

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2022

HDRC CASE NO: 2022-441
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
APPLICANT: Mark Henderson/Ford Powell & Carson Architects
OWNER: VIA METROPOLITAN TRANSIT
TYPE OF WORK: Fencing and site walls
APPLICATION RECEIVED: August 16, 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 amend a previously approved fencing and wall design at 130 Hoefgen, located within the St Paul Square Historic District. Currently, the applicant is requesting for the proposed fencing and walls to exceed six (6) feet in height.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

A. HISTORIC FENCES AND WALLS

- i. Preserve*—Retain historic fences and walls.
- ii. Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.

(c) Height Limitation.

- (1) Except for the provisions in section (b) above no fence shall exceed the following table of heights. In addition, the maximum permitted fence height shall not exceed that of the maximum permitted fence height for the abutting property except as provided in subsection (c)(2). The board of adjustment may allow fences of greater height by special exception, subject to section 35-399.04 of this chapter or by variance subject to Section 35-482 if the height of the fence exceeds that height allowances for a special exception. The height shall be the vertical distance measured from the lowest adjacent ground level (either inside or outside the fence) to the top of the tallest element of the fence material, excluding decorative features affixed to the top of any column, pillar or post. The height of any existing retaining walls, either an integral part of a fence or upon which a fence may be erected, shall be calculated in the height of the fence, except in the following instances:

- A. The retaining wall is necessary for structural soundness/integrity of building construction on the lot; or
- B. The retaining wall is abutting a drainage easement or drainage infrastructure.

Table of Heights
Maximum Permitted Fence Heights

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family or Mixed Residential Use	3'0" solid fence 5'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"
Multi-Family Use (see also subsection 35-514(f) below)	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Commercial & Office Use	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Industrial Use ¹	8'0" ¹	8'0" ¹	8'0" ¹
Government Facilities, Churches, Schools, Swimming Pools, Stormwater Management Facilities, & Parks (Public property, including parks, require HDRC review)	8'0"	8'0"	8'0"
Vacant Lots, Parking Lots	3'0" solid fence 6'0" combined or predominantly open (see also subsection 35-514(b)(3) above	6'0"	6'0"

FINDINGS:

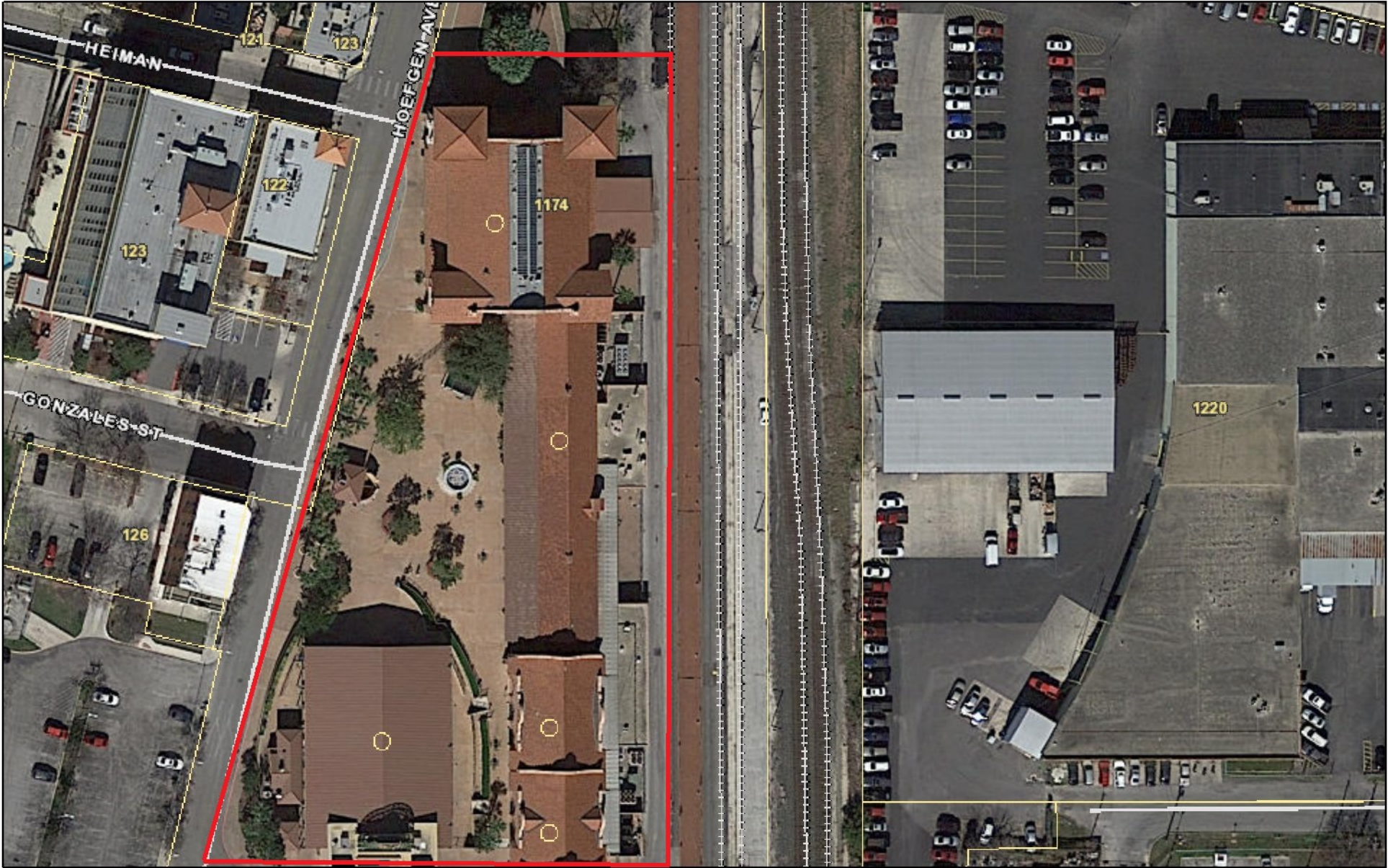
- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved fencing and wall design at 130 Hoefgen, located within the St Paul Square Historic District. At this time the applicant is requesting for the proposed fencing and walls to exceed six (6) feet in height.

