

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-474
ADDRESS: 244 W HOUSTON ST
LEGAL DESCRIPTION: NCB 122 BLK LOT 19
ZONING: D, H, RIO-7B
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
APPLICANT: Alan Neff/36square
OWNER: 244 W HOUSTON LLC
TYPE OF WORK: Exterior alterations, storefront installation, canopy installation, patio seating installation, painting, signage, mural installation
APPLICATION RECEIVED: September 21, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

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

1. Repaint the exterior of the historic structure.
2. Install three new steel canopies, one above each entrance.
3. Install a new storefront system on the W Houston Street façade.
4. Modify the existing, non-original ornamental gates to swing outward.
5. Install sidewalk seating on W Houston Street.
6. Install a hanging blade sign under the canopy at the corner.
7. Install a wall sign on the W Houston Street façade.
8. Install a mural on the Camaron Street façade.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. Removing stucco*—Remove stucco from masonry surfaces where it is historically

inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character defining 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 facade 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.

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 facade 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 facade.

Historic Design Guidelines, Chapter 6, Guidelines for Signage

A. GENERAL

- i. Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.
- ii. New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in

which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

iii. Scale—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

C. PLACEMENT AND INSTALLATION

i. Location—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.

ii. Obstruction of historic features—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.

iii. Damage—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.

iv. Pedestrian orientation—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

i. Inappropriate materials—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.

ii. Appropriate materials—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

iii. Color—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.

iv. Typefaces—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

i. Lighting sources—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.

ii. Neon lighting—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

FINDINGS:

- a. The historic structure located at 244 W Houston was constructed circa 1885 and is found on the 1885 Sanborn Map. The structure features a painted brick façade and has been subjected to a number of modifications, include those that have previously been done without a Certificate of Appropriateness.
- b. PAINTING – The applicant has proposed to paint the historic structure. The structure is currently painted. Staff finds this request to be appropriate. Painting un-painted brick would not be appropriate.
- c. CANOPY INSTALLATION – The applicant has proposed to install three canopies; one on the Camaron Street elevation above the existing entrance, one at the corner above the corner entrance, and one on W Houston Street above the existing entrance. Canopies are historically found on this structure dating to 1885; however, the 1912 Sanborn Map shows canopies above each entrance. The corner entrance and W Houston Street entrance shared a wraparound canopy. The Guidelines for Exterior Maintenance and Alterations 11.B.ii. notes that canopies 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 which they will be attached. Generally, staff finds the proposed canopies to be appropriate in profile and location. The proposed standing seam metal roof that is proposed for the canopy should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, crimped ridges and a standard galvalume finish. Panels should not feature striations or corrugation. Canopy rod anchors should not be installed through the face of historic masonry.
- d. STOREFRONT SYSTEM – The applicant has proposed to install a new wood storefront system on W Houston Street. The original façade configuration was modified for a recessed entrance, which has been modified to feature an inappropriate storefront system that was installed without approval. The Guidelines for Exterior Maintenance and Alterations 10.B.ii. note that non-historic facades should be returned to their original design based on photographic evidence. When evidence is not available, the scale, design, materials, color and texture of new materials should be compatible with those of the historic façade. Generally, staff finds the proposed

storefront system to be appropriate; however, staff finds that the storefront system should feature a pony wall of at least two feet in height, consistent with historic examples found in the immediate vicinity.

- e. ORNAMENTAL GATES – The applicant has proposed to modify two existing, non-original ornamental gates to swing outward. Staff finds this request to be appropriate; however, that applicant is responsible for confirming that the proposed outward swinging gates to do not impact pedestrian traffic or ADA access within the public right of way.
- f. SIDEWALK SEATING – The applicant has proposed to install sidewalk seating within the public right of way. Generally, staff finds the installation of sidewalk seating to be appropriate provided that all patio furniture is of quality materials (wood or metal) and that all sidewalk seating is reviewed and approved by relevant City departments.
- g. BALDE SIGN – The applicant has proposed to install a hanging blade sign under the canopy at the corner to feature a wood frame with raised aluminum letters. Staff finds the proposed signage to be appropriate and consistent with the Guidelines for Signage. Final signage documents, including size are to be submitted to OHP staff for review and approval.
- h. WALL SIGN – The applicant has proposed to install a wall sign on the W Houston façade to feature a wood frame with raised aluminum letters. This sign would replace an existing wall sign of comparable size. Staff finds this sign to be consistent with the Guidelines. Final signage documents, including size are to be submitted to OHP staff for review and approval.
- i. MURAL – The applicant has proposed to install a mural on the Camaron Street façade. The façade is painted and staff finds the installation of a mural to be appropriate. The mural should not contain signage, branding or any commercial elements.

RECOMMENDATION:

- 1. Staff recommends approval of item #1, painting, as submitted based on finding b.
- 2. Staff recommends approval of item #2, canopy installation, based on finding c with the following stipulations:
 - i. That the proposed standing seam metal roof that is proposed for the canopy should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, crimped ridges and a standard galvalume finish. Panels should not feature striations or corrugation.
 - ii. That canopy rod anchors be installed in a manner that does not penetrate the face of existing masonry.
 - iii. That the canopies feature widths that align with or extend past the existing rod anchors.
- 3. Staff recommends approval of item #3, the installation of a wood storefront system.
- 4. Staff recommends approval of item #4, modifications to the existing ornamental gate with the stipulation that the outward swinging gates to do not impact pedestrian traffic or ADA access within the public right of way.
- 5. Staff recommends approval of item #5, the installation of sidewalk seating within the right of way along E Houston Street with the stipulation that all sidewalk seating is reviewed and approved by relevant City departments.
- 6. Staff recommends approval of item #6, a hanging blade sign with the stipulation that final signage documents, including size are to be submitted to OHP staff for review and approval.
- 7. Staff recommends approval of item #7, a wall sign with the stipulation that final signage documents, including size are to be submitted to OHP staff for review and approval.
- 8. Staff recommends approval of item #8, mural installation, with the stipulation that the mural does not contain signage, branding or any commercial elements.

