

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
4 April 2018**

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

PRESENT: Guarino, Chair; Fish; Lazarine; Garza; Kamal; Laffoon

ABSENT: Connor, Bustamante, Brittain, Grube, Garcia

- Chairman's Statement
- Announcements
 Rehabarama - Saturday, April 7 - 1100 - 1200 E Highland Blvd

CITIZENS TO BE HEARD: None

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

- Item #1, Case No. 2018-138 420 S ALAMO
- Item #2, Case No. 2018-475 1115 NOLAN
- Item #3, Case No. 2018-140 3903 CROOKED TRAIL
- Item #4, Case No. 2018-139 712 LAMAR
- Item #5, Case No. 2018-123 348 THOMAS JEFFERSON
- Item #7, Case No. 2018-135 311 ROOSEVELT
- Item #9, Case No. 2018-130 1503 WYOMING
- Item #10, Case No. 2018-108 418 E HUISACHE
- Item #11, Case No. 2018-143 3700 W COMMERCE
- Item #12, Case No. 2018-067 427 ADAMS
- Item #14, Case No. 2018-145 1925 W MULBERRY

Items #6, #8, and #13 were pulled for citizens to be heard.

COMMISSION ACTION:

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

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

NAYS: None

THE MOTION CARRIED.

6. HDRC NO. 2018-133

Applicant: Cotton Estes/High Cotton Architects

Address: 120 BOSTON 122 BOSTON 126 BOSTON 130 BOSTON

REQUEST:

The applicant is requesting conceptual approval to construct six, residential structures on the vacant lots at 120, 122, 126 and 130 Boston. The proposed new construction will feature both one and two story structures, a total of nine living units, on site automobile and bicycle parking, on site trash and recycling dumpsters, a courtyard and pavilion.

FINDINGS:

- a. The vacant lots at 120, 122, 126 and 130 Boston Street features approximately 15,000 square feet. The applicant has proposed to construct six, residential structures on the vacant lots at 120, 122, 126 and 130 Boston. The proposed new construction will feature both one and two story structures, a total of nine living units, on site automobile and bicycle parking, on site trash and recycling dumpsters, a courtyard and pavilion.
- 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. **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 front setbacks that are consistent with the side setback of the historic structure located at 413 N Pine. The applicant has proposed staggering setbacks for the four building that address Boston. Regarding orientation, the applicant has proposed for each structure to feature an entrance orientation that fronts Boston. This is consistent with the Guidelines.
- d. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines.
- e. **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. While there are no two story residential structures on Boston Street, staff finds that the proposed location of the structures, at the intersection of Boston and Lowe Streets in the center of the block appropriate. Staff finds that given the distance from N Olive, E Crockett, N Pine and E Houston Streets, the proposed two story masses will not rear as such.
- f. **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 foundation and floor heights. The applicant has not specified foundation and floor heights at this time. The applicant is responsible for complying with this section of the Guidelines.
- g. **ROOF FORM** – The applicant has proposed a series of gabled roofs. The proposed roof forms are found throughout the Dignowity Hill Historic District. The proposed roof forms are consistent with the Guidelines.
- h. **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 and door openings are sized consistently with openings found on nearby Folk Victorian structures. This is consistent with the Guidelines.

- i. 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. Generally, staff finds the proposed lot coverage to be appropriate.
- j. MATERIALS – The applicant has proposed materials that include traditional tri-coat stucco or undecorated cementitious fiberboard panels, horizontal tongue and groove siding at recessed porches, standing seam metal or corrugated metal roofs. Staff finds the use of stucco or fiberboard panels to be appropriate given the adjacent historic structure that features plaster covered limestone walls; however, staff finds that additional horizontal siding should be incorporated. Horizontal siding should feature a smooth finish and an exposure of four (4) inches. Regarding roofs, staff finds standing seam metal roofs with 18 to 21 inch panels, 1 to 2 inch tall seams, a standard galvalume finish and crimped ridge seams to be consistent with the Guidelines.
- k. WINDOW MATERIALS – At this time the applicant has not specified window materials. Staff finds 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.
- l. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are generally in keeping with the Guidelines for New Construction and Folk Victorian historic structures found throughout the Dignowity Hill Historic District. Staff finds this to be appropriate and consistent with the Guidelines.
- m. SITE DESIGN – The applicant has proposed locations for on site courtyards, a pavilion, and walkways and paths throughout the site. The applicant has noted concrete or stone walkways, concrete site walls and native xeric and bioretention plantings. The applicant has noted that all street facing yards will be lawn. The applicant is responsible for providing a detailed landscaping plan when returning for final approval.
- n. PARKING – The applicant has proposed parking locations off of Lowe Street, parallel to Boston Street and a driveway on the far east side of the lot. In total, the applicant has proposed fourteen (14) parking locations. Staff finds the proposed parking to be appropriate as the parking mirrors that found throughout the district in regards to location.

RECOMMENDATIONS:

Staff recommends conceptual approval with the following stipulations:

- i. That the applicant propose foundation heights that are consistent with the Guidelines as noted in finding f.
- ii. That all horizontal siding should feature a smooth finish and an exposure of four (4) inches, that standing seam metal roofs feature 18 to 21 inch panels, 1 to 2 inch tall seams, a standard galvalume finish and crimped ridge seams.
- iii. That a detailed landscaping plan be submitted when returning for final approval.
- iv. That the applicant explore the inclusion of additional horizontal siding on the facades of each structure to provide a variation in façade materials.

