

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-631
ADDRESS: 723 S ALAMO ST
LEGAL DESCRIPTION: NCB 903 BLK LOT A49 OR S 56.6 FT OF 14
ZONING: C-3, HS, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: Siedeman Building
APPLICANT: Fernando De Leon/One Stop Code Consulting
OWNER: Brian Correa/C & R REAL ESTATE HOLDINGS LLC
TYPE OF WORK: Construction of a 2-story rear accessory structure
APPLICATION RECEIVED: October 15, 2019
60-DAY REVIEW: December 14, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two-story rear accessory structure.

New 2 story detached building. First floor consists of women and men restrooms. Second floor is a deck with canopy. The size of the building is 240 square feet each floor with new metal stair. The building is located behind Bar America. Bar America is facing S. Alamo Street. This new building is located behind Bar America. The new structure is facing S Presa St. The site has two existing properties Bar America and Don Martin's Coffee Co. The new building is located next to Don Martin's Coffee Co.

APPLICABLE CITATIONS:

4. Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. The primary historic structure at 723 S Alamo is an individually designated as the Siedeman Building and is also located in the Lavaca Historic District. The commercial property features a storefront with a symmetrical parapet, flat roof, and brick masonry siding. The structure addressed 723 S Alamo features the business Bar America and shares the property with another structure addressed 540 S Presa which features the business Don Martin's Coffee Co. Between the two structures is an L-shaped outdoor patio space with vehicular access from S Presa.
- b. **REAR ACCESSORY STRUCTURE** – The applicant has proposed to construct a two-story patio structure in the rear lot between the structures at 723 S Alamo and 540 S Presa and abutting 727 S Alamo. The structure will be branded and accessible to the patrons of the business Bar America at 723 S Alamo.

- c. **MASSING AND FORM** – The proposed accessory structure features a simple rectangular footprint measuring 20’3” in depth, 11’11” in width and 23’ in height, with a shed roof and an attached staircase flanking to the interior of the patio space. Per the Guidelines for New Construction 5.A.i., outbuildings are to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the proposed massing and form consistent with the Guidelines.
- d. **BUILDING SIZE** – The proposed accessory structure features a footprint of approximately 240 square feet. Per the Guidelines for New Construction 5.A.ii., new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. Staff finds the proposed building size is consistent with the Guidelines.
- e. **CHARACTER**- The proposed accessory structure features stucco masonry first floor for storage, an open second-floor covered patio with metal framing and wood details, and an attached metal staircase. Per the Guidelines for New Construction 5.A.iii., outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the proposed features are consistent with the Guidelines.
- f. **ORIENTATION AND SETBACK** – The proposed accessory structure is set between the structures at 723 S Alamo and 540 S Presa and abutting 727 S Alamo. Staff finds the proposed structure is substantially set behind each historic structure’s front façade plane and is generally consistent with the Guidelines for New Construction 5.B.i and ii.

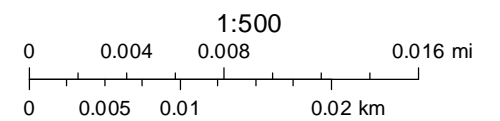
RECOMMENDATION:

Staff recommends approval as submitted based on findings b through f. The applicant must comply with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.

