



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
18 December 2019

The Historic and Design Review Commission of the City of San Antonio met in session on Wednesday, December 18, 2019, in the Board Room at the Development and Business Services Center, 1901 S. Alamo.

MEETING CALLED TO ORDER

- Chairman Fetzer called the meeting to order at 1:10 p.m.

ROLL CALL:

- The roll was called by the Executive Secretary.

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

Absent: None.

CHAIRMAN'S STATEMENT

ANNOUNCEMENTS

PUBLIC COMMENTS: None.

CONSENT A and B AGENDA

- **Consideration of Consent Agenda- A items:**
 - Item #A-1, Case No. 2019-724 230 E HOUSTON ST/Majestic Theatre
 - Item #A-2, Case No. 2019-728 326 E GRAYSON ST
 - Item #A-4, Case No. 2019-598 1009 AVENUE B
- AGENDA A-3 WAS PULLED DUE TO PUBLIC COMMENTS
- AGENDA A-5 WAS PULLED BY COMMISSION FOR DISCUSSION

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

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

Action: **THE MOTION PASSED with 11 AYES, 0 NAYS. 0 ABSENT**

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

PUBLIC COMMENTS: Lulu François discussed about the 116. E. Crockett.

- o Item #B-1, Case No. 2019-726 105 PLAZA DE ARMAS
- o Item #B-2, Case No. 2019-712 1110 VIRGINIA BLVD
- o Item #B-3, Case No. 2019-713 1110 VIRGINIA BLVD
- o Item #B-4, Case No. 2019-719 1611 N ALAMO ST
- o Item #B-5, Case No. 2019-719 1611 N ALAMO ST
- o Item #B-6, Case No. 2019-735 201 W HOLLYWOOD AVE
- o Item #B-7, Case No. 2019-722 212 CAMARGO
- o Item #B-8, Case No. 2019-723 212 CAMARGO
- o Item #B-9, Case No. 2019-725 2242 W MISTLETOE
- o Item #B-10, Case No. 2019-733 2311 W GRAMERCY PLACE
- o Item #B-11, Case No. 2019-734 2311 W GRAMERCY PLACE
- o Item #B-12, Case No. 2019-668 328 E HUISACHE AVE
- o Item #B-13, Case No. 2019-449 519 NOLAN
- o Item #B-14, Case No. 2019-711 527, 531 CENTER ST, 309 N HACKBERRY
- o Item #B-15, Case No. 2019-707 601 BURNET ST
- o Item #B-16, Case No. 2019-703 701 MONTANA
- o Item #B-17, Case No. 2019-704 701 MONTANA
- o Item #B-18, Case No. 2019-717 821 MASON ST/Mason Street from Pine to Spofford
- o Item #B-19, Case No. 2019-716 926 LAMAR ST
- o Item #B-20, Case No. 2019-720 942 SUTTON
- o Item #B-21, Case No. 2019-664 121 E WOODLAWN

- AGENDA B-23 WAS WITHDRAWN BY APPLICANT.
- AGENDA B-28 WAS POSTPONED BY APPLICANT.

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

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

Action: THE MOTION PASSED with 11 AYES, 0 NAYS. 0 ABSENT

INDIVIDUAL CONSIDERATION AGENDA A ITEMS

- **Item # A-3. HDRC NO. 2019-669**
ADDRESS: 1720 S ST MARYS 1714 S ST MARYS 141 JACOBS
Applicant: Patrick Christensen

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a 3-story residential addition to feature 12 residential units behind the street façade of the historic structure at 1720 S St Mary's.

2. Install signage on building 1.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a 3-story residential addition to feature 12 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.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **CASE HISTORY** – The Historic and Design Review Commission heard this request, along with the requests to rehabilitate the structures at 1714, 1720, and 1722 S St Mary's, the construction of a 2-story residential structure and signage at the November 20, 2019, HDRC hearing. At that hearing, the proposed rehabilitation, construction of a 2-story residential structure, and signage received conceptual approval with stipulations. The proposed construction of a 4-story residential structure was referred to the Design Review Committee.
- d. **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.
- e. **DESIGN CHANGES** – The applicant has modified the height of the proposed addition from four to three stories in height, and has subsequently proposed an additional structure on the lot addressed 141 Jacobs. 141 Jacobs is not zoned historic; however, this structure must conform with all zoning approvals and regulations.
- f. **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.
- g. **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. The applicant has proposed for the addition to feature a setback from the historic structure's primary façade. Generally, staff finds this to be appropriate; however, an increased setback would be most appropriate. Staff finds that increasing the setback behind the first structural bay would be most appropriate.
- h. **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. While the proposed addition replaces the existing structure's footprint, the applicant has proposed a massing that is more in context with that of the block. Staff finds that the 3-story addition does not dominate the historic structure's massing as the previously proposed 4-stories did; however, staff finds that the proposed structure should be setback behind the first structural bay, as noted in finding g.
- i. **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 brick as a primary material. Other materials include metal stair screening. Generally, staff finds the proposed materials to be appropriate.
- j. **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. Staff finds the proposed architectural details to generally be appropriate and consistent with the Guidelines; however, staff finds that the applicant should continue to incorporate elements that will increase the addition's front setback and decrease the addition's perceived massing.

- k. SIGNAGE – The applicant has proposed an additional sign to accompany the previously proposed blade sign. The newly proposed sign will be located on the canopy of the structure proposed at 1714 S St Mary’s to read “S St Mary’s”. Generally, staff finds the size and location of this sign to be appropriate; however, the proposed signage should feature halo or indirectly lit channel letters. The sign should be constructed of metal materials and should not feature plastic faces.
- l. 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.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, the construction of a 3 story addition based on findings g through k with the following stipulations:
 - i. That the applicant increase the structure’s proposed setback to be at minimum recessed behind the first structural bay as noted in findings g, h and j.
2. Staff recommends approval of item #2, signage, based on finding k with the following stipulation:
 - i. That the proposed sign feature halo or indirect lighting, metal construction and metal faces.

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: Cherise Rahr-Allergini and Katherine Doucette are concerned about the density issues of the design and request to defer or deny application.

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

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

Action: **MOTION PASSED with 11 AYES AND 0 NAY. 0 ABSENT**

- **Item # A-5. HDRC NO. 2019-723**
ADDRESS: 1900, 1990 BROADWAY
APPLICANT: Patrick Christensen/Attorney

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a ten story, commercial tower on the block bounded by Broadway to the west, E Josephine to the north, N Alamo to the east and E Grayson to the south. The structure will feature ground level retail space and structured parking. Since conceptual approval, the applicant has incorporated to lot at the corner of Broadway and E Grayson into the project.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a ten story, commercial tower on the block bounded by Broadway to the west, E Josephine to the north, N Alamo to the east and E Grayson to the south. The structure will feature ground level retail space and structured

- parking. Since conceptual approval, the applicant has incorporated to lot at the corner of Broadway and E Grayson into the project.
- b. **CONCEPTUAL APPROVAL** – This request received conceptual approval at the May 1, 2019, Historic and Design Review Commission hearing with the following stipulations:
 - i. That the applicant ensure that no curb cut exceeds twenty-five (25) feet in width. If the proposed curb cuts exceed twenty-five (25) feet in width, the applicant is responsible for 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. Staff finds that only one (1) curb should exceed the width recommended by the UDC.
 - ii. That the applicant find ways to continue to incorporate architectural elements that relate to the human scale at the street level.
 - iii. That all mechanical equipment be screened from view at the public right of way.
 - iv. That the applicant continue to implement architectural elements that connect the base and tower.
 - v. **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 development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
 - c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on December 10, 2019. At that meeting, Committee members discussed updates to the proposed design, and discussed design updates since conceptual approval.
 - d. **DEMOLITION REVIEW**: On October 28, 2019, the applicant submitted a demolition application to the Office of Historic Preservation on behalf of the property owner of 1900 Broadway. OHP staff researched the property in order to evaluate potential significance during the 30-day review period provided by UDC 35-455. On November 15, 2019, staff notified the applicant the structure was eligible under UDC 35-607(b) as a building likely constructed c. 1918 for the Pierce-Fordyce Oil Company. The Demolition and Designation Committee (DDC) visited the site on Tuesday, December 10, 2019. Notes from the visit are included in the case file. At the site visit, staff and the DDC found that substantial modifications to the structure negatively impact the property’s historic significance, rendering it ineligible for designation. If, after reviewing the Historic Assessment included in the case file, commissioners find the structure at 1900 Broadway eligible for historic landmark designation, they can direct staff to bring forward a request for a finding of historic significance. Approval of this HDRC case allows staff to administratively approve demolition of the structure at 1900 Broadway.
 - e. **EXISTING SITE** – The existing site currently features both commercial structures and residential structures. All existing structures on this block with the exception of the structure located in the southwest corner have been administratively approved for demolition.
 - f. **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. Per the applicant’s site plan, sidewalks will be provided along each street as well as small plazas and patios. The applicant’s proposed pedestrian circulation is consistent with the UDC.
 - g. **CURB CUTS** – The applicant has proposed a total of four (3) curb cuts, one on E Josephine, and three on N Alamo. The UDC Section 35-672(b)(1)(B) notes that curb cuts should not exceed twenty-five (25) feet in width. Currently, the applicant has not provided measurements for the proposed curb cuts; however, staff finds that the UDC should be adhered to in regards to curb cut width. If the proposed curb cuts exceed twenty-five (25) feet in width, the applicant is responsible for 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. Staff finds that only one (1) curb should exceed the width recommended by the UDC. Staff finds that the location of three of the four curb cuts on N Alamo is appropriate given that it is at the rear of the site and is not a primary street.
 - h. **AUTOMOBILE PARKING** – The applicant has proposed structured parking to be wrapped by retail spaces. Staff find the proposed parking structure’s location to be appropriate.

