

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
April 5, 2017**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 PM, in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Chairman Guarino, and the roll was called by the Secretary.

PRESENT: Guarino, Laffoon, Grube, Kamal, Garcia, Brittain, Conner

Absent: Benavides, Cone, Lazarine,

- Chairman's Statement
- Announcements
 - STAR in the Mission Historic District - April 1-2 & 8-9

CITIZENS TO BE HEARD:

DHNA ARC- JUSTIN FLORES: Code Enforcement

GARY W. HOUSTON: Hays Street Bridge, view shed protection

The Commission then considered the Consent Agenda which consisted of:

- Item # 1, Case No. 2017-D04 215 N SAN SABA, SUITE 103
- Item # 2, Case No. 2017-140 307/312 PEARL PKWY
- Item # 3, Case No. 2016-141 111 W TRAVIS ST
- Item # 4, Case No. 2017-143 1917 N NEW BRAUNFELS
- Item # 5, Case No. 2017-138 3511 BROADWAY
- Item # 6, Case No. 2017-121 8514 MISSION RD / STINSON MUNICIPAL AIRPORT
- Item # 7, Case No. 2017-131 231 W AGARITA AVE
- Item # 8, Case No. 2016-118 503 E MYRTLE
- Item # 9, Case No. 2017-119 225 W GRAMERCY PLACE
- Item #10,Case No. 2017-122 6939 LESLIE RD
- Item #11,Case No. 2017-144 1318 SE LOOP 410
- Item #12,Case No. 2016-091 E CARSON at N PALMETTO, ROOSEVELT
at PYRON/MISSION ROAD, MISSION ROAD opposite FELISA,
DOLOROSA at S MAIN, E COMMERCE near S ALAMO
- Item #13,Case No. 2017-130 2037 W SUMMIT
- Item #14,Case No. 2016-506 518 S ALAMO ST
- Item #15,Case No. 2017-142 139 DENVER BLVD
1001 N WALTERS
1502 E CROCKETT ST
301 YUCCA ST
506 MONTANA
817 IOWA ST
1639 HAYS ST
1639 DAWSON ST
1802 HAYS ST
322 FERGUSON
401 PORTER ST
551 CANTON
742 DENVER BLVD
803 S PINE ST
1516 BURNET ST
211 LOCKHART ST
418 INDIANA ST
607 PIEDMONT AVE
825 ARANSAS AVE
107 S PINE ST
1617 IOWA ST
616 S HACKBERRY ST
831 POINSETTIA
208 VARGAS ST
512 DREISS
230 VARGAS ST

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333 RTIN LUTHER KING DR
518 S NEW BRAUNFELS AVE

Items #5, #13, #15 , were pulled by staff and commissioners.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Grube to approve the Consent Agenda with staff stipulations.

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Brittain, Conner

NAYS: None

THE MOTION CARRIED.

5. HDRC NO. 2017-138

Applicant: Mo Verdecanna/Alamo Architects

Address: 3511 BROADWAY

REQUEST:

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

1. Perform exterior modifications to the primary structure's front entrance to include the installation of new porch steps.
2. Perform exterior modifications to the secondary structure's east elevation including the installation of an aluminum storefront system.
3. Reconfigure the existing parking lot to include the removal of two existing trees and the installation of new landscaped areas.

FINDINGS:

a. The structure at 3511 Broadway was constructed circa 1935 and originally housed apartment units. The structure was constructed in the Spanish Eclectic style and features a decorative parapet, parapet roof tiling and a stucco façade. At the rear of the primary structure, a secondary structure exists which originally served as covered automobile parking has been previously modified to have its openings in filled. A number of items have been approved administratively to the primary structure including the installation of new windows, window repair and exterior alterations.

b. ENTRANCE MODIFICATIONS – The applicant has proposed to install new concrete entrance stairs and flatwork to match the existing modifications as well as ADA/TAS compliant handrails on each side of the proposed steps from the sidewalk at the public right of way to the building's door. Staff finds the proposed entrance modifications appropriate and will not negatively impact the existing structure.

c. SECONDARY STRUCTURE MODIFICATIONS – The secondary structure at the rear of the site features original façade openings that have previously been enclosed. The applicant has proposed to modify the enclosed openings by removing the stucco'ed wall and installing aluminum storefront systems. Per the applicant's construction documents, the original garage door openings' profile will remain. Staff finds the proposed modifications appropriate and consistent with the UDC.

d. PARKING LOT MODIFICATIONS – The existing parking lot features parking stalls located along both the north and south sides of the property. There currently are two existing trees located within the existing parking area. The applicant has proposed to remove these two trees and perform parking lot improvements to the site including the installation of additional landscaping elements. The applicant is responsible for complying with any tree mitigation requirements.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d.

PULLED BY COMMISSIONER KAMAL

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COMMISSION ACTION:

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

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Brittain, Conner
NAYS

THE MOTION CARRIED

13. HDRC NO. 2017-130

Applicant: Barbara Ancira

Address: 2037 W SUMMIT

REQUEST:

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

- 1) Remove an existing side entry door and replace with siding to match existing.
- 2) Remove one window located at the rear of the house and replace with siding to match existing.

FINDINGS:

a. The structure at 2037 W Summit Ave was constructed in 1931 with Craftsman style elements. It is a contributing structure in the Monticello Park Historic District. The applicant has requested approval to remove an existing side entry door and existing rear window, both to be filled with siding to match original existing wood lap.

b. EXISTING DOOR – According the Historic Design Guidelines, the filling of historic door and window openings should be avoided. The existing side entry door does not appear to be original to the house and both its material and dimensions are incompatible with nearby historic openings and trim details. Staff finds the proposal to remove the door and fill with wood lap siding to match existing acceptable.

c. EXISTING WINDOW - According the Historic Design Guidelines, the filling of historic door and window openings should be avoided. The existing rear window opening, including its dimensions and materials, appear to be original to the house. Staff does not find the proposal to remove the window and fill the opening with siding consistent with the guidelines.

RECOMMENDATION:

1. Staff recommends approval of the proposed door removal and siding installation based on finding b.
2. Staff does not recommend approval of the proposed window removal and siding installation based on finding c. Should the HDRC approve this request, staff recommends the applicant salvage original materials for donation.

