

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

HDRC CASE NO: 2019-056
ADDRESS: 310 RIVERSIDE DR
LEGAL DESCRIPTION: NCB 7672 BLK 21 LOT 22
ZONING: C-1, H, RIO-5
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Billy Lambert/French & Michigan
OWNER: Joe Gonzalez, Jr., Joe Gonzalez, Jr.
TYPE OF WORK: Exterior modifications, fencing, construction of a pergola structure
APPLICATION RECEIVED: February 01, 2019
60-DAY REVIEW: April 02, 2019
REQUEST:

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

1. Demolish approximately one-third of the rear of the existing structure, adjacent to the San Antonio River in order to create an outdoor dining area. A rear wall will be constructed to enclose the building with new, rear entry doors and glazing. A light weight canopy will be installed to provide shade.
2. Construct an 8' – 0" tall masonry wall to screen the rear portion of the site from the adjacent lots. The proposed wall will be painted CMU.

The applicant is requesting conceptual approval to construct a trellis structure to provide an area of shaded outdoor dining.

APPLICABLE CITATIONS:

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

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve characterdefining 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

- 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.

Historic Design Guidelines, Mission Historic District Design Manual, Section 2: Guidelines for Exterior Alterations and Additions

E. Commercial and Non-Residential

- i. Color and painting* — The use of bright colors and lively paint schemes on masonry or stucco facades that are already painted is characteristic of the Mission Historic District and encouraged.

Unified Development Code, Section 35-673 – Site Design Standards

(c) Topography and Drainage. The natural contours of occasional hillsides and river or creek banks contribute to the distinct character of the San Antonio River and San Pedro Creek and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls. Sites abutting the creek must comply with subsection 35-673(c)(8) San Antonio River Authority Consultation.

(8) San Antonio River Authority Consultation. Consultation with the San Antonio River Authority regarding direct access adjacent to the San Antonio River and San Pedro Creek within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7, landscaping and maintenance boundaries, and storm water control measures as required in Sections 35-672, 35-673, and 35-678, as applicable, is required prior to a submission for a certificate of appropriateness from the Office of Historic Preservation or plat approval, as applicable, to allow for review and comment by SARA for properties that fall within the RIO Overlay District as defined in UDC 35-338. This section shall apply to newly developed properties and redevelopment of properties.

A. Access to the San Antonio River within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7 shall comply with the following:

- i. All tie in points shall provide plans sufficient to show materials and grading for review by SARA;
- ii. Removal of existing park trail hardscape shall require SARA approval;
- iii. Development shall make it clear for users of the park to discern public access points from private access points;
- iv. If during construction the park trail must be temporarily closed, an alternative engineered route shall be identified and temporary signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) provided and maintained for the duration of the project;
- v. Acceptance of park trail access point(s) shall be the responsibility of SARA.

B. Landscaping and maintenance boundaries are defined in accordance with a final maintenance agreement (the "Maintenance Agreement") entered into between the developer and SARA, which may occur independently from HDRC review. The maintenance agreement will set out the respective rights and responsibilities of the parties. The purpose of the maintenance agreement is to protect the public investment that has been made in the RIO districts and to ensure public use of the public resources. The maintenance agreement will be designed to maintain and enhance the aesthetics of the property and the function of the hydrology in keeping with the design objectives provided in section 35-670 of this chapter and shall generally conform to best management practices as documented in Appendix E Recommended Plant List and section 35-210 of this chapter.

C. Developments shall manage site storm water through LID components consistent with section 35-210 of this chapter and shall also comply with the following:

- i. Storm water runoff shall pass to the river through discharge pipes or outfalls that are below water level or through an approved LID feature. Overland flow onto the park is discouraged and shall be reviewed on a case-by-case basis. Modification of this subsection shall require approval by SARA and the director of transportation and capital improvements, or their designee;

- ii. Open concrete chutes shall be prohibited;
- iii. Runoff from pools or other non-storm water producing sources shall be treated prior to discharging into the river or creek

(h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River and San Pedro Creek is such that walls shall not be erected in such a way as to block views of the river or creek from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river or creek, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river or creek may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river or creek. For properties that do not abut the river or creek chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

FINDINGS:

