

# HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2022

**HDRC CASE NO:** 2022-311  
**ADDRESS:** 130 HOEFGEN AVE  
**LEGAL DESCRIPTION:** NCB 14082 BLK 2 LOT 4 (EXCEPT S IRR 147.42 FT (.442 A), S IRR 96.39 FT (.236 A) & W IRR 312.5 FT (1.313 A)  
**ZONING:** D, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** St Paul Square Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Mark Henderson/Ford, Powell and Carson Architects and Planners, Inc.  
**OWNER:** Emily Smith/ATG San Antonio, LLC  
**TYPE OF WORK:** Signage relocation, repair and maintenance, fencing, lighting, entrance element construction  
**APPLICATION RECEIVED:** May 27, 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:

1. Perform rehabilitative scopes of work to historic structures on site including in-kind repairs to the entrances and painting.
2. Construct an entrance trellis structure to the south of the existing ticket structure.
3. Install a new, transparent metal fence to feature laser cut patterns and swinging gate sections, and a solid wall to feature an open tile top and an exit door. Both new fence/wall elements will be added to the west side of the property.
4. Install new pedestrian light poles and rope lighting.
5. Install the Espee logo and lettering/graphic elements to the existing arched element on the roof of the pavilion.
6. Relocate the existing, Espee blade sign from its current location to a location towards the rear of the historic structure.

## APPLICABLE CITATIONS:

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

### B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.
- vi. *Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

## *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.

## 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 is requesting a Certificate of Appropriateness for approval to perform site modifications, install and relocate signage, and install site fencing and walls at 130 Hoefgen, located within the St. Paul Square Historic District. The primary scopes of work are to existing site and service elements. The applicant has noted that no modifications will be performed to the Southern Pacific Passenger Depot, or other historic structures.
- b. REHABILITATION – The applicant has proposed to perform rehabilitative scopes of work to the historic structures on site including in-kind repairs to the entrances and painting. Staff finds this to be appropriate and consistent with the Guidelines.
- c. ENTRANCE TRELLIS – The applicant has proposed to construct an entrance trellis structure to the south of the existing ticket structure. Staff finds the proposed entrance trellis to be appropriate.
- d. FENCING/WALL – The site currently features a wrought iron fence with vertical fence pickets. At this time the applicant has proposed to install a new, transparent metal fence to feature laser cut patterns and swinging gate sections, and a solid wall to feature an open tile top and an exit door. Both new fence/wall elements will be added to the west side of the property. Generally, staff finds the proposed fencing and wall to be appropriate; however, staff finds that all new fencing should not exceed six (6) feet in height at any location. Existing fence and wall heights that exceed six (6) feet in height may be maintained; however, all new fencing should be consistent with the Guidelines regarding height.
- e. SITE LIGHTING – The applicant has proposed to install pole lights and other site lighting elements including rope lights throughout the site. Generally, staff finds the proposed lighting to be appropriate; however, staff finds that a detailed site lighting plan should be submitted to OHP staff for review and approval. The applicant has noted that the proposed site lighting will feature night sky cut-off features.
- f. LOGO/SIGNAGE – The applicant has proposed to install the Espee logo and lettering/graphic elements to the existing arched element on the roof of the pavilion. Generally, staff finds the proposed signage to be appropriate; however, staff finds that detailed signage documents should be submitted for review and approval by OHP staff.
- g. SIGNAGE RELOCATION – The applicant has proposed to relocate the existing, Espee blade sign from its current location to a location towards the rear of the historic structure. Staff finds the proposed relocation to be appropriate.

