

HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2019

HDRC CASE NO: 2019-672
ADDRESS: 245 LOSOYA ST
LEGAL DESCRIPTION: NCB 914 BLK LOT 11 (RIVER RESTAURANTS SUBD)
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
LANDMARK: Farnsworth Building
APPLICANT: Edward Moser/River Restaurants, Ltd.
OWNER: William Lyons/LOS LEONES FAMILY LTD PRTSHP
TYPE OF WORK: Installation of an awning at the street level on the River Walk facade
APPLICATION RECEIVED: October 22, 2019
60-DAY REVIEW: December 21, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a metal awning on the River Walk façade at the street level. The proposed awning will feature sixty-six (66) feet in length, approximately fifteen (15) feet in height, and nine (9) feet in width.

APPLICABLE CITATIONS:

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

i. Existing canopies and awnings—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Replacement canopies and awnings—Replace canopies and awnings in-kind whenever possible.

ii. New canopies and awnings—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

iii. Lighting—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

iv. Awning materials—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

v. Building features—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

vi. Support structure—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

FINDINGS:

- a. The historic structure located at 245 Losoya was constructed circa 1880 and is found on the 1885 Sanborn Map. The structure currently features awnings on the street façade and an addition on the river façade. At this time, the applicant has proposed to install a metal awning on the River Walk façade.
- b. **AWNING** – The applicant is requesting a Certificate of Appropriateness for approval to install a metal awning on the River Walk façade at the street level. The proposed awning will feature sixty-six (66) feet in length, approximately fifteen (15) feet in height, and nine (9) feet in width. The Guidelines for Exterior Maintenance and Alterations 11.B.ii. notes that canopies and awnings should be added based on accurate evidence of the original, such as photographs. If no

such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to where they will be attached. Staff finds that the location of the proposed awning does not alter or obscure any original historic building fabric. However, staff finds that the proposed design is not in keeping with the architectural style of the building and should be simplified to remain visually unobtrusive.

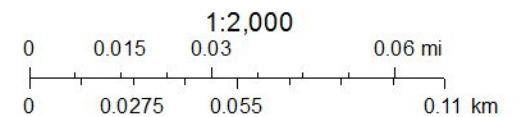
RECOMMENDATION:

Staff recommends approval based on the findings with the stipulation that the applicant simplify the proposed design. This includes simplifying the proposed scrollwork and bracket detail in favor of a more compatible design.

City of San Antonio One Stop



November 7, 2019



JULY 1885
SAN ANTONIO
TEXAS

NO. 3.

No. 3.

No. 2.

SEE SHEET

ALAMO PLAZA

No. 10.

SEE SHEET

SEE

SHEET

SHEET

CROCKETT

CROCKETT ST. (Hwy 101)

