

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
April 6, 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, Brittain, Feldman, Cone, Grube

ABSENT: Salas, Laffoon, Salmon, Lazarine

- Chairman's Statement
- Announcements
 - Proposed Historic District (west of Pioneer Flour)-1901 S Alamo-Training Room-5:30 PM
 - SAPreservation Rehabber Club April Meeting - 1344 S Flores-April 7-5:30 PM
 - STAR - Mission Historic District - April 9 and 10
 - Preservation Month in San Antonio (Mosaic) - May 2016
- Citizens to be heard
 - Ed Pina, Liz Franklin, Cherise Bell

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2016-131 | River Barges- San Antonio River, RIO District: RIO-2, RIO-3. |
| 2. Case No. 2016-070 | 106 Alamo Plaza |
| 3. Case No. 2016-110 | 232 Leigh St |
| 4. Case No. 2016-115 | 323 Callaghan Ave |
| 5. Case No. 2016-122 | 119 E Craig Place |
| 6. Case No. 2016-125 | 140 E Magnolia Ave |
| 7. Case No. 2016-128 | 1018 Burnet St |
| 8. Case No. 2016-129 | 143 Magnolia Dr. |
| 9. Case No. 2016-124 | 2131 N I-H 35 |
| 10. Case No. 2016-117 | 305 E Euclid Ave |

COMMISSION ACTION:

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

AYES: Guarino, Connor, Cone, Brittain, Feldman, Grube

NAYS: None

THE MOTION CARRIED.

4. HDRC NO. 2016-112

Applicant: Nate Manfred/ French & Michigan

Address: 127 CROFTON

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace an existing chain link and hoop wire fence with a new welded wire fence with metal frames along the property line.

FINDINGS:

a. The applicant has proposed to replace an existing chain link and hoop wire fence with a new welded wire fence with metal frames along the property line. The applicant has noted that the proposed fence will be located in the location of the existing fence and will be four feet in height in the front yard and six feet in height in the side and rear yard.

b. According to the Guidelines for Site Elements 2.B.i. and ii, new fences and walls should be installed where historically located and should be designed to be similar to those found historically throughout the district in terms of their scale, transparency and character. 127 Crofton as well as various other properties along Crofton

Avenue feature front, side and rear yard fences consisting of various materials and designs. The applicant has proposed to install a welded wire fence with metal frames, featuring a similar transparency as the existing fence on the property. This is consistent with the Guidelines.

c. The applicant has noted per the provided site plan that the proposed fence will be four feet in height throughout the front and side yard to the rear of the primary historic structure where the height will transition to six feet in height throughout the rear yard. One small section of fence that is approximately eight feet in length on the north side of the property will feature a height of six feet. This is consistent with the Guidelines.

d. In regards to materials, the applicant has proposed for the fence to include minimum two inch square steel tube fence frames and welded wire mesh fence panels that will features two inch openings. Staff finds the proposed materials and design appropriate and consistent with the Guidelines.

RECOMMENDATION:

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

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CITIZENS TO BE HEARD:

Cherise Bell, KWA

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Feldman to remove this case from consent & postpone its hearing until the next HDRC meeting, April 20, 2016- Due to newly submitted plans & absence of applicant.

AYES: Guarino, Connor, Cone, Brittain, Feldman, Grube

NAYS: None

RECUSAL: Guarino

THE MOTION CARRIED

7. HDRC NO. 2016-118

Applicant: Jeannette Trujillo/Floodmaster, Inc

Address: 458 FURR DR

REQUEST:

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

1. Replace front door.
2. Enclose front porch ceiling.
3. Replace all 27 wood windows with 16 wood windows and 11 vinyl windows.

FINDINGS:

a. The main structure at 458 Furr Drive is a two-story Spanish eclectic with a clay tile roof, stone façade, front gable and hipped roof.

b. The existing front door is solid wood with one window lite and decorative bars. The applicant is requesting to replace the existing front door with an in-kind wooden front door. The applicant suggests the current front door has been severely damaged by fire and smoke and requires replacement. According to the Guidelines for Exterior Maintenance and Alterations 6.A.ii., historic doors including hardware and fanlights should be preserved, or replaced in-kind when deteriorated beyond repair. Staff finds replacement of the door appropriate and consistent with the guidelines. Staff finds that there has been substantial damage to the existing door, and finds the replacement to be appropriate.

c. The existing front porch ceiling has been damaged by fire and smoke. The applicant is proposing to replace the front porch ceiling with wood or fiber cement sheets. According to the Guidelines for Exterior Maintenance and Alterations 7.B.iii., porch elements such as ceilings should be replaced in-kind. Staff finds the proposal consistent with the guidelines. Staff finds that there has been substantial damage to the porch, and finds the replacement to be appropriate.

d. The applicant is requesting to replace all 27 wood windows with 16 wood windows and 11 vinyl windows. The 11 vinyl window replacements are proposed on the rear elevation with the exception of window #5 on the left elevation. 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; when windows must be replaced, the Guidelines for Maintenance and Alterations B.iv., states that new windows should be installed to match the historic windows in terms of configuration, material, and appearance. Staff recommends the historic wood windows be repaired, and replaced as necessary with wood windows of the same profile, and should the applicant follow this recommendation, that they return with a window schedule and details of the proposed windows to be installed.

RECOMMENDATION:

Staff recommends approval for items #1 and #2. Staff does not recommend approval of item #3. Staff recommends the historic wood windows be repaired, and replaced as necessary with wood windows of the same profile, and should the applicant follow this recommendation, that they return with a window schedule and details of the proposed windows to be installed.

