

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-248
ADDRESS: 211 LOSOYA ST
LEGAL DESCRIPTION: NCB 914 BLK LOT W IRR 116.2 FT OF A2 -C
ZONING: D, H, HL, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
APPLICANT: Joseph Marroquin Sr/Colt Professional Facility Repair
OWNER: ASHITA INVESTMENTS LLC
TYPE OF WORK: Fencing
APPLICATION RECEIVED: June 14, 2023
60-DAY REVIEW: August 13, 2023
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to install three metal fence panels and one metal gate inside the existing brick arches.

APPLICABLE CITATIONS:

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

10. Commercial Facades

Guidelines

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 façade 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.

FINDINGS:

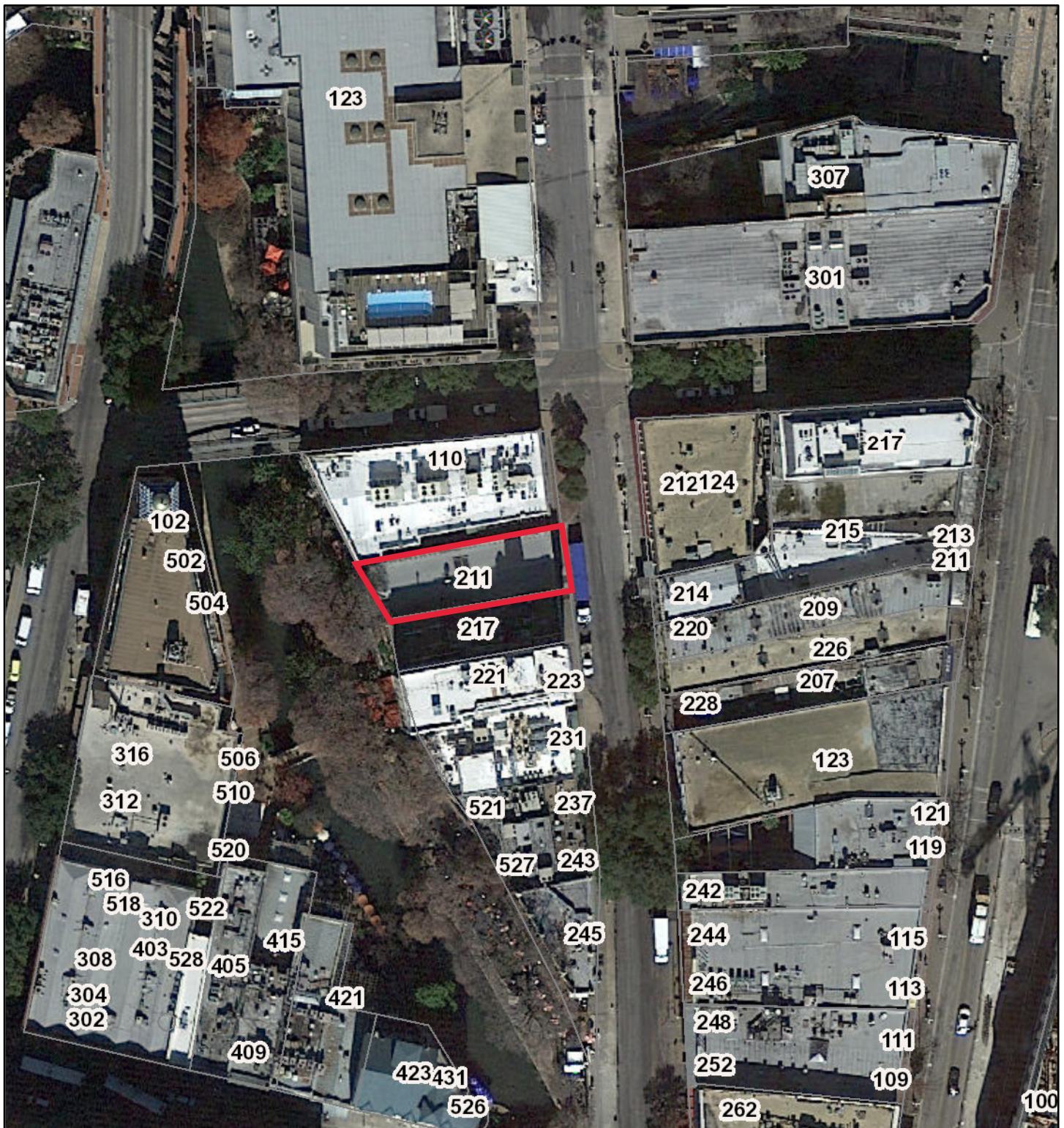
- a. The property at 211 Losoya is a two-story masonry commercial structure built c 1888. The building stretches across the block, from the two-story storefront on the Riverwalk at approximately 535 Paseo del Rio to the one-story façade at 211 Losoya. The building first appears on Sanborn Fire Insurance maps as 5008 Loyoso [sic]. A change in brick on the Losoya façade indicates later infill that includes four archways; staff was unable to date this addition. The property contributes to the Alamo Plaza Historic District, is a local historic landmark, and is located in the Downtown Design Area and a River Improvement Overlay (RIO-3).

