

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
February 1, 2017**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:02 PM, in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Guarino, Chairman and the roll was called by the Secretary.

PRESENT: Guarino, Connor, Cone, Laffoon, Grube, Garcia, Lazarine

ABSENT: Salmon, Garza, Brittain

- Chairman's Statement
- Announcements
 - HDRC Commissioner Training Work Session - February 15, 2017
 - Historic Wood Window Repair Certification Class - March 3 & 4 - Richter House, Hemisfair Park
 - Realtor Training: Historic House Specialist Course - February 14 - 115 Plaza de Armas
 - SAPreservation 5K Series - Monte Vista - February 25 - 9AM

CITIZENS TO BE HEARD: Myfe Moore spoke regarding her property at 603 River Road. Bret Bigart yielded his time to Myfe Moore.

The Commission then considered the Consent Agenda which consisted of:

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| • Item # 1, Case No. 2017-043 | 600, 611 HEMISFAIR PLAZA WAY/ Koehler House |
| • Item # 2, Case No. 2017-040 | 800 E GUENTHER ST |
| • Item # 3, Case No. 2017-026 | 3006 BROADWAY |
| • Item # 4, Case No. 2017-025 | 2018 AVENUE B |
| • Item # 5, Case No. 2017-037 | 3310 N NEW BRAUNFELS AVE |
| • Item # 6, Case No. 2017-036 | 1830 E PYRON AVE |
| • Item # 7, Case No. 2017-042 | 130 WICKES |
| • Item # 8, Case No. 2016-511 | 229 LINDELL PL |
| • Item # 9, Case No. 2017-039 | 110 E CROCKETT ST |
| • Item #10, Case No. 2016-453 | 629 NOLAN |
| • Item #11, Case No. 2016-522 | 841 E GUENTHER ST |
| • Item #12, Case No. 2016-514 | 919 LAMAR ST |
| • Item #13, Case No. 2017-041 | 302 MISSION ST |

Item # 12 was pulled for Citizens to Be Heard.

COMMISSION ACTION:

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

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

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2016-514

Applicant: Yussy El-Hibri/Y Designs, LLC

Address: 919 LAMAR ST

REQUEST:

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

1. Replace the existing aluminum windows with new windows.
2. Increase the depth of the front porch by two (2) feet,
3. Install new porch columns and install a new front door.
4. Replace the existing chain link fencing with cedar fencing.
5. Perform exterior modifications including the removal of a front window opening.
6. Construct a rear addition.

February 1, 2017

FINDINGS:

