SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
September 6, 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, Cone, Brittain, Kamal, Bustamante, Garcia, Grube
Absent: Connor, Laffoon, Garza

- Chairman's Statement

- Announcements

- Historic Homeowner Fair & Infill Design Workshop - Saturday, September 30- Pearl Stable - 10:00 AM - 3:30 PM
- Living Heritage Symposium - September 7 and 8
- Restored by Light - September 8 - Mission Concepcion - 6:00 PM - 11:00 PM
- STAR in Saint Cecilia - October 7 and 8
• Election of the Vice Chairman of the Historic and Design Review Commission

CITIZENS TO BE HEARD: Liz Franklin spoke regarding Dig that Jazz.

The Commission then considered the Consent Agenda which consisted of:

- Item # 1, Case No. 2017-D05 803 N CHERRY ST
- Item # 2, Case No. 2017-456 127 CROFTON
- Item # 3, Case No 2017-441 109 W FRENCH PLACE
- Item # 4, Case No. 2017-442 403 BLUE STAR
- Item # 5, Case No. 2017-429 609 BARBE ST
- Item # 6, Case No. 2017-438 1943 MAGNOLIA AVE
- Item # 7, Case No. 2017-437 106 GRAMERCY PLACE (TAX CERTIFICATION)
- Item # 8, Case No. 2016-437 106 GRAMERCY PLACE (TAX VERIFICATION)
- Item # 9, Case No. 2017-426 1003 S MAIN AVE (TAX CERTIFICATION)
- Item #10,Case No. 2017-426 1003 S MAIN AVE (TAX VERIFICATION)
- Item #11,Case No. 2017-417 514 N PINE ST (TAX CERTIFICATION)
- Item #12,Case No. 2017-463 514 N PINE ST (TAX VERIFICATION)
- Item #13,Case No. 2017-418 525 N COLORADO ST
- Item #14,Case No. 2016-423 3903 N ST MARYS ST
- Item #15,Case No. 2017-432 1121 E CROCKETT ST
- Item #16,Case No. 2017-427 835 LAMAR ST
- Item #17,Case No. 2017-433 209 CEDAR ST
- Item #18,Case No. 2017-443 932 N PINE ST
- Item #19,Case No. 2017-431 1610 & 1602 E HOUSTON ST
- Item #20,Case No. 2017-455 1830 N PINE ST
- Item #21,Case No. 2017-435 315 STIEREN
- Item #22,Case No. 2017-439 1530 E HOUSTON ST
- Item #23,Case No. 2017-425 1108 S FLORES ST
- Item #24,Case No. 2017-444 1974 S ALAMO ST

Items # 1, #2, #3, #15, #17, #21, #23 were pulled for citizens to be heard.

COMMISSION ACTION:

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

AYES: Guarino, Lazarine, Cone, Brittain, Kamal, Bustamante, Garcia, Grube

NAYS: None

THE MOTION CARRIED.

COMMISSION ACTION:

The motion was made by Commissioner Garcia and seconded by Commissioner Cone to hear item #1 after all other consent items have been heard.

AYES: Guarino, Lazarine, Cone, Brittain, Kamal, Bustamante, Garcia, Grube

NAYS: None

THE MOTION CARRIED

2. HDRC NO. 2017-456

Applicant: Delores & Gregory Ellis

Address: 127 CROFTON

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to construct an addition to a non-original accessory structure at the rear of the property at 127 Crofton.

FINDINGS:

a. The applicant has proposed to construct an open air, two story addition to the newly constructed rear accessory structure at 127 Crofton. The accessory structure is located at the rear of the primary historic structure and the proposed addition will be located at the rear of the existing accessory structure. The proposed addition will feature an overall height and depth that is consistent with the existing structure and a footprint of approximately 255 square feet. The structure will also feature a roof to match that of the existing. Staff finds the proposed massing, location and form of the addition to be appropriate.
b. Regarding materials, the applicant has proposed siding materials that match those of the existing accessory structure and steel frame cabled with cedar handrails. Staff finds that all materials should match those featured on the existing, newly constructed accessory structure.

RECOMMENDATION:
Staff recommends approval based on findings a and b with the stipulation that all materials should match those featured on the existing, newly constructed accessory structure.

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

WITHDRAWN BY APPLICANT

15. HDRC NO. 2017-432

Applicant: Felix Ziga/Ziga Architecture Studio, PLLC

Address: 1121 E CROCKETT ST

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:
1. Install a gravel parking pad at the location of an existing concrete driveway approach.
2. Install a front yard sidewalk leading from the public right of way to the front porch.
3. Install mulch planting beds around the foundation skirting at the front of the historic structure.
4. Extend the existing rear privacy fence and gate.

FINDINGS:

a. The applicant has proposed to modify the current concrete driveway, located in the front yard of the historic structure at 1121 E Crockett to include a decomposed granite surface and a width to accommodate parking for two automobiles. The existing driveway is concrete, approximately ten (10) feet in width and is located in front of the historic structure. The applicant has noted that there will be no increase in curb cut width.

b. DRIVEWAY – The Guidelines for Site Elements 5.B.i. notes that new driveways should feature a similar configuration as historic driveways in regards to materials, width and design. As noted in finding a, the applicant has proposed a decomposed driveway to feature a width to accommodate two automobiles. Driveways on this block of E Crockett feature concrete paving and widths that are approximately ten (10) feet. Driveways are also located to the side of historic structures. Staff finds the proposed width, location and materials inconsistent with the Guidelines; however, staff finds that given the width of the lot, no other options for on-site parking exist. Staff finds the use of decomposed granite to be pervious and more readily removable than concrete.
c. SIDEWALK – The applicant has noted the installation of a front yard sidewalk to lead from the public right of way to the front porch of the historic structure. The applicant has noted that the sidewalk will be concrete. The Guidelines for Site Elements 5.A.iii. notes that the historic alignment, configuration and width of sidewalks should be matched. The proposed location is appropriate; however, the width is not to exceed three (3) feet in width.
d. PLANTING BEDS – Along the foundation skirting in front of the historic structure, the applicant has proposed to install mulch planting beds. Staff finds this installation appropriate.
e. FENCING – The applicant has proposed to extend the existing privacy fence and gate approximately twenty (20) feet. The location will remain well behind the front façade and is consistent with the Guidelines.

RECOMMENDATION:
Staff recommends approval of items #1 through #4 based on findings a through d with the following stipulations:
i. That the proposed front yard sidewalk not exceed three (3) feet in width and feature a flare that matches the width of the front porch.
ii. That the proposed driveway not exceed ten (10) feet in width and that the parking pad include an edging solution to prevent erosion and displacement of the decomposed granite.

CITIZENS TO BE HEARD: Liz Franklin spoke in opposition of the applicant's request.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Brittain for approval with staff stipulations.

AYES: Guarino, Lazarine, Cone, Brittain, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

17. HDRC NO. 2017-433

Applicant: Alberto Gonima

Address: 209 CEDAR ST

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition at 209 Cedar.