- a. The historic structure at 310 Riverside was constructed circa 1950 and is located within the Mission Historic District and the River Improvement Overlay, District 5. The structure features a rear facing gabled roof with a flat parapet wall on the front façade. The structure features both a large rear addition that accounts for more than half of its footprint as well as a small side addition. The structure is constructed of stucco covered masonry walls. At this time, the applicant is requesting final approval for modifications to the historic structure and the construction of a masonry wall. The applicant is requesting conceptual approval of the construction of a rear trellis structure.
- b. SAN ANTONIO RIVER AUTHORITY – Per the UDC Section 35-673(c)(8), consultation with the San Antonio River Authority is required regarding direct access adjacent to the San Antonio River, landscaping and maintenance boundaries and storm water control measures.
- c. MODIFICATIONS – The applicant has proposed to demolish approximately one-third of the rear of the existing structure, adjacent to the San Antonio River in order to create an outdoor dining area. The portion of the structure that will be removed is an existing rear addition that is not original to the structure. A rear wall will be constructed to enclose the building with new, rear entry doors and glazing. A light weight canopy will be installed to provide shade. Staff finds the proposed modifications as well as the design for the new rear elevation is appropriate.
- d. SIDE WALL – The applicant has proposed to construct an 8' – 0" tall masonry wall to screen the rear portion of the site from the adjacent lots. The applicant has noted that the proposed wall will be installed only on the portion of the site that is adjacent to the proposed building modifications. The proposed wall will be painted CMU. The Guidelines for Site Elements 2.B.iv. notes that exposed concrete masonry units should not be used and is prohibited. Staff finds that the proposed CMU materials are appropriate provided that the CMU is painted or coated in a manner that does not result in an unfinished appearance. Per the UDC Section 35-673(h)(1)(b), solid walls within the River Improvement Overlay are permitted for a height of up to six (6) feet in height. Staff finds that the proposed height should be reduced to no more than six (6) feet in height.
- e. TRELLIS STRUCTURE – The applicant is requesting conceptual approval to construct an open air trellis structure at the rear of the historic structure. The applicant has noted steel framing and an overall height of approximately twelve (12) feet. The proposed structure will be detached from the historic structure. Generally, staff finds the proposed structure to be appropriate. Staff finds that the proposed trellis structure should be painted to not feature metallic finishes.

RECOMMENDATION:

Staff recommends final approval of items #1 and #2, exterior modifications and the construction of a CMU wall based on findings b through d with the following stipulations:

- i. That the applicant coordinate with the San Antonio River Authority regarding direct access adjacent to the San Antonio River, landscaping and maintenance boundaries and storm water control measures as noted in finding b.
- ii. That the proposed CMU wall not exceed six (6) feet in height and feature a painted or coated appearance as noted in finding d.
- iii. That materials from the demolished section of the structure be salvaged for use throughout the site.

Staff recommends conceptual approval of item #3, the construction of a rear trellis structure based on finding e with the stipulation that the trellis structure be painted to not feature a metallic finish.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 12, 2019

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Building Remodel – 310 Riverside Dr., San Antonio, Texas, 78210

Description of Project:

310 Riverside Drive

310 Riverside Drive is a single story commercial building that has been occupied as a bar/nightclub in the recent past. The current owner would like to develop the building into more of a family friendly restaurant and beer garden. The existing building is constructed of exterior masonry walls with a stucco exterior and a wood framed roof with asphalt shingle roofing. The building appears to have had several additions built over it's lifetime as there are two interior elevation changes and there are what appear to be lean-to additions on the front East side.

For Final Approval, we are requesting to demolish the approximately the rear 1/3 of the building that is closest to the river in order to create a larger outdoor dining area that overlooks the river. A new rear wall will be built to enclose the building that will have new rear entry doors and glazing. A light weight metal canopy is proposed to help shield the rear from the sun.

Also, for Final Approval we are requesting an 8'-0" tall masonry fence to screen the rear portion of the property from the adjacent residential lots. The proposed fence will be a simple painted CMU reinforced wall, but it will only run a little past the length of the rear exterior portion of the property – not the entire property length.

We are requesting Conceptual Approval for the future construction of a trellis to provide an area of shaded outdoor dining. The proposed trellis would be steel framed and would be located toward the rear end of the portion of the demolished third of the building – the area closest to the river. The proposed trellis would not exceed 12'-0" in height above grade.

