

## HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2016

Agenda Item No: 16

**HDRC CASE NO:** 2016-384  
**ADDRESS:** 10 10TH ST  
**LEGAL DESCRIPTION:** NCB 456 BLK 34 LOT 9 (VFW POST NO 76 SUBD)  
**ZONING:** FBZ T-6 RIO-2 HS  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Brewmeister's House  
**APPLICANT:** Tom Bergo  
**OWNER:** VFW Post 76  
**TYPE OF WORK:** Construction of a wood deck and signage  
**REQUEST:**

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

1. Install a wood deck and signage at the northeast, river side of the property.
2. Install signage on the rear side of the proposed deck.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

- Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

##### B. SETBACKS AND ORIENTATION

- Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

*UDC Section 35-681. – Signage on the Riverside of Properties Abutting the River.*

Sec. 35-681. - Signs on the Riverside of Properties Abutting the River.

This section governs all exterior signs on the riverside of public and private property abutting the San Antonio River and its extensions, and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons on the riverside of a building.

(a) Character of Signs. Signs should respect and respond to the character of the historic Riverwalk area. The display of signs and other graphics on the riverside of property abutting the river shall not be permitted except as provided for in this article. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

(b) Sign Definitions. For signage definitions, refer to subsection 35-612(b) and chapter 28 of the City Code.

(c) Standards for Signage.

- (1) Proportion. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.
- (2) Size. The maximum allowable size for any sign on the riverside of property abutting the publicly owned Riverwalk and visible from the Riverwalk shall be eight (8) square feet. If a building surface is used for signage, the letters or design shall not exceed a surface area of eight (8) square feet. However, additional square footage may be approved, except in RIO-3, provided that the additional signage is in conformity, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and design of the site, setback from the river and shall be appropriate for the area in which it is being placed.
- (3) Roof Top/Parapet Signs. No signs shall be displayed from the parapet or roof of any building unless designated by the historic preservation officer as a contributing structure.
- (4) Signs for Riverwalk Business Only. No sign, visual display, or graphic shall be placed in the Riverwalk area unless it advertises a bona fide business conducted in, or on premises adjacent to the Riverwalk. Only buildings that have an entrance directly onto the Riverwalk may display a sign or graphic.
- (5) Number of Signs. Only one (1) identification sign shall be allowed for each store, shop, restaurant, nightclub, or place of business in the Riverwalk area and fronting on the Riverwalk. In addition to a sign, establishments serving food or beverages may erect a menu board, which shall be used only for displaying menus.
- (6) Illumination. Internally illuminated signs are prohibited. The light source for exterior illumination shall be steady light concealed by a hood or other acceptable method of indirect lighting. Flashing lights, rope lighting and exposed neon lights are prohibited.
- (7) Materials. Signs may be constructed of wood, metal, glass. Lettering may be painted, stamped, etched, carved, applied metal or wood. Vinyl lettering may be permitted for interior signs provided it respects and responds to the character of the historic Riverwalk area.

**FINDINGS:**

- a. The applicant has proposed to construct an open air deck at the northeast corner of the site, adjacent to the San Antonio River. The applicant has proposed a footprint of 35' x 25' with an overall height of approximately thirteen (13) feet. The applicant has proposed materials which include concrete piers, wood columns, joists, decking, railings and railing caps.
- b. DECK – According to the Guidelines for New Construction 5.A., new accessory structures should be designed to be visually subordinate to the primary historic structure on the property and should relate to the period of construction of the primary historic structure. The applicant has noted that both materials and paint color will match those of the primary historic structure on the property. The applicant's proposal is consistent with the Guidelines.
- c. SIGNAGE – Attached to the proposed deck, the applicant has proposed to install signage to read "FARR BUILDERS", "CIGAR DECK" AND "@VFWPOST76". Each of these signs are to range from approximately 8 square feet to approximately 13 square feet in size. The applicant has noted that signage will not face the river. Staff finds the proposed signage appropriate.
- d. ARCHAEOLOGY - - The property is within the River Improvement Overlay District, encompasses the historic Alamo Dam and Mill Race, and is adjacent to the San Antonio River. In addition, the project area is in close proximity to previously recorded archaeological site 41BX1817. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations shall be required for the project area. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to beginning the archaeological investigation.