LOSOL

E. COMMERCE

W. COMMERCE

SHEET

NAVARRO

CASINO

PRESA

OLINAB SAN

ALAMO

MARKET

CASINO CLUB HOUSE

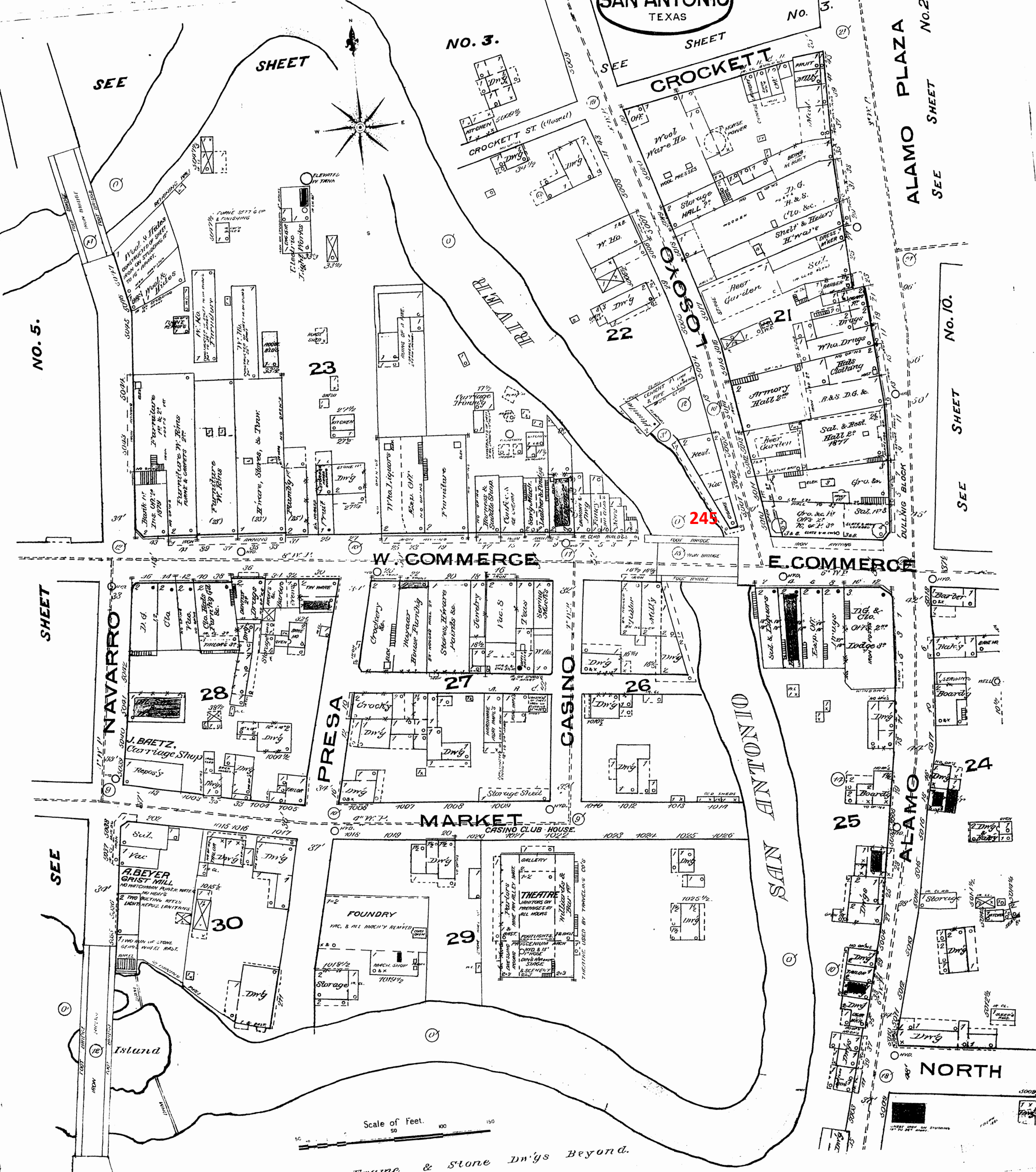
SEE

Island

NORTH

Scale of Feet.

Scattered Frame & Stone Dn'gs Beyond.