- i. **SITE DESIGN** – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has proposed pedestrian entrances on E Josephine, Broadway and E Grayson. Generally, staff finds the applicant’s proposed entrance locations to be appropriate and consistent with the UDC. At the street level, the applicant has proposed to incorporate outdoor patio, plaza and seating space. This is consistent with the UDC.
- j. **LANDSCAPING** – The UDC Section 35-673(3) provides information regarding landscape design. The applicant has submitted a landscaping plan noting the installation of street trees and site paving. Staff finds the proposed landscaping plan to be appropriate and consistent with the UDC.
- k. **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 has noted that mechanical equipment will be located at the roof level, and screened with architectural elements. Staff finds this to be appropriate and consistent with the UDC.
- l. **HUMAN SCALE (Base)**– 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 proposed for the new construction to feature an arched colonnade and entrance locations. At pedestrian entrance locations, the applicant has proposed canopies and storefront glazing systems. In addition to these, the applicant has proposed column moldings at the pedestrian level to relate to the human scale, as well as façade materials. Staff finds this to be appropriate and consistent with the UDC.
- m. **FAÇADE SEPARATION (Base)**– The UDC Section 35-674 (b)(4) notes that a façade in RIO-3 that features more than thirty (30) feet in length should be divided into modules that express traditional dimensions. At the base, the applicant has separated the façade and has included elements such as awnings at openings and storefront systems to relate to the human scale.
- n. **FAÇADE SEPARATION (Tower)** – The UDC Section 35-674 (b)(4) notes that a façade in RIO-3 that features more than thirty (30) feet in length should be divided into modules that express traditional dimensions. The applicant has proposed to separate the tower portion’s facades, both horizontally and vertically to achieve this requirement. The applicant has implemented a series of mullions and façade panels that feature varying depths. Additionally, the applicant has proposed slight recesses in façade panels. Staff finds the proposed façade separation for the tower is appropriate and consistent with the UDC.
- o. **BUILDING MASSING & HEIGHT** – According to the UDC Section 35-674(c) in regards to the height of new construction in RIO districts, the maximum height of new construction in RIO-2 is ten stories and 120 feet. The applicant has proposed an overall height of ten stories and 176’. A zoning change which included a development node was approved by City Council on February 15, 2018. The approval of a development node allows for 50 percent additional height. For this location, a total height of 180 feet is allowable. Staff finds the proposed height to be appropriate as the structure is not in the immediate vicinity of the San Antonio River.
- p. **MATERIALS** – In regards to materials and finishes, the UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. A minimum of seventyfive (75) percent of walls (excluding window fenestrations) shall be composed of the following: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. The applicant has proposed materials that include limestone cladding and contemporary glazing for the tower massing. These materials are consistent with the UDC.

- q. FAÇADE COMPOSITION – 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 proposed a base, midsection and cap.
- r. FAÇADE COMPOSITION – According to the UDC Section 35-674 in regards to façade composition, high rise buildings, more than one hundred (100) feet in height shall terminate with a distinctive top or cap. In addition to this, curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions, entrances shall be easy to find, be a special feature of the building and be appropriately scaled and the riverside façade of a building shall have simpler detailing and composition than the street façades. The applicant has proposed a rooftop pergola system which serves as a distinctive cap and is consistent with the UDC.
- s. FAÇADE COMPOSITION – The applicant has proposed a base and tower section that feature two, drastically different architectural styles and forms; however, the applicant has proposed architectural elements and forms that tie the two forms together.
- t. WINDOWS – The UDC Section 35-674(e)(2) provides information in regards to proper window fenestration and installation. For window openings that are not included within a curtain wall system, an inset of at least two to three inches within each wall is required. The applicant is responsible for complying with this section of the UDC.
- u. OUTDOOR FURNITURE – The applicant has proposed outdoor seating areas on the site. Staff finds that all outdoor furniture should feature quality materials, and should be submitted to OHP staff for review and approval prior to installation on site.
- v. SIGNAGE – The applicant has proposed signage on both the E Grayson façade as well as the Broadway façade. Generally staff finds the locations and sizes of the proposed signage to be appropriate; however, a formal signage application should be submitted to the HDRC for review and approval.
- w. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable

RECOMMENDATIONS:

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

- i. That only one curb cut exceed the width recommended by the UDC, twenty-five (25) feet as noted in finding g. If the proposed curb cuts exceed twenty-five (25) feet in width, the applicant is responsible for 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 all mechanical equipment be screened from view from the public right of way as noted in finding k.
- iii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENTS: None.

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

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

Action: **MOTION PASSED with 11 AYES AND 0 NAY. 0 ABSENT**

- **Item # A-6. HDRC NO. 2019-702**

ADDRESS: 300 ALAMO PLAZA, 300 BLOCK OF BONHAM, 200 BLOCK OF E CROCKETT, ALAMO PLAZA PARK

APPLICANT: City of San Antonio

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to implement Phase 1 of the Alamo Plan which includes:

1. **STREET IMPROVEMENTS** - Perform modifications and improvements to Bonham Street including the shifting of traffic lanes and the reconfiguring of the intersection of Bonham and E Crockett. Perform modifications and improvements to E Crockett Street from Bonham Street to Alamo Plaza including the installation of bollards and new paving materials. The 1974 Lady Bird Fountain will be removed.
2. **LANDSCAPING AND HARDSCAPING** - Expand the pedestrian plaza to the south by performing site and landscaping modifications south of the historic mission footprint. Create a new focused plaza for the Cenotaph including new trees, planters, and seating. The 1976 bandstand will be removed.
3. **CENOTAPH** – Positioning of the Cenotaph within the proposed plaza. Perform rehabilitative scopes of work to the Cenotaph at its new location including the development of interpretive elements and lighting. The relocation of the cenotaph was approved in October 2018.

FINDINGS:

- a. Aspects of the Phase 1 improvements received conceptual approval from the HDRC on October 10, 2018. This approval included the removal of the Lady Bird Fountain and existing bandstand. Final approval to “dismantle, repair, and reassemble the Cenotaph (Spirit of Sacrifice) in Alamo Plaza at the approximate location of the existing bandstand. Exact positioning and final plaza design will be considered at a future date.” was also approved unanimously in 2018. Renderings showing other aspects of the conceptual Alamo Plan, including potential demolitions, are for reference only and are not included in this request.
- b. **STREET IMPROVEMENTS** – The proposed street improvements will generally improve pedestrian access and walkability within Alamo Plaza. The designs indicate the placement of street trees and special paving treatments which are consistent with the provisions of UDC Section 35-646 for construction in the public right-of-way. Within this phase of work, the ca. 1934 stone perimeter walls of the Alamo garden will be removed. The walls are not located on City property and are not subject to approval within this request. Vehicular access through the plaza will be controlled; an updated parade route is provided as reference in this application.
- c. **LANDSCAPING AND HARDSCAPING**– The applicant has proposed to expand the pedestrian plaza to the south by performing site and landscaping modifications south of the historic mission footprint. Paving materials will consist of small brick, stone, or concrete pavers in addition to sections of larger pavers. Selected materials are of high quality, complement the historic surroundings, and provide variety and interest to the pedestrian landscape consistent with UDC 35-646. The three largest, existing Live Oaks at this location will be retained and protected during construction. Additional plant selections shall further conform with recommend species for plantings in the regional climate.
- d. **CENOTAPH** - The Cenotaph to the Alamo Defenders (also known as the Spirit of Sacrifice) was commissioned in 1936 by the Texas Centennial Commission. It was designed by architect Carleton Adams with sculptural elements by Pompeo Coppini. The Cenotaph was completed in 1939 and dedicated in 1940. The Cenotaph inscriptions list 182 men who died at the battle of the Alamo, compiled by Dr. Amelia W. Williams. Today, there are 189 known Defenders; some errors in the names listed have been identified.
- e. **CENOTAPH** – Consistent with the October 2018 approval, the Cenotaph will be dismantled, repaired, and reconstructed at a new location within the proposed plaza located approximately 450 feet to the south of its current location. The Cenotaph will be reoriented 180 degrees so that the primary Spirit of Sacrifice

sculpture may continue to address the Alamo grounds to the north. All materials conservation efforts will be consistent with the Historic Design Guidelines for Masonry. The existing marble base will be updated with additional names of verified Alamo Defenders using the most accurate information available. No revisions or alterations to the existing sculptures or the overall design of the Cenotaph are proposed.

- f. **ARCHAEOLOGY** – The project area is located within the Alamo Plaza Local Historic District, Alamo Plaza National Register of Historic Places District, is partially within the RIO District, and includes the Alamo Plaza Local Historic Landmark. In addition, the designated boundary for the Alamo State Antiquities Landmark, previously recorded archaeological site 41BX6, extends into the project area. The submitted Phase 1 Limit of Work overlaps the boundary of the Cemetery on the Grounds of the Alamo, as identified on the publicly accessible Texas Historic Sites Atlas. Furthermore, the project area is traversed by the Acequia del Alamo, a Local Historic Landmark, National Historic Civil Engineering Landmark, and previously recorded archaeological site 41BX8. Therefore, archaeological investigations are required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. In addition, the project shall comply with the Texas Antiquities Code and Health and Safety Code of Texas. The archaeology consultant shall submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning field efforts. Archaeological investigations on City of San Antonio property and right-of-way shall be coordinated with the OHP throughout the construction of the project.

RECOMMENDATIONS:

Staff recommends approval of all request items as submitted. Final details regarding the interpretation plan for the Cenotaph may require additional approval by the HDRC. Final paving and material specifications that are consistent with the approved scope may be submitted to staff.

The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENTS: Maggie Wright, Lee Spencer Wright, Dr. Alma Olmagedo, Mario Garza, Cindy Gaskill, Brandon Barkhart, Lamar Henry (4 mins JoAnn Henry yield her time), Paul Geschuick, Dan Handler, Ramon Garza, Lupe Rivera, Joe Murphy, Steve Ottinger, Don Dixon, Pastor Sam, John Hinnant, Angela Smith, Cory Harris, Susan Greene, Kevin Mercer, Rita Schimpff, Maria Torres- Pacuache Nation(4 minutes), George Hartport, Darwin Beckler, Rick Briscoe, Mark G., David Hedert, Nathalie Nathan, Rusty Mahan, Art Martinez (6 mins- Mikey illian and Ramon Vasquez yield their time), Linda Ximenes, Angie Aguirre, Kyle Peterman, Bob Tomae, Jack M. Finger, Ray Howard- opposed to case because they are to move Cenotaph; and Emily Doherty(6 minutes-Destiny Galvez& Ricky Scheidan opposed to case because of the economic impact on the Alamo; Forest Byas, Ramon Hernandez(6 minutes), and Sarah Reveley support the case.

