



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
16 October 2019**

The Historic and Design Review Commission of the City of San Antonio met in session on Wednesday, October 16, 2019, in the Board Room at the Development and Business Services Center, 1901 S. Alamo.

MEETING CALLED TO ORDER

- Chairman Fezter called the meeting to order at 4:05 p.m.

ROLL CALL:

- The roll was called by the Executive Secretary.

Present: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.

Absent: Fish, Harris, Connor.

CHAIRMAN'S STATEMENT

ANNOUNCEMENTS

- Power of Preservation's annual PROMenade is Thursday, October 24, 2019, and there are still tables and tickets available. This year's party theme is Sitcom PROM, hosted in the 1911 Hermann Sons Building. This building was designed & built by Leo M. J. Dielmann and Guido Brothers Contracting, and is listed on the National Register of Historic Places in the Downtown National Register Historic District. More information and tickets available at www.powerofpreservation.org

- Historic Run Crew: Eastside Cemeteries Tour is on October 19, 2019, at Fairchild Park at 9 am. Registration can be found at www.SApreservation.com. Cost is \$10. Costumes are encouraged.

- Amendment to 2019 schedule of hearings and application deadlines.

PUBLIC COMMENTS: None

CONSENT A and B AGENDA

- **Consideration of Consent Agenda- A items:**
 - Item #A-1, Case No. 2019-585 825 E LOCUST

Motion: Commissioner Carpenter moved to approve the consent Agenda A with staff stipulations. Commissioner Martinez-Flores seconded the motion.

Vote: Ayes: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nays: None.
Absent: Fish, Harris, Connor.

Action: **THE MOTION PASSED with 8 AYES, 0 NAYS. 3 ABSENT**

• **Consideration of Consent Agenda- B items Heard after 4:30pm:**

PUBLIC COMMENTS: Virginia Van Cleave B-3,B-16, B-18, B-20 are opposed. Barbara Garcia- B1130 E. Crockett- support, Sherman and support conceptual approval , 909 N. Pine st. Valerie Cortez- B-1 and B-2 in support.

- o Item #B-1, Case No. 2019-449 519 NOLAN
- o Item #B-2, Case No. 2019-520 120 CALLAGHAN AVE
- o Item #B-3, Case No. 2019-539 209 MADISON ST
- o Item #B-4, Case No. 2019-540 209 MADISON ST
- o Item #B-5, Case No. 2019-478 317 WICKES
- o Item #B-6, Case No. 2019-527 408 DEVINE ST
- o Item #B-7, Case No. 2019-527 408 DEVINE ST
- o Item #B-8, Case No. 2019-533 1115 W KINGS HWY
- o Item #B-9, Case No. 2019-559 16000 HICKORY WELL DR

- AGENDA B-13 WAS POSTPONED UNTIL FURTHER NOTICE.
- AGENDA B-18 WAS WITHDRAWN BY APPLICANT.
- AGENDA B-20 WAS WITHDRAWN BY APPLICANT.

Motion: Commissioner Carpenter moved to approve the consent agenda B with staff stipulations. Commissioner Velasquez seconded the motions.

Vote: Ayes: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer and Laffoon.
Nays: None.
Absent: Fish, Harris, Connor

Action: **THE MOTION PASSED with 8 AYES, 0 NAYS. 3 ABSENT**

INDIVIDUAL CONSIDERATION AGENDA A ITEMS

- **Item # A-2. HDRC NO. 2019-561**
ADDRESS: 1915 BROADWAY
Applicant: Brent Adcock/Republic Sign

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install signage at 1915 Broadway, located within the River Improvement Overlay, District 2. Within this request, the applicant has proposed the following:

1. Two (2) channel letter wall signs to read “CVS pharmacy” to be located on both the south and east facades to feature an overall width of 22’ – 1 13/16” and an overall height of 4’ – 4 1/4” for a total size of approximately 96 square feet each. Both signs will be internally illuminated and will feature plastic faces. These signs are noted in the application package as S1 & S2.
2. Two (2) internally illuminated suspended logo signs within the interior storefront on both the south and east elevations. The proposed suspended logo will feature approximately 6’ – 7” in width and 6’ – 6” in height for a total size of approximately 43 square feet each. These signs are noted in the application package as S3.

3. Two (2) internally illuminated hanging canopy signs to feature 6' – 0" in width and 10" in height for a total size of approximately ten (10) square feet, including both sides. The proposed signs will be beneath the canopies on both the east and south facades. The proposed signs will feature vinyl faces. These signs are noted in the application package as S4 and S5.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install signage at 1915 Broadway, located within the River Improvement Overlay, District 2. Within this request, the applicant has proposed wall signs, canopy signs and interior hanging signs. The applicant has also proposed signs which staff finds to be incidental.
- b. ALLOWABLE SIGNAGE – The UDC Section 35-678 notes that applicants may apply for up to three signs to not total more than fifty (50) square feet. The applicant has proposed approximately 290 square feet in signage. Additionally, the UDC Section 35-681 notes that internally illuminated signage is prohibited and that exterior illumination should be used at the river level.
- c. WALL SIGNS – The applicant has proposed to install (two) 2 channel letter wall signs to read “CVS pharmacy” to be located on both the south and east facades to feature an overall width of 22' – 1 13/16" and an overall height of 4' – 4 1/4" for a total size of approximately 96 square feet each. Both signs will be internally illuminated and will feature plastic faces. These signs are noted in the application package as S1 & S2. Staff finds the overall amount of proposed signage and the proposed lighting method is inconsistent with the UDC. Staff finds that a vertically oriented blade sign at the corner would address both Broadway and E Grayson.
- d. LOGO SIGNS – The applicant has proposed to install two (2) internally illuminated suspended logo signs within the interior storefront on both the south and east elevations. The proposed suspended logo will feature approximately 6' – 7" in width and 6' – 6" in height for a total size of approximately 43 square feet each. These signs are noted in the application package as S3. Generally, staff finds the overall size of the proposed signs to be inconsistent with the UDC.
- e. CANOPY SIGNS – The applicant has proposed to install two (2) internally illuminated hanging canopy signs to feature 6' – 0" in width and 10" in height for a total size of approximately ten (10) square feet, including both sides. The proposed signs will be beneath the canopies on both the east and south facades. The proposed signs will feature vinyl faces. These signs are noted in the application package as S4 and S5. Generally, staff finds the proposed size of the signs to be appropriate; however, staff finds that the signs should not produce a glowing cabinet, and that only text should be illuminated. Staff finds that a routed aluminum face with acrylic logos and letters would be most appropriate.
- f. INCIDENTAL SIGNAGE – The applicant has proposed a wall mounted sign to display store hours, featuring approximately 1.8 square feet, and noted in the application package at S6; twenty-two (22) parking panels; one (1) wall mounted receiving entrance sign; and opaque window applications to screen storage. Each sign will be nonilluminated. Staff finds these signs to be incidental and appropriate.