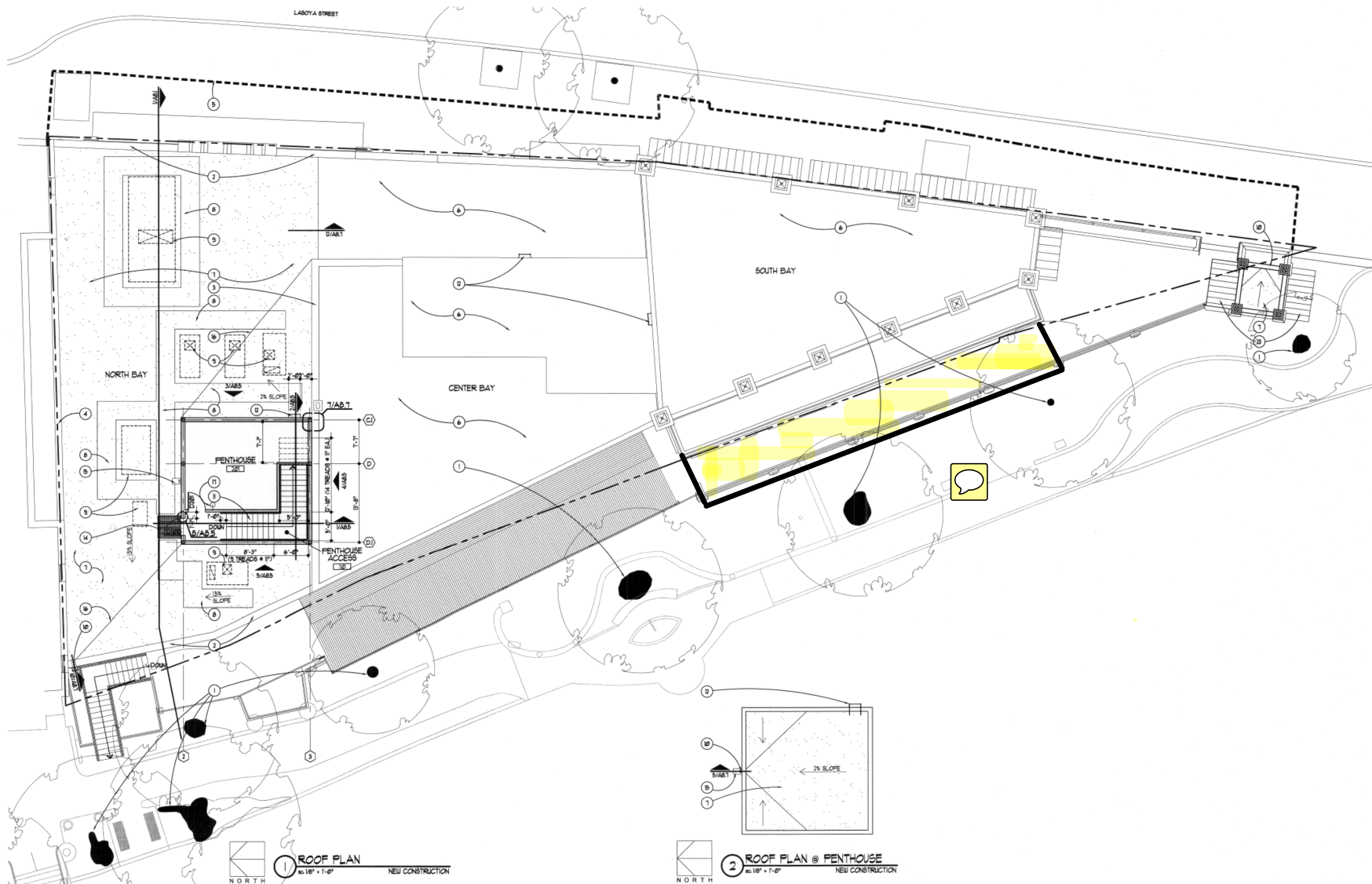
River Restaurants

San Antonio, Texas



Exp. 08.31.13 12.14.12

BEATY PALMER ARCHITECTS



GENERAL NOTES

- A. DOCUMENTATION OF EXISTING CONDITIONS IS DIAGNOSTIC. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND BRING TO ARCHITECT'S ATTENTION ANY SIGNIFICANT VARIATION FROM ILLUSTRATED EXISTING CONDITIONS BEFORE PROCEEDING WITH DEMOLITION OR NEW CONSTRUCTION ACTIVITY.
- B. CAREFULLY PROTECT EXISTING ADJACENT CONSTRUCTION AND NATURAL FEATURES FROM DAMAGE CAUSED BY NEW CONSTRUCTION ACTIVITIES. REPAIR OR REPLACE CONSTRUCTION AND/OR NATURAL FEATURES TO A "LIKE NEW" CONDITION.
- C. PATCH AND REPAIR ADJACENT CONSTRUCTION AND NATURAL FEATURES ADJOINING NEW WORK TO MATCH EXISTING ADJACENT CONDITIONS TO REMAIN.
- D. CONTINUOUSLY COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER'S REPRESENTATIVE TO MINIMIZE INCONVENIENCE TO OWNER.

KEYNOTES

1. EXISTING TREES AT RIVER LEVEL TO REPAIR / PROTECT
2. EXISTING FACADE OF NORTH BAY TO REPAIR / PROTECT / REFERENCE STRUCTURAL DOCUMENTS
3. EXISTING WALL AT CENTER BAY TO REPAIR / PROTECT / REFERENCE STRUCTURAL DOCUMENTS
4. EXISTING WALL OF ADJOINING BUILDING / PROTECT
5. LINE OF RIVER LEVEL FLOOR BELOW
6. EXISTING ROOF SYSTEM TO REPAIR / PROTECT
7. NEW FULLY ADHERED PVC ROOF SYSTEM
8. NEW 3/8" WIDE FULLY ADHERED PVC GUTTER
9. DASHED LINE INDICATES MECHANICAL EQUIPMENT / REFERENCE MECHANICAL DOCUMENTS
10. NEW GALV. METAL SCUPPER/CONDUCTION HEAD
11. STAIR WITH WALL MOUNTED HANDRAILS
12. NEW STEEL ROOF ACCESS LADDER
13. NEW METAL AWING
14. NEW GALV. STEEL LANDING WITH GALV. STEEL GRATE TOP
15. STAINLESS STEEL FLASH ADHERED TO PVC ROOF MEMBRANE PER ROOF MANUFACTURER'S INSTALLATION INSTRUCTIONS
16. ROOF CRICKET
17. 1" P SERIES BRACKET MOUNTED FIRE EXTINGUISHER



