SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
December 7, 2016

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:05 PM, in the Board Room, Development and Business Services Center, 1901 S. Alamo

- The meeting was called to order by Commissioner Connor, Vice-Chair and the roll was called by the Secretary.

PRESENT: Connor, Brittain, Laffoon, Garza, Cone, Grube, Garcia, Salmon, Lazarine
ABSENT: Guarino

- Chairman's Statement
- Announcements

- Christmas and Winter Holiday Closure - December 26 through December 30
- Historic Wood Window Repair Certification Class - February 3 and 4 - Richter House - Hemisfair Park
- January HDRC Meeting - Wednesday, January 18, 2017 - 3:00 PM
- HDRC Commissioner Work session - Wednesday, January 18 - 12:00 PM

• CITIZENS TO BE HEARD
- Rachel Delgado spoke regarding the Malt House

The Commission then considered the Consent Agenda which consisted of:

• Item # 1, Case No. 2017-D01	215 N San Saba, Suite 101
• Item # 2, Case No. 2017-D02	403 Urban Loop
• Item # 3 Case No 2016-473	1203 S Alamo St
• Item # 4, Case No. 2016-379	2127 W Summit
• Item # 5, Case No. 2016-173	617 N Olive St
• Item # 6, Case No. 2016-475	8535 Mission Rd/ Stinson Municipal Airport, Suite 108
• Item # 7, Case No. 2016-461	226 Newell
• Item # 8, Case No. 2016-476	532 Devine St
• Item # 9, Case No. 2016-449	1130 E Crockett
• Item #10, Case No. 2016-483	325 W Mistletoe
• Item #11, Case No. 2016-484	431 Queens Crescent
• Item #12, Case No. 2016-442	2222 N Alamo St
• Item #13, Case No. 2016-448	226 N Hackberry St.
• Item #14, Case No. 2015-482	Intersection of N Main, San Pedro & Navarro
• Item #15, Case No. 2016-481	Frio Street from Cesar E Chavez Blvd to W Houston Street
• Item #16, Case No. 2016-471	9159 S Presa St
• Item #17, Case No. 2016-478	San Pedro Creek, 323 W Commerce
• Item #18, Case No. 2016-223	623 Hemisfair Blvd
• Item #19, Case No. 2016-479	504 Austin St

Items #3 & #19 were pulled for citizens to be heard. Items #12, #13, #17, #18 & #19 were pulled for recusals.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to approve the Consent Agenda with staff recommendations based on the findings.

AYES: Connor, Brittain, Laffoon, Garza, Cone, Grube, Garcia, Salmon, Lazarine

NAYS: None

THE MOTION CARRIED.

3. HDRC NO. 2016-473

Applicant: Nicholas Melde/Alamo Architects

Address: 1203 S ALAMO ST

December 7, 2016

REQUEST:

The applicant is requesting conceptual approval to perform modifications to the site and structure at 1203 S Alamo. Included in these modifications, the applicant has proposed to install new façade elements on the existing structure, construct an addition to the north of the existing structure and modify the current amount of impervious paving.

FINDINGS:

a. The structure at 1203 S Alamo is a commercial structure constructed circa 1965, which formerly served as a gas station. Fueling related site elements including the underground fuel tanks and fuel pump canopy have been removed. At this time, the applicant is proposing a number of modifications to the site and structure to reuse this structure as a neighborhood convenience store.

b. ROOF MODIFICATION – The structure currently features a flat roof which the applicant has proposed to modify into a side gabled roof. Gabled roofs are found predominantly throughout the King William Historic District on a number of historic structures of varying styles. Staff finds the installation of a gabled roof on this contemporary structure an appropriate interpretation of historic roof forms of the district.

c. MATERIALS – The structure currently features materials which include board and batten siding, a stone veneer, metal panels, wood trim and overhead rolling steel doors. The applicant has proposed to maintain the stone veneer; however, the applicant has proposed to install wood trim in various locations where metal panels currently exist. Staff finds this proposal appropriate. In regards to roofing materials, the applicant has proposed to install a standing seam metal roof. The applicant should ensure that the standing seam metal roof features panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

d. STOREFRONT SYSTEM – At this time, the applicant has not provided information specific to the proposed new storefront system. The applicant should propose a storefront system that is architecturally appropriate for this setting in the King William Historic District.

e. ADDITION – To the north of the existing structure, the applicant has proposed to construct an addition which is to be open air and serve as a covered patio seating area. The applicant has proposed for the addition to feature a side gable roof, consistent with the historic structures along E Johnson. The Guidelines for Additions note that roof forms should be similar to that found on the primary structure. The applicant's proposed roof form is consistent with the Guidelines.

f. SCALE, MASSING AND FORM – The applicant has proposed for an overall height of the addition to match the modified roof form of the primary structure. Given its location to the side of the primary facade of the existing structure, the addition presents itself as a subordinate structure. The open air nature of the proposed addition also reduces its perceived massing. Staff finds the applicant's proposal appropriate.

g. MATERIALS – The applicant has proposed materials for the addition which generally match those proposed for the primary structure on the site. The applicant has proposed wood paneling and trim, a standing seam metal roof and metal columns. Staff finds the proposed materials consistent with those found on the site.

h. ARCHITECTURAL DETAILS – Staff finds the applicant's proposed addition to feature a contemporary interpretation of historic facades fronting E Johnson. Staff finds that the applicant should continue to develop this contemporary interpretation to include appropriate roof pitches and column detailing.

i. SITE DESIGN – The site currently features a large amount of paving given its previous use. The applicant has proposed to remove various amounts of existing paving as well as modify the current continuous curb cuts. The applicant has proposed to create specific vehicular entrance points on both E Johnson and E Guenther. In addition to this, the applicant has proposed to install landscaping buffers between automobile parking and the public right of way. Staff finds the applicant's proposed site modifications appropriate.

j. ARCHAEOLOGY –If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the OHP should be notified.

RECOMMENDATION:

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

i. That the applicant install a standing seam metal roof that features panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
ii. That the applicant provide more detailed information on the proposed storefront system.
iii. That the applicant continue to develop the addition's E Johnson façade and detailing.

iv. ARCHAEOLOGY- If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the OHP should be notified.

CITIZEN TO BE HEARD: Bonita Simpson

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Grube to approve with staff stipulations.

AYES: Connor, Brittain, Laffoon, Garza, Cone, Grube, Garcia, Salmon, Lazarine
NAYS:

THE MOTION CARRIED

12. HDRC NO. 2016- 442

Applicant: John Mize/Ford, Powell & Carson

Address: 2222 N ALAMO ST

REQUEST:
The applicant is requesting conceptual approval for plans for Alamo Colleges District Support Operations Administrative Complex. At this time the applicant is requesting conceptual approval to:

1. Construct a two-story structure to the north that is approximately 45,984 gross square feet.
2. Construct a three-story structure to the south that is approximately 168,140 gross square feet.
3. Construct a two-story parking structure along Josephine Street that is approximately 58,800 square feet.
4. Construct two surface parking lots.
5. Make other site improvements including landscaping, interpretive landscaping of the acequia path, water features, outdoor amphitheater, and site signage.

FINDINGS:

a. The property at 2222 N Alamo is the site of the previous Playland Park. This property is zoned as an individual landmark based on the Acequia del Alamo, also known as the Madre Acequia.

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. SETBACKS – The property is set between Cunningham Street to the north, N Alamo Street to the west, E Josephine Street to the south, and Fort Sam Houston to the east. The proposed three-story building is set back 24 feet from the left property line. The proposed new construction has a left setback of 124 feet, right set back of 10 feet, and a varying rear setback ranging between approximately 25 feet and 150 feet. According to the Guidelines for New Construction 1.A.i., align front facades with front facades of adjacent buildings where a consistent setback has been established or use a median setback of buildings along the street frontage. Staff made a site visit on November 9, 2016, and found vacant, commercial, and residential lots along the west side of N Alamo Street with varying setbacks. Staff finds the proposed small setback along N Alamo appropriate and consistent setbacks along the block, thus consistent with the Guidelines.

d. SCALE & MASS – According to the Guidelines for New Construction 2.A.i., if there is more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%. There are two-story structures near the site across the street and although the proposed three-story is taller, based on the size of the lot and the proposed setbacks, staff finds the proposed three-story building appropriate.

e. ROOF FORM –The proposed new construction will have a flat roof, be made of textured concrete panels with clean lines and mid-century style influences. According to the Guidelines for New Construction 2.B.i, incorporate roof forms that are consistent with those predominately found on the block. Staff finds the proposed flat roof form is similar to a mid-century modern building across the street. This is consistent with the Guidelines.

f. RELATIONSHIP OF SOLIDS TO VOIDS – The proposed façade arrangement features a base, midsection and cap delineated by horizontal features. The fenestration pattern varies on each of the facades establishing a relationship with the exterior and interior functions. According to the Guidelines for New Construction 2.C., the façade configuration should avoid blank walls. Staff finds the proposed façade configuration consistent with the

Guidelines.

g. LOT COVERAGE – The proposed site plan includes natural vegetation, swales, outdoor commons, trails, acequia pathways, and buffers around mature trees. The approximate foot print of the two buildings is 64,000 square feet and 58,800 square feet for the parking structure. The tract is a total of approximately 12.6 acres. According to the Guidelines for New Construction 2.D.i., limit new construction to no more than 50% of the total lot area. Staff finds the proposal to preserve 60% of the overall site appropriate and consistent with the Guidelines.

h. MATERIALS – The proposed material include tilt-up concrete panels with a form liner to provide pattern and texture, glazing and metal panels as exterior materials. According to the Guidelines for New Construction 3.A.i, materials that complement the type, color, and texture of materials found in neighboring historic properties, and do not use imitation or synthetic materials. Staff finds the proposed materials appropriate and compatible with adjacent structures.

i. ARCHITECTURAL DETAILS – New structures should be designed to reflect their own time while respecting the historic context of the district. Staff finds the proposed structures incorporate additional materials that separate and define various levels and functions of the proposed facades that contribute to the overall reducing the perceived massing.

j. PARKING STRUCTURE – The proposed parking structure is 58,800 square feet and two stories tall. According to the Guidelines for Site Elements7.B.iii, new parking structures should be designed similar in scale, materials, and rhythm of the surrounding buildings. The proposed new parking structure features similar materials, form, and design as the other proposed two structures; the parking structure is two-stories and the other proposed structure is three. Staff finds the proposed parking structure consistent with the Guidelines in terms of scale, materials, and mass.

