

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
2 March 2018**

- The Historic and Design Review Commission of the City of San Antonio met in session at 8:30 AM, in the Board Room at the 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, Chair; Bustamante, Vice Chair; Fish; Lazarine; Garza; Grube; Kamal; Garcia

**ABSENT:** Connor, Brittain, Laffoon

- Chairman's Statement
- Announcements
  - March 5, 2018, Viewshed Public Input Meeting - 6:00 PM, Board room, 1901 S Alamo
  - March 7, 2018, Historic & Design Review Commission, 3:00 PM, Board room, 1901 S Alamo
  -

**CITIZENS TO BE HEARD:** Liz Franklin spoke in support of 810 N Olive and requested HDRC reschedule the Wednesday, 7 March 2018 meeting to accommodate Doug Steadman's memorial service.

The Commission then considered the Consent Agenda, which consisted of:

- Item #1, Case No. 2018-001 104 BUSHNELL
- Item #3, Case No. 2018-098 7227 BRIAR PL
- Item #4, Case No. 2018-087 223 E CAROLINA
- Item #6, Case No. 2018-088 446 DONALDSON
- Item #7, Case No. 2018-092 810 N OLIVE
- Item #9, Case No. 2018-094 315 LAMAR
- Item #10, Case No. 2017-400 319 W MITCHELL

Items #2, #5, and #8 were pulled for commissioner recusals.

**COMMISSION ACTION:**

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

**AYES:** Guarino, Fish, Lazarine, Garza, Bustamante, Grube, Kamal, Garcia.

**NAYS:** None

**THE MOTION CARRIED.**

**2. HDRC NO. 2018-096**

**Applicant:** Jim McKissick

**Address:** 510 E GUENTHER

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to reconstruct a side porch.

**FINDINGS:**

- a. The historic structure at 510 E Guenther was constructed circa 1895 in the Folk Victorian style and features an L- plan, hipped, gable and conical roofs. The structure, per the 1904 Sanborn Map and a historic photo, the structure originally featured a side, double height porch. At this time, the applicant has proposed to reconstruct this porch per the historic photo.
- b. PORCH RECONSTRUCTION – The Guidelines for Site Elements 7.B.v. notes that porches should be reconstructed based on accurate evidence of the original, such as photographs. The applicant has provided construction documents noting the reconstruction of the porch to be similarly constructed per the original. The applicant has included an addition bay to feature access stairs. Generally, staff finds the proposed porch to be appropriate and its reconstruction to be consistent with the Guidelines. The applicant has noted that all elements will match those found historically on the structure in material and profile.

**RECOMMENDATIONS:**

Staff recommends approval as submitted based on findings a and b.

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

The motion was made Commissioner Lazarine and seconded by Commissioner Garza to approve with staff stipulations.

**AYES:** Fish, Lazarine, Garza, Bustamante, Grube, Kamal, Garcia.

**NAYS:** None.

**RECUSALS:** Guarino.

**THE MOTION CARRIED**

**5. HDRC NO. 2017-091**

**Applicant:** Xavier Gonzalez/GRG Architecture

**Address:** 809 S ST MARY’S

**REQUEST:**

The applicant is requesting conceptual approval to add four (4) glass retail storefronts and awnings to the building façade.

**FINDINGS:**

- a. The historic structure at 809 S St Mary’s, also known as the King William Professional Building was constructed circa 1940 and underwent façade alterations circa 1970. This structure is located at the corner of S St Mary’s and Madison in the King William Historic District. On July 1, 2015, the Historic and Design Review Commission approved fenestration modifications to the street facing facades which included the installation of windows and the installation of canopies. At the

April 20, 2016, HDRC hearing, the applicant received approval for door and entrance modifications.

- b. **CONCEPTUAL APPROVAL** – 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. **STOREFRONT SYSTEM** – At this time, the applicant is requesting conceptual approval to install four glass storefront systems onto the St Mary’s (east) façade. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new façade elements that alter or destroy the historic building character should not be introduced and that the architectural rhythm of the block should be preserved. While the existing historic structure features no existing storefront system, many historic structures on S St Mary’s do.
- d. **STOREFRONT SYSTEM** – Generally, staff finds the proposal to install a storefront system appropriate; however, staff finds that the proposed storefront system should feature profile elements that relate to those found historically in the district. Awnings should terminate at the head height of transom windows, mullions should feature a comparable width and depth, doors should be centered between each column bay and a brick knee wall should remain. It should be noted that the currently application documents provide conflicting information regarding the proposed storefront system. 80 percent complete construction documents are required to receive final approval. An application for final approval will not be considered complete until 80% complete construction documents have been submitted.