723 S Alamo



October 16, 2019





William
n House

Spresa St

Jokesters 22 Pub Nl Grub

Garcia Art Glass

Don Martin's Coffee Co

723 South Alamo Street

Spresa St

THE PIPE CORNER

QUESO PAN Y VINO

Google

S Alamo St

S Alamo St

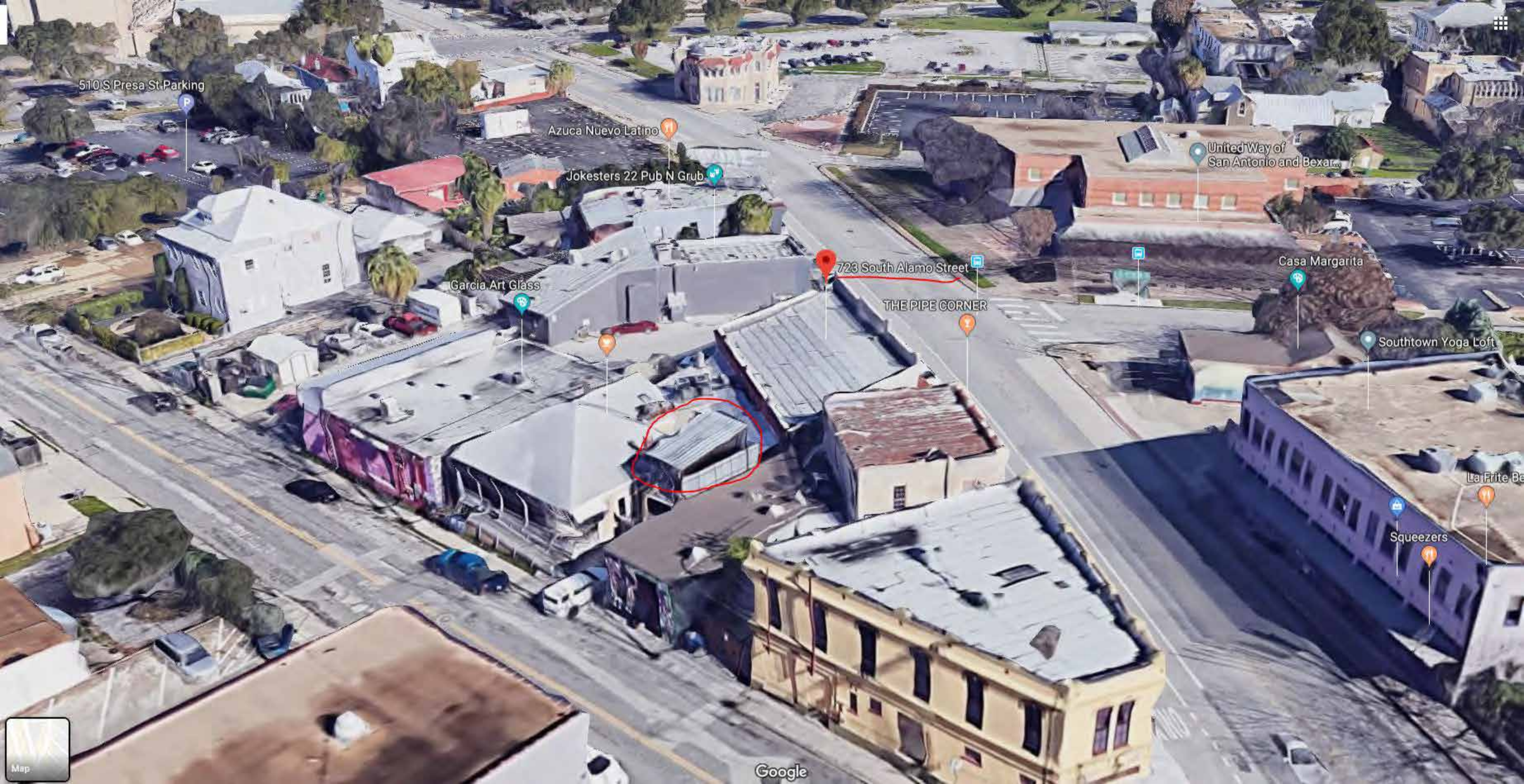
Barrera St

Barrera St

Casa Margarita

Surprise Rent-A-Car

Map



510 S Presa St Parking

Azuca Nuevo Latino

Jokesters 22 Pub N Grub

United Way of San Antonio and Bexar...

Garcia Art Glass

723 South Alamo Street

THE PIPE CORNER

Casa Margarita

Southtown Yoga Loft

La Frite Be

Squeezers

Google



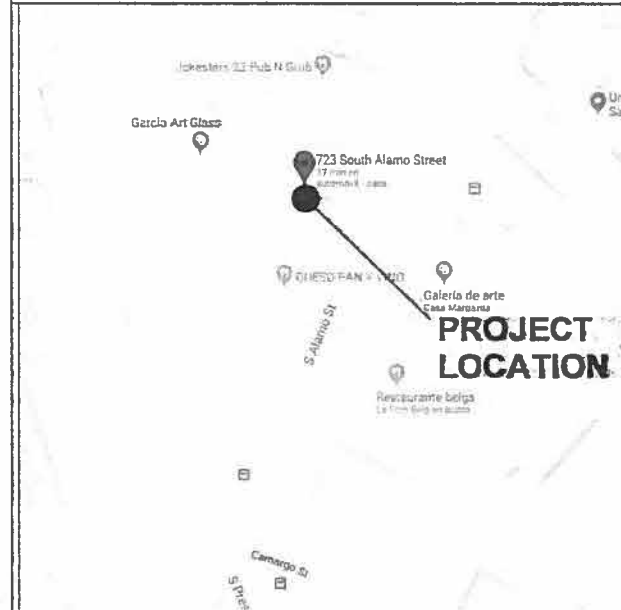


FINISH OUT TO
BAR AMERICA
723 SOUTH ALAMO
SAN ANTONIO, TEXAS 78205

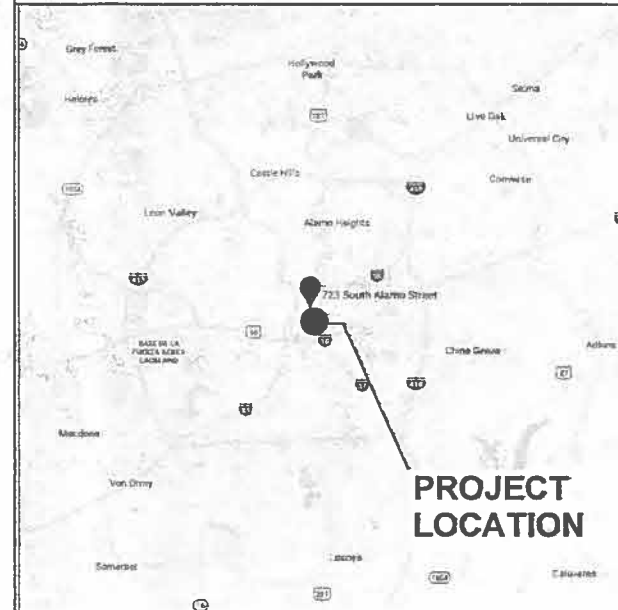
GENERAL NOTES

1. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETINS, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
2. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCE, A.D.A., T.A.S. AND REGULATIONS OF ALL GOVERNING BODIES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
5. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT. OWNER WILL PAY FOR BUILDING PERMIT.
6. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
7. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
8. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURE AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
11. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, FAX MACHINE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
15. THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
16. ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH TWO PART SEALANT EACH SIDE.
17. THE GENERAL CONTRACTOR SHALL PROVIDE ONE COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
18. UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB, FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.
19. SPECIAL INSTRUCTIONS NOTE:
AT THE COMPLETION OF CONSTRUCTION, A FINAL REPORT OF REQUIRED SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE THAT CONFIRMS THAT THE LISTED REQUIRED SPECIAL INSPECTIONS HAVE BEEN CONDUCTED AND COMPLETED WILL BE SUBMITTED TO THE BUILDING OFFICIAL, VIA THE OWNER. IT IS OUR UNDERSTANDING THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF SAN ANTONIO UNTIL THIS FINAL REPORT IS RECEIVED. REFER TO DOCUMENT LABELED "DETERMINATION OF REQUIRED SPECIAL INSPECTIONS" AS WELL AS STRUCTURAL SHEET OR REQUIRED INSPECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION THAT ALL REQUIRED INSPECTIONS HAVE BEEN CONDUCTED AND ALL REPORTED NON-COMPLYING ITEMS HAVE BEEN RESOLVED.
20. GOVERNING CODE AND FIRE DEPARTMENT, FIELD INSPECTORS SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS.
21. ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUITS, PLUMBING LINES, ETC. SHALL BE PAINTED WITHIN (2) COATS OF PAINT TO MATCH ADJACENT SURFACES.
22. KNOX BOX-LOCATE PER LOCAL FIRE DEPARTMENT REQUIREMENTS.