CITIZENS TO BE HEARD: Cullen Jones spoke in support; Patti Zaiantz spoke in opposition.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Lazarine, Garza, Kamal, Laffoon.

NAYS: None.

ABSTAIN: Grube and Connor abstained; they arrived late and did not hear the full case.

RECUSALS: None.

THE MOTION CARRIED

NOTE: Commissioner Grube arrived at 3:32 PM.
Commissioner Connor arrived at 3:38 PM.

13. HDRC NO. 2018-091

Applicant: Xavier Gonzalez/GRG Architecture

Address: 809 S ST MARY'S

REQUEST:

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

1. Install four glass storefront systems.
2. Install four 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. At that March 9, 2018, Historic and Design Review Commission hearing, the applicant received conceptual approval to install the proposed storefront system 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. *This stipulation has not been met.*
 - ii. That the proposed awnings be affixed to the wall at the head height of the proposed transom windows, not above as currently proposed. *This stipulation has been met.*
 - iii. That the proposed storefront system doors be centered between column bays. *This stipulation has not been met.*
 - iv. That a brick knee wall feature a height comparable to those found historically on S St Mary's be retained. *This stipulation has not been met.*
 - v. That the proposed storefront system features an overall profile that is comparable to those found on adjacent structures on S St Mary's. *This stipulation has not been met.*
- c. STOREFRONT SYSTEM – The applicant has proposed to install four glass storefront systems into 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 Street do. Examples have been provided by staff in the case exhibits.

- d. **STOREFRONT SYSTEM** – The applicant has proposed a storefront system that features an overall height of 10' – 0" – eight feet from the finished floor to the transom windows and transom height of two feet. The proposed storefront systems feature widths of 6' – 0"; 10' – 0"; 10' – 0"; and 16' – 4". Historic structures on S St Mary's feature storefront systems with pony/knee walls ranging in height from 18 to 24 inches, which the applicant has not included. This is inconsistent with the Guidelines for Exterior Maintenance 10.B.i. Staff finds that pony/knee walls, mullion widths and installation depths should be consistent with those found historically in the vicinity on S St Mary's. Additionally, the storefronts should feature uniform widths, centered on the existing column bays which translate to the brick façade.
- e. **AWNINGS** – The applicant has proposed to install awnings above each storefront system. Per application documents, the applicant has proposed for the awnings to span the width of each existing column bay above the proposed storefront systems and cover the proposed transom windows. The proposed awnings do not feature widths that match the storefront openings.

RECOMMENDATIONS:

- 1. Staff recommends approval of item #1, the installation of storefront systems with the following, previously approved stipulations. These stipulations are consistent with those approved during conceptual review.
 - 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 storefront system doors be centered between column bays.
 - iii. That a brick knee wall feature a height of approximately (16) inches as noted by the applicant.
 - iv. That the proposed storefront system features an overall profile that is comparable to those found on adjacent structures on S St Mary's.
- 2. Staff recommends approval of item #2, the installation of awnings with the stipulation that awning widths should match the width of the proposed storefront systems.

CITIZENS TO BE HEARD: Tracy Moon spoke in support.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Lazarine, Connor, Grube, Kamal, Laffoon.

NAYS: None.

RECUSALS: Garza.

THE MOTION CARRIED

21. HDRC NO. 2018-144

Applicant: Office of Historic Preservation

Address: n/a

REQUEST:

With direction from the City Council Arts, Culture & Heritage Committee, the Office of Historic Preservation is requesting review and recommendation of amendments to Chapter 35 (Unified Development Code) of the City Code relating to viewshed protection and the establishment of Viewshed Protection Districts.

FINDINGS:

- a. District 7 Councilwoman Ana E. Sandoval and District 2 Councilman William “Cruz” Shaw have submitted a City Council Resolution to initiate the process to consider additional San Antonio landmarks for viewshed protection and to enable the establishment of potential Viewshed Protection Districts. The CCR also directs OHP staff to study additional views and vistas of historic places, landmarks, and cultural resources for consideration for viewshed protection.
- b. The current provisions of the UDC limit the types and opportunities for viewshed protection. For instance, the provisions do not currently allow for more than one view to be protected from a single site. The UDC also does not consider natural views and requires that protected sites be buildings with a “front door”. Other structures, such as bridges or public art pieces, are not currently considered.
- c. The proposed amendments (provided in the exhibits for this request) address the following:
 - a. Updates and clarifications to the original 2003 ordinance
 - b. Eligibility requirements that establish where and when a new viewshed protection district may be established
 - c. Criteria for the objective evaluation of proposed viewshed protection districts
- d. Viewshed Protection Districts function as a zoning overlay. With a district in place, individual projects within the district are reviewed for conformance with any imposed height restrictions as part of the development review process. Any amendments to the designation criteria would not automatically result in a new district or associated regulations for the listed sites. With direction from Council, staff would further explore the best approaches for each site and work with the public to propose and adopt any new zoning districts. The HDRC will be included in the future adoption process for new districts.

RECOMMENDATIONS:

Staff recommends approval of the proposed UDC amendments.