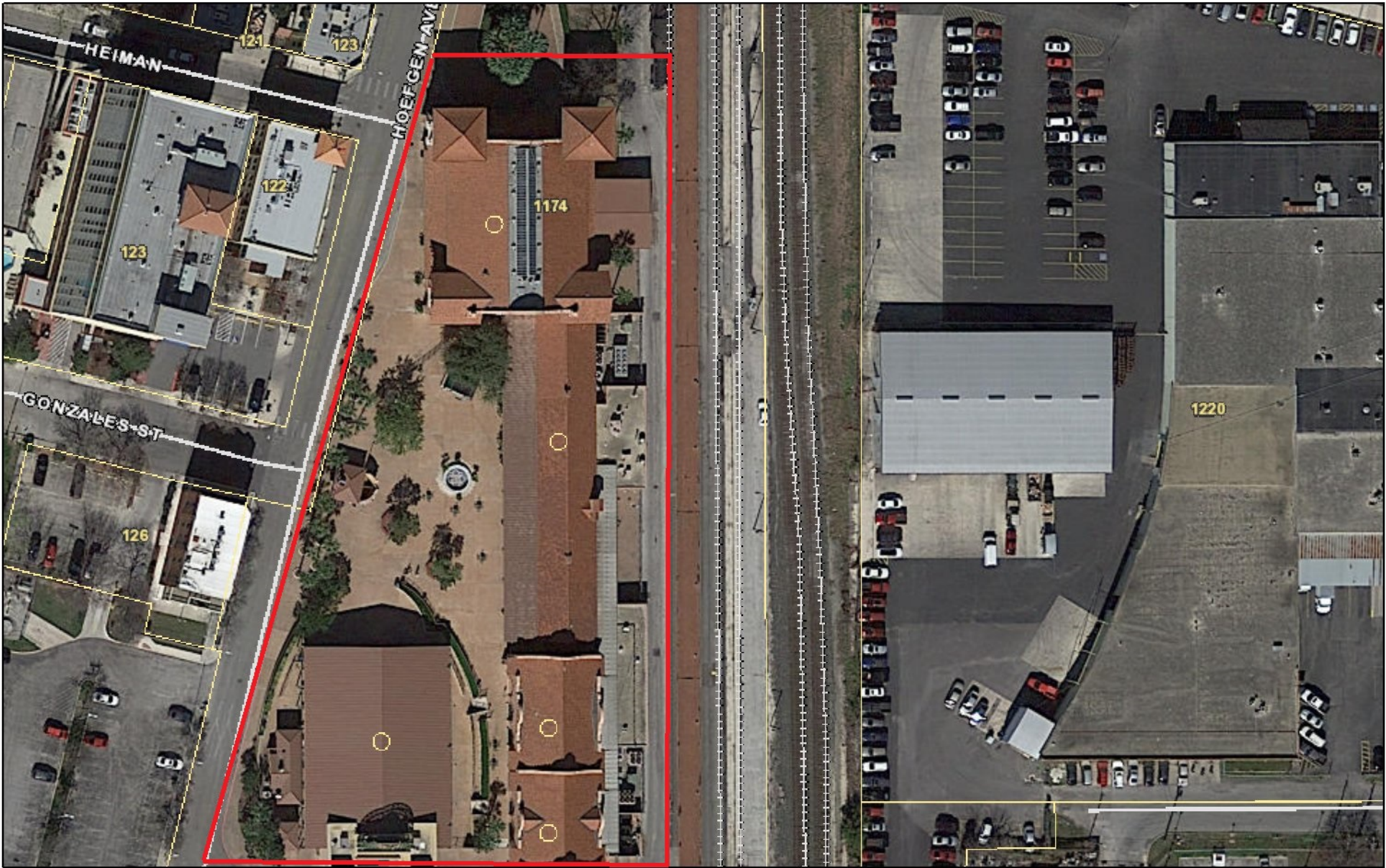
## **RECOMMENDATION:**

- 1. Staff recommends approval of item #1, in-kind rehabilitate scopes of work and painting as submitted, based on finding b.
- 2. Staff recommends approval of item #2, the construction of an entrance trellis based on finding c with the stipulation that final construction documents be submitted to OHP staff for review and approval.
- 3. Staff recommends approval of item #3, the installation of a new fence and installation of a new wall based on finding d with the following stipulations:
  - i. That new fencing and walls on site to do not exceed six (6) feet in height.

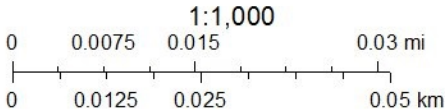
- ii. That final fencing details be submitted to OHP staff for review and approval.
- 4. Staff recommends approval of item #4, the installation of lighting on site with the stipulation that a final site lighting plan is submitted to OHP staff for review and approval.
- 5. Staff recommends approval of item #5, the installation of the Espee logo within the existing arch with the stipulation that detailed signage documents including any lighting are submitted to OHP staff for review and approval.
- 6. Staff recommends approval of item #6, the relocation of the existing Espee sign based on finding g, as submitted.



