ROCK

50¢ WINGS ALL DAY
Mondays and Thursdays

50¢-75¢ DAILY SPECIALS
WITH PURCHASE OF BEVERAGE

MONDAY	50¢ Wings
TUESDAY	2 Large Tacos \$5
WEDNESDAY	\$5 Travis 1/2lb Burger
THURSDAY	50¢ Wings
FRIDAY	\$4 Chicken Fried Steak
SUNDAY	1/2 Price Nachos

Outdoor seating area with teal awning and stone pillars.



TOP FORTY
MILITARY

PARL

50¢
WINGS ALL
DAY

COME ON IN
BAR · MUSIC · FOOD

MOSES ROSE'S

318