

HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2019

HDRC CASE NO: 2019-516
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
LANDMARK: Wright Building
APPLICANT: Fernando Ramirez
OWNER: GRAYSTREET HOUSTON-219 E HOUSTON STREET LLC
TYPE OF WORK: Patio fencing installation
APPLICATION RECEIVED: August 27, 2019
60-DAY REVIEW: October 26, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a four (4) foot tall wrought iron patio fence at 219 E Houston.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

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.

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.

FINDINGS:

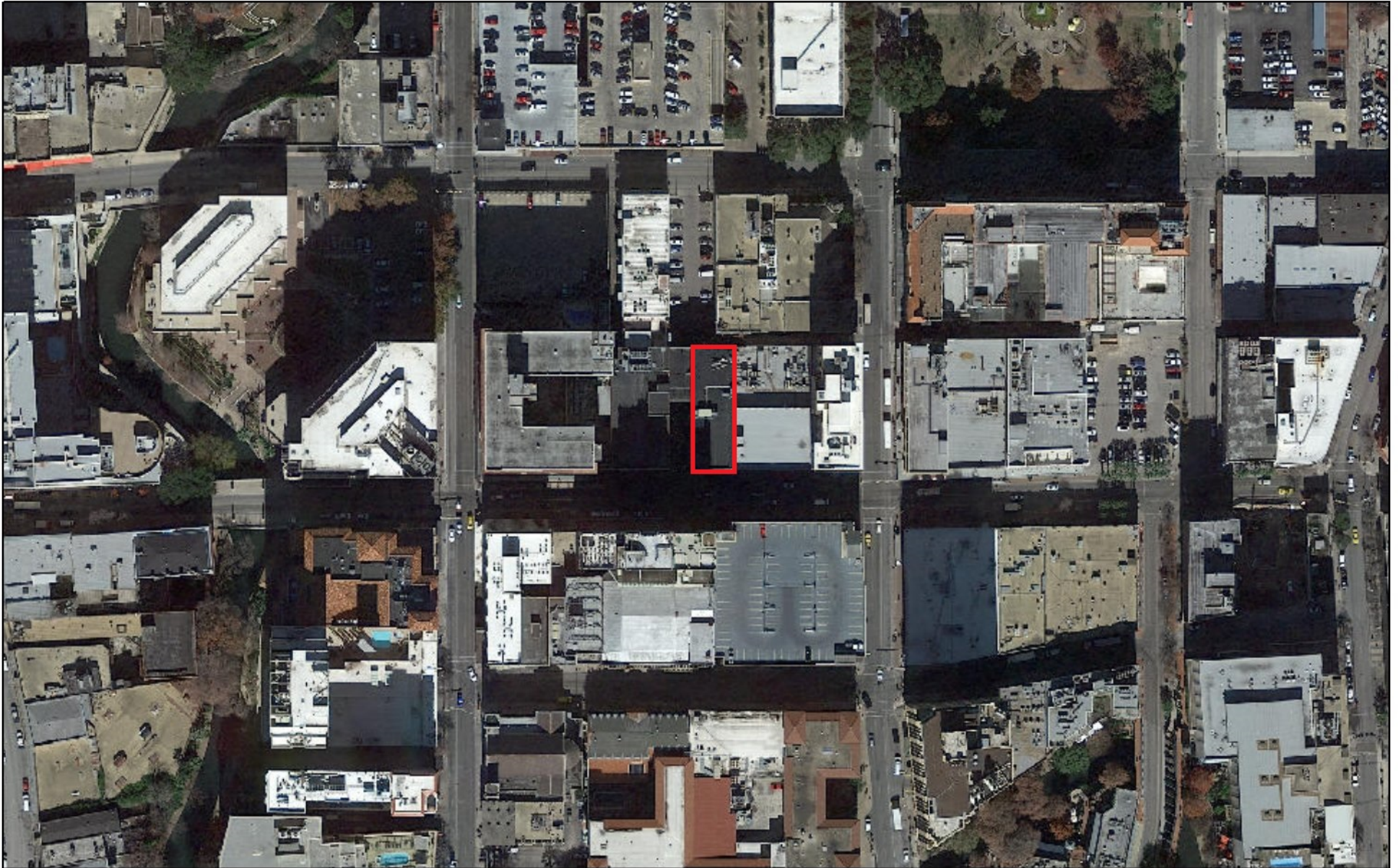
- a. The applicant is requesting a Certificate of Appropriateness for approval to install a four (4) foot tall wrought iron patio fence at 219 E Houston. The proposed patio railing will extend 10' – 4" from the front storefront of the historic structure and feature a total length of 42'. The applicant has noted that the proposed railing will match that which is located at 233 E Houston in regards to materials and appearance. Staff finds this to be appropriate; however, the applicant shall submit railing details to staff prior to the issuance of a Certificate of Appropriateness.
- b. Staff finds the proposed railing to be appropriate; however, the applicant is to coordinate with Center City Development & Operations Department as well as Transportation & Capital Improvements staff to ensure that appropriate pedestrian and ADA access is provided. A clearance of at least six (6) feet shall be provided at all times. This must be accomplished prior to the issuance of a Certificate of Appropriateness.