CASE COMMENTS:

- An administrative Certificate of Appropriateness was issued on February 24, 2017 for the following work:
 - 1) repair existing foundation, including missing skirting; 2) remove existing synthetic siding and repair original wood lap siding underneath, and replace any siding damaged beyond repair with in-kind material or new siding to match existing in dimension and profile; 3) construct a rear wooden deck; 4) remove invasive shrubs from front of house and add new grass in front lawn.

APPLICANT WITHDREW ITEM #2

COMMISSION ACTION:

The motion was made by Commissioner Kamal and seconded by Commissioner Garcia to accept item #1 with staff stipulations.

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Brittain, Conner
NAYS

THE MOTION CARRIED

15. HDRC NO. 2017-142

Applicant: Office of Historic Preservation

Address: 139 DENVER BLVD
1001 N WALTERS
1502 E CROCKETT ST

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301 YUCCA ST
506 MONTANA
817 IOWA ST
1639 HAYS ST
1639 DAWSON ST
1802 HAYS ST
322 FERGUSON
401 PORTER ST
551 CANTON
742 DENVER BLVD
803 S PINE ST
1516 BURNET ST
211 LOCKHART ST
418 INDIANA ST
607 PIEDMONT AVE
825 ARANSAS AVE
107 S PINE ST
1617 IOWA ST
616 S HACKBERRY ST
831 POINSETTIA
208 VARGAS ST
512 DREISS
230 VARGAS ST
333 MARTIN LUTHER KING DR
518 S NEW BRAUNFELS AVE

REQUEST:

The applicant is requesting a Finding of Historic Significance for 28 properties that were surveyed as part of the Eastside Churches Resource Survey and identified as architecturally, historically and culturally significant.

FINDINGS:

a. These eligible properties were identified through a survey of historic churches on the Eastside undertaken in 2017. OHP staff performed the survey and reviewed the properties to identify those potentially eligible for landmark designation.

b. On March 7, 2017, the Office of Historic Preservation hosted an information hearing for the property owners and any of those interested regarding the proposed designations.

c. Consistent with the UDC sec. 35-607(b)(1), these properties are a reminder of the cultural heritage of San Antonio and the growth of its spiritual communities during unprecedented bursts of development during the period following the Civil War through World War II.

d. Consistent with the UDC sec. 35-607(b)(3), these properties identify with long lasting congregations, some established prior to the construction of the structure. The properties also identify with key historical and spiritual figures who contributed to the development of the community including, Reverend L. H. Kelly, who formed the congregation of The Rose of Sharon Church; Reverend Kelly, pastor and builder of the Second Baptist Church, J.C. Wilder, one of the earliest pastors of Assemblies of God in San Antonio, and Rev. Claude Black Jr. of Mount Zion First Baptist Church who would later become a city councilman. As pastor, Rev. Black invited several prominent figures to speak at his parish. The congregation of Porter Memorial formed in c.1918 as the Olive Street Colored Methodist Episcopal, which was renamed in honor of its founding pastor, Reverend (later Bishop) Henry Phillips Porter (c. 1882- 1960), a prominent figure in the Color Methodist Episcopal church.

e. Consistent with the UDC sec. 35-607(b)(4), these properties are the work of key architects including: KD Beckmann, Leo Dielmann, and Norcell Haywood. Haywood was one of the first four African-American students admitted to the University of Texas, and was the second to graduate from the UT School of Architecture in 1960.

f. Consistent with the UDC sec. 35-607(b)(5), these properties embody distinguishing architectural characteristics ranging from greek revival to mid-century modern to vernacular architecture, reflecting the diverse social heritage of spiritual and cultural communities in San Antonio.

g. Consistent with the UDC sec. 35-607(b)(8), these properties maintain a high level of historical, architectural, and

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cultural integrity, designs reflect religious denomination preferences, authentic materials, decorative features from high design to vernacular traditions.

h. Consistent with the UDC sec. 35-607(b)(11), these sacred spaces exemplify the cultural and religious heritage of San Antonio, especially that of German, Hispanic and Black communities as well as Baptist, Protestant, Catholic and Assembly of God denominations.

i. Consistent with the UDC sec. 35-607(b)(13), these properties bear an important and significant relationship to the area. Before these structures were constructed, congregations met at homes or under tents. The combination and density of churches in this area combine to create an architectural and cultural motif and reflect a preponderance of religious institutions on San Antonio's Eastside;

j. Consistent with the UDC sec. 35-607(b)(15), these properties represent a significant resource, which greatly contributes to the character of the eastside community. There is a shared legacy among these structures and congregations as specific churches help foster new congregations within the area.

k. Historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for the substantial rehabilitation of historic properties. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive.

RECOMMENDATIONS:

Staff recommends approval of a Finding of Historic Significance for the 28 properties specified above.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Grube move for adoption of the designation of historic significance for the 28 properties.

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Brittain, Conner

NAYS:

THE MOTION CARRIED

16. HDRC NO. 2017-139

Applicant: Adrian Gracia

Address: 131 KEARNEY ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a single family house featuring approximately 1,870 square feet on the vacant lot at 131 Kearney in the Lavaca Historic District.