LOCATION PLAN



LOCATION PLAN



INDEX OF DRAWINGS

A-100	COVER SHEET
C-01	SITE PLAN
ARCHITECTURAL DRAWINGS	
A-101	FLOOR PLAN, WINDOWS & DOOR SCHEDULE
A-102	ELEVATIONS
A-103	REFLECTED CEILING PLAN
MECHANICAL DRAWINGS	
M-1.0	MECHANICAL PLAN
ELECTRICAL DRAWINGS	
E-1.0	LIGHTING PLAN
E-2.0	POWER PLAN
PLUMBING DRAWINGS	
P-1.0	WATER / WASTE PIPING PLAN

PROJECT INFORMATION

SCOPE OF WORK	
COMMERCIAL AREA	10,876 Sq-ft
FIRE ALARM SYSTEM	
FIRE SPRINKLER	N/A
BUILDING CODE CRITERIA	
BUILDING CODE	INTERNATIONAL BUILDING CODE IBC 2018
LOCAL AMENDMENTS	2018 CHAPTER 10 BUILDING RELATED CODES & CHAPTER 11 IFC
FIRE CODE	
ENERGY CODE	INTERNATIONAL FIRE CODE 2018
MECHANICAL CODE	
FUEL GAS CODE	INTERNATIONAL MECHANICAL CODE 2018
PLUMBING CODE	INTERNATIONAL FUEL GAS CODE 2018
ELECTRICAL CODE	INTERNATIONAL PLUMBING CODE 2018
ELECTRICAL CODE	
NATIONAL ELECTRICAL CODE 2017	

DESIGN TEAM

DESIGNER

One Stop Code Consulting
255 Shadyview Dr.
San Antonio, TX 78201
Contact: Fernando De Leon
EMAIL: fdeleon@onestopcode.net

DESIGNER:



FINISH OUT TO
BAR AMERICA

DRAWN BY:

CHECKED BY:

DATE

JOB NUMBER

ADDRESS:

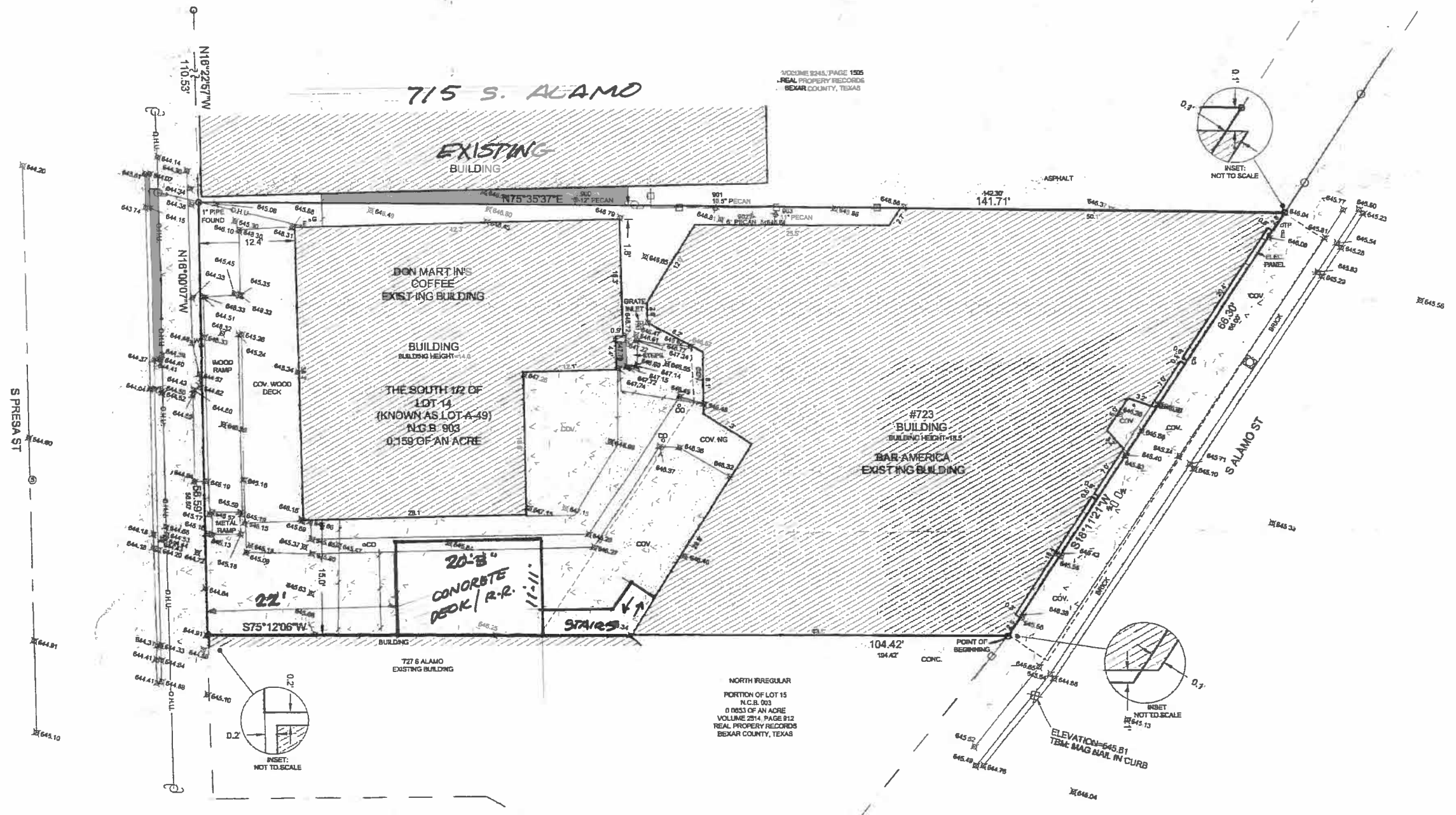
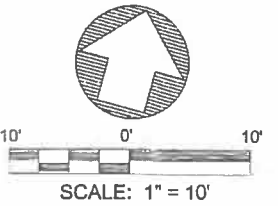
723 S ALAMO
SAN ANTONIO
78205

REVISIONS:

SHEET:

A-1

COVER S



SITE PLAN

723 S. ALAMO

BOUNDARY, IMPROVEMENT AND TOPOGRAPHIC SURVEY

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY.

JOEL CHRISTIAN JOHNSON R.L.S.



OCTOBER 4, 2017
DATE

Legend:	
INDICATES EXISTING TREE	IRON (INDICATE TREE TAG NUMBER)
EXISTING SPOT ELEVATION	CONC. (CONCRETE)
SANITARY SEWER MANHOLE	O.H.U. OVERHEAD UTILITY
WROUGHT IRON FENCE	LIGHT POLE
CHAIN LINK FENCE	UTILITY POLE
WOOD FENCE	CO. CLEANKUT
CONCRETE (VOLUME PAGE)	G-GAS METER
12" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	E-ELEC METER
	W-WATER METER
	SAG NAIL SET WITH WASHER MARKED "M.C. ENGINEERS"
MACINA & BOSE & COPELAND & ASSOC., INC. CONSULTING ENGINEERS AND LAND SURVEYORS 9038 Central Expressway North, San Antonio, Texas 78222 210.445.1027 Fax 210.445.9199 www.mcb-engineers.com FIRM REGISTRATION NUMBER: 7332-2-1004 & T.A.P.L.S. 10/1/10	

