

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
APRIL 2, 2014**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Judson, Laffoon, Guarino, Shafer, Feldman, Connor

ABSENT: Zuniga, Valenzuela, Salas

- Chairman’s Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

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|-----------------------|-----------------------------|
| 1. Case No. 2014-102 | 301 E. Travis |
| 2. Case No. 2013-187 | 104 Bushnell |
| 3. Case No. 2014-111 | 526 Sherman |
| 4. Case No. 2014-004 | 4719 Callaghan Rd. |
| 5. Case No. 2014-105 | 118 W. Kings Hwy |
| 6. Case No. 2014-116 | 203 Madison |
| 7. Case No. 2014-112 | 531 Devine |
| 8. Case No. 2014-115 | 2210 W. Huisache |
| 9. Case No. 2014-104 | 734 E. Woodlawn |
| 10. Case No. 2014-106 | 118 E. Magnolia Dr. |
| 11. Case No. 2014-118 | 401 Pearl Pkwy |
| 12. Case No. 2014-110 | 302, 306, 310 & 318 Barrera |
| 13. Case No. 2014-108 | 211 Club Dr. |
| 14. Case No. 2014-109 | 215 Barrera |
| 15. Case No. 2014-082 | 214 W. Lullwood |
| 16. Case No. 2013-299 | 430 Adams St. |

Items 2 and 15 were pulled from the Consent Agenda to be heard under Individual Consideration.

Item 14 was withdrawn per the applicant.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve the remaining cases on the Consent Agenda based staff recommendations.

AYES: Cone, Judson, Laffoon, Guarino, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

2. HDRC NO. 2013-187

Applicant: Gene Williams and Sonya Medina Williams

Address: 104 Bushnell

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

Install the previously approved front and rear yard fences with approved colors. The rear portion is a stucco wall with a brick cap. The front portion of the proposed fence has a stucco base, brick cap and wrought iron. The applicant proposes to paint the stucco a khaki color which will also appear on the trim on the home. The wrought iron will be a dark bronze color.

FINDINGS:

- a. The request to install the proposed fence was approved by the HDRC on December 18, 2013. At this hearing, the Commission asked the applicant to return with the final color selection for the stucco to ensure that it is appropriate in relation to this historic home.
- b. Due to the height in the front yard exceeding 4 feet, a variance was required. The applicant received approval for this variance from the Board of Adjustment on February 3, 2014.
- c. According to the Monte Vista Historic survey, the home at 104 Bushnell was built in 1914 in the Craftsman style. Both the main house and the accessory building (listed as maid's quarters) were considered contributing resources to the historic district.
- d. The proposed colors are appropriate and will relate to the existing home without drawing undue attention to the new fencing, consistent with the Historic Design Guidelines for Site Elements, Section 2.B.v.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and d.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve as submitted based on findings a and d.

AYES: Cone, Judson, Laffoon, Guarino, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

15. HDRC NO. 2014-082

Applicant: Adam Ochoa

Address: 214 W. Lullwood

Withdrawn per the applicant

17. HDRC NO. 2014-114

Applicant: Angela Whitaker-Williams, Perkins + Will

Address: 1710 Wilson

The applicant is requesting conceptual approval to:

1. Locate bus parking spaces on a property directly across Donaldson from Jefferson High School on vacant lots adjacent to an existing church.
2. Create soccer and practice fields with 6' tall black vinyl coated chain link fencing.
3. Construct a dumpster enclosure adjacent to the proposed bus parking spaces.

FINDINGS:

- a. A master site plan for the campus was approved by the HDRC on March 21, 2012, with several stipulations. At that time, this property (1710 Wilson Blvd.) was shown as a potential future land acquisition and more information was requested before any official recommendation or action by the Commission could be made.
- b. Work related to the approved campus master plan has come to the HDRC several times since June of 2012. Most recently, a revised proposal for conceptual approval of two new additions (Areas E and J), repurposing of an existing band hall, installation of an underground pipe for stormwater detention, construction of a concrete pad for band and ROTC practice, and the creation of parking along Donaldson was heard by the HDRC on February 19, 2014. Most of the items were approved and there was some discussion at the hearing about potential bus parking near the campus. Residents voiced concern over the noise generated by school buses on the surrounding residential streets.
- c. The portion of this site which faces W. Gramercy Place contained several buildings that were identified by OHP staff as non-contributing. Demolition of these structures was approved in February 2013.
- d. The proposed bus parking spaces are located as far from nearby residences as possible on the site in question. While the proposed location is not at the rear of the site as recommended in the Historic Design Guidelines for Site Elements, Section 7.A.i, staff finds that pushing these spaces to the northern edge of the property is appropriate given the proximity of homes to the south.
- e. According to the Historic Design Guidelines for Site Elements, Section 7.A.iii, off-street parking should be accessed from alleys or secondary streets. The proposed bus parking spaces are intended to be accessed from the alley which runs parallel to Donaldson, keeping traffic off of W. Gramercy Place, consistent with the guidelines.
- f. The proposed use of much of this property for athletics will require minimal modification to the site.
- g. The proposed vinyl-coated chain link fencing is not consistent in terms of height or material with the Historic Design Guidelines for Site Elements, Sections 2.B.iii or 2.B.iv. While similar fencing was approved at the baseball and softball fields on the Jefferson High School campus, a sufficient landscape buffer was required to help screen the material from view.
- h. Several alternatives were explored prior to receiving HDRC approval for the vinyl-coated chain link fencing at the baseball and softball fields, which would typically be prohibited in a historic district. Staff finds that similar care should be given in this case as well. Introducing additional chain link fencing into this primarily residential historic district is not recommended.
- i. The proposed dumpster enclosure is simple in design and will not detract from surrounding historic structures while screening an unsightly service area, consistent with the Historic Design Guidelines for New Construction, Section 6.B.ii. It is also consistent with a similar enclosure recently approved on the Jefferson High School campus.

