

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
18 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, Fish, Garza, Connor, Bustamante, Grube, Kamal, Laffoon

ABSENT: Lazarine, Brittain, Garcia.

- Chairman's Statement
- Announcements

CITIZENS TO BE HEARD: Liz Franklin.

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

- Item #1, Case No. 2018-176 201 BURNET
- Item #2, Case No. 2018-153 201 BURNET
- Item #3, Case No. 2018-177 205 VANCE
- Item #4, Case No. 2018-174 510 S ALAMO
- Item #6, Case No. 2017-630 429 DEVINE
- Item #7, Case No. 2018-154 701 MONTANA
- Item #8, Case No. 2018-161 434 NORTH
- Item #9, Case No. 2018-166 316 E MYRTLE
- Item #10, Case No. 2018-169 1128 VIRGINIA
- Item #12, Case No. 2018-163 503 NOLAN
- Item #13, Case No. 2018-147 431 QUEENS CRESCENT
- Item #14, Case No. 2018-146 511 MARY LOUISE
- Item #15, Case No. 2018-13257 319 W HOLLYWOOD
- Item #16, Case No. 2018-151 122 E HOUSTON
- Item #17, Case No. 2018-178 426 CLUB
- Item #23, Case No. 2018171 3323 ROOSEVELT

Items #5 and #11 were pulled for citizens to be heard.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Connor, Bustamante, Grube, Kamal, Laffoon.

NAYS: None

THE MOTION CARRIED.

5. HDRC NO. 2018-172

Applicant: Steve Jaffe/IKE Smart City, LLC

Address: 909 W HOUSTON ST

REQUEST:

The applicant is requesting conceptual approval to install interactive kiosks in multiple locations throughout the City of San Antonio. The applicant has proposed 11 additional locations in addition to 24 previously approved locations. The proposed additional locations will be located at VIA locations throughout the city as well as four downtown locations.

FINDINGS:

- a. The applicant is requesting conceptual approval to install interactive kiosks in multiple locations throughout the City of San Antonio. The applicant has proposed 11 additional locations in addition to 24 previously approved locations. The proposed additional locations will be located at VIA locations throughout the city as well as four downtown locations.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on March 13, 2018. At that meeting, committee members noted that the proposed scale was not a concern, that face branding was preferred over spine branding and asked questions regarding final design.
- c. PREVIOUS APPROVALS – At the March 21, 2018, Historic and Design Review Commission hearing, the applicant received approval for the location and design of 24 kiosks with the following stipulations. The applicant has noted that these previous stipulations will be adhered to with the additionally proposed locations and that all stone has been eliminated from the proposals.
 - i. That every effort be made to minimize visual impacts from the River Walk or river right-of-way.
 - ii. That no individual installation damage or obscure historic fabric such as bridges, unique sidewalk features, or architectural elements.
 - iii. That no individual installation detract from the primary entrance of view to a significant historic building or resource.
 - iv. That a clear pedestrian path of 72” be maintained around each installation. Instances where this cannot be met should be coordinated with the Disability Access Office.
 - v. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
 - vi. That all locations make every attempt to group closely with existing street amenities and furnishings such as B Cycle stations.
- d. VIA LOCATIONS – The applicant has proposed to locate 7 kiosks at VIA transit locations. These locations include Centro Plaza, Five Points, the Medical Center Transit Station, the Kel-Lac Transit Center, the Randolph Park and Ride, the Ingram Transit Center and in the Deco District at Mary Louise.
- e. DOWNTOWN LOCATIONS – The applicant has proposed four additional downtown locations in the event that any of the previously approved locations are unfeasible. These locations include E Houston at Losoya, Alamodome Plaza North, Buena Vista at IH-35 and Cesar E Chavez at IH-35.
- f. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATIONS:

Staff recommends that the locations of the proposed kiosks balance the goals of this innovative program with maintaining the historic character and ambiance of Downtown Streets. With approval of the kiosk design and preliminary locations by HDRC, staff will review each individual installation for impacts to historic resources.

The four alternate kiosk locations may only be used if they are replacing a removed kiosk. These locations are not to be added to existing locations to result in more than 24 locations from the original approval.

Staff recommends approval of the proposed locations with the previously approved stipulations:

- i. That every effort be made to minimize visual impacts from the River Walk or river right-of-way.
- ii. That no individual installation damage or obscure historic fabric such as bridges, unique sidewalk features, or architectural elements.
- iii. That no individual installation detract from the primary entrance of view to a significant historic building or resource.
- iv. That a clear pedestrian path of 72" be maintained around each installation. Instances where this cannot be met should be coordinated with the Disability Access Office.
- v. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- vi. That all locations make every attempt to group closely with existing street amenities and furnishings such as B Cycle stations.

No stone is to be incorporated into the proposed kiosks. Staff will also incorporate any additional stipulations or recommendation by the HDRC in these reviews.

CITIZENS TO BE HEARD: Patricia Seidenberger spoke in opposition.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Connor, Bustamante, Grube, Kamal, Laffoon.

NAYS: None.

THE MOTION CARRIED

11. HDRC NO. 2018-165

Applicant: Amy Tullis

Address: 521 WICKES

REQUEST:

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

1. Replace an existing gravel driveway with concrete driveway and patio.
2. Install small trees and ground plantings.

FINDINGS:

- a. The structure at 521 Wickes was constructed circa 1920 in the Craftsman architectural style. The structure is a one-story, single-family residential structure that features a gable roof, Craftsman brackets and details, a xeriscape lawn and a decomposed granite driveway.
- b. CONCRETE PAD/PATIO – The applicant is requesting to install a 12-foot wide by 24-foot long concrete parking pad (that also functions as a patio) behind the existing privacy fence, at the rear of the driveway and on the side of the home. The Guidelines for Site Elements: Driveways 5.B.i. notes that new driveways should incorporate the configuration, materials, width, and design of driveways historically found on the site or district. The guideline also notes that historic driveways are typically no wider than 10 feet, which is narrower than the proposed 12 feet parking pad. Staff finds that installation of concrete lattice pavers similar to those existing in the front of the driveway would be a more appropriate installation that allows for a functioning patio space while retaining the character-defining features of the site and allowing storm water filtration. Given that the proposed concrete parking pad and patio would not be visible from the public-of-way, staff finds that proposal appropriate.
- c. PLANTINGS – The applicant is requesting to install small crepe myrtle trees and ground plantings behind the driveway privacy gate. Staff finds the proposed plantings consistent with the Guidelines for Landscape Design 3.A.

