

HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2021

HDRC CASE NO: 2021-047
ADDRESS: 2211 N ST MARYS ST
LEGAL DESCRIPTION: NCB 1735 BLK 14 LOT 15
ZONING: C-3NA, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Jason Balderas/S.A.C.S
OWNER: GARZA YOLANDA BEATRICE &
TYPE OF WORK: Front yard fencing
APPLICATION RECEIVED: January 22, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham
REQUEST:

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

1. Install a front yard fence feature wrought iron design, 5-feet in height, and a sliding vehicle gate.
2. Enclose the front porch by removing the wood railing and installed wrought iron metal screens.

APPLICABLE CITATIONS:

2. *Guidelines for Exterior Maintenance and Alterations*

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

5. *Guidelines for Site Elements*

2. 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. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

6.PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence
- ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The primary structure at 2211 N St Mary’s was constructed circa 1924 in the Craftsman style, first appears on the 1951 Sanborn map, and contributes to the Tobin Hill Historic District. The two-story structure features a first-floor garage with a full width inset porch on the second floor. The structure features a number of original Craftsman features including shake shingle columns, wood lap siding, exposed rafter tails, and eave brackets. Per the 1951 Sanborn map, the structure was historically used as an auto repair shop and is currently used as a residential structure.
- b. COMPLIANCE – On a site visit on January 21, 2021, staff found that fence posts have been installed and that the front porch railing was removed and then full enclosed with black wrought iron screens prior to approval and permitting. Upon issuance of a Stop Work Order, the applicant submitted an application on January 22, 2021, to be heard at the next Historic and Design Review Commission hearing.
- c. FENCE – The applicant has proposed to install a 5-foot tall wrought iron fence across the front of the property which currently features a front-loading parking pad into a two-car garage. Given the context of the businesses on both neighboring sides and the high-density commercial corridor of N St Marys, staff finds that the proposed height, design, and location of the fence is appropriate per the Guidelines for Site Elements 2.B.i. through v.
- d. PORCH ENCLOSURE – The applicant has proposed to remove the front porch railing to fully enclose with opaque wrought iron screens. Per the Guidelines for Exterior Maintenance and Alterations 7.B.i., applicant should refrain from enclosing front porches; approved screen panels should be simple in design as to not change the character of the structure or the historic fabric. Staff finds that the proposed porch modifications are inconsistent with the Guidelines and should be reversed.

RECOMMENDATION:

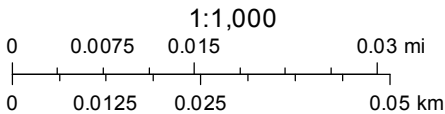
Staff recommends approval of item 1. fencing as proposed based on finding c.

Staff does not recommend approval of item 2. porch enclosure based on finding d. The porch railing should be restored and the screens should be removed.

