



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
6 November 2019**

The Historic and Design Review Commission of the City of San Antonio met in session on Wednesday, November 6, 2019, in the Board Room at the Development and Business Services Center, 1901 S. Alamo.

MEETING CALLED TO ORDER

- Chairman Fetzer called the meeting to order at 1:36 p.m.

ROLL CALL:

- The roll was called by the Deputy Director-Cory Edwards.

Present: Fernandez, Gibbs, Velasquez, Arreola, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer.

Absent: Fish and Laffoon.

CHAIRMAN'S STATEMENT

ANNOUNCEMENTS

PUBLIC COMMENTS: None

CONSENT A and B AGENDA

- **Consideration of Consent Agenda- A items:**
 - Item #A-1, Case No. 2019-624 715 S ALAMO ST
 - Item #A-2, Case No. 2019-631 723 S ALAMO ST
 - Item #A-3, Case No. 2019-585 825 E LOCUST
 - Item #A-4, Case No. 2019-585 825 E LOCUST
 - Item #A-5, Case No. 2019-585 825 E LOCUST
- AGENDA A-6 WAS PULLED TO PUBLIC COMMENTS

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

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

Action: THE MOTION PASSED with 9 AYES, 0 NAYS. 2 ABSENT

• **Consideration of Consent Agenda- B items Heard after 3:00pm:**

PUBLIC COMMENTS: None.

- o Item #B-1, Case No. 2019-628 314 W ELSMERE PLACE
- o Item #B-2, Case No. 2019-616 1910 E HOUSTON ST
- o Item #B-3, Case No. 2019-592 421 SPOFFORD
- o Item #B-4, Case No. 2019-635 825 DAWSON ST
- o Item #B-5, Case No. 2019-636 825 DAWSON ST
- o Item #B-6, Case No. 2019-630 116 E AGARITA AVE
- o Item #B-7, Case No. 2019-283 138 S JOSEPHINE TOBIN
- o Item #B-8, Case No. 2019-618 205 W SUMMIT
- o Item #B-9, Case No. 2019-619 205 W SUMMIT
- o Item #B-10, Case No. 2019-603 219 ADAMS ST
- o Item #B-11, Case No. 2019-626 324 LEIGH ST
- o Item #B-12, Case No. 2019-599 335 NORTH DR
- o Item #B-13, Case No. 2019-637 705 E GUENTHER ST
- o Item #B-14, Case No. 2019-060 223 LAUREL HEIGHTS PLACE
- o Item #B-15, Case No. 2019-607 221 MUNCEY
- o Item #B-16, Case No. 2019-627 906 BURLESON ST
- o Item #B-17, Case No. 2019-595 428 E MYRTLE
- o Item #B-18, Case No. 2019-613 414 DONALDSON AVE
- o Item #B-19, Case No. 2019-617 414 DONALDSON AVE
- o Item #B-20, Case No. 2019-604 3222 SHIMMERING DAWN
- o Item #B-21, Case No. 2019-609 415 N MESQUITE ST
- o Item #B-22, Case No. 2019-614 1126 E CROCKETT ST

- AGENDA B-28 WAS POSTPONED UNTIL FURTHER NOTICE.
- AGENDA B-30 WAS WITHDRAWN BY APPLICANT.

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

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

Action: **THE MOTION PASSED with 9 AYES, 0 NAYS. 2 ABSENT**

INDIVIDUAL CONSIDERATION AGENDA A ITEMS

- **Item # A-6. HDRC NO. 2019-662**
ADDRESS: 421, 427 S PRESA
Applicant: Timothy Proctor/Laney Development Group, LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding an increase in height by thirty (30) feet from 148' to 178'.

FINDINGS:

- a. PREVIOUS APPROVAL – The request for new construction at 421/427 S Presa was approved by the Historic and Design Review Commission on July 18, 2018. At this time, all stipulations of the previous approval have been met by the applicant.
- b. HEIGHT INCREASE – The applicant has proposed to amend the previously approved design regarding an increase in height by thirty (30) feet from 148' to 178'. The UDC Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. The majority of neighboring structures are well below the allowable building height. The proposed podium at 3 stories is compatible with these lower buildings, and the overall tower height is of similar height as other towers in the near vicinity. The proposed tower is also located on the southwestern most corner of the La Villita Historic District, and there is an immediate contrast between the proposed height of the tower and the height of the neighboring historic buildings to the north.
- c. HEIGHT – The River Improvement Overlay design standards for RIO-3 note no height restrictions. Additionally, the Downtown Design Guide notes that towers should appear taller than they are wide. Staff finds that the increase in height is not a departure from the merit of the originally approved design. Additionally, staff finds that the increase in height brings the proposed tower closer to compatibility with design standards in regards to width to height proportions.

RECOMMENDATIONS:

Staff recommends approval based on findings b and c.

PUBLIC COMMENTS: Mary Medford representing Conservation Society supports this case. Vanessa Rodriguez opposes the case.

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

Vote: Ayes: Fernandez, Gibbs, Velasquez, Arreola, Martinez-Flores, Carpenter, Grube, and Bowman.
Nays: Fetzer.
Absent: Fish, Harris, Connor.

Action: **MOTION PASSED with 8 AYES AND 1 NAY. 2 ABSENT**

- **Item # A-7. HDRC NO. 2019-508**
ADDRESS: 4007 S FLORES ST/Toudouze Building
APPLICANT: Office of Historic Preservation/owner present: Mark Granado

REQUEST:

The Office of Historic Preservation is requesting a finding of historic significance for the property located at 4007 S Flores St.

FINDINGS:

- a. Staff completed an historic assessment of the building at 4007 S Flores and determined it is eligible for local historic landmark designation. Staff notified the owner of the building's eligibility on September 4, 2019.
- b. If the HDRC agrees with staff's request for a finding of historic significance, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- c. **HISTORIC CONTEXT:** The structure at 4007 S Flores is a two-story, Spanish Eclectic, two-part commercial block built in 1926 and c. 1941 for A. C. Toudouze. It is located in City Council District 3. High Cay LLC is the current owner. The land was originally platted in 1914. August Charles "A. C." Toudouze purchased the land from Neal and Leroy G. Denman in 1916. A. C. replatted the land in 1924, and created Toudouze St across the south end of the property. A.C. opened a small retail store in Cassin, Texas, with his brother Emil in 1913. The Cassin store was quickly followed by another store—the first in San Antonio—in 1916, at 3903 S Flores. The store at S Flores and Pleasanton Rd, opened in fall 1926, represented the fifth Toudouze location in San Antonio, and was called the Toudouze Community Center. The building was the first of its kind to offer a large parking lot for cars. In an article announcing the fifth store's opening, A. C. was described as "one of the best known retail merchants of South Texas," and the Toudouze family of stores "one of the greatest merchandizing organizations in San Antonio." A. C. served as director of the San Antonio Retail Merchants Association and the Fiesta Association. In its first years in operation, the Toudouze Community Center featured first-floor retail with a ballroom on the second floor. From its opening in 1926 until c. 1939, the second floor of the building was Toudouze Hall, a ballroom that hosted nightly dances. Local bands and touring acts played swing, country, and "old time" music to community members; churches, advocacy groups, and social organizations met regularly in the hall and occasionally held fund-raising dances. The last mention of the hall in newspapers available to staff was in April 1939. In 1941, the store announced the formal opening of the remodeled Toudouze Mart, scheduled for Tuesday, December 16. The single-story portion of the building is a result of this remodel; the company boasted the expansion was due to "growth of patronage." Toudouze Mart at 4007 S Presa remained open until c. 1982, when the property was sold to Garza Furniture. The building was sold to the current owner in 2018. The last operating Toudouze store, located at 800 Buena Vista, closed in 2011.
- d. **SITE CONTEXT:** The structure at 4007 S Flores is a two-story, Spanish Eclectic, two-part commercial block built in 1926. It is located on a triangular parcel bounded to the west by Pleasanton Rd, the east by S Flores St, and the south by Toudouze St. The building is surrounded by a mix of commercial and residential properties. The parcel has concrete sidewalks on all sides with an asphalt surface parking lot on the north side of the building.
- e. **ARCHITECTURAL DESCRIPTION:** The flat-roof building with parapet is clad in brick and stucco with cast concrete elements and, in plan, can be divided into two halves: the two-story portion comprising the north half of the building and a single-story warehouse-style form comprising the south. A low metal awning runs around the north, east, and west facades of the two-story portion of the building. Building corners are clipped with fenestration that faces the parcel's corners. Where visible, windows have modern metal frames and are ganged. A pair of modern metal swinging doors is found right of center on the north elevation. All other fenestration on all elevations is either boarded or otherwise infilled. Hand-painted signs are present on all elevations, either affixed as wood signs or painted directly on the building. The northernmost bay of the west elevation of the two-story volume has a tall, thin neon sign above the cast concrete course with some letters remaining on both sides. Staff infers based on remaining letters that the sign one read OPEN TONIGHT. Character-defining features of 4007 S Flores include brick and stucco cladding, barrel tile atop parapets (where currently present), stepped and peaked parapets (where currently present), window patterns on "A" and "B" bay types, datestone at center of north elevation's parapet, finials atop pilasters on "A" bays, and the neon sign near north edge of the west elevation.

- f. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
- 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; the building was the fifth location of the A. C. Toudouze chain of stores in San Antonio; the Toudouze family remained in business via the Toudouze Market until 2011.
 - 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; as an example of a Spanish Eclectic commercial structure;
 - 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; the land was purchased by A.C. Toudouze in 1916, platted in 1924, and the structure built c 1926, and it has remained at the corner of Pleasanton and S Flores since.
 - 11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; the second floor of the building was Toudouze Hall, which was home to community events during the day and early evening and dances nearly every night of the week during the early decades of the building's use.
- g. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- h. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- i. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATIONS:

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 4007 S Flores St to the Zoning Commission and to the City Council based on findings a through f.

PUBLIC COMMENTS: Mary Medford-Conservation Society supports OHP staff recommendations. Vanessa Rodriguez opposes the case because the building is an eye sore and it impedes the economic growth to the Southside. Trisha Fayadr supports the case because the building can be repurposed and should not be demolished.

Motion: Commissioner Grube moved to approve landmark designation.
Commissioner Velasquez seconded the motion.

Vote: Ayes: Fernandez, Gibbs, Velasquez, Arreola, Martinez-Flores, Carpenter, Grube, and Fetzer.
Nays: Bowman.
Absent: Fish and Laffoon.

Action: **MOTION PASSED with 8 AYES AND 1 NAY. 2 ABSENT**

- **Item # A-8. HDRC NO. 2019-633**
ADDRESS: 123 N ST MARYS

APPLICANT: Patrick Shearer/Crockett Urban Ventures LLC

REQUEST:

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

1. Amend the previously approved façade materials and exterior details to now include plaster to replace the previously approved masonry.
2. Install signage at the penthouse level to feature internally illuminated channel letters to read “Canopy” to feature an overall width of 38’ – 1 ¼” and an overall height of 11’ – 0” for a total size of approximately 420.75 square feet.
3. Install signage above the street canopy on N St Mary’s to read “Canopy” to feature either internally illuminated, or internally and halo illuminated channel letters to feature an overall width of 11’ – 2/8” and an overall height of 3’ – 4 5/8” for a total size of approximately thirty-three (33) square feet.
4. Install wall signage on each side of the primary entrance doors on N St Mary’s to feature either non-illuminated wall panels or flat graphics applied to the walls. The applicant has proposed for option 1 to feature approximately 3.75 square feet per sign and for option 2 to feature approximately seven square feet per sign.
5. Install a monument sign at the river level to feature three feet in height and three feet in width to feature signage that reads “Canopy, San Antonio Riverwalk and Restaurant”.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding exterior details and materials at 123 N St Mary’s, formerly addressed as 155 E Commerce. The request to construct the hotel tower was originally approved by the Historic and Design Review Commission on February 3, 2016. A subsequent approval was issued on August 17, 2016, for landscape design and façade arrangements at the River Walk, street and second levels.
- b. **PREVIOUS APPROVALS** – As noted in finding a, this request received approval from the Historic and Design Review Commission on February 3, 2016, with the following stipulations:
 - i. That the applicant create and supply staff with Dutchmen samples prior to their production and installation on the Dwyer Building façade to ensure appropriate materials, textures and detailing.
 - ii. An archaeological investigation is required.
 - iii. That the applicant return to the HDRC for final approval of the Riverwalk, street and second level facades on the river, N St Mary's and E Commerce facades.

