

# HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

**HDRC CASE NO:** 2019-557  
**ADDRESS:** 212 COLLEGE ST  
**LEGAL DESCRIPTION:** NCB 416 BLK 23 LOT S PT OF 3 ARB A12  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Samuel Panchevre  
**OWNER:** Samuel Panchevre/212 COLLEGE STREET LTD  
**TYPE OF WORK:** Exterior alterations on the river facade  
**APPLICATION RECEIVED:** September 11, 2019  
**60-DAY REVIEW:** November 10, 2019  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing, non-original wall of the third floor to create a covered porch. The proposed modification faces the River Walk.

## 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.

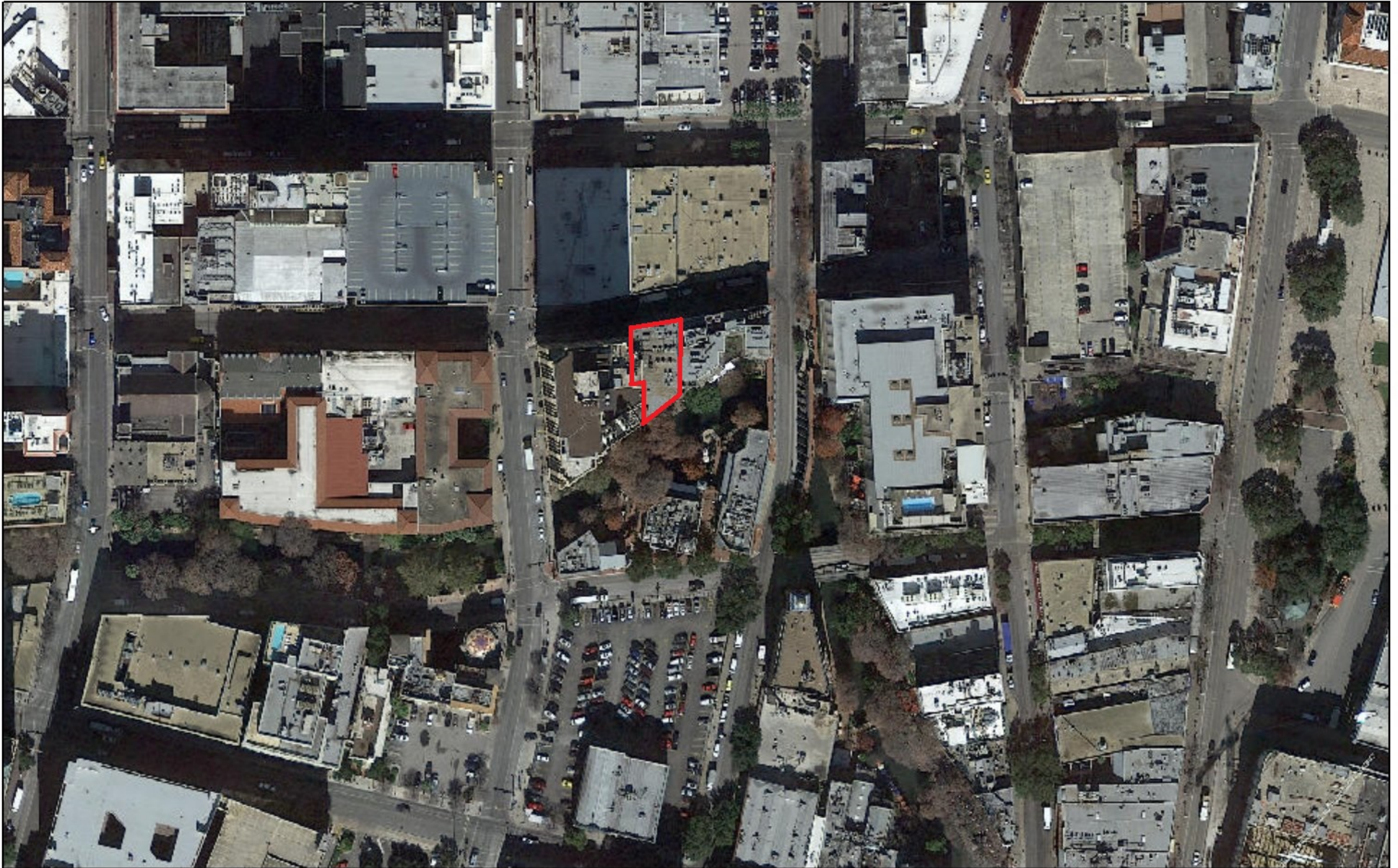
## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to remove the existing, non-original wall of the third floor to create a covered porch. The proposed modification faces the River Walk. The existing façade features masonry materials that are not original to the historic structure.
- b. The applicant has proposed for the open air porch to not feature fenestration or profiled architectural elements on the river facing façade, with the exception of a short railing. Staff finds the proposed modification to be appropriate.

