

HISTORIC AND DESIGN REVIEW COMMISSION

July 05, 2017

HDRC CASE NO: 2017-310
ADDRESS: 114 E HOUSTON ST
LEGAL DESCRIPTION: NCB 133 ALL OF BLK
ZONING: D, H HS, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
APPLICANT: Patrick Winn/TADA
OWNER: Weston Urban Brian Carney/
TYPE OF WORK: Front Patio Railing and New Ramps
REQUEST:

The applicant is requesting a Certificate of Appropriateness approval to:

1. Install a new seated patio on the E Houston side of the property and enclose it with a black wrought iron fence.
2. Construct a new entry ramp on the E Houston side of the property to facilitate accessible entrance and egress from a proposed new façade opening on E Houston Street.
3. Install a new, recessed entry door in the original storefront system.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

- i. Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
- 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.

FINDINGS:

- a. The structure at 114 E Houston is commonly known as the Rand Building and was constructed in 1913. The structure was designed by architects Sanguinet and Staats of Ft. Worth, Texas. At this time, the applicant has proposed to install an enclosed patio seating area on the E Houston Street sidewalk as well as install a new ADA accessible entrance/exit which includes the installation of a concrete ramp and modifications to the ground floor of the existing storefront façade.
- b. OUTDOOR SEATING – The applicant has proposed outdoor patio seating on the E Houston Street sidewalk of the structure at 114 E Houston. The proposed enclosed patio area will span approximately fifty-five (55) feet long the sidewalk and will feature seven (7) feet in depth. The applicant has proposed for the patio area to be enclosed by black, wrought iron fencing featuring three (3) feet in height. The applicant has noted the installation of black steel bistro chairs and tables consisting of marble table tops and black steel bases. Staff finds the proposed outdoor seating location, fencing materials and height and patio furniture to be appropriate and consistent with the Guidelines for Site Elements.
- c. RAMP – The applicant has proposed to install a ramp featuring a slope of less than 1:12 to facilitate ADA access into a proposed entry in the third column bay on the E Houston façade. The proposed ramp will feature concrete and will feature a landing that is minimal in height immediately in front of the proposed new door opening.
- d. FAÇADE MODIFICATION – The applicant has proposed to modify the existing E Houston Street, street level façade through the installation of a recessed entry. Per the Guidelines for Exterior Maintenance and Alterations, 10.B.i. new features or façade elements that alter or destroy the historic building character should not be installed. The proposed entry vestibule will be located entirely within a middle window bay. The proposed materials consist of wood which are found in the current storefront system. Staff finds that this installation is appropriate and will not greatly disrupt the existing building fabric.

RECOMMENDATION:

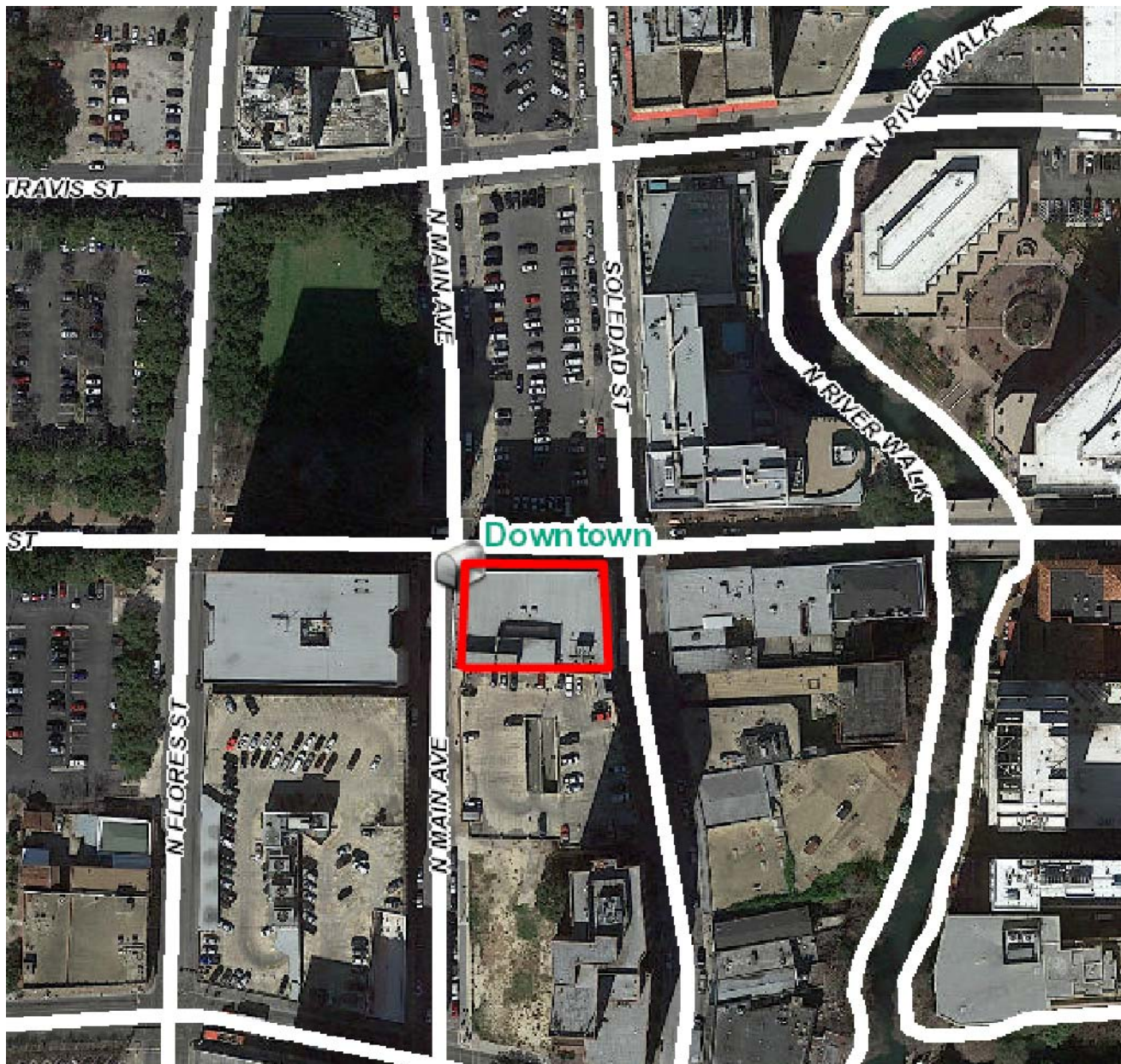
Staff recommends approval based on the findings.