City of San Antonio One Stop



October 14, 2021

CoSA Addresses

● Community Service Centers

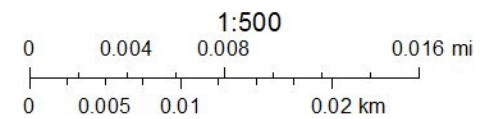


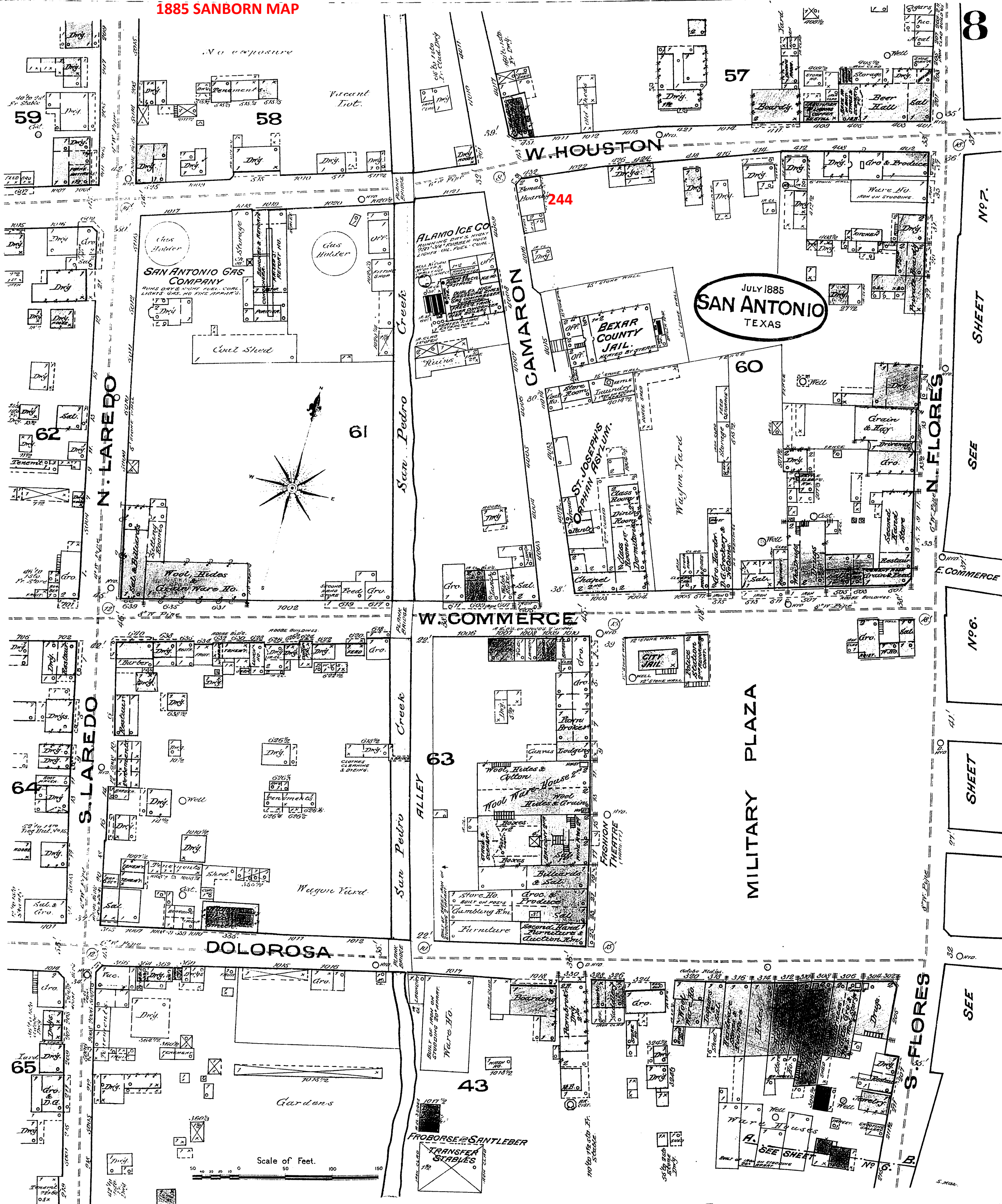
Pre-K Sites



CoSA Parcels

BCAD Parcels





4

2

W. SALINAS

MACDONALD

6" W. PIPE

E. SALINAS ST.

OBRAJE ST.

CARRETTA ST.

MAIN AV.

VERMENDI ST.

W. HOUSTON

ASPHALT PAVED

W. COMMERCE

ASPHALT PAVED

W. COMMERCE

ASPHALT PAVED

MILITARY PLAZA

S E E U O I U M E F O U R

Scale of Feet.



