

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
NOVEMBER 19, 2014**

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

PRESENT: Cone, Connor, Zuniga, Salas, Feldman, Laffoon, Rodriguez
ABSENT: Guarino, Valenzuela, Judson

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

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2014-346 | 3801 Broadway |
| 2. Case No. 2014-386 | 122 Heiman St |
| 3. Case No. 2014-385 | 347 Parland Pl |
| 4. Case No. 2014-381 | 112 W. Gramercy Pl |
| 5. Case No. 2014-375 | 714 N. Pine St. |
| 6. Case No. 2014-369 | 101 W. Peden Alley |
| 7. Case No. 2014-368 | 1003 E. Market |
| 8. Case No. 2014-367 | 105 Auditorium Circle |
| 9. Case No. 2014-373 | 3903 N. St. Mary's |
| 10. Case No. 2014-371 | 928 W. Commerce St. |
| 11. Case No. 2014-307 | 110 E. Houston |
| 12. Case No. 2014-383 | 501 Villita St |
| 13. Case No. 2014-378 | 530 Steves Ave |
| 14. Case No. 2014-380 | 434 E. Mulberry Ave |
| 15. Case No. 2014-384 | 420 E. Locust |
| 16. Case No. 2014-051 | 110 Lexington |
| 17. Case No. 2013-283 | 408 E. Houston |

Item 1, 4, 9, 10, 12, and 17 were pulled from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

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

AYES: Cone, Connor, Zuniga, Salas, Feldman, Laffoon, Rodriguez
NAYS: None

THE MOTION CARRIED.

1. HDRC NO. 2014-346

Applicant: Allison Chambers/Ford, Powell, & Carson
Address: 3801 Broadway

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

Construct improvements related to The New Witte: Phase II project to include the Valero Great Hall and main entrance to the south of Pioneer Hall, the new Mays Family Center (event space) to the north of Pioneer Hall, Children's Orientation Pavilion, entry plaza, parking court and Discovery Walk pedestrian path.

FINDINGS:

- a) The original Witte Museum building was designed by architect Robert Ayers and constructed circa 1925. A majority of the original building fabric has been completely removed by numerous additions and renovations. The historic 1936 Pioneer Hall will remain untouched in this proposal.
- b) The Design Review Committee reviewed this request on October 21, 2014. At that meeting, the applicant noted that several adjustments to the proposal had been made in response to coordination with the Texas Historical Commission. It was noted that the existing surface parking would move closer to Broadway, but no mature trees were to be impacted. A portion of the Mays Family Center was designed to protect large Cypress trees. Archaeological investigations uncovered the location of the historic Acequia Madre and diversion dam which will be references in future site interpretations. A commissioner present noted that the applicant was successful in bringing multiple design elements together to form a cohesive campus.
- c) The proposed addition of the Valero Great Hall and reconfigured entrance does not alter or destroy any significant historic features of the site consistent with the Secretary of the Interior's Standards for Rehabilitation number 9.
- d) Both the Valero Great Hall and Mays Family Center additions are detached from the historic Pioneer Hall, preserving the essential form and integrity of the historic property consistent with the Secretary of the Interior's Standards for Rehabilitation number 10. The proposal also retains the formal entry into Pioneer Hall and maintains a minimum 20-foot setback between Pioneer Hall and the adjacent new construction which preserves the spatial relationships that characterize the property.
- e) The overall heights of the Valero Great Hall and Mays Family Center have been designed to be subordinate to the historic Pioneer Hall consistent with the Guidelines for New Construction 2.A.i.
- f) The selected materials have historic and local precedence at this location and are generally consistent with the Guidelines for New Construction 3.A.i.
- g) The proposed entry plaza and pedestrian paths will enhance and encourage pedestrian activity at this location, consistent with UDC Section 35-670(b).
- h) The proposed buildings and site improvements are of exceptional quality and respond to the unique character of the site and the time and place in which they are being constructed. The selected materials respond to the setting and character of the property. This is consistent with UDC Section 35-642(b).

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

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Laffoon to approve as submitted based on findings a through h.

AYES: Cone, Connor, Zuniga, Salas, Feldman, Laffoon, Rodriguez

NAYS: None

THE MOTION CARRIED.

