

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

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

PRESENT: Guarino, Connor, Lazarine, Laffoon, Kamal, Garza

Absent: Cone, Bustamante, Brittain, Garcia, Grube

- Chairman's Statement
- Announcements

CITIZENS TO BE HEARD:

The Commission then considered the Consent Agenda which consisted of:

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| • Item # 1, Case No. 2017-328 | RIO GRANDE ST BOUNDED BY LARRY ST & MARTIN LUTHER KING DR |
| • Item # 2, Case No. 2017-329 | 2202 S RIVER WALK |
| • Item # 3, Case No. 2017-315 | 606 N PRESA ST |
| • Item # 4, Case No. 2017-322 | 217 CEDAR ST |
| • Item # 5, Case No. 2017-313 | 124 W WOODLAWN |
| • Item # 6, Case No. 2017-321 | 415 CEDAR ST |
| • Item # 7, Case No. 2017-323 | 815 DAWSON ST |
| • Item # 8, Case No. 2016-310 | 114 E HOUSTON ST |

Item #1, 2017-328 was WITHDRAWN by the applicant prior to the meeting.

COMMISSION ACTION:

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

AYES: Guarino, Connor, Lazarine, Laffoon, Kamal, Garza

NAYS: None

THE MOTION CARRIED.

10 HDRC NO. 2017-319

Applicant: Don Seidel

Address: 126 ARMOUR

REQUEST:

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

1. Perform rehabilitative scopes of work including siding repair, roof repair and porch repair.
2. Install front porch railings.
3. Replace the existing, wood windows with new wood windows.
4. Remove an existing, front facing porch door.
5. Construct a rear addition of approximately 800 square feet.
6. Install a concrete driveway.

FINDINGS:

a. The structure at 126 Armour Place was constructed circa 1926 and features Craftsman elements including doubled columns with brick pediments, exposed rafter tails, a half-height brick front porch column and a side facing gabled porch roof. The structure is found on the 1951 Sanborn map.

b. REHABILITATION – The applicant has proposed a large scope of rehabilitative efforts which includes repair to

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the existing, historic wood siding, roof replacement and front porch repair. This scope of work is appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.

c. PORCH RAILINGS – The applicant has proposed to install front porch railings between the corner and halfheight brick column. While there are currently no front porch railings in existence at this historic structure, staff finds the proposed railings are appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 7.B.iv.

d. WOOD WINDOW REPLACEMENT – The historic structure features the original wood windows, the majority of which are one over one in profile. The applicant has proposed to replace the existing wood windows with new wood windows. Staff finds the windows to be repairable. Staff has provided the applicant with the Frame and Sash Comparison and condition forms from the Window Policy Document. At this time, staff has not received this document.

e. FRONT DOOR REMOVAL – Like many historic structures of both the Craftsman and Folk Victorian style, this historic structure features a vernacular element to San Antonio of both front facing and side facing front porch doors. The applicant has proposed to remove the street facing front door and install a window opening in its place. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window and door openings should be preserved. Staff does not find the removal of this door opening appropriate.

f. REAR ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct an addition to feature approximately 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 in a manner that is consistent with the Guidelines, has proposed a ridgeline that is lower than that of the primary historic structure and has proposed insets from the wall planes of the historic structure on both facades. This is appropriate and consistent with the Guidelines.

g. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the addition to feature both a roof height and width that are subordinate to that of the primary historic structure. Additionally, the applicant has proposed a footprint which is appropriate in size for the primary historic structure as well as the lot. This is consistent with the Guidelines for Additions 1.B.iv.

h. MATERIALS – The applicant has proposed materials for the addition which include wood lap siding to match that of the primary historic structure, single hung wood, one over one windows and trim to match that of the primary historic structure and a composition shingle roof. Staff finds the proposed materials appropriate and consistent with the Guidelines for Additions 3.A.

i. TRANSITIONS – As noted in finding f, the applicant has proposed insets to differentiate the proposed addition from the primary historic structure. This is consistent with the Guidelines for Additions.

j. DRIVEWAY – To the east of the structure, the applicant has proposed to install a concrete driveway to align with an existing curb cut and apron. The applicant has proposed for the driveway to feature a tapered profile from the apron to the rear of the property. Per the Guidelines for Site Elements 5.A.iii. new driveways should be installed to match the historic alignment, width and configuration of driveways found historically throughout the district. Staff finds that the applicant should install a straight driveway to be no wider than ten (10) feet in width until it reaches the point of the proposed addition. At the proposed addition, staff finds it appropriate for the driveway to taper as it will be located in the rear yard. The rear concrete parking pad is existing.

k. HISTORIC TAX CERTIFICATION – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff recommends the applicant explore pursuing the Historic Tax Incentive.