CITIZENS TO BE HEARD: Kristel Puente, Yaneth Flores, and Beatrice Moreno spoke in support.

COMMISSION ACTION:

General discussion included suggestion from Kamal to revise language regarding article (2)C “Nonconforming Structures.” Staff agreed with suggested change. The motion was made Commissioner Connor and seconded by Commissioner Kamal to approve with staff stipulations.

AYES: Guarino, Fish, Lazarine, Connor, Grube, Kamal, Laffoon.

NAYS: None.

RECUSALS: Garza.

THE MOTION CARRIED

NOTE: Commissioner Grube left at 4 PM.

8. HDRC NO. 2018-135

Applicant: Delia Bara

Address: 525 MISSION ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wood picket front yard fence featuring three (3) feet in height.

FINDINGS:

- a. The structure at 525 Mission was constructed circa 1930 in an American Foursquare configuration and features Craftsman style elements including square columns with subtle woodworking details. The structure is a two-story, multi-family home with a shared central entry.
- b. FENCE LOCATION - The applicant has proposed to install a wood picket fence to span the width of the property and turn at the driveway to meet at the corner of the structure. The applicant has not requested a driveway gate at this time. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While staff finds that a fence was not historically present on this property, fences are found along Mission Street and within the King William Historic District.
- c. FENCE DESIGN - According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in relation to scale, transparency, and character. Staff finds that the proposed wood picket fence is appropriate for a Craftsman house. At this time, the applicant has not a measured drawing or example of the proposed wood picket fence.

RECOMMENDATIONS:

Staff recommends approval based on findings b and c with the stipulation that the applicant submit a measured drawing or example of the proposed wood picket fence and that no portion of the fence exceeds four feet in height. This request does not include a driveway gate at this time.

CITIZENS TO BE HEARD: Tracy Moon spoke in support.

COMMISSION ACTION:

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

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

NAYS: None.

THE MOTION CARRIED

15. HDRC NO. 2018-132

Applicant: Paul Casseb, Jr., AIA

Address: 206 W LULLWOOD AVE

REQUEST:

The applicant is requesting conceptual approval to construct a two-story residential structure and a two-story rear accessory structure on the vacant lot at 206 W Lullwood. The proposal also includes hardscaping, landscaping, and modifications to an existing stone wall.

WITHDRAWN BY APPLICANT

16. HDRC NO. 2018-137

Applicant: Zhen Cai

Address: 645 E PARK AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 28 wood windows with new Fibrex composite wood fiber windows.

FINDINGS:

- a. The primary structure located at 645 E Park Ave is a 1-story single family home constructed in 1922 in the Craftsman style. The home is contributing to the Tobin Hill Historic District.
- b. **EXISTING WINDOWS: CONDITON** – The applicant provided several photographs of the existing windows taken from both inside and outside the home. Staff also visually assessed the exterior of the windows on March 26, 2018. The applicant has noted that some of the windows are not operable, have broken or missing pulley cords, and are drafty. Based on the photographic evidence provided, staff finds that the windows are in good condition and are fully repairable. Additionally, a previous owner of the home rehabilitated the structure in 2015.
- c. **EXISTING WINDOWS: ENERGY EFFICIENCY AND NOISE** – The applicant has expressed concern to staff regarding the need to improve the energy efficiency of the house. However, in most cases, windows only account for a fraction of heat gain/loss in a house. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows and thermal shades. In most cases, windows may also be retrofitted with new glass. The applicant has also expressed concern about noise due to the home’s proximity to the N St Mary’s corridor. Interior storm windows are available that can be custom fitted to openings and, in many cases, are more effective in minimizing noise than new windows. In general, staff encourages the repair of historic wood windows. A wood window that is maintained over time can last for decades. Replacement window products have a much shorter lifespan and cannot be repaired once they fail.
- d. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. Staff does not find the original windows to be beyond repair. Replacement of any kind is not consistent with the Guidelines.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a through d. Staff recommends that the applicant repair the existing wood windows in place.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

The motion was made Commissioner Connor and seconded by Commissioner Garza to deny.

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

NAYS: None.

THE MOTION CARRIED

17. HDRC NO. 2018-131

Applicant: Hong Deng

Address: 521 MADISON ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard wrought iron fence featuring four (4) feet in height and a gate spanning across the driveway.

FINDINGS:

- a. The structure at 521 Madison was constructed circa 1907 the Folk Victorian architectural style. The structure is a two-story, single-family structure with a wraparound porch and patio.
- b. FENCE LOCATION - The applicant has proposed to install a wood picket fence to span the width of the property, including a gate spanning across the driveway. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While staff finds that a fence was not currently present on this property, fences are found along Madison St and within the King William Historic District. Additionally, per the Guidelines for Site Elements 2.C.i., privacy fences, including the proposed driveway gate, should be set back from the front façade to reduce their visual prominence. Staff finds that the fence should turn at the driveway to meet the corner of the structure, rather spanning across the driveway is proposed. Staff finds that the driveway gate, if included, should be set back behind the front façade plane of the structure.
- c. FENCE DESIGN - According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in relation to scale, transparency, and character. Staff finds that the proposed wrought iron fence is appropriate for a Folk Victorian home.

