

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2016

Agenda Item No: 16

HDRC CASE NO: 2016-335
ADDRESS: 416 8TH ST
LEGAL DESCRIPTION: NCB 452 BLK 30 LOT 9 & S 22.6 FT OF W 154.5 FT OF 11
ZONING: FBZ T4-2 HS
CITY COUNCIL DIST.: 1
LANDMARK: Bavarian Inn
OWNER: Cincent Fonseca
TYPE OF WORK: Signage, awning material replacement, fencing and fenestration changes
REQUEST:

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

1. Remove the existing awning covers above each window on the non-contributing addition.
2. Modify the existing western entrance canopy and install a new canopy over the eastern entrance on the non-contributing addition.
3. Open two enclosed windows on the non-contributing addition.
4. Install privacy fencing around the perimeter of the property.
5. Install signage to the non-contributing addition.

APPLICABLE CITATIONS:

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

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 façade 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 façade 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 façade.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

C. PRIVACY FENCES AND WALLS

- i. Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. Location* – Do not use privacy fences in front yards.

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.

B. HISTORIC SIGNS

i. Preservation—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.

ii. Maintenance—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

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

i. Inappropriate materials—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.

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.

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 primary historic structure at 416 Eighth Street was constructed circa 1890 features two and a half stories in height, a brick façade and various exterior alterations and additions including a one story commercial addition constructed circa 1960. The applicant has proposed modifications to the non-contributing 1960's addition only.
- b. AWNINGS – The applicant has proposed to remove the three window canopies along Eighth Street. Given the non-contributing status of this addition, staff finds the proposed removal appropriate. Additionally, the applicant

has proposed to install an additional awning cover over the secondary entrance that matches the existing window awnings that are proposed to be removed. The applicant has proposed for the awnings to be royal blue. Staff finds this appropriate.

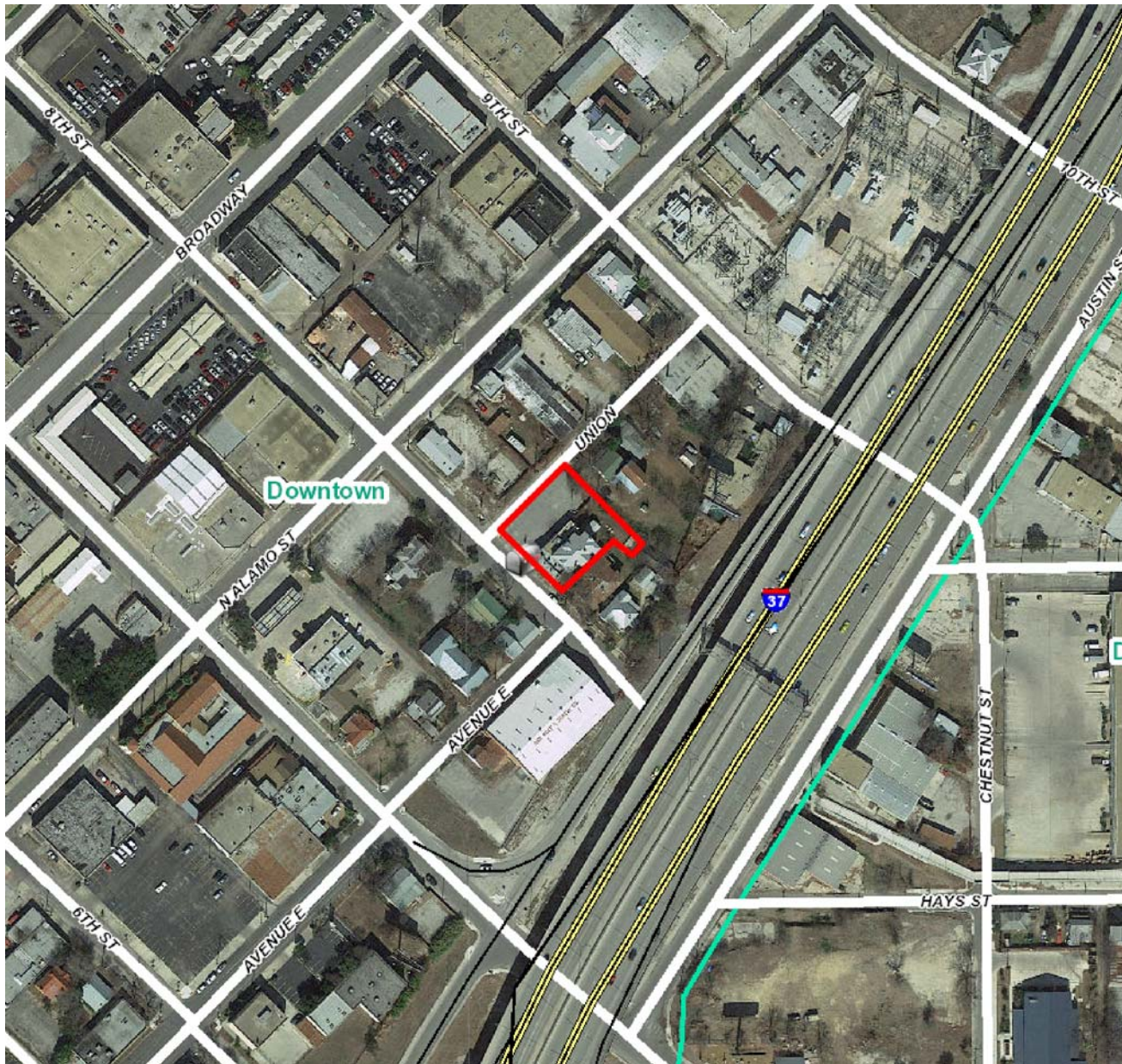
- c. CANOPIES – The primary entrance along Eighth Street currently features an entrance canopy that extends the length of the existing entrance steps. The applicant has proposed to modify this canopy to only cover the top landing of the entrance steps and for the awning to include a royal blue fabric cover. Staff finds this proposal appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. WINDOWS – According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window and door openings should be preserved. The applicant has proposed to open two existing openings that have been enclosed and expose the original window materials which are modular glass blocks. Staff finds the applicant's proposal appropriate and consistent with the Guidelines.
- e. FENCING – The applicant has proposed to install fencing that spans the length of the property line along the north and east sides of the property. The applicant has proposed to install a six (6) foot tall wood privacy fence in these locations. Currently, a six (6) foot tall privacy fence extends to Eighth Street along the east property line. Along the north property line, the applicant has proposed to replace an existing chain link fence. Staff finds the applicant's proposal appropriate.
- f. SIGNAGE – The non-contributing addition currently features wall signage that is approximately fifty (50) square feet in size. The applicant has proposed to remove this existing sign and install a new painted wall sign to read "LA ROCA" in gray lettering with "BAR AND RESTAURANT" below in smaller, green lettering. Staff finds the proposed signage appropriate and consistent with the Guidelines. Staff finds that the proposed signage should not exceed fifty (50) square feet.