2211 N St Marys

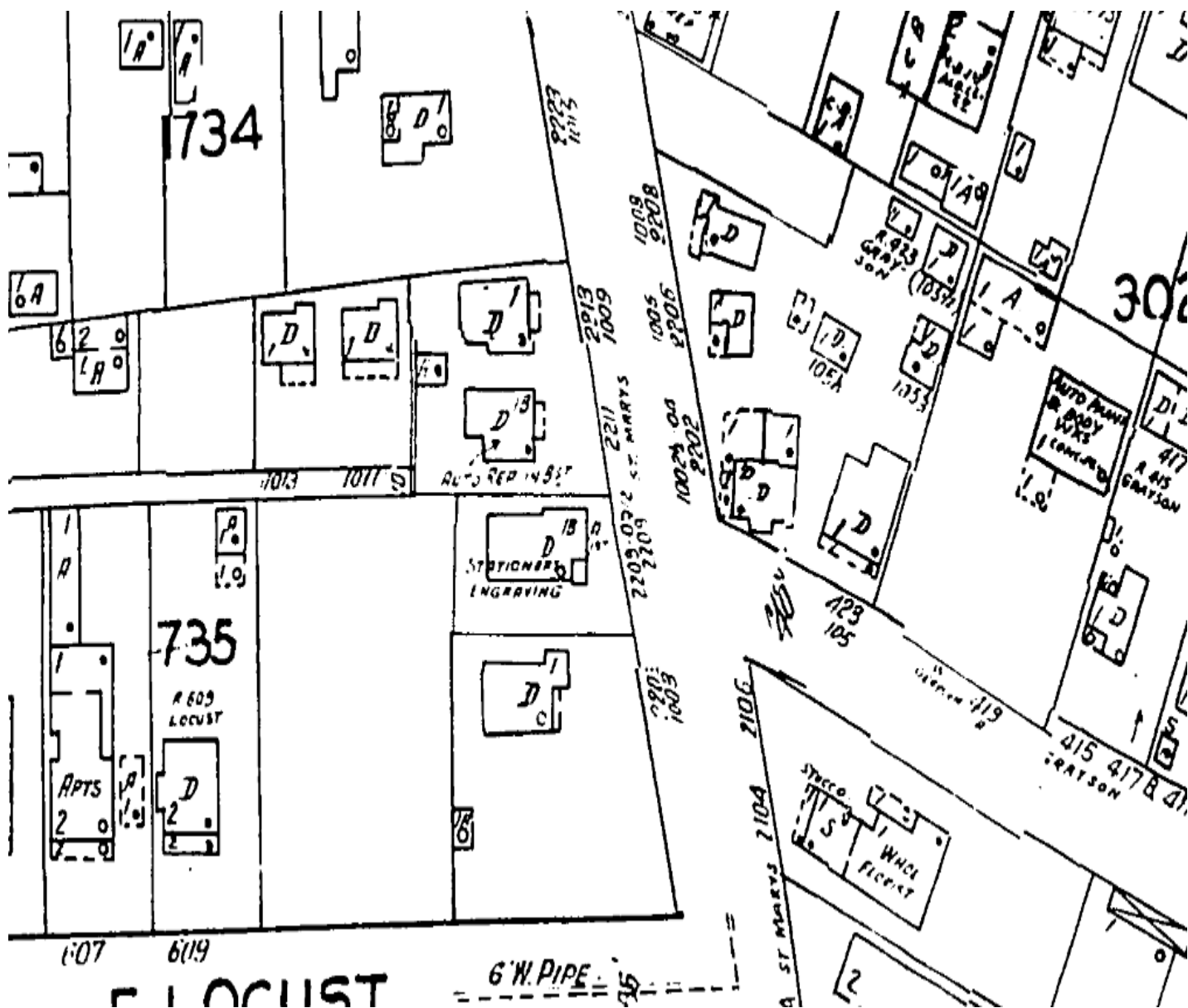


February 9, 2021



ProQuest® Digital Sanborn Maps, 1867-1970

San Antonio 1911-Mar. 1951 vol. 2, 1912-Jan. 1951, Sheet 222



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Hacienda Santa Maria

The Lonesome Rose

Sprinkle & Co. Architects

2211 N St Mary's St,
San Antonio, TX 78212

Montage
Vintage
clothing store

2208

706

2213

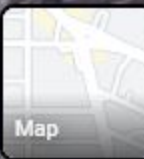
615