RECOMMENDATIONS:

Staff recommends approval based on finding b and c with the following stipulations:

- i. The fence turns at the driveway to meet at the corner of the structure, rather than spanning across the driveway as proposed.
- ii. The driveway gate be set behind the front façade plane of the structure or removed from the request.
- iii. No portions of the fence shall exceed four feet in height.

CITIZENS TO BE HEARD: Tracy Moon spoke in support.

COMMISSION ACTION:

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

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

NAYS: None.

THE MOTION CARRIED

18. HDRC NO. 2018-134

Applicant: Richard Theis

Address: 1210 S ALAMO ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a front yard wood picket fence featuring three (3) feet in height and a gate spanning across the driveway.

WITHDRAWN BY APPLICANT

19. HDRC NO. 2017-411

Applicant: Davis Sprinkle/Spring & Company Architects

Address: 119 E MAGNOLIA AVE

REQUEST:

The applicant is requesting final approval for a complete restoration of structures located at 119 E Magnolia. The scope of work will include:

1. Repair and replacement of wood windows on the primary structure.
2. Repair and replacement of exterior doors on the primary structure.
3. Installation of fixed windows on the third story of the primary structure.
4. Enclosing of an existing rear porch addition to create conditioned space.
5. Removal of an existing window opening on the north (rear) façade and the installation of new French doors.
6. Removal of an existing door opening on the west façade and the installation of a new window.
7. Construction of a terrace on the north (rear) façade.
8. Construction of a porte-cochere on the west side of the structure.
9. Removal of the existing composition shingle roof and installation of a standing seam metal roof.
10. Cleaning and repointing of brick as required.
11. Repair and replacement of terra cotta capitals on the front porch columns.
12. Repair and replacement of windows and doors on the rear accessory structures.
13. Construction of a new covered porch on the existing rear cabana.
14. Construction of a rear carport to span the width between the two rear accessory structures.
15. Construction of a new open air cabana structure.
16. Installation of an inground pool and hot tub.
17. Installation of a retaining wall, fencing, and landscaping.
18. Repair and installation of hardscaping to include a new driveway and parking pad on the west side of the property, a walkway leading to the backyard on the east side of the property, a pad

connecting both rear accessory structures beneath the proposed carport, concrete pavers between the primary structure and carport, and hardscaping surrounding the proposed pool.

FINDINGS:

- a. The primary structure located at 119 E Magnolia is a 2-story single family home constructed in 1917 by builder A.G. Dugger. The home was designed in the Neoclassical style and features several of the style's characteristic architectural elements, including a façade dominated by a curved full-height porch with Corinthian columns, a second story balcony on the front façade, and an elaborate doorway surrounded by sidelights and a half elliptical transom. The house is a contributing structure in the Monte Vista Historic District. The property also contains two rear accessory structures, both constructed in 1917. One was historically a garage and the other a maid's quarters. These structures are also contributing to the Monte Vista Historic District. The applicant is requesting final approval of a plan for a full restoration of both the primary structure and the rear accessory structures, along with the construction of a new carport and a new open air cabana structure, exterior modifications, and landscaping and hardscaping modifications, including a retaining wall and fencing.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on August 16, 2017. The conceptual approval carried the following items for consideration:
 1. That the applicant submit a comprehensive window and door schedule for final approval that indicates which windows and doors are missing, deteriorated or damaged beyond repair, or repairable, as indicated in findings d, e, l, and m. If a window or door is deteriorated beyond repair, the applicant must furnish visual evidence to that effect. All proposed new windows must be made of wood and match the historic configuration of a particular opening; **this item has been met in the current submission.**
 2. That the applicant submits specifications for all replacement exterior doors as noted in findings e and m. Staff finds solid wood doors appropriate with a design that is compatible with Neoclassical architecture; **this item has not been fully met in the current submission and is addressed in the recommendation stipulations.**
 3. That the applicant uses a low-pressure wash and mild detergent where necessary, and uses a mortar compatible to the original in color, profile, and composition as noted in finding j; **this item applies to final approval and is included in the recommendation stipulations.**
 4. That the applicant submits details on how the standing seam metal roof will be applied to the curved roof on the front façade portico; **this item has been met in the current submission.**
 5. That the applicant retains the same materiality, fenestration configuration, and details when developing a final solution for transforming the rear porch addition into a conditioned space. The applicant should develop a strategy for the rear enclosed porch skirting; **this item has been met in the current submission.**
 6. That the applicant submits all dimensions and material specifications for final approval for all structures; **this item has been met in the current submission.**
 7. That the applicant submits a site section indicating the location and dimensions of the proposed retaining wall and any additional topographical modifications; **this item has been met in the current submission.**
 8. That the applicant submits a complete hardscaping and landscaping plan with all dimensions and a final ratio of landscape to hardscaping coverage as indicated in findings s and u; **this item been met in the current submission.**
- c. HISTORIC TAX CERTIFICIATION – As of March 22, 2018, the applicant has not applied for Historic Tax Certification. Based on the scope of the project, staff recommends that the applicant apply for this incentive.