River Restaurants

San Antonio, Texas

REVISIONS

CONSULTANT

ENGINEER

ARCHITECT

DRAWN BY

REVIEWED BY

PROJECT NUMBER

DATE

12.12

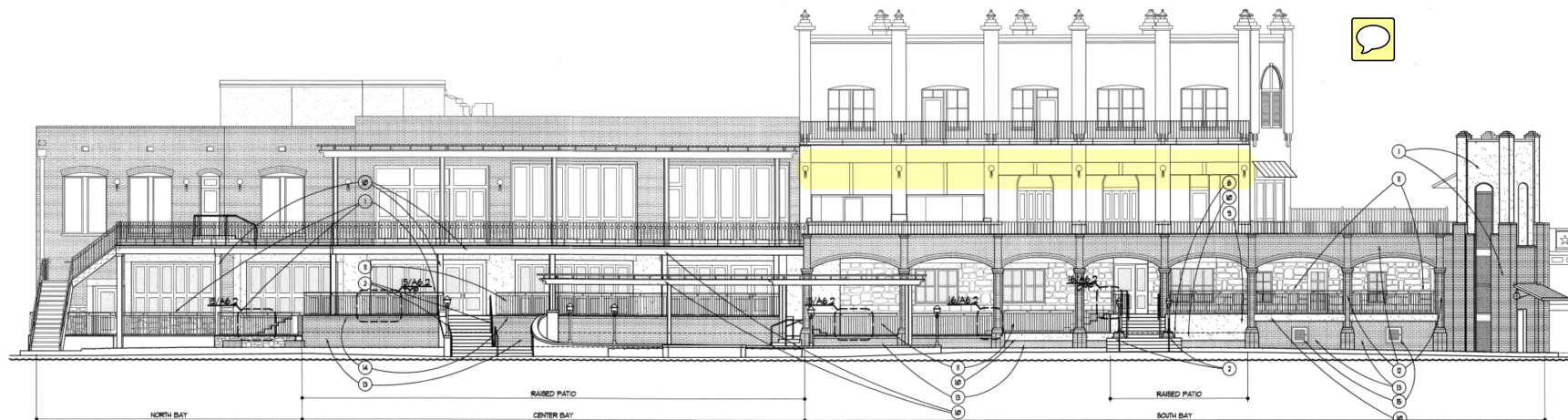
SHEET NUMBER

BEATY PALMER ARCHITECTS



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A2.2



GENERAL NOTES

- RE-PAINT ALL EXISTING PAINTED SURFACES ON THE WEST FACADE, RIVER LEVEL.
- PAIN ALL NEW STUCCO SURFACES.
- PATCH AND REPAIR EXISTING SURFACES TO REMAIN WHERE EXISTING EQUIPMENT, FIXTURES, PIPING, ETC. HAS BEEN REMOVED AS A PART OF THE SELECTIVE DEMOLITION.

KEYNOTES

- NEW ELEVATOR STRUCTURE PER DETAILS
- NEW STEEL HANDRAIL/PAINT
- MODIFY EXISTING METAL FENCE AND RE-PAINT
- MODIFY EXISTING MASONRY BALU/PLASTER
- MODIFY EXISTING STEPS AND RE-PILE PER FLOOR FINISH PLAN
- METAL CAP FLASHING/PAINT
- STUCCO PAINT
- STUCCO CONTROL JOINT
- NEW STUCCO OVER NEW CONCRETE EDGE BEAM ALIGN WITH EXISTING BRICK BELOW PAINT
- EXISTING STUCCO RE-PAINT
- NEW STEEL GUARDRAIL/PAINT
- EXISTING BRICK TO REMAIN RE-PAINT
- NEW BRICK OVER NEW CONCRETE EDGE BEAM ALIGN WITH EXISTING BRICK BELOW PAINT
- NEW 2'-4" x 2'-4" PAINTED HOLLOW METAL LOUVERED DOOR AND DOOR FRAME WITH DEAD BOLT LOCK AND OIL BRONZE FINISH
- NEW HOLLOW METAL DOORS / PAINT / REFER TO DOOR SCHEDULE
- EXISTING STONEFRONT WINDOW TO REMAIN
- BLATNALL DISPLAY BEHIND STONEFRONT WINDOW WITH EXPOSED STEEL COLUMN / PAINT
- EXISTING HOLLOW METAL DOOR TO REMAIN

