

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
FEBRUARY 20, 2013**

- 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, Carpenter, Guarino, Valenzuela, Salas, Shafer, Connor
ABSENT: Barrera, Tak, Rodriguez, Zuniga

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

The Commission then considered the Consent Agenda which consisted of:

- | | |
|----------------------|-------------------------------|
| 1. Case No. 2013-053 | 702 VFW Boulevard |
| 2. Case No. 2013-050 | 102 Allison |
| 3. Case No. 2013-049 | 106 Alamo Plaza |
| 4. Case No. 2013-043 | 402 Dwyer |
| 5. Case No. 2013-025 | 504 Austin St. |
| 6. Case No. 2013-047 | 103 W. 9 th Street |
| 7. Case No. 2012-306 | 501 Hays St. |
| 8. Case No. 2013-031 | 936 S. Alamo |

Commissioner Shafer pulled item 2 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Carpenter pulled item 8 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

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

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer, Connor
NAYS: None

THE MOTION CARRIED.

2. HDRC NO. 2013-050

Applicant: Ann Benson McGlone

Address: 102 Allison

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

1. Restore the existing one story home at 102 Allison using in-kind materials. The existing home is in deteriorated condition and the proposed restoration will maintain the original character of the home with a modification to the rear screened porch and open air deck. The existing home has a gabled roof and the proposed rear porch will have a shed roof angled up to the east.
2. Recycled double hung wood windows will be installed to replace existing deteriorated windows. The existing windows are not consistent in terms of style or configuration and the proposed windows will help unify the building’s fenestration.

3. Construct a new garage on the property. The existing house is sited at the rear of the property. The proposed garage will be built closer to the street in front of the existing home. The proposed garage will have two garage doors facing the street with a workshop and porch at the rear of the structure.

4. Historic Tax Certification.

FINDINGS:

- a. OHP staff performed a site visit to the property on February 13, 2013. The existing home at 102 Allison is in a state of disrepair and staff commends the applicant for their efforts to restore and rehabilitate it.
- b. According to the River Road Historic District survey, the home at 102 Allison is a Bungalow built around 1940. The survey evaluated this property as being within the potential River Road Historic District's period of significance, but having low historic integrity. Similarly, the integrity evaluation of this house noted there had been new materials and additions put on the building as well as alterations to the original fenestration.
- c. While the proposed new recycled, double-hung windows are not original to the structure, staff finds that it is appropriate to install new windows in place of previously added or altered windows and that the proposed window style is consistent with the style and period of the house. The use of salvaged materials is also encouraged in the Historic Design Guidelines for Additions, Section 3.C.i.
- d. The proposed screened porch and deck will maintain a similar footprint and frame structure to the existing home's porch and deck area, but will modify the roofline of the existing covered porch to slope upward toward the east. While this change alters the roof form of the screened porch, it is in keeping with the roof form of principal structure, in accordance with the Historic Design Guidelines for Additions, Section 1.A.iii, and will not be taller than the height of the existing building's roof, in accordance with the Historic Design Guidelines for Additions, Section 1.B.v.
- e. Staff finds that while historically it was not typical to construct an accessory building or garage closer to the street or in front of the primary residence on a site, the property at 102 Allison is limited in terms of potential locations for an accessory building due to the presence of an acequia on one property line and the fact that the existing home is located at the rear of the property. Similarly, the proposed garage will not open onto or face Allison Rd directly. It will face a smaller street called Anastacia Place.
- f. The scale and design of the proposed garage relates appropriately to the existing house—maintaining a similar architectural language and configuration—and will not adversely affect the existing building and property.
- g. The proposed garage will face a small street and, while it will be visible from the public right-of-way, will appear visually subordinate to the principal structure since it will be pushed further south than the existing house and will not open onto Allison Rd, in accordance with the Historic Design Guidelines for New Construction, Section 5.A.i.
- h. Staff finds that the design and orientation of the proposed garage doors are in with other garage doors found in this district and with the era when the principal house was built, in accordance with the Historic Design Guidelines for New Construction, Section 5.A.v.
- i. The applicant has met all requirements of the City's tax certification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.
- j. While the proposed new construction of a garage on this property does not qualify as work required for the Historic Tax Incentive, the proposed rehabilitation to the existing house and the projected costs are more than adequate to meet the cost requirements for the incentive.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Carpenter to approve as submitted based on findings a through j.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

8. HDRC NO. 2013-031

Applicant: Robert Tatum

Address: 936 S. Alamo

The applicant is requesting a Certificate of Appropriateness for approval to install a hand-painted mural with exposure to South Alamo Street. The mural will feature a bird and birdhouse image submitted on February 12, 2013.

