

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION**  
**OFFICIAL MINUTES**  
**April 19, 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, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**  
**Absent: Benavides, Cone, Grube, Garza**

- Chairman's Statement
- Announcements  
- Preservation Month in San Antonio - May 2017

**CITIZENS TO BE HEARD:**

Cherise Bell- KWA- spoke about the KWA Fair

The Commission then considered the Consent Agenda which consisted of:

- |                               |  |
|-------------------------------|--|
| • Item # 1, Case No. 2017-164 | 222 NEWELL   |
| • Item # 2, Case No. 2017-177 | 151 E TRAVIS ST  |
| • Item # 3, Case No. 2017-150 | 9900 ESPADA RD   |
| • Item # 4, Case No. 2017-179 | 410 FLORIDA  |
| • Item # 5, Case No. 2017-174 | 921 LAMAR ST   |
| • Item # 6, Case No. 2017-148 | 503 DONALDSON AVE  |
| • Item # 7, Case No. 2017-185 | 1145 IOWA ST/1146 IOWA ST/1200 VIRGINIA/1201 VIRGINIA BLVD |
| • Item # 8, Case No. 2016-184 | CLUB AT KAMPMANN   |
| • Item # 9, Case No. 2017-163 | 131 W AGARITA AVE  |
| • Item #10, Case No. 2017-170 | 229 MARY LOUISE  |
| • Item #11, Case No. 2017-109 | 223 W HOLLYWOOD AVE  |
| • Item #12, Case No. 2016-146 | 127 CROFTON  |
| • Item #13, Case No. 2017-149 | 302 LEIGH ST   |
| • Item #14, Case No. 2016-151 | 119 ADAMS ST   |
| • Item #15, Case No. 2017-152 | 841 E GUENTHER ST  |
| • Item #16, Case No. 2017-156 | 1407 S ST MARYS  |
| • Item #17, Case No. 2017-167 | 702 SHERMAN ST   |
| • Item #18, Case No. 2017-171 | 501 HAYS ST  |
| • Item #19, Case No. 2017-145 | 1123 NOLAN   |

Items #5, #9, #11, #16, #17 were pulled for citizens to be heard. Item #2 was pulled for recusal by Chairman Guarino.

**COMMISSION ACTION:**

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

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS: None**

**THE MOTION CARRIED.**

**2. HDRC NO. 2017-177**

Applicant: Adam Reed/Ford, Powell & Carson

Address: 151 E TRAVIS ST

**REQUEST:**

The applicant is requesting conceptual approval to construct a seven story hotel at 151 E Travis on the San Antonio River Walk. The proposed hotel will feature 100 rooms, a restaurant at street level and a double height bar and lounge at the river level.

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**FINDINGS:**

- a. The applicant is requesting conceptual approval to construct a seven story hotel at 151 E Travis on the San Antonio River Walk. The proposed hotel will feature 100 rooms, a restaurant at street level and a double height bar and lounge at the river level.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. EXISTING SITE – The existing site currently features a single story structure that fronts both E Travis and the San Antonio River Walk. The structures at this site first appear on the 1952 Sanborn maps. The structure currently features a brick façade, aluminum storefront systems and a continuous street façade that is not typical of historic structures. Staff finds this structure to be non-contributing and its demolition to be eligible for administrative approval.
- d. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has proposed to continue access along E Travis and the River Walk. On E Travis, the applicant has proposed to reduce the existing sidewalk to allow for a vehicular drop off location. While the applicant proposed to reduce the width of the existing pedestrian sidewalk, access will remain. This is consistent with the UDC.
- e. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a)(5), pedestrian access along the River Walk shall not be blocked. The applicant has proposed to install a pedestrian entrance at the River Walk level in the existing stone wall. At no time shall any elements block or impede the flow of pedestrian traffic at the River Walk level. Additionally, per UDC Section 35-673(p), a landing that is at minimum six (6) feet in depth shall be provided between the proposed entrance and the River Walk pathway. The width of the connection shall further comply with ADA (Americans with Disabilities Act) and/or TAS (Texas Accessibility Standards).
- f. PEDESTRIAN CIRCULATION – The applicant shall coordinate with the City of San Antonio Center City Development Office, Transportation and Capital Improvements and the Disability Access Office in regards to the river and street level details, width of public walkways and public access across the site.
- g. SITE DESIGN – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. Staff finds the applicant's proposed locations of pedestrian access which are located on E Travis and the River Walk appropriate. Facing the River Walk, the applicant has proposed to incorporate outdoor patio and seating space.
- h. LANDSCAPING – The UDC Section 35-673(3) provides information regarding landscape design. The applicant has noted an outdoor seating area facing the River Walk and has noted landscaped areas that will face the River Walk. The applicant is responsible for complying with UDC Section 35-673(3) in regards to landscaping requirements and should submit a landscaping plan when returning to the HDRC for final approval.
- i. STREET FURNISHINGS – Street furnishings throughout the RIO are to be constructed of high quality materials that complementary to the tradition and craftsmanship of the River Walk. The applicant is responsible for complying with the UDC Section 35-673(i) in regards to street furnishings.
- j. LIGHTING DESIGN – Lighting design for any project located in a RIO district is an important aspect of not only that particular project's design, but also the adjacent buildings as well as the Riverwalk. According to the UDC Section 35-673(j), site lighting should be considered an integral element of the landscape design of a property. The applicant is responsible for complying with this section of the UDC and is to submit an architectural and landscape lighting plan when returning to the HDRC for final approval.
- k. MECHANICAL & SERVICE EQUIPMENT – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant shall screen all mechanical areas from view at the public right of way and shall comply with city noise regulations.
- l. BUILDING SCALE – According to the UDC Section 35-674(b) a building shall appear to have a "human scale". To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant

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has proposed human scaled floor heights, materials, such as brick which portray a human scale, a human scaled entrance canopy and human scaled window openings.

m. **BUILDING SCALE** – On the River Walk façade, the applicant has proposed glass curtain walls that feature approximately eighteen (18) feet in height and span a large percentage of the façade. The applicant has the separated of sections of the curtain walls by brick; however, the applicant has not proposed to vertically separate the panels. As proposed, the curtain walls and brick present eighteen (18) feet of non-human scaled wall that stands above the River Walk. Staff finds this inconsistent with the UDC. The applicant should incorporate additional façade elements to separate the façade both vertically and horizontally.

n. **BUILDING HEIGHT & SCALE** – According to the UDC Section 35-674(c) in regards to the height of new construction in RIO districts, there is no maximum height of new construction in RIO-3 provided that solar access standards are met. 5.5 hours of direct sunlight are required during the winter solstice and 7.5 hours of direct sunlight are required during the summer solstice. The applicant has provided a solar access study which notes that the UDC requirements have been met.

o. **CANTILEVER** – The applicant has proposed a cantilever over the public right of way at the River Walk level. The proposed cantilever will not extend over the existing walkway at the River Walk level; however, it will extend over landscaped areas that are part of the River Walk experience. Staff finds that the applicant should provide additional information regarding the proposed overhang as well as information noting that the pedestrian experience at the River Walk will not be negative impacted.

p. **MATERIALS** – In regards to materials and finishes, the UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. The applicant has proposed materials that include white brick, stucco and curtain wall systems with spandrel glass panels. These materials are consistent with the UDC. The applicant should note that CMU is prohibited by the UDC in RIO Districts.

q. **FAÇADE COMPOSITION** – The UDC section 35-674(e) notes that traditionally structures in the core of San Antonio have facades that are divided into three distinct segments, a base, med section and cap. The applicant has proposed a recessed base of brick, a mid section of stucco and spandrel glass and a recessed capital of brick. This is consistent with the UDC.

r. **WINDOWS** – The UDC Section 35-674(e)(2) provides information in regards to proper window fenestration and installation. For window openings that are not included within a curtain wall system, an inset of at least two to three inches within each wall is required. The applicant is responsible for complying with this section of the UDC.

s. **SIGNAGE** – The applicant has noted the installation of signage on the E Travis façade to read “The Saint Hotel” to be approximately 6.5 square feet in size. The proposed signage is appropriately sized and location.

t. **ARCHAEOLOGY** – The project area is within the River Improvement Overlay District and is adjacent to the San Antonio River. Furthermore, the property is in close proximity to previously recorded archaeological sites. A review of historic archival maps shows structures within or adjacent to the project area as early as 1873. Therefore, archaeological investigations are required.

