

# HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2023

**HDRC CASE NO:** 2023-375  
**ADDRESS:** 219 E HOUSTON ST  
**LEGAL DESCRIPTION:** NCB 407 BLK 17 LOT E 93.51 FT OF 19 COURT BUILDING SUBD  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** XAVIER DELGADO  
**OWNER:** GRAYSTREET HOUSTON-219 E HOUSTON STREET LLC  
**TYPE OF WORK:** Installation of entrance gates, installation of fabric awnings and signage  
**APPLICATION RECEIVED:** September 11, 2023  
**60-DAY REVIEW:** November 10, 2023  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

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

1. Install an ornamental security gate at the recessed building entrance. The proposed security gates will match the detailing and appearance of the existing iron ornamental detailing and will be installed to be slightly recessed from the existing storefront system.
2. Install two (2) fabric awnings to span the length of both storefront windows. The proposed fabric canopies will feature valance signage.
3. Install one (1) wall sign to feature approximately twenty-four (24) square feet. The sign will feature metal construction and ornamental iron work to match the existing.

## APPLICABLE CITATIONS:

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

### 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 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.

## *Historic Design Guidelines, Chapter 6, Guidelines for Signage*

### 1. General

#### 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.

#### B. HISTORIC SIGNS

*i. Preservation*—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.

*ii. Maintenance*—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

#### 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.

#### F. PROHIBITED SIGNS

i. An abbreviated list of the types of signs prohibited within San Antonio’s historic districts and on historic landmarks is provided below. Refer to UDC Section 35- 612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs.

- Billboards, junior billboards, portable signs, and advertising benches.
- Pole signs.
- Revolving signs or signs with a kinetic component.
- Roof mounted signs, except in the case of a contributing sign.
- Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign.
- Moored balloons or other floating signs that are tethered to the ground or to a structure.
- Any sign which does not identify a business or service within the historic district or historic landmark.
- Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts of old or unused signs.
- Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

#### G. MULTI-TENANT PROPERTIES

i. Signage Plan—Develop a master signage plan or signage guidelines for the total building or property.

ii. Directory signs—Group required signage in a single directory sign to minimize visual color and promote a unified appearance.

### 3. Projecting and Wall-Mounted Signs

#### A. GENERAL

i. *Mounting devices*—Construct sign frames and panels that will be used to be attach signs to the wall of a building of wood, metal, or other durable materials appropriate to the building’s period of construction.

ii. *Structural supports*—Utilize sign hooks, expansion bolts, or through bolts with washers on the inside of the wall depending upon the weight and area of the sign, and the condition of the wall to which it is to be attached.

iii. *Appropriate usage*—Limit the use of projecting and wall-mounted signs to building forms that historically used these types of signs, most typically commercial storefronts. To a lesser degree, these signage types may also be appropriate in areas where residential building forms have been adapted for office or retail uses, if sized accordingly.

#### B. PROJECTING SIGNS

i. *Placement*—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.

ii. *Public right-of-way*—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.

iii. *Area*—Projecting signs should be scaled appropriately in response to the building façade and number of tenants.

#### C. WALL-MOUNTED SIGNS

i. *Area*—Limit the aggregate area of all wall-mounted signs to twenty-five percent of a building facade.

ii. *Projection*—Limit the projection of wall-mounted signs to less than twelve inches from the building wall.

iii. *Placement*—Locate wall signs on existing signboards—the area above the storefront windows and below the second story windows—when available. Mount wall signs to align with others on the block if an existing signboard is not available.

*iv. Channel letters*—Avoid using internally-illuminated, wall-mounted channel letters for new signs unless historic precedent exists. Reverse channel letters may be permitted.