FINDINGS:

a. The applicant has proposed to construct a single family house featuring approximately 1,870 square feet on the vacant lot at 131 Kearney located in the Lavaca Historic District. This lot is shares rear and side property lines with properties addressed to Carolina. This lot, 131 Kearney, is the only lot on Kearney that is zoned historic.

b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. This particular lot does not feature the typical orientation and street frontage found on other lots located throughout the Lavaca Historic District. The applicant has noted a setback of ten (10) feet from the public right of way, consistent with houses found along the north side of Kearney. Generally, the proposed setback is consistent with those found on Kearney and neighboring streets in the Lavaca Historic District.

c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards Kearney. This is consistent with the Guidelines.

d. ENTRANCES – The applicant has proposed to locate the front door offset of two similarly proportioned windows. Staff finds that the applicant should align the front door with the front walkway, locating the door between the proposed two windows.

e. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic

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structures in the vicinity of the proposed new construction should be used. The applicant has proposed a two-story structure with an overall height of approximately twenty-six (26) feet. As previously noted, this lot is the only lot on Kearney that is zoned historic; however, there are historic, two-story structures nearby on Carolina. Staff finds the proposed massing appropriate and given the rear setback of twenty, will not be intrusive to the historic structures on Carolina.

f. TRANSITIONS – Step downs in building height should be utilized to transition from the height of the proposed new construction to the single story height of the neighboring structure. The applicant has proposed an inset front porch as well as a balconied second story porch, which provide a visual separation of the first and second story massing.

g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. There are Folk Victorian style houses found on Kearney that each feature varying foundation heights, commonly between approximately twelve (12) inches to thirty-six (36) inches. The applicant has proposed a foundation height of approximately one (1) foot in height and floor heights that are consistent with those found on Kearney and nearby on historic structures found in the Lavaca Historic District.

h. ROOF FORM – The applicant has proposed a side gabled roof, consistent with many roof structures found throughout the vicinity that feature either front or side gabled roofs.

i. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed window openings that vary in size and proportion. Many of the proposed window openings feature contemporary openings that are not reflective of historic proportions. Staff finds that the applicant should incorporate historic window openings, or openings that are proportionally based on historic window openings into the design.

j. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.

k. MATERIALS – In regards to materials, the applicant has proposed materials to include Hardi board siding, stucco, a standing seam metal roof and vinyl windows. Staff finds the use of Hardi board siding appropriate; however, the siding should feature a smooth finish. The proposed standing seam metal roof is also appropriate and should feature 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. Given that the applicant has proposed stucco as a secondary façade material, staff finds its installation appropriate. The installation of vinyl windows is not consistent with the Guidelines for New Construction. The applicant should refer to the Historic Design Guidelines, Window Policy Document to ensure that appropriate window materials and an appropriate framing depth is used. Staff finds the installation of wood windows to be appropriate.

l. ARCHITECTURAL DETAILS – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has proposed an overall design that features many strong architectural elements including a front porch that is fully integrated into the massing of the structure a side gabled roof; however, the installation of a front loaded garage is not appropriate architecturally for a historic district. Staff finds that a detached garage or a garage that is removed from the front façade plane would be more appropriate.

m. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for complying with this.

n. DRIVEWAY – The applicant has proposed a concrete driveway to be ten (10) feet in width. This is appropriate and consistent with the Guidelines for Site Elements 5.

o. SIDEWALK – The applicant has proposed a front sidewalk consisting of concrete pavers. Staff finds that a solid concrete front walkway would be more appropriate and recommends the applicant install a concrete walkway that is consistent with those found throughout the Lavaca Historic District in regards to material and width.

p. LANDSCAPING – The applicant has provided a landscaping plan as well as information regarding materials. These materials include locations of xeric planting, front, side and rear yard natural grass and trees. This is consistent with the Guidelines..

RECOMMENDATIONS:

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

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- i. That the applicant align the front door with the front walkway, locating the door between the proposed two windows as noted in finding d.
- ii. That the applicant incorporate historic window openings, or openings that are proportionally based on historic window openings into the design as noted in finding i.
- iii. That the applicant install wood windows that are consistent with the Historic Design Guidelines, Window Policy Document as noted in finding n that are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- iv. That the applicant eliminate the front loaded garage from the front façade plane as noted in finding l.
- v. That the applicant screen all mechanical equipment.
- vi. That the applicant install a front walkway that is consistent with the historic walkways found in the Lavaca Historic District as noted in finding o.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Kamal to move for approval with staff stipulations garage setbacks, 2nd image

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Brittain, Conner

NAYS:

THE MOTION CARRIED

17. HDRC NO. 2017-133

Applicant: Delia Bora

Address: 222 WICKES

REQUEST:

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

1. Replace four (4) historic, wood windows on the front façade of the historic structure with new wood windows.
2. Enclose the side porch opening, which has previously been a window opening.
3. Install a new front door.

FINDINGS:

- a. The structure at 222 Wickes was constructed circa 1905 in the Folk Victorian style. Its original design has been modified heavily including the installation of a front facing roof dormer and Craftsman style porch columns, a result of a previous porch reconstruction. A stop work order was issued on January 25, 2017, for work without a Certificate of Appropriateness which included the removal of existing wood windows and the installation of new vinyl windows. Since that time, the applicant has received Administrative Approval to repair many of the existing wood windows.
- b. At the January 25, 2017, site visit, staff informed the applicant that the original windows that had been removed were to be maintained on site, repaired and reinstalled into the historic structure.
- c. WINDOW REPLACEMENT – At this time, the applicant has proposed to replace the three windows in the front window bay as well as one window on the front façade with new, double hung, one over one wood windows. The existing openings have been reduced in size. The applicant has noted that the original windows that were located in these openings were beyond repair. Per the Guidelines for Exterior Maintenance and Alterations 6.A.iii., historic windows should be preserved. Per the Guidelines for Exterior Maintenance and Alterations 6.B., new window should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance and detail when original windows are deteriorated beyond repair. The applicant has proposed to install new, double hung wood windows. Staff finds the proposed windows appropriate; however, the historic window openings should not be modified to accommodate a contemporary window size.
- d. PORCH OPENING – Many Folk Victorian houses in San Antonio feature a vernacular design element that includes two front porch door openings, one facing the side yard and the other facing the street. Per a March 2016, photo, a window was located in the side porch opening, which was probably an original door opening. At this time, this opening has been enclosed. The Guidelines for Exterior Maintenance 6.A.i., notes that historic window

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and door opening should be enclosed. Additionally, the sizes of original window and door openings should be preserved. Staff finds that the existing opening should be restored to a window opening that match those that are on the front facing window bay.

e. FRONT DOOR – A new front has been installed. Staff finds the new front door to be architecturally appropriate for the historic structure. The door should be painted to match the colors of the house.

RECOMMENDATIONS:

Staff recommends approval of item #1 based on finding b with the stipulation that the historic window openings should not be modified to accommodate a contemporary window size. Additionally, the proposed replacement windows are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.