**RECOMMENDATION:**

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

- i. That the applicant provide a landscaping and architectural and site lighting plan prior to returning to the HDRC for final approval.
- ii. That the applicant screen all mechanical equipment from view at the public right of way.
- iii. That all windows be recessed at least two (2) inches within walls as noted in finding p.
- iv. That the applicant separate the River Walk façade both vertically and horizontally as noted in finding k.
- v. That the pedestrian access along the River Walk pathway is not impeded, that a six (6) foot landing be installed between the proposed door and River Walk pathway, and that the applicant coordinate with the City of San Antonio Center City Development Office, Transportation and Capital Improvements and the Disability Access Office in regards to the river and street level details, width of public walkways and public access across the site.
- vi. Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

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**COMMISSION ACTION:**

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

**AYES: Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**Recusal: Guarino**

**THE MOTION CARRIED**

**5. HDRC NO. 2017-174**

Applicant: Barbara Ancira

Address: 921 LAMAR ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to amend the design of a previously approved rear addition and to construct a rear deck.

**FINDINGS:**

- a. The structure at 921 Lamar was constructed circa 1905 in the Folk Victorian style. The structure features a wraparound front porch and front and side gabled roofs. At the March 1, 2017, HDRC hearing, the applicant received a Certificate of Appropriateness for the construction of a rear covered porch. Since that time, the applicant has proposed to enclose the previously approved screened porch to be conditioned, livable space. The proposed footprint of 240 square feet has not changed.
- b. 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 setbacks on the east façade and a vertical trim piece on the west façade. This is consistent with the Guidelines.
- c. SCALE, MASS & FORM – Regarding, scale, mass and form, the applicant has proposed for the rear addition to feature an overall roof height that is subordinate to that of the primary historic structure. Per the Guidelines for Additions 3.B., additions should be subordinate to the principal façade of the primary historic structure and should feature a height that is less than that of the primary historic structure. The applicant’s proposed addition is consistent with the Guidelines in regards to scale, mass and form.
- d. MATERIALS – The applicant has proposed materials to include siding that will match that of the primary historic structure, wood windows, wood doors and a standing seam metal roof. The applicant’s proposed materials are consistent with the Guidelines for additions. The applicant should ensure that the proposed standing seam metal roof 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. All windows should be installed to be consistent with the Historic Design Guidelines, Window Policy Document and should include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- e. DECK – The applicant has proposed to construct a rear deck to feature an overall footprint of 120 square feet, to be twelve feet in depth and ten feet in width. Staff finds the proposed location and scale of the deck appropriate. The applicant shall incorporate wood materials that are complementary of the primary historic structure’s original materials.
- f. HISTORIC TAX CERTIFICATION – At this time, the applicant has not applied for Historic Tax Certification. Staff recommends the applicant apply for the historic tax incentive which lasts a total of ten (10) years.

**RECOMMENDATION:**

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

- i. That the proposed wood windows include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- ii. That the proposed standing seam metal roof 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.
- iii. That the proposed deck feature materials that are complementary of the materials of the primary historic structure.

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**CITIZENS TO BE HEARD:** DHNA ARC, Justin Flores 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 stipulations.

**AYES:** Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner  
**NAYS**

**THE MOTION CARRIED**

**9. HDRC NO. 2017-163**

Applicant: Janet Molak

Address: 131 W AGARITA AVE

**REQUEST:**

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

1. Remove an existing wooden privacy fence in the side and rear of the property.
2. Install a new brick privacy fence in the side and rear of the property.
3. Construct an open-air pool pavilion in the rear of the lot.
4. Install an inground pool in the rear of the lot.

**FINDINGS:**

a. The structure at 131 W Agarita Ave was constructed in 1915 and was designed in the Craftsman style by architects Adams & Adams. It is a contributing property within the Monte Vista Historic District. The applicant has requested approval to construct an accessory structure to house an outdoor kitchen, install an inground swimming pool, remove an existing fence, and install a new side and rear fence to enclose the new outdoor entertainment space.

b. FENCE REMOVAL - The existing fence is approximately 4 feet high and is constructed of stone. Stone fences are not characteristic of the architectural style and time period of the primary structure. Staff finds its removal acceptable.

c. NEW FENCE INSTALLATION - The applicant has proposed to install a fence constructed of brick masonry units to match the existing structure. The fence boundary will be extended towards the front façade relative to the existing stone fence but will be offset from the front facade by 3 feet. The material choice is also compatible with the primary structure and brick fences and walls are common in the district. The fence materiality, size, and location is consistent with the Historic Design Guidelines for Site Elements and staff finds this proposal acceptable.

d. ACCESSORY STRUCTURE SIZE, MASSING, AND SCALE – New outbuildings should be visually subordinate to the primary structure. The proposed accessory structure is comparable in height to the existing rear garage and will be set back in the lot from the side streetscape. Staff finds the size and scale of the accessory structure acceptable and consistent with the guidelines.

e. ACCESSORY STRUCTURE MATERIALS – The Historic Design Guidelines state that materials utilized in new outbuildings should be complimentary to the primary structure and period of construction. The applicant has proposed to use the same roofing material as the existing primary structure and garage, simple metal posts, and concrete decking for the sunken entertainment element. Staff finds the materials consistent with the guidelines.

f. POOL – UDC Section 35-611 stipulates that pools may be approved administratively. Staff recommends approval based on this guideline as well as the pool's integrated relationship with the accessory structure proposal.

**RECOMMENDATIONS:**

1. Staff recommends approval of the fence removal based on findings a and b.
2. Staff recommends approval of the new fence installation based on findings a and c with the following stipulations:
  - i. Pool equipment storage is not visible from the public right-of-way.
  - ii. The fence complies with Historic Design Guidelines standards and is no taller than four feet. 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

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UDC Section 35-514.

3. Staff recommends approval of the construction of a rear accessory structure based on findings a, d, and e.

4. Staff recommends approval of the pool installation based on finding f.

**CITIZENS TO BE HEARD:** Paul Kinnison spoke in opposition to the applicant's request.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Lazarine move for conceptual approval.

**AYES:** Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner

**NAYS:**

**THE MOTION CARRIED**

**11. HDRC NO. 2017-109**

Applicant: Jason Peters

Address: 223 W HOLLYWOOD AVE

**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 structure located at 223 W Hollywood was constructed in 1925 in the Spanish Eclectic style. The house was designed by architects Carvel and Frost, who were prolific along Hollywood Ave. The house is a contributing structure in the Monte Vista Historic District.
- b. HEIGHT, MASSING, AND FORM – According to the Historic Design Guidelines for New Construction, new outbuildings should be visually subordinate to the historic structure in terms of height, massing, and form, and should be no longer than 40 percent of the existing structure's footprint. The proposal is a modest design that will not detract from the primary structure on the property. Staff finds the proposal consistent with the guidelines.
- c. WALL MATERIAL – A new outbuilding should relate to the period of construction of the primary structure through use of compatible materials and simplified details. The primary structure is a contributing structure to the district and its stucco façade is a character defining feature of the design. Staff finds the use of stucco on all four facades of the structure to be appropriate.
- d. WINDOWS AND DOORS – The guidelines for garages and outbuildings recommend materials complementary to the primary structure as well as the district. Staff finds the use of wood windows and doors consistent with the primary structure and the materials of the district.
- e. ROOF – The guidelines state that materials should complement the type, color, and texture of materials traditionally found in the district. Staff recommends that the applicant consider using a roof product that is similar in color to the existing Spanish red clay tile roof on the primary structure.

**RECOMMENDATIONS:**

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

- i. The applicant submits specifications and manufacturer information for the proposed wood windows and doors to staff for approval.
- ii. The applicant considers using a roofing product that is similar in color to the existing Spanish clay tile roof on the primary structure. The applicant may work with staff to determine the most suitable roofing material and color.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Garcia to deny the applicant's request.

