

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2017

HDRC CASE NO: 2017-515
ADDRESS: 516 BROOKLYN AVE
LEGAL DESCRIPTION: NCB 448 BLK 1 LOT E 60 FT OF W 225 FT OF 5 OR A6 SEVENTH
ZONING: ST FBZ T6-2, RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: David Moreno
OWNER: Laurence Seiterle
TYPE OF WORK: Construction of an outdoor patio
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a parklet in the public right of way in front of the structure at 516 Brooklyn to feature outdoor seating.

APPLICABLE CITATIONS:

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.

(1) Prohibited Street Furnishings in Riverwalk Area. The following street furnishings are prohibited within the publicly owned portion of the Riverwalk area, whether or not the property is leased, and on the exterior of the riverside of buildings directly adjacent to the publicly owned portion of the river:

- A. Vending machines.
- B. Automatic teller machines.
- C. Pay phones.
- D. Photo booths.
- E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
- F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.
- G. Monitors (i.e., television screens, computer screens, digital displays, and video boards) except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.
- H. Speakers, except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

(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.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

FINDINGS:

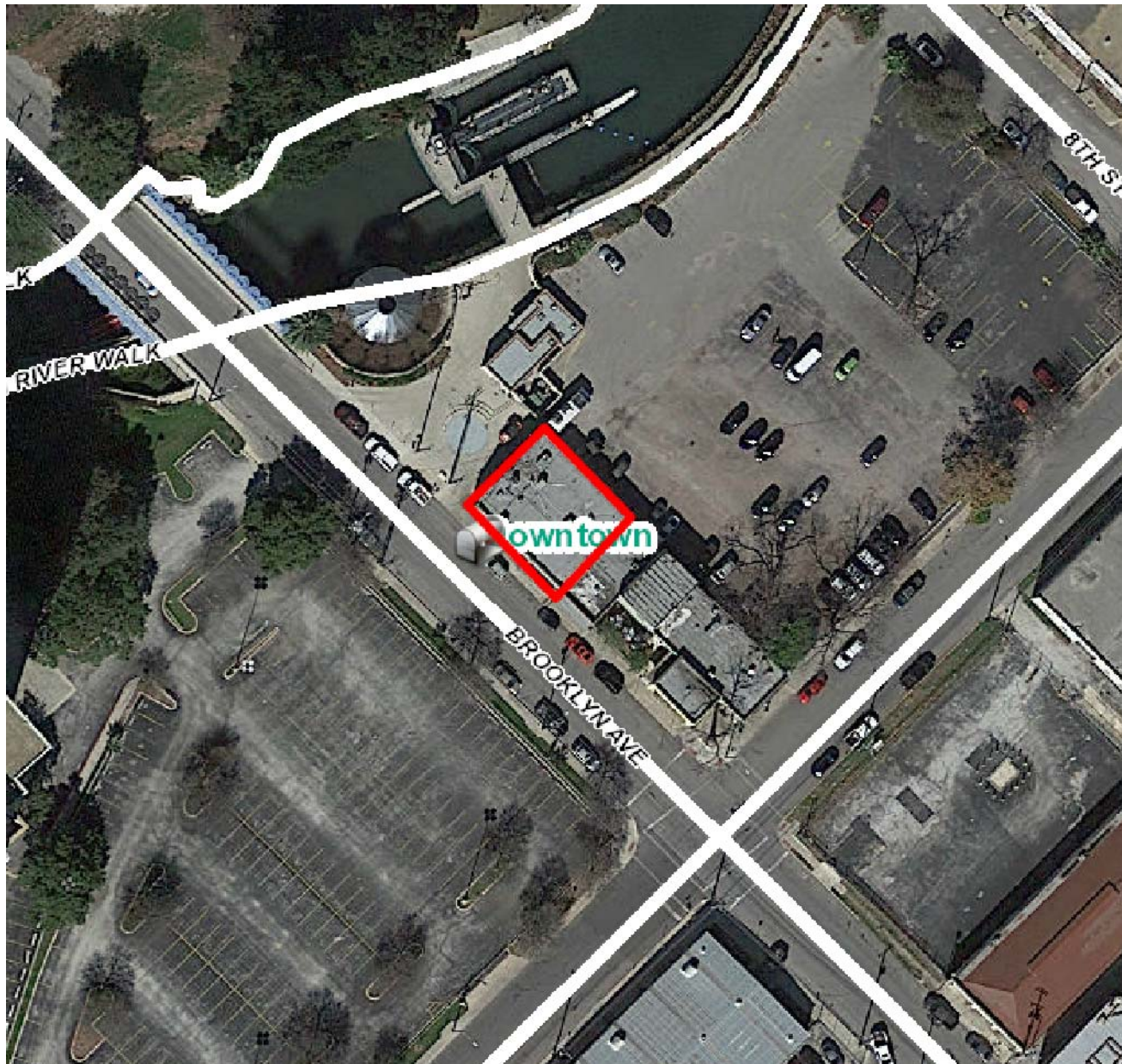
- a. The applicant has proposed to construct a parklet in the public right of way in front of the structure at 516 Brooklyn to feature outdoor seating. The proposed seating area will feature approximately 50 feet in length and 8 feet in width and will be located in the street in the location currently used as street parking. The proposed parklet will not impede on the existing sidewalk. The applicant has noted that the entire parklet structure will be constructed to be removed if necessary.
- b. Regarding materials, the applicant has proposed to construct the seating area of a steel structure, have a canopy of perforated steel panels or fabric, walls of 2x6 lumber for screening, 2x6 wood decking and steel planters. Each of the proposed materials is consistent with the UDC Section 35-673.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 10, 2017

