

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
October 18, 2017**

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

PRESENT: Guarino, Bustamante, Cone, Garza, Brittain, Grube, Garcia, Laffoon

Absent: Connor, Lazarine, Kamal

- Chairman's Statement
- Announcements
 - SAPreservation 5k Series - Haunted Cemetery Tour - Saturday, October 21 - Fairchild Park - 9AM
 - Mission Manual Community Meeting - November 8 - Stinson Airport - 6 - 8 PM
 - A briefing by staff on the World Heritage Business Preservation Pilot Program

CITIZENS TO BE HEARD:

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-------------------------------|-----------------|
| • Item # 1, Case No. 2017-528 | 319 MULBERRY |
| • Item # 2, Case No. 2017-519 | 406 NAVARRO |
| • Item # 3, Case No. 2017-494 | 107 W CRAIG |
| • Item # 4, Case No. 2017-517 | 223 W HOLLYWOOD |
| • Item # 5, Case No. 2017-512 | 1128 VIRGINIA |
| • Item # 6, Case No. 2017-518 | 401 S ALAMO |
| • Item # 7, Case No. 2017-515 | 516 BROOKLYN |
| • Item # 8, Case No. 2016-532 | 3623 AVENUE B |

Items #3, #4, were pulled for citizens to be heard.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Brittain to approve the Consent Agenda with staff stipulations.

AYES: Guarino, Cone, Lazarine, Garza, Bustamante, Grube, Garcia, Laffoon

NAYS: None

THE MOTION CARRIED.

3. HDRC NO. 2017-494

Applicant: Carlos de Luna

Address: 107 W CRAIG

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to widen an existing concrete drive and approach from 8.6' to 22' wide.

FINDINGS:

a. The property located at 107 W Craig Place is a 2-story residential structure constructed in 1906. The home was designed by prolific architect Atlee B. Ayers in the Neoclassical style with Craftsman and Tudor influences. Character-defining features include a hipped roof with two front gables, decorative half timbering, simplified Doric columns, and wood shingle siding. The home is a contributing structure in the Monte Vista Historic District.

b. **DRIVEWAY WIDENING** – The applicant is requesting approval to widen an existing driveway approach from 8.6 feet in width to 22 feet in width. The approach is located off Main Ave and leads to a surface parking lot at the ITEM #3

rear of the structure. According to the Historic Design Guidelines, historic driveway configurations should be preserved. However, the driveway is not the primary driveway for the property, which is accessed on Craig Place. Main Ave is also characterized by commercial structures and properties in the vicinity of the lot. The lot across the street, 2406 Main Ave, contains a wider driveway and apron. Staff finds that the proposed driveway should be consistent with the driveway across the street.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that the driveway and apron are consistent in width with the driveway across the street. The applicant should provide staff with dimensions that verify the existing driveway conditions and submit an updated site plan that responds to these dimensions prior to receiving a Certificate of Appropriateness.

CITIZENS TO BE HEARD: Paul Kinnison spoke in opposition

COMMISSION ACTION:

The motion was made by Commissioner Grube and seconded by Commissioner Garcia to approve with staff stipulations.

AYES: Guarino, Bustamante, Garza, Brittain, Grube, Garcia, Laffoon

NAYS: None

Recusal: Cone

THE MOTION CARRIED

4. HDRC NO. 2017-517

Applicant: Bernice Beck

Address: 223 W HOLLYWOOD AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure to measure approximately 240 square feet.

FINDINGS:

i. The primary structure located at 223 W Hollywood Ave is a 1-story single family home constructed in 1925 in the Spanish Eclectic style. The house was designed by architects Carvel and Frost, who were prolific along Hollywood Ave. The house is a contributing structure in the Monte Vista Historic District. The applicant has proposed to construct a new storage shed in the rear of the property to measure approximately 240 square feet.

ii. **CASE HISTORY** – A former representative of the homeowner submitted alternative rear accessory proposals in March and April of 2017. A structure with a sloping shed roof was denied by the HDRC on April 19, 2017. A modified proposal with a gable roof was reviewed by the Design Review Committee (DRC) on April 25, 2017. The DRC responded favorably to the roof configuration change, which is common for rear accessory structures along W Hollywood Ave and in the district as whole. The DRC also supported the use of hardi siding on all four facades of the structure as a modern element that distinguishes the time of construction without detracting from the primary structure or the common materials used historically in the district. The representative withdrew the application prior to the May 17, 2017, hearing.

iii. **HEIGHT, MASSING, AND FORM** – According to the Historic Design Guidelines for New Construction, new outbuildings should be visually subordinate to the historic structure in terms of height, massing, and form, and should be no longer than 40 percent of the existing structure’s footprint. The proposal is a modest design that will not detract from the primary structure on the property. Staff finds the proposal consistent with the Guidelines.

iv. **FAÇADE MATERIALS** – The applicant has proposed to install hardi board siding. Per the Historic Design Guidelines, new outbuilding should relate to the period of construction of the primary structure through use of complementary materials and simplified details. Materials should also not be so dissimilar as to distract from the historic interpretation of the district. There is evidence of rear accessory structures with lap siding behind historic houses constructed of stucco in the district. Additionally, lap siding is common on W Hollywood and within the district for rear accessory structures. Staff finds the proposal appropriate with the stipulations listed in the Guidelines.

v. **WINDOW & DOORS: SIZE AND PROPORTION** – According to the OHP Window Policy Document, windows used in new construction should maintain traditional dimensions and profiles found on the primary structure or

within the historic district. Staff finds the proposed windows and doors generally consistent with proportions and sizes found in the district.

vi. WINDOW & DOORS: MATERIALS – The applicant has proposed to install fiberglass windows and doors. According to the Historic Design Guidelines and OHP Window Policy Document, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. Staff does not find the use of fiberglass consistent with the Guidelines.

vii. ROOF – The applicant has proposed a gable roof form with composite shingles to closely match the terracotta color of the barrel tiles found on the primary structure. The Guidelines state that materials should complement the type, color, and texture of materials traditionally found in the district. Staff finds the proposal of using modern shingles in a terracotta red color complementary to the primary structure and consistent with the Guidelines.

viii. ARCHITECTURAL DETAILS – The Guidelines stipulate that architectural details of new construction should keep with the predominant architectural style along the block face or within the district when one exists. Details should also be simple in design and should complement, but not visually compete with, the primary structure or adjacent structures. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Sufficient documentation for final approval has not been provided to staff. Staff recommends conceptual approval based on findings a through h with the following stipulations:

- i. That the applicant installs smooth hardi board siding with a maximum reveal of 4 inches.
- ii. That the applicant installs wood windows and doors as noted in finding e. The applicant must submit manufacturer information for the proposed windows and roof shingles to staff for final approval prior to receiving a Certificate of Appropriateness.
- iii. That the applicant submits final drawings that indicate all dimensions to staff for review and approval.

CITIZENS TO BE HEARD: Paul Kinnison spoke opposition to the applicant's request

WITHDRAWN BY APPLICANT

9. HDRC NO. 2017-483

Applicant: Nicole Garza

Address: 309 PIERCE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story single family residence at the vacant lot at 309 Pierce.

FINDINGS:

a. The applicant has proposed to construct a 2-story single family home on the vacant lot located at 309 Pierce. The lot is located within the boundary of the Government Hill Historic District and is flanked to the north by a 1-story historic single family home, to the west by a 1.5-story historic single family home, and to the east by a vacant lot and a cluster of contributing residential structures ranging from 1 to 2 stories in height. The lot is also adjacent to Interstate 35 Frontage Road to the south. This area of the Government Hill Historic District is characterized primarily by 1, 1.5, and 2-story single family homes, many with rear accessory structures.

However, the configurations of the lots in the area vary in orientation, setback, lot coverage, and lot size.

b. The applicant received conceptual approval from the HDRC at the August 16, 2017, hearing. The applicant was heard for final approval on September 20, 2017, which was deferred to the Design Review Committee (DRC). Staff did not recommend approval at that time and recommended that the applicant address the following items. The applicant provided an updated proposal to staff and the DRC on Tuesday, September 26, 2017. This recommendation is based on the new design proposal.

1. That the applicant orients the primary entrance of the structure towards Interstate 35 Frontage Road to be more consistent with the development pattern of the block – this stipulation has not been met in the current submission.
2. That the applicant explores ways to incorporate a detached garage as noted in finding k to be more consistent with the overall development pattern of the Government Hill Historic District – this stipulation has been met in the current submission.
3. That the applicant simplifies the overall massing and configuration of the roof form to be more consistent with the historic roofs found in the district – this stipulation has been met in the current submission.
4. That the applicant installs wood or aluminum clad wood windows that feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be

accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening – the applicant agreed to this stipulation at the September 20, 2017, HDRC hearing.

