

## HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 8

**HDRC CASE NO:** 2015-107  
**ADDRESS:** 801, 803, 809, 815 S ST MARYS  
**LEGAL DESCRIPTION:** NCB 738 BLK 1 LOT N IRR 120 OF 1 OR A1,S IRR 51.6 OF N 117 OF 1&2,NE TRI OF 6 OR A7  
**ZONING:** C2 IDZ H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Bryan Penn  
**OWNER:** Bryan Penn  
**TYPE OF WORK:** Fencing and exterior modifications  
**REQUEST:**

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

1. Install a wrought iron fence at the rear (south side) of the building to enclose a proposed herb garden.
2. Create 3 new window openings and install 3 new windows into the west façade.
3. Create 4 new window openings and install 4 new windows into the north façade.
4. Remove the existing brick planters along both S St Mary's and Madison and plant trees.
5. Install canopies over the existing doors in both the south and north elevations.
6. Install a garden wall along Madison to screen the existing rear parking area from the public right of way.
7. Install a wall mounted restaurant sign along S St Mary's reading "Brigid".
8. Install a wall mounted restaurant sign along S St Mary's reading "Francis Bogside".

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 6. Architectural Features: Doors, Windows and Screens

##### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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

- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

## 10. Commercial Facades

### A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

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

- i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the facade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

## 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 facade 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 facade.

## *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## 2. Fences and Walls

### B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The

appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

*iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

*v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

#### 4. Residential Streetscapes

##### A. PLANTING STRIPS

*i. Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

#### 7. Off-Street Parking

##### B. DESIGN

*i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

#### *Historic Design Guidelines, Chapter 6, Guidelines for Signage*

##### 1. General

##### A. GENERAL

*i. Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

*ii. New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

*iii. Scale*—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

##### C. PLACEMENT AND INSTALLATION

*i. Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.

*ii. Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.

*iii. Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.

*iv. Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

##### D. DESIGN

*ii. Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

*iii. Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.

*iv. Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-

read or overly intricate styles.

#### E. LIGHTING

- i. Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.
- ii. Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

### 3. Projecting and Wall-Mounted Signs

#### A. GENERAL

- i. Mounting devices*—Construct sign frames and panels that will be used to be attach signs to the wall of a building of wood, metal, or other durable materials appropriate to the building's period of construction.
- ii. Structural supports*—Utilize sign hooks, expansion bolts, or through bolts with washers on the inside of the wall depending upon the weight and area of the sign, and the condition of the wall to which it is to be attached.
- iii. Appropriate usage*—Limit the use of projecting and wall-mounted signs to building forms that historically used these types of signs, most typically commercial storefronts. To a lesser degree, these signage types may also be appropriate in areas where residential building forms have been adapted for office or retail uses, if sized accordingly.

#### B. PROJECTING SIGNS

- i. Placement*—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.
- ii. Public right-of-way*—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.
- iii. Area*—Projecting signs should be scaled appropriately in response to the building façade and number of tenants.

#### C. WALL-MOUNTED SIGNS

- i. Area*—Limit the aggregate area of all wall-mounted signs to twenty-five percent of a building facade.
- ii. Projection*—Limit the projection of wall-mounted signs to less than twelve inches from the building wall.
- iii. Placement*—Locate wall signs on existing signboards—the area above the storefront windows and below the second story windows—when available. Mount wall signs to align with others on the block if an existing signboard is not available.
- iv. Channel letters*—Avoid using internally-illuminated, wall-mounted channel letters for new signs unless historic precedent exists. Reverse channel letters may be permitted.

### FINDINGS:

- a. The structure at 801/803/809/815 S St Mary's, also known as the King William Professional Building was constructed circa 1940, underwent façade alterations circa 1970 and is located at the corner of S St Mary's and Madison in the King William Historic District. This property received Historic Tax Certification on September 4, 2013, for roof replacement, the cleaning of the brick façade and exterior painting.
- b. This case was reviewed by the Design Review Committee on April 7, 2015. At that meeting, committee members expressed concern over the grouping and size of the proposed windows. Since that meeting, the applicant has reduced the number of proposed windows on both the S St Mary's and Madison facades and has altered both the size and grouping of the windows on the Madison façade.
- c. This case was heard by the Historic and Design Review Commission on May 6, 2015, where it was referred to the Design Review Committee and suggested that the applicant meet with the neighborhood to address concerns over parking and outdoor seating.
- d. This case was reviewed by the Design Review Committee on June 9, 2015, for a second time where the applicant presented a number of altered or new elements. The new design changes were well received by the DRC.
- e. The applicant has proposed to install a wrought iron fence on the rear (southwest) side of the building to enclose a proposed herb garden in the location of a previously proposed outdoor seating area. According to the Guidelines for Site Elements B., new fences should appear to be similar to those used historically within the district in terms of their scale, transparency and character and should be composed of materials that are complementary of those of the primary structure and other fences throughout the district. The applicant's proposal is consistent with the Guidelines.
- f. The applicant has proposed to create 3 new window openings in the west façade along Madison which currently features no windows. Staff finds that the creation of these four window openings as well as the installation of four



new windows is appropriate given the proposed use of the structure which is a restaurant.. The applicant has proposed for the window frames to be long leaf pine with clear glass. This is consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.ii.

- g. The applicant has also proposed to create 4 window openings in the north façade along S St Mary's which is to include the installation of a window at the corner of the building that forms at the corner of Madison and S St Mary's. This is consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.ii.
- h. Currently brick planters 6 brick planters located at the sidewalk along Madison and 2 along S St Mary's. The applicant has proposed to remove these and to replace them with native species trees. This request is appropriate according to the Guidelines for Site Elements 3.A.ii. This applicant should select the specific specie of the trees with guidance from the City Arborist.
- i. The existing façade currently features no door canopies. According to the Guidelines for Exterior Maintenance and Alterations 11.B.ii., 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. The applicant's proposal is consistent with the Guidelines.
- j. The applicant has proposed to install a garden wall system along Madison to buffer the rear herb garden and existing parking from the public right of way. This is consistent with the Guidelines for Site Elements 7.B.i. The overall height of the garden wall system should be no taller than 4 feet at any location.
- k. The applicant has proposed to install a wall mounted restaurant sign along S St Mary's reading "Brigid". The metal blade sign will have a copper finish and be back lit to provide halo lighting. Its dimensions are 2' – 6" x 1' – 10". The applicant's proposed signage is consistent with the Guidelines for Signage.
- l. The applicant has proposed to install a wall mounted restaurant sign along S St Mary's reading "Francis Bogside". The metal blade sign will feature copper and steel and will be back lit to provide halo lighting. Its dimensions are 3' – 0" x 1' – 4".

#### **RECOMMENDATION:**

Staff recommends approval based on findings a through l with the stipulations:

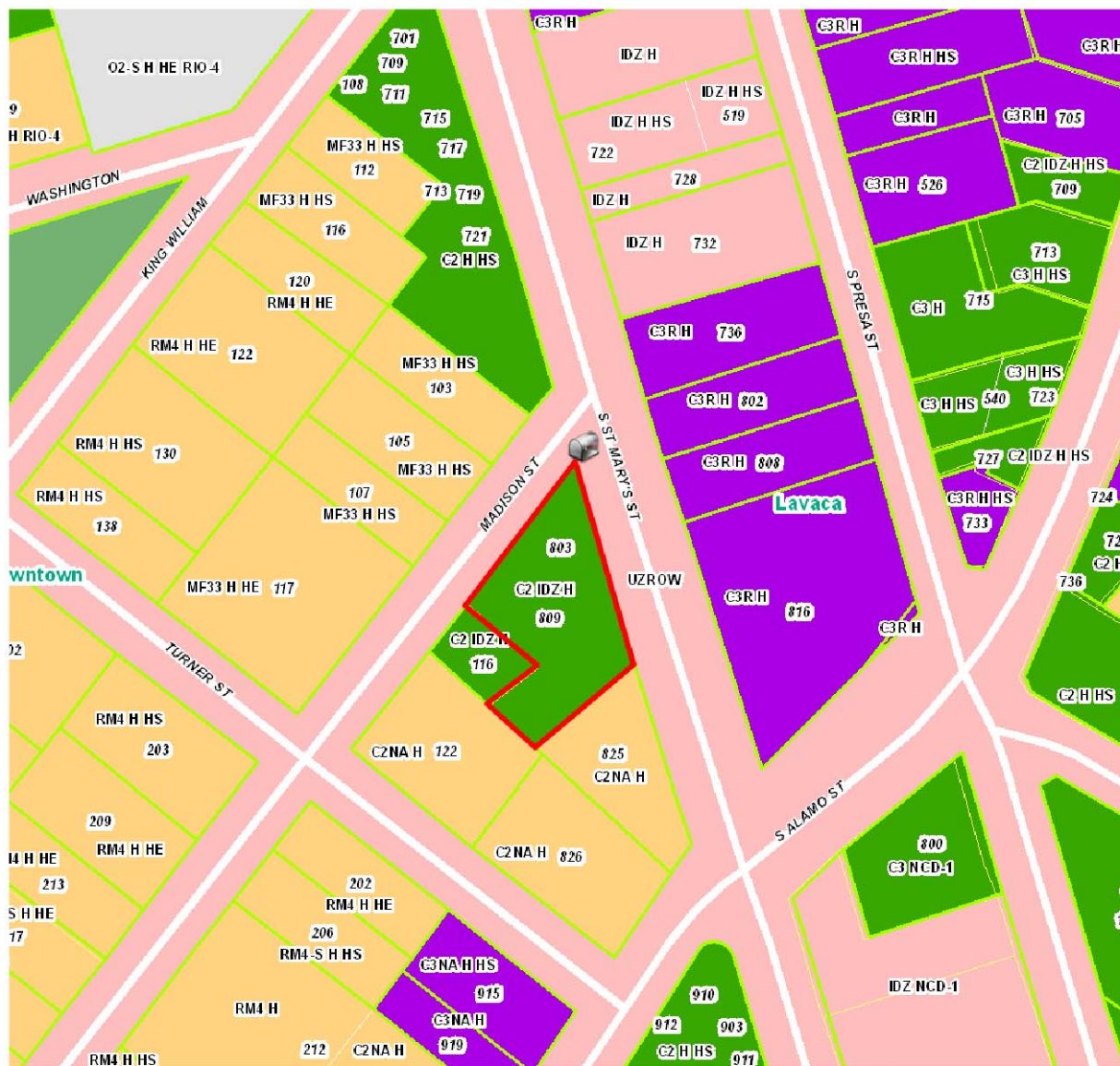
- i. That the proposed garden wall and wrought iron fence be no taller than 4 feet at any location.