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Streetside at The Brooklynite

Streetside at The Brooklynite is a prototype “parklet” utilizing city street parking right of way 8’-0” x 57’-8” in front of 516 Brooklyn Ave. It is based on numerous examples in cities across the country with particular reference to guidelines developed by the City of Austin.

Designed with a minimum number of fixed connections to the street to facilitate future removal, if required, the project’s sub-framing consists of 2x6 treated lumber on adjustable, standoff pedestals, a system that allows drainage to flow both parallel and perpendicular to the curb. 2x6 stained lumber is also used in fabrication of the deck, flush with the curb, and the fixed benches that divide the project into five seating “pods”, each of which is partially buffered from the sidewalk by steel-clad planters approximately 3’-10” square.

To provide a structural skeleton for shading materials and visual screening from the street, a series of steel angle frames will be constructed and attached to the deck/benches in such a way as to allow for easy removal. The steel angles also serve as “channels” for housing continuous LED rope lighting that will frame each seating area.

At the street side, where they provide both a physical and visual barrier, and overhead, where they serve as shading devices, perforated steel sheets will span between the steel angle frames. A slight outward bow in the installation of the sheets will provide structural rigidity and impart a sense of visual liveliness. (See attached materials for information regarding the panels themselves and for photos of similar, though larger scale, installations.) All steel will be painted.