RECOMMENDATIONS:

Staff recommends approval of the concrete parking pad and plantings based on finding b and c.

CITIZENS TO BE HEARD: Margaret Leeds spoke in opposition.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Connor, Bustamante, Grube, Kamal, Laffoon.

NAYS: None.

THE MOTION CARRIED

18. HDRC NO. 2018-104

Applicant: Ricardo Turrubiates

Address: 255 BRAHAN BLVD

REQUEST:

The applicant is requesting conceptual approval of a site plan for four, single family residential structures at the corner of Brahan Boulevard and Haywood Avenue, in the Westford Neighborhood. As proposed, two structures would address Brahan and two would address Haywood.

FINDINGS:

- a. The applicant is requesting conceptual approval of a site plan for four, single family residential structures at the corner of Brahan Boulevard and Haywood Avenue, in the Westford Neighborhood. As proposed, two structures would address Brahan and two would address Haywood. The lot is currently vacant.

- 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. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on March 27, 2018. At that meeting, committee members noted that setbacks should be increased and that structures fronting Haywood were not appropriate.
- d. **SITE PLAN** – The applicant has provided a site plan that notes the construction of four, two story residential structures. Two structures are proposed to be constructed on each lot. The applicant has noted one curb cut on Haywood Avenue as well as rear alley access to the site to provide vehicular access to the three remaining units.
- e. **SETBACKS (BRAHAN)** – Per the Guidelines for New Construction 1.A.i., the front facades of new construction should be aligned with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Where a variety of setbacks exist, the median setback of buildings should be used. The surrounding structures, many of which are not historic, feature varying setbacks. The applicant has provided a diagram noting the existing setbacks on this block of Brahan which include setbacks of 44’, 57’ 34’ and 43’. East of Haywood Avenue, houses feature setbacks of 46’, 32’, 42’, 39’ and 60’. The applicant has proposed setbacks on Brahan Blvd of approximately 38’. Staff finds that a setbacks that is more consistent with the contributing properties on the block (45’) would be more appropriate. An increased setback on Brahan would likely reduce the feasibility of constructing four houses on the site.
- f. **SETBACKS (HAYWOOD)** – Per the Guidelines for New Construction 1.A.i., the front facades of new construction should be aligned with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Where a variety of setbacks exist, the median setback of buildings should be used. The surrounding structures, many of which are not historic, feature varying setbacks. The applicant has noted existing setbacks on Haywood Avenue of 20’ and 29’ from the street within the neighborhood. The applicant has proposed setbacks of 20’ for the proposed new construction. Staff finds that a minimum setback of 20 feet from the street should be maintained along Haywood.
- g. **BUILDING SPACING** – The applicant has proposed building spacing of 10’ – 0” between the proposed structures. Building on this block of Brahan feature predominately open yards with building spacing ranging from 10 to 59 feet historically. A minimum building spacing of 25 feet would be more appropriate. Additionally, staff finds that detached garages are more typical of the historic development pattern in the area and should be implemented
- h. **ORIENTATION** – As proposed, two homes are oriented to face Brahan, and another two homes are oriented to face Haywood. While two historic homes in the vicinity feature accessories that are accessed from Haywood, there is not an established pattern for primary residences facing Haywood.
- i. **SITE DESIGN** – The applicant has provided a conceptual site plan noting the locations of driveways, walkways, existing trees, proposed trees, fencing and open space. The applicant is proposing to avoid the addition of curb cuts on Brahan by providing vehicular access from Haywood and the rear alley. This is consistent with the historic development pattern of the block. Generally the proposed locations and design of site elements are appropriate.
- j. **WALKWAYS** – The applicant has proposed sidewalks to extend between the proposed new construction’s front porches to the sidewalks at the public right of way. Staff finds that the profile and width of the proposed sidewalks and walkways should match those found historically in the district.
- k. **DRIVEWAYS** – The applicant has noted the installation of a driveway with access to the lot from Haywood and a driveway with access to the lot from the rear alley. The Guidelines for Site Elements 5.B. notes that new driveways should not exceed ten (10) feet in width. Additionally, the Guidelines note that new curbcuts and driveways should not be added where they did not

previously exist. While not historically found in the district, staff finds the proposed curbcut and driveway on Haywood appropriate; however, the initial approach should to exceed ten (10) feet in width.

1. **ARCHITECTURAL DETAILS** – At this time the applicant has provided staff with elevations noting proposed height, massing and architectural details. The applicant has provided two main conceptual design, Craftsman and Tudor. Staff finds that the applicant should continue to develop the proposed design to include architecturally appropriate proportions, façade arrangement and materials for future review by the HDRC.

RECOMMENDATIONS:

Staff does not recommend conceptual approval of the proposed site plan at this time. Staff recommends that the proposed site plan be revised to address the following:

- i. That the applicant dramatically increase the proposed setbacks from Brahan to be a minimum of 45 feet based on finding e.
- ii. A minimum setback of 20 feet from Haywood should be maintained in the proposal based on finding f.
- iii. A minimum spacing of 25 feet between the proposed homes should be maintained based on finding g.
- iv. With the recommended increased setbacks and building spacing, at least one of the homes facing Haywood should be eliminated from the proposal based on findings e through g. It would be most appropriate to eliminate both homes facing Haywood based on finding h.
- v. That detached parking be incorporated instead of rear-loading attached garages based on finding g.
- vi. That the applicant develop sidewalks, walkways, and driveways to match those found historically in the district based on findings j and k.

Conceptual architectural designs are not approved at this time and will be submitted through a future application.

CITIZENS TO BE HEARD: Patricia Seidenberger spoke in opposition.