Staff does not recommend approval of item #2 based on finding c. Staff recommends that the opening be restored to its previous size and a window be installed that matches the 4 front window in regards to size, material and profile. Staff recommends approval of item #3 with the stipulation that the door features a color that is consistent with those of the primary historic structure.

CASE COMMENT:

Work was done without a Certificate of Appropriateness and a stop work order was issued on January 25, 2017. Post work application fees have not been paid at this time.

CITIZEN TO BE HEARD: Cherise Bell spoke in opposition to the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Garcia to approve with staff recommendations and stipulations.

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Brittain, Conner

NAYS:

THE MOTION CARRIED

18. HDRC NO. 2017-124

Applicant: Jessica Silva/Advanced Solar

Address: 424 LAMAR ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a solar panel array including sixteen (16) panels on the west facing roof slope at 424 Lamar.

FINDINGS:

a. The structure at 424 Lamar is a two story contemporary structure which was constructed in 2014. The structure features a front facing gabled roof and its roofing materials include a standing seam metal roof. The applicant has proposed to install a solar panel array including sixteen (16) panels on the west facing roof slope.

b. The Guidelines for Additions 6.C.i. states that solar collectors should be located on the side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right of way while maximizing solar access. Additionally, solar collectors may be located on garages or other accessory structures where access to the primary structure is limited. The applicant has proposed to locate the proposed panels on the west facing roof slope, where they would be visible from the public right of way. This is not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on finding b. Staff recommends that the applicant explore the installation of solar panels further toward the rear of the structure to be consistent with the Guidelines.

CITIZEN TO BE HEARD: Cherise Bell spoke in support of the applicant's request

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Garcia move for approval with new positioning as presented today.

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Brittain, Conner

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NAYS:

THE MOTION CARRIED

19. HDRC NO. 2017-120

Applicant: Steven Martin

Address: 615 HAYS ST

REQUEST:

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

1. Perform exterior modifications to the front façade including the removal of the existing porch roof and the construction of a new Craftsman style porch and porch columns.
2. Perform fenestration modifications including the relocation of windows and the installation of double windows where single windows currently exist.
3. Paint the exterior of the house.
4. Remove the existing chain link fence located in the front yard and install a white picket fence and a sliding white picket gate at the entry driveway.
5. Remove the existing concrete driveway and install decomposed granite.
6. Remove the existing front walkway and install 3'x'5 concrete pavers.
7. Construct a carport to be attached to the rear of the primary structure.
8. Construct a rear porch beneath the proposed rear carport.

FINDINGS:

- a. The structure at 615 Hays was constructed circa 1990 and features a contemporary design as well as contemporary materials including vinyl and aluminum windows and composite siding. Per historic aerial photos, the historic structure at this location was demolished between 1985 and 1990.
- b. FRONT PORCH MODIFICATIONS – The front façade of the structure currently features a front stoop with a hipped covering that extends approximately eight (8) feet from the front façade. The applicant has proposed to remove these two elements and install a front porch that extends thirty-eight (38) feet across the front façade, features a depth of eight (8) feet and features a front facing gabled roof. To both the right and left of the front facing gabled roof, the applicant has proposed a roof with a shallow pitch of ½. Staff finds the inclusion of the element in accordance with the proposed front gable appropriate. This would not be an appropriate modification to a historic structure.
- c. COLUMN MODIFICATIONS – 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 the installation of Craftsman style columns on this structure to be inappropriate given its date of construction. Staff recommends the applicant install square columns that are 6" x 6" that feature both a capital and base. With the installation of square columns, the proposed porch railings are architecturally inappropriate and should be removed.
- d. FENESTRATION MODIFICATIONS – The applicant has proposed to relocate the existing windows on the front façade to coincide with the proposed new column placement. Given that these openings are on a structure that holds no historic significance, staff finds this appropriate. An architecturally appropriate installation of double windows would feature a solid trim piece between each window, approximately 6 inches in width. The applicant should incorporate this detail between the proposed double windows. The front façade will feature double windows on both sides of the primary entrance.
- e. FENESTRATION MODIFICATIONS – The far left side of the front façade currently features one single, street facing window. The applicant has proposed to remove this window and install double windows. An architecturally appropriate installation of double windows would feature a solid trim piece between each window, approximately 6 inches in width. The applicant should incorporate this detail between the proposed double windows.
- f. FENESTRATION MODIFICATIONS – On the west façade, the applicant has proposed to remove a single window and install double windows. Given that these openings are on a structure that holds no historic significance, staff finds this appropriate. An architecturally appropriate installation of double windows would feature a solid trim piece between each window, approximately 6 inches in width. The applicant should incorporate this detail between the proposed double windows.
- g. MATERIALS – The applicant has noted that the proposed new windows will either be wood or vinyl and white in

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color. Staff recommends the installation of wood windows.

h. PAINTING – The applicant has proposed to repaint the structure brown with white an off white trim and dark green door. Staff finds the proposed colors appropriate.

i. FENCING – The lot currently features a front yard chain link fence that features two gates, one at the driveway and another at the front yard sidewalk. The applicant has proposed to remove the chain link fence and install a wooden picket fence, to be painted white. The applicant has noted that the fence will be similar to those located on the 600 block of Hays. The proposed fence will also include a sliding gate for driveway access that will match the remainder of the fence in profile, material and color. Staff finds the removal of the chain link fence appropriate and finds the installation of the proposed wood picket fence appropriate. The applicant shall provide final fencing details that include an elevation drawing of the fence noting a height not exceeding four (4) feet in height prior to receiving a Certificate of Appropriateness.

j. DRIVEWAY – This block of Hays features four houses that address Hays. Each property features a different driveway configurations including varying locations and varying profiles. The applicant has proposed to remove the existing concrete driveway and install a driveway of decomposed granite. Staff finds the proposed driveway modification appropriate; however, the width shall not exceed ten (10) feet in width and must comply with the Guidelines for Site Elements 5.B.i.