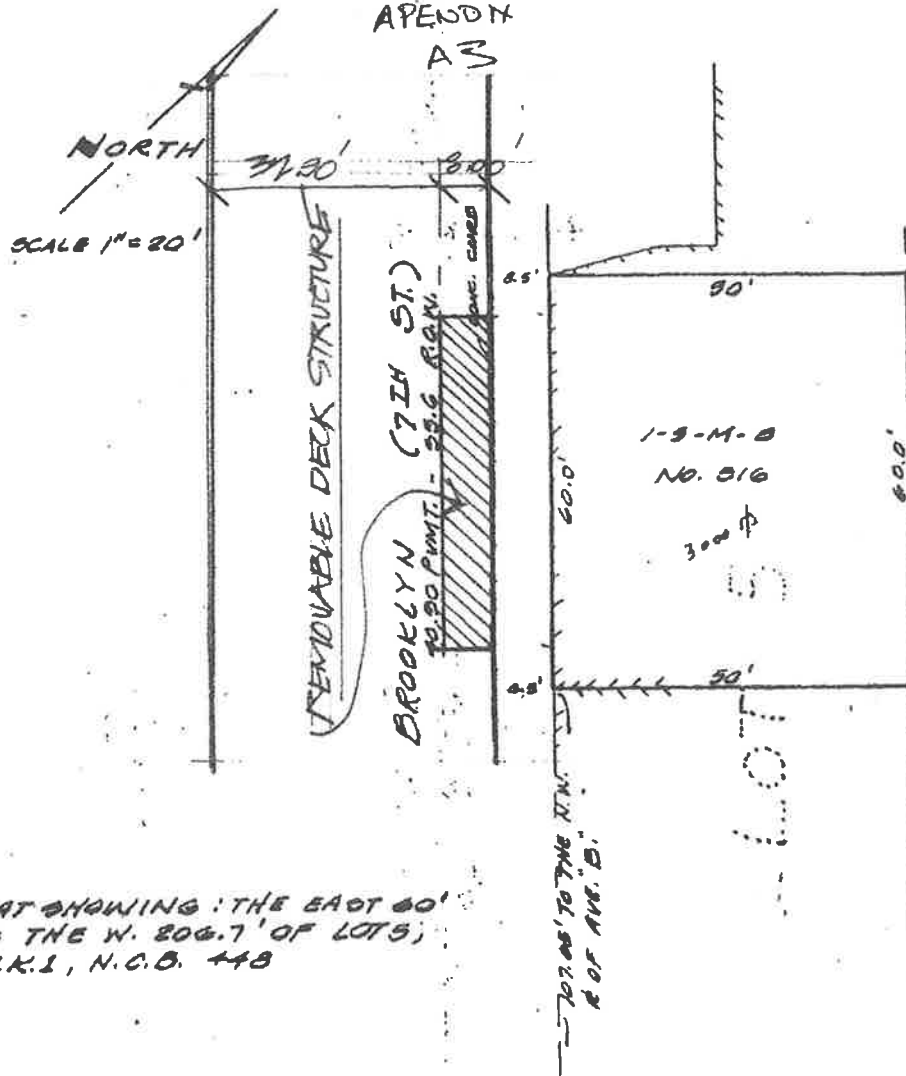
Steel planters to approximately 28” above the curb act as vehicular barricades at each end of the parklet; here and at the sidewalk they are intended to be planted with hardy, low-maintenance evergreen landscaping materials such as trailing rosemary. (A watering spigot will be provided at the building itself.) A bicycle rack will also be instated to encourage use of the street and parklet by cyclists.

SURVEYED FOR

HENRY CHRISTOPHER

APPENDIX

A3



PLAT SHOWING: THE EAST 60'
OF THE W. 806.7' OF LOTS,
BLK. 1, N.C.B. 44B

STATE OF TEXAS,
COUNTY OF BEXAR

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition 1 Survey.

ARMANDO A. ARANDA, INC.