RECOMMENDATIONS:

Staff does not recommend approval as submitted regarding items #1 through #3. Staff recommends the following:

- i. That the applicant only install one sign above the canopy; either a wall sign as proposed or a vertically oriented blade sign as was previously installed.
- i. That all internally illuminated signs feature metal faces as to not produce a glare. Staff recommends that only letterings and logos be illuminated. Staff recommends approval of the canopy signs and hanging signs with the aforementioned stipulations regarding lighting and materials.

PUBLIC COMMENTS: None.

Motion: Commissioner Bowman moved to approve items 1-3 with staff stipulations.

Commissioner Grube seconded the motion

Vote: Ayes: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon,
Nays: None .
Absent: Fish, Harris, Connor.

Action: MOTION PASSED with 8 AYES AND 0 NAY. 3 ABSENT

- **Item # A-3. HDRC NO. 2019-568**
Applicant: Stephen Dietert/Overland Partners, Inc
ADDRESS: 333 N SANTA ROSA

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform site and landscaping work at 333 N Santa Rosa. This lot is zoned Downtown, and is a local historic landmark, commonly known as the Historic Santa Rosa Hospital. At this time, the applicant has proposed the following scopes of work:

1. Install a landscaped garden, referred to as the Play Garden in the application documents. The Play Garden is an elliptical grass lawn.
2. Install a landscaped garden, referred to as the Prayer Garden in the application documents. The Prayer Garden is a circular area where stone benches and glass reflection panels will be installed.
3. Install a landscaped garden, referred to as the Memorial Garden in the application documents. The Memorial Garden is an area where there will only be a prairie of grasses and trees to provide a buffer between Houston Street and patient windows.
4. Install a perimeter fence to be installed atop an existing retaining wall.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform site and landscaping work at 333 N Santa Rosa. This lot is zoned Downtown, and is a local historic landmark, commonly known as the Historic Santa Rosa Hospital. The applicant has proposed to create three garden areas, referred to in this application as the Play Garden, Prayer Garden and Memorial Garden.
- b. **PLAY GARDEN** – The applicant has proposed to install a landscaped garden, referred to as the Play Garden in the application documents. The Play Garden is an elliptical grass lawn. The applicant has provided a detailed site and landscaping plan noting the types and locations of all landscaping materials. Staff finds the proposed site work to be appropriate.
- c. **PRAYER GARDEN** – The applicant has proposed to install a landscaped garden, referred to as the Prayer Garden in the application documents. The Prayer Garden is a circular area where stone benches and glass reflection panels will be installed. The applicant has provided a detailed site and landscaping plan noting the types and locations of all landscaping materials. Staff finds the proposed site work to be appropriate.
- d. **MEMORIAL GARDEN** – The applicant has proposed to install a landscaped garden, referred to as the Memorial Garden in the application documents. The Memorial Garden is an area where there will only be a prairie of grasses and trees to provide a buffer between Houston Street and patient windows. The applicant has provided a detailed site and landscaping plan noting the types and locations of all landscaping materials. Staff finds the proposed site work to be appropriate.
- e. **FENCING** – The applicant has proposed to install a metal picket fence around the perimeter of the area where work is proposed. The applicant has noted that the proposed fence will be installed atop the existing, concrete retaining wall. Also per the application documents, the proposed fence will vary in height. Generally, staff finds the proposed fencing installation to be appropriate; however, staff finds that the proposed fence should not exceed more than six (6) feet in height, at any location. The height is to include the height of the existing retaining wall. On the documents provided to staff, it is noted that the

retaining wall features a footing that may encroach into the public right of way. Any anticipated encroachment or excavation in the right of way must be coordinated with the City prior to any activity at the site. The applicant is responsible for notifying the appropriate City departments in order to fulfill all local, state, and federal laws, rules and regulations regarding archaeology.

- f. **ARCHAEOLOGY** – The project area is within a designated local historic landmark, dedicated and designated cemetery under state law, and inventoried archaeological site. The property encompasses the historic footprints of the Catholic Cemetery and Campo Santo Cemetery. With a combined period of use from 1808 to 1860, these cemeteries are historically, culturally, and archaeologically significant. Previous archaeological investigations have identified in-situ interments within, and adjacent to, the project area. Therefore, archaeological investigations are required. A professional archaeologist with osteological and bioarchaeological experience shall complete proactive mechanical scraping and hand excavation in the location of each proposed improvement. A human remains protocol shall be established prior to the start of the archaeological investigation. Per state law, improvements on the property shall not disturb burials. As such, the applicant should be prepared to revise construction/design plans and avoid where in-situ graves are discovered. Archaeological monitoring shall be required for construction activities that involve subsoil disturbance. The development shall adhere to the Health and Safety Code of Texas, Unified Development Code, and Texas Antiquities Code, if applicable.

