

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 1

**HDRC CASE NO:** 2009-331  
**IDENTIFIER:** McCreless Branch Library  
**ADDRESS:** 1023 Ada Street  
**LEGAL ZONING:** NCB 6075 BLK LOT E 157.71 FT OF S 276.2 OF 17 R4  
**PUBLIC PROPERTY:** McCreless Branch Library  
**COUNCIL DISTRICT:** 3  
**DISTRICT:**  
**LANDMARK:**  
**APPLICANT:** Erin Groffman - O'Connell Robertson  
**OWNER:** City of San Antonio - William Hensley  
**TYPE OF WORK:** Add exterior lighting, parking lot, and flag pole

## REQUEST:

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

1. Add lighting to exterior sign on front façade
2. Add flag pole to front façade
3. Add parking lot to the north of the building

## RECOMMENDATION:

Staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

## CASE COMMENTS:

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 2

**HDRC CASE NO:** 2009-326

**IDENTIFIER:**

**ADDRESS:** 1148 E. Commerce

**LEGAL** NCB 679 BLK 1 LOT 29

**ZONING:** D H HS

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** St. Paul Square Historic District

**LANDMARK:**

**APPLICANT:** Geri Poss

**OWNER:** Geri Poss

**TYPE OF WORK:** Signage

**REQUEST:**

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

1. Install two signs in front window. Signs will be 26 inches by 18 inches.

**RECOMMENDATION:**

Staff recommends approval of this request as submitted. There is no additional signage on the building and there is none proposed. This is a single tenant building. The proposed signs meet the design and size guidelines set forth in the UDC section 35-612.

**CASE COMMENTS:**

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 3

**HDRC CASE NO:** 2009-355  
**IDENTIFIER:**  
**ADDRESS:** 15776 Applewhite Road  
**LEGAL ZONING:**  
**PUBLIC PROPERTY:**  
**COUNCIL DISTRICT:** 0  
**DISTRICT:**  
**LANDMARK:**  
**APPLICANT:** Florin Popa, AIA WestEast Design Group  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** New Construction

## REQUEST:

The applicant is requesting Conceptual approval to:

1. Construct a new fire station (#50) at 15776 Applewhite Road on vacant property  
The accompanying exhibits provide additional information.

## RECOMMENDATION:

Staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

## CASE COMMENTS:

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 4

**HDRC CASE NO:** 2009-334  
**IDENTIFIER:**  
**ADDRESS:** 1024 S. Laredo  
**LEGAL** NCB: 921 BLK: 1 LOT: 27  
**ZONING:** I1  
**PUBLIC PROPERTY:**  
**COUNCIL DISTRICT:** 1  
**DISTRICT:**  
**LANDMARK:**  
**APPLICANT:** SueAnne Pemberton  
**OWNER:** Patel Camp Subdivison, Victor Patel  
**TYPE OF WORK:** Exterior Renovations, tax certification, and finding of historic significance

## REQUEST:

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

1. Restore historic building
2. Finding of historic significance
3. Tax certification

## RECOMMENDATION:

Staff commends the property owner for substantial rehabilitation of this historic structure.

Item 1 and 3: Staff recommends approval of this request as submitted. The restoration project is in keeping with the Secretary of the Interior's Standards for Rehabilitation. The proposed project meets the requirements for tax certification. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

Item 2: Staff recommends approval of this request. This individual building was approved by the HDRC in 2006 under case number 2006-005 for a finding of historic significance but was never taken forward to the Zoning Commission. At the time, there were 6 buildings on the property. Buildings 1-5 were demolished with the agreement that building 6 be saved.

### **The staff recommendation for case 2006-005 is as follows:**

The staff recommends approval of the finding of historic significance for the property. Building #6 is the most historically significant of the 6.