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

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

Action: **MOTION PASSED with 7 AYES AND 4 NAY. 0 ABSENT**

- **Item # A-7. HDRC NO. 2019-715**
ADDRESS: 151 E TRAVIS ST
APPLICANT: Patrick Christensen

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to encroach into the San Antonio River Walk right of way by approximately. The applicant has proposed new construction that will encroach into the right of way by approximately 3’ – 11”. The applicant has noted that the encroachment will be located approximately twenty-four (24) feet about the sidewalk at the River Walk level.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to encroach into the San Antonio River Walk right of way by approximately. The applicant has proposed new construction that will encroach into the right of way by approximately 3’ – 11”. The applicant has noted that the encroachment will be located approximately twenty-four (24) feet about the sidewalk at the River Walk level.
- b. CASE HISTORY – The request to construct an eight story hotel on the vacant lot at 151 E Travis received conceptual approval at the June 5, 2019, Historic and Design Review Commission hearing with the stipulations, once of which was that the applicant explore ways to reduce the impact of, or to eliminate the cantilever of the River Walk area.
- c. CANTILEVER/ENCROACHMENT – As noted in finding a, the applicant is requesting a Certificate of Appropriateness for approval to encroach into the San Antonio River Walk right of way by approximately. The applicant has proposed new construction that will encroach into the right of way by approximately 3’ – 11”. The applicant has noted that the encroachment will be located approximately twenty-four (24) feet about the sidewalk at the River Walk level. The UDC Section 35-672(a)(2) notes that no structure, building, roof or skywalk may be constructed over the river or creek channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch. Staff finds the proposed cantilever to be inappropriate and inconsistent with the UDC.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a through c. Staff recommends that no encroachment should occur above the river channel or the right of way at the River Walk level.

PUBLIC COMMENTS: None.

Motion: Commissioner Laffoon moved to deny application.
Commissioner Velasquez seconded the motion.

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

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

INDIVIDUAL CONSIDERATION AGENDA B ITEMS

- **COMMISSIONER MARTINEZ-FLORES LEFT MEETING AT 5:02PM**
- **Item # B-22. HDRC NO. 2019-641**
ADDRESS: 335 TRAIL
APPLICANT: Mark Odom/Mark Odom Studio

REQUEST:

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

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a multi-unit residential development on the vacant lot located at 335 Trail. The property features lots that are located within the River Improvement Overlay only, as well as those that are located within both the River Improvement Overlay and the River Road Historic District. The applicant has proposed for the residential structures to feature two and three stories in height. Access to the site will be provided from Trail Street and Huisache Street.
- b. PREVIOUS REQUEST – A previous request was denied by the Historic and Design Review Commission on October 2, 2019. Since that time, the applicant has revised the proposed drainage plan and landscaping elements related to pedestrian spaces and site drainage.
- c. CONCEPTUAL APPROVAL (Buildings 1, 2 and 3) – This request received conceptual approval from the Historic and Design Review Commission on January 2, 2019. Conceptual approval was issued with the following stipulations for buildings 1, 2, and 3:
 - i. That the applicant increase the setback on Huisache for Buildings 1 and 2 to feature an overall setback that is equal to or greater than that of the adjacent structure on Huisache.
 - ii. That the applicant comply with all Transportation and Capital Improvements Requirements in regards to access for emergency vehicles and automobile traffic.
 - iii. That the applicant continue to develop the proposed landscaping plan, incorporating additional buffering elements.
 - iv. That foundation heights that are comparable to those found within the district and consistent with the Guidelines.
 - v. That additional implementation of porches and balcony recessions into the front façade massing should occur.
 - vi. That a double-hung, aluminum-clad wood window should be used. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The recessing of windows at least two inches within walls is also a requirement of the UDC Section 35-674.
 - vii. That all mechanical and service equipment be screened from view at the public right of way.
 - viii. ARCHAEOLOGY- An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- d. CONCEPTUAL APPROVAL (Buildings 4, 5 and 6) – This request received conceptual approval from the Historic and Design Review Commission on January 2, 2019. Conceptual approval was issued with the following stipulations for buildings 4, 5 and 6:
 - i. That the applicant increase building 6’s setback to match that of Building 5(the commission clarified that at least an eighteen foot setback be used).
 - ii. That the applicant increase the distance between building 4 and the acequia to at least fifteen (15) feet.

- iii. That the applicant comply with all Transportation and Capital Improvements Requirements in regards to access for emergency vehicles and automobile traffic.
- iv. That the applicant continue to develop the proposed landscaping plan, incorporating additional buffering elements.
- v. That foundation heights that are comparable to those found within the district and consistent with the Guidelines.
- vi. That additional implementation of porches and balcony recessions into the front façade massing should occur.
- vii. That a double-hung, aluminum-clad wood window should be used. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The recessing of windows at least two inches within walls is also a requirement of the UDC Section 35-674.
- viii. That all mechanical and service equipment be screened from view at the public right of way.
- ix. ARCHAEOLOGY- An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- e. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on April 5, 2019. At that meeting, committee members asked questions regarding architectural elements, including roof overhangs, brick detailing, columns, roof forms, window fenestration and commented on the proposed driveways and overall amount of impervious cover.
- f. DESIGN REVIEW COMMITTEE – This request was reviewed a second time by the Design Review Committee on May 7, 2019. At that meeting, the committee noted that the second story should not be a solid mass, but should be divided by balconies or other elements, asked if the three story structures could be reduced in mass, asked questions regarding site paving, that porch elements should be incorporated into the design and that an additional buffer should be considered between the proposed new construction and the acequia.
- g. DESIGN REVIEW COMMITTEE – This request was reviewed a third time by the Design Review Committee on July 23, 2019. At that meeting, committee members asked questions regarding the proposed cantilever, suggested that the critical root zones of surrounding trees be studied, noted that bathroom windows should be increased in size and noted that the decreased setback of building 6 in combination with the increased height is concerning.
- h. DESIGN REVIEW COMMITTEE – This request was reviewed a fourth time by the Design Review Committee on August 13, 2019. At that meeting, the Committee commented on architectural details, the need to incorporate entrance elements, that windows that meet staff’s specifications should be installed, that the gabled mass over the garage doors on Building 6 should be redesigned, that eave details should be included and asked questions about plans to protect the acequia.
- i. DESIGN REVIEW COMMITTEE – This request was reviewed a fifth time by the Design Review Committee on August 28, 2019, after it was referred to the DRC by the Historic and Design Review Commission at the August 21, 2019, HDRC hearing. At that meeting, the development team discussed drainage and water retention plans on site. The Committee noted concerns over grading and impacts to drainage onto Trail, noted that entrance design could be refined, noted concerns regarding front facing garages and found that both structures on Trail should not exceed more than two (2) stories in height.
- j. PREVIOUS HEARINGS – At each point in this process, including Design Review Committee meetings, conceptual approval, and more recent Commission hearings for final approval, the overall height (of three

- stories) of the structures on Trail Street has been a concern. Commissioners have also expressed concern regarding architectural details and drainage.
- k. DESIGN UPDATES – The applicant has modified Building 5 to feature a reduced massing on the eastern portion of the structure, resulting in a portion of the structure featuring 2 stories in height. Previously, the structure featured only 3 stories in height. Staff finds the reduction in height to be appropriate; however, staff finds that the 2 story portion of the structure should be designed, detailed and dimensioned consistently with the existing two story structure. Additionally, staff finds that the applicant should update all drainage and site documents to reflect the modification in building footprint.
 - l. SETBACKS (Trail) – Both the UDC Section 35-672(b)(A) and the Guidelines for New Construction note that front facades on new construction are to align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. The applicant has noted setbacks on Trail of eighteen (18) feet for both buildings 5 and 6. Generally, staff finds this setback to be appropriate.
 - m. SETBACKS (Huisache) The applicant has proposed setbacks on Husache to align with the single-family residential structures to the immediate west. Staff finds the proposed setbacks to be appropriate and consistent with both the Guidelines and UDC.]
 - n. . ENTRANCES – Both the UDC Section 35-672(b)(A) and the Guidelines for New Construction note that a structure’s primary entrance is to be orientated toward the street. The proposed new construction is consistent with the Guidelines and the UDC in regards to entrance orientation.
 - o. SCALE & MASS – The applicant has proposed buildings 1 through 5 to feature three stories in height, while building 6 is to feature two stories in height. Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The UDC Section 35-673(c) notes that the maximum construction height for RIO-1 is 5 stories, or sixty (60) feet in height. Additionally, the UDC notes that within each RIO District, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity and that building heights shall be configured such that a comfortable human scale is established along edges of properties. The River Road Historic District is comprised mainly of single family residential structures. Multi-family residential structures that exist within the District often feature two stories in height. At the time of conceptual review, staff found that not only should building 6 feature a reduced height of only two stories, but that building 5 should also, as they closest in proximity to structures located within the River Road Historic District. Generally, staff continues to find this to be the most appropriate approach to massing on Trail.
 - p. ROOF FORM – The applicant has proposed roof forms that include front facing gabled roofs, and compound roof structures that feature both gabled and shed elements. At various locations, the applicant has also incorporated side gables. Generally, staff finds the use of gabled roofs to be appropriate, as well as the shed roof forms that the applicant has incorporated to reduce the overall height and massing of each structure.
 - q. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Per the UDC Section 35-674(e)(5), fenestration should be well-detailed to add depth and scale to a building’s façade. Additionally, window placement, size, material and style should help define a building’s architectural style and integrity. Generally, the applicant has proposed window openings that relate to those found historically within the River Road Historic District in regards to both the locations and profiles; however, staff finds that the small, square windows that are in locations that are visible from the right of way, or on primary facades be increased in size.
 - r. LOT COVERAGE – Per the Guidelines for New Construction, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed footprint exceeds that which is recommended by the Guidelines. Staff finds that given the lack of an established block pattern for this lot, additional lot coverage is appropriate. The applicant has incorporated recessed building masses and additional landscaping materials to reduce the impact of the proposed development’s footprint.