RECOMMENDATION:

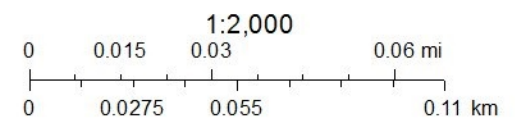
Staff recommends approval based on findings a and b with the following stipulations:

- i. That the applicant submit a railing detail to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant coordinate with Center City Development & Operations Department as well as Transportation & Capital Improvements staff to ensure that appropriate pedestrian and ADA access is provided. A clearance of at least six (6) feet shall be provided at all times. This must be accomplished prior to the issuance of a Certificate of Appropriateness.

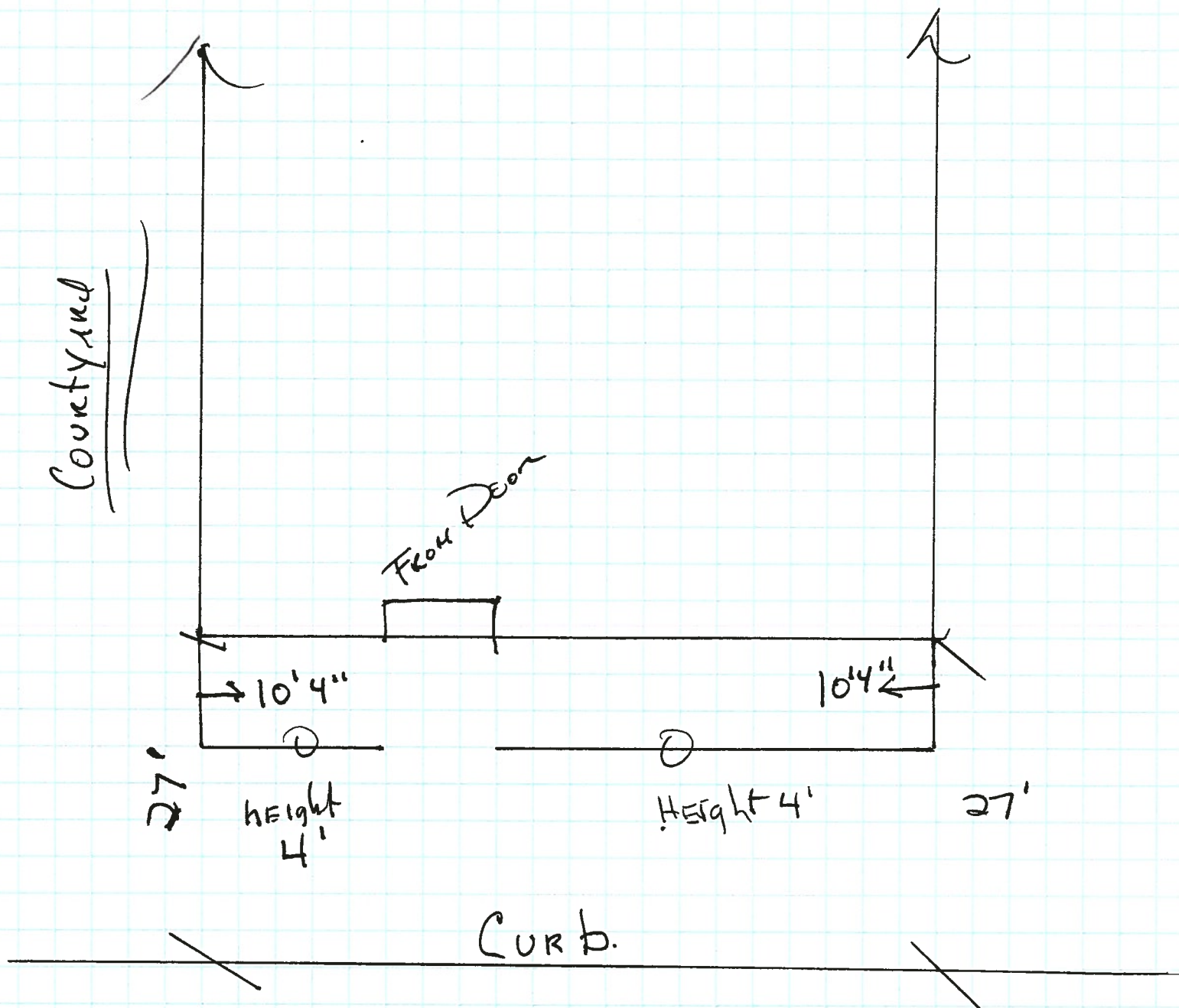
City of San Antonio One Stop



September 13, 2019







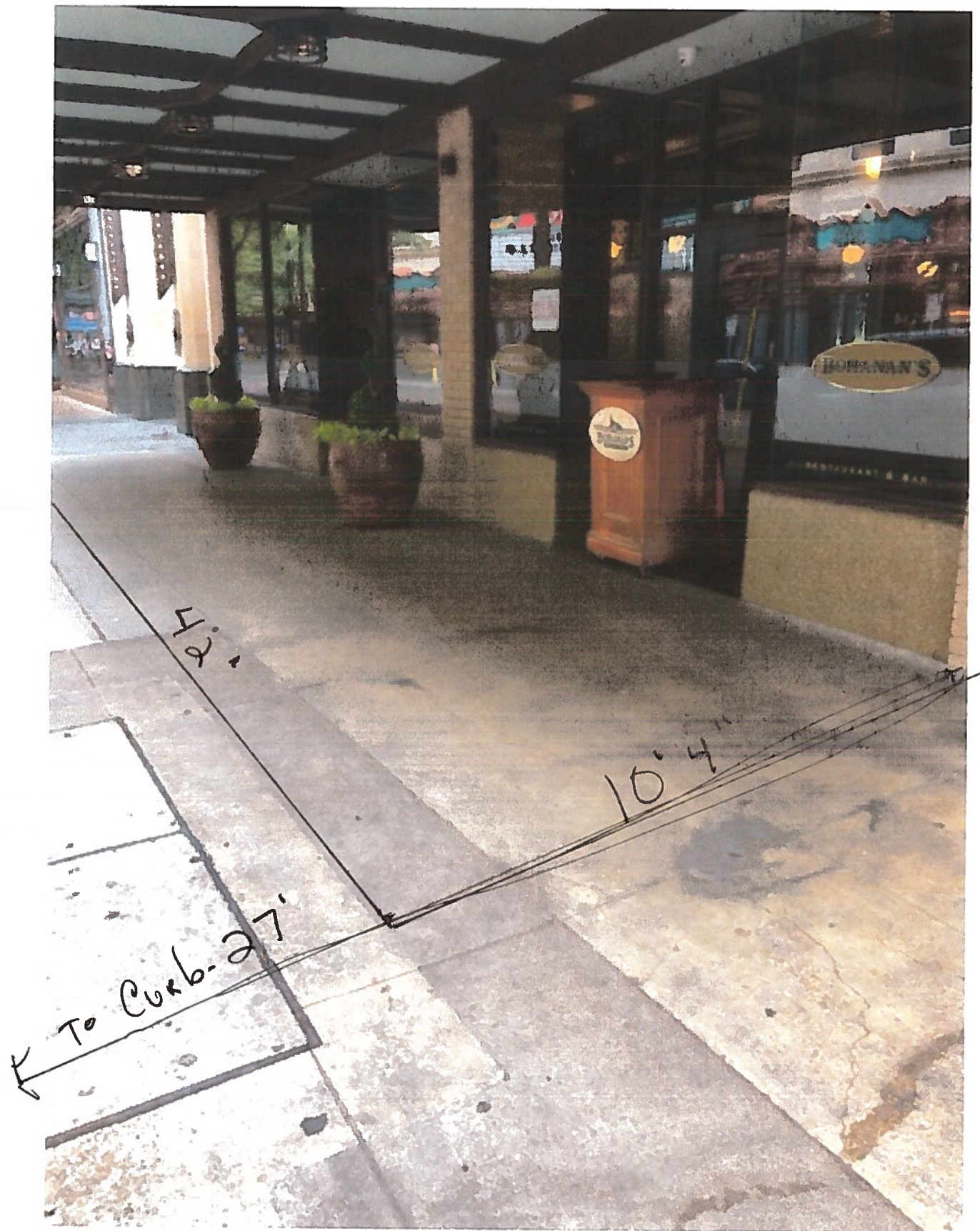
- 1.) 4' WROUGHT IRON FENCE
TO BE SAME AS TH. PALMA
AND THE HOTEL (GUEYTHEN)

From: **Fernando Ramirez** con-corp@swbell.net
Subject: Bohanans sidewalk
Date: August 21, 2019 at 3:17 PM
To: **Fernando P Ramirez** con-corp@swbell.net

FR



Sent from my iPhone



On Store Front





Looking West from the Palm



Guenther Fence



the PALM'S FENCE
which WE WILL COPY