CAMARON

CAMARON

S E E U O I U M E F O U R

3

BEXAR COUNTY JAIL

ST. JOSEPH'S ORPHANAGE

FOR GIRLS

ORPHANAGE

STONE 12" HIGH

NO HEAT

NO LIGHT

NO ELECTRIC

NO WATER

NO GAS

NO OIL

NO COAL

NO WOOD

NO BRICK

NO CEMENT

NO LIME

NO SAND

NO GRAVEL

NO ASPHALT

NO PAINT

NO GLASS

NO FURNITURE

NO APPLIANCES

NO TOOLS

NO EQUIPMENT

NO SUPPLIES

NO MATERIALS

NO LABOR

NO CONTRACTORS

NO ARCHITECTS

NO ENGINEERS

NO SURVEYORS

NO PLANNERS

NO DESIGNERS

NO CONSULTANTS

NO ADVISORS

NO MANAGERS

NO SUPERVISORS

NO INSPECTORS

NO AGENTS

NO BROKERS

NO DEALERS

NO MERCHANTS

NO TRADERS

NO Vendors

NO Suppliers

NO Distributors

NO Wholesalers

NO Retailers

NO Customers

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

NO Patrons

NO Benefactors

NO Donors

NO Contributors

NO Supporters

NO Sponsors

WEST HOUSTON STREET

CAMARON STREET

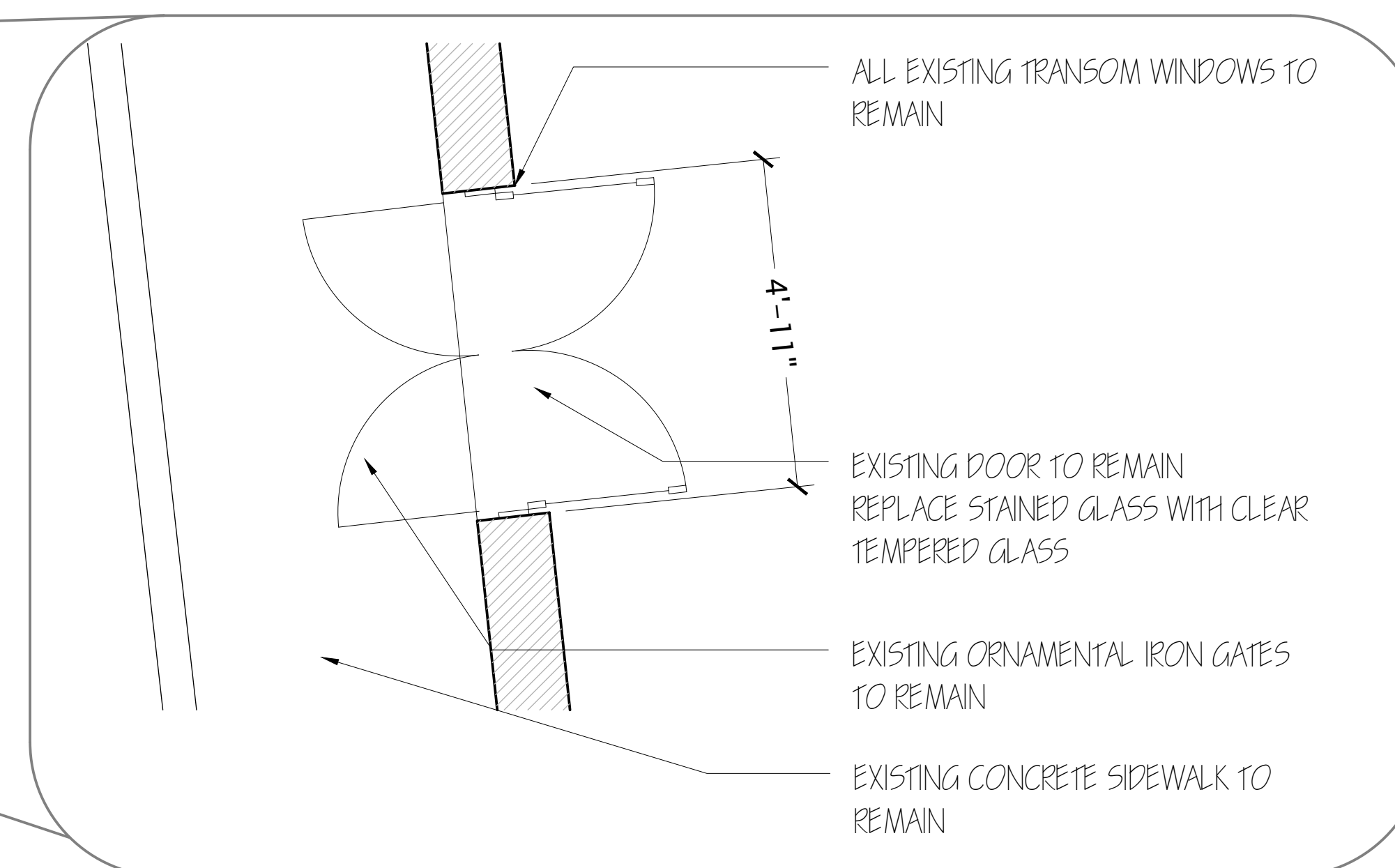
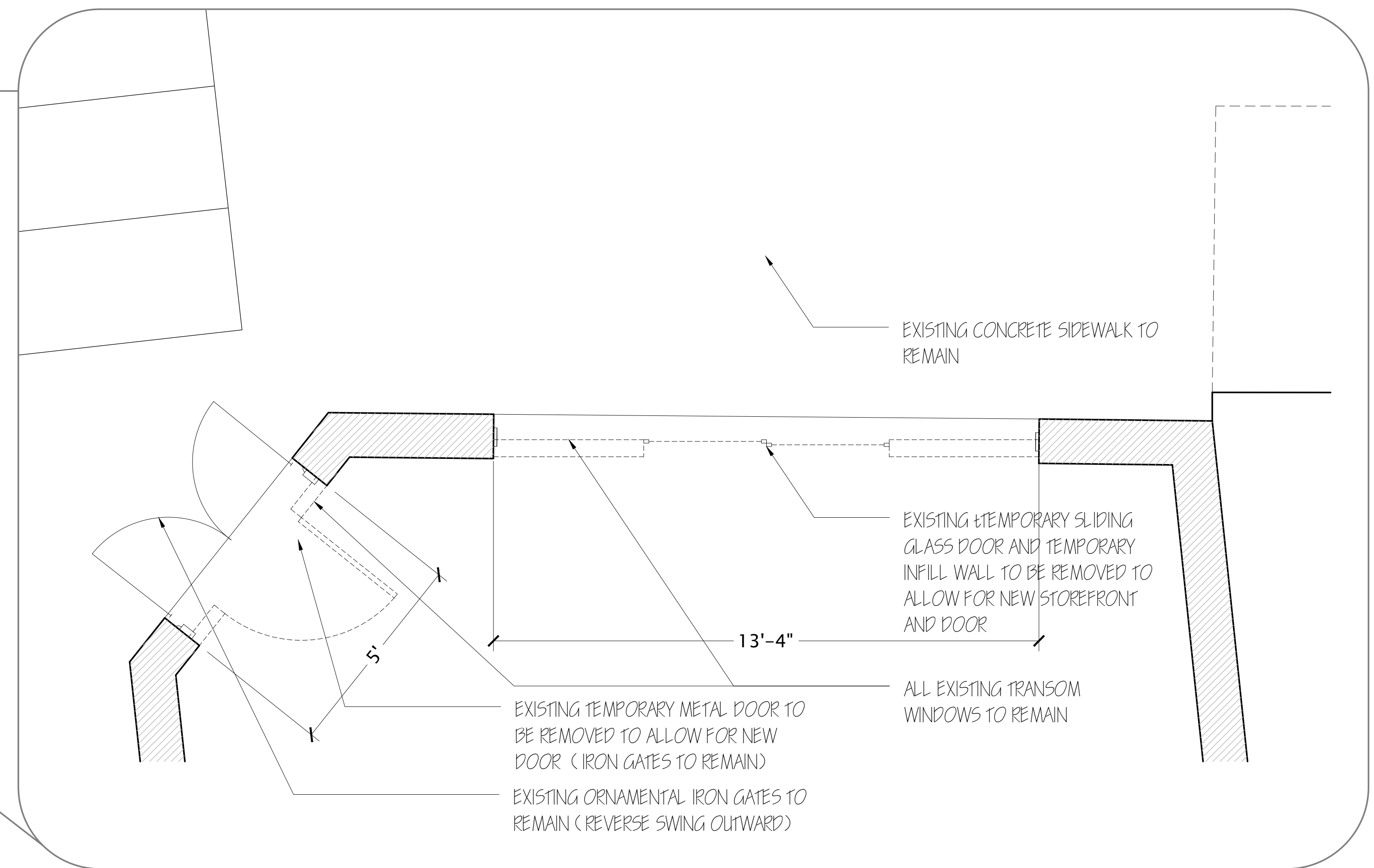
244 WEST HOUSTON ST
SAN ANTONIO, TX
78205

NEW RESTAURANT/ BAR
INTERIOR FINISH-OUT
UNDER SEPARATE CONTRACT

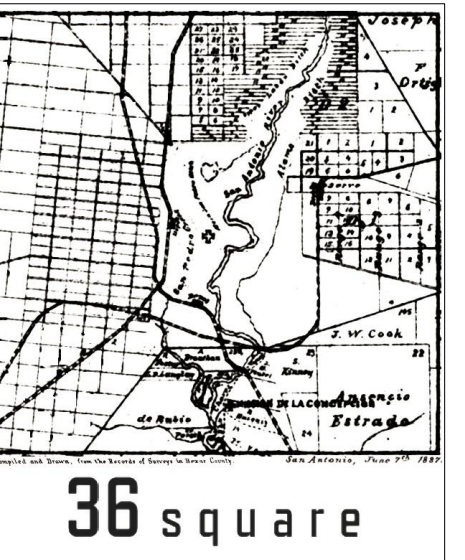
LEGAL DESCRIPTION:
NCB 122 BLK LOT 19
BUILT: 1915 (PER BCAD)
1,344 SF

01 existing site plan

02 enlarged plan
scale 1/2" = 1'-0"



03 enlarged plan



alan neff, architect, lead ap
36square, llc
829 dakota st.
san antonio, tx 78203
210-416-2343
alan@36square.org