310 Riverside, San Antonio, Texas 78210



North Facade - Front (Facing Riverside)



East Facade - Side

310 Riverside, San Antonio, Texas 78210



South Facade - Rear (Facing River)



West Facade - Side (Facing Roosevelt)

RIVERSIDE RESTAURANT REMODEL

310 RIVERSIDE DR.
SAN ANTONIO, TEXAS 78210

ADDRESS: 310 RIVERSIDE DR.
SAN ANTONIO, TEXAS 78210

LEGAL DESCRIPTION: NCB 17494 BLK 4 LOT 2

ZONING: C2 H RIO-5 MC-1

BCAD ID: 398194

BUILDING TYPE: TYPE III-B

SPRINKLERED: NO

OVERALL EXISTING BUILDING AREA = 4,401 S.F.

TOTAL CALCULATED WORK AREA = 1,495 S.F.

PERCENT OF WORK AREA = 44%

APPLICABLE CODES:

2018 International Existing Building Code - LEVEL 2 ALTERATION

2018 International Mechanical Code

2018 International Plumbing Code

2018 International Fuel Gas Code

2018 International Fire Code

2018 International Energy Conservation Code

2017 National Electric Code

PROPOSED WORK DESCRIPTION:

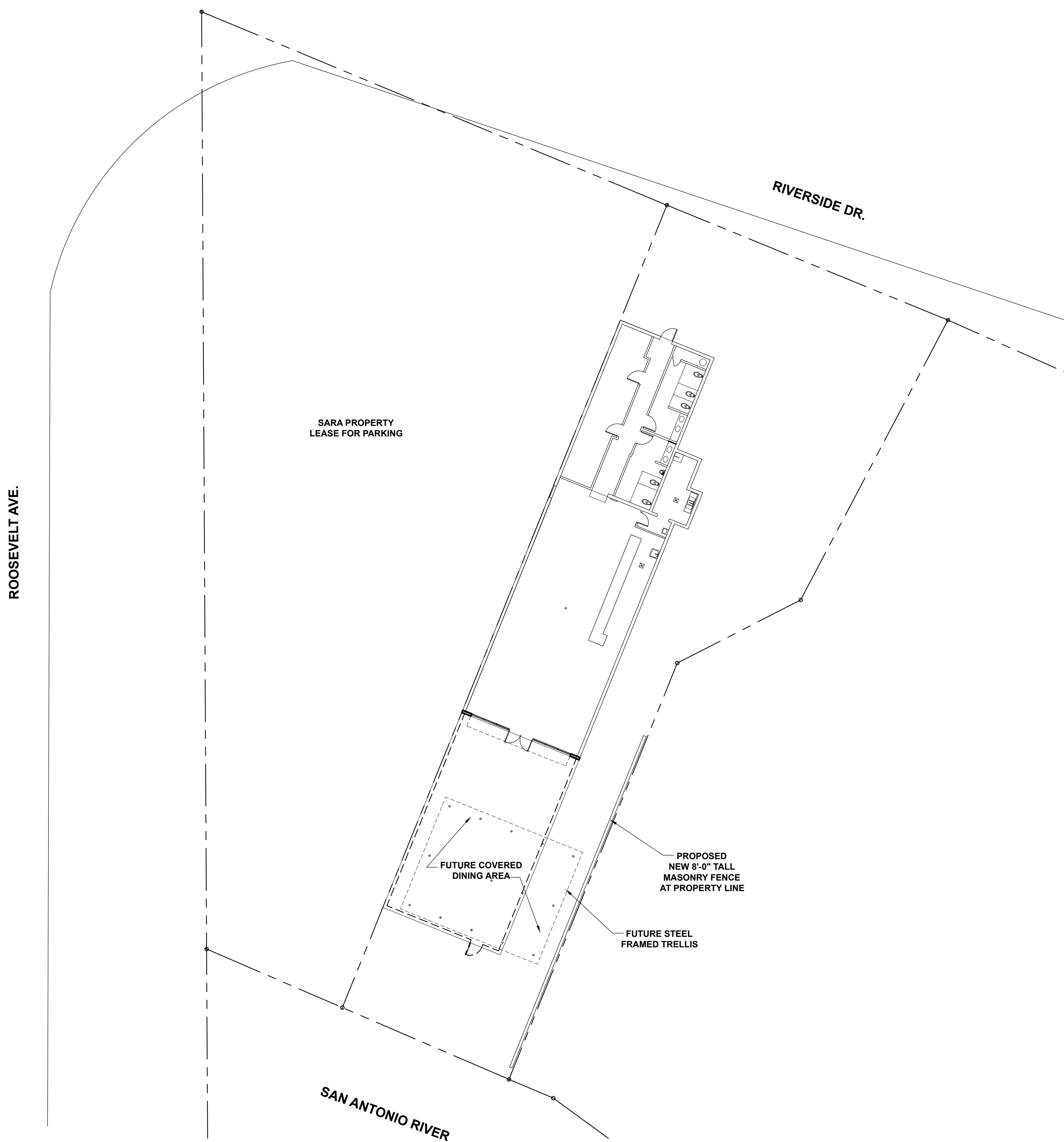
PARTIAL INTERIOR REMODEL OF A SINGLE STORY BUILDING THAT HAD FUNCTIONED AS A BAR IN THE RECENT PAST, BUT WILL BE CONVERTED TO MORE OF A FAMILY FRIENDLY FOOD AND DRINK ESTABLISHMENT.