SURVEYING

434 So. Main Suite 1-102
San Antonio, Texas

DEED REFERENCE

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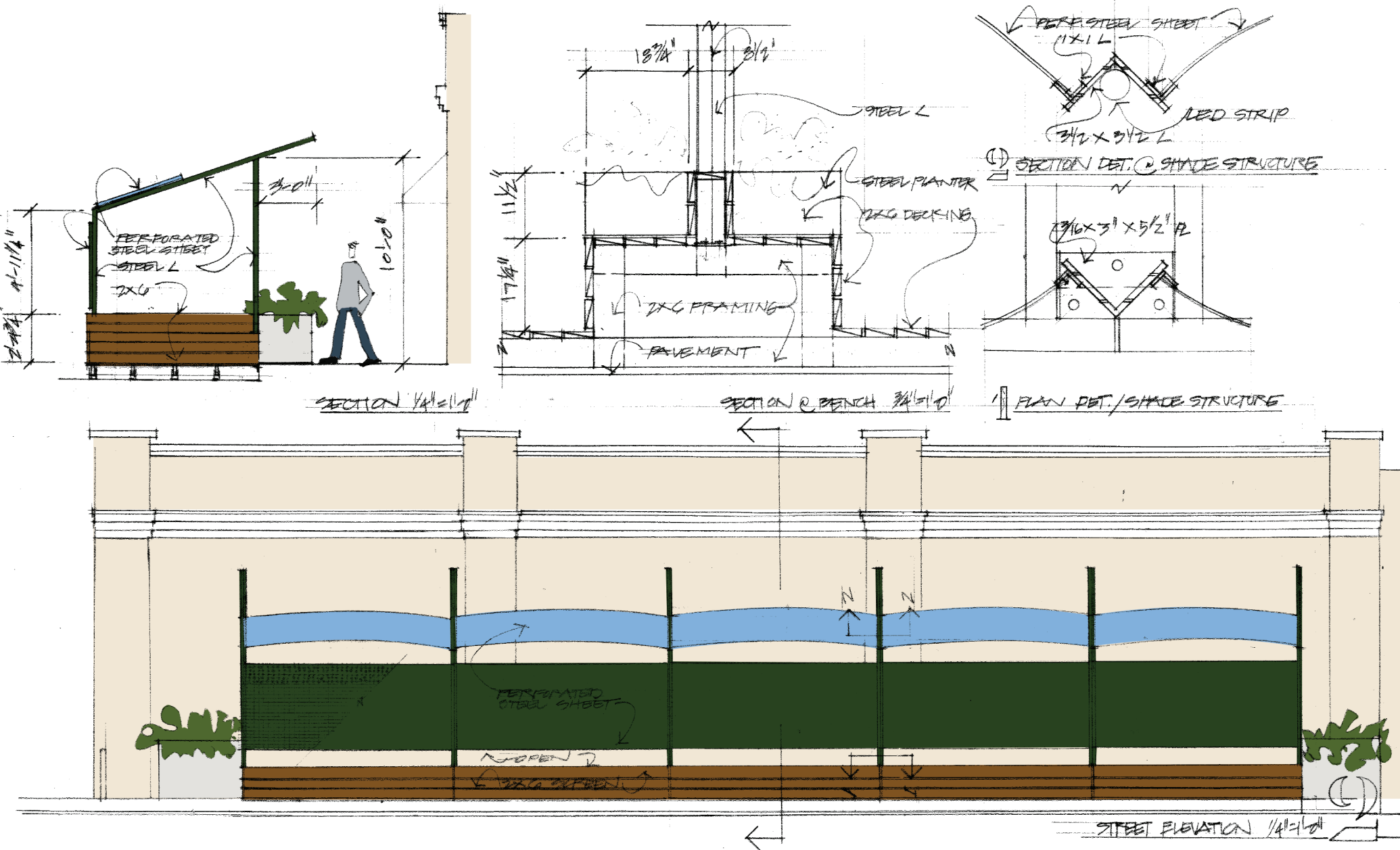