CITIZENS TO BE HEARD:

Monica Maldonado

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Connor to approve items #1 & #2, with a request that the applicant return to HDRC with more information regarding item #3.

AYES: Guarino, Connor, Cone, Brittain, Feldman, Grube

NAYS: None

THE MOTION CARRIED

9. HDRC NO. 2016-127

Applicant: Don Shin

Address: 630 E CARSON

REQUEST:

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

1. Install front and side yard fencing.
2. Receive Historic Tax Certification.

FINDINGS:

- a. The applicant has proposed to install front, side and rear yard fencing at 630 E Carson, a corner lot fronting both E Carson and N Palmetto.
- b. According to the Guidelines for Site Elements 2.B.i., new fences should appear similar to those used historically throughout the district in terms of their scale, transparency and character. The applicant has proposed to construct a wooden picket fence to be three feet in height, consistent with examples found on this block of E Carson as well as those found throughout the Government Hill Historic District. Additionally, there is a low stone wall on the property that runs parallel with N Palmetto; a feature of a previous fence at that location.
- c. According to the Guidelines for Site Elements 2.B.iii., the height of new fences and walls within the front yard should not exceed four feet in height. The applicant has proposed a fence to be three (3) feet in height in the front yard fronting E Carson as well as in the side yard along N Palmetto from north of the N Palmetto entrance of the structure to the corner of the lot at the intersection of E Carson and N Palmetto. The applicant previously received administrative approval to construct a six foot tall wood privacy fence to span from the southernmost portion of the lot along N Palmetto up to the side entrance of the structure, facing N Palmetto. This is consistent with the Guidelines.
- d. The applicant has requested Historic Tax Certification for the property for a number of rehabilitative efforts that have received Administrative Approval including siding repair, fencing and a number of electrical, mechanical and plumbing improvements.
- e. The applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer including a cost estimate, timeline for project completion and a set of architectural documents.

RECOMMENDATION:

Staff recommends approval of items #1 and #2 as submitted based on findings a through e.

CITIZEN TO BE HEARD:

Raul Saucedo, Cindy Tower, John Pevey- spoke in opposition.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to approve with staff stipulations with the request that the fence be painted and no higher than three feet tall.

AYES: Guarino, Connor, Cone, Brittain, Feldman, Grube

NAYS: None

THE MOTION CARRIED

14. HDRC NO. 2016-055

Applicant: Stevie Bear/Community REI LLC

Address: 220 Hermine Blvd

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to relocate 19'-8" x 20' carport, wrap posts in cedar veneer to create square posts, and widen driveway.

FINDINGS:

- a. At the March 16, 2016, HDRC Hearing, the applicant received approval for various exterior modifications and improvements including remove front deck and rebuild front porch, demolishing walls of the addition and repurposing as an exterior covered deck, replacing existing light fixture with new oil rubbed bronze fixture with a frosted shade, replacing garage and front door, and repairing existing wood windows.
- b. The commission action from March 16, 2016, included referring the request for installing a carport to meet with the Design Review Committee.
- c. This request was reviewed by the Design Review Committee on March 23, 2016, where committee members made design suggestions regarding the carport's height, detailing on the posts, and widening of the driveway.
- d. The main structure at 220 W Hermine is a mid century house of modest size featuring one front gable and a shed roof over the front porch.
- e. The applicant is proposing to relocate the existing, 19'-8" x 20', pre-fabricated carport from in front of the garage onto the driveway to side of the east façade. The 10 metal posts will increase from 5' to 6' in height. The posts will be squared with 1" x 6" boards and wrapped in a cedar veneer. Each of the 10 posts will be given a foot, by wrapping a 1" x 6" around the bottom.
- f. The applicant is also proposing to widen the left concrete driveway to accommodate the 19' wide carport. The driveway will gradually increase in width starting at the expansion joint, until it reaches 19' in width.
- g. According to the Guidelines for Exterior Maintenance and Alterations 9., new outbuildings should relate to the period of construction to the main structure. Staff made a site visit February 8, 2016, and found that carports are prominent on the street. Staff finds the placement of the carport appropriate; however, staff finds that a prefabricated carport structure is not appropriate for the historic structure's architecture style or the district. The applicant's proposal to locate the prefabricated carport structure to the side of the primary historic structure is not appropriate.

RECOMMENDATION:

Staff does not recommend approval based on findings e through g.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to accept staff stipulation and deny approval based on findings.

AYES: Connor, Cone, Brittain,
NAYS: Guarino, Feldman, Grube

THE MOTION FAILED

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Connor to approval of carport with cedar veneer with stipulation that the carport be moved behind the fence & that the applicant come back to staff with revised plans

AYES: Guarino, Connor, Cone, Brittain, Feldman
NAYS: Grube

THE MOTION CARRIED

15. HDRC NO. 2016-086

Applicant: Ramon Torres/Turn Key Pros

Address: 208 BUSHNELL

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a carport with a footprint of 480 square feet to accommodate parking for three vehicles.