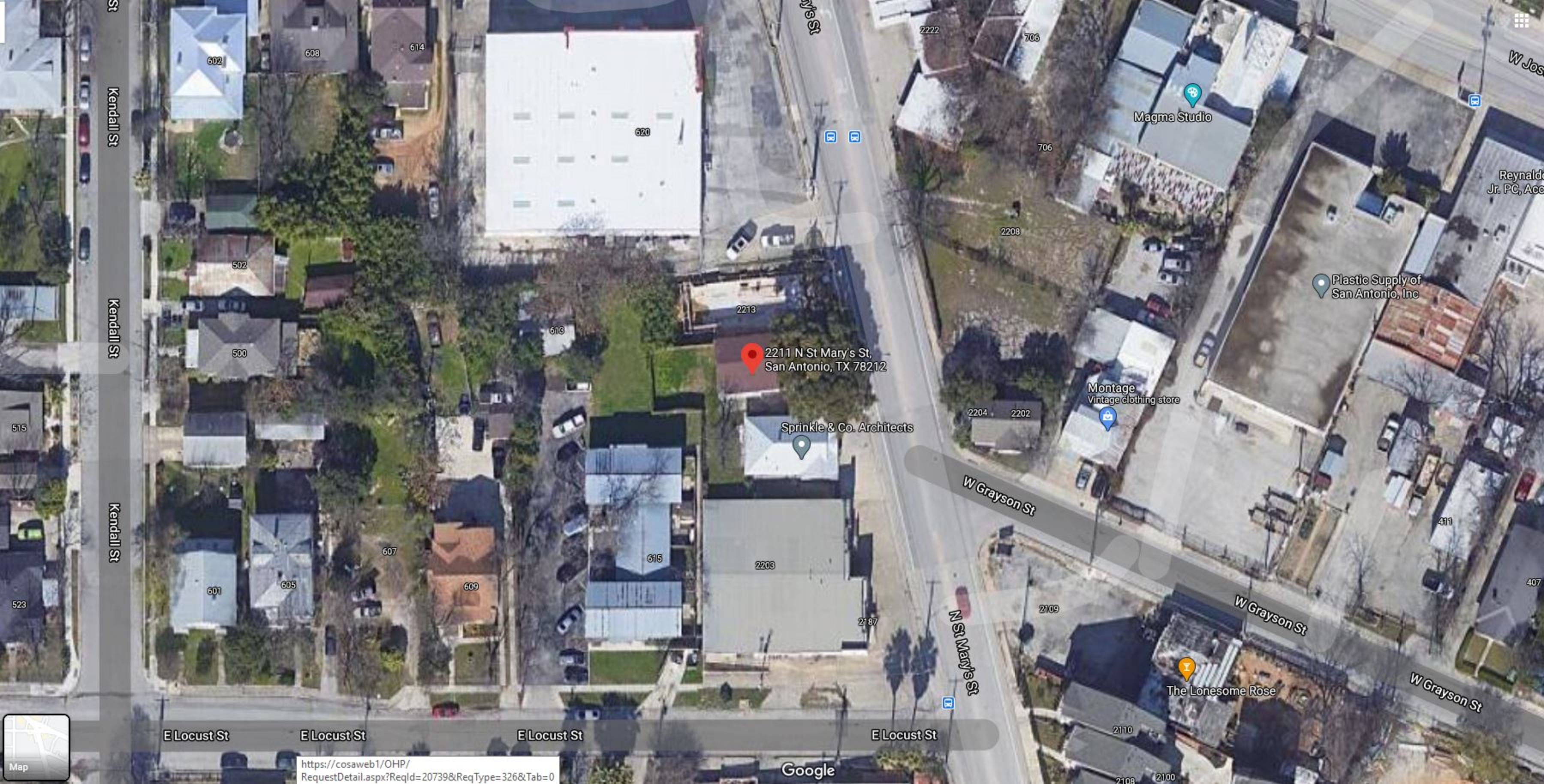
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N St Mary's St

Google





2211 N St Mary's St,
San Antonio, TX 78212

Sprinkle & Co. Architects

Magma Studio

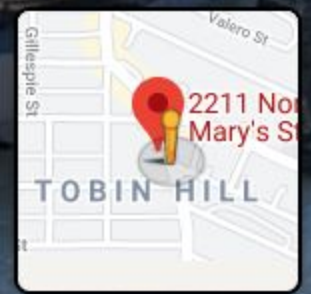
Plastic Supply of
San Antonio, Inc

Montage
Vintage clothing store

The Lonesome Rose

[https://cosaweb1/OHP/
RequestDetail.aspx?ReqId=20739&ReqType=326&Tab=0](https://cosaweb1/OHP/RequestDetail.aspx?ReqId=20739&ReqType=326&Tab=0)