COMMISSION ACTION:

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

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

NAYS: None.

RECUSALS: Garza.

THE MOTION CARRIED

19. HDRC NO. 2018-118

Applicant: Ricardo Turrubiates/Terramark

Address: 725 HAYS ST, 729 HAYS ST, 901 N PINE ST

REQUEST:

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

1. Construct a two story, single family residential structure at 725 Hays.
2. Construct a two story, single family residential structure at 729 Hays.
3. Construct a two story, single family residential structure at 901 N Pine.

FINDINGS:

General findings:

- a. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on March 13, 2018. At that meeting, committee members noted a concern regarding lack of fenestration and the small windows on side elevations.
- b. CONTEXT – This block of Hays Street is relatively intact featuring both Victorian and Craftsman style structures. Two, two story, four square structures exist on the north side of the street.

Findings related to request item #1:

- 1a. The applicant is requesting a Certificate of Appropriateness for the construction of one, two story residential structure on the vacant lot at 725 Hays.
- 1b. 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 noted that setbacks on this block of Hays consist of 29, 31, 31.6, 36.5 and 36.7 feet. The applicant has proposed a setback of 29' – 6". Staff finds that the proposed setback should be increased to be greater than the majority of the structures on the block; at least 32 feet. Setbacks should be measured from the front facades of houses, not front porches.
- 1c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- 1d. 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 Hays features two, two story historic structure on the north side of the block. Generally, the proposed scale and massing is appropriate.
- 1e. 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 provided elevations that note a foundation height of approximately 14 inches. Neighboring structures feature foundation heights of approximately two to three feet. Generally, the proposed foundation height is consistent with the Guidelines.
- 1f. ROOF FORM – The applicant has proposed a roof form to include a hipped roof with a rear roof form that features a half hipped, half gabled roof. At the rear, the applicant has proposed a compound roof to feature both a dipped and gabled roof, resulting in an increased roof height from what is featured on the front of the structure. Staff finds that the rear roof form should either feature a hip or gable that has a height consistent with that found on the front of the structure. This would also match roof forms found historically on the block.
- 1g. 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 a number of small, fixed windows as well as blank facades at and near the front elevation. Staff finds that windows on and near the front façade should feature sashes and sizes comparable to those found at and near the front facades of historic structures in the district.

- 1h. 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.
- 1i. MATERIALS – The applicant has proposed materials that include staggered Hardie shake siding, board and batten siding, horizontal fiber cement siding with a six inch exposure and an asphalt shingle roof. Staff finds that a smooth finished siding should be used along with an exposure of four inches for the proposed lap siding.
- 1j. WINDOW MATERIALS – At this time the applicant has noted the installation of vinyl windows. Staff recommends the installation of wood or aluminum clad wood windows. 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.
- 1k. WINDOW TRIM – The applicant has noted the installation of window trim to include 2x4 and 2x6 dimensional lumber. This trim detail has been used by the applicant previously.
- 1l. PORCH DESIGN – The applicant has proposed a porch featuring a depth of approximately 8’ – 5” with wood columns feature brick bases. Wood columns featuring brick bases are found a multiple houses on this block of Hays. The proposed wood columns will feature eight inch square dimensions. The proposed brick bases and brick wall will feature heights of approximately 4 feet and 3 feet. While staff finds the proposed depth and materials of the proposed porch to be appropriate, staff finds that a full width porch would be most appropriate and relate to the houses found on the block better.
- 1m. ARCHITECTURAL DETAILS – As noted in findings 1f, 1g and 1l, staff finds that the proposed roof form should be modified to not feature a compound roof at the rear, the additional fenestration should be added, that windows on the front façade should feature sashes and that the proposed front porch should span the width of the house.
- 1n. DRIVEWAY – The applicant has proposed a ribbon strip driveway to the right of the proposed new construction, matching the historic driveway locations on the block. The applicant has not noted materials or a specific width; however, staff finds the use of concrete appropriate. Driveway widths should not exceed ten (10) feet in width per the Guidelines for Site Elements.

Findings related to request item #2:

- 2a. The applicant is requesting a Certificate of Appropriateness for the construction of one, two story residential structure on the vacant lot at 729 Hays.
- 2b. 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 31’ – 6”, which matches the setback of one historic structure on the block and is greater than two others. The proposed setback would still be less than that of two historic structures on the block. Setbacks should be measured from the front facades of houses, not front porches.
- 2c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- 2d. 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 Hays features two, two story historic structure on the north side of the block. Generally, the proposed scale and massing is appropriate.

- 2e. **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 provided elevations that note a foundation height of approximately one foot to 2.5 feet. Neighboring structures feature foundation heights of approximately two to three feet. Generally, the proposed foundation height is consistent with the Guidelines.
- 2f. **ROOF FORM** – The applicant has proposed a roof form to include a hipped roof with a front protruding gable. A two story historic structure on this block features a similar roof form. At the rear, the applicant has proposed a compound roof to feature both a dipped and gabled roof, resulting in an increased roof height from what is featured on the front of the structure. Staff finds that the rear roof form should either feature a hip or gable that has a height consistent with that found on the front of the structure. This would also match roof forms found historically on the block.
- 2g. **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 a number of small, fixed windows as well as blank facades at and near the front elevation. Staff finds the lack of fenestration and small, fixed windows to be inconsistent with the Guidelines and the development pattern found in the district.
- 2h. **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.
- 2i. **MATERIALS** – The applicant has proposed materials that include staggered Hardie shake siding, board and batten siding, horizontal fiber cement siding with a six inch exposure and an asphalt shingle roof. Staff finds that a smooth finished siding 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.
- 2j. **WINDOW MATERIALS** – At this time the applicant has noted the installation of vinyl windows. Staff recommends the installation of wood or aluminum clad wood windows. 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.
- 2k. **WINDOW TRIM** – The applicant has noted the installation of window trim to include 2x4 and 2x6 dimensional lumber. This trim detail has been used by the applicant previously.
- 2l. **PORCH DESIGN** – The applicant has proposed a front porch with a depth of approximately 8’ – 0”. Staff finds the proposed depth and eight inch square columns appropriate; however, staff finds that the proposed porch should span the width of the proposed new construction,
- 2m. **ARCHITECTURAL DETAILS** – As noted in findings 2f, 2g and 2l, staff finds that the proposed roof form should be modified to not feature a compound roof at the rear, the additional fenestration should be added, that windows on the front façade should feature sashes and that the proposed front porch should span the width of the house.
- 2n. **DRIVEWAY** – The applicant has proposed a ribbon strip driveway to the right of the proposed new construction, matching the historic driveway locations on the block. The applicant has not

noted materials or a specific width; however, staff finds the use of concrete appropriate. Driveway widths should not exceed ten (10) feet in width per the Guidelines for Site Elements.