k. SURFACE PARKING – The applicant is proposing three surface parking lots. The proposed lots are behind the building along N Alamo and can be accessed from the interior drive. The proposed lots are surrounded by newly planted trees. According to the Guidelines for Site Elements7.B.i, off-street parking areas should be screened with a landscape buffer, wall, or ornamental fence, or a combination of these methods. Staff finds the proposed landscaping around the proposed surface lots to be appropriate. The applicant is required to submit landscaping details with the application for final approval.

l. SIGNAGE – There is signage noted in the rendering that is not being reviewed at this time. Any signage proposed would need to be submitted for review and approval. The applicant is required to submit a signage packet with details with the application for final approval.

m. ARCHAEOLOGY – The applicant has expressed plans to honor the acequia. The acequia will is incorporated into the site design by carving away at diagonal section of the first and second floors of the building where the acequia crosses the structure. This area will be treated as an interpretive landscape, with a water feature and site signage telling the history and impact of the Acequia Madre. Where the buildings are interrupted by this site feature, an outdoor amphitheater will stem from the acequia plaza. An archeological investigation by Raba Kistner is currently in progress. The findings of the report will be available at a later date.

n. ARCHAEOLOGY- The property is in close proximity to the Fort Sam Houston National Register of Historic Places District and the Brackenridge Park National Register of Historic Places District. The project area is also traversed by the Acequia del Alamo, a National Historic Engineering Landmark and Local Historic Landmark. In addition, historic archival maps show structures within the property as early as 1886. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations are required for the project area. The project is subject to the Antiquities Code of Texas. The preferred treatment plan will be to leave it as a natural drainage ditch per its original construction during the Spanish-Colonial time period. Any later additions, such as concrete, should be retained. Treatment plans should be reviewed by the Texas Historical Commission and Office of Historic Preservation.

RECOMMENDATION:
Staff recommends conceptual approval based on findings a through n. When the applicant returns with the application for final approval the following should be provided:

1. Landscaping plan with plant material list.
2. Signage packets with details.
3. Any other site and building details such as lighting.
4. ARCHAEOLOGY-Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The preferred treatment plan will be to leave it as a natural drainage ditch per its original construction during the Spanish-Colonial time period. Any later additions, such as concrete, should be retained. Treatment plans should be reviewed by the Texas Historical Commission and Office of Historic Preservation. The development project

shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

COMMISSION ACTION:

The motion was made by Commissioner Lazarine and seconded by Commissioner Grube to move for approval with staff stipulations.

AYES: Laffoon, Garza, Cone, Grube, Brittain, Garcia, Salmon, Lazarine
NAYS:
RECUSAL: Connor

THE MOTION CARRIED

13. HDRC NO. 2016-448

Applicant: Geof Edward/Munoz & Company

Address: 226 N HACKBERRY ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to enhance and repair the main entry of the Carver Community Cultural Center. Within this proposed enhancement, the applicant has proposed the following:

1. To install a total of nine (9) architectural lighting fixtures.
2. To install one set of 14" tall, 2" deep cast aluminum letters with stain finishes to read "Carver Center"
3. The display of two temporary banners on the west façade.
4. To paint the existing canopy and front entry railings.
5. To replace the existing, damaged front entry tile.
6. To update the existing landscaped areas to the left and right of the primary entrance.

FINDINGS:

a. The historic structure at 226 N Hackberry, Commonly known as the Carver Community Cultural Center was constructed in 1930 as the Colored Library and Auditorium. Like many library and educational centers of its time, the structure features strong institutional architectural elements including cast stone, brick, a raised entrance and enlarged primary façade windows. At this time, the applicant has proposed front entry enhancements.

b. LIGHTING – The applicant has proposed to install a total of nine (9) architectural and landscape lighting fixtures in front of the structure's primary façade. Each of the proposed fixtures will be located within the existing landscaping bed and will be screened by landscaping elements with the exception of a wall flood light that it to be installed on top of the existing entrance canopy. None of the proposed fixtures will be attached to the historic structure's façade. Staff finds the applicant's proposed lighting installation appropriate.

c. CANOPY SIGNAGE – Above the existing canopy sign, the applicant has proposed to install to read "Carver Center". This signage is to feature one set of 14" tall, 2" deep cast aluminum letters with stain finishes. The letters will be pin mounted to an 8" x 8" x 17' base box atop the existing canopy. According to the Guidelines for Signage 2.A., canopy signs should be mounted in a manner that does not damage historic building elements or materials. The applicant's proposal is consistent with the Guidelines for Signage.

d. TEMPORARY BANNERS – Towards the far north and south portions of the west facing façade, the applicant has proposed to locate two temporary banners. The applicant has noted that the banners would be mounted to a frame that would be secured to the wall by hooks or pins. The frame would be installed with a pulley mechanism to facilitate banner installation from the ground. The applicant has proposed for each banner to be approximately 3'x 10'. Staff finds the applicant's proposed banner location appropriate. Additionally, staff finds that the applicant should provide additional information regarding the proposed banner mounting mechanism and install any hardware into existing mortar joints. Once the locations approved by the HDRC; temporary banner installation may be approved administratively for up to sixty (60) days at a time.

e. PAINTING – The applicant has proposed to paint to existing entrance railings and canopy; however, the applicant has not proposed a color at this time. Staff finds the proposed painting appropriate; however, the applicant should present final paint colors to OHP staff prior to painting.

f. FRONT ENTRY TILE – The applicant has proposed to replace the existing, front entry tile to match the existing. According to the Guidelines for Exterior Maintenance and Alterations 10.A.iv., in kind materials should be used

when repairing existing elements. Staff finds that aspects of the existing tile's installation such as accommodations to modern slopes for the front entrance to facilitate ADA access provides evidence that the existing tile is not original. Staff finds the applicant's request to replace the existing tile appropriate.

g. LANDSCAPING – Between the sidewalk at N Hackberry and the front tiled entry, the applicant has proposed to perform maintenance to the existing landscaping areas. The applicant has proposed to install pink muhly, dwarf wax myrtle, pink skullcap and purple heart. Staff finds each of these materials appropriate.

RECOMMENDATIONS:
Staff recommends approval of items #1 through #6 based on findings a through g with the following stipulations:

i. That the applicant provide additional product information to staff regarding the mounting mechanisms for the proposed temporary banners.
ii. That the applicant provide paint colors to staff prior to painting.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Brittain to approve with staff stipulations

AYES: Connor, Garza, Cone, Grube, Brittain, Garcia, Salmon, Lazarine
NAYS:
RECUSAL: Laffoon

THE MOTION CARRIED

17. HDRC NO. 2016-478

Applicant: Ecolectrics, LLC

Address: San Pedro Creek from Fox Tech High school throughout Downtown to the vicinity of the old stock yards

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to perform modifications and construct a linear park at San Pedro Creek. The 2.2 mile section of section of San Pedro creek that courses from Fox Tech High School through downtown to the vicinity of the old stock yards is subject to flood control improvements and other improvements. The applicant has proposed to modify the creek channel to contain the 100 year floodplain within the banks of the creek and reimagine the creek as a linear park. Within this request, the applicant has proposed the following:

1. Final approval of work package 2, from the tunnel inlet to north of the W Houston Street bridge. This request includes 100 percent design for all scopes of work except landscaping, irrigation and wayfinding. Within this package, pedestrian pathways, retaining walls, bridges and structural improvements are proposed.

2. Final approval of work package 3, from Commerce Street to Dolorosa. This request includes foundation extensions, the reconstruction of the Carter Building's foundation, wall stabilization between the Carter Building and the Continental Hotel (west bank) and drilled shafts for west channel wall stabilization if sequenced with underpinning work.

3. Final approval of work package 5, which consists of drilled shafts (bridges and walls) from Houston Street to the Commerce Street bridge. This request includes bridge and retaining wall drilled shafts for bridges at Houston, Commerce, the Alameda wall, the Penner parking lot wall, the High Paseo Bridge, the band shell foundation, the Chinampa, demolition work from Houston to Dolorosa and the demolition of the Dollar General at 323 W Commerce.

FINDINGS:
a. The applicant has proposed to perform modifications and construct a linear park at San Pedro Creek. The 2.2 mile section of section of San Pedro creek that courses from Fox Tech High School through downtown to the vicinity of the old stock yards is subject to flood control improvements and other improvements. The applicant has proposed to modify the creek channel to contain the 100 year floodplain within the banks of the creek and reimagine the creek as a linear park. At this time, the applicant is seeking a Certificate of Appropriateness for architectural and engineering scopes of work included in work packets 2, 3 and 5.

b. This case was reviewed by the Design Review Committee on November 9, 2016, where committee members noted that specific tile designs would need to return to the HDRC for approval.

c. Work package 2includes 100 percent design for all scopes of work except for landscaping, irrigation and

wayfinding. The applicant has proposed to install pedestrian walkways consisting of concrete, raised seating areas, terraced landscaped areas, planting areas and tiled retaining walls. At this time, the applicant has noted the installation of tile along retaining walls adjacent to the pedestrian path; however, a specific design has not be finalized for the design of the tile. The applicant has noted that specific tile design will be determined at a later date. The applicant is to return to the HDRC for approval of the tile work.

d. Work package 3 includes primarily structural work that includes foundation extensions, the reconstruction of the Carter Building's foundation, wall stabilization between the Carter Building and the Continental hotel (west bank) and drilled shafts for west channel wall stabilization. Also included in this work package is the construction of pedestrian bridges across the creek channel that are to be covered will tile. As mentioned in finding b, specific designs for the tile work have not been finalized. The applicant is to return to the HDRC for final approval of the tile work.

e. Work package 5 includes of drilled shafts (bridges and walls) from Houston Street to the Commerce Street bridge. This request includes bridge and retaining wall drilled shafts for bridges at Houston, Commerce, the Alameda wall, the Penner parking lot wall, the High Paseo Bridge, the band shell foundation, the Chinampa, demolition work from Houston to Dolorosa and the demolition of the Dollar General at 323 W Commerce.

f. Staff finds that the applicant's proposed materials and design aspects meet the UDC's standards for Public Property and the Public right of way.

g. 323 W COMMERCE DEMOLITION – The applicant received conceptual approval on August 3, 2016, for the demolition of the structure at 323 W Commerce and the construction of a public plaza as part of the San Pedro Creek Improvement Project. The structure at 323 W Commerce was construction circa 1953 and designed by the local architecture firm Peery & Tuggle. Allison B. Peery was well-known for his modern design work in San Antonio, and he would go on to work with O'Neil Ford as site plan coordinator for HemisFair '68. The building was initially occupied by F.W. Woolworth Co. Its mid-century mercantile design is expressed through the stark brick façade interrupted by a single horizontal band of windows at the second story, its blade sign, and recessed entryway at the street level framed by large display cases.

