

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
May 18, 2016**

- 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 Guarino, Chair and the roll was called by the Secretary.

PRESENT: Guarino, Connor, Cone, Salmon, Lazarine, Brittain, Garza, Grube

ABSENT: Feldman, Laffoon,

- Chairman's Statement
- Announcements

Preservation Month Events During the Month of May:

May 18 - Mission San Antonio de Valero (The Alamo): Investigating the Probable First Site

May 20 – Festival of the Arts: Family, Community, Culture - New Frontiers Charter School

May 21 – Amazing Preservation Race for Kids

May 26 – Spirit of Sarah King: Festival of Arts

Visit www.sapreservation.com for a full listing of OHP and partner events

- Citizens to be heard

-Bud Church, DNHA- Spoke in support of OHP staff.

-Frederica Kushner, Chairman of Tobin Hill Community Association, Historic Preservation Committee- Spoke regarding the application process. Ms. Kushner requested that staff encourage applicants to meet with Historic Preservation Committees within their districts.

The Commission then considered the Consent Agenda which consisted of:

- | | |
|--------------------------------|---------------------|
| • Item # 1, Case No. 2016-165 | 419 Cedar St. |
| • Item # 2, Case No. 2016-169 | 202 King William |
| • Item # 3, Case No. 2016-154 | 211 Devine St |
| • Item # 4, Case No. 2016-173 | 617 N Olive St |
| • Item # 5, Case No. 2016-177 | 327 North Dr. |
| • Item # 6, Case No. 2016-176 | 2334 W Kings Hwy |
| • Item # 7, Case No. 2016-135 | 2028 Huisache Ave |
| • Item # 10, Case No. 2016-085 | 410 E Courtland Pl. |
| • Item # 11, Case No. 2016-084 | 714 N Pine St |

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Brittain to approve the Consent Agenda with staff recommendations based on the findings.

AYES: Guarino, Connor, Salmon, Lazarine, Brittain, Garza Grube

NAYS: None

THE MOTION CARRIED.

8. HDRC NO. 2016-181

Applicant: Abigail Rodriguez/VIA Metropolitan Transit

Address: DOWNTOWN, VARIOUS LOCATIONS

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install eight (8) flag-pylon "Flyon" signs in the right-of-way to mark VIA bus stops where a bus stop currently does exist. Each Flyon will measure 8' x 1'-5," made of aluminum. The eight proposed locations include:

1. Avenue E & Houston
2. Mission San Juan
3. Travis between Cameron & Santa Rosa
4. Hoefgen in front of S.P. Depot
5. Travis & Soledad
6. Travis & Flores
7. W Houston & San Saba
8. Travis & Jefferson

FINDINGS:

a. In June, VIA will be making changes to downtown, Broadway and Missions routes and branding. Three new VIVA routes will be branded as VIVA culture, VIVA missions, and VIVA centro. Existing stops that currently have other signage types will be replaced with the new Flyon signs.

b. Primo Flyons signs were approved by the HDRC September 5, 2012.

c. Staff finds each location to be appropriate in scale and materials. The proposed Flyon locations will not have an adverse effect on historic district or landmarks. This is consistent with the Secretary of Interior Standards 9.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

COMMISSION ACTION:

The motion was made by Commissioner Lazarine and seconded by Commissioner Salmon to approve with staff stipulations.

AYES: Connor, Salmon, Lazarine, Brittain, Garza, Grube

NAYS: None

RECUSAL: Guarino

THE MOTION CARRIED

9. HDRC NO. 2016-164

Applicant: Jill Giles

Address: 3801 BROADWAY, BRACKENRIDGE PARK

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wayfinding and monument signage system for the Witte Museum.

