

# HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2023

**HDRC CASE NO:** 2023-473  
**ADDRESS:** 110 E HOUSTON ST  
106 E HOUSTON ST  
114 E HOUSTON ST  
143 N MAIN ST  
**LEGAL DESCRIPTION:** NCB 909 (RAND GARAGE), LOT 20  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Main/Military Plaza Historic District  
**APPLICANT:** Jennifer Gribble/INSITE  
**OWNER:** RAND BUILDING LTD  
**TYPE OF WORK:** Fenestration modifications, ADA ramp installation, privacy screen installation, installation of patio seating and sidewalk modifications  
**APPLICATION RECEIVED:** November 21, 2023  
**60-DAY REVIEW:** January 20, 2024  
**CASE MANAGER:** Edward Hall

## REQUEST:

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

1. Modify the existing storefront system by removing a section and installing a pedestrian door on the Soledad façade. The applicant has proposed for the pedestrian door to match a previously installed pedestrian door on this facade.
2. Install an ADA complaint set of stairs, ramp and landing on the sidewalk adjacent to the proposed pedestrian door.
3. Install decorative vinyl window film on the lower portion of each storefront glass.
4. Install patio seating within the right of way to feature chairs, tables, planters and a screening wall to screen the proposed patio from vehicular traffic entering the parking structure to the immediate south.

## APPLICABLE CITATIONS:

*Unified Development Code Section 35-676. - Alteration, Restoration and Rehabilitation.*

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate

duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.

(h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

### *Unified Development Code Section 35-673 – Site Design Standards*

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

A. A maximum of six hundred (600) square feet is allowed for a single paving material before the paving material must be divided or separated with a paving material that is different in texture, pattern, color or material. A separation using a different material must be a minimum of twenty-four (24) inches wide, the full width of the pathway.

B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.

C. In "RIO-3," the Riverwalk pathway shall be delineated by using a separate material that is clearly distinguished from the adjacent patio paving materials. If the historic Hugman drawings indicate a sidewalk width and pattern on the site, that paving pattern and material shall be replicated.

(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 is such that walls shall not be erected in such a way as to block views of the river 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, 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 may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river. For properties that do not abut the river 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.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(1) Prohibited Street Furnishings in Riverwalk Area. The following street furnishings are prohibited within the publicly owned portion of the Riverwalk area, whether or not the property is leased, and on the exterior of the riverside of buildings directly adjacent to the publicly owned portion of the river:

A. Vending machines.

B. Automatic teller machines.

- C. Pay phones.
- D. Photo booths.
- E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
- F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.
- G. Monitors (i.e., television screens, computer screens).
- H. Speakers.

(2) Street Furnishing Materials.

- A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.
- B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

- A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.
- B. Product or business advertising is prohibited on all street furnishings.
- C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

- A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.
- B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen output of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.
- C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.
- D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

- A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

- A. All security lighting shall be shielded so that the light sources are not visible from a public way.
- B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.
- C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures

shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

- A. Flashing lights.
- B. Rotating lights.
- C. Chaser lights.
- D. Exposed neon.
- E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.
- F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(k) Curbs and Gutters.

(1) Construct Curb and Gutter Along the Street Edge of a Property.

- A. Install curbs and gutter along the street edge at the time of improving a parcel.
- B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:

- A. At all street and vehicular bridge crossings over the river.
- B. Where publicly owned streets dead end into the river.
- C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot or less grade change between the private property and the pathway.

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:

- A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.
- B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge connections are exempted. Mid-block access points must meet this requirement.
- C. Reciprocal access agreements between property owners are permitted.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.

- A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

*Unified Development Code Section 35-674 – Building Design Standards*

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five

(75) percent of walls (excluding window fenestrations) shall be composed of the following:

- A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.
- B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.
- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.

D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

A. Large expanses of high gloss or shiny metal panels.

B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.

B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.

