

HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 5

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 conceptual 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. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.

RECOMMENDATION:

Staff recommends conceptual approval as submitted based on findings a through d.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Oct 27, 2015

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PROPOSED WORK

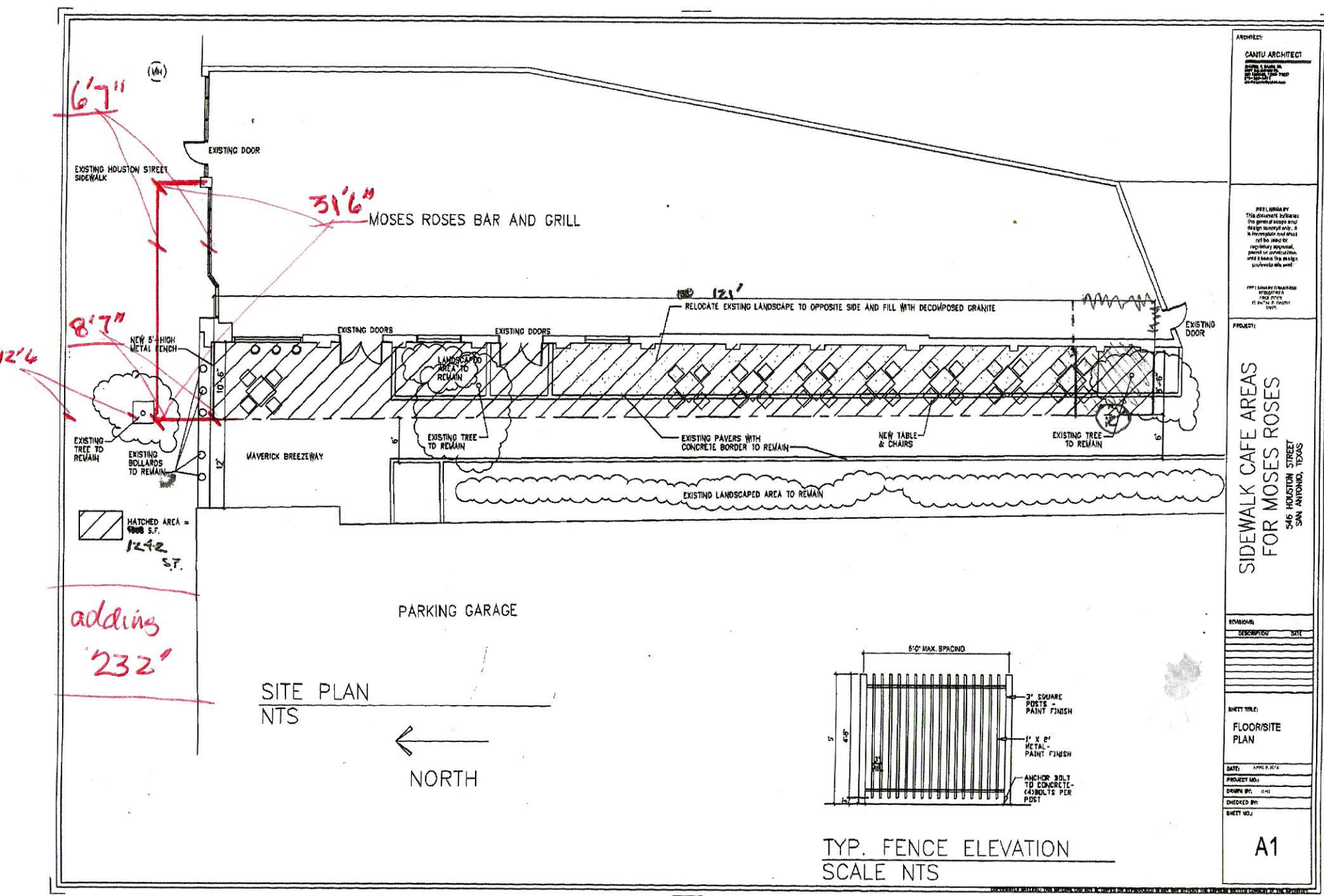
MOSES ROSE'S HIDEOUT
516 E. HOUSTON ST.

10/15/2015

Moses Rose's is a bar and grill at 516 E Houston St. In HDRC CASE # 2014-009, we received permission to build a fence surrounding an outdoor patio with seating and tables in the Maverick Breezeway along the east side of our building. Today, we are seeking to expand this area using matching materials, to enclose the 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 two, 8' long counter tops, 42" high off the floor. Two 8' wide full-view garage doors will close on top of the counter tops to maintain a windowed appearance. These doors will open during business hours when enjoyable weather permits. These counter top/full-view garage door openings 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. (2) 8'X4' HEAVY DUTY FULL-VIEW ALUMINUM OVERHEAD DOOR-MODEL 3295
 - CLEAR ANODIZED ALUMINUM STILES AND RAILS
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 bike racks to be purchased and installed by CA James Bike Shop of 100 Broadway, in the back, southern section of patio to accommodate downtown bikers and bike club riders in the area.



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PRELIMINARY
This document indicates
the general scope and
design concept only. It
is preliminary and shall
not be used for
regulatory approval,
permit or construction
and it does not obligate
the contractor.

FBI BUREAU OF INVESTIGATION
 WASHINGTON, D.C. 20535
 MAY 1971
 11 MAY 1971
 1971

800-451-7243

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

10/10/10

SHEET TYPE

FLOOR/SITE
PLAN

DATE: APRIL 8, 1964

END USER INFO.

PROJECT NO. _____

DATE: 12-41

CHECKED BY:

A1

(2) Full view garage doors
8'w x 4'H

ordered from
Tex-Door
to match others



3"
Bartop
Finish out to
match others

18"
Separation

(2) bartop base
8'w x 42"H

Finish out
stained wood
panel to match
others













BARBECUE * FOOD

DINE-IN ONLY SPECIALS
WITH PURCHASE OF BEVERAGE
MONDAY
50¢ Wings
TACO THURSDAY
\$5 TACOS
3 TACOS
WEDNESDAY
\$5 Travis/2lb Burger
THURSDAY
50¢ Wings
FRIDAY
\$4 Chicken Fried Steak
SUNDAY
1/2 Price Nachos

50¢ WINGS-ALL DAY
Mondays and Thursdays



WORTH
THING

PEARL

50¢
WINGS ALL
DAY

COME ON IN
BAR MUSIC FOOD

MOSES ROSE'S

516