

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-214
ADDRESS: 110 E HOUSTON ST
LEGAL DESCRIPTION: NCB 133 ALL OF BLK
ZONING: D, HE
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
APPLICANT: Jonathan Pace/Luna Middleman Architects
OWNER: Rand Building, LTD
TYPE OF WORK: Storefront system modifications, installation of stairs, an ADA ramp and signage
APPLICATION RECEIVED: April 26, 2018
60-DAY REVIEW: June 24, 2018
REQUEST:

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

1. Install new front entry steps and an ADA complaint ramp on the Soledad elevation of the historic structure.
2. Install a new entry door on the Soledad elevation within the existing storefront system.
3. Install planters and patio furniture.
4. Receive conceptual approval of the location and general size of proposed signage.

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

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The historic structure at 110 E Houston Street, commonly known as the Rand Building was constructed circa 1913 and is a individually designated landmark. The structure was designed by architects Sanguinet and Staats of Ft. Worth, Texas. The structure currently features a non-original entrance and entrance stairs on the Soledad façade that were approved by the HDRC on March 1, 2017. At this time, the applicant has proposed to install an additional set of entry steps as well as an ADA ramp immediately to the left (south) of the existing entrance. In addition to the new entry steps and ramp, the applicant has proposed to modify the existing storefront system by installing a new door and to install planters and patio furniture.
- b. ENTRY STEPS & RAMP – The applicant has proposed to install new front entry steps and an ADA compliant ramp on the Soledad elevation of the historic structure. The Guidelines for Site Elements 8. Notes that damage to the historic character of the historic structure and sidewalk should be minimized while installing ADA complaint elements. Additionally, the Guidelines for Site Elements 8 notes that ramps should be designed to be visually unobtrusive. The Soledad façade of the Rand Building is the structure’s secondary façade. Staff finds that the proposed installation will not negatively impact the architectural integrity of the structure and can be removed in the future with minimal impact to the building. Additionally, the applicant has noted that the stair, ramp and railing detail will match that of the previously installed stairs.
- c. NEW ENTRY DOOR – In addition to the proposed stairs and ADA ramp, the applicant has proposed to install a new door. The applicant has noted that the proposed door and modified storefront system will match the existing. Staff finds this to be appropriate. As noted in finding b, this façade is the secondary façade of the structure and the proposed installation will not negatively impact the architectural integrity of the structure.
- d. PLANTERS & PATIO FURNITURE – The applicant has proposed to install temporary planters and patio furniture on the sidewalk adjacent to the historic façade. Staff finds this installation to be appropriate; however, the applicant should submit details on the planters and furniture that include materials and colors. Wood, metal or masonry are appropriate.
- e. SIGNAGE – The applicant has noted location for signage that include a blade sign to be hung from the existing canopy and window signage to be located at the location of the existing modesty panels. The applicant has noted that the total square footage of the proposed blade sign will not exceed fifty (50) square feet total, including both sides, and that the total square footage of the proposed window signage will not exceed fifty (50) square feet total. The applicant has noted that the signage package is still being finalized. Generally, staff finds the location of the proposed signage to be appropriate. However, as proposed, the sign is not scaled in proportion with the canopy an should be reduced in size.

RECOMMENDATION:

Staff recommends final approval of items #1 through #3 based on findings a through d with the following stipulations:

- i. That the applicant submit information regarding the proposed planters and patio furniture that includes material and color specifications.
- ii. That the storefront be protected while concrete for the ramps is poured and that a minimal space between the ramp and the building be maintained to ensure reversibility of the condition.

Staff recommends conceptual approval of item #4, signage, with the following stipulations:

- i. That the proposed blade sign does not exceed to the face of the existing canopy and be reduced in overall size.
- ii. That the proposed sign feature halo or indirect lighting and be construction of metal.
- iii. That the proposed window clings be of a simple design and feature no more than three colors.