RECOMMENDATION:

Staff recommends approval of items #1 through #5 with the stipulation that the proposed signage not exceed fifty (50) square feet.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 24, 2016

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9th Street Police Units

416 8th Street

Ace Bolt & Screw

OPERA San Antonio

Added Attractions

Alamo Ice House

Bonnet Carriage



The Law Office of
Lisa A. Vance, PC

Alamo Ice House

416 8th Street

Ace Bolt & Screw

FastServ Supply

Union St

9th St 9th St

Union St

8th St

Ave E

Ave E

281

281

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 5th ST
REQUEST: SIGNAGE, ALUMINUM MATERIAL REPLACEMENT,
FENCING AND PENETRATION CHANGES
HEARING DATE: 9/7 2016
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO



416





AMERICA'S
BEST
HOMES

416

MICHIGAN VALLEY SECURITY INC.
UNIVERSITY & SERVICE OF
KID ALARM - ALARMS CONTROL
BOMB ALARMS - CANNON
248-775-4552

San Antonio Tex 100, 101
33A
(153 VOL. 2)

BROADWAY

(AVENUE)

31A

28A

N. ALAMO

(AVENUE D)

7TH ST.

8TH ST.

9TH ST.

34A

35A

AVENUE E NOT PAVED

UNION

416

524

623

AUSTIN

36A

CHESTNUT ST.