RECOMMENDATIONS:

Staff recommends approval based on findings a through f with the following stipulations:

- i. That the total height of the proposed fence not exceed six (6) feet in height, including the existing retaining wall.
- ii. That any signage be submitted for review and approval by the Commission.
- iii. **ARCHAEOLOGY** – Archaeological investigations shall be required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, including the Health and Safety Code of Texas. Furthermore, the project should be coordinated with local descendent groups associated with the Catholic Cemetery and Campo Santo Cemetery.
- iv. Any anticipated encroachment or excavation in the right of way must be coordinated with the City prior to any activity at the site. The applicant is responsible for notifying the appropriate City departments in order to fulfill all local, state, and federal laws, rules and regulations regarding archaeology.

PUBLIC COMMENTS: None.

Motion: Commissioner Bowman moved to approve with the stipulation and that the adjustment be done as presented in the revised drawings.
Commissioner Velasquez seconded the motion.

Vote: Ayes: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nays: None .
Absent: Harris, Fish, Connor.

Action: **MOTION PASSED with 8 AYES AND 0 NAY. 3 ABSENT**

INDIVIDUAL CONSIDERATION AGENDA B ITEMS

Item #B-10. HDRC NO. 2019-117

ADDRESS: 434 SHERMAN ST

APPLICANT: Alvin Peters

REQUEST:

The applicant is requesting conceptual approval to construct a two story, single family residential structure on the lot at 434 Sherman Street, located at the corner of Sherman and N Olive, within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a new, 2-story, residential structure on the vacant lot at 434 Sherman, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** –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. **CASE HISTORY** – This request was heard by the Historic and Design Review Commission on March 20, 2019. At that hearing, this request was referred to the Design Review Committee.
- d. **EXISTING STRUCTURE** – The existing structure was determined to be non-contributing to the Dignowity Hill Historic District on January 2, 2019.
- e. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on January 8, 2019. At that meeting, Committee members noted that the proposed setback should be greater to those on the block and the adjacent structure, discussed the appropriateness of two stories on this block and noted concerns regarding the proposed screened porch.
- f. **DESIGN REVIEW COMMITTEE** – This request was reviewed a second time by the Design Review Committee on March 27, 2019. At that meeting, committee members commented on the proposed massing in relationship to adjacent structures, noted that modifications to the proposed porch and roof forms may need to be modified, noted concerns regarding window profiles, and noted that the proposed massing and form should relate.
- g. **DESIGN REVIEW COMMITTEE** – This request was reviewed a third time by the Design Review Committee on June 11, 2019. At that meeting, Committee members noted that all setbacks should be verified, noted concern over the proposed setback and massing in relationship to adjacent historic structures, noted that conceptual landscaping information should be provided, and reviewed other architectural elements including the stair location, roof plan and footprint.
- h. **DESIGN REVIEW COMMITTEE** – This request was reviewed a fourth time by the Design Review Committee on September 10, 2019. At that meeting, Committee members asked various questions about the proposed design, asked questions about fenestration patterns, noted that gable ends should not be flush with wall planes, and noted that the proposed massing has been broken down and includes appropriate traditional elements.
- i. **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 front setback that is less than those found historically on the block. While there may have been a historic structure with a shallow setback on this lot, staff finds that new construction should feature a greater setback than the historic structures on the block.
- j. **SETBACKS & ORIENTATION** – Per the site plan, the proposed rear setbacks are not consistent with zoning requirements. The applicant is responsible for complying with all zoning regulations and receiving any needed variances for the proposed design.

- k. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. While this lot is addressed to Sherman, the applicant has proposed to orient the structure towards N Olive, consistent with the historic development pattern on the block. The applicant has proposed for two double doors to face N Olive; however, the recessed porch does not feature an entrance toward N Olive. Structures found historically in the district typically feature a front facing door within the recessed front porch. Staff finds that this should be incorporated into the design.
- l. 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 blocks of Sherman and N Olive feature one story historic structures. The applicant has provided as a massing diagram of both Sherman and N Olive noting a grade change on Sherman. While the elevation change notes an overall height that is subordinate to that of the structures on the southern end of this block of N Olive, the proposed new construction is approximately twelve (12) feet taller than the adjacent, historic structure.
- m. 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 foundation and floor heights. At this time, the applicant has not noted the proposed foundation height. The applicant is responsible for complying with the Guidelines.
- n. ROOF FORM – The applicant has proposed a number of roof forms for the proposed new construction, including hipped and gabled roofs of various proportions and profiles. Historic structures on both Sherman and N Olive feature front facing gabled roofs with other forms including hipped and shed porch roofs. Staff finds that a simplified roof form with consistent ridge heights would be more complementary of those found historically in the district.
- o. 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. Per the applicant’s application documents, the proposed new construction will cover 48.1 percent of the lot. This is consistent with the Guidelines.
- p. MATERIALS – The applicant has proposed materials that include wood siding, metal porch railings, metal porch screening and a standing seam metal roof. Staff finds the proposed wood siding to be appropriate and consistent with the Guidelines. Staff does not find the proposed metal railing and screening to be consistent with the Guidelines and finds that wood railings should be used. Metal does not appear historically in the district as a railing material for residential structures. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used, but should be submitted to staff for review and approval.
- q. WINDOW MATERIALS – At this time, the applicant has not provided information regarding window materials, but has submitted framing details noting an installation depth of two (2) inches. Wood or aluminum clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features 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.
- r. FENESTRATION PROFILE – The applicant has proposed a number of windows that feature profiles that are not consistent with those found historically in the district. These profiles include fixed picture windows, windows that do not feature sashes and windows that are contemporary in profile and location. Staff finds that the proposed fenestration patterns should be modified.