C. Bright colors may highlight entrances or architectural features.

#### *UDC Section. 35-675. Archaeology.*

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

(1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;

(2)USGS maps;

(3)Soil Survey maps;

(4)Distance to water;

(5)Topographical data;

(6)Predictive settlement patterns;

(7)Archival research and historic maps;

(8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

#### **FINDINGS:**

- a. The historic structure at 110 E Houston Street, commonly known as the Rand Building was constructed circa 1913 and is a contributing structure to the Main and Military Plaza Historic District. The structure was designed by architects Sanguinet and Staats of Fort Worth, Texas. At this time the applicant has proposed to perform modifications to the existing storefront system, install an ADA ramp, stairs and landing, install decorative window film on the storefront glazing and install patio seating within the sidewalk right of way.
- b. STOREFRONT SYSTEM MODIFICATION – The applicant has proposed to modify the existing storefront system by removing a section and installing a pedestrian door on the Soledad façade. The applicant has proposed for the pedestrian door to match a previously installed pedestrian door on this facade. The applicant has proposed to match the profile of the existing storefront's system's low wall. Generally, staff finds the proposed modifications to be appropriate; however, staff finds that the proposed new pedestrian door should be wood.

- c. RAMP, STAIR & LANDING – The applicant has proposed to install an ADA complaint set of stairs, ramp and landing on the sidewalk adjacent to the proposed pedestrian door. The applicant has noted that these elements are to match those previously installed at an adjacent tenant space, including railings. Staff finds the proposed scope of work to be appropriate.
- d. VINYL WINDOW FILM – The applicant has proposed to install decorative vinyl window film on the lower portion of each storefront glass. Generally, staff finds the installation of decorative vinyl window film on the lower portion of each storefront glass to be appropriate as it will not obscure or block glass, provided that it does not feature signage. If signage is proposed on the vinyl window film, it must obtain a Certificate of Appropriateness. The applicant is responsible for submitting final window film designs to OHP staff for review and approval.
- e. PATIO SEATING – Along Soledad Street, the applicant has proposed to install patio seating within the right of way to feature chairs, tables, planters and a screening wall to screen the proposed patio from vehicular traffic entering the parking structure to the immediate south. Generally, staff finds the proposed patio installation to be appropriate; however, staff finds that six (6) feet of clearance should be maintained between the proposed seating area and the back of curb to provide adequate pedestrian and ADA access. Additionally, Staff finds that all patio furniture, including tables, chairs, umbrellas and planters are to be submitted to OHP staff for review and approval. All patio furniture, per the UDC Section 35-674(i)(2) should be constructed of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete or solid surface materials. Plastic is not allowed. The applicant is responsible for complying with this section of the UDC.
- f. PATIO SEATING – The applicant has begun coordination with Center City Development & Operation Department (CCDO) and the City's Disability Access Office (DAO). Staff finds that the applicant should continue coordination with CCDO regarding lease agreements and the DAO regarding adequate pedestrian and ADA access within the right of way.

## **RECOMMENDATION:**

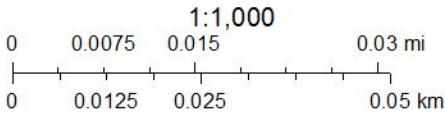
- 1. Staff recommends approval of item #1, the modification to the existing storefront system based on finding b with the following stipulation:
  - i. That the proposed new pedestrian door be wood.
- 2. Staff recommends approval of item #2, the installation of a ramp, stair, and landing based on finding c, as submitted.
- 3. Staff recommends approval of item #3, the installation of vinyl window film based on finding d with the following stipulation:
  - i. That final film details be submitted to OHP staff for review and approval. If signage is proposed, it must also be reviewed and approval by OHP staff.
- 4. Staff recommends approval of item #4, the installation of patio seating based on findings e and f with the following stipulations:
  - i. That at least six (6) feet of clearance be maintained at all times between the patio furniture/planters and the back of the sidewalk curb.
  - ii. That all patio furniture, including tables, chairs, umbrellas and planters are to be submitted to OHP staff for review and approval. All patio furniture should be consistent with the UDC Section 35-674(i)(2). Additionally, all patio elements are to be free of signage and branding.
  - iii. That the applicant obtain all required approvals from Center City Development & Operations Department and the Disability Access Office regarding lease agreements and ADA access on site.