**AYES:** Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner

**NAYS:**

**THE MOTION CARRIED**

**16. HDRC NO. 2017-156**

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Applicant: David Bogle

Address: 1407 S ST MARYS

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval:

1. Perform exterior modifications to the building include the installation of a new aluminum storefront system.
2. Install a canopy mounted channel letter sign to read “Found” and “In Southtown” to feature an overall square footage of approximately fifteen (15) square feet.
3. Install a wall mounted sign to feature a lamb and an approximately square footage of twenty-five (25) square feet.
4. Install a mural to extend the length of the north facing façade to feature various household items. This mural will not feature text.

**FINDINGS:**

a. The structure at 1407 S St Mary’s is a 1960’s commercial structure featuring a façade consisting of stone veneer with little minor penetrations. The applicant has proposed exterior modifications which include the installation of a glass and aluminum storefront system, recessing the storefront within the existing structure to create a covered walkway and the installation of a steel framed canopy to be clad with sheet metal to extend out from the front façade of the building. This application is an amendment to a previous request that was approved on August 4, 2017. The green screen wall is to remain as originally proposed. Items that were approved at that time that no longer are proposed is the installation of site features including a pedestrian court and planters in place of two parking stalls.

b. CANOPY MOUNTED SIGNAGE – The applicant has proposed to install a canopy mounted sign facing the public right of way to read “Found” and “In Southtown”. The applicant has proposed The applicant has proposed for “Found” to feature an overall height of 2’ – 0” and an overall length of 8’ – 7 ¾”. The letters “In Southtown” are to feature an overall height of 10 ½” and an overall length of 8’ – 4 ½”. The letters “Found” are to be painted aluminum channel letters with exposed red neon lighting. The letters “In Southtown” are to be flat cut aluminum letters that will be non-illuminated. The applicant’s proposed lighting source, materials and square footage are appropriate and consistent with the Guidelines.

c. WALL MOUNTED SIGN – The applicant has proposed to install a wall mounted sign to be five (5) feet in height and width. The proposed sign will be constructed of a routed out aluminum cabinet backed with clear plexi and reverse face lit by white LED’s. The applicant has provided a night view of the proposed signage which will feature an illuminated lamb with a dark aluminum background. Staff finds the proposed signage appropriate.

d. MURAL – Along the north facing wall, the applicant has proposed to install a mural to span the entire wall that will feature various household items. The applicant has noted that each item will be cut from aluminum, mounted and painted. Staff finds the proposed mural installation appropriate.

**RECOMMENDATIONS:**

Staff recommends approval based on findings a through d.

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

**APPLICANT WITHDREW ITEM #4**

**COMMISSION ACTION:**

The motion was made by Commissioner Lazarine and seconded by Commissioner Kamal to approve items #1- #3.

**AYES:** Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner

**NAYS:**

**THE MOTION CARRIED**

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**17. HDRC NO. 2017-167**

Applicant: Jenny De La Rosa

Address: 702 SHERMAN ST NCB

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to amend previously approved window materials for approved new construction at 702 Sherman.

**FINDINGS:**

a. The applicant is requesting a Certificate of Appropriateness to amend previously approved window materials to the previously approved new construction at 702 Sherman. The new construction at 702 Sherman was approved on February 15, 2017, with the installation of wood windows. At this time, the applicant has proposed to install aluminum clad wood windows.

b. The Guidelines for New Construction 3.A.i. note that materials that complement the type, color and texture of materials traditionally, found in the district should be used. Additionally, materials should not be so dissimilar as to distract from the historic interpretation of the district. Staff finds the installation of an aluminum clad wood window to be appropriate provided that they maintain traditional dimensions and profiles, are recessed within the window frame and feature traditional trim and sill details. Paired windows should be separated by a wood mullion. Windows with a nailing strip are not appropriate and are not to be installed.

**RECOMMENDATION:**

Staff recommends approval based on finding b with the following stipulation:

- i. That the applicant provide a wall section noting the proposed framing depth of the aluminum clad wood windows.
- ii. That the proposed aluminum clad windows maintain traditional dimensions and profiles, are recessed within the window frame and feature traditional trim and sill details..

**CITIZEN TO BE HEARD:** Justin Flores- spoke in opposition of the applicant's request

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Kamal move for approval.

**AYES:** Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner

**NAYS:**

**THE MOTION CARRIED**

**20. HDRC NO. 2017-183**

Applicant: Office of Historic Preservation

Address: 320 IDAHO ST

**REQUEST:**

The Office of Historic Preservation is requesting a finding of historic significance for the property at 320 Idaho St.

**FINDINGS:**

a. The property at 320 Idaho is a two bay, wood frame shotgun house built in 1892. The applicant is requesting a finding of historic significance.

b. Consistent with the UDC Sec. 35-607(b)(1), this property is a reminder of the cultural heritage of San Antonio, particularly the influence of rail yard labor on neighborhood development and housing typologies.

c. Consistent with the UDC Sec. 35-607(b)(4), this property is representative work of builder who influenced the city of San Antonio by establishing Beitel Lumber Company, which would eventually become one of the largest such businesses in the region.

d. Consistent with the UDC Sec. 35-607(b)(5), this property is an embodiment of distinguishing characteristics of an architectural style of a time period, specifically the shotgun house. In San Antonio, shotgun houses are commonly, though not exclusively, located near railroads and provided housing for laborers in the industry. The

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preservation of this vernacular style is a challenge nationwide, and this property is a representative example within the community.

e. Consistent with the UDC Sec. 35-607(b)(8), this property is notable in its historical, architectural, and cultural integrity of location, design, and workmanship. Though modifications have been made over time by multiple owners, the overall footprint is consistent with the 1896 Sanborn Insurance Map and the home retains several key elements of the style.

f. Consistent with the UDC Sec. 35-607(b) (12), this property is an important example of a shotgun house in San Antonio, which are increasingly threatened in part due to small size, old age, location in desirable neighborhoods, and lack of high-style architectural detailing.

g. On February 3, 2017, the owner submitted a request for demolition to the Office of Historic Preservation. The owner does not support historic designation. If a Finding of Historic Significance is approved by the HDRC, the HDRC will become the applicant for the designation application before City Council. The Office of Historic Preservation shall process the application on behalf of the HDRC. City Council resolution to proceed with historic designation for the property is required before the property may be rezoned to include a historic zoning overlay. The owner is willing to contribute funds to the cost of moving the structure to another location for retention. OHP also supports relocation efforts as an alternative to demolition.

**RECOMMENDATIONS:**

Staff recommends approval based on findings a through g.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Garcia to remain to the Demolition Committee to review & conduct a site visit.

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**THE MOTION CARRIED**

**21. HDRC NO. 2017-186**

Applicant: Augustina Butler

Address: 210 N MESQUITE ST

**WITHDRAWN BY APPLICANT**

**22. HDRC NO. 2017-094**

Applicant: Sylvia Lopez

Address: 121 GLORIETTA

**WITHDRAWN BY APPLICANT**

**23. HDRC NO. 2017-182**

Applicant: Elaine Lopez

Address: 229 W MARIPOSA

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace existing non-original aluminum siding with 8" Hardi siding.

**FINDINGS:**

a. The property located at 229 W Mariposa is a single-family cottage style home with Queen Anne elements. Character defining features include extended vertical scalloped wood siding on the front gable and scalloped details on the porch eaves. The house is a contributing property in the Olmos Park Terrace Historic District.

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b. The applicant has proposed to replace existing aluminum siding with 8" Hardiboard. The existing siding has a profile of approximately 4-5" and features original wood lap siding with a similar dimension beneath. The guidelines state that materials similar in size, scale, and character should be used for siding replacement, and do not recommend the use of Hardiboard or other cementitious material. Staff finds the proposal inconsistent with the guidelines.

**RECOMMENDATION:**

Staff does not recommend approval as submitted based on findings a through b. Staff recommends the existing wood lap siding beneath be restored and, when deteriorated beyond repair, replaced with new wood siding that matches the profile, dimensions, and finish as the original.

**CASE COMMENTS:**

· The applicant received an Administrative Certificate of Appropriateness to repair original wood lap siding beneath the existing aluminum siding on March 14, 2017.