The applicant returned to the HDRC on August 16, 2016, to address the third stipulation of the February 2, 2016, approval, and received approval with the following stipulations:

- i. That the applicant create and supply staff with Dutchmen samples prior to their production and installation on the Dwyer Building façade to ensure appropriate materials, textures and detailing.
- ii. An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to the commencement of field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- iii. That alternate surfaces to decomposed granite are used, that the 14” limestone wall be raised to no less than 28” in height and that it feature curved edges, that a Pond Cypress be installed, that the existing lighting be retained on the Riverwalk, that the small tree at the west end of the landscaping plan be removed and replaced with a more appropriate plant material due to existing shade and that all plant materials be coordinated with the River Operations Superintendent prior to acquisition and installation.
- iv. That the applicant introduce visual interest such as fenestration and façade separating elements to the new construction’s E Commerce façade at the street level to enhance the pedestrian experience.

- v. That the applicant coordinate with Downtown Operations in regards to River Walk Coordination and that no plant materials be located on the cistern.

- c. MATERIALS – The applicant has proposed to amend the previously approved materials to now include plaster in lieu of the previously approved materials, which consisted of masonry, such as brick and other cementitious tile materials. The applicant has noted two major plaster colors and six accent colors. The proposed colors will be divided on various wall planes as to provide façade separation and visual definition to each façade.
- d. MATERIALS – Per the UDC Section 35-674(d)(1), indigenous materials and traditional building materials should be used for primary wall surfaces. While the proposed plaster is found historically, and commonly throughout downtown San Antonio and along the River Walk, staff finds that the proposed plaster removes detailing and dimension from the new construction that was previously provided by masonry. Staff finds that the applicant should demonstrate that the proposed plaster will retain dimension and that it will relate to the human scale as the previously approved masonry did as well as incorporate an installation technique for all plaster that accounts for the removal of the texture that the previously approved masonry would provide.. Additionally, staff finds that traditional materials such as brick, limestone and other masonry materials should be used at the River Walk and street levels to provide an interactive, human scale to relate to pedestrians.
- e. EAST COMMERCE FAÇADE (Street Level) – A stipulation of approval at the August 16, 2016, Historic and Design Review Commission hearing was “That the applicant introduce visual interest such as fenestration and façade separating elements to the new construction’s E Commerce façade at the street level to enhance the pedestrian experience.” The new construction features vertical circulation at the corner of N St Mary’s and E Commerce, resulting in a staircase at this location. The façade currently features concrete that is void of detailing, fenestration and human scaled façade elements. Staff finds that the applicant should incorporate façade elements at the street level on E Commerce that provide a human scale and street interaction.
- f. PENTHOUSE SIGN – The applicant has proposed to install signage at the penthouse level to feature internally illuminated channel letters to read “Canopy” to feature an overall width of 38’ – 1 ¼” and an overall height of 11’ – 0”, with the majority of the sign only featuring 5’ in height, for a total size of approximately 200 square feet. Staff finds the proposed signage to be appropriate as it related to the architecture of the building by featuring a width that matches that of central window bays on the N St Mary’s façade. Staff finds that the lighting intensity of the proposed sign should not produce a glow and that overall, dim lighting should be produced. The applicant is responsible for providing lighting documents to staff to ensure that light pollution and a glow on the façade will not be produced. A test lighting will be required to be reviewed by OHP staff, and the proposed sign may be subject to lighting revisions as a result of a lighting intensity that is too high. Full approval of a signage permit will not be granted until the aforementioned requirements have been met.
- g. CANOPY SIGN (N St Mary’s) – The applicant has proposed to install signage above the street canopy on N St Mary’s to read “Canopy” to feature either internally illuminated, or internally and halo illuminated channel letters to feature an overall width of 11’ – 2/8” and an overall height of 3’ – 4 5/8” for a total size of approximately thirty-three (33) square feet. Staff finds the overall size of this sign to be appropriate; however, the proposed signage should be indirectly illuminated and feature metal construction.
- h. WALL SIGNS (N St Mary’s) – The applicant has proposed to install wall signage on each side of the primary entrance doors on N St Mary’s to feature either non-illuminated wall panels or flat graphics applied to the walls. The applicant has proposed for option 1 to feature approximately 3.75 square feet per sign and for option 2 to feature approximately seven square feet per sign. Staff finds that either option submitted it appropriate as both will be non-illuminated.
- i. MONUMENT SIGN (River Walk) – The applicant has proposed to install a monument sign at the river level to feature three feet in height and three feet in width to feature signage that reads “Canopy, San Antonio Riverwalk and Restaurant”. Per the UDC Section 35-681(c)(2), the maximum allowable size for

any sign on the riverside of property abutting the public owned River Walk and visible from the River Walk shall be eight (8) square feet. Additionally, the UDC notes that additional square footage may not be approved in RIO-3. Staff finds that the proposed signage should be reduced to no more than eight (8) square feet.

RECOMMENDATIONS:

Staff recommends approval of item #1, amendments to previously approved materials to include plaster with the following stipulations:

- i. That the applicant incorporate an installation technique for all plaster that accounts for the removal of the texture that the previously approved masonry would provide.
- ii. That traditional materials such as brick, limestone and other masonry materials should be used at the River Walk and street levels and arranged in a way that provide an interactive, human scale that relates to pedestrians at the street and river levels.

Additionally, staff finds that the stipulation of approval from the August 16, 2016, Historic and Design Review Commission hearing in regards to street level detailing on E Commerce be addressed prior to the approval of any other design amendments. While significant design modifications may not be included, staff finds that more detailing other than a simple plaster façade should be incorporated.

- iii. Staff recommends approval of item #2, the installation of signage at the penthouse level with the following stipulations:
 - i. That the lighting intensity of the proposed sign should not produce a glow and that overall, dim lighting should be produced.
 - ii. That the applicant providing lighting documents to staff to ensure that light pollution and a glow on the façade will not be produced. A test lighting will be required to be reviewed by OHP staff, and the proposed sign may be subject to lighting revisions as a result of a lighting intensity that is too high. Full approval of a signage permit will not be granted until the aforementioned requirements have been met.
- iv. Staff recommends approval of item #3, the installation of signage above the N St Mary’s street canopy with the stipulation that the proposed signage be indirectly illuminated and feature metal construction.
- v. Staff recommends approval of item #4, the installation of wall panel signs as submitted.
- vi. Staff recommends approval of item #5, the installation of a monument sign at the River Walk level with the stipulation that it not feature more than eight (8) square feet in size and that the sign be indirectly illuminated.

PUBLIC COMMENTS: None.

Motion: Commissioner Velasquez moved to approve as presented with the additional stipulation that the applicant work with staff about signage illumination.
Commissioner Martinez-Flores seconded the motion.

Vote: Ayes: Fernandez, Gibbs, Velasquez, Arreola, Martinez-Flores, Carpenter, Grube, and Fetzer.
Nays: Bowman.
Absent: Fish and Laffoon.

Action: **MOTION PASSED with 8 AYES AND 1 NAY. 2 ABSENT**

- **Item # A-9. HDRC NO. 2019-598**
ADDRESS: 1009 AVENUE B
APPLICANT: Jeremy Bateman/Imbimbo Architecture + Development

REQUEST:

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

1. Perform site work including the introduction of pervious pavement (gravel), planting beds, pervious parking pads for food trucks (decomposed granite), concrete curbing, a concrete driveway apron, and sunshades.
2. Construct various site specific elements including a patio deck, an outdoor cooler and shipping containers for an outdoor bar and storage.
3. Install metal fences and gates on site.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform various scopes of site work, to install shipping containers, and to install fencing at 1009 Avenue B, located within the River Improvement Overlay, District 2. This property is adjacent to the public right of way at the Museum Reach of the San Antonio River Walk.
- b. EXISTING SITE CONDITIONS – The existing site features existing, mature trees, an existing concrete foundation pad from a previous structure, and steel railing that runs adjacent to the right of way on both Avenue B and 10th Street. The existing lot is primarily nature grass.
- c. SITE WORK (PAVING) – The applicant has proposed to install various types of pervious paving on site to include gravel, decomposed granite to serve as a food truck parking lot, and concrete driveway apron. Generally, the applicant’s on site paving is appropriate per the UDC Section 35.
- d. SITE WORK (DRAINAGE) – Per the UDC Section 35-673(7), drainage from individual sites shall conform to Transportation and Capital Improvements standards so that all run-off drainage drains into sewer and storm drains rather into the San Antonio River. Additionally, run-off should be directed in a manner that does not result in the erosion or damage of the River Walk, landscaping or river retaining walls. The applicant is responsible for complying with this section of the UDC.
- e. SITE WORK (PLANTING BEDS) – The applicant has proposed a series of planting beds on site to feature landscaping elements; however, the applicant has not specified the proposed landscaping elements. Staff finds that the applicant should submit a detailed landscaping plan prior to receiving approval from the Historic and Design Review Commission.
- f. SITE WORK (CURBING AND CONCRETE APRON) – The applicant has proposed to install both a concrete driveway apron and concrete curbing on site (specifically around the proposed landscaping beds). Staff finds both to be appropriate provided the concrete driveway apron matches those found on Avenue B. At no location should the curb cut exceed twenty-five (25) feet in width.
- g. SITE WORK (SUNSHADE) – The applicant has proposed to install a sunshade on site, toward the northern extent of the site. The applicant has noted that the proposed sunshade will feature twenty-four (24) feet in width, length and height. Staff finds that the applicant should submit additional information for the proposed sunshade including color, texture and durability.
- h. SITE ELEMENTS (PATIO DECK & SHIPPING CONTAINERS) – The applicant has proposed to install a number of shipping containers on site for an outdoor bar, outdoor storage and restroom facilities. Within this proposal, the applicant has proposed to construct an elevated patio deck. The proposed shipping containers will feature steel coating in locations and plywood screening at the restrooms. The proposed deck will feature wood construction and steel railing. The UDC Section 35-675(c)(1) notes that buildings within the River Improvement Overlay should be designed to feature a timeless design, should employ sustainable materials and should feature careful detailing. Additionally, the UDC notes that durable, long-loved materials such as split limestone, brick and stone should be used, that a visual variety and depth of a building’s skin should be incorporated into the design, and that buildings should be detailed with rigor and clarify to reinforce design intentions and to help set a standard of quality. Generally, staff finds that additional materials should be incorporated into the design of the proposed shipping containers to present a more permanent appearance. Staff finds that new construction within the RIO should reflect the site’s relationship with the San Antonio River and surrounding elements of the built environment. Additionally, the applicant has proposed prohibited materials, such as plywood.

- i. SITE ELEMENTS (FENCING) – The applicant has proposed to install fencing around the perimeter of the lot. The applicant has noted an overall height of approximately four (4) feet. Generally, staff finds the profile and location of the proposed fence to be appropriate; however, the applicant has not submitted a detail of the proposed gate. Staff finds that the applicant should be a detail of all fence elements for review prior to receiving a recommendation for approval.
- j. BUFFERING & SCREENING – The UDC Section 35-673(m) notes that buffering and screening should be used to buffer the edges of parking areas from the pedestrian ways and outdoor use areas such as patios and courtyards. Additionally, service areas, such as storage areas should also be buffered. Staff finds that the proposed site work does not meet the requirements of the UDC as shipping containers will be installed on site for outdoor storage that will not be buffered and screened from the public right of way and other internal pedestrian ways. Additionally, the applicant has proposed mechanical and service equipment, such as an ice machine that is not screened from pedestrian ways and internal courtyards.
- k. SITE FURNISHINGS/PATIO FURNITURE – The applicant has proposed to install site furnishing and patio furniture on site. Per the UDC, all site furnishings and patio furniture should be of high quality materials and complementary of the materials found on site. The applicant has not provided specific information regarding site and patio furniture at this time.
- l. SIGNAGE – At this time the applicant has not submitted information regarding signage. Staff finds that a detailed signage package should be submitted to be reviewed and approved by the HDRC.
- m. SAN ANTONIO RIVER AUTHORITY COORDINATION – Per the UDC Section 35-672(c)(8), consultation with the San Antonio River Authority regarding direct access adjacent to the San Antonio River Authority, landscaping and maintenance boundaries, and storm water control measures is required.
- n. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATIONS:

Staff does not recommend approval of items #1 through #3 based on findings a through n. Staff finds that the proposed installation of shipping containers as well as the proposed installation of storage and service equipment on site that is not buffered is not consistent with the UDC.