FINDINGS:

a. Work began without a Certificate of Appropriateness for the construction of a 480 square foot carport to accommodate parking for three vehicles. The applicant has paid all associated post work application fees. The rear of the property currently features an existing carport structure that is the subject of a separate request to the HDRC and is not a part of this proposal.

b. According to the Guidelines for New Construction, new accessory structures should be designed to be visually subordinate to the primary historic structure, feature a footprint that is no more than forty percent of the primary historic façade's footprint and should relate to the period of construction of the primary historic structure. The applicant's proposed footprint and overall height of approximately twelve feet is appropriate.

c. The applicant has proposed materials to include 4" x 4" steel columns and galvanized steel corrugated utility panels for the roofing material. The primary historic structure at 208 Bushnell is of the Spanish Eclectic architectural style. Additionally, there is an existing accessory structure that features a stucco exterior. Staff finds that the applicant's proposed materials are not architecturally appropriate for the style of the primary historic structure nor the Monte Vista Historic District. Staff finds that materials such as cedar posts and tile-like roofing would be more appropriate.

d. In regards to site location, the applicant has proposed to site the accessory structure at the rear of the property along the side and rear property lines. The location at the rear of the property is appropriate, however, the applicant should ensure that there is a three foot setback between the structure and property line.

RECOMMENDATION:

Staff does not recommend approval based on finding c. Staff finds that materials consisting of cedar posts and a tile-like roof would be appropriate.

CITIZENS TO BE HEARD:

Daniela Serna, Bill Bane, Paul Kinnison, all spoke in opposition.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman for denial based on staff recommendations.

AYES: Guarino, Connor, Brittain, Feldman, Grube
NAYS: None

THE MOTION CARRIED

16. HDRC NO. 2016-108

Applicant: Andrew Goodman/Feast

Address: 1024 S ALAMO ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an addition and perform minor site modifications to the property at 1024 S Alamo. Within this request, the applicant has proposed the following

1. Enclose an existing, open air porch.
2. Construct a 420 square foot addition on the northeast side of the historic structure
3. Expand the existing brick paved area.
4. Install a steel framed structure to run the length of the brick paved area fronting S Alamo.

FINDINGS:

a. The structure at 1024 S Alamo is commonly known as the Horn House, features a front, street facing addition of the Art Modern style that was constructed circa 1950 and features many contemporary façade elements including aluminum storefront windows. The items of this request for Certificate of Appropriateness have been previously constructed.

b. According to the Guidelines for Additions, commercial additions should be designed to be in keeping with the existing, historic context of the block, should be placed at the side or rear of the primary historic structure, should feature a similar roof form, should be subordinate to the principle façade and should feature a transition from the original structure to the new structure. The applicant has proposed to construct an addition of approximately 420 square feet to the side of the primary historic structure that is to be subordinate in massing to the original structure, feature a sloped roof which includes elements of the existing Art Modern addition as well as nearby historic roof structures and feature a transition from the existing structures to the proposed addition. This is consistent with the Guidelines.

c. The applicant has proposed materials that are to include horizontal lap siding, vinyl windows, a standing seam metal roof and doors featuring a composite material. The applicant's proposed materials of lap siding and a standing seam metal roof are appropriate, however, staff finds that aluminum windows and doors or those constructed of a metal material would be more appropriate than the proposed vinyl windows and doors.

d. Architecturally, the applicant has proposed for the addition as well as the side enclosure to feature architectural elements that are complimentary and subordinate those of the existing structures. These elements include like materials and similarly proportioned façade elements. This is consistent with the Guidelines.

e. The applicant has proposed to modify the existing landscaping and hardscaping in order to accommodate additional outdoor seating as well as construct a steel structure run the length of the brick paved area fronting S Alamo to be eight feet in height and eighty feet in length. Staff finds the proposed modifications appropriate, however, staff finds the addition of plant materials would be appropriate.

RECOMMENDATION:

Staff recommends approval of items #1 through #4 with the following stipulations:

- i. That the applicant install aluminum or metal windows into the side addition to match those of the primary addition constructed circa 1950.
- ii. That the applicant install additional landscaping plant materials throughout the site. These plants should be native to South Texas.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Connor to postpone this case until the next HDRC meeting, April 16, 2016, due to the absence of the applicant.

AYES: Guarino, Connor, Cone, Brittain, Feldman, Grube

NAYS: None

THE MOTION CARRIED

17. HDRC NO. 2016-121

Applicant: Mark Kyle

Address: 538 LEIGH ST

REQUEST:

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

1. Replace the existing metal roof with a new standing seam metal roof.
2. Replace the existing gutters.
3. Replace damaged fascia and wood trim.
4. Construct a rear addition.
5. Demolish and reconstruct an attached side carport.
6. Replace the existing front door.
7. Replace the existing wood windows.

FINDINGS:

- a. The applicant has proposed to replace the existing metal roof with a new standing seam metal roof, remove the existing metal gutters and install new metal gutters and repair any damaged wood fascia and wood trim with like materials. This is consistent with the Guidelines for Exterior Maintenance and Alterations. The applicant should ensure that the new roof feature panels that are eighteen to twenty-one inches in width, crimped seams that are one to two inches in height, a low profile ridge cap and a galvalume finish.
- b. At the rear of the primary historic structure, the applicant has proposed to construct a small addition of approximately 100 square feet. Currently, the rear of the structure features three roof gables, each of which features a different profile that the applicant has proposed to eliminate. The applicant has proposed for the addition's roof to be incorporated into a new roof structure for the entire structure to mirror the single gabled roof structure of the front of the house (south elevation). According to the Guidelines for Additions 1.A., additions should utilize a similar roof form as the primary historic structure. The applicant's proposal is consistent with the Guidelines.
- c. Regarding scale, massing and form, the applicant has proposed for the addition to feature a matching roof height as that of the primary structure. This is consistent with the Guidelines for Additions 1.B.i. in regards to scale, massing and form.
- d. In regards to the addition's materials, the applicant has proposed wood siding, trim and wood windows. Additionally, the applicant has proposed a vertical trim detail at the point at which the addition meets the primary historic structure. The applicant's proposed materials as well as the proposed transition between the old and new structures are consistent with the Guidelines for Additions.
- e. The applicant has proposed to demolish an existing carport which is attached to the east facade of the primary historic structure and reconstruct it in place. The applicant has noted that the carport's roof will be standing seam to match the roof of the primary historic structure, however, at this time the applicant has not provided information regarding other materials.
- f. The applicant has noted that the existing one over one wood windows will be replaced. According to the Guidelines for Exterior Maintenance and Alterations, 6.A.iii., historic windows should be preserved. The applicant has provided information and photos of each window which staff finds are repairable. Additionally, staff conducted a site visit on March 29, 2016, where staff found the windows to be in good condition. Windows that are not deteriorated beyond repair should be preserved. Staff recommends the applicant repair the existing wood windows.
- g. The applicant has proposed to replace the existing front door which is a Craftsman style door, appropriate for the house. The proposed removal of the existing, Craftsman front door is not appropriate nor consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of items #1 through #4 with the stipulation that the new roof feature panels that are eighteen to twenty-one inches in width, crimped seams that are one to two inches in height, a low profile ridge cap and a galvalume finish.