City of San Antonio One Stop



June 9, 2022



# HDRC Certificate of Appropriateness Application

The ESPEE at Saint Paul Square  
130 Hoefgen Ave

Applicant: Ford, Powell, Carson Architects  
05-27-22









FORD POWELL CARSON

## PROJECT DESCRIPTION

|   |                              |
|---|------------------------------|
|  <b>Date:</b>        | 4/27/2022                    |
|  <b>RE:</b>          | The ESPEE at St. Paul Square |
|  <b>Prepared By:</b> | Mark Henderson, RA           |

### PROJECT DESCRIPTION – THE ESPEE AT ST. PAUL SQUARE

This project represents site improvements, security upgrades and selected interior remodeling of several buildings which are part of the Southern Pacific Railroad Station City Historic Landmark designation located within the St. Paul Square Historic District. The improvements are necessary to support a new interior and exterior entertainment venue operated by the Ambassador Theater Group (ATG) San Antonio, LLC. The project includes site improvements and selected interior remodeling of historic Depot Buildings 3 and 4 which are adjacent to the main Southern Pacific Railroad Depot. The work does not include the Main Depot 1 itself, nor the interior of Depot Building 2.

The original exterior and interior envelopes of all the historic landmark buildings remain unaltered except for operational repairs to the exterior entry and exit doors and the relocation of one building sign back to its original location on the southwest corner of the Main Depot. The repairs to the doors will not replace original historical materials. Paints will match existing approved historical colors.

The project also includes renovations and repairs to the existing, non-historic, covered stage pavilion (Lone Star Pavilion) the small open stage, public restrooms, fountain, ticketing, and concession support buildings. These exterior renovations and repairs of contemporary, accessory buildings, including paints and colors, will be compatible with the existing conditions and respectful of the adjacent historic buildings.

The work will emphasize new and existing perimeter fencing and walls for customer and crowd safety control, electronic security surveillance, electronic scanning at entrances and bollards to better protect against vehicular impact. New fencing and entrances will maintain selected public views to the historic buildings from Hoefgen Ave. However, the fencing is designed to obscure acute public viewing of performances at the Lone Star Pavilion. New accent site lighting will be provided, and area light poles will comply with night-sky cut off requirements. New ESPEE venue signage will be provided on the painted steel truss arch at the pavilion. The work will be compatible with the historic district through the detailing of fences, walls, steel trellises, planting, grasses, paving and site accessories like those features found throughout the St. Paul Square Historic District.