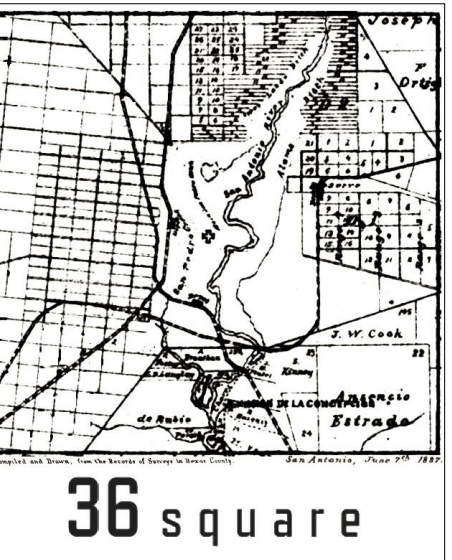
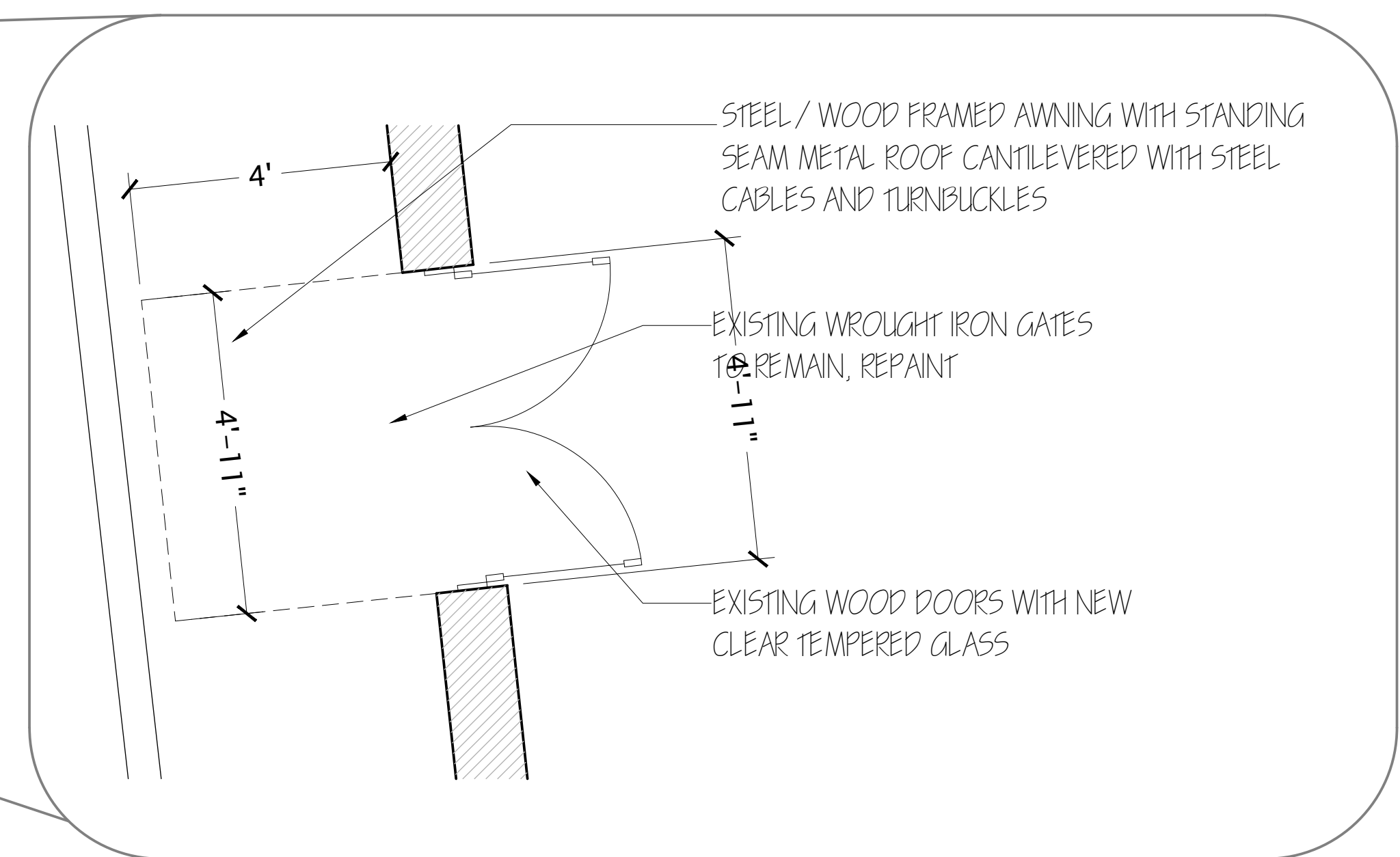