**RECOMMENDATION:**

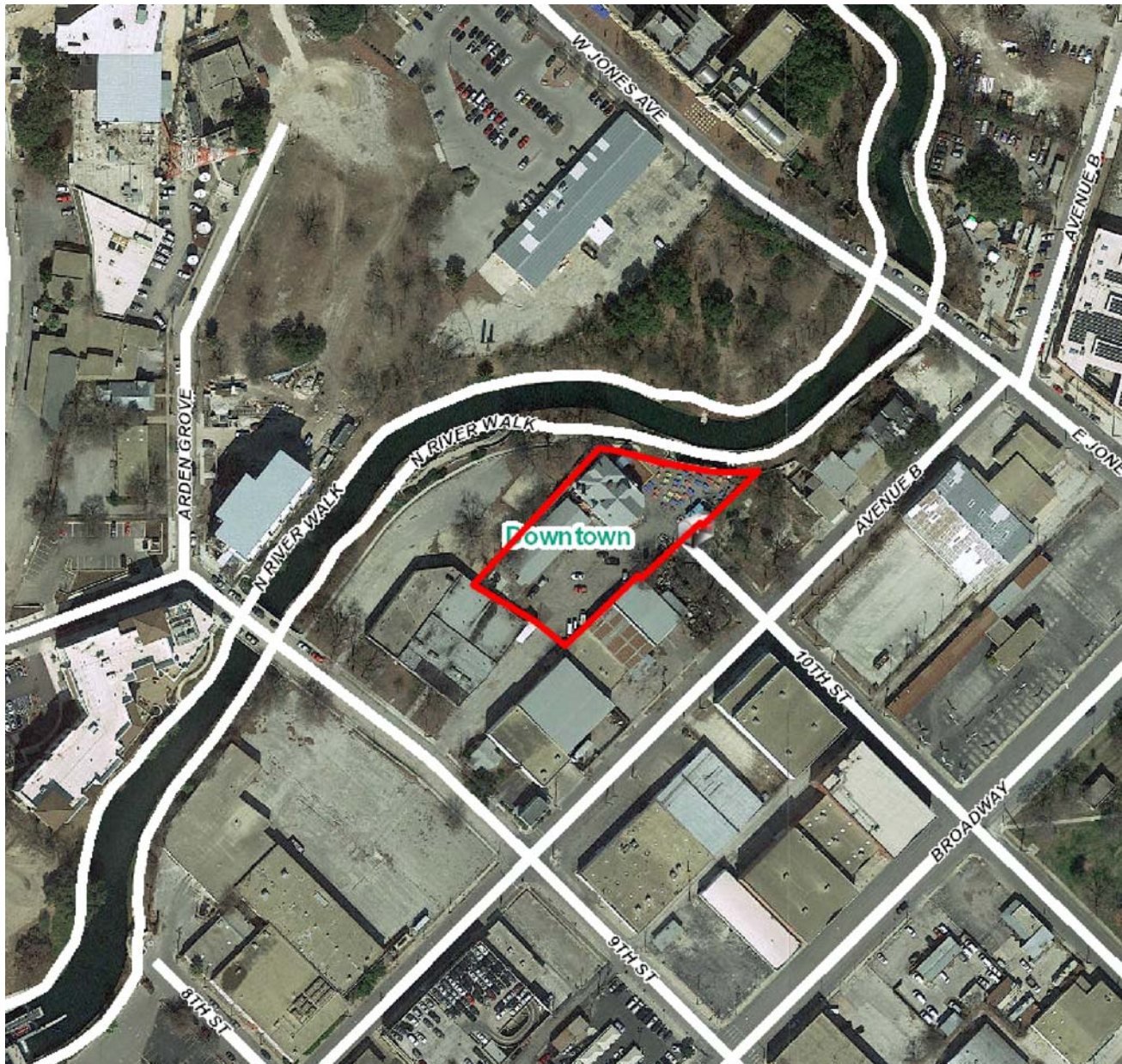
Staff recommends approval of item #1 as submitted based on finding d.

- i. ARCHAEOLOGY-Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding

archaeology.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 26, 2016

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San Antonio River

Riverwalk N

VFW Post 76

10 10th Street

10th St

Avenue B

Ventura San Antonio

Google



OLDEST POST IN TEXAS



**VFW POST 76 POLICIES**

- NO BEER OR WINE IS PERMITTED TO BE BROUGHT IN OR LEAVE POST GROUNDS.
- ALL MOTORCYCLES MUST PARK OUTSIDE OF MAIN GATE AND MOTORCYCLE CLUBS ARE NOT ALLOWED TO DISPLAY COLORS.
- ALL FIREARMS, FIXED BLADE KNIVES & KNIVES WITH BLADE LONGER THAN 3 1/4" MUST REMAIN IN VEHICLE.
- NO PETS ALLOWED EXCEPT SERVICE DOGS.
- VFW POST THEFT, LOSS