- a. The structure at 919 Lamar was constructed circa 1965 and features a side gabled roof, a projecting front porch roof with a front facing gable, six over six aluminum windows, an asphalt shingle roof and wood siding. Per historic aerial photos, the historic structure at this location which was constructed circa 1910 was demolished circa 1960. The applicant has proposed some items which are eligible for administrative approval. These items include roof repair and replacement and painting.
- b. This request was heard by the HDRC on December 18, 2017, where it was referred to the Design Review Committee. This request was reviewed by the Design Review Committee on January 10, 2017, where committee members noted that the proposed changes were appropriate, that the proposed parking location was appropriate and that a landscaping plan should be provided at a later date noting all landscaping materials.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, six over six wood windows with new, double pane windows. The applicant has not provided a specific material for the proposed replacement windows; however, the applicant has noted that each window will be inset two to three inches within each wall. This framing method is appropriate. The applicant should provide additional information to staff regarding window materials and profiles.
- d. FRONT FAÇADE MODIFICATIONS – The front façade of the primary structure currently features three window openings. The applicant has proposed to remove one of the existing window openings and modify the other two openings' location on the front façade. Staff finds the proposed modifications appropriate.
- e. FRONT PORCH MODIFICATION – The applicant has proposed to increase the depth of the front porch by two (2) feet. The current porch features a concrete stoop with a gabled roof overhang. Staff finds that the increase in depth of the front porch will not negatively impact the structure, nor interrupt the setbacks of historic structures on this block of Nolan, primarily given that this structure features a setback that is greater than other structures.
- f. COLUMN REPLACEMENT – The applicant has proposed to install Craftsman style columns on the front porch to replace the existing square columns. According to the Guidelines for Exterior Maintenance and Alterations 7.B.v., items that portray a false sense of historic should not be installed. Staff finds that the installation of Craftsman style columns on a structure with traditional architectural forms is not correct. Staff recommends the applicant install columns that are architecturally appropriate as well as those that feature an appropriate scale.
- g. FRONT DOOR REPLACEMENT – The applicant has proposed to replace the existing front door with a new front door. The applicant has proposed a front door which is appropriate in style for the structure and district. Staff finds this appropriate.
- h. FENCING – The property currently features a chain link fence which is located on each side of the structure including the front along the public right of way. The applicant has proposed to replace this fencing with new, cedar fencing, featuring both vertically and horizontally oriented panels. Staff finds the removal and replacement of this fencing appropriate; however, the applicant has proposed fencing that includes a design that is not consistent with the Guidelines. The Guidelines for Site Elements 2.A.i. states that new fences and walls should appear similar to those used historically in the district. Where front yard fences are found historically on Lamar Street in the Dignowity Hill Historic District, they consist of wrought iron materials.
- i. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct an addition featuring a footprint of approximately 620 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 to construct the addition in a manner where the addition would feature a ridge height that exceeds that of the primary structure and a proposed massing. The applicant has provided a line of sight study that notes the proposed addition's height will not be seen from the public right of way.
- j. SCALE, MASS & FORM – As noted in finding i, the massing and form of the rear addition should be subordinate to that of the primary structure. The applicant has proposed an overall scale that is comparable to the primary historic structure; however, the height of the addition's ridge line is greater than that of the primary structure. The applicant has provided a line of sight study which notes that the addition's height will not be seen from the public right of way at Lamar. Staff finds that given the construction period of the primary structure as well as the primary's structure's overall height, which is significantly shorter than heights of neighboring historic structure, that the proposed addition's height is appropriate.
- k. MATERIALS – The applicant has proposed materials that include wood siding to match that of the primary structure, an asphalt shingle roof, and one over one windows which the applicant has proposed to inset two to three inches. Generally, these materials are appropriate.

February 1, 2017

CITIZENS TO BE HEARD: Justin Flores spoke in support but with concerns regarding the applicant's request.

RECOMMENDATION:

Staff recommends approval of items #1 through 6 based on findings b and d with the following stipulations:

- i. That the applicant provide a final fencing detail that is appropriate for the Dignowity Hill Historic District for the replacement fence.
- ii. That the applicant provide east and north elevations that note the installation of façade openings and window fenestration.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Grube to approve with staff stipulations and the added stipulation that the windows be replaced with wood windows.

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

NAYS

THE MOTION CARRIED

14. HDRC NO. 2016-488

Applicant: Ricardo McCullough

Address: 215 CLAUDIA ST

REQUEST:

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

1. Construct a single story addition to the rear of the primary historic structure.
2. Construct a two story apartment at the rear of the lot.

FINDINGS:

- a. The historic structure at 215 Claudia was constructed circa 1910 and appears on the 1912 Sanborn maps. The structure is of the Folk Victorian style, featuring a front porch which spans the entire front façade of the structure, two brick chimneys, front and side roof gables and a rear addition. Per the 1912 Sanborn map, this historic structure originally featured a wraparound porch that has since been partially closed to provide additional interior space on the north side of the front façade. The applicant has proposed to demolish the existing rear addition, construct a rear addition and a rear garage and dwelling unit at the rear of the proposed new addition.
- b. The demolition of the existing, non-contributing accessory structure, the removal of all burglar bars and front ramp handrails and the installation of front porch columns were all approved at the January 6, 2017, HDRC hearing. Also at that hearing, commissioners noted that an appropriate design for the proposed additions would be to separate the proposed two story garage structure from the proposed
- c. ADDITION – At the immediate 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 proposed to construct the addition in a manner that would feature a hipped roof subordinate to that of the primary historic structure. The Guidelines in regards to scale and massing note that an addition's roof should be subordinate to that of the primary historic structure. The applicant's proposal is not consistent with the Guidelines.
- d. TWO STORY GARAGE – At the rear of the lot, the applicant has proposed to construct a rear two story garage structure that is to feature a ground level garage to provide parking for three vehicles and a second level that is to house a dwelling unit. This block of Claudia features approximately twelve primary historic structures, of which only one features two stories; however, there are two story garages at the rear of multiple lots along Claudia. Staff finds the proposed structure's massing appropriate.
- e. TWO STORY GARAGE – The applicant has proposed for the garage to feature a hipped roof similar to that of the primary historic structure, window openings similar to those found on the primary historic structure and individual overhead rolling garage doors. Staff finds this appropriate.
- f. ADDITION FENESTRATION – The applicant has provided elevations of the proposed addition that generally features window openings that are comparable to those of the primary historic structure. The Guidelines for Additions 4.A.i. states that the shapes of window opening should relate to those of the primary historic structure. Staff finds that the applicant should propose additional fenestration on the rear façade of the proposed rear addition.
- g. MATERIALS – The applicant has proposed materials that include a standing seam metal roof to match the existing, wood trim, siding and vinyl windows. At this time, the applicant has not specified a siding material or profile. Staff recommends the applicant install siding that features like materials and profiles as that of the

February 1, 2017

primary historic structure. Additionally, staff recommends the applicant install wood windows in the proposed addition to be consistent with the Guidelines for Additions 3.A

RECOMMENDATION:

Staff recommends approval of items #1 and #2 based on findings a through g with the stipulation that the applicant include additional window fenestration on both the rear façade of the proposed rear addition and the ground floor of the proposed garage.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to approve as submitted today with additional fenestration on the rear of the main house.

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

NAYS:

THE MOTION CARRIED

15. HDRC NO. 2017-028

Applicant: Michael Heller

Address: 630 E CARSON

REQUEST:

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

1. Reinstall the original windows in the north and east side dormers.
2. Demolish the existing rear accessory structure.
3. Construct a two story garage at the rear of the primary historic structure.
4. Extend the roofline from the south side of the primary structure to the proposed rear garage.
5. Construct a driveway from the side street to the rear garage.
6. Install French doors on the west side of the structure.
7. Install a 7'x7' deck on the west side of the structure below the proposed French doors.
8. Install a vinyl window in the top, center window opening on the west façade.
9. Install a Hardi board skirting.
10. If the demolition of the rear accessory structure is not approved, the applicant has proposed to extend the hipped roof over the southern end of the primary historic structure.
11. If the demolition of the rear accessory structure is not approved, the applicant has proposed to remove the three windows on the second story of the south elevation of the primary historic structure.

FINDINGS:

a. The structure at 630 E Carson was constructed circa 1900 and features many historic architectural elements with some Folk Victorian influence including spindle work and projecting window bays. Originally constructed as a single family home, the structure has been multiplied many times to incorporate multiple separate dwelling units. At this time, the applicant has proposed various exterior modifications to remove inappropriate additions, to demolish a rear accessory structure and to construct two rear additions.

b. Various administrative approvals have been issued for this structure for the repair of existing siding, the installation of fencing and foundation repair.

c. A similar request was heard at the November 16, 2016, HDRC hearing. At that hearing, the applicant received a Certificate of Appropriateness for a number of items including the removal of non-original items, the reopening of enclosed porches, the reinstallation of original window and door openings and roof replacement.

d. DORMER WINDOWS – The applicant has proposed to install windows into the north and east façade's dormers. Windows would have originally been located within each dormer. Staff finds this installation appropriate. The applicant should provide a final window design to staff prior to installation.

e. ACCESSORY STRUCTURE DEMOLITION – The applicant has proposed to demolish the rear accessory structure located to the immediate south of the primary historic structure. Office of Historic Preservation staff has found this structure to be contributing. A rear accessory structure is located on the property beginning in 1904 and has existed throughout the present. The current accessory structure's footprint is first noted on a Sanborn map in 1932. While this accessory structure is not the original structure, it is from a time period of historic significance and should be preserved.