Findings for the primary structure, items #1 through #11:

- d. **WOOD WINDOWS** – The applicant has provided a comprehensive window schedule indicating which windows are to be restored and replaced. A majority of the existing windows will be restored. Windows that are missing significant portions of material will be replaced in-kind. Additionally, several openings contain no windows. These areas will be replaced with new wood windows by Marvin. According to the Historic Design Guidelines, historic wood windows should be preserved. There are several window configurations on this structure that are character defining, including tripanel casement windows with transoms and thin divided lites, six over one double hung windows, six over one double hung windows, and more. Staff finds the proposal to repair and restore a significant portion of existing windows to be appropriate. Staff finds the proposed window replacement appropriate based on the submitted window schedule with the stipulations listed in the recommendation.
- e. **FRONT WINDOW CONFIGURATION MODIFICATION** – The applicant has proposed to modify the window configuration of an existing second story window on the first floor. The opening will feature a larger center mullion to accommodate the interior program, which will include a new wall. According to the Historic Design Guidelines, existing window openings should be preserved. If a window is deteriorated beyond repair, the new windows should match the existing in design, proportion, inset, and configuration. The proposed modified window is highly visible and the configuration is not found elsewhere on the structure. Staff does not find the modifications consistent with the Guidelines.
- f. **FIXED WINDOWS** – The applicant has proposed to install fixed windows in three window openings on the third story front façade. Presently, the openings are empty. According to the Historic Design Guidelines, new windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair or missing. Historically, windows in this location on this style of home featured multiple divided lites, and there are several examples within the district and across the city of homes that have retained this character defining detail. Staff finds that new windows installed in this location should feature divided lites.
- g. **FENESTRATION MODIFICATIONS** – The applicant has proposed to replace an existing window opening on the rear façade with a new door to lead to a proposed porch. The applicant has also proposed to replace an existing door opening with a new window on the west façade. According to the Historic Design Guidelines, existing openings should be preserved. However, both of these modifications are proposed to improve egress and the windows and doors to be installed feature proper proportions, dimensions, and configurations. They are also ancillary openings that will not negatively affect the view from the public right-of-way or the overall fenestration pattern of the home. Staff finds the proposed modifications appropriate given these considerations.
- h. **EXTERIOR DOORS** – The applicant has stated that most of the existing doors will be restored. Additional exterior doors will be replaced where required. Based on the submitted photographs of the existing structure, several exterior doors are either missing or non-original. Staff finds the proposal acceptable given these circumstances with the stipulations listed in the recommendation.
- i. **REAR PORCH** – The applicant has proposed to enclose an existing rear porch addition and create conditioned space. The existing porch is constructed of woodlap siding and simplified square columns and posts, but is in severe disrepair. While the existing fenestration pattern is evident, no windows remain. According to a 1951 Sanborn Map, a rear porch in a similar configuration had already been constructed by this time. According to the Historic Design Guidelines, enclosing side and rear porches should be avoided. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that is visually interpreted as a porch. Staff finds the proposal to condition the space acceptable given the historic fenestration pattern evident in the remaining

porch structure, and finds that the proposed porch modifications retain existing fabric in a way that results in the retention of its visual perception as a rear porch and later addition. Staff finds the proposal consistent.

- j. REAR TERRACE AND PORCH ADDITION – The applicant has proposed to construct new a rear terrace and porch. The terrace will feature a low railing and new staircase to provide access to the backyard. The porch roof will feature a low-slope shed with a standing seam metal roof. The terrace will require that an existing window opening be modified to a door. The structure will be open-air and the existing original façade will be visible. According to the Historic Design Guidelines, new porch elements should be simple so as to not distract from the historic character of the building. Staff finds the proposal consistent with the Guidelines.
- k. PORTE-COCHERE – The applicant has proposed to construct a new porte-cochere on the west façade of the structure. Presently, a non-original metal carport exists at the proposed location. According to the Historic Design Guidelines, the reconstruction of porches, balconies, and porte-cocheres should be based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Side porches and porte-cocheres are historically common in Neoclassical residential architecture. The proposed design is not based on historic photographs, but is compatible with the style of the home and includes simplified columns that distinguish it from the primary historic structure. Staff finds the proposal consistent with the Guidelines.
- l. STANDING SEAM METAL ROOF – The applicant has proposed to replace an existing composition shingle roof with a standing seam metal roof. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should only be installed on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds the proposal consistent with the Guidelines.
- m. FAÇADE REPAIR – The applicant has proposed to clean and repaint the façade where required. The applicant has stated that the cleaning procedure will use low-pressure hot water and a mild detergent if required. According to the Historic Design Guidelines for Exterior Maintenance and Alterations 2.A.iv, the gentlest means possible should be utilized when cleaning masonry. Any abrasive, strong chemical, sandblasting, or high-pressure cleaning method should be avoided. Guideline 2.B.ii states that any repointing of historic masonry should use mortar that matches the original in color, profile, and composition, as incompatible mortar can exceed the strength of historic masonry and cause deterioration. Staff finds the proposal consistent with the Guidelines with the stipulations listed in the recommendation.
- n. PILASTERS AND TERRA COTTA CAPITALS – The applicant has proposed to repair and replace the terra cotta capitals on the front porch columns where required. The applicant has also proposed to install new wooden pilasters where they have been previously removed. According to the Historic Design Guidelines, porch elements, such as ceilings, floors, and columns, should be repaired in-kind when deteriorated beyond repair. Materials should match in color, texture, dimensions, and finish of the original. Staff finds the proposal consistent with the Guidelines.