City of San Antonio One Stop



December 13, 2023







**143 SOLEDAD / 110 E. HOUSTON STREET - PARTIAL EAST ELEVATION 1**





**143 SOLEDAD / 110 E. HOUSTON STREET - PARTIAL EAST ELEVATION 2**



**143 SOLEDAD / 110 E. HOUSTON STREET - PARTIAL EAST ELEVATION 3**





**143 SOLEDAD / 110 E. HOUSTON STREET – NORTH ELEVATION 1**





**143 SOLEDAD / 110 E. HOUSTON STREET – NORTH ELEVATION 2**



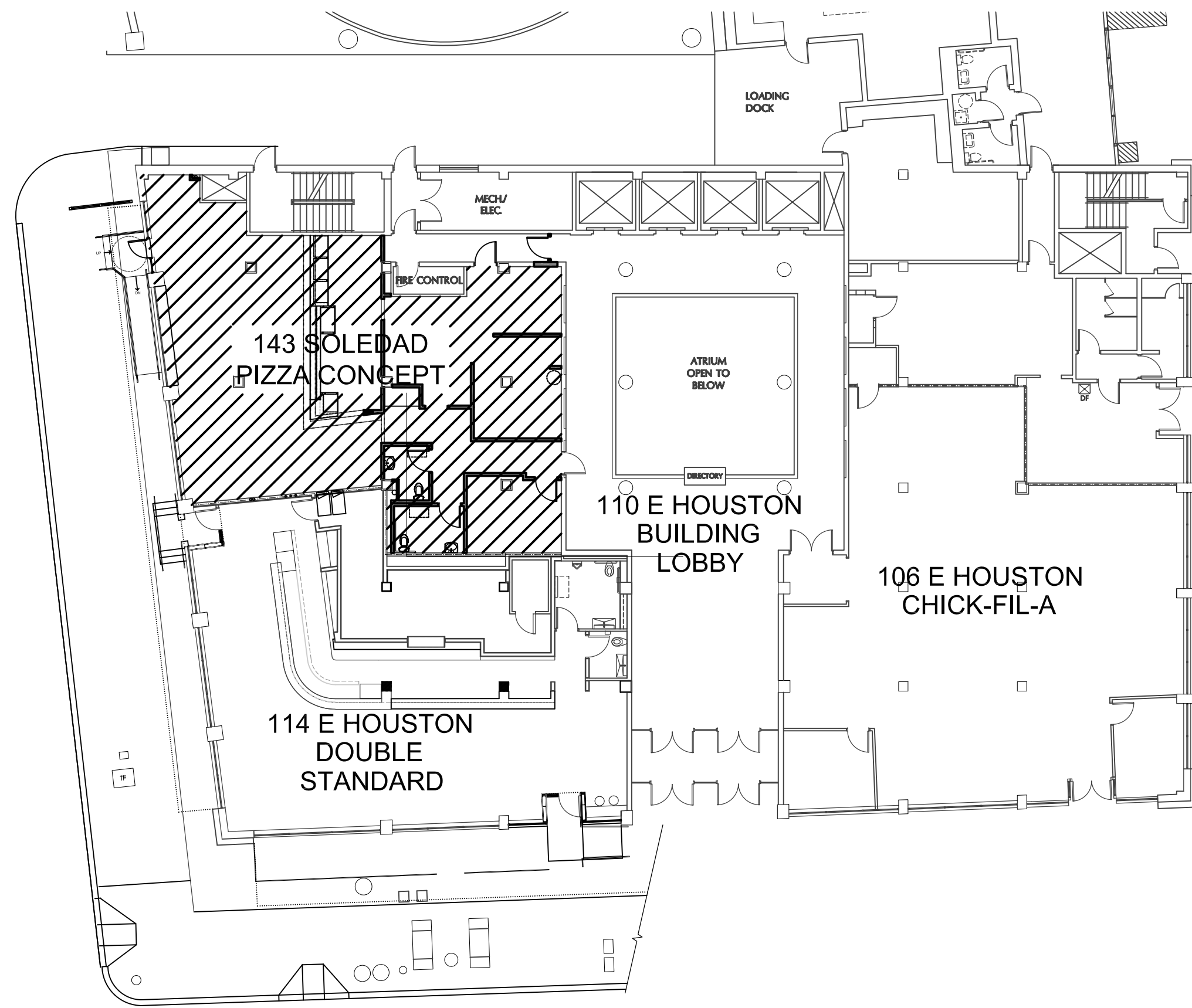


**143 SOLEDAD / 110 E. HOUSTON STREET – WEST ELEVATION 1**





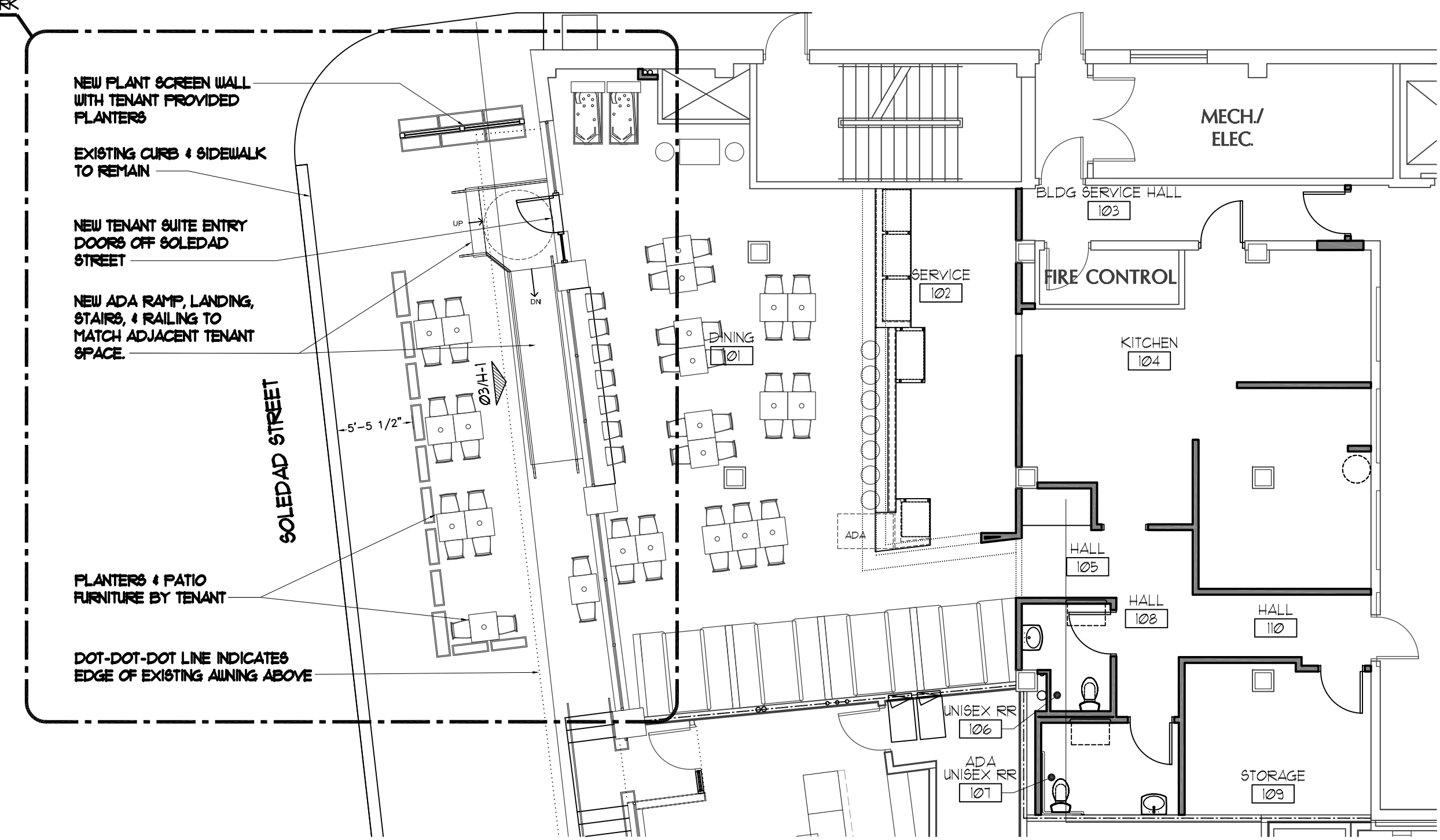
**143 SOLEDAD / 110 E. HOUSTON STREET – WEST ELEVATION 2**