With the conceptual approval of the proposed signage with the above noted stipulations, approval of final signage design may be approved administratively by staff.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 30, 2018

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110 East Houston Street

City

Geekdom Event Centre

SP+ Parking

Soledad St

Soledad St

Soledad St

Soledad St

E Houston St

E Houston St



NORTH-WEST CORNER

LUNA MIDDLEMAN ARCHITECTS
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project #:	17131
date:	5/16/18
drawn by:	JAP
drawing title:	RAND BLDG PHOTOS
drawn number:	HDRC - 2

WHISKY ROSE
143 SOLEDAD STREET
SAN ANTONIO, TX 78205

REVISED 5/16/18



INTERSECTION OF E. HOUSTON ST. & SOLEDAD ST.



PROPOSED WHISKY ROSE LOCATION

NORTH-EAST CORNER

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project #:	17131
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drawn by:	JAP
drawing title:	RAND BLDG PHOTOS
drawing number:	HDRC - 3

WHISKY ROSE
143 SOLEDAD STREET
SAN ANTONIO, TX 78205

REVISED 5/16/18





PROPOSED WHISKY ROSE LOCATION



SOLEDAD SIDEWALK

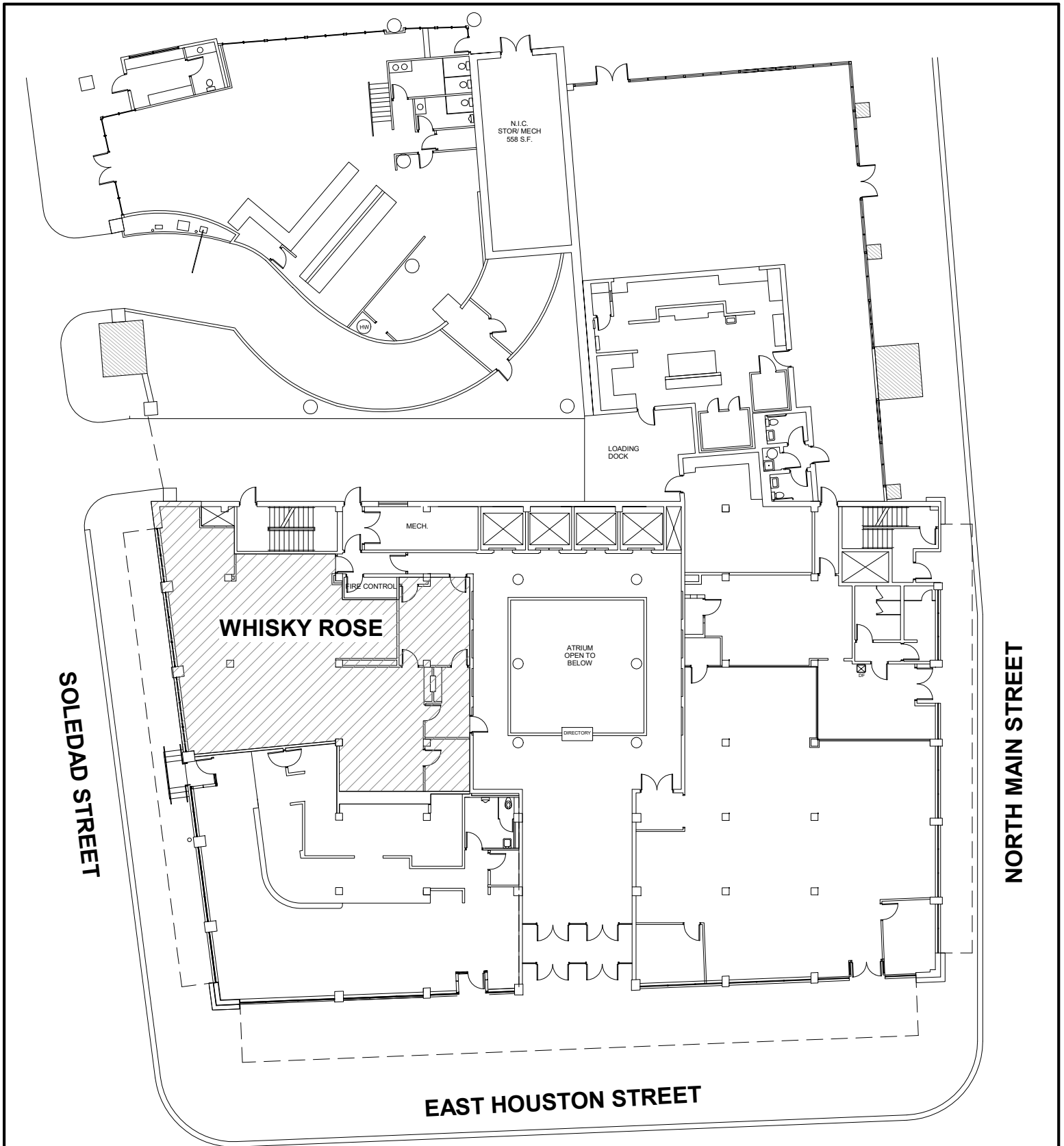
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project #:	17131
date:	5/16/18
drawn by:	JAP
drawing title:	RAND BLDG PHOTOS
drawn number:	HDRC - 4