FINDINGS:

a. The applicant has proposed to install a wayfinding and monument signage system at the Witte Museum that is to include monument entrance signage, wayfinding signage for the museum and gate plaques. In total, the applicant has requested thirteen signs.

b. According to the Guidelines for Signage 4.A.i. and ii., the proper usage and placement of freestanding signs are in areas that are set back from the street, in commercial districts and in areas that are pedestrian oriented that do not block the public right of way. The applicant has proposed locations that are in existing planting beds or are in locations that are not in the public right of way or areas of pedestrian traffic. This is consistent with the Guidelines.

c. The applicant has proposed a total of thirteen signs that range from small plaque signs that are 1' – 4" by 1' – 8"

to a large monument sign that is to be approximately 23 feet in length and six feet in height. The applicant has proposed free standing signs that include an overall height of between six feet and seven feet. Per the UDC Section 35-678 regarding Signs and Billboards in the RIO, freestanding signs are allowed provided the sign does not interfere with pedestrian or vehicular traffic, shall be perpendicular to the street, two-sided and no taller than six feet in height. While the UDC includes this provision, staff finds that the applicant's proposed overall height is appropriate in the context of a museum campus.

d. According to both the UDC Section 35-678(e)(4) and the Guidelines for Signage, total requested signage should not exceed more than fifty total square feet, however, additional square footage may be approved given that signage does not interfere with the pedestrian experience. Given the size of the Witte Museum Campus, staff finds that the proposed additional square footage is appropriate.

e. The applicant has proposed materials consisting of copper letters, painted aluminum panels, blackened steel frames and letters, copper backers and corten steel. Staff finds each of these materials appropriate for the Witte Museum campus as well as consistent with the UDC.

f. In regards to lighting, the applicant has noted that the only sign that will be lit is the monument sign that is to front Broadway. The applicant has noted that the proposed fixtures are to be located within inground housing boxes and will not be visible. Staff finds this lighting proposal appropriate.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through g.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Salmon to approve with staff stipulations.

AYES: Guarino, Connor, Salmon, Brittain, Garza, Grube

NAYS: None

RECUSAL: Lazarine

THE MOTION CARRIED

12. HDRC NO. 2016-174

Applicant: Byron Berkus

Address: 535 E DEWEY PLACE

REQUEST:

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

- 1. Construct an addition to the rear
- 2. Construct a deck
- 3. Add two window openings on the right elevation

FINDINGS:

a. **TRANSITION** - At the rear of the primary historic structure, the applicant has proposed to construct a rear addition of approximately 367 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed a hipped roof and has proposed for the addition to feature a lower roof height than that of the original structure. Also, the addition is recessed on both the left and right facades, leaving the existing rear corners exposed. These characteristics in combination distinguish the addition from the primary historic structure.

b. **MASSING** - Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and a floor to ceiling height that is subordinate to that of the primary historic structure. This is consistent with the Guidelines for Additions 1.A.

c. **MATERIALS** - The applicant has proposed materials to include new and salvaged cedar shakes and composition shingles roof. This is consistent with the Guidelines for Additions 3.A., which states materials should be similar to existing.

d. **FENESTRATION DOOR** - The east elevation will include a new door salvaged from the rear façade. The other

rear door will be salvaged and stored. This is consistent with the Guidelines for Exterior Maintenance and Alteration 3.C.i., that states details should be salvaged and restored.

e. WINDOW FENESTRATION - The proposed addition will have all double-hung wood windows, white interior sash and trim, pale green matching existing exterior sash and blue match trim matching existing trim. The proposed addition will have one 2' x 1'-4" window and one 2'-8" x 4' window on the west elevation. The east elevation will have a double window to match existing double window size. The rear of the addition will have two 2'-8" x 4' windows, separated by trim. Guidelines for Additions 4 states that architectural details should be in keeping with the architectural style and historic structure. Staff finds that the small 2' x 1'-4" window disproportionate to the existing windows and suggest the applicant install a window of a different proportion and larger size.