h. 323 W COMMERCE DEMOLITION – At the August 3, 2016, HDRC hearing, it was found that the structure at 323 W Commerce was eligible for demolition. At that time, staff found that there was a documented discrepancy in the ordinance which resulted in an erroneous update to the zoning map to include a historic zoning overlay for this property. Staff found that the proposed replacement plans of a public plaza created another opportunity for activation along this corridor. Its location on the opposite bank from the upstream amphitheater provides better design balance and livens up this previously barren stretch. Planting areas along the northern wall will mask the starkness of the Alameda Theater addition. The vista will also generate visual interest at an important juncture of the pedestrian experience, pulling the eye from the street level retail downward to the park through a more organic transition. At this time, the applicant has provided construction documents for the construction of this park. Staff finds the proposed replacement appropriate.

i. ARCHAEOLOGY- Archaeological compliance for this project is under the Texas Antiquities Code and Section 106 of the National Historic Preservation Act, 1966 as amended. Previous archaeological investigations have occurred for project compliance, and archaeological monitoring is required for portions of the project area. The project area is in close proximity to several significant previously recorded archaeological sites, including the probable first site of Mission San Antonio de Valero and the 1722 site of the Presidio San Antonio de Bexar. If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the OHP should be notified. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATIONS:
Staff recommends approval of items #1 through #3, not including landscaping, irrigation, wayfinding signage and tile work based on findings a through g with the following stipulation:

i. Archaeological compliance for this project is under the Texas Antiquities Code and Section 106 of the National Historic Preservation Act, 1966 as amended. Previous archaeological investigations have occurred for project compliance, and archaeological monitoring is required for portions of the project area. The project area is in close proximity to several significant previously recorded archaeological sites, including the probable first site of Mission San Antonio de Valero and the 1722 site of the Presidio San Antonio de Bexar. If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the OHP should be notified. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
The applicant is to return to the HDRC for approval of landscaping plant materials, wayfinding signage, the location of irrigation equipment and specific designs of tile work.

December 7, 2016

COMMISSION ACTION: The motion was made by Commissioner Cone and seconded by Commissioner Lazarine to move for approval with staff stipulations

AYES: Connor, Garza, Cone, Grube, Brittain, Garcia, Salmon, Lazarine
NAYS:
RECUSAL: Laffoon

THE MOTION CARRIED

18. HDRC NO. 2016-223

Applicant: David Adelman/AREA Real Estate

Address: 623 Hemisfair Blvd

REQUEST:
The applicant is requesting a Certificate of Appropriateness to construct a 150-unit apartment structure and a 415 space parking garage at 623 Hemisfair Blvd.

FINDINGS:
a. This request was first reviewed by the Design Review Committee on April 12, 2016, where comments focused primarily on the proposed materials. This request was heard by the Historic and Design Review Commission on July 6, 2016, where it received conceptual approval with stipulations that the applicant provide an updated site plan noting the widths of each curb cut and the location of bicycle parking, that the applicant provide updated information regarding proposed plant materials, site furnishings, the location and screening of all mechanical equipments, architectural and site lighting and information on how the impact of the new construction's dwarfing of the of Smith House will be mitigated.

b. This request was reviewed a second time by the Design Review Committee on November 29, 2016…

c. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has provided a site plan noting the proposed new construction's connection with the various other pedestrian paths throughout Hemisfair Park. This is consistent with the UDC.

d. CURB CUTS – The applicant has proposed two (2) curb cuts on Hemisfair Boulevard; one to facilitate automobile access to public parking and one to facilitate automobile access for residents. According to the UDC Section 35-672(b)(1)(B), curb cuts should not exceed more than twenty-five (25) feet in width. The applicant has proposed two curb cuts, both on Hemisfair Boulevard. The southernmost curb cut is to be approximately forty-six (46) feet in width and the northernmost curb cut is to be approximately twenty-eight (28) feet in width. Both of the proposed widths exceed the amount allowed. Staff finds that the design merits of the UDC have been met.

e. AUTOMOBILE ACCESS & PARKING – The applicant has proposed a parking structure to accommodate 415 automobiles. Per the UDC Section 36-672(b)(2)(A), parking areas should be located toward the interior of the site. The applicant has proposed to partially wrap the parking structure with residential and commercial units on the north, west and east facades at street level and on the north and west facades above street level. On the east and south facades above the street level, the applicant has proposed to clad the parking garage with screening that is to include vegetative elements, metal panels of varying colors and brick at the pedestrian level. This is consistent with the UDC.

f. ARCHITECTURAL FOCAL POINT – Per the UDC Section 35-672(c), an architectural focal point shall be incorporated into the design of a structure located at a prominent intersection where the street appears to terminate. The applicant has incorporated a tower element based on that of the San Antonio Casino Club Building. Materials for the tower element include aluminum panels with varying colors. This is consistent with the UDC.

g. BUILDING ORIENTATION – The applicant has oriented the structure in a manner that situated the primary pedestrian entrances to the north, oriented toward the great lawn. The applicant has oriented secondary entrances toward additional pedestrian access ways as well as Hemisfair Boulevard. This is consistent with the UDC Section 35-673(b).

h. LANDSCAPE DESIGN - The applicant has noted various small green spaces as well as other unique landscaping elements that will be used as buffers between public access ways and ground level residential porches and stoops. Staff finds these buffer areas appropriate. Within these areas the applicant has proposed to preserve the exiting significant tree canopy along the acequia, install palmettos, native perennial shrubbery, pathways of decomposed

granite, cast stone pavestones, water features featuring corten basins, scored concrete paving, cypress trees, enhanced pacing locations featuring special stone paving, Mexican fan palm trees, corten pedestrian bridges and informal seating areas of suspended bench swings. Each of these proposed installations are consistent with the UDC Sections 35-673(e)(f) and (g) in regards to Landscape Design, Plant Materials and Paving Materials.

i. SITE FURNISHINGS – The applicant has proposed site furnishings which include suspended custom bench swings, all weather outdoor dining furniture and all weather outdoor lounge furniture. The proposed furnishings are consistent with the UDC Section 35-673(i).

j. LIGHTING – The applicant has provided staff with a site lighting plan noting the location of fixtures throughout the site. This is consistent with the UDC.

k. MECHANICAL EQUIPMENT – The applicant has proposed various internal mechanical rooms and has proposed to install mechanical equipment on the roof of the proposed new construction. The applicant has provided information noting the screening of mechanical equipment from view at the public right of way.

l. BICYCLE PARKING – Bicycle parking helps promote a long term sustainable strategy for development in RIO Districts. The applicant has provided a ground level site plan which notes a designated space for bicycle parking and storage adjacent to first level automobile parking. This is consistent with the UDC Section 35-673(o) and 35-526.

m. HUMAN SCALE – According to the UDC Section 35-674 (b), a building shall appear to have a "human scale" which can be achieved by the expression of façade components, the aligning of horizontal building elements with others in the block face, the distinction between upper and lower floors and the division of the façade into modules that express traditional dimensions. In addition to the various human scaled plantings referenced in finding h, the applicant has proposed to arrange the façade in a manner which includes the installation of balconies featuring human scaled railings, horizontal bandings and human scaled façade penetrations. This is consistent with the UDC.

a. FAÇADE SEPARATION – For proposed new construction in RIO-3 where a façade is longer than thirty (30) feet long, additional steps must be taken to separate the façade. . The applicant has proposed for the new construction to be read as four (4) distinct buildings, a contemporary interpretation of historic structures found along the Riverwalk. On each distinctive façade, the applicant has proposed alternating materials and alternating setbacks. This is consistent with the UDC.

b. FAÇADE SEPARATION – For proposed new constriction in the River Improvement Overlay, each façade must be organized into three distinct segments; a base, midsection and cap. The applicant has achieved this through the use of porches, stoops and loggias to create a base, balconies and fenestration to create a mid-section and a series of canopies, balconies and porches at the roof level to create a cap. This is consistent with the UDC Section 35-674 (e).

n. HEIGHT – The UDC Section 35-674 (c) addressed height issues in the River Improvement Overlay Districts. The applicant has noted the proposed west tower's height of ninety-six (96) feet in height, being the tallest portion of the proposed design. While not immediately adjacent in Hemisfair, there are other structures located in the vicinity of the proposed new construction with comparable height. The applicant's proposed height is consistent with the UDC in regards to allowable height.

o. HEIGHT – The proposed new construction is in close proximity to the following historic Hemisfair houses; the Espinoza House and the Koehler House, located to the immediate south of the proposed new construction and the Smith House, located to the immediate north of the proposed new construction. The distance between the Smith House and the proposed new construction is 11' – 7". At the time of conceptual approval, staff noted concerns regarding the proximity of the new construction's height to the single story historic structure. Staff recommended the applicant propose the use of contemporary materials on the northeast corner of the new construction adjacent to the Smith House and provide information on how the impact would be mitigated. At this time, the applicant has proposed a resident lounge immediately west of the Smith House and has proposed to incorporate the historic structure into the overall design. Staff finds this incorporation appropriate.

p. MATERIALS – The applicant has noted a variety of materials that are being studied to be used throughout the proposed new construction. These materials include brick, tile, stucco and decorative metal panels. These materials are appropriate and consistent with the UDC Section 35-674(d).

q. WINDOW FENESTRATION – In regards to window fenestration, the UDC Section 35-674 (2) states that windows help provide a human scale to a façade and therefore should be recessed at least two (2) inches within solid walls, they should relate in design and scale to the spaces behind them, they shall be used in hierarchy to articulate important places on the façade and grouped to establish rhythms and that curtain wall systems should be designed with modulating features such as projecting horizontal and/or vertical mullions. The applicant's

proposed fenestration and window depths are consistent with the UDC.

r. ACEQUIA – The applicant has noted the location of the Acequia Madre de Valera (or Acequia del Alamo), a local historic landmark and a Nation Historic Engineering Landmark. The applicant has proposed various new design elements to adjacent to the acequia including new water elements as well as a pedestrian bridge across the acequia. Staff finds that any design elements that negatively impact the acequia should be avoided.

s. ARCHAEOLOGY- The Acequia del Alamo shall not be impacted by new construction. Any proposed changes or alterations to the existing acequia path must be reviewed by the Texas Historical Commission under the Texas Antiquities Code. In addition, the project requires archaeological investigations under the Texas Antiquities Code. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATIONS:
Staff recommends approval based on findings a through s with the following stipulations which are to be addressed prior to receiving a Certificate of Appropriateness:

i. Archaeology – The Acequia del Alamo shall not be impacted by new construction and any proposed changes/alterations to the acequia must be reviewed by the Texas Historical Commission. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

COMMISSION ACTION:
The motion was made by Commissioner Connor and seconded by Commissioner Cone to approve with staff stipulations.

