

HISTORIC AND DESIGN REVIEW COMMISSION

April 6, 2016

Agenda Item No: 21

HDRC CASE NO: 2016-108
ADDRESS: 1024 S ALAMO ST
LEGAL DESCRIPTION: NCB 935 BLK A LOT PT OF 5 OR E 127.7FT OF A14
ZONING: C2 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Horn House
APPLICANT: Andrew Goodman/Feast
OWNER: Santos Holdings, Inc
TYPE OF WORK: Additions and site modifications
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an addition and perform minor site modifications to the property at 1024 S Alamo. Within this request, the applicant has proposed the following

1. Enclose an existing, open air porch.
2. Construct a 420 square foot addition on the northeast side of the historic structure
3. Expand the existing brick paved area.
4. Install a steel framed structure to run the length of the brick paved area fronting S Alamo.

APPLICABLE CITATIONS:

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

FINDINGS:

- a. The structure at 1024 S Alamo is commonly known as the Horn House, features a front, street facing addition of the Art Modern style that was constructed circa 1950 and features many contemporary façade elements including aluminum storefront windows. The items of this request for Certificate of Appropriateness have been previously constructed.
- b. According to the Guidelines for Additions, commercial additions should be designed to be in keeping with the existing, historic context of the block, should be placed at the side or rear of the primary historic structure, should feature a similar roof form, should be subordinate to the principle façade and should feature a transition from the original structure to the new structure. The applicant has proposed to construct an addition of approximately 420 square feet to the side of the primary historic structure that is to be subordinate in massing to the original structure, feature a sloped roof which includes elements of the existing Art Modern addition as well as nearby historic roof structures and feature a transition from the existing structures to the proposed addition. This is consistent with the Guidelines.

- c. The applicant has proposed materials that are to include horizontal lap siding, vinyl windows, a standing seam metal roof and doors featuring a composite material. The applicant's proposed materials of lap siding and a standing seam metal roof are appropriate, however, staff finds that aluminum windows and doors or those constructed of a metal material would be more appropriate than the proposed vinyl windows and doors.
- d. Architecturally, the applicant has proposed for the addition as well as the side enclosure to feature architectural elements that are complimentary and subordinate those of the existing structures. These elements include like materials and similarly proportioned façade elements. This is consistent with the Guidelines.
- e. The applicant has proposed to modify the existing landscaping and hardscaping in order to accommodate additional outdoor seating as well as construct a steel structure run the length of the brick paved area fronting S Alamo to be eight feet in height and eighty feet in length. Staff finds the proposed modifications appropriate, however, staff finds the addition of plant materials would be appropriate.

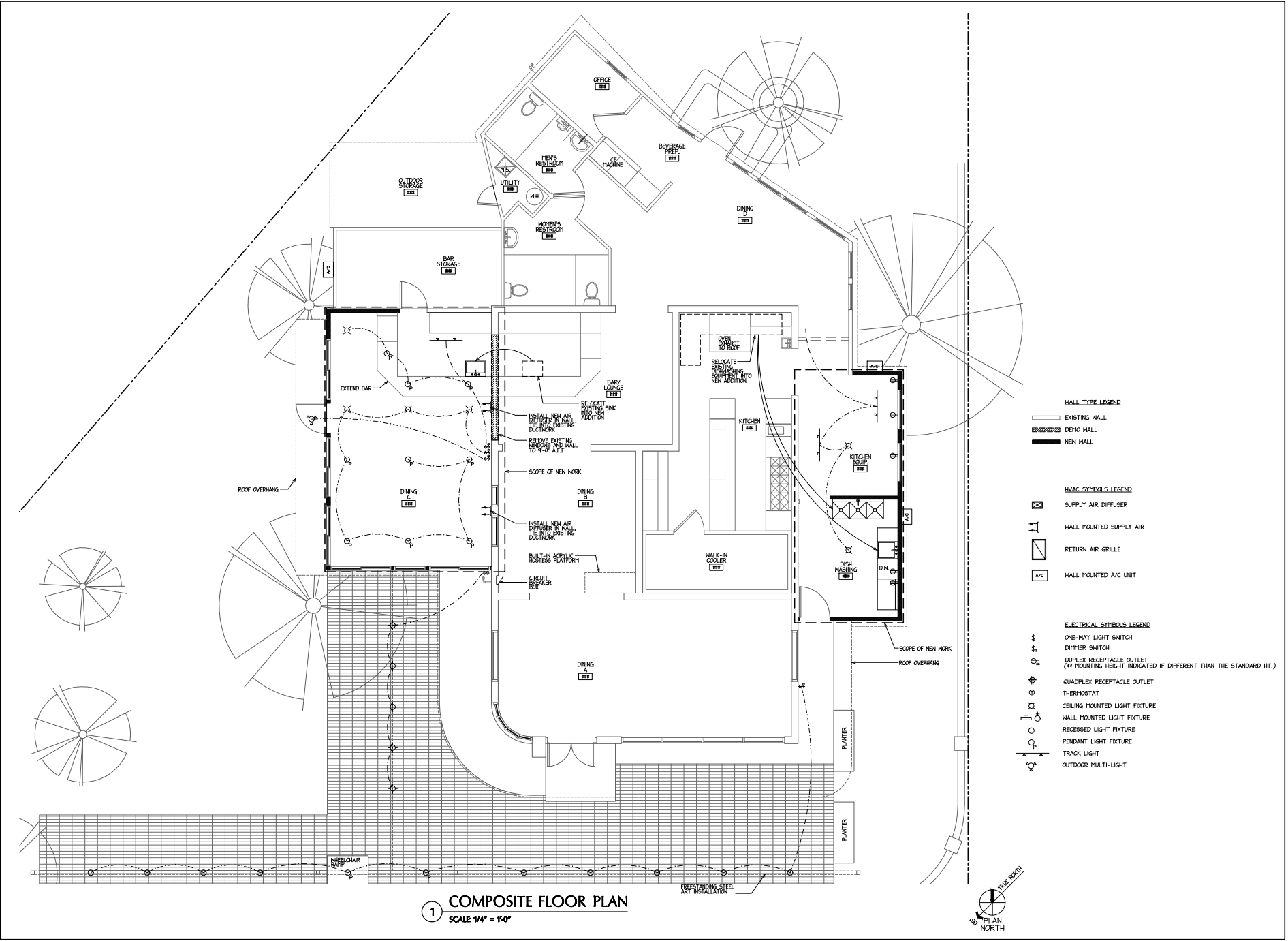
RECOMMENDATION:

Staff recommends approval of items #1 through #4 with the following stipulations:

- i. That the applicant install aluminum or metal windows into the side addition to match those of the primary addition constructed circa 1950.
- ii. That the applicant install additional landscaping plant materials throughout the site. These plants should be native to South Texas.

CASE MANAGER:

Edward Hall



PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION
MAINSTREET
ARCHITECTS INC.

SUE ANN PERMITION
#6030

MAINSTREET
ARCHITECTS INC.
100 W. MARLBOROUGH SAN ANTONIO, TEXAS 78202 PH: 725-8888

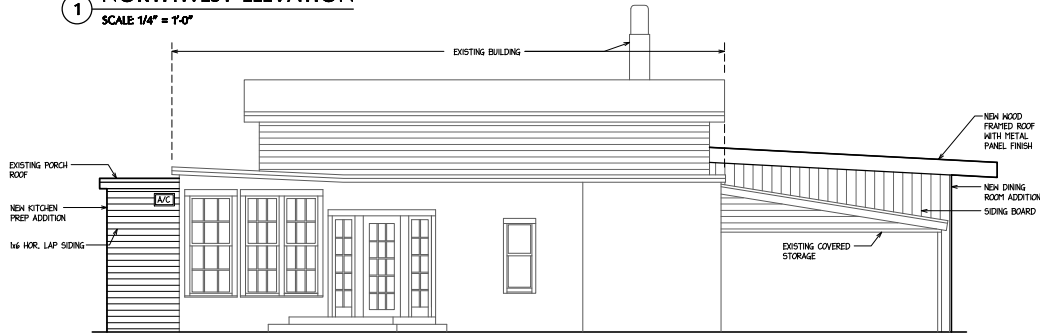
REVISIONS	BY

FEAST RESTAURANT
1024 S Alamo St, San Antonio, TX 78210
COMPOSITE FLOOR PLAN

Date: _____
Scale: _____
Drawn by: _____
Job Number: _____
Sheet Number: _____
A-100
Sheet #8 of 10



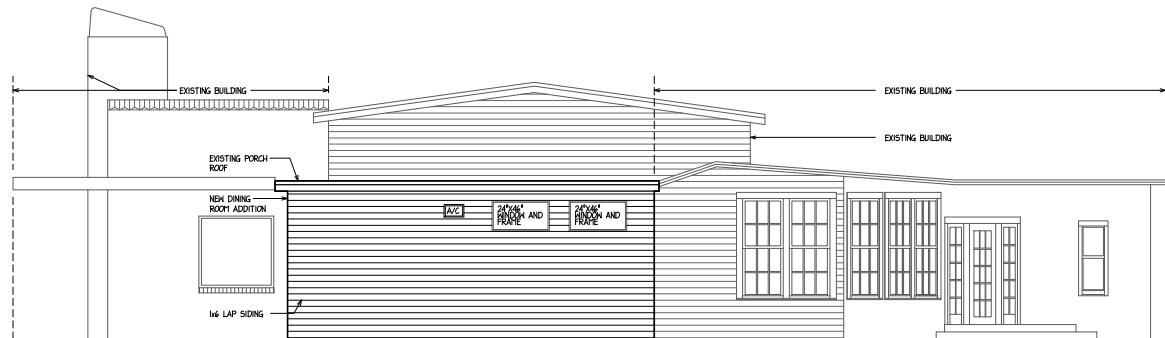
1 **NORTHWEST ELEVATION**
SCALE 1/4" = 1'-0"