FINDINGS:

a. The historic structure at 209 Cedar Street was constructed circa 1905 in the Folk Victorian style and features a front facing gabled roof, a brick chimney and two over two, double hung sash windows. At this time, the applicant has proposed to construct a rear addition at the location of an existing, non-original rear deck.
b. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition to feature an overall footprint of forty-eight (48) square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed a shed roof that is to be subordinate to that of the historic structure's hipped roof. Staff finds that the proposed roof form serves as a visual transition between the historic structure and proposed addition.
c. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the addition to feature an overall footprint of forty-eight (48) square feet. The applicant has proposed a footprint that is appropriate in regards to the massing and form of the primary historic structure.
d. MATERIALS – The applicant has proposed materials for the addition that include wood siding, a standing seam metal roof, a wood support column, clad wood windows, a repurposed rear door and a wood landed. Staff finds that the proposed siding should match that of the historic structure, that the clad wood windows feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front

face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish and a crimped ridge seam.
e. TRANSITION – As noted in finding b, staff finds that the proposed addition's massing and roof form provide an adequate transition that is consistent with the Guidelines.

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

i. That the proposed siding match that of the primary historic structure.
ii. That the proposed windows be either wood or aluminum clad wood, feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
iii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish and a crimped ridge seam. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roofing specifications are met.

CASE COMMENT:
The applicant is responsible for complying with zoning requirements regarding rear setbacks.

CITIZENS TO BE HEARD: Cherise Bell spoke in opposition of the applicant's request

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

AYES: Guarino, Lazarine, Cone, Brittain, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

21. HDRC NO. 2017-435

Applicant: James Benfield

Address: 315 STIEREN

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:
1. Remove one of two existing front doors.
2. Relocate an existing rear door.
3. Replace existing composition shingle roof with standing seam metal.
4. Install new landscaping and hardscaping in the front yard.

FINDINGS:

a. The primary structure located at 315 Stieren is a 1-story single family home constructed in approximately 1915 in the Craftsman Bungalow style. The home features a prominent front porch with decorative corbeled brick detail on the column bases, decorative column bracketing, and a side-gabled roof with exposed rafter tails. The home is a contributing structure in the King William Historic District.
b. FRONT DOOR REMOVAL – The applicant has proposed to remove one of two existing front doors. The door to be removed is located on east side of the façade. According to Guidelines 6.A.i for Exterior Maintenance and Alterations, existing openings should be preserved. A Sanborn Map of the area from 1912 reveals that this portion

of the home was an addition and not part of its historic configuration. Staff finds the removal acceptable given its non-original nature, but finds that a window should be installed in its place to maintain façade continuity and proportional relationships of the structure's style.
c. DOOR RELOCATION – The applicant has proposed to relocate an existing door on the rear façade. The door will be shifted slightly to the left to accommodate a new interior closet. The rear façade already features a rear addition, and the modification will not be visible from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
d. ROOF REPLACEMENT – The applicant has proposed to remove the existing composition shingle roof and replace with standing seam metal. According to the Guidelines for Exterior Maintenance and Alterations, metal roofs should only be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds metal to be appropriate for the style of the house provided that the specifications for historic metal roofs are met. The roof must use panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish and a crimped ridge seam.
e. LANDSCAPING AND HARSCAPING – The applicant has proposed to install new sod, new bushes, and new lava rocks with concrete pavers. The rocks and pavers will replace an existing concrete walkway, which is heavily degraded. According to the Historic Design Guidelines for Site Elements, walkways should be retained and repaired in place, or replaced in-kind when deteriorated beyond repair. Staff finds the landscaping appropriate but finds the replacement of the concrete walkway with alternate materials inconsistent with the Guidelines.

RECOMMENDATION:
Item 1, Staff recommends approval of the front door removal based on finding b with the stipulation that the applicant install a window in its place. The window should match the configuration, proportions, inset, profile, materiality, and screening of the existing historic windows. The applicant must submit final specifications and drawings to staff for review and approval prior to receiving a Certificate of Appropriateness.
Item 2, Staff recommends the rear door relocation based on finding c.
Item 3, Staff recommends approval of the installation of standing seam metal roof based on finding d with the stipulation that the applicant complies with the OHP Checklist for Metal Roofs. The roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish, and a crimped ridge seam. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met.
Item 4, Staff recommends approval of the proposed front yard hardscaping and landscaping modifications based on finding e with the following stipulations:
i. That the applicant installs a new concrete walkway in lieu of lava rocks and pavers as noted in finding e. The walkway should match the width, length, and color of the existing as closely as possible.
ii. That the applicant submits plant species and a final landscaping and hardscaping plan to staff for approval. The plan should include the final dimensions of the proposed walkway.

CASE COMMENTS:
Work was started prior to receiving a Certificate of Appropriateness. A stop work order was issued on Friday, August 18, 2017.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Garcia to approval with staff stipulations; the applicant must replace east windows in-kind

AYES: Guarino, Lazarine, Cone, Brittain, Kamal, Bustamante, Garcia, Grube
NAYS:

THE MOTION CARRIED

23. HDRC NO. 2017-425

Applicant: Scott Glenn

Address: 1108 S FLORES ST

REQUEST:
The applicant is requesting conceptual approval to:
1. Perform exterior modifications including the installation of garage doors on the alley (east) elevation and S Flores (west) elevation.
2. Construct a one story rooftop addition.
3. Install signage on S Flores.

FINDINGS:
a. The historic structure located at 1108 S Flores was constructed circa 1950 and is found on the 1951 Sanborn Map, listed as repair facility for tractors and agricultural equipment. Photos from circa 1990 show the Flores façade

with no window openings. At this time, the applicant has proposed exterior modifications, a rooftop addition and signage.
b. EXTERIOR MODIFICATIONS (S Flores)– The applicant has proposed exterior modifications that include the installation of two rolling garage doors on the S Flores façade. A smaller rolling garage door would be installed in an existing pedestrian door opening while another would replace two existing window openings on the S Flores façade. The applicant has proposed this location for automobiles to exit the structure on S Flores. Staff finds the removal of the non-original façade openings that be appropriate; however, a high quality overhead rolling door should be installed in this opening. Vinyl or a composite material should not be used.
c. EXTERIOR MODIFICATIONS (Alley) – On the alley façade, the applicant has proposed the modifications that include the removal of one pedestrian door opening and the installation of two overhead rolling doors, a new pedestrian door opening and three windows. Given the location of this façade at an alley and not visible from S Flores, staff finds these modifications appropriate. The proposed window openings should feature windows with a profile consistent with those of industrial structures of this era. The proposed rolling doors should feature high quality materials. Vinyl or a composite material should not be used.
d. EXTERIOR MODIFICATIONS (Daniel) – On the Daniel elevation, the applicant has proposed to remove six existing window openings, one pedestrian door and its associated side lights and an overhead rolling door and install three pedestrian entrances and overhead canopies. Staff finds the proposed modifications to be appropriate and consistent with the overall architectural character of the building. Additionally, the proposed entrance canopies are simple in nature, consistent with the architecture of the existing structure.
e. ROOFTOP ADDITION – At the rooftop of the historic structure, the applicant has proposed to construct a one story addition. The Guidelines for Additions 1.B.ii. notes that rooftop additions should be limited to rear facades to preserve the historic scale and form of the building from the street and minimize visibility from the public right of way. Full-floor second story additions that obscure the form of the original structure are not appropriate. The Guidelines for Additions 2.A.i. notes that new additions should be designed to be in keeping with the existing historic context of the block, should be located near a side or rear façade, should utilize a similar roof form, should be subordinate to the principle façade and should feature a transition between the old and new.
f. ROOFTOP ADDITION – Staff finds that a roof top is appropriate for this structure. However, such an addition should feature a similar roof form or feature a parapet wall to relate to that of the S Flores façade and should be reduced in height either through a modified roof structure or modified height form. Staff finds that a proposed rooftop addition that features a greater setback and modified height and roof form would be more consistent with the Guidelines.
g. ROOFTOP ADDITION – At this time, the applicant has not specified materials for the proposed addition. The applicant is responsible for complying with the Guidelines for Additions, which state that additions are to feature complementary materials and textures as those found on the historic structure.
h. SIGNAGE – The applicant has provided conceptual documents for a proposed blade sign to read “SoFlo” to feature metal construction, internal illumination and be mounted at the building corner. The sign will feature a total of approximately 36 square feet, included both sides. Staff finds the size, materials and general location of the sign appropriate; however, staff finds that if internal illumination is used, the sign should be back lit. A plastic or vinyl cabinet face should not be used.