THE CONSTRUCTION WORK WILL INCLUDE DEMOLITION OF THE REAR PORTION OF THE BUILDING TO MAKE ROOM FOR AN OUTDOOR EATING PATIO THAT FACES THE RIVER. THE NEW REAR WALL WILL HAVE A NEW ENTRANCE AND GLAZING SYSTEM.

THE WORK WILL ALSO INCLUDE A NEW 8'-0" TALL MASONRY FENCE TO PROVIDED SCREENING FOR THE NEIGHBORING RESIDENTIAL PROPERTY.

THE DRAWINGS ALSO INCLUDE CONCEPTUAL PLANS FOR A FUTURE STEEL FRAMED TRELLIS TO PROVIDE SHADING FOR OUTDOOR DINING.

WORK WILL BE COMPLETED TO CONFORM TO THE 2018 INTERNATIONAL EXISTING BUILDING CODE AS A LEVEL 2 ALTERATION

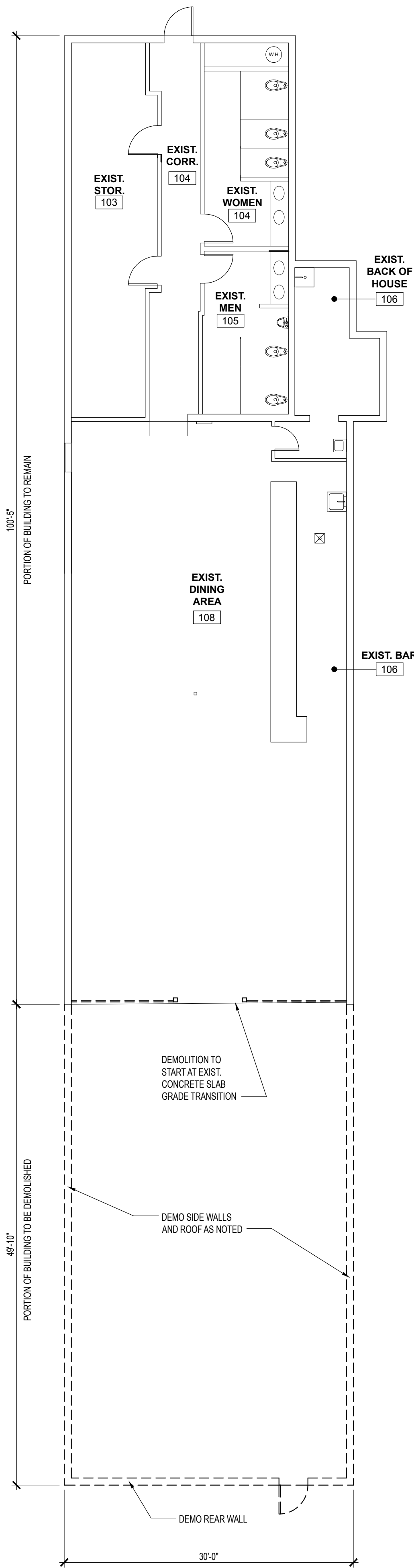


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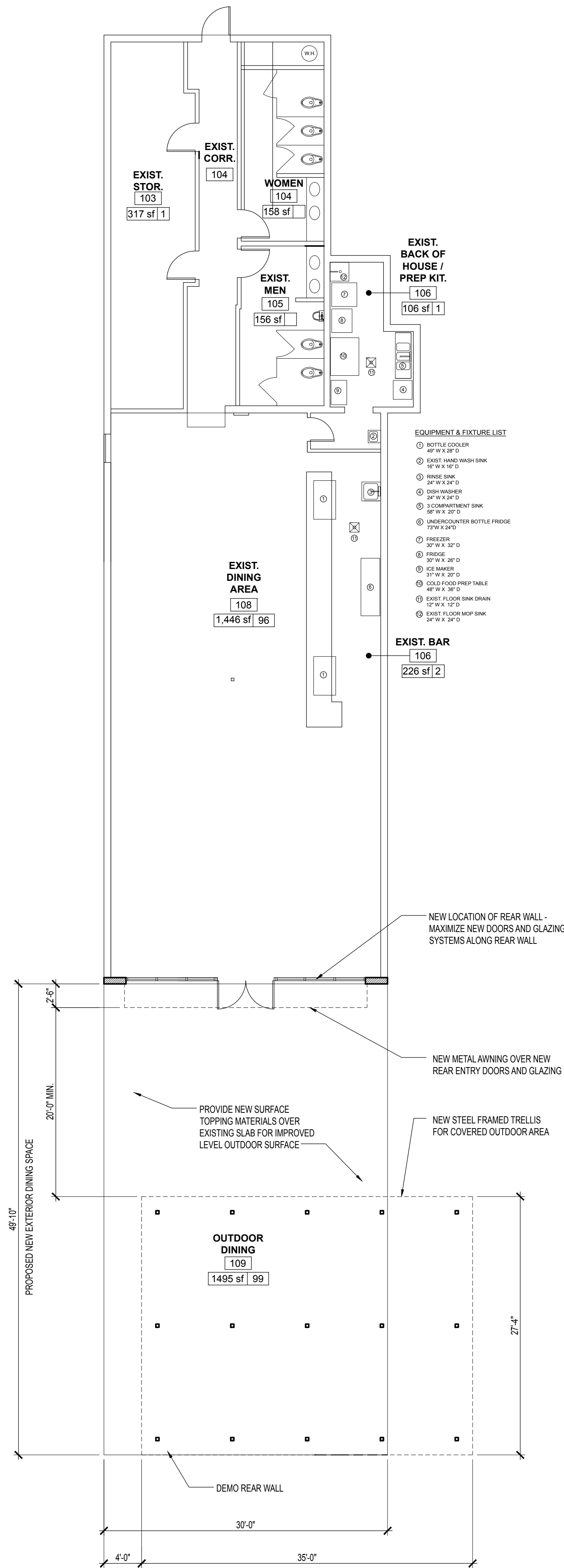
RIVERSIDE BAR & RESTAURANT - SITE PLANS

SCALE: 1/16" = 1'-0"





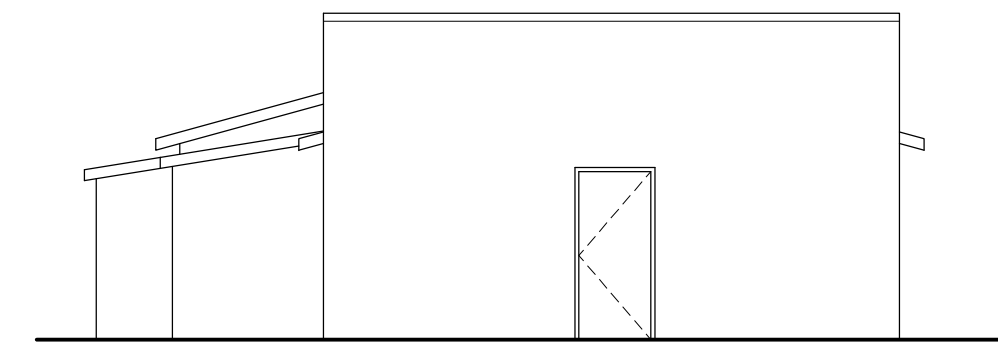
1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