Findings related to request item #3:

- 3a. The applicant is requesting a Certificate of Appropriateness for the construction of one, two story residential structure on the vacant lot at 901 N Pine.
- 3b. **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 33’ – 6”. The applicant has noted existing setbacks on this block of N Pine of 34, 34.6, and 36. Generally, staff finds the proposed setback to be appropriate. Setbacks should be measured from the front facades of houses, not front porches.
- 3c. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- 3d. **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 all single story structure; however, two story structures exist in the immediate vicinity on the 800 block of N Pine as well as the 700 block of Hays. Staff finds the proposed height appropriate.
- 3e. **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 provided elevations that note a foundation height of approximately one foot to 2.5 feet. Neighboring structures feature foundation heights of approximately two to three feet. Generally, the proposed foundation height is consistent with the Guidelines.
- 3f. **ROOF FORM** – The applicant has proposed a roof form to include a hipped roof with a rear roof form that features a half hipped, half gabled roof. At the rear, the applicant has proposed a compound roof to feature both a dipped and gabled roof, resulting in an increased roof height from what is featured on the front of the structure. Staff finds that the rear roof form should either feature a hip or gable that has a height consistent with that found on the front of the structure. This would also match roof forms found historically on the block.
- 3g. **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 a number of small, fixed windows as well as blank facades at and near the front elevation. Staff finds the lack of fenestration and small, fixed windows to be inconsistent with the Guidelines and the development pattern found in the district.
- 3h. **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.
- 3i. **MATERIALS** – The applicant has proposed materials that include staggered Hardie shake siding, board and batten siding, horizontal fiber cement siding with a six inch exposure and an asphalt shingle roof. Staff finds that a smooth finished siding should be used along with an exposure of four inches for the proposed lap siding.
- 3j. **WINDOW MATERIALS** – At this time the applicant has noted the installation of vinyl windows. Staff recommends the installation of wood or aluminum clad wood windows. 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

- 3k. WINDOW TRIM – The applicant has noted the installation of window trim to include 2x4 and 2x6 dimensional lumber. This trim detail has been used by the applicant previously.
- 3l. PORCH DESIGN – The applicant has proposed a front porch with a depth of 8' – 0". Additionally, the applicant has proposed both brick and wood columns. Two groupings of columns are double columns, found commonly on Craftsman structures; however, the center column is a single column. Staff finds that the use of double and single columns on the same porch is not appropriate. Additionally, staff finds that the proposed porch should span the width of the proposed new construction.
- 3m. ARCHITECTURAL DETAILS – As noted in findings 3f, 3g and 3l, staff finds that the proposed roof form should be modified to not feature a compound roof at the rear, the additional fenestration should be added, that windows on the front façade should feature sashes and that the proposed front porch should span the width of the house.
- 3n. DRIVEWAY – The applicant has proposed a double width driveway to the right of the proposed new construction. The Guidelines for Site Elements note that driveway widths should not exceed ten (10) feet in width. The proposed driveway is inconsistent with the Guidelines.

RECOMMENDATIONS:

- 1. Staff does not recommend approval of item #1 based on findings 1a through 1n. Staff recommends the applicant address the proposed roof form, fenestration patterns, introduce full width porches and increase the proposed setbacks as noted in the findings.
- 2. Staff does not recommend approval of item #2 based on findings 2a through 2n. Staff recommends the applicant address the proposed roof form, fenestration patterns, introduce full width porches and increase the proposed setbacks as noted in the findings.
- 3. Staff does not recommend approval of item #3 based on findings 3a through 3n. Staff recommends the applicant address the proposed roof form, fenestration patterns, introduce full width porches, modify the proposed driveway width and increase the proposed setbacks as noted in the findings.

If the HDRC find the proposed request appropriate staff recommends the following stipulations:

- i. That full height windows instead of small fixed windows be installed on the front and side facades and that additional fenestration be added along back facades.
- ii. That a smooth finished siding 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.
- iii. That wood or aluminum clad wood windows be installed. 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.
- iv. That front porches be increased to span the entire width of the proposed new construction.
- v. That columns for 901 N Pine be either all double or all single, not both.
- vi. That the proposed roof forms for each be modified at the rear as to not feature a greater height and massing than found on the front.

CITIZENS TO BE HEARD: Liz Franklin spoke in support.

WITHDRAWN BY APPLICANT.

20. HDRC NO. 2018-155

Applicant: Judith De Santiago/JD Commercial Realty

Address: 915 S LAREDO

REQUEST:

The applicant is requesting conceptual approval to construct a two story commercial structure with surface parking at the corner of S Lareda Street and Guadalupe Street, in RIO-7.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a two story commercial structure with surface parking at the corner of S Lareda Street and Guadalupe Street, in RIO-7. The lot is currently vacant.
- 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. **PEDESTRIAN CIRCULATION** – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. Per the application, the applicant has proposed pedestrian walkways adjacent to the public right of way at S Laredo and Guadalupe and around the proposed new construction. This is consistent with the UDC.
- d. **AUTOMOBILE PARKING (CURB CUTS)** – The applicant has proposed two curb cuts, one on S Laredo Street to feature a total width of twenty-five (25) feet in width and one on Guadalupe to feature a separate entrance and exit with each drive featuring a width of approximately 12’ – 6” in width. Staff finds the proposed curb cuts appropriate and consistent with the UDC.
- e. **AUTOMOBILE PARKING (LOT)** – The applicant has proposed a surface lot to feature approximately fifty (50) parking stalls. The location of parking, away from the public right of way at S Laredo and Guadalupe is consistent with the UDC. Per the UDC Section 35-672(b)(3), parking lots shall be screened with a landscape buffer if parking is located within a twenty-foot setback from a property line adjacent to a street use. UDC Table 510-2 notes that at minimum, a Type B buffering is required which would include two canopy trees, two understory trees, eight large shrubs and 12 medium shrubs. The applicant should refer to UDC Section 35-610 and 35-672 for additional guidance on buffering parking locations from the public right of way.
- f. **SITE DESIGN** – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has located primary entrances on the south and west facades, interior to the site and away from the primary street. This is inconsistent with the UDC.
- g. **LANDSCAPING** – At this time the applicant has not provided a landscaping plan. The applicant is responsible for complying with all UDC requirements for landscaping buffers.
- h. **MECHANICAL & SERVICE EQUIPMENT** – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and

building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant is responsible for complying with this section of the UDC.

- i. **BUILDING SCALE** – According to the UDC Section 35-674(b) a building shall appear to have a “human scale”. To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant has incorporated elements into the design to provide a human scale including pedestrian scaled windows and storefront systems and human scaled materials. Generally, this is consistent with the UDC.
- j. **MATERIALS** – Regarding materials, the applicant has proposed materials that include rock veneer, a prefabricated entrance canopy, metal doors, metal coping caps, stolic finish systems and a curtain wall finish system. Per the UDC, EIFS is prohibited and shall not be used.
- k. **WINDOWS** – Per the UDC Section 35-674(e)(2) notes that windows shall be recessed at least two (2) inches within solid walls, should relate in design and scale to the spaces behind them, shall be used in hierarchy and that curtain wall systems shall be designed with modulating features such as projecting mullions. The applicant is responsible for complying with this section of the UDC.
- l. **ENTRANCES** – As noted in finding f, the applicant has proposed the primary entrances to be toward the interior of the site. The UDC Section 35-674(e)(3) notes that entrances shall be the most prominent on the street side, shall be placed as to be highly visible, that the scale of the entrance is determined by the prominence of the function and or amount of use, that entrances shall have a change in material and/or wall plane and that entrances should not use excessive storefront systems. The applicant’s proposed entrances are not consistent with the UDC.
- m. **CANOPY** – The applicant has proposed the installation of a canopy on the south elevation. Per the UDC Section 35-674(g), canopies should be used to accentuate the character-defining features of a building. Canopies should match the shape of the opening. The applicant is responsible for complying with this section of the UDC.
- n. **LIGHTING** – The applicant has not provided information regarding site or architectural lighting at this time. The applicant should develop a site and architectural lighting plan to submit when returning for final approval.
- o. **SIGNAGE** – The applicant has noted the location of two exterior identification signs and address signs. At this time, the applicant has only provided the proposed locations which staff finds to be appropriate. Specifics for lighting should be submitted to the Historic and Design Review Commission for review in a separate application.
- p. **ARCHAEOLOGY**- The project area is located within the River Improvement Overlay District. In addition, a review of historic archival documents shows structures likely within the property as early as 1886. Furthermore, a historic-age stone well or cistern has been reported within the project area. This type of historic feature is seldom found intact and uniquely highlights the rich history of the property. The project area may contain archaeological sites, some of which may be significant. Thus, archaeological investigations are required.

RECOMMENDATIONS:

Staff recommends conceptual approval of the proposed building’s location on the site, footprint, height, massing and materials. Staff finds that the following items should be addressed prior to returning to the Historic and Design Review Commission for final approval:

- i. That automobile parking be buffered from the public right of way at the sidewalk along S Laredo as noted in finding e.

- ii. That the proposed primary entrances be shifted to the S Laredo and Guadalupe facades or that entrances of appropriate design and hierarchy be introduced on these facades as noted in findings f and l.
- iii. That the applicant develop landscaping and lighting plans prior to returning for final approval as noted in findings g and n.
- iv. That all windows be recessed at least two (2) inches within solid walls and that curtain wall systems shall be designed with modulating features such as projecting mullions as noted in finding k.
- v. **ARCHAEOLOGY-** Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Connor, Bustamante, Grube, Kamal, Laffoon.

NAYS: None.

THE MOTION CARRIED

21. HDRC NO. 2018-152

Applicant: Robert Murray

Address: 210 NATHAN

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the roof design of a previously approved addition.

FINDINGS:

- a. The historic structure at 210 Nathan was constructed circa 1910 in the Folk Victorian Shotgun style. The structure appears on the 1910 Sanborn Map oriented toward W Guenther; however, the structure is reoriented on the 1951 Sanborn Map to address Nathan Street. At the November 15, 2017, Historic and Design Review Commission hearing, the applicant received approval to construct a side addition to the existing shotgun structure. At this time, the applicant has proposed to amend the previous design to feature a roof form that is comparable to that of the primary structure.
- b. **ROOF DESIGN** – The previously approved roof design features a shed roof and an overall height of approximately eight feet. At this time, the applicant has proposed to raise the ceiling height of the proposed addition and modify the roof form from a shed to a gabled roof. The Guidelines for Additions 1.A.iii. notes that a similar roof form and roof pitch should be incorporated into additions. Additionally, the Guidelines for Additions 1.B.i. notes that additions should be subordinate to the primary historic structure in terms on height and massing.

- c. ROOF DESIGN – Staff finds the proposed amendment to be appropriate in regards to form; however, the proposed roof form should be lowered in height to be subordinate in height to the historic structure.

RECOMMENDATIONS:

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

- i. That the proposed roof form be lowered in height to be subordinate in height to the historic structure.

CITIZENS TO BE HEARD: None.

WITHDRAWN BY APPLICANT.