RECOMMENDATIONS:
Staff recommends conceptual approval of items #1 through #3 based on findings a through h with the following stipulations:
i. That high quality, overhead rolling door are installed that do not feature vinyl or composite materials.
ii. That proposed window openings should feature windows with a profile consistent with those of this structure.
iii. That The rooftop design feature either a greater setback or modified roof form to improve compatibility with the S Flores façade.
iv. That the addition feature materials and textures that are complementary to those of the historic structure.
v. That the proposed signage feature indirect or back lighting and that vinyl or plastic sign faces are not used.

APPLICANT NOT PRESENT

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Bustamante move this item to the next agenda.

AYES: Guarino, Lazarine, Cone, Brittain, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

1. HDRC NO. 2017-D05

Applicant: Ignacio Aliaga – A+B Architecture

Address: 803 North Cherry Street

September 6, 2017

REQUEST:
The applicant requests a Certificate of Appropriateness to build a new multi-family/retail mixed use development with 149 residential units and two retail spaces. The proposed development is four stories, the first being parking and retail spaces. Signage is not included in this request and will be submitted separately when the development name has been chosen.

FINDINGS:
The proposed development and design meet the purpose and intent of the **Downtown Design Guide** required standards and encouraged guidelines**.**

RECOMMENDATION:
Staff recommends approval as submitted, as shown in the attached Exhibit Package (Exhibits A-F).

CASE MANAGER:
Micah Diaz, Planning Coordinator, Planning Department

CITIZENS TO BE HEARD:
Brian Gordon, Doug Steadman (6mins, Amelia Valdez yielded time), Lisa Wood, Patti Ziaontz, Gary W. Houston, Nettie Hinton, (12mins, Lauren Bartholomew, Salena Senitauez, & Monica Landry yielded time), Cullen Jones, Liz Franklin, Graciela Sanchez (6 mins, Isabel Sanchez yielded time), Enrique Sanchez (6 mins, Amy Kastely yielded time), Kathleen Townsend, Susana Segura, Eliza Perez, Nathalie Rodriguiz, Marcie Ince, Lauren Barthe, Kamala Platt.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Kamal move to remand this case to the DRC, and have an on-site visit to be scheduled by the Planning Department.

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

Commissioner Connor arrived at 4:30

Commissioner Brittain out at 5:00

25. HDRC NO. 2017-150

Applicant: Stuart Johnson/San Antonio River Foundation

Address: 9900 ESPADA RD
10040 ESPADA RD

REQUEST:
The applicant is requesting final approval to install a public art sculpture, *Arbol de la Vida: Voices de Tierra*, at the Mission Espada Portal located at 9900 and 10040 Espada Road.

FINDINGS:
a. The applicant has proposed Arbol de la Vida: Voices de Tierra, a tree of life themed sculpture to be 43'-5" tall and eighty (80) feet wide at the Mission Espada Portal. The applicant has noted the sculpture will feature a steel structure with clay fired pieces depicting historic ranching themes, per a National Park Service interpretation.
b. Mission Espada and the San Antonio Missions are an extremely significant cultural resource for the City of San Antonio. The Missions are the only World Heritage Site in the State of Texas and one of only a few listed structures in the United States. The Mission Espada Portal was included in the nomination of the Missions as part of the World Heritage Buffer. The City and its partners are dedicated stewards to these important sites and have put in place a number of tools to ensure compatible development within the buffer zone. The Mission Protection Overlay Districts were submitted as a critical component to the World Heritage nomination for the Missions which ultimately gained approval from UNESCO.
c. The proposal received conceptual approval on April 19, 2017. At that time, a final height was not determined. The approval was passed by the HDRC with the stipulation that the applicant provide staff with a survey noting height conformance with the Mission Protection Overlay District height restrictions at this location. The applicant has

met this stipulation in the form of a drone test conducted on August 21, 2017.
d. According to the UDC Article 5, the purpose of Public Art San Antonio (PASA) is to support a public process for incorporating artist services and artworks in the design of civic spaces and capital projects and to define the City of San Antonio's policies and guidelines for acquiring and commissioning art of the highest standards which shall enrich the quality of life for all residents and visitors of San Antonio. Additionally, the goals of Public Art San Antonio (PASA) are to create a better visual environment for the residents and visitors of San Antonio, to integrate the design work of artists into the development of city eligible capital improvement projects, and to promote tourism and the economic vitality of the city through the enhancement of public spaces. Staff finds that the proposed sculpture has met the objectives of Article 5 of the UDC.
e. MISSION PROTECTION OVERLAY DISTRICT – This project falls within the MPOD-4. The design exceeds the imposed height regulations of the overlay. The HDRC has discretion to recommend exceptions to the height requirements where special circumstances, such as existing visual obstructions, exist. If the proposal receives a Certificate of Appropriateness, a permit shall not be issued unless the project is awarded a variance from the Board of Adjustment.
f. SITE VISIT – DRONE DEMONSTRATION – Office of Historic Preservation staff met on site with members of the San Antonio River Foundation on August 21, 2017, for a drone demonstration regarding proposed structure height in relationship to Mission Espada. The drone rose to the height of the proposed structure and was not visible from the marker in front of Mission Espada. The drone was not visible from the marker in front of the mission at heights of approximately 100 feet. The demonstration provided evidence that the visual impacts of the proposed new construction would be mitigated by the existing visual obstructions of vegetation; however, this test was done during the summer months, when vegetation was in full bloom. There are no existing buildings or structures between the Mission Espada site and the proposed installation. Screen captures of the verified drone locations for the demonstration are provided in the exhibits.
g. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:
Staff does not recommend approval as submitted based on findings a through g. Staff recommends that the overall scale and height of the artwork be reduced in order to conform to the Mission Protection Overlay District height restrictions. If the HDRC recommends approval, the following stipulations are to apply:
i. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
ii. A variance for the additional height must also be approved by the Board of Adjustment.