- s. PROXIMITY TO ACEQUIA – The applicant has proposed a setback of fifteen (15) feet from building 4 to the acequia, as well as a setback of more than fifteen (15) feet from building 6. While staff finds the increased setbacks to be appropriate; staff finds that additional steps must be taken to further protect the acequia. Staff finds that the applicant must submit a construction management plan. The construction management plan should outline the steps taken to protect the acequia throughout the course of construction. Moreover, the formal construction plans should identify no subsurface work (utilities, grading, etc.) within 5 feet of the extant acequia. In-field protection of the acequia should include orange construction fencing and silt fencing at a buffer distance of 5 feet from the feature. No construction activities will occur within the buffer area. This fencing should be present onsite until construction is completed. As stated previously, the acequia shall not be used for storm water drainage. Furthermore, the acequia shall not be used for storage, equipment cleaning, or any other use during development that could impact the feature.
- t. ARCHITECTURAL DETAILS – The applicant has incorporated a number of architectural elements that are contemporary interpretations of historic elements found within the River Road Historic District. These elements include gabled roofs, grouped windows, and the use of various materials. Staff finds however, the elements such as front porches or distinct entrance massing has not been incarnated into the proposed new construction. These two elements are found consistently throughout historic structures within the district. Staff finds that both porches and distinct entrance elements should be incorporated into each outward (street) facing façade. Additionally, staff finds that other architectural elements, such as eave details should be incorporated into the design. The applicant has updated porch entrance elements to include square columns and reduced height planters.
- u. ARCHITECTURAL DETAILS (Garage doors) – The applicant has proposed for the structures on Trail to feature front loaded garages. This is inconsistent with the historic development pattern found within the River Road Historic District. Detached parking structures located to the rear of each structure follows the historic development pattern and would be more appropriate for the River Road Historic District.
- v. MATERIALS – The applicant has proposed materials that include standing seam metal roofs, Hardie siding with a board and batten profile, and brick. The applicant has noted both light and dark brick. Generally, staff finds the proposed materials to be appropriate. The proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, crimped ridge seams or low profile ridge caps and a standard galvalume finish. If a low profile ridge cap is to be used, it must be submitted to OHP staff for review and approval.
- w. WINDOW MATERIALS – Per the applicant’s submitted documents, an aluminum clad wood window is to be installed. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The recessing of windows at least two inches within walls is also a requirement of the UDC Section 35-674.
- x. MECHANICAL EQUIPMENT – Per the UDC and Historic Design Guidelines, all mechanical and service equipment, to include trash enclosures are to be screened from view at the public right of way.
- y. AUTOMOBILE ACCESS – The applicant has proposed units to be constructed on Trail to the easternmost extent of the lot. As proposed, automobile access would dead end, as currently existing on Trail. The applicant is responsible for all compliance with Transportation and Capital Improvements in regards to access for emergency vehicles and automobile traffic.
- z. LANDSCAPING – The applicant has submitted a landscaping plan that notes the locations of various landscaping materials, as well as specific materials. Generally, staff finds the proposed landscaping plan to be appropriate.
- aa. DRAINAGE – The applicant has revised the proposed drainage plan to include an on-site rainwater catchment system (cisterns) and permeable pavers within driveways to handle rooftop and pavement

- drainage. The cisterns and pavers will be designed to capture a two year (2-yr) storm event, or approximately the first four (4) inches of rainfall. Rainfall in excess of the 2-yr storm or in areas that do not drain to the pavers would be captured by drains throughout the site and conveyed to the proposed on-site detention pond at the northeast corner of the site. The detention pond will release water along Huisache. Additionally, the applicant has proposed a small wall/curb to deter runoff from entering the acequia from the site. This overall drainage plan would result in a reduction of runoff entering the acequia adjacent to the site when compared to existing conditions. The proposed drainage plan has been reviewed by TCI, who concurs that the design is generally compliant with storm water code requirements and does not use the acequia as part of the proposed drainage infrastructure.
- bb. SIDEWALKS – The UDC requires that a pedestrian sidewalk be provided across properties. The applicant has received an administrative variance to not install sidewalks from Development Services Department. The applicant and neighborhood are in agreement on not installing sidewalks.
 - cc. TREE PRESERVATION – The applicant has submitted a tree preservation plan noting percentages of trees, including heritage trees that have been preserved.
 - dd. PROXIMITY TO ACEQUIA – The applicant has proposed a setback of fifteen (15) feet from building 4 to the acequia, as well as a setback of more than fifteen (15) feet from building 6. While staff finds the increased setbacks to be appropriate; staff finds that additional steps must be taken to further protect the acequia. Staff finds that the applicant must submit a construction management plan. The construction management plan should outline the steps taken to protect the acequia throughout the course of construction. Moreover, the formal construction plans should identify no subsurface work (utilities, grading, etc.) within 5 feet of the extant acequia. In-field protection of the acequia should include orange construction fencing and silt fencing at a buffer distance of 5 feet from the feature. No construction activities will occur within the buffer area. This fencing should be present onsite until construction is completed. As stated previously, the acequia shall not be used for storm water drainage. Furthermore, the acequia shall not be used for storage, equipment cleaning, or any other use during development that could impact the feature.
 - ee. ARCHAEOLOGY – The archaeological investigation has been completed. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
 - ff. . ARCHAEOLOGY – Staff has general concern about the sensitivity of the site and the impacts of construction to the acequia. Detailed construction management plans should be developed and provided prior to final approval that includes the limits of construction in proximity to the historic acequia and measures taken to mitigate potential impacts during construction. The UDC Section 35-672 does not allow drainage into the acequia.

RECOMMENDATIONS:

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

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

- i. That the proposed small square windows found in bathrooms be modified to feature both a size and profile that are more consistent with those found historically within the district, when located on primary facades or where visible from the public right of way as noted in finding n. **(The applicant has noted that they will comply with this stipulation.)**
- ii. That the applicant must submit a construction management plan. The construction management plan should outline the steps taken to protect the acequia throughout the course of construction. Moreover, the formal construction plans should identify no subsurface work (utilities, grading, etc.) within 5 feet of the extant acequia. In-field protection of the acequia should include orange construction fencing and silt fencing at a buffer distance of 5 feet from the feature. No construction activities will occur within the buffer area. This fencing should be present on-site until construction is completed. As stated previously,

- the acequia shall not be used for storm water drainage. Furthermore, the acequia shall not be used for storage, equipment cleaning, or any other use during development that could impact the feature. **(The applicant has noted that they will comply with this stipulation.)**
- iii. That the proposed standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap, and a standard galvalume finish. If a low profile ridge cap is used, it must be submitted to OHP staff for review and approval. **(The applicant has noted that they will comply with this stipulation.)**
 - iv. That the proposed aluminum clad wood windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The recessing of windows at least two inches within walls is also a requirement of the UDC Section 35-674. **(The applicant has noted that they will comply with this stipulation.)**
 - v. That all mechanical equipment be screened from view at the public right of way as noted in finding u. **(The applicant has noted that they will comply with this stipulation.)**
 - vi. That the applicant comply with all Transportation and Capital Improvements department requirements regarding emergency vehicle access, automobile access, storm water management and parking. **(The applicant has noted that they will comply with this stipulation.)**
 - vii. ARCHAEOLOGY – That the applicant must submit a construction management plan. The construction management plan should outline the steps taken to protect the acequia throughout the course of construction. Moreover, the formal construction plans should identify no subsurface work (utilities, grading, etc.) within 5 feet of the extant acequia. In-field protection of the acequia should include orange construction fencing and silt fencing at a buffer distance of 5 feet from the feature. No construction activities will occur within the buffer area. This fencing should be present on-site until construction is completed. As stated previously, the acequia shall not be used for storm water drainage. Furthermore, the acequia shall not be used for storage, equipment cleaning, or any other use during development that could impact the feature. **(The applicant has noted that they will comply with this stipulation.)**
 - viii. ARCHAEOLOGY – The archaeological investigation has been completed. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology. The Upper Labor Acequia shall be preserved and shall not be impacted by new construction. Staff has general concern about the sensitivity of the site and the impacts of construction to the acequia. Detailed construction management plans should be developed and provided prior to final approval that includes the limits of construction in proximity to the historic acequia and measures taken to mitigate potential impacts during construction. The UDC Section 35-672 does not allow drainage into the acequia.
 - ix. That the applicant add additional on-site rainwater catchment systems (cisterns) to collect water from building 5 to provide drainage relief to Trail Street.

Staff recommends conceptual approval of the modified design to Building 5 with the following stipulation:

- i. That the reduced height portion of Building 5 be designed, dimensioned and detailed to be consistent with the other two story structure on site, Building 6. Additionally, the applicant shall update all site, construction and drainage documents to reflect the modification in footprint.

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

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

PUBLIC COMMENTS: Elaine Vetter- representing Conservation Society- supports staff recommendations. Mimi Quintanilla(4 mins George Nash yield time), John Hertz(6 mins- Gemma Kennedy& Myfe Moor yield their time), Larry Clark(6 minutes- Pat Pratchett& Lucy Wilson yield their time), and Richard Reed are opposed to approving case.

Motion: Commissioner Bowman moved to approve with staff stipulations with the area that is as proposed as grey, and scaling to match as building 6 as proposed and presented. Final details need to be submitted by drawings to present to staff before issuing Certificate of Appropriateness. Commissioner Grube seconded the motion.

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

Action: MOTION PASSED with 6 AYES AND 4 NAY. 1 ABSENT

- *COMMISSIONER ARREOLA LEFT MEETING AT 6:20PM*
- **Item # B-24. HDRC NO. 2019-626**
ADDRESS: 324 LEIGH ST
APPLICANT: Sue Ann Pemberton/Mainstreet Architects Inc.

REQUEST:

The applicant is requesting final approval to:

1. Remove a non-contributing 1-story rear shed structure.
2. Construct a 2-story addition to connect two existing 1-story rear accessory structures.
3. Construct a new, freestanding, 2-story rear accessory structure.
4. Extend the existing driveway from Leigh St to the rear of the property utilizing pervious crushed gravel.