f. DECK – The applicant is proposing to install an 10'-1/2" x 20'-8" clear-finish cedar deck with lattice skirting and 38" railing with square balusters. The deck construction relates to the architectural style of this arts and crafts home and does not negatively impact the public right of way, consistent with the Guidelines for Additions 4.

g. WINDOW OPENINGS – The applicant is proposing to create two window openings on the east elevation of the existing structure and install salvaged windows from the existing rear facade. Staff finds that these new window openings are not on the primary façade and that additional window openings are needed, consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.i. Consistent with the Guidelines for Exterior Maintenance and Alterations, replacement windows and new window openings must maintain original dimensions and profiles, feature clear glass, and should be recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. A window detail provided by the applicant, illustrates conformance with the guidelines for windows.

h. LANDSCAPING – No landscaping is being proposed at this time. The applicant is responsible for complying with the Guidelines for Site Elements 3, for Landscape Design.

i. MECHANICAL EQUIPMENT – No new equipment is being proposed at this time. The applicant is responsible for complying with the Guidelines for Additions 5, that states equipment should be screened and view from the public right-of-way minimized.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through g with the stipulation:

- 1. That the small 2' x 1'-4" window on the west elevation matches the proportions of the existing windows.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Brittain to approve with staff stipulations.

AYES: Guarino, Connor, Salmon, Lazarine, Brittain, Garza, Grube

NAYS: None

THE MOTION CARRIED

13. HDRC NO. 2016-170

Applicant: David McKay/Painting N Moore

Address: 2220 W HUISACHE AVE

REQUEST:

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

- 1. Construct an 342 square foot one-story addition
- 2. Install gable roof on existing garage
- 3. Install garage door on existing garage
- 4. Install front gable and columns on front façade of main structure
- 5. Replace wood siding with hardie siding as necessary on main and accessory structures
- 6. Replace existing wood and aluminum windows

FINDINGS:

- a. **PROPOSAL** - At the rear of the primary historic structure, the applicant is requesting to build a 342 square foot one-story addition at 2220 W Huisache.
- b. **EXISTING** - The existing main structure is a minimal traditional home in Monticello Park Historic District. It has wood siding, composition shingle roof, two sets of wooden double windows, with a side and rear gabled roof and two front steps to the front entrance.
- c. **MASSING** - Guidelines for Additions recommend additions be subordinate to the historic structure. Due to its placement at the rear of the house, the proposed addition will be minimally visible from the street consistent with the Guidelines for additions 1.A.i.
- d. **ROOF FORM** - The existing structure is side-gabled, with an additional rear gable. The applicant is proposing to extend the rear gable, keeping the existing ridge height rear gable, keeping the existing rear gable intact. This is consistent with the Guidelines for Additions 1.A.iii. Staff has requested a roof form plan from the applicant, however it has not been submitted at this time.
- e. **TRANSITION** - A transition between the primary historic structure and the addition is needed in order to differentiate the addition from the existing structure. The applicant is proposing to create a vertical line with a 1" x 4" on both facades. This is consistent with the Guidelines.
- f. **FENESTRATION** - The applicant is proposing to add a door and a small one over one 2'x1' window on the left façade of the addition and two one over one windows. These windows match the proportions of existing windows. No openings are being proposed on the right elevation of the addition. This is consistent with Guidelines for Additions 4.
- g. **MATERIALS** - The proposed siding material of hardie board to match the dimensions of the existing wood siding that is consistent with the Guidelines for Additions 3.A.i.
- h. **GARAGE ROOF** - There is an existing un-finished garage at the rear of the property with no roof, wood siding, garage door opening and an aluminum window on the left elevation. The proposed gable roof with composition shingle roof is consistent with the Guidelines for New Construction 5.A.iii, that indicates new garages should relate to the primary structure.
- i. **GARAGE** - The applicant has proposed to enclose the existing window opening and install a new garage door with new window lites, however one façade drawing and garage door specifications are missing. Staff has requested this elevation drawing from the applicant, however it has not been submitted at this time.
- j. **FRONT ALTERATIONS** - The applicant is proposing to add a covered front porch with a small gabled cover and two columns. The Guidelines for Additions 4.A.ii that says to incorporate details that are in keeping with the architectural style of the original structure. Per the December 1939 Sanborn, the home did not have a front stoop. Staff made a site visit on May 9, 2016, and found that there are other side-gabled minimal traditional homes in the district, that have front stoops with shed roofs and minimal columns. Staff finds the proposed the gabled stoop and round columns inappropriate for the architectural style and the block.
- k. **SIDING REPLACEMENT** - The applicant is requesting to repair and replace wood siding with hardie of the same dimensions as the existing. This is not consistent with the Guidelines for Exterior Alterations and Maintenance that says to avoid introducing modern materials.
- l. **WINDOW REPLACEMENT** - The applicant is requesting to replace all existing wood and metal windows with new windows. Window details or a window schedule have not been provided. Guidelines state that windows should be deteriorated beyond repair for replacement to be appropriate. Staff made a site visit but the windows were covered by plywood. Staff requested photos of existing windows but has not received them from the applicant. Staff recommends that the existing wood windows be repaired and that the applicant replace existing metal windows with one over one wood windows.
- m. **WINDOW REPLACEMENT** - The drawings indicate window proportions different than what is existing. Staff recommends that the existing wood windows be repaired. If deteriorated beyond repair, staff recommends that the windows be replaced with wood windows of the same dimensions as existing.
- n. **EXTERIOR ALTERATIONS** - The proposed front gable and columns are consistent with the architectural style of the structure. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6. Staff made a site visit and found similar stoops on other minimal traditional homes in the district.