**RECOMMENDATIONS:**

Staff recommends conceptual approval of the installation of four storefront systems and awnings with the following stipulations:

- i. That the proposed storefront systems feature mullion widths and depths that are comparable to those found historically in the district.
- ii. That the proposed awnings be affixed to the wall at the head height of the proposed transom windows, not above as currently proposed.
- iii. That the proposed storefront system doors be centered between column bays.
- iv. That a brick knee wall feature a height comparable to those found historically on S St Mary’s be retained.
- v. That the proposed storefront system features an overall profile that is comparable to those found on adjacent structures on S St Mary’s.

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

The motion was made Commissioner Grube and seconded by Commissioner Kamal to approve with staff stipulations.

**AYES:** Fish, Lazarine, Bustamante, Grube, Kamal, Garcia.

**NAYS:** None.

**RECUSALS:** Guarino, Garza.

**THE MOTION CARRIED**

**8. HDRC NO. 2018-095**

**Applicant:** Wells Solar & Electrical Services

**Address:** 536 ADAMS ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a solar array on the roof of 536 Adams.

**FINDINGS:**

- a. The primary structure located at 536 Adams is a 1-story single family home constructed circa 1928 in the Craftsman Bungalow style. The home features a primary clipped gabled roof, a prominent asymmetrical front porch with side clipped gable roof, decorative bracketing and exposed rafter tails, and battered columns. The structure is contributing to the King William Historic District.
- b. LOCATION – The applicant is requesting approval to install 37 solar panels on the east (rear) and south portions of the roof. Twenty will be located at the extreme rear of the home, one will be located on a side clipped gable, and sixteen will be located on the south portion of the primary roofline. No panels will be located on the northern portion of the primary roof or on the side gable closest to the public right-of-way. According to the Historic Design Guidelines for Additions 6.C.i, solar collectors should be located on a side or rear roof pitch to the maximum extent possible to minimize the visibility from the public right-of-way. Staff finds the proposed location appropriate given their placement behind the front side gable.
- c. PITCH – The panels will be installed flush with the roof pitch. Staff finds the proposal consistent with the Guidelines.

**RECOMMENDATIONS:**

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

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

The motion was made Commissioner Lazarine and seconded by Commissioner Kamal to approve with staff stipulations.

**AYES:** Fish, Lazarine, Garza, Bustamante, Grube, Kamal, Garcia.

**NAYS:** None.

**RECUSALS:** Guarino.

**THE MOTION CARRIED**

**11. HDRC NO. 2018-099**

**Applicant:** Tony Sanchez

**Address:** 1418 FULTON AVE

**REQUEST:**

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

1. Replace two first story wood windows featuring 8 divided lites each with wood windows featuring 4 divided lites each.
2. Replace two second story wood windows featuring 8 divided lites with new wood windows featuring 2 divided lites.

**FINDINGS:**

- a. The primary structure located at 1418 Fulton is a 2-story single family home constructed in 1929 in the Spanish Eclectic style. The home features a non-original second story addition, as well as wood windows with true divided lites, a stucco façade finish on the first story, and clay barrel tile roofing. The home is a contributing structure in the Fulton Avenue Historic District.
- b. WINDOW REPLACEMENT: FIRST FLOOR – The applicant is proposing to replace two existing first floor wood windows featuring 8 divided lites with new wood windows featuring 4 divided lites. According to the Historic Design Guidelines, existing wood windows should be preserved and restored. If the window is deteriorated beyond repair, the replacement window must match the appearance, materials, size, design, proportion, and profile of the original window. The existing window is highly deteriorated and eligible for replacement. However, the proposed replacement window, while matching in material, does not match the divided lite configuration of the existing. The style of the window is characteristic of Spanish Eclectic homes in the district and in neighboring historic residential districts, such as Monticello Park. The window is also prominent and located in the center of the original front façade. Staff does not find the proposed replacement window consistent with the Guidelines.
- c. WINDOW REPLACEMENT: SECOND FLOOR – The applicant is proposing to replace two second story wood windows featuring 8 divided lites with new wood windows featuring 2 divided lites. The second story of this structure is not original and non-contributing. According to the Historic Design Guidelines, existing wood windows should be preserved and restored. If the window is deteriorated beyond repair, the replacement window must match the appearance, materials, size, design, proportion, and profile of the original window. The existing windows are significantly deteriorated and eligible for replacement. However, the proposed replacement window, while matching in material, does not match the divided lite configuration of the existing. While the second story addition itself is not original, the design and configuration of the windows matches those on the first floor and those commonly found in historic Spanish Eclectic homes on Fulton Ave and in the nearby historic district Monticello Park. These windows may have been relocated from the first floor when the second story was added; alternatively, they were built to match the existing windows in all respects. Staff does not find the proposed replacement windows consistent with the Guidelines.