END OF DESCRIPTION

ARCHITECTS & PLANNERS

420 Broadway, Suite 100  
San Antonio, TX 78205

210.226.1246  
fpcarch.com







EXISTING SITE



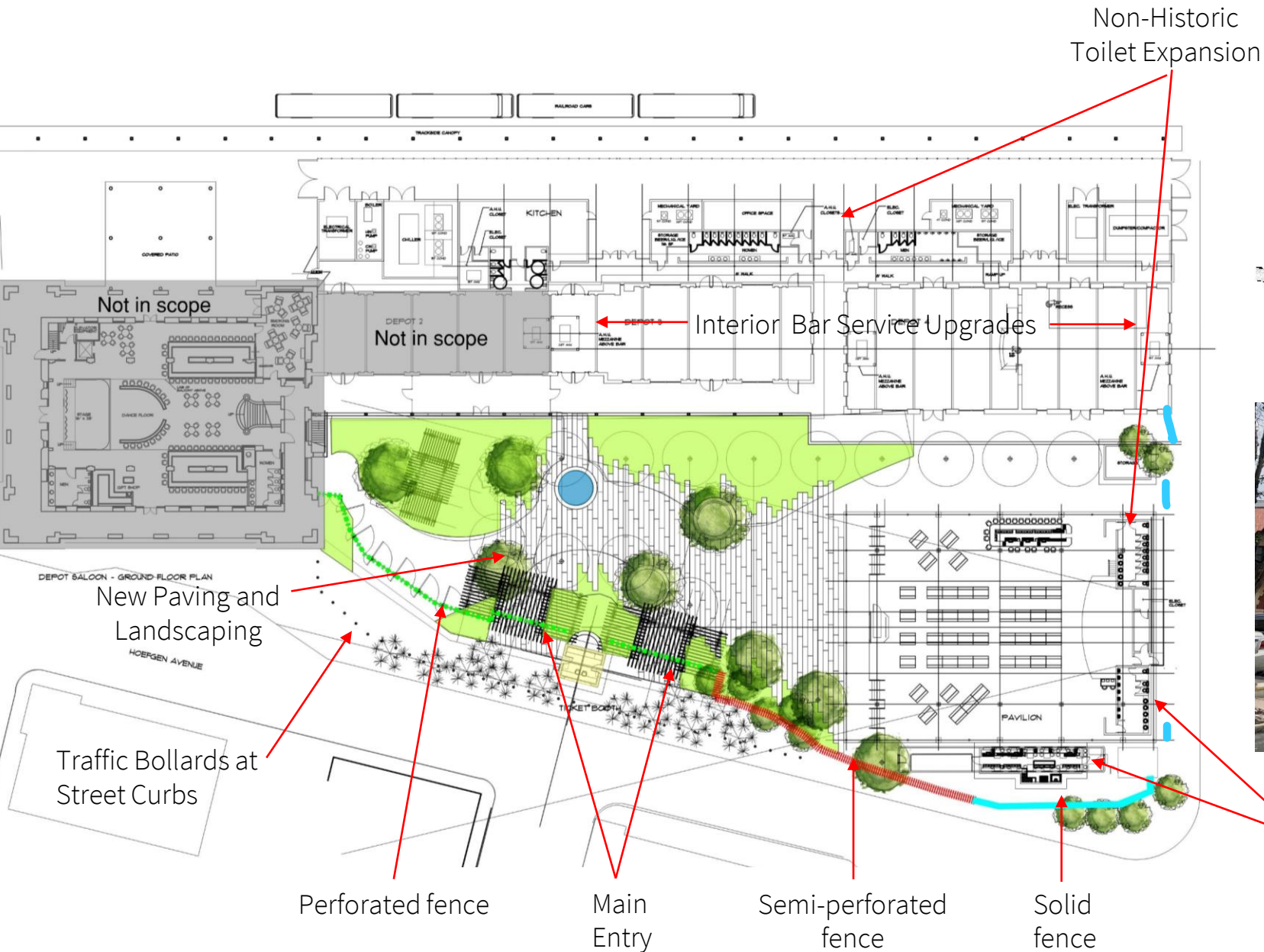


EXISTING SITE PLAN CONDITIONS

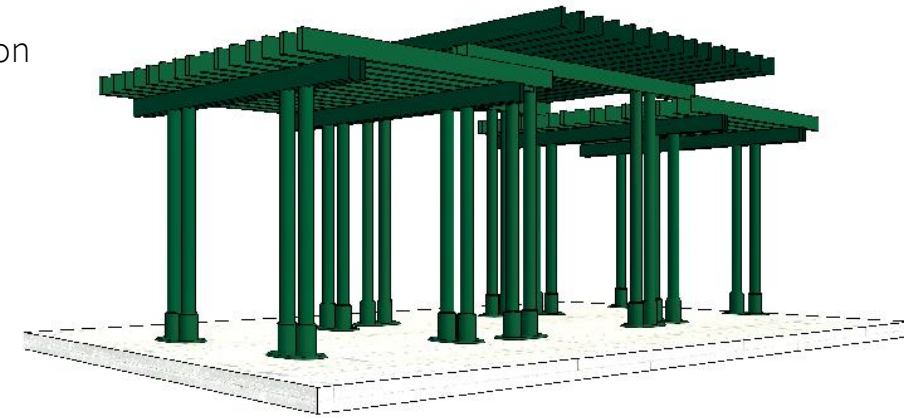


EXISTING HOEFGEN STREET CONDITIONS





PROPOSED SITE PLAN



PROPOSED SHADE STRUCTURE (AT ENTRY)