Staff does not recommend approval of items #5 through #7. Staff recommends the applicant provide additional information regarding construction materials for the proposed carport and that the applicant repair all existing wood windows and doors.

COMMISSION ACTION:

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

FRIENDLY AMENDMENT: Amendment to the motion made by Commissioner Cone that applicant use In-Kind materials.

AYES: Guarino, Connor, Cone , Brittain, Feldman, Grube

NAYS: None

THE MOTION CARRIED

18. HDRC NO. 2016-106

Applicant: Maria Gonzalez Salazar

Address: 902 N HACKBERRY ST

REQUEST:

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

1. Remove the street facing front door and install a wood window matching the existing street facing window.
2. Install front stair railings of wood to be three feet in height on each side of the front steps.

FINDINGS:

- a. The structure at 902 N Hackberry is located at the corner of N Hackberry and Hays Streets in the Dignowity Hill Historic District. Like many Craftsman style homes of this period, this structure features two doors at the front of the house; one on the front (N Hackberry) facing façade and one on the side (Hays) facing façade at the front of the house. Regardless of this being a corner lot; this is an architecturally appropriate feature that is vernacular to climates such as San Antonio's.
- b. The applicant has proposed to remove the front door which faced N Hackberry and install a window to match the existing window that faces N Hackberry. According to the Guidelines for Exterior Maintenance and Alterations, existing window and door openings should be preserved. The applicant's proposal is not consistent with the Guidelines.
- c. The existing concrete porch steps currently do not feature a railings, however, the front porch features a modest low height railing. The applicant has proposed to install stair railings on each side of the front porch steps to be wooden and three feet in height. The applicant has noted that these proposed railings will be painted white to match those that are existing.
- d. Staff finds the proposed railings are simple in design as to neither present a false sense of history nor diminish the architectural integrity of the existing front porch. Staff finds the applicant's proposal appropriate.

RECOMMENDATION:

Staff does not recommend approval of item #1 based on findings a and b.

Staff recommends approval of item #2 based on findings c and d.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Connor for approval of item #2 & item #1 with staff stipulations.

AYES: Guarino, Connor, Cone, Brittain, Feldman, Grube

NAYS: None

THE MOTION CARRIED

19. HDRC NO. 2016-035

Applicant: SueAnn Pemberton/Mainstreet Architects

Address: 403 N PALMETTO

REQUEST:

The applicant is requesting a Certificate of Appropriateness to build a new three bedroom, two bathroom house on the vacant lot at the corner of N Palmetto and E Crockett.

FINDINGS:

- a. This request was reviewed by the Design Review Committee on January 28, 2016, where committee members commented on the proposed attached garage, the orientation to the street, fenestration patters and the overall suburban look of the proposed new construction.
- b. This request received conceptual approval at the February 3, 2016, Historic and Design Review Commission Hearing based on the revisions that were presented to the HDRC.
- c. The Guidelines for New Construct 1.A. states that setbacks should be consistent with those found historically throughout the neighborhood and that front façade and entrance orientation should follow the predominant orientation of the historic buildings along the street frontage. The applicant has provided a site plan indicating a 10 foot setback from the property line to the primary façade that faces East Crockett Street, however, has not provided staff with documents noting the historic setbacks found in the vicinity. Staff recommends the applicant match the setbacks of historic structures found in the vicinity and provide an arial site plan noting those dimensions and setbacks to staff to ensure proper setbacks are used.
- d. The applicant has oriented the primary entrance toward N Palmetto Street and has proposed a wraparound porch to address E Crockett, an architectural feature that is commonly found on historic structures located on corner lots. This is consistent with the Guidelines.
- e. According to the Guidelines for New Construction 2.A.iii foundation and floor to floor heights should be aligned within one foot of floor to floor heights on adjacent structures. The historic example common throughout the Dignowity Hill Historic District is a prominent foundation height of at least 12 inches, often times with the exposed concrete foundation or an architectural foundation skirting. The applicant has proposed a foundation height of approximately two feet. This is consistent with the Guidelines.
- f. New construction should be designed so that its overall scale and height are consistent with nearby historic structures. 403 N Palmetto is a corner lot that is immediately surrounded on either side by a two-story commercial building and a cemetery, However, there are examples of similarly sized historic structures in the immediate vicinity. Staff finds the applicant's overall height, roof form and massing are appropriate and consistent with the Guidelines.
- g. According to the Guidelines for New Construction 2.C. window and door openings should be similar in proportion to those on nearby historic facades. Generally the applicant has proposed window and door openings that are consistent with the historic context, however, the south elevation features a relatively blank wall on its easternmost half. Staff recommends the applicant introduce additional fenestration at this location. Additionally, both the north and east elevations feature portions of their facades that do not feature fenestration, specifically between the two front porch columns on the east elevation and toward the rear of the north elevation.
- h. New construction should be consistent with adjacent historic structures in terms of building to lot ratio. The proposed building footprint should not cover more than 50% of the total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.
- i. The applicant has noted that eight inch lap siding, a composition shingle roof, a screened porch, wood trim and vinyl windows are to be used. The Guidelines for New Construction 3.A.i. states that materials that complement those found throughout the district should be used. Vinyl windows are not complementary of the historic windows found throughout the Dignowity Hill Historic District. Staff recommends the applicant install wood windows and provide a detailed wall section to staff noting that each window will be inset two to three inches to promote façade depth.
- j. The applicant has proposed to construct a detached accessory structure at the rear (west) of the primary structure to serve as a covered carport that includes a storage room. The applicant has proposed for the structure to include a front gabled roof, similar to that of the primary structure. The applicant has only provided staff with two elevations of this structure, which staff finds is insufficient for final approval. Staff recommends the applicant provide additional information regarding the construction and materials for the proposed accessory structure.