AYES: Connor, Garza, Cone, Grube, Brittain, Garcia, Salmon, Laffoon
NAYS:
RECUSAL: Lazarine

THE MOTION CARRIED

19. HDRC NO. 2016-479

Applicant: Christopher Gill

Address: 504 AUSTIN ST

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

1. Install a flat roof on the rear historic structure to include rooftop decking and railings.
2. Install exterior lighting.
3. Install wood windows in the existing window openings.

FINDINGS:
a. The structure at 504 Austin was constructed circa 1905 and originally was the location of the residence and business of Charles Spohn, Sr., a baker. The structure features a brick façade with a hipped roof and a rear two story addition. The primary structure features an ornamental brick parapet and entrance which extends toward Austin Street past the front façade of the single story structure.

b. On June 23, 2015, the applicant received on Administrative Certificate of Appropriateness for roof repair, window repair and the installation of wood doors. At the July 6, 2015, HDRC hearing, the applicant received conceptual approval for the installation of a flat roof and deck on the existing second structure.

c. This request was reviewed by the Design Review Committee on November 30, 2016. At that meeting, committee members noted that the proposed installation of decking, railings and the proposed bronzed lighting fixtures were appropriate. Also at that meeting, the applicant introduced the installation of custom fabricated wood windows and a wood storefront system. Committee members found these windows to be appropriate.

d. ROOFING – The historic structure is a single story structure with a two story rear addition. The two story addition at the rear does not currently feature a roof structure. The applicant has proposed to install a flat roof on the rear historic structure behind the primary historic structure at 504 Austin. The structure currently features no roof; however, a flat roof is architecturally appropriate for this structure. According to the Guidelines for Exterior Maintenance and Alterations 3.B., the original roof form and features of a structure should be preserved. Staff finds that the installation of a new roof form will not negatively impact the historic structure; however, the applicant should ensure that no portion of the new flat roof is visible from the public right of way.

e. RAILING – The applicant has proposed to install railing on the rooftop of the two story portion of the structure to allow for a rooftop terrace. At this time, the applicant has proposed for the railing to be aluminum, approximately 3 feet in height and feature a textured black finish. Staff finds the proposed railing material and height appropriate, but recommends an aluminum or gray finish.

f. LIGHTING – The applicant has provided renderings that note architectural lighting on the exterior of the primary historic structure at 504 Austin. Per the renderings, the proposed lighting appears to be in a manner that will not negatively impact the historic structure; however, the applicant should provide information to staff regarding the proposed fixtures as well as a mounting plan which notes that the fixtures will be installed into mortar joints and not into historic masonry. The applicant has proposed light fixtures that include brass fixtures and copper fixtures. Staff finds both proposed fixtures appropriate.

g. WINDOWS – The applicant has proposed to install custom made fixed wood windows. This portion of the request was submitted after the original application for roofing, railing and lighting. The applicant noted at the November 29, Design Review Committee meeting that each window would be constructed of wood, would be fixed and would not alter the existing window openings. The applicant has also proposed to install a wood storefront system at the primary entrance. Committee members noted that the applicant's proposed windows were architecturally appropriate. At this time, the applicant has provided a three dimensional window diagram and a window section. Staff finds the installation of custom fabricated wood windows appropriate; however the applicant should provide additional specifications from the fabricator prior to receiving a Certificate of Appropriateness.

RECOMMENDATIONS:

Staff recommends approval with the following stipulations:

i. That the applicant provide information noting that no portion of the new roof is seen from the public right of way as noted in finding b.
ii. That the applicant provide specifications for the proposed wood windows and that no existing window opening be modified.

CITIZENS TO BE HEARD: Liz Franklin spoke in opposition to the request.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Lazarine to move for approval with staff stipulations.

AYES: Connor, Garza, Cone, Grube, Brittain, Garcia, Salmon, Laffoon, Lazarine
NAYS:

THE MOTION CARRIED

20. HDRC NO. 2016-456

Applicant: Christopher Gill

Address: 312 BURLESON

REQUEST:
The applicant is requesxting a Certificate of Appropriateness for approval to:
1. Deconstruct the existing, non-contributing addition located at the southwest corner of the primary historic structure.
2. Reconstruct the addition using salvaged materials at the northwest corner of the primary historic structure.
3. Construct a wood deck at the rear of the primary historic structure at the location of the removed addition.

FINDINGS:
a. The structure at 312 Burleson was constructed circa 1910 in the Folk Victorian style and is found on the 1912 Sanborn map. The structure features many traditional elements including a front gabled roof as well as a side gabled roof and a raised front porch.

b. The applicant has received administrative approval for various rehabilitative items including the removal of a non-original rear addition, the removal of metal siding, foundation repair, roofing repair and repair to existing wood siding. In addition to the previously noted administratively approved items, the applicant has proposed to repair the existing, wood windows. The applicant has noted that where non-repairable, windows will be replaced. Staff finds the repair of the wood windows appropriate.

c. PORCH RECONSTRUCTION – The porch at 312 Burleson features a concrete foundation, wrought iron columns and shed porch roof. The applicant has proposed to install square porch columns, a wood porch floor and per the elevations, the applicant has proposed to enclose the side facing front door. Staff finds the replacement of the existing wrought iron columns appropriate as well as the installation of wood decking over the existing concrete porch. The applicant's construction documents note the removal of the front side door; however, the applicant has noted by email that the front door opening will be retained. Additionally, the applicant has proposed to install solid wood doors in each opening. Staff finds this installation appropriate.

d. PORCH COLUMNS – The applicant has provided information to staff regarding the installation of front porch columns, noting the installation of 6x6 inch wood columns with 4x1 inch trim at the capital and base. Staff finds this installation appropriate.

e. FOUNDATION SKIRTING – The applicant has proposed to install stucco skirting. The original skirting is not present; however, staff finds this installation of wood skirting or cement siding dimensioned as wood skirting appropriate.

f. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct an addition. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has properly located the proposed addition and has proposed a roof form that is similar to the historic structure. This is consistent with the Guidelines for Additions. Additionally, the applicant has proposed to inset the addition to differentiate it from the existing historic structure.

g. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the rear addition to feature an overall roof height that matches that of the primary historic structure. Per the Guidelines for Additions 3.B., additions should be subordinate to the principal façade of the primary historic structure and should feature a height that is less than that of the historic structure. While the applicant has proposed a matching roof height, the applicant has proposed other design elements that will differentiate the proposed addition from the existing historic structure. Staff finds this appropriate.

h. MATERIALS – The applicant has proposed materials for the addition that include wood siding, wood or metal windows, a standing seam metal roof and period appropriate doors. Staff recommends the applicant install wood windows. Additionally, staff recommends the applicant provide a door to be approved by staff prior to installation.

RECOMMENDATIONS:
Staff recommends approval of item #1 through #3 with the following stipulations:

i. That the applicant preserve the side front porch door opening.
ii. That the applicant install wood skirting on both the primary historic structure and addition or cement siding dimensioned similarly to wood siding.

CITIZEN TO BE HEARD: Liz Franklin spoke in opposition to the request.

WITHDRAWN BY APPLICANT

21. HDRC NO. 2016-457

Applicant: Christopher Gill/CGRE Ltd Co

Address: 721 BURLESON ST

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

1. Rehabilitate the historic structure including the installation of a standing seam metal roof, foundation repair, siding repair and wood window repair.
2. Reconstruct the front porch.
3. Construct a rear addition.

FINDINGS:
a. The structure at 721 Burleson was constructed circa 1910 in the Folk Victorian style and is found on the 1912 Sanborn map. The structure features many traditional elements including a front gabled roof as well as a side

gabled roof, a raised front porch and a standing seam metal roof.

b. Work began on the historic structure located at 721 Burleson prior to the issuance of a Certificate of Appropriateness. On Wednesday, September 21, a stop work order was issued for the demolition of the existing front porch. A second stop work order was issued on Saturday, October 1, for the construction of a rear addition without a Certificate of Appropriateness. All necessary post work application fees have been paid.

c. REPAIR & MAINTENANCE – The applicant has proposed a number of repair and maintenance scopes of work which includes the repair of the historic wood windows, the installation of a new standing seam metal roof, the repair of wood siding to match the existing and foundation repair. The applicant's proposed scope of work is consistent with the Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations. Regarding the proposed new roof, the applicant should ensure that panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

d. PORCH RECONSTRUCTION – The existing porch at 721 Burleson featured a concrete foundation, round, nonoriginal replacement columns and a roof structure that was in disrepair. This existing porch was demolished without a Certificate of Appropriateness. At this time, the applicant has proposed to reconstruct the front porch. The applicant has proposed a front porch foundation height of 1' – 3" and a shed porch roof. Both of these items are architecturally appropriate.

e. PORCH RECONSTRUCTION – Per the applicant's architectural documents, the existing side front porch door is to be enclosed. Two front porch doors are vernacular to San Antonio and are often found in Folk Victorian style structures as a ventilation mechanism. According to the Guidelines for New Construction 6.A.i., existing window and door openings should be preserved. The applicant's construction documents note the removal of the front side door; however, the applicant has noted by email that the front door opening will be retained. Additionally, the applicant has proposed to install solid wood doors in each opening. Staff finds this installation appropriate.

f. PORCH COLUMNS – The applicant has provided information to staff regarding the installation of front porch columns, noting the installation of 6x6 inch wood columns with 4x1 inch trim at the capital and base. Staff finds this installation appropriate.

g. FOUNDATION SKIRTING – The applicant has proposed to install stucco skirting. The original skirting is not present; however, staff finds this installation of wood skirting or cement siding dimensioned as wood skirting appropriate.

h. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition of approximately 480 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to include a rear gable roof and has proposed an inset and siding change for the addition. This is consistent with the Guidelines.

i. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the rear addition to feature an overall roof height that exceeds that of the historic structure. Per the Guidelines for Additions 3.B., additions should be subordinate to the principal façade of the primary historic structure and should feature a height that is less than that of the historic structure. The applicant has proposed a height that is consistent with the height of the primary historic structure, however, the applicant has proposed to inset the addition and use a different siding profile for the addition. Staff finds this appropriate.

j. MATERIALS – The applicant has proposed materials for the addition that include wood siding, wood or metal windows, a standing seam metal roof and period appropriate doors. Staff recommends the applicant install wood windows, and a standing seam metal roof that is consistent with the primary historic structure's roof. Additionally, staff recommends the applicant provide a door to be approved by staff prior to installation.