o. **LANDSCAPING** – No landscaping is being proposed at this time. The applicant is responsible for complying with the Guidelines for Site Elements 3, for Landscape Design.

p. **MECHANICAL EQUIPMENT** – No new equipment is being proposed at this time. The applicant is responsible for complying with the Guidelines for Additions 5, that states equipment should be screened and view from the public right-of-way minimized.

RECOMMENDATION:

Staff recommends approval of the items #1 through #3 based on findings a through i with the following stipulations:

1. That the applicant install a wooden garage door and provide details to staff before receiving a Certificate of appropriateness.
2. That the applicant provide the missing side façade elevation of the garage to staff.
3. That the applicant provide a roof form plan.

Staff does not recommend approval of items #4 and #6 based on findings j through l. Staff recommends that the applicant replace wood siding as necessary with wood siding to match existing material and dimensions, and that the existing wood windows be repaired and that the applicant replace existing metal windows with wood windows. If replacement windows are approved, staff recommends they be approved with the stipulations that the original dimension and profile (recessed one to two inches) be maintained, feature clear glass, and trim and sill detail be maintained.

CASE COMMENTS:

A stop work order was issued in regards to foundation and siding work. The application fee was paid and an Administrative approval issued for foundation and siding repair, and to temporarily cover the windows with plywood during repairs.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Lazarine to approve with stipulations that wooden windows be used on the front of the building, while replacement windows be of the same profile as stipulated by staff & that a wooden door be used on the garage & a denial of item #4. Applicant must return to staff with new drawing of stipulations.

AYES: Guarino, Connor, Lazarine, Salmon, Brittain, Garza

NAYS:

THE MOTION CARRIED

14. HDRC NO. 2016-171

Applicant: Valerie Fuller

Address: 1307 FULTON AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 12 existing wood windows with 12 new vinyl windows.