### **Statement of Significant from 2006-005 case:**

The buildings located at 1024 S. Laredo are part of the complex associated with Texas Trunks. Four of the five buildings date to the mid-20th century, with the building fronting closest to/on S. Laredo (1100 S. Laredo) dating to the mid-late 19th- to early 20th century. This earlier building is a simple rectangular plan commercial building with four bay façade. A portion of the building is constructed of limestone blocks with the front façade of brick. It is not clear if the brick façade is original or is a later renovation to an earlier limestone structure. This building has arched brick segmental windows that actually appear to be behind a more forward facing arch. Paneled doors and windows have glass transoms. The building is plastered.

The oldest building may have been present by at least 1886 (Koch's Bird's Eye Map) and was definitely present by at least 1911 when it is identified as a "market". In 1915, Steuernagel & Pipes was located here. In 1927, the business was known as Steuernagel Meat Co. By 1951, this building was an "auto repair shop".

The remainder of the complex dates to the mid-20th century. The long rectangular building constructed of concrete/tile block appears on the 1951 Sanborn's maps as well as the Texas Trunk building constructed of concrete/tile block steel trusses with concrete columns as per 1951 Sanborn's.

Therefore, HPO staff recommends that the oldest building located on the property qualifies for historic landmark status based on the following criteria of the Historic and Design Section of the Unified Development Code:

- (1) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials (35-607(b)(5));
- (2) its historical, architectural or cultural character as a particularly fine example of a utilitarian structure (35-607(b)(6));
- (3) its historical, architectural, or cultural integrity of location, design, materials, and workmanship (35-607(b)(8)); and
- (4) the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(A)).

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 5

**HDRC CASE NO:** 2009-339  
**IDENTIFIER:** Blue Star Ice  
**ADDRESS:** 1414 S. Alamo  
**LEGAL ZONING:** NCB A-14 BLK LOT 21 (BLUE STAR SUBD)  
C3 HS RIO-4  
**PUBLIC PROPERTY:**  
**COUNCIL DISTRICT:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:**  
**APPLICANT:** Joey Villarreal  
**OWNER:** James Lifshutz  
**TYPE OF WORK:** New Construction/Addition

## **REQUEST:**

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

1. Add a utility structure approx 299 square feet (using reclaimed salvage metal siding)
2. Relocate an existing silo from Bix Tex to Blue Star (silo will provide storage for grain and provide area for future signage)

## **RECOMMENDATION:**

Staff recommends approval as submitted. The new construction is appropriate in massing, scale and material. The relocation of the silo is appropriate given the history of both industrial sites. Signage is not included in this application. Applicant will return for signage requests.

## **CASE COMMENTS:**

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 6

**HDRC CASE NO:** 2009-338  
**IDENTIFIER:** Mission Parkway  
**ADDRESS:** Mission Parkway  
**LEGAL**  
**ZONING:**  
**PUBLIC PROPERTY:** Mission Parkway  
**COUNCIL DISTRICT:** 3  
**DISTRICT:** Mission Historic District  
**LANDMARK:**  
**APPLICANT:** James Gray - Rialto Studio  
**OWNER:** San Antonio River Authority  
**TYPE OF WORK:** New trailhead

## **REQUEST:**

The applicant is requesting a Conceptual approval to:

1. Design a trailhead plaza and appurtenant elements to provide a link from street to river trail

## **RECOMMENDATION:**

Staff recommends approval of this request as submitted. There is no proposal for public art at this time. There are locations designated for future public art and any future proposal will be approved by Public Art San Antonio and the HDRC prior to installation. The signage must be consistent with overall wayfinding signage package for Mission Reach. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the

## **CASE COMMENTS:**

# HISTORIC AND DESIGN REVIEW COMMISSION

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Agenda Item No: 7

**HDRC CASE NO:** 2009-337  
**IDENTIFIER:** Padre Park  
**ADDRESS:** Intersection of Padre Drive and East Pyron  
**LEGAL**  
**ZONING:**  
**PUBLIC PROPERTY:** Padre Park  
**COUNCIL DISTRICT:**  
**DISTRICT:** Mission Historic District  
**LANDMARK:**  
**APPLICANT:** James Gray - Rialto Studio  
**OWNER:** San Antonio River Authority  
**TYPE OF WORK:** New Trailhead