Findings for the rear accessory structures, proposed carport, and proposed cabana, items #12 through #15:

- o. EXISTING WOOD WINDOWS – The applicant has stated that wood windows will be repaired and replaced as required based on the submitted window schedule. According to the Historic Design Guidelines, historic wood windows should be preserved. There are several window configurations on the rear accessory structures that are character defining, which will be retained based on the submitted documents. New wood windows will be Marvin brand wood windows and will closely match those remaining on the structure. Staff finds the proposal appropriate.
- p. EXISTING EXTERIOR DOORS – The applicant has stated that doors windows will be repaired and replaced as required. According to the Historic Design Guidelines, historic wood windows should be preserved. Based on the submitted photographs, some wood doors exist. The applicant has proposed to retain these doors. Staff finds the proposal appropriate.

- q. NEW OPENINGS – Based on the submitted documents, the applicant has proposed to install new glass doors and windows on the front façade of the existing cabana structure. Presently, there are no existing openings in this location. Staff finds the modifications acceptable based on the current condition of the home.
- r. FAÇADE MATERIALS – According to the Historic Design Guidelines, outbuildings and their distinctive features should be repaired in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. The applicant has proposed to restore the existing facades and replace material in kind where required. Staff finds this proposal to be appropriate.
- s. NEW COVERED PORCH – The applicant has proposed to construct a new wooden covered porch on the front (south) façade of the existing cabana. Based on the submitted documents, the porch will include a flat roof with thin, simple columns. According to the Historic Design Guidelines, new porch elements should be simple so as to not distract from the historic character of the building. Staff finds the proposal consistent with the Guidelines.
- t. NEW CARPORT – The applicant has proposed to construct a new rear carport. The carport will span the distance between the two existing rear accessory structures. The proposal includes an open air space for two cars and a small partially enclosed terrace element added to the east elevation of the existing studio. The carport will provide alley access for cars to enter the carport. Staff finds the proposal consistent.
- u. NEW CABANA STRUCTURE – The applicant has proposed to construct a new open air cabana structure towards the eastern side of the lot. The structure will feature a similar design to the new covered porch on the existing cabana and will utilize the same materials and detailing. The proposed structure is light, minimal, and mostly concealed from the public right-of-way due to the proposed grade modifications. Staff finds the proposal consistent with the Guidelines.

Findings for site elements, items #16 through #18:

- v. POOL – The applicant has proposed to install an inground pool and hot tub on the east side of the rear lot. Pools in this location are common along E Magnolia Ave, and are eligible for administrative approval. Staff finds the proposal consistent with the Guidelines and UDC.
- w. HARDSCAPING – The applicant has proposed several hardscaping modifications, including the replacement of the existing driveway and rear parking pad, installation of new walkways, installation of rear concrete pavers, and installation of new hardscaping surrounding the proposed pool, rear carport, and new covered porch off of the cabana. The proposed hardscaping does not detract from the significant typographical features of the lot. The applicant has noted that with the addition of the proposed hardscaping and other site modifications, the total amount of impervious cover on the lot will be 47 percent. This is consistent with the Guidelines.
- x. RETAINING WALL AND FENCING – The applicant has indicated a proposed retaining wall on the east side of the property. Based on the submitted site plan and site section, the construction of the primary structure, and a site survey, the slope of the site decreases significantly from the front to the rear of the lot. As stated in the Historic Design Guidelines for Site Elements, new site elements should work with, rather than change, character-defining topography. The proposed retaining wall will be almost entirely concealed underground and will retain the topography closest to the public right-of-way.
- y. LANDSCAPING – The applicant has proposed to retain the existing lawn and trees. Staff finds the proposal appropriate.

RECOMMENDATIONS:

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

- i. That the applicant retains the original configuration of the second floor front window and does not install a wider mullion as noted in finding e. The applicant is required to submit updated drawings that reflect this change to staff.

- ii. That the applicant installs windows with divided lites on the third story front façade as noted in finding f. The applicant is required to submit updated drawings that reflect this change to staff.
- iii. That the proposed Marvin brand wood windows match the dimensions, configuration, and inset of the original windows as noted in finding d.
- iv. That the applicant submits specifications for all replacement exterior doors as noted in findings e and m. Staff finds wood doors appropriate with a design that is compatible with Neoclassical architecture.
- v. That the applicant uses a low-pressure wash and mild detergent where necessary, and uses a mortar compatible to the original in color, profile, and composition as noted in finding m.
- vi. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

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

NAYS: None.

THE MOTION CARRIED

20. HDRC NO. 2018-141

Applicant: Humberto Gallegos

Address: 406 DONALDSON AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new one-story accessory structure (garage) in rear of property.

FINDINGS:

- a. The structure at 446 Donaldson was constructed circa 1930 in the Tudor Revival architectural style and features a brick façade, multiply high-pitched shingled gable roofs, arched windows and doors, and a front façade chimney.
- b. **PREVIOUS ACCESSORY STRUCTURE** – An accessory structure was featured on a 1934 Sanborn map and was determined contributing according to a staff review in February 2018. However, due to substantial deterioration and unreasonable economic hardship, the applicant received approval to demolish the structure at the March 7, 2018, HDRC hearing. The previous structure featured an L-shaped plan with a front face gable with two garage doors and a crossing side gable that features a square window and a door opening with no door. The previous structure featured shiplap siding with traditional dimension and a shingle roof.
- c. **NEW ACCESSORY STRUCTURE** – The applicant is requesting to construct a one-story garage featuring 850 square feet (34' x 24') with a rectangular footprint, Hardie siding, and a shingle gabled roof. The new garage will feature on its front façade a double-wide garage door, a square window, a door, and a round attic vent. Because the previous accessory was determined contributing, staff finds that the applicant should reconstruct the new garage to match as closely

to the previous garage in location, scale, proportion, color, and materials per the Guidelines for Exterior Maintenance and Alterations 2.9.B i through iii. The Guidelines note that applicants should reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district.