k. The applicant has provided a site plan noting some landscaping materials, however, staff finds that a detailed landscaping plan should be provided identifying all site and landscaping materials that are to be used.

RECOMMENDATION:

Staff does not recommend final approval at this time. Staff finds that the applicant should provide the following information prior to receiving final approval and a Certificate of Appropriateness:

1. That the applicant provide an aerial site plan noting the proposed setbacks on both N Palmetto and E Crockett and their relationship to historic setbacks.
2. That the applicant introduce additional fenestration along the E Crockett Façade under and near the wraparound porch, on the N Palmetto façade between the front porch columns and along the north façade toward the rear of the structure.
3. That the applicant install wood windows and provide a detailed wall section to staff noting that each window will be inset two to three inches to promote façade depth.
4. That the applicant provide additional information regarding the construction and materials for the proposed accessory structure including all four elevations.
5. That the applicant provide a detailed landscaping plan should be provided identifying all site and landscaping materials that are to be used.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Connor for approval of the plan as submitted with the stipulation that the applicant will provide wood windows with 2-3 inch inset, that the applicant will return with a detailed landscaping plan and proposed paint colors.

AYES: Guarino, Connor, Cone, Brittain, Feldman, Grube

NAYS: None

THE MOTION CARRIED

20. HDRC NO. 2016-095

Applicant: Sergio Duran/Three Design Consulting

Address: 714 N PINE ST

REQUEST:

The applicant is requesting conceptual approval for approval to:

1. Reconstruct the front porch to include new wooden columns and a new entablature between the first and second floors at the front porch.
2. Reconstruct a circular round window at the front gable.
3. Remove existing window openings.
4. Create new window openings.
5. Construct a porte-cochere on the south façade
6. Construct a sun room addition on the east façade.
7. Perform modifications to the existing garage structure.

FINDINGS:

a. The structure at 714 N Pine, was constructed circa 1905 featuring traditional architectural elements including wraparound front porch, roof gables with shingle siding and a front roof gable featuring a circular window all of which have been removed over the course of its existence. Recently, work has been done to restore the house based on the current façade configurations. In the course of the recent construction, evidence or remains of the original architectural features have been revealed.

b. The 1911 Sanborn maps indicate that the structure originally featured a wraparound porch. Structures that feature similar massing and architectural styles as this structure are featured in the Dignowity Hill Historic District, such as 1005 Nolan, in regards to massing and front porch arrangement and 724 N Olive, in regards to column arrangement as it relates to the structure's wraparound porch.