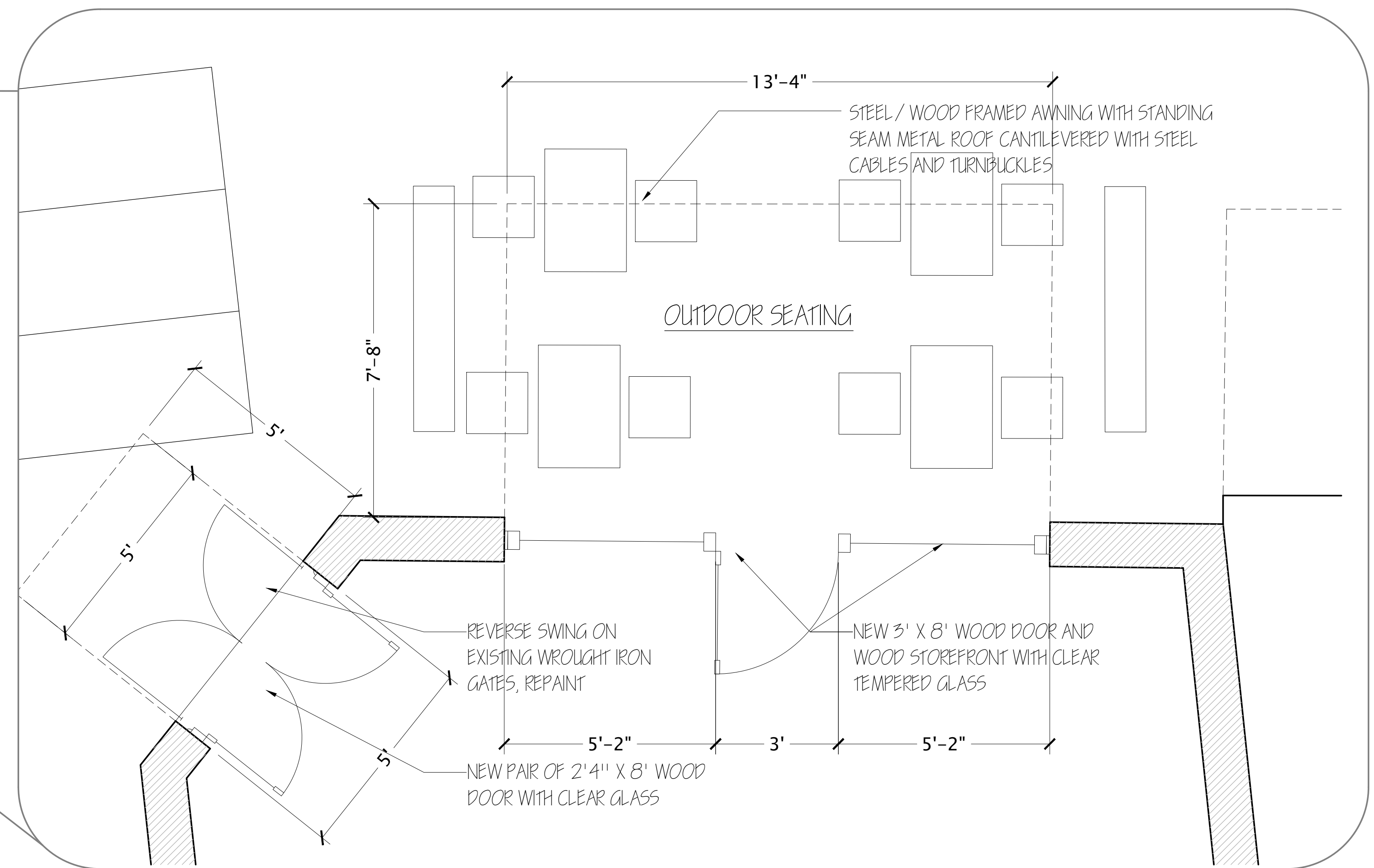
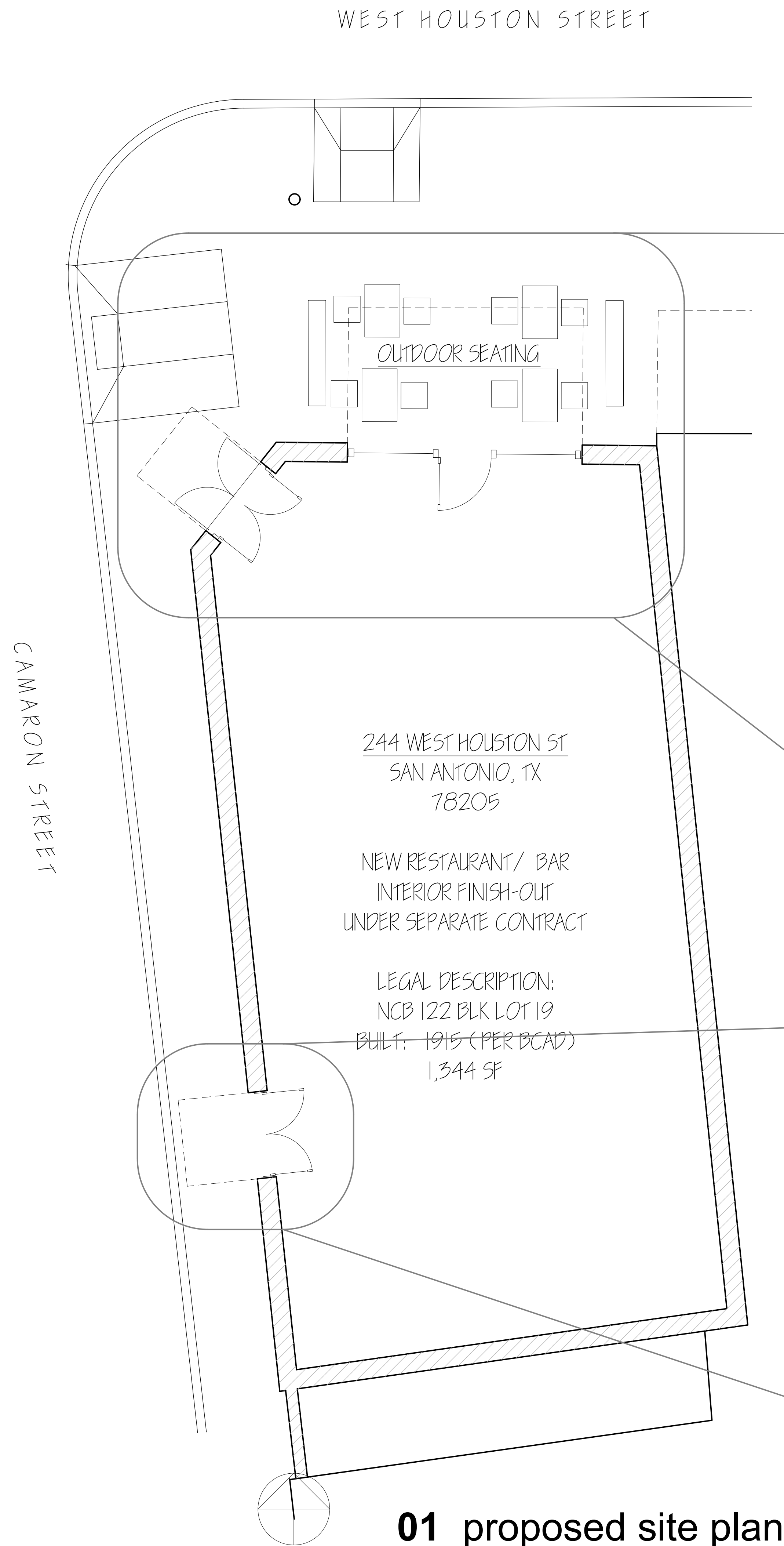
client
johnny espinosa