RECOMMENDATIONS:
Staff recommends approval of items #1 through #3 based on findings a through j with the following stipulations:

i. That the applicant install a standing seam metal roof throughout that features that panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
ii. That the applicant preserve the side front porch door opening.
iii. That the applicant install wood skirting on both the primary historic structure and addition or cement siding proportioned similarly to wood skirting.
iv. That the applicant consult with staff regarding additional fenestration for the proposed addition.

CITIZEN TO BE HEARD: Liz Franklin & Justin Flores both spoke in opposition to the applicants request.

December 7, 2016

WITHDRAWN BY APPLICANT

22. HDRC NO. 2016-431

Applicant: Paulette Clay

Address: 611 BURNET ST

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

1. Install a door on an existing, real addition.
2. Construct a wraparound porch to include the existing porch, the side facade of the primary historic structure and the front façade of an addition.
3. Enclose an original, side facing front door.
4. Enclose two existing window openings on the east façade and create new façade openings.
5. Modify an existing opening on the west façade.
6. Modify the existing non-original dormer's roof pitch to match the existing roof pitches.

FINDINGS:
a. The structure at 611 Burnet was constructed circa 1920 and has since been modified heavily from its original architectural form. Modifications to this historic structure include the construction of a large dormer onto the front roof slope, the removal of historic columns and porch elements and the removal of historic materials and façade elements. Many non-historic façade elements have been added including shutters, awnings and non-original siding.

b. The applicant has received Administrative Approval for siding repair, wood window repair, to construct a rear deck and roofing repair.

c. This request was reviewed by the Design Review Committee on November 9, 2016. At that meeting, committee members noted that the installation of a window in place of the removed side porch door opening may be appropriate.

d. The applicant has proposed to install a new door on the existing, rear addition. Staff finds that the installation of a door in the rear addition appropriate given that the applicant install an architecturally appropriate door. The applicant should have the specific door approved by Office of Historic Preservation staff prior to installation.

e. The applicant has proposed to construct a wraparound porch featuring a metal roof which would include the existing porch, the side facade of the primary historic structure and the front façade of an addition. According to the Guidelines for Exterior Maintenance and Alterations 7.B., elements that create a false sense of historic should not be added. The addition of a porch to a primary façade both creates a false since of history and alters historic architectural form and massing. The applicant's proposal is not consistent with the Guidelines. Staff recommends the applicant restore the existing, original porch by installing columns that feature appropriate materials. The applicant has proposed to install 6x6 wood columns that lack a base of capital. The applicant should install appropriate wood columns that feature a base and capital.

f. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., historic window and door openings should be preserved. The applicant has enclosed an original, side facing front door, has modified existing side window openings. Many of the existing window openings that the applicant has modified feature sizes that appear to be non-historic. Additionally, the applicant has introduced window openings that feature proportions that are consistent with historic window openings. Staff finds that the applicant's proposed window opening modifications are appropriate; however, wood windows should be installed. Staff finds that the applicant should reopen the side facing front door and install an architecturally appropriate door to be approved by staff prior to installation. The applicant has provided information noting that the side porch door was not original to the historic structure.

g. The applicant has proposed to modify the non-original dormer's roof pitch to be consistent with each other roof found on the structure. Staff finds this modification appropriate.

RECOMMENDATION:
Staff recommends approval of item #1 based on finding b with the stipulation that the applicant have the specific door approved by Office of Historic Preservation staff prior to installation.

Staff recommends approval of items #4, #5 and #6 based on findings d through f with the stipulations that the applicant install wood windows and that the new side facing front door be approved by staff prior to installation.

Staff does not recommend approval of item #2 and #3 based on finding d and e.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Lazarine to deny item #2 & approval of items #1, #3, #4, #5 and #6 with staff stipulations with the added stipulation that the applicant return to OHP staff with plans to remove the side front door.

AYES: Connor, Garza, Cone, Grube, Brittain, Garcia, Salmon, Laffoon, Lazarine
NAYS:

THE MOTION CARRIED

23 HDRC NO. 2016-477

Applicant: David Armendariz

Address: 506 E GUENTHER ST
508 E GUENTHER ST

WITHDRAWN BY THE APPLICANT PRIOR TO MEETING

24. HDRC NO. 2016-462

Applicant: Edward Hernandez/Open Studio Architecture

Address: 3006 BROADWAY

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to construct a rear privacy fence featuring eight feet at the rear of the new construction at 3006 Broadway.

FINDINGS:
a. The parcel at 3006 Broadway currently features new construction which received final approval from the Historic and Design Review on January 20, 2016. At that time, the applicant received final approval for various site design elements; however, fencing was not included. The rear (east) of the site currently features various fences that are non-conforming and prohibited by the UDC RIO Standards. These fences include a chain link fence and a metal fence with an approximate height of twelve (12) feet. OHP staff has coordinated with Development Services Department Code Enforcement to conduct an investigation.

b. The applicant has proposed to construct a wood privacy fence of eight (8) feet in height to span approximately two-hundred (200) feet along the rear (east) property line of the lot at 3006 Broadway, at the corner of Broadway and E Mulberry. The applicant has proposed a three (3) foot tall section of fencing near the public right of way to maintain a level of visibility for pedestrian and automobile traffic.

c. Per the UDC Section 35-673 (h)(1) and (2), low scale walls of two to four feet in height may be used to define outdoor spaces. Solid walls of up to six feet in height may be used to screen mechanical equipment, garbage receptacles and other unsightly areas as well as provide privacy at the rear of the lot. Staff finds that a fence not to exceed six feet in height is appropriate at the rear of the lot.

RECOMMENDATIONS:
Staff does not recommend approval based on findings b and c. Staff recommends the applicant construct a fence not to exceed six (6) feet in height.

CASE COMMENT:
The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514. At this time the code enforcement investigation is pending regarding the non-conforming fencing at the rear of the lot.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Salmon to approve an 8ft fence that would only sit at 6ft above the pavement along with the 3ft fence as requested by the applicant.

December 7, 2016

AYES: Connor, Garza, Cone, Grube, Brittain, Garcia, Salmon, Laffoon, Lazarine
NAYS:
THE MOTION CARRIED

25. HDRC NO. 2016-387

Applicant: Andrew Douglas/Douglas Architects

Address: 211 N ALAMO ST

REQUEST:
The applicant is requesting a Certificate of Appropriateness to perform rehabilitative efforts at 211 N Alamo. Included in this restoration, the applicant has proposed the following:

1. Repoint and restore the historic, masonry facades.
2. Paint and repair the existing fire escape.
3. Repair the existing Third Street canopy install a new street level canopy on N Alamo.
4. Install new carriage garage doors to the Third Street entrance.
5. Install a new storefront system to the N Alamo and Third Street facades.
6. Install signage on the N Alamo façade and at the building corner.
7. Replacement of all of the existing windows.

FINDINGS:

a. The structure at 211 N Alamo/223 Third Street was constructed in 1907 and served as San Antonio's first YMCA location. The historic structure originally featured four levels, a brick and stone façade and one over one wood windows. In 1925, the YMCA relocated to a structure on Broadway and this structure became known as the North Alamo Office Building. Circa 1935, exterior modifications had taken place which included modifications to the street level façade, removing its original heavy masonry façade and installing a commercial storefront system as well as a street level entrance canopy. Currently, the structure features wood windows, many of which are not original, an existing exterior fire escape, a non-original wood storefront system, non-original storefront openings on the Third Street façade and remains of the existing canopy system that was installed circa 1935.

b. This request was reviewed by the Design Review Committee on September 27, 2016, where committee members noted that the applicant should provide details of proposed replacement elements and provided comments on the proposed rehabilitation.

c. This request was heard by the Historic and Design Review Commission on October 5, 2016, where the request was approved with staff's stipulations and the additional stipulation that the request return to the Design Review Committee prior to returning to the HDRC.

d. MASONRY FAÇADE – The applicant has proposed to repoint and restore the historic masonry facades of the structure. This is consistent with the Guidelines for Exterior Maintenance and Alterations 2.A. and B. The applicant should ensure that new mortar joints match the profile of the original. Abrasive, strong chemicals, sandblasting and high-pressure cleaning methods should be avoided when cleaning masonry elements.

e. MASONRY FAÇADE – In addition to the restoration of the existing masonry, the applicant has proposed to install a new brick sill on the N Alamo façade, a new roof parapet cap and a new cornice line. Based on historic photographs, each of these elements previously existed and have been removed. The applicant has provided staff with detailed drawings of the proposed sill. The applicant's proposal is consistent with the Guidelines.

f. FIRE ESCAPE – The applicant has proposed to repair and paint the existing fire escape. This is consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.i.

g. STREET LEVEL CANOPIES – The applicant has proposed to repair the existing Third Street canopy and install a new street level canopy on the N Alamo façade. According to the Guidelines for Exterior Maintenance and Alterations 11.B.ii., canopies should be added based on accurate evidence of the original, such as photographs. Historic photographs from both the 1930's and 1950's show canopies on both N Alamo and Third Street. The applicant has provided details of the proposed canopy noting its profile. The applicant's proposal to install a new canopy as well as to restore the existing canopy and canopy hardware is consistent with the Guidelines.

h. THIRD STREET GARAGE DOORS – The current Third Street has been heavily modified at the street level since the building's construction; primarily through the modification of original window and door openings. Originally, the street level façade featured human scaled openings; however, currently there are four larger storefront entrances. Three of the current storefront systems feature a similar profile with two featuring single

width doors. One storefront system features a recessed double width entrance. The applicant has proposed to install garage carriage doors in the northern two openings. Staff finds the installation of carriage style garage doors at this location appropriate given that the existing storefront system is not original. The applicant has provided staff with specific door installation information noting that the proposed doors will be wood.

i. NEW STOREFRONT SYSTEMS – The applicant has proposed to remove the existing, non-original storefront systems and install a new storefront system on both the N Alamo and Third Street facades. The applicant has proposed to install wood storefront systems, consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.i.