COMMISSION ACTION:
The motion was made by Commissioner Connor and seconded by Commissioner Lazarine move approve as submitted

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

26. HDRC NO. 2017-419

Applicant: Michael Perez

Address: 715 GRANT AVE

REQUEST:
The applicant is requesting conceptual approval to construct four, 2-story single family units on the vacant lot located at 715 Grant Ave. Two units will have attached garages and two will have detached garages.

FINDINGS:
a. The applicant has proposed to construct four 2-story units on the vacant lot at 715 Grant Ave, which carries an individually-designated HS overlay. The property, previously known as 1002 W Magnolia, was designated as a historic landmark by Ordinance 2009-01-15-0048 on January 15, 2009. In early 2011, the primary historic structure caught fire, and the Dangerous Structure Determination Board issued a demolition order. The property is located in the Beacon Hill NCD-5 (Neighborhood Conservation District), which went into effect on December 15, 2005. The lot is surrounded by historic 1-story and 2-story single family homes, designed primarily in the Craftsman style; historic 2-story multifamily homes with larger footprints; and the Conqueror's Assembly Church.
a. 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.
b. LOT COVERAGE – Many lots in the vicinity feature a primary residential structure that fronts a primary street with one or more accessory structures toward the rear of the site. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Building footprints should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. For each individual lot, impervious coverage ranges from 38% to 46.6%. There are several historic structures along the blocks of W Magnolia and W Mistletoe that met or exceed these percentages. Staff finds the proposal generally consistent with the Guidelines.
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 examples found on the block. Per the applicant's proposed site plan, each structure will be set back 20 feet from the property line. Two of the structures will be oriented towards W Magnolia Ave and two will be oriented towards Grant Ave. While the former historic landmark structure was one single family home oriented towards W Magnolia Ave, the orientation of each unit is generally consistent with established patterns on the block, as corner homes are oriented towards W Magnolia and mid-block homes are oriented towards Grant. Staff finds the setbacks and orientation generally consistent, but has not seen a site plan that places each of the proposed units in context with the surrounding setbacks of the existing structures on the block. The proposed development pattern also has no historic precedent. More variation in building setbacks among structures would be appropriate to help distinguish each structure as an individual unit, which is more consistent with development patterns in the vicinity.
d. ENTRANCES – Per the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The Lot-2 and Lot-3 units feature a front door that is legible from the street, but the Lot-1 and Lot-4 units' front doors are partially obscured by porch columns. This is not a configuration that is traditionally found in historic precedents. Staff does not find the Lot-1 and Lot-4 entrance configuration consistent.
e. SCALE & MASS – The applicant has proposed four individual single family structures. The ridge lines, as indicated on the submitted elevations, range from 23'-0" (Lot-2), 23'-2" (Lot-3), 31'-6" (Lot-1), to 32'-6" (Lot-4). The scale of the individual buildings is generally consistent with the Guidelines.
f. 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. Neighboring historic structures feature foundation heights of approximately two to three feet. The applicant has proposed foundation heights of approximately one foot for each unit. This is generally consistent with the UDC.
g. ROOF FORM – The Historic Design Guidelines for New Construction state that new structures should incorporate roof forms, including pitch, overhangs, and orientation, that are consistent with those predominantly found on the block. The applicant has proposed to incorporate both gabled and hipped roofs into the four units, as well as exposed eave rafters, bracketing, vergeboards, and gable details to include scalloped shingles and false timbering. Gabled and hipped roofs are found throughout the Beacon Hill Neighborhood Conservation District; however, there are several variations on each individual unit, including both steep and low-sloped gables, combinations of multiple hips and gables, multiple ridgelines, and varying eave or vergeboard detailing. Lot-2 has gables that intersect, asymmetrical vergeboards, and hips that wrap around wall planes. Lot-4 features a front elevation with three steeply-pitched gables on the second floor with flaring vergeboards, and gables on the first floor with a drastically lower slope. The rear elevation of this unit contains two gables on the second floor with gable geometry that does not line up between the two forms. These roof forms are a departure from historic precedents in the district and incorporate an amalgam of historic styles, including Tudor, Queen Anne, Craftsman, and Prairie. Staff finds the number of roof forms and projections to be inconsistent with the Guidelines and historic precedents.
h. WINDOW & DOOR OPENINGS – 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. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures. However, each unit contains several small fixed windows that are not consistent with the OHP Window Policy Document or historic fenestration precedents in the district. All proposed window detailing can be modified to relate closer to historic examples, such as the use of approximately six inches of separation between double windows. Each window should be inset at least two (2) inches within walls to ensure that a proper façade depth is maintained.
i. WINDOW MATERIALS – According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. At this time, the applicant has not specified window materials; however, staff finds that one-over-one wood windows or aluminum-clad wood windows should be used.
j. GARAGES – The applicant has proposed to provide covered car parking for each of the four units. Two of the units, both facing W Magnolia, will have attached garages towards on east façade of the structures. The structures facing Grant Ave will have detached garages facing the alleyway to the south. Each garage contains an overhead rolling garage door measuring 9 by 8 feet. According to the Historic Design Guidelines, new garages should

follow the historic pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. The development pattern in the vicinity is most commonly a detached rear accessory structure accessed from a rear alley or secondary or side street. Staff does not find attached garages appropriate for the site or the district. Garage doors facing the primary street are also not consistent with the Guidelines nor historic development patterns.
k. MATERIALS – At this time, the applicant has proposed materials that include Hardi lap siding with the textured side exposed, board and batten siding, a standing seam metal roof, and brick. A smooth finished should be used along with an exposure of four inches for the proposed lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide. The standing seam metal 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.
l. 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 nature and should not detract from nearby historic structures. Architectural details, such as well-proportioned porch elements, window coverings, roof eaves, and variations in wall planes add depth and visual interest and contribute to the overall quality of the design. As noted in finding g, the designs incorporate an amalgam of historic styles, including Tudor, Queen Anne, Craftsman, and Prairie.
m. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment.
n. SIDEWALK – The applicant has indicated their plan to install sidewalks facing Grant Ave and W Magnolia Ave. However, these have not been formally indicated on the site plan. The proposed sidewalks should relate to those found historically in the district in terms of location, width, and material.
o. DRIVEWAYS – On both the east and west side of the lot, the applicant has proposed to install ribbon driveways. Two driveways will be accessed from W Magnolia Ave, and two driveways will be accessed from an existing unpaved alley off of Grant Ave. The applicant has stated their intent to pave the alley for improved access. The Guidelines for Site Elements note that driveways should relate to historic driveways in the district and should not exceed (10) feet in width. The proposed driveways are consistent with the Guidelines in terms of configuration, but their widths are not provided on the submitted site plans.
b. LANDSCAPING – The applicant has noted the location of walkways and driveways on the site plan; however, a detailed landscaping plan should be submitted to staff prior to submitting for final approval.