FINDINGS:

- a. The primary structure located at 324 Leigh is a 1-story single family structure constructed circa 1910 in the Folk Victorian style. The structure features a cross gable configuration, simple wood posts with gingerbread detailing, and four over four wood windows. The structure is contributing to the Lavaca Historic District. The property also features three 1-story rear accessory structures, one of which appears on the 1911-1951 Sanborn Map.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on November 6, 2019. The approval carried the following stipulations:
 1. That the applicant provides a ratio of pervious to impervious cover; an analysis of surrounding lots with similar development patterns and pervious to impervious cover ratios; and a line of sight study for final approval; **this stipulation has been partially met.**
 2. That the applicant explores 1.5-story massing options or additional ways to visually reduce the overall height of the addition and new structure; **this stipulation has been met.**
 3. That the applicant eliminates the gable end detailing on the proposed addition roof; **the applicant has stated their intent to meet this stipulation, which will apply to final approval.**
 4. That the proposed single lite windows be modified to feature a one over one configuration and rectangular proportions to be more consistent with the primary structure and precedents in the district; **this stipulation has not been met.**
 5. That the applicant proposes a smooth composite siding with no faux wood grain with a reveal and detailing that matches the existing siding on the rear structures; **this stipulation has been met.**

6. That the applicant submits a final window specification for the proposed windows to staff for review and approval. Staff finds wood or aluminum clad wood windows to be appropriate. 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; **this stipulation applies to final approval and has not been met.**
 7. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications; **this stipulation applies to final approval.**
 8. That the applicant provides a comprehensive and detailed site plan noting the hardscaping and landscaping modifications; **this stipulation has been partially met.**
- c. REAR STRUCTURE REMOVAL – The applicant has proposed to remove a non-original rear structure along the alley property line. The structure does not appear on the 1911-1951 Sanborn Map. Staff finds its removal appropriate.
 - d. OVERALL SITE PLAN – The applicant has proposed to construct two new 2-story masses at the rear of the site. The site currently features three rear accessory structures, and two will be retained. Based on the overall development pattern of the surrounding vicinity, staff finds that the additional massing to the lot may be appropriate, but requires additional information for final approval to make a final determination, including a ratio of pervious to impervious cover; an analysis of surrounding lots with similar development patterns and pervious to impervious cover ratios; and a line of sight study.
 - e. ADDITION: MASSING & FOOTPRINT – The applicant has proposed to construct a 2-story rear addition to connect two existing 1-story rear accessory structures on the lot. The primary structure is 1-story in height. Based on the location of the proposed structure and the surrounding development pattern and context, staff finds the concept of a taller addition to be generally acceptable, but finds that a full 2-story form should be mitigated in height through architectural detailing, such as a change in material between the first and second story, or the reduction in plate height. As noted in finding c, staff requires a line of sight study for final approval to determine the appropriateness of proposed massing.
 - f. ADDITION: ROOF FORM – The applicant has proposed a simple 2-story gable form. The gable will face west to east. Based on the submitted elevations, the roof will match the existing in terms of the standing seam metal material and will feature gable returns. Staff generally finds the roof form appropriate but finds that the gable returns, or "pork chop" detailing, should be eliminated in favor of a traditional extended gable end to be more consistent with historic development patterns, especially due to the increased visibility of the 2-story mass from Leigh St and the cross street Riddle St.
 - g. ADDITION: WINDOWS AND DOORS – The applicant has not indicated a window material in their application, but has proposed several opening proportions and sizes that generally meet the Historic Design Guidelines. Staff finds that the proposed single lite windows should feature a one over one configuration and rectangular proportions to be more consistent with the primary structure and precedents in the district.
 - h. ADDITION: MATERIALS – The applicant has proposed hardi siding to match the existing on the rear accessory structures. The existing hardi siding features a faux wood grain pattern. Staff finds that the applicant should utilize smooth composite siding.
 - i. ADDITION: ARCHITECTURAL DETAILS – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition is in keeping with the Queen Anne style of the historic

- home without detracting from its significance due to its location and materiality. Staff finds the proposal consistent with the Guidelines.
- j. **NEW STRUCTURE: MASSING & FOOTPRINT** – The applicant has proposed to construct a 2-story rear accessory structure along the alleyway. . The primary structure is 1-story in height. Based on the location of the proposed structure and the surrounding development pattern and context, staff finds the concept of a taller addition to be generally acceptable, but finds that a full 2-story form should be mitigated in height through architectural detailing, such as a change in material between the first and second story, or the reduction in plate height. As noted in finding c, staff requires a line of sight study for final approval to determine the appropriateness of proposed massing.
 - k. **NEW STRUCTURE: ROOF FORM** – The applicant has proposed a simple 2-story gable form. The gable will face west to east. Based on the submitted elevations, the roof will match the existing in terms of the standing seam metal material and will feature traditional extended gable ends. Staff finds the roof form generally appropriate.
 - l. application, but has proposed several opening proportions and sizes that generally meet the Historic Design Guidelines. Staff finds that the proposed single lite windows should feature a one over one configuration and rectangular proportions to be more consistent with the primary structure and precedents in the district.
 - m. **NEW STRUCTURE: MATERIALS** – The applicant has proposed hardi siding to match the existing on the rear accessory structures. The existing hardi siding features a faux wood grain pattern. Staff finds that the applicant should utilize smooth composite siding.
 - n. **NEW STRUCTURE: ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition is in keeping with the Queen Anne style of the historic home without detracting from its significance due to its location and materiality. Staff finds the proposal consistent with the Guidelines.
 - o. **DRIVEWAY** – The applicant has proposed to remove existing rear hardscaping and continue the existing pervious gravel driveway. Staff finds the proposal appropriate.

RECOMMENDATIONS:

Staff recommends final approval of the request items based on findings a through m with the following stipulations:

- i. That the applicant eliminates the gable end detailing on the proposed addition roof and submits updated drawings that reflect this change to staff prior to the issuance of a Certificate of Appropriateness.
- ii. That the proposed single lite windows be modified to feature a one over one configuration and rectangular proportions to be more consistent with the primary structure and precedents in the district.
- iii. That the applicant submits a final window specification for the proposed windows to staff for review and approval. Staff finds wood or aluminum clad wood windows to be appropriate. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iv. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

PUBLIC COMMENTS: None.

Motion: Commissioner Fish moved to approve with staff stipulations 1, 3, and 4.
Commissioner Velasquez seconded the motion.

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

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

- **Item # B-25. HDRC NO. 2019-727**
ADDRESS: 707 DAWSON ST
APPLICANT: Haley Serna/Open Studio Architecture

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story, mixed use building on the lot at 707 Dawson, located within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a 2-story, mixed use building on the lot at 707 Dawson, located within the Dignowity Hill Historic District.
- b. . CONTEXT & DEVELOPMENT PATTERN – This block of Dawson feature single-family residential structures. To the immediate north of this lot is a 6-story residential structure. One block to the south is Houston Street where various commercial structures are found. The Dignowity Hill Historic District does feature historic commercial structures within predominantly residential development patterns; however, these structures are not common. When they are found, they are typically located at an intersection.
- c. CURRENT LOT – The lot currently features an existing, 1-story commercial structure. This structure was determined to be non-contributing to the Dignowity Hill Historic District by Office of Historic Preservation Staff in 2016.
- d. 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.
- e. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on December 10, 2019. At that meeting, the committee expressed concerns regarding the second stories massing, the proposed setback in relationship to the adjacent historic structure, the proposed amount of impervious cover and architectural details.
- f. SETBACK & 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 Dawson features two structures that are orientated toward Dawson, neither of which are found on the 1951 Sanborn Map. Typically, on Dawson and throughout the district, setbacks range from ten to thirty feet. The applicant has proposed to locate the new construction at the property line, resulting in no setbacks on both Dawson, and N Hackberry. The proposed setback is inconsistent with the Guidelines; however, the proposed setback is consistent with the development pattern of historic commercial structures within the district. Staff finds that the overall setback should be modified at the last bay (easternmost bay) to create a transition between the proposed structure and the neighboring historic structure.
- g. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance

to the corner, the intersection of Dawson and N Hackberry. This is typical for the entrance orientation of similar structures located within the district; however, proposed entrance orientation is atypical for this block of Dawson.

- h. . 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 applicant has not provided specifics to the proposed lot area. The applicant is responsible for complying with the Guidelines regarding lot coverage.
- i. i. 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. This block of Dawson features one story, single family residential structures. There is a commercial structure featuring additional massing to the immediate north; however, this structure is not historic in nature and is not contributing the district. Its massing should not be referenced for new construction.
- j. SCALE & MASSING – As noted in finding i, the proposed new construction features massing that is atypical for this block of Dawson. Staff finds that the applicant should incorporate additional setbacks, specifically on the eastern edge of the property, where the proposed structure could feature a setback that is more consistent with that of the adjacent historic structure, as noted in finding f. Additionally, staff finds that there are architectural elements that can be incorporated into the design to reduce the perceived massing, such as a modified second story design, additional fenestration and increased setbacks.
- k. . FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. Historic commercial structures located within the district typically feature minimal or no foundation heights. The applicant’s proposed design is consistent with the historic, commercial examples found within the district.
- l. ROOF FORMS – The applicant has proposed flat roofs with parapet walls. The Guidelines for New Construction 2.B.i. notes that roof forms similar to those found historically on the block should be used in new construction. Additionally, the Guidelines note that roof forms on commercial structures are typically flat. While there are no flat roofs found on this block, the proposed roof form is consistent with the historic, commercial examples found within the Dignowity Hill Historic District.
- m. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that consist of storefront systems and window openings that are generally consistent with those found on historic commercial structures throughout the district. The applicant has also proposed transom windows along Dawson. Staff finds this to be appropriate; however, staff finds that the proposed street canopy should be located between the storefront system and transom windows, not above the transom windows.
- n. MATERIALS – The applicant has proposed materials that include brick, anodized black storefront systems, metal façade panels, and cast iron windows. Staff does not find the use of metal façade panels to be appropriate, as this is a material not found historically within the district. Staff finds that all materials should feature colors and textures that are found historically within the district.
- o. WINDOW MATERIALS – The applicant has proposed black, cast iron windows to feature a casement profile with multiple lites. Given the commercial nature of the proposed new construction, staff finds the use of a metal window with a profile similar to what has been proposed by the applicant to be appropriate. The applicant is responsible for recessing the proposed windows within each façade, and an appropriate, historically accurate sill and head detail.
- p. ARCHITECTURAL DETAILS – Staff generally finds the architectural details of the one story portion of the structure to be appropriate; however, staff finds that both the massing, metal siding and overall profile of the second story portion to be inappropriate. Additionally, as noted in finding l, staff finds that the proposed street canopy should be located between the storefront system and transom windows, not above the transom windows.
- q. ARCHITECTURAL DETAILS – The applicant has proposed for both the east and west facades to feature little to no fenestration and separation elements. Staff finds that both should be incorporated into the design.
- r. DRIVEWAY – The applicant has proposed for vehicular entrances on both N Hackberry and Dawson. Per the submitted site plan, the curbcut and driveway width on Dawson appear to be generally consistent

with those found throughout the district and the Guidelines. The proposed curbcut and driveway width on N Hackberry appears to be double that which is recommended by the Guidelines. Staff finds that the applicant should reduce the width of the proposed curbcut and driveway on N Hackberry to be consistent with the Guidelines, and confirm that the proposed curbcut and driveway width on Dawson do not exceed ten (10) feet.