- c. The applicant has proposed to reconstruct the original wraparound porch as shown in the Sanborn and through this proposal has incorporated column placement that is architecturally appropriate. Under the front porch gable, the applicant has proposed to install double columns on both the first and second levels located at the gable ends. To the right of the double columns and along the wraparound porch, the applicant has proposed to install single columns on both the first and second levels that are appropriate in regards to their spacing and placement. In the drawings provided to staff, it is unclear how the proposed second-story porch connects to the proposed porte-cochere. Detailed drawings will need to be provided to staff for consideration of a Certificate of Appropriateness.
- d. To the rear (east) of the existing bay, the applicant has proposed to construct a porte-cochere that is to feature an entablature that is located consistently with that featured on the wraparound porch. Staff finds the proposed massing and location of the porte-cochere appropriate and consistent with the guidelines.
- e. As noted in finding a, the structure originally featured a circular window in the front roof gable. The applicant has proposed to reinstall this element as well as remove the current gable siding and install wood shingles. This is appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- f. The applicant has agreed to maintain and repair all original windows and window/door openings consistent with the Historic Design Guidelines.
- g. On the north façade, there are currently nine window openings, seven of which face north while the other two face west toward N Pine. The applicant has proposed to repair each of these windows as well as maintain all original window openings. Additionally, the applicant has proposed to install wood shingles on the side gable. This is appropriate and consistent with the Guidelines.
- h. On the north façade, the applicant has proposed to install a new chimney featuring one fireplace on the first floor. Historically, chimneys on two story houses would feature a fireplace on the second floor, producing a chimney with double width extending to the height of the fireplace on the second floor. As proposed, the chimney on the north façade is not proportionally correct. Staff recommends the applicant propose a historic proportion and design for the proposed new chimney, or revised the chimney to be internal. An internal chimney would also resolve any potential issues related to building setback.
- i. Toward the rear of the house on the south façade, there is a row of four windows on both the first and second floor. The applicant has proposed to enclose the two middle window openings from the first floor grouping as well as the second floor grouping and cover the siding. While removing window openings is generally not consistent with the Guidelines for Exterior Maintenance and Alterations which states to preserve existing window openings, staff finds that these openings are likely not original and it is appropriate to modify the fenestration pattern as this portion of the façade only.
- j. On the east facade, of the existing structure, the applicant has proposed to construct a two story sunroom addition. The applicant has proposed a similar roof form, columns that are comparable in scale to those on the front façade, wood windows and similar entablatures and details. The applicant's proposal is consistent with Guidelines for Additions.
- k. At the rear of the property, the applicant has proposed to stabilize an existing accessory structure. Included in this stabilization, the applicant has proposed to repair the foundation, repair the existing garage doors and maintain the existing siding. This is consistent with the Guidelines For Exterior Maintenance and Alterations.
- l. The property is currently bounded on the sides and rear by a chain link fence. The applicant has proposed to remove this fence and install a wood fence. The applicant has not provided detailed information regarding the proposed design of the fence nor the proposed height. The current fence may not be correctly located on the property line, and if replaced, may need to be relocated based on the most recent survey.
- m. The site currently features a front driveway approach, but no driveway. The applicant has proposed to install a driveway of eight feet in width to span from N Pine to the rear of the property on a proposed concrete parking pad that is to be forty feet in width and twenty-two feet in depth. The historic example on N Pine is for driveways to be located on the south side of the site. The applicant's driveway proposal is consistent with the Guidelines for Site Elements 5.B., and the location of the concrete parking pad in the rear of the property appropriate.
- n. A number of changes have been indicated by the applicant based on staff feedback. The current recommendation is based on those changes, but not all of the elevations have been updated at this time. All final drawings will be required before staff can make a recommendation for a Certificate of Appropriateness.

RECOMMENDATION:

Staff commends the applicant for the proposed rehabilitation efforts for 714 N Pine. Staff recommends conceptual approval with the following stipulations:

- i. That additional details be provided that illustrated the termination of the wrap-around porch at the bay window based on finding c;
- ii. That the proposed chimney incorporate a historically- appropriate width or be redesigned as an internal chimney based on finding h; and
- iii. That details regarding the proposed perimeter fence are provided to review for Certificate of Appropriateness.

CASE COMMENTS:

The applicant is responsible for meeting all setback and other requirements of the Unified Development Code.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to approve conceptually, with the stipulation that the porte-cochere and the fireplace be reexamined by staff & that the applicant return to the DRC before applying for final approval.

AYES: Guarino, Connor, Cone, Brittain, Feldman, Grube

NAYS: None

THE MOTION CARRIED**21. HDRC NO. 2016-126**

Applicant: Encarnacion Hernandez

Address: 1502 W LYNWOOD

REQUEST:

The applicant is requesting conceptual approval to:

1. Repair all existing wood siding and wood windows.
2. Install a new composition shingle roof to match the existing.
3. Perform foundation repair.
4. Install a new front door.
5. Remove an original window opening on both the east and west facades.
6. Construct an addition of 620 square feet.
7. Restore the current fence.

FINDINGS:

a. The applicant has proposed to perform various rehabilitative efforts to the property at 1502 W Lynwood including the restoration of damaged wood siding, wood trim and wood windows, the installation of a new composition shingle roof to match the existing and the repair of the existing foundation. The applicant's proposed rehabilitative efforts are appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.

b. The applicant has noted that the existing front door will be replaced. The applicant has not provided information on the replacement door nor the condition and style of the existing door. Staff recommends the applicant provide additional information in regards to the existing door, its condition and the proposed replacement door prior to returning to the HDRC.

c. On both the east and west facades of the primary historic structure, the applicant has proposed to remove a total of two windows. According to the Guidelines for Exterior Maintenance and Alterations, existing window openings should be preserved and not enclosed. The applicant's proposal to enclose these two openings is not consistent with the Guidelines. Staff recommends the applicant maintain these window openings.

d. At the rear of the primary historic structure, the applicant has proposed to construct an addition of 620 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 construction of the proposed addition

will include a modification in the existing addition's roof form, the removal of the existing, original rear gable and the construction of a hipped roof.

e. The applicant's proposed roof form is not comparable to that of the primary historic structure's nor is it consistent with the Guidelines. Staff recommends the applicant continue the existing rear gable and replicate a slightly sloped roof form, similar to the existing conditions, for the proposed addition. Staff finds that the addition's new rear façade should resemble the existing rear façade; maintaining the original rear gable's form.

f. The addition's east facing façade, which fronts Buckeye, has been proposed to be void of any new window openings as has the rear, south facing façade except for the proposal of double doors. The applicant's west facing elevation features window openings that are consistent with those of the primary historic structure. According to the Guidelines for Additions 4.A.ii., architectural details that are in keeping with the historic structure should be featured throughout the addition. Blank walls are not in keeping with the existing architectural details nor are they consistent with the Guidelines.

g. 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 responsible for complying with the Guidelines for Additions 2.A.v.

h. The applicant has proposed to relocate the existing wood windows on the rear façade to the west elevation. Staff finds that additional window openings are needed and that the applicant should provide information regarding the installation of new or salvaged wood windows that match the profile of the primary structure's wood windows.

i. The applicant has noted that the existing wood fence will be restored, however, has also noted a new fence line. Staff recommends the applicant provide additional information regarding the relocation of the existing fence prior to returning to the HDRC.