METES AND BOUNDS DESCRIPTION:

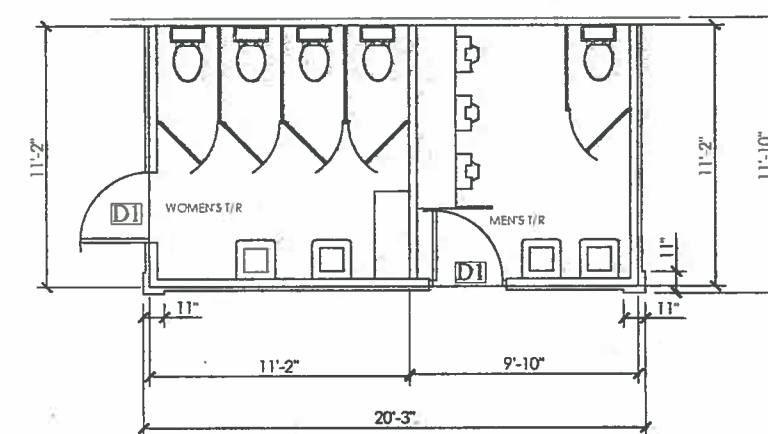
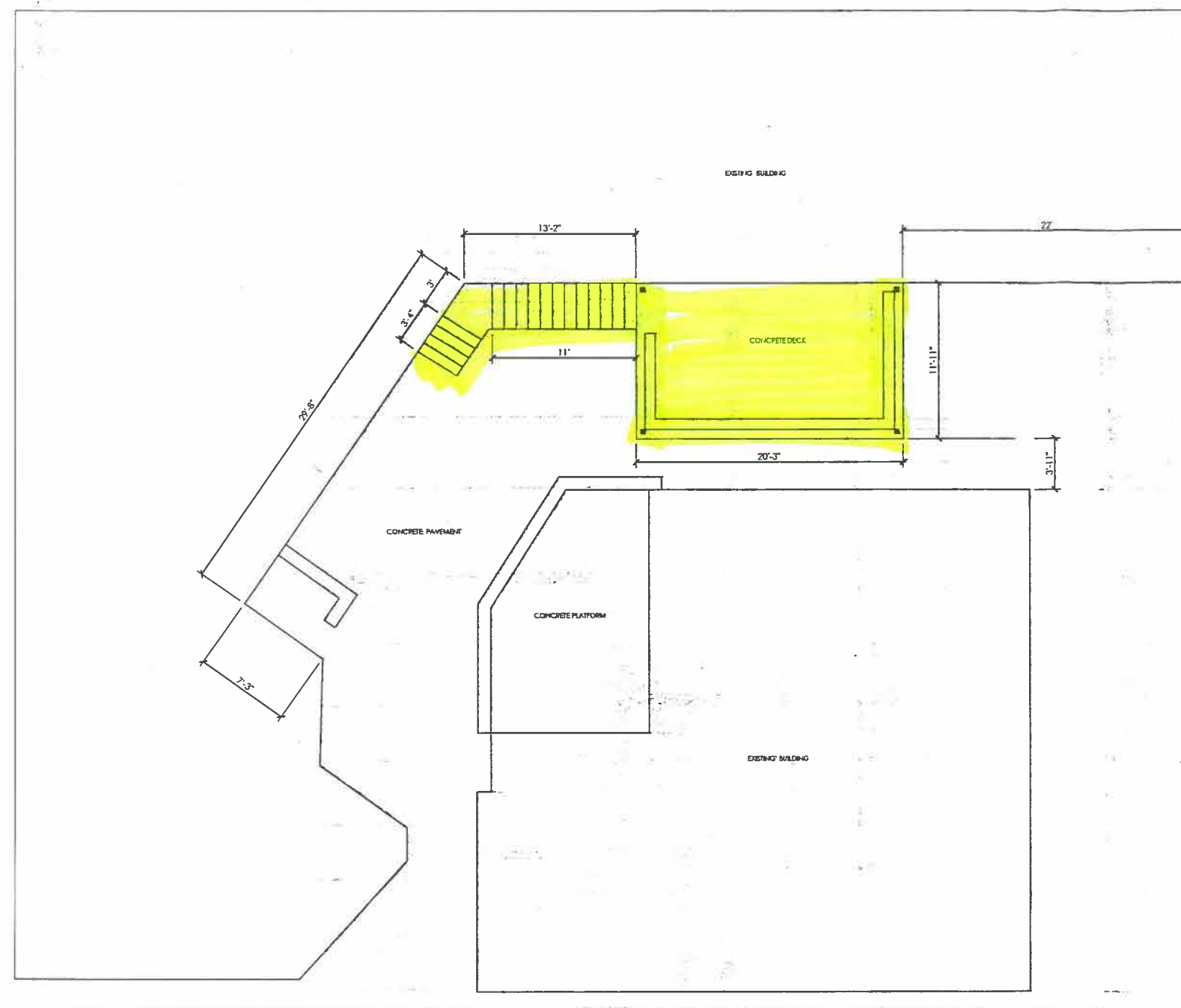
0.159 OF AN ACRE OF LAND BEING THE SOUTH 1/2 OF LOT 14, KNOWN AS LOT A-49, NEW CITY BLOCK 903, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 18866, PAGE 738, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. SAID 0.159 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ALAMO STREET MARKING THE SOUTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 75 DEGREES 12 MINUTES 06 SECONDS WEST 104.42 FEET TO A MAG NAIL SET WITH WASHER MARKED "M.C. ENGINEERS" ON THE EAST RIGHT-OF-WAY LINE OF SOUTH PRESA STREET MARKING THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 18 DEGREES 00 MINUTES 07 SECONDS WEST 58.59 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH PRESA STREET TO A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THIS TRACT;
THENCE NORTH 75 DEGREES 35 MINUTES 37 SECONDS EAST 141.71 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ALAMO STREET MARKING THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 18 DEGREES 11 MINUTES 21 SECONDS WEST 66.30 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH ALAMO STREET TO THE POINT OF BEGINNING, AND CONTAINING 0.159 OF AN ACRE OF LAND.