## **REQUEST:**

The applicant is requesting Conceptual approval to:

1. Design a trailhead plaza and appurtenant elements to connect street level with river level trail

## **RECOMMENDATION:**

Staff recommends approval of this request as submitted. There is no proposal for public art at this time. There are locations designated for future public art and any future proposal will be approved by Public Art San Antonio and the HDRC prior to installation. The signage must be consistent with overall wayfinding signage package for Mission Reach. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

## **CASE COMMENTS:**

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 8

**HDRC CASE NO:** 2009-336  
**IDENTIFIER:**  
**ADDRESS:** 146 Navarro  
**LEGAL:** NCB:125  
**ZONING:** D H RIO-3  
**PUBLIC PROPERTY:** La Villita  
**COUNCIL DISTRICT:** 1  
**DISTRICT:** La Villita Historic District  
**LANDMARK:**  
**APPLICANT:** City Public Service Energy  
**OWNER:** City Public Service Energy  
**TYPE OF WORK:** Install stone pathway & Fencing

## REQUEST:

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

1. Install a stone pathway from an existing fire exit door to an existing sidewalk with a handrail. The path is on the river side of the existing 10 story building and set back from the existing stone wall.
2. Install 6'0" wrought iron fence between existing columns per drawing A-1.0 and A-1.1. Proposed fencing will match existing wrought iron fence

## RECOMMENDATION:

The staff recommends approval of item 1. The paving material and 4' railing is appropriate. Staff recommends approval of item 2 with the stipulation the fence be set back to the middle of the columns. Sec. 35-673. Site Design Standards. (h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River is such that walls shall not be erected in such a way as to block views of the river from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river may use the above listed materials plus wood fencing.

## CASE COMMENTS:

# HISTORIC AND DESIGN REVIEW COMMISSION

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Agenda Item No: 9

**HDRC CASE NO:** 2009-335

**IDENTIFIER:** Locke - Ruth Woodard Park

**ADDRESS:** 1011 Locke - Ruth Woodard Park

## LEGAL

### ZONING:

**PUBLIC PROPERTY:** Ruth Woodard Park

### COUNCIL DISTRICT:

### DISTRICT:

### LANDMARK:

**APPLICANT:** Marlene Hawkins - Government Hill Community Association

**OWNER:** City of San Antonio

**TYPE OF WORK:** Park Improvements

### REQUEST:

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

1. Construct and maintain a garden at Ruth Woodard City Park
2. Plant native plant on knolls at Ruth Woodard City Park

The accompanying exhibits provide additional information.

### RECOMMENDATION:

Staff commends the community for their involvement in this garden plan. Staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

### CASE COMMENTS:

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 10

**HDRC CASE NO:** 2009-330  
**IDENTIFIER:** Spanish Governor's Palace  
**ADDRESS:** 105 Plaza De Armas  
**LEGAL ZONING:** NCB 117 BLK LOT A6 OR 4  
**PUBLIC PROPERTY:** D H HE  
**COUNCIL DISTRICT:** Spanish Governor's Palace  
**DISTRICT:** 1  
**LANDMARK:** Main/Military Plaza Historic District  
**APPLICANT:** Spanish Governor's Palace  
**OWNER:** Robey Architecture - Alan Neff  
**TYPE OF WORK:** City of San Antonio - Colleen Swain

## REQUEST:

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

1. Remove and reinstall the existing roof

Existing 10-year old roof will be removed to expose existing 4" concrete roof deck, which was installed during the 1930 restoration. A new 3-ply modified bitumen low-slope roof system will be installed. Flashing to be improved from the 1997 installation. There will be no visible roof accessories or materials seen from the street or courtyard.

2. Replace the existing electrical system dating from 1930

## RECOMMENDATION:

Staff recommends approval as submitted. Staff has worked with the applicant and the applicant is working with the Texas Historical Commission and will be in compliance with all applicable state and federal regulations.