RECOMMENDATION:

Staff recommends approval of items #1 and #2 as submitted based on findings b and c.

Staff does not recommend approval of item #3 and #4, the replacing of existing wood windows and the removal of a front door opening based on findings d and e. Staff recommends the applicant repair the existing, wood windows and that the applicant maintain the original, street facing door and door opening.

Staff recommends approval of items #5 and #6 with the following stipulation:

i. That the applicant should install a straight driveway to be no wider than ten (10) feet in width until it reaches the point of the proposed addition as noted in finding j.

COMMISSION ACTION:

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

AYES: Guarino, Connor, Lazarine, Laffoon, Kamal, Garza

NAYS:

THE MOTION CARRIED

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Bustamante arrived at 3:07

11. HDRC NO. 2017-320

Applicant: Rene and Sylvia Lopez

Address: 802 INDIANOLA

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install front and side yard fencing, including a gate between the house and the garage towards the interior of the lot. The front yard fencing will be installed on top of an existing 1 foot tall retaining wall and measure 4 feet in height, and the side yard fencing will measure 5 feet in height. The fence will be made of wrought iron.

FINDINGS:

- a. The structure located at 802 Indianola a one-story single family home with Craftsmen elements. It is a contributing structure in the Lavaca Historic District and is located on a corner lot at the intersection of Indianola and Refugio St. The applicant is requesting approval to install a wrought iron fence in the front and side yards of the property. The front fencing will measure 4 feet in height and be installed atop an existing retaining wall measuring approximately 1 foot in height, bringing the total height to 5 feet. The side yard fencing will measure 5 feet in height.
- b. LOCATION – The property does not currently contain fencing. According to the Historic Design Guidelines for Site Elements, front and side yard fences should not be installed in historic districts that have not historically had them. In the Lavaca Historic District, front and side yard fences are historically common. Staff finds the location of the fence appropriate for the property and the particular district.
- c. HEIGHT – The applicant has proposed a fence that measures four feet in height in the front yard. The fencing will be placed atop an existing retaining wall measuring approximately 12 inches in height, bringing the total to 5 feet in height. The applicant has proposed to install a fence that measures five feet in height in the side yard. According to guideline 2.B.iii, front yard fences should be limited to a maximum of four feet. Though the front yard fencing itself measures 4 feet, it will exceed 4 feet as measured from the sidewalk. Staff finds the proposal for a contiguous 5 foot fence inconsistent with the Guidelines.
- d. MATERIALITY – The applicant has proposed that the fence be constructed of wrought iron posts. According to Guideline 2.B.v, new fences should utilize materials that are similar in scale, texture, color, and form as those used in the district. In this particular area of the district, wrought iron fences are not historically characteristic, as the homes are primarily Craftsman. Common fencing material in this portion of the district is wood slats or wooden posts and cattle panels, which have been approved based on historic context and district characteristics. Staff finds the proposal inconsistent with the Guidelines based on location, site, and district specific considerations.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulation s:

- i. That all fencing be no taller than four (4) feet at any point as measured from the sidewalk. 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.
- ii. That the fence be made of wood slats or wooden posts and cattle panels as noted in finding d. The applicant must submit final material specifications to staff for final approval.

COMMISSION ACTION:

The motion was made by Commissioner Garza and seconded by Commissioner Connor approval with height restrictions as stipulated.

AYES: Guarino, Connor, Lazarine, Laffoon, Kamal, Garza, Bustamante

NAYS

THE MOTION CARRIED

12. HDRC NO. 2017-325

Applicant: Jose Cueva

Address: 2121 N ST MARYS

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REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace an existing wrought iron and masonry fence with a new fence of similar materials in the same location. The proposed height is 7 feet.

FINDINGS:

- a. The structure located at 2121 N St Marys is a 1-story stucco commercial building designed with Spanish and Mission influences. The original portion of the structure, as indicated on the 1951 Sanborn Map, was constructed in the late 1930s. Based on city records, the original structure functioned as a restaurant, lounge, and other commercial uses over its lifetime. The building footprint was extended to the south sometime after 1951. The present façade features a decorative ribbon of blue glass tile. The roof contains two blue glass tile domes, each atop a square tower with arches and detailing that mimic chimneys common to the vocabulary of Spanish Eclectic residential architecture, which were also added after 1951. The property contains a decorative wall and fence that fronts N St Marys to the west and E Locust to the north that is not original to the 1930s structure. The wall is clad in stucco and a decorative ribbon of blue glass tiles to mimic the primary structure, and features an inverted semicircular shape topped with masonry caps and lanterns at their highest point. The wall contains a wrought iron fence in a semicircular shape with a central rectangle featuring a decorative motif, which was added to the wall sometime after 2007. The wall along N St Marys transitions solely to wrought iron fencing towards the primary structure's main entry, and then returns back to the stucco detailing further south. The applicant has proposed to remove all existing walls and fencing and replace it with new fencing in the same location. The wrought iron will be salvaged, and any missing elements will be recreated in-kind. The new wall will be made of concrete posts clad in stucco to match the primary structure. The height of the entire structure will measure seven feet. No changes to the primary structure are proposed at this time.
- b. FENCE REMOVAL – The applicant has proposed to remove the existing fencing fronting N St Marys St and E Locust. As indicated in finding a, the wall does not date to the original period of construction, and was likely added around the same time as the building addition sometime after 1951. The wrought iron elements are also non-original and were added sometime after 2007 based on Google Street View images. Based on these considerations, staff finds the proposal acceptable.
- c. LOCATION – The applicant has proposed to replace the existing fence with new and salvaged materials in the same location. Staff finds the proposal consistent with the Guidelines. However, the applicant may be required to obtain a variance from the Board of Adjustment based on modern fence setback standards.
- d. HEIGHT – The applicant has proposed a fence that measures a total of 7 feet in height. The current fence contains a foundation measuring approximately 1 foot in height, which will be retained. The new fence columns and wrought iron elements will sit atop the foundation and measure a total of 6 feet in height. According to the Guidelines, fences that are taller than 4 feet may be considered in locations where the height was historically taller. However, local development code only permits a 5 foot fence for commercial uses in front yards. Staff finds a 7 foot tall fence inconsistent with the Guidelines and UDC Section 35-514.
- e. DESIGN – The new fencing will feature concrete columns clad in stucco. The columns will measure 14 x 14” in width and 6 feet in height. The columns will be topped with a masonry cap. Between the columns, wrought iron fencing will be installed. The fencing will be salvaged from the existing fencing and, where salvaging is not feasible or additional material is needed, fencing will be replicated in-kind to retain all details. As drawn in the submitted elevations, the wrought iron fencing is flat across the top with a flat rail. The existing wrought iron fencing features a semicircular form created by posts of varying heights. Staff finds the proposal to salvage and modify existing wrought iron fencing appropriate, as the wrought iron was added sometime after 2007.
- f. MATERIALITY – The applicant has proposed that the fence be constructed of concrete clad in stucco and salvaged and/or replicated wrought iron. According to Guideline 2.B.v, new fences should utilize materials that are similar in scale, texture, color, and form as those used in the district. Staff finds the proposal generally consistent with the Guidelines.

RECOMMENDATIONS:

Staff recommends approval based on findings a through f with the stipulation that the fence not exceed 5 feet in height at any portion as measured from the sidewalk. 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. If the HDRC approves the request, either with staff stipulations or as submitted, the applicant may be required to obtain a variance from the Board of Adjustment.

CITIZENS TO BE HEARD: Frederica Kushner spoke in support of the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Garza move for approval as submitted with stipulation that any further changes be submitted for approval by staff.

AYES: Guarino, Connor, Lazarine, Laffoon, Kamal, Garza, Bustamante

NAYS:

THE MOTION CARRIED

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13. HDRC NO. 2017-314

Applicant: Build to the Second Power

Address: 2617 ROOSEVELT AVE

WITHDRAWN BY APPLICANT PRIOR TO MEETING

14. HDRC NO. 2017-318

Applicant: PAGE Architects

Address: 600 HEMISFAIR PLAZA WAY

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install new exterior signage at the Espinosa House and the Pereida House at Hemisfair Civic Park. Within this request, the applicant has proposed the following:
Pereida House:

1. Install two round blade signs, one on the front and one on the rear of the Pereida House to feature a nonilluminated metal cabinet and a total of one square foot per side. Both blade signs are to feature an upper case B, for BCycle.
2. Install one front porch hanging wall sign to feature dimensions of 6' x 1' – 4", a metal signage face and illuminated acrylic push through letters. This sign will rear "Palateria San Antonio".
3. Install one vertically oriented blade sign to be located on the rear of the Pereida House to be two sided and feature dimensions of 1' – 8" x 4'. The sign will be internally illuminated and feature metal construction. The sign will rear "Paleteria San Antonio" and "Fresh Frozen Treats".