## **FINDINGS:**

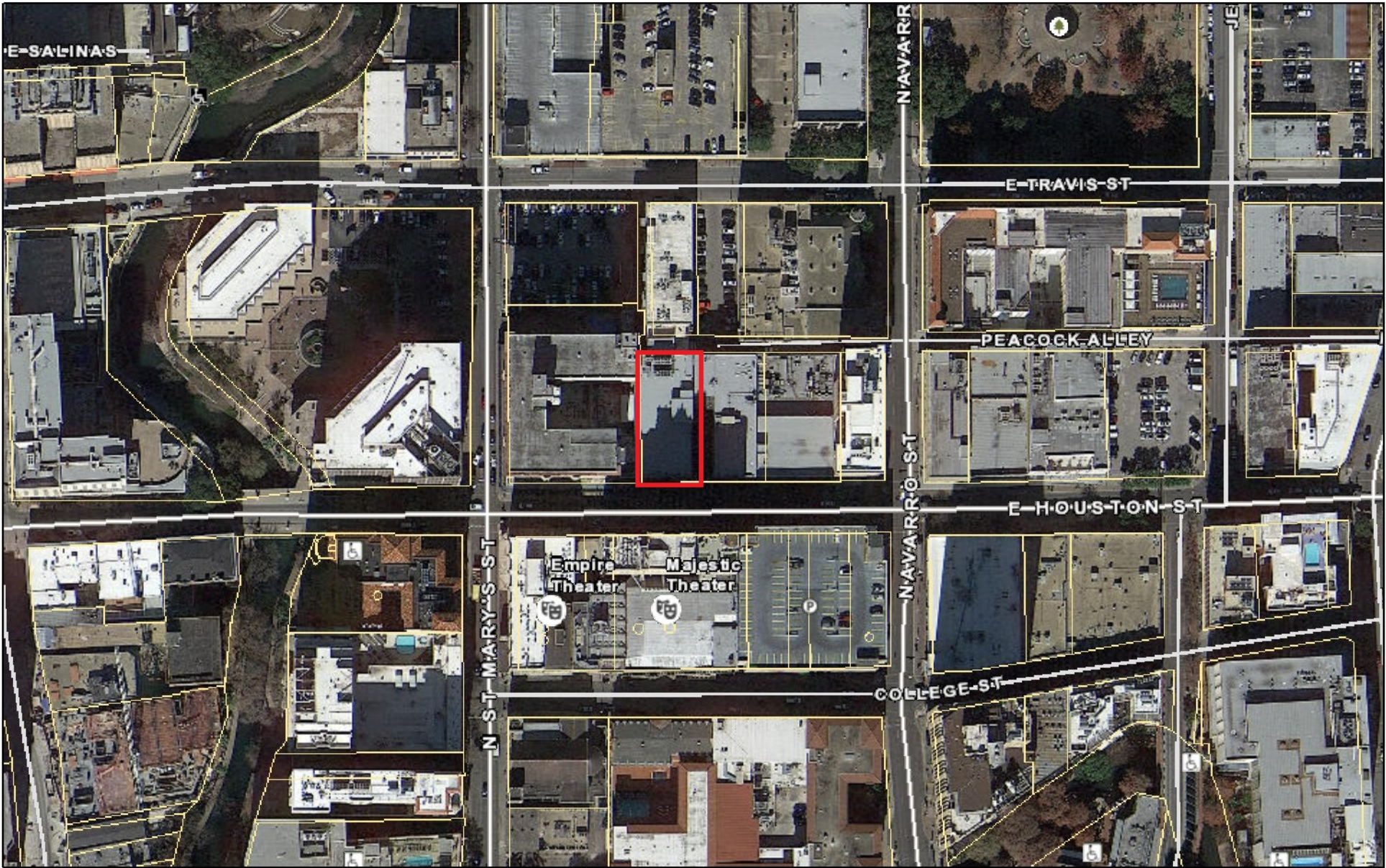
- a. The applicant has proposed to install ornamental security gates, fabric awnings with valence signage and wall signage at 219 E Houston Street. The structure is an individual landmark commonly known as the Wright Building.
- b. SECURITY GATE – The applicant has proposed to install an ornamental security gate at the recessed building entrance. The proposed security gates will match the detailing and appearance of the existing iron ornamental detailing and will be installed to be slightly recessed from the existing storefront system. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new façade elements that alter or destroy the historic building character should not be added. Additionally, the Guidelines note that alterations that disrupt the rhythm of the commercial block should not be added. The storefront system and street facing façade of this building is not in its original condition. Staff finds the proposed security gate to be appropriate.
- c. FABRIC AWNINGS – The applicant has proposed to install two (2) fabric awnings to span the length of both storefront windows. The proposed fabric canopies will feature valance signage. The Guidelines for Exterior Maintenance and Alterations 11.B.ii. notes that new awnings should be based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new 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 awnings and their included signage to be appropriate and consistent with the Guidelines.
- d. WALL SIGN – The applicant has proposed to install one (1) wall sign to feature approximately twenty-four (24) square feet. The sign will feature metal construction and ornamental iron work to match the existing. Generally, staff finds the proposed signage and its location to be appropriate. Staff finds the proposed sign should be constructed of metal and feature indirect lighting, if lit.

## **RECOMMENDATION:**

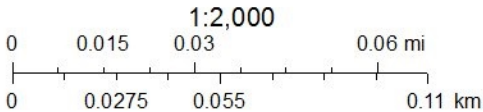
1. Staff recommends approval of item #1, the installation of a security gate based on finding b with the following stipulation:
  - i. That the gate is installed in a manner that does not impact pedestrian traffic at the right of way.
2. Staff recommends approval of item #2, the installation of two fabric canopies based on finding c, as submitted.
3. Staff recommends approval of item #3, the installation of a wall sign based on finding d with the following stipulations:
  - i. That the proposed sign feature metal construction.
  - ii. That if illuminated, the proposed signage feature indirect or back lighting.