Armando A. Aranda
Reg. Public Surveyor

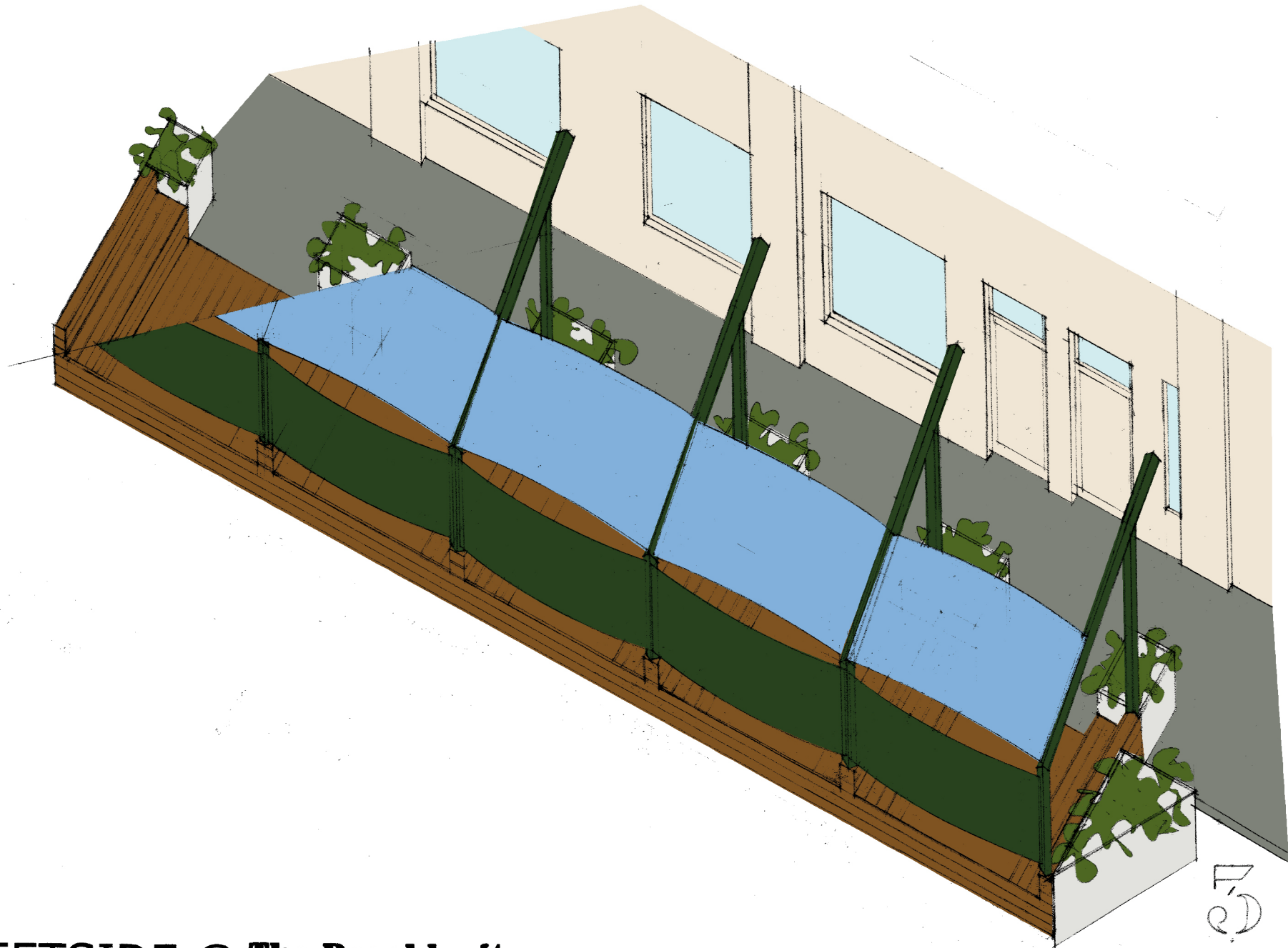
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