project

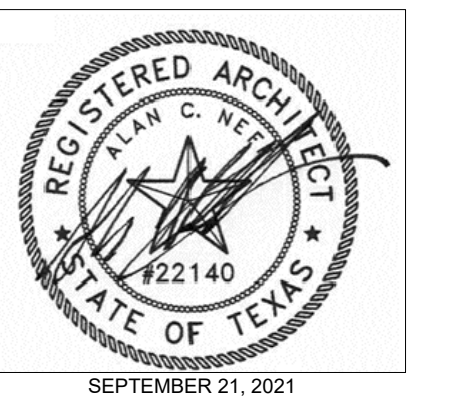
exterior renovations to
244 west houston st
san antonio, tx 78205

issue:
HDRC APPLICATION
09-21-2021

D1



alan neff, architect, lead ap
36square, llc
829 dakota st.
san antonio, tx 78203
210-416-2343
alan@36square.org



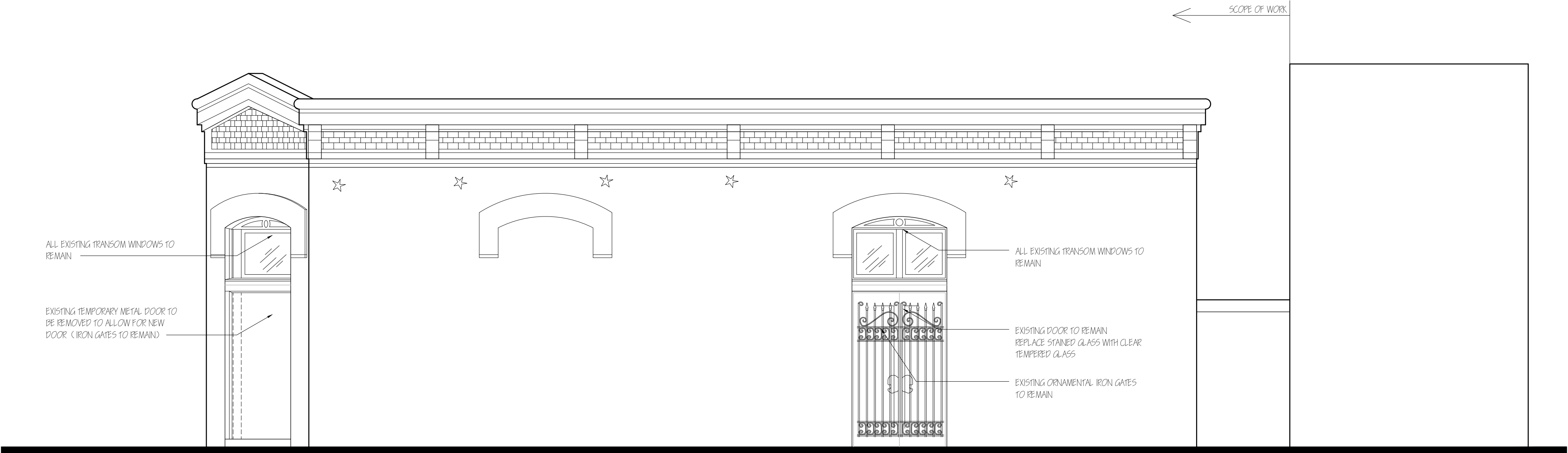
client
johnny espinosa

project

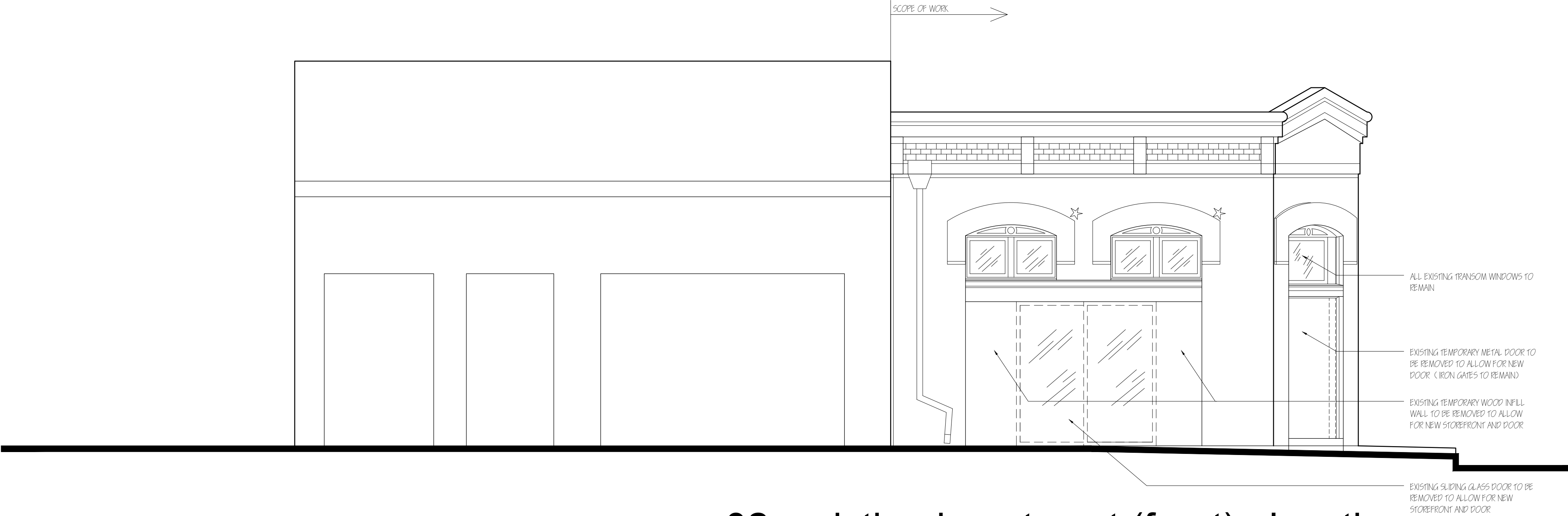
exterior renovations to
244 west houston st
san antonio, tx 78205

issue:
HDRC APPLICATION
09-21-2021

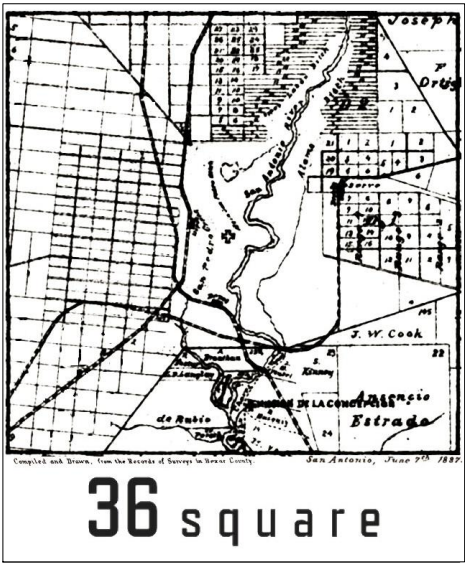
A1



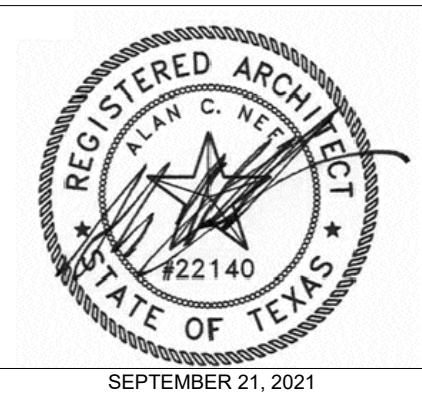
01 existing camaron st (side) elevation
scale 1/4" = 1'-0"



02 existing houston st (front) elevation
scale 1/4" = 1'-0"



alan neff, architect, leed ap
36square, llc
829 dakota st.
san antonio, tx 78203
210-416-2343
alan@36square.org