- s. ARCHITECTURAL DETAILS (ROOF) – The Guidelines for New Construction 4.A.ii. notes that architectural details should be based on those found traditionally within the district. Staff finds the proposed roof form S to be contemporary in nature and inconsistent with both the historic development pattern found in the district as well as the Guidelines.
- t. ARCHITECTURAL DETAILS (GARAGE) – The applicant has proposed a detached garage with parking for one automobile. Garages, when found historically within the district are detached from primary historic structures. Staff finds the location of the proposed garage to be appropriate.
- u. DRIVEWAY – The Guidelines for Site Elements note that driveways found within historically districts typically feature a width that does not exceed ten (10) feet in width. The applicant has proposed a concrete, ribbon strip driveway, to feature ten (10) feet in width. Staff finds this to be appropriate.
- v. FRONT WALKWAY – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. Staff finds that the proposed staggered front walkway is inconsistent with Guidelines, and that a simple, concrete walkway that matches though found historically within the district should be used.
- w. 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 where it cannot be viewed from the public right of way.
- x. LANDSCAPING PLAN – At this time, the applicant has not provided a landscaping plan. The applicant should install landscaping elements that are consistent with those found historically on the block.
- y. FENCING – The applicant has proposed fencing that includes masonry columns and horizontal pickets. This is inconsistent with the historic fencing examples found historically in the district.

RECOMMENDATIONS:

Staff does not recommend approval based on finding a through s. Staff recommends that the applicant address the following inconsistencies with the Guidelines prior to receiving conceptual approval for the proposed new construction.

- i. That a setback that is greater than those found historically on the block be used as noted in finding i.
- ii. That a front facing (toward N Olive) door within the front porch be installed to match historic porch profiles be installed as noted in finding k.
- iii. That the applicant install foundation heights that are consistent with the Guidelines as noted in finding m.
- iv. That the applicant continue to work to reduce the perceived massing of the proposed new construction. An increase in front setbacks may result in a reduction of perceived massing.
- v. That the applicant proposed simplified roof forms that feature consistent ridge lines and do not feature complex valleys that are not found historically within the district, as noted in finding n.
- vi. That the proposed metal porch railings be eliminated and that wood porch railings be installed as noted in finding p.
- vii. That wood or aluminum clad wood windows be used and feature an inset of two (2) inches within facades and feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features 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.
- viii. That the proposed front walkway feature a profile and materials that match those found historically within the district as noted in finding v.
- ix. That all mechanical equipment be screened from view from the public right of way as noted in finding w.
- x. That landscaping elements that are consistent with those found historically on the block and the Guidelines be installed as noted in finding x.

PUBLIC COMMENTS: Virginia Van cleave is in support of case, and Virginia Cortez is opposed to case.

Motion: Commissioner Carpenter moved for conceptual approval with stipulations 7-10. Commissioner Grube seconded the motion.

Vote: Ayes: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nay: None.
Absent: Fish, Harris, Connor.

Action: **MOTION PASSED with 8 AYES, and 0 NAYS. 3 ABSENT**

• **Item # B-11. HDRC NO. 2019-411**

ADDRESS: 104 BEAUREGARD

APPLICANT: Daniel Cruz/Design Coop

REQUEST:

The applicant is requesting final approval to:

1. Construct a 1-story rear accessory structure.
2. Modify the existing rear staircase on the primary structure to connect to the proposed primary structure.

FINDINGS:

- a. The primary structure located at 104 Beauregard is a 2-story single-family home constructed in approximately 1910 in the Neoclassical style. It is a contributing structure within the King William Historic District.
- b. The proposal received conceptual approval from the Historic and Design Review Commission (HDRC) on August 21, 2019. The approval carried the following stipulations:
 1. That the applicant integrates window opening proportions that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the King William Historic District; this stipulation has not been met.
 2. That the applicant install windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details; this stipulation has not been met.
 3. That the applicant explores ways to incorporate architectural details and materials that are representative of the historic context of the district; this stipulation has been partially met.
- c. **DESIGN REVIEW COMMITTEE** – The applicant met with the Design Review Committee (DRC) on August 13, 2019. The DRC found the location, footprint, setback, orientation, height, and general massing appropriate, but found the material combination and fenestration pattern inconsistent with the Guidelines and precedents in the district. The DRC recommended relating the proposal to existing historic or traditional architectural features in the district, such as screened porches or existing carriage style garages, versus responding to new construction in the vicinity. The DRC recommended exploring woodlap siding and combining the glass features with opaque siding in a manner that is more consistent with precedents in the district. The DRC also recommended separating the staircase from the new structure to clearly delineate the primary and the accessory structure. The applicant met again with the Design Review Committee (DRC) on October 8, 2019, after receiving conceptual approval from the Historic and Design Review Commission (HDRC). The DRC noted that while the front façade windows were modified, the proposed windows still did not feature traditional proportions or detailing. The DRC emphasized incorporating historic or traditional proportionality if contemporary materials and forms are proposed. The DRC also encouraged emphasizing the siding detail in the massing and to explore the craftsmanship and detailing of the proposed new stair railing.

- d. FOOTPRINT – The applicant as proposed to construct a new 1-story accessory structure in the rear of the lot. While the dimensions are not indicated in the submitted documents, the footprint appears to be approximately 400 square feet. The Historic Design Guidelines for Additions stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal generally consistent with the Guidelines.
- e. ORIENTATION AND SETBACK – The applicant has proposed to orient the new accessory structure towards Beauregard. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines.
- f. SCALE & MASS – The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff generally finds a 1-story structure consistent with the Guidelines.
- g. ROOF FORM – The applicant has proposed a 1-story accessory structure with a multi-height flat roof. The lower portion of the structure will be approximately 10 feet and the tallest portion of the structure will measure approximately 10'-10" from the ground. Based on the submitted elevations, the parapet will be inset from the main façade of the structure and will be clad with a pre-patina copper flashing. 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. Staff finds the general concept of a flat roof appropriate for the site, especially since the previous historic carriage house featured a flat roof with a slight slope, but does not find the structure as currently designed consistent with traditional roof forms and configurations.
- h. WINDOWS & DOORS – The applicant has proposed 3 large picture windows on the front façade. The drawings indicate that windows will be inset within a wood frame. Additionally, a pair of wood sliding doors and a window wood door will be installed on the left façade; three pairs of solid wood doors will be installed on the rear façade; and a horizontal single lite window will be installed right façade. According to the Historic Design Guidelines, window and door openings should be designed to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. While staff finds the solid and sliding doors appropriate, the proposed window configurations are not consistent with existing precedents in the district or the existing primary historic structure. Staff does not find the proposal consistent with the Guidelines. Staff finds that the applicant should integrate window opening proportions that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the King William Historic District.
- i. FAÇADE MATERAILS – The applicant has proposed horizontal woodlap siding. Staff generally finds the approach to be consistent.
- j. ARCHITECTURAL DETAILS – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. New outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff does not find the overall proposal consistent with the Guidelines.
- k. STAIRWAY MODIFICATIONS – The applicant has proposed to remove the rear wooden stairway on the primary structure and construct a new steel stairway with wood treads that connects to the northwest façade of the proposed rear accessory structure. The staircase will feature glass on the sides in lieu of a traditional picket or balustrade detail. According to the Historic Design Guidelines, existing porch features should be preserved. If modification is necessary, new elements, such as stairs, should be simply designed and utilize similar materials to the historic structure. Staff finds that a simple steel staircase with balustrades would be more consistent with the Guidelines.