City of San Antonio One Stop



September 25, 2023







LUNA  
ARCHITECTURE

LA Project No. 22043  
CHAMA GAUCHA  
219 E. HOUSTON ST.,  
SAN ANTONIO, TX 78205

PHOTO 1: EXISTING ELEVATION





PHOTO 2&3: EXISTING RECESSED MAIN ENTRY w/ DECORATIVE IRON WORK





PHOTO 4&5: EXISTING STOREFRONT SYSTEM w/ ORNAMENTAL WORK

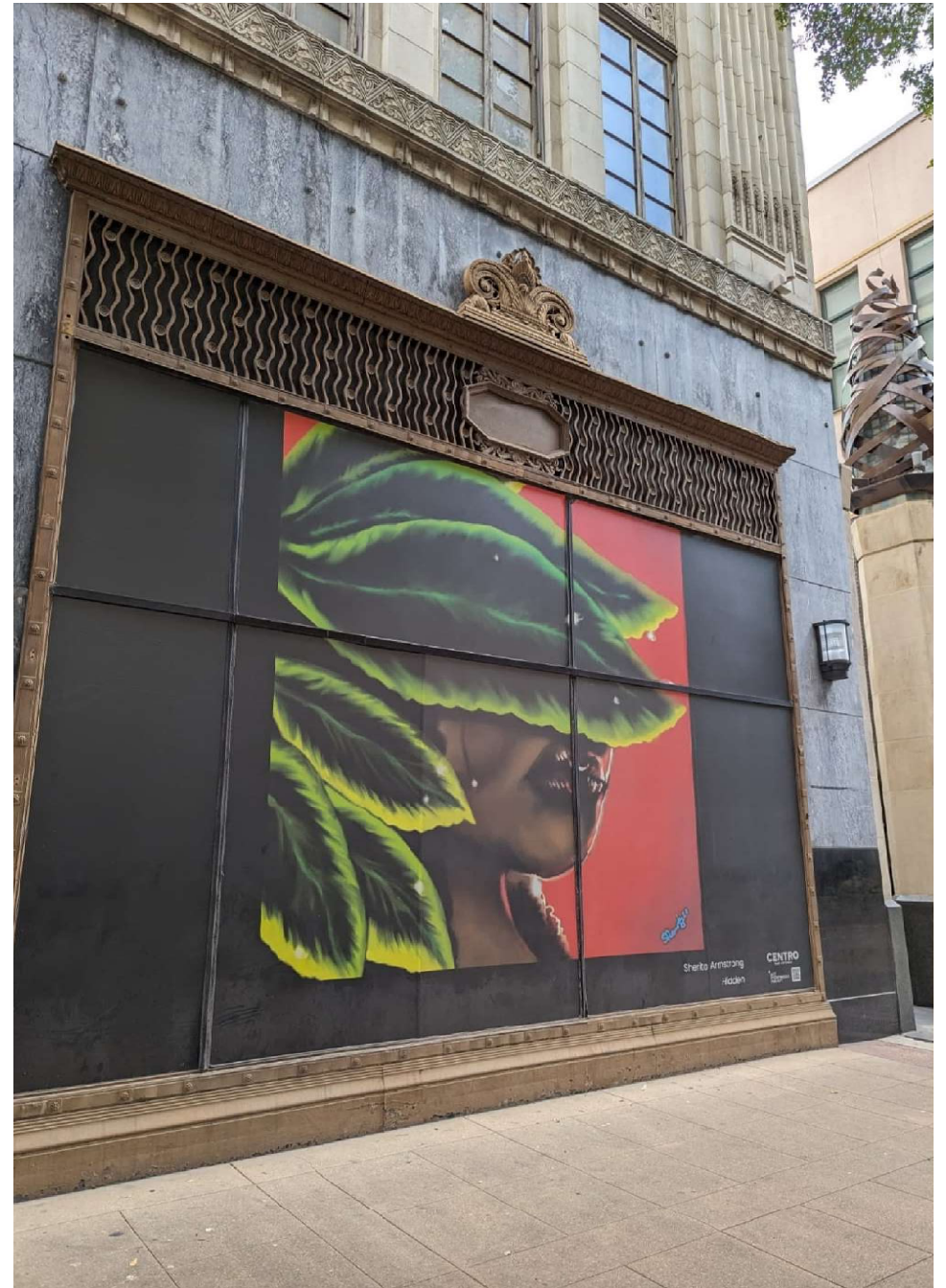




PHOTO 6&7: EXISTING ORNAMENTAL IRON WORK DETAILS

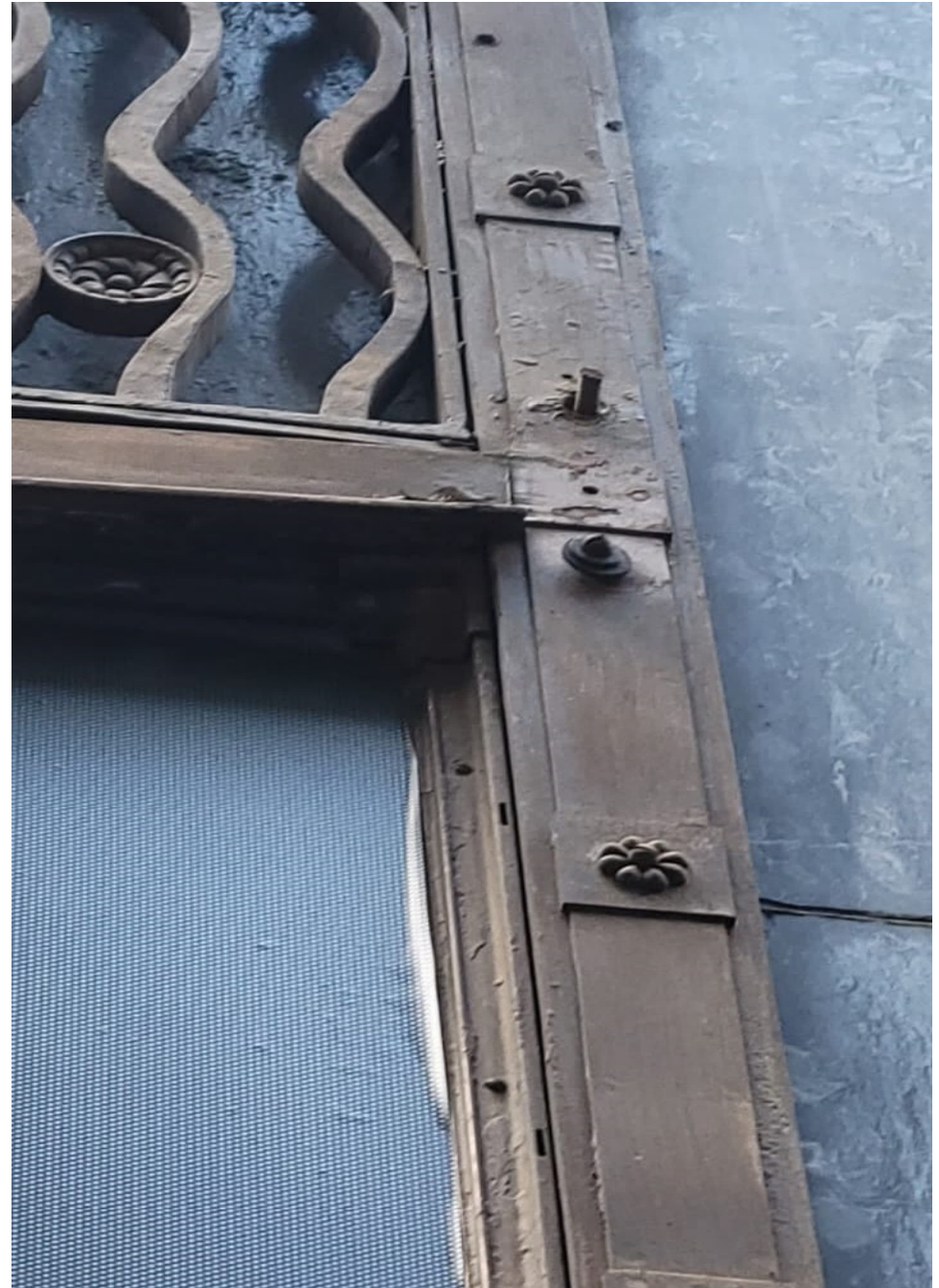
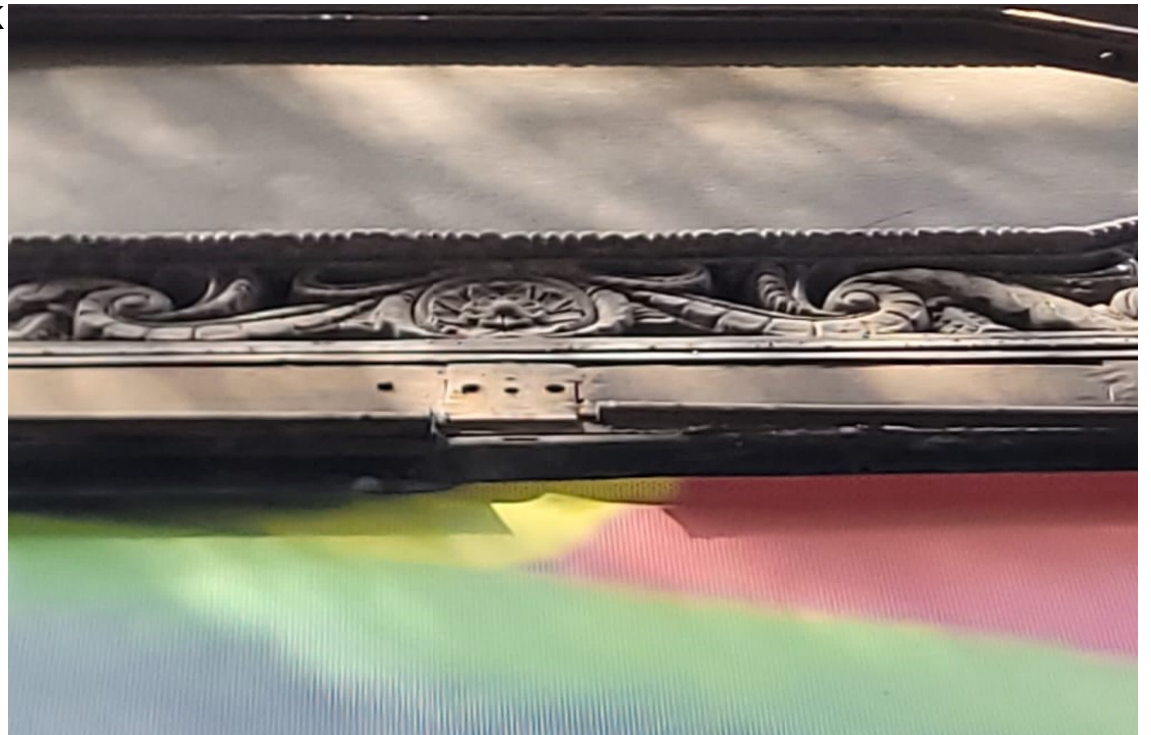