WHISKY ROSE
143 SOLEDAD STREET
SAN ANTONIO, TX 78205

REVISED 5/16/18





SITE PLAN - EXISTING

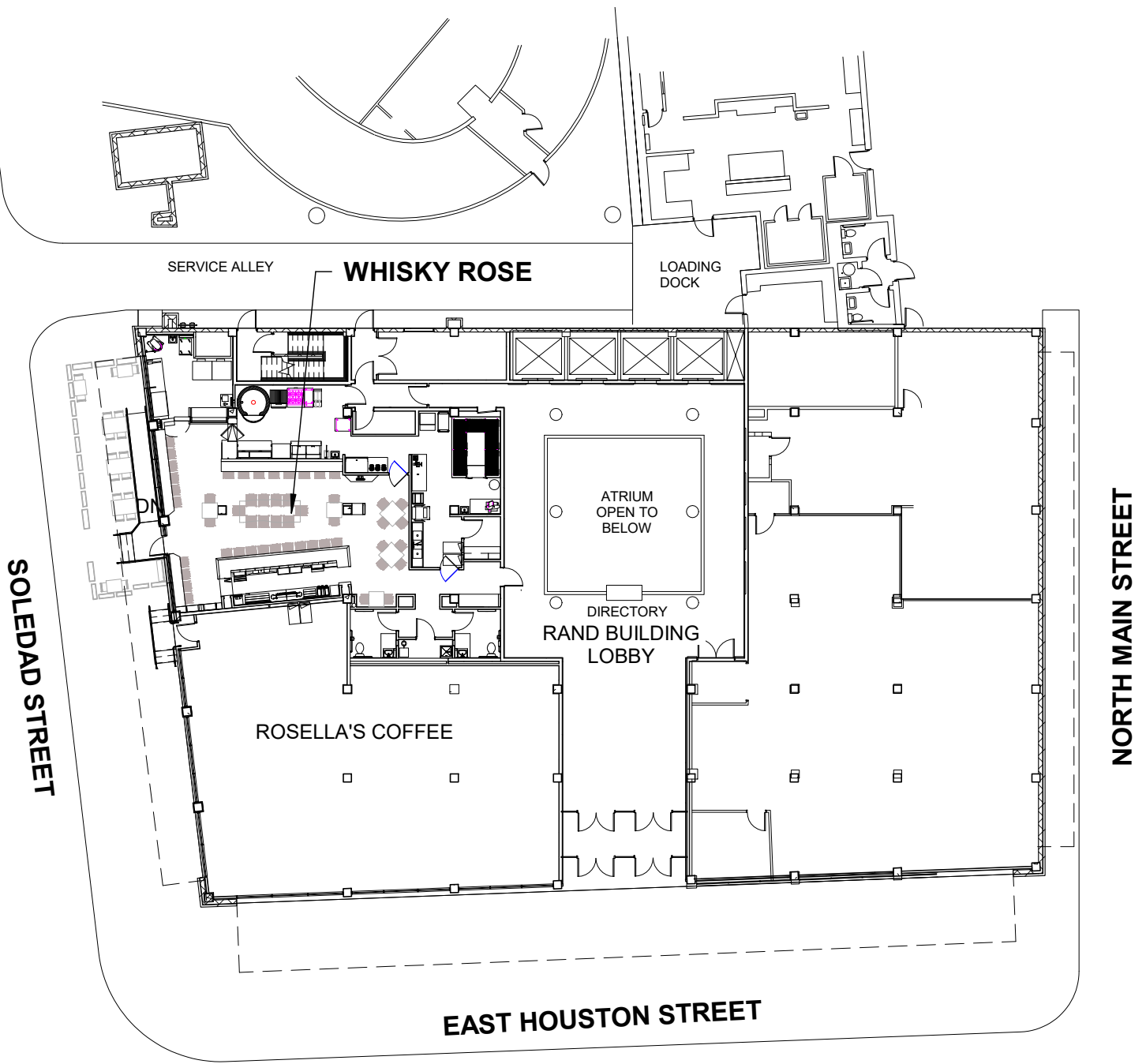
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project #:	17131
date:	5/16/18
drawn by:	JAP
drawing title:	SP- EXIST
drawn number:	HDRC - 5