5. That the applicant complies with the OHP Checklist for Metal Roofs. The roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish, and a crimped ridge seam. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met – the applicant agreed to this stipulation at the September 20, 2017, HDRC hearing.

6. That the board and batten siding features a smooth finish, an exposure of four inches, that the board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide – the applicant agreed to this stipulation at the September 20, 2017, HDRC hearing.

c. The applicant met with the Design Review Committee (DRC) on July 11, 2017. The DRC noted that the attached garage is a departure from typical configurations in the district, but recognized the limitations of the lot size and the associated easements, stating that the solution is appropriate for the constraints. A key concept discussed was the massing of the building and its proposed roof forms. The DRC noted that the typical configuration of structures in the area is a projection of the front entryway towards the streetscape, which is the opposite condition indicated in the submission; the proposed structure’s garage mass is the element that projects closest to Pierce. The DRC suggested simplifying the various roof forms and incorporating shed dormers to make ridgelines less complex, and to allow the central mass to read as one distinct element, which responds more closely to the historic massing found in the surrounding vicinity. The applicant met again with the DRC on July 25, 2017. The DRC discussed the development pattern in the area and the configuration of the roof forms of the historic houses in the vicinity, suggesting that the applicant take inspiration from neighboring precedents. The DRC recommended that the applicant explore adding a front porch to remain consistent with the neighboring homes fronting IH 35 N. The DRC also recommended exploring raising the foundation height in response to historic precedents. Façade materials were discussed, including the lack of board and baton siding precedents in the historic district, and the DRC recommended incorporating horizontal lap siding or another façade element that responded to the neighborhood materials. The DRC recommended that rock veneer be avoided. The applicant also met with the DRC on September 26, 2017. The applicant provided an updated proposal that included a detached garage and a modified floor plan. The proposal was received favorably by the DRC, which gave comments on adding windows to blank wall planes, extending the front porch across the entrance, and selecting a garage door that is compatible with the historic district.

d. SETBACKS – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. The orientation of new construction should be consistent with the historic example found on the block. Additionally, established setbacks average to approximately 10 feet from the public right-of-way. The proposed structure will be set back from Pierce by 10 feet. Staff finds the proposal generally consistent with the Guidelines.

e. ORIENTATION – The applicant has proposed to orient the structure towards Pierce. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. The adjacent single family homes orient towards the Interstate 35 Frontage Road. Staff finds the primary orientation inconsistent with the Guidelines.

f. ENTRANCES AND MASSING – In the surrounding vicinity, historic structures are situated on narrow, deep lots, allowing for the front façade to be smaller in width than the side facades; however, the lot condition at 309 Pierce is wide and shallow. Therefore, the primary entrance will be located on the longest elevation, facing west towards Pierce. The applicant has included a porch element that partially wraps around the southwestern edge of the structure; however, the front door will be located on the elevation facing Pierce. This is a departure from standard entrance configurations in the district. Staff finds the entrance configuration inconsistent with typical patterns of the district.

g. SCALE – The applicant has proposed a 2-story single family structure. Per the submitted elevations, the ridgeline of the highest point appears to measure approximately 24 feet in height. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. Staff finds the proposed scale acceptable for the surrounding context of the district.

h. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundations. Throughout this block, the foundation heights of historic structures are between two and three feet. The submitted elevations do not indicate the dimension of the foundation height, but it appears to be approximately 1 foot. Staff finds the proposal generally consistent with the Guidelines based on the submitted documentation.

i. ROOF FORM – The Historic Design Guidelines for New Construction state that new structures should incorporate roof forms, including pitch, overhangs, and orientation, that are consistent with those predominantly found on the block. The applicant has proposed an overall hipped roof form that is reflective of historic homes in the area with smaller gable roofs. Staff finds the proposal generally consistent with the Guidelines.

j. WINDOW & DOOR OPENINGS – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window as compared to nearby historic facades should be

incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Overall, the applicant has incorporated window sizes and proportions that are consistent with the OHP Window Policy Document and historic fenestration precedents in the district. The applicant has also stated that they will install aluminum clad wood windows. Staff finds the proposal consistent with the Guidelines with the stipulations listed in the recommendation.

k. GARAGE – The applicant has proposed to construct a detached garage with a covered walkway. According to the Historic Design Guidelines, new garages should follow the historic pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. Staff finds the proposed garage configuration generally consistent with the Guidelines.

l. MATERIALS – The applicant has proposed materials that include vertical board and batten siding with trim, horizontal woodlap siding, a standing seam metal roof, and a wooden front door. According to the Historic Design Guidelines for New Construction, materials should complement the type, color, and texture of materials traditionally found in the district. Additionally, materials should not be so dissimilar as to distract from the historic interpretation of the district. Contemporary interpretations of traditional materials are encouraged. Staff finds the proposed material palette appropriate for the context of the district.

m. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the proposal consistent with the Guidelines with the stipulations outlined in the recommendation.

n. MECHANICAL EQUIPMENT – The applicant has not noted the location and screening of mechanical equipment. The applicant is responsible for screening all mechanical equipment from view of the public right of way.

o. TREE REMOVAL – The applicant has proposed to remove several trees from the property, including a tree located in approximately the center of the lot, and several trees along the property's lot line. The tree located in the center of the lot is not a heritage tree. The trees located along the lot line are smaller and are not heritage trees. The applicant has consulted with an arborist on their significance. Staff finds the proposal acceptable.

p. LANDSCAPING – The applicant has provided a full landscaping plan to staff that includes decomposed granite, ample grass, and a variety of landscaping species, including crape myrtles, esperanza, and blue cypress, as well a variety of small shrubs. Staff finds the landscaping generally consistent with the Guidelines.

q. HARDSCAPING – The applicant has proposed to remove an existing concrete apron near the center of the lot on Pierce and install a new concrete driveway measuring 10'-0" in width. The driveway will expand to a pad towards the interior of the lot. The applicant has also proposed to construct a concrete walkway measuring 13'-4" in length near the center of the property, slightly south of the concrete apron to be removed. Staff finds the proposed walkway width and material consistent with historic precedents in the district, but finds that its entrance should terminate at the façade facing IH-35 Frontage Road to be more consistent with entrance patterns along the block as noted in finding g. Regarding the driveway, concrete driveways are contextually appropriate and historically common in the Government Hill Historic District. According to the Historic Design Guidelines for Site Elements, driveways should be limited to 10'-0" in width. Staff finds the proposed width consistent with the Guidelines.

r. FENCING – The applicant has proposed to install a six foot cedar plank privacy fence in the rear yard, and a 4 foot tall horizontal cedar plank fence in the front and side yards. The proposed front and side yard fencing is made of horizontal wooden fencing. According to the Historic Design Guidelines, front and side yard fences should be limited to a height of 4 feet. Wood plank fences are common in the Government Hill Historic District. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATIONS:

Staff recommends that the remaining stipulations be met:

1. That the applicant orients the primary entrance of the structure towards Interstate 35 Frontage Road to be more consistent with the development pattern of the block as noted in finding f.
2. That the applicant installs an additional window on the southernmost portion of the façade facing Pierce, and on the second floor of the north elevation, to comply with the Historic Design Guidelines, the OHP Window Policy Document, and window pattern precedents in the district.
3. That the applicant installs woodlap siding or a smooth composite siding. The applicant must submit final siding specifications to staff for review and approval.
4. That the applicant submits all additional drawings, details, and material specifications to staff required for final review and approval. This includes the following items: updated complete landscaping plan with fence location; final window manufacturer specifications and installation method; and the location of all mechanical equipment and its associated screening methods.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Cone move for approval with staff stipulations #2, #3, & #4.

AYES: Guarino, Bustamante, Cone, Garza, Brittain, Grube, Garcia, Laffoon

NAYS:

THE MOTION CARRIED

10. HDRC NO. 2017-467

Applicant: John Brearley

Address: 423 N HACKBERRY ST

POSTPONED BY APPLICANT

11. HDRC NO. 2017-525

Applicant: Joan Brooks/Mahncke Park Neighborhood Association

Address: 140 CLAREMONT AVE
144 CLAREMONT AVE
148 CLAREMONT AVE

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 140, 144 and 148 Claremont Ave for landmark designation.