**COMMISSION ACTION:**

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

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**THE MOTION CARRIED**

**24. HDRC NO. 2017-181**

Applicant: Ricardo McCullough/McCullough Design Associates

Address: 330 E MYRTLE

**REQUEST:**

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

1. Construct a two story addition in the rear of the property.
2. Replace existing shingle roof with new metal roof.
3. Remove existing facade elements, including windows and siding, from the primary structure for addition.
4. Remove an existing chimney.
5. Reconfigure windows on the left elevation and add a window on the right elevation.

**FINDINGS:**

a. The structure at 330 E. Myrtle St is a single-family home with Craftsman details. The home features a deep, lowpitched double gable roofline and exposed rafter beams. The property is a contributing structure in the Tobin Hill Historic District.

b. FOOTPRINT - The proposed addition is located at the rear of the structure and is less than a third of the existing footprint in size. The block also features historic homes with much larger footprints extending deep into lots. Staff finds the additional footprint consistent with guideline 1.B.iv and compatible with the lot size, existing setbacks, and neighborhood context.

c. HEIGHT - The guidelines stipulate that an addition should be consistent with the height existing structure as to not overwhelm or distract from the primary form. The proposed rear addition matches the height of the original structure and does not overwhelm the primary façade. Additionally, the home is neighbored on the west, north, and south by two-story structures, which are common in the neighborhood and the district as a whole. Staff finds the height of the proposed addition acceptable and consistent with the guidelines.

d. ROOF DESIGN - Guideline 3.A.i states that additions should include an offset or reveal to distinguish the addition from the historic structure whenever possible. The proposal indicates a continuous primary roof that encapsulates the entire width of the structure, both primary and addition, on the east and west sides of the home, with a small gable on either side to break the plane. Currently, the lot on the east side of the house is vacant, and its east façade is directly visible from the public right-of-way. Staff does not find the roof form consistent with the guidelines. The roof of the addition should feature a steeper slope which falls behind the existing side gables.

e. ROOF MATERIAL – The checklist for metal roofs in the Historic Design Guidelines do not recommend replacing an existing non-metal roof with metal unless metal roofs were common for the construction style and

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era. Metal roofs are historically common on Craftsman homes and are highly characteristic of homes along this particular corridor of E Myrtle St. Staff finds the proposal consistent with these guidelines given the style of the home and the material context of the surrounding district.

f. CHIMNEY REMOVAL – According to the Guidelines for Exterior Maintenance and Alterations, historic masonry should be preserved or replaced with in-kind material whenever possible. Staff does not find the proposed removal of the chimney consistent with the guidelines.

g. WINDOWS AND DOORS – The guidelines stipulate that original windows, window screens, and doors, as well as their openings, should be retained. These elements are character defining features of the home, especially the 7 over 1 Craftsman-style window screens on the front façade. Any windows removed from the existing structure for the addition are reused in the addition to continue the materiality and rhythm of the original home. Additionally, all new windows must match the existing in size, material, profile, inset, and configuration.

**RECOMMENDATION:**

Staff does not recommend approval as submitted at this time. Staff recommends the following modifications to the proposal to be consistent with the historic design guidelines:

1. That the addition's roof pitch be modified to reflect the existing pitch and eliminate the need to modify the existing side gables based on finding d.
2. That the side chimney is preserved and an alternate window configuration on the side gables is explored based on finding f.
3. That existing original elements such as windows and doors be salvaged and reused in the addition based on finding g.

**CASE COMMENTS:**

The applicant met with the Design Review Committee (DRC) on April 11, 2017.

**COMMISSION ACTION:**

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

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**THE MOTION CARRIED**

**25. HDRC NO. 2017-162**

Applicant: Aurora Morales-Lopez

Address: 1203 E CROCKETT ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a 4 foot tall black wrought iron fence in the front and side yard. The front yard fencing would be installed atop an existing retaining wall approximately 40" in height.

**FINDINGS:**

a. The structure located at 1203 E Crockett St is a single-family home designed in the Craftsman style. The home features a double front gable and contains traditional Craftsman elements, including exposed roof rafter ends and decorative porch brackets. The house is a contributing property in the Dignowity Hill Historic District.

b. The applicant has proposed to install a wrought iron fence on the sides and front yard of the lot. The side fencing will be a continuation of existing wrought iron fencing on the side yard fronting Wheeler Alley. The proposed fence will begin at five feet on the sides of the house and gradually taper to hit four feet at the front of the lot. The front yard fence will be four feet with a gate at the front steps atop a retaining wall fronting the sidewalk. Though four feet is the maximum height stipulated in guideline 2.A.iii, the retaining wall is approximately 40 inches in height. A four foot fence would result in a nearly six foot height relative to the public right-of-way. Retaining walls are also a common front yard element along E Crockett St due to slope and drainage conditions, and there is no precedent for fences installed on retaining walls in this area. Staff does not find the proposal consistent with the guidelines.

**RECOMMENDATIONS:**

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Staff recommends approval of the fence installation based on findings a and b with the following stipulation:

i. That the height of the fence is no taller than four feet including the height of the retaining wall. 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.

**CASE COMMENTS:**

The applicant has received both administrative and HDRC approval for the following items:

- October 21, 2016: Repair existing retaining wall (Administrative COA)
- August 29, 2016: Install a wrought iron fence in the side yard facing Wheeler Alley not to exceed 6 feet in height and to be set back 4-5 feet from the front façade (Administrative COA)
- April 20, 2016: Historic Tax Verification (HDRC COA)
- March 11, 2016: Install a screen door at the front of the structure, painted red to match the porch color (Administrative COA)
- June 19, 2015: Replace existing chain link fence in side of the yard facing neighbors with a new wood privacy fence with front and rear gate, not to exceed 6 feet in height (Administrative COA)
- April 15, 2015: Build a 30x6 foot porch across the front elevation of the house, install an extra window on the front façade, install a front door (HDRC COA)
- April 2, 2015: Paint skirting (Administrative COA)

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Lazarine to move for approve as submitted.

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**THE MOTION CARRIED**

**26. HDRC NO. 2017-161**

Applicant: Aurora Morales-Lopez

Address: 406 N PINE ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a 6-foot tall by 180-foot long cattle fence on the property line with two (2) gates. The front fence will be 25-foot back from the property line and will be temporary. The fence will be framed with lumber.

**FINDINGS:**

a. 406 N Pine St is a vacant lot with grass and a few trees. The lot is surrounded by one and two story single family homes that are contributing to the Dignowity Hill Historic District. The applicant has proposed to install a 6 foot by 180 foot cattle fence on the property lines with two gates. The front fence will be set back from the front property line by 25 feet and will be temporary. The fence will be framed with treated lumber and measure 6 feet in height.

b. FENCE LOCATION AND HEIGHT - According to UDC Sec. 35-514 (b)(3), a predominantly open fence not exceeding a height of six feet may be constructed on a vacant lot until a house or structure is constructed on the lot, at which the front portion must be removed or reduced in height. However, within the historic district, the location of a perimeter is not consistent with the development pattern of the district and is not appropriate.

c. FENCE MATERIAL – UDC Sec. 35-514 (a)(5) states that if the property is located within a historic district, the Historic Preservation Officer or designee will ensure compliance and compatibility with the provisions of the district. The Historic Design Guidelines for Site Elements state that new fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Fences with wood posts have been used in historic districts, though are not common in Dignowity Hill, and there is no precedent for cattle fencing in urban historic districts. Staff does not find the proposal consistent with the Historic Design Guidelines.

**RECOMMENDATIONS:**

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

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Garcia to move for approval of temporary fencing for 1yr at the proposed 6 feet height on the side & alley way with the stipulation that 4 ft fence will be located on the N Pine side. Applicant is required to return to staff with proposed materials before a COA is issued.

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**THE MOTION CARRIED**

**27. HDRC NO. 2017-158**

Applicant: Alonzo Alston/Sol Studio Architects

Address: 820 HAYS ST

**REQUEST:**

The applicant is requesting conceptual approval to construct a single family house featuring approximately 2,015 square feet on the vacant lot at 820 Hays street in the Dignowity Hill Historic District. The applicant has also proposed to construct a rear accessory structure and to construct fencing on the lot.