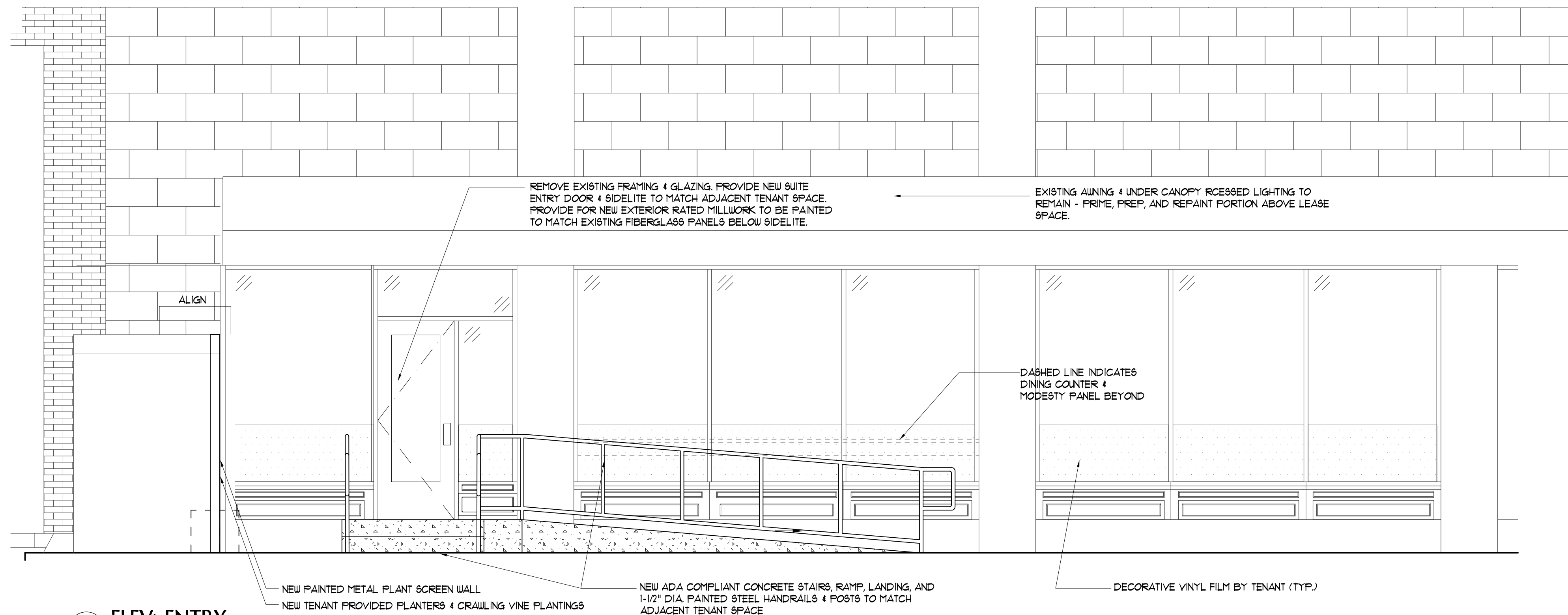
1 SITE PLAN  
SCALE: 1/16" = 1'-0"



