



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

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

The Historic and Design Review Commission of the City of San Antonio met in session on Wednesday, November 20, 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 3:35 p.m.

ROLL CALL:

- The roll was called by the Executive Secretary.

Present: Fernandez, Gibbs, Arreola, Carpenter, Grube, and Fetzer.

Absent: Fish, Velasquez, Martinez-Flores, Bowman, and Laffoon.

CHAIRMAN'S STATEMENT

ANNOUNCEMENTS

- Historic Run Crew: Thursday, November 21, 6 pm, at Rumble Bar on N St. Mary's. Walkers and runners welcome to this free event.
- Historic Run Crew: Tuesday, December 17, Downtown Holiday Lights Tour. Multiple tour start times 6:15 pm to 7 pm. Walkers and runners welcome. \$10 Pre-registration at www.SApreservation.com.
- City Office closures - Announcement regarding induction of Rudy's Feed Store (1801 Nogalitos) into Legacy Business Program
 - Approval of the 2020 Meeting Schedule

PUBLIC COMMENTS: None

CONSENT A and B AGENDA

- **Consideration of Consent Agenda- A items:**
 - Item #A-1, Case No. 2019-675 122 E HOUSTON ST
 - Item #A-2, Case No. 2019-684 1422 E GRAYSON ST
 - Item #A-3, Case No. 2019-657 517 E HOUSTON ST
 - Item #A-4, Case No. 2019-672 245 LOSOYA ST

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

Vote: Ayes: Fernandez, Gibbs, Arreola, Carpenter, Grube, and Fetzer.
Nays: None.

Absent: Fish, Velasquez, Martinez-Flores, Bowman, and Laffoon.

Action: THE MOTION PASSED with 6 AYES, 0 NAYS. 5 ABSENT

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

PUBLIC COMMENTS: None.

- o Item #B-2, Case No. 2019-651 226 W HOLLYWOOD AVE
- o Item #B-3, Case No. 2019-602 142 E SUMMIT
- o Item #B-4, Case No. 2019-671 1315 SAN PEDRO AVE
- o Item #B-5, Case No. 2019-645 1327 FULTON AVE
- o Item #B-6, Case No. 2019-674 222 KING WILLIAM
- o Item #B-7, Case No. 2019-673 239 W WILDWOOD
- o Item #B-8, Case No. 2019-606 511 E CRAIG PLACE

- AGENDA B-1 WAS PULLED DUE TO PUBLIC COMMENTS.
- AGENDA B-9 WAS POSTPONED UNTIL THE DECEMBER 4TH HEARING.
- AGENDA B-10 WAS WITHDRAWN BY APPLICANT.
- AGENDA B-15 WAS POSTPONED UNTIL THE DECEMBER 4TH HEARING.

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

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

Action: THE MOTION PASSED with 6 AYES, 0 NAYS. 5 ABSENT

INDIVIDUAL CONSIDERATION AGENDA A ITEMS

- **Item # A-5. HDRC NO. 2019-620**

ADDRESS: 1212 E EUCLID AVE 813 E MYRTLE, 823 E MYRTLE, 825 E MYRTLE 1216 E EUCLID AVE, 1218 E EUCLID 818 E LOCUST

Applicant: Michele Haussmann/Land Use Solutions LLC

REQUEST:

The applicant is requesting conceptual approval to construct a 10-story, mixed-use structure to feature 325 residential units and first floor retail. The applicant has noted structured, on-site parking for both residential and retail uses. The proposed new construction is located on the lots bounded by E Euclid, E Myrtle, E Elmira, and E Locust; however, it excludes the lots at the corner of E Myrtle and E Elmira. The proposed new construction is located within RIO-2 and will feature an overall height of 120'.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a 10-story, mixed-use structure to feature 325 residential units and first floor retail. The applicant has noted structured, on-site parking for both residential and retail uses. The proposed new construction is located on the lots bounded by E Euclid, E

Myrtle, E Elmira, and E Locust; however, it excludes the lots at the corner of E Myrtle and E Elmira. The proposed new construction is located within RIO-2.

- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on August 13, 2019. At that meeting, Committee members asked questions regarding overall building form, massing and height, noted that the proposed height appeared to be appropriate, and noted that additional information should be provided regarding parking, parking garage screening, and façade details.
- d. **DESIGN REVIEW COMMITTEE** – This request was reviewed a second time by the Design Review Committee on November 12, 2019. Generally, the commissioners present were satisfied with the progression of the design.
- e. **PEDESTRIAN CIRCULATION** – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has proposed pedestrian sidewalks across the property to run parallel to E Myrtle, E Elmira, E Locust and E Euclid. This is consistent with the UDC.
- f. **CURB CUTS** – The applicant has proposed three curb cuts to facilitate vehicular access into the structure. The proposed curb cuts will be located on E Euclid, E Locust and E Myrtle. The UDC Section 35-672(b)(1)(B) notes that curb cuts should not exceed twenty-five (25) feet in width. The applicant is responsible for complying with this section of the UDC. If the proposed curb cut exceeds twenty-five (25) feet in width, the applicant is responsible for providing ensuring that pedestrian access on the sidewalk at the location of the curb cut is not disturbed. This could be accomplished by providing an uninterrupted sidewalk at the curb cut with a steeper vehicular approach.
- g. **STRUCTURED PARKING** – The applicant has proposed structured parking at the street level. The applicant has proposed to wrap portions of the structured parking with retail space. The portions that will not be wrapped in retail space will feature a perforated metal screening cladding, dimensioned similar to a storefront system. Generally, staff finds that the applicant is meeting the intent of the code by profiling the street façade to appear commercial in nature. Staff finds this to be appropriate.
- h. **LANDSCAPING** – The applicant has provided a site plan with landscaping information that notes the installation of street trees. While staff finds this to be appropriate, the applicant should submit a detailed landscaping plan noting landscaping materials when returning to the Commission for final approval.
- i. **MECHANICAL & SERVICE EQUIPMENT** – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant is responsible for complying with this section of the UDC.
- j. **HUMAN SCALE** – According to the UDC Section 35-674(b) a building shall appear to have a “human scale”. To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant has provided a human scale in multiple instances including the installation of street canopies at pedestrian entrances, storefront systems profiled to the human scale, human scaled projecting and recessed balconies, and human scaled fenestration patterns. While staff finds this to be appropriate, staff finds that the applicant should continue to incorporate human scaled elements at the street level.
- k. **FAÇADE SEPARATION** – The UDC Section 35-674 (b)(4) notes that a façade in RIO-2 that features more than fifty (50) feet in length should be divided into modules that express traditional dimensions. The applicant has proposed façade segments that are separated by vertical banding, recessed and projecting façade planes and balconies, and alternating façade materials. This is consistent with the UDC.