RECOMMENDATIONS:

Staff does not recommend final approval of the proposed accessory structure and rear stair modifications at this time. Staff recommends that the applicant address the following stipulations prior to returning to the HDRC:

- i. That the applicant integrates window opening proportions that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the King William Historic District as noted in finding h.
- ii. That the applicant install windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details as noted in findings f and h.
- iii. That the applicant integrates traditional roof forms and detailing as noted in finding g.
- iv. That the applicant proposes a simple wood and steel staircase with traditional balustrades and pickets as noted in finding k.

PUBLIC COMMENTS: None.

Motion: Commissioner Carpenter moved for approval with the stipulation the applicant to work with staff to bring back details of the railing.
Commissioner Grube seconded the motion.

Vote: Ayes: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nay: None.
Absent: Fish, Harris, Connor.

Action: **MOTION PASSED with 8 AYES, and 0 NAYS. 3 ABSENT**

• **Item # B-12. HDRC NO. 2019-555**

ADDRESS: 507 CEDAR ST

APPLICANT: Mary Anne Snyder

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard fence.

FINDINGS:

- a. The primary historic structure at 507 Cedar was constructed circa 1910 and first appears on the 1912 Sanborn map. The one-story single family residential structure features a rounded front porch flanking a front-facing bay window, wood siding and windows, a standing seam metal roof, and a brick chimney.
- b. FENCE – The applicant has proposed to install a front yard wrought iron fence with a front sliding gate at the driveway entry. The driveway gate is to feature an “S” monogram and the pedestrian gate is the feature the “507” address. Staff finds that fences are found in the King William Historic district and present at properties featuring structures a similar style.
- c. FENCE LOCATION – While front yard fences are typical in the area, the Guidelines for Site Elements 2.B.ii. notes that fences should not be installed where they are not historically found and the Guidelines for Site Elements 2.C.i and ii. note that privacy fences should be set back behind the front façade plane. Staff finds that the fence line should turn before the driveway to meet the corner of the house. Additionally, staff finds that the driveway gate should be set behind the front façade plane or removed from the design.
- d. FENCE DESIGN – The applicant has submitted three examples of wrought iron fences. Staff finds that highly ornamental designs, additional monograms, and address plates should be avoided in respect to the scale and style of the Folk Victorian structure.
- e. FENCE HEIGHT – The applicant has proposed a height range between 48” and 60”. Per the Guidelines for Site Elements 2.B.3. the height of new fences and walls within the front yard should be limited to a maximum height of four feet. Staff finds that no portion of the fence should exceed four feet in height, at any location measured from grade.

RECOMMENDATIONS:

Staff recommends approval based on findings b through f with the following stipulations:

- i. That no portion of the fence exceeds four feet in height at any location measured from grade.
- j. That the fence line turn before the driveway to meet the corner of the house. The driveway gate should be set behind the front façade place or removed from the design.
- k. That the final design of the wrought iron fence feature a simple picket-and-railing configuration topped with traditional finials. Monogram and address plate should not be included. The final design shall be submitted to staff for review and approval prior to installation.

PUBLIC COMMENTS: None.

Motion: Commissioner Martinez-Flores moved to to approve with staff stipulations.
Commissioner Fernandez seconded the motion.

Vote: Ayes: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, and Bowman.
Nay: Fetzter and Laffoon.
Absent: Fish, Harris, Connor.

Action: MOTION PASSED with 6 AYES, and 2 NAYS. 3 ABSENT

• **Item # B-14. HDRC NO. 2019-565**

ADDRESS: 147 CROFTON

APPLICANT: Robert Treviño/TREVINO ROBERT P & MARIA R

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing wood porch decking with composite porch decking.

FINDINGS:

- a. The historic structure located at 147 Crofton was constructed circa 1900, and is contributing to the King William Historic District. The historic structure features a double height, wraparound porch, Doric columns, dentil courses on the first floor porch, hipped and gabled roofs.
- b. PORCH DECKING REPLACEMENT – At this time, the applicant has proposed to replace the existing, porch decking with composite porch decking. The existing porch decking consists of wood, tongue and groove decking. The Guidelines for Exterior Maintenance and Alterations 7.B.iii. porch elements should be repaired in-kind when deteriorated beyond repair. The composite decking that the applicant has proposed features dimensions of 1” x 5 – ½”, a dimension atypical for original porch decking. Additionally, the proposed composite decking features faux wood grain detailing. Staff finds the proposed composite decking to be inappropriate and inconsistent with the Guidelines.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a and b. Staff recommends the applicant repair the existing porch decking in-kind, with wood tongue and groove decking featuring dimensions of 1” x 3”.

PUBLIC COMMENTS: None.

Motion: Commissioner Grube moved to approve with the sample that was presented.
Commissioner Martinez-Flores seconded the motion.

Vote: Ayes: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, and Bowman.

