

# HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

**HDRC CASE NO:** 2022-102  
**ADDRESS:** 231 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 142 BLK LOT 10  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** La Villita Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Jason Moran/Jason Moran Collaborative Ventures LLC  
**OWNER:** Vincent Michael/S A CONSERVATION SOCIETY  
**TYPE OF WORK:** Fencing, hardscaping modifications  
**APPLICATION RECEIVED:** January 28, 2022  
**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 perform site modification adjacent to the public right of way at 231 S Alamo, located within the La Villita Historic District. The applicant has proposed to install new planters and seating areas. A portion of the existing planter is located on City of San Antonio property and is to be removed.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 6. Non-Residential and Mixed Use Streetscapes

#### A. STREET FURNITURE

*i. Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.

*ii. New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

#### B. STREET TREES

*i. Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

#### C. PAVING

*i. Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

Unified Development Code Section 35-673 – Site Design Standards

#### (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 and San Pedro Creek Improvements Project. The following street furnishings are prohibited within the publicly owned portion of the River Walk area and SPCIP, whether or not the

property is leased, and on the exterior of the river or creekside of buildings directly adjacent to the publicly owned portion of the river or creek:

- 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, digital displays, and video boards) except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.
  - H. Speakers, except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.
- (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 or creek pathway.

**FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform site modification adjacent to the public right of way at 231 S Alamo, located within the La Villita Historic District. The applicant has proposed to install new planters and seating areas. A portion of the existing planter is located on City of San Antonio property and is to be removed. Staff finds the removal of the existing planter to be appropriate.
- b. PATIO/SITE MODIFICATIONS – The applicant has proposed to construct a new outdoor patio and dining space to feature outdoor furniture, new planters, site paving and fencing to feature four feet in height. Generally, staff finds the proposed modifications to be appropriate. Per the Guidelines for Site Elements, new paving should be similar to that found historically within the district.
- c. PATIO FURNITURE – All patio furniture should be constructed of wood or quality materials. Plastic is not allowed per the UDC. The applicant should submit all patio furniture to OHP staff for review and approval. Additionally, table umbrellas and various other patio furniture should not feature signage or advertisements.
- d. ARCHAEOLOGY – The project area is within a River Improvement Overlay District, San Antonio Downtown and River Walk Historic District National Register of Historic Places District, and the La Villita Historic District National Register of Historic Places District. Furthermore, the property is adjacent to the historical alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. In addition, the project area is within or adjacent to the reported general location of the second site of Mission San Antonio de Valero (The Alamo). Therefore, an archaeological investigation is required if excavations are necessary for the project. Work within public property is subject to the Texas Antiquities Code. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

**RECOMMENDATION:**

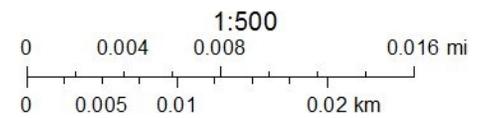
Staff recommends approval based on findings a through c with the following stipulations:

- i. That the applicant submit a final landscaping plan noting exact planting and paving materials for review and approval by staff.
- ii. That the applicant submit all patio furniture for review and approval by staff.
- iii. That the applicant submit a fencing detail for review and approval by staff.
- iv. That at no time is signage displayed on landscaping elements, fencing, table umbrellas or napkin holders.
- v. ARCHAEOLOGY – An archaeological investigation is required if excavations are necessary for the project. Please coordinate with the City Archaeologists. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

# City of San Antonio One Stop



February 25, 2022



# LITTLE RHEIN PROST HAUS

## LOCATION MAP



1 AREA OF WORK  
1" = 20'-0"

# LITTLE RHEIN PROST HAUS

## CONCEPT DESIGN



LOCATION MAP: N.T.S.

① ENLARGED SITE PLAN  
1/8" = 1'-0"

# LITTLE RHEIN PROST HAUS

PATIO CONCEPT



① PERSPECTIVE VIEW  
1 1/2" = 1'-0"

# LITTLE RHEIN PROST HAUS

PATIO CONCEPT



① PERSPECTIVE VIEW  
1 1/2" = 1'-0"







Little Haven  
Prosi  
Haus

ESTABLISHED  
1907

La Villa  
ENTRANCE





WELCOME TO  
la VILTA  
SERVICIOS TURISTICOS  
GUADALAJARA  
GRILL  
VILLITA

ESTABLISHED 1897  
Prost  
Haus



CAR LEASING

Holes of  
Sun  
9000

NOTICE  
NO OUTSIDE  
FOOD OR  
DRINKS

LE  
B



RIVER WALK  
↓

Prost Haus