WHISKY ROSE
143 SOLEDAD STREET
SAN ANTONIO, TX 78205

REVISED 5/16/18





SITE PLAN - PROPOSED

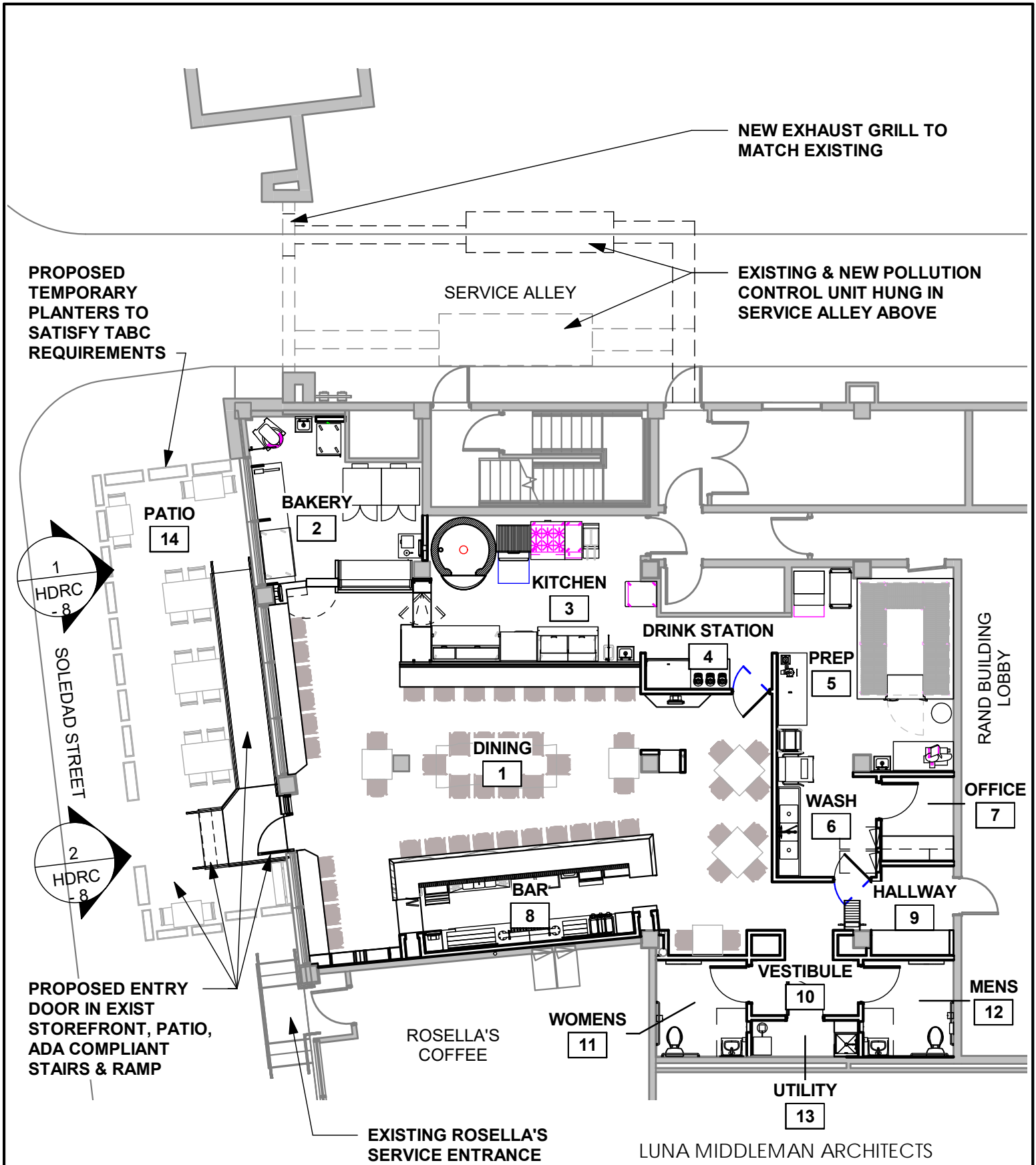
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drawing title:	SP - PROPOSED
drawn number:	HDRC - 6