22. HDRC NO. 2018-156

Applicant: Chris Gill/CGRE LTC CO

Address: 504 AUSTIN ST

REQUEST:

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

- 1. Construct a rear addition on an existing concrete foundation.
- 2. Construct a rooftop addition to provide access to the rooftop deck. A stairway will terminate within the proposed addition.
- 3. Amend previously approved fixed windows to install either one over one or two over two windows.
- 4. Paint the structure to match closely to the color of the brick.
- 5. Receive Historic Tax Certification.
- 6. Enclose four existing door openings with wood siding.

FINDINGS:

- a. The structure at 504 Austin was constructed circa 1905 and originally was the location of the residence and business of Charles Spohn, Sr., a baker. The structure features a brick façade with a hipped roof and a rear two story addition. The primary structure features an ornamental brick parapet and entrance which extends toward Austin Street past the front façade of the single story structure.
- b. PREVIOUS APPROVALS – On June 23, 2015, the applicant received on Administrative Certificate of Appropriateness for roof repair, window repair and the installation of wood doors. The applicant received approval at the December 6, 2017, Historic and Design Review Commission hearing to install a flat roof on the rear historic structure to include rooftop decking and railings, exterior lighting and wood windows within the existing openings. The applicant received an Administrative Certificate of Appropriateness on February 23, 2018, for the installation of a bronze anodized aluminum storefront system and aluminum clad wood windows. Since the issuance of these Certificates of Appropriateness, work has been performed in violation.
- c. A request for the construction of a rear addition, rooftop addition, painting and Historic Tax Certification was heard by the Historic and Design Review Commission on March 21, 2018, where it was denied.
- d. REAR ADDITION – At the rear of the historic structure, the applicant has proposed to construct a rear addition to feature one story in height, a shed roof and stucco exterior. Per the Guidelines for Additions 2.A., new additions should be in keeping with the historic context of the block,

should be sited at the side or rear of the primary historic structure, should feature a similar roof form, should be subordinate to the primary historic structure's principal façade and should feature a transition to distinguish it from historic structure. Staff finds the proposed massing and roof form to be appropriate. Additionally, the applicant has proposed a side inset from the wall plane of the historic structure.

- e. ROOFTOP ADDITION – The applicant has proposed a rooftop addition to provide access to the roof top. The applicant has noted a standing seam metal roof and stucco exterior. Generally, staff finds the proposed addition to be appropriate.
- f. MATERIALS – The applicant has proposed materials to include a stucco finish and a standing seam metal roof. 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 crimped ridge seam and a standard galvalume finish. Ridge caps are not to be installed. The proposed stucco should feature a color that matches that found throughout the structure.
- g. WINDOW MATERIALS – The applicant has noted the installation of aluminum clad wood windows; however, is requesting to amend the previously approved fixed windows for divided lite windows. The historic structure currently features remains of both one over one and two over two wood windows. The applicant has noted matching the one over one window profile. Staff finds this appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv. as well as the matching of a two over two profile. 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.
- h. PAINTING – The applicant has proposed to paint the existing structure to cover existing graffiti and various nonoriginal paint colors that have been applied to the structure to cover graffiti. Staff finds the painting of this structure given its existing condition if appropriate. Tan colored paint should be used to relate to the original brick color.
- i. INFILLING OF DOOR OPENINGS – The applicant has proposed to infill four existing door and transom window openings with wood siding on both the north and south facades. The original doors are no longer on site; however, the door headers and transom framing are still in place. The Guidelines for Exterior Maintenance and Alterations 7.A. notes that existing window and door openings should be preserved. Staff finds that infilling the door openings to be appropriate only if the openings are infilled with stucco with a recession noting the location of the existing openings and that the transom openings are preserved and glass is installed.
- j. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification for repair work to the historic structure at 504 Austin. Scopes of work include interior renovations; mechanical, electrical and plumbing upgrades; masonry repair and roofing. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATIONS:

Staff recommends approval of items #1 through #6 based on findings a through j with the following stipulations:

- i. That the applicant submit final window specifications to staff for approval. 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.
- ii. That the roofing material be submitted to staff for review and approval prior to installation. Standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
 - iii. That the proposed paint color to tan to relate as closely as possible to the original color of the tan brick.
 - iv. That the four door openings that are proposed to be infilled to infilled with stucco rather than wood siding and that the transom openings are preserved and glass is installed. The existing door header heights should remain as they originally were.
 - v. That inconsistencies in current scopes of work related to storefront systems, roof decking, exterior modifications and roofing be corrected to match all previous approvals in regards to materials, architectural profiles and details.

CITIZENS TO BE HEARD: None.

POSTPONED BY APPLICANT.

24. HDRC NO. 2018-159

Applicant: Joseph Smith

Address: 2213 N ST MARYS

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a new 3-story multiuse structure on a vacant lot located at 2213 N St Marys.

FINDINGS:

- a. The applicant has proposed to construct a 3-story multiuse structure on the vacant lot at 2213 N St Marys, located on the eastern boundary of the Tobin Hill Historic District. The lot is flanked by a non-contributing commercial lighting supply store to the north and a historic single family home to the south. The adjacent stretch of N St Marys that is contained within the historic district boundary is characterized by a variety of configurations, scales, construction periods, and uses; nearby structures include a historic 2-story duplex designed in the Craftsman style, a non-contributing 2-story commercial structure, and a contributing 2-story stucco restaurant and event venue with Spanish Eclectic influences. The nearby context that is not within the historic district boundary also exhibits this diverse quality.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on July 19, 2017. The approval carried the following items:
 1. That the applicant explores options to increase the front (west) and south setback from the neighboring historic single-family structure as noted in finding c; **this stipulation has not been met.**
 2. That the applicant submits a comprehensive signage plan as noted in finding o; **this stipulation no longer applies to this proposal.**
 3. That the applicant provides a full landscape plan for final approval that indicate the dimensions of site setbacks, all added hardscaping, and the locations of all new and remaining trees and plantings as noted in findings m. The applicant should explore ways to minimize impervious hardscaping and maximize pervious or natural groundcover as noted in finding n; **this stipulation has not been met.**