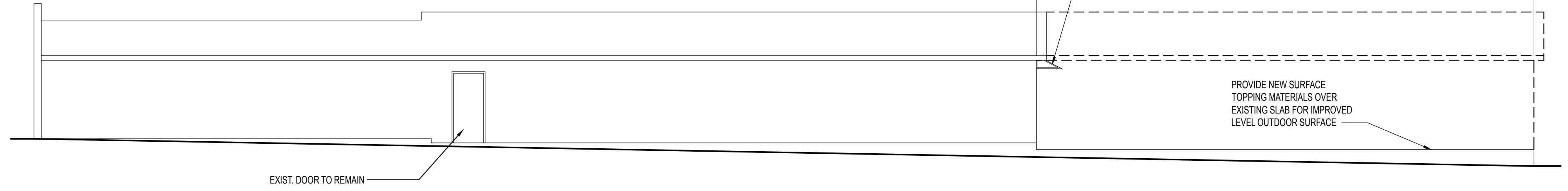
2 REMODEL PLAN - LEVEL 2 ALTERATION
SCALE: 1/8" = 1'-0"



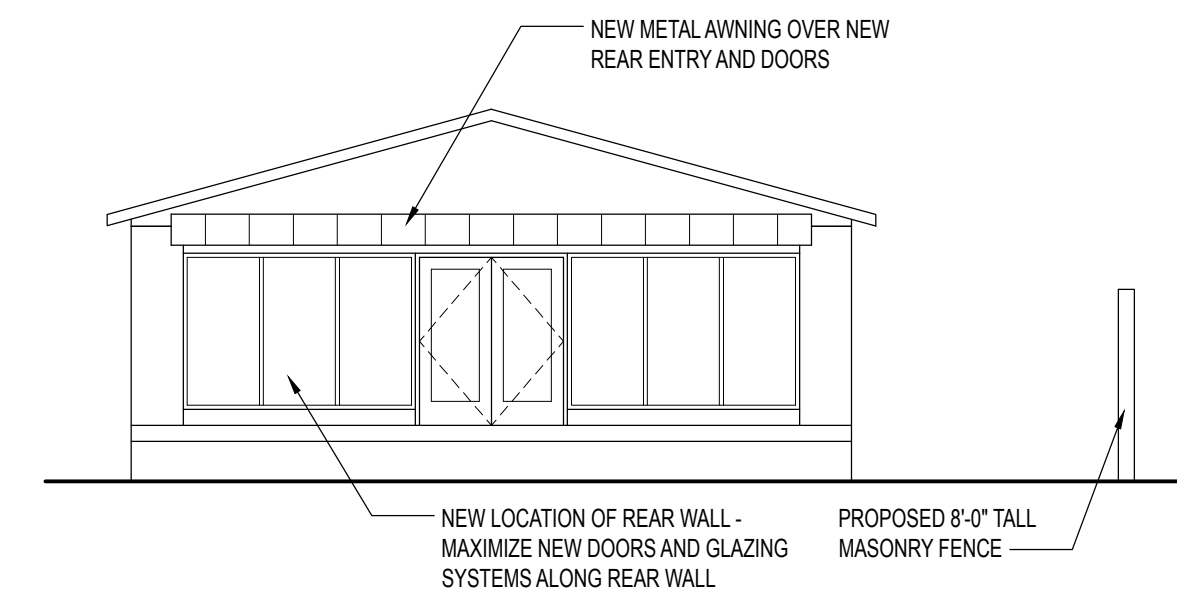
- EQUIPMENT & FIXTURE LIST
- 1 BOTTLE COOLER 48" W X 24" D
 - 2 EXIST. HAND WASH SINK 18" W X 18" D
 - 3 REAR SINK 24" W X 24" D
 - 4 CUP WARMER 24" W X 24" D
 - 5 3 COMPARTMENT SINK 56" W X 20" D
 - 6 UNDERCOUNTER BOTTLE FRIDGE 20" W X 20" D
 - 7 FREEZER 30" W X 24" D
 - 8 FRIDGE 30" W X 24" D
 - 9 ICE MAKER 10" W X 24" D
 - 10 COLD FOOD PREP TABLE 48" W X 24" D
 - 11 EXIST. FLOOR SINK DRAIN 12" W X 24" D
 - 12 EXIST. FLOOR MOP SINK 24" W X 24" D
- EXIST. BAR 106
226 sf | 2