#### **CASE COMMENT:**

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

#### **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 23, 2015

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thurlow & co.  
URBAN PROPERTIES  
**FOR LEASE**  
Raul Rodriguez  
210.573.4370

Madison  
S St Marys  
800 700





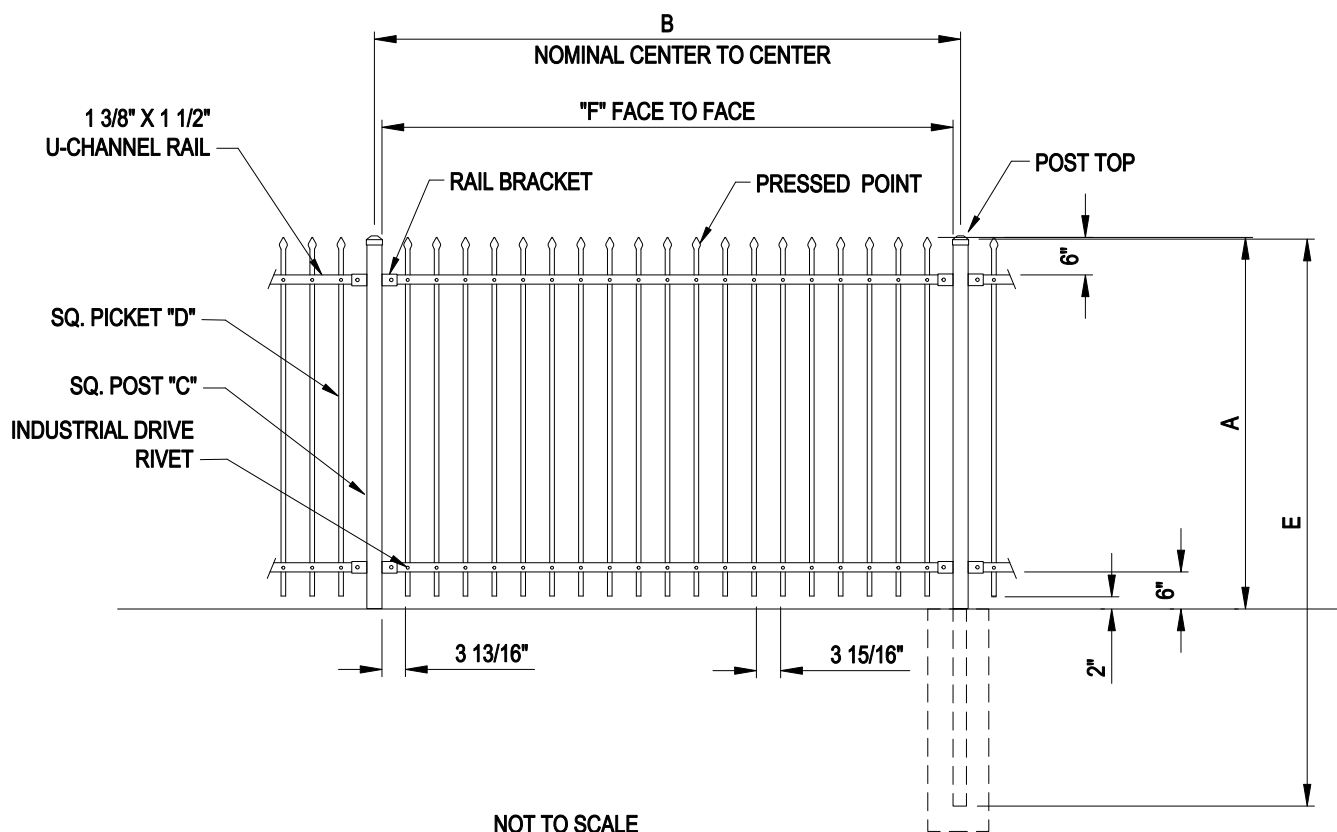








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FAX: (301) 776-7449  
www.ironworldfencing.com



NOT TO SCALE

#### NOM HEIGHT (A)

3' - 0"  
3' - 6"  
4' - 0"  
5' - 0"  
6' - 0"  
7' - 0"  
8' - 0"

CUSTOM HEIGHTS  
AVAILABLE

#### POST OPTION (C)

2" SQ X 14 GA  
2 1/2" SQ X 12 OR 14 GA  
3" SQ X 12 GA  
4" SQ X 11 GA  
6" SQ X 3/16" WALL

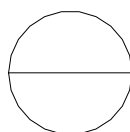
#### PICKET OPTION (D)

3/4" SQ 14 GA  
OR 16 GA  
1" SQ 18 GA

A \_\_\_\_ " NOM HEIGHT  
B \_\_\_\_ " NOM SECTION LENGTH  
C \_\_\_\_ " POST SIZE \_\_\_\_ GAUGE  
D \_\_\_\_ " PICKET SIZE \_\_\_\_ GAUGE  
E \_\_\_\_ " POST LENGTH  
F \_\_\_\_ " FACE TO FACE OF POSTS W/  
STD. FLAT MOUNT BRACKET

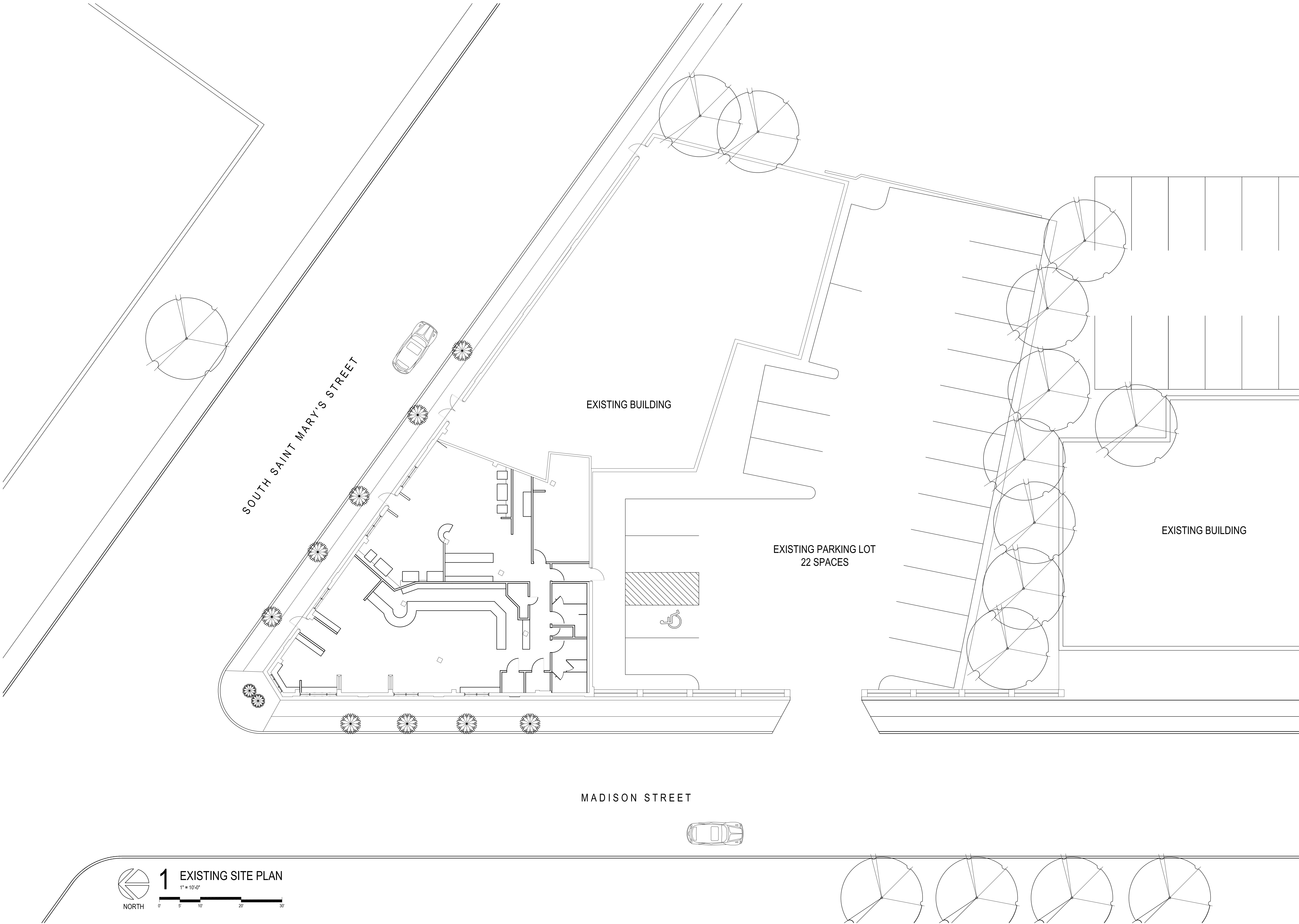
#### NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER..
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION.  
FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info)  
REFERENCE NUMBER 2812-080.