- l. BUILDING MASSING & HEIGHT – The UDC regulates building height within the River Improvement Overlay Districts. The UDC Section 35-674 notes a height restriction for RIO-2 of ten stories and 120 feet in height. The applicant has proposed for the new construction to feature ten stories and 120 feet in height. The proposed height is consistent with the UDC.
- m. HEIGHT TRANSITIONS – The UDC Section 35-674(c)(2) notes that applicants should organize the mass of a building to step back from established residential neighborhoods. Where a commercial, mixed-use residential, multi-family or industrial use abuts a single-family residential development, or is across the street from a singlefamily residential development, the following standards shall apply: The massing of the building shall not exceed twenty-five (25) feet in height at the setback line. The building mass can continue upward within a forty-five degree building envelope for a distance of fifty (50) feet measured horizontally from the building face, at which point the building massing may continue vertically to the height established in subsection 35-674(c). Additionally, on the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area. If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade 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. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face. The applicant has proposed for a portion of the building massing on E Euclid to feature only two stories in height. Staff finds that the applicant should provide a dimensioned elevation and a transition diagram to note compliance with this section of the code.
- n. MATERIALS – The applicant has proposed materials that include brick, aluminum storefront systems and perforated metal screening at the structured parking. Staff finds the proposed materials to be appropriate and consistent with the UDC.
- o. FAÇADE COMPOSITION – The UDC Section 35-678(e) notes that traditionally, buildings have been organized into three distinct segments; a base, midsection and cap. This organization helps to give a sense of scale to a building and its use should be encouraged. The applicant has defined each building section by a change in materials, the use of setbacks, and the use of a clearly defined building cap. Staff finds the proposed façade composition to be appropriate and consistent with the UDC.
- p. FAÇADE COMPOSITION – The applicant has noted locations at the street level adjacent to neighboring properties that are void of façade openings. Staff finds that the applicant should incorporate additional façade detailing at this location if façade openings are not proposed.
- q. ARCHITECTURAL FOCAL POINT – The UDC Section 35-672(c)(1), notes that an architectural focal point is to be incorporated into the design when a property is situated in such a manner as to appear as the terminus at the end of the street. An architectural feature will be considered to be a focal point through any of the following methods, but not limited to: additional height, creation of a tower, variation in roof shape, change of color or materials or the addition of a design enhancement feature. The applicant has proposed projecting balconies at each street corner as well as balconies at the street level. Staff finds this to be consistent with the UDC.
- r. WINDOWS – At this time, the applicant has not provided information regarding windows. Staff finds that dark colored frames that are recessed at least two (2) inches within façade planes should be used.
- s. CANOPIES – The applicant has proposed a canopy at the street level. Staff finds the proposed canopy to be appropriate and consistent with the UDC.
- t. OUTDOOR FURNITURE – The applicant has proposed outdoor seating areas on the site. When returning to the Commission for final approval, the applicant should submit product and material information for review and approval by the HDRC.
- u. ARCHAEOLOGY – The project area is within the River Improvement Overlay District. In addition, the property is in close proximity to the historic alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. A review of historic archival documents identifies a desague of the Upper Labor Acequia within, or in close proximity to, the project area. Constructed in 1776, the Upper Labor Acequia is a designated National Historic Civil Engineering

Landmark and previously recorded archaeological site. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations shall be required.

RECOMMENDATIONS:

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

- i. That the applicant is responsible for complying with the UDC in regards to curb cut width. If the proposed curb cuts exceed twenty-five (25) feet in width, the applicant is responsible for providing ensuring that pedestrian access on the sidewalk at the location of the curb cut is not disturbed. This could be accomplished by providing an uninterrupted sidewalk at the curb cut with a steeper vehicular approach.
- ii. That the applicant submit a detailed landscaping plan when returning to the Commission for final approval.
- iii. That the applicant screen all mechanical and service equipment from view at the public right of way.
- iv. That the applicant submit provide a dimensioned elevation and a transition diagram to note compliance with the UDC as noted in finding m.
- v. That the applicant incorporate additional façade separation at the street level on the southeast façade of the structure as noted in finding o.
- vi. That the applicant recess all windows at least two inches within façade planes and that all windows feature dark colors as noted in finding q. Window specifications should be coordinated with staff prior to a request for final approval.
- vii. That the applicant submit specifications for all outdoor furniture when returning to the Commission for final approval.
- viii. That the applicant submit a detailed lighting plan when returning to the Commission for final approval.
- ix. **ARCHAEOLOGY** – Archaeological investigations shall be required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

PUBLIC COMMENTS: None.

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

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

Action: **MOTION PASSED with 6 AYES AND 0 NAY. 5 ABSENT**

- **Item # A-6. HDRC NO. 2019-508**
ADDRESS: 1714, 1720, 1722 S ST MARYS
APPLICANT: Patrick Christensen

REQUEST:

The applicant is requesting conceptual approval to:

- 1. Perform scopes of work to the historic structures at 1714, 1720 and 1722 S St Mary’s to include the removal of paint from the historic brick facades, the installation of new doors and storefront systems, the installation of a street canopy, fenestration modifications, and painting.
- 2. Construct a 2-story residential structure to feature 8 residential units on the northern portion of the lot addressed as 1714 S St Mary’s.

3. Construct a 4-story residential addition to feature 16 residential units behind the street façade of the historic structure at 1720 S St Mary's.
4. Install a blade sign on the street façade of the historic structure at 1714 S St Mary's.

FINDINGS:

- a. The applicant has proposed exterior modifications, rehabilitation and new construction on the lots addressed as 1714, 1720, and 1722 S St Mary's. The structures addressed to S St Mary's are individually designated landmarks, and were each constructed circa 1925. The historic structures currently feature modifications to their street facing facades including replaced windows, removed storefronts, painted brick and modified canopies.
- b. **CONTEXT & DEVELOPMENT PATTERN** – This block of S St Mary's features one and two story historic structures, as does the immediate vicinity. Historic structures featuring more than two stories in height are not found in the immediate vicinity. The northern most portion of the lot addressed as 1714 S St Mary's is currently vacant.
- c. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- d. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on November 12, 2019. At that meeting, commissioners expressed concern regarding the proposed new construction and addition, as well as the proposed materials, fenestration patterns, and façade design.
- e. **EXISTING MATERIALS & ARCHITECTURAL ELEMENTS** – The Guidelines for Exterior Maintenance and Alterations 10. A.i. notes that character defining features of commercial facades should be preserved. Staff finds that all existing architectural elements, including wood windows and doors, attic vents, transom windows, windows sill and other decorative façade elements are to be retained, repaired and reinstalled.
- f. **ARCHAEOLOGY** – The project area is within the River Improvement Overlay District and a Local Historic Landmark. Furthermore, the property is in close proximity to the historic alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. A review of historic archival documents identifies the Concepcion or Pajalache Acequia and Acequia del Alamo within, or in close proximity to, the project area. These acequias are designated National Historic Civil Engineering Landmarks and previously recorded archaeological sites. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations shall be required.

Findings related to request item #1:

- 1a. **PAINT REMOVAL (1714)** – The applicant has proposed to remove the paint from the face of the brick on the building at 1714 S St Mary's. Staff finds the proposed scope of work to be appropriate; however, the paint should be removed in a manner that does not damage the brick.
- 1b. **PAINTING (1720 & 1722)** – The applicant has proposed to paint the stucco at 1720 and 1722 S St Mary's gray. Staff finds the proposed painting to be appropriate.
- 1c. **STOREFRONT INSTALLATION, & WINDOWS (1714 & 1720)** – The applicant has proposed to install storefront systems into the front facades at both 1714 and 1720 S St Mary's to replace the previously removed storefront systems, and into the rear façade at 1714. The applicant has noted a metal storefront system at 1714, metal and wood doors, and fixed windows at 1720. The applicant has provided a historic photo noting that the proposed storefront systems are designed based off of the original. The Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that non-historic facades should be returned to the original based on photographic evidence. Generally, staff finds this to be appropriate; however, the applicant should ensure that the proposed head and sill heights are as historically accurate as possible. Additionally, the proposed knee wall at 1720 should match that noted in the historic photo and be plaster, not brick. The applicant is to submit detailed construction documents and storefront, window

- and door specifications, including materials and installation depths when returning to the Commission for final approval.
- 1d. DOORS (1714, 1720, 1722) – The applicant has noted the installation of new doors at each address. Staff finds that original doors, if they exist should be repaired and retained. New doors should feature materials and profiles that are consistent with the original. All door specifications are to be submitted to staff prior to returning to the Commission for final approval.
 - 1e. STOREFRONT OPENING MODIFICATION (1714) – The applicant has proposed to modify the existing storefront system opening by removing a portion of the brick to create an equally sized opening. Per the submitted historic photos, the applicant would be returning the storefront to its original condition by removing this portion of brick. The Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that non-historic facades should be returned to the original based on photographic evidence. Generally, staff finds this to be appropriate; however, the applicant is to submit detailed construction documents of this modification for review when returning to the Commission for final approval.
 - 1f. CANOPY (1714, 1720, 1722) – The applicant has proposed to install a new street canopy on 1714 and 1720 S St. Mary’s, and to replace the existing canopy at 1722). The Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that non-historic facades should be returned to the original based on photographic evidence. Additionally, per the Guidelines for Exterior Maintenance and Alterations 10.B.ii. notes that canopies and awnings should be added based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. Generally, staff finds this proposed canopies to be appropriate; however, the applicant is to submit construction documents noting the profile and details of the proposed canopies when returning to the Commission for final approval.