4. HDRC NO. 2014-381

Applicant: Lane/Tashya Riggs

Address: 112 W. Gramercy Place

Withdrawn per the applicant.

9. HDRC NO. 2014-373

Applicant: John Speegle

Address: 3903 N. St. Mary's

The applicant is requesting to remodel and renovate the African Planes area of the San Antonio Zoo to exhibit giraffes and to contain a giraffe feeding station with the use of an existing pen into the bedding and holding area for giraffes in the near future. Within this request, the applicant is proposing to:

- 1. Remove a stone wall and related fill from its current location to the east side of the main grounds adjacent to the cliff.

2. Relocate two palm trees to a location to be determined and demolish a raised stone planter containing small scrub trees in order to create more open space on the grounds for the giraffes. All stones removed from the grounds and islands will be re-used for the renovation of the exhibit.
3. Construct a new stone wall in the middle of the grounds with an access gate at the east end to divide the area to the north for giraffes and the south for zebras, ostriches, and a wart hog. The wall will contain wire mesh openings in order to accommodate for the future passage of the wart hog, birds, and ostriches.
4. Renovate a small pond at the northwest corner to extend down the west wall of the cliff, transfer through the top of the middle wall and then outflow to fill the existing artificial pond or tank. The tank will also be renovated for water retention purposes.
5. Construct a series of retaining walls on top of limestone throughout the grounds to hold proposed dirt and sod to create a safer environment for the animals as well as to detain the flow of water.
6. Install a series of concrete ramps to make the top of the giraffe feeding station A.D.A. accessible.
7. Demolish the existing shade pavilion and construct new viewing areas at the north end as well as in the middle and the south end of the proposed A.D.A. concrete ramp.
8. Construct a small stone seating area in the middle of the new viewing area as well as widen the walkways on both sides. Some stone will be removed; however the original stone outcropping as well as the large tree will be maintained. Other small trees will be removed.
9. Demolish the current ostrich area and construct new pens and holding areas north of the existing elephant house. The proposed new holding pens will contain a series of mesh walls, cattle panels and clear cedar framing with a solid sloping roof. The asphalt roof will be sloped to not be visible from the viewing area by visitors.
10. At the main pavilion as well as the covered walkways, the applicant is proposing the use of a galvanized finish on the columns and beams and a metal roof with a galvalume finish. The design will include a single post column, exposed metal beams and purlins upwards to a center opening capped by a top piece.
11. Renovate various locations on the exterior stone walls by re-pointing the mortar work and also repairing the top diagonal mortar coping. A metal wrought iron guardrail will be installed to create a guardrail at 42 inches above the finish floor to maintain the code. Concrete flooring will be maintained and all existing and proposed concrete flooring will be sealed.

FINDINGS:

- a) In general, the proposed materials to be used in the hardscaping, landscaping and new construction are consistent with the Guidelines for New Construction 3.A.i.
- b) According to the UDC Section 35-670, new construction should relate to pedestrian scale, include low impact development (LID) and encourage neighborhood and cultural tourism. The proposed additions and modifications to the African Plains area of the San Antonio Zoo are consistent with the UDC Section 35-670 (b).
- c) The proposed landscaping and structure modifications of both the exhibit and surrounding facilities of the African Plains area of the San Antonio Zoo are consistent with the UDC Section 35-642 (a) Site and Setting and (b) Building Design.
- d) According to the Secretary of the Interior's Standards for Rehabilitation numbers 9 and 10, new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. These Standards also state that new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the integrity of the historic property will remain. The proposed modifications to the African Plains section of the San Antonio Zoo are consistent with these Standards.

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

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Laffoon to approve as submitted based on findings a through d.

AYES: Cone, Connor, Zuniga, Salas, Laffoon, Rodriguez

NAYS: None

RECUSED: Feldman

THE MOTION CARRIED.

10. HDRC NO. 2014-371

Applicant: Gabriel Martinez/Munoz & Co.

Address: 928 W. Commerce St.

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

1. Restore and rehabilitate a three story brick building as well as a one story brick building at 928 W Commerce.
2. Construct a new 122,000 sq ft CHCS clinic.
3. Construct a new 130,000 sq ft parking garage.