**RECOMMENDATIONS:**

Staff does not recommend approval based on findings a through c. Staff recommends that the applicant installs new wood windows that match the dimensions, profile, materiality, and divided lite configuration as the existing. The applicant must submit updated drawings to staff that clearly indicate all dimensions, including overall size and individual muntins, for each opening.

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

The motion was made Commissioner Bustamante and seconded by Commissioner Grube to approve with staff stipulations.

**AYES:** Guarino, Fish, Lazarine, Garza, Bustamante, Grube, Kamal, Garcia.

**NAYS:** None.

## THE MOTION CARRIED

### 12. HDRC NO. 2018-089

**Applicant:** Robert Rendon

**Address:** 743 S FLORES ST

#### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install the following signage:

1. Front façade to feature internally illuminated cabinet sign above individual channel letters
2. South elevation to feature internally illuminated rectangular cabinet set.
3. Northeast corner to feature freestanding pole with internally illuminated circular cabinet sign.
4. Adjacent property to feature freestanding pole sign with existing rectangular cabinet.
5. Storefront door to feature decal sign.

#### FINDINGS:

- a. The structure at 743 S Flores is a commercial building constructed in 1958. The structure features a flat roof and painted brick façade with a non-historic storefront and metal canopy installed circa December 2016. The building, which was vacant or had no long-term tenants in recent years, currently features no signage.
- b. FRONT FAÇADE – The applicant has proposed to install signage featuring approximately 38 ¼ square feet on the front façade above the canopy. The signage features a rectangular cabinet sign (9” by 7’; 5 ¼” square feet) above a set of larger individual channel letters (2’ by 16 ½”); 33 square feet) together displaying the name of the business. Both signage elements will feature acrylic faces, be internally illuminated by LED lights, and mounted on standard raceway. Staff finds the proposed design and materials of the signage on the front façade inconsistent with UDC Sec. 35-678 (c)(3) and (4) as proposed. Staff finds that the sign should feature a metal face that is backlit, rather acrylic faces that are internally lit.
- c. SOUTH ELEVATION (RECTANGULAR CABINET) – The applicant has also proposed to install signage featuring approximately 40 square feet (4’ by 10’) on the south elevation on the building. The proposed sign is a rectangular cabinet featuring a sheet metal frame with white Lexan face with cut-out branding of the business. The sign will be internally illuminated with LED lights and flat mounted to the structure. Staff finds the proposed design and materials of the signage inconsistent with the UDC Sec. 35-678 (c)(3) and (4).
- d. NORTH ELEVATION (CIRCULAR CABINET ON FREESTANDING POLE) – There is an existing freestanding metal pole featuring 5” in diameter and 16’ in height, located by the northeast corner of structure. The applicant has proposed to install an additional 2’ to the height of the pole and a circular cabinet sign featuring 25 square feet (5’ x 5’, double sided). The proposed sign will feature a metal frame with acrylic faces with branding of the business and will be internally illuminated with LED lights. Pole-mounted cabinet signs are prohibited by the UDC Sec. 35-678 (k)(8). Staff also finds that the freestanding pole, without a remaining cabinet frame of a previous sign, is not an integral element to the historic structure or its site.
- e. DOOR DECAL – The applicant has proposed to install decal signage on the front door of the storefront. The sign will feature approximately 5 square feet displaying the branding for the business.
- f. TOTAL SIGNAGE AREA – The applicant has proposed three total signs totaling approximately 128 square feet (5 ¼ , 33, 40, 25, and 25 square feet respectively) excluding the door decal and the freestanding sign on 735 S Flores. Per the UDC Sec. 35-678 (e), properties located within a

River Improvement Overlay district are limited to three total sign areas and 50 square feet of total signage -- unless additional signs and/or additional total footage is approved based on size and scope of the site. At this time, staff finds that the 50 square feet of total signage is adequately allotted to this 4625 square foot lot with a 37 linear feet storefront.

**RECOMMENDATIONS:**

Staff recommends approval of the front façade signage and door decal based on findings b, e, and g with the stipulation that the proposed façade signage feature a metal face that is backlit, rather acrylic faces that are internally lit.

Staff does not recommend approval of the south elevation cabinet sign or the freestanding pole sign based on finding c and d. If the applicant is pursuing signage that would be visible by traffic on S Flores and Guadalupe, staff would recommend approval of painted wall signage, a blade sign perpendicular to the façade of the storefront, or a hanging sign from the canopy. Any additional signage must be approved prior to installation.

**CITIZENS TO BE HEARD:** None.

**WITHDRAWN BY APPLICANT.**

**Move to adjourn:**

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Vice Chair Bustamante to adjourn.

**AYES:** Guarino, Fish, Lazarine, Bustamante, Grube, Kamal, Laffoon.

**NAYS:** None.

**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 9:30 AM.

APPROVED

Michael Guarino  
Chair