Findings related to request item #2:

- 2a. The applicant has proposed to construct a 2-story residential structure to feature 8 residential units on the northern portion of the lot addressed as 1714 S St Mary’s. This portion of the lot is currently void of any structures and is used for surface parking.
- 2b. 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. This block of S St Mary’s features commercial structures that are constructed adjacent to the public right of way with no setbacks. The applicant has proposed a setback that matches those found historically on the block. Staff finds the proposed setback to be appropriate.
- 2c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the submitted documents, the applicant has proposed a primary entrance in the alley way between the proposed new construction and the historic structure on the lot. This is inconsistent with the Guidelines. Staff finds that the applicant should incorporate an entrance oriented toward S St Mary’s, consistent with the historic examples found on this block.
- 2d. SCALE & MASSING – The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed new construction that will feature an overall height of 33’ – 4”, including a roof top deck. The proposed parapet wall height of the new construction is 25’ – 2”, which is comparable to the overall heights of the new construction found historically on the block. Generally, staff finds the proposed new construction’s height to be appropriate; however, staff finds the overall massing, profile and detailing of the roof deck structure to be inconsistent with the massing, profile and detailing of the roofs found on this block. Staff finds that the applicant should revise the proposed rooftop element.
- 2e. ROOF FORMS – The applicant has proposed a flat roof with a parapet wall, which staff finds to be appropriate; however, as noted in finding 2d, staff finds the overall massing, profile and detailing of the roof deck structure to be inconsistent with the massing, profile and detailing of the roofs found on this

- block. Staff finds that the applicant should revise the proposed rooftop element. A rooftop structure that is setback from the primary façade may be more appropriate.
- 2f. WINDOW & DOOR OPENINGS – Per the submitted documents, the applicant has proposed the street facing façade to be clad with operable metal screens. On other facades, the applicant has proposed contemporarily sized window openings. Per the Guidelines for New Construction 2.C.i., window and door openings that are similar in proportion of wall to window space as those found on nearby historic facades should be used. Staff finds that the proposed design is inconsistent with the Guidelines.
- 2g. FOUNDATION & FLOOR HEIGHT – 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. Per the submitted application documents, the proposed design is generally consistent with the Guidelines.
- 2h. MATERIALS – The applicant has proposed materials that include operable metal screens and stucco. Staff generally finds the stucco to be appropriate; however, staff finds the use of metal screens should be revised to not be located on a primary façade. If metal is used on the primary façade, it should be used as found historically on the block, such as through the incorporation of a street canopy.
- 2i. WINDOW MATERIALS – At this time the applicant has not specified window materials. Staff finds that 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.
- 2j. ARCHITECTURAL DETAILS – The Guidelines for New Construction note that new building should be designed to reflect their own time while respecting the historic context. Additionally, the Guidelines note that architectural details that are in keeping with the predominant architectural style along the block face or within the district. When contemporary interpretations are incorporates, they should be done so in a manner that does not district from the district. Generally, staff finds the proposed architectural details to be inconsistent with the Guidelines, and the adjacent historic structures. Staff finds that the applicant should address inconsistencies with the Guidelines, including entrance elements and orientation, materials, the proposed fenestration pattern, and the proposed rooftop structure.
- 2k. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed footprint exceeds that which is recommended by the Guidelines; however, given the precedent that the adjacent commercial structure sets, staff finds the proposed footprint to be appropriate.

Findings related to request item #3:

- 3a. The applicant has proposed to a construct 4-story residential structure to feature 16 residential units behind the street façade of the historic structure at 1720 S St Mary’s. The proposed new construction would require the removal of the historic structure’s roof form and would leave only the primary street façade. All other walls would be removed. Staff finds that the applicant should maintain the historic structure’s footprint and original materials and construct an addition that does not result in the removal of three of the four original walls.
- 3b. ADDITION – The Guidelines for Additions 2.A. notes that additions should be designed to be in keeping with the existing, historic context of the block, should be located at the side or rear of the historic building, should feature a similar roof form, should be subordinate to the historic façade, and should feature a transition between the old and new. As noted in finding 3a, the applicant has proposed for the addition to only retain the street façade of the historic structure and feature four stories in height with no setback from the front plane. Staff finds that this is inconsistent with the Guidelines as the proposed

addition is not subordinate to the historic structure's primary façade and is not in context with the block in regards to height and massing.

- 3c. SCALE, MASSING & FORM – The Guidelines for Additions 2.B. notes that rear additions should be limited to the height of the original structure, and should never result in the doubling of the historic structure's footprint. Staff finds that the proposed addition is inappropriate and inconsistent with the Guidelines.
- 3d. MATERIALS – The Guidelines for Additions 3.A.i. notes that materials that match in type, color, and texture to those of the original structure should be used. The applicant has proposed materials that include metal façade panels, operable metal screens, wood accent walls, and stucco. The historic structure primary features stucco on the S St Mary's façade. The proposed metal panels are inconsistent with the historic structure's materials.
- 3e. ARCHITECTURAL DETAILS – The Guidelines for Additions 4.A. notes that additions should be designed to reflect their time while respecting the historic context of the historic structure. Additionally, architectural details that are in keeping with the architectural style of the historic structure should be used. While contemporary interpretations may be used, they should be based on traditional elements. Generally, staff finds the proposed architectural details to be inconsistent with the Guidelines. The staff finds that the proposed addition removes the original scale and context of the historic structure, introduces materials that are not found historically on the block and introduces an inappropriate scale to the block.

Findings related to request item #4:

- 4a. SIGNAGE – The applicant has proposed to install a blade sign on the street façade of the historic structure at 1714 S St Mary's. Generally staff finds the proposed size and placement of the proposed sign to be appropriate; however, per the Guidelines, the sign should be indirectly illuminated, or feature back lighting. Lighting of the proposed sign should not result in a glowing cabinet.

RECOMMENDATIONS:

- 1. Staff recommends approval of item #1, various scopes of rehabilitation and exterior modifications based on findings 1a through 1f with the following stipulations:
 - i. That the existing paint be removed in a manner that does not damage the historic brick.
 - ii. That the applicant ensure that the proposed head and sill heights of the new storefront system are as historically accurate as possible. The proposed knee wall at 1720 S St Mary's shall match that noted in the historic photo and be plaster, not brick. The applicant shall submit detailed construction documents and storefront, window and door specifications, including materials and installation depths when returning to the Commission for final approval.
 - iii. That original doors, if they exist be repaired and retained. New doors shall feature materials and profiles that are consistent with the original. All door specifications are to be submitted to staff prior to returning to the Commission for final approval.
 - iv. That the applicant submit detailed construction documents for the proposed storefront width modification for review when returning to the Commission for final approval.
 - v. That the applicant submit construction documents noting the profile and details of the proposed canopies when returning to the Commission for final approval.
- 2. Staff does not recommend approval of item #2, the construction of a two story residential structure based on findings 2a through 2k. Staff recommends that the applicant address the following elements of the proposed design prior to receiving a recommendation for approval:
 - i. That the applicant incorporate an entrance oriented toward S St Mary's, consistent with the historic examples found on this block.
 - ii. That the applicant revise the proposed rooftop element to feature an overall massing and appearance similar to those found historically on the block.

- iii. That the applicant incorporate window and door openings that are similar in proportion and placement as those found historically on the block.
 - iv. That the metal screening element on the street façade be removed and that a façade be designed that is comparable to those found historically on the block. If metal is used throughout the façade, it should be comparable to metal materials found historically on the block, such as through the installation of a street canopy.
 - v. That a window detail and specifications be submitted to staff to verify conformance with the Historic Design Guidelines.
3. Staff does not recommend approval of item #3, the construction of a 4-story rear addition to the structure at 1720 S St Mary's based on findings 3a through 3e. Staff recommends that the applicant address the following elements of the proposed design prior to receiving a recommendation for approval:
- i. That the applicant maintain the historic structure's footprint and original materials and construct an addition that does not result in the removal of three of the four original walls.
 - ii. That the applicant amend the height and massing of the proposed addition to be subordinate to that of the historic structure. The front setback for the addition must be substantially increased in order to conform to the Historic Design Guidelines.
 - iii. That the applicant reduce the footprint of the proposed addition so that it does not double that of the existing historic structure's.
 - iv. That the applicant eliminate the proposed metal panels and incorporate materials that are consistent with those found historically on this block.
 - v. That the applicant incorporate window and door openings that are similar in proportion and placement as those found historically on the block. That a window detail and specifications be submitted to staff to verify conformance with the Historic Design Guidelines.
4. Staff recommends conceptual approval of item #4, signage, with the following stipulations:
- i. That the proposed sign be indirectly illuminated, or feature back lighting. Lighting of the proposed sign should not result in a glowing cabinet.