- s. **PARKING** – The Guidelines for Site Elements 7.A. notes that on corner lots, parking areas should be located behind the primary structure and set back as far as possible from the side street. Additionally, the Guidelines for Site Elements notes that off street parking should be accessed from alleys or secondary streets rather than from principal streets whenever possible. Generally, staff finds the proposed parking location to be appropriate; however, staff finds that the amount of impervious cover introduced to the site is inconsistent with the historic development pattern throughout the district.
- t. **MECHANICAL EQUIPMENT** – The Guidelines for New Construction notes that all mechanical and service equipment is to be screened from view from the public right of way. The applicant is responsible for complying with the Guidelines.
- u. **LANDSCAPING** – At this time, the applicant has not submitted a detailed landscaping plan. Staff finds that the applicant should submit a detailed landscaping plan noting landscaping materials and their locations when returning to the Commission for final approval.

RECOMMENDATIONS:

Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval:

- i. That the applicant increase the setback of the easternmost bay to create a transition between the proposed new construction and the adjacent historic structure’s setback.
- ii. That the applicant provide information regarding the proposed building to lot ratio, as well as the proposed amount of impervious cover as noted in findings h and s.
- iii. That the applicant incorporate architectural elements that reduce the perceived massing of the new construction as noted in finding j. Additionally, staff finds that the massing and materials of the proposed second story portion should be modified as noted in finding p.
- iv. That the applicant adjust the canopy location to be positioned between the storefront system and the transom windows as noted in finding m.
- v. That the proposed metal windows feature an appropriate installation depth, sill and head profile as noted in finding o.
- vi. That additional fenestration be incorporated into both the east and west facades as noted in finding q.
- vii. That the proposed driveways not exceed ten (10) feet in width as noted in finding s.
- viii. That all mechanical and service equipment be screened from view from the public right of way as noted in finding t.
- ix. That all parking be screened and buffered from view from the public right of way.

PUBLIC COMMENTS: None.

Motion: Commissioner Velasquez moved to refer to DRC with the focus on stipulations 1-3.
Commissioner Bowman seconded the motion.

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

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

- **Item #B-26. HDRC NO. 2019-699**

ADDRESS: 911 N PINE ST 913 N PINE ST 915 N PINE ST 917 N PINE ST

APPLICANT: Ricardo Turrubiates/Terramark

REQUEST:

The applicant is requesting conceptual approval to construct four, 2-story, single-family residential structures on the vacant lots addressed as 911, 913, 915 and 917 N Pine. The lots do not front a public street, but front a private drive that features access to N Pine to the immediate south of the new construction located at 909 N Pine.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct four, 2-story, single-family residential structures on the vacant lots addressed as 911, 913, 915 and 917 N Pine.
- 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 December 10, 2019. At that meeting.
- d. **CURRENT SITE** – The current sites are void of any existing structures. The lots do not front a public street, but front a private drive that features access to N Pine to the immediate south of the new construction located at 909 N Pine.
- e. **CONTEXT & DEVELOPMENT PATTERN** – The primary, historic development pattern of this block of N Pine and the Dignowity Hill Historic District features a primary structure fronting the right of way at the street with a rear accessory structure.
- f. **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. Each structure’s footprint appears to be consistent with the Guidelines based on the submitted site plan; however, staff finds that the applicant should confirm lot sizes and building footprints to ensure consistency with the Guidelines.
- g. **SETBACKS & ORIENTATION** – The Guidelines for New Construction 1.A.ii. note that the front facades of new buildings should be orientated to be consistent with the predominant orientation of historic buildings along the street frontage. The proposed orientation is inconsistent with the Guidelines; however, the lot layout is atypical for historic development pattern of the Dignowity Hill Historic District.
- h. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street, in this case, N Pine. Per the application documents, the applicant has oriented the primary entrance of each structure to the private drive. The proposed development pattern is atypical to that which is found historically within the district. Generally, staff finds that entrances that are oriented toward the private drive could be appropriate provided they feature traditional entrance massing and detailing.
- i. **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 an overall height of 23’ – 0”. This block of N Pine features eleven, single family residential structures. Each of these structures features one story in height; however, many of these structures feature heights that are approach twenty (20) feet in height. Given the location of the proposed new construction, at the rear of an existing structure, and approximately seventy (70) feet from the right of way, staff finds an overall height of 23’ – 0” to be appropriate.
- j. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The submitting application documents don’t provide information regarding foundation heights. The applicant is responsible.
- k. **ROOF FORMS** – The Guidelines for New Construction 2.B.i. notes that roof forms of new construction should feature pitches, overhands and orientations that are consistent with those found predominantly on the block. Per the submitted application documents, the applicant has proposed flat roof forms. This is

inconsistent with the Guidelines for New Construction and the historic development pattern found within the Dignowity Hill Historic District.

- l. WINDOW & DOOR OPENINGS – The Guidelines for New Construction 2.B.i. notes that windows and door openings featuring similar proportions to those of historic structures in the vicinity should be used. While the applicant has not provided information in regards to fenestration patterns at this time, staff finds that window and door openings that are consistent with the Guidelines and those within the Dignowity Hill Historic District should be implemented into the design.
- m. MATERIALS – The applicant has noted materials that include metal siding, wood siding and barn wood front entry doors. Per the Guidelines for New Construction 3.A.i. materials that complement the type, color and texture of materials traditionally found within the district should be used. If composite materials are to be used, they should feature elements that are comparable to historic materials found throughout the district. Siding should feature exposures of four inches, doors should feature window lites and designs comparable to those found historically within the district. A sliding, barn wood door features a profile that is inconsistent with those found historically within the district.
- n. WINDOW MATERIALS – At this time the applicant has not provided specific information regarding window materials. Staff finds that a double-hung, one-over-one wood windows or aluminum-clad wood windows should be used. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- o. ARCHITECTURAL DETAILS – At this time the applicant has not provided information regarding specific architectural details; however, the applicant has submitted information regarding building form and materials that are generally inconsistent with the Guidelines and the materials found historically throughout the district. Staff finds that the proposed roof form, metal siding, entrance profiles and parking configuration should be revised to be consistent with the Guidelines and district.
- p. DRIVEWAYS/PARKING – The applicant has proposed parking for each structure to be located in front of each structure, within the typical location of the front yard. The Guidelines for Site Elements 7.A.ii. notes that off street parking should not be added within the front yard setbacks of houses. Additionally, the Guidelines for Site Elements 7.B.i. notes that parking areas should be screened with a landscape buffer, wall, or ornamental fence of two to four feet in height, or a combination of these elements. Staff finds that the proposed parking is inconsistent with the Guidelines.
- q. LANDSCAPING – The applicant has not provided specifics to landscaping at this time. As noted in finding p, staff finds the proposed parking to be inconsistent with the Guidelines for Site Elements. Staff finds that a detailed landscaping plan should be developed and included with construction documents to address the requirements of buffering parking.

RECOMMENDATIONS:

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

- i. That the applicant confirm lot sizes and building footprints to ensure consistency with the Guidelines regarding lot coverage as noted in finding f.
- ii. That the applicant incorporate traditional entrance elements and massing as noted in finding h.
- iii. That the applicant comply with the Guidelines in regards to an appropriate foundation height as noted in finding j.
- iv. That the applicant propose roof forms that are consistent with the Guidelines and that are consistent with those found historically within the District as noted in finding k.

- v. That the applicant implement window and door openings that are consistent with the Guidelines those found historically within the district as the design progresses as noted in finding l.
- vi. That the applicant propose materials that are consistent with the Guidelines and those found historically within the district as noted in finding m.
- vii. That the applicant install wood or aluminum clad wood windows. 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.
- viii. That the applicant propose parking that is consistent with the Guidelines and does not result in a front yard parking condition as noted in finding p.
- ix. That the applicant submit a detailed landscaping plan that notes landscaping materials and the screening of parking as noted in finding q.

PUBLIC COMMENTS: Elaine Vetter- Conservation Society- support case; Nichola Spyker(6 minutes yield time from Evelyn Boom& Valerie Cortez) and Lulu François opposed to case .

Motion: Commissioner Carpenter moved to refer to DRC to look into the details of applicant’s presentation.
Commissioner Grube seconded the motion.