EXTERIOR SCOPE OF WORK



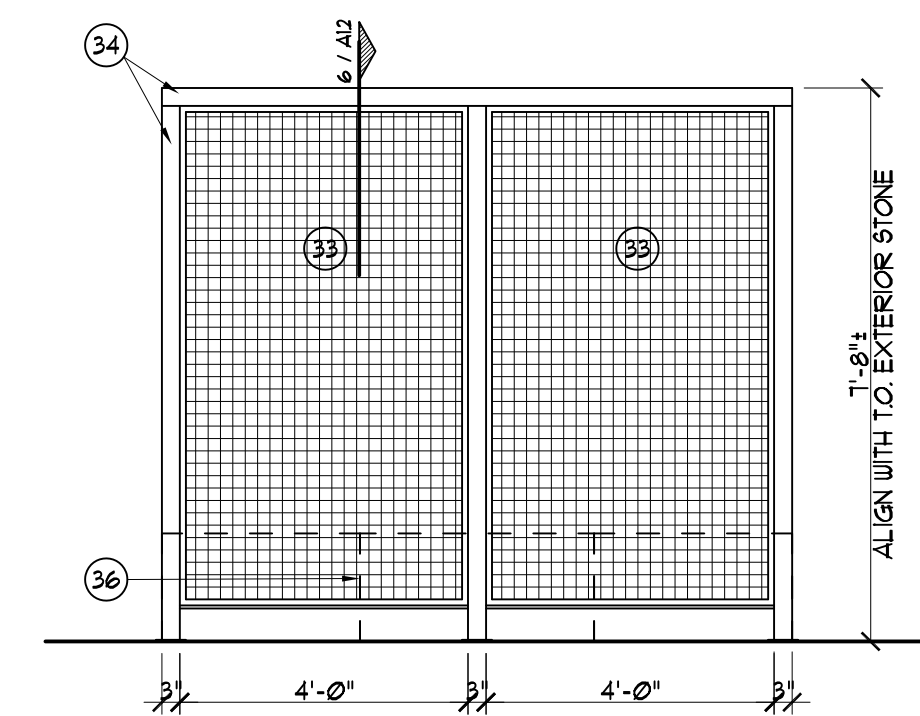
2 FLOOR PLAN: PROPOSED  
SCALE: 1/8" = 1'-0"