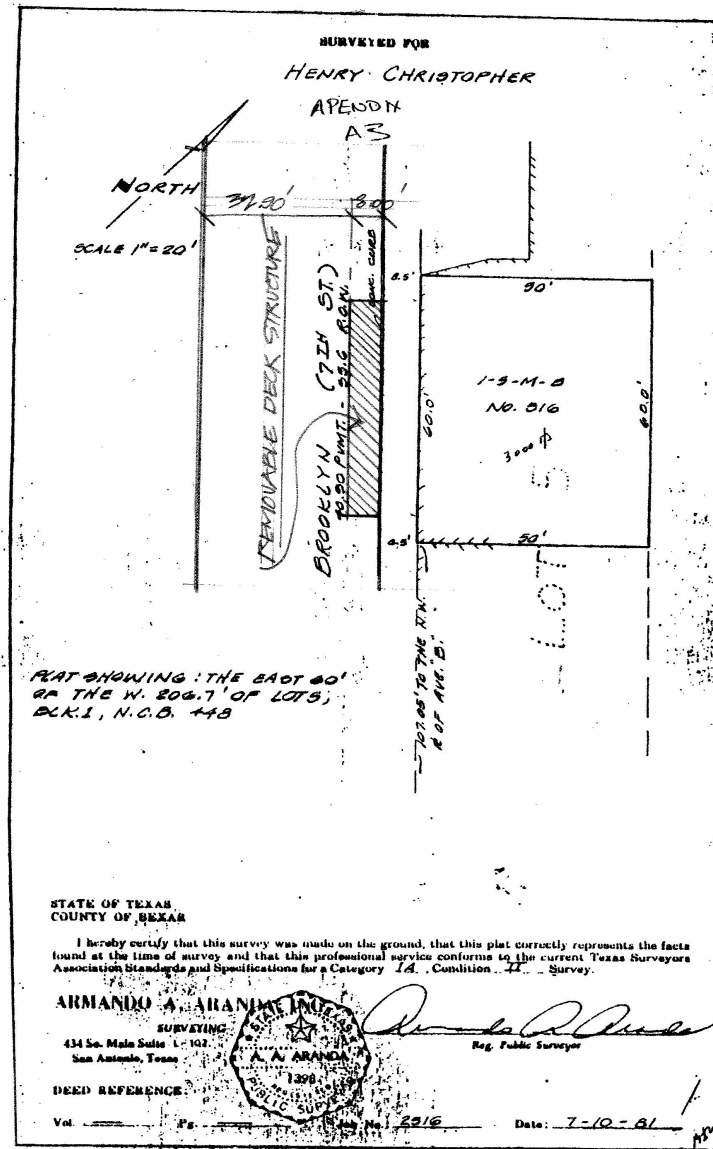
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STREETSIDE @ The Brooklynite