**FINDINGS:**

a. The applicant has proposed to construct a single family house to feature approximately 2,015 square feet on the vacant lot at 820 Hays Street, located in the Dignowity Hill Historic District.

b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.

c. SETBACKS & 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. The applicant has proposed a setback that per the application documents is to be within five feet of the adjacent setbacks. The applicant is to provide field measurements to confirm setbacks of adjacent structures and proposed a setback that is consistent with those.

d. 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.

e. ENTRANCES – The applicant has proposed a protruding enclosure front porch with cut openings to represent two windows and a front door. Beneath this enclosure, the applicant has proposed a recessed primary entrance. Folk Victorian structures, feature primary entrances on recessed front porches at the side of projecting front bays. As the applicant has proposed the enclosed porch, the primary entrance area extrudes past the front projecting bay. This is architecturally inappropriate and removed façade depth that is naturally created by a recessed front porch.

f. PORCH DESIGN – The applicant has proposed a front porch overhang that features a flat roof. Historic structures throughout the Dignowity Hill Historic District feature porch roofs that feature numerous widths, depths and roof styles; however, none of these feature flat roofs. The applicant’s proposed porch roof design is not appropriate and inconsistent with the Guidelines. The applicant should also incorporate porch columns that feature historic characteristics in regards to spacing and detailing.

g. ENTRANCE RAMP – The applicant has proposed an entrance ADA ramp at the front of the proposed new construction. Staff finds the ramp to be an integral part of the new construction and appropriate.

h. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a one story structure. This is consistent with the Guidelines.

i. 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. Historic structures found throughout the Dignowity Hill Historic District feature foundation heights of two to three feet in height.

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The applicant has provided information that notes a foundation height of approximately two (2) feet. The applicant is to incorporate a foundation height of at least two (2) feet.

j. ROOF FORM – The applicant has proposed roof forms that include front gabled and hipped roofs. Both of these proposed roof forms are found historically in the Dignowity Hill Historic District; however, the applicant has incorporated inappropriate eaves and rafter tails into the proposed gabled roof. Staff finds that the applicant should eliminate the proposed rafter tails from the front gable and revise the overall proportions of the gable.

k. 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 generally feature widths that are similar to those found on historic structures; however, the proposed heights are not. The applicant should incorporate window heights that are consistent with those found on historic structure; specifically the Folk Victorian structures found in the immediate vicinity.

l. WINDOW & DOOR OPENINGS – The applicant has proposed windows that feature contemporary sizes on the side elevations. Staff finds that these windows may be appropriate in addition to or coupled with windows that are similarly sized to historic windows.

m. 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.

n. MATERIALS – In regards to material, the applicant has proposed materials to include Hardi board siding, a cement plaster finish, a standing seam metal roof, corten steel planters, and a prefinished bronze colored roof. Staff finds the use of Hardi board appropriate; however, this siding should feature a smooth finish and a four (4) inch exposure. Additionally, staff finds the installation of a standing seam metal roof appropriate; the roof 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. Regarding the proposed cement plaster finish, bronze colored roofing and corten steel planter at the front porch, there is no historic example or precedent of these proposed materials. Staff does not find this appropriate.

o. WINDOW MATERIALS – The applicant has not specified window materials; however, per the provided application documents, the applicant has proposed window that lack profiles that are consistent with those found on historic structures. 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.

p. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in natural and should not detract from nearby historic structures. Generally, the proposed structure is consistent with the Guidelines; however, the proposed porch massing should not extend past the front bay as noted in finding e.

q. ACCESSORY STRUCTURE – At the rear of the proposed new construction, the applicant has proposed to construct an accessory structure to accommodate parking for three vehicles. This accessory structure is to be located in the current location of a historic accessory structure.

r. 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.

s. DRIVEWAY – The Guidelines for Site Elements 5.A.i. notes that historic driveways should be repaired and retained in place. There is currently a ribbon strip driveway located on the west side of the property. The applicant has proposed to remove this driveway and install a new, decomposed granite driveway on the east side of the property. This is not consistent with the Guidelines.

t. SIDEWALK – The applicant has proposed a front sidewalk to lead from the public right of way to the front porch of the proposed new construction. There is currently a concrete sidewalk that the applicant should repair and retain in place.

u. LANDSCAPING – The applicant has proposed front yard landscaping that includes the installation of xeric plant materials. At least fifty (50) percent of front yard grass is to be retained.

v. PLANTER BOX – The applicant has proposed to locate a corten planter box on the front façade of the proposed new construction. This material and the location of a planter box on the front façade of a structure to be located in a historic district is not appropriate.

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**RECOMMENDATIONS:**

Staff recommends conceptual approval given the general appropriateness of the proposed form and massing; however, staff recommends the following modifications to the proposed design prior to the applicant submitting an application for final approval:

- i. That the applicant field verify setbacks of adjacent historic structures and propose a setback that matches those as noted in finding d.
- ii. That the applicant proposed a front porch and front massing that are consistent with the Guidelines and complementary of historic structures' front porches found in the Dignowity Hill Historic District as noted in findings f and g.
- iii. That the applicant proposed window opening proportions that are consistent with the Guidelines and the historic examples found in the Dignowity Hill Historic District as noted in finding l.
- iv. That the applicant eliminate the proposed front porch corten planter, bronze colored roof and cement plaster finish from the proposed materials as noted in finding l.
- v. That the applicant install windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details as noted in finding m.
- vi. That the applicant install a standing seam metal roof that features panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish as noted in finding l.
- vii. That the applicant eliminate the proposed exposed rafter tails that are inappropriately placed on the front gable.

**CITIZENS TO BE HEARD:** Justin Flores- DHNA ARC- spoke in opposition of the applicant's request

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Garcia to approve as submitted.

**AYES:** Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner

**NAYS:**

**THE MOTION CARRIED**

**ITEM #35 WAS MOVED UP ON THE AGENDA, DUE TO THE LARGE NUMBER OF CITIZENS TO BE HEARD.**  
**Heard at 4:34 PM.**

**35. HDRC NO. 2017-180**

Applicant: Ricardo Turrubiates/Tarramark Urban Homes

Address: 421-425 E MISTLETOE

**REQUEST:**

The applicant is requesting final approval to construct a housing development to include eight single-family detached homes. The homes will be two stories with a second floor height of 20'-6" plus the roof pitch. Materials will include cement fiber board lap siding, asphalt shingle roof, and stucco and wood trim. The lot will feature a central private common drive with two low-impact driveways on both ends of the lot.

**FINDINGS:**

a. The lots are located within the proposed Tobin Hill North Historic District. Per UDC Sec. 35-453, when a pending district is recommended by the commission for designation, property owners shall follow the historic and design review process until a final resolution from City council is made. The applicant has proposed to construct a housing development to include eight single-family bungalows and is seeking final approval of the submitted designs.

b. SITEPLAN – In order to accommodate vehicular access into the site, the applicant proposes three curbcuts: two for individual units facing the street and one shared driveway with a width of 20 feet. This amount of driveway exposure is not typical within the district and alternative configurations should be explored.

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c. **FOOTPRINT** – As presented, individual units reviewed as standalone structures are generally consistent with the overall principles in the guidelines. However, when considering the proposed streetscape and context of the project, the proposed design does not relate well to the historic single-family residential nature of the district and the district's predominant developmental pattern of one single family homes per lot. The applicant references Ewald St as a “pocket neighborhood” of 10 single-family detached homes. However, the homes all front a public city street in a manner consistent with historic developmental patterns of the neighborhood, and are clustered in a similar footprint and spatial configuration to houses that front the larger thoroughfares in the neighborhood like E Mistletoe. The homes are all also one-story. The applicant's proposed development of all two-story homes is located along a proposed terminal private dead end within a much smaller overall footprint compared to the Ewald St cluster of homes when including the public street. The applicant also references the Mayfair Condominiums, located at the intersection of E Mistletoe and McCullough, as a representative precedent. This condominium is not located within the proposed district boundary and is not a representative example within the residential neighborhood context. The condominium also fronts McCullough, which is a much larger and busier thoroughfare than E Mistletoe. Additionally, the references the King's Court Senior Apartment complex, which is a cluster of four duplexes, as another representative example of footprint and spatial configuration. These structures are also one-story and are not included within the boundary of the proposed Tobin Hill North Historic District.

d. **MASSING AND SCALE** – The proposed bungalows measure approximately 20'-6" in height without including the roof pitch. While the proposed Tobin Hill North Historic District contains nine two-story single family homes, the block of E Mistletoe surrounding the proposed development is predominately characterized by modest, single-story homes. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. Staff finds the proposed height inconsistent with this guideline and that attempts to mitigate the overall height and appearance from the street should be made.