ARCHAEOLOGY – Archaeological investigations shall be required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

PUBLIC COMMENTS: Virginia Van Cleave opposed to case because of the massing of the project, Katherine Doucette supports staff stipulations, and Mark Doucette opposes case because of the massing and height of the project.

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

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

Action: **MOTION PASSED with 6 AYES AND 0 NAY. 5 ABSENT**

INDIVIDUAL CONSIDERATION AGENDA B ITEMS

- **Item # B-1. HDRC NO. 2019-652**
ADDRESS: 132 CITY ST
APPLICANT: Nicholas Melde/Architexas

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish a single-story addition and deck to construct a new addition with one and two-story portions and a deck.

FINDINGS:

- a. The primary structure at 132 City was constructed in the Folk Victorian style circa 1900, and first appears on the 1904 Sanborn map. The two-story, single-family structure features a primary hipped roof with an offset frontfacing shake shingled gable, a wraparound porch and balcony with Folk Victorian spindle work, turned columns, and stone bases on the first floor, wood lap siding and a one-story rear shed addition.
- b. **DEMOLITION OF EXISTING ADDITION** – The applicant has proposed to demolish the existing rear addition to replace with a larger addition. The 1904 and 1912 Sanborn map depicts a smaller rear covered porch where the existing addition is. The existing addition is also outset from the north historic wall plane by approximately one foot. While the existing addition is generally conforming to the period of significance of the primary historic structure, staff finds the proposed partial demolition is appropriate to accommodate a new conform addition. All salvageable material, including wood siding, wood windows, and old growth lumber should be reused on site in accordance with the Guidelines for Additions 3.C.i.
- c. **NEW ADDITION** – The applicant has proposed to construct an addition featuring approximately 666 square feet, a two-story rear-facing hipped roof with a bay window, flanked by a one-story portion with a balcony roof, and a first-floor patio deck.
- d. **TRANSITION BETWEEN NEW AND OLD** – The applicant has proposed to use salvaged siding and windows acquired from the demolition of the existing addition and to include a 4’ – 2” inset from the Southern wall plane of the historic structure. Per the Guidelines for Additions 1.A.iv., 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 in addition to the proposed inset condition on the south side elevation, a vertical trim piece should be installed on the north side elevation between new and old forms.
- e. **FOOTPRINT** - The applicant has proposed to construct an addition featuring approximately 666 square feet. Per the Guidelines for Additions 1.B.iv., residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds that the proposed addition footprint is subordinate to that of the primary historic structure.
- f. **HEIGHT** – The applicant has proposed to feature a two-story portion with a top plate height of 21’ – 1” from grade and a hipped roof subordinate to the primary hipped roof. Per the Guidelines for Additions 1.B.v., the height of new additions should be consistent with the height of the existing structure and the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Staff finds the proposed height and roof is consistent with Guidelines.
- g. **MATERIAL** – The applicant has proposed to salvage and reuse the wood siding, wood windows, deck railing, and newel post from the proposed demolition of the existing addition and deck. When salvaged materials are exhausted, the applicant has proposed to match exterior materials including Jeld-Wen W-2500 “Standard Sash” double-hung wood windows and full-lite patio double doors. Staff finds the proposed materials are generally consistent with the Guidelines for Additions 3.A. and C. Jeld-Wen offers “Traditional Sash” configuration that would be more appropriate than the proposed “Standard Sash”.
- h. **FENESTRATION** – The applicant has proposed to feature a fenestration pattern that relates to existing window groupings, dimensions, and configuration. Staff finds that the fenestration pattern is consistent with the Guidelines for Additions 4.A.i and ii.

RECOMMENDATIONS:

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

- i. That the application salvages and reuses the wood siding, wood windows, deck railing, and newel post from the proposed demolition of the existing addition and deck
- ii. That when salvaged materials are exhausted, new materials are to match the historic structure, including siding, roofing, and trim work.
- iii. That the new windows feature the Standard Specifications for New Windows, with the allowance of the proposed wood windows from the Jeld-Wen W-2500 Traditional Sash series.
- iv. That a vertical trim piece shall be install on the north side elevation between new and old forms.

PUBLIC COMMENTS: Lisa Lynde supports staff stipulations, but has other ideas for the case.

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

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

Action: MOTION PASSED with 6 AYES AND 0 NAY. 5 ABSENT

- **Item # B-11. HDRC NO. 2019-650**
ADDRESS: 909 N HACKBERRY ST
APPLICANT: Michael Garansuay

REQUEST:

The applicant is requesting conceptual approval of a site plan containing three, primary residential structures and three rear accessory structures to contain residential units.

FINDINGS:

- a. The applicant is requesting conceptual approval of a site plan containing three, primary residential structures and three rear accessory structures to contain residential units.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on October 22, 2019. At that meeting committee members asked.
- d. **CONTEXT & DEVELOPMENT PATTERN** – This block on N Hackberry features a commercial structure constructed circa 1960 and one story historic structures. On the west side of N Hackberry, there are currently no residential structures that address N Hackberry.
- e. **CURRENT LOT** – The current lot is void of any structures, and is bounded to the east by N Hackberry and to the north by Fayn Way, which is used as an alley.
- f. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has submitted a setback diagram noting that all three primary structures will feature orientations toward N Hackberry and setbacks that are greater than or equal to the side setback of the adjacent historic structure (527 Hays). Staff finds the proposed setbacks and orientation to be appropriate and consistent with the Guidelines.
- g. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the submitted documents, the entrance of each primary structure will face N Hackberry. This is consistent with the Guidelines.

- h. SCALE & MASSING – The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant at this time has not provided information regarding massing. Generally, staff finds that the proposed massing, width, and height of new construction should be similar to those found historically within the district. A two story structure may be appropriate for this block; however, the applicant should provide street elevations on both N Hackberry and Fayn Way to note how the proposed new construction relates to nearby historic structures.
- i. ROOF FORMS – At this time, the applicant has not specified a roof form. Both gabled and hipped roofs are found historically within the Dignowity Hill Historic District. Staff finds that the applicant should incorporate roof forms and proportions that are found historically within the district. Additionally, staff finds that the applicant should utilize roof forms that will minimize the overall perceived height of the proposed new construction, but that are found historically within the district such as gabled and hipped roofs. Flat roofs, or contemporary shed roofs should not be used.
- j. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant is responsible for complying with this requirement.
- k. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Per the submitted site plan, the proposed footprints total less than fifty (50) of the existing lot area.
- l. DRIVEWAYS – The applicant has proposed for vehicular access into the site from Fayn Way. The applicant has noted a driveway width of ten (10) feet; however, the applicant has noted an apron profile that is inconsistent with those found throughout the district. Staff finds that the applicant should modify the proposed apron profile to be consistent with those found throughout the district.
- m. PARKING – The applicant has proposed parking for nine vehicles at the rear of the primary structures. The applicant has proposed pervious pavement; however, staff finds that a parking area of this size is atypical for the Dignowity Hill Historic District. Staff finds that the applicant should amend the proposed parking to feature a more typical profile.
- n. PARKING – The Guidelines for Site Elements 7.B.i. notes that off-street parking areas should be screened with a landscape buffer, wall, or ornamental fence two to four feet in height, or a combination of these methods.
- o. ACCESSORY STRUCTURES – The applicant has proposed to construct three, rear accessory structures on the lot. The proposed accessory structures are to each feature a footprint of 483 square feet. The Guidelines for New Construction 5.A. notes that accessory structures should be designed to be visually subordinate to the principal structures in terms of their height, massing and form; should be no larger in plan than forty (40) percent of the primary structure’s footprint; should feature complementary materials and simplified architectural details; and should feature similar window and door openings. At this time the applicant has only provided a site plan noting the proposed footprints; however, per that site plan, the proposed accessory structures will feature a footprint that is larger than forty (40) percent of those of the primary structures. Staff finds that a reduction in width of the proposed accessory structures would relate in accessory structures that feature a footprint and massing that is subordinate to that of the proposed primary structures.
- p. ACCESSORY STRUCTURES – The Guidelines for New Construction 5.B. notes that new accessory structures should match the predominant orientation of accessory structures found along the block, and should follow historic setback patterns of similar structures along the streetscape or within the district. The applicant has proposed to locate the accessory structures at the rear of the lot, a location that is generally appropriate for the Dignowity Hill Historic District.
- q. ARCHITECTURAL DETAILS – While the applicant has not submitted architectural elevations, staff finds that architectural details should be in keeping with those found historically within the district. A single lot with three primary structures, and three accessory structures is atypical for the historic development pattern within the district. Additionally, staff finds that each structure should feature varying

materials, architectural elements and massing. Six, uniform structures should not be a result of the proposed new construction.