**VFW POST 76**  
**NOT RESPONSIBLE**  
**FOR ANY DAMAGES OR**  
**PERSONAL PROPERTY**

**NO OUTSIDE**  
**FOOD**  
**OR**  
**DRINKS**  
**ALLOWED**  
(Beer, Sodas, Water)

**VFW POST 76**  
**OPEN TO THE PUBLIC**  
**VISIT OUR HISTORICAL**  
**BUILDING AT**  
**"THE OLDEST POST IN TEXAS"**  
**NO PETS ALLOWED**  
**WITH**  
**THE EXCEPTION**  
**OF SERVICE DOGS**

**CITY OF SAN ANTONIO**  
**NOTICE OF HEARING**  
**HISTORIC & DESIGN**  
**REVIEW COMMISSION**

ADDRESS: 678079  
REQUEST: CONSTRUCT WITH NEW SHAGGAE  
HEARING DATE: 04/04  
TIME: 3:00 P.M.  
FOR MORE INFORMATION CONTACT  
(210) 215-9274  
ALL HODC MEETINGS TAKE PLACE AT 1901 S. ALAMO

















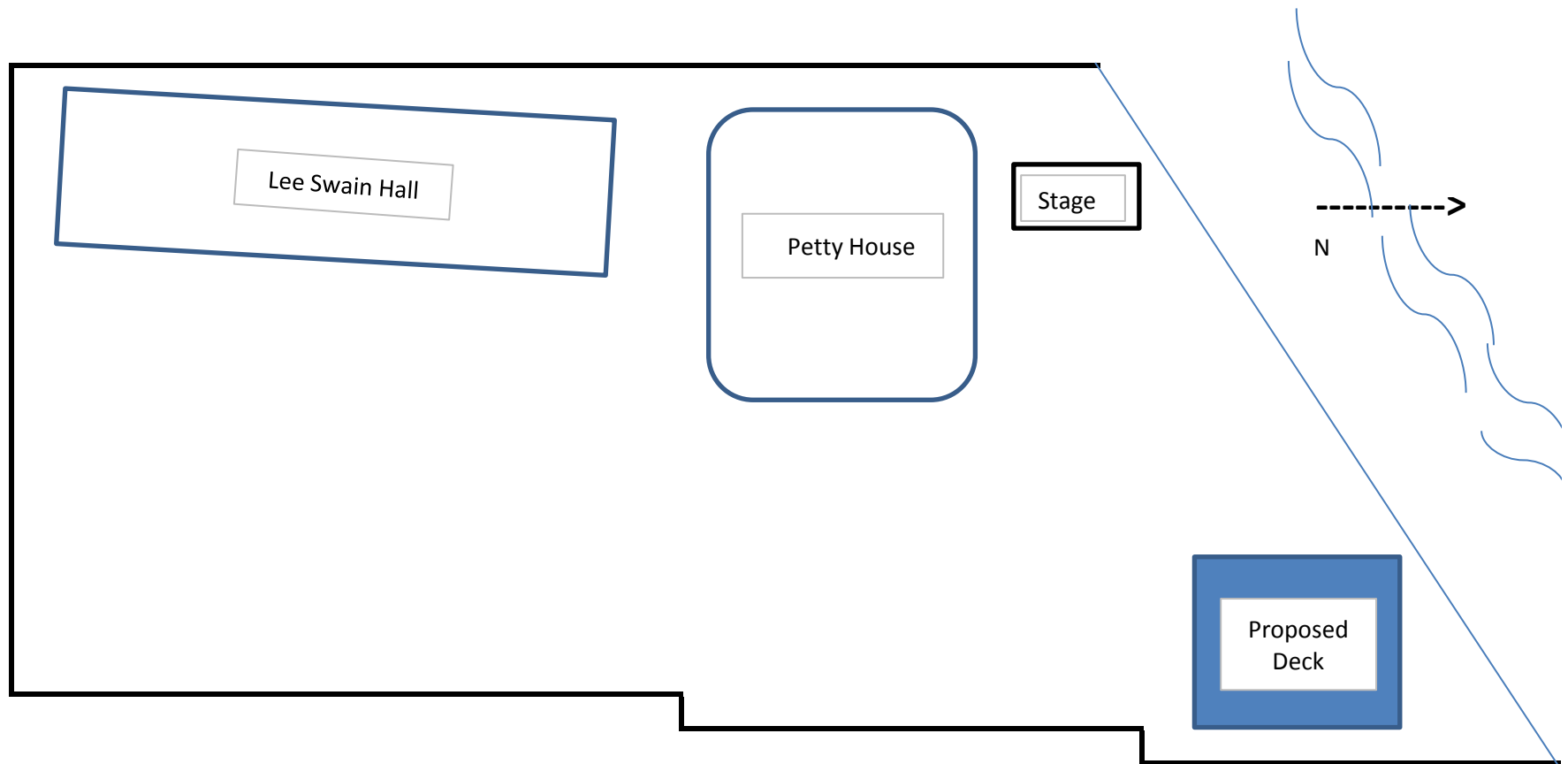












VFW POST 76  
10 10TH Street  
San Antonio, TX 78215

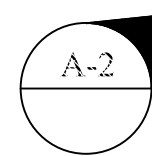
[illegible]

Designed by:	
Drawn by:	
Reviewed by:	
Submitted by:	

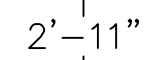
VFW POST 76 PAVILION  
10TH ST. SAN ANTONIO, TX.  
78215

July 18, 2016

SEQ.	SHEET	OF
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SCALE  $\frac{3}{8}" = 1'-0"$