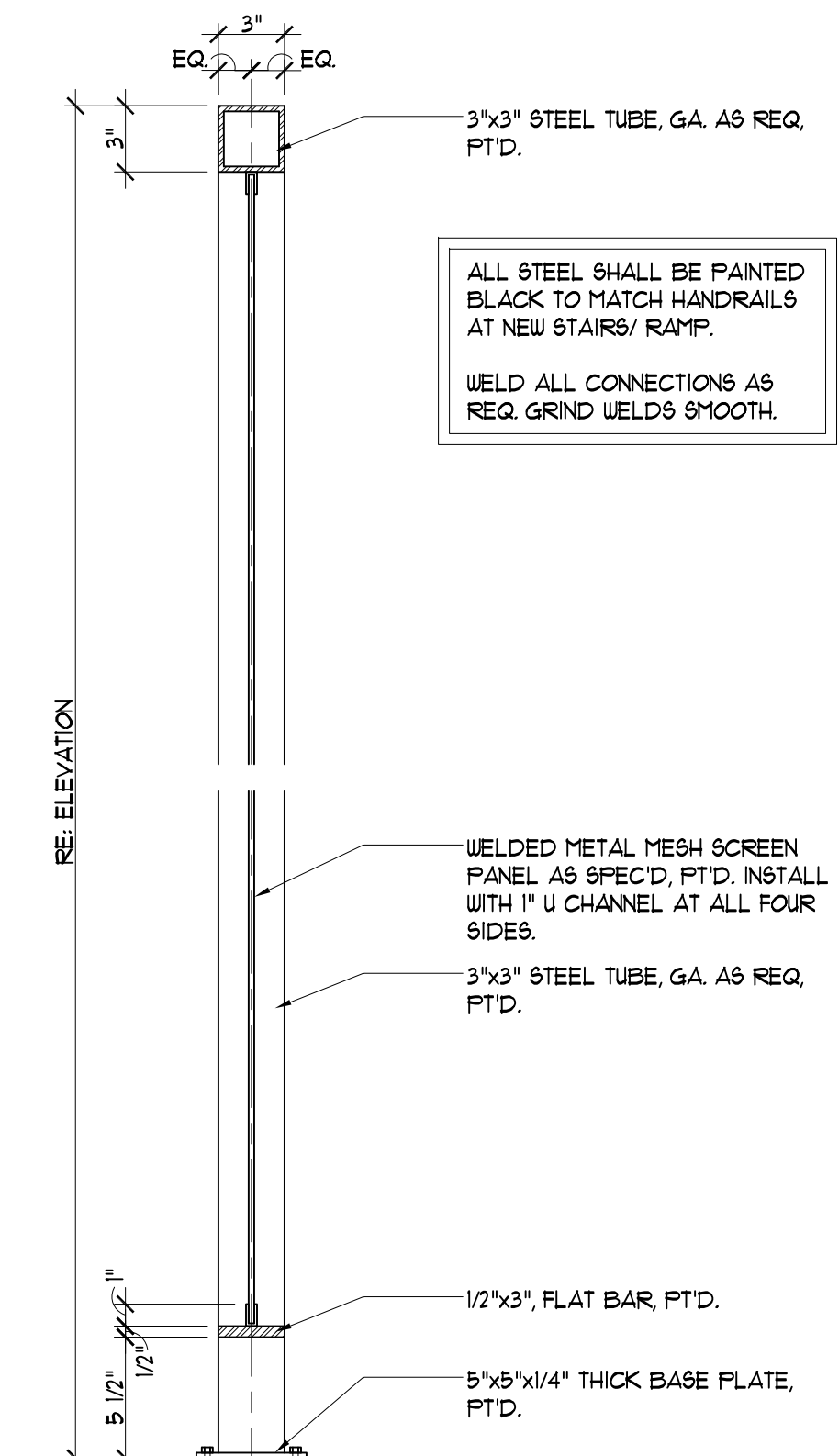
3 ELEV: ENTRY  
SCALE: 3/8" = 1'-0"

#### ELEVATION KEYED NOTES

- 33) 2"x2" WELDED STEEL WIRE MESH, Ø25" DIA. WIRE, 4"x8" PANELS, PAINTED & CUT TO SIZE.
- 34) 3"x3" SQUARE STEEL TUBE, PAINTED, & ANCHORED DIRECTLY TO EXISTING SIDEWALK.
- 36) PLANTERS & CRAWLING VINE PLANTINGS BY TENANT



4 ELEV: PRIVACY SCREEN  
SCALE: 3/8" = 1'-0"



5 DETAIL: PRIVACY SCREEN  
SCALE: 1-1/2" = 1'-0"

18033  
BROOKS  
SAN ANTONIO  
TEXAS  
78216

**INSITE**

PIZZA CONCEPT  
THE RAND BUILDING - LEVEL 1  
143 SOLEDAD, SAN ANTONIO, TEXAS

DRAWN BY: JG/ EV

DATE: 10/06/2023  
REVIEW: 10/12/2023  
50% SET: 11/02/2023  
CONSTR:

REVISED:

HDRG: 11/02/2023