Nay: Fetzter, and Laffoon.
Absent: Fish, Harris, Connor.

Action: MOTION PASSED with 6 AYES, and 2 NAYS. 3 ABSENT

• **Item # B-15. HDRC NO. 2019-601**

ADDRESS: 909 N PINE ST

APPLICANT: Ricardo Arjona/Terramark Urban Homes

REQUEST:

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

1. Construct a carport on the north side of the residential structure. The carport will feature parking for one automobile.
2. Install landscaping masonry units throughout the front yard.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform landscaping work and to construct a carport at 909 N Pine, new construction located within the Dignowity Hill Historic District.
- b. CARPORT – The applicant has proposed to construct a carport on the north side of the new construction to feature an overall height of approximately twelve (12) feet in height. The applicant has proposed for the structure to feature wood construction, a standing seam metal roof, and a cantilevered canopy. The proposed carport will be detached from the new construction and will feature a setback that is equal to that of the new construction’s front porch, but less than that of the new construction’s front façade. Generally, staff finds the proposed carport to be appropriate; however, staff finds that the carport should feature setback that is greater than that of the new construction’s front façade.
- c. LANDSCAPING – The applicant has proposed to install a concrete masonry landscaping unit in the front yard. The applicant has proposed these as edging or borders around landscaping beds in the front yard and adjacent to the new construction’s front façade. The Guidelines for Site Elements 2.B.iv. notes that concrete masonry units, keystone or similar interlocking materials are prohibited. In previously submitted elevations, the applicant has noted a brick material, comparable to that found on the new construction’s front porch columns. Staff finds the installed concrete masonry units to be inappropriate for the District and inconsistent with what was previously approved. Staff finds that brick that is comparable to that which is found historically in the district should be used.

RECOMMENDATIONS:

1. Staff does not recommend approval of item #1, carport construction. As proposed the carport is inconsistent with the Guidelines. Carports should meet all setback requirements and be setback from the front façade of the primary structure.
2. Staff does not recommend approval of item #2. Staff recommends that the applicant install brick, consistent with the original landscaping plan and landscaping elements found historically in the district.

PUBLIC COMMENTS: Valerie Cortez opposed to case.

Motion: Commissioner Grube moved to deny car port and the applicant for DRC for landscaping and submit for details documents to staff.
Commissioner Bowman seconded the motion.

Vote: Ayes: Fernandez, Martinez-Flores, Carpenter, Grube, Bowman, Fetzter, and Laffoon.
Nay: Velasquez.

Absent: Fish, Harris, Connor.

Action: MOTION PASSED with 7 AYES, and 1 NAYS. 3 ABSENT

• **Item #B-16. HDRC NO. 2019-581**

ADDRESS: 134 CALLAGHAN AVE, 113 LEIGH ST

APPLICANT: Evan Morris

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform the following scope of work for 134 Callaghan:

- 1a. Replace all existing one over one windows on the side and rear elevations with new Marvin Elevate fiberglass clad wood double-hung windows.
- 1b. Perform fenestration modifications.
- 1c. Remove the non-historic chimney.

The applicant is also requesting a Certificate of Appropriateness for approval to perform the following scope of work for 113 Leigh:

- 2a. Replace the existing composition shingle roof with a standing seam metal roof.
- 2b. Replace all existing one over one windows on the side and rear elevations with new Marvin Elevate fiberglass clad wood double-hung windows.
- 2c. Perform fenestration modifications.
- 2d. Construct a new concrete ribbon driveway.

FINDINGS:

The following findings are for the structure address 134 Callaghan:

- 1a. The primary structure located at 134 Callaghan is a 1-story single family structure constructed circa 1896 and is first found on the 1896 Sanborn Map. The structure was built in the Folk Victorian style. The home features a standing seam metal roof, twin front gables with wood-shingle gable ends, overhanging eaves, spindlework porch detailing, wood siding, and one-over-one wood windows. The structure is contributing to the Lavaca Historic District.
- 1b. PORCH DETAILING – The submitted drawings do not feature the architectural detailing of the existing front porch. No porch modifications are proposed as part of this submittal. Staff clarifies that the architectural detailing of the front porch railing that is absent from the architectural drawing shall not be removed and must be repaired, rather than replaced.
- 1c. FENESTRATION MODIFICATIONS AND WINDOW REPLACEMENT – The applicant has proposed to replace the existing fenestration on the side (east and west) and rear (south) elevations with new Marvin Elevate fiberglass-clad wood double-hung windows and doors and to modify the side (east and west) and rear (south) elevations with new fenestration consisting of new Marvin Elevate fiberglass-clad wood double-hung windows and doors. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. The Historic Design Guidelines also state that replacement windows and new windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. The Historic Design Guidelines for Doors state that existing door openings should be preserved and creating new primary entrances on the primary façade or where visible from the public-right-of-way should be avoided. Additionally, the Guidelines state that doors should be replaced in-kind when possible and when deteriorated beyond repair. New entrances, when necessary to comply with other regulations, should be compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff finds that the applicant has not provided evidence that the original windows and doors are deteriorated beyond repair and the proposal is not consistent with the Guidelines.

- 1d. CHIMNEY REMOVAL – The applicant has proposed to remove an existing, non-original chimney located on the east elevation. The chimney is currently clad with wood siding. Per the 1912 Sanborn Map, this structure originally featured a wraparound porch, and no chimney on the east elevation. Staff finds the removal of the chimney to be appropriate as it is neither original nor contributing to the historic structure.