RECOMMENDATION:

Staff does not recommend approval at this time. Staff recommends the following prior to the applicant receiving conceptual approval:

1. That the applicant maintain all original window openings that will not be covered as a result of the addition.
2. That the applicant maintain the existing rear roof form in the proposed new addition.
3. That the applicant revise the addition's façades to include window openings comparable to those of the primary structure.
4. That the applicant incorporate a transition between the primary structure and the proposed addition.
5. That the applicant provide additional information in regards to any modifications to the existing fence.

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, Brittain, Feldman, Grube

NAYS: None

THE MOTION CARRIED

22. HDRC NO. 2015-095

Applicant: David Whitworth

Address: 415 MARY LOUISE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to increase the footprint and height of an existing non-historic carport. The new carport will be 22'x25' with a 15' ridge height.

FINDINGS:

a. The applicant demolished the existing carport and began to construct a carport prior to receiving a Certificate of Appropriateness.

b. The applicant constructed a new carport where one previously existed. The previous carport was not original to the property per the 1944 Sanborn. According to the Guidelines for Maintenance and Alterations 9.A., existing historic outbuildings should be preserved and repaired. Because the carport is not historic, staff finds the proposal to remove the pre-existing carport and build a new one consistent with the guidelines.

- c. The primary structure is a two-story stone, Spanish eclectic with minimal detailing and ornamentation with a green asphalt roof and a second story front balcony. There is an existing accessory structure at the rear of the lot, with white shingle siding, a front gable with a 13' ridge, and green asphalt roof shingles; only the garage portion of the accessory structure is found on the 1944 Sanborn.
- d. The previous carport had a flat roof, and was 18' x 17' x 8' and located at the end of the existing driveway, with a 5' side setback.
- e. The applicant is proposing to rebuild the carport in the location of the previous carport with the same access. Staff made a site visit on March 5, 2016, and found that rear garages and carports along the block. This is consistent with the Guidelines for New Construction 5.B, which recommends new outbuildings match predominant garage and carport orientations.
- f. The applicant is proposing a carport with a front gable roof with green asphalt shingles, white hardi plank siding on the front gable, and 10' metal posts. According to the Guidelines for New Construction 3.A., complementary and similar materials should be used; hardie board may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension finish, and texture. Staff finds the materials consistent with the guidelines.
- g. The applicant is proposing to build a new carport that is not attached to the garage. The new carport is 22' x 25', 550 square feet, has a front gable roof with a 15' ridge height and a 10' clearance to accommodate a new vehicle. The side setback remains at 5 feet. According to the Guidelines for New Construction 5.A., new outbuildings should be no larger in plan than 40% of the principal historic structure's foot print, and should be visibly subordinate to historic structures. In regards to height and massing, staff finds the proposed carport 15' ridge height overwhelms the historic garage. This is inconsistent with the guidelines. Staff recommends that the applicant consider a flat roof which would be transparent from the public right-of-way and relate to the historic garage.

RECOMMENDATION:

Staff does not recommend approval based on findings g.

CITIZEN TO BE HEARD:

Bianca Maldonado, in opposition.

COMMISSION ACTION:

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

AYES: Guarino, Connor, Cone, Brittain, Feldman, Grube

NAYS: None

Let the record show, the HDRC took a break between 6:00-6:10.

23. HDRC NO. 2016-119

Applicant: David Komet/1921 Deco Building LLC

Address: 1921 FREDERICKSBURG RD

REQUEST:

The applicant is requesting conceptual approval to:

1. Build a single story, 1,324 square foot commercial building on a corner lot, with a height of 23.3', consisting of corrugated metal siding, black tiles, vue glass block, and a sheet metal awning, with 5 parking spaces.
2. Place one 2.5' by 7.75' wall mounted sign with externally lit dimensional lettering on the front façade.

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. The Monticello Park Historic District was created by ordinance in 5 phases starting in 1995, and the last phase designated in 2010. The district includes a mixture of uses and building types. The commercial node around Fredericksburg Road features various examples of art deco architecture and is known as the Deco District. Art

deco is a decorative architecture style that is characterized by sharp angular or zigzag surface forms and ornaments. The Historic Design Guidelines apply to all local historic districts, including Monticello Park Historic District.

c. The applicant is proposing to build a one story building at the corner of Fredericksburg Road and Elmendorf Street. The existing lot is a vacant lot, void of trees or structures.

d. The applicant is proposing to build a one story building with a 24' prow at the corner of the building nearest the intersection. According to the Guidelines for New Construction 2.A., new construction in historic districts should feature a similar height and scale as the surrounding structures. Staff made a site visit on March 28, 2016, and found that the surrounding properties on Fredericksburg Road are typically one stories. The applicant's proposed height is consistent with the Guidelines.

e. Commercial structures found along the Fredericksburg Rd commercial corridor, all generally feature a common orientation, fronting the street and angular corners, with a setback that is consistent with the structures sited on adjacent properties. The applicant is proposing to orient the building to front Fredericksburg Road but not to front Elmendorf Street. According to the Guidelines for New Construction 1.A., the front façade orientation should be consistent with historic buildings along the street frontage. Staff finds the proposed footprint and orientation is a missed opportunity to take advantage of a uniquely shaped and placed lot. Staff finds that the applicant should continue the building around the corner and address both Fredericksburg Road and Elmendorf Street. Changing the footprint to have some street presence on Elmendorf would be done without impact to the overall site plan.