FINDINGS:

- a. The proposed mural would be highly visible from South Alamo Street.
- b. In general, exterior alterations, including the introduction of unique or distinctive imagery, have the potential to either enhance or detract from the integrity of the property and its environment.
- c. The South Alamo corridor within the King William Historic District features an eclectic mix of architectural styles and color palettes. Numerous artist's galleries and studios contribute to the character of the District, making it a popular destination for art enthusiasts. The neighborhood is also recognized as a Cultural Arts District. A mural facing the public right-of-way is appropriate along the South Alamo corridor provided that its subject matter or application is not inconsistent with the local culture or history.
- d. Any artwork that is visible within the public right-of-way should be done in consultation with the neighborhood association in which it is intended to serve. The King William Association has previously shown support for a conceptual image similar to the current proposal.
- e. Staff finds that the introduction of the proposed mural does not negatively impact the integrity of the structure or the district, nor will the mural result in an irreversible condition.
- f. The artist has expressed willingness to coordinate with the King William Association throughout the mural completion process.

Staff recommends approval as submitted base on the findings.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Connor to reset.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

9. HDRC NO. 2013-044

Applicant: Brian & Donna Booker

Address: 314 W. Elsmere

Withdrawn per applicant.

10. HDRC NO. 2013-011

Applicant: Moises Hernandez

Address: 301 E. Houston

The applicant is requesting a Certificate of Appropriateness to:

1. Place two potted plants at Houston St. entrance
2. Change existing signage design. Existing signage reads "Toscana Ristorante" in white and dark green letters. The proposed signs will read "Toscana Restaurant and Bar" in all white letters. Size and location of existing signage will not change.
3. Place a 24"x36" sandwich board next to Houston St. entrance
4. Install six 13"x22" window signs. The proposed window signs will have a black background with white and dark green graphics. The window signs will have the restaurant's logo and will read "Toscana".
5. Install green, white and red banner along the bottom of the windows on Navarro St. and Houston St. The banner will be 1 ft tall and will have the words "Restaurant & Bar" on every other window. Wording will be 4" tall.

FINDINGS:

- a. A notice of violation was issued on December 14, 2012, for excessive signage installation at this address.
- b. The placement of the potted plants, sandwich board and design changes to the existing signage will not cause adverse effect to the building and will not detract from the pedestrian experience. Plants and sandwich board signs that are consistent with UDC requirements can enhance the pedestrian experience.
- c. The restaurant is located in a corner space that fronts Houston Street and Navarro Street. Although the proposed total signage would be greater than the allowable number of signs and square footage recommended by the Guidelines for Signage 1.A.i., additional signage at this location will not detract from the pedestrian experience along its two main facades.
- d. The proposed window signs are small, will capture the attention of pedestrians and are appropriate signage to be used along Navarro and Houston St. according to the Houston St. Design Guidelines. As presented, the dark green colors will blend with the dark background and will be hard to read. A dark background with light graphics is recommended to make the signs more legible according to the Guidelines for Signage 1.D.iii.
- e. Placement of graphic films that adhere to the exterior of window glazing is prohibited by the Guidelines for Signage 5.B.iii. The existing windows have a frosted glass design at the bottom and placement of the proposed banners would obscure this detail. The proposed window banners will create visual clutter and will compete with existing signage and the proposed window signs. This finding is consistent with the Guidelines for Signage 1.A.iii.

- 1-3. Staff recommends approval as submitted based on the findings above.
- 4. Staff recommends approval with the stipulation that a dark background with light color graphics is used.
- 5. Staff does not recommend approval as submitted based on the findings above.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Salas approve items 1 through 4 as submitted based on findings b through d.

Approval of item 5 with the stipulation that the lettering on the banners only occur in one window in each group.

AYES: Carpenter, Guarino, Valenzuela, Salas, Shafer, Connor
NAYS: None
RECUSED: Cone

THE MOTION CARRIED.

11. HDRC NO. 2013-045

Applicant: Frank Rendon
 Address: 201 E. Huisache

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

Replace a section of the existing clay barrel tile roof with standing seam metal to improve the roof's resistance to leaks. The structure at 201 E. Huisache is a U-shaped, two-story apartment building. Its roof is composed of clay barrel tile on two areas closest to E Huisache and asphalt shingle on the rest. The building opens onto E. Huisache with a central courtyard and all around the courtyard, at the second floor level is an exterior balcony with a shed roof over it. This section of the roof is clay barrel tile which the applicant proposes to replace with standing seam metal. The rest of the building's roof will remain as it is. The slope and dimension of the roof will not be altered as part of the proposed change to standing seam.