4. That the applicant submits documentation indicating the location, materiality, and screening treatment of all HVAC, electrical, gas, and mechanical equipment as noted in finding 1; **this stipulation has been met.**
 5. ARCHAEOLOGY – Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology; **this stipulation continues to apply for final approval.**
- c. SETBACKS – 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. This block of N St Marys contains historic structures that feature setbacks of approximately 15 to 20 feet. Based on the submitted documentation, the front setback appears to comply with the Guidelines and closely match the neighboring historic structure. However, staff has not received a formal site plan indicating specific setback dimensions and the south setback relationship with the adjacent historic structure, which should be consistent with historic side setbacks in the vicinity. The applicant is required to submit this information for final approval.
 - d. ORIENTATION & ENTRANCES – The applicant has proposed for the structure to face N St Marys. The primary entrances are defined by an extended landing and canopy, which doubles as a carport garage for covered parking. The entrance to the upstairs residence will also be oriented towards N St Marys. A secondary access door is located on the north façade, which will enter into the commercial workspace. Typically, historic entrances are oriented towards the primary street. This is true for this particular block of N St Marys and is characteristic of the Tobin Hill Historic District. Staff finds the proposal consistent with the Guidelines.
 - e. SCALE & MASS – The applicant has proposed a 3-story structure. Per the submitted elevations and narrative, the roof reaches a maximum of 35' from grade at the rear of the structure for the staircase entrance onto the third floor. The elevations of the 3-story structures do not include measurements, but the floor heights appear to be approximately 10 feet in height, plus the roof pitch. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. The building exceeds the height of directly adjacent structures by a story, but is comparable in height to the historic duplex at 2209 N St Marys and contributing multifamily structures on the adjacent street of E Locust. Based on these existing elements, the proposed massing is consistent with the Guidelines and the context of this block of the Tobin Hill North Historic District.
 - 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 foundations. Throughout this block, the foundation heights of historic structures are varied greatly and are affected by the slopes and grade changes that characterize this portion of N St Marys. The historic structure located adjacent to the lot to the south has a finish floor that is approximately 8'-0" above street level to accommodate for the change in grade. The duplex to the south of this structure exhibits a minimal foundation from street level, measuring a few inches in height maximum. The proposed structure has a foundation height of 1'-0" above street level. Given the variety of grade changes and foundation heights found on this block, staff finds the proposed foundation height acceptable.
 - g. ROOF FORM – The applicant has proposed a low sloped roof behind a parapet. The roof deck will be a low sloped, southern-facing steel structure with infrastructure for a future solar array to be integrated into the design of the slope, which would limit visibility from the front façade. Guideline 2.B.i for New Construction states that roof forms, including pitch, overhangs, and orientation, should be consistent with those predominantly found on the

- block, and notes that non-residential roof types are typically flat and screened by a parapet wall. The applicant has stated that the design of the roof form responds to commercial roof forms found in the area and downtown San Antonio, including commercial block buildings, warehouses with steel canopies, and art modern geometries. Nearby commercial structures on the N St Marys corridor exhibit flat roof forms, some with various levels, parapet walls, and projecting forms. Staff finds the roof form appropriate given the surrounding context of the commercial corridor of N St Marys.
- 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 predominant window forms are long, rectangular ribbon windows that are not generally consistent with the OHP Window Policy Document or adjacent historic fenestration precedents. The applicant has noted that the openings are based on historic commercial structures in the nearby area, including the Art Moderne Josephine Street Theatre, which is an individual local landmark located two blocks north, just outside the Tobin Hill Historic District boundary. Commercial structures that incorporate ribbon-style or transom windows can be found on the N St Marys commercial corridor. Staff finds the openings acceptable given the use of the proposed structure and the context of the block.
 - i. **LOT COVERAGE** – The applicant has proposed to construct a 2,245 square foot footprint on a 3,945 square foot lot, equating to 56% lot coverage. According to the Historic Design Guidelines for New Construction, the building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The proposed lot coverage percentage exceeds this Guideline; however, there is precedent on the block within the district for historic and existing structures to approach or eclipse this percentage. Staff finds the proposal acceptable given the existing conditions of the block.
 - j. **MATERIALS** – The applicant has proposed materials that include cement-colored plaster, board formed concrete, brick veneer, reclaimed brick, steel framed lintels and exposed canopies, standing seam metal siding, and aluminum clad wood windows. The applicant has stated that his material inspiration is derived from a wide variety of existing materials in the Tobin Hill Historic District and surrounding vicinity, including those from historic homes, industrial buildings, and commercial buildings. The standing seam metal siding is intended to be a modern interpretation of board and batten siding and will be confined to the third story. According to the Historic Design Guidelines for New Construction, materials should complement the type, color, and texture of materials traditionally found in the district. Additionally, materials should not be so dissimilar as to distract from the historic interpretation of the district. Contemporary interpretations of traditional materials are encouraged. Based on the commercial nature of the block and diversity of materials of historic structures found within the district boundaries in the nearby vicinity of the lot, staff finds the proposed materials acceptable.
 - k. **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. Based on the commercial nature of the block, staff finds the
 - l. **MECHANICAL EQUIPMENT** – The applicant has not noted that HVAC condensers will be located on the north side of the property to the rear of the site and screened with fencing, that all electrical and gas services will be located on a recessed portion of the south façade and behind screen fencing, and that all piping and conduits will be painted to match adjacent exterior finishes. Staff finds the proposal appropriate.
 - m. **LANDSCAPING** – The applicant has indicated in the submitted rendered site plan and first floor plan that landscaping will consist of existing grass and a number of trees and/or

shrubby. Based on the provided current photos of the vacant lot, several plants exist at the rear of the lot. The applicant is responsible for submitting a final landscaping plan that indicate all plants to remain and the location and species of all new plants to be introduced, as well as all hardscaping.