- r. **ARCHITECTURAL ELEMENTS (MATERIALS, WINDOWS, & DETAILS)** – At this time, the applicant has not provided information regarding materials, windows and architectural details. Staff finds that all materials and windows should meet staff’s standard specifications, and that architectural details should be both consistent with the Guidelines for New Construction and complementary of the Dignowity Hill Historic District. Horizontal 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 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.

RECOMMENDATIONS:

Staff does not recommend conceptual approval at this time. Staff recommends that the applicant address the following elements prior to receiving a recommendation for conceptual approval:

- i. That the applicant provide street elevations on both N Hackberry and Fayn Way to note how the proposed new construction relates to nearby historic structures in regards to massing and height as noted in finding h.
- ii. That the applicant utilize roof forms that will minimize the overall perceived height of the proposed new construction, but that are found historically within the district such as gabled and hipped roofs as noted in finding i. Flat roofs, or contemporary shed roofs should not be used.
- iii. That the proposed new construction features foundation and floor heights that are consistent with the Guidelines as noted in finding j.
- iv. That the applicant modify the proposed apron profile to be consistent with those found throughout the district as noted in finding l.
- v. That the applicant amend the proposed parking area to feature parking that is more typical and consistent with that found within the Dignowity Hill Historic District, and install buffering and screening as noted in findings m and n.
- vi. That the applicant reduce the width of the proposed accessory structures, as well as the overall footprint to present accessory structures that are less than forty (40) percent of the footprint of the primary structures and feature a subordinate massing as noted in finding o.
- vii. That each proposed structure feature varying forms, massing and architectural details to provide a unique design as noted in finding q.
- viii. That the applicant adhere to the materials specifications outlines in finding r as the proposed design progresses.

PUBLIC COMMENTS: Virginia Van Cleave-representing Conservation Society - opposed to case.

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

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

Action: MOTION PASSED with 6 AYES AND 0 NAY. 5 ABSENT

- **Item # B-12. HDRC NO. 2019-683**
ADDRESS: 1418 W ROSEWOOD AVE
APPLICANT: David Rodriguez/J D ROMI GROUP LLC

REQUEST:

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

1. Replace the six front-most sash windows with new wood windows (two on the north façade, two on the east side, and two on the west side)
2. Installed seven aluminum windows, including removal of two door openings on the side and rear façades.

FINDINGS:

- a. The structure at 1418 W Rosewood was constructed circa 1925 with Tudor influences and first appears on the 1951 Sanborn map. The one-story structure features vinyl siding over wood lap siding, steep front-facing and turned gables, a subtle sweeping curved front porch cover, and an original porte-cochere. The property contributes to the Keystone Park Historic District.
- b. . COMPLIANCE – Staff conducted a site visit on July 2, 2019, and found that the property was subjected to a number of fenestration modifications including door removal and window relocation in the rear side bay as well as the installation of aluminum windows throughout the structure. On August 21, 2019, the Historic and Design Review Commission (HDRC) referred the request to a Design Review Committee (DRC) site visit. On August 28, 2019, the DRC advised the applicant to resubmit the request with an effort to maintain as many original wood windows and openings as possible. The applicant opted to appeal to the Board of Adjustment (BOA) for the original request prior to resubmitting a revised plan. The BOA denied the request and the applicant submitted a revised request to the HDRC thereafter.
- c. WINDOWS – The applicant has proposed to replace the six front-most sash windows with new wood windows (two on the north façade, two on the east side, and two on the west side); a wood window product has not been submitted at this time. The applicant has also proposed to install seven aluminum windows, including removal of two door openings on the side and rear façades. Per the Guidelines for Exterior Maintenance and Alterations, historic windows should be preserved in-place and only considered for replacement when they have deteriorated beyond repair. Staff finds that the wood windows were in repairable condition at the time of the site visit and should have been restored to their original configuration and location. Given that the windows are permanently discarded, staff finds that all replacement should feature salvaged or reconstructed wood sash windows that meet the Standard Specifications for Window Replacement, rather than any featuring aluminum.
- d. FENESTRATION - The applicant has proposed to remove the two door openings under the Tudor arch trim and replaced with aluminum sash windows on the east side façade. Portions on both the side and rear elevations have had their vinyl and wood siding removed and featured construction wrap at the time of the site visit. Per the February 2019 photograph and the July 2019 site visit including the materials visible on site, staff finds that beside the vinyl siding, the structure has maintained almost all of its original features.

RECOMMENDATIONS:

Staff recommends approval of item 1, the replacement of existing windows with wood windows.

Staff does not recommend approval of item 2, the installation of aluminum windows and fenestration modifications.

Given that the windows are permanently discarded, staff stipulated that all replacement should feature salvaged or reconstructed wood sash windows that meet the Standard Specifications for Window Replacement, rather than any featuring aluminum.

CASE COMMENT:

Staff conducted a site visit on July 2, 2019, and found that the property was subjected to a number of fenestration modifications including door removal and window relocation in the rear side bay as well as the installation of aluminum windows throughout the structure. On August 21, 2019, the Historic and Design Review Commission (HDRC) referred the request to a Design Review Committee (DRC) site visit. On August 28, 2019, the DRC advised the applicant to resubmit the request with an effort to maintain as many original wood windows and openings as possible. The applicant opted to appeal to the Board of Adjustments (BOA) for the original request prior to resubmitting a revised plan. The BOA denied the request and the applicant submitted a revised request to the HDRC thereafter.

PUBLIC COMMENTS: Virginia Van Cleave oppose the case, and Cotton Estes support case.

Motion: Commissioner Grube moved to approve as presented.
Commissioner Fernandez seconded the motion.

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

Action: **MOTION PASSED with 6 AYES AND 0 NAY. 5 ABSENT**

Item #B-13. HDRC NO. 2019-640
ADDRESS: 218 W WOODLAWN
APPLICANT: E.C. Parker

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing roofline of the historic 1-story structure to include the modification of two existing side dormers and the installation of a new front dormer. All three dormers will feature one over one wood windows.

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.
- b. **CASE HISTORY** – The applicant was heard by the Historic and Design Review Committee (HDRC) on November 6, 2019, for various request items, including exterior modifications and the construction of a 2-story rear addition. The request also included a previous version of the current request to modify existing dormers and add a new front dormer on the primary historic structure. This request item was deferred to the November 20, 2019, hearing, and since that time, the applicant has provided updated drawings for consideration.
- c. **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 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:

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 c. Staff recommends that the existing roofline and dormers be retained.

If the Historic and Design Review Commission (HDRC) approves the requested modifications, staff recommends that the following stipulation apply:

- i. That the applicant submits a final window specification for the proposed wood windows to staff for review and approval. 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.

PUBLIC COMMENTS: None.

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

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

Action: MOTION PASSED with 6 AYES, and 0 NAYS. 5 ABSENT

• **Item # B-14. HDRC NO. 2018-133**

ADDRESS: 122, 126, 130 BOSTON

APPLICANT: Ben Bowman/AMIBO MICROESTATES LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct five new structures on the vacant lots addressed as 122, 126 and 130 Boston. Within this request, the applicant has proposed the following:

1. Construct a 2-story, multi-family residential structure, identified in the application documents as Building 2.
2. Construct a 2-story, single family residential structure, identified in the application documents as Building 3.
3. Construct a 2-story, multi-family residential structure, identified in the application documents as Building 4.
4. Construct a 2-story, multi-family residential structure, identified in the application documents as Building 5.
5. Construct a 1-story, single family residential structure, identified in the application documents as Building 6.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct five new structures on the vacant lots addressed as 122, 126 and 130 Boston. The vacant lots feature approximately 15,000 square feet. One structure, located at 130 Boston was constructed in 2019. Three of the proposed

structures are to front Boston Street, while two will be located on the southern side of the site, with one of the remaining two fronting Lowe Street.