FINDINGS:

- a. According to the Monte Vista Historic District survey, the existing building at 201 E. Huisache was designed by the architects Williams & Williams and built in 1928 in the Monterey style. This building is also considered to be a contributing structure to the historic district. Staff finds that many elements of this building are also consistent with the Spanish Eclectic style.

b. This building first appears on the 1912-1951 Sanborn map as La Tressa Apartments. It appears to have undergone very little change from its original form and footprint, with the exception of the addition of a gabled asphalt shingle roof over much of the building.

c. Staff finds that the existing clay barrel tile shed roof over the exterior balcony area is a character defining feature of the building and, in accordance with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 3.B.iv, should be repaired or replaced in kind when necessary.

d. In accordance with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 3.B.vi, metal roofs should not be introduced on structures where they were not found historically or where they are not consistent with the style of the building. Staff finds that a standing seam metal roof is not appropriate for a Spanish Eclectic or Monterey style building.

e. The section of the roof that is proposed to be replaced with standing seam metal is highly visible from the street and staff finds that this proposed change would significantly alter the appearance of the building from the street and is not compatible with the style of the building. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 3.B.iv, the areas of a roof most visible from the public right-of-way should be repaired with salvaged materials or replaced with materials that match the original in terms of scale, color, texture, profile, and style.

Staff does not recommend approval as submitted based on these findings. Staff recommends repair or replacement in kind.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Connor to grant denial based on findings a through e and with staff recommendations.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2013-052

Applicant: Tommy Cuellar

Address: 1102 E. Crockett

The applicant is requesting a Certificate of Appropriateness for approval to install an 18-foot wide, solid concrete driveway extending 56 feet into the property to the side of the house.

FINDINGS:

a. Many nearby historic properties within the Dignowity Hill Historic District feature simple ribbon driveways with a simple concrete apron at the street. Staff finds that a solid concrete driveway at the requested width is a significant departure from this precedent.

b. Ribbon driveways, in general, are more appropriate for use within Historic Districts than a solid concrete driveway. Reducing the amount of added concrete in front yards helps to maintain the overall character and quality of the property.

c. There is evidence of an unpaved driveway that has been used historically at the proposed location. The proposed location is a suitable site for the driveway based on this evidence.

d. A 48" wrought-iron fence and gate at the driveway was approved administratively by staff. A taller chain link fence was previously located on this property.

Staff recommends approval with the stipulation that the installed driveway be a ribbon driveway no wider than 10' with a 12' apron at the curb, based on findings a through c.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer to reset to allow the applicant to return with more detailed drawings and information.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2013-035

Applicant: Billy Lambert

Address: 1003 S. Main

The applicant is requesting conceptual approval to:

1. Construct a two story rear addition to the existing 2,200 square foot one story home. The proposed rear addition will include a kitchen, sitting room, laundry, and bathroom with a master suite upstairs. The proposed addition will have wood siding and a flat roof.
2. Construct a screened in porch in the courtyard of the back yard. The proposed rear addition is structured around a central courtyard space, which is proposed to become a screened in porch facing the existing side yard of the property.
3. Construct a new 595 square foot carport to the rear of the existing home. The proposed carport will connect to the proposed rear addition and will be accessed through a new rolling gate from the alley behind the home.
4. Install a new wood picket fence around the Guenther St. side and the front of the property.

FINDINGS:

- a. An application for a similar scope of work submitted by the same applicant was reviewed by the Design Review Committee on December 13, 2012. At that meeting, the committee found that the proposed rear addition will significantly alter the appearance of the structure from the street as well as the way in which the structure interacts with the street. The committee noted concern over the main mass of the proposed addition being located close to the street edge on the side of the property. The committee also found that the addition turns its back to the street, moving the focus of the site to the interior, which has not historically been the way the home addressed the street. The committee noted that the change in plate height between the existing one story building and the proposed two story addition is abrupt and the scale of the proposed addition is overwhelming on Guenther St. to the north of the property. While the committee found that a more contemporary design for an addition to this home may not be inappropriate, it should be scaled back to allow the original structure to be the primary element on the site, possibly incorporating a more transparent connector to draw a clear distinction between the original and the new. The committee recommended that a real or digital model be presented to help understand exactly how the proposed modifications will interact with the street and relate to the original structure.
- b. The previous application for additions to this home was denied by the HDRC on January 4, 2013.
- c. This application, which shows a revised design from what was seen by the Commission on January 4, 2013, was reviewed by the Design Review Committee on January 22, 2013. At that time, the committee found that the revised proposal for a rear addition to this house mitigated some of the concerns raised at the original HDRC hearing. Those concerns included scale, fenestration and massing. The committee noted that the revised proposal which has a flat roof and incorporates a visible separation between the original structure and the proposed addition has addressed some of the concerns about massing. Similarly, the applicant is no longer requesting a small side addition which will leave the south façade of the structure visually intact. The committee had questions about the windows being used on the new addition.