- b. PREVIOUS REVIEW – The applicant received approval from the Historic and Design Review Commission to install fencing and site walls at the June 15, 2022, Historic and Design Review Commission hearing, with the stipulation that new fencing and walls on site not exceed six (6) feet in height.
- c. FENCING / SITE WALLS – The applicant has proposed to install a series of fences and site walls to feature overall heights that range from 6' – 2" to 8' – 2" inches. The applicant has proposed for the wall to feature two primary designs; a solid wall for the entire height and a design where the wall's height is separated into thirds, with the top third being transparent. The UDC Section 35-514(c) notes that the side and rear yard fencing heights for commercial properties should not exceed six (6) feet in height. Staff finds the proposed height to be inconsistent with the UDC. Additionally, staff finds a height of six (6) feet to be most appropriate for a historic district.

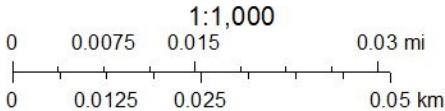
RECOMMENDATION:

Staff recommends that the previously approved height of six (6) feet be adhered to, as noted in finding c.

City of San Antonio One Stop



June 9, 2022



HDRC Certificate of Appropriateness Application
-Final Approval-

The ESPEE at Saint Paul Square
130 Hoefgen Ave

Applicant: Ford, Powell, Carson Architects
08-16-22





FORD POWELL CARSON

PROJECT DESCRIPTION

	Date:	8/16/2022
	RE:	The ESPEE at St. Paul Square
	Prepared By:	Mark Henderson, RA

PROJECT DESCRIPTION – THE ESPEE AT ST. PAUL SQUARE

This COA application is being submitted under the request, and per discussion with OHP (Edward Hall). This application highlights only the exterior walls, fencing and turf proposed at the Espee Theater at Saint Paul Square as addressed in item #3 (staff stipulations) per HDRC case #2022-311. Item #4 has been deleted from the project scope and item #5 is deferred at this time.

This project represents site improvements, and security upgrades 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. This project application only includes site improvements in the form of metal fencing, solid masonry walls and synthetic turf applied over the existing concrete paving in limited locations.

The site currently features wrought iron fencing and solid plaster walls. The proposed work will supplement the existing solid walls while replacing the wrought iron fencing with more opaque screened fencing for customer and crowd safety control. New fencing and entrances will maintain selected public views towards the historic buildings from Hoefgen Ave. However, the fencing is designed to obscure acute public viewing of performances at the Lone Star Pavilion and help restrict the passing of contraband into the venue. The work will be compatible with the historic district and context through the detailing of fences, walls, paint and paving like those features found throughout the St. Paul Square Historic District.

The proposed metal fencing types are being held to roughly 6'-0" in height per previous OHP staff recommendations. The newly proposed solid walls and semi-solid walls vary in height from 6'-8"

up to 8'-2" and directly correspond to existing wall height datums and the existing grade which slopes away towards the south-west. The new solid/semi solid walls proposed on the west façade are detailed to closely match the height of existing adjacent walls. The new solid wall starts at roughly 8'-2" and tapers, with grade, down to 7'-2". The new wall height is no more than 1 foot taller than the existing open wrought iron fence on site at any point and in no case, will the new walls and fencing exceed the existing wall heights on site or at other Saint Paul Square locations.

