

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
20 June 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, Lazarine, Garza, Bustamante, Kamal, Fetzer, Laffoon

ABSENT: Connor, Brittain, Grube

- Chairman's Statement
- Announcements

CITIZENS TO BE HEARD: Denise Homer spoke in support of Item #14.

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

- Item #1, Case No. 2018-276 200 W JONES
- Item #2, Case No. 2018-287 331 S FLORES
- Item #3, Case No. 2018-286 423 BLUE STAR
- Item #4, Case No. 2018-090 700 N ST MARYS
- Item #5, Case No. 2018-277 928 W COMMERCE
- Item #6, Case No. 2018-109 210 N FLORES
- Item #7, Case No. 2018-274 504 KING WILLIAM
- Item #8, Case No. 2018-301 511 MISSION
- Item #9, Case No. 2018-280 526 & 528 E MYRTLE
- Item #10, Case No. 2018-281 229 NELSON
- Item #11, Case No. 2018-258 201 LEIGH
- Item #12, Case No. 2018-289 130 W LULLWOOD
- Item #14, Case No. 2018-292 508 E CARSON, 504 E GRAYSON
- Item #16, Case No. 2018-298 1126 N ST MARYS
- Item #17, Case No. 2018-299 615 AUGUSTA
- Item #18, Case No. 2018-290 416 E DEWEY
- Item #19, Case No. 2018-291 607 PIEDMONT (WITHDRAWN)
- Item #20, Case No. 2018-285 615 ELEANOR

Items #13 and #15 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, Lazarine, Garza, Bustamante, Kamal, Fetzer, Laffoon.

NAYS: None.

THE MOTION CARRIED.

Note: Commissioner Grube arrived at 3:09 PM.

13. HDRC NO. 2018-293

Applicant: Ethel Shipton and Nate Cassie

Address: 106 GLORIETTA
1816 N ALAMO ST
1818 N ALAMO ST
502 E GRAYSON ST

REQUEST:

The applicant is requesting conceptual approval to relocate the 1-story structures from 1816 N Alamo St, 1818 N Alamo St, and/or 502 E Grayson St to the vacant lot located at 106 Glorietta in the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant has submitted two proposals to relocate two 1-story structures to the vacant lot at 106 Glorietta, located within the Dignowity Hill Historic District. Proposal A seeks to relocate two shotgun style homes, which are currently located at 1816 and 1818 N Alamo St. Proposal B seeks to relocate one of the two shotgun style homes on N Alamo St and a 1-story single family structure currently located at 504 E Grayson St.
- b. \1816 AND 1818 N ALAMO ST –The structures located at 1816 N Alamo St and 1818 N Alamo St are 1-story shotgun style homes constructed in approximately 1920. The two addresses are part of a single parcel. The parcel is not located within a historic district nor a River Improvement Overlay District. The structures appear to have been originally designed with the same dimensions and design details such as roof pitch, front porch configuration and railing details, and window and door opening locations and proportions. The structures feature a primary front gable configuration with a low sloped shed roof covering the front porch, which extends the width of the façade. The porch railing and stairs are asymmetrical and the front façade features one door and one window. The porch also features simple wooden square post columns. The structure located at 1818 N Alamo appears to have retained more original detailing, including exposed rafter tails on the primary gable and shed roof, a wood gable vent, and dutchlap wood siding. Original wood windows in both structures appear to have been replaced with vinyl windows and are currently covered by aluminum window screens. Both structures feature composition shingles.
- c. 504 E GRAYSON ST – The structure located at 504 E Grayson St is a 1-story single family home constructed in approximately 1930 in the Craftsman style. The structure has retained a high degree of original architectural detailing and materials, including the original standing seam metal roof, exposed rafter tails, decorative gable brackets, a rear red brick chimney, woodlap siding, two front doors, wood gable vent, and original wood windows, many of which are covered by wood window screens that are common for Craftsman style cottages.
- d. DEVELOPMENT PATTERN: N ALAMO ST AND E GRAYSON ST – N Alamo and E Grayson intersect each other and the shotgun homes on N Alamo are located directly south of the single family structure on E Grayson. According to Sanborn Maps, this area was historically residential with small shops and originally contained a dense collection of 1-story single family homes and shotgun structures. The structure located at 504 E Grayson is one of four remaining Craftsman cottages on this block that share the same overall dimensions, configuration, design

details, and architectural integrity. Despite this, the residential context of the area has largely been lost over the years, especially on the blocks immediately to the east, which contain large multifamily complexes, surface parking, and industrial warehouses and storage. One of the sister Craftsman cottages on E Grayson, located at 502 E Grayson immediately to the east, is also being proposed for relocation to a vacant lot in the Government Hill Historic District.

- e. **DEVELOPMENT PATTERN: SHOTGUN HOMES** – The shotgun house is a vernacular housing type that traces its cultural roots to West Africa and traveled with the salve trade first to the U.S. Based on Sanborn Maps, the two shotgun homes located at 1816 N Alamo St and 1818 N Alamo St were built as pair structures. The presence of two or more shotgun homes in a row is a common development pattern in San Antonio. These structures are a reminder of the cultural heritage of San Antonio, particularly the influence of warehouse labor and military housing on neighborhood development and housing typologies. In San Antonio, shotgun houses are commonly, though not exclusively, located near railroads, warehouse districts, and military bases, and provided housing for industry laborers or military families. The preservation of this vernacular style is a challenge nationwide, and these structures are a representative example within the community. The retention of paired structures is also rare in San Antonio. Staff finds that the paired nature of these structures contributes significantly to its architectural and contextual significance. Staff finds that Proposal A is the most appropriate option.
- f. **DEVELOPMENT PATTERN: DIGNOWITY HILL** – The proposed site for relocation is a vacant lot located on an interior lot on the south side of Glorietta as bounded to the west by N Mesquite and to the east by N Hackberry. Based on Sanborn Maps, a 1-story single family structure and 1-story rear accessory structure once occupied the lot. The lot is flanked to the west by a 1-story commercial structure and to the east by a 1-story single family structure designed in the Craftsman style. The northern side of the block features a 1-story brick ranch style home and four 1-story single family structures featuring Craftsman and Queen Anne design influences. The residential context of this block remains largely intact despite the transitional commercial nature of both N Mesquite and N Hackberry. The era of significance of the district is comparable to the age of the structures to be relocated. The move would restore the structures to a predominantly residential setting that respects the historic context of the structures. Furthermore, developing the vacant lot with two historic structures will improve the integrity of the block and contribute to the Dignowity Hill Historic District.
- g. **SETBACKS & ORIENTATION** – According to the Historic Design Guidelines, the front facades of buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation should be consistent with the historic example found on the block. The applicant has proposed to orient the structure to face Glorietta, which is consistent with the development pattern found on the block. Based on the submitted conceptual site plans, the setbacks are to match the existing structures to the west and east, which measures approximately 25 feet from the street. The applicant is to provide field measurements to confirm setbacks of adjacent structures and confirm the proposed setbacks prior to receiving a Certificate of Appropriateness. Staff finds the proposal generally consistent with the Guidelines with the stipulations listed in the recommendation.
- h. **SCALE & MASSING** – Per the Historic Design Guidelines, a height and massing similar to historic structures in the vicinity of the proposed relocated structures should be used. This block of Glorietta exclusively features 1-story structures, most of which are residential in design. Staff finds the proposal consistent with the Guidelines.
- i. **LOT COVERAGE** – According to the Historic Design Guidelines, building footprints should not cover more than fifty (50) percent of the size of total lot area. Based on the submitted conceptual site plans, the relocation would not eclipse this percentage. Staff finds the lot coverage appropriate and consistent with the development pattern of the block.
- j. **MATERIALS & ARCHITECTURAL DETAILS** – The structures to be relocated feature woodlap siding, gable roofs, historically appropriate window patterns and proportions, and