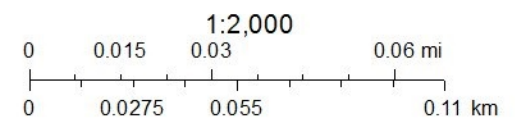
**RECOMMENDATION:**

Staff recommends approval based on findings a and b with the stipulation that the applicant attempt to salvage any removed masonry material. Removed materials do not need to be salvaged on site.

# City of San Antonio One Stop



September 26, 2019

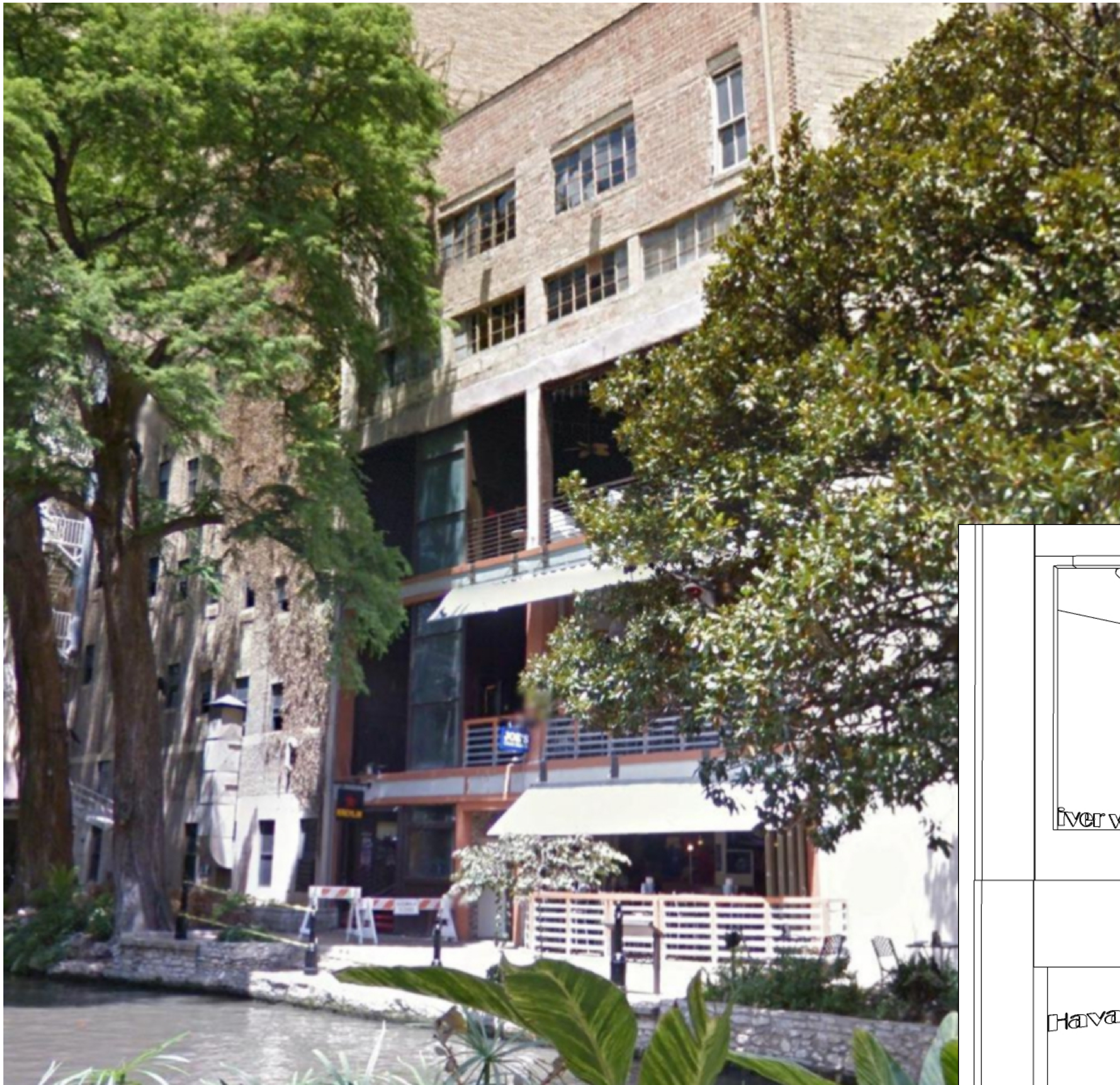




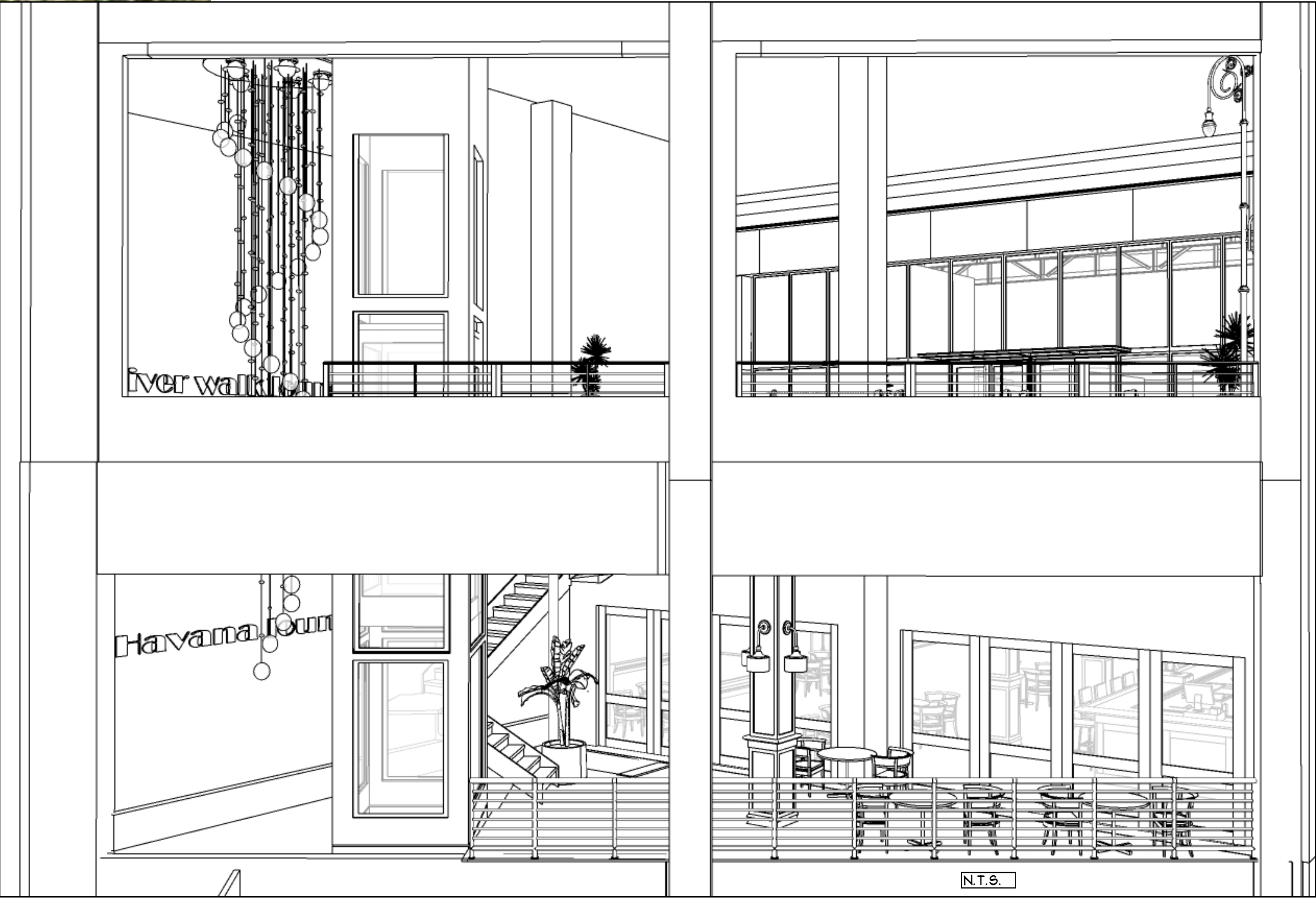


212 College St

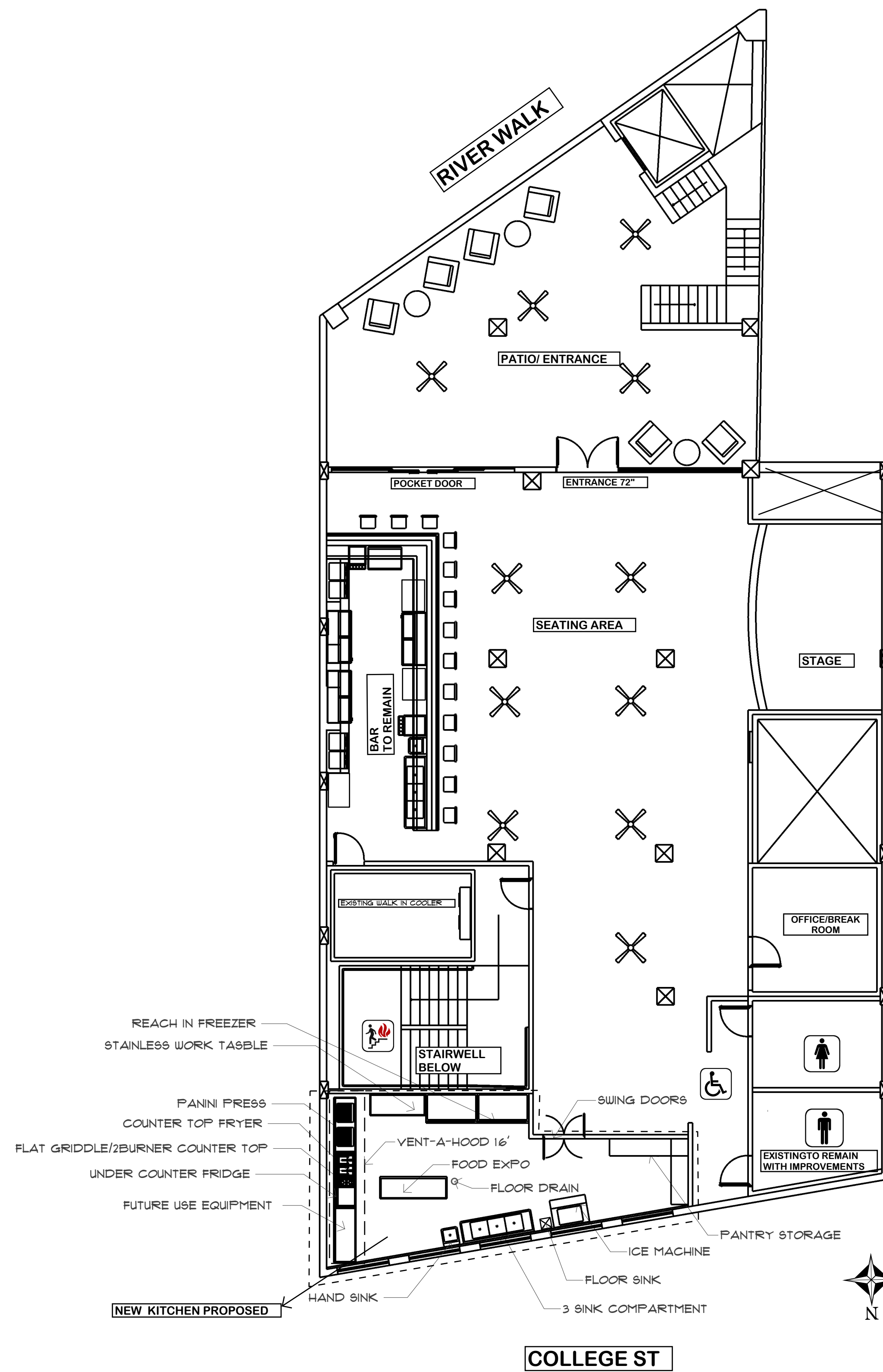
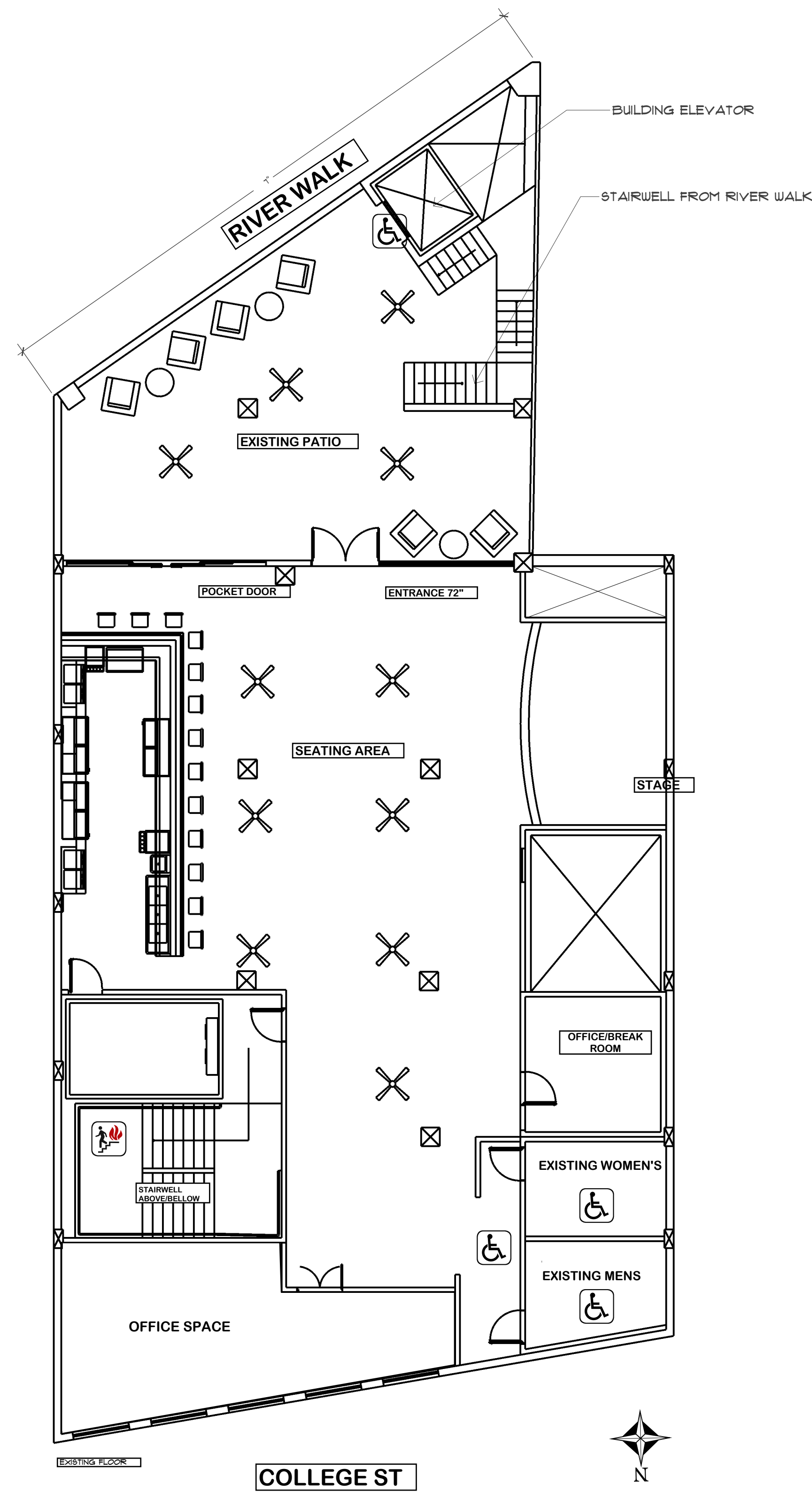




# HAYANA'S RIVER WALK







# HAYANA'S RIVER WALK

EXISTING / PROPOSED  
SCALE 1/8"=1'-0"

SCOPE OF WORK 2ND LEVEL  
FLOOR SQ-FT - 4636  
KITCHEN 481 APPROX.