END OF DESCRIPTION

AMBASSADOR THEATRE GROUP THE ESPEE

SAINT PAUL SQUARE
130 Hoefgen Ave, San Antonio, TX 78205



FORD POWELL CARSON

425 BROADWAY, SUITE 100
SAN ANTONIO, TX 78205

210.226.1246
www.fpcarch.com

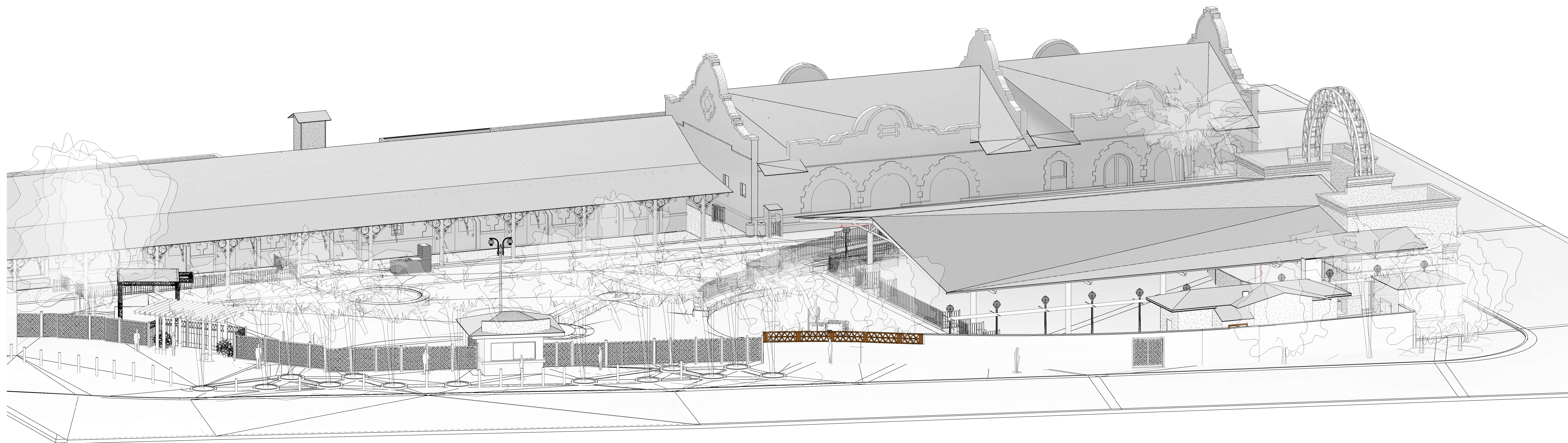
INDEX OF SHEETS

ARCHITECTURAL

- A001 - SITE PLAN
- A300 - ELEVATIONS
- A800 - DOOR/PAINT SCHEDULES

LIFE SAFETY

- LS-1.0 - LIFE SAFETY PLAN



7.28.22

SUBMITTAL FOR OHP APPROVAL



Architect: John Gutzler

This document dated 7.28.22 is
incomplete. Do not use for regulatory
approval, permit, or construction

Revisions		
Mark	Date	Description

Drawn By:	Approved By:
Author	Approver
Project Number:	Project Issue Date:
101500	7.28.22

SITE PLAN

SUBMITTAL FOR OHP APPROVAL

SHEET

A001

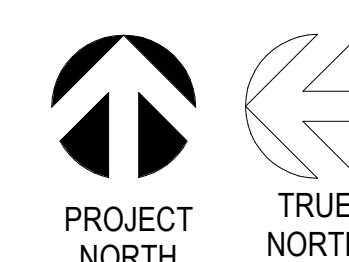


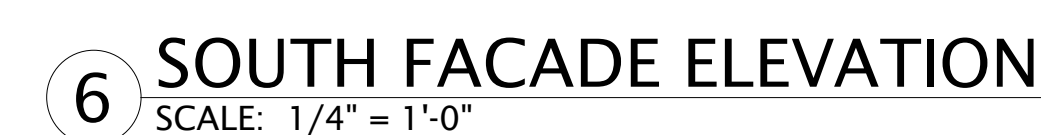
Drawing Symbols

NOT TO SCALE

1 SITE PLAN_A101
SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"





Drawn By:	Approved By:
Author	Approver
Project Number:	Project Issue Date:
101500	7.28.22

1000

AOC

AOC



Revisions		
Mark	Date	Description

Drawn By:	Approved By:
Author	Approver
Project Number:	Project Issue Date:
101500	08.10.22



STEEL OPEN FENCE
HEIGHT RANGES
6'-4" TO 8'-4"

SOLID WALL
HEIGHT RANGES
7'-2" TO 8'-2"

9'-4" AT
DUMPSTER
ENCLOSURE

SAINT PAUL SQUARE HISTORICAL CONTEXT ADJACENT TO ESPEE THEATER