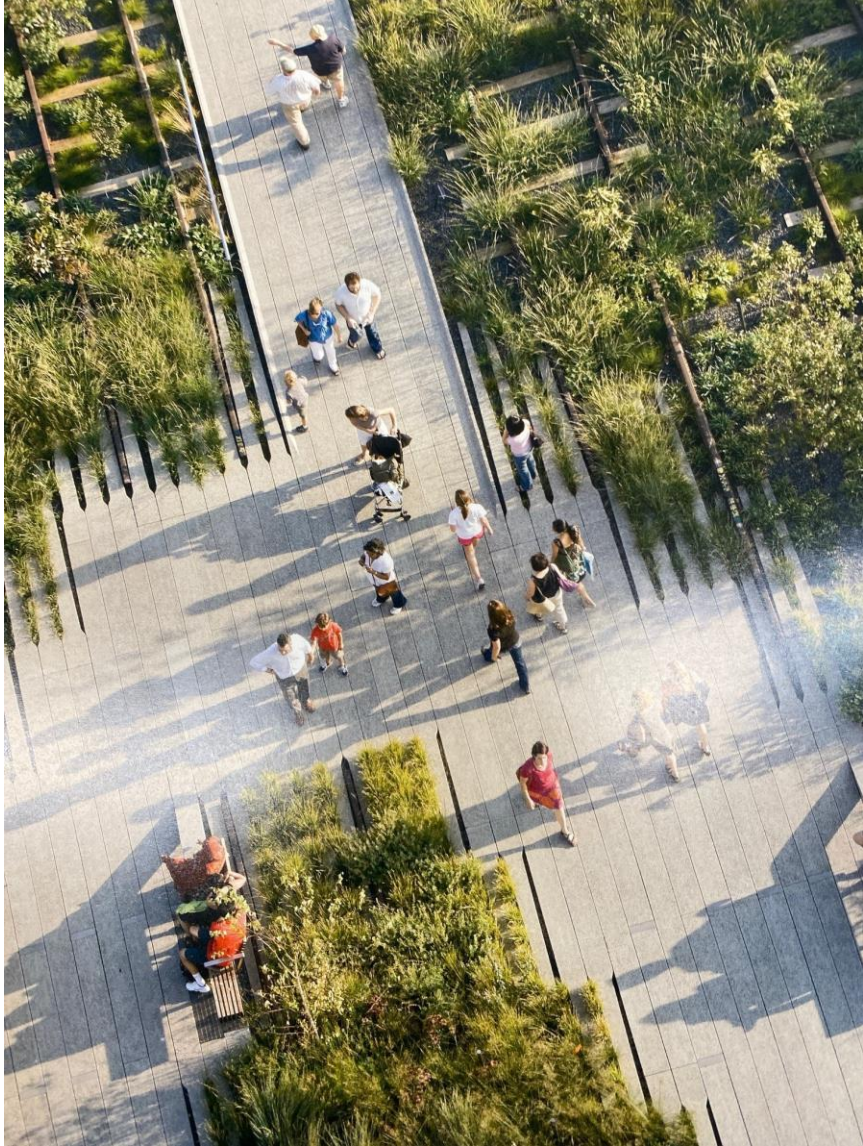


EXISTING CONDITIONS

Minor, Non-Historic Accessory Room Upgrades







PROPOSED NEW PAVING



ST. PAUL SQUARE EXISTING SHADE STRUCTURE AND FENCING







EXISTING ESPEE SIGN (RELOCATED TO ORIGINAL LOCATION)



EXISTING CONTEXT AT ST. PAUL SQUARE



EXISTING CONTEXT AT ST. PAUL SQUARE





EXISTING



PROPOSED



PROPOSED RENDERING





EXISTING



PROPOSED  
(LAZER CUT PATTERN IN SWINGING GATE SECTIONS)