RECOMMENDATION:

Staff does not recommend conceptual approval at this time. Staff recommends that the applicant address the following before returning to the HDRC with a modified proposal:

1. That the applicant provides streetscape elevations that show how the lot will look with each unit placed in context. The elevations should include surrounding existing structures to scale and include the proposed porticos.
2. That the applicant provides a site plan that places the proposed units in context with neighboring structures on the block as noted in finding c. The site plan should indicate all existing setbacks as well as the proposed setbacks of the new units. The applicant should also explore ways to slightly modify the setbacks to add streetscape variation, which is more consistent with development patterns in the district.
3. That the applicant explores ways to incorporate a detached garage as noted in finding k to be more consistent with the overall development pattern of the surrounding blocks.
4. That the applicant relocates the front door on the Lot-1 and Lot-4 units to ensure the door is not obscured by porch columns or any other architectural element as noted in finding d.
5. That the applicant simplifies the overall massing and configuration of the proposed roof forms to be more consistent with the historic roofs found in the district as noted in finding h.
6. That the applicant complies with the OHP Checklist for Metal Roofs. The roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish, and a crimped ridge seam. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met.
7. That the applicant proposes a fenestration pattern and window opening proportions that are more consistent with the Guidelines and the OHP Window Policy document as noted in finding h.
8. That the applicant submits a comprehensive landscaping and hardscaping plan with all appropriate dimensions indicated, including ribbon driveway width and length, pedestrian walkway width and length, the location of the proposed sidewalk, and building setbacks.

COMMISSION ACTION:
The motion was made by Commissioner Connor and seconded by Commissioner Cone to remand this case to the DRC.

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

27. HDRC NO. 2017-368

Applicant: Julie Hasdorff

Address: 1007 S ALAMO ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new, freestanding sign in the front yard to replace the existing sign. The proposed sign will feature a height of approximately eight (8) feet and two signage panels.

FINDINGS:

a. The applicant has proposed to install signage at 1005/1007 S Alamo, the location of a two story, historic structure constructed circa 1915. This structure as well as many along S Alamo are currently used as commercial structures and feature free standing, front yard signage. The applicant has proposed to replace the existing, free standing sign with a new free standing sign to contain two, double sided sign panels and eight (8) feet in height. The applicant has proposed a sign to feature MDO treated wood with a clear over laminate.
b. The Guidelines for Signage 4.B.i. notes that freestanding signs should not feature a height that exceeds fix (6) feet and should not feature more than twenty-five (25) square feet per side. The applicant has proposed signage to be eight feet in height and feature approximately. While the size and the materials of the proposed signage panels is appropriate and consistent with the Guidelines, the proposed height of the sign is not.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that the applicant reduce the height of the proposed sign to no more than six (6) feet in height.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Grube to move for approval of 8ft tall sign.

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

28. HDRC NO. 2017-401

Applicant: Shelton Grona

Address: 1102 S FLORES ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a carport structure at the rear of the primary historic structure.

FINDINGS:

a. The historic structure at 1102 S Flores was constructed circa 1910 and first appears on the 1912 Sanborn Map. The structure, known as Fire Station #12, features a tan brick façade, decorative roof parapet wall and barrel tile canopies. At the rear of the primary historic structure, the applicant has proposed to construct a new carport to replace the existing carport structure. The existing carport structure features a wood structure and a vinyl, rolling garage door.
b. CARPORT – Per the Guidelines for New Construction 5.A., new accessory structures should be designed to be visually subordinate to the principal historic structure in terms of their height, massing and form, should be no larger than forty (40) percent of the primary historic structure's footprint, should relate to the period of construction of the primary historic building on the lot through the use of complementary materials and simplified architectural details and should feature garage doors with similar proportions and materials as those traditionally

found in the district.
ITEM #28
c. CARPORT – The applicant has proposed a carport structure which features a footprint of approximately…Staff finds the proposed footprint to be appropriate and consistent with the Guidelines for New Construction 5.A.ii.
d. MATERIALS – The applicant has proposed materials that include galvalume posts, a galvalume roof and galvalume trim. As noted in finding a, the primary historic structure features materials that include tan brick. The Guidelines for New Construction 5.A.iii. notes that materials that complement those of the primary structure and district should be used for new construction. With the exception of roofing materials, galvalume is not used in a historic context in the Nathan Historic District. Staff finds that the applicant should proposed columns and beams of cedar or a comparable wood. A galvalume standing seam metal roof would be appropriate.
e. GARAGE DOOR – The applicant has proposed a galvalume, overhead rolling garage door. Historic accessory structures throughout the Nathan Historic District often feature wood garage doors or carriage doors. The proposed garage doors are neither appropriate for the district not consistent with the Guidelines.
f. SETBACKS & ORIENTATION – The applicant has proposed to locate the carport at the rear of the primary historic structure, oriented toward the secondary street. Staff finds this orientation to be appropriate and consistent with the Guidelines.

RECOMMENDATIONS:
Staff recommends approval based on findings a through f with the following stipulations:
i. That the applicant incorporate wood materials to replace the galvalume materials as noted in finding d.
ii. That the applicant incorporate garage doors that relate in size and material to those found historically in the Nathan Historic District at noted in finding g.

COMMISSION ACTION:
The motion was made by Commissioner Bustamante and seconded by Commissioner Grube to move for approval with identical door & wood structures.

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

29. HDRC NO. 2017-477

Applicant: David Armendariz

Address: 502 - 508 E GUENTHER ST
508 E GUENTHER ST

POSTPONED BY APPLICANT PRIOR TO MEETING

30. HDRC NO. 2017-372

Applicant: Allison Hu

Address: 609 HAYS ST

WITHDRAWN BY APPLICANT PRIOR TO MEETING

31. HDRC NO. 2017-352

Applicant: Justin Abt

Address: 830 N PINE ST

REQUEST:
The applicant is requesting Historic Tax Certification for the property at 830 N Pine.

FINDINGS:

a. The primary structure located at 830 N Pine St is a 1-story single family home constructed in the Folk Victorian

style. The home features several elements of the architectural style, including spindlework front porch detailing, scalloped gable shingles, and bracketed shingled awnings above floor-to-ceiling windows. The home also features a symmetrical front façade with two paired gables flanking either side of the front porch entrance. An addition was added to the home sometime after 1950. The house is a contributing structure in the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
b. The scope of work largely consists of restoration work that is eligible for administrative approval, including foundation repair, roof replacement, painting, and window repair and reglazing. The scope also includes a full remodel of the interior.
c. Staff conducted a site visit on July 24, 2017, to examine the conditions of the property. Foundation repair and roof replacement had already been performed per previously-issued administrative Certificates of Appropriateness, and interior remodeling was taking place. The applicant received an Administrative Certificate of Appropriateness on April 17, 2017 for the installation of a standing seam metal roof with the stipulations that the roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. The approval also stipulated that a bulky, modern ridge cap should not be used. As installed, the roof features an unapproved, raised ridge vent with capped ends that is not in compliance with the approval on record. The ridge detail must be corrected or receive approval from the HDRC in order for the property owner to participate in the tax incentive program.