Staff recommends that the applicant develop new construction on site that addresses the UDC’s Neighborhood Wide, Site and Building Standards for the River Improvement Overlay. New construction should be designed in a manner that complements both the San Antonio River Walk and the neighborhood. If shipping containers are installed, they should feature architectural elements and materials that are consistent with the UDC. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

PUBLIC COMMENTS: Mary Medford-Conservation Society opposes the case because it’s not appropriate for the neighborhood.

Motion: Commissioner Grube moved refer to Design Review Committee-DRC.
Commissioner Carpenter seconded the motion.

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

Action: **MOTION PASSED with 9 AYES AND 0 NAY. 2 ABSENT**

- **Item # A-10. HDRC NO. 2019-661**
ADDRESS: 1418 SE MILITARY DR

APPLICANT: Bruce Ahlswede/SAR Sign Service

REQUEST:

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

1. Install an internally illuminated wall sign to read “Enterprise” to feature 15’ – 0” in length and 3’ – 0” in height for a total size of forty-five (45) square feet. The sign will feature plastic faces.
2. Install a non-illuminated wall sign to read “Enterprise” to feature 15’ – 0” in length and 3’ – 0” in height for a total size of forty-five (45) square feet. The sign will feature aluminum construction.

FINDINGS:

- a. The applicant has proposed to install signage at 1418 SE Military Drive, located within the Mission Historic District. The Historic Design Guidelines, Chapter 3, Guidelines for Signage notes that each building will be allowed one major and two minor signs. The guidelines note that total requested signage should not exceed fifty (50) square feet. Within this application, the applicant has proposed approximately 90 square feet of signage. This is not consistent with the Guidelines.
- b. EXISTING SIGNAGE – The current signage on site was installed circa 2006. There is no record of approval from the Historic and Design Review Commission, nor was a signage permit issued.
- c. SIGNAGE – The applicant has proposed to install two (2), internally illuminated cabinet signs to feature an overall height of three (3) feet and an overall width of fifteen (15) feet for a total size of forty-five (45) square feet each. One sign will feature a metal face and will not be illuminated, while the other will feature a plastic face and internal illumination. The Guidelines for Signage 1.D. notes that inappropriate materials, such as plastic should not be used. Additionally, 1.E. notes that only indirect, or bare bulb lighting sources should be used. Staff finds that both signs should feature indirect lighting and metal faces.
- d. SIGNAGE – Given the proposed signage’s distance from the right of way at SE Military and its location away from historic and cultural resources, staff finds the signage to be appropriate provided that it is indirectly illuminated and features metal construction.

RECOMMENDATIONS:

Staff recommends approval of items #1 and #2 based on findings a through d with the stipulations that the proposed signage be non-illuminated and feature metal faces.

PUBLIC COMMENTS: None.

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

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

Action: MOTION PASSED with 9 AYES AND 0 NAY. 2 ABSENT

INDIVIDUAL CONSIDERATION AGENDA B ITEMS

Item #B-23. HDRC NO. 2019-641
ADDRESS: 335 TRAIL
APPLICANT: Mark Odom/Mark Odom Studio

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a multi-unit residential development on the vacant lot located at 335 Trail. The property features lots that are located within the River Improvement Overlay only, as well as those that are located within both the River Improvement Overlay and the River Road Historic District. The applicant has proposed for the residential structures to feature two and three stories in height. Access to the site will be provided from Trail Street and Huisache Street.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a multi-unit residential development on the vacant lot located at 335 Trail. The property features lots that are located within the River Improvement Overlay only, as well as those that are located within both the River Improvement Overlay and the River Road Historic District. The applicant has proposed for the residential structures to feature two and three stories in height. Access to the site will be provided from Trail Street and Huisache Street.
- b. PREVIOUS REQUEST – A previous request was denied by the Historic and Design Review Commission on October 2, 2019. Since that time, the applicant has revised the proposed drainage plan and landscaping elements related to pedestrian spaces and site drainage.
- c. CONCEPTUAL APPROVAL (Buildings 1, 2 and 3) – This request received conceptual approval from the Historic and Design Review Commission on January 2, 2019. Conceptual approval was issued with the following stipulations for buildings 1, 2, and 3:
 - i. That the applicant increase the setback on Huisache for Buildings 1 and 2 to feature an overall setback that is equal to or greater than that of the adjacent structure on Huisache.
 - ii. That the applicant comply with all Transportation and Capital Improvements Requirements in regards to access for emergency vehicles and automobile traffic.
 - iii. That the applicant continue to develop the proposed landscaping plan, incorporating additional buffering elements.
 - iv. That foundation heights that are comparable to those found within the district and consistent with the Guidelines.
 - v. That additional implementation of porches and balcony recessions into the front façade massing should occur.
 - vi. That a double-hung, aluminum-clad wood window should be used. Meeting rails must be 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The recessing of windows at least two inches within walls is also a requirement of the UDC Section 35-674.
 - vii. That all mechanical and service equipment be screened from view at the public right of way.
 - viii. ARCHAEOLOGY- An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- d. CONCEPTUAL APPROVAL (Buildings 4, 5 and 6) – This request received conceptual approval from the Historic and Design Review Commission on January 2, 2019. Conceptual approval was issued with the following stipulations for buildings 4, 5 and 6:
 - i. That the applicant increase building 6’s setback to match that of Building 5(the commission clarified that at least an eighteen foot setback be used).
 - ii. That the applicant increase the distance between building 4 and the acequia to at least fifteen (15) feet.

- iii. That the applicant comply with all Transportation and Capital Improvements Requirements in regards to access for emergency vehicles and automobile traffic.
- iv. That the applicant continue to develop the proposed landscaping plan, incorporating additional buffering elements.
- v. That foundation heights that are comparable to those found within the district and consistent with the Guidelines.
- vi. That additional implementation of porches and balcony recessions into the front façade massing should occur.
- vii. That a double-hung, aluminum-clad wood window should be used. Meeting rails must be 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The recessing of windows at least two inches within walls is also a requirement of the UDC Section 35-674.
- viii. That all mechanical and service equipment be screened from view at the public right of way.
- ix. ARCHAEOLOGY- An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- e. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on April 5, 2019. At that meeting, committee members asked questions regarding architectural elements, including roof overhangs, brick detailing, columns, roof forms, window fenestration and commented on the proposed driveways and overall amount of impervious cover.
- f. DESIGN REVIEW COMMITTEE – This request was reviewed a second time by the Design Review Committee on May 7, 2019. At that meeting, the committee noted that the second story should not be a solid mass, but should be divided by balconies or other elements, asked if the three story structures could be reduced in mass, asked questions regarding site paving, that porch elements should be incorporated into the design and that an additional buffer should be considered between the proposed new construction and the acequia.
- g. DESIGN REVIEW COMMITTEE – This request was reviewed a third time by the Design Review Committee on July 23, 2019. At that meeting, committee members asked questions regarding the proposed cantilever, suggested that the critical root zones of surrounding trees be studied, noted that bathroom windows should be increased in size and noted that the decreased setback of building 6 in combination with the increased height is concerning.
- h. DESIGN REVIEW COMMITTEE – This request was reviewed a fourth time by the Design Review Committee on August 13, 2019. At that meeting, the Committee commented on architectural details, the need to incorporate entrance elements, that windows that meet staff’s specifications should be installed, that the gabled mass over the garage doors on Building 6 should be redesigned, that eave details should be included and asked questions about plans to protect the acequia.
- i. DESIGN REVIEW COMMITTEE – This request was reviewed a fifth time by the Design Review Committee on August 28, 2019, after it was referred to the DRC by the Historic and Design Review Commission at the August 21, 2019, HDRC hearing. At that meeting, the development team discussed drainage and water retention plans on site. The Committee noted concerns over grading and impacts to drainage onto Trail, noted that entrance design could be refined, noted concerns regarding front facing garages and found that both structures on Trail should not exceed more than two (2) stories in height.
- j. SETBACKS (Trail) – Both the UDC Section 35-672(b)(A) and the Guidelines for New Construction note that front facades on new construction are to align with the front facades of adjacent buildings where

- a consistent setback has been established along the street frontage. The applicant has noted setbacks on Trail of eighteen (18) feet for both buildings 5 and 6. Generally, staff finds this setback to be appropriate.
- k. SETBACKS (Huisache) The applicant has proposed setbacks on Husache to align with the single-family residential structures to the immediate west. Staff finds the proposed setbacks to be appropriate and consistent with both the Guidelines and UDC.
 - l. ENTRANCES – Both the UDC Section 35-672(b)(A) and the Guidelines for New Construction note that a structure’s primary entrance is to be orientated toward the street. The proposed new construction is consistent with the Guidelines and the UDC in regards to entrance orientation.
 - m. SCALE & MASS – The applicant has proposed buildings 1 through 5 to feature three stories in height, while building 6 is to feature two stories in height. Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The UDC Section 35-673(c) notes that the maximum construction height for RIO-1 is 5 stories, or sixty (60) feet in height. Additionally, the UDC notes that within each RIO District, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity and that building heights shall be configured such that a comfortable human scale is established along edges of properties. The River Road Historic District is comprised mainly of single family residential structures. Multi-family residential structures that exist within the District often feature two stories in height. At the time of conceptual review, staff found that not only should building 6 feature a reduced height of only two stories, but that building 5 should also, as they closest in proximity to structures located within the River Road Historic District. Generally, staff continues to find this to be the most appropriate approach to massing on Trail.
 - n. ROOF FORM – The applicant has proposed roof forms that include front facing gabled roofs, and compound roof structures that feature both gabled and shed elements. At various locations, the applicant has also incorporated side gables. Generally, staff finds the use of gabled roofs to be appropriate, as well as the shed roof forms that the applicant has incorporated to reduce the overall height and massing of each structure.
 - o. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Per the UDC Section 35-674(e)(5), fenestration should be well-detailed to add depth and scale to a building’s façade. Additionally, window placement, size, material and style should help define a building’s architectural style and integrity. Generally, the applicant has proposed window openings that relate to those found historically within the River Road Historic District in regards to both the locations and profiles; however, staff finds that the small, square windows that are in locations that are visible from the right of way, or on primary facades be increased in size.
 - p. LOT COVERAGE – Per the Guidelines for New Construction, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed footprint exceeds that which is recommended by the Guidelines. Staff finds that given the lack of an established block pattern for this lot, additional lot coverage is appropriate. The applicant has incorporated recessed building masses and additional landscaping materials to reduce the impact of the proposed development’s footprint.
 - q. PROXIMITY TO ACEQUIA – The applicant has proposed a setback of fifteen (15) feet from building 4 to the acequia, as well as a setback of more than fifteen (15) feet from building 6. While staff finds the increased setbacks to be appropriate; staff finds that additional steps must be taken to further protect the acequia. Staff finds that the applicant must submit a construction management plan. The construction management plan should outline the steps taken to protect the acequia throughout the course of construction. Moreover, the formal construction plans should identify no subsurface work (utilities, grading, etc.) within 5 feet of the extant acequia. In-field protection of the acequia should include orange construction fencing and silt fencing at a buffer distance of 5 feet from the feature. No construction activities will occur within the buffer area. This fencing should be present onsite until construction is completed. As stated previously, the acequia shall not be used for storm water drainage. Furthermore, the