e. **WINDOW SIZE** – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window as compared to nearby historic facades should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Staff finds the proposed larger rectangular windows on both building prototypes measuring 3x5' and 3x4' consistent with this ratio. Staff also finds the proposed tripartite windows on the first floor of each prototype comparable to historic configurations. Staff does not find the use of square 2x2', rectangular 2x3', or circular porthole window styles consistent with this ratio nor with the window typologies of the proposed historic district.

f. **WINDOW AND DOOR PLACEMENT** – The proposed design for both Building 1 and Building 2 include the placement of windows and doors, including their trim, directly abutting rim board, roof trim pieces, and/or fiberboard on every elevation. This direct adjacency of materials and façade elements is not typical of historic approaches to fenestration. Additionally, on some elevations, the blank wall space between openings exceeds the continuous wall space recommendations in the guidelines.

g. **COLUMNS AND PORCH** – The Historic Design Guidelines note that new architectural details should be reflective of their time while respecting the predominant stylistic elements of the district. Additionally, new details should be simple in design and should complement, but not visually compete with, the character of historic structures within the district. The proposed bungalows evoke Craftsman details, which are common in the proposed Tobin Hill North Historic District. The current porch configuration on both Building 1 and Building 2 feature one column and one faux column detail. Staff finds the configuration inconsistent with the predominant stylistic elements of porches in the district, which feature two columns and project towards the public right-of-way.

h. **ROOF** – According to the Guidelines for New Construction, roof materials that are similar in terms of form, color, and texture to those traditionally used in the district should be incorporated. The proposed roofs are consistent with the guidelines in both material and form.

#### **RECOMMENDATION:**

Staff does not recommend final approval of the submitted designs at this time based on findings a through g. Staff recommends the following modifications to the proposal:

- a. That the site plan configuration be modified to require fewer curb cuts at the street based on finding b.
- b. That fewer units are explored to be more in keeping with the established development pattern within the district based on finding c.
- c. The applicant explores 1.5 story options or prototypes with a modified roof pitch to respond to the dominant historic massing context of the neighborhood.
- d. Fenestration patterns on both prototypes are revised to be more consistent with the size and placement common of historic facades in the district.
- e. That the front porch configuration for the two homes facing E Mistletoe is modified to include two columns that project from the façade and engage the streetscape.
- f. That the proposed windows are true divided lites or a 1 over 1 configuration with wood screens featuring divided lites to reflect window configurations common in the district and the proposed modern Craftsman approach.

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**CITIZENS TO BE HEARD:** Eugene Garcia, Gloria Herrera MX, Benjamin Fairbank, Paula Starns, Albert Arias, Frank M. Garcia, Barbara Wittehead, Beatrice Moreno, Marilyn Courchesne, Niki Mcdaniel, Anisa Schell, Cindy Miller, Rick Schell and Yvonne M. Gonzalez all spoke in opposition to the applicant's request. David Honkala,( Maria Zeboni, yielded her time to David Honkala) spoke in support of the applicant's request.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Lazarine to refer this case to the DRC.

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**THE MOTION CARRIED**

**28. HDRC NO. 2017-169**

Applicant: Dan Plummer/North Gate Custom Builders LLC

Address: 720 LAMAR ST

**REQUEST:**

The applicant is requesting conceptual approval to construct a single family house featuring approximately 1,730 square feet on the vacant lot at 720 Lamar in the Dignowity Hill Historic District.

**FINDINGS:**

- a. The applicant has proposed to construct a single family house featuring approximately 1,730 square feet on the vacant lot at 720 Lamar Street, located in the Dignowity Hill Historic District. This lot is located mid-block between N Pine Street and Willow Street and is located to the south of Bowden Elementary School.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on April 11, 2017. At that meeting, DRC members offered suggestions regarding inconsistencies with the proposed design and the Design Guidelines which included recommending the installation of additional window fenestration, the installation of appropriate columns, suggestions on appropriate site elements and building materials.
- d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has noted the use of a setback that is consistent with those of historic structures on the block.
- e. 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 Lamar. This is consistent with the Guidelines.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a one story structure with an overall height of approximately twenty (20) feet. This is consistent with the historic example found on this block of Lamar and the Guidelines.
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately two to three feet. The applicant has proposed a foundation height of approximately one (1) foot. Staff finds that a foundation height that is consistent with those found on the block should be used.
- h. ROOF FORM – The applicant has proposed a side gabled roof and two front gabled roofs. This is consistent with many historic roof forms on this block of Lamar and throughout the Dignowity Hill Historic District and is

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consistent with the Guidelines.

i. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. On the front façade, the applicant has proposed two double windows. This window arrangement is commonly found on historic structures in the Dignowity Hill Historic District. A trim piece of approximately six inches should be located between each window.

j. WINDOW & DOOR OPENINGS – On the left elevation, the applicant has proposed window openings that are generally consistent with the Guidelines. The applicant has proposed an extending bay which currently features no window openings. Historic structures that feature a bay have windows incorporated into those bays. Staff recommends the applicant install windows in the side window bay that are consistent in height with those found on the left elevation.

k. WINDOW & DOOR OPENINGS – The proposed right elevation is currently void of window openings with the exception of three small fixed windows. This is not consistent with the Guidelines for New Construction 2.C.i. Staff finds that window openings that are sized and located similar to those on the left façade should be installed.

l. 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.

m. MATERIALS – Regarding materials, the applicant has proposed materials to include Hardi board siding to feature a six (6) inch exposure, an asphalt shingle roof and vinyl windows. Staff finds the use of Hardi board siding appropriate if installed with a smooth finish and four (4) inch exposure. Additionally, staff finds the use of asphalt shingles appropriate. Staff does not find the installation of vinyl windows appropriate. Staff finds that the applicant should 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.

n. WINDOW MATERIALS – As noted in finding m, staff finds the installation of vinyl windows neither appropriate nor consistent with the Guidelines. Staff finds given the real estate market in the district, the installation of wood windows would be a minor additional expense in comparison to the overall potential for profit and would ensure a high quality appearance.

o. 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. Staff finds that generally the applicant has proposed architectural details that are in keeping with the Guidelines for New Construction and appropriate for the Dignowity Hill Historic District.

p. COLUMN DESIGN – The applicant has proposed for the structure to feature three front porch columns. Rarely do historic structures feature an odd number of columns. The applicant should install an even number of columns to be architecturally consistent with the column examples set form in the district. Additionally, columns should feature at least six inches in width and depth and feature capital and base trim.

q. 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.

r. DRIVEWAY – The Guidelines for Site Elements 5.B.i. state that new driveways should feature a similar driveway configuration to those found historically throughout the district in terms of materials, width and design. The applicant has proposed a driveway of decomposed granite to feature ten (10) feet in width.

s. SIDEWALK – The applicant has proposed a front yard sidewalk of decomposed granite to feature a width of four (4) feet in width. The Guidelines for Site Elements 5.A.iii. notes that the historic alignment, configuration and width of sidewalks and walkways should be followed. Given that no historic front yard sidewalk is located at this address, staff finds the installation of decomposed granite walkways appropriate. The applicant shall install walkways with widths matching those of historic walkways found on the block.

t. CARPORT – At the rear of the site, the applicant has proposed to construct a carport to match the materials of the primary historic structure. Staff finds this installation appropriate.

u. LANDSCAPING – At this time, the applicant has not provided a landscaping plan noting landscaping materials. Staff finds that a landscaping plan noting proposed landscaping materials should be submitted when returning to the HDRC for final approval.

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**RECOMMENDATIONS:**

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

- i. That the applicant install a foundation height that is consistent with those found historically on this block of Lamar as noted in finding f.
- ii. That the applicant install trim between the proposed front facing double windows that features at least six (6) inches in width as noted in finding h.
- iii. That the applicant install windows in the side window bay that are consistent in size with the other left façade windows as noted in finding i.
- iv. 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 as noted in finding l.
- v. That the applicant install Hardi board siding that features a smooth finish and a four (4) inch exposure as noted in finding l.