RECOMMENDATION:

Staff does not recommend approval of Historic Tax Certification at this time. Staff recommends that the ridge detail be corrected or receive approval from the HDRC in order for the property owner to participate in the tax incentive program as noted in finding c.

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

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

32. HDRC NO. 2017-430

Applicant: Cotton Estes

Address: 814 N PINE ST

REQUEST:
The applicant is requesting conceptual approval to construct a two story, single family residential structure to feature 1,900 square feet on the vacant lot at 814 N Pine, in the Dignowity Hill Historic District.

FINDINGS:
a. The applicant is requesting conceptual approval to construct a two story, single family residential structure to feature 1,900 square feet on the vacant lot at 814 N Pine, in the Dignowity Hill Historic District. The lot features an alley to the immediate north.
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 August 8, 2017, where committee members commented on the proposed massing and scale, noted that the proposed new construction was generally appropriate for Pine Street and the Dignowity Hill Historic District and noted that a landscape plan should be provided at the time on final approval.
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 examples found on the block. The applicant has proposed a setback of twenty (20) feet from the sidewalk. The applicant has provided a street plan with the approximately setbacks of neighboring structures. Staff finds that the proposed setback of the new construction should be greater than that of the neighboring historic structures.
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 toward N Pine Street. 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. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of N Pine features thirteen historic structures, four of which feature more than one story. The applicant has proposed an overall height of approximately twenty-seven feet in height. One story historic structures are located on both sides of the proposed new construction. Staff finds that an overall height that is consistent with the neighboring historic examples would be more consistent with the Guidelines. The applicant should consider rearranging the massing of the house to locate the taller portion towards the rear of the lot instead of the front. The applicant should provide staff with the height of neighboring structures and two story structures on this block to determine the appropriateness of the proposed height. This height should be measured from grade.
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. The applicant has proposed a foundation height of 2' – 6", consistent with the Guidelines and similar to those of historic structures found on this block.
h. ROOF FORM – The applicant has proposed for both main masses of the new construction to feature front facing gabled roofs. Gabled roofs are found throughout the Dignowity Hill Historic District and on a majority of the structures on N Pine. This is 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. Generally, the proposed window openings are consistent with the Guidelines. Staff finds that the small fixed windows should feature a divided light window.
j. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed new construction is consistent with the Guidelines for New Construction 2.D.i.
k. MATERIALS – Regarding materials, the applicant has proposed materials that potentially could include board and batten or horizontal or vertical siding, a standing seam or corrugated metal roof and various site landscaping materials. The applicant has noted specified a window material at this time. Staff finds the installation of wood or aluminum clad wood windows to be appropriate. Additionally, staff finds the use of a standing seam metal roof to be consistent with historic roofing materials in the district. Board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide, horizontal siding should feature a four (4) inch exposure and that the 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 and a standard galvalume finish. Staff finds the use of vertical siding that does not feature a batten to be inappropriate.
i. WINDOW MATERIALS – According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. Staff finds wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
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. Staff finds the proposed architectural details to be generally appropriate and consistent with the Guidelines. The applicant has proposed architectural forms and details that are found throughout the district.
m. COLUMN DESIGN – The applicant has proposed front porch column(s) to face N Pine street. The applicant should provide staff with a detail of the proposed column at the time of final approval.
n. 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 has proposed to locate the mechanical equipment on the south elevation. The applicant is responsible for screening this equipment from view.
o. DRIVEWAY – The applicant has noted a driveway along the alley to the north of the proposed new construction. Staff finds this location to be appropriate; however, the width should not exceed ten (10) feet in width.
p. PARKING – At the rear of the site, the applicant has proposed parking for two automobiles. The applicant's site plan notes a carport; however, elevation drawings have not been provided for a carport. Staff finds that a carport would be appropriate at this location.
q. ACCESSORY STRUCTURE – At the rear of the lot, the applicant has proposed to construct a small accessory structure. Staff finds the general size, placement and design of this accessory structure to be appropriate.
r. LANDSCAPING – The applicant has noted a number of landscaping materials in the application documents. A detailed landscaping plan should be submitted to staff at the time of final approval.
s. FENCING – The applicant has proposed fencing to include both front and rear yard fencing. The applicant has noted an overall height of the proposed fencing; however, front yard fencing is not to exceed four (4) feet in height while rear yard privacy fencing should not exceed six (6).

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through s with the following stipulations:
i. That the proposed setback of the new construction be increased to as to not protrude in front of any adjacent historic structures.
ii. That the applicant reduce the overall height of the two story portion to be more consistent with the adjacent historic structures. If the applicant desires to retain the current height, then staff recommends that the massing be rearranged to locate the taller portion towards the rear of the lot instead of the front.
iii. That all proposed fixed windows feature a sash window meeting the specifications provided below.
iv. That board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide, horizontal siding should feature a four (4) inch exposure and that the 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 and a standard galvalume finish.
v. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
vi. That the proposed side driveway does not exceed ten (1) feet in width.
vii. That all mechanical equipment is screened from view from the public right of way.

COMMISSION ACTION:
The motion was made by Commissioner Connor and seconded by Commissioner Kamal to move for conceptual approval with staff stipulations #3-#7 only.

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

RECUSAL: Laffoon

THE MOTION CARRIED

33. HDRC NO. 2017-158

Applicant: Christine Garcia

Address: 515 S ST MARYS

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:
1. 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.
2. To construct a rear accessory structure.
3. 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 – This request received conceptual approval at the April 19, 2017, Historic and Design Review Commission hearing, where the request was approved as submitted. At that time, staff's concerns regarded setbacks from the street, front porch massing, window opening proportions, the front porch corten planter, bronze colored roof, cement plaster finish, window profiles and exposed rafter tails.
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 Hays Street. This is consistent with the Guidelines.
e. ENTRNACES – 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 removes 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. 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. Additionally, staff finds the proposed roof pitch to be inconsistent with historic examples found throughout the Dignowity Hill Historic District.
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.
l. WINDOW & DOOR OPENINGS – The applicant has proposed windows that feature contemporary sizes on the side elevations. Staff finds that theses windows may be appropriate in addition to or coupled with windows that are similarly sized to historic windows.
m. WINDOW MATERIALS – The applicant has provided application documents regarding windows that list installation of wood and aluminum windows. Staff finds that one-over-one wood windows or aluminum-clad wood windows should be used.
n. 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.
o. MATERIALS – In regards to materials, the applicant has proposed materials to include Hardi siding with a four inch exposure, painted cement plaster, a standing seam metal roof and corten steel planters. Staff finds that the proposed Hardi siding should feature a four (4) inch exposure and a smooth finish. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Regarding the proposed cement plaster finish 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.
p. ARCHITECTURAL DETAILES – 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 f.
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. Staff finds this location appropriate.
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. 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.
u. 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

RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends the applicant address the following items prior to receiving final approval.

i. That the front yard setback be increased to match the greater setback of the two adjacent historic structures.
ii. That the applicant propose 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 e and f.
iii. 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 o.
iv. That that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used based on finding m. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
v. 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 and a standard galvalume finish as noted in finding o.
vi. That the applicant eliminate the proposed exposed rafter tails that are inappropriately placed on the front gable and propose a roof form that features a roof pitch that is consistent with historic examples found throughout the Dignowity Hill Historic District.