j. WINDOW REPLACEMENT – Many of the existing windows are not original and were installed during previous renovations. Additionally, many windows are currently inoperable. The applicant has proposed to replace all of the existing windows with new, aluminum clad wood windows. The applicant has noted that the existing windows are not original. On further investigation, staff has determined that the windows are vinyl clad wood windows. Staff finds the replacement of these windows appropriate; however, staff finds that the installation of wood windows is consistent with the Guidelines. The applicant has proposed to install aluminum clad wood windows. The installation of the proposed new windows may be appropriate provided the applicant match the profile shown in various historic photos; two over two windows throughout with one over one windows beneath the arched window openings on the primary façade.

k. SIGNAGE – The applicant has proposed to install signage across the N Alamo façade reading "The Arevalo Alamo Building". Historic photos note that this location has been used for signage for approximately 90 years. Staff finds the applicant's proposed signage location appropriate and consistent with the Guidelines. Regarding the naming of the historic structure, this structure has been formally, or commonly known as the YMCA, the North Alamo Building, the North Alamo Office Building, the Oppenheimer Building, and Hotel Alden. Staff finds that the proposed new signage reflects on the proposed adaptive reuse of the historic structure and further enforces that historic structures can have multiple uses for decades. The applicant has provided detailed wall section of the proposed signage banding. This signage will be non-illuminated.

l. SIGNAGE – The applicant has proposed to install a blade sign at the corner of the historic structure. The applicant has referenced a historic photo from 1955 that notes signage at this location. The applicant has noted the proposed blade sign to be 2' – 0" in width and 8' – 0" in height. The applicant should adhere to the Guidelines for Signage for specific tenant installations on this sign.

m. HISTORIC TAX CERTIFICATION – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff recommends that the applicant submit for Historic Tax Certification as well as consider pursuing the state historic tax credit (totaling 25% of qualified expenses) or state and federal historic tax credits (totaling 45% of qualified expenses) for commercial projects.

n. ARCHAEOLOGY – The property is a designated local historic landmark and is within the general battlefield area of the Battle of the Alamo. In addition, the project area is in close proximity to the Alamo Plaza National Register of Historic Places District, the Alamo Plaza Local Historic District, and previously recorded archaeological site 41BX1894. Thus, the property may contain sites, some of which may be significant. Therefore, if excavations are planned or necessary in the basement, archaeological investigations shall be required. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to beginning the archaeological investigation.

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

i. That the applicant install wood replacement windows in place of the proposed aluminum clad wood windows.
ii. That the applicant match the window lights for all windows as shown in the 1908 photo.
iii. Archaeological investigations shall be required if excavations are planned or necessary in the basement. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) 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.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Garza to move for approval with staff stipulations along with the clarification that the applicant's proposal use clad wood windows.

AYES: Connor, Garza, Cone, Grube, Brittain, Garcia, Salmon, Laffoon, Lazarine
NAYS:

THE MOTION CARRIED

December 7, 2016

26. HDRC NO. 2016-485

Applicant: Jason Fuege, MDN Architects

Address: 1441 SE MILITARY DRIVE

REQUEST:
The applicant is requesting a Certificate of Appropriateness to install signage at the new construction at 1441 SE Military Drive. Within this request, the applicant has proposed to install the following:

1. One internally illuminated channel letter sign measuring a total of 22' – 0" in length and approximately 3' – 5" in height with a logo component measuring 7' – 7 ¼" in length and 3' – 8" in height for a total square footage of 91.8 square feet to be located on the south elevation.

2. One internally illuminated channel letter sign measuring a total 17' – 6 1/8" in length and approximately 2' – 4" in height with a logo component measuring 6' – 7" in length and 3' – 0" in height for a total square footage of 53.5 square feet to be located on the east elevation.

3. One internally illuminated channel letter sign measuring a total 17' – 6 1/8" in length and approximately 2' – 4" in height with a logo component measuring 6' – 7" in length and 3' – 0" in height for a total square footage of 53.5 square feet to be located on the east elevation.

4. Install various directional and incidental signage on the property.

FINDINGS:
a. The applicant has proposed to install various wall and directional signage at the new construction at 1441 SE Military Drive. The new construction was approved on July 6, 2016.

b. The UDC Section 35-678(e) states that signage should not exceed fifty (50) square feet and that one major and two minor signs may be applied for. The applicant has applied for three wall signs that each exceed fifty (50) square feet; however, staff finds that given the commercial nature of SE Military Drive that additional square footage may be appropriate. For each sign the applicant has proposed channel letters with white and blue plexi faces. The signage is to be internally lit by white LED's.

c. The applicant has proposed to install one internally illuminated channel letter sign measuring a total of 22' – 0" in length and approximately 3' – 5" in height with a logo component measuring 7' – 7 ¼" in length and 3' – 8" in height for a total square footage of 91.8 square feet to be located on the south elevation facing SE Military Drive. Staff finds that the applicant's proposed location is appropriate; however, staff finds that the proposed square footage is excessive for this location. Staff recommends the applicant reduce this proposed signage to no more than fifty (50) square feet.

d. The applicant has proposed to install two internally illuminated channel letter signs measuring a total 17' – 6 1/8" in length and approximately 2' – 4" in height with a logo component measuring 6' – 7" in length and 3' – 0" in height for a total square footage of 53.5 square feet to be located on both the east and west elevations. Staff finds the proposed locations appropriate; however, staff recommends the applicant reduce the overall size of each sign to no more than twenty-five (25) square feet each.

e. Throughout the site and on the structure itself, the applicant has proposed to install various incidental and wayfinding signs that are to be non-illuminated. The signs are to range in square footage from .07 square feet to approximately three (3) square feet. These signs are to be constructed of aluminum posts and panels. Staff finds the installation of each of these signs appropriate; however, staff finds that the applicant should work to reduce the number of proposed signs.

RECOMMENDATIONS:
Staff recommends approval based on findings a through e with the stipulation that the applicant reduce the size of the southern sign to no more than fifty (50) square feet and that the applicant reduce the overall size of the eastern and western signs to no more than twenty-five (25) square feet.

COMMISSION ACTION:
The motion was made by Commissioner Coner and seconded by Commissioner Brittain approval of the plans as submitted at hearing in response to staff recommendations.

AYES: Connor, Garza, Cone, Grube, Brittain, Garcia, Salmon, Laffoon, Lazarine

NAYS:

THE MOTION CARRIED

27. HDRC NO. 2016-474

Applicant: Jason Link/Stantec

Address: 101 BOWIE ST

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to perform parking lot improvements at 101 Bowie.

FINDINGS:
a. The applicant has proposed to perform parking lot improvements to the existing parking lot at the former of Bowie Street and E Crockett Street. The parking lot currently features materials which include asphalt paving and gravel. The applicant has noted that no utility work will occur with this scope of work.

b. The applicant has proposed to remove the existing pavement and install approximately eighty (80) parking stalls. The applicant has proposed for parking to be located around the perimeter of the lot as well as at the interior of the lot. Per the UDC Section 35-673(m)(1), landscape buffers shall be used to buffer the edges of a parking lot from the pedestrian right of way and outdoor use areas. At this time, the applicant has not proposed a landscape buffer to separate automobiles from the pedestrian right of way.

RECOMMENDATIONS:
Staff recommends approval based on findings a and b with the stipulation that the applicant install a buffer at the public right of way.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Grube moved to postpone this case due to the applicant not being in attendance at the hearing.

AYES: Connor, Garza, Cone, Grube, Brittain, Garcia, Salmon, Laffoon, Lazarine
NAYS:

28. HDRC NO. 2016-468

Applicant: Mary Rios/The Jewel of Art

Address: 1909 FREDERICKSBURG RD

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

1. Install a freestanding 15' tall metal sign, 50 square feet on each side, with a black background and white and yellow typeface.
2. Place a 2' x 3' sandwich board with a black background and white and yellow typeface, next to the main front entrance along Fredericksburg Road during business hours
3. Install a window decal on the glass light of the front entrance

FINDINGS:
a. This site was designated as an individual landmark in 2008. The commercial building is of the Spanish Colonial Revival-style that was constructed in 1925 and was known as the Parkmoor shopping center.

b. The proposed sign is 15' tall, 10' wide, and a total sign area of 100 square feet. According to the Guidelines for Signage 1, 3 signs are allowed, signage area should total 50 square feet, the height of freestanding signs should be no more than 6 feet, and freestanding signs are most appropriate in locations where the building forms are set back from the street. Staff finds the proposed freestanding sign is not consistent with the Guidelines in size, height, and this sign does not reflect the historic character of the building. Staff recommends the applicant consider a sign appropriate for the site and style of the building.

c. The freestanding sign and sandwich board sign are dark with light letters. According to the Guidelines for Signs

1.D.iii., signs should be dark with light letters. Staff finds the sign colors consistent with the Guidelines.

d. The sandwich board is 2' x 3' with a black background and white and yellow typeface, made of metal. According to the UDC Section 35-612 and Chapter 28, sandwich boards are permitted, should be no larger than 2' wide and 3' tall, made of wood or metal, and not disrupt with pedestrian traffic. Staff finds that the proposed placement, material, size and typeface are consistent with the UDC.

e. The proposed window decal will be placed on the door of the primary entrance and includes vinyl letters in the typeface of the business logo and hours of operation. The window decal is 2.7 square feet, and the window area is 10 square feet. According to the Guidelines for Signage 5., letters should be limited to first floor and are recommended on windows in high traffic pedestrian areas. The decals should not cover more than 30 percent of the window area and incorporate lettering and other design elements that reflect the type of business to increase a sign's impact. Staff finds the proposed window sign is consistent with the guidelines in terms of location, size and design.

RECOMMENDATIONS:
Staff does not recommend approval of item #1, the freestanding sign, based on findings a and b. Staff recommends the applicant consider a sign that would reflect the historic character of the building

Staff recommends approval of items #2 and 3, based on finding c through e with the following stipulations:

1. That the sandwich board sign is only displayed during business hours.

COMMISSION ACTION:
The motion was made by Commissioner Connor and seconded by Commissioner Grube moved for approval of items #2 & #3 with staff stipulations and that the applicant must come back for item #1.

AYES: Connor, Garza, Cone, Grube, Brittain, Garcia, Salmon, Laffoon, Lazarine
NAYS:

THE MOTION CARRIED

CHAIRMAN GUARINO ARRIVED AT 4:47. THE DAIS WAS HANDED OVER TO THE CHAIRMAN AT THIS TIME.