FINDINGS:

- a) The existing buildings at 928 W Commerce consist of a three story red brick hotel built c. 1900 and a one story commercial building built c. 1925. Both of these structures are prominent along W Commerce and are vital to the revitalization of the near Westside townscape. Staff commends the applicant for pursuing the adaptive reuse of these historic structures.
- b) The applicant has noted that the facades of both the three story hotel as well as the one story commercial building will be fully restored. The is consistent with the UDC Section 35-610 as well as the Guidelines for Exterior Maintenance and Alterations 10.A.i, ii, iii and iv as well as 10.B. i and ii.
- c) The proposed new construction consisting of a 122,000 sq ft clinic as well as a 130,000 sq ft parking garage will form a central courtyard that is proposed to include a new three story glass structure enclosing the ground floor lobby. The proposed new construction at 928 W Commerce is consistent with the Guidelines for New Construction 1.A. I and ii and 1.B. I in regards to façade orientation and entrances. New construction will also consist of approximately 11,000 sq ft of ground level commercial space lining Frio Street as well as at the corner of Frio and Buena Vista.
- d) The proposed new construction includes a similar height and scale as well as similar transitions and floor heights as the existing structures as well as other historic examples present in the vicinity of the property. This is consistent with the Guidelines for New Construction 2.A and B.
- e) Materials under consideration for the proposed new construction include D'Hanis brick to match the existing three story hotel's red brick and store front glass. The use of these materials is consistent with the Guidelines for New Construction 3.A. i. The applicant has also proposed to use a curtain wall system for the new construction. While the use of a curtain wall system is not historically found throughout the district, the proposed setback from the existing historic structures as well as the configuration of the panels present the wall in a way in which it does not distract from the historic structures and is consistent with the Guidelines for New Construction 4.A.
- f) Construction for the parking garage has yet to be determined, however the applicant has proposed the mounting of metal panels on the exterior walls of the garage. The applicant intends for these metal panels, in addition to the screening on the façade of the garage, to provide a large-scale art wall oriented to the Buena Vista overpass and to Frio Street. The applicant is responsible for complying with the UDC Section 35-651 in regards to any artwork that may be proposed in the future.

1. Staff recommends conceptual approval of the restoration and rehabilitation of both the three story brick building and the one story brick building.
2. Staff recommends conceptual approval of the new 122,000 sq ft CHCS clinic.
3. Staff recommends conceptual approval of the new 130,000 sq ft parking garage.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Connor to approve as submitted.

AYES: Cone, Connor, Zuniga, Salas, Feldman, Laffoon, Rodriguez

NAYS: None

THE MOTION CARRIED

12. HDRC NO. 2014-383

Applicant: Beaty Palmer Architects

Address: 501 Villita St.

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

1. To repair/replace the low masonry walled box seating areas at the east and west ends of the river level. This proposal includes masonry repairs/replacement to the walls, floors and steps in the walled box seating areas.
2. To replace the existing turf with new flagstone at the first row of seating on the river level.

FINDINGS:

a) The applicant is proposing to repair the low masonry walled box seating areas at the east and west ends of the river level. In locations where the existing masonry is beyond repair, the applicant is proposing to replace the masonry to match the existing. According to the UDC Section 35-670, all historic work of Robert Hugman, the CCC, the WPA and the National Youth Administration shall be respected and preserved in all construction efforts. The proposed repair and replacement of the low masonry walled box seating is consistent with this section as well as UDC Section 35-673 in regards to paving materials and site walls. Replacement should only occur when the existing materials are damaged to the extent where repair is no longer feasible. Any substantial replacement of materials should be coordinated through staff.

b) Within the request to repair the low masonry walled box seating areas, the applicant is proposing to replace the existing brick paver floor with new brick to match the existing. These repairs are consistent with the UDC Section 35-672 in regards to the Neighborhood Wide Design Standards as well as UDC Section 35-676 in regards to restoration and rehabilitation.

c) The applicant has proposed to replace the existing turf with new flagstone at the first row of seating on the river level. According to the UDC Section 35-680, the demolition of architectural features, artwork, furniture and other items shown on the Robert Hugman plans as well as other historic Riverwalk construction dating back to Spanish Colonial times and including works by the WPA, the CCC and the National Youth Administration constitutes an irreplaceable loss to the quality, character, ambiance and atmosphere of the San Antonio Riverwalk in the river improvement overlay districts. Throughout their existence, the Arneson as well as other sections of the River Walk have undergone numerous alterations at the river level due to many factors. The applicant has noted that due to maintenance issues and misuse, the existence of turf on the bottom row is no longer feasible. While the applicant is removing a portion of an original feature, the overall integrity and intent of the original design is still evident.