- acequia shall not be used for storage, equipment cleaning, or any other use during development that could impact the feature.
- r. ARCHITECTURAL DETAILS – The applicant has incorporated a number of architectural elements that are contemporary interpretations of historic elements found within the River Road Historic District. These elements include gabled roofs, grouped windows, and the use of various materials. Staff finds however, the elements such as front porches or distinct entrance massing has not been incarnated into the proposed new construction. These two elements are found consistently throughout historic structures within the district. Staff finds that both porches and distinct entrance elements should be incorporated into each outward (street) facing façade. Additionally, staff finds that other architectural elements, such as eave details should be incorporated into the design. The applicant has updated porch entrance elements to include square columns and reduced height planters.
 - s. ARCHITECTURAL DETAILS (Garage doors) – The applicant has proposed for the structures on Trail to feature front loaded garages. This is inconsistent with the historic development pattern found within the River Road Historic District. Detached parking structures located to the rear of each structure follows the historic development pattern and would be more appropriate for the River Road Historic District.
 - t. MATERIALS – The applicant has proposed materials that include standing seam metal roofs, Hardie siding with a board and batten profile, and brick. The applicant has noted both light and dark brick. Generally, staff finds the proposed materials to be appropriate. The proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, crimped ridge seams or low profile ridge caps and a standard galvalume finish. If a low profile ridge cap is to be used, it must be submitted to OHP staff for review and approval.
 - u. WINDOW MATERIALS – Per the applicant’s submitted documents, an aluminum clad wood window is to be installed. Meeting rails must be 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The recessing of windows at least two inches within walls is also a requirement of the UDC Section 35-674.
 - v. MECHANICAL EQUIPMENT – Per the UDC and Historic Design Guidelines, all mechanical and service equipment, to include trash enclosures are to be screened from view at the public right of way.
 - w. AUTOMOBILE ACCESS – The applicant has proposed units to be constructed on Trail to the easternmost extent of the lot. As proposed, automobile access would dead end, as currently existing on Trail. The applicant is responsible for all compliance with Transportation and Capital Improvements in regards to access for emergency vehicles and automobile traffic.
 - x. LANDSCAPING – The applicant has submitted a landscaping plan that notes the locations of various landscaping materials, as well as specific materials. Generally, staff finds the proposed landscaping plan to be appropriate.
 - y. DRAINAGE – The applicant has revised the proposed drainage plan to include an on-site rainwater catchment system (cisterns) and permeable pavers within driveways to handle rooftop and pavement drainage. The cisterns and pavers will be designed to capture a two year (2-yr) storm event, or approximately the first four (4) inches of rainfall. Rainfall in excess of the 2-yr storm or in areas that do not drain to the pavers would be captured by drains throughout the site and conveyed to the proposed on-site detention pond at the northeast corner of the site. The detention pond will release water along Huisache. Additionally, the applicant has proposed a small wall/curb to deter runoff from entering the acequia from the site. This overall drainage plan would result in a reduction of runoff entering the acequia adjacent to the site when compared to existing conditions. The proposed drainage plan has been reviewed by TCI, who concurs that the design is generally compliant with storm water code requirements and does not use the acequia as part of the proposed drainage infrastructure.

- z. SIDEWALKS – The UDC requires that a pedestrian sidewalk be provided across properties. The applicant has received an administrative variance to not install sidewalks from Development Services Department. The applicant and neighborhood are in agreement on not installing sidewalks.
- aa. TREE PRESERVATION – The applicant has submitted a tree preservation plan noting percentages of trees, including heritage trees that have been preserved.
- bb. PROXIMITY TO ACEQUIA – The applicant has proposed a setback of fifteen (15) feet from building 4 to the acequia, as well as a setback of more than fifteen (15) feet from building 6. While staff finds the increased setbacks to be appropriate; staff finds that additional steps must be taken to further protect the acequia. Staff finds that the applicant must submit a construction management plan. The construction management plan should outline the steps taken to protect the acequia throughout the course of construction. Moreover, the formal construction plans should identify no subsurface work (utilities, grading, etc.) within 5 feet of the extant acequia. In-field protection of the acequia should include orange construction fencing and silt fencing at a buffer distance of 5 feet from the feature. No construction activities will occur within the buffer area. This fencing should be present onsite until construction is completed. As stated previously, the acequia shall not be used for storm water drainage. Furthermore, the acequia shall not be used for storage, equipment cleaning, or any other use during development that could impact the feature.
- cc. ARCHAEOLOGY – The archaeological investigation has been completed. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- dd. ARCHAEOLOGY – Staff has general concern about the sensitivity of the site and the impacts of construction to the acequia. Detailed construction management plans should be developed and provided prior to final approval that includes the limits of construction in proximity to the historic acequia and measures taken to mitigate potential impacts during construction. The UDC Section 35-672 does not allow drainage into the acequia.

RECOMMENDATIONS:

Staff does not recommend approval based on finding q, which notes the inclusion of street facing, front loaded garage doors, an architectural element that is not present within the River Road Historic District. Staff finds this detail to be inappropriate and inconsistent with the Guidelines.

If the Historic and Design Review Commission finds the submitted design to be appropriate, staff recommends the following:

- i. That the proposed small square windows found in bathrooms be modified to feature both a size and profile that are more consistent with those found historically within the district, when located on primary facades or where visible from the public right of way as noted in finding n. **(The applicant has noted that they will comply with this stipulation.)**
- ii. That the applicant must submit a construction management plan. The construction management plan should outline the steps taken to protect the acequia throughout the course of construction. Moreover, the formal construction plans should identify no subsurface work (utilities, grading, etc.) within 5 feet of the extant acequia. In-field protection of the acequia should include orange construction fencing and silt fencing at a buffer distance of 5 feet from the feature. No construction activities will occur within the buffer area. This fencing should be present on-site until construction is completed. As stated previously, the acequia shall not be used for storm water drainage. Furthermore, the acequia shall not be used for storage, equipment cleaning, or any other use during development that could impact the feature. **(The applicant has noted that they will comply with this stipulation.)**
- iii. That the proposed standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap, and a standard galvalume finish. If a low profile ridge cap is used, it must be submitted to OHP staff for review and approval. **(The applicant has noted that they will comply with this stipulation.)**
- iv. That the proposed aluminum clad wood windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be

presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The recessing of windows at least two inches within walls is also a requirement of the UDC Section 35-674. **(The applicant has noted that they will comply with this stipulation.)**

- v. That all mechanical equipment be screened from view at the public right of way as noted in finding u. **(The applicant has noted that they will comply with this stipulation.)**
- vi. That the applicant comply with all Transportation and Capital Improvements department requirements regarding emergency vehicle access, automobile access, storm water management and parking. (The applicant has noted that they will comply with this stipulation.)
- vii. ARCHAEOLOGY – That the applicant must submit a construction management plan. The construction management plan should outline the steps taken to protect the acequia throughout the course of construction. Moreover, the formal construction plans should identify no subsurface work (utilities, grading, etc.) within 5 feet of the extant acequia. In-field protection of the acequia should include orange construction fencing and silt fencing at a buffer distance of 5 feet from the feature. No construction activities will occur within the buffer area. This fencing should be present on-site until construction is completed. As stated previously, the acequia shall not be used for storm water drainage. Furthermore, the acequia shall not be used for storage, equipment cleaning, or any other use during development that could impact the feature. (The applicant has noted that they will comply with this stipulation.)
- viii. ARCHAEOLOGY – The archaeological investigation has been completed. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology. The Upper Labor Acequia shall be preserved and shall not be impacted by new construction. Staff has general concern about the sensitivity of the site and the impacts of construction to the acequia. Detailed construction management plans should be developed and provided prior to final approval that includes the limits of construction in proximity to the historic acequia and measures taken to mitigate potential impacts during construction. The UDC Section 35-672 does not allow drainage into the acequia.
- ix. That the applicant add additional on-site rainwater catchment systems (cisterns) to collect water from building 5 to provide drainage relief to Trail Street.

A foundation inspection must be scheduled with OHP staff to ensure that appropriate setbacks are being installed. The foundation inspection shall be scheduled prior to the pouring of the foundation.

A roofing inspection must be scheduled with OHP staff to ensure that an industrial or large ridge cap is not installed. The roofing inspection shall be scheduling prior to the installation of roofing materials.

PUBLIC COMMENTS: Mary Medford- Conservation Society supports staff recommendations especially about the acequia. Raleigh Wood is opposed to case because of acequia and density of the building. Larry Clark is concerned there has not been enough change from the developer. Lucy Wilson is opposed to case because of traffic and density of project concerns. Gemma Kennedy is opposed to case because of the height, storwaters, and traffic concerns.

Motion: Commissioner Bowman moved to continue to the next hearing.
Commissioner Arreola seconded the motion.

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

Action: MOTION PASSED with 9 AYES, and 0 NAYS. 2 ABSENT

• **Item # B-24. HDRC NO. 2019-356**

ADDRESS: 914 N PINE ST, 918 N PINE

APPLICANT: David Ericsson/Pine 14 & Pine 18 LLC

REQUEST:

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

1. Construct a one story residential structure to feature occupied attic space at 918 N Pine to front N Pine.
2. Construct two, rear accessory structures to be located at the rear of the lot at 914 N Pine. One structure is to feature a side gabled roof and one structure is to feature a flat roof.

FINDINGS:

General Findings:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a one story residential structure to feature occupied attic space at 918 N Pine to front N Pine, as well as a one story residential structure to be located at the rear of the lot at 914 N Pine.
- b. EXISTING CONDITIONS – The lot at 914 N Pine currently features a primary historic structure with no rear accessory structure. The lot at 918 N Pine currently features a rear industrial structure with no primary historic structure addressing N Pine.
- c. CONCEPTUAL APPROVAL – The applicant received conceptual approval of both the front and rear structures noted in request items 1 and 2 at the August 7, 2019, Historic and Design Review Commission hearing with the following stipulations:

Request item #1:

- i. That the applicant incorporate a traditional entrance to include appropriate front door design and massing.
- ii. That the applicant confirm that the proposed front setback will not exceed that of the primary historic structure to the north at 922 N Pine. The applicant has modified the front façade to include more traditionally sized and located entrance elements.
- iii. That the applicant incorporate traditional roof elements, such as eaves into the proposed side gabled roof, as well as install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used for new construction; however, this ridge cap must be submitted for review and approval by the Commission.ARC
- iv. That the applicant incorporate traditional materials that are used historically for residential construction throughout the Dignowity Hill Historic District. **The applicant has noted the incorporation of composite lap siding and wood windows.**
- v. That a double-hung, one-over-one wood or aluminum-clad wood window be used. Meeting rails must be 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 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.
- vi. That the applicant address various architectural elements that are neither consistent with the Guidelines nor in keeping with the historic character of the district. **The applicant has addressed many design elements including entrance design and materials.**

Request item #2:

- i. That the applicant incorporate traditional materials that are used historically for residential construction throughout the Dignowity Hill Historic District.
 - ii. That a double-hung, one-over-one wood or aluminum-clad wood window be used. Meeting rails must be 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 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.
 - iii. That the applicant incorporate traditional roof elements, such as eaves into the proposed front gabled roof, as well as install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used for new construction; however, this ridge cap must be submitted for review and approval by the Commission.
- d. VEHICULAR ACCESS – The applicant has proposed for both lots to utilize one curb cut and ribbon strip driveway. While the applicant has not specified the width of the proposed driveway, staff finds the proposed vehicular access to be appropriate. Staff finds that the applicant should adhere to the Guidelines for Site Elements, which notes that driveways within historic districts should be no wider than ten (10) feet in width.
- e. VEHICULAR ACCESS – The applicant has proposed parking at both the rear of the proposed new construction at 918 N Pine and at the rear of the historic structure at 914 N Pine. The proposed parking locations are appropriate and consistent with the Guidelines.