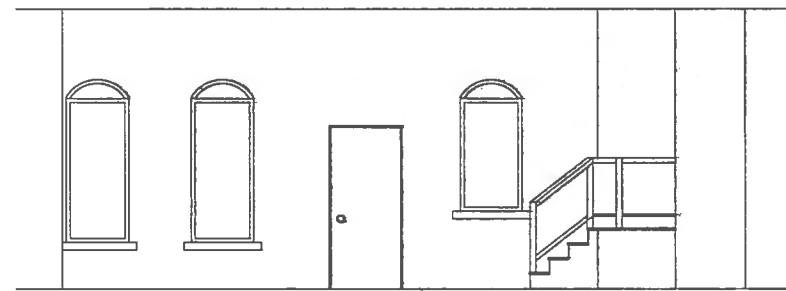
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW EASEMENTS, BUILDING SETBACK LINES OR OTHER MATTERS AFFECTING THIS PROPERTY.
2. PROPERTY OWNER(S) AND/OR BUILDER(S) SHALL REVIEW MUNICIPALITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SETBACK LINE REQUIREMENTS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.
3. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS).
4. PROTECTED, SIGNIFICANT AND HERITAGE TREES AS DEFINED IN THE CITY OF SAN ANTONIO 2010 TREE ORDINANCE WERE LOCATED AND SHOWN HEREON.
5. ONLY VISIBLE IMPROVEMENTS AND UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO ANY DIGGING OR CONSTRUCTION.

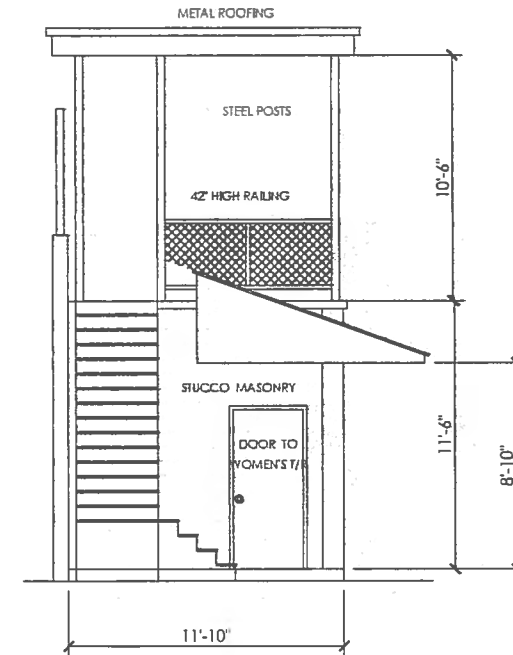
ADDRESS 723 S ALAMO ST, SAN ANTONIO, TEXAS 78205
JOB NO. 31877-1369



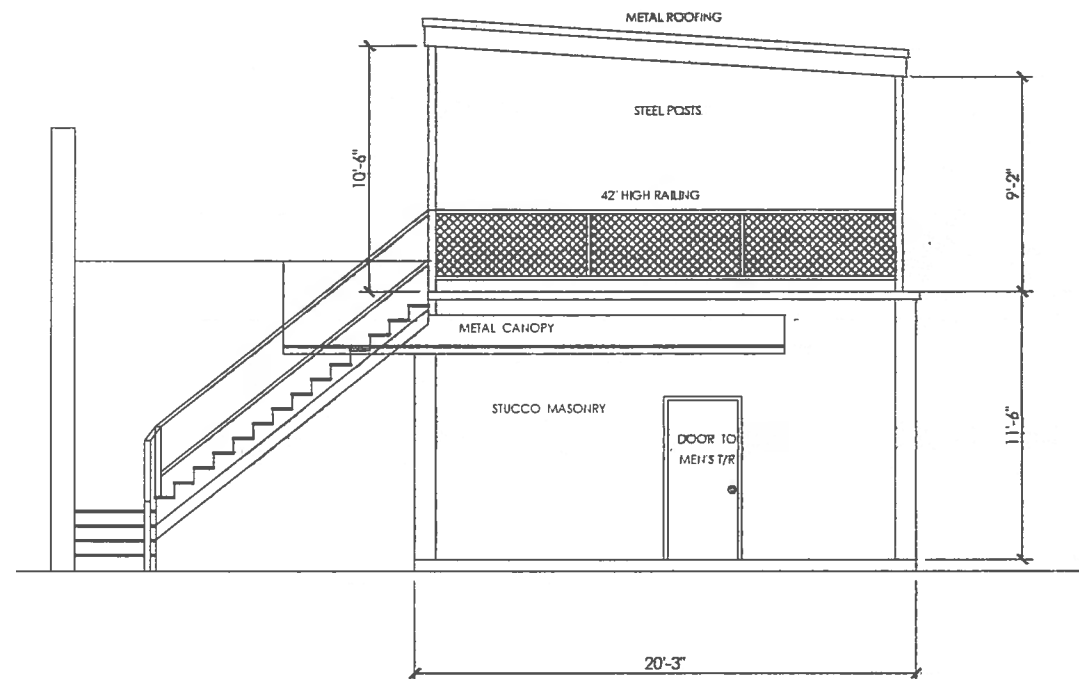
DOOR SCHEDULE				
Designation	Door Size	Qty.	Description	Notes
D1	3'-0" x 7'-0"	2	Solid Wood Door	Keyed Lockset Hardware



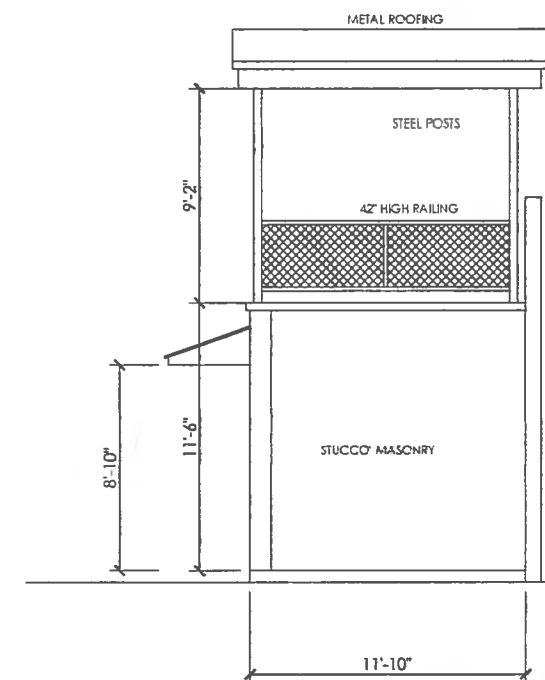
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"



3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

DESIGNER:



FINISH OUT TO
BAR AMERICA

DRAWN BY:

CHECKED BY:

DATE: 5/23

JOB NUMBER:

ADDRESS:

723 S ALAMO
SAN ANTONIO
78205.

REVISIONS:

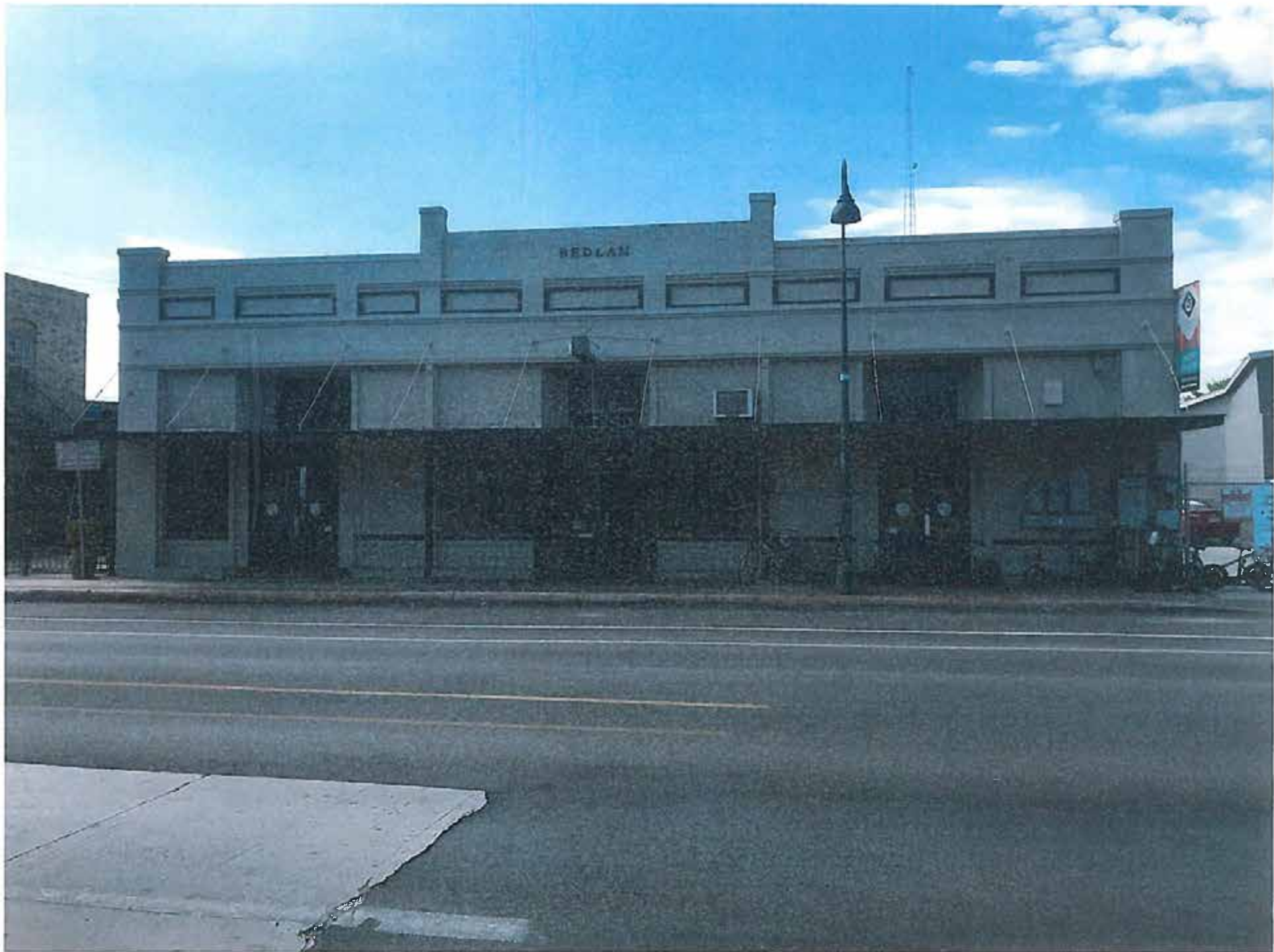
SHEET:

A-1

ELEVATION















DON MARTIN'S COFFEE CO.

2 HOUR
PARKING
7AM-6PM
↔

WICA

DON MARTIN'S COFFEE CO.