## CASE COMMENTS:

# HISTORIC AND DESIGN REVIEW COMMISSION

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Agenda Item No: 11

**HDRC CASE NO:** 2009-341  
**IDENTIFIER:**  
**ADDRESS:** 351 Furr  
**LEGAL** NCB 6698 BLK 7 LOT 13  
**ZONING:** R6 H  
**PUBLIC PROPERTY:**  
**COUNCIL DISTRICT:** 7  
**DISTRICT:** Monticello Park Historic District  
**LANDMARK:**  
**APPLICANT:** F.W. Riesenecker  
**OWNER:** The Congregation of the sisters of charity  
**TYPE OF WORK:** demolish garage

## REQUEST:

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

1. Demolish accessory garage building

## RECOMMENDATION:

Staff recommends approval of this request as submitted. The proposed structure has been significantly altered from its original design with a front end addition. It appears that when this addition was completed, the supporting wall was severely compromised. The building is not safe and would require extensive rehabilitation. In addition, this structure was not apart of any survey of the area. The applicant does not currently have any plans to rebuild a garage on the site.

## CASE COMMENTS:

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 12

**HDRC CASE NO:** 2009-332

**IDENTIFIER:**

**ADDRESS:** 401 Adams St.

**LEGAL** NCB 2880 BLK 5 LOT 1&2

**ZONING:** RM4 H HS

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** King William Historic District

**LANDMARK:**

**APPLICANT:** Lisa Koenig and Quinton Mark Reford

**OWNER:** Lisa Koenig and Quinton Mark Reford

**TYPE OF WORK:** landscaping, hardscaping, fencing, arbor

**REQUEST:**

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

1. Remove back wall of existing parking structure to allow access to 2 parking bays from Wickes St. Replace rotten siding as needed and add sliding mechanical driveway gate to be covered with 6 ft. cedar fencing to match fencing on Wickes property line. Also add 30 in sq shuttered opening in back wall of shed.
2. Add concrete apron to connect parking structure with Wickes street through new curb cut.
3. Demolish existing driveway from parking structure to Adams St. and remove cement slab in garden area.
4. Remove existing small steps from kitchen deck and add new flight of steps extending the width of deck and connect to garden. Extend handrail along new steps.
5. Add simple, unpainted cedar arbor between residence and shed, 15 ft 6 in by 15 ft, 10 ft high.
6. Add on front property line 3 ft 6 in painted white wood picket fence with gates at existing front walk
7. Replace existing 6 ft. cedar picket fence on Wickes property and north property line with cedar fence of same height.
8. Add small painted wood vine structure behind building set back on north side, 4 ft 6 in by 5 ft, 9 ft high.

**RECOMMENDATION:**

Staff recommends approval of the request with the stipulation that item 3 the existing driveway remain a curb cut to beyond the sidewalk. Staff does not usually recommend approval of front yard fences, however the preponderance of low, front yard fences in this immediate neighborhood requires special consideration.

**CASE COMMENTS:**

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 13

**HDRC CASE NO:** 2009-342

**IDENTIFIER:** River Road Historic District

**ADDRESS:** 102 -114 Allison,104-125 Anastacia,101-142 Armour,511  
-563 E Craig,101-235 Lindell, 100-157 Magnolia,725-  
965 E Mistletoe,146-222 Ostrom,403-909  
River,3224-3228 N St Marys,302-335 Trail,666-758

## LEGAL

### ZONING:

### PUBLIC PROPERTY:

**COUNCIL DISTRICT:** 1

### DISTRICT:

### LANDMARK:

**APPLICANT:** City of San Antonio Office of Historic Preservation

**OWNER:** Various

**TYPE OF WORK:** Designation of Historic District

### REQUEST:

The applicant is requesting that the Commission issue a finding of historic significance for the River Road Historic District. The applicant is also requesting that the commission recommend approval to the Zoning Commission and to the City Council for designation of this area as River Road Historic District. A petition in favor of the district extension has been signed by 56.0% of property owners within the proposed district extension boundaries.