February 1, 2017

f. DRIVEWAY – The applicant has proposed to construct a driveway on the east side of the property leading to the existing accessory structure. There is currently no sidewalk or curb cut at this location on N Palmetto. Staff recommends the applicant install a driveway that does not exceed ten (10) feet in width as noted in the Guidelines for Site Elements 5.B.iii. If the applicant needs a double width driveway, staff suggests the installation of two ribbon strip driveways.

g. FRENCH DOORS – The applicant has proposed to install French doors on the west elevation of the primary historic structure. The Guidelines for Exterior Maintenance and Alterations 6.B.ii. states that new entrances should be compatible in size, scale, shape, proportion, material and massing with historic entrances. While the applicant has proposed French doors which are not located on the historic structure, staff finds the applicant’s proposed location is one where the proposed opening will not be seen from the public right of way. Additionally, the applicant has proposed for the doors to feature an overall height that is consistent with existing bay window openings. Staff finds the proposed openings appropriate.

h. DECK – Below the proposed new entrance mentioned in finding g, the applicant has proposed to construct a wood deck to be 7’x7’. Staff finds this proposal minimal in scope and impact to the site and finds its installation appropriate.

i. VINYL WINDOW INSTALLATION – The applicant has proposed to install a vinyl window in an existing window opening on the west façade. Staff finds that a vinyl window is not consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.vii. Staff recommends the applicant install a wood window.

j. SKIRTING – The applicant has proposed to install a hardi board skirting. This skirting installation is appropriate.

k. REAR MODIFICATIONS – The applicant noted in the application documents that if the proposed demolition of the rear accessory structure was not approved, the proposal would be to extend the existing hipped roof over the existing rear addition as well as to remove the tree windows from the second story of the rear, existing addition. Staff finds the extension of the existing roof appropriate as well as the removal of three windows in the existing addition.

RECOMMENDATIONS:

Staff recommends approval of items #1 and #5 through #11 with the following stipulations:

1. That the proposed driveway not exceed ten (10) feet in height.
 2. That the applicant install a wood window in regards to item #8.
- Staff does not recommend approval of items #2 through 4.

APPLICANT WAS ABSENT FROM MEETING

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to table this item until the applicant arrives

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

NAYS:

THE MOTION CARRIED

APPLICANT JOINED THE MEETING AT 3:46PM

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Lazarine move for approval with staff stipulations

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

NAYS:

THE MOTION CARRIED

16. HDRC NO. 2017-038

Applicant: TJ Hobbs

Address: 5102 S PRESA ST

February 1, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove existing gable and create flat roof for a 2nd-story deck, and to re-open door opening on left façade.

FINDINGS:

a. The main structure is a two-story commercial structure located in the River Improvement Overlay District 5. The structure is not facing the river but is located on a major corridor leading to the World Heritage missions and the mission reach portion of the San Antonio River.

b. The proposed new second-story deck will be replacing a gabled roof form over an existing carport. The deck is at the same height as the existing carport and would include a 4' wrought iron railing. According to the UDC Sec. 35-676, distinguishable original qualities of a building shall not be destroyed and alterations should be compatible with the size, scale, color, material, and character of the property, neighborhood or environment. The property is seen on the 1944 Sanborn in a smaller footprint than what exists currently. Staff found a photo from 1983 showing the building with the footprint seen on the 1944 Sanborn with a front gable roof. Staff finds the proposal to modify the gable roof form would not be consistent with the UDC.

c. There is an existing door frame behind the existing siding on the left façade. The proposed new pedestrian door would be installed in that existing door frame, and the door would match the existing front pedestrian door that a window with 9 dividing lights. According to the UDC Sec. 35-676, distinguishable original qualities of a building shall not be destroyed and alterations should be compatible with the size, scale, color, material, and character of the property, neighborhood or environment. Staff finds the proposal to install a door in the existing frame consistent with the UDC.

RECOMMENDATIONS:

Staff recommends approval of installing the door in the existing frame based on finding c.

Staff does not recommend approval of modifying the roof form based on findings a through b.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Grube to move for approval of the rear door & conceptual approval of the project with a stipulation that the applicant returns to HDRC with 80% construction documents and that the applicant explores the option to put a roof on the second floor balcony.