The following findings are for the structure address 113 Leigh:

- 2a. The other primary structure on the lot located at 113 Leigh is a 1-story single family structure constructed circa 1904 and is first found on the 1904 Sanborn Map. The structure was built in the Queen Anne style. The home features a composite shingle roof, covered porch with shed roof, wood siding, one-over-one and multi-lite wood windows, and lattice skirting. The structure is contributing to the Lavaca Historic District.
- 2b. PORCH DETAILING – The submitted drawings do not feature the architectural detailing of the existing front porch. No porch modifications are proposed as part of this submittal. Staff clarifies that the architectural detailing of the front porch railing that is absent from the architectural drawing shall not be removed and must be repaired, rather than replaced.
- 2c. ROOF MATERIAL – The existing roofing material on the structure at 113 Leigh is composite shingle. The applicant has proposed to replace the existing roofing material with a field formed galvalume standing seam metal roof. The Historic Design Guidelines for Metal Roofs state that new metal roofs that use panels that are 18 to 21 inches in width, ensure seams are an appropriate height for the slope of the roof (1 to 2 inches), use a crimped ridge seam that is consistent with the historic application, use a low-profile ridge cap with no ridge cap vent or end cap when a crimped ridge seam is not used, and match the existing historic roof color or use the standard galvalume can be approved as long as documentation can be provided that shows that the home has historically had a metal roof or is of a style or construction period where a metal roof is appropriate. Staff finds the proposed roof material consistent with the Guidelines.
- 2d. FENESTRATION MODIFICATIONS AND WINDOW REPLACEMENT – The applicant has proposed to replace the existing fenestration on the side (west) elevation with Marvin Elevate series fiberglass-clad wood windows to match existing windows in size, operation, and divided lights. The applicant has proposed to reposition the windows and door on the rear (north) elevation and replace the windows and door with Marvin Elevate Series fiberglass-clad wood windows and door. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. The Historic Design Guidelines also state that replacement windows and new windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. The Historic Design Guidelines for Doors state that existing door openings should be preserved and creating new primary entrances on the primary façade or where visible from the public-right-of-way should be avoided. Additionally, the Guidelines state that doors should be replaced in-kind when possible and when deteriorated beyond repair. New entrances, when necessary to comply with other regulations, should be compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff finds that the applicant has not provided evidence that the original windows and doors are deteriorated beyond repair and the proposal is not consistent with the Guidelines.
- 2e. DRIVEWAY CONSTRUCTION – The applicant has proposed the construction of a two-strip concrete driveway. The Historic Design Guidelines for Driveways states that historic driveway configurations, such as ribbon drives, must be retained and repaired and similar driveway configurations – materials, width, and design – to that historically found on the site must be incorporated. Historic driveways are typically no wider than 10 feet. The width and configuration of original curb cuts must be maintained when replacing historic driveways. Staff finds that the proposed two-ribbon concrete driveway is consistent with the Guidelines with the stipulations listed in the recommendation.

RECOMMENDATIONS:

The following recommendations are for the structure address 134 Callaghan:

Item 1a, Staff does not recommend approval of the window replacement based on finding 1c. Staff recommends that the applicant repair the existing wood windows in place.

If an assembly is deemed deteriorated beyond repair by the HDRC, staff recommends that new windows meet the following stipulation:

- i. That the applicant installs one-over-one fully wood windows to match the existing configuration as closely as possible. The proposed aluminum clad replacement product is not appropriate. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 1b, Staff recommends approval of the fenestration modifications based on finding 1c with the following stipulations:

- i. That the applicant repairs all original wood windows in place and that all new windows installed are fully wood windows and doors without cladding. New fenestration must be in keeping with historic size, type, configuration, material, form, appearance, and detail. The fenestration modifications are approved on the east elevation with the stipulation that all original openings remain in the current position. The applicant is required to submit a final window specification for wood windows and doors to staff for review and approval. The windows must meet the following stipulations: meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 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 applicant submits updated elevations to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 1c, Staff recommends approval of the removal of the existing chimney based on finding 1d.

The following recommendations are for the structure address 113 Leigh:

Item 2a, staff recommends approval of the replacement of a shingle roof to metal based on finding 2b with the following stipulation:

- i. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

Item 2b, Staff does not recommend approval of the window replacement based on finding 2d. Staff recommends that the applicant repair the existing wood windows in place. If an assembly is deemed deteriorated beyond repair by the HDRC, staff recommends that new windows meet the following stipulation:

- i. That the applicant installs one-over-one fully wood windows to match the existing configuration as closely as possible. The proposed aluminum clad replacement product is not appropriate. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 2c, Staff recommends approval of the fenestration modifications based on finding 2d with the following stipulations:

- i. That the applicant repairs all original wood windows in place and that all new windows installed are fully wood windows and doors without cladding. New fenestration must be in keeping with historic size, type, configuration, material, form, appearance, and detail. The applicant is required to submit a final window specification for wood windows and doors to staff for review and approval. The windows must meet the following stipulations: meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 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 applicant submits updated elevations to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 2d, Staff recommends approval of the driveway construction based on finding 2e with the following stipulation:

- i. That the two-ribbon concrete driveway is no wider than 10 feet and that the width and configuration of original curb cuts be maintained.

PUBLIC COMMENTS: None.

Motion: Commissioner Grube moved to approve 1A with stipulation i., 1-B with stipulation i- update the elevation. with additional stipulation applicant submit revised drawings to staff Replace the wood windows in-kind and specifications. Approve Item 2A and 2B with stipulation i. Approve item 2C, and 2D with staff stipulations.
Commissioner Bowman seconded the motion.

Vote: Ayes: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nay: None.
Absent: Fish, Harris , Connor.

Action: **MOTION PASSED with 8 AYES, and 0 NAYS.3 ABSENT**

• **Item #B-17. HDRC NO. 2019-576**
ADDRESS: 107 MAGNOLIA DR
APPLICANT: Michael J. & Patricia Diaz Dennis

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 107 Magnolia Dr.

FINDINGS:

- a. The applicant is requesting Historic Tax Certification for 107 Magnolia Dr located in the River Road Historic District.
- b. **SCOPE OF APPROVED WORK** – At this time, only foundation repair has been approved through the issuance of a Certificate of Appropriateness. A number of interior scopes of work have been planned or completed including electrical, plumbing, and mechanical improvements, and interior finishes.