SCALE  $\frac{3}{8}" = 1'-0"$

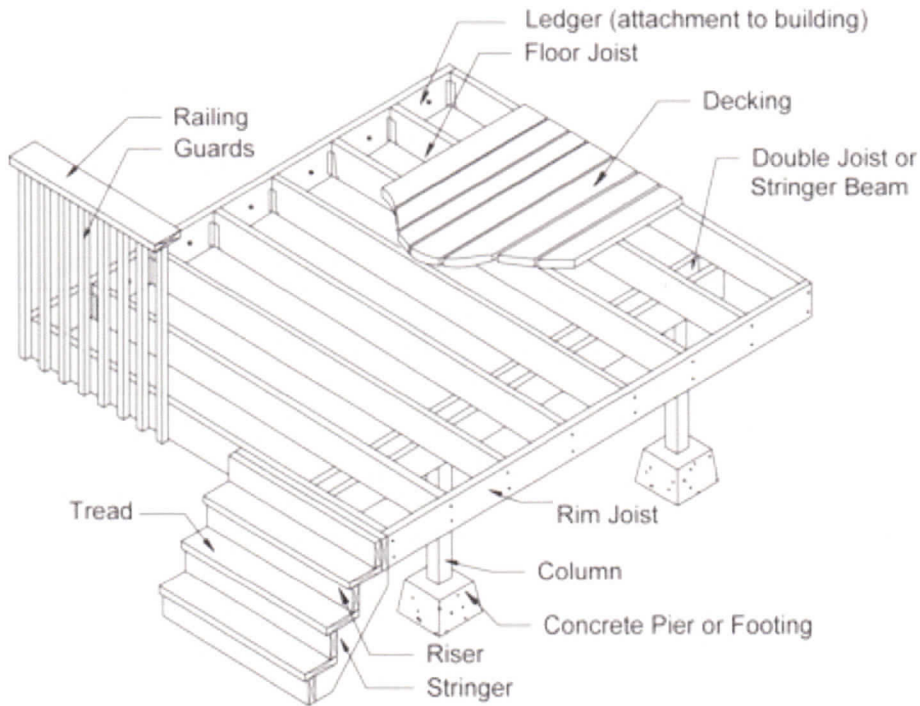
From: **Adrian Garcia** [adrian@farrbuildersllc.com](mailto:adrian@farrbuildersllc.com)  
Subject: VFW Deck Docs  
Date: Today at 7:11 AM  
To: [lgs1@sbcglobal.net](mailto:lgs1@sbcglobal.net)

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Louie,

Please find the attached documents and the "Typical" Deck Detail below.

We are going with all treated wood so we can apply the flame retardant.



Thank You,  
**Adrian Garcia**  
*President/Senior Estimator*

**FARR Builders, LLC**  
CONSTRUCTION SERVICES  
**Office: 210.532.4922**  
**Cell: 210.559.4400**  
**Fax: 210.251.3128**  
[www.farrbuildersllc.com](http://www.farrbuildersllc.com)



**Materials List**

**For**

**The Cigar Deck @ VFW Post 76**

**Materials:**

- a) **Concrete pier blocks**
- b) **4 x 4 treated post supports**
- c) **2 x 12 treated Joists, rim joists and double stringer joists supports**
- d) **Pressure treated wood decking**
- e) **2 x 2 railing**
- f) **2 x 4 railing cap**