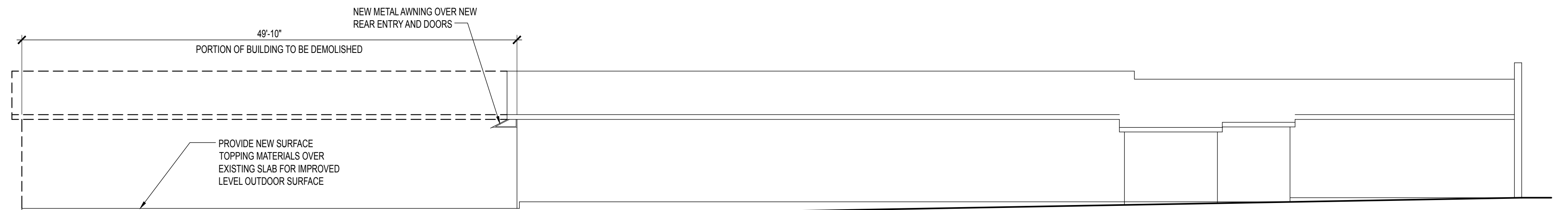
3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



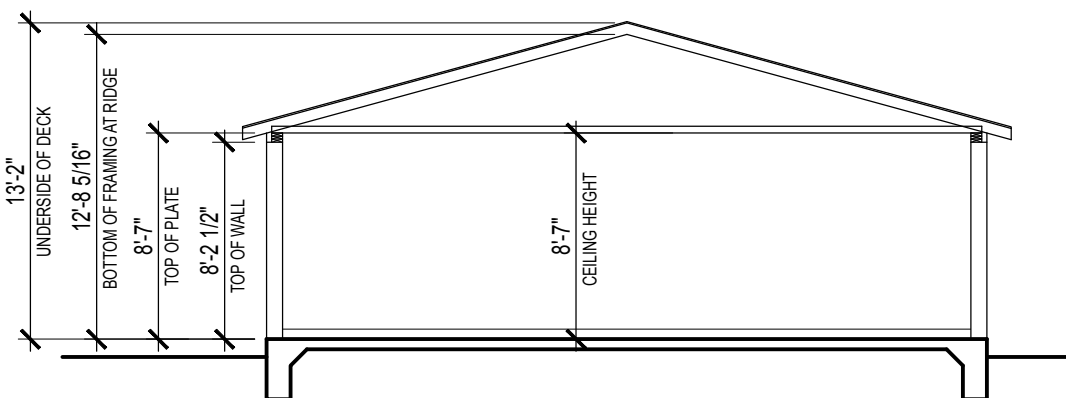
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



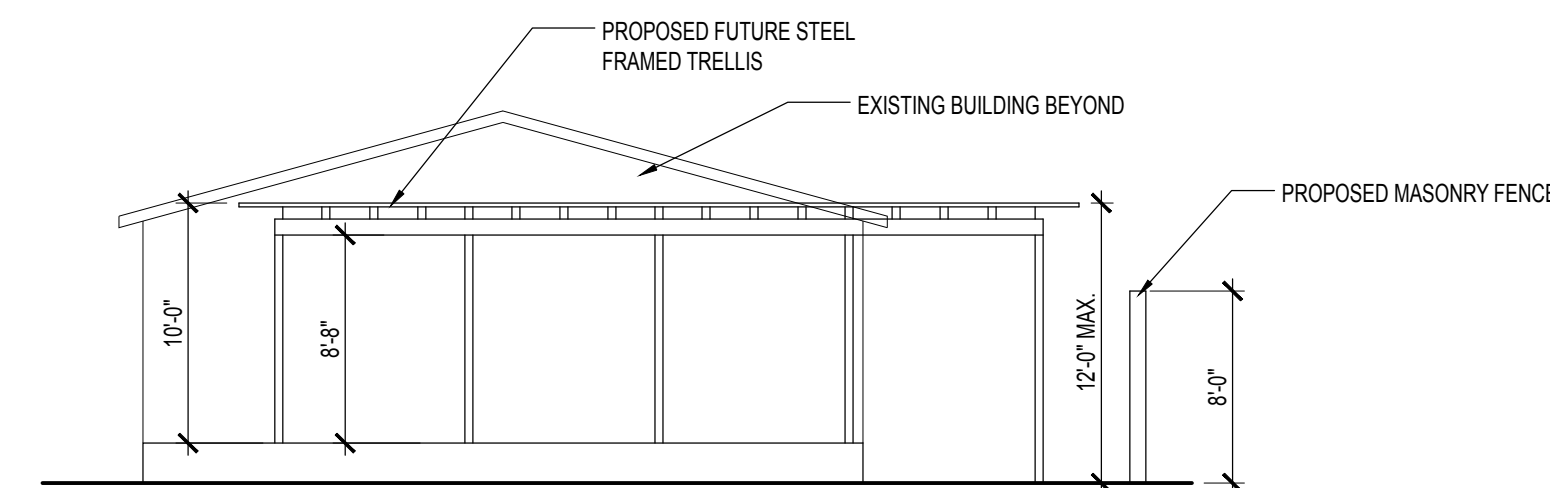
5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