### RECOMMENDATION:

Staff recommends an issuance of a finding of Historic Significance and recommendation to Zoning and City Council for historic designation. Please see the Statement of Significance including in the full HDRC packet for additional information.

The proposed district extension is shown on the accompanying map and contains the following properties:

NCB A-2 BLK LOT 20

NCB 7036 BLK LOT W 48 FT OF 1

NCB 7036 BLK LOT E 4FT OF 1 & W 48FT OF 2

NCB 7036 BLK LOT E 4 FT OF 2 & W 34 FT OF 3

NCB 2 BLK LOT G, H & W IRR 58.4 FT OF FNCB 6391 BLK LOT E IRR 107.7 FT OF 10

NCB A2 BLK LOT E EXC E IRR 18.9 & E 1.6' OF F, NCB 7080 N 88.4' OF W 12.6 OF 1

NCB 7080 BLK LOT 2, 3, NE IRR 37.4 FT OF 1 & NW IRR10 OF 4 & NCB A2 SE 17.3 OF E

NCB A-2 BLK LOT 19

NCB 6202 BLK 3 LOT 1

NCB 6203 BLK 4 LOT 1 & 2

NCB 6202 BLK 3 LOT 2

NCB 6203 BLK 4 LOT 3

NCB 6203 BLK 4 LOT 4

NCB 6202 BLK 3 LOT 3

NCB 6203 BLK 4 LOT 5

NCB 6202 BLK 3 LOT 4 & W 25 FT OF 5E Woodlawn  
NCB 6203 BLK 4 LOT 6  
NCB 6202 BLK 3 LOT 6 & E 25 FT OF 5  
NCB 6203 BLK 4 LOT 7  
NCB 6202 BLK 3 LOT 7 & W 9 FT OF N 46 FT OF 8  
NCB 6203 BLK 4 LOT 8  
NCB 6202 BLK 3 LOT 8 EXC W 9 FT OF N 46 FT  
NCB 6203 BLK 4 LOT 9 & W 25 FT OF 10  
NCB 6202 BLK 3 LOT 9  
NCB 6203 BLK 4 LOT N 100 OF 11 & 12, N 100 FT OF E 25 OF 10 & N 100 OF W IRR 35 OF 13

NCB 6204 BLK 5 LOT 18 THRU 21  
NCB 6204 BLK 5 LOT 22 23 & 24  
NCB 6204 BLK 5 LOT 25  
NCB 6204 BLK 5 LOT 26  
NCB 6204 BLK 5 LOT 27  
NCB 6204 BLK 5 LOT 28  
NCB 6204 BLK 5 LOT 29  
NCB 6204 BLK 5 LOT 30  
NCB 6204 BLK 5 LOT 31  
NCB 6204 BLK 5 LOT 32  
NCB 6204 BLK 5 LOT 33  
NCB 6461 BLK LOT SE TRI 95.83 FT OF 22  
NCB 3098 BLK LOT E IRR 15 FT OF S IRR 68 FT OF 84  
NCB 6201 BLK 2 LOT 24 S 20 FT OF 23  
NCB: 6201 BLK: 2 LOT: E 34.94 FT OF W 59.75 FT OF 25 BELMONT PLACE (LABOR DITCH)

NCB: 6201 BLK: 2 LOT: E 153.5 FT OF 25 BELMONT PLACE SUBD  
NCB: 6201 BLK: 2 LOT: W IRR 24.81 FT OF 25 BELMONT PLACE SUBD  
NCB 6204 BLK 5 LOT 1  
NCB 6201 BLK 2 LOT 21  
NCB 6200 BLK 1 LOT 20 & NE 50 FT OF 19  
NCB 6200 BLK 1 LOT 21  
NCB 6200 BLK 1 LOT 22 S 20 FT OF 23  
NCB 6200 BLK 1 LOT N 30 FT OF 23 & S 40 FT OF 24  
NCB 6529 BLK 1 LOT 1  
NCB 6200 BLK 1 LOT 25 N 10 FT OF 24  
NCB 6529 BLK 1 LOT 2  
NCB 6529 BLK 1 LOT 3  
NCB 6529 BLK 1 LOT NE IRR 38.25 FT OF 4  
NCB 6531 BLK 3 LOT W, 50 FT OF 1  
NCB 6530 BLK 2 LOT 1  
NCB 6531 BLK 3 LOT 2, E 10 FT OF 1  
NCB 6530 BLK 2 LOT 2  
NCB 6530 BLK 2 LOT 3  
NCB 6531 BLK 3 LOT 3  
NCB 6530 BLK 2 LOT 4  
NCB 6531 BLK 3 LOT 4  
NCB 6530 BLK 2 LOT 5  
NCB 6531 BLK 3 LOT 5  
NCB 6530 BLK 2 LOT 6  
NCB 6531 BLK 3 LOT 6  
NCB 6530 BLK 2 LOT 7