Findings related to request item #1:

- 1a. ENTRANCES – According to the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant has proposed for two primary entrance doors to front N Pine. Generally, staff finds the proposed entrance profile to be appropriate.
- 1b. 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 submitted a setback diagram noting that the proposed new construction’s setback will be greater than those of the adjacent historic structures at 914 and 922 N Pine. Staff finds the proposed setback to be appropriate and consistent with the UDC.
- 1c. SCALE & MASS – Per the Guidelines for New Construction 2.A.i. a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of N Pine features historic structures of only one story in height. The applicant’s proposed height is appropriate and consistent with the Guidelines.
- 1d. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has proposed for the front porch slab to feature an exposure of over one (1) foot in height; however, at other locations the proposed foundation height varies. Staff finds that the applicant should propose a foundation height that is uniform throughout as found on historic structures within the district.
- 1e. ROOF FORM – The applicant has proposed a primary roof form that consists of a side gabled roof; however, the proposed roof form doesn’t consist of eaves, which are found traditionally on historic roofs

- throughout the district. Staff finds that the applicant should incorporate eaves featuring at least one (1) foot in depth into the proposed roof form.
- 1f. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that on the primary (east) façade that are generally consistent with those found historically within the district; however, the window and door openings proposed on the north, west and south facades are contemporary in nature. Staff finds that window and door openings that feature traditional profiles and locations would be most appropriate and consistent with the Guidelines, which note that architectural details that are in keeping with the predominant architectural style of the block should be used.
 - 1g. MATERIALS – The applicant has proposed materials that include Hardie siding, a standing seam metal roof, wood windows and wood louvers. Staff finds that the proposed siding should feature an exposed profile of four inches and a thickness of approximately ¾”. A composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding. Additionally, staff finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam, and a standard galvalume finish. A ridge cap may be used if it is not industrial in nature and is approved by Commission.
 - 1h. MATERIALS – While the applicant has provided information for many of the proposed materials, the applicant has not provided information regarding doors. Staff finds that wood doors should be used to be consistent with the Guidelines.
 - 1i. WINDOW MATERIALS – The applicant has proposed to install wood windows. The applicant has proposed profiles that are contemporary in nature and do not feature profiles that are consistent with those found historically within the district. Staff finds that double-hung, one-over-one wood windows or aluminum-clad wood windows be used in locations where windows feature a traditional head and sill height. Meeting rails must be 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 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.
 - 1j. ARCHITECTURAL DETAILS – The Guidelines for New Construction 4.A. notes that new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district, should visually complement the character of adjacent historic structures and should feature architectural forms, details and materials that do not distract from historic structures. Generally, staff finds that the applicant has modified the design to incorporate staff’s comments from conceptual approval, and the further relate the design to historic elements found within the district; however, staff finds that many architectural details are not consistent with the Guidelines. Staff finds that window and door openings, and details such as roof eaves should be based on historic examples found within the immediate vicinity.

Findings related to request item #2:

- 2a. SETBACKS & ORIENTATION – The Guidelines for New Construction 5.B. state that the predominant accessory structure orientation found along the block should be matched. Additionally, historic setback patterns of similar structures should be followed. The applicant has proposed to construct the rear accessory structures at the rear of the lot along the southern property line. Historic accessory structures throughout the Dignowity Hill Historic District are typically found in similar locations. Staff finds the proposed accessory structures’ locations, orientation and setbacks to be appropriate and consistent with the Guidelines.
- 2b. MASSING – The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing and form. The applicant has proposed two, one story accessory structures which feature massing that is

- subordinate to that of the primary historic structure. This is appropriate and consistent with the Guidelines.
- 2c. **BUILDING SIZE** – The Guidelines for New Construction 5.A.ii. notes that new accessory structures should be no larger in plan than forty (40) percent of the principal historic structure’s footprint. The proposed size of the rear accessory structures exceed that which is recommended by the Guidelines. Given the size of the lot at 914 N Pine, staff finds that additional square footage may be appropriate.
- 2d. **CHARACTER AND MATERIALS** – The Guidelines for New Construction 5.A.iii. notes that new garages and outbuildings should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed materials that include wood and glass sliding doors, wood transom systems, clay block walls, steel trim, composite siding and a standing seam metal roof. Generally, staff finds the character and materials of the proposed accessory structure to be atypical for rear accessory structures found historically within the Dignowity Hill Historic District; however, there are examples of similar materials found on site, including D’Hanis brick. Staff finds the use of this material to be appropriate given its previous use on site.
- 2e. **WINDOW MATERIALS** – As noted in finding 2d, the applicant has proposed to install wood windows. Staff finds that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used. Meeting rails must be 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 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.
- 2f. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that are sized and located inconsistently with those found historically on historic accessory structures throughout the Dignowity Hill Historic District. Staff finds that appropriately sized and positioned window and door openings should be installed.
- 2g. **ARCHITECTURAL DETAILS** – The applicant has proposed a number of architectural details that are inconsistent with the Guidelines and the historic examples found within the district, including the proposed flat roof, window proportions and locations and materials; however, given the context of the site, the example of style and materials on the adjacent lot, and the limited visibility of this structure from the right of way at N Pine, staff finds the proposed details to be generally appropriate.
- 2h. **ROOF FORMS** – The applicant has proposed a flat roof and a side facing gabled roof. As noted in finding 2f, the applicant should incorporate traditional roof forms and elements, such as eaves into the proposed roof forms. Additionally, the applicant has noted the use of a standing seam metal roof. Staff finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam, and a standard galvalume finish. A ridge cap may be used if it is not industrial in nature and is approved by Commission.

RECOMMENDATIONS:

1. Staff recommends approval based on findings 1a through 1j with the following stipulations:
 - i. That the applicant incorporate traditional roof elements, such as eaves into the proposed side gabled roof as noted in finding 1e, as well as install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used for new construction; however, this ridge cap must be submitted for review and approval by the Commission.
 - ii. That a double-hung, one-over-one wood or aluminum-clad wood window be used where windows are proposed with traditional head and sill heights. Meeting rails must be 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 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.

- iii. That the proposed siding feature an exposed profile of four inches and a thickness of approximately $\frac{3}{4}$ ". All composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding.

2. Staff recommends approval based on findings 2a through 2h with the following stipulations:

- i. That the applicant consider an overall reduction in footprint to comply with the Guidelines as noted in finding 2c.
- ii. That the proposed siding feature an exposed profile of four inches and a thickness of approximately $\frac{3}{4}$ ". All composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding.
- iii. That a double-hung, one-over-one wood or aluminum-clad wood window be used where windows are proposed with traditional head and sill heights. Meeting rails must be 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iv. That the applicant incorporate traditional roof elements, such as eaves into the proposed front gabled roof, and install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used for new construction; however, this ridge cap must be submitted for review and approval by the Commission.
- v. That the applicant submit an elevation drawing of the east and west elevations of the flat roofed accessory structure (workshop).

A foundation inspection must be scheduled with OHP staff to ensure that appropriate setbacks are being installed. The foundation inspection shall be scheduled prior to the pouring of the foundation.

A roofing inspection must be scheduled with OHP staff to ensure that an industrial or large ridge cap is not installed. The roofing inspection shall be scheduling prior to the installation of roofing materials.

PUBLIC COMMENTS: None.

Motion: Commissioner Carpenter moved to approve item 1.1 and 1.3; and item 2.2, 2.4, and 2.5
Commissioner Velasquez seconded the motion.

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

Nay: None.

Absent: Fish and Laffoon.

Action: MOTION PASSED with 9 AYES, and 0 NAYS. 2 ABSENT

• **Item # B-25. HDRC NO. 2019-611**

ADDRESS: 2914 PLEASANTON RD

APPLICANT: Rene Ruiz/Law Office of Rene D Ruiz, PC

REQUEST:

The applicant seeks a recommendation from the Historic and Design Review Commission to remove historic designation from the property at 2914 Pleasanton Rd.

FINDINGS:

- a. The property at 2914 Pleasanton Rd was designated an historic landmark at a previous owner's request by Ordinance 95311 on February 14, 2002. The owner simultaneously applied for and received ad valorem tax exemption for the property.
- b. The current property owner submitted a request for removal of historic designation. Consistent with the UDC Sec 35-606(g), the applicant must present new and compelling evidence that the property no longer meets the criteria for landmark designation. The evidence provided by the applicant does not meet the threshold for designation removal; the structure found on the site at the time of designation remains.
- c. In accordance with the UDC Sec. 35-607, Criteria for designation, staff should evaluate the property based on the criteria for designation. In 2002, the main structure was eligible for designation based on its architectural and cultural significance. If the property were evaluated today according to the UDC, it would remain eligible under the following criteria under UDC 35-607(b):
 - 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** as home of Leroy Barbee founded Barbee Hatchery, the first chick hatchery in Bexar County, founded in 1924.
 - 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** as an example of a Spanish Revival residence.
 - 13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the residence is directly north of the Barbee's Hatchery buildings, which remain intact and on site as Hernandez Tire Shop.

RECOMMENDATIONS:

Staff finds there is no new and compelling evidence for removal of designation for the property based on findings b and c. Staff recommends denial of the request for removal of historic landmark designation.

PUBLIC COMMENTS: Mary Medford- Conservation Society opposed to case because of its historical significance.

Motion: Commissioner Bowman moved to deny application.
Commissioner Carpenter seconded the motion.

Vote: Ayes: Fernandez, Gibbs, Velasquez, Martinez-Flores, Carpenter, Grube, Bowman, and Fetzer.
Nay: Arreola .
Absent: Fish and Laffoon.

Action: MOTION PASSED with 8 AYES, and 1 NAYS. 2 ABSENT

- **Item # B-26. HDRC NO. 2019-642**
ADDRESS: 120 E AGARITA AVE
APPLICANT: Don McDonald/Don B McDonald Architect AIA

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, asphalt shingle roof with a standing seam metal roof.

FINDINGS:

- a. The historic structure at 129 E Agarita was constructed circa 1920 and is found on a 1924 Sanborn Map update. The structure was constructed in the Craftsman style, and features rubble stone columns and features various arts and crafts architectural elements. The structure currently features an asphalt shingle roof.
- b. **ROOFING MATERIAL CHANGE** – The applicant has proposed to replace the existing, asphalt shingle roof with a standing seam metal roof, featuring a galvalume finish. The Guidelines for Exterior Maintenance and Alterations 2.B.iv. notes that roofing materials should be replaced in-kind, and new roofing materials should match the original materials in terms of their scale, color, texture, profile and style, or materials that are consistent with the building style should be used when in-kind replacement is not possible. Staff finds that the installation of a standing seam metal roof is architecturally inappropriate for this Craftsman structure, and is inconsistent with the Guidelines. Staff finds that a shingle roof would be architecturally appropriate.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a and b. Staff recommends the applicant install a shingle roof.

PUBLIC COMMENTS: None.

Motion: Commissioner Carpenter moved to approve with staff stipulations-standard seam metal roof specifications.
Commissioner Martinez-Flores seconded the motion.

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

Action: MOTION PASSED with 9 AYES, and 0 NAYS. 2 ABSENT

- **Item # B-27. HDRC NO. 2019-632**
ADDRESS: 314 LAMAR ST
APPLICANT: Timothy Patrick/FDN Home, LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform rehabilitation, exterior modifications and to construct a rear addition at 314 Lamar. Within this request, the applicant has proposed the following:

1. Perform foundation repair, repair exterior framing, repair roof decking, repair wood siding and trim, in-kind roof replacement and to reconstruct the front porch.
2. Install new windows and doors where existing windows and doors have been removed.

3. Construct a rear, two story addition and enclose an original, covered rear porch.
4. Construct a rear accessory structure.