**BARCELONA FENCE**

2 RAIL



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DATE: MARTINEZ ARCHITECTURE, LLC  
1100 BROADWAY STREET, SUITE 300R  
SAN ANTONIO, TEXAS 78215  
VOICE: (210) 287-8166  
MARCELLO@MARTINEZAIA.COM

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A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED  
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ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE  
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STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS  
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IN ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT  
**Brigid & Francis  
BogSIDE**

803 S St. Mary's St.  
San Antonio, Texas 78205

OWNER  
**Steve  
Mahoney**

803 S St. Mary's St.  
San Antonio, Texas 78205

PROJECT NUMBER  
1458

HDRC PRESENTATION

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

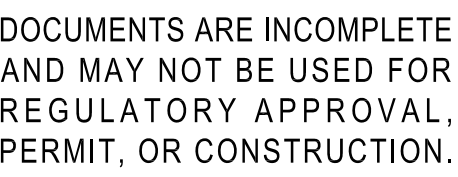
SHEET TITLE  
Existing Site Plan

DATE  
12 June 2015

SHEET NUMBER

A1.01





DATE: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_

MARTINEZ ARCHITECTURE, LLC  
1100 BROADWAY STREET, SUITE 3008  
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SUBJECT

Brigid & Francis  
BogSIDE

803 S St. Mary's St.  
San Antonio, Texas 78205

ER

Steve  
Mahoney

803 S St. Mary's St.  
San Antonio, Texas 78205

SUBJECT NUMBER

58

## DRC PRESENTATION

D.	DATE	DESCRIPTION OF ISSUE
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SULTANT

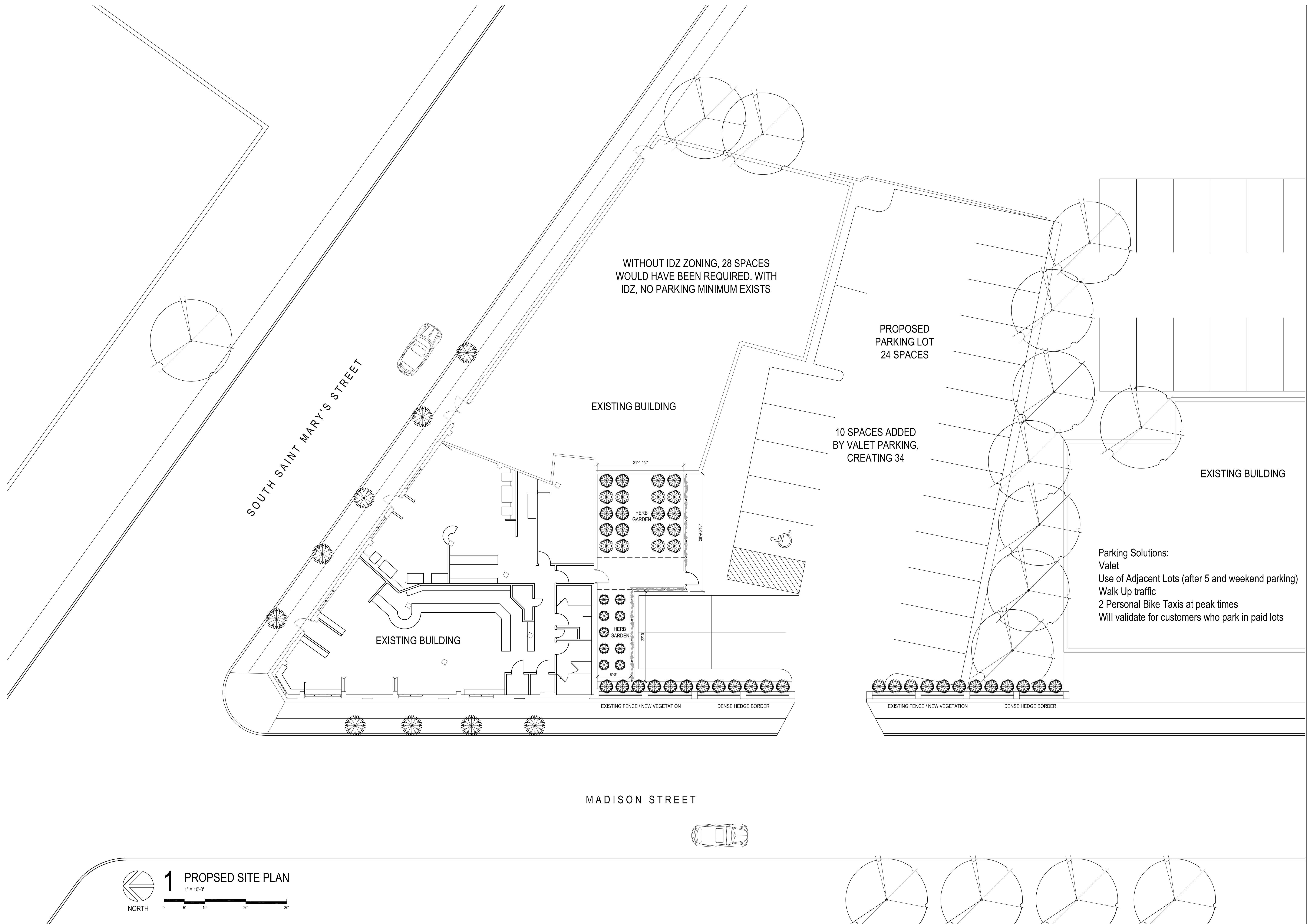
ET TITLE

Proposed Site Plan

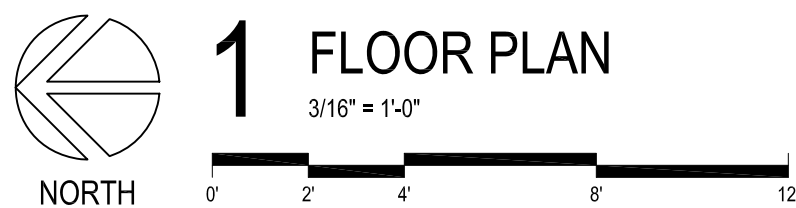
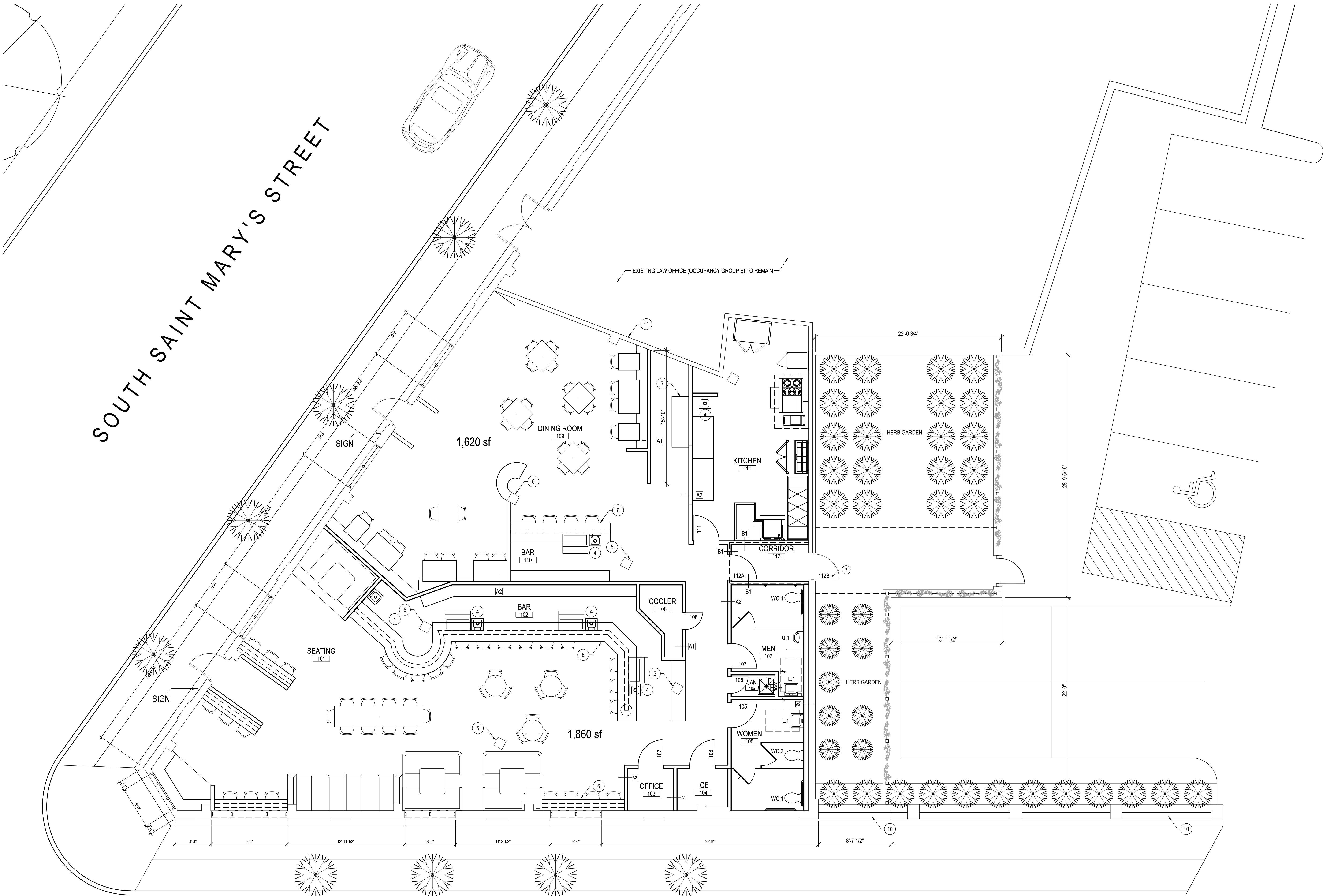
June 2015

ET NUMBER

## A1.02







KEYNOTES

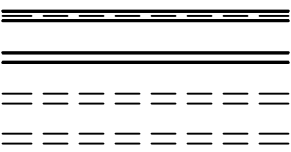
- 1. DASHED LINE INDICATES EXTENT OF OVERHANG ABOVE
- 2. EXISTING DOOR WITH ADA COMPLIANT PANIC HARDWARE TO REMAIN
- 3. 34" HIGH ADA COUNTERTOP WITH TOE CLEARANCE
- 4. HAND WASH SINK
- 5. EXISTING STRUCTURAL COLUMN TO REMAIN
- 6. 42" HIGH BUILT-IN COUNTER
- 7. BUILT-IN COUNTER WITH PASS-THROUGH OPENING
- 8. CASED WOOD TRIM OPENING TO MATCH DOOR FRAMES
- 9. FULL WALL HEIGHT 2x6 WOOD TRIM / STAIN
- 10. EXISTING WROUGHT IRON FENCE TO REMAIN
- 11. EXISTING 2 HOUR DEMISE WALL TO REMAIN
- 12. REHABILITATE EXISTING EXIT DOOR WITH ADA COMPLIANT PANIC HARDWARE

GENERAL NOTES

- A. ALL PARTITIONS TYPE A1 UNLESS NOTED OTHERWISE
- B. ALL WINDOWS AND DOORS TO HAVE TEMPERED GLASS

LEGEND

- 1 HR FIRE RATED PARTITION
- NON RATED PARTITION
- OVERHEAD CONSTRUCTION
- BAR HALF WALL, NON RATED



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DATE: EXP. DATE:  
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PROJECT