k. FRONT WALKWAY – The original front walkway has previously been removed, potentially at the time of the demolition of the original structure. The applicant has proposed to install a new walkway to lead from the front porch to the sidewalk at the public right of way. Currently, the existing front walkway portion at the public right of way does not align with the existing, or proposed front porch. The applicant has proposed a walkway that will feature 3' x 5' concrete pavers. Per the Guidelines for Site Elements 5.A, the historic alignment, configuration and width of sidewalks and walkways on a block should be maintained. Given that the applicant has proposed to install a walkway of concrete pavers, which is reversible, staff finds the proposed installation appropriate; however, the applicant shall provide staff will a detailed landscaping plan noting any landscaping modifications and a detail of how the proposed offset walkway will connect and interact with the existing walkway prior to receiving a Certificate of Appropriateness. Additionally, the proposed pavers shall not feature width inconsistent with the historic walkway widths found on this block; typically three (3) feet.

l. REAR CARPORT – The applicant has proposed to construct a rear carport to accommodate covered parking for two vehicles. The proposed carport will feature square wood columns, a flat roof and will be open air. Staff finds the proposed carport's location and design appropriate as it will not be seen from the public right of way.

m. REAR PORCH – The applicant has proposed to construct a rear porch beneath the proposed carport. Staff finds this proposal appropriate.

RECOMMENDATIONS:

Staff recommends approval of items #1 through #8 based on findings a through m with the following stipulations:

i. That the applicant install front porch columns that do not portray a false sense of history. Staff recommends the applicant install 6"x6" wood columns with both a capital and base as noted in finding c.

ii. That all double windows feature a trim piece to separate them that is approximately six (6) inches in width.

iii. That the applicant provide a fencing detail that includes an elevation drawing of the fence noting a height not exceeding four (4) feet in height prior to receiving a Certificate of Appropriateness as noted in finding k.

iv. That the proposed decomposed granite driveway not exceed ten (10) feet in width and feature a natural brown or tan color as noted in finding j.

v. That the applicant provide staff will a detailed landscaping plan noting any landscaping modifications and a detail of how the proposed offset walkway will connect and interact with the existing walkway prior to receiving a Certificate of Appropriateness as noted in finding k.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Garza to remain this case to the DRC.

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Brittain, Conner

NAYS:

THE MOTION CARRIED

April 5, 2017

20. HDRC NO. 2017-132

Applicant: Kaufman Killen

Address: 115 S ZARZAMORA

REQUEST:

The applicant is requesting conceptual review of replacement plans on the property at 115 S Zarzamora. The applicant is proposing to construct a new commercial structure on the property including attached canopies, fuel pumps, and signage.

FINDINGS:

Property Background:

a. This property was designated as a historic landmark by Ordinance 2013-03-21-0199, on March 21, 2013. The property is listed in the ordinance as 115 S Zarzamora, the Malt House Restaurant. The property was identified through the Westside Cultural Resources Survey initiative and was designated with owner support.

b. The Malt House was designated for its cultural significance as a place and institution where community gathered, socialized and celebrated for more than 50 years. The architecture by itself is not the basis for landmark status, instead the basis is found in spatial (tangible) and social (intangible) characteristics that wholistically provide a unique and authentic sense of place. Tangible elements which reflect a sense of place and create human interaction include: canopied in-car dining within close proximity to the dining hall, street setback, corner vehicular access, a lack of boundary between parked cars and pedestrian space, and distinctive signage. Intangible elements, communicated through community comments at the time of designation, reflect affection for The Malt House business as a place where the community formed a collective cultural identity over the period of its existence and for the food itself.

c. The structure at 115 S Zarzamora was built in 1954. It sits on the western side of Zarzamora and faces Buena Vista. It is a one-story box form, commercial post-war structure with auto-centric canopies. Its vernacular construction and auto-centric design, street presence along Zarzamora, existing signage (including the use of hand-painted signage), and pedestrian orientation are visible reminders of San Antonio's economic history and social heritage. The building exterior has been modified over time, but carefully placed signage, "carport-style" metal canopies, parapets with articulated horizontal banding, and an orientation that provides exposure to the street contribute to the overall integrity of the property.

d. In addition to the existing building, the thin -profile canopies of the former Malt House are reflective of Americana car and social culture. Its spatial relationship, proximity, and orientation to the existing structure is tied to the purpose of indoor/outdoor social life. Canopy materials are corrugated, galvanized metal which is in keeping with the area.

Case History:

e. Prior to HDRC review, the initial request for conceptual approval of demolition with new construction was heard by subcommittees of the HDRC on two occasions. The proposed demolition was reviewed by the Demolition and Designation Committee on August 23, 2016. The committee met on site and discussed certain characteristics of the Malt House that should be retained, such as signage and canopies. The members present also discussed orientation of the existing and proposed structures toward the street, complementary materials to the existing building, and community engagement. Proposed replacement plans were also reviewed by the Design Review Committee on September 14, 2016. At the meeting, the committee voiced concerns regarding the fenestration pattern on the elevations facing the street. The committee stated that it would be important to reuse the Malt House signage and to create a gathering space similar to the existing canopies.

f. The request for conceptual approval of demolition with new construction was heard by the Historic and Design Review Commission on October 5, 2016. In accordance with the requirements of UDC Section 35-618, the HDRC found through a preponderance of evidence that retaining the existing structures presented an economic hardship on the owner and approved the conceptual proposal for demolition. However, the commissioners expressed concern regarding the proposed replacement plans which must be approved before a demolition will be allowed. The motion included seven stipulations regarding the proposed new construction:

1. That the proposed new construction be constructed at the same setbacks and orientation of the existing structure to maintain spatial relationship; this stipulation has not been met in the current proposal as the building is predominately situated on the west property line instead of the north.

2. That the applicant salvage and reuse both of the historic, roof-mounted "Malt House" signs; this stipulation has not been met in the current proposal as only a single roof-mounted sign has been retained.

3. In accordance with the UDC, if demolition is approved, documentation and salvaging strategy must

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be submitted to staff prior to the issuance of a Certificate of Appropriateness; this stipulation has not been met to date and would still be required prior to issuance of a demolition permit.

4. That the applicant explore adding further screening and buffer between the adjacent properties; this stipulation has not been met as no additional options for screen have been provided in the current proposal.

5. That the applicant returns for review and approval and provide details of the proposed signage; proposed signage is included in the current submittal.