FINDINGS:

a. The windows were replaced prior to receiving approval. A stop work order was issued for window replacement and the application fee was paid.

b. The structure at 1307 Fulton Ave is a minimal traditional home, with wood siding and a side gable, and two decorative front gables. It's located in the Fulton Historic District which includes a consistent collection of Spanish Eclectic and French Eclectic Style houses featuring stucco material.

c. The applicant is proposing to replace 12 wood windows with new 6 over 6 vinyl windows with divided lights to match those divided lights existing in the rear. According to the Guidelines for Maintenance and Alterations 6.A.iii., historic windows should be preserved unless 50% or more of a window's components must be reconstructed.

d. Consistent with the Guidelines for Exterior Maintenance and Alterations, replacement windows must maintain original dimensions and profiles, feature clear glass, and should be recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. A window detail which illustrates conformance with the

guidelines for windows has not been submitted.

RECOMMENDATION:

Staff does not recommend approval based on findings a through d. Staff recommends that the wood windows be repaired or replaced with wood windows that maintain the original dimensions and profiles, feature clear glass, and recessed one to two inches within the window frame.

CASE COMMENT:

A stop work order was issued for window replacement and the application fee was paid.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Lazarine for denial.

AYES: Guarino, Connor, Cone, Salmon, Lazarine, Brittain, Garza

NAYS: None

THE MOTION CARRIED

15. HDRC NO. 2016-172

Applicant: Edward Pape

Address: 283 W MARIPOSA

REQUEST:

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

1. replace existing wooden swinging garage door with a steel overhead garage door
2. expand existing concrete driveway from 10' wide to 17' wide by repouring slab

FINDINGS:

a. The applicant is requesting to replace existing wooden swinging garage door with an overhead paneled steel garage door painted to match existing door and trim. This is not consistent with the Guidelines for Exterior Maintenance and Alteration 6.B., which states that doors should be replaced with in-kind materials.

b. The applicant is proposing to tear up existing 10' concrete driveway and repour a 17' wide concrete driveway, which is not consistent with the Guidelines for Site elements. The Guidelines state that historic driveways are typically no wider than 10' and that new driveway configurations should be similar to what is found in the district. Staff made a site visit on May 6, 2016, and found that driveways in Olmos Park Terrace Historic District typically are 10' to 15' wide. Staff recommends that the applicant not expand the driveway to the corner of the house, but towards to left property line.

RECOMMENDATION:

Staff does not recommend approval of item #1 or #2 based on findings a through b.

CASE COMMENT:

A stop work order was issued for doing stone work prior to receiving approval. The application for the stone work along with the post-work application fee was submitted and an administratively Certificate of Appropriateness was issued.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to refer this applicant to the DRC.

AYES: Guarino, Connor, Cone, Salmon, Laffoon, Lazarine, Brittain, Garza

NAYS: None

THE MOTION CARRIED

16. HDRC NO. 2016-166

Applicant: Victor Hernandez

Address: 915 BURLESON ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 40' x 46' carport in the rear of the property at 915 Burleson. The proposed carport features steel construction, R-panel roof, and a gabled roof with a total height of 14 feet. The carport rests on a concrete pad of roughly the same footprint which extends to the back alley.

FINDINGS:

a. According to the Guidelines for New Construction 5.A.i., new outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. The proposed carport is not consistent with the Guidelines.

b. According to the Guidelines for New Construction 5.A.ii., new outbuildings should be no larger in plan than 40 percent of the historic house on the property. The proposed carport has approximately the same footprint as the house and takes up the majority of the back yard space. This is not consistent with the Guidelines.

c. According to the Guidelines for New Construction 5.A.iii., new outbuildings should relate to the period of construction as the historic house through the use of complementary materials. The proposed materials of steel framing and roofing are not compatible within the Dignowity Hill Historic District. Wood construction would be more appropriate.

d. Because of its placement at the rear of the property, the proposed carport will not be readily visible from the street. While this is consistent with the Guidelines for New Construction. However, the overall scale and materials of the carport detract from the historic property and are not appropriate within the historic district.

RECOMMENDATION:

Staff does not recommend approval based on findings a through d. Staff recommends that the carport be reduced in overall scale, lowered to no more 12 feet in height, and feature materials that are more compatible within the historic district.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Connor to move for denial.