Brigid & Francis  
BogSIDE

803 S St. Mary's St.  
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OWNER

Steve  
Mahoney

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PROJECT NUMBER

1458

HDRC PRESENTATION

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

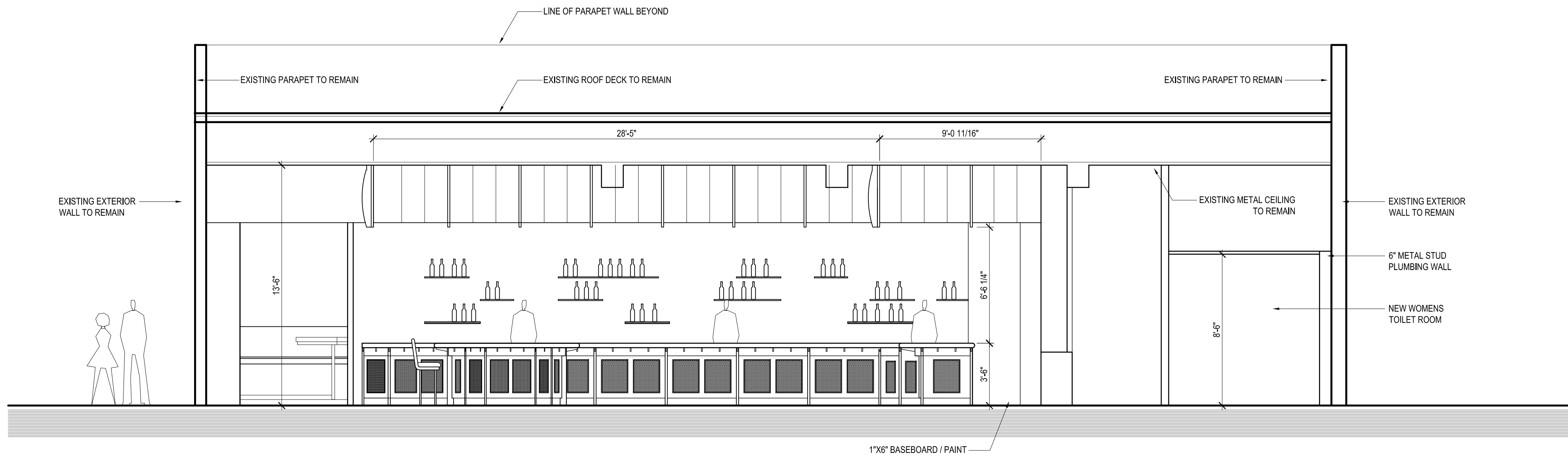
Floor Plan

DATE: 12 June 2015

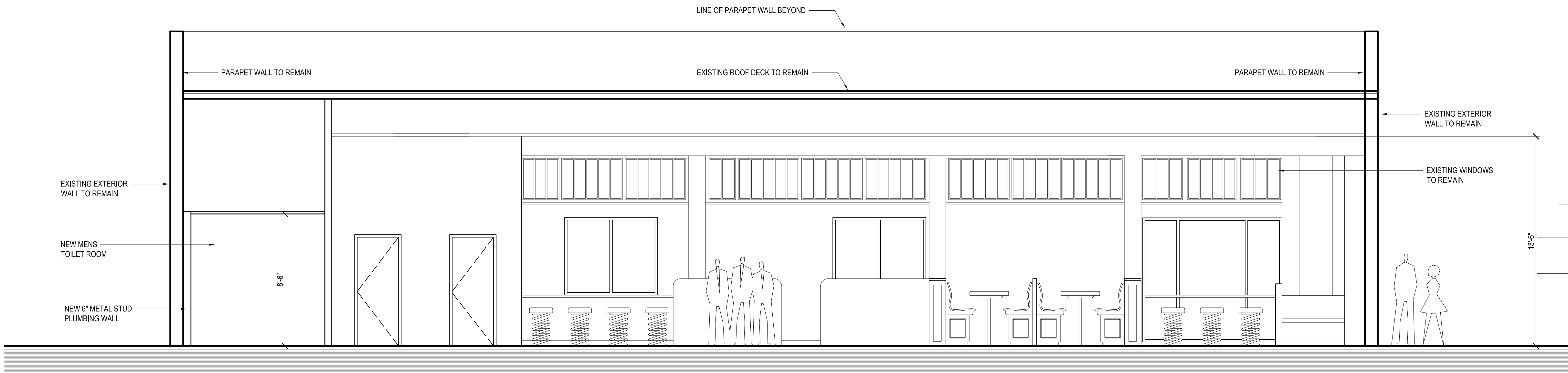
SHEET NUMBER

A2.01

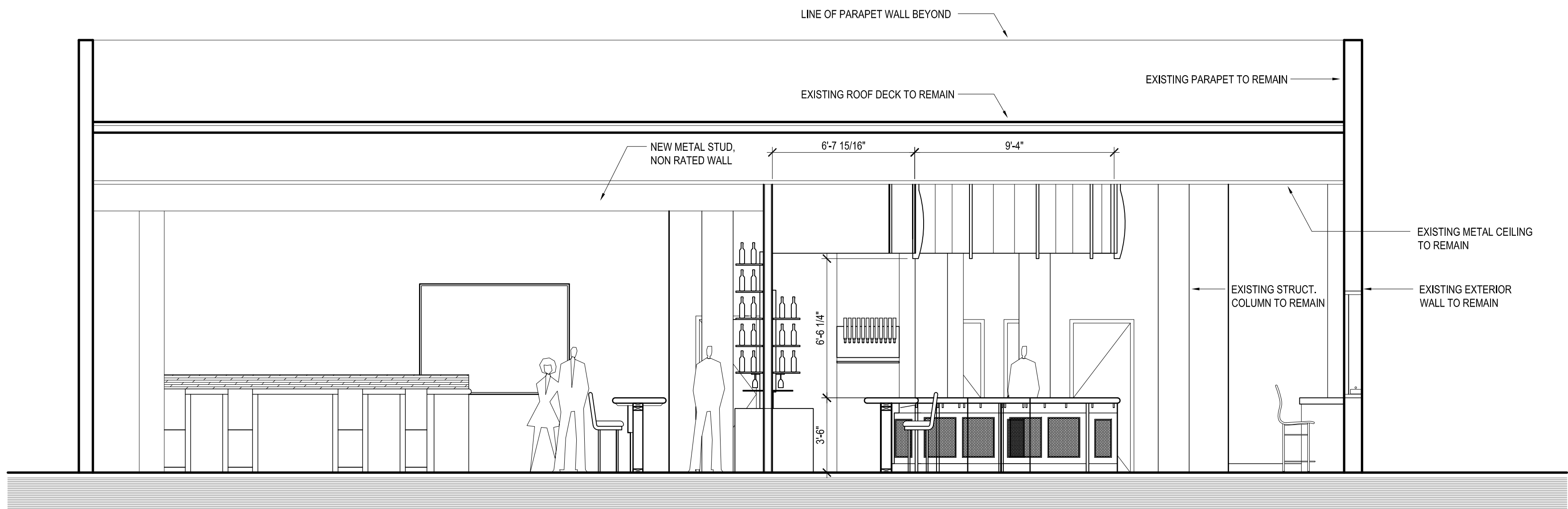




1 INTERIOR ELEVATION  
3/16" = 1'-0"



2 INTERIOR ELEVATION  
1/8" = 1'-0"



4 INTERIOR ELEVATION  
3/16" = 1'-0"



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DATE: MARTINEZ ARCHITECTURE, LLC  
1100 BROADWAY STREET, SUITE 300R  
SAN ANTONIO, TEXAS 78215  