PHOTO 8: EXISTING STOREFRONT SYSTEM FRAMING

PHOTO 9: EXISTING ORNAMENTAL IRON WORK







## PROPOSED SIGNAGE AND ORNAMENTAL SECURITY GATE

# CHAMA GAÚCHA BRAZILIAN STEAKHOUSE

219 E. HOUSTON ST., SAN ANTONIO, TX 78205

09.11.2023

MAJOR SIGN	24 SF.
MINOR SIGN	12 SF.
MINOR SIGN	12 SF.
<b>TOTAL:</b>	<b>48 SF.</b>

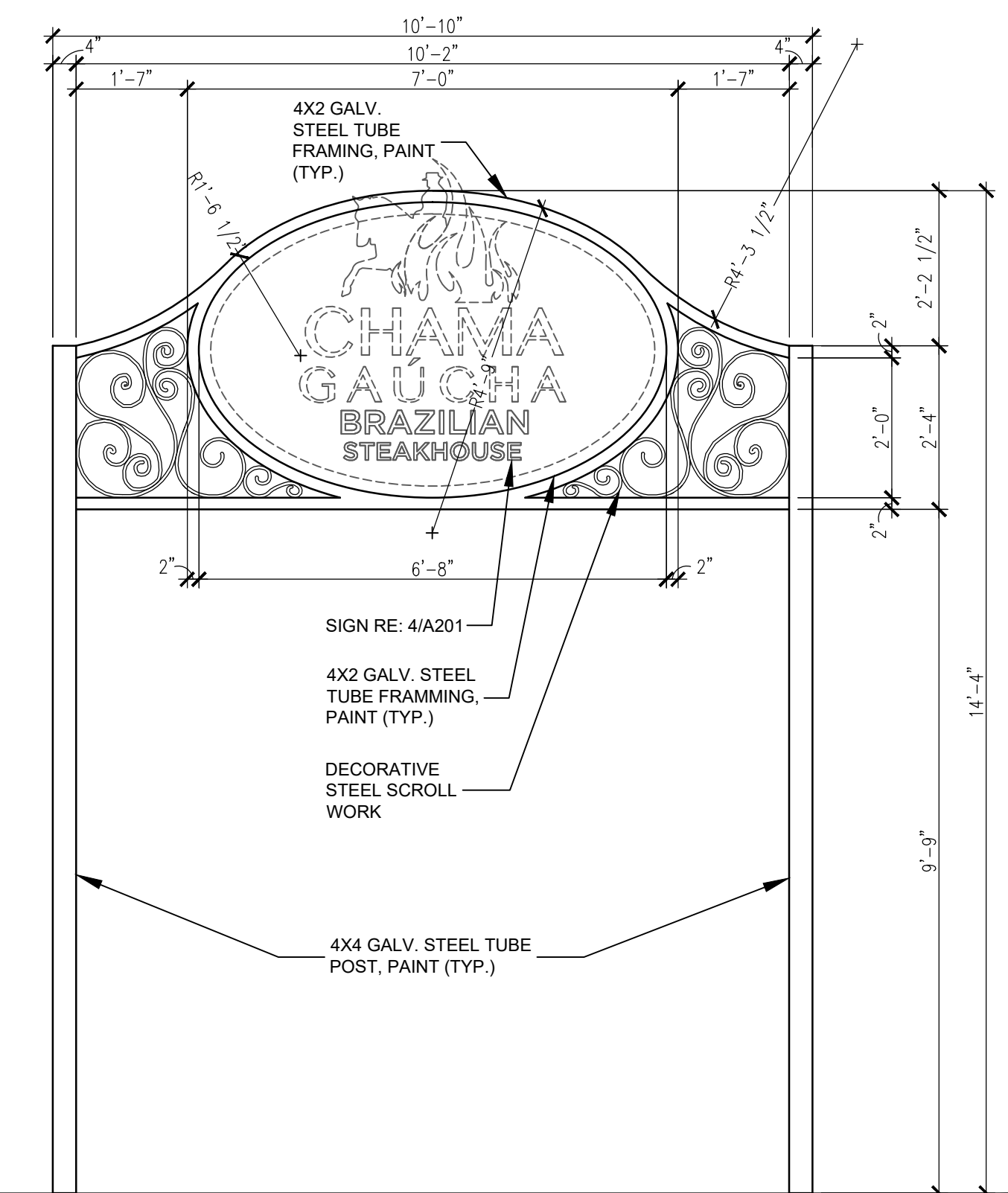


16403 Huebner Rd., San Antonio, Texas 78248  
[www.lunaarchitecture.com](http://www.lunaarchitecture.com) Tel. 210.340.2400