FINDINGS:

- a. A demolition application was submitted to the Office of Historic Preservation (OHP) 140, 144 and 148 Claremont which is located in the Mahncke Park Neighborhood Conservation District (NCD-6). OHP Staff conducted research, met with the owner and the contacted the neighborhood association during the 30 day review period provided by UDC 35-455.
- b. A Request for Review of Historic Significance for 140, 144 and 148 Claremont was submitted to OHP by the Mahncke Park Neighborhood Association on September 7, 2017.
- c. OHP Staff conducted a site visit and found significant alterations to the structure, including the removal of the original wood windows. It was determined that there were no approvals on file with Development Services and a stop work order was issued on September 19, 2017.
- d. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process. In the case where an owner is not in favor, OHP shall forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- e. ARCHITECTURAL ASSESSMENT – The structure located at 140, 144 and 148 Claremont was constructed circa 1948, addressed as 140 and 144 Claremont, according to city directories. It is a one and a half storied duplex with a full front porch featuring a central front gable that frames the entryway. There are three front doors, one on either side of a 15 divided light wood door that features one side light on the left. The side light has an oval window with decorative details around it. The two additional front doors have decorative dentals below the lights, commonly seen in Craftsman and Craftsman Revival architecture. Two shed dormers flank the front porch gable, and each has three fixed windows. The middle window on each dormer has four divided lights. The roof form is a cross-gable with a composition shingle roof. The side gables feature decorative stick work. The windows are double-hung and made of wood. Decorative wood screens were previously installed on the front windows. The rear of the structure features front gables and covered porch.
- f. SITE CONTEXT – The structure is located in a residential neighborhood amongst other Post-WWII single and multi-family dwellings. Platted as Natalen Terrace, the neighborhood was surveyed as part of the Mahncke Park 2005 survey. Many of the original properties on Claremont have since been demolished, changing the context of the block and streetscape of the neighborhood.
- g. EVALUATION – The applicant proposed a list of three (3) criteria for eligibility. These include: (b)(10) Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development; (b)(11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; (b)(12) It is an important example of a particular architectural type or specimen. Staff evaluated the structure against all 16 criteria and determined that it was consistent with the UDC sec. 35-607(b)(5) Criteria for Evaluation, the property reflects the proliferation of post-World War II multi-family housing in San Antonio. The structure at 140, 144 and 148 Claremont is a typical example of post WWII residential housing. While it displays characteristics and features of craftsman and minimal traditional architecture, it is not distinctive, unique or exemplary in its design, and does not meet additional criteria.
- h. While the structure may not be eligible for landmark designation, it would certainly be a contributing structure to

a local historic district. The property is located in a neighborhood conservation district currently. The district is eligible to become a local historic district.
i. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff does not recommend approval of the request. Staff finds that the property at 140, 144 and 148 Claremont does not meet at least 3 of the 16 criteria for evaluation and is not eligible for landmark designation based on findings e through g. If the Historic and Design Review Commission (HDRC) approves the request, the HDRC will become the applicant and will request a resolution from the City Council to initiate the designation process.

CITIZENS TO HEARD: John Bastoni (owner of the property) spoke in opposition to the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Cone to deny the applicant's request.

AYES: Guarino, Bustamante, Cone, Garza, Brittain, Grube, Garcia, Laffoon

NAYS:

THE MOTION CARRIED

12. HDRC NO. 2017-501

Applicant: Heidi Haese Jenifer Earnshaw/Castle Lanterra

Address: 633 S ST MARYS

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a halo illuminated, channel letter wall sign on the southern façade to feature an overall size of 13.05 feet in length and 3.61 inches in height at its tallest. At its shortest point, the sign will feature an overall height of 2.45 feet. The total square footage of the sign as proposed is 47.2 square feet.

FINDINGS:

- a. The structure at 633 S St Mary's was constructed in 2015 and is located within the River Improvement Overlay. The structure currently features a monument sign near the public right of way on S St Mary's, wall signage at the Riverwalk level and a parking identification sign at the entrance to the parking structure. Each of these signs were approved by the Historic and Design Review Commission at the October 21, 2015, hearing. These three signs total approximately 100 square feet in size.
- b. At this time, the applicant has proposed to install a halo illuminated, channel letter wall sign on the southern façade to feature an overall size of 13.05 feet in length and 3.61 inches in height at its tallest. At its shortest point, the sign will feature an overall height of 2.45 feet. The total square footage of the sign as proposed is 47.2 square feet. The proposed signage will face south toward the King William Historic District.
- c. The UDC Section 35-678 (e)(1) notes that each structure is permitted a total of three signs, one major and two minor for a total square footage of fifty (50) square feet. Staff finds the proposed new signage to be inconsistent with the UDC in regards to square footage when combined with the existing signage. Staff does not find that there is sufficient evidence that would warrant the additional signage at the proposed location.

RECOMMENDATIONS:

Staff does not recommend approval based on findings b and c.

WITHDRAWN BY APPLICANT

13. HDRC NO. 2017-434

Applicant: Beth Rothwell

Address: 407 MISSION ST

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 407 Mission St.

FINDINGS:

- a. The primary structure located at 407 Mission St is a 1-story single family home constructed in the Queen Anne style. The home features several elements of the style, including a hipped roof with front gable, scalloped gable shingles, and decorative bracketing. The home is a contributing structure in the King William Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work for the project is complete, and consisted of various items and upgrades, including the removal of a non-original front door opening and installation of a new window; replacement of rotted exterior wood elements; removal of a non-original rear porch and construction of a new rear addition and porch; and several interior upgrades, including plumbing and electric fixtures, countertops, cabinets, appliances, and finish hardware. The applicant received Historic Tax Certification in 2015.
- c. Staff conducted a site visit on September 14, 2017, to examine the conditions of the property. The applicant received an Administrative Certificate of Appropriateness on June 15, 2017 for the installation of a standing seam metal roof with the stipulations that the roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. The approval also stipulated that a large profile ridge cap should not be used. As installed, the roof features an unapproved, raised ridge vent with modern capped ends that is not in compliance with the approval on record. The ridge detail must be corrected or receive approval from the HDRC in order for the property owner to participate in the tax incentive program.

RECOMMENDATION:

Staff does not recommend approval of Historic Tax Verification at this time. Staff recommends that the ridge detail be corrected or receive approval from the HDRC in order for the property owner to participate in the tax incentive program as noted in finding c.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Garza to move for denial of the applicant's request.

AYES: Guarino, Bustamante, Cone, Garza, Brittain, Grube, Garcia, Laffoon

NAYS: None

THE MOTION CARRIED**14. HDRC NO. 2017-454**

Applicant: Wade Lewis

Address: 529 DEVINE ST

REQUEST:

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

1. Replace existing, historic wood windows with vinyl windows.
2. Replace existing, aluminum windows with vinyl windows.
3. Repair siding to match the existing profile.
4. Paint the historic structure.

FINDINGS:

- a. The historic structure at 529 Devine was constructed circa 1920 in the Craftsman style and feature a front gabled roof, asphalt shingle roof and double front porch columns. The historic structure features a number of its historic wood windows; however, many historic windows were previously replaced by aluminum windows, particularly at the rear of the structure.
- b. **WOOD WINDOW REPLACEMENT** - The applicant has proposed to replace wood windows with vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff performed a site visit on August 14, 2017, and found the removed wood window sashes to be in good condition. Staff recommends that the applicant repair the existing wood window sashes and reinstall in the house.
- c. **ALUMINUM WINDOW REPLACEMENT** - The applicant has proposed to replace 3, non-original aluminum windows with new vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.B.vii. notes that non-original windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that while the proposed vinyl windows are not consistent with the Guidelines in regards to materials, their profile is more consistent with the profile of the historic windows than the existing aluminum windows.
- d. **SIDING REPAIR** - The applicant has proposed to repair and install new siding where existing siding is damaged to match the siding of the historic structure. Staff finds this appropriate and consistent with the Guidelines. In Addition to the proposed siding repair, the applicant has noted that the house will be sanded and painted. Sanding

should occur in a gentle method. Paint colors are to be submitted to staff for approval prior to painting.

RECOMMENDATION:

Staff does not recommend approval of item #1, the replacement of wood windows. Staff recommends that all existing wood windows be repaired and that the removed sashes be repaired and reinstalled in the house.

Staff recommends approval of item #2, the replacement of aluminum windows, with the stipulation that the profile of the proposed vinyl windows match that of the historic structure's original wood windows and feature a framing depth that is consistent with the historic windows.