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

NAYS:

THE MOTION CARRIED

17. HDRC NO. 2017-032

Applicant: Paul Philippus

Address: 604 S ST MARYS

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install awnings on the west side of the second floor.

FINDINGS:

a. The property is a two-story structure with Spanish Eclectic and Italianate influences. It is a contributing structure located in the La Villita Historic District.

b. The footprint seen on the 1904 Sanborn map shows an alternate and smaller building footprint the present day footprint. The building footprint is found on the 1951 Sanborn map and persists in the present day.

c. There is an existing covered front porch and an exposed second story porch. The proposed awning would be on the second story porch, made of aluminum with a fabric cover. According to the Guidelines for Exterior Maintenance and Alterations 7.B.iv., new elements should be simple and not distract from the historic character of the building. Staff made a site visit on January 20, 2017, and found the second story porch is deep and the second story is setback from the primary façade. However, staff finds that the proposed awning structure is appropriate for secondary or rear areas like the rear yard or a commercial structure. Staff finds the awning is not appropriate and is not consistent with the Guidelines.

February 1, 2017

RECOMMENDATIONS:

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

WITHDRAWN BY APPLICANT

18. HDRC NO. 2017-033

Address: 293 W HERMOSA

WITHDRAWN BY APPLICANT PRIOR TO MEETING

19. HDRC NO. 2017-035

Applicant: Amanda Hernandez

Address: 1001 BURNET ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace fourteen (14) 4 over 4 wood windows with new one over one wood windows.

FINDINGS:

- a. The structure is a one-story folk Victorian. It is a contributing structure located in the Dignowity Hill Historic District, designated in 1983.
- b. The home received approval to install a rear addition, replace wood siding, replace skirting, and modify nonoriginal door and window openings on the rear by the HDRC on May 6, 2015.
- c. The window replacement was done without a Certificate of Appropriateness.
- d. The existing windows are wood 4 over 4 windows. The proposed replacement windows are wood one over one. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii. and the *Guidelines for Windows*, historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. Staff finds the proposed replacement windows consistent with the Guidelines in terms of material, installation, and type, but that the configuration is not consistent. Staff recommends the windows be repaired or be replaced in-kind, maintain the original dimension and profile, feature clear glass, and maintain the original appearance of window trim and sill.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a through d. Staff recommends the windows be repaired. If the commission finds replacement appropriate, staff recommends the approval include the following stipulations:

1. maintain the original dimension and profile
2. feature clear glass
3. maintain the original appearance of window trim and sill
4. be inset one to two inches

CASE COMMENT:

The applicant received a stop work order as work was done without approval. The applicant has provided the required application, however the post-work application fee has not been paid.

CITIZEN TO BE HEARD: Justin Flores spoke in opposition to the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Connor to move that this item be moved to the next agenda when the contractor can be present at the meeting.

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

NAYS:

February 1, 2017

THE MOTION CARRIED

20. HDRC NO. 2017-031

Applicant: William Moore

Address: 422 HAYS ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install side yard 4' cedar fence and 4' black metal front yard fence.

FINDINGS:

- a. The structure is a two-story new construction home a couple of parcels away from the Hays Street Bridge. It is located in the Dignowity Hill Historic District, designated in 1983.
- b. There is not an existing front yard fence. The proposed front yard fence is a 4' cedar fence along the left property line in front of the front façade and a 4' metal grid fence along the front property fence. According to the Guidelines for Site Elements, new fences should appear similar to those used historically throughout the district in terms of scale, transparency and character and should be located only where fences historically existed. Staff made a site visit on January 20, 2017, and found while there are various properties along Hays and throughout Dignowity Hill that feature front yard fences, primarily chain link fences, front yard fences are not part of the historic development pattern of the neighborhood. Also the horizontal pattern of the wood fence and the grid pattern of the metal fence are not designs characteristic of fences found when the district was developed. Staff finds that the location of the proposed fences is not consistent with the Guidelines.

RECOMMENDATIONS:

Staff does not recommend approval of based on findings a through b.