architectural details that are characteristic of 1920s and 1930s Craftsman and shotgun style architecture. Per the Historic Design Guidelines, architectural details should be complementary in nature and should not detract from nearby historic structures. The architectural details of the proposed structures to be relocated are of the era of significance of the Dignowity Hill Historic District and are appropriate for this location.

- k. **HARDSCAPING & LANDSCAPING** – The applicant has indicated their intention to install a driveway on either side of the structures to be relocated. The widths, lengths, configuration, and materiality are not indicated at this time. According to the Historic Design Guidelines for Site Elements, driveways that are similar to the historic configuration found on site or in the district should be incorporated. According to Guideline 5.B.i, driveways similar in material find in the district should be used. Concrete driveways are characteristic of the Dignowity Hill Historic District. Additionally, no walkways or landscaping elements are indicated at this time. The applicant is responsible for submitting a comprehensive site plan that indicates all hardscaping materials, locations, and dimensions, as well as any new landscaping to be introduced to the site.
- l. **MECHANICAL EQUIPMENT** – Per the Guidelines, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for accommodating mechanical elements and screening them from the public right-of-way.

RECOMMENDATIONS:

Staff recommends approval of Proposal A, the relocation of the two shotgun structures on N Alamo St, based on findings a through l with the following stipulations:

- i. That the applicant provides drawings to staff for review and approval that clearly indicate the proposed location of the structures relative to existing lot lines and indicate all setbacks prior to receiving a Certificate of Appropriateness. The front setbacks should be equal to or greater than the adjacent structure that is furthest from the street frontage.
- ii. That the applicant provides a comprehensive site plan to staff for review and approval that indicates the dimensions, locations, and materials of all hardscaping, landscaping, mechanical equipment, and mechanical equipment screening as noted in findings j and k prior to receiving a Certificate of Appropriateness.

The approval of the relocation of structures from 504 E Grayson St, 1816 N Alamo St, or 1818 N Alamo St does not take place of demolition review procedures as outlined in UDC Section 35-455. Any demolition review requests for structures that are not proposed for relocation are still subject to review by OHP staff.

CITIZENS TO BE HEARD: Lulu Francois and Patti Zaiontz spoke in support.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Lazarine, Garza, Bustamante, Grube, Kamal, Fetzer, Laffoon.

NAYS: None.

THE MOTION CARRIED

15. HDRC NO. 2018-235

Applicant: Luis Carillo

Address: 203 W MULBERRY AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a 1-story rear addition to the primary structure.
2. Construct a second story addition atop the existing rear accessory structure.

FINDINGS:

- a. The primary structure located at 203 W Mulberry is a 2-story single family structure constructed in 1925 in the Italian Renaissance style. The home features a stucco finish with quoins at each of the for primary façade corners, brick headers above the first story windows, and a standing seam metal roof. The structure is located at the intersection of W Mulberry and Howard St and is contributing to the Monte Vista Historic District. The property also contains a 1-story rear accessory structure also constructed in 1925, which fronts Howard St. The structure features similar exterior materials to the primary structure, including a white stucco finish and wood windows. The roof is flat with barrel tiles on the parapet wall. A low wall with a white stucco finish extends from the southeast façade of the structure towards the south (front) of the lot. The structure is contributing to the Monte Vista Historic District. The applicant is requesting final approval to construct a 1- story rear addition on the primary structure and a second story addition atop the rear accessory structure.

Findings for the primary structure, item #1:

- b. **SETBACKS & FOOTPRINT** – The historic primary structure is two stories in height. Presently, a noncontributing 1-story rear addition exists in the location of the proposed addition. Its removal is eligible for administrative approval. The proposed new addition will be flush with the existing walls of the primary structure. According to the Guidelines for Additions, a historic setback pattern of similar structures along the block should be followed. While the proposed addition is flush with the historic structure, its height clearly delineates the structure as new. Staff finds its footprint acceptable.
- c. **SCALE AND MASS** –According to the Guidelines for Additions 1.B.i, additions should be designed to be visually subordinate to the principal structure in terms of their height, massing, and form. Staff finds that the addition does not overwhelm or visually compete with the main structure. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. The addition adds approximately a fifth the amount of existing square footage. Staff finds the proposal consistent with the Guidelines.
- d. **ROOF** – The existing roofline of the primary structure is hipped. The proposed addition features a flat roof with a parapet. According to the Guidelines for Additions 1.A.ii., similar roof forms, pitches, and overhangs should be used on additions. Staff finds the proposal generally appropriate for the structure due its architectural style. The flat roof also does not affect the existing windows on the second story of the east façade.
- e. **TRANSITIONS AND MATERIALS** – The proposed addition will utilize a white stucco finish to match existing. According to the Guidelines for Additions 1.A.iv., the addition should feature a visual distinction between old and new building forms, whether it is an offset of the material or an architectural element. The guidelines also stipulate to use materials that are compatible with the existing structure. Staff finds the proposed stucco to be generally appropriate for the structure and finds that the 1-story height satisfies the transition requirement.
- f. **EXISTING WINDOWS** – The applicant has not stated that existing assemblies will be modified. Staff finds that all existing windows should be retained and restored. The applicant is required to provide a comprehensive narrative for the treatment of these windows for final approval.

- g. **WINDOWS AND DOORS** – The applicant has proposed several window and door openings on the structure. According to the Historic Design Guidelines and OHP Window Policy Document, window and door openings should have a similar proportion of wall to window space as typical with nearby historic facades and those existing on the structure. Staff finds the proposed doors and window openings to be generally appropriate with the stipulations listed in the recommendation.
- h. **ARCHITECTURAL DETAILS** – According to the Guidelines for Additions 4.A.ii., the addition should incorporate architectural details that are in keeping with the style of the original structure but an element reflective of its time. New details should be simple relative to the primary structure and should not impart a sense of false historicism. Staff finds that the quoin detailing added to the corners of the structure is appropriate given its location on the primary structure.