WHISKY ROSE
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SAN ANTONIO, TX 78205

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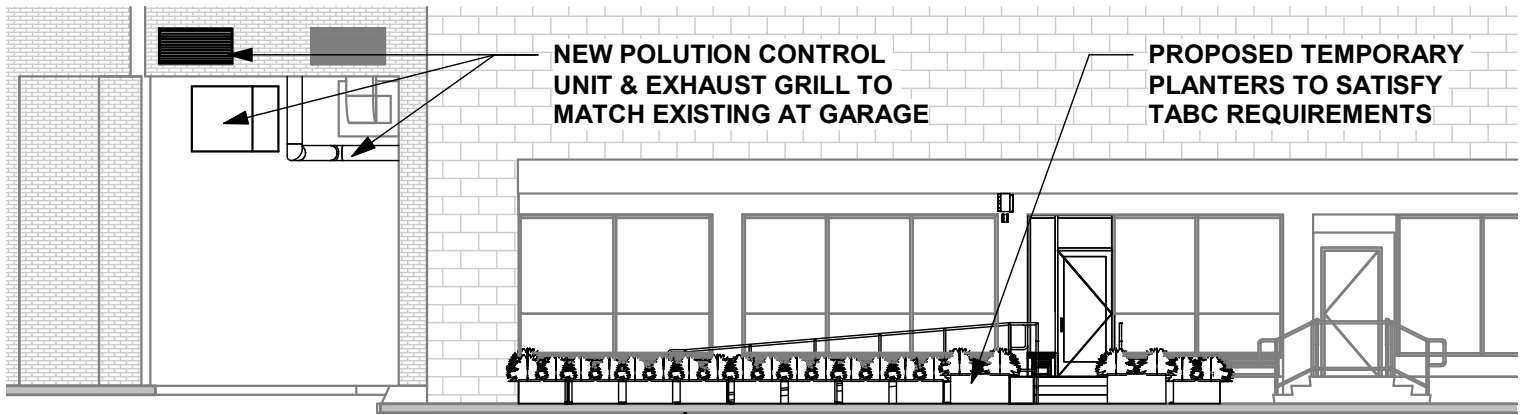


project #:	17131
date:	5/16/18
drawn by:	JAP
drawing title:	FLOOR PLAN
drawn number:	HDRC - 7