RECOMMENDATION:

- 1. Staff recommends conceptual approval as submitted based on findings c-e.
- 2. Staff does not recommend approval as submitted based on findings g and h. Staff recommends that alternative fencing configurations are explored and, if chain link is approved, that a landscape buffer be incorporated to help screen the new fencing based on finding g.
- 3. Staff recommends conceptual approval as submitted based on finding i.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Judson to approve with the stipulation that a landscape buffer go around the chainlink fence.

AYES: Cone, Judson, Laffoon, Guarino, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

18. HDRC NO. 2014-059

Applicant: Tenna Florian

Address: 134 Armour Pl.

Withdrawn per the applicant.

19. HDRC NO. 2014-068

Applicant: Vernon Bryant

Address: 221 Club Dr.

Withdrawn per the applicant

20. HDRC NO. 2014-117

Applicant: Jessica Santana

Address: 145 Thorain

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

1. Replace the existing wood, one-over-one windows with new aluminum one-over-one windows of the same dimension.
2. Fill in one existing door opening on the east side of the home with stone to match the rest of the structure. The existing door faces the front of the property, but is on a portion of the structure set back from the main mass of the front façade.
3. Install hardi board at the gable ends on the sides of the home, replacing the original wood siding.
4. Install horizontal hardi board siding at the existing rear addition, removing particle board siding.
5. Construct a new rear wood deck. The proposed deck will extend 8 feet behind the home and be 14 feet wide.
6. Replace the existing garage door with a new door. The existing garage door has four small single light windows on the upper portion. The proposed new door will have multi-light windows across the top.

FINDINGS:

- a. Staff performed a site visit to this property on March 20, 2014. At that time, it was confirmed that at least some of the original wood windows are still on site and in salvageable condition.
- b. The home at 145 Thorain appears on the 1924-1950 Sanborn map. Since that time, a rear addition has been constructed, but the bulk of the original home has remained intact. There is a significant amount of stone on the site that may have been removed and salvaged when the rear addition was constructed.
- c. Windows are a character defining feature of a historic home and should be preserved or replaced in kind when deteriorated beyond repair, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 6.A.iii.
- d. The proposed metal windows represent a change in material which is not consistent with the original windows or with the style of the home. While the proposed windows maintain a similar configuration and dimensions as the existing, they are not in keeping with the Historic Design Guidelines for Exterior Maintenance and Alterations, Sections 6.A.iii or 6.B.iv.

e. The proposal to infill an original door opening with stone is not consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Sections 6.A.i and 6.A.ii. While the proposed stone does match the rest of the home and may have been original to the structure, staff finds that the existing door opening should be maintained.

f. The Historic Design Guidelines for Exterior Maintenance and Alterations, Section 1.B.ii recommend in-kind replacement for wood elements. Replacing original wood siding with hardiboard is not consistent with the guidelines. In the absence of photos or evidence of the original wood siding that was in place, it is difficult to know exactly what this material looked like. Staff finds, however, that if it is deteriorated beyond repair, the wood should be replaced with new wood siding, rather than hardiboard.

g. The existing rear addition was sided with a thin particle board material. Staff finds that replacing this non-original material with horizontal hardiboard will not detract from or compromise any existing historic material.

h. The proposed rear deck is appropriately scaled for the site and, given its placement behind the home, will not be visible from the public right-of-way, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 7.B.iv.

i. The existing garage door is likely original to the home and should be preserved in place, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 9.B.i.

j. The proposed new door represents a significant change in design. Staff finds that the proposed door is not consistent with the style of this home.

RECOMMENDATION:

1. Staff does not recommend approval as submitted based on findings c and d. Staff recommends that the original wood windows are restored and preserved in place.
2. Staff does not recommend approval as submitted based on finding e. Staff recommends that the existing door be preserved in place or replaced in kind.
3. Staff does not recommend approval as submitted based on finding f.
4. Staff recommends approval as submitted based on finding g.
5. Staff recommends approval as submitted based on finding h.
6. Staff does not recommend approval as submitted based on findings i and j. Staff recommends that the existing garage door be preserved in place.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Shafer to approve items 4 and 5. Denial of items 1, 2, 3, and 6 based on findings c, d, e, f, i and j.

AYES: Cone, Judson, Laffoon, Guarino, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

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- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 5:30 P.M.

APPROVED



Tim Cone
Chair