Findings for the rear accessory structure, item #2:

- i. **SETBACKS** – The existing accessory is a one-story garage set behind the main residential house. The garage is accessible from the side street on Howard St. The existing garage has a rear and a side setback of approximately 0'. The proposed addition will be flush with the existing walls and has a rear setback of 0'. According to the Guidelines for New Construction 5.B.ii., historic setback pattern of similar structures along the block should be followed. In this instance, historic setbacks are not consistent with UDC requirements and a variance is required. Staff finds that the proposed setbacks are consistent with the historical development pattern along the block.
- j. **SCALE AND MASS** – The existing garage structure is one-story and is approximately 680 square feet. The proposed addition creates a two-story structure and adds approximately 800 square feet. According to the Guidelines for Additions 1.B.i, additions should be designed to be visually subordinate to the principal structure in terms of their height, massing, and form. Staff finds that the addition does not overwhelm or visually compete with the main structure. Additionally, several historic 2-story accessory structures exist along Howard St, several located directly on the side lot line. Staff finds the proposal consistent with the Guidelines.
- k. **ROOF** – The existing roofline of the one-story garage is flat with a raised parapet and barrel tile coping. The proposed 2nd story addition features a low sloped hipped roof, similar to the primary structure, with red shingles. According to the Guidelines for Additions 1.A.ii., similar roof forms, pitches, and overhangs should be used on additions. Staff finds the proposal generally appropriate for the structure and its relationship to the primary structure.
- l. **TRANSITIONS AND MATERIALS** – The proposed addition will utilize a white stucco finish to match existing. According to the Guidelines for Additions 1.A.iv., the addition should feature a visual distinction between old and new building forms, whether it is an offset of the material or an architectural element. The guidelines also stipulate to use materials that are compatible with the existing structure. Staff finds the proposed stucco to be generally appropriate for the structure.
- m. **EXISTING WINDOWS** – The applicant has not stated that existing assemblies will be modified. Staff finds that all existing windows should be retained and restored. The applicant is required to provide a comprehensive narrative for the treatment of these windows for final approval.
- n. **WINDOWS AND DOORS** – The applicant has proposed several window and door openings on the structure. According to the Historic Design Guidelines and OHP Window Policy Document, window and door openings should have a similar proportion of wall to window space as typical with nearby historic facades and those existing on the structure. Staff finds the proposed doors and window openings to be generally appropriate with the stipulations listed in the recommendation.
- o. **STAIRCASE** – The applicant has proposed to install a staircase leading from the existing first story to the new second story. The staircase will be located on the side (south) façade and rear façade of the structure. The material has not been indicated at this time. Staff finds the proposed location of the staircase to be conceptually appropriate, but requires substantial detail for final

approval, including materials and dimensions. Staff finds that the staircase and its elements, including railings and balusters, should be constructed of wood.

- p. ARCHITECTURAL DETAILS – According to the Guidelines for Additions 4.A.ii., the addition should incorporate architectural details that are in keeping with the style of the original structure but an element reflective of its time. New details should be simple relative to the primary structure and should not impart a sense of false historicism. Staff finds that the quoin detailing added to the corners of the structure is incongruent with the Guidelines. Staff finds that this detail should be eliminated.

RECOMMENDATIONS:

Staff does not have sufficient documentation to recommend final approval at this time. Item 1, Staff recommends conceptual approval of the rear addition based on findings a through g with the following stipulations:

- i. That the applicant submits complete elevation drawings for final approval.
- ii. That the applicant submits a comprehensive list of materials for final approval, including the proposed stucco finish on the addition.
- iii. That new windows be one over one configuration and be made out of wood and meet the following specifications: there should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant is required to submit a specification for final approval.

Item 2, Staff recommends conceptual approval of the second story rear accessory structure addition based on findings i through p with the following stipulations:

- i. That existing windows be retained and restored in place and that a narrative describing all work to be done to existing materials be submitted for final approval as noted in finding f.
- ii. That the applicant submits complete elevation drawings for final approval.
- iii. That new windows be one over one configuration and be made out of wood and meet the following specifications: meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant is required to submit a specification for final approval.
- iv. That all details for the proposed staircase, including materials and dimensions, be submitted for final approval as noted in finding h.
- v. That the quoin detailing be eliminated as noted in finding i.

CITIZENS TO BE HEARD: Paul Kinnison spoke in opposition.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Lazarine, Garza, Bustamante, Grube, Kamal, Fetzer, Laffoon.

NAYS: **None.**

THE MOTION CARRIED

Note: Commissioner Connor arrived at 3:17 PM.

21. HDRC NO. 2018-261

Applicant: Bob King/Alamo Construction & Demolition

Address: 917 HAYS ST

REQUEST:

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

1. Remove an existing brick chimney.
2. Replace two existing aluminum windows with new one over one wood windows.
3. Replace nine existing original one over one wood windows with new wood one over one windows.
4. Relocate two original square wood windows and openings on the east façade approximately 6 inches.
5. Remove two original one over one wood windows and openings on the east façade and install a 2x2' square window.

FINDINGS:

- a. The primary structure located at 917 Hays is a 1-story single family home constructed in 1907 in the Folk Victorian style. The home features a primary hipped roof with a front gable, an asymmetrical front porch with a metal shed roof, and two brick chimneys. The structure is contributing to the Dignowity Hill Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on June 12, 2018. The DRC discussed in detail the proposed fenestration modifications, particularly the removal of an existing original wood window opening to install a transom window above a new shower. The applicant mentioned that the floor plan has since changed, and the DRC recommended that the applicant provide the most up-to-date floor plan for the Commission to accurately assess the impact of interior conditions on the exterior of the property. Overall, the committee members did not support modifying any window openings. The committee also did not support the wholesale removal of the chimney flue and recommended that it be reconstructed on the exterior to match the previous condition. The committee also determined that the existing wood windows were in good condition and should be repaired versus replaced.
- c. CHIMNEY REMOVAL – The applicant has proposed to remove an existing brick chimney. The chimney is located near the western rear of the 1-story structure. As noted by staff on a site visit conducted on May 29, 2018, the chimney has been removed without prior approval. The applicant has stated that the brick was salvaged and remains on site. According to the Historic Design Guidelines, existing roof vents should be preserved. Though the chimney is located towards the rear and is not the primary chimney on the structure, rear vents are characteristic of this style of home and period of construction and can be found on several historic structures on the block. The chimney is also original to the structure and visible from the public right-of-way. Staff does not find the chimney removal consistent with the Guidelines.
- d. EXISTING WINDOWS: CONDITION – Staff performed a site visit with the applicant on May 29, 2018. Two windows are non-original aluminum and eight are original one over one original

wood windows. Many of the wood windows feature non-original aluminum exterior storm windows, primarily on the front and west facades, which are to be removed. While these storm windows are incompatible with the architecture of the home, they have helped protect the assemblies from ample sun exposure and other environmental factors. During the site visit, staff observed that some of the wood windows have broken glass, are missing pulley cords, and require rehangng and refinishing. However, overall, staff finds that the windows are in very good condition and are fully repairable.