CASE MANAGER:

Edward Hall

CASE COMMENT:

Modifications to the storefront have begun prior to the issuance of a Certificate of Appropriateness to accomodate construction activities.



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 20, 2017

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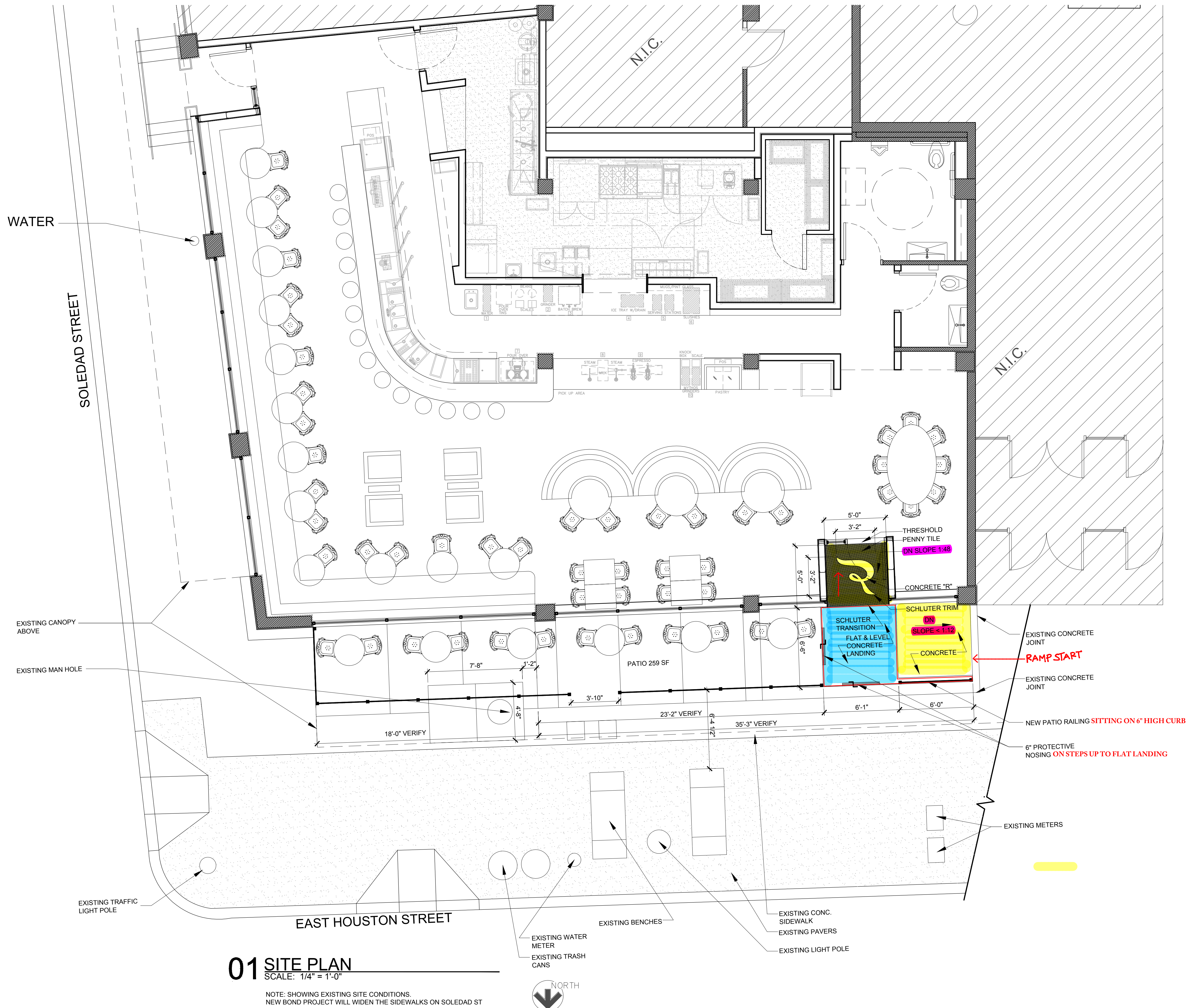
RAND BUILD