- \*WALLS EXISTING IN MAIN ROOM TO REMAIN
- \*EXISTING RESTROOMS
- \*EXISTING BAR
- \*STORAGE AND EMPLOYE ROOM
- \*RE-PAINT ALL WALLS AND CEILING
- \*COSMETIC WORK ON ALL WALLS
- \*WAINSCOTTING PANELS
- \*BAR REPAIRS
- \*BAR TO BE SEALED WITH CONCRETE SEALER
- \*ELECTRICAL/PLUMBING REPAIRS
- \*FLOOR TO REMAIN EXCEPT KITCHEN ADDITION
- \*FRP/TILE WHERE CODE IS NEED IT
- \*SPRINKLE SYSTEM (NO CHANGE)
- \*REPAIR DAMAGE HEADS AND RETEST SYSTEM
- \*STAINLESS ON COOKING LINE WALL
- \*QUARRY TILE ON KITCHEN FLOOR
- VENT-A-HOOD AND UNSIL SYSTEM
- \* FIBER GLASS SWING DOOR
- \*3 SINK COMPARTMENT

HAYANA'S RIVER WALK  
212 COLLEGE ST  
SAN ANTONIO TEXAS 78205

PROGRESS DRAWING  
This drawing is not intended to be used for contract pricing or fabrication purposes. All content is subject to change.

JAGGED EDGE CUSTOM DESIGNS  
Project M Group LLC

PROJECT CONTACTS

PROJECT OWNER  
SAMUEL PANCHEVIRE  
HAYANA'S RIVER WALK  
212 COLLEGE ST # 200  
SAN ANTONIO, TEXAS

COOKS ENGINEERING  
210 414 0960  
EMAIL: COOKADMIN@GCE.NET  
STRUCTURAL ENGINEER  
CIVIL ENG.

RON ROBERTS  
R.A. R.A. ENGINEERING  
DALLAS TEXAS

MEP TEAM  
LEGION DESIGN GROUP, LLC.  
PO BOX 690363 SAN ANTONIO, TEXAS  
210 - 361 - 3133

CONSULTING CONCEPT & DEVELOPING  
JAGGED M GROUP LLC  
3843 BARRINGTON STREET  
SAN ANTONIO, TEXAS 78211  
FRANCISCO P. ESPINACO  
MARGIE A. MARSHALL  
(210) 418-8423  
EMAIL: JAGGED\_M.GROUP@YAHOO.COM





HAYANA'S RIVER WALK  
212 COLLEGE ST  
SAN ANTONIO TEXAS 78205

**JAGGED M. GROUP LLC**

**JAGGED EDGE CUSTOM DESIGNS**  
Jagged at Heart LLC

## PROJECT CONTACTS

PROJECT OWNER  
SAMUEL PANCHEVRE  
HAVANA'S RIVER WALK  
212 COLLEGE ST # 200  
SAN ANTONIO, TEXAS

COOKS ENGINEERING  
210.414.0968  
EMAIL: COOKADMIN@SGCE.NET  
STRUCTURAL ENGINEER  
CIVIL ENG.

RON ROBERTS  
RA RA ENGINEERING  
DALLAS TEXAS

LEGION DESIGN GROUP,  
LLC. PO BOX 690363  
SAN ANTONIO, TEXAS 78269  
210 - 367 - 3133

CONSULTING CONCEPT & DEVELOPING  
JAGGED M GROUP LLC  
3843 BARRINGTON STREET  
SAN ANTONIO, TEXAS 78211  
FRANCISCO P. ESPINACO  
MARGIE A. MARSHALL  
(210) 478-8423  
EMAIL: JAGGED\_MGROUP@YAHOO.COM