VOICE: (210) 287-8166  
MARCELLO@MARTINEZAIA.COM

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PROJECT

Brigid & Francis  
BogSIDE

803 S St. Mary's St.  
San Antonio, Texas 78205

OWNER

Steve  
Mahoney

803 S St. Mary's St.  
San Antonio, Texas 78205

PROJECT NUMBER

1458

HDRC PRESENTATION

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

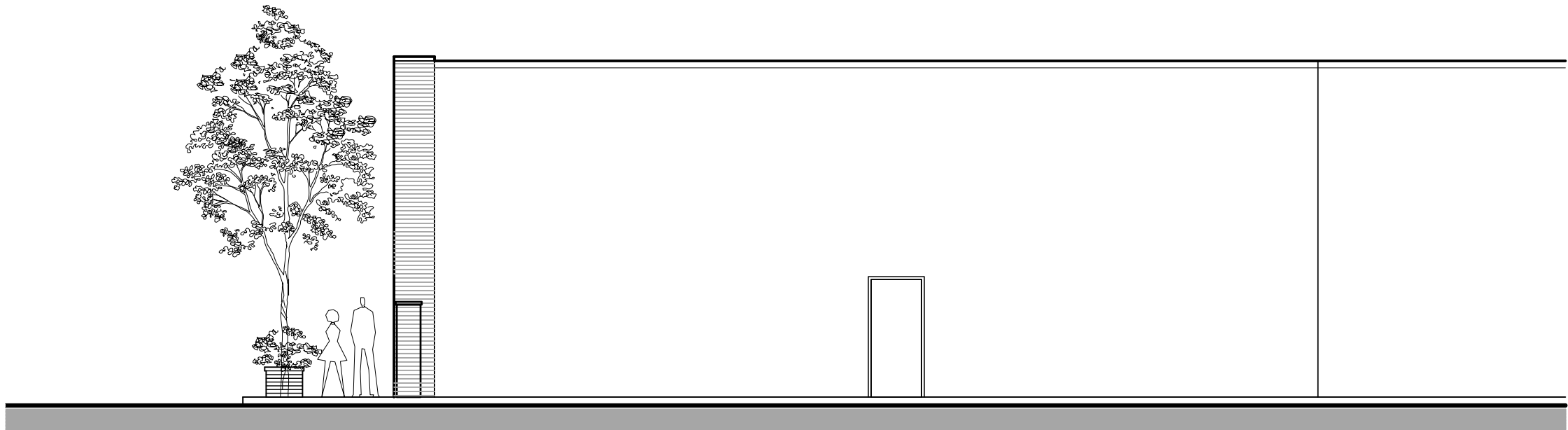
Interior Elevations  
Bar Overhead

DATE  
12 June 2015

BAR LENGTH ON ORIGINAL  
DRAWING EQUALS 1 INCH

SHEET NUMBER

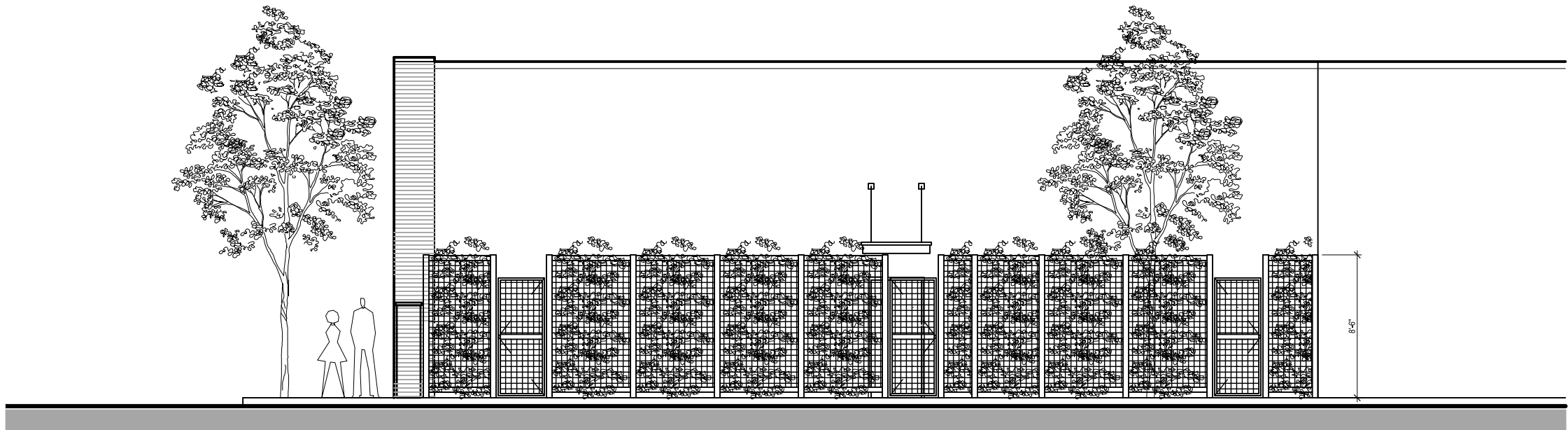
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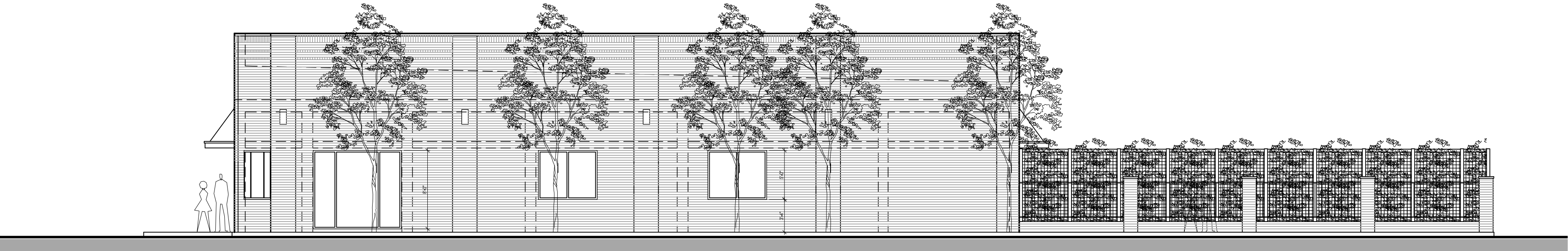
S1 EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