2 WEST ELEVATION NO. 10' x 1'-0"

NEW CONSTRUCTION



1 EAST ELEVATION NO. 10' x 1'-0"

NEW CONSTRUCTION

PROJECT

REVISIONS

CONSULTANT

ENGINEER

ARCHITECT

DRAWN BY

BEATY PALMER ARCHITECTS

PROJECT NUMBER

1124

REVIEWED BY

MB

DATE

12.12

SHEET NUMBER

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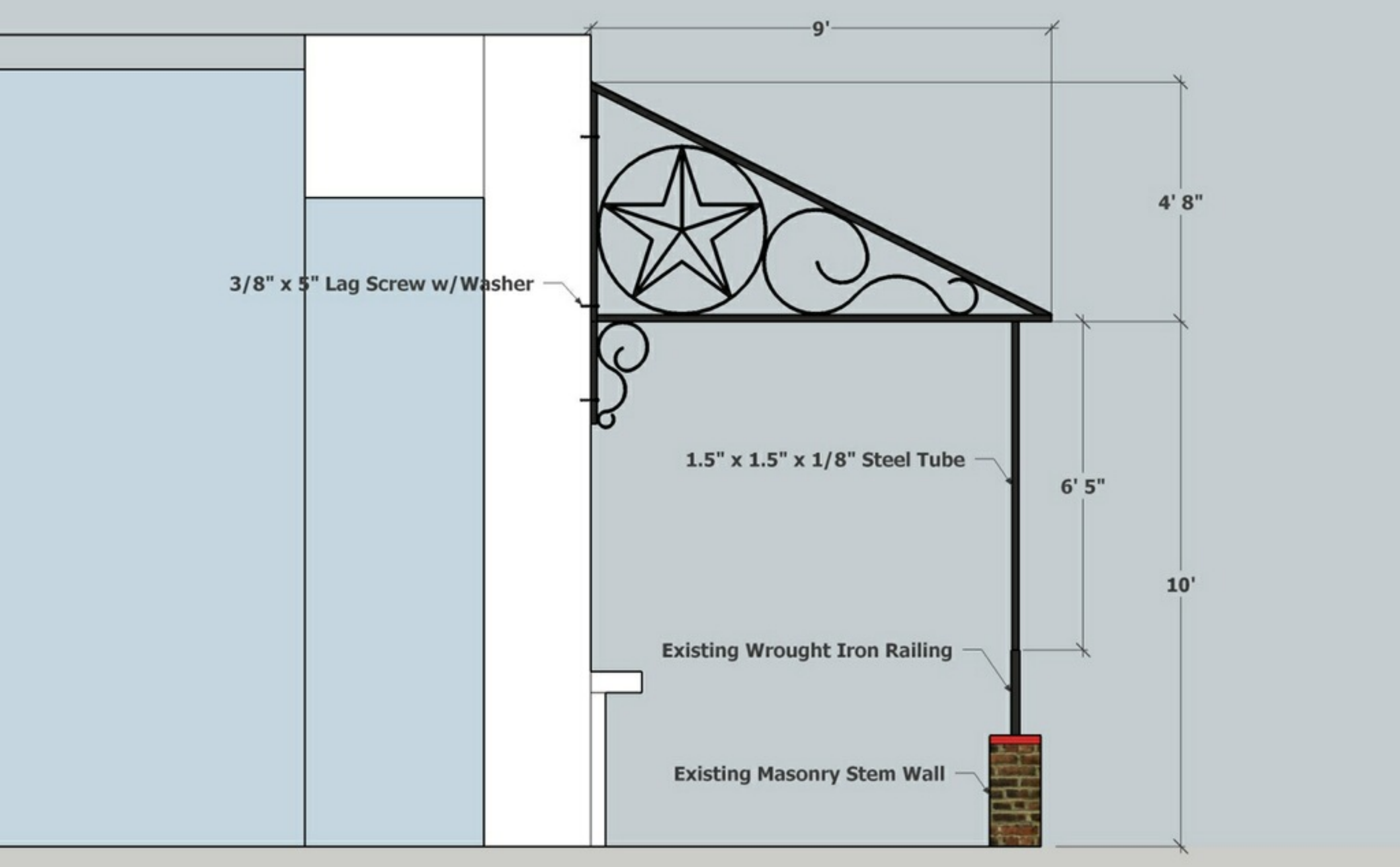
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River Restaurants