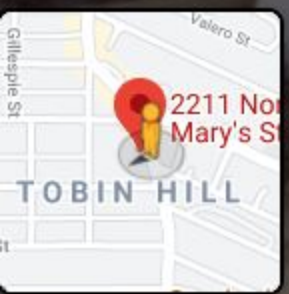
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2210 N St Mary's St
San Antonio, Texas

Google

Street View



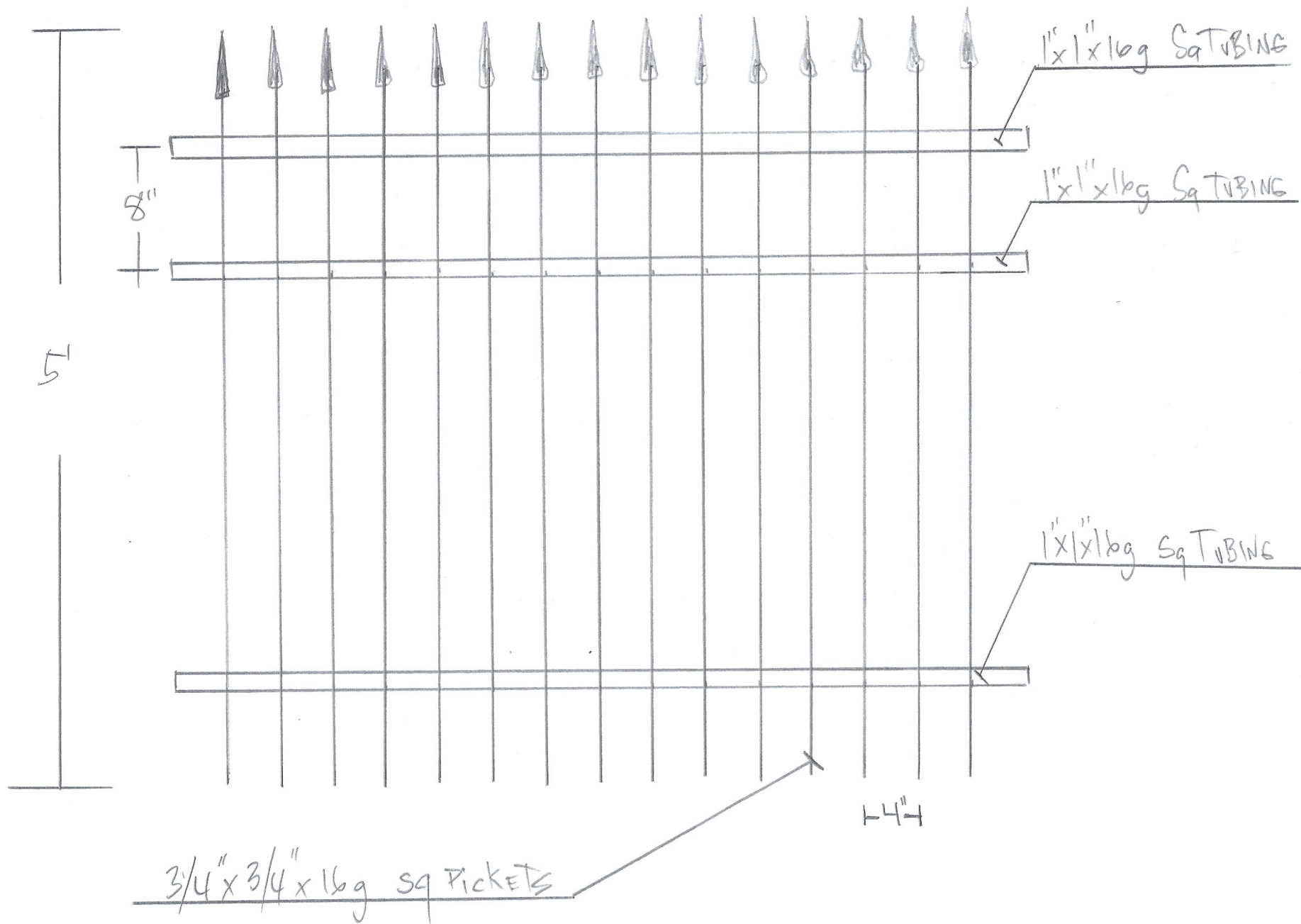


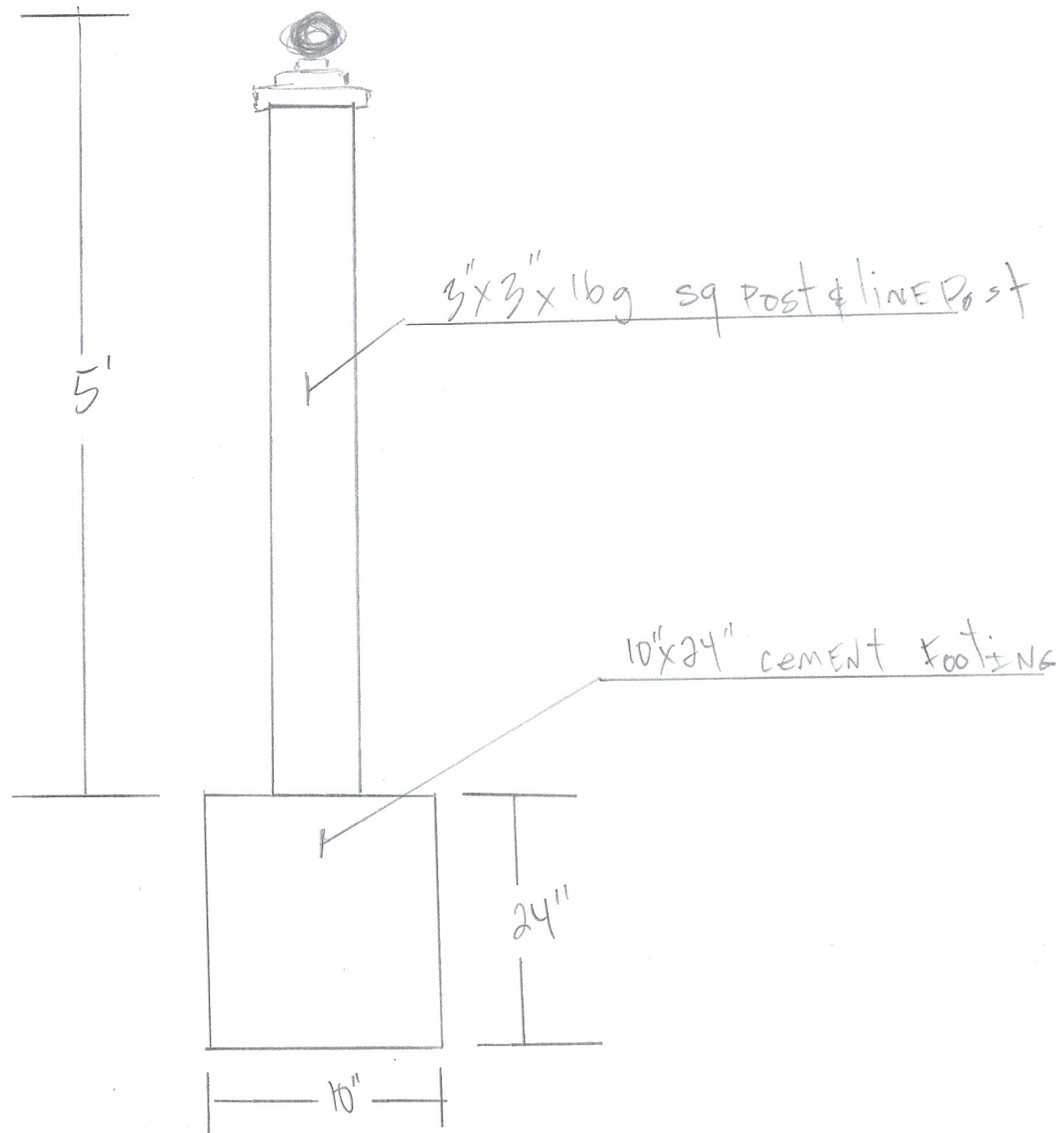








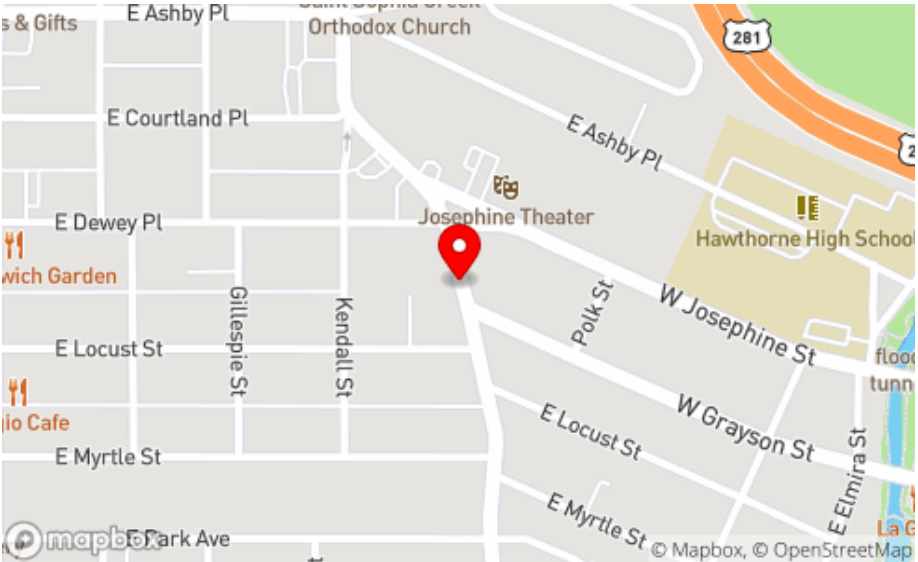






Investigation Report

Property

| | |
|-------------------|---|
| Address | 2211 N St Mary's |
| District/Overlay | Tobin Hill |
| Owner Information | Beatrice |
| Location Map |  |
| | Lat: 29.446424682387235 Long: -98.48651462239154 |

Site Visit

| | |
|----------------------------|--|
| Date | 01/21/2021 |
| Time | 11:48 AM (-6 GMT) |
| Context | citizen report |
| Present Staff | Huy Pham, Edward Hall |
| Present Individuals | Homeowner, Family/Tenant |
| Types of Work Observed | Site Elements, Exterior Maintenance and Alterations |
| Amount of Work Completed | 75% |
| Description of work | Front porch has been fully enclosed with wrought iron screens. Metal fences posts have been installed but not completed. |
| Description of interaction | Staff spoke to owner/tenant who called the contractor to speak. Staff advise the property owner to obtain historic approvals and permits for the cited work. The contractor committed to compliance. |

Action Taken

| | |
|---------------------------------------|--|
| Violation Type | No Certificate of Appropriateness (Code 35-451a) |
| OHP Action | Spoke with property owner, Spoke with contractor(s), Spoke with neighbor/family/tenant |
| Will post-work application fee apply? | No |

Documentation



Investigation Report

Photographs





Investigation Report





Investigation Report





Investigation Report