ROSELLA CORP
General Contractor
CAMBRIDGE
ARCHITECT
VISIT US ONLINE
Architect





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Total Art Design and
Architecture, PLLC

Patrick Winn, AIA
193-1/2 West San Antonio St.
Suite 206
New Braunfels, TX 78130
(210) 885-7954

MEP:
DBR ENGINEERING

8626 Tesoro Drive
Suite 702
San Antonio, TX 78217
(210) 546-0200

Kitchen Consultant:
MISSION RESTAURANT
SUPPLY

1126 S. ST. Mary's
San Antonio, TX 78210
(210) 354-0690

ROSELLA COFFEE
114 E. HOUSTON ST.
SAN ANTONIO, TX 78205

OWNER:
Charles Gonzales
Tom Schleuning

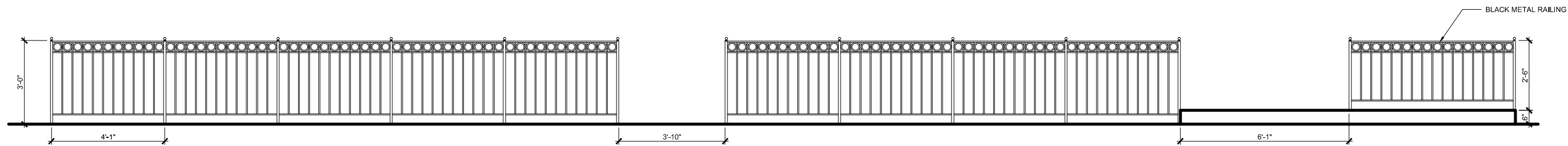
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SITE PLAN

A2.2

Project Number:
Date:

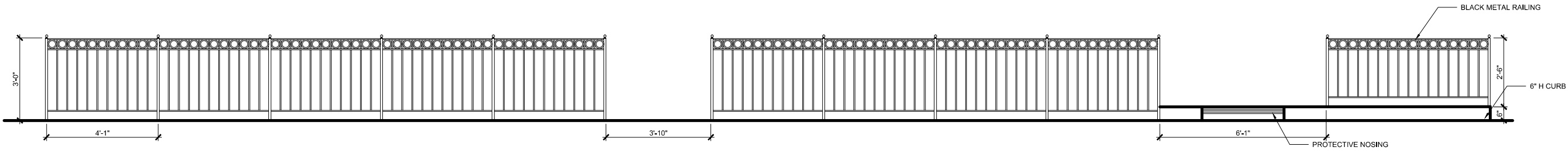
1604
5/29/17



**SEE PATIO RAIL CONCEPT IMAGE

01 PATIO SEATING RAIL

SCALE: 1/4" = 1'-0"



**SEE PATIO RAIL CONCEPT IMAGE

01 PATIO SEATING RAIL

SCALE: 1/4" = 1'-0"