29. HDRC NO. 2016-467

Applicant: Jeff Romain/Ridgway's DBA ARC Document Solutions

Address: 600 BROADWAY

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to replace existing three wall mounted wooden non-illuminated signs with three new 1/2" acrylic signs and to paint stucco alternate colors. \

FINDINGS:
a. This site was designated as an individual landmark. The building is one-story stucco one-part commercial block commercial building with art deco influences.

b. The building has one front entrance at the corner of Broadway and 6th Street.

c. There are three existing wall-mounted wooden signs, each 4' x 8', totaling 96 square feet. The proposed signage includes 3 wall-mounted ½" acrylic signs totaling approximately 89 square feet. The sign to be above the front entrance is approximately 8.4' x 3'. The two secondary signs are 21.3' x 2.5'. The proposed new signage is simple in design and is located in the same location as the existing signage. According to the Guidelines for Signage, each building is allowed 1 major and 2 minor signs, limited to 50 square feet total, use letters that complement the character of the building, have limited colors, scale the sign for the pedestrian, use durable materials, and do not obstruct historic elements. Staff finds that materials, design, scale, and location to be consistent with the Guidelines. However, staff finds the square footage of the secondary too large and recommends the secondary signs be reduced in size so they are smaller than the primary sign.
d. The building has painted stucco siding and ornamental features painted the same color. The proposed colors will be on the body with grey accents. Staff finds the colors appropriate.

RECOMMENDATIONS:
Staff recommends approval based on findings a through d with the stipulation that the secondary signs be reduced in size.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Connor to move for approval of illustration B that was presented with 70 sq feet of total signage as well as approval of the paint.

AYES: Guarino, Connor, Garza, Cone, Grube, Brittain, Garcia, Salmon, Laffoon, Lazarine
NAYS:

THE MOTION CARRIED

COMMISSIONER BRITTAIN LEFT THE MEETING AT 5:10

30. HDRC NO. 2016-465

Applicant: Jennifer Copeland

Address: 240 W HOUSTON ST

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to remove existing reverse channel letter sign and replace with a plastic face channel letter sign, which is approximately 37 square feet, and to reface the existing 3' x 8' wall sign cabinet with a new plastic face.

FINDINGS:

a. The building is one-part commercial block building. It is contributing to the Main & Military Plaza Historic District, designated in 1975.

b. The existing sign is reverse channel letters with neon lights, and is approximately 37 square feet. The proposed replacement sign is the same size, LED illuminated plastic-face channel letters on raceway mounting system. According to the Guidelines for Signage, signs should be limited to 50 square feet, be limited to 1 primary sign and two secondary signs, include letters that complement the character of the building, include limited colors, scale the sign for the pedestrian, use durable materials, do not use synthetic materials and do not obstruct historic elements. The proposed signage is consistent with the Guidelines for Signage in terms of number, location and typeface. However, staff finds the plastic material and channel letter design not consistent. Staff finds the sign reverse channel letters or be externally illuminated.

c. The existing cabinet wall sign is 3' x 8' with a plastic face. The proposed new face will replace the existing, and include three colors. Staff finds the proposal to replace the cabinet face in-kind appropriate.

RECOMMENDATIONS:
Staff recommends approval of the front wall sign replacement based finding b with the stipulation that the sign be reverse channel letters.

Staff recommends approval of the cabinet reface based on finding c.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Connor to move for approval as submitted

AYES: Guarino, Connor, Garza, Cone, Grube, Garcia, Salmon, Laffoon, Lazarine
NAYS:

THE MOTION CARRIED

31. HDRC NO. 2016-206

Applicant: Jose Nieves

Address: 1520 N MAIN AVE

December 7, 2016

APPLICANT POSTPONED THEIR CASE.

32. HDRC NO. 2016-054

Applicant: Charles Turner/Terramark

Address: 901 N PINE ST

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

1. Install metal wire mesh siding and planters to establish a green wall over façade s
2. Install 3" diameter corten steel pipe over three facades
3. Install perforated corten wall along portion of east façade and above new front entrance
4. Paint concrete on south façade and all aggregate panels
5. Alter window and door fenestration
6. Modify front awning
7. Construct concrete ADA ramp and stairs and install stone and steel railing
8. Install exterior brick patio and stone wall
9. Repair sidewalks and install new 3' front walkway, sidewalk, 20' drive and new approach
10. Salvage existing fencing and install new
11. Repair and resurface existing parking lot
12. Install 64' square foot metal letter sign facing N Pine

FINDINGS:

a. The building located at 901 N Pine is located in the Dignowity Hill Historic District, and was once the annex building of the Childress Memorial Church. The church was built circa 1906 and was destroyed by fire in 2013. The annex building is the only structure currently on the property and is not considered historic and not contributing to the district.

b. This project was reviewed at the Design Review Committee on January 28, 2016, where committee members made comments about the proposed courtyard and landscaping, and suggested that the proposed awnings bring the design together.

c. This project was reviewed at the Design Review Committee on November 30, 2016, where committee members expressed concerns regarding the corten material, the function of the boxes framing the windows, about painting the aggregate panels and about fencing material and design. The committee did not have concerns about mechanical equipment.

d. The project received conceptual approval from the HDRC February 7, 2016, to renovate the structure by removing existing metal windows and install new aluminum windows, install two awnings, screen north steps with cedar planks, install a cedar fence, create an enclosed courtyard, install ship-lap siding, stucco finish, new corrugated metal parapet, and remove windows and install an overhead garage door. The proposal has been modified severely since that approval.

e. MATERIALS - The structure currently features tilt-wall aggregate on the north and east elevations, a painted concrete finish on the south elevation and metal windows. The proposed new siding of metal panels, welded wire mesh, perforated corten wall and 3" vertical diameter corten steel pipe. This material differs from the shiplap siding proposed during conceptual approval. According to the Guidelines for New Construction 3.A.i, materials should complement the type, color, and texture of materials traditionally found in the district or use, and implement modern materials in a way to not distract from the historic structure. Materials should not be so dissimilar as to distract from the historic interpretation of the district. Staff finds that the building not to be contributing to the district. Staff finds the proposed materials are not traditional; however staff finds the contemporary materials compatible with historic materials and appropriate for the commercial structure.

f. PAINTING - The structure currently features tilt-wall aggregate on the north and east elevations and a painted concrete finish on the south elevation. The aggregate panels and concrete walls will be painted a muted green. According to the Guidelines for Exterior Maintenance and Alterations 2.A.i., paint only surfaces that have been painted historically. Staff finds the building not contributing to the district and finds painting the previously aggregate panels and painted concrete appropriate.

g. ROOF FORM – The proposed vertical 3" diameter corten steel pipe to be installed along the siding varies in

height. Front the central front entrance the pipe increases in height as it reaches the front corners of the building, and then again descents along the east façade. According to the Guidelines for New Construction 4.A.iii., incorporate integrating contemporary interpretations of traditional designs and details. Staff finds the proposed design detracts from the neighboring historic structures. Staff recommends the height of the pipes match the building height or reflect the roof forms historically found in the district.

h. WINDOWS – There are four existing square metal windows varying in size. The proposed new windows are aluminum and approximately 3'x5' wide, with 1' corten metal solar shading boxes framing each window, extending 6" from the window. There will be 8 additional aluminum 3' x 3' installed on the west, east, and south facades where no windows currently exist. These windows will also have 1' corten metal solar shading boxes framing each window. Although the fenestration pattern will be modified, the new window will offer a sense of symmetry on that façade. Staff finds this so to be appropriate and consistent with the Guidelines.

i. DOORS – There are two single metal doors and one front center metal double door on the front façade. The proposed doors will be modified so that there is only one center front door on the front elevation. The left entrance on the front façade will be enclosed with concrete. The right entrance on the front façade will be replaced with a 5' x 3' wide window with 1' corten metal solar shading boxes framing the window. The proposed front entrance will a single metal door with a full length light, store front system to the left of the door, and perforated corten framing the storefront and door. Also, there is a proposed aluminum sliding glass door to be installed on the east elevation, and a solid metal door to be installed on the south elevation. According to the Guidelines for New Construction 4.A.ii., incorporate architectural details that are in keeping with the predominate architectural style along the block face and are simple in design and complement but not compete with the character of the adjacent historic structures. Staff finds there are one-story folk Victorian homes that line N Pine street. Staff finds the proposed new front entrance and secondary entrances appropriate and consistent with the Guidelines as front doors with full lights are compatible with that style. Staff finds the secondary entrance material and style appropriate for the commercial structure.

j. AWNING/CANOPY - There is an existing metal awning of the front entrance. The existing awning will be replaced by a proposed new standing seam metal canopy and steel pergola structure. There is also a proposed entry awning over the proposed rear entrance. According to the Guidelines for New Construction 4.A.ii., incorporate architectural details that are in keeping with the predominate architectural style along the block face and are simple in design and complement but not compete with the character of the adjacent historic structures. Staff finds the replacement canopy appropriate.

k. ADA/STAIRWAYS – There are concrete stairs and metal railing accessing the existing front 3 entrances. The proposed stairs will access the front entrance from the left and have an ADA ramp on the right. The new railing is a 36", made of limestone blocks. There are additional concrete stairways with horizontal steel pipe railing accessing the proposed rear and side doors. According to the Guidelines for New Construction 4.A.ii., incorporate architectural details that are in keeping with the predominate architectural style along the block face and are simple in design and complement but not compete with the character of the adjacent historic structures. Staff finds the proposed railing and stairs

l. HARDSCAPING – The existing asphalt parking lots extends east of the structure, between the building and the street. There are concrete steps up to the front entrance. The proposed patio consists of red brick pavers that will be installed over the existing asphalt east of the building, a 3'-6" limestone block wall along the east edge of the proposed patio and three planter boxes along the north edge. There are also brick pavers proposed in between limestone railings in front of the front entrance. According to the Guidelines for Site Elements 3.B.i., impervious surfaces should not be introduced where they were not historically located. Staff finds the proposal appropriate and consistent with the Guidelines as the patio and front entrance are to be installed over existing asphalt areas.
m. WALKS/APPROACH – There is an existing sidewalk the length of the north elevation, a 26' wide driveway and a 37'-10" wide concrete approach along N Pine. The proposed new 3' wide front concrete walkway extends the existing north sidewalk and terminates at the right-of-way sidewalk. The new 47'-8" concrete approach is located north of the existing approach along N Pine and accesses the proposed 20' egress and ingress drive. According to the Guidelines for Site Elements 5.A., new sidewalks should follow the historic alignment, configuration, and width of sidewalks and walkways. Staff finds that that there are both trapezoidal and flared approaches and that there is not a historic pattern established for commercial properties in the district. Staff finds the proposal appropriate and consistent with the Guidelines as the walkway is consistent with the pattern historically found in the district.