AMERICA

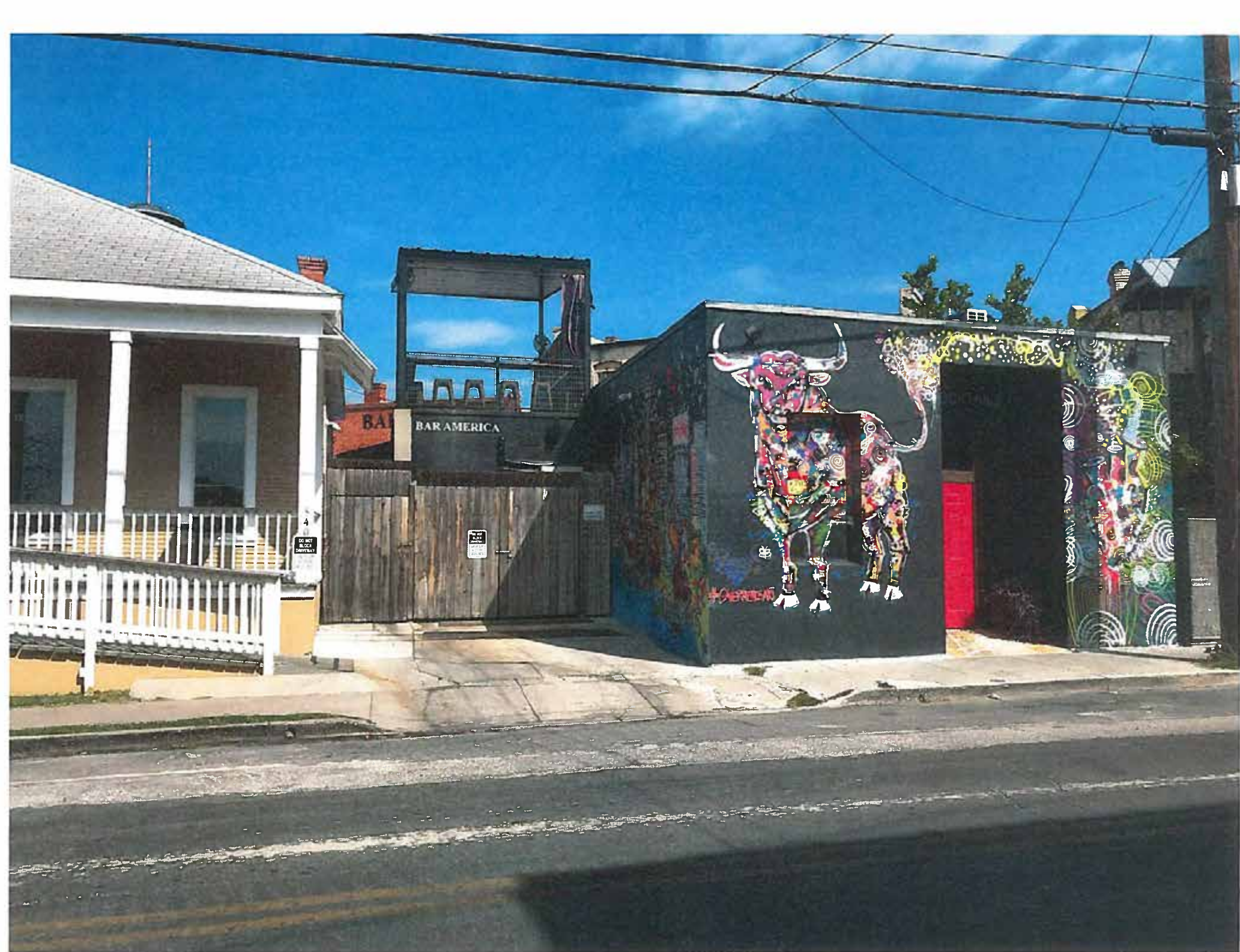




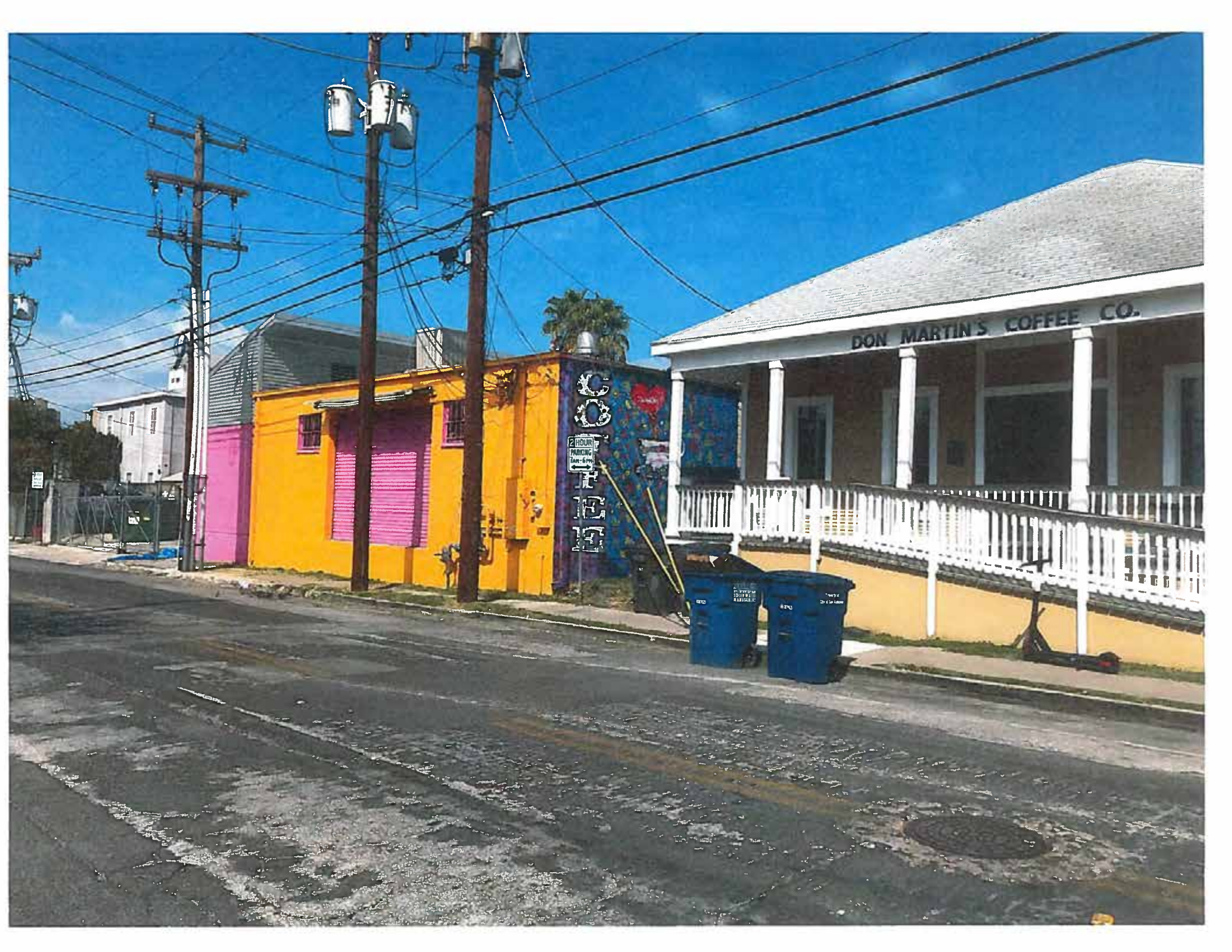
COFFEE CO.