FINDINGS:

- a. The historic structure at 314 Lamar was constructed circa 1910 in the Folk Victorian style and is contributing to the Dignowity Hill Historic District. The structure features a traditional L-plan with a front and side gabled roof, original spindle work and original columns. The previous two owners have been cited for Demolition by Neglect in 2017 and 2019.
- b. **CONSTRUCTION DOCUMENTS & ORNAMENTATION** – The submitted construction documents do not include many of the original, ornate architectural elements, such as the original turned columns, spindle work and trim. Staff finds that these elements should be salvaged, repaired and reinstalled. Where original elements are deteriorated beyond repair, staff finds that the applicant should match them in-kind. Mass produced, commercial elements should not be installed as they often do not feature an appropriate profile.
- c. **REHABILITATION** – The applicant has proposed to perform foundation repair, repair the existing exterior framing, repair the existing roof decking, repair wood siding and trim, in-kind roof replacement and to reconstruct the front porch. Generally, staff finds the proposed scope of work to be appropriate and consistent with the Guidelines; however, all scopes of work should be performed in-kind with materials that match the original. No modifications to the profiles of walls or roof forms should occur. Siding should match the original and siding should only be repaired in specific locations. The wholesale replacement of siding is inappropriate and should not occur. Additionally, the existing skirting profile should be matched. Regarding roof replacement, staff finds that the applicant should submit the specific roofing material to staff for review and approval prior to installation.
- d. **WINDOWS** – The historic structure currently features its original windows openings and windows, including transom windows. At a November 13, 2017, site visit, staff found that the majority of the original windows existed, many of which were in a repairable condition. Staff finds that the applicant should repair all windows. Where an original window no longer exists, or is deteriorated beyond repair, wood windows should be fabricated to match the original. The applicant is to receive approval for in-kind window replacement from staff prior to the commencement of any window replacement.
- e. **DOORS** – The historic structure currently features the original front door (street facing) as well as contributing rear door. The side facing front door has been covered by plywood and its current condition is unclear. Staff finds that the applicant should repair all existing doors on site. Where an original door no longer exists, or is deteriorated beyond repair, staff finds that a historic door of like style and design should be installed in its place. The applicant is to receive approval for in-kind door replacement from staff prior to the commencement of any door replacement.
- f. **REAR ADDITION & ENCLOSED PORCH** – The applicant has proposed to construct a rear addition to feature approximately 300 square feet. The proposed addition will be located adjacent to a rear, covered porch that will be enclosed. This porch is inset and is within the primary roof structure. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Generally, staff finds the size of the proposed rear addition to be appropriate regarding its footprint; however, staff finds that the applicant should incorporate design elements that allow the enclosed porch to rear as a porch. Currently, the previous porch would only feature a rear door. Additionally, staff finds that an addition that features two stories in height may be more appropriate if it did not modify the historic structure’s roof form.
- g. **ROOF FORM** – The Guidelines note that roof forms should be comparable to those found on the historic house. Staff finds the roof form of the one story structure to be appropriate; however, staff finds that the roof form of the proposed two story addition to feature proportions that are inconsistent with those of the historic structure’s roof.
- h. **HEIGHT** – The applicant has proposed an addition that features a second story element that is not subordinate to the height of the primary historic structure. Staff finds that the applicant should submit a

line of sight study to provide additional information regarding the proposed addition's visibility from the right of way at Lamar and how the proposed addition may impact the historic structure's primary façade from the right of way at Lamar.

- i. **MATERIALS** – The applicant has not specified materials at this time. Staff finds that either wood siding to match that found on the original structure, or composite siding with a profile to match that found on the historic structure should be installed. Additionally, staff finds that skirting and roofing profiles and material should match. All materials for the addition, including windows, doors and trim work should be submitted to staff for review and approval prior to installation.
- j. **WINDOW MATERIALS** – Regarding windows, staff finds that wood, one over one windows that match those found on the historic structure should be installed. The proposed windows should feature an inset of two (2) inches within facades. Meeting rails should be 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. Window specifications should be submitted to staff for review and approval prior to purchase and installation.
- k. **ARCHITECTURAL DETAILS** – Generally, staff finds the architectural details of the one story addition to be appropriate; however, staff is concerned regarding the height, profile and roof form of the proposed two story addition. Staff finds that the applicant should revise the proposed design to feature less of a tower massing and feature a massing and profile that is more in keeping with the that of the historic structure.
- l. **REAR ACCESSORY STRUCTURE** – The applicant has proposed to construct a rear accessory structure; however, the applicant has only provided a site plan for the structure at this time. Staff finds that the applicant should submit sufficient construction documents for this structure prior to staff providing a recommendation.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, rehabilitation based on finding c with the following stipulations:
 - i. That detailed construction documents be submitted to staff for review and approval that include the repair and installation of original ornamental elements, columns and details.
 - ii. That all work be performed in-kind with matching materials.
 - iii. That siding repair and replacement only occur in specific spots. Wholesale replacement is not to occur.
 - iv. That the existing skirting profile be matched.
 - v. That the applicant should submit the specific roofing material to staff for review and approval prior to installation.
 - vi. That porch specific construction documents be submitted in regards to deck height, porch dimensions and materials.
2. Staff recommends that the applicant repair all existing wood windows and doors. If existing windows and doors are beyond repair, the applicant should submitted evidence to this effect in addition to specifications for matching new windows and salvaged, historic doors of like style and construction. Replacement windows should be fabricated to match the original windows.
3. Staff does not recommend approval of item #3, the construction of a rear addition based on findings f through k. Staff recommends that the applicant modify the proposed roof form, massing and architectural details to be more in keeping with those of the historic structure and that does not modify the roof form of the historic structure. Additionally, staff recommends that the applicant submit a line of sign study to determine the appropriateness of the proposed rear addition's height. The proposed rear addition should not been visible when viewed from the right of way.

4. Staff does not recommend approval of item #4, the construction of a rear accessory structure based on finding 1. Staff finds that insufficient information has been submitted for this request at this time.

PUBLIC COMMENTS: None.

Motion: Commissioner Carpenter moved to approve item 1 and 2 with staff stipulations; and move to refer items 3 and 4 to Design Review Committee (DRC).
Commissioner Martinez-Flores seconded the motion.

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

Nay: None.

Absent: Fish and Laffoon.

Action: MOTION PASSED with 9 AYES, and 0 NAYS. 2 ABSENT

- *Commissioner Arreola left at 5:30pm*

- **Item #B-29. HDRC NO. 2019-640**

ADDRESS: 134 CALLAGHAN AVE, 113 LEIGH ST

APPLICANT: Evan Morris

REQUEST:

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

1. Enclose one window on the east elevation of the non-original addition.
2. Enclose three windows on the west elevation of the non-original addition.
3. Add salvaged wood windows on the west, east, and rear elevations of the non-original addition.
4. Construct a new 2-story rear addition.
5. Modify the existing roofline of the historic 1-story structure to feature three new shed dormers with new wood casement windows and a 2-story connecting element to the rear addition.

FINDINGS:

- a. The primary historic structure located at 218 W Woodlawn is a 1-story residential structure constructed circa 1903 in the Queen Anne style. The structure features a primary hipped roof with a front gable, woodlap siding with decorative gable shingles, and a wraparound front porch with modified stone and wood battered columns. The structure also features a non-original, 2-story rear addition constructed sometime after 1951. The structure is contributing to the Monte Vista Historic District. The applicant is requesting approval to perform various exterior modifications, including the construction of a 2-story rear addition to infill between the existing rear additions and modify the existing primary structure roofline.
- b. WINDOW ENCLOSURE – The applicant has proposed to enclose several existing openings on the west, east, and rear of the non-original 2-story addition. Due to then non-original nature of the addition, staff finds the proposal generally appropriate with the stipulation that the windows be salvaged on site, reused on the addition, or donated.
- c. NEW WINDOWS – The applicant has proposed to install several salvaged wood windows on the non-original 2- story addition to accommodate interior renovations. Due to then non-original nature of the addition, staff finds the proposal generally appropriate. The proposed window proportions, locations, sizes, and configurations appear consistent with the OHP Window Policy Document and existing patterns and precedents in the district. Staff also supports the installation of salvaged windows. Staff finds the request appropriate with the stipulations listed in the recommendation.

- d. **MASSING & FOOTPRINT** – The applicant has proposed to construct a 2-story rear addition to the primary structure measuring approximately 450 square feet total. The first floor square footage will total approximately 139 square feet. The addition will enclose a gap between two existing, non-original, 2-story rear wings. New wood siding will match the existing and all windows will be salvaged wood windows. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the guidelines stipulate that additions should not double the size of the primary structure. The addition will not be visible from the public right-of-way as demonstrated by a line-of-sight study provided by the applicant, and will not adversely affect the historic structure. Staff finds the massing and footprint appropriate based on existing site features.
- e. **ROOF FORM** – The applicant has proposed to modify the existing roofline of the non-original rear addition to create a continuous roofline between the existing wings and the new 2-story infill addition. The new roof form will be hipped. A connecting roof element will be added between the new addition and the primary historic structure. According to the Guidelines for Additions, the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. The connecting portion of the roof will match the existing ridge of the historic structure and will not be visible from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
- f. **ROOF MATERIAL** – The applicant has proposed a shingle roof to match the primary structure. Staff finds the proposal consistent.
- g. **NEW WINDOWS** – The applicant has proposed to install several salvaged wood windows in the new 2-story infill. The proposed window proportions, locations, sizes, and configurations appear consistent with the OHP Window Policy Document and existing patterns and precedents in the district. Staff also supports the installation of salvaged windows. Staff finds the request appropriate with the stipulations listed in the recommendation.
- h. **MATERIALS: FAÇADE** – The applicant has proposed to use wood siding to match the existing addition wings. According to Guideline 2.A.v for additions, side of rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. Staff finds the proposal consistent with the Guidelines due to the non-original nature of the addition.
- i. **ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition is in keeping with the Queen Anne style of the historic home without detracting from its significance due to its location and materiality. Staff finds the proposal consistent with the Guidelines.
- j. **ROOFLINE MODIFICATIONS TO EXISTING STRUCTURE** – The applicant has proposed to modify the existing roofline of the primary 1-story historic structure. Modifications include increasing the height of the existing dormers facing south and east to accommodate new wood casement windows and adding a new dormer on the front-facing roofline to match. According to the Historic Design Guidelines, distinctive roof features, such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets, should be preserved and repaired. Staff does not find the dormer modifications or the addition of a new dormer on the front façade appropriate for the historic structure.

RECOMMENDATIONS:

Items 1 and 2, staff recommends approval of the non-original window enclosure based on finding b with the stipulation that the windows be salvaged onsite, reused on the addition, or donated. The applicant must provide information on the reuse strategy of the windows to staff prior to receiving a Certificate of Appropriateness.

Item 3, Staff recommends approval of the salvaged wood window installation based on finding c with the following stipulation:

- i. That the applicant provides photos and dimensions of the salvaged windows to staff prior to receiving a Certificate of Appropriateness. 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.

Item 4, Staff recommends approval of the 2-story rear addition, including the rear 2-story roofline connecting element, based on findings d through i with the following stipulations:

- a. That the applicant provides photos and dimensions of the salvaged windows to staff prior to receiving a Certificate of Appropriateness. 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.

Item 5, Staff does not recommend approval of the dormer modifications and new front dormer installation on the front façade of the primary historic structure based on finding j. Staff recommends that the existing roofline and dormers be retained.

PUBLIC COMMENTS: None.

Motion: Commissioner Grube moved to approve items 1-4 with staff stipulations; and move item 5 to next HDRC meeting.
Commissioner Velasquez seconded the motion.

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

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

• **Item #B-31. HDRC NO. 2019-596**

ADDRESS: 311 W MISTLETOE

APPLICANT: Tommy Richards/RICHARDS TOMMY A & SANDRA A

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace second-story windows.

FINDINGS:

- a. The house at 311 W Mistletoe is a two-story structure constructed c.1911. It first appears on the Sanborn Maps in 1911 at the address 321 W Mistletoe. The house features a twin front gable roof with overhanging eaves, asymmetrical fenestration, and a wrap-around porch. The exterior is clad in stucco. The house features original wood windows.
- b. Staff performed a site visit to the property on October 31, 2019. During the site visit, staff observed the following damage to the windows: hardware missing on some windows, cracked or missing glass on some windows, minor water damage at sills, minor rot on some sashes, paint peeling or chipping, missing cords and weights on some windows, and missing sashes on some

windows. Majority of the windows are painted shut and inoperable. Staff did not observe any significant wood rot or water damage. Overall, the windows were found to be repairable.

- c. 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. Staff does not find the original windows to be beyond repair. Replacement of any kind is not consistent with the Guidelines.

RECOMMENDATIONS:

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

PUBLIC COMMENTS: Mary Medford- Conservation Society concurs with staff stipulations.

Motion: Commissioner Carpenter moved to refer to DRC site visit.
Commissioner Bowman seconded the motion.

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

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

- *Commissioner Bowman left at 5:49pm*

• **Item #B-32. HDRC NO. 2019-612**

ADDRESS: 401 E ROSEWOOD AVE

APPLICANT: Karine vonFritsch /FRITSCH KARINE V

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace wood French doors at the rear of the house with aluminum-clad wood replacement French doors.