n. FENCING – There is an existing 4' wrought iron fence with spires and swinging gate along the front property line. The existing fence will be salvaged and will be installed 20' from east façade, and will align with the proposed sign and wall. The proposed fence along the south elevation is a 6' cedar post and hog wire fence, extending from west property line to the 4' wrought iron fence. According to the Guidelines for Site Elements, rear privacy fences should set back from the front façade and fences should be compatible with what is historically found in the district. Staff finds the proposal to salvage the existing wrought iron fence, and the materials of the proposed 6' fence appropriate and consistent with the Guidelines, however, staff finds that the

height of the 6' fence should be reduced to 4' in front of the east façade as the building has a N Pine address.

o. PARKING – There is a current 40 space parking lot to the north of the existing building. The proposed 19 asphalt parking spaces are all set along the north façade of the existing building. There will be a paver over the existing asphalt in front of the front entrance canopy, creating a median. There will be a 20' egress and ingress asphalt drive to the north of the parking spaces. According to the Guidelines for Site Elements off-street parking areas should be screened with a landscape buffer, wall, or ornamental fence 2' to 4' high, and set parking behind the primary structure. The applicant has not indicated any screening along the north edge of the drive to screen the parking from the northern neighbor. Staff finds the location appropriate as that's the existing parking location, but finds the lack of screening not consistent with the Guidelines. Staff recommends the details of the screening be submitted to staff prior to receiving a Certificate of Appropriateness.

p. SIGNAGE – The proposed sign is to be mounted to the proposed limestone block wall. The proposed sign is made of laser cut metal lettering and is approximately 64 square feet with additional 2 square feet for the street number and address. The sign will not be lit. According to the Guidelines for Signage, signage should be limited to 50 square feet total, use letters that complement the character of the building, have limited colors, scale the sign for the pedestrian, use durable materials, and do not obstruct historic elements. Staff finds the sign is set back the right-of-way and adjacent to a large parking lot, thus is scaled appropriately. Staff finds the sign is consistent with the Guidelines in size, material, color, character and number.

q. MECHANICAL EQUIPMENT – There is no proposed new mechanical equipment. There is existing rooftop equipment that cannot be seen from the right-of-way.

r. LANDSCAPING – The renderings note landscaping, but landscaping is not a part of this application and is not being reviewed at this time

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

1. That the height of the pipes match the building height or reflect the roof forms historically found in the district.
2. That the height of the 6' fence should be reduced to 4' in front of the east façade as the building has a N Pine address.
3. That the details of the screening be submitted to staff prior to receiving a Certificate of Appropriateness.

CASE COMMENT:

- Conceptual approval HDRC 2/7/16
- DRC 1/28/16
- DRC 11/30/16
- The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CITIZENS TO BE HEARD: Liz Franklin

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Connor move for approval of the applicants request with the following stipulations, that the piping as proposed by the applicant is approved, that the height of the 6 foot fence be reduced to 4 feet, as the applicant develop the property further there should be buffering on the residential side of the property, and that the applicant must return to OHP staff with a mockup of proposed aggregate panel with or without paint.

AYES: Guarino, Connor, Cone, Grube, Garcia, Salmon, Laffoon, Lazarine
NAYS:
RECUSAL: Garza

THE MOTION CARRIED

33. HDRC NO. 2016-463

Applicant: Kidd Roofing

Address: 122 E FRENCH PLACE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove existing composition shingles and install standing seam metal roof.

FINDINGS:
a. The home is a one and half story craftsman style home, built circa 1908. It is contributing to the Monte Vista Historic District, which was designated in 1975.

b. The applicant received a Certificate of Appropriateness from the HDRC on July 19, 2006, to replace an existing red standing seam metal roof in-kind. The applicant could not afford to replace the roof in-kind, instead only used metal on the shed roofs and composition shingles on the remaining portions.

c. The home has a cross-gabled roof with two front gables and composition shingles, and red standing seam metal roofing on the front shed roofs. The proposed new roof will be 1" mechanical lock standing seam metal roof 24 gauge, with 18" panels, and be colonial red. According to the Guidelines for Exterior Maintenance and Alterations, use metal roofs that would historically had a metal roof or where a metal roof is appropriate for the style of the home. Although there is no evidence that this home originally had a metal roof, this material is appropriate for Craftsman style houses and will not have an adverse effect on the property or the district.

d. The proposed roof is Colonial red. According to the Guidelines for Exterior Maintenance and Alterations, manufacturer's colors are not recommended. Staff finds the proposed color not consistent with the Guidelines.

e. If approved, the new roof should adhere to the Guidelines listed in the Checklist for Metal Roofs in terms of panel width, seam height, and ridge seam rather than a ridge cap vent.

RECOMMENDATIONS:
Staff recommends approval based on findings a and b with the stipulation that the standing seam metal roof features seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish, based on findings c and d.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Connor approval of roof color as submitted today with the construction details as outlined by staff.

AYES: Guarino, Connor, Cone, Grube, Garcia, Salmon, Laffoon, Lazarine
NAYS:

THE MOTION CARRIED

COMISSIONER CONE STEPPED OUT OF MEETING AT 5:34

34. HDRC NO. 2016-460

Applicant: Cory Harrington

Address: 418 MISSION ST

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to perform various modifications to the historic structure at 418 Mission. These modifications include:

1. Replace the existing asphalt shingle roof with a standing seam metal roof.
2. Repair and reinstall wood window screens.
3. Install window trim around each window opening.
4. Install a ribbon strip driveway in the side yard.
5. Reconstruct the double height front porch.
6. Construct a second level of an existing rear addition.
7. Receive Historic Tax Certification.
8. Install muntins on the existing wood windows.

FINDINGS:
a. The structure at 418 Mission Street was constructed circa 1905, features two stories and originally featured at double height front porch. The primary historic structure as well as both rear accessory structures appear on the

1912 Sanborn map in their present locations. At that time, this parcel was addressed as 318 Mission Street.

b. The applicant has received administrative approval to remove the existing, non-original siding and repair the original wood siding.

c. This request was reviewed by the Design Review Committee on November 29, 2016. At that meeting, the applicant noted the withdrawal of the proposed flared skirting and the proposed modifications and demolition of the rear accessory structures. The applicant also noted that the proposed rear addition's roof form was to be modified to be consistent with the Historic Design Guidelines. Committee members noted that the applicant's proposal to repair many historic elements was appropriate. Committee members also noted that the applicant's proposed porch reconstruction and column placement was appropriate.

d. ROOF REPLACEMENT – The applicant has proposed to replace the existing asphalt shingle roof with standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations 3.B.vi. states that metal roof should be used on structures that would have originally featured a metal roof. Staff finds the applicant's proposal appropriate and consistent with the Guidelines. The applicant should ensure that panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

e. WOOD WINDOW SCREENS – The historic structure as well as the two story rear accessory structure both feature wood window screens. The applicant has proposed to repair the existing windows screens and install wood screens where the original screens are missing. Staff finds this appropriate; however, the applicant should match all existing window screens in profile and materials.

f. WOOD WINDOW TRIM – The primary historic structure as well as the two story rear accessory structure both feature wood trim around each window. The applicant has proposed to repair the existing window trim. This is consistent with the Guidelines for Exterior Maintenance and Alterations.

g. RIBBON STRIP DRIVEWAY – The site currently features a curb cut on the north side of the historic structure and a dirt driveway that extends to the rear of the property. The applicant has proposed to install a ribbon strip driveway at this location. Staff finds the location of this driveway appropriate; however, the width of the proposed driveway shall not exceed ten (10) feet in width.

h. PORCH RECONSTRUCTION – As mentioned in finding a, the primary historic structure originally featured a double height front porch which has been enclosed. The applicant has proposed to reconstruct the double height front porch, install columns and front porch railings. Staff finds the reconstruction of the double height front porch appropriate. While the current porch features only three columns, based on the location of the existing porch steps and the existing window and door openings, staff finds this proposal appropriate. Staff finds that additional information regarding specific column design should be submitted; specifically a detailed column drawing.

i. REAR ADDITION – The applicant has proposed to construct a second level on the existing rear addition. Staff finds the proposed addition appropriate. The applicant has proposed for the rear addition to feature a shed roof that is subordinate to the roof of the primary historic structure. Staff finds this proposed roof form both separated the addition from the primary historic structure and reduces the massing of the addition.

j. WINDOW MUNTINS – The historic structure as well as the two story accessory structure feature original wood windows. The applicant has proposed to install muntins on these windows which portrays a false sense of history. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff recommends the applicant preserve the historic windows as they are.

k. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification for the proposed rehabilitation of the primary historic structure. The applicant has provided information regarding the estimated costs and timeline for the project.

RECOMMENDATIONS:
Staff recommends approval of items #1 through #7 based on findings b through k with the following stipulations:

i. That the applicant install roof panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
ii. That the proposed concrete ribbon strip does not exceed ten (10) feet in width.
iii. That the applicant provide additional information on the proposed column design and column detailing.

Staff does not recommend approval of item #8 based on finding j.

CITIZEN TO BE HEARD: Cherise Bell

December 7, 2016

COMMISSION ACTION:
The motion was made by Commissioner Connor and seconded by Commissioner Garcia move for approval of items #1-#7 with staff stipulations and denial of item #8

AYES: Guarino, Connor, Cone, Grube, Garcia, Salmon, Laffoon, Lazarine
NAYS:

THE MOTION CARRIED

COMMISSIONER CONE RETURNED TO THE MEETING AT 5:44

Approval of Meeting Minutes – November 16, 2016

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to approve November 16, 2016 minutes.

AYES: Guarino, Connor, Cone, Grube, Garcia, Salmon, Laffoon, Lazarine
NAYS:

THE MOTION CARRIED

Move to Adjourn:

COMMISSION ACTION:

The motion was made by Commissioner Cone & seconded by Commissioner Connor to adjourn.

AYES: Guarino, Connor, Cone, Grube, Garcia, Salmon, Laffoon, Lazarine
NAYS:

THE MOTION CARRIED

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

There being no further business, the meeting adjourned at 5:46 P.M.

APPROVED

Michael Guarino
Chair