- b. **CONCEPTUAL APPROVAL** – Conceptual approval of the proposed new construction was issued by the Historic and Design Review Commission on April 4, 2018, with the following stipulations:
 - i. That the applicant propose foundation heights that are consistent with the Guidelines.
 - ii. That all horizontal siding should feature a smooth finish and an exposure of four (4) inches, that standing seam metal roofs feature 18 to 21 inch panels, 1 to 2 inch tall seams, a standard galvalume finish and crimped ridge seams.
 - iii. That a detailed landscaping plan be submitted when returning for final approval.
 - iv. That the applicant explore the inclusion of additional horizontal siding on the facades of each structure to provide a variation in façade materials.
- c. **EXISTING CONDITIONS** – The lots at 122, 126 and 130 Boston are currently void of any existing structures and are bounded to the west by Lowe Street, to the north by Boston Street and to the east and south by lots that are addressed to N Pine and E Crockett Streets. The site features a significant change in grade from east to west.
- d. **ENTRANCES (Boston Street)** – 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 each of the three structures to feature an entrance element that addresses Boston Street; however, only one of the structures (Building 3) features a door that faces Boston. Generally, staff finds that additional architectural elements should be included into the entrance locations for Buildings 2 and 4, such as porch roof elements or entrance awnings to further relate these entrances to Boston Alley.
- e. **ENTRANCES (Lowe Street)** – According to the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant has not proposed a formal entrance element to front Lowe Street. Staff finds that a formal entrance elements should be incorporated into the design to relate the proposed new construction to Lowe Street.
- f. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. Generally the proposed setbacks are appropriate; however, as noted in findings d and e, staff finds that the applicant should incorporate elements that relate the entrances and orientation of Buildings 2, 4 and 5 to Boston and Lowe Streets.
- g. **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 foundation heights that are consistent with the Guidelines. As noted in finding c, the existing site features a significant change in grade from east to west, which per the construction documents will relate in significant foundation heights on the east side of each structure. Staff finds that additional consideration should be given to reduce the visual impact of the proposed concrete foundations, such as an application of stucco or another foundation skirting material.
- h. **ROOF FORMS** – The applicant has proposed for each structure to feature either a front or side facing gabled roof. Generally, staff finds the proposed roof forms and profiles to be appropriate and consistent with the Guidelines.
- i. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally staff finds the proposed window profiles and locations to be appropriate and consistent with those found historically within the district; however, staff finds that all windows located on primary facades should feature sashes.
- j. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Generally, staff finds the proposed lot coverage to be appropriate.
- k. **MATERIALS** – The applicant has proposed materials that include standing seam metal roofs, finished concrete, tricoat stucco, weathered cedar siding, and double hung, clad wood windows. Generally staff

finds the proposed materials to be appropriate; however, staff finds that the applicant should vary siding profiles and exposures and that stucco applications should be traditional in nature and should not include contemporary seams and expansion joints. The application of materials should be dissimilar to create a unique appearance for each structure. 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, a crimped ridge seam or a low profile ridge cap, and a standard galvalume finish. A commercial ridge cap shall not be installed. The applicant is to submit ridge cap profiles for review and approval.

- l. WINDOW MATERIALS – The applicant has proposed double hung, clad wood windows. The applicant should ensure 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 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.
- m. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, staff finds that additional orientation elements should be added to entrances on Buildings 2, 4 and 5 to provide strengthen the orientation of each entrance, as noted in findings d and e.
- n. SITE DESIGN/LANDSCAPING – The applicant has submitted a detailed landscaping plan, noting the location of landscaping and site elements. The submitted landscaping plan notes the location of entrance sidewalks, site specific sidewalks, pavers, and fencing. Generally, staff finds the locations and profiles of these elements to be appropriate.
- o. SITE DESIGN/LANDSCAPING (Planting beds) – The applicant has proposed a number of planting beds that double as retaining wall elements at the east end of the site. The applicant has proposed a finished concrete profile. Staff finds that exposed concrete in this application is not found historically within the district. Staff finds that additional landscaping and site elements should be added to this retaining wall to reduce the visual impact of the retaining wall, such as plant materials and fencing elements.
- p. PARKING – The applicant has proposed parking in the form of three parallel stalls on Boston Street, and eight parking stalls on Lowe Street. Staff finds the proposed parking form and locations to be inconsistent with parking locations throughout the Dignowity Hill Historic District. The Guidelines for Site Elements 7.A.ii. notes that off-street parking should not be added within the front yard setback. Staff finds that parking stalls at the street are similar to what would be found in a commercial context and are inappropriate for a residential historic district.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a through p. Staff recommends that the applicant address the following items prior to receiving a recommendation for final approval:

- i. That the applicant incorporate elements that relate the entrances and orientation of Buildings 2, 4 and 5 to Boston and Lowe Streets as noted in findings d, e and f.
- ii. That additional consideration be given to reduce the visual impact of the proposed concrete foundations, such as an application of stucco or another foundation skirting material as noted in finding g.
- iii. That windows located on primary facades feature sashes as noted in finding i.
- iv. That the applicant vary siding profiles and exposures and that stucco applications should be traditional in nature and should not include contemporary seams and expansion joints as noted in finding k. Additionally, application of materials should be dissimilar to create a unique appearance for each structure.
- v. 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. A commercial ridge cap shall not be installed. The applicant is to submit ridge cap profiles for review and approval.

- vi. That the proposed 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 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.
- vii. That additional landscaping and site elements be added to the retaining wall to reduce the visual impact of the retaining wall, such as plant materials and fencing elements as noted in finding o.
- viii. That the applicant modify the proposed parking profiles and locations to be more consistent with what is found historically within the district, rather than in a commercial context as proposed, as noted in finding p.

PUBLIC COMMENTS: Virginia Van Cleave- rep. Conservation Society- concurs with staff stipulations, and Cotton Estes supports case because of the great lengths to maintain neighborhood fabric.

Motion: Commissioner Carpenter moved to approve with staff stipulations 2-3, and 5-7. And approve stipulation4 modification- that the elevations be developed and revised submission by applicant to staff.
Commissioner Grube seconded the motion.

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

Action: **MOTION PASSED with 6 AYES, and 0 NAYS. 5 ABSENT**

- **Item # B-16. HDRC NO. 2019-634**
ADDRESS: 101 E AGARITA AVE
APPLICANT: Virgilio Aguilar/Don B McDonald Architect AIA

REQUEST:

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

1. Construct a rear addition.
2. Demolish existing rear garage and accessory structure.
3. Construct a new rear garage.
4. Replace existing roofing.
5. Replace existing mechanical and storage room on roof.
6. Install a rooftop pergola.
7. Expand driveway.
8. Construct a masonry wall.
9. Install hedge fencing.
10. Install concrete planter steps.
11. Install hardscaping at the rear of the property.

FINDINGS:

- a. The primary structure at 101 E Agarita was built c.1920 and first appears on the Sanborn Maps in 1924. It is a two-story Neoclassical brick residence featuring a flat roof, a grand full-facade entry porch supported by Corinthian columns with an enclosed second-story balcony, and dense, verdant landscaping.