1. Staff recommends approval as submitted for the repair and replacement of the low masonry walled box seating based on findings a and b.
2. Staff recommends approval of the replacement of the existing turf with new flagstone at the first row of seating on the river level based on finding c.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve staff recommendations based on findings a through c.

AYES: Cone, Connor, Zuniga, Salas, Feldman, Laffoon, Rodriguez

NAYS: None

THE MOTION CARRIED

17. HDRC NO. 2013-283

Applicant: Nick Naik

Address: 408 E. Houston

The applicant is requesting a Certificate of Appropriateness for approval of the following revisions to the hotel design at 408 E Houston:

1. Construct front (north) façade to include a 1'-9" setback beyond the adjacent Maverick Building;
2. Reduce the building height;
3. Change pillars and canopy at rooftop terrace area; and
4. Implement minor changes to the fenestrations.

FINDINGS:

a. A Certificate of Appropriateness for the construction of the hotel was approved on October 15, 2013, with the stipulation that the vehicular entry off of Houston Street be reduced to a single lane. The current proposal meets this requirement. Other revisions have been made to the design and have been submitted to HDRC review.

b. These requests were reviewed by the Design Review Committee on November 13, 2014. The applicant noted that while the design of the building footprint has not been altered, it was previously unknown that the proposed hotel would extend slightly beyond the Maverick Building. The Maverick building is not aligned with the property line, resulting in the offset condition. The hotel will follow the property line and align with the building immediately to the east which is also located at the property line. The applicant clarified that the cornice of the Maverick Building, which extends over the property line, will terminate into the new building. The committee noted that the cornice of the Maverick was damaged at this corner and that the proposed offset was acceptable. The other changes were noted to not have any significant impacts.

c. According to the Guidelines for New Construction 1.A.i., the front facades of new buildings should be aligned with the front facades of the adjacent buildings where there is a consistent setback. Staff finds that there is a consistent setback at this location, and generally along Houston Street. A survey by staff indicates that only the Vouge Building at Houston and Navarro extends beyond an adjacent building. The currently requested design indicates that the front façade will project approximately 1'-9" beyond the adjacent Maverick Building. This is not consistent with the Guidelines. However, given the irregularity of the buildings at this location, staff finds the offset to be acceptable.

d. The reduction in building height has minimal impact to the approved design and the overall height remains consistent with the Guidelines for New Construction 1.A.i.

e. The proposed changes to the rooftop terrace design also has minimal impact to the approved design and continues to provide an articulated "cap" consistent with the Guidelines for New Construction 1.C.ii.

f. The changes to the fenestrations maintain traditional window alignment patterns consistent with the Guidelines for New Construction 1.C.i.

1-4. Staff recommends approval as submitted based on findings b through f.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Connor approve as submitted based on findings b through f.

AYES: Feldman, Connor, Zuniga, Salas

NAYS: Cone, Rodriguez

THE MOTION CARRIED

18. HDRC NO. 2014-356

Applicant: Alfred Castellano

Address: 1330 E. Pyron

The applicant is requesting a Certificate of Appropriateness to construct a new two-story, single-family residence on the vacant lot at 1330 E Pyron. The 4,516 square foot house will have a footprint of approximately 4,850 square feet which includes a covered patio and front porch. The proposed new house will have an overall height of approximately 24 feet. Materials consist of stucco facades, tile roof, wood doors, and stucco covered metal windows.