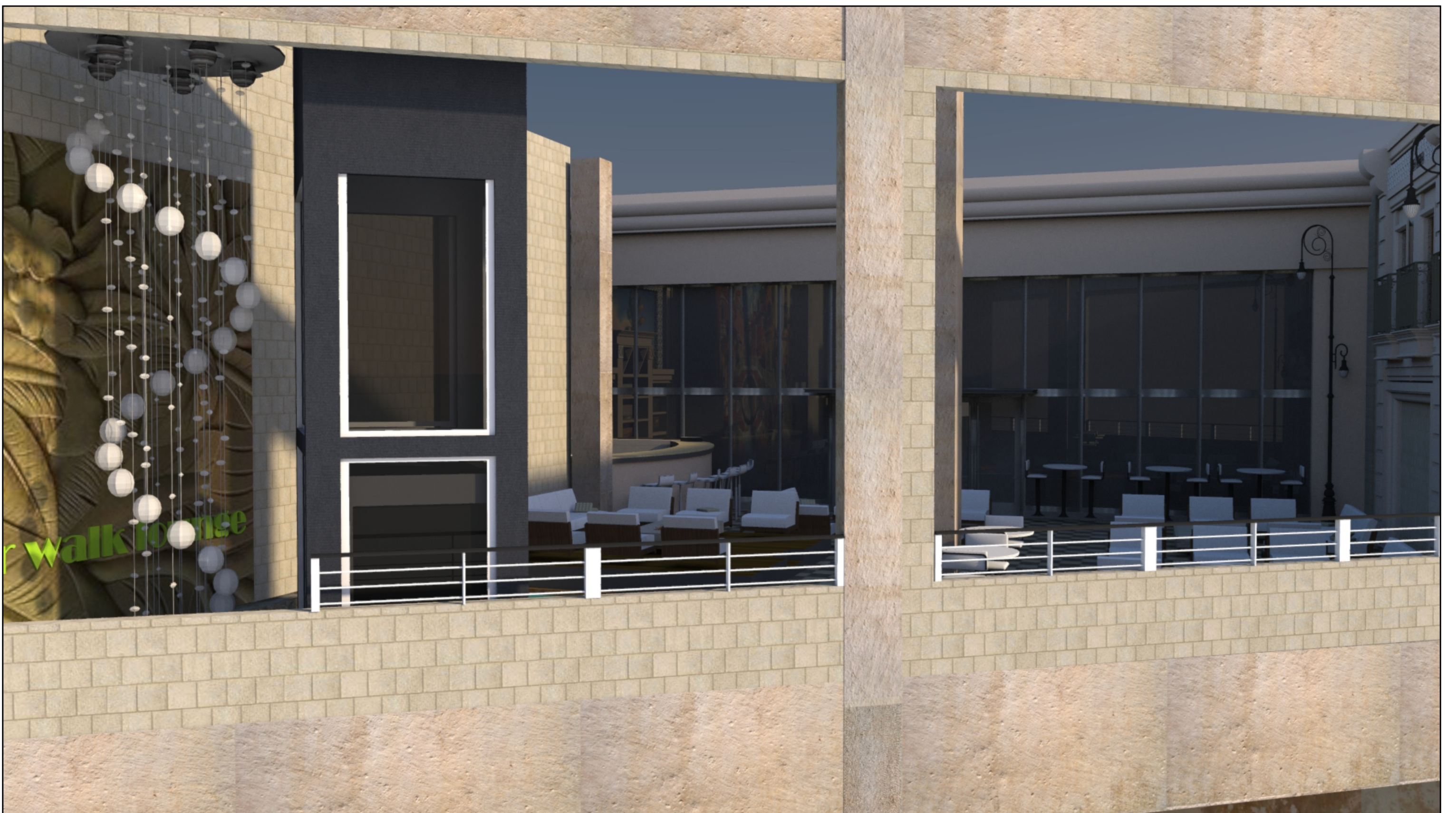
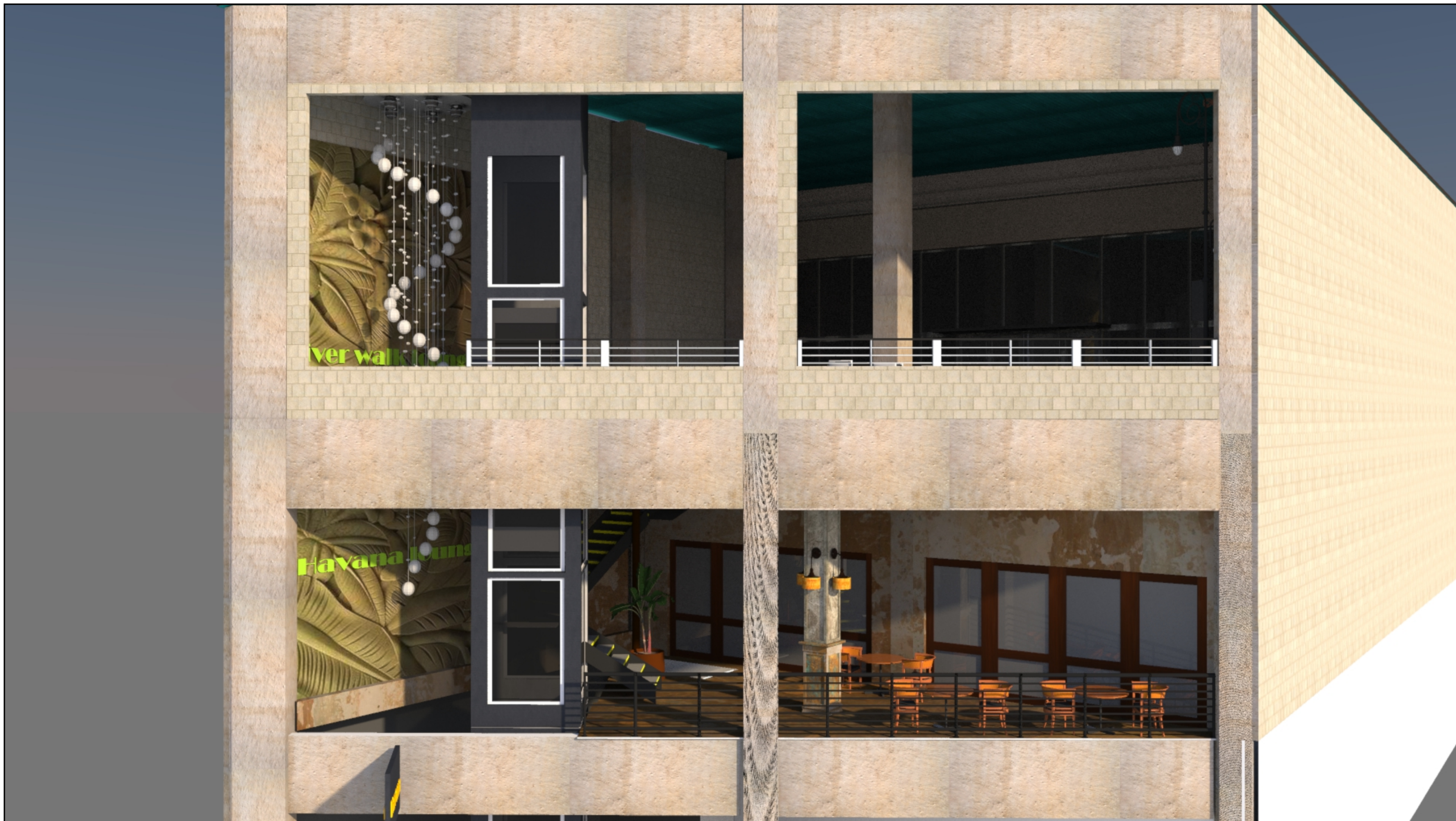
BEFORE AND PROPOSED

NTS.

## PROGRESS DRAWING

This drawing is not intended to be used for contract pricing or fabrication purposes.  
All content is subject to change





N.T.S.

# HAYANA'S RIVERWALK RENDERINGS



PROGRESS DRAWING  
This drawing is not intended to be used for  
contract pricing or fabrication purposes.  
All content is subject to change.





HAYANA'S RIVERWALK SECTION CUT

N.T.S.

*JAGGED EDGE CUSTOM DESIGNS*  
Jagged M Group LLC

PROGRESS DRAWING  
This drawing is not intended to be used for  
contract pricing or fabrication purposes.  
All content is subject to change.