CORR TO

Copyright 1922 by the Sanborn Map Co

PLOT PLAN

FOR
BLDG PERMITS

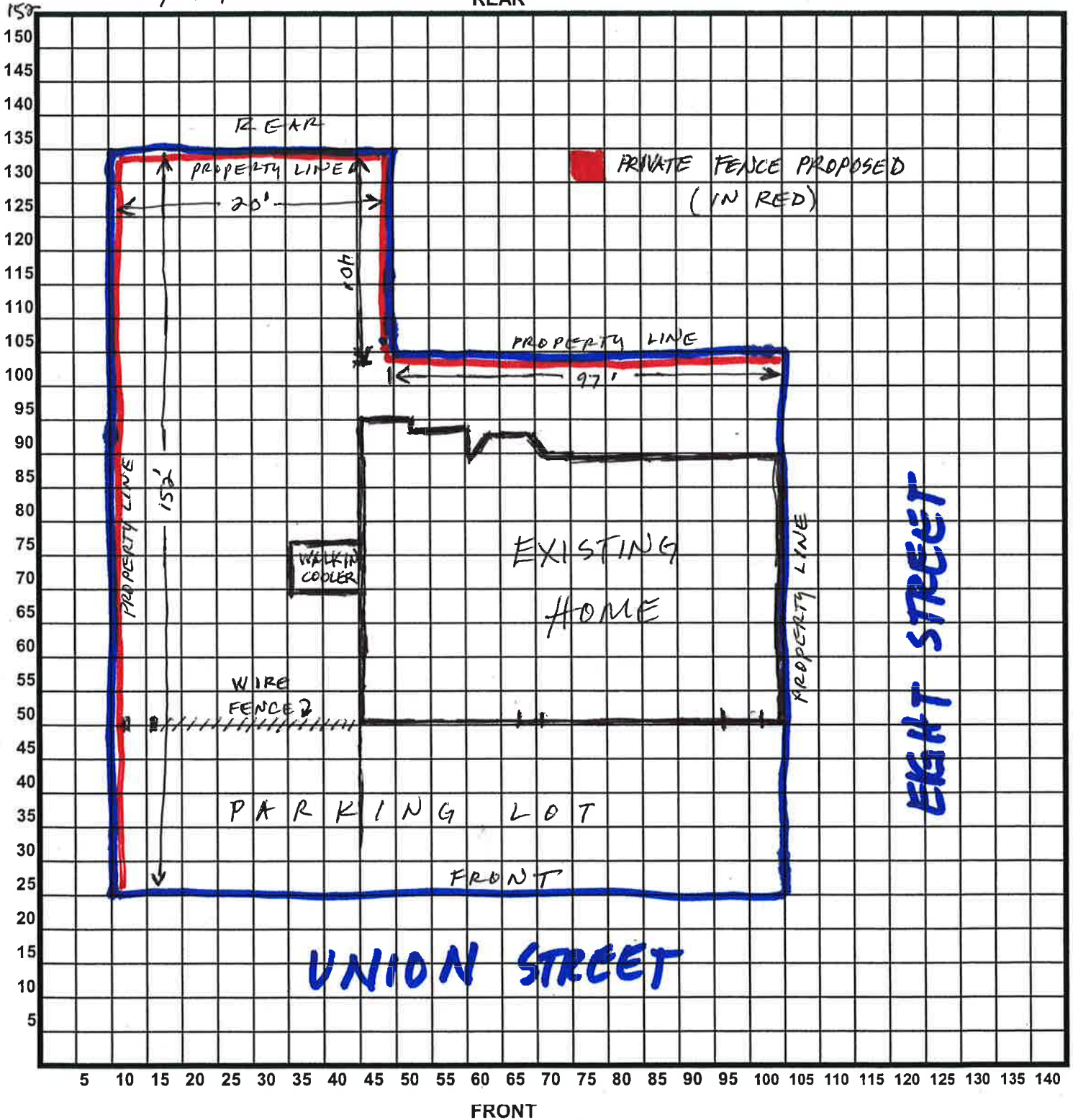
Address 416 8TH STREET
SA, TX, 78215

Lot _____

Block _____

NCB _____

REAR




Date _____

Signature of Applicant _____

SKETCH







LOGO - LA ROCA V2.pdf
REQUESTED FOR: “LA ROCA”
CREATED BY: Juan Marcel Campos
EMAIL: j.marcel.campos@gmail.com
DATE: August 29, 2016; 8/29/2016
FONT: Boston Traffic
FILE TYPE: PDF
COLOR BLOCKS: Can Vary



1 TITLE: #535456



2 TITLE: #536835



LA ROCA
BAR AND RESTAURANT





Proposed painted wall sign.



SIGN A	La Roca Bar & Restaurante
Type:	Channel Letters & Wall Cabinet
Illumination:	White Led
Square Footage:	17.3
Notes:	Mfg & Install (1) ONE set of channel letters and routed out wall cabinet with push thru letters. Flush mounted to Wall.