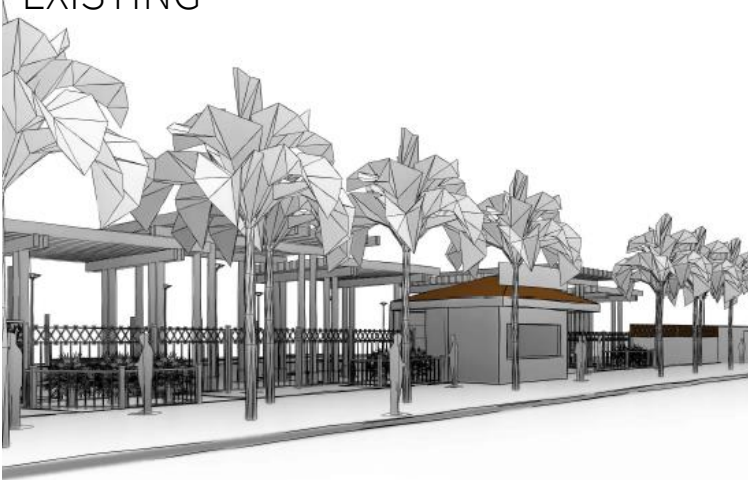


PROPOSED RENDERING





EXISTING



PROPOSED



PROPOSED RENDERING



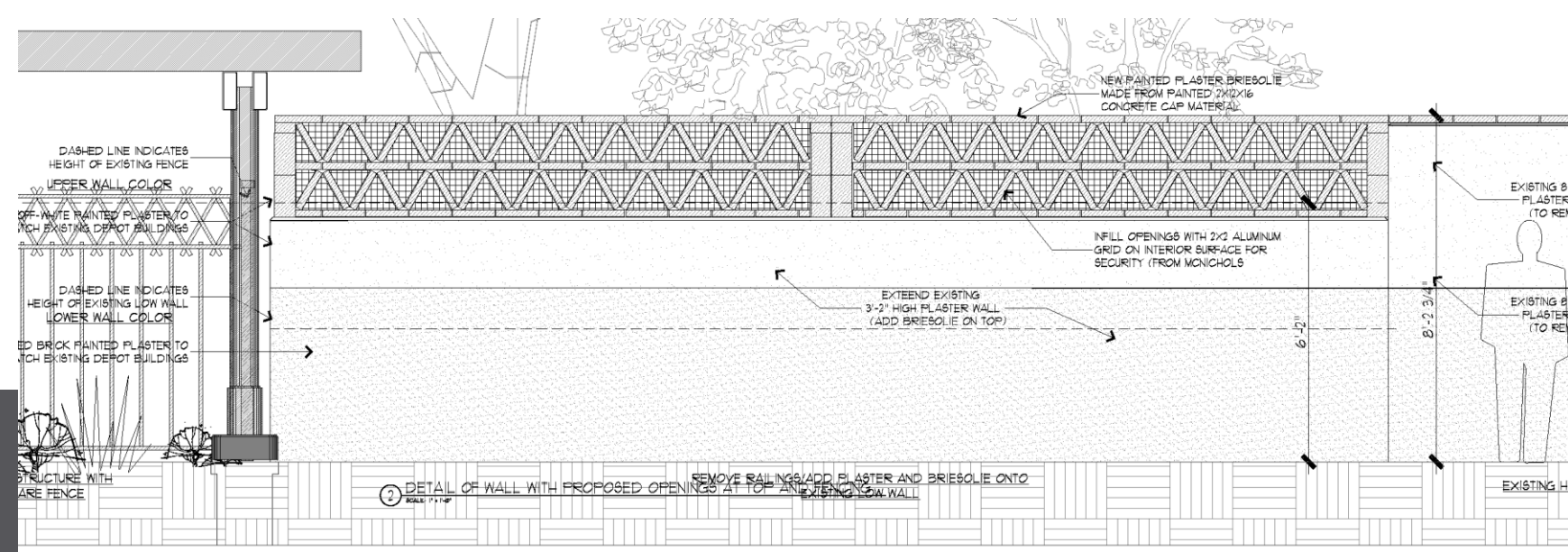


PROPOSED LIGHT FIXTURES  
(NIGHT SKY CUT-OFF)



NIGHT VIEW TOWARDS LONE STAR PAVILION  
(PROPOSED NEW PAVING / SYNTHETIC TURF / PLANTING / LIGHTING UPGRADES / SHADE STRUCTURES)