Findings for the rear addition, item #1:

- b. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a two-story, 1,160 square foot rear addition to the primary structure. The Historic Design Guidelines for Additions state that residential additions should be located to the side or rear of the building to minimize views of the addition from the public right-of-way. Furthermore, additions should be subordinate to the principal façade. Guideline 1.B.iv. in the Guidelines for Additions states that residential additions should not be so large as to double the existing building footprint, regardless of lot size. The original structure is 2,060 square feet; therefore, the proposed addition will not double the existing building footprint. The rear addition is viewable from the public right-of-way at the front façade as it extends past the original footprint on the east elevation. This portion of the addition consists of floor-to-ceiling windows and is largely obscured by the existing trees. Staff finds the square footage and overall massing appropriate.
- c. **ROOF** – The applicant has proposed a flat roof clad in thermoplastic polyolefin (TPO) for the rear addition. The proposed flat roof does not meet the existing flat roof. The Historic Design Guidelines for Additions states that new additions should utilize a similar roof pitch, form, and orientation as the principle structure. The addition should be subordinate to the primary structure and should never be so contrasting as to overwhelm or distract from the existing structure. The Historic Design Guidelines for Exterior Maintenance and Alterations state that flat roofs allow the use of contemporary roofing materials, as they are not visible from the public right-of-way. Staff finds the roof form and material consistent with the Guidelines.
- d. **FENESTRATION** – According to the Historic Design Guidelines, new windows and openings should respond to the proportions that exist on the primary structure. Windows shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ration from adjacent historic facades. The applicant has proposed to install large fixed, painted steel windows on the north and south facades of the rear addition visible from the public right-of-way. The east and west elevations of the rear addition will have no windows. The applicant has proposed vine cover for the fully brick elevations. Staff finds the lack of windows on the east and west elevations of the rear addition to be inconsistent with the Guidelines.
- e. **TRANSITIONS BETWEEN OLD AND NEW** – According to Guideline 2.A.v for Additions, additions should provide a clear visual distinction between old and new building forms through materials, an inset in footprint, and/or design details. Staff finds the use of unpainted brick on the addition and simplified architectural detailing consistent with the Guidelines.
- f. **ARCHITECTURAL DETAILS** – According to the Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition retains similar, yet simplified architectural detailing as the existing structure and is consistent with the Guidelines.

Findings for the demolition of the garage and accessory structure, item #2:

- g. **DEMOLITION OF GARAGE** – The applicant is requesting approval for the demolition of the existing garage. The applicant has proposed to replace the existing garage with a new garage, set back along the property line with the alley, which is consistent with existing garages and accessory structures along the alley. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- h. **DEMOLITION OF ACCESSORY STRUCTURE** – The applicant is requesting approval for the demolition of the rear accessory structures. The applicant has proposed to install landscaping pavers in the current location of the greenhouse structure. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district. The applicant has provided adequate documentation for the accessory structure and staff conducted a site visit to assess the accessory structure on November 5, 2019. The greenhouse and accessory structure are attached to the existing rear garage proposed for demolition and the accessory structure of the neighboring property. The accessory structure is

- attached to the neighboring property's accessory structure in a lean-to fashion.
- i. CONTRIBUTING STATUS – The existing garage and accessory structures were deemed to be noncontributing by staff. The existing garage is a one-story auto structure attached to the rear of the primary structure. It consists of concrete, wood, and aluminum siding and was most likely constructed c.1960. The structure does not appear on the 1924 Sanborn Map. However, an accessory structure on the 1924 Sanborn Map appears on the rear property line in the location of the proposed new garage. Staff does not find that the existing garage is contributing to the primary structure. The 1924 Sanborn Map shows that the original accessory structure had a different footprint. Staff finds that the accessory structures are noncontributing to the property and are not original to the primary structure.

Finding for the construction of a new rear garage, item #3:

- j. NEW CONSTRUCTION – The applicant has proposed to construct a new garage at the rear of the property on the property line with the alley. The applicant has proposed to construct a onestory, 550 square foot two-car garage with brick parapet walls. The Historic Design Guidelines state that newly constructed garage and outbuildings must relate to the period of construction of the principal building on the lot through the use of complementary materials and that garage doors must have proportions and materials similar to those found in the district. Additionally, the orientation and setback must follow the patterns of similar structures along the streetscape or district. Staff finds the proposal to be generally consistent with the Guidelines.

Finding for the replacement of existing roofing material, item #4:

- k. ROOF MATERIALS – The applicant has proposed to replace the existing composition roof material with thermoplastic polyolefin (TPO) roofing. The Historic Design Guidelines for Exterior Maintenance and Alterations state that flat roofs allow for the use of contemporary roofing materials, as they are not visible from the public right-of-way. The 1924 Sanborn Map shows that the original roof was composition roofing and the front porch roof was metal, slate, tile, or asbestos shingles. Staff finds that the proposal is appropriate.

Finding for the replacement of existing mechanical and storage room on roof, item #5:

- l. MECHANICAL EQUIPMENT – The applicant has proposed installing new mechanical room and a new storage room to replace existing mechanical and storage rooms on the roof. The Historic Design Guidelines state that mechanical equipment and other roof appurtenances should be screened and set back to avoid view from the public right-of-way. Staff finds the proposal consistent with the Guidelines.

Finding for the installation of a rooftop pergola, item #6:

- m. ROOF APPURENTANCES – The applicant has proposed to construct a pergola structure on the roof of the original house. The pergola will be setback 13 feet and 3 inches from the front façade. According to Guideline 1.B.ii. for Additions, rooftop additions should be limited to the rear façade and visibility from the public right-of-way should be minimized. Line of sight studies provided by the applicant show that the pergola would be partially visible from the street and an unsanctioned neighboring rooftop pergola is currently highly visible from the street. The property at 101 E Agarita has lush landscaping, so that the rooftop pergola would be in context with the landscape. Staff does not find the rooftop pergola to be consistent with the Guidelines.

Finding for the expansion of the existing driveway, item #7:

- n. CURBING – The applicant has proposed to expand the existing driveway ramp to accommodate the new garage construction. The Historic Design Guidelines state that the width and configuration of original curb cuts must be maintained when replacing historic driveways and applicants should avoid introducing new curb cuts where not historically found. Staff finds the

proposal inconsistent with the Guidelines.

Finding for the construction of a new masonry wall, item #8:

- o. WALL INSTALLATION – The applicant has proposed to install an 8-foot brick wall along the east property line, with a 4-foot-high portion of wall extending from the plane of the front porch to the termination of the front steps. The Historic Design Guidelines state that new walls should appear similar to those used historically within the district in terms of their scale transparency, and character and that applicants should avoid installing a wall where it did not historically exist and that the height of new walls in the front yard are not to exceed four feet.. Masonry walls are found throughout the Monte Vista Historic District and exist on the properties along the alleyway. The front yard of the property begins at the front façade of the primary structure. Staff finds that the proposed masonry wall is in keeping with the character of the historic district, will match the original structure and proposed rear addition in material, and will replace the existing wire fencing separating the neighboring property. Staff finds that the 4-foot-high portion of the masonry wall should begin from the wall plane of the front facade.

Finding for the installation of hedge fencing, item #9:

- p. HEDGE FENCING – The applicant has proposed to install hedge fencing at the rear of the property, separating the property from the alleyway. The Historic Design Guidelines state that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character and that the design of the fence should respond to the design and materials of the house or main structure. The rear of the property currently features and existing wire fence that is covered in vines. Staff has found existing hedge fencing extant in the Monte Vista Historic District and finds that the proposal is consistent with the Guidelines.

Finding for the installation of concrete planter steps, item #10:

- q. LANDSCAPE DESIGN – The applicant has proposed to install concrete steps with inset planters that wrap around the front porch skirting. The step planters will be filled with pea gravel and will feature tree plantings. According to the Historic Design Guideline 3.A.v. for Site Elements, the applicant should maintain existing landscape features and refrain from introducing landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage. Staff finds the request inconsistent with the Guidelines. The applicant should maintain the existing step configuration and steps should not be installed at the sides of the front porch.

Finding for the installation of hardscaping at the rear of the property, item #11:

- r. IMPERVIOUS COVER – The applicant has proposed to replace the existing greenhouse with hardscaping in the form of large pavers. Per the UDC impervious surfaces should not be installed on more than fifty percent of the lot and should not be included on surfaces that were historically not covered with impervious cover. The proposed impervious cover will not cover more than fifty percent of the lot and will be generally located in the same location as the existing greenhouse. Staff finds the proposal generally consistent with the Guidelines.

RECOMMENDATIONS:

Item 1, Staff recommends approval of the construction of a rear addition based on finding b through f with the following stipulation:

- i. That the applicant installs windows on the east and west elevations of the rear addition to be more consistent with the Historic Design Guidelines as noted in finding d. The applicant must submit updated dimensioned elevation drawings and a material specification 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.