AYES: Guarino, Connor, Cone, Salmon, Lazarine, Brittain, Garza

NAYS: None

THE MOTION CARRIED

17. HDRC NO. 2016-167

Applicant: Jason Feuge/MDN Architects, Inc

Address: 1441 SE MILITARY DR

REQUEST:

The applicant is requesting conceptual approval to construct a new commercial structure at 1441 SE Military Drive that will include drive through teller lanes, landscaping, surface parking and exterior lighting.

FINDINGS:

a. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.

b. This address falls within the buffer zone of the San Antonio Missions World Heritage sites. The applicant is

responsible for complying with all regulations and meeting any design standards associated with the inscription. Additionally, staff recommends the applicant coordinate with the World Heritage director regarding the development of this lot.

c. The applicant has proposed to construct a commercial structure on the vacant lot at 1441 SE Military Drive. The lot is currently bounded by SE Military to the south, Mission Road to the west and Padre Drive to the East and will contain parking for approximately fifty automobiles, drive through teller lanes and vehicular access to and from SE Military, Mission Road and Padre Drive.

d. According to the UDC Section 35-670(B)(4)(f), the design objectives for RIO-5 are to maintain the residential character of the area while encouraging the development of mixed use nodes that offer neighborhood shopping and services and to respect established neighborhoods in new top-of-bank riverscape designs, particularly recreational opportunities that require parking or transport of recreational equipment.

e. Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has provided a site plan that has noted a way of pedestrian access across the property connecting SE Military Drive to Padre Drive. Additionally, the applicant has proposed sidewalks along SE Military Drive, Mission Road and Padre Drive as well as sidewalks within to site connecting various functions of the site. This is consistent with the UDC.

f. The applicant has noted five curb cuts on the provided site plan; three are to serve Padre Drive, one is to serve SE Military Drive and one is to serve Mission Road. Per the UDC Section 35-672(b)(1)(B), curb cuts may be no larger than twenty-five (25) feet. Staff finds that the introduction of five curb cuts, three of which will serve on street is excessive and will introduce vehicular traffic that currently does not frequent Padre Drive. The applicant is responsible for complying with the section of the UDC and providing information to staff noting that no curb cuts are larger than twenty-five feet in width prior to returning to the HDRC. Staff recommends the applicant discard two of the three curb cuts proposed for Padre Drive.

g. In regards to the introduction of new vehicular traffic to Padre Drive and Mission Road, staff finds that a traffic study and coordination with Transportation and Capital Improvements will be beneficial to determine how the proposed development will impact vehicular traffic as well as bicycle traffic as Padre Drive and Mission Road are heavily used by cyclist.

h. Regarding onsite parking, surface parking areas are to be located toward the interior of the site or the side or rear of a buildings and shall be screened or buffered from view of public streets and the San Antonio River if they are located within a fifty foot setback from the edge of the river ROW use and within a twenty foot setback from a property line adjacent to street use. The applicant has proposed surface parking adjacent to a street use and has noted a landscape buffer to separate the public right of way and pedestrian paths from surface parking. This is consistent with the UDC.

i. The UDC Section 35-673(b)(1)(A) both state that a building's orientation as well as primary entrance should be toward the street. The site features frontage to SE Military, Mission Road and Padre Drive, however, SE Military is the only of these streets that features a commercial setting. The applicant has proposed to orient the primary entrance toward SE Military. Staff finds this orientation appropriate; however, staff finds that a repositioning of the proposed structure to be closer to SE Military would be more appropriate.

j. Per the UDC Section 35-673(m) and (n), Buffering and Screening should be used to screen mechanical and service equipment from the public right of way. The applicant has not provided information on the location of mechanical or service equipment nor how it will be screened. This applicant should provide this information to staff prior to receiving a final approval.

k. Bicycle parking helps promote a long term sustainable strategy for development in RIO Districts. The applicant is responsible for providing bicycle parking in well let and accessible areas on the site per UDC Section 35-673(o) and 35-526.