6. That the applicant meets with the Design Review Committee prior to submitting the final proposal; this stipulation has been met. A summary of those meetings is provided in the findings below.

7. That the applicant seeks the input of the public regarding the proposed replacement plans; this stipulation has been met. A summary of a public input meeting regarding the replacement plans is provided in the findings below.

g. Following HDRC review, the applicant presented conceptual replacement plans to the Design Review Committee on October 25, 2016. The committee expressed concerns regarding the proposed placement of the building on the southeast corner of the lot and asked the applicant to investigate possible solutions for placement in existing building footprint. The committee requested to review the proposal again after further exploration was completed.

h. On December 13, 2016, 65 participants from the community attended a design charrette to discuss future construction at the property. Participants included artists, residents of the Westside, organizations with Westside affiliations, architects, and representatives of 7-Eleven. The event was held at the AIA Center and was hosted by the AIA, District 1 Councilman Roberto Treviño, Latinos in Architecture (a committee of the AIA), OHP, and the Department of Arts and Culture. The objective was to develop possible sensitive design solutions for the site based on participant's input. Through round-table breakout sessions, participants identified the heritage values of the Malt House that should inform the design. Several potential designs and site solutions were developed based on the charrette input, which were provided to 7-Eleven for consideration.

Specific design input included:

1. A desire by some to maintain existing site plan and building / canopy configuration
2. A desire for the store to be more than a convenience store
3. A desire to include a seating and eating area
4. A desire for the new structure to fit in with the existing residential area which is immediately to the west

Intangible considerations must be addressed by interpretation. The top characteristics identified by the participant input included:

1. Community Gathering Space (community building, LULAC founded here)
2. Family Traditions and Memories (Nostalgia, generations of celebrations, "hang-out" "old fashioned")
3. Unique Menu (create a mini-malt house menu with counters and seating area and menu)
4. Authentic "Drive in", historic business, crossroads of downtown

i. February 22, 2017, the Design Review Committee met again to review the conceptual replacement plans. At the meeting, the applicant presented updated renderings that continued to place the building on the southeast corner of the lot as originally proposed. The committee members suggested changes to the proposed seating area including the need for the seating area to be an architectural feature; they discussed relocating the seating area, retaining landscaping, the relationship to the bus stop, the communication between the bus stop versus the communication with the front entrance, and the visibility of the seating area from inside. It was suggested that the seating area move to the east side to have a closer relationship to the bus stop and be more visible to the public. The applicant described site constraints to placing the structure at the location of the existing building footprint. There was support for the roof mounted sign and the seating area located adjacent to parking spots. The committee recommended that the applicant continue exploring other options.

Proposed Replacement Plans and Signage:

j. 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. The HDRC may recommend stipulations at the conceptual level in order guide future iterations of the design prior to final approval.

k. At the October 5, 2016, hearing the HDRC recommended seven stipulations, four of which were specific to the conceptual replacement plans. These stipulations have been met in the current proposal. Likewise, other recommendations made at the subcommittee meetings and public input meeting summarized above are not included in the current proposal.

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1. **ORIENTATION OF PRIMARY FACADE** - The existing building is situated on the north end of the property and faces south. This allows for exposure from the street corner. The proposed replacement building is situated on the east end of the property with the primary entrance facing west toward the interior of the lot. Consistent with the established spatial relationships of the site, the orientation and placement of the existing building should be maintained in the replacement plans. It was previously recommended at the Design Review Committee on September 14, 2016, that there be a pedestrian entrance along Zarzamora and Buena Vista and that all street elevations include windows. While windows have been added to the rear elevation that faces Zarzamora, the proposed façade orientation limits pedestrian access to the property and leaves the rear of the building to face the primary street. The proposed replacement plans are not consistent in terms of façade orientation and building placement. Even if the building placement is approved, the street facing facades should be activated.

m. **SITE PLAN AND BUILDING PLACEMENT** - As noted in finding l, the existing building is situated on the north end of the property and faces south. The primary entrance is visible from the corner, and the canopies are the central feature of the site. This established pattern is an important characteristic of the property. The applicant has stated that site constraints restrict the placement of the commercial building and canopy in a similar pattern as the existing building and canopies. It has been discussed at previous meetings that other 7-Eleven stores feature site plans with similar building placement to the existing structure on site. A store at the corner of Babcock and Wurzbach is provided as an example in the exhibits for this request. This property measures approximately 180 ft x 180 ft. The property at 115 S Zarzamora measures approximately 155 ft x 155 ft. Given the similarity in the two sites, staff finds that the overall building placement and orientation can continue to be explored by the applicant. The applicant has shown in plan that fuel trucks would not have sufficient room if the existing pattern were to be maintained. In these explorations, only the main structure has been moved leaving the fuel tanks and pumps in the original location. These exhibits also only explore fuel truck access from one direction. Staff finds that additional exploration and creativity is warranted. Additional explorations should include potential locations and arrangements of not only the commercial structure, but also the fuel tanks and seating area. If this analysis has occurred, the applicant should submit that evidence for consideration.

n. **BUILDING SCALE, MASS & FORM** – The applicant is proposing to construct a one-story 3,062 square foot building with a flat roof with a raised parapet facing on the west façade for signage. According to the Guidelines for New Construction 2. A. and B., new construction height and scale should be consistent with nearby historic buildings and roof forms should be similar with those found on the block. In this case, the proposed building form is similar to that of the existing building with the exception of the raised parapet walls. The parapet on the west façade is set even higher than the other elevations to allow for signage. This is in contrast to the existing building which features low parapets with articulated horizontal banding. Staff finds that a lower parapet height in general would be more appropriate, and that the raised portion of the parapet should be eliminated.

o. **WINDOW CONFIGURATION** – The applicant is proposing storefront windows on the west, south, and east elevations. According to the Guidelines for New Construction 2.C.ii., the primary façade of the new commercial building should be in keeping with established patterns. Staff finds the proposal consistent with the Guidelines as there are openings that face both Zarzamora and Buena Vista. Staff further finds that window art could be another opportunity to install and display interpretive elements such as historic photos of the Malt House and Zarzamora corridor.