**All decking will be built with pressure treated materials.**

**Deck will be sprayed with a flame retardant (see attached spec sheet)**

3401 S Gevers, San Antonio, TX 78210 Office: [210.532.4922](tel:210.532.4922) Fax: [210.251.3128](tel:210.251.3128) [www.farrbuildersllc.com](http://www.farrbuildersllc.com)



# FLAME STOP® II

## PRODUCT DATA SHEET

**FLAME STOP INC.**  
1-877-397-7867

### DESCRIPTION:

Flame Stop II is a water-based, post-treatment, interior/ exterior fire retardant, and wood preservative that penetrates the material and bonds with the cellular structure. The penetrant protects the substrate by developing a self-extinguishing reaction when the treated material comes in contact with an open flame. When properly applied on certain untreated woods such as Douglas fir, the wood shall have a Class A rating. Flame Stop II contains polymers that maintain the fire retardation for up to five years for exterior applications. Flame Stop II is non-toxic, non-combustible, non-carcinogenic, easy to apply, and contains no PDBE's.

### BASIC USES:

Flame Stop II protects exterior and interior woods such as: porous woods, cedar shake shingles, decking, and structural lumber.

### ADVANTAGES:

Flame Stop II is a Class A, one-coat system with a Flame Spread of 25 and Smoke Developed of 25 on Douglas fir. Since Flame Stop II penetrates and forms a molecular bond with the substrate, the life of the flame retardation shall be indefinite for most interior applications. For exterior applications, it is recommended that the Flame Stop II be reapplied after five years. Flame Stop II will not alter the structural integrity of wood, such as pressure treatment does, and is preferred, because it is user-friendly, functions as a wood preservative, dries clear, and can be easily applied by spraying, immersing, brushing, or rolling. Flame Stop II contains mold and mildew inhibitors which are effective against black mold. Once cured for 48 hours, the treated material may be painted with most latex-based paints.

### LIMITATIONS:

Storage Range: 45 – 110 degrees Fahrenheit (7 – 43 Celsius)  
Shelf Life: One year, if kept within storage range.  
A compatibility test is strongly recommended.  
Moisture content should be 5 – 15% before treatment.  
Do not dilute.

### TECHNICAL SUPPORT

**Total solids: 15%**

**Wt per gallon: 9 Lbs.**

**Average ph: 7.0**

**Color: White - cures Clear**

**Solvents: Water**

**Bacterial: Good  
resistance**

**Fungus: Good  
resistance**

**Volatility: None**

**Toxic: No**

**Biodegradeable: Yes**

**Corrosive: Mildly corrosive  
on unplated steel**

**Linear shrinkage: None**

**Insects, rodents  
and mold: Excellent  
resistance**

### CONTACT US AT:

924 Blue Mound Rd.  
Ft. Worth, TX 76131  
817-306-1222  
FAX 817-306-1733  
info@flamestop.com

### VISIT US AT:

www.flamestop.com

## **APPLICABLE STANDARDS:**

Flame Stop II has been tested to the following standards: ASTM E-84, NFPA 255, UL 723: U.S. Testing #LA 62466, Omega Point Laboratories #8746-108578 Class A Rating.

## **APPLICATION:**

Ensure that all materials are clean prior to application. Apply Flame Stop II as is by spraying, brushing, rolling, or immersing at the rate of 125 square feet per gallon. If spraying onto a vertical surface where runoff could occur, multiple applications may be necessary. When doing multiple coats, wait until the first coat has penetrated before beginning the next application. One coat will require a 48-hour curing period. For spray application, use a .012 tip size and a low-pressure airless sprayer.

\*\*\*\* After treatment a 48-hour conditioning period is necessary before testing \*\*\*\*

## **TESTING:**

A small-scale test can be preformed with the utilization of a sample of the treated material and a small flame (butane lighter or match). Hold a 4" x 12" piece of the treated material vertically and apply the flame to the lower portion for 10 seconds, and then remove the ignition source. The flame must self-extinguish within two (2) seconds. This test is similar to the small-scale NFPA 701 field test.

**FLAMESPREAD 25 AND SMOKE DEVELOPED 25 PER ASTM-E84 February, 2010**



TESTED BY:  
U.S. TESTING COMPANY INC. (SGS NORTH AMERICA)  
OMEGA (INTERTEK) COMMERCIAL TESTING

C-14401

## **NOTES:**

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## **WARRANTY:**

Seller's and manufacturer's only obligation shall be to replace such quantity of the product proved to be defective. Neither seller nor manufacturer shall be liable for any injury, loss or damage, direct or consequential, arising out of the use or the inability to use the product. Before using, user shall determine the suitability of the product for his intended use, and user assumes all risk and liability whatsoever in connection therewith.