l. According to the UDC Section 35-674 (b), a building shall appear to have a "human scale" which can be achieved by the expression of façade components, the aligning of horizontal building elements with others in the block face, the distinction between upper and lower floors and the division of the façade into modules that express traditional dimensions. The applicant has proposed a base of stone veneer, a mid-section featuring a textured stucco façade and a cap featuring parapet walls and cornice lines. This is consistent with the UDC.

m. In RIO-5, where a building façade facing the street or river exceeds that maximum façade length allowed (seventy-five feet), the building façade must be divided into modules that express traditional dimensions. The applicant has proposed various façade elements that separate the proposed facade. This is consistent with the UDC Section 35-674(b)(4)(A).

- n. The applicant has proposed materials of stone veneer, textured stucco, cast stone and earth toned paints. These materials are consistent with the UDC.
- o. According to the UDC Section 35-674(e)(2), windows help provide a human scale and should be recessed at least two (2) inches within solid walls, windows should relate in design and scale to the spaces behind them and that windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms. While the applicant has arranged windows to establish a rhythm, the applicant has not provided information to staff regarding window materials. Additionally, the applicant should provide a detailed wall section to staff noting that each window will be inset at least two (2) inches within exterior walls.
- p. According to the UDC Section 35-674(g), awnings and canopies are to be used to accentuate the character defining features of the building. The applicant has applied the proposed awnings and an arcade to mark entrances to the building. This is consistent with the UDC.
- q. The applicant has not indicated specific on landscaping or site lighting at this time. The applicant is responsible for proposing landscaping and site lighting that is consistent with the UDC and should provide this information to staff prior to receiving final approval. Staff recommends the applicant provide specific information regarding all landscaping materials.
- r. Toward the far east end of the site and at the far west end of the site, the applicant has proposed to install two remote ATM's. The applicant has proposed for both ATM shelter's to be painted dark blue, a color which staff finds does not complement the colors of the proposed new construction. Additionally, staff finds that the ATM proposed to the east of the site interrupts the proposed landscape buffer, an important site element in the fact that it further separates pedestrian traffic from the proposed surface parking. The removal of the eastern ATM will also greatly reduce the amount of impervious paving introduced to the site. Staff recommends the remove the eastern ATM and shelter from the request and incorporate colors and materials of the new construction into the proposed western ATM shelter.
- s. ARCHAEOLOGY- The property is within the River Improvement Overlay District, the Mission Parkway National Register of Historic Places District, the Missions Local Historic District, and is in close proximity to the San Antonio River. In Addition, the project area contains previously recorded archaeological site 41BX279 and is traversed by 41BX267, the San Jose Acequia. Therefore, archaeological investigations are required. The applicant should coordinate the archaeology scope of work with the OHP archaeology staff prior to the commencement of construction activities. Additionally, development within the River Improvement Overlay Districts contains stipulations regarding the incorporation of acequias into the design of the project. Division 6, Section 35-673, (c)(4) of the Unified Development Code states that "where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design."

RECOMMENDATION:

Staff recommends conceptual approval of the applicant's proposed massing, materials, setbacks and façade arrangement.

Staff recommends the applicant provide additional information regarding the final information prior to returning to the HDRC for final approval.

1. That the applicant coordinate with the World Heritage Director regarding the proposed new construction.
2. That the applicant provide reduce the amount of proposed curb cuts from five to three and as noted in finding f
3. That the applicant coordinate with Transportation and Capital Improvements as noted in finding g.
4. That the applicant provide information in regards to the location and screening of all mechanical and service equipment as noted in finding j.
5. That the applicant provide bicycle parking on site as noted in finding k.
6. That the applicant provide information regarding window materials and a detailed wall section noting that all windows have been inset in walls at least two (2) inches as noted in finding o.
7. That the applicant provide a landscaping and site and architectural lighting plan as noted in finding q.
8. That the applicant remove the eastern most ATM and address the inconsistencies with the proposed western ATM shelter as noted in findings r.
9. Archaeological investigations are required.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone for conceptual approval.