Staff recommends approval of items #3 and #4, the repair, sanding and painting of siding with the stipulation that sanding be done in a gentle manner and that paint colors be submitted to staff for approval.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Garza to deny #1. Approve items #2, #3, #4 with staff stipulations.

AYES: Guarino, Bustamante, Cone, Garza, Brittain, Grube, Garcia, Laffoon

NAYS: None

THE MOTION CARRIED

15. HDRC NO. 2017-454

Applicant: Wade Lewis

Address: 529 DEVINE ST

REQUEST:

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

1. Replace existing, historic wood windows with vinyl windows.
2. Replace existing, aluminum windows with vinyl windows.
3. Repair siding to match the existing profile.
4. Paint the historic structure.

FINDINGS:

a. The historic structure at 529 Devine was constructed circa 1920 in the Craftsman style and feature a front gabled roof, asphalt shingle roof and double front porch columns. The historic structure features a number of its historic wood windows; however, many historic windows were previously replaced by aluminum windows, particularly at the rear of the structure.

b. WOOD WINDOW REPLACEMENT - The applicant has proposed to replace wood windows with vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff performed a site visit on August 14, 2017, and found the removed wood window sashes to be in good condition. Staff recommends that the applicant repair the existing wood window sashes and reinstall in the house.

c. ALUMINUM WINDOW REPLACEMENT – The applicant has proposed to replace 3, non-original aluminum windows with new vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.B.vii. notes that non-original windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that while the proposed vinyl windows are not consistent with the Guidelines in regards to materials, their profile is more consistent with the profile of the historic windows than the existing aluminum windows.

d. SIDING REPAIR – The applicant has proposed to repair and install new siding where existing siding is damaged to match the siding of the historic structure. Staff finds this appropriate and consistent with the Guidelines. In Addition to the proposed siding repair, the applicant has noted that the house will be sanded and painted. Sanding should occur in a gentle method. Paint colors are to be submitted to staff for approval prior to painting.

RECOMMENDATION:

Staff does not recommend approval of item #1, the replacement of wood windows. Staff recommends that all existing wood windows be repaired and that the removed sashes be repaired and reinstalled in the house.

Staff recommends approval of item #2, the replacement of aluminum windows, with the stipulation that the profile of the proposed vinyl windows match that of the historic structure's original wood windows and feature a framing depth that is consistent with the historic windows.

Staff recommends approval of items #3 and #4, the repair, sanding and painting of siding with the stipulation that sanding be done in a gentle manner and that paint colors be submitted to staff for approval

CITIZENS TO BE HEARD: Frederica Kushner, spoke in opposition to the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Garcia deny, items #1, #2, #3 & #5 with staff stipulations. Approve item #4 with staff stipulations.

AYES: Guarino, Bustamante, Cone, Garza, Brittain, Grube, Garcia, Laffoon

NAYS: None

THE MOTION CARRIED

Commissioner Connor arrived at 4:25 PM

16. HDRC NO. 2017-514

Applicant: Carl Osborn

Address: 728 N PINE ST

REQUEST:

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

1. Install a front yard fence.
2. Install railing on the front porch.
3. Install rear deck.

FINDINGS:

a. The structure located at 728 N Pine is a two-story single family structure constructed circa 1930 and features Folk Victorian architectural elements. The front porch features a concrete foundation and wood traditional columns. The rear features steps of wood construction.

b. FENCE – The applicant has proposed to install 4 feet high cattle panel fencing along the north and east facing property lines as well as the front façade. The Guidelines for Site Elements: Fences 2.B.i notes that new fences ITEM #16

should appear similar to those used historically within the district in terms of their scale, transparency, and character. This block of N Pine currently features 13 parcels, 2 of which feature non-original fences. Staff finds that the installation of fencing at this location is not consistent with the Guidelines.

c. PORCH RAIL – The applicant has proposed to install railing to the front porch to match that of second-story balcony. The proposed railing features a height of 34 inches, wood construction, and white paint color. The Guidelines 2.7.B.iv notes that new elements to porches and balconies should not distract from the historic character of the structure nor create a false historic appearance. Staff finds the proposed design and height of the railing appropriate.

d. REAR DECK – The applicant has proposed to install a deck on the rear of the structure. The proposed deck will wrap around the non-historic single-story addition and attach to the existing rear wood steps. The proposed deck will feature wood construction with cattle panel railing to match the proposed front yard fencing. The Guidelines 2.7.B.ii notes that rear should result in a space that functions and is visually interpreted as a porch. Staff finds the proposed porch appropriate.

RECOMMENDATION:

Staff recommends final approval to install front porch railing and a rear deck based on findings c and d. Staff does not recommend installation of a front yard fence based on finding b.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Garcia to deny fence, approval of rear deck porch railings.

AYES: Guarino, Bustamante, Cone, Garza, Brittain, Grube, Garcia, Laffoon, Connor

NAYS: None

THE MOTION CARRIED

COMMISSIONER CONE OUT AT 5:00

17. HDRC NO. 2017-530

Applicant: Cyrus Askin

Address: 925 BURNET ST

REQUEST:

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

1. Install eight replacement wood windows to feature a two over two profile.
2. Install two replacement vinyl windows to feature a one over one profile.
3. Install three fixed vinyl windows.
4. Remove the transom window above the front door.

FINDINGS:

- a. The historic structure at 925 Burnet was constructed circa 1920 in the Folk Victorian style. The structure currently features a porch that spans the front façade. At this time, the applicant is requesting the installation
- b. The repair of the original wood windows was approved at the July 15, 2015, Historic and Design Review Commission hearing along with the replacement of aluminum windows with one over one vinyl windows. At that time, the property was under different ownership. Work was not performed consistently with the Certificate of Appropriateness. The nine historic, two over two windows were replaced with new, two over two wood windows that feature a profile that does not match that of the original windows. Two one over one wood windows were replaced with one over one vinyl windows. The existing, one over one, aluminum windows were replaced with one over one vinyl windows, consistent with the original approval. Three fixed vinyl windows were also installed at locations where previous windows were not present.
- c. Per the Guidelines for Exterior Maintenance and Alterations, 6.A.iii., historic windows should be preserved. Per 6.B.iv., new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance and detail when original windows are deteriorated beyond repair. Per 6.B.vii., non-historic windows should be replaced with windows that are typical of the architectural style of the building.
- d. The historic structure previously featured a transom window above the door which has been removed. Staff finds that this window should be reinstalled.

RECOMMENDATION:

Staff does not find the installed replacement windows to be a compatible replacement for the original wood windows. If the commission approves the windows as installed, then staff recommends that wood windows screens be installed as mitigation to maintain a more traditional appearance from the street.

Staff recommends approval of item #2. Staff finds that these windows have been installed in a manner that is consistent with the previous approval.

Staff recommends approval of item #3, the installation of three fixed vinyl windows where previous windows were removed.

Staff does not recommend approval of item #4, the removal of the transom window above the front door. Staff finds that this should be reinstalled.

CITIZENS TO BE HEARD: Cullen Jones spoke in opposition to the applicant's request.

Applicant not present.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Connor to postpone this case due to the applicant being absent.

AYES: Guarino, Bustamante, Cone, Garza, Brittain, Grube, Garcia, Laffoon, Connor

NAYS:

THE MOTION CARRIED

Commissioner Brittain left at 5:04

18. HDRC NO. 2017-524

Applicant: P. Chance Kinnison

Address: 302 CEDAR ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install crushed granite walkways connecting the front porch, sidewalk, and driveway.

FINDINGS:

- a. The structure located at 302 Cedar was constructed circa 1907 featuring Folk Victorian architectural elements. The front yard features a concrete walkway connecting the front porch and the sidewalk.
- b. WALKWAY – The applicant has proposed to replace the concrete walkway with crushed granite and to expand the new walkway to the driveway. The Guidelines for Site Elements: Walkways 5.A.i and ii note that historic walkways should only be replaced when deteriorated beyond repair and every effort should be made to match existing sidewalk color and material. Staff finds the proposal to replace the existing concrete walkway with crushed granite not consistent with the Guidelines. However, staff does find the addition of a gravel path to the driveway appropriate.

RECOMMENDATIONS:

Staff recommends final approval of both requests based on findings b and c with the stipulation that the existing walkway remains concrete.

CASE COMMENT: During a site visit conducted on October 11, 2017, staff finds that concrete walkway has been removed prior to issuance of a Certificate of Appropriateness. Staff recommends the reinstallation of a concrete walkway that matches the one prior to removal.