- e. **NON-ORIGINAL WINDOW REPLACEMENT** – The applicant has proposed to replace two non-original aluminum windows with new one over one wood windows. One window is located on the front façade and another on the east façade. The applicant has stated their intent to retain the existing window openings and match the configuration, proportion, profile, and inset as closely as possible. Staff finds the proposal appropriate for the historic structure with the stipulations listed in the recommendation.
- f. **WOOD WINDOW REPLACEMENT** – The applicant has proposed to replace nine original one over one wood windows with new one over one new windows to match the existing in configuration, proportion, profile, and inset. 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. As noted in finding c, staff does not find the original windows to be beyond repair. Replacement of any kind is not consistent with the Guidelines.
- g. **WINDOW MODIFICATIONS** – The applicant has proposed to relocate two existing one over one wood windows on the west façade. The windows are located on either side of a brick fireplace. The applicant has requested to move the windows approximately 6 to 12 inches higher and a few inches closer to the fireplace. The applicant noted on a site visit that the relocation is required due to the construction of an interior wall that will intersect one of the windows, which has already been framed out. The second window is to be relocated to match the first. Additionally, the applicant has proposed to eliminate two windows from the east façade and install a new 2x2' square window. A different applicant made a similar request at the December 6, 2017, HDRC hearing, but withdrew the item for consideration. According to the Historic Design Guidelines, the location of historic door and window openings should be avoided. The existing openings are original to the historic structure and are visible from the public right-of-way. Staff does not find the removal consistent with the Guidelines.

RECOMMENDATIONS:

Item 1, Staff does not recommend approval of the chimney removal based on finding b. Staff recommends that the existing chimney be repaired. If the HDRC determines that full restoration is not feasible, staff recommends that the portion of the chimney on the exterior be reconstructed from brick salvaged from its removal. The structure of the chimney can terminate in the attic space. The applicant is required to submit drawings for its reconstruction to staff prior to receiving a Certificate of Appropriateness for future work.

Item 2, Staff recommends approval of the replacement of the non-original aluminum windows based on findings c and d with the following stipulations:

- i. That the windows be one over one configuration and do not feature faux divided lites.
- ii. That a final window manufacturer specification be submitted to staff for review and approval and meet the following stipulations: that meeting rails be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 3, Staff does not recommend approval of the replacement of original wood windows based on findings b and e. Staff recommends that the existing windows be repaired.

Items 4, and 5, Staff does not recommend approval of the window relocation and replacement based on findings d and g. Staff recommends that the openings be retained and that the existing windows be repaired.

CITIZENS TO BE HEARD: Lulu Francois spoke in opposition.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Connor to approve items #1 and #2; deny items #3 and #4; and approve item #5 with staff stipulations and the additional stipulations that the applicant retain the original window opening and use the removed original window to rehab other existing windows.

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

NAYS: None.

THE MOTION CARRIED

22. HDRC NO. 2018-283

Applicant: Tred Trautner/Max Developers Inc

Address: 714 SHERMAN

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 300 square foot primary structure at 714 Sherman, including a concrete driveway.

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. The vacant lot is 6447 sq feet (140ft deep by 45ft wide).
- b. DESIGN REVIEW COMMITTEE – The applicant attended a Design Review Committee meeting on May 9, 2018. Commissioners commented on the following details on the original proposal:
 - i. The setback and orientation condition should be similar to those found in the district: side-flanking driveway to off-centered primary structure rather than the proposed centered driveway.
 - ii. The roof form should be similar to those found in the district: hipped and gabled roofs rather than the proposed shed roof.
 - iii. Fenestration details should be similar to those found in the district: wood sashed windows.
 - iv. A measured and developed site plan with landscape details should be submitted 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 provided a setback that is consistent with the neighboring properties on each side of the lot. Additionally, the applicant provided a site plan that indicates that the driveway will enter the right side of the lot, adjacent to the off-centered proposed structure. While staff finds that the orientation generally appropriate for full size Folk Victorian or Craftsman structures within the historic district, an orientation condition that relates to the two adjacent shotgun houses would be more appropriate for the thin lot and efforts to reduce square footage of new construction.
- d. **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.
- 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. This block of Sherman features six (6) one-story historic structures on the south side of the block. Staff does find the proposed scale and massing consistent the context of the block of the historic district. Staff finds that a massing that relates to the two adjacent shotgun houses would be more appropriate for the thin lot and efforts to reduce square footage of new construction. As proposed, the structure features a width that exceeds that of the two adjacent shotgun structures.
- f. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structures’ foundation and floor heights. Neighboring structures feature foundation heights of approximately two to three feet. The proposed structure is to feature 20 inch skirting from grade. Staff finds that the proposed foundation and floor height is consistent with the Guidelines.
- g. **ROOF FORM** – The applicant has proposed a roof form featuring a primary gabled roof with a crossed gable and a shed roof over the porch. Historic structures within the district feature hipped or gabled roofs. Staff finds the proposed roof form to be generally consistent with the pattern of this block and the Dignowity Hill Historic District for primary residential properties. However, staff finds that the crossed gable over the left side of the porch featuring an off-centered window and no door is an inappropriate feature not found on historic structures within the Dignowity Hill Historic District. Staff finds that crossed gable should be located above the front door, whether that requires relocating the front door or gable. If the applicant pursues the shotgun house configuration noted in finding c, then the roof should feature a front-face gable with a shed roof over the front porch.
- 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. The proposed design features a total of three (3) one-over-one wood windows, one (1) sliding window, and two (2) square picture windows. Staff finds the one-over-one and sliding windows appropriate, while the two square picture windows should be modified to feature sash windows.
- 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. The proposed new construction is not more than fifty percent of the size of the total lot area.
- j. **MATERIALS** – The applicant has proposed materials that include wood siding, a standing seam metal roof, and wood 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.

- k. WINDOW MATERIALS – The applicant has proposed to install wood 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.
- l. PORCH – The proposed design features a depth of three feet whereas as porches in the district feature depths from six to nine feet. Staff finds that the front porch should feature at least 5 feet in depth.
- m. 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 and front walkway. Staff finds those two site elements generally appropriate. However, the applicant should submit a detailed landscaping plan as well as a site plan that notes an appropriate driveway and walkway configuration, width, and location for final approval.