- n. **HARDSCAPING** – The applicant has proposed various hardscaping methods, including a concrete walkway from the sidewalk and a concrete strip driveway. The width of the concrete strip driveway is not indicated in the submitted documentation. As noted in the Historic Design Guidelines for Site Elements, permeable surfaces should be used when possible to reduce run-off and flooding. Additionally, the introduction of large pavers should be avoided, especially adjacent to the public right-of-way. Guideline 2.A.ii states that historic lawn areas should never be reduced by more than 50%. Given the lot coverage of the proposed structure, staff finds that the proposed hardscaping as submitted exceeds this Guideline. Per the conceptual approval recommendation, the applicant was instructed to explore options to minimize hardscaping where feasible, such as limited concrete strips to the width of the garage or reducing the width of the concrete sidewalk from the public right-of-way. The applicant has modified their proposal to include all hardscaping in the front yard. Staff does not find this proposal consistent with the Guidelines.
- o. **FENCING** – The applicant has proposed to install 4 foot wrought iron fencing along the front and side lot lines of the property. The north side will follow the grade of the lot, which gets higher towards the rear. The south side of the lot will feature a horizontal wood plank privacy fence with wrought iron posts. Staff finds the proposal to be generally appropriate for this high-traffic commercial corridor.
- p. **ARCHAEOLOGY** – The project area is within the Tobin Hill Local Historic District. According to historic archival maps, the Upper Labor Acequia, a National Historic Civil Engineering Landmark and previously recorded archaeological site 41BX2043, likely traverses the property.

RECOMMENDATIONS:

Staff does not recommend final approval at this time. Staff recommends that the applicant address the remaining stipulations from conceptual approval prior to resubmitting to the HDRC:

- i. That the applicant explores options to increase the front (west) and south setback from the neighboring historic single-family structure as noted in finding c.
- ii. That the applicant provides a full landscape plan for final approval that indicate the dimensions of site setbacks, all added hardscaping, and the locations of all new and remaining trees and plantings as noted in findings m. The applicant should explore ways to minimize impervious hardscaping and maximize pervious or natural groundcover as noted in finding n.
- iii. Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CITIZENS TO BE HEARD: Frederica Kushner spoke in opposition.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Connor, Bustamante, Grube, Kamal, Laffoon.

NAYS: None.

THE MOTION CARRIED

25. HDRC NO. 2018-167

Applicant: Darren Craddock

Address: 518 E LOCUST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install aluminum powder coated front yard fence to mimic wrought iron, with a driveway gate.

FINDINGS:

- a. The structure at 518 E Locust was constructed circa 1922 and features traditional architectural details and a foursquare plan. The structure is a two-story, multi-family structure with hipped roof and a covered 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 on E Locust and within the Tobin Hill 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 than spanning across the driveway as 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 powder-coated wrought iron fence is appropriate for this structure and on this block.

RECOMMENDATIONS:

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

- i. The fence should turn to meet at the corner of the structure as opposed to spanning across the driveway.
- ii. The driveway gate should be located behind the front façade plane of the structure or removed from the design.
- iii. That no portion of the fence exceed four feet in height.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Connor, Bustamante, Laffoon.

NAYS: Grube, Kamal.

THE MOTION CARRIED

26. HDRC NO. 2018-167

Applicant: Troy Turner/Max Developers Inc

Address: 714 SHERMAN

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a one story, single family residential structure to feature 300 square feet on the vacant lot at 714 Sherman.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for construction of a single story, single-family residential structure on the vacant lot at 714 Sherman.
- b. **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 provided a setback that per application documents is greater than those found historically on the block. Additionally, the applicant provided a site plan that indicates that the driveway will enter the center of the lot with the structure flanking at the southwest corner. Staff finds that the current site plan inconsistent with the pattern of the block and neighborhood regarding setbacks and orientation.
- c. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- d. **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 Sherman features six (6) one-story historic structures on the south side of the block. Staff finds the currently proposed scale and massing, to include width and depth to be inconsistent with the Guidelines.
- e. **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 structures' foundation and floor heights. The applicant has not noted an exact foundation height for the proposed new construction. Staff finds that the foundation height should be consistent with the Guidelines. Neighboring structures feature foundation heights of approximately two to three feet.
- f. **ROOF FORM** – The applicant has proposed a roof form featuring a shed roof sloped upward toward the front facade. Historic structures on this site feature hipped or gabled roofs. Staff finds the proposed roof form to be inconsistent with the pattern of this block and the Dignowity Hill Historic District for primary residential properties.
- g. **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 proposed design features a large square picture window on the front elevation, a one-over-one window on the left elevation, no windows on the right elevation, and sliding window above a square picture window on the rear elevation. Staff finds the square picture windows, the stacked windows, and the large spans of blank walls inconsistent with fenestration patterns found historically in the district.

- h. 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 not more than fifty percent of the size of the total lot area.
- i. MATERIALS – The applicant has proposed materials that include wood siding, a standing seam metal roof, and aluminum windows. Generally, the proposed materials are appropriate. Wood siding should feature a four inch exposure. The proposed roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.
- j. WINDOW MATERIALS – The applicant has proposed to install aluminum windows. Staff finds the proposed window materials appropriate. 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.
- k. ARCHITECTURAL DETAILS – The proposed new construction features inconsistencies with the historic development pattern found on this block of Sherman including building width, roof form, fenestration patterns and porch massing.
- l. SITE ELEMENTS – The applicant has not provided measured drawings or a site plan for landscaping and site elements with the exception of the proposed driveway. The proposed driveway’s location is inconsistent with those found historically on the block. The applicant should submit a detailed landscaping plan as well as a site plan that notes an appropriate driveway width and location.

RECOMMENDATIONS:

Staff does not recommend approval based on findings b through l. Staff recommends that the applicant revise the proposed new construction to address the inconsistencies noted in the above findings.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Connor, Bustamante, Grube, Kamal, Laffoon.

NAYS: None.

THE MOTION CARRIED

Approval of the 4 April 2018 Historic and Design Review Commission Meeting minutes.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Connor, Bustamante, Grube, Kamal, Laffoon.

NAYS: None.

THE MOTION CARRIED

Move to adjourn:

COMMISSION ACTION:

The motion was made by Commissioner Connor to adjourn.

AYES: Guarino, Fish, Garza, Connor, 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 4:27 PM.

APPROVED

Michael Guarino
Chair