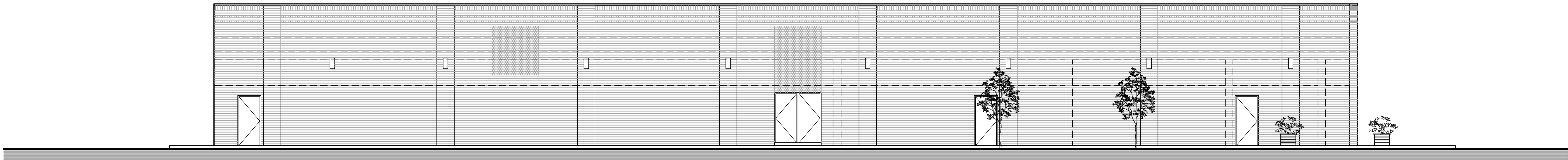
W1 EXISTING WEST ELEVATION  
1/8" = 1'-0"



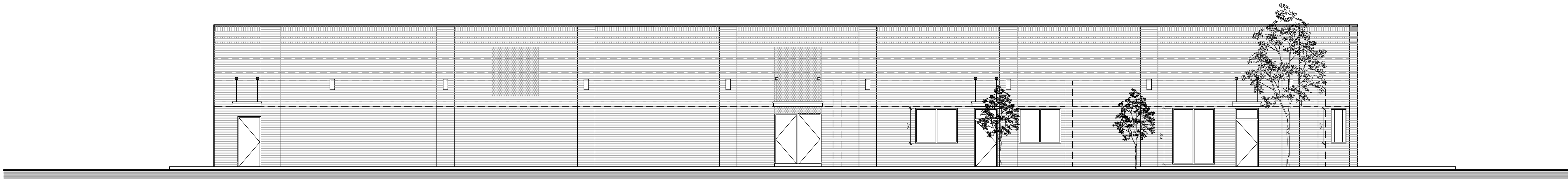
S2 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"



W2 PROPOSED WEST ELEVATION  
1/8" = 1'-0"



N1 EXISTING NORTH ELEVATION  
1/8" = 1'-0"



N2 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



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HDRC PRESENTATION

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE  
Exterior Elevations

DATE  
12 June 2015

SHEET NUMBER

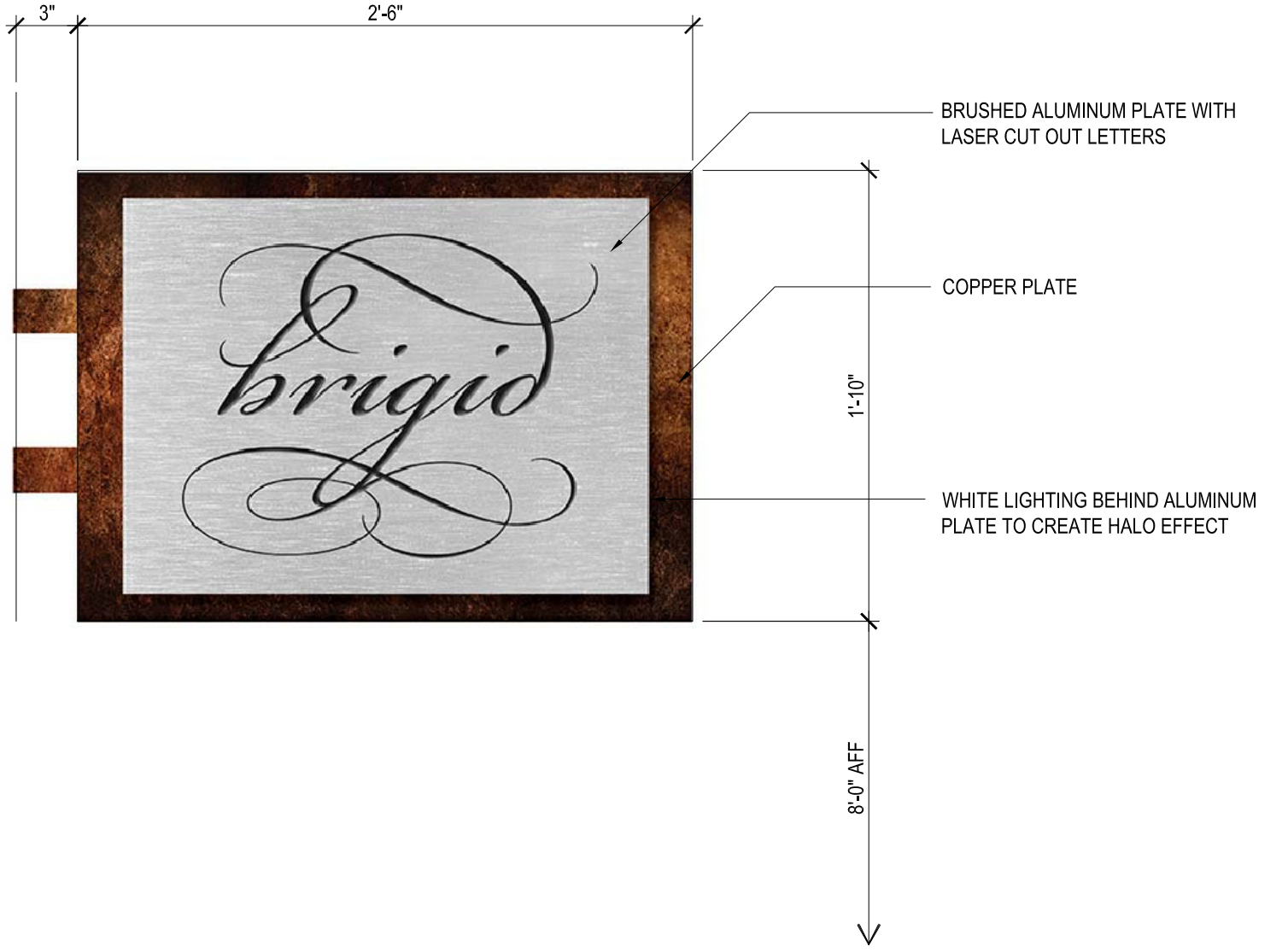
BAR LENGTH ON ORIGINAL  
DRAWING EQUALS 1 INCH