San Antonio, Texas







9'

4' 8"

3/8" x 5" Lag Screw w/Washer

1.5" x 1.5" x 1/8" Steel Tube

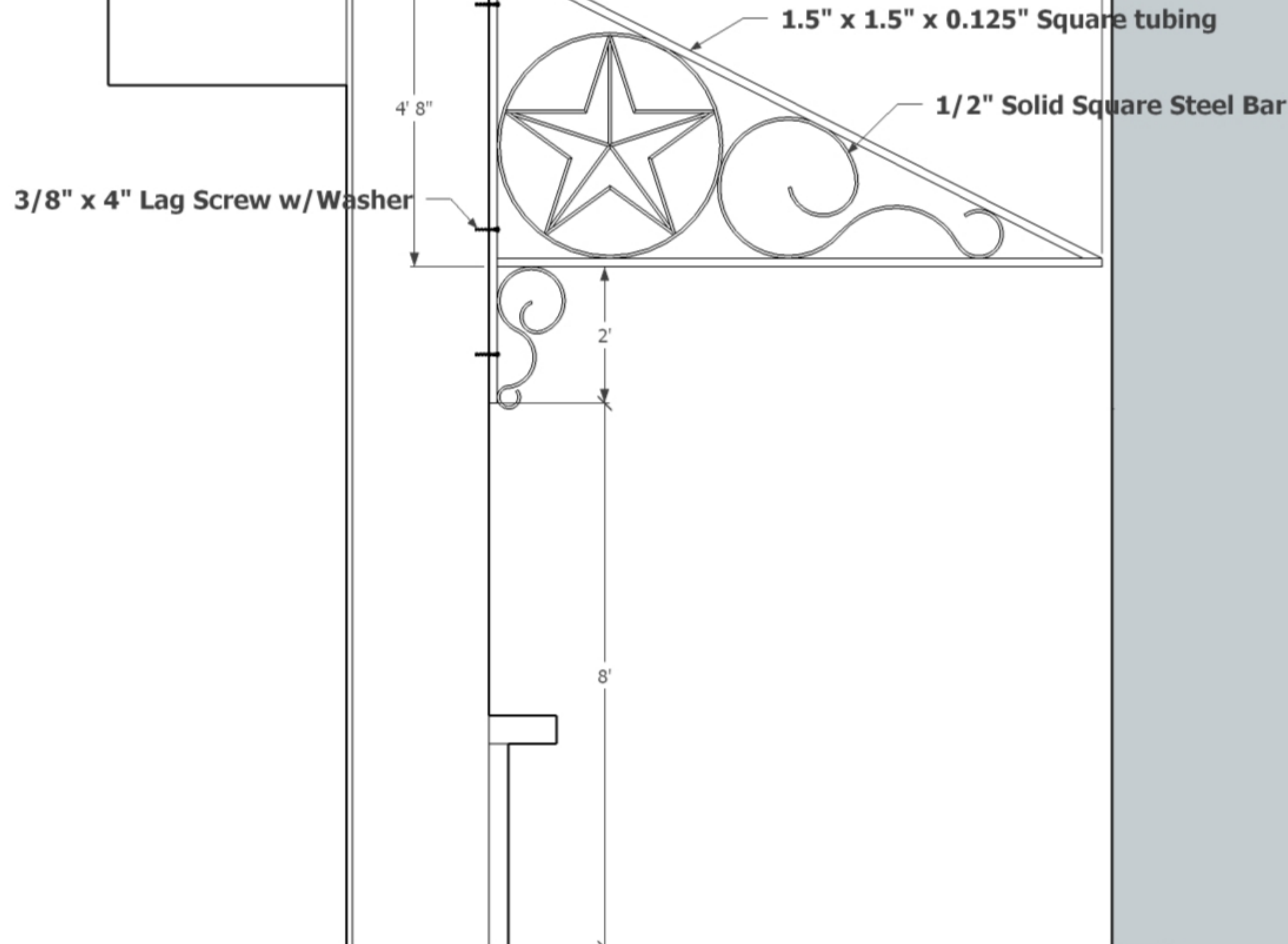
6' 5"