e. The applicant is proposing to orient the primary entrance for the commercial building along the façade that fronts Fredericksburg Road and is proposing a secondary rear entrance to face the proposed parking lot. While the applicant's proposed entrances are appropriate and consistent with the Guidelines for New Construction 1.B.i., staff finds that it would be appropriate for the corner to have function.

f. In regards to historic context, the Guidelines for New Construction 4.A.i. state new construction should be designed in a manner which reflects its own time, but is complementary of the surrounding district. Staff finds that the proposal gives a nod to elements found in the Art Deco style, such as the marquee banding on the front façade and the building prow, however at this time the proposed orientation and footprint is not consistent with examples of art deco commercial buildings.

g. The applicant is proposing that the new building have a floor to ceiling storefront along Fredericksburg Road, a glass rear double door, and ribbons of glass block between the wall planes on the corner façade. According to the Guidelines for New Construction 2.C.ii., blank walls should be avoided on elevations that face the street and new construction should feature window and door openings with a similar proportion of wall to window space as found in historic facades. The proposed façade configuration is not consistent with the Guidelines.

h. The applicant is proposing materials consisting of corrugated metal siding, black tile, Pittsburgh corning glass block, sheet metal awning, and storefront glazing. According to the Guidelines for New Construction 3.A., contemporary materials may be appropriate as long as new materials are visually similar to the traditional material. Staff finds the materials appropriate and consistent with the guidelines.

i. The applicant is proposing a roof form that is consistent with those typically found along Fredericksburg Road. This is consistent with the Guidelines for New Construction 2.B.i.

j. According to the Guidelines for New Construction 4.A.ii., architectural details that are in keeping with the predominant architectural style. The applicant is proposing an office building with black tiles at the base of the building, with a marquee awning covered in sheet metal, and featuring a prow consisting of 10 vertical fins separated by glass blocks. Staff finds the tile base and marquee awning consistent with the art deco architectural style.

k. Mechanical equipment and roof appurtenances should be screened from the public right-of-way per the Guidelines for New Construction 6.A. and B. The applicant noted the equipment will be interior and not placed on the exterior.

l. In regards to off-street parking, the Guidelines for Site Elements 7.A. state that parking areas should be placed at the rear of the site, behind primary structures. The applicant is proposing to place 5 parking spaces behind the new construction, with access from Elmendorf St. This is consistent with the Guidelines.

m. In regards to landscaping, the Guidelines for Site Elements 6., state that streetscape elements should be consistent and continuous along the street. The applicant is proposing to plant four trees to shade the western façade and parking lot, install 6 rounded planters along the storefront, install a two-tier rounded planter bed at the street intersection, and install sod. The applicant has not provided details of plant materials. Staff recommends that the applicant provide details of plant materials before returning to HDRC for final approval.

n. The applicant has not provided lighting details at this time. The applicant is responsible for complying with the Guidelines for Site Elements 6.D. regarding lighting for non-residential streetscapes.

o. The Guidelines for Signage state that each building is allowed up to three signs, which a maximum total square footage of 50 square feet. The Guidelines also reference appropriate materials and lighting. The applicant is proposing at 7.75' x 2.5' (19.4' sq ft) major wall mounted sign to be placed on the front façade. The sign will be dimensional lettering and externally lit by either a wall sconce or lighting hidden between the "fins" of the parapets. The signs will be made of colored acrylic shaped on a CNC mill. Staff finds the proposed signage consistent with the Guidelines.

RECOMMENDATION:

Staff recommends conceptual approval at this time based on findings a through q, with the following stipulations:

- i. That the applicant enhances the street presence of the building on Elmendorf Street.
- ii. That the applicant explores the functional use of the corner element.
- iii. That the applicant provides further lighting details and landscape details before returning to the HDRC for final approval.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Cone for approval with staff stipulations and to come back to the DRC before final approval.

AYES: Guarino, Connor, Cone , Brittain, Feldman, Grube

NAYS: None

THE MOTION CARRIED

24. HDRC NO. 2016-114

Applicant: Richard Montez

Address: 3210 BROADWAY

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install seven banners that are currently installed throughout the façade of the structure at 3210 Broadway.

FINDINGS:

a. The applicant has proposed to install seven banners on both the Broadway and Eleanor façade of the structure at 3210 Broadway. The applicant has noted the proposed sizes include three banners that are to be 4' x 10', one banner that is to be 3' x 10', one banner that is to be 3' x 13' and one banner that is to be 4' x 20'. Each of the previously mentioned banners have been illegally installed.

b. Per the UDC Section 35-678(e), one major and two minor signs are permitted not to exceed fifty (50) square feet total. The property currently features a permanent sign reading "Tomatillos" that is approximately thirty-five square feet in size. The applicant's proposed banners total approximately 295 square feet. This additional square footage is not consistent with the Guidelines.

c. In regards to the placement of the proposed banners, two are currently located above arched openings covering architectural brick molding. The UDC section 35-678(c)(3) states that signage shall not conceal architectural features or details and should be limited to sizes that are in scale with the architecture and streetscape. The proposed banners do not comply with this section of the UDC and are not appropriate.

RECOMMENDATION:

Staff does not recommend approval based on findings a through c. Staff finds that the existing, permanent "Tomatillos" sign is appropriate and that all other signs should be removed.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to deny the applicants request.

AYES: Guarino, Connor, Cone , Brittain, Feldman, Grube

NAYS: None

THE MOTION CARRIED

Approval of Meeting Minutes – March 16, 2016

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve March 16, 2016 minutes.

AYES: Guarino, Connor, Cone , Brittain, Feldman, Grube

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 6:20 P.M.

APPROVED



Michael Guarino
Chair