- b. The applicant requests to install three metal fence panels and one metal gate inside the existing brick arches. The applicant indicates the fences and gate will be attached at the base and not in the brick. Historic Design Guidelines for Exterior Maintenance and Alterations 2.B.i says 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 façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block. The proposed fence panels and gate are made of an appropriate material, will be attached at the base and not into the masonry so as not to destroy historic fabric, and they do not alter the size or shape of the existing archways. Staff finds the request conforms to guidelines.

RECOMMENDATION:

Staff recommends approval of the request to install three metal fence panels and one metal gate inside the existing brick arches, based on findings a and b.

City of San Antonio One Stop



July 13, 2023

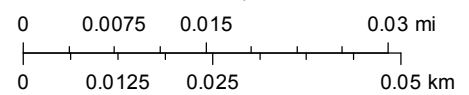
CoSA Addresses



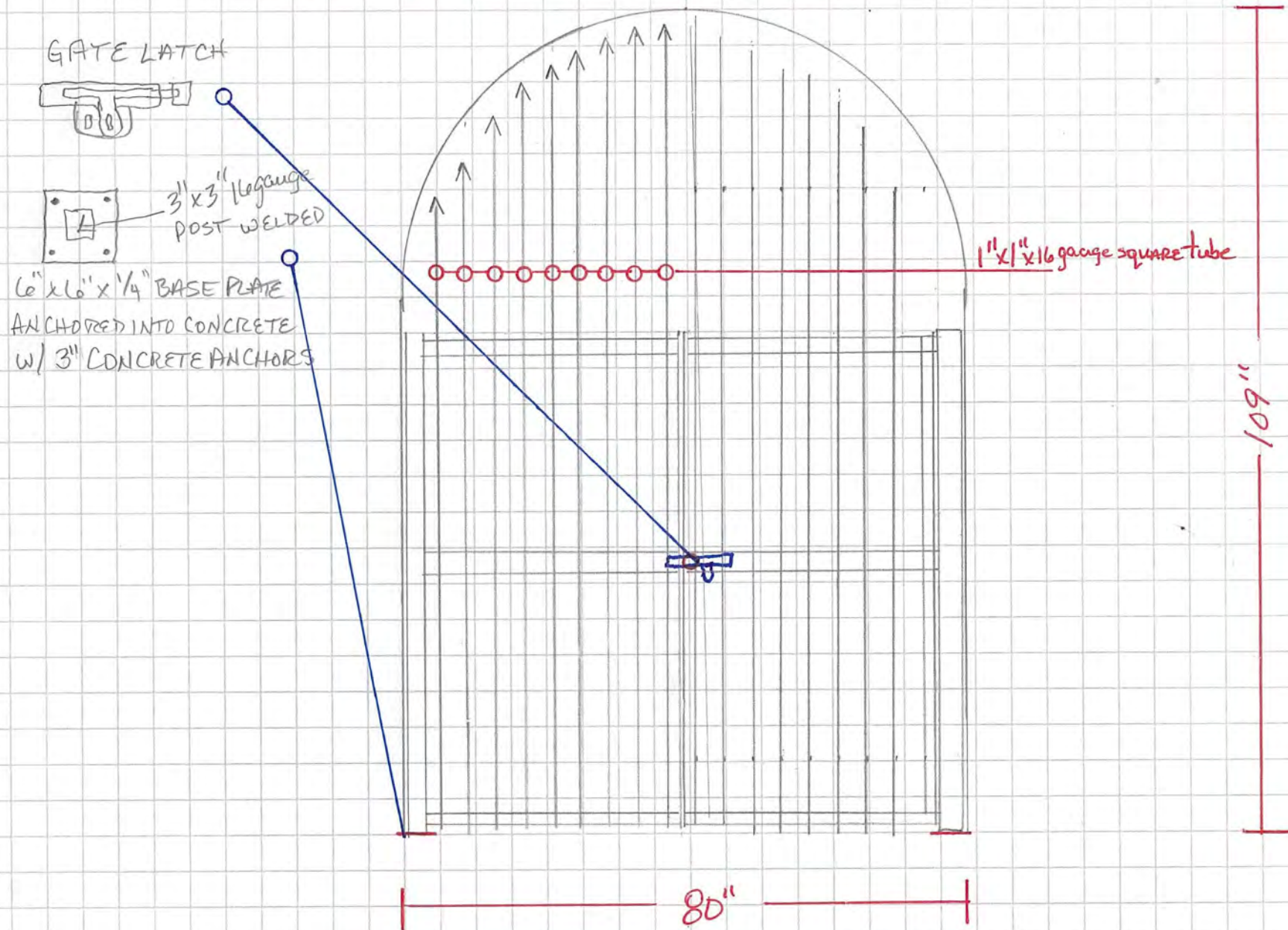
CoSA Parcels

BCAD Parcels

1:1,000



ARCHWAY GATES 1 SET



ARCHWAY WROUGHT IRON FENCE (3 ARCHWAYS)