p. **MATERIALS** – The existing structure is stucco, with wood board and batten, and a brick veneer base. In the replacement plans, the applicant is proposing to use two types of stucco with a brick base. A simple metal awning is also proposed along the full perimeter of the building. According to the Guidelines for New Construction 3.A., materials that complement the type, color and texture of material found in the district. Staff finds the proposed materials appropriate. The metal awning reflects the design of a similar element on the existing building.

q. **FUEL PUMP CANOPY DETAILS** – An existing attached canopy is situated to the south of the existing building which originally allowed for covered car-hop service. This is an important “Malt House” spatial characteristic that contributes to the sense of space. In the proposed replacement plans, a fuel canopy is located to the west of the proposed new commercial building. Staff finds that a fuel canopy can potentially provide an element that is similar to the original Malt House. However, the location, orientation, and design of the canopy should continue to reflect the existing spatial relationships on the property. The canopies should be a simplified design with a thinner profile instead of the proposed sloped roof at its edges.

r. **SEATING AREA CANOPY** - The applicant is also proposing a covered seating and gathering area on the north of the new structure under an attached canopy. Staff supports the concept of canopy use to denote gathering spaces as it reflects a signature design element that contributes to the shared experience and cultural significance of the site. The canopies should be a simplified design with a thinner profile instead of the proposed sloped roof at its edges.

s. **SITE ELEMENTS** – The existing site is paved with asphalt except for two planting strips with grass. The applicant is proposing a paved site with landscaping consisting of Bermuda grass, and various trees and shrubs along the west property line, north property line, and street frontages. According to the Guidelines for Site

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Elements 3, a varied plant palette with varied heights and native plant materials should be used; impervious surfaces should not be introduced where not historically located. Staff finds the proposed paving and landscaping consistent with the Guidelines. Other site elements would include paving, curb cuts, landscaping and lighting. The applicant will need to submit additional information regarding these elements when requesting final approval.

t. SCREENING - The applicant is proposing to construct a dumpster enclosure located on the northwest corner of the lot. According to the Guidelines for New Construction 6.A. and B., service areas should be screened from the public right of way. Staff finds the proposed screening consistent with the Guidelines. However, if any other mechanical equipment is needed, the applicant is responsible for complying with the Guidelines and receiving approval for their placement and screening. Additional screening and landscape buffers from the adjacent properties have not been provided.

u. SIGNAGE - There are two existing roof-mounted "Malt House" signs that have been identified as significant and previously recommended for reuse as interpretive elements. The applicant is proposing to salvage only one of the signs and mount it on the parapet at the north elevation. Incorporating the second sign into the proposal would be more appropriate and consistent with previous feedback. This could be incorporated into the seating area, or installed elsewhere. Also, the plans submitted indicate that there will be new signs in addition to the historic signs, but there is not enough information (dimensions, materials, and lighting methods) for staff to review for appropriateness. The applicant should return at a later date with a complete sign request and packet that satisfies the previous recommendations.

RECOMMENDATION:

Staff does not recommend conceptual approval of the proposed replacement plans at this time based on the findings. There are a number of outstanding items related to previous stipulations. The applicant has indicated that additional evidence will be provided related to building placement but to date staff has not received sufficient evidence to show that this stipulation cannot be met. Previous stipulations should be incorporated into the proposal including:

1. That the proposed new construction be constructed at the same setbacks and orientation of the existing structure to maintain spatial relationship
2. That the applicant salvage and reuse both of the historic, roof-mounted "Malt House" signs
3. That a documentation and salvaging strategy be submitted
4. That the applicant explore adding further screening and buffer between the adjacent properties
5. That the applicant provide details of the proposed new signage

Staff further recommends changes to the architectural design of the proposed commercial building including:

6. That the overall parapet height be lowered and that the raised portion of the parapet for signage be eliminated
7. That the canopy design be simplified and that the sloped roof edge be eliminated
8. That any window film used feature interpretive elements such as historic photographs of the Malt House or Zarzamora corridor

CASE COMMENTS:

A timeline of meetings regarding this request is provided below:

8/23/2016 – DDC
9/14/2016 – DRC
10/5/2016 – HDRC
10/25/2016 – DRC
12/13/2016 – Charrette
2/22/2017 – DRC

CITIZENS TO BE HEARD: Rachel Delgado, and Beatrice Moreno spoke in opposition to the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Garcia to move for approval as submitted with staff stipulations #2 through #8. With additional stipulations that the outside signs are maintained and that the canopy angle mimics the existing canopy of the Malt House.

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Brittain, Conner

NAYS:

THE MOTION CARRIED

April 5, 2017

21. HDRC NO. 2017-136

Applicant: Sarah Edwards

Address: 1023 HAYS ST

REQUEST:

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

1. Relocate the original front door opening and install a new door, transom window and sidelights.
2. Install a new window opening in the location of the original front door opening.

FINDINGS:

a. The structure at 1023 Hays was constructed circa 1915 and features traditional architectural elements including a standing seam metal roof, a one story, wrap around porch, a front facing roof dormer and hipped roofs. Between 2011 and 2013, the original front facing door openings was moved from the left side of the front porch to the middle of the porch to be located between the two middle porch columns. Historic window openings and materials were modified from their original profile, the front walkway was modified and the standing seam metal roof was painted red.

b. At this time, the applicant has proposed to replace the existing front door and sidelights with a front door to feature four window lights, sidelight windows to feature lights half of the height of the door and a transom window to feature five window lights. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that historic window and door openings should be preserved. Staff finds that the applicant should return the front door opening to its original location, reopen the original transom window and restore the window opening to its original size that was modified for the current front door based on photo evidence.

RECOMMENDATION:

Staff does not recommend approval of items #1 and #2. Staff recommends the applicant return the front door opening to its original location, reopen the original transom window and restore the window opening to its original size that was modified for the current front door. Staff finds the proposed door with four window lights appropriate; however, the proposed side lights and proposed transom are inappropriate for the original location.

CASE COMMENT: Modifications to the primary historic structure were done without approval or permits by a previous owner.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Garcia approval of restoration of fenestration as shown in previous photos of house with the stipulation that details be shown and approved by staff.