FINDINGS:

- a. The primary structure located at 401 E Rosewood is a two-story single-family residence constructed circa 1930. It first appears on the Sanborn Maps in 1930. The home features a hip roof with wide overhanging eaves, a projecting front gable with fachwerk detailing. The house is clad in rough cut stone.
- b. The existing rear French doors were fully-wood divided light French doors which the applicant has replaced with full-light, aluminum-clad wood French doors.
- c. Photographs submitted by the applicant show that the previously existing French doors were most

- likely not original to the structure; however, they were most likely not deteriorated beyond repair.
- d. According to the Guidelines for Exterior Maintenance and Alterations 6.A.ii., and 6.B.i., doors should be replaced in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element. Staff does not find the replacement doors to be in-kind, nor do the features match the size, material, and profile of the previously existing element.

RECOMMENDATIONS:

Staff does not recommend approval based on findings b through d. Staff recommends that the applicant replace the aluminum-clad wood doors with fully-wood divided light French doors.

PUBLIC COMMENTS: None.

Motion: Commissioner Carpenter moved to deny application.
Commissioner Gibbs seconded the motion.

Vote: Ayes: Gibbs, Velasquez, Carpenter, Grube, and Fetzer.
Nay: Fernandez and Martinez- Flores.
Absent: Fish, Arreola, Bowman, and Laffoon.

Action: **MOTION PASSED with 5 AYES, and 2 NAYS. 4 ABSENT**

• **Item #B-33. HDRC NO. 2019-649**

ADDRESS: 926 LAMAR ST

APPLICANT: Bryan Sory/Stillwell Investment Group

REQUEST:

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

1. Construct a 230 square foot rear addition, flush to the east elevation
2. Construct a 68 square foot addition, inset to the west elevation
3. Remove a divider wall and attached planter from the front porch
4. Replace all aluminum windows with new vinyl windows
5. Replace the front door
6. Remove asbestos siding to reveal and/or replace with matching wood siding
7. Replace in-kind the concrete walkway and driveway
8. Perform foundation repairs
9. Install a 6 foot tall rear wood privacy fence with 8 foot tall portion along the rear property line

FINDINGS:

- a. The primary historic structure at 926 Lamar was constructed circa 1950 in the Minimal Traditional style with Mid-Century Modern influence and first appears on the 1952 Sanborn map. The one-story single-family structure features a low sloping, cross-gabled roof, a low-to-grade concrete slab foundation with an inset porch, and wood lap siding. The structure contributes to the Dignowity Hill Historic District.
- b. EAST SIDE ADDITION – The applicant has proposed to construct a 230 square foot rear addition, flush to the east elevation. The proposed addition features matching wood siding, a rear facing gabled roof meeting the existing turned gable with composition shingles, a horizontal vinyl window for the interior bathroom, and a vertical trim piece to distinguish between new and old forms. Staff finds that the proposed addition is generally consistent the Guidelines for Additions. However, staff finds that a window size and configuration that relates to the primary historic structure would be more appropriate than the proposed horizontal window.

- c. WEST SIDE ADDITION - The applicant has proposed to construct a 68 square foot addition, inset to the west elevation. The proposed addition features matching wood siding, a rear facing gabled roof meeting the existing turned gable with composition shingles, a rear-facing door, and 12 inch inset side wall plane to distinguish between new and old forms. Staff finds that the proposed addition is generally consistent with the Guidelines for Additions.
- d. PORCH WALL AND PLANTER – The applicant has proposed to remove a divider wall and attached planter from the front porch. Staff finds that divider wall is a character-defining feature of the Midcentury Modern influence and should be maintained in-place. Staff finds that the detached planter is a non-original site furnishing and may be removed.
- e. SIDING REMOVAL – The applicant has proposed to remove asbestos siding, especially on the front façade, to expose and restore the wood lap siding that is predominantly featured on other sides of the house. Staff finds the proposed removal of asbestos siding appropriate provided that the restored wood lap siding matches the existing siding profile and the knee-wall trim detail on the front façade is maintained in-place.
- f. WINDOW REPLACEMENT – The applicant has proposed to replace 11 aluminum windows with new vinyl windows matching in size, configuration, and location. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds that the aluminum windows are not original to the structure and may be replaced with a higher quality window product if the new windows meet the Standard Specifications for Window Replacement, with the allowance of vinyl when wood is not currently present.
- g. DOOR REPLACEMENT – The applicant has proposed to replace the front door with a new door. Per the Guidelines for Exterior Maintenance and Alterations 6.A.ii., historic doors should be preserved including hardware, fanlights, sidelights, pilasters, and entablatures. Staff finds that the existing door should be repaired in-place or replaced with Midcentury Modern style door.
- h. WALKWAY AND DRIVEWAY – The applicant has proposed to replace the concrete walkway and driveway with the same size, configuration, and material. The request is eligible for administrative approval if the replacement is performed in-kind and an accurate site plan is submitted to staff.
- i. FOUNDATION REPAIR – The applicant has proposed to perform foundation repairs. The request is eligible for administrative approval if there is no change to skirting.
- j. REAR FENCE – The applicant has proposed to install a 6 foot tall rear wood privacy fence with an 8 foot tall portion along the rear property line. The request is eligible for administrative approval if no portion of the rear privacy fence exceeds 6 feet tall. The allowance of 8 foot tall portions are reserved for fences abutting commercial properties or alleyways; staff finds a 6 foot tall fence height should be maintained.

RECOMMENDATIONS:

Based on the findings b through k, staff recommends approval of items:

1. Construction of the east elevation rear addition with the stipulation (a) that a window size and configuration that relates to the primary historic structure is used instead of the proposed horizontal window
2. Construction of the west elevation rear addition
3. Removal of the attached planter, with the stipulation (b) that the divider wall is maintained
4. Replacement of aluminum windows with vinyl windows with the stipulation (c) that the new windows meet the Standard Specifications for Window Replacement: That the proposed windows feature the following stipulations: Meeting rails must be 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 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.

5. Replacement of the front door with the stipulation (d) that the new door features a Midcentury Modern style and is submitted to staff prior to installation
6. Removal of asbestos siding to reveal, restore, and replace as necessary to match the existing wood siding
7. In-kind repairs of the concrete sidewalk and driveway
8. Foundation repairs with no change to skirting
9. Installation of a rear wood privacy fence with the stipulation (e) that no portion exceeds 6 feet in height.

PUBLIC COMMENTS: None.

Motion: Commissioner Velasquez moved to approve to with staff stipulations except the 3 windows. Commissioner Carpenter seconded the motion.

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

Action: **MOTION PASSED with 7 AYES, and 0 NAYS. 4 ABSENT**

• **Item #B-34. HDRC NO. 2019-615**

ADDRESS: 403 N HACKBERRY ST

APPLICANT: Mario Crosswell/CCP Premier Investments LLC

REQUEST:

The applicant is request a Certificate of Appropriateness for approval to construct a 5-foot-tall privacy fence flush to the front façade plane and intersecting the wraparound porch.

FINDINGS:

- a. The primary structure at 403 N Hackberry began construction in 2017, and was completed by 2019. The two-story single-family structure features architectural details that are influenced by the Craftsman and Minimal Traditional styles of historic structures within the Dignowity Hill Historic District, namely the primary gable form flanked by shed roof porches and carports. The structure features an atypical configuration of a front wraparound porch leading to a side porch.
- b. COMPLIANCE – On a site visit on April 30, 2019, staff found that solid wood front and rear fences were installed at 403 and 407 N Hackberry prior to approval. The applicant/owner has complied by removing most of the front yard fence portions of both properties while requesting approval to maintain the side yard fence at 5 feet in height on the property at 403 N Hackberry at the next available Historic and Design Review Commission hearing.
- c. FENCE DESIGN – The applicant has proposed to install a 5 foot tall solid wood privacy fence to enclose the side porch which is connected to the front porch. Per the Guidelines for Site Elements 5.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; design of fences should respond to the design and materials of the house or main structure. Per the Guidelines for Site Elements 5.C.i., privacy fences should be set back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence. Staff finds that privacy fences of that style and height are not found in the front yard nor bisecting wraparound porches and should be avoided.
- d. FENCE LOCATION – The applicant has proposed to install a 5 foot tall solid wood privacy fence perpendicular to the front façade plane to enclose the side porch which is connected to the front porch. Per the Guidelines for Site Elements 5.B.ii., applicants should avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. Additionally, new

front yard fences or walls should not be introduced within historic districts that have not historically had them. Side and rear fences set behind the front façade plane are found throughout the historic district. However, staff finds that privacy fences of that style and height are not found in front yards nor do they bisect wraparound porches, and should be avoided.

- e. **FENCE HEIGHT** –The applicant has proposed to install a 5 foot tall solid wood privacy fence perpendicular to the front façade plane to enclose the side porch which is connected to the front porch. Per the Guidelines for Site Elements 5.B.iii., applicants limit the height of new fences and walls within the front yard to a maximum height of four feet. Solid fences, if approved, are allowed 3 feet in the front yard and 6 feet in the rear yard. Staff finds the rear yard for this property is defined by the second front-facing façade plane because of the wraparound front porch configuration. The solid privacy fence should be set to rear at its current height.

RECOMMENDATIONS:

Staff does not recommend approval of the proposed fencing as installed based on finding b through e. A solid privacy fence may be approved administrative if it is set in the rear yard, which for this property is defined by the second frontfacing façade plane.

CASE COMMENT:

COMPLIANCE – On a site visit on April 30, 2019, staff found that solid wood front and rear fences were installed at 403 and 407 N Hackberry prior to approval. The applicant/owner has complied by removing most of the front yard fence portions of both properties while requesting approval to maintain the side yard fence at 5 feet tall on the property at 403 N Hackberry at the next available Historic and Design Review Commission hearing.

PUBLIC COMMENTS: None.

Motion: Commissioner Grube moved to refer to Design Review Committee-DRC.
Commissioner Martinez-Flores seconded the motion.

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

Action: **MOTION PASSED with 7 AYES, and 0 NAYS. 4 ABSENT**

• **Item #B-35. HDRC NO. 2019-644**

ADDRESS: 232 FLORIDA ST

APPLICANT: Monday Construction- Jay Monday representing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform the following fenestration modifications to the rear addition:

1. EAST ELEVATION – Replace two ganged aluminum windows with wood windows
2. EAST ELEVATION – Replace the solid door with a full-lite door
3. SOUTH ELEVATION – Replace three missing aluminum windows with two smaller wood windows
4. SOUTH ELEVATION – Replace two ganged aluminum windows with double full-lite doors

FINDINGS:

- a. The primary historic structure at 232 Florida was constructed circa 1905 and is both an individual local landmark and contributing to the Lavaca Historic District. The two-story single-family structure features neoclassical columns on the wraparound porch and balcony, exposed rafters and dentil molding, a

- standing seam metal roof, and brick masonry facades. The structure features a rear addition distinguished by its wood lap siding, aluminum windows, and a matching roof and eave detail.
- b. COMPLIANCE – Upon submitting the application for approval to perform fenestration modifications to the rear addition, the applicant disclosed that work had already begun before being notified that a Certificate of Appropriateness was needed. At this time, no historic material has been permanently discarded or irreversibly altered.
 - c. EAST ELEVATION WINDOWS – The applicant has proposed to replace two ganged aluminum windows with wood windows of the same opening size and sash configuration. Per the Guidelines for Additions 4.A.ii., staff finds that the proposed window replacement would be an improvement to the existing condition of the addition and is generally appropriate if the window installation meets the Standard Specifications for Window Replacement.
 - d. EAST ELEVATION DOOR – The applicant has proposed to replace the solid door and aluminum screen door with a full-lite door. Per the Guidelines for Additions 4.A.ii., staff finds that the proposed window replacement would be an improvement to the existing condition of the addition and is generally appropriate.
 - e. SOUTH ELEVATION WINDOWS – The applicant has proposed to replace three missing aluminum windows with two smaller wood windows. Per the Guidelines for Additions 4.A.ii., staff finds that the three window openings should be maintained in size and location as it relates to the existing fenestration pattern and sizes of window openings on the historic portions of the structure. However, the proposed window replacement would be an improvement to the existing condition of the addition and is generally appropriate if the window installation meets the Standard Specifications for Window Replacement., noted as follows: A wood window should be installed that features meeting rails that are no taller than 1.25” and stiles that are 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 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.
 - f. SOUTH ELEVATION DOOR- The applicant has proposed to replace two ganged aluminum windows with double full-lite doors. Per the Guidelines for Additions 4.A.ii., staff finds that the proposed window replacement with doors would be an improvement to the existing condition of the addition and is generally appropriate if the width and location of the existing window opening is maintained.