A4.02

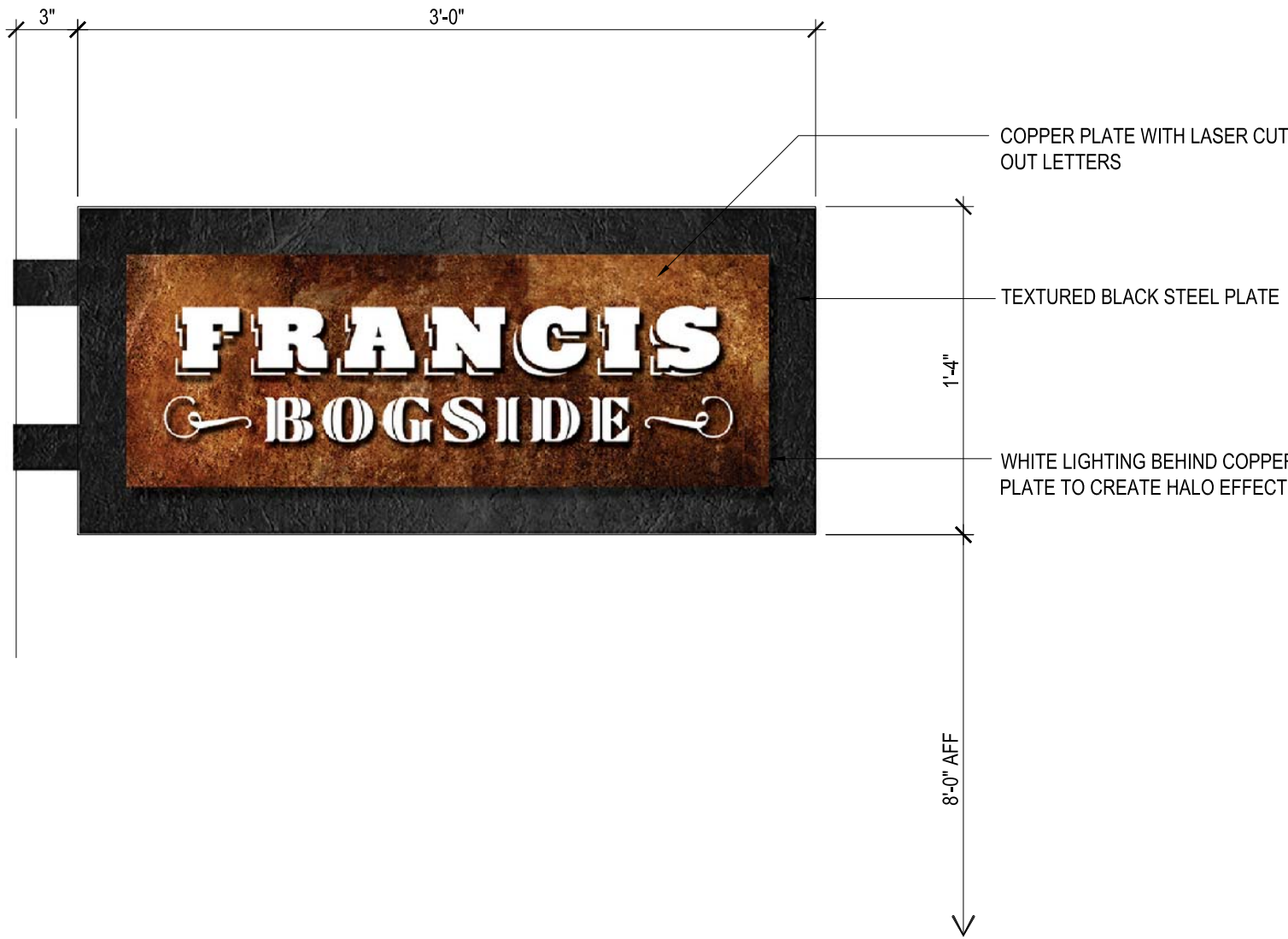




1 BRIGID SIGN ELEVATION  
1-1/2" = 1'-0"



2 FRANCIS SIGN ELEVATION  
1-1/2" = 1'-0"



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HDRC PRESENTATION

NO.      DATE                      DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Blade Signs

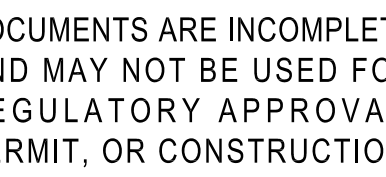
DATE  
12 June 2015

BAR LENGTH ON ORIGINAL  
DRAWING EQUALS 1 INCH

SHEET NUMBER

A6.01





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Brigid & Francis  
BogSIDE

T NUMBER

DRC PRESENTATIO

DATE	DESCRIPTION OF ISSUE
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TANT

TITLE

## Low Elevations

BAR LENGTH ON  
DRAWING EQUAL

NUMBER

## A6.02



### 3 CANOPY SECTION

# BRIGID & FRANCIS BOGSIDE

New Restaurant Concepts from  
Steve Mahoney & Chris Carlson

Presented to  
King William Homeowners Association



# BRIGID Proposed Signage



Blade sign. Copper finish with brushed metal internally lit box. Logotype cut into brushed metal.



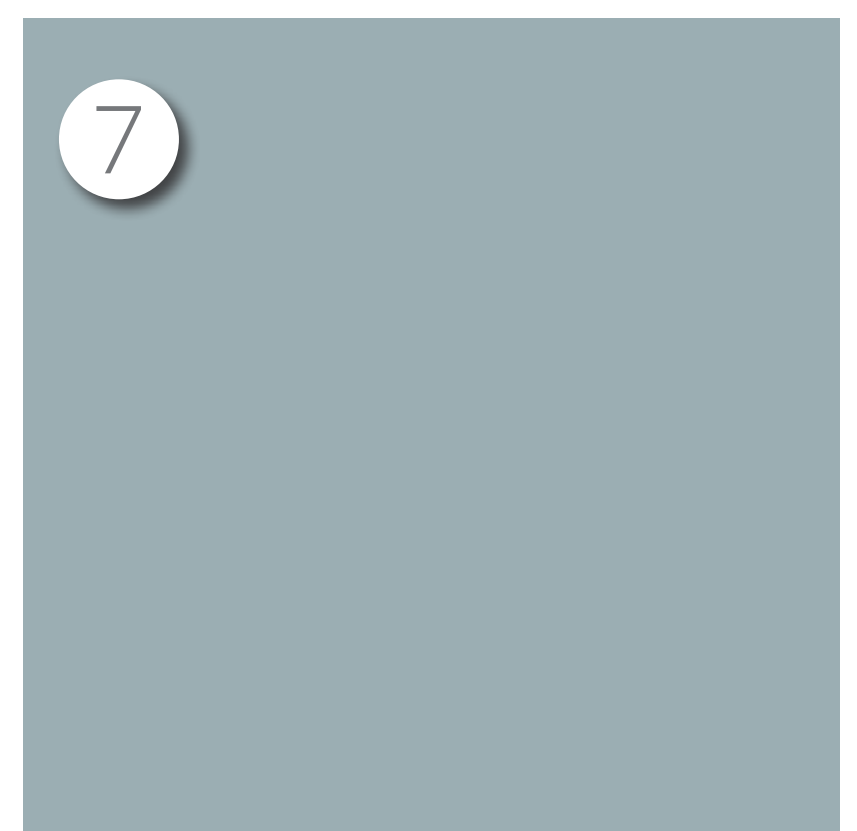
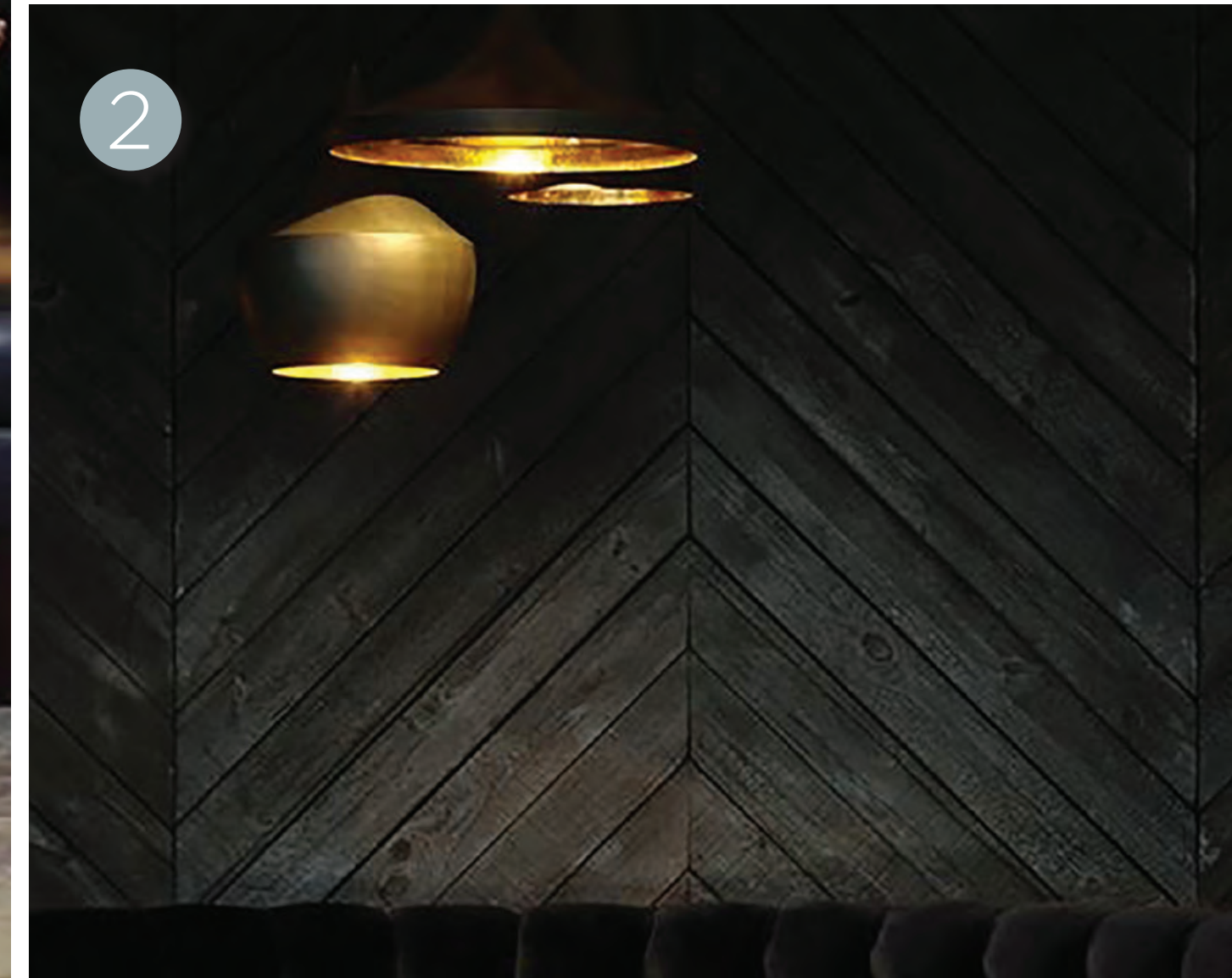
# FRANCIS BOGSIDE Proposed Signage



Blade sign. Internally lit logo box with black textured enclosure. Copper finish.