- i. **FORM** – The new garage features a single gable roof and a rectangular footprint. Staff finds it should instead feature two gables in an L-shape plan to match the historic outbuilding.
- ii. **SIZE** – The new garage features a footprint and height comparable to the historic outbuilding. However, staff finds that the applicant must submit a site plan drawn to scale before final approval.
- iii. **CHARACTER** – The new garage features double-wide horizontal hardy siding on the first floor elevations and vertical board-and-batten on the front-facing attic gable. Staff finds that it should instead feature wood shiplap siding with a traditional width from ground to ridge to match the historic outbuilding. The roof pitch and configuration of garage bays should also match the historic outbuilding. The proposed shingle roof is appropriate because it matches the historic outbuilding.
- iv. **WINDOWS AND DOORS** – The new garage features a square window and a door to right side of the garage doors on the front façade. Staff finds this configuration appropriate as it matches the historic outbuilding. However, those features must be updated accordingly with the modification of the rectangular configuration to the L-plan.
- v. **SETBACK** – The new garage is proposed to be setback 3 feet from the adjacent property line and to be right against the rear property line. The applicant has proposed a similar location at the rear of the property, adjacent to the property line. This is the historic location of accessory structures not only on this property, but also along this block. Staff finds this location appropriate; however, the applicant should adhere to all zoning setbacks.

RECOMMENDATIONS:

Staff does not recommend approval as submitted based on findings b and c. Staff recommends the applicant construct the new outbuilding as closely related to the contributing historic outbuilding in location, scale, proportion, color, materials, roof pitch, and configuration of garage bays based on accurate evidence. Updated drawings must be submitted to staff prior to approval.

CITIZENS TO BE HEARD: None

COMMISSION ACTION:

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

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

NAYS: None.

THE MOTION CARRIED

22. HDRC NO. 2018-128

Applicant: Teresa Niño

Address: 800 W RUSSELL PLACE

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 800 W Russell Place for landmark designation.

FINDINGS:

- a. A Request for Review of Historic Significance for 800 W Russell, which is located in the Alta Vista Neighborhood Conservation District (NCD-2) was submitted to OHP by the applicant on February 5, 2018.
- b. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process. In the case where an owner is not in favor, OHP shall forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- c. **ARCHITECTURAL DESCRIPTION** – The structure at 800 W Russell is a one-and-a-half-story single family residence featuring an irregular footprint. It has wood siding and a hipped roof with composition shingles. Two large gabled dormers with decorative trusses are present on the east and west sides of the structure. The ridge caps are clay tile with decorative finials at each peak. A red brick chimney is located on the west side of the house. The front porch is concrete and covered by the hipped roof. It is supported by six square rock columns. The existing windows are wood, double hung throughout the house. There is a porch located on the east elevation (side yard) of the house, covered by a hipped roof and supported by tapered wood posts. There is a small rear addition at the south elevation featuring a steep, shed roof. The form and massing of the structure embody Craftsman architecture with exposed rafter tails, hipped roof with multiple planes, and decorative gable details. There is a front walkway made of rock that leads from the curb to the front porch. It should be noted that the rock is similar to the column materials. Although the fence has been removed, a concrete base still remains along the eastern and northern perimeter. In the rear there is an asphalt parking area and concrete pad.
- d. **SITE CONTEXT** – The North Flores corridor serves the neighborhood with some light commercial services which previously included grocery stores, gas stations, and other small businesses. During the height of Alta Vista’s development in the early twentieth century, the streetcar route ran along North Flores. One story Craftsman bungalows and two story Classical Revival homes with wood siding are prevalent throughout the neighborhood. While early development was primarily single family, some duplexes and fourplexes were constructed in the 1920s and 1930s. After WWII, new construction was predominantly multifamily with a variety of exterior finishes including wood, brick, and stucco. The neighborhood is largely intact today. This property is located on a prominent corner at West Russell and North Flores, towards the southern end of the neighborhood.
- e. **EVALUATION** – The applicant proposed a list of four (4) criteria for eligibility. These include: (b)(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; (b)(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (b)(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; (b)(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607:

(b)(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; Mary Dalehy, the original owner of the structure, invested in real estate and infrastructure improvements to that neighborhood in the early twentieth century in San Antonio. Her contributions supported the arrival of the street car route.

(b)(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; The structure's embodiment of distinguishing characteristics of the Craftsman style.

(b)(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; the structure's unique location and presence as an established visual feature at the corner of N Flores and W Russell.

- f. The property is located in the Alta Vista neighborhood conservation district (NCD-2) currently. The district is eligible to become a local historic district, and this structure would be contributing structure to the local historic district.
- g. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.
- h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

RECOMMENDATIONS:

Staff recommends approval of the request. Staff finds that the property at 800 W Russell meets 3 of the 16 criteria for evaluation and is eligible for landmark designation based on findings c through f. If the Historic and Design Review Commission (HDRC) approves the request, the HDRC will become the applicant and will request a resolution from the City Council to initiate the designation process.