WHISKY ROSE
143 SOLEDAD STREET
SAN ANTONIO, TX 78205

REVISED 5/16/18





1

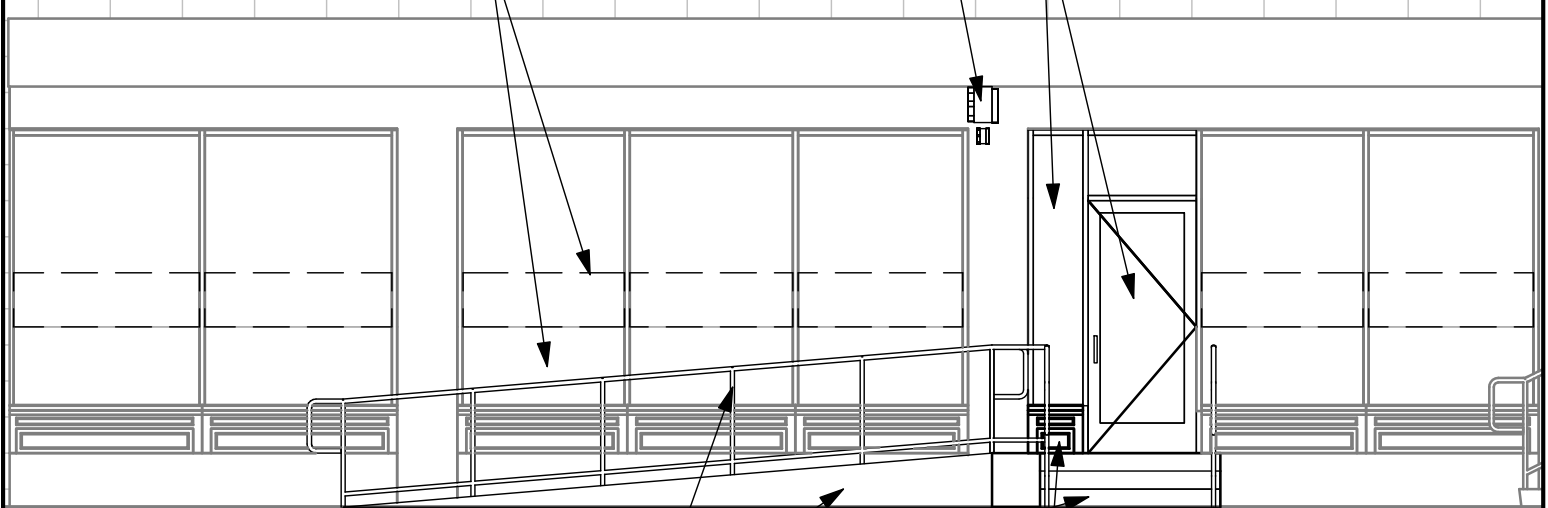
FRONT ELEVATION - OVERALL

HDRC - 8 SCALE: 3/32" = 1'-0"

PROPOSED MODESTY PANELS /
FROSTING & WINDOW SIGNAGE
(AS SHOWN DASHED - MAX 50
S.F. TOTAL) AT STOREFRONT

PROPOSED BLADE SIGNAGE
SUPPORTED OFF OF EXISTING
COLUMN TO BE HUNG UNDER
EXISTING CANOPY

PROPOSED ENTRY DOOR &
NEW PORTION OF STOREFRONT
TO MATCH EXISTING



NEW ADA COMPLIANT CONC. STAIRS &
RAMP W/ BLACK PAINTED METAL RAILING
TO MATCH EXISTING ADJACENT RAILING

NEW EXTERIOR RATED
MILLWORK TO BE PAINTED TO
MATCH EXISTING FIBERGLASS
WAINSCOT PANELS

2

FRONT ELEVATION

HDRC - 8 SCALE: 3/16" = 1'-0"