RECOMMENDATIONS:

Staff does not recommend approval for new construction at 714 Sherman based on finding c, e, g, h, and m. Staff recommends the applicant reconsider proposing a shotgun house configuration that is consistent with the Guidelines while still providing the desired reduced square footage.

If the HDRC does not concur with staff’s recommendation and approves of the massing as proposed, staff recommends the following stipulations:

- i. The front-facing gable should so be located above the primary door. The applicant may relocate the gable or the door.
- ii. The two square picture windows should be modified to feature a sash window that are consistent with the Guidelines and compatible to the historic district.
- iii. The porch should feature a depth of at least five feet.
- iv. The applicant must submit a detailed landscaping plan as well as a site plan that notes an appropriate driveway and walkway configuration, width, and location.

These stipulations must be addressed before submitting for final approval with 80% of the construction documents.

CITIZENS TO BE HEARD: None.

WITHDRAWN BY APPLICANT

THE MOTION CARRIED

23. HDRC NO. 2018-295

Applicant: Brown & Ortiz, P.C.

Address: 2100 BROADWAY
2106 BROADWAY
2108 BROADWAY
2112 BROADWAY

117 ALLING
121 ALLING

REQUEST:

The applicant is requesting a recommendation from the Historic and Design Review Committee regarding the rezoning of the lots addressed as 2100, 2106 and 2108 Broadway from River Improvement Overlay, District 1 to River Improvement Overlay, District 2.

FINDINGS:

- a. The applicant is requesting a recommendation from the Historic and Design Review Committee regarding the rezoning of the lots addressed as 2100, 2106 and 2108 Broadway from River Improvement Overlay, District 1 to River Improvement Overlay, District 2. RIO-2 allows for a taller allowable building height than RIO-1.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on June 12, 2018, where commissioners commented that while the proposed zoning change would create a RIO-2 island in RIO-1, that the proposed rezoning for additional height may be appropriate given the site’s location on Broadway.
- c. RIO Design Objectives – Per the UDC Section 35-670 (b)(4)(a), new construction within RIO-1 is to maintain the character of the existing residential neighborhoods and redevelop commercial nodes and maintain the two as separate contexts within its boundaries; allow higher density, multi-family, mixed use buildings; preserve existing neighborhoods, encourage mixed-use redevelopment of urban character along Broadway; allow for neighborhood-oriented business and redevelopment of the area; redevelop Broadway and Avenue B as urban corridors with consistent street edges; and maintain scenic open space and the natural character of the river, particularly through Brackenridge Park. In RIO-2, development should relate more to the urban context of downtown and promote a high-density, mixed use neighborhood.
- d. HEIGHT – Per the UDC, new construction in RIO-1 is not to exceed five (5) stories in height or sixty (60) feet. There is development node designation in place for this property which currently allows for a total buildable height of 90 feet. With a change to RIO-2, the standard for height would double to 180 feet for this property.
- e. The applicant has not provided evidence regarding how the proposal aligns with the design objectives outlined for RIO-1 which would warrant adjustment to the district boundaries. Staff finds that the applicant should explore an overall height that aligns more closely with the established height regulation of 90 feet for this property consistent with the neighborhood goals for the district. The applicant may also request approval for a specific design that exceeds the established height regulation, and the HDRC may provide a positive recommendation to the Board of Adjustment for consideration of a variance from the height limitations.

RECOMMENDATIONS:

Staff recommends that the applicant develop a project within the context of the existing RIO-1 height regulations and seek HDRC input regarding a request for a variance.

CITIZENS TO BE HEARD: Gemma Kennedy and Patricia Pratchett spoke in opposition.

COMMISSION ACTION:

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

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

NAYS: Bustamante.

THE MOTION CARRIED

24. HDRC NO. 2018-275

Applicant: Robert Murray

Address: 210 NATHAN

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to raise the ridgeline of an existing, rear addition to match that of the primary historic structure and install a side gabled roof on the proposed addition to be subordinate to that of the primary historic structure.

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 raise the ridgeline of an existing, rear addition to match that of the primary historic structure and install a side gabled roof on the proposed addition to be subordinate to that of the primary historic structure.
- b. **ROOF DESIGN** – The previously approved roof design features a shed roof and an overall height of approximately eight (8) feet. At this time, the applicant has proposed to raise the ridge line of the existing addition while installing a side gabled roof to feature a ridgeline that is subordinate to that of the primary historic structure. 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. **RIDGE HEIGHT** – Staff finds the subordinate ridge height of the proposed addition to be appropriate; however, staff finds that the applicant should reduce the new height of the existing addition’s ridgeline, rather than match that of the historic structure. The reduced height does not need to match the proposed height of the side gable.

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: Margaret Leeds spoke in opposition.

COMMISSION ACTION:

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

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

NAYS: None.

THE MOTION CARRIED

Note: Commissioner Bustamante left at 4:31 PM.

25. HDRC NO. 2018-294

Applicant: Manuel Rubio/injoy

Address: 108 AUDITORIUM CIRCLE

REQUEST:

The applicant is requesting conceptual approval of mural size and placement on the west façade of the historic structure located at 106/108 Auditorium Circle. The design of the mural is not included in this review, but the applicant has indicated that it will include signage for tenants in the building.

FINDINGS:

- a. The applicant is requesting conceptual approval of mural size and placement on the west façade of the historic structure located at 106/108 Auditorium Circle. The design of the mural is not included in this review.
- b. **SIGNAGE** –The Historic Design Guidelines, Guidelines for Signage notes that each building will be allowed one major and two minor signs to total no more than fifty (50) square feet. Additional square footage and signage may be approved by the Historic and Design Review Commission.
- c. **MURAL SIZE & LOCATION** – The applicant has proposed to locate the mural on the west façade of the historic structure. The proposed size of the mural is 167 feet in length and 24 feet in height for a total square footage of 4,008. As noted in finding b, the recommended square footage for signage for each building is fifty (50) square feet per tenant. Staff finds that a mural in this location may be appropriate provided that no more than fifty (50) square feet of signage or advertising is included. Signage larger than fifty (50) square feet per tenant would not be appropriate.

RECOMMENDATIONS:

Staff finds that a mural in the proposed location is appropriate; however, signage or advertising should not exceed fifty (50) square feet per tenant.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Lazarine to refer the applicant to the Design Review Committee.

AYES: Guarino, Fish, Lazarine, Garza, Connor, Grube, Kamal, Fetzer, Laffoon

NAYS: None.

THE MOTION CARRIED

26. HDRC NO. 2018-263

Applicant: Tiffany Dumond/Nook Rehab

Address: 415 DONALDSON AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness to limewash two brick arches on the front façade of the primary structure, totaling approximately 50 bricks.