RECOMMENDATIONS:

Staff recommends approval of item 1 through 4 based on findings c and d with the following stipulations:

- i. That all new windows meet the Standard Specifications for Replacement Windows
- ii. That all window opening sizes and locations are maintained. For Item 3., the three window openings may be replaced with a wood product of the same quantity, size, and location rather than converting to two smaller windows. For Item 4., the two ganged windows may be replaced with double-doors with the same width and location of the existing opening.
- i. That the proposed windows feature the following stipulations: Meeting rails must be 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 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.

PUBLIC COMMENTS: None.

Motion: Commissioner Velasquez moved to approve with staff stipulations except for item 3.
Commissioner Martinez-Flores seconded the motion.

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

Action: **MOTION PASSED with 7 AYES, and 0 NAYS. 4 ABSENT**

• *This case was heard before other Agenda B items for Individual Consideration*

• **Item #B-36. HDRC NO. 2019-646**

ADDRESS: 803 BURLESON ST

APPLICANT: Kristy Dakin

REQUEST:

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

1. Replace the front door.
2. Install front porch decking and steps over the concrete porch.
3. Receive Historic Tax Certification.

FINDINGS:

- a. The applicant is requesting Historic Tax Certification for 803 Burleson located in the Dignowity Hill Historic District.
- b. SCOPE OF APPROVED WORK – A number of rehabilitative scopes of exterior work have been approved including: foundation and skirting repair, removal of vinyl siding to restore wood siding, window repair, column replacement, reroofing with standing seam, installation of fencing and a rear deck, fenestration modifications, construction of a carport, and paint. In addition to the previously noted exterior items, 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 June 2017, and is planned for completion by November 2019.
- 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.
- g. COMPLIANCE – Upon review for Historic Tax Certification, staff found that two items of work were completed prior approval: front door replacement and installation of front porch decking. At this time, the applicant is requesting to include the two violation items as they are installed to be considered with Tax Certification instead of correcting them through administrative approval.
- h. DOOR REPLACEMENT – The applicant is requesting to replace a non-original wood door with a new steel door featuring a fan lite. Staff finds that a wood Craftsman style door would be more appropriate and eligible for administrative approval.
- i. FRONT PORCH DECK – The applicant is requesting to install wood decking including steps and railing over the existing concrete porch. The proposed deck features 2” x 6” wood members laid parallel to the front façade plane. The proposed steps features four-and-half steps over the existing two steps. Staff finds that porch decking featuring 1” x 3” tongue-and-groove wood members laid perpendicular to the front façade plane with a step configuration matching the original would be more appropriate and eligible for administrative approval.

RECOMMENDATIONS:

Item 1. Staff does not recommend approval of door replacement as installed based on finding h. A wood Craftsman style door would be more appropriate and eligible for administrative approval.

Item 2. Staff does not recommend approval of front porch decking as installed based on finding i. Porch decking featuring 1” x 3” tongue-and-groove wood members laid perpendicular to the front façade plane with a step configuration matching the original would be more appropriate and eligible for administrative approval. If the commission is compelled to approve as installed, staff stipulates that the porch decking, railing, and columns be painted white to match the trim color and reduce visibility of a non-conforming feature.

Item 3. Staff does not recommend approval of Historic Tax Certification based on the two outstanding compliance items noted in finding g through i. The compliance items must be approved or corrected prior to approval of Historic Tax Certification and Verification.

CASE COMMENT:

COMPLIANCE – Upon review for Historic Tax Certification, staff found that two items of work were completed prior approval: front door replacement and installation o front porch decking. At this time, the applicant is requesting to include the two violation items as they are installed to be considered with Tax Certification instead of correcting them through administrative approval.

PUBLIC COMMENTS: None.

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

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

Action: **MOTION PASSED with 9AYES, and 0 NAYS. 2 ABSENT**

- **Item #B-37. HDRC NO. 2019-648**
 ADDRESS: 115 QUEENS CRESCENT
 APPLICANT: Angela Blake/BLAKE ANGELA LUTHI & TIMOTHY LEE

REQUEST:

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

1. Modify the side addition by removing two doors, installing two horizontal fixed windows, and raising the concrete slab floor.
2. Construct an addition by enclosing the rear inset garage to feature two doors and four fixed windows
3. Replace a non-original wood sash window on the side elevation with a fixed vinyl window
4. Removal and replacement of asbestos siding with new wood siding on the side addition.

FINDINGS:

- a. The primary historic structure at 115 Queens Crescent was constructed in1948 in the Midcentury Modern style and first appears on the 1951 Sanborn map. The one-story single-family structure features a primary low-sloping, turned-gabled roof, a raised concrete slab foundation with an inset porch, asbestos siding,

- and metal casement windows. A rear carport or garage structure appears attached to the rear in the 1951 Sanborn map.
- b. COMPLIANCE – On a site visit conducted on October 18, 2019, staff found that window replacement, fenestration modifications including carport enclosure, and siding removal was performed prior to approval at 115 Queens Crescent. The applicant/owner submitted an application on October 24, 2019, to be heard at the next available Historic and Design Review Commission hearing.
 - c. MODIFY SIDE ADDITION – The applicant has proposed to modify the side addition by removing two doors, installing two horizontal fixed vinyl windows, and raising the concrete slab floor. The addition does not appear on the 1951 Sanborn map and photos of the interior wall further support its non-original condition. Per the Guidelines for Additions 4.A.ii., applicants should incorporate architectural details that are in keeping with the architectural style of the original structure; details should be simple in design and compliment the character of the original structure. Staff finds that a window size and configuration that better relates to the metal casement windows with divided lights of the historic structure should be used instead of the fixed horizontal vinyl windows.
 - d. MODIFY REAR GARAGE – The applicant has proposed to construct an addition by enclosing the inset garage to feature two doors and four fixed windows. The carport appears on the 1951 Sanborn map and contributes to the historic significance of the Midcentury Modern house. Per the Guidelines for Additions 4.A.ii., applicants should incorporate architectural details that are in keeping with the architectural style of the original structure; details should be simple in design and compliment the character of the original structure. Per the Guidelines for Additions 1.A.i.v, applicants should utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds that the proposed addition and enclosure is minimally visible from the right-of-way and maintains the original footprint and roof form. However, staff finds that a vertical trim piece should be used to distinguish the between the original inset wall and the new addition in accordance with the Guidelines for Additions 1.A.iv.
 - e. WINDOW REPLACEMENT – The applicant has proposed to replace a non-original wood sash window on the side elevation with a fixed vinyl window. While non-original windows are eligible for replacement of a higher quality window product, staff finds that the new window should relate to the original metal casement windows with divided lights of the historic structure or be an improvement from the wood sash window; the proposed fixed vinyl window is inconsistent with the Guidelines for Exterior Maintenance and Alterations.
 - f. SIDING REPLACEMENT – The applicant has proposed to replace the asbestos siding on the side addition with new wood siding after fenestration modifications. Per the Guidelines for Additions 4.A.ii., applicants should incorporate architectural details that are in keeping with the architectural style of the original structure; details should be simple in design and compliment the character of the original structure. Staff finds the siding on the non-original addition may be replaced if the new siding relates to, but does not have to match, the asbestos siding on the rest of the historic structure in exposure height and lap configuration.

RECOMMENDATIONS:

Staff recommends approval of items 1 through 4 based on findings c through f with the following stipulations:

- j. SIDE ADDITION - That a window size and configuration that better relates to the metal casement windows of the historic structure be used instead of the fixed horizontal vinyl windows.
- k. REAR CAPORT ENCLOSURE - That a vertical trim piece is used to distinguish the between the original inset wall and the new addition
- l. WINDOW REPLACEMENT - That the new window should relate to the original metal casement windows with divided lights of the historic structure or be an improvement from the wood sash window; the fixed vinyl window is inconsistent with the Guidelines for Exterior Maintenance and Alterations.
- m. SIDING REPLACEMENT - That the siding on the non-original addition may be replaced if the new siding relates to, but does not have to match, the asbestos siding on the rest of the historic structure in exposure height and lap configuration. Siding specifications shall be submitted to staff prior to approval.

PUBLIC COMMENTS: None.

Motion: Commissioner Carpenter moved to approve with staff stipulations, and with the request of applicant to remove the horizontal windows on the addition bump out and replacement of the one vinyl window with a more appropriate metal window.
Commissioner Grube seconded the motion.

Vote: Ayes: Fernandez, Gibbs, Velasquez, Martinez-Flores, Carpenter, Grube.
Nay: Fetzer.
Absent: Fish, Arreola, Bowman, and Laffoon.

Action: **MOTION PASSED with 6 AYES, and 1 NAYS. 4 ABSENT**

• **Item #B-38. HDRC NO. 2019-597**

ADDRESS: 1118 IOWA ST

APPLICANT: Steven Lopez

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 19 wood sash windows with new aluminum-clad wood windows.

FINDINGS:

- a. The primary historic structure at 1118 was constructed in the Craftsman style and contributes to the Knob Hill Historic District. The one-story single-family structure features gabled roofs, a covered porch with dentil molding, wood lap siding with a drop profile, and originally wood sash windows.
- b. COMPLIANCE – Staff was notified on October 1, 2019, that the property at 1118 Iowa was subject to window replacement prior to approval. Upon contacting the applicant/owner, an application was submitted on October 2, 2019, to be heard at the next available Historic and Design Review Commission hearing.
- c. EXISTING WINDOWS – The structure featured 19 wood sash windows. Staff finds that the 4 windows with differing head and sill heights are not original to structure and eligible for replacement of an in-kind or higher quality window product. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Due to permanent discarding of the original wood windows prior to review and approval, staff finds that the 15 original window openings to should feature salvaged or reconstructed wood windows of the same opening size and configuration instead of the proposed aluminum clad windows.
- d. PROPOSED WINDOWS – The applicant has proposed to replace all 19 wood windows with aluminum clad wood windows. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds that the proposed replacement windows are appropriate for the 4 non-original windows openings if they meet the Standard Specifications for Replacement Windows with the allowance of aluminum clad wood window. However, staff finds that the 15 original window openings to should feature salvaged or reconstructed wood windows of the same opening size and configuration instead of the proposed aluminum clad windows.

RECOMMENDATIONS:

Staff recommends approval to replace the 4 non-original window openings with the proposed aluminum clad wood windows based on finding c and d with the following stipulation:

- i. That the proposed windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

The other 15 original window openings should feature salvaged or reconstructed wood windows of the same opening size and configuration instead of the proposed aluminum clad windows.

CASE COMMENT:

COMPLIANCE – Staff was notified on October 1, 2019, that the property at 1118 Iowa was subject to window replacement prior to approval. Upon contacting the applicant/owner, an application was submitted on October 2, 2019, to be heard at the next available Historic and Design Review Commission hearing.

PUBLIC COMMENTS: None.

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

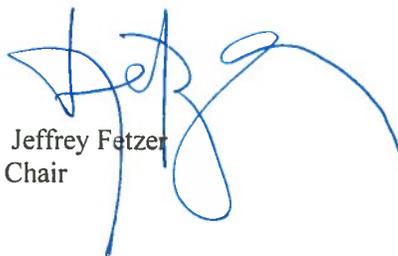
Vote: Ayes: Fernandez, Gibbs, Velasquez, Martinez-Flores, Carpenter, Grube.
Nay: Fetzer.
Absent: Fish, Arreola, Bowman, and Laffoon.

Action: **MOTION PASSED with 6 AYES, and 1 NAYS. 4 ABSENT**

ADJOURNMENT.

There being no further business, the meeting adjourned at 6:45 PM.

APPROVED



Jeffrey Fetzer
Chair