**CASE COMMENTS:**

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 14

**HDRC CASE NO:** 2009-333  
**IDENTIFIER:** Mission 4 Drive In Theater  
**ADDRESS:** 3100 Roosevelt Road  
**LEGAL ZONING:** C3 H  
**PUBLIC PROPERTY:**  
**COUNCIL DISTRICT:** 3  
**DISTRICT:** Mission Historic District  
**LANDMARK:**  
**APPLICANT:** City of San Antonio Historic Preservation Officer  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Finding of Historic Significance

## **REQUEST:**

The Historic Preservation Officer is requesting a Certificate of Appropriateness for approval of finding of historic significance for the Mission 4 Drive in Theater located at 3100 Roosevelt.

## **RECOMMENDATION:**

Staff recommends issuance of a finding of historic significance and recommendation to Zoning and City Council for historic designation. Approval of this request based on the Statement of Significance included in the full HDRC packet. This property is within the Mission Historic District. This additional level of designation is proposed as a means to identify this structure for its exceptional contribution to the City of San Antonio for both its architectural and cultural significance.

## **CASE COMMENTS:**

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 15

**HDRC CASE NO:** 2009-344  
**IDENTIFIER:**  
**ADDRESS:** 305 W Kings Hwy  
**LEGAL ZONING:** NCB 3262 Block 5 Lot 6 + East 25' of 5 R5 H  
**PUBLIC PROPERTY:**  
**COUNCIL DISTRICT:** 1  
**DISTRICT:** Monte Vista Historic District  
**LANDMARK:**  
**APPLICANT:** Marvin Jung  
**OWNER:** John & Dianne MacDiarmid  
**TYPE OF WORK:** Partial Demolition & New Construction (Final)

## REQUEST:

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

1. demolish existing carport/utility storage and dog run
2. construct new garage and storage
3. construct new dog run

Walls to be stucco to match existing. Trim to be wood to match existing. Garage doors to be metal with raised panel design. Entry door to be metal with nine light upper raised panels below. Roof to be tile to match existing structures with bituminous roofing on 2 over 12 pitch. Trim and wall paint to match existing colors.

## RECOMMENDATION:

Applicant has presented project at an Architectural Review Committee meeting and an on-site meeting has been held. Staff recommends approval of the project with the stipulation the new construction not extend beyond the existing sidewalk. Along Belknap there are examples of fences protruding beyond the sidewalk, however actual construction should be kept within the perceived property line which will maintain the typical rhythm of development. This recommendation is in keeping with the Secretary of the Interior's Standards for Rehabilitation 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its

## CASE COMMENTS:

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 16

**HDRC CASE NO:** 2009-328  
**IDENTIFIER:**  
**ADDRESS:** 101 S. Flores  
**LEGAL ZONING:** NCB 111 BLK LOT 26 AND 27  
D H HS  
**PUBLIC PROPERTY:**  
**COUNCIL DISTRICT:** 1  
**DISTRICT:** Main/Military Plaza Historic District  
**LANDMARK:**  
**APPLICANT:** Comet Signs - Carter Thurmond  
**OWNER:** Penta Partners  
**TYPE OF WORK:** Signage