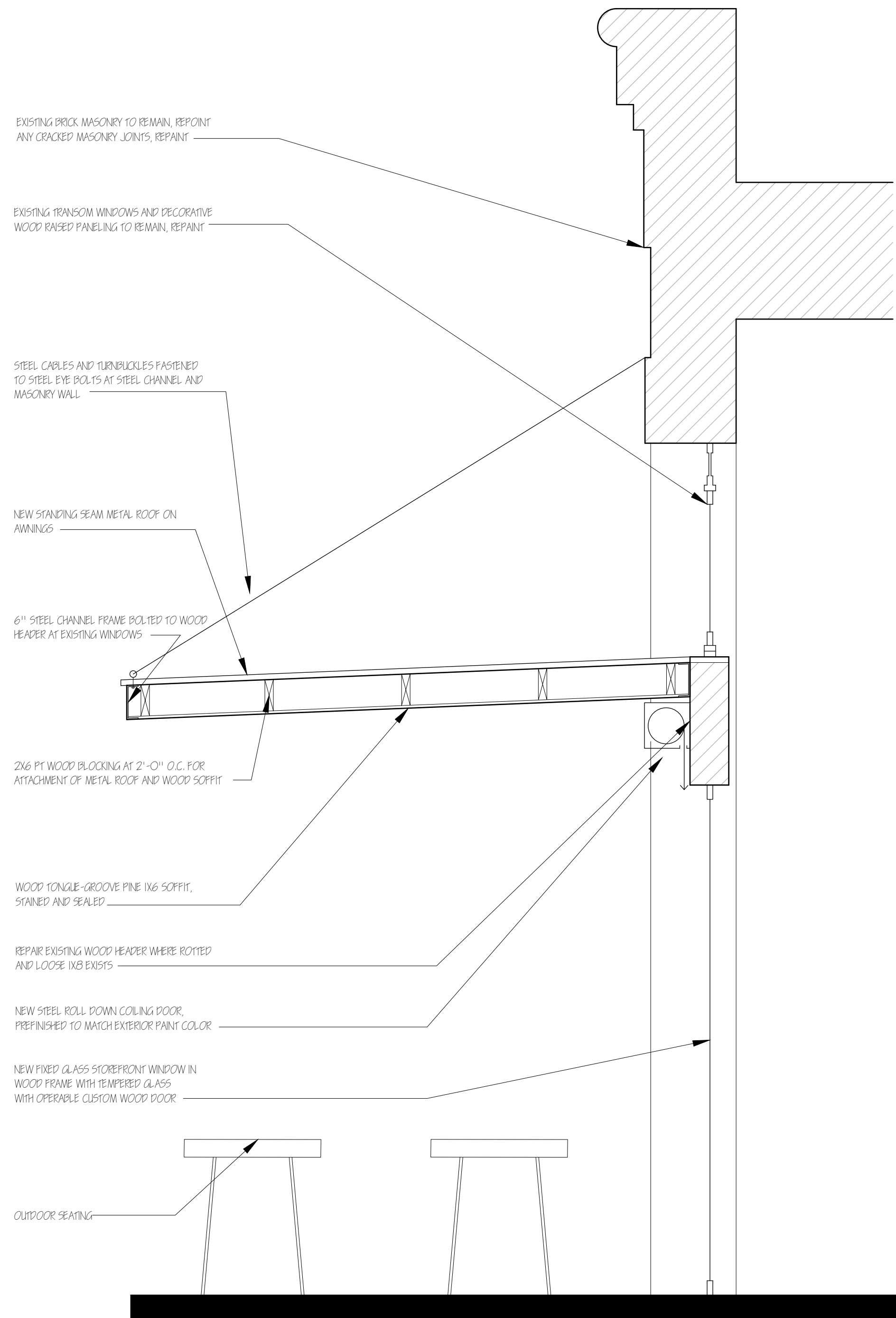
client
johnny espinoza

project

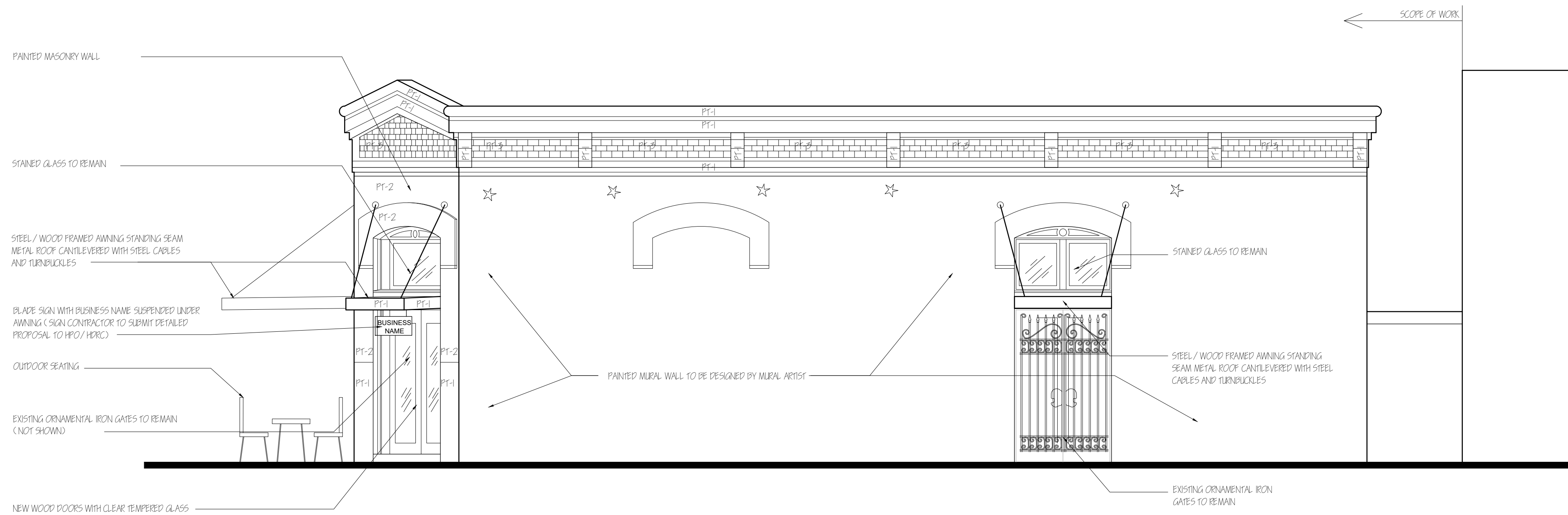
exterior renovations to
244 west houston st
san antonio, tx 78205