CITIZENS TO BE HEARD: Liz Franklin, spoke about this case

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Bustamante approval with staff stipulations, with the stipulation that the applicant uses a concrete walkway.

AYES: Guarino, Bustamante, Cone, Garza, Grube, Garcia, Laffoon, Connor

NAYS:

THE MOTION CARRIED

19. HDRC NO. 2017-527

Applicant: Steven Donnelly/Complete Emergency Care

Address: 2013 / 2015 BROADWAY

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install signage at 2015 Broadway to include the following:

- 1. A wall sign on the east elevation to read “The Emergency Clinic at the Pearl” to feature channel letters and a channel letter medical cross. The proposed signage will feature channel letters featuring a total of 26 square feet. The proposed cross will feature a total of 18 square feet.
- 2. A wall sign on the east elevation to read “Open 24 HRS” to feature channel letters and a total of 9 square feet.
- 3. A wall sign on the east elevation to read “The Quick Clinic” to feature channel letters and a total of 36.25 square feet.
- 4. A canopy sign on the south elevation to read “Ambulance” to feature channel letters and a total of 8.4 square feet.
- 5. A canopy sign on the north elevation to read “Patient” to feature channel letters and a total of 5 square feet.

FINDINGS:

- a. The applicant has proposed to install signage on the structure at 2013/2015 Broadway, located in the River Improvement Overlay. In this application, the applicant has requested a total of approximately 103 square feet of signage. The UDC Section 35-678(e)(1) notes that applicants may apply for up to three signs total, not to exceed fifty square feet unless additional signage is approved by the Historic and Design Review Commission. Modifications to the building façade have been approved administratively.
- b. EAST ELEVATION – The applicant has proposed to install a wall sign on the east elevation to read “The Emergency Clinic at the Pearl” to feature channel letters and a channel letter medical cross. The proposed signage

will feature channel letters featuring a total of 26 square feet. The proposed cross will feature a total of 18 square feet.

- c. EAST ELEVATION – The applicant has proposed to install a wall sign on the east elevation to read “Open 24 HRS” to feature channel letters and a total of 9 square feet. This sign is to be located to the south (left) of the signage that is to read “The Emergency Clinic at the Pearl”.
- d. EAST ELEVATION – The applicant has proposed to install a wall sign on the east elevation to read “The Quick Clinic” to feature channel letters and a total of 36.25 square feet. This sign is to be located to the north (right) of the signage that is to read “The Emergency Clinic at the Pearl”.
- e. EAST ELEVATION – Staff finds the proposal to install channel letter signage on the east elevation appropriate; however, staff finds that as primary tenant signage, both the “The Emergency Clinic at the Pearl” and “The Quick Clinic” signage should be located and sized in a consistent manner. Both signs should be centered above the tenant spaces to which they are associated.
- f. SOUTH ELEVATION – The applicant has proposed to install a canopy sign on the south elevation to read “Ambulance” to feature channel letters and a total of 8.4 square feet. Staff finds this signage to be appropriate.
- g. NORTH ELEVATION – The applicant has proposed to install a canopy sign on the north elevation to read “Patient” to feature channel letters and a total of 5 square feet. Staff finds this signage to be appropriate.

RECOMMENDATION:

Staff recommends approval of signs 2,4 and 5, “Open 24 HRS”, “Ambulance” and “Patient”, based on findings c, f and g with the stipulation that each feature channel letters constructed of metal.

Staff recommends approval of signs 1 and 3, “The Emergency Clinic at the Pearl” and “The Quick Clinic” with the following stipulations:

- i. That both signs feature channel letters constructed of metal.
- ii. That both signs be reduced in size to feature no more than twenty (20) square feet and are centered on the façade above each associated tenant space.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Cone for approval of #2, #4,#5

AYES: Guarino, Bustamante, Cone, Garza, Grube, Garcia, Laffoon, Connor

NAYS: None

THE MOTION CARRIED

20. HDRC NO. 2017-521

Applicant: Deborah Schievelbein

Address: 1430 S FLORES ST

REQUEST:

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

- 1. Replace the existing windows and doors.
- 2. Install new exit doors.
- 3. Install a canopy to cover eight parking stall adjacent to the north façade.
- 4. Install new roofing, door awnings, installation, gutters and downspouts and remove the two existing roof fans.
- 5. Re-face two existing signs.
- 6. Perform landscaping and hardscaping including the installation of asphalt, curbs, sidewalks and fencing.

FINDINGS:

- a. The structure at 1430 S Flores was constructed circa 1945 and first appears on the 1951 Sanborn Map as a tire repair shop. The Sanborn map notes that the structure featured materials including steel joists, concrete and curtain walls. At this time, the applicant has proposed modifications which include window replacement, exterior and fenestration modifications, roof replacement and site work.
- b. WINDOW REPLACEMENT (West Elevation) – The applicant has proposed to replace the existing windows and doors. On the west elevation, the applicant has proposed to remove the existing windows and the framed window opening which includes a concrete canopy. The applicant has proposed to remove the existing, steel windows and install four new windows. The windows would feature a height that is consistent with the previous windows.
- c. WINDOW REPLACEMENT (South Elevation, under canopy) – The applicant has proposed to remove three existing windows and modify two of the window openings. The left two windows are fixed windows while the

right window is a steel, divided lite window. The applicant has proposed for the outside two window openings to be modified in height.

d. WINDOW REPLACEMENT (South Elevation, Cevallos) – The applicant has proposed to modify two original window openings and replace two original steel windows. The applicant has proposed to reduce the windows in height and between the windows, modify the original scored concrete detailing.

e. WINDOW REPLACEMENT (North Elevation) – The applicant has proposed to modify six original window openings on the north elevation by reducing three in height while eliminating the remaining three entirely.

f. WINDOW REMOVAL (East Elevation) – The applicant has proposed to remove three original window openings on the east elevation. The southernmost window opening will become the location of a proposed door opening.

Staff finds this proposed door installation appropriate given that it maintains the width of the original opening. g. WINDOW REPLACEMENT – Many of the existing windows as well as the existing windows openings are original to the structure. The steel divided lite windows are an architectural element that is consistent with industrial structures constructed in this era. Staff finds that the applicant should maintain the existing window openings as they exist. For heating and cooling purposes, which the applicant has noted has contributed to the proposal for reduced openings, staff finds that the applicant should seal and enclose the openings within the building envelope, preserving original openings while enveloping the conditioned space. The existing window canopy on the west elevation as well a scored wall detailing on the south elevation should remain.

h. CANOPY INSTALLATION – The applicant has proposed to construct a parking canopy to cover eight parking stalls to the north of the north façade. Generally, staff finds the proposed location and concept appropriate; however, the applicant is to submit construction documents to staff for review prior to approval.

i. DOOR REPLACEMENT & MODIFICATIONS – The applicant has proposed to replace one door on the south elevation and modify its opening to include sidelites. Also on the south façade, the applicant has proposed to remove an original door opening. On the north elevation, the applicant has proposed to install two new exit doors. On the east elevation the applicant has proposed to infill an existing door opening and transom window and install a new door at an existing window opening. Staff finds the proposed modifications to door openings to be appropriate. The proposed new door and sidelites should remain the same width as the existing door opening.

j. ROOFING, AWNINGS & GUTTERS – The applicant has proposed to remove the existing roof fans and roof fan hoods, install a new roofing system above the existing roof raising the total height approximately 6 to 8 inches, install canopies above exit doors and install gutters and downspouts. Staff finds the proposed modifications to be appropriate and consistent with the UDC Section 35-676.

k. SIGNAGE – The applicant has proposed to resurface the existing pole sign and billboard on site. Staff finds the refacing of the pole sign cabinet to be appropriate; however, staff finds the installation of signage on the billboard to be excessive.

l. LANDSCAPING – The applicant has proposed landscaping which includes the installation of various landscaping materials including small ground cover plants, crushed granite and various plants that are native to South Texas. Staff finds the proposed landscaping to be appropriate. In addition to the introduction of new plant materials, the applicant has proposed to resurface the existing asphalt parking lot. Staff finds this appropriate.

m. FENCING – The applicant has proposed to replace the existing chain link fence with a six foot tall metal fence along the west property line. Staff finds this appropriate.

RECOMMENDATION:

Staff recommends approval of items #2 through #4 and #6, the installation and modification of doors, the installation of a new roof, awnings and gutters, landscaping and fencing with the following stipulations:

i. The existing window canopy on the west elevation as well a scored wall detailing on the south elevation should remain.

ii. The proposed new door and sidelites on the south elevation should remain the same width as the existing door opening.