FINDINGS:

- a. The primary structure located at 415 Donaldson Ave is a 1-story single family home constructed in approximately 1930 in the Tudor Revival style. The home features a buff beige brick façade, a steeply pitched cross gable roof, and a prominent front brick chimney. The home is contributing to the Monticello Park Historic District.
- b. The applicant is requesting approval to limewash two brick arches on the front façade. The limewashing will span approximately 50 bricks, which form the base of the two arches. The brick façade is currently unpainted. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, painting or coating historically unpainted surfaces should be avoided, unless the material is severely deteriorated. The existing brick is in good shape and does not require stabilization.
- c. According to the Secretary of the Interior’s Standards for Rehabilitation, historically unpainted brick should not be painted. Brick structures built prior to the 1870s were largely constructed of handmade bricks, which were generally softer, more porous, and weaker than bricks made at the turn of the 20th century. These handmade bricks were frequently painted or coated because the strength of the brick was insufficient without a coating for stabilization. However, as machine-made bricks became the norm during the latter half of the 19th century, bricks became inherently stronger and did not require paint or coatings for protection and strength. These bricks commonly featured harder “dress” surfaces, which were meant to face the exterior of the structure and remain unpainted and uncoated. 415 Donaldson was constructed in the 1930s and was historically unpainted. Unpainted brick of this era is inherently high strength and low-maintenance on its own. Once these structures are painted or limewashed, consistent recoating is required to maintain the aesthetics of the brick. A limewash coating typically fails within 5-7 years, often quicker on bricks with harder, less porous dress surfaces.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a through c.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Connor, Grube, Kamal, Fetzer, Laffoon

NAYS: Lazarine.

THE MOTION CARRIED

27. HDRC NO. 2018-282

Applicant: Jim Poteet/Poteet Architects

Address: 203 KING WILLIAM

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing shingle roof with a standing seam metal roof.

FINDINGS:

- a. The structure at 203 King William was constructed in 1891 and significantly remodeled to include Italianate features after flood damages in 1921 while preserving the original roof, chimney, pilasters, and roof cornices in place. The structure currently features masonry with stucco facades, double front doors topped with stone lintels, a round tower, arched porches and porte cochere, Italianate pilasters and brackets, and hipped and gabled roofs featuring shingle roofing. The structure contributes to the King William Historic District and is also individually designated as the Aaron Pancoast Sr. House.
- b. **ROOF REPLACEMENT** – The applicant has proposed to replace the entire shingle roof with a standing seam metal roof. The Guidelines for Roofs 3.B.i states that roof replacement should only be considered when more than 25 percent of the roof area is damaged or 25 percent of the roof tile or shingle is missing. Staff finds that replacement is appropriate at this time.
- c. **SHINGLE TO METAL** – The applicant has proposed to replace the entire shingle roof with a standing seam metal roof. Staff finds that the shingle roof should be replaced in-kind as supported by a historic photo, produced before the 1921 modifications, and the 1912 Sanborn map which notes a shingle roof.

RECOMMENDATIONS:

Staff recommends approval of roof replacement with the stipulation that the roofing material remain shingle, instead of the proposed standing seam metal.

If the HDRC approves of the installation of the standing seam metal roof, staff stipulates that the 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.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Kamal to approve the standing seam roof with staff stipulations.

AYES: Guarino, Fish, Lazarine, Garza, Connor, Grube, Kamal, Fetzer, Laffoon

NAYS: None.

THE MOTION CARRIED

28. HDRC NO. 2018-284

Applicant: Anita Morris/Image360

Address: 1131 SE MILITARY DR

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install new signage for the GCAM Plasma tenant internally illuminated channel letters at the same location and with the same size as the existing signage.

FINDINGS:

- a. The structure at 1131 SE Military is a multi-tenant strip mall constructed in 2006 and is located in the Mission Historic District. The applicant is replacing existing signage at Suite 113 for the same tenant.
- b. **EXISTING SIGNAGE** – The existing signage features aluminum enclosed cabinet with individual channel letters. The entire sign is internally illuminated with translucent vinyl graphics on the face and flush mounted to the building. The cabinet features a logo and text that has been routed out of the aluminum and backlit. The channel letters are front lit. The existing sign is approximately 137.5 square feet for 1,566 square feet of storefront.
- c. **NEW SIGNAGE MATERIAL** – The proposed replacement of the existing signage features individual, internally illuminated channel letters. The proposed signage will be feature aluminum framing with translucent vinyl faces and flush mounted. Staff finds that the proposed vinyl material and internally illuminated channel letters are inconsistent with the Guidelines for Signage 6.1.D.i, ii, and iv. Staff finds that backlit reverse channel letters with metal construction would be more appropriate.
- d. **NEW SIGNAGE SIZE** – The proposed replacement signage will feature the same size as the existing: 137 sq ft with 5ft tall individual lettering spanning 27.5 ft. HDRC approved a master signage plan for 1131 SE Military on July, 21, 2010 stipulating lettering for individual tenants to be 5’ tall letters and 4’ for anchor tenants. The proposed signage is consistent with master signage plan.

RECOMMENDATIONS:

Staff recommends approval of the signage replacement based on finding b through d with the stipulation that it features backlit reverse channel letters, instead of internally illuminated vinyl-face channel letters.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Connor, Grube, Kamal, Fetzer, Laffoon

NAYS: None.

RECUSED: Lazarine.

THE MOTION CARRIED

29. HDRC NO. 2018-278

Applicant: Trinie Hellmann

Address: 1024 BURNET ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove an existing, attached carport and construct a new one in the same location.

FINDINGS:

- a. The structure at 1024 Burnet was constructed circa 1910. The structure features a covered wraparound concrete porch with wrought iron columns, a primary shingle gabled roof, and a non-original carport attached to the side of the home.
- b. CARPORT RECONSTRUCTION – The applicant had begun reconstruction of the non-conforming carport prior to approval. The previous carport had been installed since at least 2003 without approval or permits and featured a dimension of 20ft wide by 24ft deep of wood construction, a sloped shingle roof from 9ft to 14ft, and a metal bargeboard cover. The proposed carport features matching construction and dimensions excluding the metal bargeboard cover. Staff finds that the proposed carport is generally appropriate considering the wood construction and shingle roof matches the primary historic structure. However, per the Guidelines for Garages and Outbuildings 5.B.i, garages attached to the primary structure should not be introduced on blocks where they are not historically found. Staff finds that a detached carport is more appropriate.

RECOMMENDATIONS:

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

- i. The new carport features a width, height, and depth no larger than the previous carport.
- ii. The new carport features wood construction and a shingle roof without metal cladding.
- iii. The new carport be detached from the primary historic structure; additional wood columns may be installed to support a freestanding carport.

CITIZENS TO BE HEARD: Lulu Francois spoke in support.

WITHDRAWN BY APPLICANT.