STREETSIDE @ The Brooklynite



STREETSIDE @ The Brooklynite





516





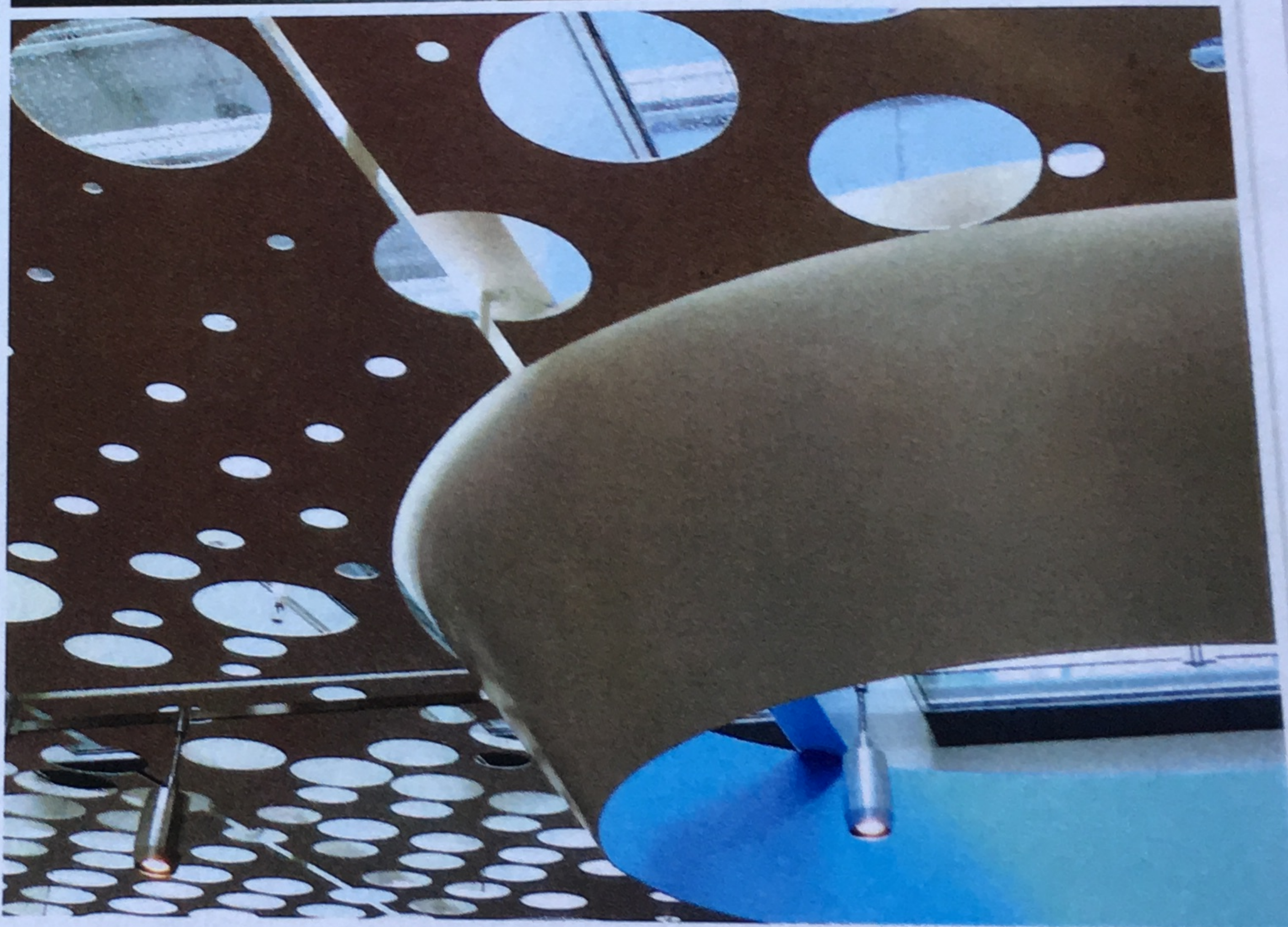


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BONUS FEATURE

PHOTO COURTESY OF HENDRICK MANUFACTURING

Let the Sun Shine In

Perforated metal gives designers plenty of options for sunshades

By Marcy Marro, Editor

PHOTO COURTESY OF DAMS INC.-D.
ARCHITECTURAL METAL SOLUTIONS INC.

photo to enlarge...



ades



Sail 12' x 8' Rectangle - San





4" SQ. x 1/2" x 20' Square Tube

railroadyard.com



🔍 🔒 treated lumber decks



Deck Material Choices by Fifth

www.fifthdimensiondesign.com



attenuata 'Ray of Light' (Fox Tail Agave)

[View or Create Collections](#)



Agave attenuata 'Ray of Light' (Fox Tail Agave)

Agave 'Ray of Light', Fox Tail Agave 'Ray of Light'



An exquisite variegated selection of Fox Tail Agave, Agave attenuata 'Ray of Light' is an evergreen succulent perennial which produces elegant rosettes of wide, flexible, pale green leaves, adorned with a fine white streak running the length of each leaf margin. Emerging from a tight center, the soft, pliable



Garden



Garden Trailing Rosemary Herb Plant – No
live Plants - Not Seeds - Each 3"-7" Tall - I
s – Prostrate Creeping Rosemary



All Buying Options



MENU



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AGAVE ATTENUATA 'NOVA'

Attenuata agaves have soft, spineless foliage. This one has blue-gray, recurving leaves in large rosettes. When first set, the plant will be flush with the ground, but will grow so that the rosettes are on top of bare, woody-looking stems. The farther

inland you garden, the more likely these