**CITIZENS TO BE HEARD:** Justin Flores- DHNA ARC- spoke in opposition of the applicant’s request

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Lazarine to move for conceptual approval with staff stipulations and an added stipulation that the front porch be increased with an extra window on the front elevation.

**AYES:** Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner

**NAYS:**

**THE MOTION CARRIED**

**29. HDRC NO. 2017-176**

Applicant: Jalan Moharam

Address: 306 LAMAR ST

**REQUEST:**

The applicant is requesting conceptual approval to: construct a single family house and accessory structure at 306 Lamar.

**FINDINGS:**

- a. The applicant has proposed to construct a single family structure on the vacant lot at 306 Lamar Street in the Dignowity Hill Historic District. This vacant lot is located near the corner of Lamar and N Cherry.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on April 12, 2017, where committee members recommended changes to the proposed design including the raising of the proposed foundation height, modifications to proposed window sizes, correcting proportions of the proposed roof forms, removing the front parking location and the correction of other architectural details.
- d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has provided a setback that appears to be approximately twenty (20) feet, similar to those found on the block. The applicant should provide staff with additional information noting that the proposed setback is consistent with the historic examples on the block.
- e. 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 Lamar. This is consistent with the Guidelines.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a one story structure with an overall height that is consistent with the height of historic structures found on this block of

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Lamar; however, the proposed width of the structure is not consistent with the historic examples found in the district. The proposed width should be reduced to be consistent with the historic houses in the district.

g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately two to three feet. The applicant has proposed a minimal foundation height that is not consistent with the Guidelines.

h. ROOF FORM – The applicant has proposed roof forms that include two front gabled roofs, side gabled roofs and a front sloping shed roof. Generally, these roof forms are found throughout the district; however, in the manner that they have been incorporated into the proposed new construction is inappropriate. Staff recommends the applicant revise the proposed roof form to include simple front and side gables.

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. On the front façade, the applicant has proposed double window that feature an inappropriate mullion width. On the side elevations the applicant has proposed windows that feature a sill and head height that are inconsistent with those found in historic structures in the neighborhood. Additionally, the proposed window proportions are not consistent with those found historically in the district.

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 – Regarding materials, the applicant has proposed Hardi board siding, wood windows, an asphalt shingle roof and wood columns. Generally, the proposed materials are consistent with the Guidelines. The applicant should install a smooth finished Hardi board product.

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. Generally, staff finds the proposed massing, footprint and materials appropriate and consistent with the Guidelines; however, as noted in finding g, the proposed roof form features proportions that are not found historically throughout the Dignowity Hill Historic District.

m. FRONT PORCH DESIGN – The applicant has proposed a front porch that is integrated into the massing of the proposed new construction, generally consistent with the historic massing of front porches. The applicant has proposed front porch railings that are not appropriate for the proposed front porch. Historic structures in the Dignowity Hill Historic District rarely feature ground level porch railings.

n. COLUMN DESIGN – The applicant has proposed for the structure to feature two front porch columns. At this time, the applicant has not provided information noting the detailing of the proposed columns. Staff recommends the installation of a column that features at least five (5) inches in width and depth that features capital and base trim.

o. 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.

p. REAR DRIVEWAY – The applicant has noted that the proposed driveway will be located to provide access to the site from Fayn Way. Staff finds the proposed driveway location appropriate and consistent with other driveways located at the rear of properties. The proposed driveway's width however, is inconsistent with the Guidelines. The Guidelines for Site Elements 5.B.i. note that driveways should not exceed ten (10) feet in width. Staff recommends the applicant reduce the proposed driveway width to no more than ten (10) feet in width.

q. FRONT DRIVEWAY – The front of the property currently features a curb cut and driveway approach. The applicant has proposed to include a front yard parking location to be immediately in front of the proposed front porch. This is not consistent with the Guidelines for Site Elements 7.A.ii.

r. ACCESSORY STRUCTURE – The applicant has proposed a rear accessory structure in the southeast corner of the lot, located in a location that is historically appropriate. The applicant has proposed an overall footprint for the proposed accessory structure that includes 250 square feet. This is consistent with the Guidelines.

s. ACCESSORY STRUCTURE – The applicant has proposed for the rear accessory structure to feature materials that are consistent with those of the primary structure, including wood doors and windows and Hardi board siding. This is consistent with the Guidelines.

t. LANDSCAPING – The applicant has provided a landscaping plan, that as noted in finding p notes the installation of front yard parking. This is not appropriate. Additionally, the applicant has noted the remove of front yard grass

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and the installation of xeriscaping. Per the Guidelines for Site Elements, fifty (50) percent of front yard grass is to remain.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Garcia to move for conceptual approval with a concrete walk.

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**THE MOTION CARRIED**

**30. HDRC NO. 2017-168**

Applicant: Tyler Sibley/Pursuant Ventures Development

Address: 431 QUEENS CRESCENT

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove an existing front door and install two wood windows in its place.

**FINDINGS:**

a. The property located at 431 Queens Crescent is a former duplex that previously included the address 433 Queens Crescent. The structure was constructed in the Craftsman style and features matching brow arch porch entries supported by round columns and spanned by a wood trellis. It is a contributing property in the Monte Vista Historic District.

b. FENESTRATION - The applicant has proposed to remove the non-original front door belonging to the former duplex and install two salvaged windows from the rear of the structure in its place. The applicant previously proposed removing the front door and was heard by the HDRC on July 6, 2016. The HDRC Certificate of Appropriateness stipulated that the front door opening must be retained. The fenestration change is incongruent with guideline 6.A.i, which states that historic window and door openings should be preserved and that infill should be avoided. Staff finds the proposal inconsistent with the guidelines and in discord with previously-issued approvals.

c. HISTORIC TAX CREDIT VERIFICATION – The applicant was approved for Historic Tax Certification by the HDRC on December 7, 2016. The property is currently in violation of the requirements for Historic Tax Credit Verification.

**RECOMMENDATION:**

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

**CASE COMMENTS:**

- The request has already been completed without an approved Certificate of Appropriateness. The post-work application fee has been paid.
- The applicant was approved for Historic Tax Certification by the HDRC on December 7, 2016. The property is currently in violation of the requirements for Historic Tax Credit Verification.
- The applicant previously proposed removing the front door and was heard by the HDRC on July 6, 2016. The HDRC Certificate of Appropriateness stipulated that the front door opening must be retained. Other requests approved at the July 6 hearing include: construction of a rear addition, construction of a wood deck, construction of a carport, replacement of driveway, porch modifications, rear and side window modifications, and front door replacement with a new front door.
- The July 2016 request was heard by the Design Review Committee on June 22, 2016. The commissioners present expressed comments and concerns regarding the retention of the historical configuration of the front façade.

**CITIZENS TO BE HEARD:** Paul Kinnison spoke in opposition to the applicant's request.

**COMMISSION ACTION:**

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

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**THE MOTION CARRIED**

**31. HDRC NO. 2017-154**

Applicant: Konda Pulley

Address: 712 LAMAR ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a white wrought iron fence in the front yard with a driveway gate and a walkway gate. The height is requested to be five (5) feet.

**FINDINGS:**

- a. The property located at 712 Lamar St is a single-family home designed in the Queen Anne style. The house features several elements characteristic of Queen Anne homes, including an asymmetrical porch, double hipped roof with prominent front gable, and scalloped wood side shingles within the front gable. The 1994 district survey notes that this house is significant due to its unique porch design, cut away bay, contributing materials, scale, proportion, and design reflective of a particular style.
- b. FENCE LOCATION - The applicant has proposed to install a wrought iron fence in the front of the yard spanning the front streetscape with gates at the front entrance stairs and driveway. Though the property has historically not had a fence, wrought iron fencing is characteristic of the Dignowity Hill Historic District, especially along Lamar. A black wrought iron fence is installed directly across the street and a white wrought iron fence is installed in the front yard of 806 Lamar. Staff finds the proposed location acceptable.
- c. FENCE MATERIAL – Wrought iron fences are characteristic of the Dignowity Hill Historic District, and both black and white wrought iron is found within the district in front yards. Staff finds the proposed use of white wrought iron acceptable.
- d. FENCE HEIGHT – The Historic Design Guidelines for Site Elements stipulate that new fences should be limited to a maximum of four feet in front yards. Staff finds the proposal of a five foot fence inconsistent with the guidelines and recommends reducing the height to four feet.