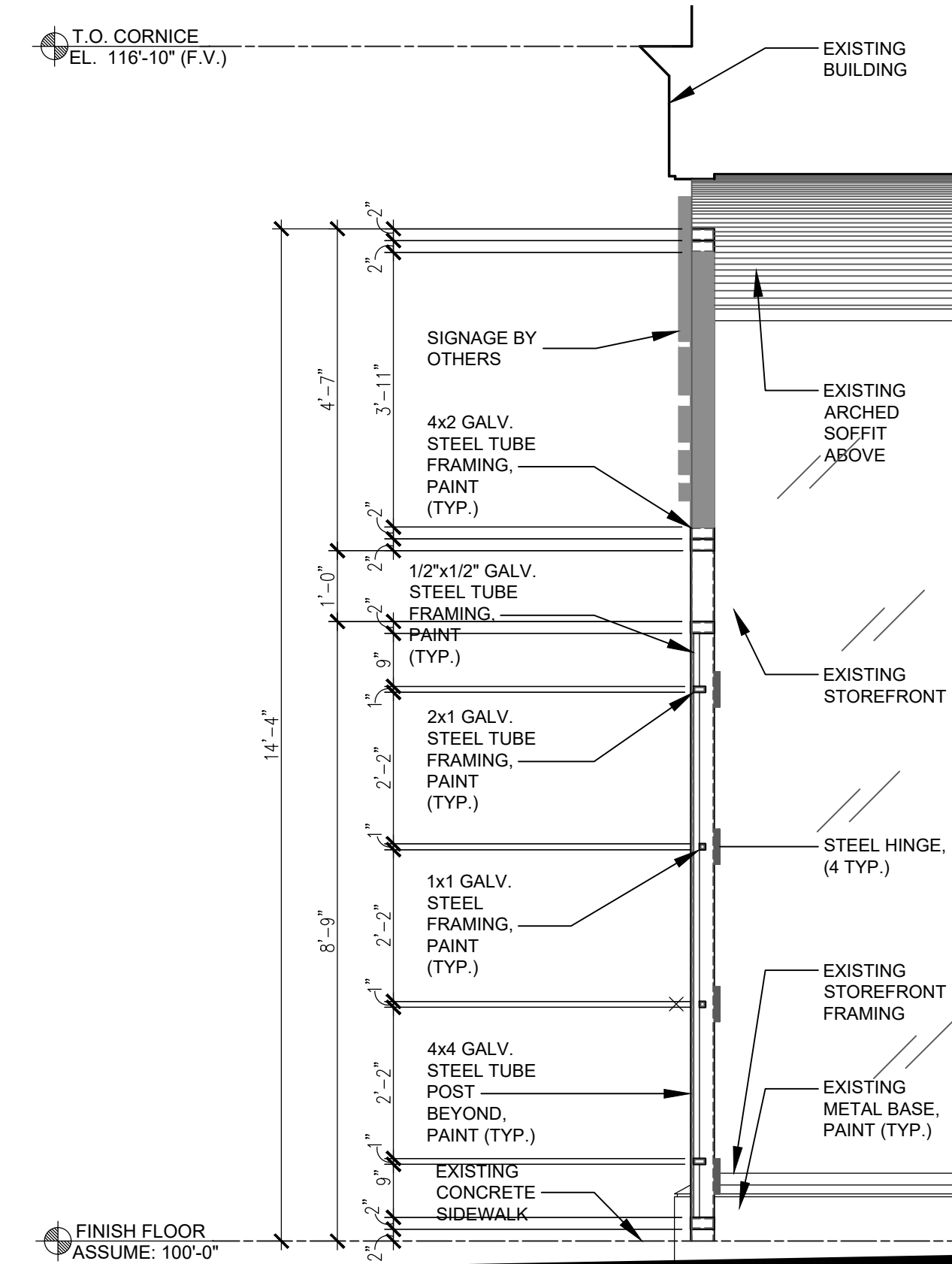




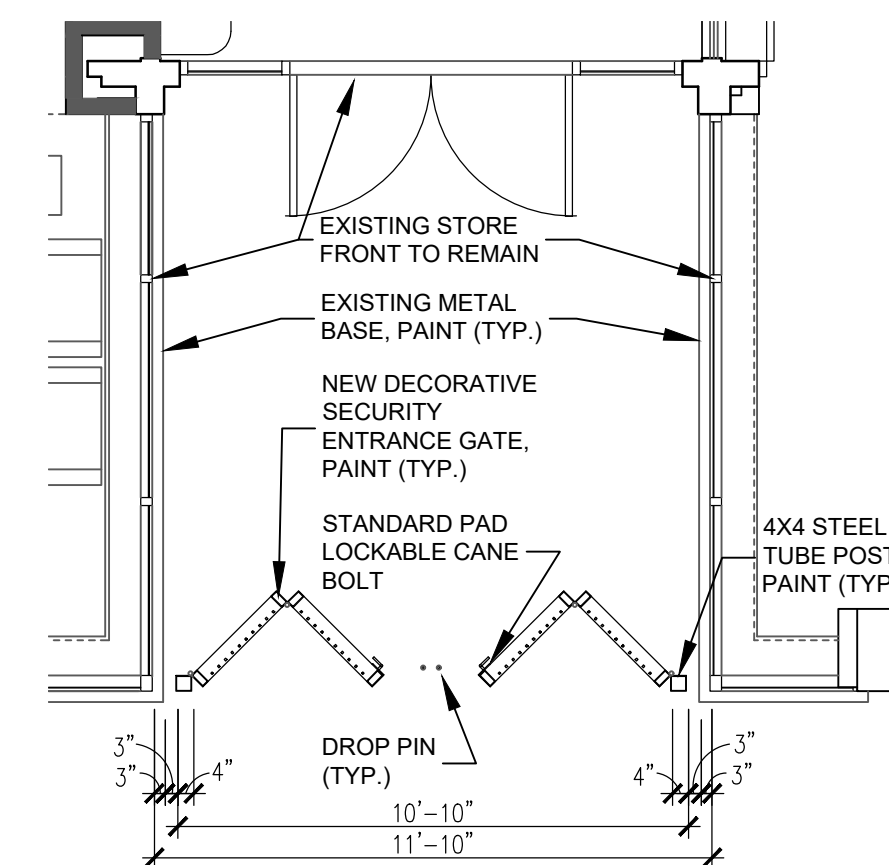
**4 ENLARGED SIGN ELEVATION**  
A201 SCALE: 3/4" = 1' - 0"



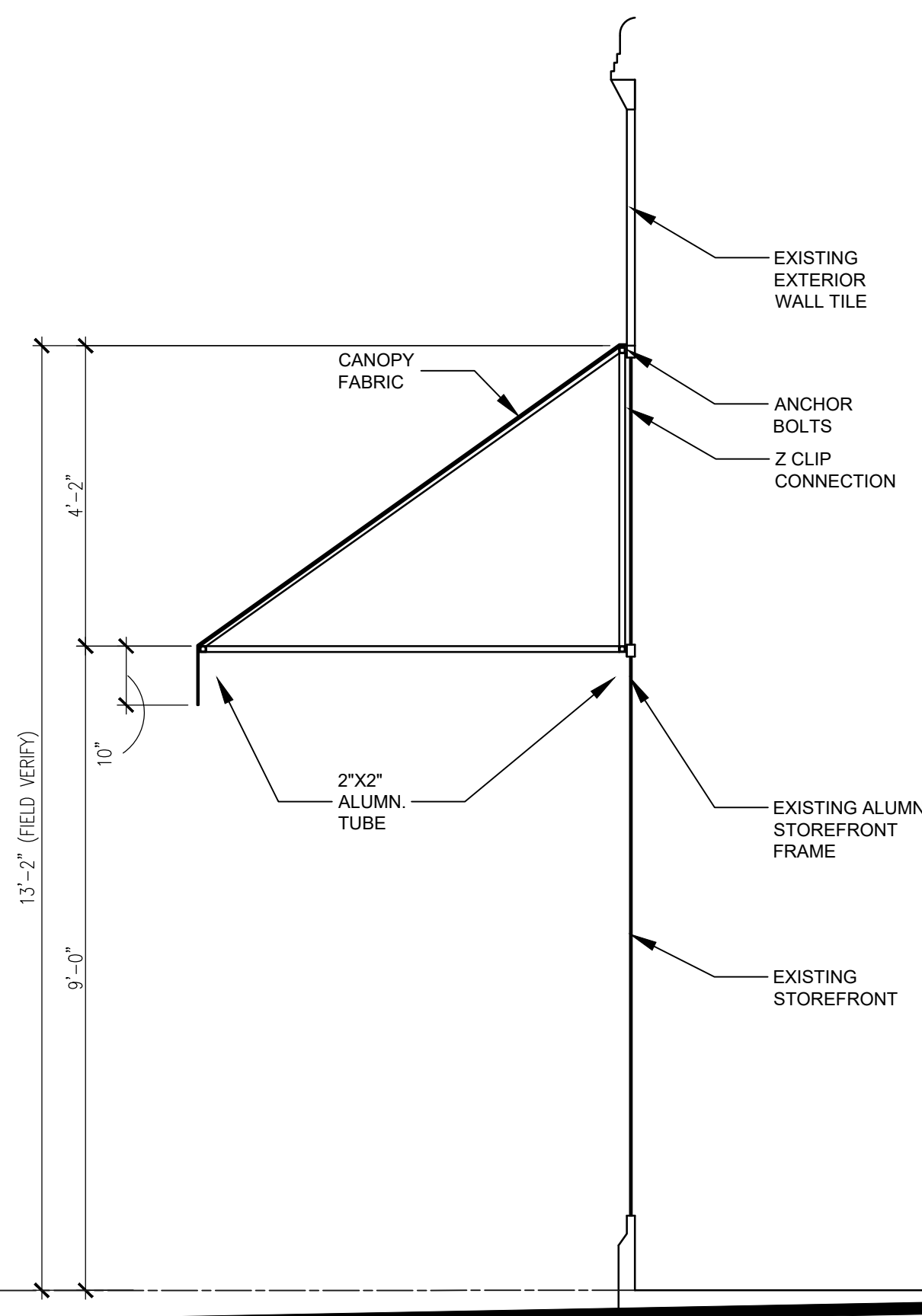
**3 ENLARGED PLAN**  
A201 SCALE: 1/2" = 1' - 0"