FINDINGS:

a) The Mission Historic District was created by ordinance in 1977 and covers a large area. Roughly following the path of the San Antonio River to include the four southern Mission sites, the district includes a mixture of uses and building types. Each residential area within the district has a unique context and development pattern. Once a more rural setting, home along this portion of E Pyron were originally constructed circa 1945 and were modest in design. Newer homes have been added over time and vary in terms of style and scale. The Historic Design Guidelines apply to all local historic districts, including the Mission Historic District. The proposed residence generally follows the established building setback along the street. The proposed house also features a front-facing entry, similar to the majority of homes located nearby. This is consistent with the Guidelines for New Construction 1.A. and 1.B. in terms of building setback and orientation.

b) According to the Guidelines for New Construction 2.A.i., the height and scale of new construction in residential districts should not exceed that of the majority of historic buildings by more than one-story. At two stories, the height of the proposed house is appropriate. However, the Guidelines also recommend that the overall scale of new residences be consistent with the scale of nearby historic homes. At over 4,500 square feet, the proposed house greatly exceeds the size of the historic homes on E Pyron and is not consistent with the Guidelines.

- c) The proposed house features a hipped roof with clay barrel tiles as well as a Mission Revival parapet above the front entry. There is no precedent for this style of roof in the nearby historic homes. This is not consistent with the Guidelines for New Construction 2.B.i.
- d) Stucco is an exterior material that is commonly found in historic homes in this area. In many cases, stucco has been added to homes with wood siding over time. The proposed use of stucco is consistent with the Guidelines for Exterior Maintenance and Alterations 3.A.i. However, the selected arched metal windows with stucco trim do not have historic precedent in the area. The majority of historic homes in area feature traditional one-over-one wood windows with wood trim. This is not consistent with the Guidelines.
- e) According to the Guidelines for New Construction 4.A.ii., new construction should incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. 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. Architectural details that are more ornate or elaborate than those found within the district are inappropriate. The majority of homes in this area are modest in design and feature simplistic, traditional details. The proposed Spanish Eclectic and Mission Revival details are more ornate than the historic precedent established in this area and are not consistent with the Guidelines. Overall, the proposed design is more characteristic of a suburban development instead of an infill development within a residential historic district.
- f) The Design Review Committee met on November 13, 2014, with the applicant in regards to 1330 E Pyron. The DRC recommended the approval of the proposed house with the stipulation that the Mission Revival parapet be redesigned to not include the current opening. The applicant agreed to this stipulation.

Staff does not recommend approval as submitted based on findings c through f.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Zuniga to approve with stipulations: The Historic and Design Review Commission approved the construction of a new house at 1330 E Pyron with the stipulation that the applicant return to work with staff on a solution to the Mission Revival parapet above the main entrance of the house. The applicant visited with staff on November 20, 2014, and a solution was met that the Mission Revival parapet be altered to not include the previously submitted ornamentation and that a flat top be placed above the main entrance. The applicant was in agreement with staff on this solution.

AYES: Cone, Connor, Zuniga, Salas, Feldman, Laffoon, Rodriguez

NAYS: None

THE MOTION CARRIED

19. HDRC NO. 2014-357

Applicant: Ruby Casteel

Address: 610 Nolan

The applicant is requesting a Certificate of Appropriateness for approval to: install relocated metal fencing in the front yard of the property at 610 Nolan. The metal fencing will be relocated from another property on 4th street. The relocated fence will measure approximately 6 feet tall and include a front gate leading to a future front walk way as well as a 20' gate to accommodate a future driveway.

FINDINGS:

- a) According to the Guidelines for Site Elements 2.B.ii., new fences should not be installed where they did not historically exist, particularly in the front yard. Although many properties within the Dignowity Hill Historic District feature small yards which likely once contained front yard gardens, there is not strong evidence that indicates that front yard fences were common within the district. Some front yard fences within the district have been added over time. On this block of Nolan, three properties feature front chain link fences. A nearby property at the corner of Nolan and Hackberry features an iron fence that appears to be of historic age. Because there is some precedent for front yard fences at this location, an appropriately-designed front yard fence at 610 Nolan would be consistent with the Guidelines.
- b) The applicant is using fencing salvaged from another property and has submitted photographs for reference. The photographs submitted by the applicant indicate that the fence features thicker members that are more common to a commercial fence. There is concern that the selected fence may not be appropriate in a residential application.
- c) The applicant has indicated that a 20-foot vehicular gate will be located on the eastern edge of the property at an existing curb cut. Although plans for the driveway have not been submitted for review at this time, staff notes that there is precedent at this location for a six to seven foot driveway. A wider driveway may not conform to the Historic Design Guidelines.

d) The applicant has indicated that the front yard fence will be approximately 6 feet tall. According to the Guidelines for Site Elements 2.B.iii., the height of new fences within the front yard should be limited to a maximum of four feet. The proposed height is not consistent with the Guidelines and is not appropriate at this location. If approved by the HDRC, a variance for the requested height will also be required before a permit may be issued.