- c. **TIMELINE OF COMPLETION** - The project began in September 2019, and is planned for completion by February 2020.
- d. **ITEMIZED LIST OF COST** - The applicant submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification.
- e. **CERTIFICATION REQUIREMENT** - The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of costs, and a timeline for completion.
- f. **TAX INCENTIVE PERIOD** - Approval of Tax Verification by the HDRC in 2019 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2020.

RECOMMENDATIONS:

Staff recommends approval of Historic Tax Certification based on the findings b through f with the stipulation that all work is approved prior to Verification. With Certification, the property is eligible for permit fee waivers.

PUBLIC COMMENTS: None.

Motion: Commissioner Carpenter moved to approve with staff stipulations.
Commissioner Grube seconded the motion.

Vote: Ayes: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nay: None.
Absent: Fish, Harris, Connor.

Action: MOTION PASSED with 8 AYES, and 0 NAYS. 3 ABSENT

• **Item #B-19. HDRC NO. 2019-478**

ADDRESS: 251 ISABEL ST
APPLICANT: Guadalupe Moreno

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 632 square foot rear two-story rear addition.

FINDINGS:

- a. The primary historic structure at 251 Isabel was constructed circa 1940 and first appears on the 1951 Sanborn map. The structure was originally constructed as a Spanish Revival duplex with tile roof with a symmetrical footprint and contributes to the Mission Historic District. The structure currently features gabled roofs with composition shingles, brick masonry siding, a two story rear addition and an attached side carport extending beyond the front façade.
- b. **COMPLIANCE** – The applicant had begun constructing another rear addition attached to the existing rear addition and was stopped by Code Compliance. The applicant submitted a complete application on September 19, 2019, to be heard at the next available Historic and Design Review Commission hearing. The applicant has been cooperative to submit additional drawings as requested. However, staff finds there are inconsistencies between the final submitted drawings and the actual construction.
- c. **EXISTING ADDITIONS** – The original structure is a one-story symmetrical duplex featuring approximately 1088 square feet. A two-story rear addition featuring 680 square feet was constructed circa 1985 and an attached side carport was installed by 2002. The two-story rear addition features a gabled roof, and a variety of aluminum windows.
- d. **CONTEXT** –The applicant has proposed to construct a 632 square foot two-story addition connecting from the existing rear addition to an existing rear accessory structure, effectively converting the detached

- rear accessory structure into a third addition. Staff finds the proposed plan is generally inconsistent with the Guidelines for Additions 1.A.i. minimize visual impact and 1.A.ii. historic context.
- e. **ROOF FORM** – The applicant has proposed to utilize a shed roof form to connect the primary house and addition featuring gabled and shed roofs with the detached accessory structure featuring a shed roof, at varying heights. Per the Guidelines for Additions 1.A.iii., rooftop additions should be limited to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Staff finds the use of a shed roof form is generally appropriate; however, the design should incorporate existing roof lines and heights.
 - f. **TRANSITION** – Per the Guidelines for Additions 1.A.iv., a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition should be utilized to provide a clear visual distinction between old and new building forms. Staff finds that a setback condition from the existing side wall planes and a vertical trim piece should be used to distinguish between the phases of additions.
 - g. **FOOTPRINT** –The applicant has proposed to construct a 632 square foot two-story addition connecting from the existing rear addition to an existing rear accessory structure, effectively converting the detached rear accessory structure into a third addition. Per the Guidelines for Additions 1.B.i., the building footprint should respond to the size of the lot, an appropriate yard to building ratio should be maintained for consistency within historic districts, and residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds that the existing addition has already doubled the size of the original building foot and adding a second and third addition should be avoided.
 - h. **HEIGHT** – The applicant has proposed to construct an addition featuring an approximate height of 18’ – 8”. Per the Guidelines for Additions 1.B.ii., the height of new additions should be consistent with the height of the existing structure, the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street, and an addition’s height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the proposed height is subordinate to the existing two-story addition but exceeds the height of the one-story original structure.
 - i. **MATERIALS** – The applicant has proposed to utilize a composition shingle roofing material, vertical Hardie siding, and aluminum windows. Per the Guidelines for Additions 3.A.i., materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure should be used whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds that the proposed materials generally relate to those of the primary structure. The structure features a variety of vinyl and aluminum sash windows.
 - j. **ARCHITECTURAL DETAILS** – The applicant has proposed to construct a rear addition featuring four rectangular sash windows, a square window, and a side-facing door. Per the Guidelines for New Construction 4.A.i., new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Staff finds that the fenestration pattern does not relate to the primary historic structure and should be revised.

RECOMMENDATIONS:

Staff does not recommend approval based on findings b through c through j. The applicant should resubmit an accurate measured drawings of the proposed elevation and site plan in relation to the existing structures that is consistent with the Guidelines for Additions regarding setbacks, transitions, fenestration, and architectural details. If the commission is compelled to approve the addition as constructed and/or proposed, the applicant comply with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.

PUBLIC COMMENTS: None.

Motion: Commissioner Carpenter moved to refer to Design Review Committee (DRC) and site-visit.
Commissioner Bowman seconded the motion.

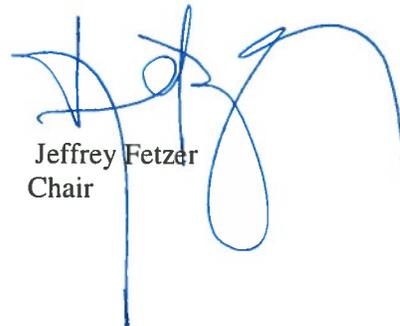
Vote: Ayes: Fernandez, Velasquez, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nay: None.
Absent: Fish, Harris, Connor.

Action: **MOTION PASSED with 8 AYES, and 0 NAYS. 3 ABSENT**

ADJOURNMENT.

There being no further business, the meeting adjourned at 7:45 PM.

APPROVED

A handwritten signature in blue ink, appearing to be 'Jeffrey Fetzer', written over the printed name.

Jeffrey Fetzer
Chair