Applicant: Tobin Hill Community Association

Address: 1817 N ST MARYS (parcel includes 902,904 E Euclid and 1817 and 1827 N St Mary's)

REQUEST:

A request for review by the Historic and Design Review Commission regarding eligibility of the property located at 1817 N St Mary's (parcel includes 902, 904 E Euclid and 1817 and 1827 N St Mary's) for landmark designation.

FINDINGS:

- a. On April 10, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner for three of the four structures at 1817 N St Mary's which is located in the Tobin Hill Community Association registered neighborhood. The proposed demolition is for the tree structures known as 902 & 904 E Euclid and 1817 N St Mary's. At the same time, the owner submitted a demolition request for one structure located on an adjacent lot which will be considered as a separate item. OHP Staff conducted research to determine eligibility and contacted the neighborhood association during the 30 day review period provided by UDC 35-455.
- b. On May 3, 2018, a Request for Review of Historic Significance for 1817 N St Mary's (parcel includes 902, 904 E Euclid and 1817 and 1827 N St Mary's) was submitted to OHP by the Tobin Hill Community Association, the applicant in this case.

- c. On May 24, 2018, OHP Staff and the Designation Advisory Group conducted a site visit. The group noted that 902 E Euclid and 904 E Euclid are twins with exact form, style, and materials. Both are in good structural condition and retain their original materials: wood windows, original wood lap siding under added asbestos siding, and other materials such as trim and exposed rafters. 902 E Euclid and 904 E Euclid are in their original residential context, and the group noted these structures should be retained as they represent the original development pattern of that block. For 1827 N St. Mary's, the group observed the original material and form of the corner brick commercial structure. For the residential structure addressed 1817 N St. Mary's, it was visible that the original materials were intact. It was also noted that the property has lost its residential context along N St. Mary's. Based on site observation, the group supported a determination of eligibility for the entire lot that includes 4 structures.
- d. The parcel is located in the Tobin Hill neighborhood, but is not within the Tobin Hill Historic District. The Tobin Hill area was surveyed in 2006 and 2007. The survey noted the property as being within the period of significance.
- e. 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 and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first 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.
- f. ARCHITECTURAL DESCRIPTION –

902 E Euclid – residential

The structure is a single-story Craftsman with original exposed rafter tails, a double front gable, and a covered front porch. It has a rectangular footprint, an original standing seam metal roof on a cross gabled roof, and original 117 wood siding that is currently covered by non-original synthetic asbestos siding. There is an original side gabled front concrete porch with four (4) non-original wrought iron posts and concrete steps. Two front entry doors are boarded up. Original one over one wood windows are installed throughout the house, some with non-original aluminum screens. There are two original brick chimneys; one is located on the south elevation of the house that has been painted, and one is inset within the interior towards the rear.

904 E Euclid – residential

The structure is a twin for 902 E Euclid. This single-story Craftsman style structure with original exposed rafter tails, a double front gable, and a covered front porch. It has a rectangular footprint, an original standing seam metal roof on a cross gabled roof, and original 117 wood siding that is currently covered by non-original synthetic asbestos siding. There is an original side gabled front concrete porch with four (4) non-original wrought iron posts and concrete steps. Two front entry doors are boarded up. Original one over one wood windows are installed throughout the house, some with original decorative wood windows screens and some with non-original aluminum screens. An original brick chimney is located on the south elevation of the house that has been painted.

1827 N St. Mary's - commercial

The single story commercial brick structure is irregular shaped with two elevations that front the street. The building's placement addresses the street which is consistent with early 20th century pedestrian oriented development. It has an original flat roof with a tall parapet topped with a cornice and an original flat awning on the east elevation. There are five (5) windows on the east elevation, three of which are bricked over. The window to the left of the front door has an original transom window with four divided lights. There is also a storefront door on the east elevation with non-original wood screens. The north elevation features a painted sign advertising "A&G Boxing Team". There are two

horizontal windows that are covered by an unknown material. There are two small additions located on the southern elevation.

1817 N St. Mary's – residential

The primary structure is a Craftsman style home with a rectangular footprint and an original front clipped gable. Original features include a standing seam metal roof and exposed rafter tails and brackets. It has a front gabled porch with three (3) original tapered wood columns each atop large wooden piers clad with non-original synthetic asbestos shingles. The original inset front porch is open to the south and east side.

Original one-over-one wood windows can be seen throughout the house. The siding is a combination of non-original synthetic asbestos shingles and original wood 117 siding underneath.

- g. **SITE CONTEXT** –The parcel is located at the southwest corner of E Euclid and N St Mary's, a prominent corner on the N St Mary's corridor, at a bend in the road which makes the commercial structure highly visible. This is a large parcel that holds four structures: three residential single family homes and one large corner commercial structure. The commercial structure sits at the southwest corner of the North Saint Mary's and East Euclid intersection. There is another corner commercial structure at northwest corner of the same intersection, and two new construction commercial structures at the east corners.
- h. **HISTORIC CONTEXT** - The structures at 1817 North Saint Mary's represent the residential and commercial development of this area off the North Saint Mary's commercial corridor. The surrounding residential neighborhood of Tobin Hill flourished as one of San Antonio's early suburbs. The historic fabric of this area just outside of the Tobin Hill Historic District is rapidly disappearing as new development along the Broadway and Saint Mary's corridors intensify. Already, the residential structure addressed 1817 N St Mary's has lost its residential context as commercial developed off Highway 281.
- i. **HISTORIC CONTEXT** - North St. Mary's Street, first called Rock Quarry Road and later Jones Avenue, slowly grew to become important commercial corridor for adjacent residential neighborhoods and flourished in the 1910s and 1920s. This southern end of the Tobin Hill neighborhood developed in the early 1920s. Joe (also known as Joseph/Guiseppa) Di Carlo purchased the property at the corner of North St. Mary's and East Euclid in 1921 from W.E. and Wanda Lowry, who lived on nearby Erie Ave. Joe Di Carlo, a prominent member of the Italian community in San Antonio, lived with his family at 651 N Main where he also operated a grocery store. Joe was a charter member of the Christopher Columbus Italian Society, and was honored as a special guest at the cornerstone laying celebration in 1927.
- j. **EVALUATION** – In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff finds that all four structures are contributing structures to the neighborhood. Staff evaluated the property against all 16 criteria and determined that it was consistent with UDC sec. 35-607(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; as good examples of

Craftsman style residences and an early twentieth century one part block commercial structure.

(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; located on a prominent corner on the southernmost edge of the Tobin Hill neighborhood, these structures provide definition of scale and context moving from the commercial corridor of North St. Mary's Street into the residential portion of East Euclid.

(11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; the corner commercial structure represents the importance of the North St.

Mary's Street corridor to the Tobin Hill community, serving the neighborhood as a grocery store for over 40 years.