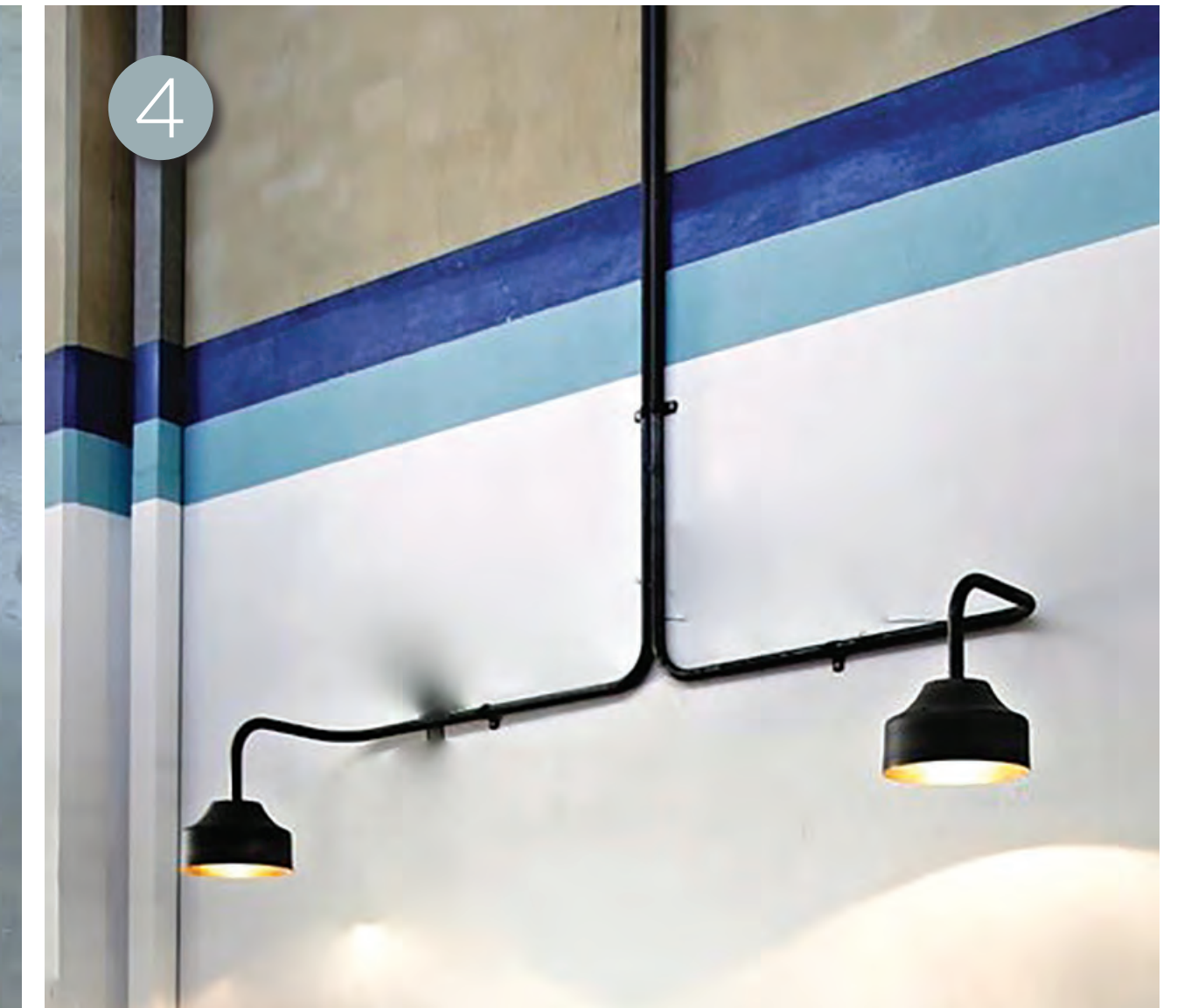
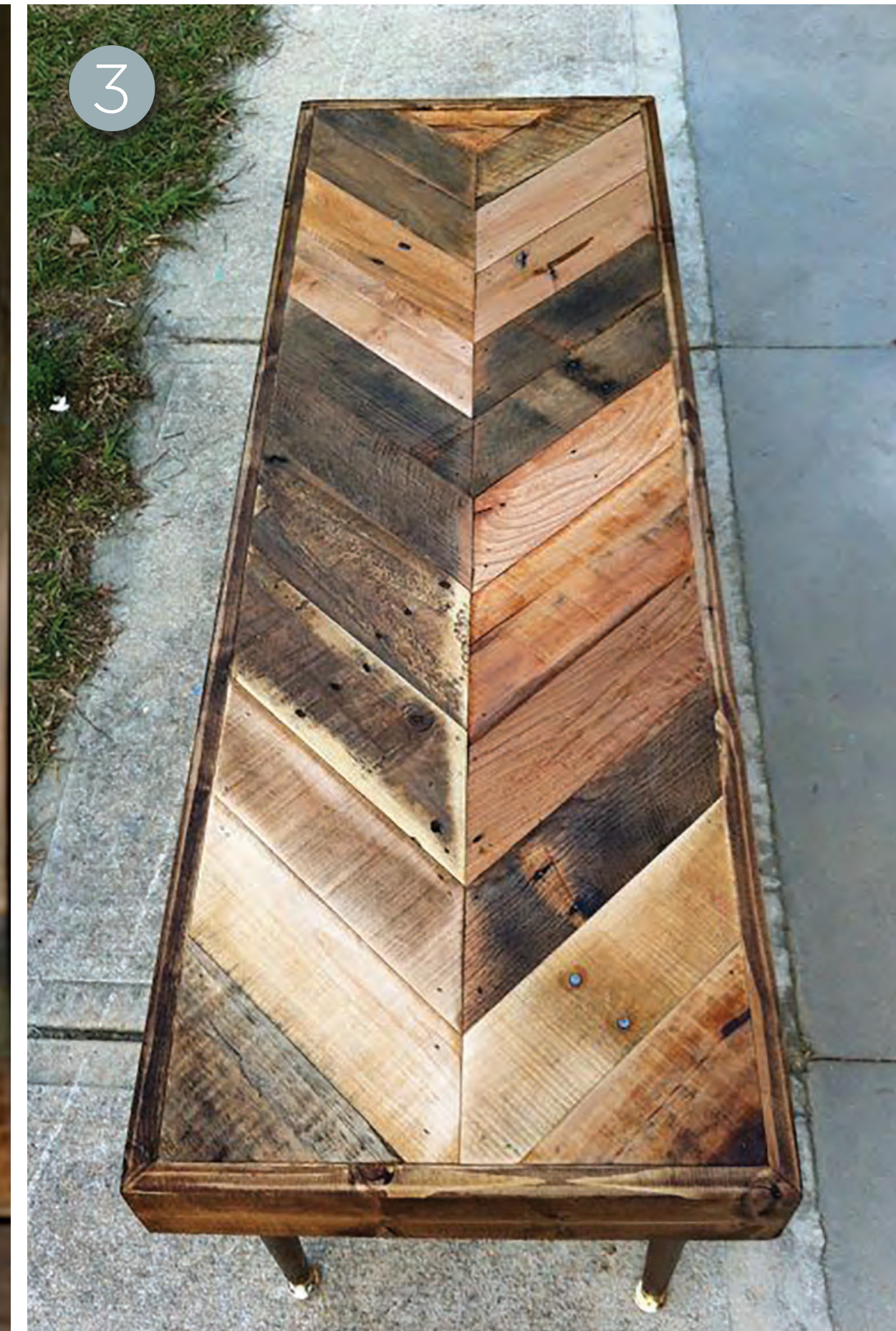
# BRIGID Design Inspiration



- 1 Inspiration for banquettes
- 2 Front bar pattern
- 3 Front bar stain
- 4 Etched brass ceiling lights
- 5 Copper elements behind bar and possible copper shades on sconce treatment
- 6 Crisp linen napkins
- 7 Faux finish. Match existing elements with paint color.



# BRIGID Design Inspiration



- 1 Rustic butcher paper menu
- 2 Vintage theatrical backdrop- Inspiration for large commissioned art piece
- 3 Inspiration for wood table tops
- 4 Possible sconce treatment
- 5 Possible prism pendant lights to cluster with Tom Dixon Etch
- 6 Wrapped leather barstool



# FRANCIS BOGSIDE Design Inspiration



- 1 WALL BEHIND BAR: Textured off-white hand glazed subway tiles in herringbone pattern with floating wood shelves
- 2 9" hexagonal tile flooring
- 3 Maharam wallpaper above bar and down side wall
- 4 Anthropologie Marble and Brass Purse Hooks
- 5 Possible bar seating



# FRANCIS BOGSIDE Design Inspiration



- 1 Lush claret colored velvet booths
- 2 Found glass knobs on wood cabinets behind bar
- 3 Tom Dixon Beat Tall Pendants along wall
- 4 Tom Dixon Lustre Lights, grouped in assorted threes over booths
- 5 Tom Dixon Beat Wide Pendants above bar



# FRANCIS BOGSIDE Design Inspiration





# MADISON ST. Garden Wall Inspiration