issue:
HDRC APPLICATION
09-21-2021

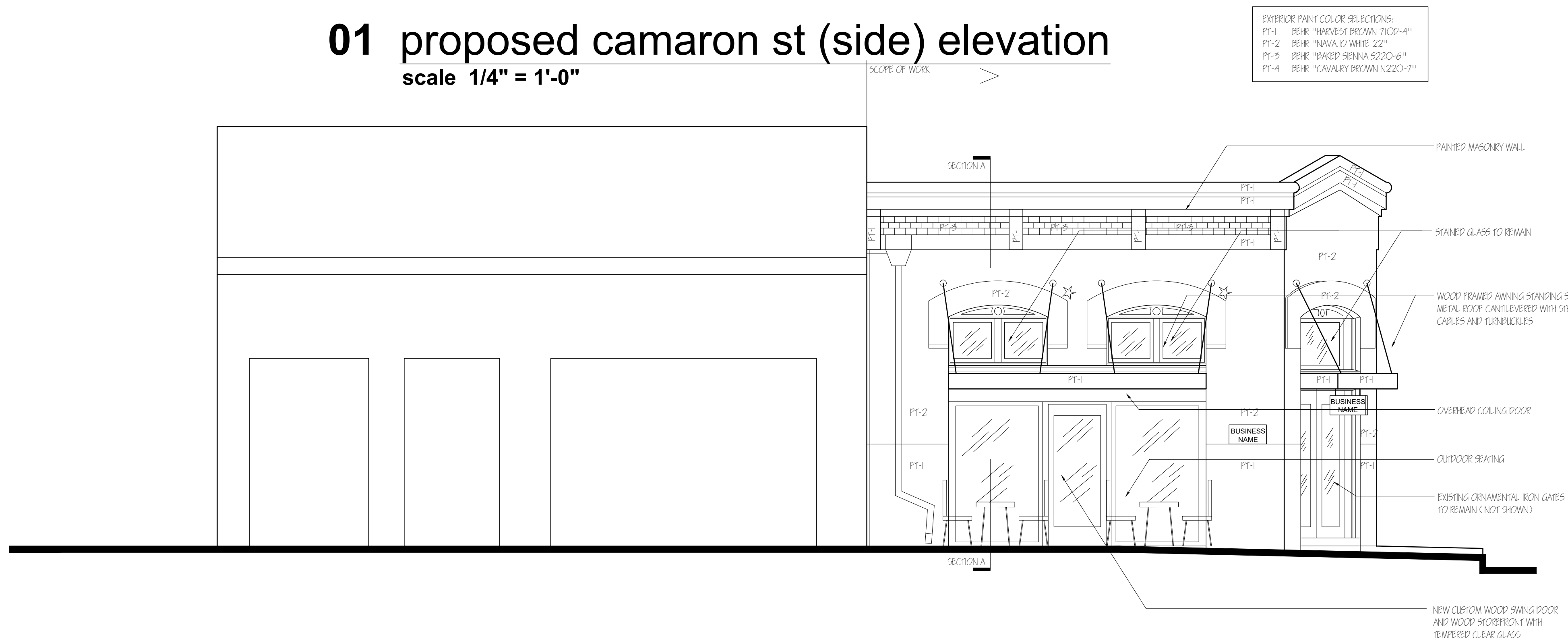
D2



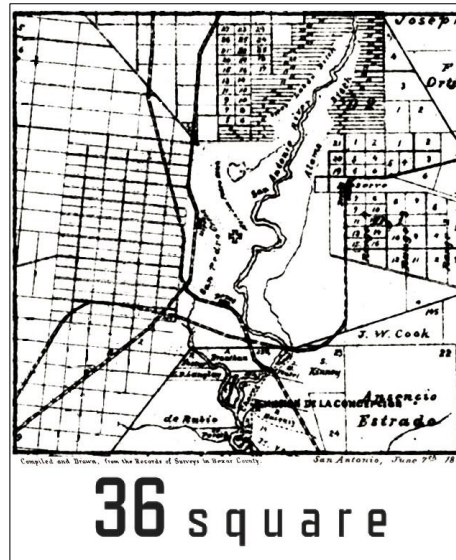
03 section a - through storefront
scale 1-1/2" = 1'-0"



01 proposed camaron st (side) elevation
scale 1/4" = 1'-0"



02 proposed houston st (front) elevation
scale 1/4" = 1'-0"



alan neff, architect, leed ap
36square, llc
829 dakota st.
san antonio, tx 78203
210-416-2343
alan@36square.org



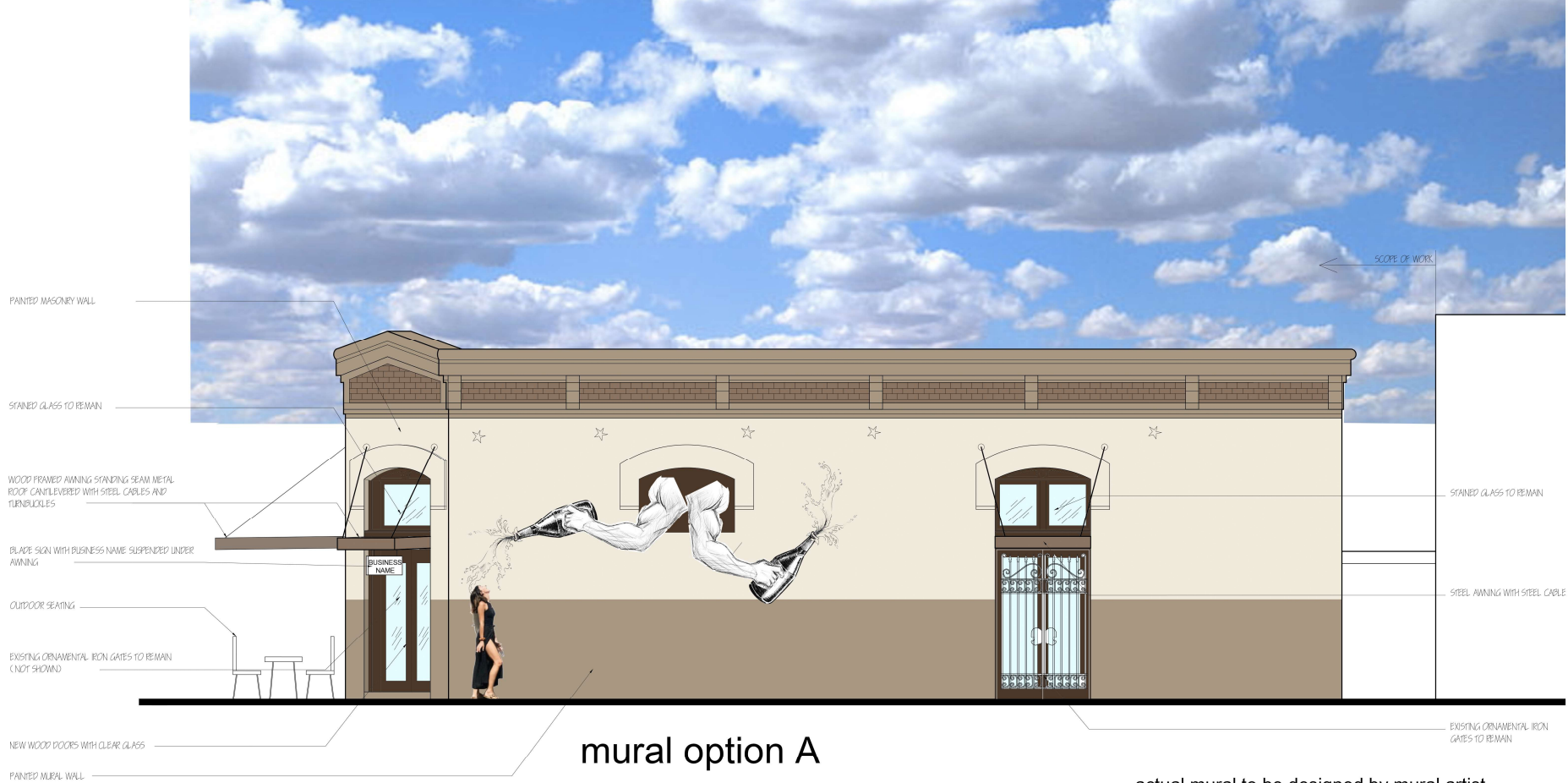
client
johnny espinoza

project

exterior renovations to
244 west houston st
san antonio, tx 78205

issue:
HDRC APPLICATION
09-21-2021

A2



01 proposed camaron st (side) elevation



01 proposed camaron st (side) elevation



exterior signage
-wood with raised aluminum letters



hanging signage
-wood with raised aluminum letters



exterior paint colors



alan neff, architect, leed ap
36square, llc
829 dakota st.
san antonio, tx 78203
210-416-2343
alan@36square.org

not for construction, bidding, or regulatory approval
alan neff, ra, leed ap
registered architect state of texas #22140

august 25, 2021

client
johnny espinoza

project

exterior renovations to
244 west houston st
san antonio, tx 78205

issue:
HDRC APPLICATION
08-25-2021

A2



02 proposed houston st (front) elevation
scale 1/8" = 1'-0"











CAMARON
100 200



WITH PERFORMANCE
SAN PEDRO CREEK