## REQUEST:

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

1. Install single face dual lit channel letter to read "Big's C Store and Deli". Internally illuminated with white neon.

## RECOMMENDATION:

Staff does not recommend approval of this request. This sign is not appropriate for this building or the district. In addition, there is already signage on the building that has not been approved by the HDRC. The applicant needs to submit a complete masterplan for signage for this building to include all existing signage and any new proposed signage. This is a prominent building with distinguishing architectural features and the proposed sign detracts from those features. If a sign is to be approved staff recommends that there be no internal illumination. This is not appropriate for the district or the building. A more appropriate such as a blade sign or aluminum, channel cut lettering should be considered. Staff recommends that the applicant consider a more appropriate, simple design in selecting a new sign. This recommendation is consistent with the Unified Development Code section 35-612 (a)(2): Signs should respect and respond to the historic character and period being preserved.

## CASE COMMENTS:

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 17

**HDRC CASE NO:** 2008-109  
**IDENTIFIER:** Broadway Lofts  
**ADDRESS:** 1215 Broadway (AKA 1220 Ave. B)  
**LEGAL** NCB 466, Block 47, Lots 1, 2, 3, 4, 6, 8, 9, 10; NBC 467, Block 48, Lots 1-18; NCB 474, Block 55, Lot 1 excepting the northeast triangular 35x130 feet; NCB 475, Block 56, Lots 1-6 and P-100  
**ZONING:** "I1 RIO2"  
**PUBLIC PROPERTY:**  
**COUNCIL DISTRICT:** 1  
**DISTRICT:** RIO-2  
**LANDMARK:**  
**APPLICANT:** Michael Conrad, AIA  
**OWNER:** Broadway Lofts L.P.  
**TYPE OF WORK:** Exterior Renovations, New Construction

## REQUEST:

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

1. Modify and complete a four story concrete framed structure on Broadway for commercial office use.
2. Construct a ground level pool in block 467 and a 4th level pool in block 466
3. Construct two bi-level pedestrian bridges over Avenue B to connect Blocks 466 and 467

## RECOMMENDATION:

Applicant met with the Architecture Review Committee on October 28th. Signage to be considered at a later date. Staff recommends approval of the new design with consideration for comments made at the ARC meeting concerning articulation of prominent corners and the northwest wall which will not have fenestration due to code requirements.

The HDRC gave Conceptual approval on 4/16/2008 with exception of a signage request. The C of A stated that the applicant should continue to work with Architectural and Signage Committees through the final design.

## Previous Staff recommendation:

The staff recommends approval of this request as submitted with the exception of item number 4 (signage). Applicant should return at a later date with a signage master plan including all signage for the project. This recommendation is in keeping with the RIO-2 design guidelines:

Sec. 35-674. Building Design Principles (a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. (b) Mass and Scale. A building should appear to have a "human scale". In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs should help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian. (1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades should contain a discernable pattern of mass to void, or windows and doors to solid mass. Openings should appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

- (2) Align horizontal building elements with others in the blockface to establish building scale.
  - A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.
- (3) Express the distinction between upper and lower floors in commercial and mixed-use buildings.
  - A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least thirty (30) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.

**CASE COMMENTS:**

Project is located in both Council Districts 1 & 2

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 18

**HDRC CASE NO:** 2009-329  
**IDENTIFIER:**  
**ADDRESS:** 2109 W. Mistletoe  
**LEGAL** NCB 6829 BLK 0 LOT 39 W 25 OF 40  
**ZONING:** R6 H HS  
**PUBLIC PROPERTY:**  
**COUNCIL DISTRICT:** 7  
**DISTRICT:** Monticello Park Historic District  
**LANDMARK:**  
**APPLICANT:** Kimberly Gilbery, AIA  
**OWNER:** Trey Martinex-Fischer  
**TYPE OF WORK:** Exterior Renovations - CONCEPTUAL

## REQUEST:

The applicant is requesting Conceptual approval to:

1. Alter existing column spacing on front elevation
2. Add 2nd floor covered porch on front elevation
3. Add covered porches on either side of existing structure
4. Add additional living space behind the existing structure.
5. Add new standing seam metal roof
6. Add 3 new dormers to the front elevation
7. Replace an existing window with a door on the front façade
8. Add an attached garage to the rear
9. Add porte cochere

## RECOMMENDATION:

Applicant met with the Architecture Review Committee in October. Staff commends the applicant and owner for taking on such a tremendous project however alterations to the front façade are not consistent. This proposed changes create a false sense of history and significantly alter the original architectural details of the house. The Office of Historic Preservation and the HDRC are guided by the Secretary of the Interior's Standards for Rehabilitation and while this is a beautiful design, it is not appropriate. Staff recommendations are based on Standards number 2, 3, 9, and 10.

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Item 1: Staff recommends that the original column width and design be maintained and that the columns be restored. This is consistent with the Secretary of the Interior's Standards for Rehabilitation number 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. This is also consistent with the Standards number 2 and 3.

Item 2: Staff does not recommend approval. Adding a porch and/or balcony where there previously was none significantly alters the character of the house. Porches or porte cocheres may be appropriate on a rear addition. This recommendation is consistent with the Secretary of the Interior's Standard number 2 and 3.

Item 3: Staff does not recommend approval. The original design of the house should be maintained. This recommendation is consistent with the Secretary of the Interior's Standard number 2 and 3.

Item 4: Staff recommends approval with the stipulation that the new windows match the existing house in design and proportion, and that the applicant come back with additional details about material selection. The new addition is stepped back from the original house and has minimal impact on the character of the original house. It should not be visible from the front. This recommendation is consistent with the Secretary of the Interior's Standard number 9.

Item 5: Staff recommends approval as submitted.

Item 6: Staff does not recommend approval. Staff recommends there be no dormers on the front elevation. This is a character defining feature and adding dormers creates a false sense of history. This recommendation is consistent with the Secretary of the Interior's Standard number 3.

Item 7: Staff does not recommend approval of this request. Adding a second story door and porch will significantly alter the architectural design of the house. If a door and/or second story porch is approved, the design and detail of the first floor door will be lost. The front door is one of the most important architectural details of the house and removing this original feature or creating a new one to look like the old one will create a false sense of history. It is not appropriate to mimic historic features. This recommendation is consistent with the Secretary of the Interior's Standards for Rehabilitation number 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Item 8: Staff recommends approval with the following considerations in the final submittal. Attached garages are not typical of the district or this type of home. Staff recommends that if the applicant wants a garage that it read as a detached and set back on the property to provide minimal impact to the original house. This recommendation is consistent with the Secretary of the Interior's Standard number 9.

Item 9: Staff does not recommend approval of the new porte cochere in the current location. Porte cocheres may be appropriate when added to a rear addition. The current design creates a false sense of history. It significantly alters the front elevation of the house. This recommendation is consistent with the Secretary of the Interior's Standard number 2 and 3.

Staff would also like to note that in the first floor plan drawing there is a new pool, cabana, and driveway. Staff recommends that these be removed from the proposal or that the applicant come back with additional details prior to final approval. The design would require that trees be removed. Staff recommends that the applicant consult with the city arborist regarding any tree removal prior to final approval. Staff also recommends that additional details regarding landscaping and fencing changes be submitted prior to final approval.

# HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2009

Agenda Item No: 19

**HDRC CASE NO:** 2009-356

**IDENTIFIER:**

**ADDRESS:** 641 E Park

**LEGAL DESCRIPTION:**

**ZONING:**

**CITY COUNCIL DIST.:** 1

**PUBLIC PROPERTY:**

**DISTRICT:** Tobin Hill Historic District

**LANDMARK:**

**APPLICANT:** COSA Housing & Neighborhood Services

**OWNER:** Joseph Reno

**TYPE OF WORK:** Window Replacement

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:  
Replace windows with lead paint.

**RECOMMENDATION:**

Staff is working with the applicant and will have a formal recommendation by the time of the HDRC meeting on November 4th.

**CASE COMMENTS:**