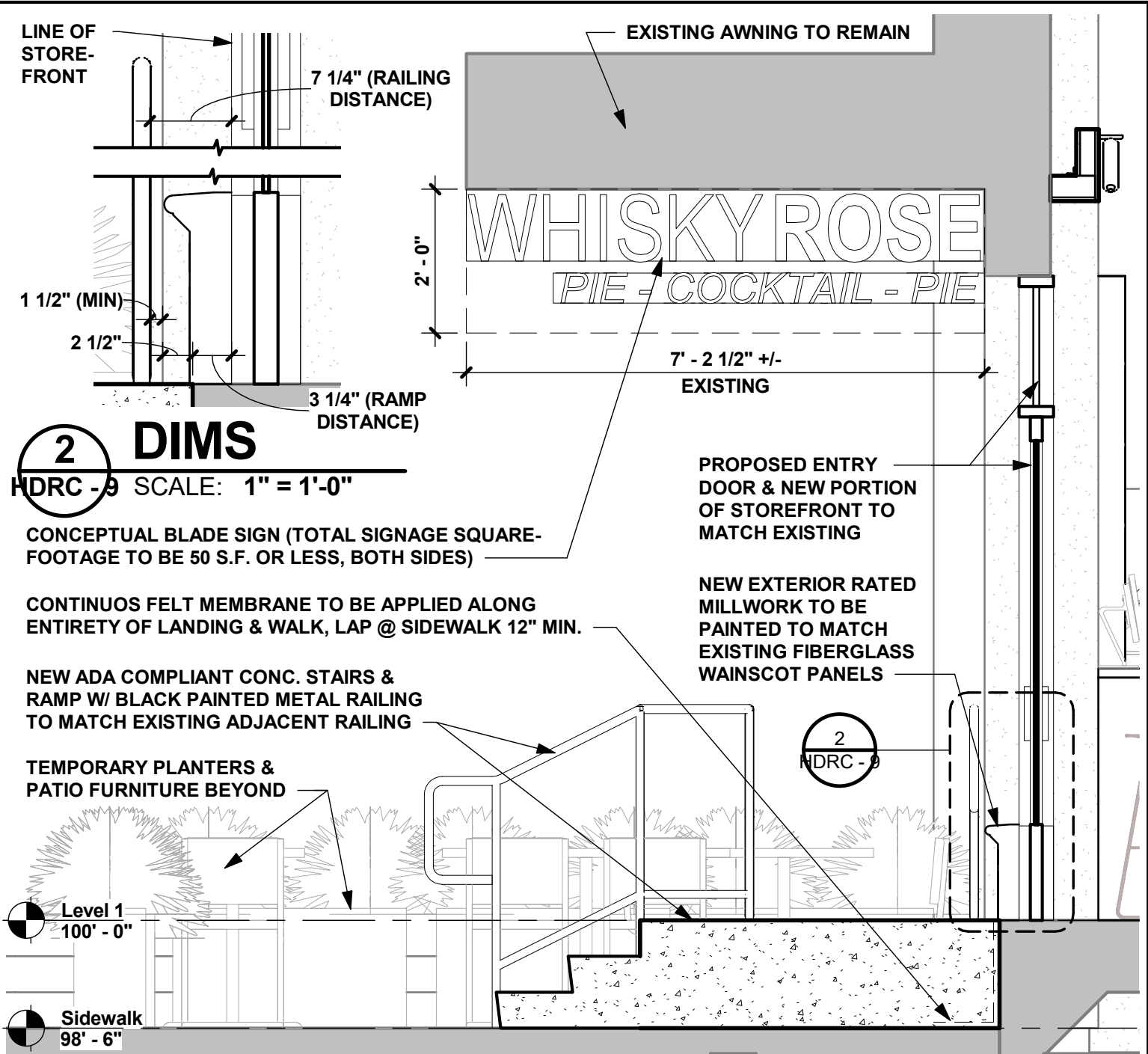
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project #:	17131
date:	5/16/18
drawn by:	JAP
drawing title:	FRONT ELEVATIONS
drawn number:	HDRC - 8

WHISKY ROSE
143 SOLEDAD STREET
SAN ANTONIO, TX 78205

REVISED 5/16/18





NOTE:

FINAL SIGNAGE PACKAGE FOR WHISKYROSE IS STILL BEING FINALIZED, HOWEVER IT IS ANTICIPATED THAT ALL EXTERIOR SIGNAGE SHALL BE 'PERIOD CORRECT' & WILL MEET ALL REQUIREMENTS SET FORTH BY THIS COMMISSION & LOCAL JURISDICTIONS.