Staff does not recommend approval based on findings b through d.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to grant denial based on findings b through d.

AYES: Cone, Connor, Zuniga, Salas, Feldman, Laffoon, Rodriguez

NAYS: None

THE MOTION CARRIED

20. HDRC NO. 2014-372

Applicant: Art Tranguma/Fry Roofing

Address: 106 W. Gramercy Pl

Withdrawn per the applicant.

21. HDRC NO. 2014-382

Applicant: James McAuliff

Address: 606 E. Myrtle

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

Stabilize and reconfigure the front porch columns on the house at 606 E Myrtle. The existing stone columns will be straightened and maintained. A stone knee wall and concrete porch will be completely removed and replaced with new wood decking and wood railings.

FINDINGS:

a) The house at 606 E Myrtle was constructed circa 1925 in the Craftsman Bungalow style. Its most prominent feature is its front porch with river rock columns and knee wall.

b) According to the Guidelines for Exterior Maintenance and Alterations 7.A.ii., existing porch materials should be preserved. The proposal to remove the knee wall and replace it with a wood railing is not consistent with this Guideline.

c) The Guidelines for Exterior Maintenance and Alterations 7.B.iii. recommend that porch elements are replaced in kind when original materials are deteriorated beyond repair. Staff finds that using salvaged river rock to reconstruct the knee wall is most consistent with the Guidelines. If they are not able to be salvaged, then new stone that matches the existing is appropriate.

Staff does not recommend approval based on findings a through c.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to grant denial based on findings a through c.

AYES: Cone, Connor, Zuniga, Salas, Feldman, Laffoon, Rodriguez

NAYS: None

THE MOTION CARRIED

22. HDRC NO. 2014-376

Applicant: STG Design

Address: 700 W. Commerce St.

The applicant is requesting conceptual approval to:

Construct a mixed-used development at the 700 block of W Commerce to include 242 residential units, ground floor retail and podium parking. The historic Maureaux Building which housed the Toudouze Market will be partially demolished to retain the south and east facades of the building. The ground floor storefront and canopy is proposed to be replaced / reconstructed.

FINDINGS:

- a) The 700 block of W Commerce is historically known as the Toudouze Market. The remaining historic building at the southeast corner of the block is known as the Maureaux Building, is one of the oldest buildings in the area and first appears on Sanborn maps in 1896. It was purchased by A.C. Toudouze in 1929, remodeled and expanded upon for the market. While the original storefront and canopy appear to have been removed, the second floor features ornate terracotta detailing and cornice. Once a dense commercial block, the Maureaux Building is the only remaining historic building at this location. A one-story addition to the west of this building collapsed after heavy rains in 2013 and was subject to an emergency demolition.
- b) This request was reviewed by the Design Review Committee on May 13, 2014. At that meeting, it was noted that any designs for the storefront of the Maureaux building should be based on photographic evidence. The committee requested that an engineering report be provided to substantiate the proposal to only retain the building southern and eastern facades of the Maureaux building. Concern was also expressed over the amount of structured parking along the street edge. While some areas of first floor retail space have been introduced, remaining portions of exposed parking were recommended to be screened.
- c) This request was reviewed a second time by the Design Review Committee on November 13, 2014. At that meeting, the committee members present commended the applicant for introducing much needed housing at this location. Concern was expressed over the extent of the removal of the Maureaux Building. Including a reveal between the old and new construction was recommended in order to distinguish the original building. Concern was also expressed regarding the treatment of the historic façade. Although the original storefront has been removed, the committee was interested to see a functioning entry and canopy maintained on the façade. Wood windows on the second floor were recommended to be repaired where possible. It was noted that the podium level parking was not consistent with the spirit of the Downtown Design Guide, but that the applicant was successful in focusing retail space along W Commerce which was noted as the primary corridor. Staff indicated that the use of brick as an exterior material should be explored further in addition to the proposed fenestration pattern. Additional screening at the first floor parking areas has been explored by the applicant.
- d) The proposed building footprint maintains the existing and historic building setback line that exists at this location, consistent with the Guidelines for New Construction 1.A.i.
- e) According to the Guidelines for New Construction, 2.A.i., the height of new buildings should conform to the established pattern found within the district. Buildings within the Cattleman's Square Historic District are typically 2- 3 stories tall. However, due to a low concentration of historic buildings as this location, there is not a strong, established pattern for building height on this block of W Commerce. The proposed five-story height may be appropriate provided that the new construction respects the façade of the Maureaux Building. Taller, non-historic infill has occurred in areas closer to the highway, including the UTSA Downtown Campus and Bexar County Vista Verde Plaza.
- f) The first floor podium height appears to generally align with the first floor of the Maureaux Building, consistent with the Guidelines for New Construction 2.B.iii.
- g) The proposed new construction predominately features a flat roof which is consistent with precedent established within the Cattleman's Square Historic District. This conforms to the Guidelines for New Construction 2.B.i.
- h) According to the Guidelines for New Construction 2.B.ii., when the height of new construction exceeds the adjacent historic building, a variation in building massing should be implemented to provide clear a visual transition between the old and the new. While the schematic plans appear to incorporate a small reveal, the majority of the proposed new construction takes place in the same plane as the Maureaux Building facades. Staff finds that a greater offset immediately adjacent to the Maureaux Building would be more consistent with the Guidelines.
- i) According to the Guidelines for New Construction 2.C.i., fenestration patterns should be similar to those found in nearby historic buildings. The Maureaux Building features traditional, paired window openings. The proposed new construction, although not clear in the drawings submitted, appears to feature square openings in a uniform configuration. This does not follow the established pattern.
- j) According to the Guidelines for New Construction 2.C.ii., horizontal façade elements should align with those found in nearby historic buildings. A base, middle and cap should be established to conform to the established precedent. In elevation drawings submitted, there appears to be an established base articulated by an overhead canopy. However, there do not appear to be a middle or cap that conform to the precedent established by the Maureaux Building. The applicant should consider varying materials in a horizontal alignment rather than a vertical one.

k) According to the Guidelines for New Construction 3.A.i., new materials should complement the type, color and texture of materials traditionally found in the district. Brick masonry is the most common material found in the Cattleman's Square Historic District. Exterior materials specified in the request include hardi panel and metal siding. These materials have no historic context within the district and should be used in limited quantities. Brick would be a more appropriate exterior material.

l) The City of San Antonio has adopted a Downtown Design Guide for infill projects zoned as "D" Downtown Business District. While this property has a "D" base zoning, the Downtown Guide is not directly applicable to this site as the Historic Design Guidelines supersede. However, all projects are strongly encouraged to meet the intent of the Downtown Guide which requires off-street parking to be concealed at the ground level. The current proposal does not meet the intent of the Downtown Guide.

m) In general, staff encourages the reuse and rehabilitation of historic buildings where feasible. The applicant has provided an engineer's report which recommends demolition due to the severity of the deterioration of the building's wood frame. While interior and structural work is not subject to HDRC review, the proposal to partially demolish the Maureaux Building to support new construction should be a last resort. The City offers a tax incentive for the substantial rehabilitation of historic properties which may help to offset the cost of repairs. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial incentives for rehabilitation projects.

n) According to the Guidelines for Exterior Maintenance and Alterations 10.B.ii., commercial storefronts should be restored based on photographic evidence. Based on information provided by the applicant, the proposed treatment of the storefront is not in keeping with historical evidence. If the HDRC approves the proposal to only retain the south and east facades of the building, then restoration of the historic storefront based on photographic evidence could serve to mitigate the partial demolition of the structure.

Staff does not recommend approval at this time. There are a number of inconsistencies with the Historic Design Guidelines that should be addressed prior to conceptual approval. While the scale of the project may be appropriate at this location, the overall design should be revised to address findings h through k in terms of building offset, fenestration pattern, façade composition and materials. Furthermore, the treatment of the historic storefront should more closely resemble historic photographs based on finding n.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Connor to refer to the DRC.

AYES: Cone, Connor, Zuniga, Salas, Feldman, Laffoon, Rodriguez

NAYS: None

THE MOTION CARRIED

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 5:30 P.M.

APPROVED



Tim Cone
Chair