CASE COMMENTS:

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.

WITHDRAWN BY APPLICANT

21. HDRC NO. 2017-027

Applicant: John Holzmann

Address: 417 N OLIVE ST

REQUEST:

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

1. Install privacy fencing.
2. Construct a prefabricated living structure at the rear of the lot to feature a footprint of 288 square feet.
3. Install a driveway.
4. Install xeriscaping throughout the lot.

FINDINGS:

- a. The lot at 417 Nolan is currently vacant. A stop work order was issued on November 28, 2016, for the construction of a privacy fence without a Certificate of Appropriateness.
- b. PREFABRICATED STRUCTURE – The applicant has proposed to install a prefabricated dwelling structure at the rear of the currently vacant lot. The applicant has proposed a footprint of 288 square feet. According to the Guidelines for New Construction 5.A., new accessory structures should be no larger than forty (40) percent of the primary historic structure. There is currently no primary structure on the lot. Staff finds the installation of a prefabricated home on a lot without a primary structure inappropriate. Additionally, staff finds that the location of a temporary structure on the lot may be appropriate during the construction of a primary structure that is consistent with the Guidelines and has received approval from the Historic and Design Review Commission.
- c. CHARACTER – New accessory structures should relate to the primary historic structure on the lot in regards to materials and architectural details. The applicant has proposed materials that include board and batten wood

February 1, 2017

siding, a covered wood porch deck and a shed roof featuring a copper color. Staff finds the proposed siding materials appropriate; however, the applicant should install roofing that features a galvalume or silver finish.

d. WINDOWS AND DOORS – The applicant has proposed to install bronze colored low-e argon filled aluminum windows. The Guidelines for New Construction 5.A.iv. states that window and door openings should be similar to those found throughout the district. Staff finds the proposed window and door openings do not relate to historic window and door openings found on historic structures throughout the district.

e. SETBACKS & ORIENTATION – Regarding setbacks and orientation, the applicant has proposed to locate the structure in a manner that is consistent with the historic locations of accessory structures throughout Dignowity Hill. This is consistent with the Guidelines for New Construction 5.B.; however, as noted in finding b, staff does not find the installation of an accessory structure without a primary structure on the lot appropriate.

f. FENCING – The applicant has proposed to install privacy fencing on the north, west and south sides of the lot. The applicant has proposed for the fencing to be six (6) feet in height along the sides and rear and four (4) feet in height in the front yard. Given that there is no primary structure on the property, staff finds that the proposed fencing should not feature more than four (4) feet in height past the neighboring structure's front facades.

g. LANDSCAPING – The lot has currently been modified and all the lawn area has been removed. The applicant has proposed to partially xeriscape the lot and install various locations of decomposed granite and shrubbery. Staff finds the removal of the existing lawn area inappropriate and recommends that the applicant install sod to cover at least fifty (50) percent of the front yard area as noted in the Guidelines for Site Elements 3.A.ii.

h. DRIVEWAY – The applicant has proposed to install a side yard driveway of decomposed granite that is to utilize the existing curb cut and approach. The applicant has noted that the proposed driveway will be ten (10) feet in width. This is consistent with the Guidelines; however, staff finds that a driveway should not be installed until a primary historic structure has been approved on the lot.

RECOMMENDATION:

Staff recommends approval of items #1 based on finding f with the following stipulations:

i. That the proposed fencing feature no more than four (4) feet past the front façade of the neighboring structures.

Staff does not recommend approval of items #2 and #3 based on findings a through e and h. Staff finds that a prefabricated structure may be appropriate to locate on the lot during the construction of a primary structure that is consistent with the Guidelines and has received approval from the Historic and Design Review Commission or as an accessory structure behind a principle structure.

Staff does not recommend approval of item #4 based on finding g. Staff recommends that the applicant install grass to cover at least fifty (50) percent of the front yard.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone that this item be remanded to the DRC.