Item 2, Staff recommends approval of the demolition of the existing garage and accessory structure based on findings g through i.

Item 3, Staff recommends approval of the construction of a new rear garage based on finding j with the following stipulation:

- i. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

Item 4, Staff recommends approval of the replacement of existing roofing material with TPO based on finding k.

Item 5, Staff recommends approval of the replacement of existing mechanical and storage rooms on the roof based on finding l.

Item 6, Staff does not recommend approval of the installation of a rooftop pergola based on finding m.

Item 7, Staff does not recommend approval to expand the driveway and alter curbing based on finding n.

Item 8, Staff recommends approval of the construction of a masonry wall based on finding o with the following stipulation:

- i. That the front yard wall does not exceed four feet in height beyond the wall plane of the front façade.

Item 9, Staff recommends approval of the installation of hedge fencing based on finding p.

Item 10, Staff does not recommend approval of the installation of concrete planter steps based on finding q.

Item 11, Staff recommends approval of the installation of hardscaping in the rear of the structure based on finding r.

PUBLIC COMMENTS: Virginia Van Cleave opposed to case.

Motion: Commissioner Carpenter moved to approve as presented with added stipulation that east and west elevation of the addition and those modifications of blind windows to break up the facades and final drawing be submitted to staff for confirmation . Item 3 stipulations i. include the setbacks as required.

Commissioner Grube seconded the motion.

Vote: Ayes: Fernandez, Gibbs, Arreola, Carpenter, Grube, and Fetzer.

Nay: None.

Absent: Fish, Velasquez, Martinez-Flores, Bowman, and Laffoon.

Action: **MOTION PASSED with 6 AYES, and 0 NAYS. 5 ABSENT**

• **Item # B-17. HDRC NO. 2019-667**

ADDRESS: 430 BURLESON ST

APPLICANT: Christopher Rucker

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to build a solid wood fence around the perimeter of the property from 6 foot tall at the rear carport to 4 feet tall in front of the front façade plane.

FINDINGS:

- a. The primary structure at 430 Burlleson was constructed by 2018 and is located at the corner of Burlleson and N Hackberry in the Dignowity Hill Historic District. The single-family, two-story structure features a simple turned gable configuration, a centered covered porch, a side facing balcony, and an attached carport in the rear.
- b. FENCE – The applicant has proposed to install metal-framed horizontal solid wood fence. The proposed fence is to begin at the existing wood privacy fence in the rear abutting at 1025 N Hackberry, reduce in height toward the front yard, and turn to meet the side fence abutting at 428 Burlleson.
- c. FENCE DESIGN - The applicant has proposed to install a metal-framed, horizontal solid wood fence. Per the Guidelines for Site Elements 2.B.i, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; the design of fences should respond to the design and materials of the house or main structure. Staff finds that solid wood fences are found as rear privacy fences in the district. While solid wood fences are atypical in historic front yards, staff finds that the proposed design may be appropriate for non-historic infill properties if the height and configuration is consistent with the Guidelines.
- d. FENCE HEIGHT – The applicant has proposed to install a fence with a height of 6 feet from the rear carport and stepping down to 4 feet before approaching the front yard to meet the existing side fence. Per the Guidelines for Site Elements 2.B.iii, applicants should limit the height of new fences and walls within the front yard to a maximum of four feet; the appropriateness of a front yard fence is dependent on conditions within a specific historic district. Additionally, per UDC - Sec. 35-514., solid fences have a permitted maximum of 3 feet in the front yard. Staff finds that the solid fence height should be reduced to 3 feet before approaching the front yard, instead of the proposed 4 feet. The applicant may also consider a cattle panel design, which would be allowed to maintain 4 feet in height.

RECOMMENDATIONS:

Staff recommends approval of the fence installation based on finding b through d with the stipulation that the fence height is no taller than 6 feet in the rear and 3 feet past the front façade plane.

If the applicant wishes to maintain a height of 4 feet in the front yard, then the fence must feature a predominantly open design, such as a wood picket or cattle panel fence, per Unified Development Code - Sec. 35-514. An updated drawing or example photo must be submitted to staff prior to installation.

PUBLIC COMMENTS: None.

Motion: Commissioner Grube moved to approve 6 ft rear and 4ft (hackberry and Burlleson) in the front façade.
Commissioner Carpenter seconded the motion.

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

Action: MOTION PASSED with 6 AYES, and 0 NAYS. 5 ABSENT

• **Item # B-18. HDRC NO. 2019-666**

ADDRESS: 507 N MONUMENTAL

APPLICANT: Steve Santos

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 5 foot tall side yard fence, featuring wood posts topped with 2 foot tall corrugated metal panels.

FINDINGS:

- a. The primary historic structure at 507 N Monumental was constructed in the Folk Victorian style and is contributing to the Dignowity Hill Historic District. The property features a non-original chain-link fence in the front yard and abuts commercial properties to the south and east and an infill structure to the north.
- b. COMPLIANCE – Upon submitting the application on November 1, 2019, the applicant disclosed that the fence had already been installed to expedite a privacy need.
- c. FENCE – The applicant is requesting a Certificate of Appropriateness for approval to construct a 5 foot tall side yard fence, featuring wood posts topped with 2 foot tall corrugated metal panels. The proposed fence spans 50 feet long between 507 and 509 N Monumental.
- d. FENCE DESIGN - The applicant has proposed to construct a 5 foot tall, side yard fence, featuring wood posts topped with 2 foot tall corrugated metal panels. Per the Guidelines for Site Elements 2.B.i, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; the design of fence should respond to the design and materials of the house or main structure. Staff finds that the fence design is a departure from any typical fence style in the district. A simple wood privacy fence would be eligible for administrative approval with standard stipulations for height.
- e. FENCE HEIGHT – The applicant has proposed to construct a 5 foot tall side yard fence, featuring wood posts topped with 2 foot tall corrugated metal panels. Per the Guidelines for Site Elements 2.B.iii, applicants should limit the height of new fences and walls within the front yard to a maximum of four feet; the appropriateness of a front yard fence is dependent on conditions within a specific historic district. Staff finds that an open fence should be reduced to 4 foot tall and a solid fence reduced to 3 foot tall past front yard plane.
- f. FENCE MATERIAL - The applicant has proposed to construct a 5 foot tall side yard fence, featuring wood posts topped with 2 foot tall corrugated metal panels. Per the Guidelines for Site Elements 2.B.v., applicants should construct new fences or walls of materials similar to fence materials historically used in the district; applicants should select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. For screening incompatible uses, alternative fence heights and materials may be appropriate where residential properties are adjacent to commercial or other potentially incompatible uses. While the property is surrounded by commercial properties to the south and east and a nonhistoric infill property to the north, staff finds a simple wood privacy fence would address the privacy concern of the applicant while relating to existing historic patterns.

RECOMMENDATIONS:

Staff does not recommend approval of the fence as proposed based on finding b through f. A simple wood privacy fence would be eligible for administrative approval with standard stipulations for height.

CASE COMMENT:

COMPLIANCE – Upon submitting the application on November 1, 2019, the applicant disclosed that the fence had already been installed to expedite a privacy need.

PUBLIC COMMENTS: None.

Motion: Commissioner Grube moved to postpone until next hearing.
Commissioner Arreola seconded the motion.

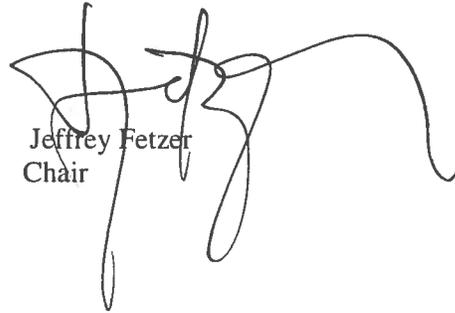
Vote: Ayes: Fernandez, Gibbs, Arreola, Carpenter, Grube, and Fetzer.
Nay: None.
Absent: Fish, Velasquez, Martinez-Flores, Bowman, and Laffoon.

Action: **MOTION PASSED with 6 AYES, and 0 NAYS. 5 ABSENT**

ADJOURNMENT.

There being no further business, the meeting adjourned at 6:33 PM.

APPROVED



Jeffrey Fetzer
Chair