TOTAL ART DESIGN & ARCHITECTURE



EXTERIOR PATIO RAIL CONCEPT



BLACK STEEL BISTRO CHAIR
MARBLE TABLE TOP WITH BLACK STEEL BASE





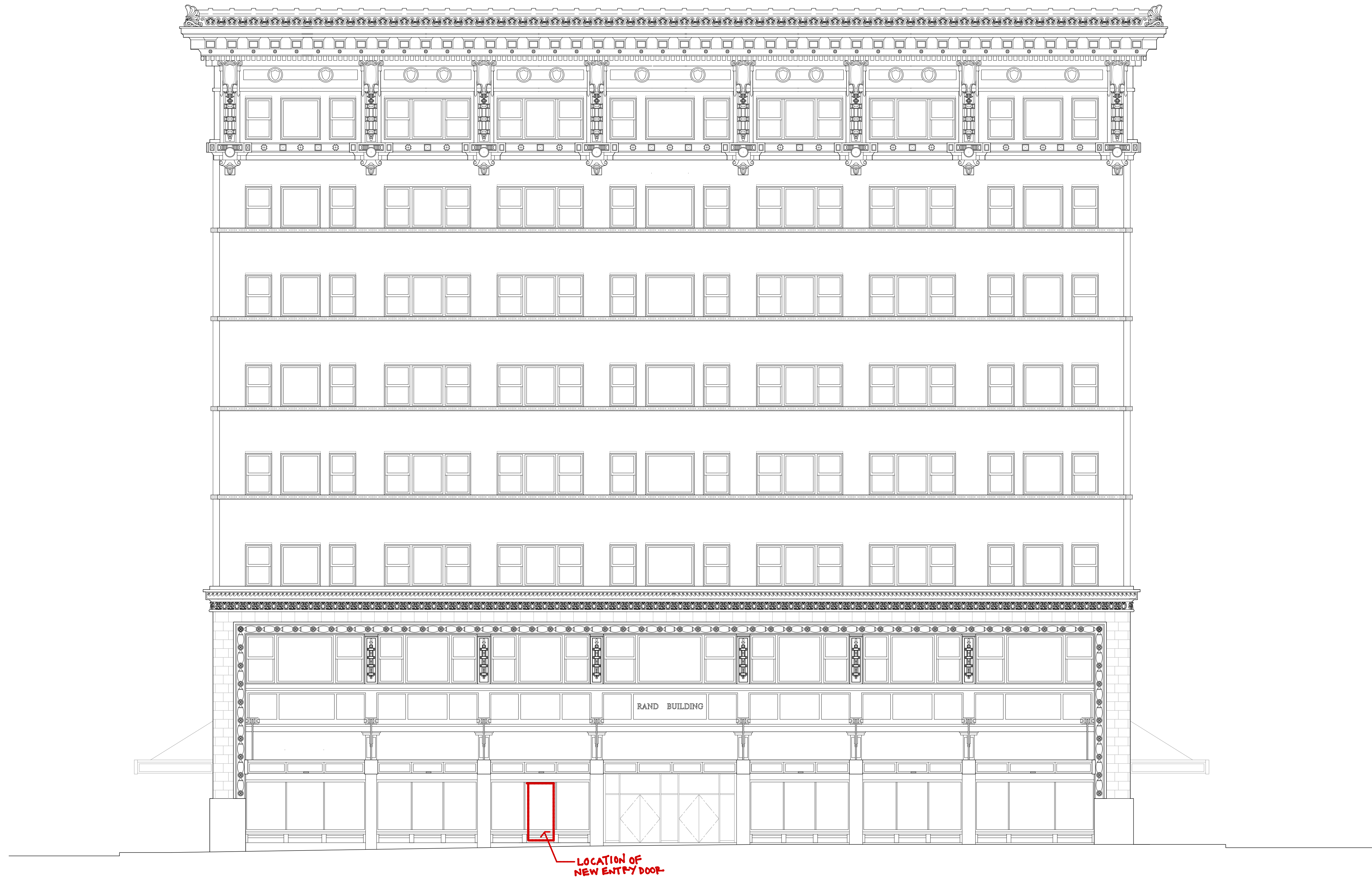
RAND BUI

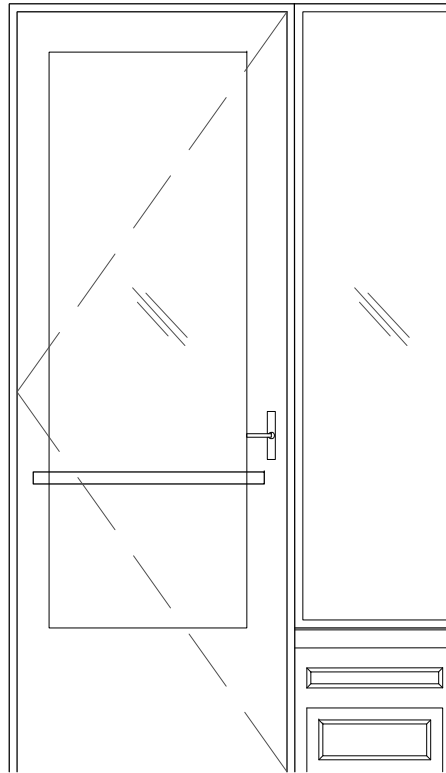




Holiday Inn

RAND BUILDING





01 HOUSTON ST. ENTRY DOOR

SCALE: 1/2" = 1'-0"