- NOTES:**
- Remove awnings above the windows
 - Cut the awning above the entrance to be just the first portion
 - Replicate this size for a new awning above the handicap ramp door

ORIGINAL
WINDOWS
(COVER)



Existing

New Awning to match size as currently over windows

Remove awnings above the windows

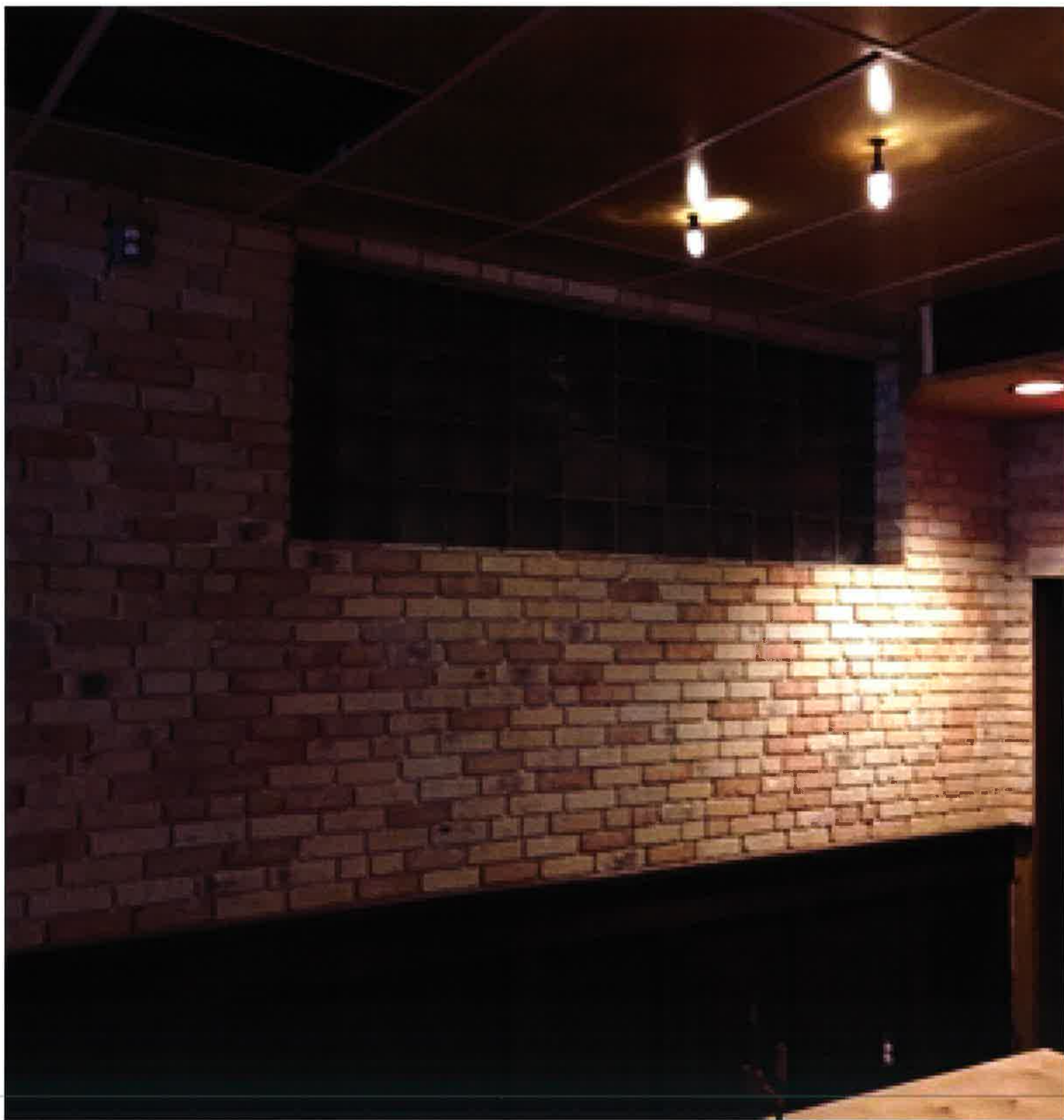
Cut the awning above the entrance to be just the first portion

Remove awnings above the windows



Front Elevation (Southwest)







PACIFIC BLUE

4601 — 0000

Width: 46 " (116.8 CM)

100% SUNBRELLA ACRYLIC

Repeat: Up the roll: 0 "

Across the roll: 0 "

Sunbrella® awning fabrics have a 10 — year limited warranty.

Visit www.sunbrella.com for more details (LABEL ON BACK SIDE)