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Bustamante to move for denial of the applicant's request

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

34. HDRC NO. 2017-451

Applicant: Thelma Pena

Address: 117 BUFORD

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:
1. Construct a rear addition to feature approximately 729 square feet.
2. Construct a water closet addition on the west elevation.

FINDINGS:
a. The structure at 117 Buford was constructed circa 1920 in a vernacular style and is a contributing structure to the Dignowity Hill Historic District. The structure features a gable rood and wood siding with a covered front porch to match. The structure features approximately 780 square feet.
b. REAR ADDITION – The applicant proposed to construct a 27 feet wide by 27 feet long addition to the rear of the historic structure to match its width. The proposed addition would add 729 square feet to the current 780 square feet structure. The addition would maintain an 11 feet setback to the rear property line. The Guidelines for Additions 3.1.B.iv. notes that an appropriate yard to building ratio should be maintained for consistency within historic districts and that residential additions should not be so large as to double the existing building footprint regardless of size. Staff finds the massing and scale of the rear addition appropriate.
c. MATERIALS - The applicant proposed to install wood siding to feature a six inch exposure and corner trim that matches the existing structure. The applicant has also proposed to paint the exterior addition the same color as the existing structure. The Guidelines for Additions 3.3.A.i notes that using materials that match in type, color, and texture should include an offset or reveal to distinguish the addition from the historic structure whenever possible. Staff finds the proposed materials for the addition appropriate, provided the applicant also includes a vertical trim piece on each side elevation distinguishing between the existing structure and the addition.
d. ROOF FORM – The applicant proposed to construct a roof for the addition that matches the form (gable) and materials (shingle) of the existing roof. Staff finds the proposal for the roof of the addition appropriate and in compliance with the Guidelines for Additions 3.1.A.iii regarding a similar roof form and 3.3.A.i. regarding complementary materials.
e. WINDOWS & DOORS – The applicant proposed to install two windows on each side façade and one door on the rear façade. The applicant proposed to install white, aluminum frame, double pane windows to match the existing windows installed in the primary historic structure. While staff finds the window materials to be inconsistent with the Guidelines, staff finds their installation appropriate given the installation of aluminum windows in the existing addition. Staff finds that the proposed aluminum windows should feature meeting rails that are no taller than

1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Staff finds the proposed color of white appropriate given the color of the existing windows in the historic structure.
f. UTLITY CLOSET –The applicant proposed to construct a utility closet addition on the west elevation of the structure. Staff finds this location and construction to be appropriately placed and scaled, consistent with examples found throughout the district.

RECOMMENDATION:
Staff recommends conceptual approval based on findings b through f with the following stipulations:
1) The applicant installs a vertical trim piece on each of the side facades that distinguishes between the existing structure and the new addition as mentioned in finding c.
2) That the proposed windows in the addition feature an installation that is consistent with those of the primary historic structure and matches the details noted in finding d.

CASE COMENT:
A stop work order was issued on 8/21/2017 for the construction of a rear addition prior to the issuance of a Certificate of Appropriateness or permits.

APPLICANT NOT PRESENT

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Garcia to move to next agenda- no applicant

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

35. HDRC NO. 2017-454

Applicant: Wade Lewis

Address: 529 DEVINE ST

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:
1. Replace existing, historic wood windows with vinyl windows.
2. Replace existing, aluminum windows with vinyl windows.
3. Repair siding to match the existing profile.
4. Paint the historic structure.

FINDINGS:
a. The historic structure at 529 Devine was constructed circa 1920 in the Craftsman style and feature a front gabled roof, asphalt shingle roof and double front porch columns. The historic structure features a number of its historic wood windows; however, many historic windows were previously replaced by aluminum windows, particularly at the rear of the structure.
b. WOOD WINDOW REPLACEMENT - The applicant has proposed to replace wood windows with vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff performed a site visit on August 14, 2017, and found the removed wood window sashes to be in good condition. Staff recommends that the applicant repair the existing wood window sashes and reinstall in the house.
c. ALUMINUM WINDOW REPLACEMENT – The applicant has proposed to replace 3, non-original aluminum windows with new vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.B.vii. notes that non-original windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that while the proposed vinyl windows are not consistent with the Guidelines in regards to materials, their profile is more consistent with the profile of the historic windows that the existing aluminum windows.
d. SIDING REPAIR – The applicant has proposed to repair and install new siding where existing siding is damaged to match the siding of the historic structure. Staff finds this appropriate and consistent with the Guidelines. In Addition to the proposed siding repair, the applicant has noted that the house will be sanded and painted. Sanding should occur in a gentle method. Paint colors are to be submitted to staff for approval prior to painting.

RECOMMENDATION:
Staff does not recommend approval of item #1, the replacement of wood windows. Staff recommends that all existing wood windows be repaired and that the removed sashes be repaired and reinstalled in the house.
Staff recommends approval of item #2, the replacement of aluminum windows, with the stipulation that the profile of the proposed vinyl windows match that of the historic structure's original wood windows and feature a framing depth that is consistent with the historic windows.
Staff recommends approval of items #3 and #4, the repair, sanding and painting of siding with the stipulation that sanding be done in a gentle manner and that paint colors be submitted to staff for approval.

APPLICANT NOT PRESENT

COMMISSION ACTION:
The motion was made by Commissioner Cone and seconded by Commissioner Garcia to move to next agenda- no applicant

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

36. HDRC NO. 2017-403

Applicant: Kaufman & Killen, Inc

Address: 849 E COMMERCE ST

REQUEST:

The applicant is requesting conceptual approval to amend the existing master signage plan. Within this request, the applicant has proposed the following:
1. Install two blade signs to rear "Legoland" and "Sea Life" on the parking garage above two existing blade signs. These signs are noted as 1A and 1B. Both signs will feature approximately 30 square feet each and will match the two existing signs in materials, size and lighting.
2. Install a canopy sign to face east on the canopy of the historic structure adjacent to the parking garage to rear "Sea Life", be internally illuminated and feature approximately 40 square feet. This sign is noted as sign 2.
3. Install four façade banners on the E Commerce façade to rear "Lego Land" and "Sea Life" to feature colors that complement the façade of the historic structure and an overall square footage of approximately 133 each. These banners are noted as 3A through 3D.
4. Install two window graphics to the street level entrance on E Commerce to total 5 square feet in size. These window graphics are noted as signs 4A and 4B.
5. Install a sign at the roof parapet at the corner of E Commerce and Alamo to read "Logo Land" to feature internal illumination and back lighting to feature approximately 38 square feet in size. This sign is noted as sign 5.
6. Install a sign at the roof parapet at the corner of Blum and Alamo Streets to read "Sea Life" to feature internal illumination and back lighting to feature approximately 38 square feet in size. This sign is noted as sign 6.
7. Install a canopy sign on Blum Street to read "Sea Life and Lego Land" to replace the existing, "Battle for Texas" signage to be non-illuminated and feature approximately 28 square feet. This sign is noted as sign 7.
8. Install an entrance gateway to Blum Alley to feature wrought iron work to match the existing metal work found in the alley. The gateway will feature non-illuminated signage to read "Sea Life and Lego Land" and feature a total of 40 square feet. The gateway will be approximately 12 feet tall. This sign is noted as sign 8.
9. Install signage and a blue awning above an entrance in Blum Alley as well as modify the existing ramp railings. The proposed signage will read "Sea Life" and "Lego Land" on both the blade and wall signage. The proposed wall signage will feature 27 square feet and the blade sign will feature 9 square feet. This signage is noted as sign 9.
10. Install window graphics in the glass curtain wall at the terminus of Blum Alley to read "Sea Life" and "Lego Land" to feature an overall square footage of 40 each. This signage is identified as 10A and 10B.
11. Install window graphics that rear "Lego Land" and "Sea Life" in the glass storefront system within the colonnade at the River Walk Lagoon level. This signage is noted as 11B.