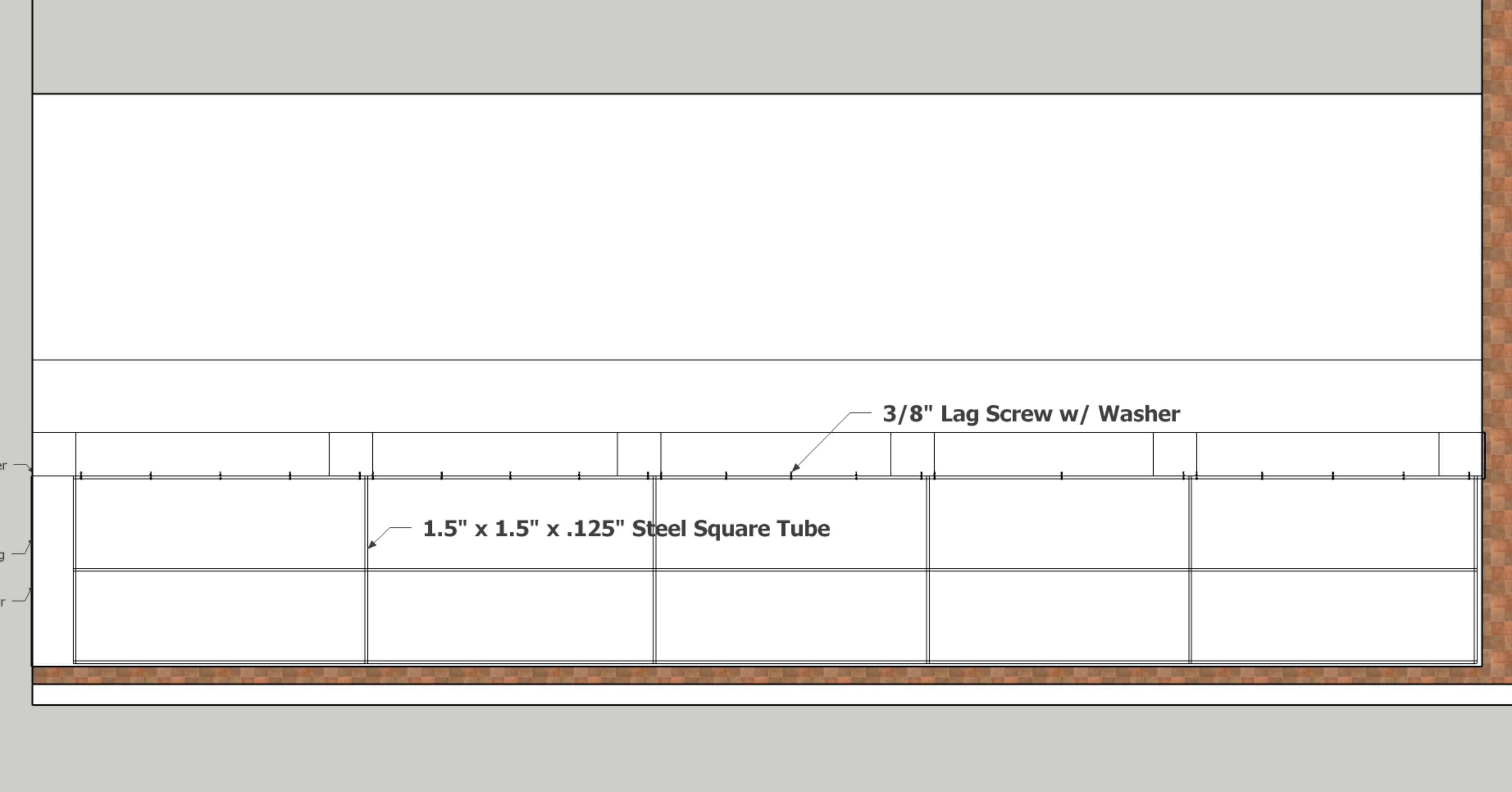
10'

Existing Wrought Iron Railing

Existing Masonry Stem Wall







3/8" Lag Screw w/ Washer

1.5" x 1.5" x .125" Steel Square Tube