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Brittain, Conner

NAYS:

THE MOTION CARRIED

COMMISSIONER BRITTAIN OUT AT 4:57

22. HDRC NO. 2017-123

Applicant: 7618 S PRESA ST

Address: Bret Mullins/Prestige Sign Group

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a face lit/backlit channel letter sign on a pan backer panel to be illuminated by LED's.

FINDINGS:

a. The applicant has proposed to install signage on previously approved new construction to be located at 7618 S Presa, at the intersection of S Presa and SE Military Drive. The applicant has proposed to install a wall sign to feature aluminum channel letters mounted to an aluminum backer panel, feature both face lit and back lit letters and feature an overall size of approximately fifty-two (52) square feet. Per the UDC Section 35-678(e)(1), signage should not exceed fifty (50) square feet in size. The applicant's total signage area exceeds this recommended amount.

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b. Staff finds that a wall sign of this size would be inappropriate on a structure featuring the minimal footprint of this structure. Staff finds that a monument sign at the public right of way coupled with a wall panted sign would be more appropriate and consistent with the UDC. The total square footage of both signs should not exceed fifty (50) square feet.

RECOMMENDATION:

Staff does not recommend approval of the proposed signage. Staff recommends that the applicant install a freestanding monument sign at the public right of way, no taller than four (4) feet, coupled with a wall panted sign would be more appropriate and consistent with the UDC. The total square footage of both signs should not exceed fifty (50) square feet.

CITIZENS TO BE HEARD: Brady Alexander- spoke in opposition to the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Garcia to move for approval of option #1 with sign in the center of the larger opening.

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Conner

NAYS:

THE MOTION CARRIED

23. HDRC NO. 2017-128

Applicant: Farouk Abdulghani/Home Depot Exteriors

Address: 126 E SUMMIT

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing wood windows on the rear accessory structure with new vinyl windows. The existing exterior wood screens will be retained in place.

FINDINGS:

a. The primary structure at 126 E Summit Ave was constructed in 1903 in the Prairie style and is a contributing property in the Monte Vista Historic District. The applicant has requested approval to replace six existing 1 over 1 wood windows on the accessory garage apartment with new 1 over 1 vinyl windows. The existing exterior wood screens will be retained.

b. The existing wood windows are not visible with the exterior wood screens in place. Staff made a site visit to the property on March 16, 2017 and took photos of the existing windows from the interior. Staff has determined that the windows are deteriorated beyond repair based on previous repair efforts and the effects of water and air infiltration over time.

c. The proposed windows are vinyl. According to the Historic Design Guidelines, as stipulated in guideline 6.B.iv, new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds the use of vinyl inconsistent with these guidelines.

RECOMMENDATION:

Staff does not recommend approval of the proposed window replacement based on findings a through c. Staff recommends in-kind replacement with wood window sashes that match the configuration, size, type, form, appearance, and detail as the existing windows, as well as feature clear glass, with the following stipulations:

i. Existing sashes and/or sash elements be salvaged for donation.

If the HDRC recommends approval as submitted, staff recommends that the stipulation to salvage and donate existing sashes and/or sash elements be retained.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Garcia for approval as submitted with the existing sashes being retained.

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Conner

NAYS:

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THE MOTION CARRIED

24. HDRC NO. 2017-129

Applicant: Paul Hernandez

Address: 302 W ELSMERE PLACE

REQUEST:

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

- 1) Remove an existing 6 over 1 wood window on the porch that fronts Belknap and install a 2' x 2' aluminum 1 over 1 window in its place.
- 2) Repair and replace wood lap siding with new wood lap that matches size and dimension of existing in areas where original is deteriorated beyond repair.
- 3) Repair front wood railing with in-kind materials.
- 4) Repair front columns with in-kind materials.

FINDINGS:

a. The structure at 302 W Elsmere Place was constructed in 1929 and features Craftsman style elements. The structure is a contributing property in the Monte Vista Historic District and is situated on a corner lot at the intersection of W Elsmere and Belknap.

b. WINDOW REPLACEMENT – The applicant has requested approval to replace an original 1 over 1 rectangular window with an aluminum 1 over 1 square window that measures 2' x 2'. The window is located on the façade that fronts Belknap. According to the guidelines, original windows should be preserved, or when deteriorated beyond repair, should be replaced with windows that match the size, configuration, style, and material of the original. The window also features a divided 6-panel wood screen on the upper sash that echoes the decorative detailing of the porch columns. Staff finds the proposal to remove the existing window and screen for replacement with a smaller window inconsistent with the guidelines.

c. SIDING REPAIR – The applicant has requested approval to repair existing wood lap siding and replace in-kind in areas that are deteriorated beyond repair. Staff finds this proposal consistent with the guidelines.

d. RAILING REPAIR – The applicant has requested approval to repair damaged portions of the exterior porch railing and balusters. The guidelines stipulate that when repair is needed for these elements, in-kind materials or materials that match the original in terms of spacing, profile, dimension, finish, and height should be used. Staff finds the proposal acceptable.

e. COLUMN REPAIR – The applicant has requested approval to repair damaged portions of the wood porch columns. The guidelines stipulate that when repair is need for columns, in-kind materials or materials that match the original in color, texture, dimensions, and finish should be used. Staff finds the proposal acceptable.

RECOMMENDATIONS:

1. Staff does not recommend approval of the window replacement based on finding b.
2. Staff recommends approval of siding repair and replacement based on finding c.
3. Staff recommends approval of railing repair based on finding d with the stipulation that replacement materials match the spacing, profile, dimension, finish, and height of the existing.
4. Staff recommends approval of column repair with the stipulation that in-kind materials are used and all original profiles are retained.

CASE COMMENTS:

· The applicant began work on the window replacement and subsequent related siding replacement prior to obtaining a Certificate of Appropriateness. The post-work application fee has been paid.

COMMISSION ACTION:

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

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Conner

NAYS:

THE MOTION CARRIED

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Move to Adjourn:

COMMISSION ACTION:

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

AYES: Guarino, Laffoon, Grube, Kamal, Garcia, Conner

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 5:38 PM.

APPROVED



Michael Guarino
Chair