**RECOMMENDATION:**

Staff recommends approval of the fence installation with the following stipulations:

- i. That the fence height is no taller than four feet along the sidewalk in the front yard. 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.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Kamal to move for approval with 4 ft fence & staff stipulations.

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**THE MOTION CARRIED**

**32. HDRC NO. 2017-172**

Applicant: Noe Vasquez

Address: 128 ZERM RD

**REQUEST:**

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

1. Perform modifications to the front façade of the historic structure including the removal of the original front door opening and its relocation to the side of the front porch.
2. Perform modifications to the front façade of the historic structure including the installation of new porch columns and a new porch design.
3. Construct an 800 square foot addition at the rear of the primary historic structure.

**FINDINGS:**

a. The historic structure at 128 Zerm was constructed circa 1950 and features a front gabled roof, wood siding and traditional architectural forms. The structure is located within the Mission Historic District and is a contributing structure.

b. FRONT DOOR REMOVAL – Per photos from February 2016, the front door of the historic structure originally faced the public right of way at Zerm. Since that time, the original door opening has been removed and relocated to the side of the front porch to include a transom window. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. original window and door openings are to be preserved. Staff finds that the applicant should restore the original door opening as noted in the February 2016, photo.

c. FRONT PORCH MODIFICATIONS – The applicant has proposed modifications to the front porch that include the installation of a third column and the installation of a modified header profile above the front porch. Per the Guidelines for Exterior Maintenance and Alterations, front porches should be preserved as they are. Additional elements that are not original to the historic structure should not be added. Staff finds the installation of a third, middle column and the modified header inappropriate and inconsistent with the Guidelines. Staff finds that the front porch should be returned to its original profile as noted in the February 2016, photo.

d. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct an addition of 800 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 sited the proposed addition at the rear of the primary historic structure and has proposed a similar roof form. This is consistent with the Guidelines. Additionally, the applicant should install a setback from the wall of the primary historic structure to differentiate between the historic structure and the addition.

e. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed an addition featuring 800 square feet. The primary historic structure features a footprint of approximately 600 square feet. The Guidelines for Additions 1.B.iv. notes that an addition should not double the footprint of the primary historic structure. The proposed addition’s footprint is not consistent with the Guidelines. Staff recommends the applicant reduce the proposed square footage to no more than approximately 600 square feet.

f. MATERIALS – The applicant has proposed materials that include wood lap siding, an asphalt shingle roof and vinyl windows. The applicant has proposed vinyl windows that match those found on the primary historic structure. The proposed windows will feature a single hung profile. Staff finds the proposed materials appropriate. Per found photos, the original wood windows were replaced between 2007 and 2011.

**RECOMMENDATION:**

Staff does not recommend approval of items #1 and #2. Staff recommends the applicant return the front door to its original opening and enclose the new opening and return the front porch to its original massing and column placement. Staff recommends approval of item #3 with the following stipulations:

- i. That the applicant reduce the overall footprint of the proposed addition to no more than 600 square feet.
- ii. That the applicant incorporate a setback on each side of the addition to differentiate the proposed addition from the primary historic structure.
- 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 as noted in finding l.
- iv. That the applicant install Hardi board siding that features a smooth finish and a four (4) inch exposure as noted in finding l.

**CASE COMMENT:**

Work has occurred without a Certificate of Appropriateness. 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 approval with the stipulation that the applicant remove the center column and restore the front facade of the structure to its original state prior to unapproved modifications.

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**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**THE MOTION CARRIED**

**33. HDRC NO. 2017-173**

Applicant: David Quinn

Address: 540 S ST MARYS NCB

**WITHDRAWN BY APPLICANT**

**34. HDRC NO. 2017-165**

Applicant: TJ Hobbs

Address: 5102 S PRESA ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove an existing gabled roof and install a flat roof for a second story deck.

**FINDINGS:**

a. The structure located at 5102 S Presa is a two story commercial structure located within RIO-5. The applicant has proposed to modify the front façade of the structure by removing the existing gabled roof and installing a second level roof deck. This request was originally heard by the HDRC at the February 1, 2017, hearing where it was withdrawn by the applicant.

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.

**RECOMMENDATION:**

Staff does not recommend approval based on finding b. Staff finds that the removal of the existing gabled roof would be a removal of an original, character defining feature and is not consistent with the UDC.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Garcia approve as submitted

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**THE MOTION CARRIED**

**ITEM #35 HEARD BEFORE ITEM #28**

**36. HDRC NO. 2017-166**

Applicant: Ignacio Rodriguez/McChesney/Bianco Architecture

Address: 7615 KENNEDY HILL

**REQUEST:**

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

1. Extend the existing circular drive parking to the northeast and northwest.
2. Modify existing dimensions and add delivery parking space to existing parking lot.
3. Construct an 8 foot tall permanent screen around a delivery area.

**FINDINGS:**

a. The landscape elements included in the proposal are located within the School of Aerospace Medicine Historic District within the Brooks City Base. The parking modifications are located within or adjacent to a semicircular drive, Kennedy Circle, which is a character defining feature of the midcentury modern street layout of the historic campus. The midcentury modern design elements are reflected in the district's buildings, which feature clean lines, a strong horizontal emphasis, and uninterrupted wall planes. The buildings also feature a consistent material palette of light terra-cotta colored brick in a running bond pattern with flat concrete roofs and eaves.

b. **PARKING: CIRCULAR DRIVE** – The applicant has proposed to extend the semicircular drive parking areas to the northeast and northwest of Building 150, which is the anchor structure within the semicircular pathway. The semicircular drive and its internal semicircular parking ring are key character defining features of the campus street design as indicated in the district-specific Historic Design Guidelines. The new parking spaces would also require removal of existing sidewalks and grass that are essential components of the historic campus street design. Chapter 2 of the guidelines specifically states that new parking should not disrupt any historic landscape feature or spatial relationships within the campus. Staff finds the proposal inconsistent with the guidelines and the district Master Plan.

c. **PARKING: BUILDING 180 LOT** – The proposal also includes improvements to the existing delivery parking lot of Building 180, located to the northwest of the circular drive. The parking lot modification adds delivery space without impeding on primary facades or relocating the overall location of the parking lot, which is consistent with School of Aerospace Medicine Historic District Guidelines. Staff finds this proposal acceptable.

d. **FENCE HEIGHT** - The applicant has proposed to install an 8 foot tall privacy fence in the rear of the Building 100 to conceal a service yard that will receive deliveries of cadavers at the School of Osteopathic Medicine. The fence height is required by the Texas State Anatomical Board for facility compliance and to obtain accreditation. Staff finds this proposal acceptable given the required use and its location in the rear of the building.

e. **FENCE MATERIAL** - The applicant has proposed that the fence be constructed of wood slats. The district guidelines state that service areas were historically placed in areas that were visually unobtrusive and incorporated materiality that closely mimicked the materials of primary structures. According to the School of Aerospace Medicine Historic District Guidelines, all fences must be constructed of terra-cotta colored brick to retain the unobtrusive nature of service areas and their associated screening methods. Staff finds the use of wood inconsistent with these guidelines and recommends that terra-cotta colored brick be utilized.

**RECOMMENDATION:**

1. Staff does not recommend approval of the semicircular parking lot extension based on findings a and b.
2. Staff recommends approval of the parking lot modifications for Building 180 based on findings a and c. Staff encourages the applicant to incorporate guidelines emphasizing trees in the interior of the parking lot and parking screening with vegetation, found in Chapter 5 sections 5.A.2 and 5.A.5.
3. Staff recommends approval of the installation of a permanent screen based on findings a, d, and e with the following stipulation:

i. That the fence be made of terra-cotta brick per the School of Aerospace Medicine Historic District Guidelines. The applicant must submit the final design drawings and material specifications to staff before receiving a Certificate of Appropriateness.

**COMMISSION ACTION:**

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

**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, Conner**

**NAYS:**

**Move to Adjourn:**

**COMMISSION ACTION:**

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

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**AYES: Guarino, Lazarine, Laffoon, Kamal, Garcia, Brittain, 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 8:00 PM.

APPROVED



Michael Guarino  
Chair