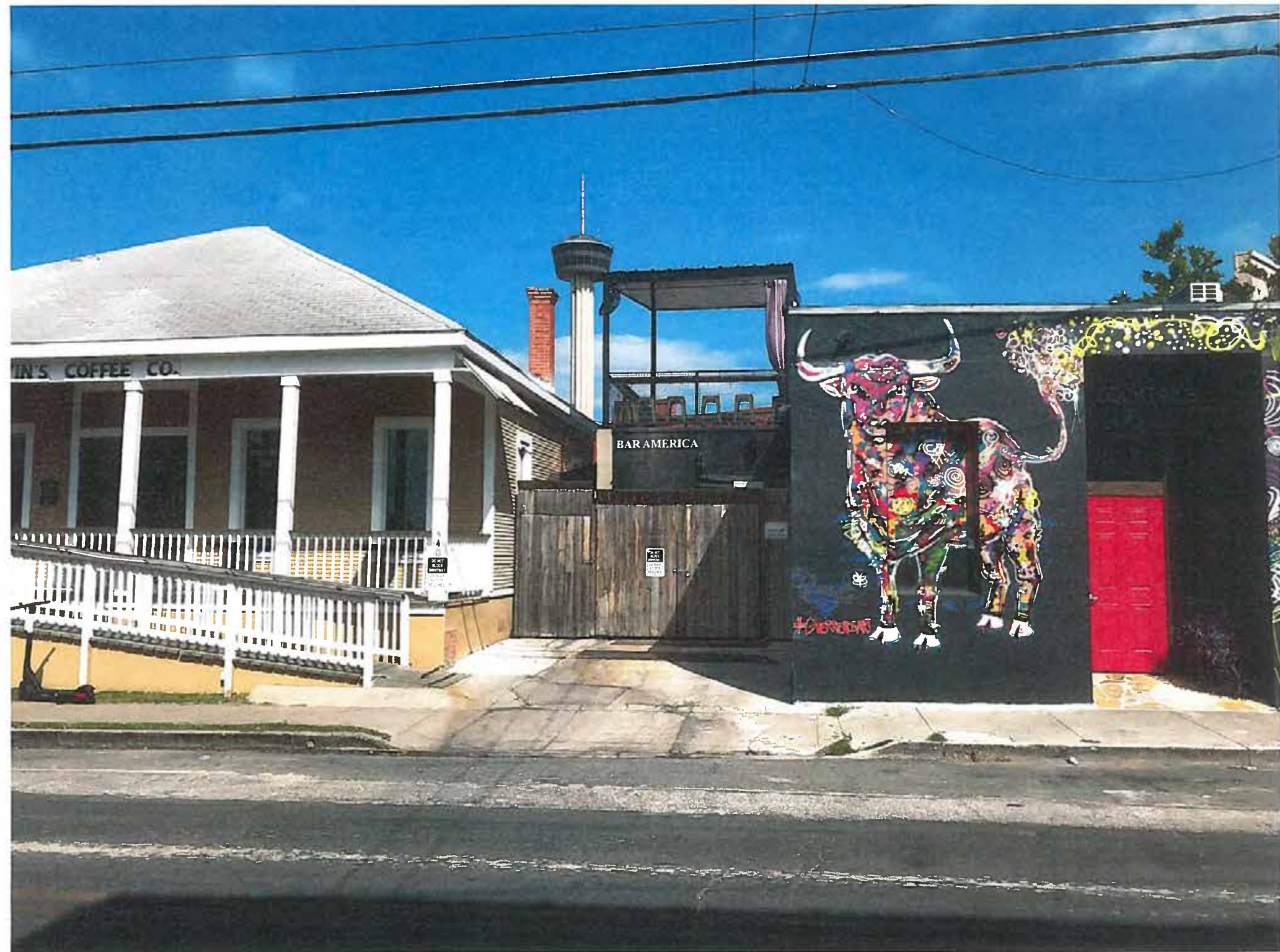
BAR AMERICA







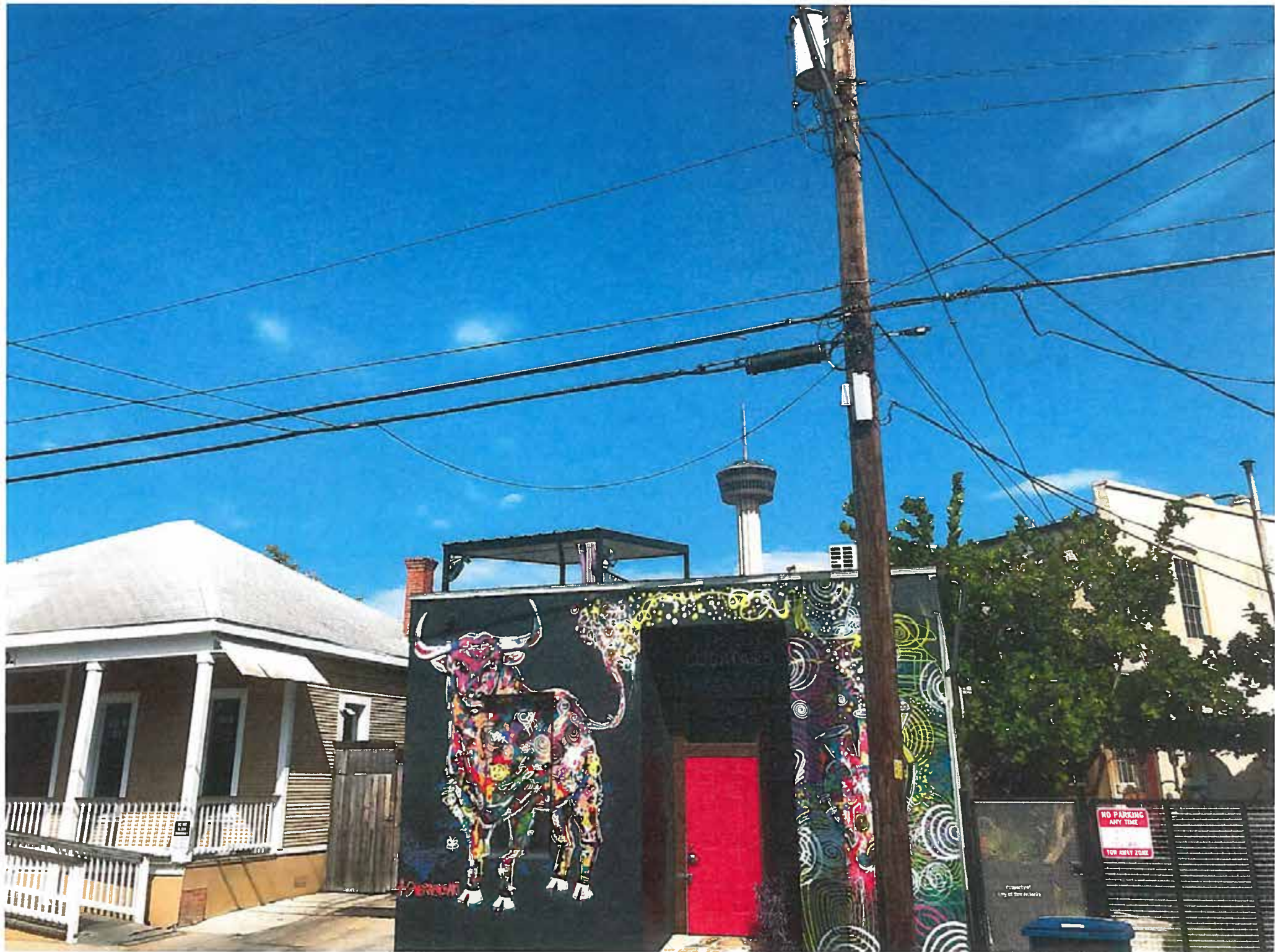




IN'S COFFEE CO.

BAR AMERICA













BARAMERICA

SOUT

BARAMERICA







BAR AMERICA











BAR AMERICA







BARAMERICA