FINDINGS:

a. A master signage plan was approved by the Historic and Design Review Commission on October 17, 2012, for Rivercenter Mall. Signage included in the previously approved master signage plan included general locations, dimensions and lighting specifications for exterior signage throughout the mall property, including signage on the historic Joske's building, the parking garage and mall addition.
b. BLADE SIGNS (Signs 1A & 1B) – Along the E Commerce façade, the applicant has proposed to install two

blade signs to read “Legoland” and “Sea Life” on the parking garage above two existing blade signs. These signs are noted as 1A and 1B. Both signs will feature approximately 30 square feet each and will match the two existing signs in materials, size and lighting. Staff finds this installation appropriate given the collocation above existing, matching signage.
c. CANOPY SIGN (Sign 2) – Along E Commerce, the applicant has proposed to install a canopy sign to face east on the canopy of the historic structure adjacent to the parking garage to read “Sea Life”, be internally illuminated and feature approximately 40 square feet. This sign is noted as sign 2. A sign with a similar location and size is located at the opposite corner (Alamo and E Commerce, Chipotle). The applicant has proposed to match this signage in location and installation. Staff finds this installation appropriate given the installation similar to that at the opposite corner and along the canopy at primary entrances.
d. BANNERS (Signs 3A – 3D) – Along the E Commerce façade, the applicant has proposed to install four façade banners on the E Commerce façade to rear “Lego Land” and “Sea Life” to feature colors that complement the façade of the historic structure and an overall square footage of approximately 133 each. These banners are noted as 3A through 3D. The banner locations have been previously approved and currently house signage for Dave & Busters, IMAX and Battle for Texas. Staff finds this installation appropriate.
e. WINDOW GRAPHICS (Signs 4A & 4B) – At one of the primary mall pedestrian entrances along E Commerce, the applicant has proposed to install two window graphics to the street level entrance on E Commerce to total 5 square feet in size, to be located adjacent to existing window graphics noting mall entrances. These window graphics are noted as signs 4A and 4B. Staff finds the proposed graphics to be appropriate given their overall size and lack of visual impact on the existing conditions.
f. ROOF SIGNAGE (Sign 5) – The applicant has proposed to install a sign at the roof parapet at the corner of E Commerce and Alamo to read “Logo Land” to feature internal illumination and back lighting to feature approximately 38 square feet in size. This sign is noted as sign 5. Existing signage on the historic Joskes Building is located in a manner that does not detract from ornamental architectural elements. Staff finds that the proposed placement detracts from the architectural of the structure and is located inconsistently with the existing master signage plan. Signage should be located in a manner that complements existing architectural features.
g. ROOF SIGNAGE (Sign 6) –The applicant has proposed to install a sign at the roof parapet at the corner of Blum and Alamo Streets to read “Sea Life” to feature internal illumination and back lighting to feature approximately 38 square feet in size. This sign is noted as sign 6. Existing signage on the historic Joskes Building is located in a manner that does not detract from ornamental architectural elements. Staff finds that the proposed placement detracts from the architectural of the structure and is located inconsistently with the existing master signage plan. Signage should be located in a manner that complements existing architectural features.
h. CANOPY SIGNAGE (Sign 7) – Along Blum Alley, a Battle for Texas sign is currently installed over a mall entrance. The applicant has proposed to replace this sign with a new sign to read “Sea Life and Lego Land” to be non-illuminated and feature approximately 28 square feet. This sign is noted as sign 7. Staff finds this location and placement appropriate.
i. ALLEY GATEWAY & SIGNAGE (Sign 8) – At the entrance of Blum Alley, the applicant has proposed to install an entrance gateway to Blum Alley to feature wrought iron work to match the existing metal work found in the alley. The gateway will feature non-illuminated signage to read “Sea Life and Lego Land” and feature a total of 40 square feet. The gateway will be approximately 12 feet tall. This sign is noted as sign 8. Staff finds this location generally appropriate and will not detract from the character of the historic structure.
j. AWNING & ENTRY SIGNAGE (Sign 9) – At an existing entrance along Blum Alley, the applicant has proposed to install signage above a tenant entrance as well as install a blade sign. The proposed signage will read “Sea Life” and “Lego Land” on both the blade and wall signage. The proposed wall signage will feature 27 square feet and the blade sign will feature 9 square feet. This signage is noted as sign 9. Staff finds this signage to be appropriate given its consistency with existing signage at this location. Additionally, staff finds the modification to the existing ramp railing to be appropriate.
k. CURTAIN WALL SIGNAGE (Signs 10A & 10B) – The applicant has proposed to install window graphics in the glass curtain wall at the terminus of Blum Alley to read “Sea Life” and “Lego Land” to feature an overall square footage of 40 each. This signage is identified as 10A and 10B. Staff finds this signage to be appropriate given its location at the end of the alley and general size.
l. WINDOW GRAPHICS (11B) – The applicant has proposed to install window graphics that read “Lego Land” and “Sea Life” in the glass storefront system within the colonnade at the River Walk Lagoon level. This signage is noted as 11B. Staff finds the location of this signage and design as being non-illuminated appropriate.

RECOMMENDATION:

Staff recommends approval of items #1 through #4 and #7 through #11, blade signs, a canopy sign, banners, window graphics and curtain wall signage.

Staff does not recommend approval of items #5 and #6, parapet signage**.**

COMMISSION ACTION:
The motion was made by Commissioner Connor and seconded by Commissioner Cone to move for approval of items #1-#4, #7, #9-#11 & deny items #5, #6 & #8 with staff stipulations

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

MEETING MINUTES:

COMMISSION ACTION:
The motion was made by Commissioner Connor and seconded by Commissioner Cone to move approve June 7, 2017, June 21, 2017 meeting minutes

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

NAYS:

THE MOTION CARRIED

ELECTION OF NEW VICE CHAIR:

COMMISSION ACTION:
The motion was made by Commissioner Connor and seconded by Commissioner Cone to move to elect Commissioner Bustamante as new Vice Chair of HDRC.

AYES: Guarino, Connor, Lazarine, Cone, Kamal, Bustamante, Garcia, Grube

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, Bustamante, Garcia, 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 8:15 PM.

APPROVED

Michael Guarino
Chair