1

SIDE ELEVATION

HDRC - 9 SCALE: 1/2" = 1'-0"

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project #:	17131
date:	5/25/18
drawn by:	JAP
drawing title:	SIDE ELEVATION
drawn number:	HDRC - 9

WHISKYROSE
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REVISED 5/31/18





CONCEPT RENDERING

LUNA MIDDLEMAN ARCHITECTS
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project #:	17131
date:	5/16/18
drawn by:	Author
drawing title:	3D VIEW
drawn number:	HDRC - 10

WHISKY ROSE
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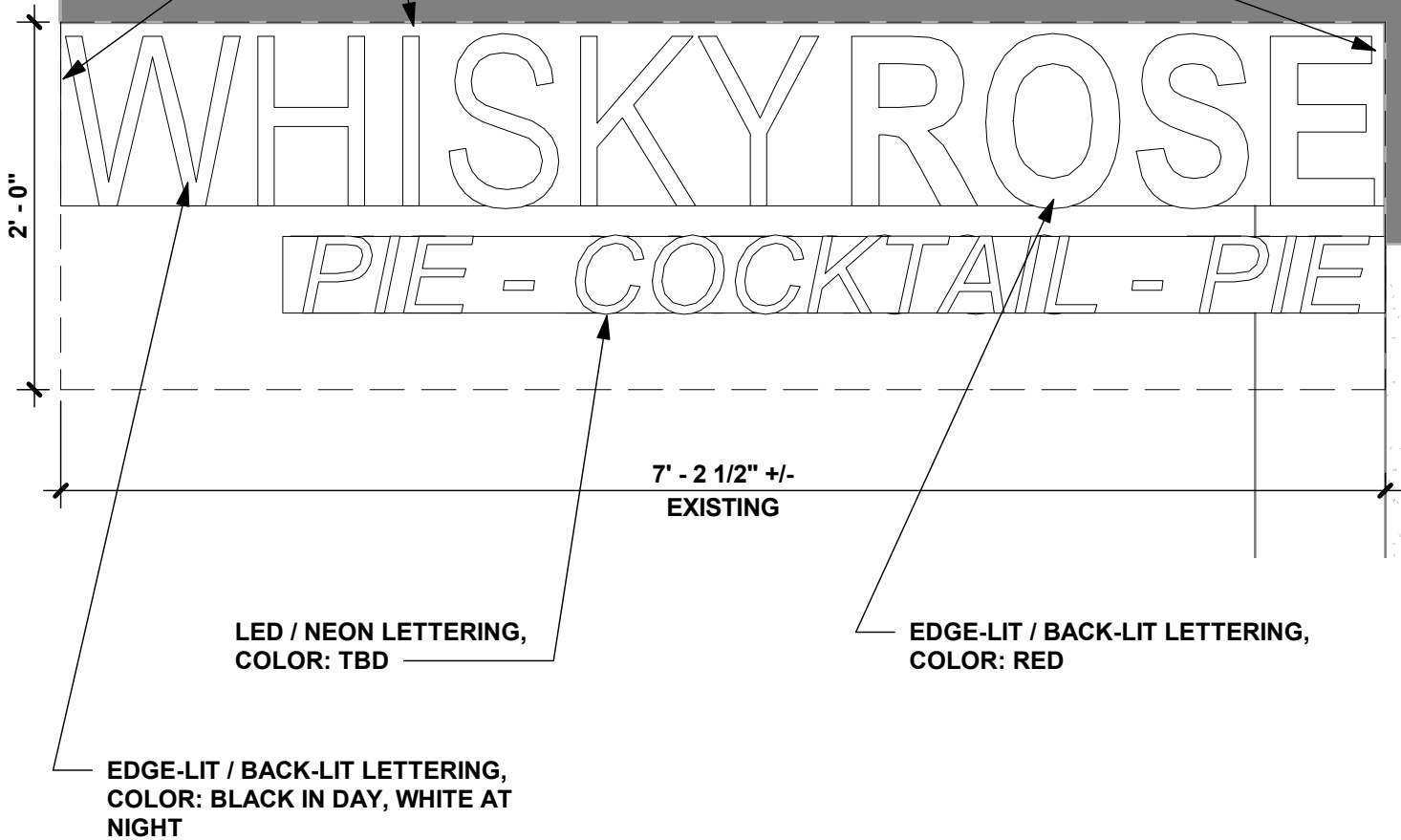


EXAMPLE OF PROPOSED CONCRETE PLANTER



EXISTING AWNING TO REMAIN

PROVIDE RELIEF FROM AWING
EDGE & BUILDING FACADE, 1" MIN.



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date:	5/16/18
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drawing title:	BLADE SIGN
drawn number:	HDRC - 11

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