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

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

- **COMMISSIONER LAFFOON LEFT MEETING AT 7:32PM**

- **Item # B-27. HDRC NO. 2019-708**

ADDRESS: 434 SHERMAN ST

APPLICANT: Robert Amezquita/amezquita design studio

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single family residential structure on the lot at 434 Sherman Street, located at the corner of Sherman and N Olive, within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single family residential structure on the lot at 434 Sherman Street, located at the corner of Sherman and N Olive, within the Dignowity Hill Historic District. The proposed new construction will also feature a detached, two story accessory structure.
- b. **CONCEPTUAL APPROVAL** – This request received conceptual approval at the October 16, 2019, Historic and Design Review Commission hearing with the following stipulations:
 - i. That wood or aluminum clad wood windows be used and feature an inset of two (2) inches within facades and feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features meeting rails

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

- ii. That the proposed front walkway feature a profile and materials that match those found historically within the district.
- iii. That all mechanical equipment be screened from view from the public right of way.
- c. **EXISTING STRUCTURE** – The existing structure was determined to be non-contributing to the Dignowity Hill Historic District on January 2, 2019.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a front setback that is less than those found historically on the block. While there may have been a historic structure with a shallow setback on this lot, staff finds that new construction should feature a greater setback than the historic structures on the block.
- e. **SETBACKS & ORIENTATION** – Regarding rear and side setbacks, the applicant is responsible for complying with all zoning regulations and for receiving any needed variances for the proposed design.
- f. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. While this lot is addressed to Sherman, the applicant has proposed to orient the structure towards N Olive, consistent with the historic development pattern on the block. The applicant has proposed two, side facing doors, oriented toward Sherman. Structures found historically in the district, and on this block typically feature a front facing door within the recessed front porch. Additionally, corners structure typically no not feature entrance elements that are oriented toward the side or secondary street. Staff finds that a front facing entrance should be incorporated into the design.
- g. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. These blocks of Sherman and N Olive feature one story historic structures. The applicant has provided as a massing diagram of both Sherman and N Olive noting a grade change on Sherman. While the elevation change notes an overall height that is subordinate to that of the structures on the southern end of this block of N Olive, the proposed new construction is approximately eleven (11) feet taller than the adjacent, historic structure. Staff finds that the applicant should work to continue to decrease the perceived massing. An increased setback may result in a decrease in perceived massing.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. Historic structures on this block feature foundation heights that are between one and three feet in height. The applicant has not provided foundation heights on the submitted construction documents. The applicant is responsible for complying with the Guidelines, and should provide information regarding foundation heights.
- i. **ROOF FORM** – The applicant has proposed roof forms that include both front, side and rear facing gables, shed roofs, and a hipped component. The rear facing gable and its hipped component will feature a ridgeline that is taller than the cross gable’s ridge. While the proposed forms are found historically within the district, staff finds that overall the organization of the roof forms as well as their complexity are inconsistent with the Guidelines. Staff finds that a simplified roof form with consistent ridge heights would be more complementary of those found historically in the district.
- 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. The applicant’s documents submitted for final

approval do not clarify total lot size nor lot coverage. The applicant is responsible for complying with the Guidelines regarding lot coverage.

- k. **MATERIALS** – The applicant has proposed materials that include pattern 119 wood siding featuring an 8 ½” exposure, pattern 117 wood siding, wood railings with metal screens, wood rafter tails, wood columns and beams and a standing seam metal roof. Generally, staff finds the proposed wood siding to be appropriate. Staff does not find the proposed metal railing and screening to be consistent with the Guidelines and finds that wood railings should be used. Metal does not appear historically in the district as a railing material for residential structures. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used, but should be submitted to staff for review and approval. The applicant should submit a column detail to staff for review and approval.
- l. **WINDOW MATERIALS** – The applicant has proposed wood casement windows. Additionally, the applicant has submitted a detailed wall section noting a window installation depth of two (2) inches. While the applicant has proposed wood casement windows, the proposed windows are not consistent with staff’s window specifications. Staff finds that windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- m. **FENESTRATION PROFILE** – The applicant has proposed a number of windows that feature profiles that are not consistent with those found historically in the district. These profiles include fixed picture windows, windows that do not feature sashes and windows that are contemporary in profile and location. Staff finds that the proposed fenestration patterns should be modified.
- n. **ARCHITECTURAL DETAILS (Roof)** – The Guidelines for New Construction 4.A.ii. notes that architectural details should be based on those found traditionally within the district. Staff finds the proposed roof forms to be contemporary in nature and inconsistent with both the historic development pattern found in the district as well as the Guidelines.
- o. **REAR ACCESSORY STRUCTURE** – The applicant has proposed a detached garage with parking for one automobile. Garages, when found historically within the district are detached from primary historic structures. Staff finds the location of the proposed garage to be appropriate.
- p. **REAR ACCESSORY STRUCTURE (Materials)** – The applicant has proposed for the accessory structure to feature materials that are consistent with those proposed for the primary structure. Additionally, the applicant has proposed a custom wood, overhead rolling door. Staff finds that the materials for the proposed accessory structure, including windows and roofing should be consistent with the specifications noting in finding l.
- q. **REAR ACCESSORY STRUCTURE (Architectural details)** – The applicant has proposed architectural details that are traditional in nature; however, the applicant has not provided east or west elevations for the proposed accessory structure. Staff finds that elevations of each façade should be submitted for review.
- r. **DRIVEWAY** – The Guidelines for Site Elements note that driveways found within historically districts typically feature a width that does not exceed ten (10) feet in width. The applicant has proposed a concrete, ribbon strip driveway, to feature ten (10) feet in width. Staff finds this to be appropriate.
- s. **FRONT WALKWAY** – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. Staff finds that the proposed paver front walkway is inconsistent with Guidelines, and that a simple, concrete walkway that matches though found historically within the district should be used.

- t. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- u. . LANDSCAPING PLAN – At this time, the applicant has not provided a landscaping plan. The applicant should install landscaping elements that are consistent with those found historically on the block.
- v. FENCING – At the time of conceptual approval, the applicant proposed fencing that included masonry columns and horizontal wood pickets, a design that is inconsistent with the historic fencing examples found throughout the district. Fencing is not noted in the application for final approval. If fencing is proposed, it must be reviewed and approved.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a through v. Staff recommends that the applicant address the following inconsistencies with the Guidelines prior to receiving a Certificate of Appropriateness.

- i. That a setback that is greater than those found historically on the block be used as noted in finding d.
- ii. That a front facing (toward N Olive) door within the front porch be installed to match historic porch profiles be installed as noted in finding f.
- iii. That the applicant install foundation heights that are consistent with the Guidelines as noted in finding h.
- iv. That the applicant continue to work to reduce the perceived massing of the proposed new construction. An increase in front setbacks may result in a reduction of perceived massing.
- v. That the applicant install a simplified roof form with consistent ridge heights would be more complementary of those found historically in the district, as noted in finding i.
- vi. That the proposed metal porch railings be eliminated and that wood porch railings be installed as noted in finding k.
- vii. That the proposed 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.
- viii. That elevations for the east and west facades of the proposed accessory structure be submitted and that the materials specifications for the proposed accessory structure match those noted in findings k and l.
- ix. That the proposed front walkway feature a profile and materials that match those found historically within the district as noted in finding s.
- x. That all mechanical equipment be screened from view from the public right of way as noted in finding t.
- xi. That landscaping elements that are consistent with those found historically on the block and the Guidelines be installed as noted in finding u, and that a landscaping plan be submitted to staff for review and approval.

PUBLIC COMMENTS: Elaine Vetter- Conservation Society- concurs with staff recommendations.

Motion: Commissioner Carpenter moved to approve with staff stipulations 3-4, and 6-11.
Commissioner Grube seconded the motion.

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

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

• **Item # B-29. HDRC NO. 2019-710**

ADDRESS: 320 SADIE ST

APPLICANT: Shawna Walker /ROC ACQUISITIONS LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a ridge cap on the new standing seam metal roof. The work has already been completed.

FINDINGS:

- a. The historic structure at 320 Sadie was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure features Folk Victorian architectural elements and is contributing to the Lavaca Historic District.
- b. ROOF AMENDMENT – The applicant is requesting approval to install a ridge cap on the primary structure. The installation of a new roof with a ridge cap has already been completed prior to the issuance of a Certificate of Appropriateness or a permit from the Development Services Department. According to the Historic Design Guidelines and OHP standing seam metal roof policy, ridge caps should not be used. Staff finds that the applicant should correct ridge cap installation to meet the OHP Standing Seam Metal Roofing Policy.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a and b. Staff recommends that the applicant correct ridge cap installation to meet the OHP Standing Seam Metal Roofing Policy:

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

PUBLIC COMMENTS: None.

Motion: Commissioner Fish moved to approve to continue HDRC.
Commissioner Velasquez seconded the motion.

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

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

• **Item # B-30. HDRC NO. 2019-730**

ADDRESS: 317 PEREIDA ST

APPLICANT: Nicholas Melde/Architexas

REQUEST:

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

1. Remove elements of existing side porch.
2. Enclose a side porch.
3. Relocate 2 existing wood windows.
4. Install 5 new windows and 1 new door

FINDINGS:

- a. The primary structure at 317 Pereida is a 1-story single family home constructed circa 1890. It first appears on the Sanborn Map in 1896. The house is limestone construction, featuring a metal cross gable roof with gable end returns, wood divided light windows and side rear additions. The house is contributing to the King William Historic District.
- b. **PARTIAL DEMOLITION** – The applicant has requested approval to demolish an existing glass block wall, 2 wood windows, a wood door, porch decking and floor framing, and a wood stud wall that currently serve as exterior elements separating the interior of the house from the side porch on the east elevation. Guideline 7.A.i for Exterior Maintenance and Alterations stipulates that new porches, balconies, or porte-cocheres should not be added where not historically present. The 1896 Sanborn Map shows that a side porch did not originally exist in the current configuration and the existing materials are not historic materials. Staff finds the proposal generally consistent with the Guidelines.
- c. **SIDE PORCH MODIFICATION** – The applicant has requested approval to enclose the existing side porch with a bi-fold aluminum-clad wood patio door system. Guideline 7.B.ii for Exterior Maintenance and Alterations stipulates that applicants should refrain from enclosing side and rear porches and that architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds that the existing side porch is not original to the structure and that enclosing the porch will not obscure significant architectural details or result in loss of integrity. Staff finds the proposal generally consistent with the Guidelines.
- d. **WINDOW RELOCATION** – The applicant has proposed to remove and salvage 2 existing wood windows from the north elevation and relocate them as ganged windows on the west elevation. Guideline 6.A.i states that applicants should avoid creating new window openings on the primary façade or where visible from the public right-of-way. The west elevation is not a primary façade and is not original to the primary structure. Staff finds the proposal generally consistent with the Guidelines.
- e. **FENESTRATION MODIFICATIONS** – The applicant has proposed to install 5 new aluminum-clad wood Pella Architect Series windows and 1 new aluminum-clad wood Pella Architect Series door. The applicant is proposing to install 2 new aluminum-clad wood casement windows to the rear (north) elevation, where one of the relocated windows currently exists, 1 aluminum-clad wood casement window on the west elevation to replace an existing door, and 2 new double-hung aluminum-clad wood windows on the north and south side of the side porch on the east elevation. The applicant has proposed to install a new door on the rear (north) elevation, where the second relocated window currently exists. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff does not find the proposal for new window installation consistent with the Guidelines as the proposed casement windows do not match the existing windows in terms of size, type, configuration, material, form, appearance, and detail. Guideline 6.A.i for Exterior Maintenance and Alterations stipulates that existing window and door openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds the proposal to install a door in an existing window opening to be inconsistent with the Guidelines.