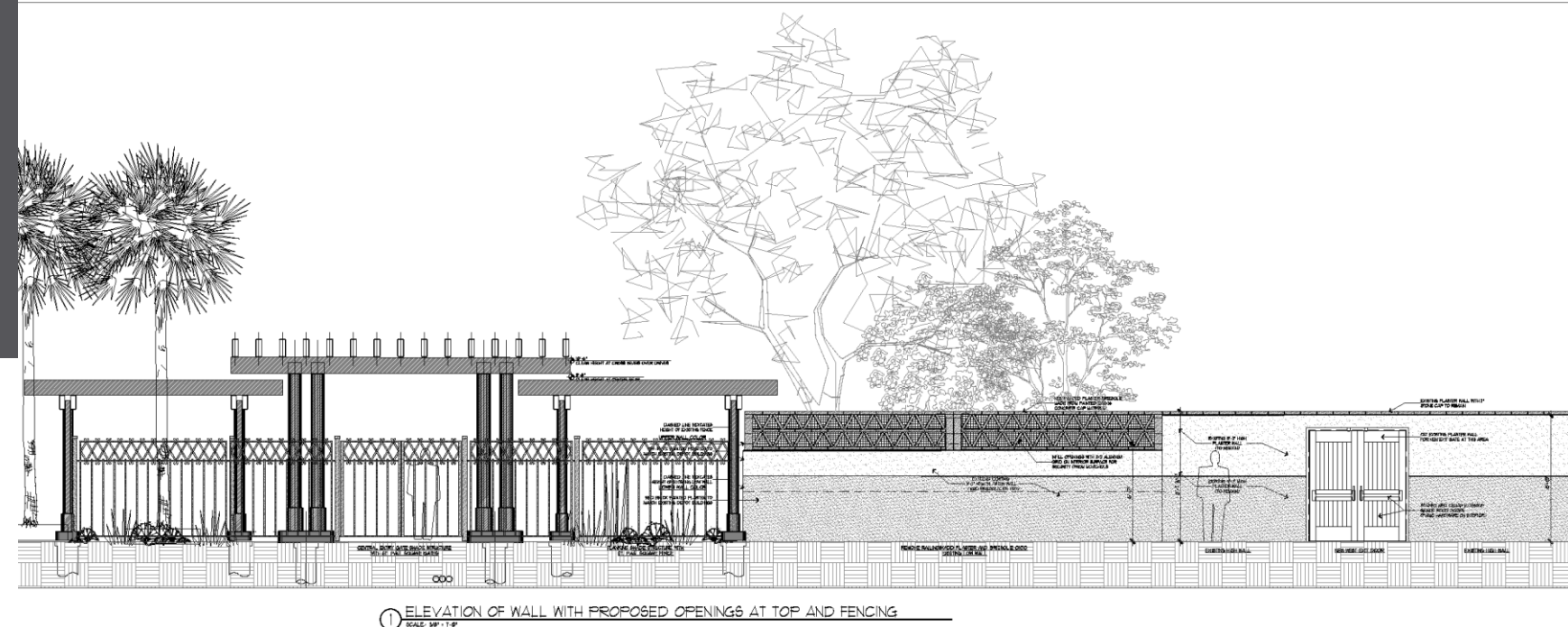




EXISTING CONDITIONS



EXAMPLE OF OPEN TILE WALL



PROPOSED WEST WALL

(REMOVE OPEN FENCING / ADD SOLID PLASTER WALL WITH OPEN TILE TOP /ADD EXIT DOOR)



## LONE STAR PAVILION PROPOSED SIGNAGE



EXISTING



EXISTING



PROPOSED



PROPOSED



PROPOSED LOGO





EXISTING SIGN LOCATION (RELOCATE SIGN)



EXISTING HISTORIC DOORS  
(OPERATIONAL REPAIRS)



MATCH EXISTING PAINT  
(ST. PAUL SQUARE AREA)



HISTORIC LANDMARK STRUCTURES (UNALTERED)





LAZER CUT STEEL SWINGING GATE SECTIONS  
(PATTERN TO BE DETERMINED)



OPTIONS FOR LAZER CUT STEEL PATTERNS