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

NAYS:

THE MOTION CARRIED

22. HDRC NO. 2017-030

Applicant: Alice Carrillo

Address: 314 DONALDSON AVE

REQUEST:

The applicant is requesting an amendment to a previous Certificate of Appropriateness issued by the Historic and Design Review Commission. The amendments include the following:

1. Replace 5 original wood one over one windows with 5 new wood one over one windows, in lieu of previous approval to repair
2. Replace 15 original wood windows, damaged beyond repair with 15 new vinyl one over one windows, in lieu of previous approval to replace with in-kind wood windows.

February 1, 2017

FINDINGS:

a. The structure is a one-story home with Spanish eclectic influences with stucco siding. It is a contributing structure located in the Monticello Park Historic District, designated in 1995.

b. A proposal was heard by the HDRC on April 20, 2016, for approval to replace 20 existing wood windows with 20 new wood windows. The HDRC action approved repair of the front five windows, labeled #1 through #5, and replacement in-kind for the remaining 15 windows based on the findings of fact.

c. The window repair and replacement went outside of the scope of the HDRC's approval. The applicant is requesting to remove 5 original wood one over one windows and replace with 5 new wood windows, and remove 15 original wood one over one windows and replace with 15 new vinyl one over one windows.

d. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii. and the Guidelines for Windows, historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. Staff had made a site visit on April 12, 2016, and found that the front windows (#1 to 5) are in poor condition, but repairable and covered in metal screens. Staff recommended that windows #1 through #5 be repaired and approval of replacing #6 through #20 with the stipulations that specifications on the wood windows to be installed be provided to staff prior to receiving the Certificate of Appropriateness; that the new windows maintain the original dimension and profile, feature clear glass, and maintain the original appearance of window trim and sill. (These specifications were provided to staff on April 29, 2016, and the CoA was issued the applicant.) Staff finds that if the front five windows were truly beyond repair, that the applicant return with a new application for approval to replace.

e. Staff finds the proposed vinyl one over one windows not consistent with the Guidelines. Staff recommends the original wood one over one windows be replaced in-kind, maintain the original dimension and profile, feature clear glass, and maintain the original appearance of window trim and sill..

RECOMMENDATIONS:

Staff does not recommend approval based on findings a through e. Staff recommends the front five windows be repaired and the remaining 15 windows be replaced with wood windows, inset one to two inches, feature clear glass, and maintain the original appearance of the window trim and sill.

CASE COMMENTS

- HDRC 4/20/16
- The applicant received a stop work order as work was done outside the scope. The applicant has provided the required application, however the post-work application fee has not been paid.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Garcia to move for denial of the applicant's request.

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

NAYS:

THE MOTION CARRIED

23. HDRC NO. 2017-029

Applicant: Criswell Humphrey/CCH Projects

Address: 321 REFUGIO ST

REQUEST:

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

1. Install 6' rear wood fence with wide horizontal slats
2. Replace metal porch posts with new wood posts and brackets and modify porch fascia
3. Paint existing yellow siding a light green
4. Install decomposed granite along sidewalk
5. Remove standing seam metal roof and install composition shingles
6. Install wood hand railings on either side of front porch steps
7. Enclose front door opening and transom window.

February 1, 2017

FINDINGS:

- a. The structure is a one-story folk Victorian home. It is a contributing structure located in the Lavaca Historic District, which was designated June 10, 2004.
- b. The applicant received a stop work order as work was done to the porch posts, new hand railing and front door without approval.
- c. The proposed 6' wood privacy fence would be behind the front façade, located in the left and side yard. It would replace an existing 4' chainlink fence. The proposed fence is made of 4" wide cedar planks installed horizontally. According to the Guidelines for Site Elements, new fences should appear similar to those used historically within the district in terms of their scale, character, location, and height. Staff finds the proposed location, height, and material consistent with fences that would historically be found when the neighborhood was developed. Staff finds the horizontal design to be modern, but that it does not have an adverse effect on the structure or historic district of Lavaca.
- d. There are two existing non-original metal posts with narrow wooden fascia, and 2 spindle columns along the porch facades with decorative brackets. The 2 metal posts and the one spindle porch column are removed. The three proposed new wood columns are wood 3.5" x 5.5" painted white installed at the two corners, and one framing the front door. The proposed posts include simple, straight brackets. There is also a proposed 9" wide, and 18'-3" long fascia on the porch with exposed rafter tails. According to the Guidelines for Exterior Maintenance and Alterations 7.B.v., porches should be reconstructed based on evidence, but if no evidence exists porches should be designed based on the architectural style of the building and historic patterns. Staff finds that folk Victorian homes typically have evenly spaced porch columns and that the two existing porch columns with decorative brackets at the porch walls are original. This is sufficient evidence upon which to base the design of the porch columns and brackets. The existing condition should be replicated. Staff recommends the proposed columns and brackets match the spindle columns and brackets and the proposed columns are evenly spaced consistent with the style of home. In regards to the fascia and overhangs, staff finds the fascia is typically the same height on each side of folk Victorian porches and that rafter tails are not exposed. Staff finds the eave profile should be consistent with the eave profile of the porch that was removed without approval.
- e. The existing colors are light yellow with white trim. The proposed paint color is a light green with white trim. Staff finds the colors appropriate.
- f. There is a small front lawn area with many various plant materials. The proposed landscaping removes the lawn area in the front yard and within the planting strip. The proposed decomposed granite is in the planting strip and in the 50% of the front yard from the left property line until the driveway, with native plantings installed throughout. According to the Guidelines for Site Elements, 3. B. ii., new pervious hardscapes should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design. Staff finds the proposed landscape design is not consistent with the Guidelines. Sod is incorporated in about 30% of the lawn. Staff recommends that sod be incorporated into the design to consist of 50% of the front yard so that the historic lawn is retained.
- g. The home features a cross-gabled roof with a standing seam metal roof. The proposed new roof material is gray composition shingles in a 3-tab pattern. According to the Guidelines for Exterior Maintenance and Alterations 3.B.iv., replace roofing materials in-kind when necessary, or select materials consistent with the building style when replacement in-kind is not possible. Staff finds the proposal to install composition shingles on the folk Victorian home consistent with the Guidelines. Folk Victorians typically have roofs with either standing seam metal or shingles.
- h. There is no existing balustrade. The proposed railing is along the front steps to the front porch. According to the Guidelines for Exterior Maintenance and Alterations 7.B.v., reconstruct porches based on evidence, but if no evidence exists design based on the architectural style of the building and historic patterns. Staff finds that folk Victorian homes typically have railing when there are several steps. Staff finds the hand railings are not consistent with the Guidelines. If a hand rail is needed for safety, staff recommends a minimal metal handrail along the left side of the steps.
- i. There are two existing front entrances. The proposed enclosure is of the door facing the side, and the front door facing the street will remain. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i, existing window and door openings should be retained and not altered. Staff finds the proposal to enclose the front door opening not consistent with the Guidelines.

RECOMMENDATIONS:

Staff recommends approval of item #1 through #5 based on findings a through h with the following stipulations:

1. That the proposed columns and brackets match the existing columns and brackets.
2. That the proposed columns are evenly spaced.

February 1, 2017

3. That the eave profile is consistent with the eave profile of the porch that was removed without approval.
 4. That sod is incorporated so that the historic lawn area remains at 50%.
- Staff does not recommend approval of item #6 and #7 based on finding i.

CASE COMMENTS:

The applicant received a stop work order as work was done without approval. The applicant has provided the required application and the post-work application fee has been paid.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Laffoon to move for approval with staff recommendations & stipulations.

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

NAYS:

THE MOTION CARRIED

24. HDRC NO. 2017-020

Applicant: Tom Stolhandske

Address: 115 W ASHBY PLACE

POSTPONED BY APPLICANT

CITIZEN TO BE HEARD: Frank Garcia spoke in opposition to the applicant's request.

25. HDRC NO. 2017-024

Applicant: Steve Newman

Address: 311 BARRERA

WITHDRAWN BY APPLICANT, PRIOR TO MEETING.

Move to Adjourn:

COMMISSION ACTION:

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

AYES: Guarino, Connor, Cone, Laffoon, Grube, Garcia, 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 4:50 PM.

APPROVED



Michael Guarino
Chair