- k. Per UDC Sec. 35-453, once the commission concurs eligibility of the property and makes a recommendation of approval for designation, interim design review requirements will be in place and the property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work. These interim requirements will remain in place until the City Council makes their final decision on the proposed zoning change or not longer than six months.
- l. 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 1817 N St Mary's meets 3 of the 16 criteria for evaluation and is eligible for landmark designation, and that all four buildings are contributing, based on findings c through j. If the Historic and Design Review Commission (HDRC) finds the property eligible, the HDRC will become the applicant and will request a resolution from the City Council to initiate the designation process.

CITIZENS TO BE HEARD: None.

POSTPONED BY APPLICANT

31. HDRC NO. 2018-252

Applicant: Tobin Hill Community Association

Address: 824 E EUCLID AVE

REQUEST:

A request for review by the Historic and Design Review Commission regarding eligibility of the property located at 824 E Euclid for landmark designation.

FINDINGS:

- a. On April 10, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of 824 E Euclid which is located in the Tobin Hill Community Association registered neighborhood. At the same time, the owner submitted a demolition request for three structures located on an adjacent lot which will be considered as a separate item. OHP Staff conducted research to determine eligibility and contacted the neighborhood association during the 30 day review period provided by UDC 35-455.
- b. On May 3, 2018, a Request for Review of Historic Significance for 824 E Euclid was submitted to OHP by the Tobin Hill Community Association, the applicant in this case.
- c. On May 24, 2018, the Designation Advisory Group visited the property. The Designation Advisory Group visited the property on May 24, 2018. The group noted that the structure is in good structural condition; the home retains its original wood windows, original wood lap siding under added asbestos siding. Also noted the structure maintained a relationship to the context which included residential structures of similar style, scale and setback. Based on the site observations, the group was in support of the determination of eligibility.

- d. 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 and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first 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.
- e. The property is in the Tobin Hill Community Association registered neighborhood, but outside the bounds of the Tobin Hill Historic District. The Tobin Hill area was surveyed in 2006 and 2007, which noted this property and its structures as within the period of significance and contributing to the area. The Tobin Hill Historic District was designated in two phases, in 2007 and 2008.
- f. The two-story structure at 824 E Euclid was built c. 1922, for R.T. and May Spence. It was subdivided into four apartment units in 1926. It is built in the American Foursquare form, which was popular from the mid-1890s to the 1930s as a vernacular form as a reaction against Victorian architecture and other ornate styles of the late 19th century. The form is seen predominantly at the beginning of the 20th century and provided more affordable housing for San Antonio's middle class.
- g. ARCHITECTURAL DESCRIPTION – An American Foursquare form with Craftsman influence, the structure has a rectangular footprint with a hipped composition shingle roof and original 117 wood siding. It is a two story structure with an original full front porch characterized by original four (4) tapered wood columns each atop original large square brick piers. The original inset front porch is open on the sides and at the main entrance. The front elevation features an original centrally oriented front entry door and is flanked by three original wood windows on either side. Original wood windows are separated by mullions, and similar wood windows are seen on the second story front elevation, creating a sense of symmetry. Original wood windows can be seen throughout the house, with the exception of non-original aluminum windows installed at the rear of the structure.
- h. SITE CONTEXT –It is located in the Tobin Hill neighborhood, but is not within the Tobin Hill Historic District. It shares qualities with other lots in the area such as a center walkway leading from the sidewalk to the front entrance, a ribbon driveway and similar qualities of materials, building forms and setbacks, forming a distinct neighborhood character. The structure is the only two-story structure on its side of block; there is a two-story structure across the street.
- i. HISTORIC CONTEXT - North St. Mary's Street, first called Rock Quarry Road and later Jones Avenue, slowly grew to become important commercial corridor for adjacent residential neighborhoods and flourished in the 1910s and 1920s. Jones was an engineer and businessman who owned the stone and gravel quarry located in today's Sunken Gardens. This southern end of the Tobin Hill neighborhood developed in the early 1920s. Soon after its construction as a single family home, 824 E Euclid subdivided into four apartment units in 1926. Its American Foursquare form was popular from the mid-1890s to the 1930s. This vernacular form can be characterized as a reaction against Victorian architecture and other ornate styles of the late 19th century. The form is seen predominantly at the beginning of the 20th century and provided more affordable housing for San Antonio's middle class. Examples of the American Foursquare plan are prevalent in the early suburbs, including Tobin Hill, Alta Vista, and Beacon Hill. While the most common style for this form is Prairie, in San Antonio one finds more Colonial Revival influenced foursquares. 824 E Euclid shares the Craftsman style of its neighbors, including another two story Craftsman foursquare just across the street, creating a cohesive architectural statement related to the development period of this neighborhood.
- j. HISTORIC CONTEXT - 824 E Euclid represents the residential development of the southern edge of the Tobin Hill neighborhood. The historic fabric of this area just outside of the Tobin Hill Historic District is rapidly disappearing as new development along the Broadway and N St. Mary's corridors intensifies.

- k. EVALUATION – In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(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; as an American Foursquare influenced by the Craftsman style

(12) It is an important example of a particular architectural type or specimen; the building's

Craftsman style is uncommon and stands out from typical American Foursquare forms in San Antonio, which tend towards influences from the Colonial Revival style and Prairie style.

(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; the house at 824 E Euclid is set within a residential neighborhood with homes sharing similar qualities of materials, building forms and setbacks, forming a distinct neighborhood character.

- l. Per UDC Sec. 35-453, once the commission concurs eligibility of the property and makes a recommendation of approval for designation, interim design review requirements will be in place and the property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work. These interim requirements will remain in place until the City Council makes their final decision on the proposed zoning change or not longer than six months.
- m. 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 824 E Euclid meets 3 of the 16 criteria for evaluation and is eligible for landmark designation based on findings c through h. If the Historic and Design Review Commission (HDRC) determines the property is eligible, the HDRC will become the applicant and will request a resolution from City Council to initiate the designation process.

CITIZENS TO BE HEARD: None.

POSTPONED BY APPLICANT

Approval of the Historic and Design Review Commission Meeting minutes from:

- **18 October 2017**
- **1 November 2017**
- **15 November 2017**
- **6 December 2017**
- **20 December 2017**
- **6 June 2018**

COMMISSION ACTION:

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

AYES: Guarino, Fish, Lazarine, Garza, Connor, Grube, Kamal, Fetzer, Laffoon

NAYS: None.

THE MOTION CARRIED

Move to adjourn:

COMMISSION ACTION:

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

AYES: Guarino, Fish, Lazarine, Garza, Connor, Grube, Kamal, Fetzer, 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 5:00 PM.

APPROVED

A handwritten signature in black ink, appearing to read 'Michael Guarino', written over a horizontal line.

Michael Guarino
Chair