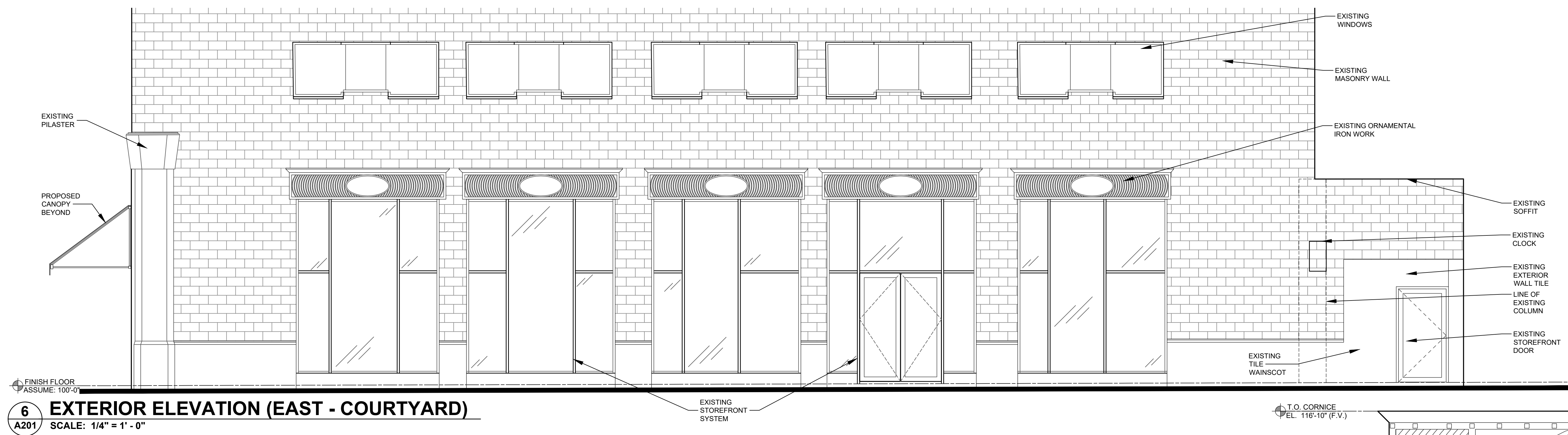
**2 ENLARGED SIGN ELEVATION**  
A201 SCALE: 1/2" = 1' - 0"



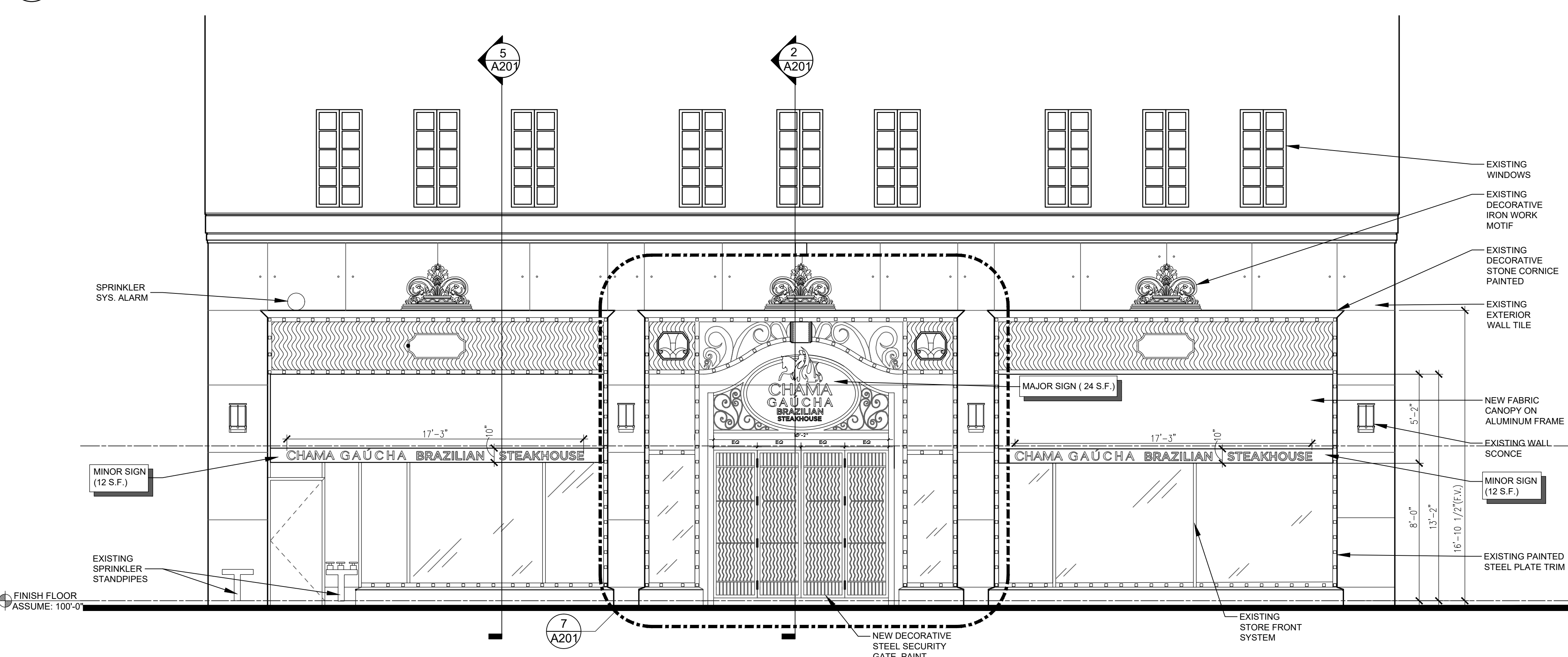
**1 ENLARGED PLAN**  
A201 SCALE: 1/4" = 1' - 0"