Staff recommends approval of item #1, window replacement with the stipulation that the proposed new windows feature a similar appearance, profile and type as the original.

Staff recommends approval of item #5, the re-facing of the existing pole sign cabinet, but does not recommend the refacing of the billboard.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Garza to.

AYES: Guarino, Bustamante, Cone, Garza, Grube, Garcia, Laffoon, Connor

NAYS: None

THE MOTION CARRIED

21. HDRC NO. 2017-430

Applicant: Cotton Estes

Address: 814 N PINE ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a two story, single family residential structure to feature 1,900 square feet on the vacant lot at 814 N Pine, in the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is a Certificate of Appropriateness for approval to construct a two story, single family residential structure to feature 1,900 square feet on the vacant lot at 814 N Pine, in the Dignowity Hill Historic District. The lot features an alley to the immediate north.
- b. This request received conceptual approval at the September 6, 2017, Historic and Design Review Commission hearing with the following stipulations:
 - i. That all proposed fixed windows feature a sash window meeting the specifications provided below.
 - ii. That board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide, horizontal siding should feature a four (4) inch exposure and that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
 - iii. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - iv. That the proposed side driveway does not exceed ten (1) feet in width.
 - v. That all mechanical equipment is screened from view from the public right of way.
- c. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of twenty (20) feet from the sidewalk. The applicant has provided a street plan with the approximately setbacks of neighboring structures. Staff finds that the proposed setback of the new construction should be greater than that of the neighboring historic structures.
- d. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward N Pine Street. This is consistent with the Guidelines.
- e. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of N Pine features thirteen historic structures, four of which feature more than one story. The applicant has proposed an overall height of approximately twenty-seven feet in height. One story historic structures are located on both sides of the proposed new construction. Staff finds that an overall height that is consistent with the neighboring historic examples would be more consistent with the Guidelines. The applicant should consider rearranging the massing of the house to locate the taller portion towards the rear of the lot instead of the front.
- f. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has proposed a foundation height of 2’ – 6”, consistent with the Guidelines and similar to those of historic structures found on this block; however, historic structures throughout the district feature a variation in detailing or profile between the siding and foundation skirting. This should be included in the applicant’s proposal.
- g. ROOF FORM – The applicant has proposed for both main masses of the new construction to feature front facing gabled roofs. Gabled roofs are found throughout the Dignowity Hill Historic District and on a majority of the structures on N Pine. This is consistent with the Guidelines.
- h. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the proposed window openings are consistent with the Guidelines. Staff finds that the small fixed windows should feature a divided light window.
- i. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed new construction is consistent with the Guidelines for New Construction 2.D.i.
- j. MATERIALS – Regarding materials, the applicant has proposed materials that include board and batten and shiplap siding, a standing seam or metal roof, a cedar trellis, wood windows trim and various site landscaping

materials. The applicant has noted the installation of wood windows. Additionally, staff finds the use of a standing seam metal roof to be consistent with historic roofing materials in the district. Board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide, horizontal siding should feature a four (4) inch exposure and that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Staff finds the use of vertical siding that does not feature a batten to be inappropriate. The applicant shall provide staff with product specifications on the proposed wood windows for approval prior to purchase/fabrication and installation

k. ARCHITECTURAL DETAILS – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the proposed architectural details to be generally appropriate and consistent with the Guidelines. The applicant has proposed architectural forms and details that are found throughout the district.

l. MECHANICAL EQUIPMENT– Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant has noted that mechanical equipment will be screened by fencing.

m. ALLEY USE – The applicant has noted the use of the alley along the northern property line as a driveway to access a gravel parking location at the rear of the property. Staff finds this appropriate.

n. ACCESSORY STRUCTURE – At the rear of the lot, the applicant has proposed to construct a small accessory structure. Staff finds the general size, placement and design of this accessory structure to be appropriate.

o. LANDSCAPING – The applicant has provided staff find a landscaping plan that includes the installation of a concrete paver sidewalk leading from the public right of way to the new construction, the installation of a xeriscaping planter in an existing concrete driveway apron and the planting of a drought resistant tree in the front yard. Generally the proposed landscaping is consistent with the Guidelines; however, there is no precedent for the installation of xeric planters at the public right of way. The proposed paver sidewalk shall be consistent in width with historic sidewalks found in the district.

p. FENCING – The applicant has proposed fencing to include both front and rear yard fencing. The applicant has noted an overall height of the proposed fencing; however, front yard fencing is not to exceed four (4) feet in height while rear yard privacy fencing should not exceed six (6).

RECOMMENDATION:

Staff recommends approval with the following stipulations:

i. That the applicant rearrange the massing of the house to locate the taller portion towards the rear of the lot instead of the front.

ii. That the applicant provide information on final proposed foundation heights and proposed a foundation skirting that differentiates from the siding of the proposed new construction.

iii. That all proposed fixed windows feature operable sashes.

iv. That the applicant submit specifications for the proposed wood windows for approval prior to purchase/fabrication and installation, board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide, horizontal siding feature a four (4) inch exposure and that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume

v. That the applicant eliminate the proposed xeric planter currently proposed near the public right of way and that the existing concrete apron be removed.

CITIZENS TO BE HEARD: Cullen Jones (signed in to speak in opposition to the applicant’s request, but spoke in support). Chris Mongeon & Arvis Holland spoke in support of the applicant’s request.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to approve items #4-#5 with staff stipulations. Applicant must return for approval of board and batten siding.

AYES: Guarino, Bustamante, Cone, Garza, Grube, Garcia, Laffoon, Connor

NAYS: None

THE MOTION CARRIED

22. **HDRC NO. 2017-459**

Applicant: Felix Ziga/Ziga Architecture

Address: 814 BURNET ST

REQUEST:

The applicant is requesting conceptual approval to construct four, two story residential structures on the vacant lot at 814 Burnet.

FINDINGS:

- a. The applicant has proposed to construct four, two story residential structures on the four vacant lots at 814 Burnet, located within the Dignowity Hill Historic District. This lot is located mid-block between N Olive and N Pine Streets. The applicant has proposed for each residential structure to be located on each of the four lots with a designated parking location or carport. The two lots at adjacent to Burnet are to house units 1 and 2. The two rear lots are to house units 3 and 4.
- b. 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.
- c. This request was heard by the Historic and Design Review Commission at the August 16, 2017, HDRC hearing, where it was withdrawn by the applicant. At that hearing, many neighbors and representatives from the Dignowity Hill Neighborhood Association's Architectural Review Committee expressed concerns regarding the proposed density, proposed building massing, proposed building heights, proposed parking locations and proposed architectural details. This request was reviewed by the Design Review Committee on August 22, 2017, where committee members commented on the inconsistency of the proposed development with the historic development pattern in the district, asked questions regarding the possibility to reorient the proposed new construction, suggested that the rear units be reduced in massing and noted the current issues with parking.
- d. This request was heard by the Historic and Design Review Commission at the September 20, 2017, HDRC hearing where the request was postponed by the applicant in order to prepare additional design documents. This request was reviewed by the Design Review Committee on October 10, 2017, where committee members noted that the proposed massing of each structure was generally appropriate, noted that the applicant should include additional information regarding context into their presentation, noted that the applicant should provide more information regarding landscaping elements and noted that the elongated elements such as more rectangular window openings, the use of transom windows and additional trim should be considered.
- e. LOT COVERAGE – Many lots in the Dignowity Hill Historic District feature a primary residential structure that fronts a primary street with one or more accessory structures toward the rear of the site. The applicant has proposed to locate two of the two story units on the lots at the rear of the lots adjacent to Burnet Street with a composition similar to that of a primary historic structure with a rear accessory structure.
- f. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. Per the applicant's proposed site plan, two of the residential structures are to address Burnet with setbacks of 12 and 16 feet from the property lines. These two structures would be the only two on Burnet with an orientation toward Burnet. The proposed orientations of units 1 and 2 are appropriate and consistent with the Guidelines. The locations of units 3 and 4 are consistent with those of historic, rear accessory structures. The applicant has noted a setback of 22' – 2" and 26' – 2" for units 1 and 2. The other three historic structures that front Burleson on this block feature setbacks of 23' – 5", 27' – 6" and a minimal setback of approximately 2 feet.
- g. ENTRANCES – Per the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrances toward Burnet. This is consistent with the Guidelines.
- h. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. These two lots are located across Burnet from a two story historic structure and to the immediate west of a two story historic structure. Staff finds heights of two stories for units 1 and 2, that address Burnet is appropriate. At the rear of units 1 and 2, the applicant has proposed units three and four, which are also to feature two stories, but feature an overall height and mass that is subordinate to those of units 1 and 2. Staff finds this modified massing to be more appropriate than the previous proposal of four structures that each shared equal massing.
- i. SCALE & MASS – The applicant has noted overall widths of 43' – 0"; this measurement not only includes footprints, but also roof measurements. The applicant has noted that adjacent historic structures that front Burleson feature width of 40' – 11", 31' – 4" and 44' – 10". Staff finds the width of the proposed new construction to be inconsistent with the nearby historic structure given that the proposed widths are wider than all but one of the primary historic structures on this block that front Burleson.
- j. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Neighboring historic structures feature foundation heights of approximately two to three feet. The applicant has proposed foundation heights of two feet for each unit. This is consistent with the Guidelines.
- k. ROOF FORM – The applicant has proposed for unit 1 to feature a hipped roof, unit 2 to feature a front and side gabled roof, unit 3 to feature a side gabled roof with front facing shed roofs and unit 4 to feature a roof form that matches that of unit 3. Gabled and hipped roofs are found throughout the Dignowity Hill Historic District. Staff finds the proposed roof forms of units 2, 3 and 4 to be appropriate. Staff finds the proposed roof form of unit 1 to be of a scale that is not found historically in the district.

l. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i. window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally the applicant has proposed window and door openings that are consistent with those found on historic structures throughout the district.

m. WINDOW MATERIALS – According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. The applicant has proposed block framed vinyl windows. Staff does not find the use of block frame vinyl windows to be appropriate. Staff finds that wood or aluminum clad wood windows should be installed. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

n. MATERIALS – At this time, the applicant has proposed materials that include Hardi Artisan siding, Hardi lap siding, Hardi board and batten siding, cedar columns and a standing seam metal roof. A smooth finished should be used along with an exposure of four inches for the proposed lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

o. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Architectural details, such as well-proportioned porch elements, window coverings, roof eaves, and variations in wall planes add depth and visual interest and contribute to the overall quality of the design. Staff finds that revisions to the proposed design including the modification to roof forms for units 3 and 4 have improved the proposed architectural detailing. Staff finds that architectural elements that present a vertical emphasis should be used to improve the perceived proportions of units 1 and 2. Staff finds that window proportions should be elongated to further reflect those found on Folk Victorian structures and that transom windows should be added above each door opening.

p. ARCHITECTURAL DETAILS – The applicant has proposed for each structure to have a covered porch which are designed as stoops with shed roofs. Staff recommends the applicant incorporate additional porch massing and work to include the design of the porches into the overall building’s mass.

q. COLUMN DESIGN – The applicant has proposed cedar front porch columns; however, at this time has not included a column detail determining trim and dimensions. Staff finds that a column not to exceed six (6) inches in width should be used.

r. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment.

s. SIDEWALK – The applicant has noted the installation of a front yard sidewalk for units 1 and 2; however, has not included these on the site plan. The proposed sidewalks should relate to those found historically in the district in terms of location, width and material and should be centered on the front porch of units 1 and 2.

t. DRIVEWAY – On both the east and west sides of the lots, the applicant has proposed to install driveways to feature nine (9) feet in width. The Guidelines for Site Elements note that driveways should relate to historic driveways in the district and should not exceed (10) feet in width. The proposed driveways are consistent with the Guidelines. Staff finds the installation of two separate driveways located consistently with the pattern within the district is appropriate.

u. PARKING – The applicant has noted that each structure is to have designated parking, either in the form of a covered carport or in the form of open air parking. Staff finds the proposed parking locations to be appropriate.

v. LANDSCAPING – The applicant has noted the location of trees and driveways on the site plan; however, a detailed landscaping plan should be submitted to staff prior to submitting for final approval.

RECOMMENDATION:

Staff does not recommend conceptual approval of units 1 and 2, the front two units which front Burnet. Staff recommends that the applicant address the following items prior to receiving conceptual approval for units 1 and 2:

i. That the applicant minimize the massing and overall width of both units. Staff finds that both units should be reduced in width to be consistent with the majority of the widths of the historic structures on this block.

ii. That additional architectural detailing be added that is consistent with Folk Victorian detailing including window proportions that feature additional height, transom windows above each entrance, equal spacing between windows, and consistent relationships between solids and voids. The proposed short windows in bathrooms on the front façade should be eliminated and full height windows should be installed.

iii. That wood or aluminum clad wood windows should be installed. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the

opening.

iv. That the proposed Hardi siding feature a smooth finish along with an exposure of four inches for the. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

v. That column details be submitted at the time of final approval. Columns should be exceed six inches square.

vi. That all mechanical equipment be screened from view from the public right of way.

vii. That all concrete sidewalks found on site be consistent with those found historically in the district.

viii. That a detailed landscaping plan be submitted prior to submitting for final approval.

Staff recommends conceptual approval of units 3 and 4, the rear two units with the following stipulations:

i. That wood or aluminum clad wood windows should be installed. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

ii. That the proposed Hardi siding feature a smooth finish along with an exposure of four inches for the. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

iii. That column details be submitted at the time of final approval. Columns should be exceed six inches square.

iv. That all mechanical equipment be screened from view from the public right of way.

v. That all concrete sidewalks found on site be consistent with those found historically in the district.

vi. That a detailed landscaping plan be submitted prior to submitting for final approval.

CITIZENS TO BE HEARD: Cullen Jones spoke in opposition to the applicant’s request. Chris Mongeon & Arvis Holland spoke in support of the applicant’s request.

COMMISSION ACTION:

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

AYES: Guarino, Bustamante, Cone, Grube, Laffoon, Connor

NAYS: Garza, Garcia

THE MOTION CARRIED

23. HDRC NO. 2017-509

Applicant: Felix Ziga/Ziga Architecture Studio

Address: 737 E MAGNOLIA AVE

REQUEST:

The applicant is requesting conceptual approval to construct one 2-story single family home. The proposal does not include a 1-story rear accessory structure or hardscaping. These items will be submitted in a subsequent application.

FINDINGS:

a. The applicant has proposed to construct a new 2-story single family home on the vacant lot located at 737 E Magnolia Ave in the River Road Historic District. The lot is a triangular shape and is located at the intersection of E Magnolia Ave and Dewberry. The lot is flanked to the west by Dewberry and a 1-story historic home, to the north by two 1-story historic homes, to the east by a 1-story historic home, and to the south by E Magnolia Ave and a 1-story historic home.

b. 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.

c. The request was heard by the Design Review Committee (DRC) on October 10, 2017. The DRC recommended that the number of window types be reduced and that their overall rhythm and pattern be better defined, primarily on the west elevation. The DRC noted that the foundation height is consistent with historic buildings of the era of the district. The DRC commented that the 2-story mass, though uncommon in the vicinity, was mitigated by the 1-story mass. The DRC also noted that the overall footprint of the home was smaller than the adjacent historic houses indicated on the applicant’s site plan.

d. LOT COVERAGE – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the

size of total lot area. The applicant has proposed a 1,330 square foot primary structure on a lot totaling approximately 5,785 square feet. The applicant will propose a rear accessory structure totaling 400 square feet in a later submission. The current proposed lot coverage is less than 30% and is generally consistent with the Guidelines.

e. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. According to the 1912-1951 Sanborn Map, this lot was vacant prior to the street modifications within the neighborhood, which included extending Dewberry to the north and bisecting the original lot configuration. Prior to the installation of new streets, this lot was oriented towards E Magnolia. The applicant has proposed to orient the structure to E Magnolia. Based on the development pattern of the district, staff finds the proposal consistent. Given this orientation, the applicant has proposed a front setback of approximately 40'-0" from the property line fronting E Magnolia. This will match the setback of the historic structure to the east. This setback is significantly deeper than that of the historic structure to the west. The applicant has proposed a side setback from the property line fronting Dewberry of approximately 5'-0". Based on the submitted site plan, this appears to be roughly consistent with the side setback of the historic structure to the north. However, this structure is not outlined in the site plan. Staff finds the front setback consistent with the Guidelines, but requires additional contextual information on the consistency of the side setback from Dewberry.

f. **ENTRANCES** – Per the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrances toward E Magnolia. As noted in finding e, this orientation has a precedent in the historic development pattern of the district and is consistent with the Guidelines.

g. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The lot is flanked on all sides by 1-story historic single family homes. The tallest point of the proposed structure is 28'-0" at the gable's ridgeline. The 2-story portion of the home is directly adjacent to Dewberry. Staff finds that a 2-story home at the proposed height may be appropriate for the district, but finds that a 2-story tall façade with no wall plane or roof form variation inconsistent with the scale and massing of residential structures in the district.

h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures within the district feature foundation heights of approximately two to three feet. The applicant has proposed a foundation height of three (3) feet. The proposed foundation height is generally consistent with the Guidelines. However, the foundation is adding to the overall height of the structure, which should be reduced as noted in finding g.

i. **ROOF FORM** – The applicant has proposed a modified cross gable configuration. The primary and tallest mass of the home, measuring 2 stories in height, features a simple front-facing gable with an extended eave detail. The smaller 1-story mass features a primary side gable with a low-sloped shed roof form covering the front porch, and an extended shed roof in the rear covering a back porch. Gable and shed roofs can be found in the River Road Historic District.

j. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i. window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally the applicant has proposed several window and door openings that are consistent with those found on historic structures throughout the district. However, staff does not find the square and small rectangular windows proposed on the west, north, and east elevations to be consistent with the Guidelines or the OHP Window Policy Document. Additionally, the paired windows on the front elevation should be separated by a wood mullion. Additional window details should be submitted for final approval that feature traditional sill and trim details, maintain traditional dimensions and profiles, and feature detailing that recesses the window within the window frame. Windows with a nailing strip are not recommended.

k. **WINDOW MATERIALS** – According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. The applicant has not yet specified a final window material. Staff finds that wood or aluminum clad wood windows should be installed. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

l. **MATERIALS** – At this time, the applicant has proposed materials that include Hadie board and batten siding, Artisan lap siding, wood porch columns, and a standing seam metal roof. A smooth finished should be used along with an exposure of four inches for the proposed lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – 1/2" wide. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

m. **ARCHITECTURAL DETAILS** – New buildings should be designed to reflect their time while representing the

historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Architectural details, such as well-proportioned porch elements, window coverings, roof eaves, and variations in wall planes add depth and visual interest and contribute to the overall quality of the design. Staff finds the proposal generally consistent with the Guidelines, but finds the architectural detailing on the west façade to be incompatible with neighboring structures in terms of scale, window sizes, and form and massing variation.

n. COLUMN DESIGN – The applicant has proposed to install wood porch columns measuring 6x6 inches in width. The Historic Design Guidelines state that architectural details that are in keeping with the predominant architectural style along the block face or within the district should be incorporated. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Staff finds the proposal conceptually consistent with the Guidelines.

o. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment and indicating the screening method on all relevant drawings for final approval.

p. SIDEWALK – The applicant has proposed to install a concrete walkway to connect the front porch to the pedestrian streetscape. Due to the irregular shape of the lot, the walkway will connect to the home at an angle. Staff finds the proposal appropriate given the shape of the lot and orientation towards E Magnolia Ave.

q. DRIVEWAY AND PARKING – The applicant has indicated their intention to submit a subsequent application for a rear accessory structure that will feature a driveway and parking. The proposed location and configuration generally follows existing primary-accessory structure relationships in the district, as evidenced by the lot to the north.

r. LANDSCAPING – The applicant has noted the location of trees and driveways on the site plan; however, a detailed landscaping plan should be submitted to staff prior to submitting for final approval. The final landscaping plan should indicate any trees to be removed.

RECOMMENDATION:

Staff does not recommend conceptual approval at this time. Staff recommends that the applicant address the following items prior to returning to the HDRC:

1. That the applicant submits an updated site plan indicating the side setback of the structure to north of the vacant lot as noted in finding e.
2. That the applicant provides an elevation study noting the ridgeline heights of adjacent structures.
3. That the applicant reduces the overall height, including the foundation and second floor top plate, as noted in findings g and h.
4. That the applicant adds variation to the 2-story façade fronting Dewberry to minimize the massing as noted in findings g and m.
5. That windows meet the appropriate specifications described in findings k and l.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Garza to conceptual approval with staff stipulations, with the stipulation that the mass on the west elevation be broken up and the roof adjusted.

AYES: Guarino, Bustamante, Cone, Garza, Grube, Garcia, Laffoon, Connor

NAYS:

THE MOTION CARRIED

24. HDRC NO. 2017-516

Applicant: Lewis Fisher, AIA/Fisher Heck Architects

Address: 317 PEREIDA ST

WITHDRAWN BY APPLICANT

25. HDRC NO. 2017-526

Applicant: Clint Belew

Address: 228 LAVACA ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition to feature approximately 400 square feet.

FINDINGS:

- a. The historic structure at 228 Lavaca was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features both gabled and hipped roofs, a front facing window bay and two brick chimneys. The applicant has received Certificates of Appropriateness for porch repairs and stabilization and foundation repair.
- b. At the September 20, 2017, HDRC hearing, the applicant received approval to perform rehabilitative scopes of work, install a standing seam metal roof, install front yard fencing, install a driveway on the east side of the property and received Historic Tax Certification. The applicant's request for approval of a read addition, a concrete mailbox and the installation of front yard sidewalk pavers in place of a solid concrete sidewalk were denied.
- c. REAR ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition to feature one story and approximately 400 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 an addition with an inward sloping shed roof and insets from the wall planes of the historic structure. At the September 20, 2017, HDRC hearing, staff's concerns centered around the proposed roof form extending above that of the primary historic structure. As currently proposed, the roof form still extends above that of the primary historic structure.
- d. SCALE, MASS AND FORM – Regarding scale, massing and form, the applicant has proposed an addition that generally features a footprint and height that is appropriate and consistent with the Guidelines; however, staff finds that the proposed roof form should be completely subordinate to that of the primary historic structure.
- e. MATERIALS – The applicant has proposed materials that include metal siding, metal columns and fixed windows. Staff finds that the proposed metal siding may be appropriate if installed and dimensioned similarly to historic wood siding. Staff finds that the metal columns feature a profile and dimensions similar to those of the historic structure may be appropriate. Staff does not find the proposed fixed windows to be appropriate. Staff finds that wood or aluminum clad wood windows should be installed. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Details on each should be submitted to staff for review.
- f. ARCHITECTURAL DETAILS – As noted in finding c, staff does not find the proposed roof form to be appropriate. Additionally, the applicant has proposed for the addition to feature a wall that is void of window openings. Staff finds that additional fenestration should be added to the left elevation and that window openings that are grouped and sized similarly to those found historically in the district be used.
- g. ARCHITECTURAL DETAILS – Staff finds that the proposal of both an addition that does not feature a traditional roof form and the proposed metal siding is a large departure from the Guidelines for Additions. Staff recommends that the applicant amend the proposal to address staff's concerns as noted in findings c, regarding the proposed roof form and finding e, regarding the proposed metal siding.
- h. FENCING – The applicant has proposed to construct a front yard fence to feature metal cattle panels and metal posts. Front yard fencing is appropriate in the Lavaca Historic District. Staff finds the proposed materials and location to be appropriate and consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on findings c through. Staff recommends the applicant address the following items prior to receiving a Certificate of Appropriateness:

- i. That the proposed addition's roof form be completely subordinate to that of the primary historic structure.
- ii. That the proposed metal siding feature a profile that is similar to historic wood siding found throughout the district (a four inch exposure).
- iii. That the metal columns feature a profile and dimensions similar to those of the historic structure.
- iv. That additional fenestration should be added to the left elevation and that window openings that are grouped and sized similarly to those found historically in the district be used.
- v. That wood or aluminum clad wood windows should be installed. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Details on each should be submitted to staff for review.
- vi. That additional fenestration should be added to the left elevation and that window openings that are grouped and sized similarly to those found historically in the district be used.

CITIZENS TO BE HEARD: Patti Zaiantz (SACS) spoke in opposition to the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone approve as submitted

AYES: Guarino, Bustamante, Cone, Garza, Grube, Garcia, Laffoon, Connor

NAYS:

THE MOTION CARRIED

MEETING MINUTES:

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Connor to move for approval of meeting minutes from September 20, 2017 & October 4, 2017.

AYES: Guarino, Bustamante, Cone, Garza, Grube, Garcia, Laffoon, Connor

NAYS:

THE MOTION CARRIED

Move to Adjourn:

COMMISSION ACTION:

The motion was made by Commissioner Connor & seconded by Commissioner Garcia to adjourn.

AYES: Guarino, Bustamante, Cone, Garza, Grube, Garcia, Laffoon, Connor

NAYS:

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 6:00 PM.

APPROVED



Michael Guarino
Chair