Espinoza House:

4. Install one, pin mounted metal fabricated bulb sign with a painted interior to be mounted parallel to the historic structure's roofline on a detached standing structure. The sign will feature approximately twenty-four square feet and will read "Con Safos". The proposed standing structure on which the sign will be mounted will be wrapped with ivy.
5. Install one wall mounted metal sign on the rear addition of the Espinoza House. The sign will be round and feature an overall size of approximately sixteen square feet. The sign will be indirectly lit by down lighting and will be mounded by mounting brackets. This sign will read "Con Safos", "Hemisfair" and "Yanaguana Garden".

FINDINGS:

- a. The applicant has proposed to install signage at both the Pereida and Espinoza Houses at Hemisfair Park. Constructed circa 1890, both historic structures feature Folk Victorian architecture.

Findings regarding signage at the Pereida House:

- b. ROUND BLADE SIGNS – On both the front and rear facades, the applicant has proposed to install two round blade signs to feature a non-illuminated metal cabinet and a total of one square foot per side. Both blade signs are to feature an upper case B, for BCycle. Staff finds the location, materials, size and design of the proposed signs to be appropriate and consistent with the Guidelines for Signage 3.A. and B.
- c. FRONT PORCH WALL SIGN – On the front porch, the applicant has proposed to install one hanging wall sign to feature dimensions of 6' x 1' – 4", a metal signage face and illuminated acrylic push through letters. This sign will rear "Palateria San Antonio". The Guidelines for Signage 3.A.iii. notes that projecting and wall mounted signs may be appropriate on a residential structure that has been adapted as a residential use for a commercial use, if sized accordingly. Staff finds the proposed size, spanning the entire length of two column bays to be inappropriate and inconsistent with the Guidelines for Signage. Additionally, staff finds that the proposed signage should not be internally lit and should be reduced in thickness. Staff finds that a hanging sign, constructed of wood and metal in the middle column bay would be appropriate.
- d. SIDE BLADE SIGN – The applicant has proposed to install one vertically oriented blade sign to be located on the rear of the Pereida House, to be two sided and feature dimensions of 1' – 8" x 4'. The sign will be internally illuminated and feature metal construction. The sign will rear "Paleteria San Antonio" and "Fresh Frozen Treats". As noted in finding c, staff finds that this sign should feature a thinner profile and should be indirectly lit given the non-commercial nature of the structure to which it will be mounted. Staff finds the profile of the sign should be similar to that of the proposed BCycle signs and should be located on the side porch column.

Findings regarding signage at the Espinoza House:

- e. FRONT SIGNAGE – Immediately at the front of the historic structure, the applicant has proposed to install a pin mounted, metal fabricated bulb sign with a painted interior to be mounted parallel to the historic structure's roofline on a detached standing structure. The sign will feature approximately twenty-four square feet and will

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read "Con Safos". The proposed standing structure on which the sign will be mounted will be wrapped with ivy. Per the Guidelines for Signage 4.A.b.; freestanding signs are to be no taller than six (6) feet in height. Staff finds the proposed height to be appropriate given that the proposed mounting system has been incorporated into the pedestrian function of the site. Staff finds that the applicant should provide additional information regarding the proposed mounting system including dimensioned drawings.

f. WALL SIGN – At the rear of the primary historic structure, the applicant has proposed to install one wall mounted metal sign. The sign will be round and feature an overall size of approximately sixteen square feet. The sign will be indirectly lit by down lighting and will be mounded by mounting brackets. This sign will read "Con Safos", "Hemisfair" and "Yanaguana Garden". Staff finds the proposed installation to be appropriate and consistent with the Guidelines. The proposed mounting brackets should be installed in a manner as to not drill holes into face of any historic stone.

RECOMMENDATIONS:

Staff recommends approval of items #1 as submitted based on findings b and d.

Staff recommends approval of items #4 and #5, the signage at the Espinoza House based on findings e and f with the following stipulations:

i. That the applicant provide dimensioned drawings for the proposed signage mounting system and plant specifics for the proposed ivy.

ii. That the proposed wall sign's mounting brackets are installed in a manner which does not result in holes being drilled into the face of any stone.

Staff does not recommend approval of items # 2 and #3, the installation of the two cabinet signs based on findings c and d..

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Lazarine to approve with staff stipulations, approval of right bay rather than central and denial of request #3.

AYES: Guarino, Connor, Lazarine, Laffoon, Kamal, Garza, Bustamante

NAYS:

THE MOTION CARRIED

Move to Adjourn:

COMMISSION ACTION:

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

AYES: Guarino, Connor, Lazarine, Laffoon, Kamal, Garcia, Bustamante, Garza

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 6:25 PM.

APPROVED



Michael Guarino
Chair