RECOMMENDATIONS:

Item 1, Staff recommends approval to remove existing elements of the side porch based on finding b.

Item 2, Staff recommends approval to enclose the side porch based on finding c with the following stipulation:

- i. That the applicant submit material specifications to staff for review prior to the issuance of a Certificate of Appropriateness.

Item 3, Staff recommends approval of window relocation based on finding d.

Item 4, Staff does not recommend approval of fenestration modifications based on finding e. Staff recommends that the applicant install fully wood windows and that the applicant does not modify the window opening on the rear elevation to install a new door.

If fenestration modifications are approved by the HDRC, staff recommends the following stipulations:

- i. That the applicant installs one-over-one fully wood windows to match the existing configuration as closely as possible. The proposed aluminum clad replacement product is not appropriate. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs a fully wood door and submits a specification for the proposed new door to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENTS: None.

Motion: Commissioner Carpenter moved to approve items with stipulations 1-3, and come back to discuss stipulation 4.
Commissioner Grube seconded the motion.

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

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

• **Item # B-31. HDRC NO. 2019-729**

ADDRESS: 603 CEDAR ST
APPLICANT: David Torres/KM Builders

REQUEST:

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

1. Construct an addition within the existing roofline at the southwest corner of the structure.
2. Partially demolish existing enclosure and remove existing non-original windows.
3. Install 3 new wood windows to match existing historic windows.
4. Install French doors at rear entrance.
5. Construct new rear deck.
6. Install new exterior lanterns.

FINDINGS:

- a. The primary structure located at 603 Cedar is a 1-story single family home constructed circa 1910 in the Craftsman style. It first appears on the Sanborn Map in 1912. The home features a front gable metal roof with wide overhanging eaves and a side gable projection, decorative brackets, one-over-one wood windows with wood window screens, wood cladding, and ornamental craftsman elements. The home is contributing to the King William Historic District.
- b. **PRIMARY STRUCTURE MODIFICATIONS** – The applicant is requesting approval to demolish non-original additions at the rear (west elevation) of the primary structure. According to the Sanborn Maps, the rear of the structure was originally an open porch. Staff finds the proposal consistent with the Guidelines.

- c. **ADDITION: FOOTPRINT** – The applicant has proposed to construct the new addition to the primary structure within the existing roofline of the primary structure. The new addition will replace the non-original addition to the rear and will extend 1’ - 6” beyond the original footprint, but will remain within the existing roof overhang. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds the proposal consistent with the Guidelines.
- d. **ADDITION: MATERIALITY** – The applicant has proposed to use 1” x 6” pine lap siding on the exterior walls and the angled skirt to match the existing wood cladding as closely as possible. Staff finds this generally appropriate.
- e. **REAR WINDOW AND DOOR REMOVAL** – The applicant is requesting approval to remove three existing horizontal windows, one square fixed window, and a divided light rear door on the west and south elevations. These elements were installed as part of a previous rear addition. According to Guideline 6.A.i, filling in historic openings should be avoided, especially when viewable from the public right-of-way. These elements are not visible from the public right-of-way. Staff finds the proposal acceptable given the rear location of the windows. Guideline 6.B.vii stipulates that non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds the proposal consistent with the Guidelines.
- f. **NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install 2 new windows to match the existing windows in style and one transom window to be installed above the proposed rear French doors. The existing window on the rear elevation is 2’4” x 3’9” and the new windows are proposed to be 2’0” x 4’0”. Guideline 4.A.iii for Additions states that contemporary interpretations of traditional designs and details should be considered. Additionally, Guideline 7.A.ii stipulates that architectural details should be simple in design and compliment the character of the original structure. Staff finds the proposal consistent with these Guidelines and appropriate for the structure considering that the existing windows do not compliment the character of the original structure and that there is an existing transom window above the existing door.
- g. **NEW WINDOWS AND DOORS: MATERIALS** – The applicant has proposed to install 3 new windows to replace the existing non-original horizontal windows and transom window with Milgard Essence 9200 DH Wood Interior, Vinyl Clad Exterior windows. Two (2) of the new windows will be single-hung and 1 window will be a fixed transom window installed above the proposed new rear full-light French doors. The applicant has proposed to install Milgard Essence 9645 Wood French Doors to replace the existing rear door. According to the OHP Window Policy Document, new windows should feature traditional materials or appearance. Wood windows are the most appropriate. Guideline 3.B.i for Additions stipulates that imitation or synthetic materials are inappropriate. Staff finds that the proposal is inconsistent with the Guidelines.
- h. **REAR DECK** – The applicant has proposed to construct a new rear deck of 210 square feet, measuring 10’ by 6’ wide and 20’ long. The applicant has proposed to install fiber cement siding for the deck skirting. Staff finds this proposal consistent with the Guidelines and eligible for administrative approval.
- i. **ARCHITECTURAL DETAILS: LIGHTING** – The applicant has proposed to install new lantern style lights on the rear elevation to provide lighting for the new rear deck. Guideline 4.A.ii for Additions stipulates that architectural details should be in keeping with the architectural style of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Staff finds the proposal generally consistent with the Guidelines and eligible for administrative approval.

RECOMMENDATIONS:

Staff recommends approval of the request items based on findings a through i with the following stipulations:

- i. That the applicant install fully wood windows to match the existing original windows as closely as possible. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with

the installation of additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

- ii. That any mechanical equipment is concealed from the public right-of-way.
- iii. That the fiber cement skirting have a maximum reveal of 4 inches and feature a smooth finish. No faux grain texture is permitted.

PUBLIC COMMENTS: None.

Motion: Commissioner Fish moved to approve items with stipulations.
Commissioner Carpenter seconded the motion.

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

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

• **Item # B-32. HDRC NO. 2019-714**

ADDRESS: 145 E AGARITA AVE

APPLICANT: TERIN LOWAK

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to add pergola to the existing rooftop deck.

FINDINGS:

- a. The primary historic structure at 145 E Agarita was constructed in 1910 the Italianate style, contributes to the Monte Vista Historic District, and is individually listed on the National Register of Historic Places as the Mary Bonner House. The two-story residential structure features a flat roof with a fenced rooftop patio, extended eaves with decorative brackets, symmetrical front façade fenestration with an inset arched front entry, and one-over-one wood windows with operable shutters.
- b. COMPLIANCE – During the review of another property within the Monte Vista Historic District, staff found that an unapproved rooftop pergola installed at 145 E Agarita was cited as an existing pattern in the district. When staff notified the property owner that the pergola requires review and issuance of a Certificate of Appropriateness, they were cooperative to submit an application to be heard at the next available hearing.
- c. ROOFTOP PERGOLA - The applicant has proposed to construct a traditional wood pergola structure on the rooftop patio, measuring approximately 11 feet wide, 10 feet deep, and 10 feet tall. The pergola will feature a setback of approximately 2 feet from the front and side parapet walls. 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. Per the Guidelines for Additions 5.B. iii., screen and set back devices mounted on the roof to avoid view from public right-of-way. Staff finds that the pergola is visible from the right-of-way and lacks screening and does not relate to the primary historic structure. Staff also remains concerned with the method of installation to the rooftop and the ability for the structure to be maintained and its stability.

RECOMMENDATIONS:

Staff does not recommend approval as submitted based on findings b and c. If the commission denies the request, the structure should be removed within 90 days unless otherwise coordinated with staff.

PUBLIC COMMENTS: None.

Motion: Commissioner Fish moved to refer to Design Review Committee- DRC site-visit.
Commissioner Bowman seconded the motion.

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

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

• **Item # B-33. HDRC NO. 2019-737**

ADDRESS: 810 NOLAN
APPLICANT: Carlos Martinez

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 11 windows with new aluminum windows.

FINDINGS:

- a. The primary historic structure at 810 Nolan was constructed circa 1910, contributes to the Dignowity Hill Historic District, and first appears on the 1912 Sanborn map. The two-story quad-plex has been subject to a number of modifications including installation of front facing gabled balcony addition, asbestos siding, tube form concrete column bases, and four new aluminum front doors.
- b. **COMPLIANCE** – Staff conducted a site visit on November 15, 2019, and found that wood windows have been replaced with aluminum windows with a variety of trim forms. A Stop Work Order was posted and the applicant was cooperative to submit an application on December 2, 2019, to be heard at the next available hearing.
- c. **EXISTING WINDOWS** – Prior to work without approval, the front façade featured 5 two-over-two wood sash windows, the west side elevation featured 8, the east side elevations featured 6, and the rear featured at least 4. At this time, the applicant has proposed to replace up to 11 windows throughout the structure. Per the Guidelines for Exterior Maintenance and Alterations 6.A.iii., historic windows must be preserved. Per the Standard Specifications for Original Wood Window Replacement, when individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. If individual sashes have not been discarded, then staff finds that the applicant should explore in-place repair or partial replacement prior to wholesale replacement of a window system.
- d. **PROPOSED WINDOWS** – The applicant has proposed to install one-over-one aluminum windows. On the front façade, the applicant has proposed to install tapering vertical trim leading to a flared window sill constructed with siding panels. Staff finds that the new windows are a departure from the Standard Specifications for Original Wood Window Replacement in material, glazing, and trim and remains concerned about the overall craftsmanship of the installation.

RECOMMENDATIONS:

Staff does not recommend approval based on the findings. All wood windows and their components, if found beyond repair, should be replaced with wood windows that adhere to the Standard Specifications for Original Wood Window Replacement. As proposed and installed, the replacement windows do not comply in material, glazing, and trim and staff remains concerned about the overall craftsmanship of the installation.

PUBLIC COMMENTS: None.

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

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

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

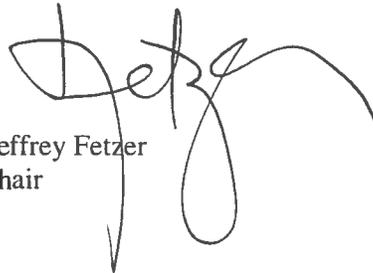
EXECUTIVE SESSION.

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

ADJOURNMENT.

There being no further business, the meeting adjourned at 8:10 PM.

APPROVED



Jeffrey Fetzer
Chair