Most of the proposed windows will maintain the dimensions of the original windows on the home, but there will also be horizontal windows and diamond pattern windows used. The committee asked that, prior to the hearing, the applicant provide a view of the proposed addition from behind the home to understand how it will address the Guenther St. and relate to the existing home.

d. OHP staff met on site with the applicant and a representative on February 12, 2013. At that time, staff noted that there are real concerns for the occupants regarding traffic noise from Guenther St. and Main St. and the neighboring multi-family complex whose upper floors look down into the rear yard of this property. The applicant showed staff the utility easement which occupies the southwest corner of the property which limits potential expansion as well as the existing pool which occupies much of the rear yard.

e. According to the OHP survey information, the home at 1003 S. Main was built in 1910 and it first appears on the 1912 Sanborn map. On this map, the house seems to have been composed of a central brick structure with two spaces at the back that may have been open air or sided in another material. Today, the house maintains brick exterior on the majority of the structure with wood siding on these two spaces at the rear.

f. This brick and wood home was constructed in the Queen Anne style with simplified detailing and a standing seam metal roof.

g. In its current state, this structure has maintained a footprint very similar to its original footprint. Similarly, the building has undergone very little exterior alteration and has been well maintained. As a result, staff finds that this structure has very high historic integrity and should be respected as a good example of the Queen Anne architectural style in San Antonio.

h. While this home is part of a block that is largely intact in terms of the historic pattern of development and contains several individual landmarks, the properties directly across Guenther St. and Main St. currently house much larger scale, more recent developments. And while historically, the home at 1003 S. Main would have likely had a stronger and more open presence on both Guenther St. and Main St., the existing conditions have significantly altered the historic context.

i. Staff agrees with the findings of the Design Review Committee that in many ways the revised proposal addresses some of the concerns raised previously by the HDRC and staff. While the issue of the proximity of the proposed two-story addition to Guenther St. has not been addressed in the new design, staff is cognizant of the realities of the site which have shaped the footprint of the proposed addition.

j. The revised design of the addition incorporates more of a distinction between the original structure and the new addition, allowing for it to be potentially removed in future without destroying the historic form and integrity of the existing home, in compliance with the Secretary of the Interior's Standards for Rehabilitation numbers 9 and 10.

k. According to the Historic Design Guidelines for Additions Section 1.B.i, new additions should be subordinate to the principal façade. While the proposed addition would be on the rear of the existing home and have a smaller footprint than the existing home, the fact that this lot is on a corner means that it would be highly visible from the public right-of-way and would significantly alter the spatial composition of the lot.

l. The roof of the proposed rear addition is slightly lower than the roof of the existing structure, in accordance with the Historic Design Guidelines for Additions, Section 1.A.i, but the proposed addition will have a different roof form than the existing hipped roof, which is in conflict with Section 1.A.iii, referenced above.

m. Staff finds that using wood siding on the proposed addition is an appropriate way to distinguish the original structure from the new construction.

n. Several of the windows on the proposed additions will maintain the height and the light configuration of the original windows on the home, but will not include an arched detail above each one. Staff finds this to be an appropriate method for maintaining the overall fenestration proportions without copying the original detail. Staff finds, though, that the new, high horizontal windows proposed on the Guenther St. façade of the addition are not in keeping with the historic fenestration pattern.

February 20, 2013

8

1 & 2. Staff recommends conceptual approval with the stipulation that the applicant meet with the Design Review Committee upon or prior to applying for final approval to discuss the final design in more detail, particularly in reference to the fenestration pattern, the landscaping proposed on the Guenther St. side of the property, and the final material selections for the addition.

3 & 4. Staff recommends approval of the proposed carport and the proposed new fence as submitted.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to grant conceptual approval based on findings a through n and with stipulations that the applicant meet with the Design Review Committee upon or prior to applying for final approval to discuss the final design in more detail, particularly in reference to the fenestration pattern, the landscaping proposed on the Guenther St. side of the property, and the final material selections for the addition.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas

NAYS: Shafer

THE MOTION CARRIED.

- 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 4:35 P.M.

APPROVED



Tim Cone
Chair