CITIZENS TO BE HEARD: Patti Zaiontz, Kevin Kennedy, Robert Feria, Clyde Johnson, Maria Niño, Hector Carderas, Kathleen Bailey, Allison Chambers, David Bogle (Erin Zayko and Marty Zayko yielded their time to Mr. Bogle), Adrian Flores, Tami Kegley, Roberta Sparks, and Alicia G. Carrera spoke in support of designation; Jack Sanford spoke in opposition to designation.

COMMISSION ACTION:

The motion was made Commissioner Kamal and seconded by Commissioner Lazarine to approve as submitted.

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

NAYS: None.

THE MOTION CARRIED

23. HDRC NO. 2018-129

Applicant: Teresa Niño

Address: 25141 N FLORES ST

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 2511 N Flores Street for landmark designation.

FINDINGS:

- a. A Request for Review of Historic Significance for 2511 N Flores, which is located in the Alta Vista Neighborhood Conservation District (NCD-2) was submitted to OHP by the applicant on February 5, 2018.
- b. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process. In the case where an owner is not in favor, OHP shall forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- c. **ARCHITECTURAL DESCRIPTION** -- The structure at 2511 N Flores is a two-story single family residence featuring a rectangular footprint. It has vinyl siding and a hipped roof with a blue standing seam metal roof. There is a centered gabled front dormer with a small vent. The front porch is wood with concrete steps leading up to it. The second story of the front porch has been filled in and is supported by non-original square fluted posts and two original square posts. The existing windows are vinyl and have varying designs, including some six-over-six, primarily on the second story porch and two-over-two on the sides of the house. The second story porch windows have non-functioning shutters with the exception of the middle windows. There are three visible front doors at the first floor entrance, varying in design, each having a transom above it. On the north elevation there is a wooden staircase leading to a door on the second floor. While there are clearly influences of Classical Revival and Prairie styles, the modifications to this structure have diluted any cohesive architectural statement. There is a front walkway made of concrete that leads from the sidewalk to the front porch steps.
- d. **SITE CONTEXT** – The North Flores corridor serves the neighborhood with some light commercial services which previously included grocery stores, gas stations, and other small businesses. During the height of Alta Vista’s development in the early twentieth century, the streetcar route ran along North Flores. One story Craftsman bungalows and two story Classical Revival homes with wood siding are prevalent throughout the neighborhood. While early development was primarily single family, some duplexes and fourplexes were constructed in the 1920s and 1930s. After WWII, new construction was predominantly multifamily with a variety of exterior finishes including wood, brick, and stucco. The neighborhood is largely intact today. This property is located near a prominent corner at West Russell and North Flores, towards the southern end of the neighborhood.
- e. **EVALUATION** – The applicant proposed a list of four (4) criteria for eligibility. These include: (b)(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; (b)(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (b)(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; (b)(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.
- f. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec.35-607(b)(1) Its value as a visible or archeological reminder of the cultural heritage of

the community, or national event -- as a visible reminder of the early development of the Alta Vista neighborhood, and UDC sec.35-607(b)(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif – for its relationship to similar multifamily properties within the neighborhood.

- g. While the structure may not be eligible for landmark designation, it would certainly be a contributing structure to a local historic district. The property is located in the Alta Vista (NCD-2) neighborhood conservation district currently. The district is eligible to become a local historic district.
- h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATIONS:

Staff does not recommend approval of the request. Staff finds that the property at 2511 N Flores does not meet at least 3 of the 16 criteria for evaluation and is not eligible for landmark designation based on findings c through f. If the Historic and Design Review Commission (HDRC) approves the request, the HDRC will become the applicant and will request a resolution from the City Council to initiate the designation process.

CITIZENS TO BE HEARD: Patti Zaiontz, Kevin Kennedy, Robert Feria, Clyde Johnson, Maria Niño, Hector Carderas (Tami Kegley yielded her time to Mr. Carderas), Kathleen Bailey, Allison Chambers, David Bogle (Erin Zayko and Marty Zayko yielded their time to Mr. Bogle), Judith Derer, Elva Carderas, and Anita Vela Johnson spoke in support of designation; Jack Sanford spoke in opposition to designation.

COMMISSION ACTION:

The motion was made Commissioner Connor and seconded by Commissioner Fish to designate under criteria 1, 5, 7, and 13.

AYES: Fish, Lazarine, Connor, Kamal, Laffoon.

NAYS: Guarino.

THE MOTION CARRIED

NOTE: Garza left at 5:55 PM.

- Approval of the March 21, 2018 Historic and Design Review Commission Meeting minutes.

COMMISSION ACTION:

The motion was made by Commissioner Kamal and seconded by Commissioner Connor to approve meeting minutes.

AYES: Guarino, Fish, Lazarine, Connor, Grube, Laffoon

NAYS: None.

THE MOTION CARRIED

Move to adjourn:

COMMISSION ACTION:

The motion was made by Commissioner Connor to adjourn.

AYES: Guarino, Fish, Lazarine, Connor, 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 6:15 PM.

APPROVED

Michael Guarino
Chair