2 **SOUTHEAST ELEVATION**
SCALE 1/4" = 1'-0"



3 **NORTHEAST ELEVATION**
SCALE 1/4" = 1'-0"



4 **SOUTHWEST ELEVATION**
SCALE 1/4" = 1'-0"

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SUE ANN PERMITION
06030

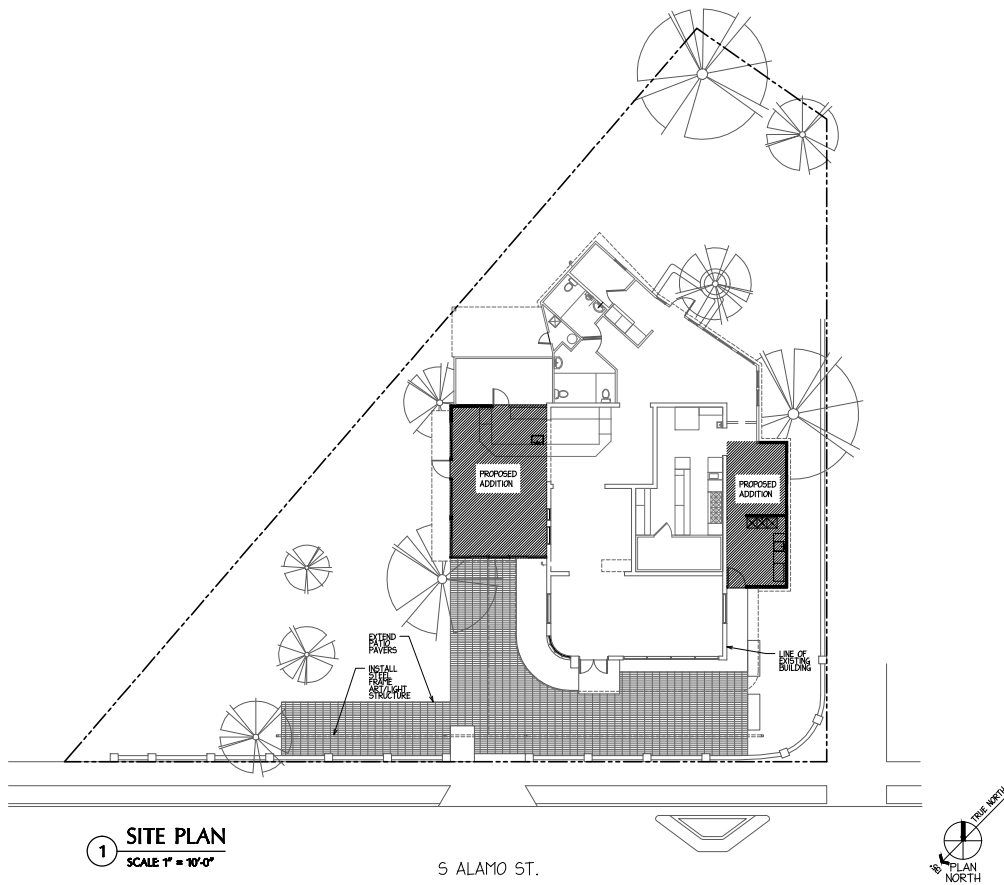
MAINSTREET
ARCHITECTS INC.
100 W. MARLBOROUGH SAN ANTONIO, TEXAS 78202 PH: 214.252.8888

REVISIONS	BY

FEAST RESTAURANT
1024 S Alamo St, San Antonio, TX 78210
EXTERIOR ELEVATIONS

Date:
Scale:
Drawn by:
Job Number:
Sheet Number:
A-2.00

Sheet #8 of



1 SITE PLAN
SCALE 1" = 10'-0"

LEGAL DESCRIPTION

ADDRESS: 1024 S ALAMO STREET
LOT PT OF S, N.C.B. 195, KING WILLIAM HISTORIC DISTRICT
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION
MAIN STREET
ARCHITECTS INC.

SUE ANN PERMITTING
#1000

MAIN STREET
ARCHITECTS INC.
100 W. AUSTIN BLVD. SAN ANTONIO, TEXAS 78202
210.725.8888

REVISIONS	BY

FEAST RESTAURANT
1024 S Alamo St, San Antonio, TX 78210
SITE PLAN

Date:
Scale:
Drawn by:
Job Number:
Sheet Number:
AS-100
Sheet # of



WAGNER BUILDING CO.
281/357-8611 HOUSTON
METAL BLDGS - ALL SIZES

IFCO
6419