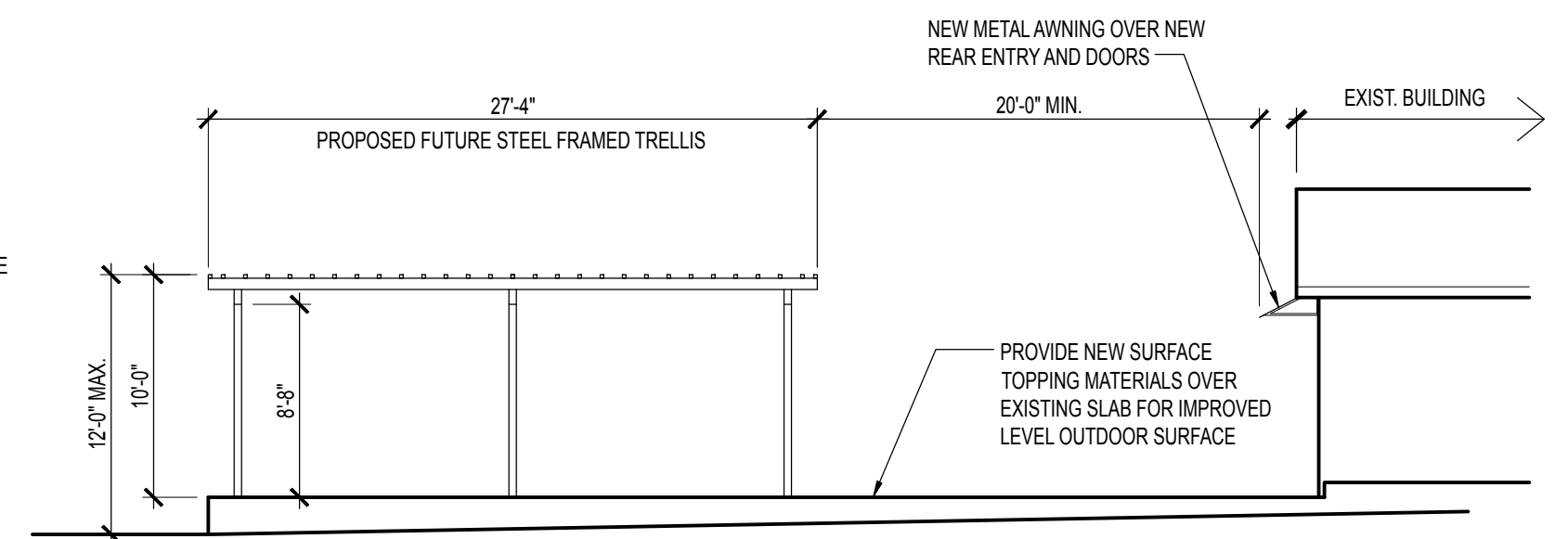
6 EAST ELEVATION
SCALE: 1/8" = 1'-0"



7 EXISTING BUILDING SECTION
SCALE: 1/8" = 1'-0"



8 CONCEPTUAL TRELLIS ELEVATION
SCALE: 1/8" = 1'-0"



9 CONCEPTUAL TRELLIS ELEVATION
SCALE: 1/8" = 1'-0"