AYES: Guarino, Connor, Cone, Salmon, Lazarine, Brittain, Garza

NAYS: None

THE MOTION CARRIED

18. HDRC NO. 2016-180

Applicant: EJ Lee

Address: 3220 MISSION RD

REQUEST:

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

1. Replace 7 aluminum windows with single hung aluminum windows with divided lights
2. Replace 5 wood windows with single hung aluminum windows with divided lights
3. Replace 2 wooden interior-style doors with exterior steel door with fan lite
4. Replace 2 wooden interior-style door with solid steel doors
5. Cover existing side-facing wooden front door with siding to match existing siding
6. Replace stone and stucco siding with Hardiplank on rear façade of main structure

FINDINGS:

- a. The applicant received administrative approval to paint siding, trim, and door and repair existing metal roof.
- b. The windows and doors were replaced prior to receiving approval. The applicant has since submitted all documents required.

a. The applicant has proposed to replace the non-historic aluminum windows with new aluminum windows. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired or, if beyond repair, should be replaced with a window to match the original in terms of size, type, configuration, material and details. In this case, there are original windows in place, as noted in the window schedule, and should guide the selection of the replacement product. Staff finds the proposed aluminum replacement windows inconsistent with the Guidelines. Staff recommends a wood window with a one over one configuration without divided lights would be appropriate.

b. The applicant is proposing to replace 5 wooden windows with new aluminum windows with divided lights. Consistent with the Guidelines for Exterior Maintenance and Alterations, replacement windows must maintain original dimensions and profiles, feature clear glass, and should be recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. The proposed aluminum windows are not in conformance with the guidelines for windows.

c. The applicant is proposing to replace the two front non-historic doors, one on the front house and one on the back house, with steel doors with fan lites. According to the Guidelines for Exterior Maintenance and Alterations 6.A., historic doors should be repaired, or replaced when necessary with a style of door that would historically be there. Staff finds the proposal inconsistent with the Guidelines and recommends the front door be replaced with a door of same material and design that matches architectural style.

d. The applicant is proposing to replace two non-historic doors with solid steel doors. According to the Guidelines for Exterior Maintenance and Alterations 6.A., historic doors should be repaired, or replaced when necessary with a style of door that would historically be there. Staff finds the proposal inconsistent with the Guidelines and recommends the front door be replaced with a door of same material and design that matches architectural style.

e. The applicant is proposing to remove existing front wooden exterior door and seal door opening and cover with siding to match existing. This is inconsistent with the Guidelines for Exterior Maintenance and Alterations 6.A.i., which states that existing window and door openings should be preserved and to avoid creating new primary entrances or window openings where visible from the public right-of-way.

f. The applicant is proposing to remove stucco and faux stone on the existing addition on the right façade and replace with hardieplank fiber cement lap siding. According to the Guidelines for Exterior Maintenance and Alterations 2, removing stucco where not historically appropriate; however, the Guidelines state that Hardiboard is not recommended.

RECOMMENDATION:

Staff does not recommend approval of items #1 through #6 based on findings a through h.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to refer this case to the DRC.

AYES: Guarino, Connor, Cone, Salmon, Lazarine, Brittain, Garza

NAYS: None

THE MOTION CARRIED

Approval of Meeting Minutes – May 4, 2016

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Salmon to approve May 4, 2016 minutes.

AYES: Guarino, Connor, Cone, Salmon, Lazarine, Brittain, Garza

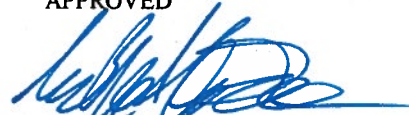
NAYS: None

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 4:25 P.M.

APPROVED



Michael Guarino
Chair