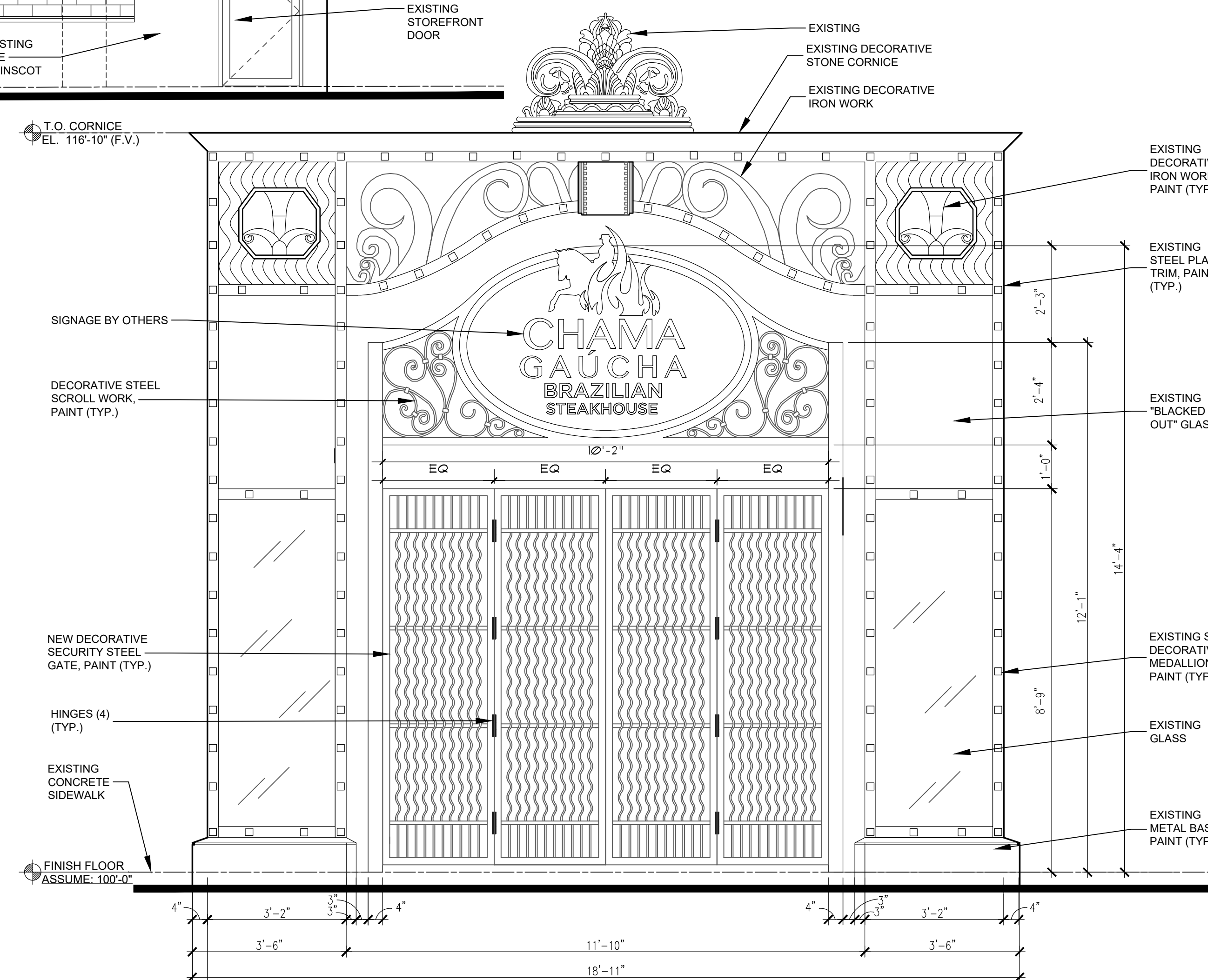
**5 CANOPY SECTION**  
A201 SCALE: 1/2" = 1' - 0"



**6 EXTERIOR ELEVATION (EAST - COURTYARD)**  
A201 SCALE: 1/4" = 1' - 0"



**8 EXTERIOR ELEVATION (SOUTH-HOUSTON ST.)**  
A201 SCALE: 1/4" = 1' - 0"



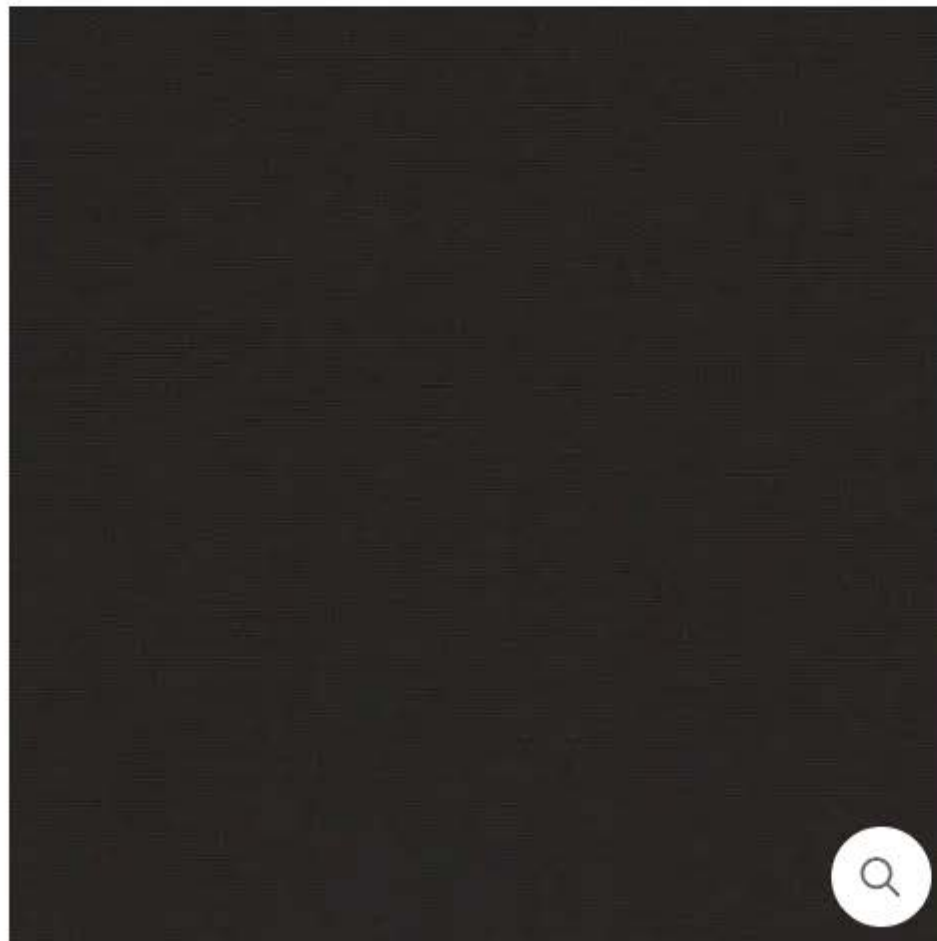
**7 ENLARGED GATE @ FRONT ENTRANCE ELEVATION**  
A201 SCALE: 1/2" = 1' - 0"





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## Black

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