

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
18 July 2018**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3 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, Bustamante, Kamal, Fetzer.

ABSENT: Lazarine, Connor, Brittain, Grube, Laffoon.

- Chairman's Statement
- Announcements

CITIZENS TO BE HEARD: None.

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

- Item #1, Case No. 2018-329 112 ZERM
- Item #2, Case No. 2018-331 622 ROOSEVELT
- Item #5, Case No. 2018-348 538 QUITMAN (TAX CERTIFICATION)
- Item #6, Case No. 2018-349 538 QUITMAN (TAX VERIFICATION)
- Item #7, Case No. 2018-338 714 DAWSON (TAX CERTIFICATION)
- Item #8, Case No. 2018-351 714 DAWSON (TAX VERIFICATION)
- Item #10, Case No. 2018-340 502 E MULBERRY
- Item #13, Case No. 2018-339 1030 HAYS
- Item #14, Case No. 2018-345 2209 N ST MARYS

Items #3, 4, 9, 11, and 12 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, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED.

3. HDRC NO. 2018-234

Applicant: Michael Perez

Address: 1126 E CROCKETT ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 2-story single family home with a 1-story rear carport on the vacant lot located at 1126 E Crockett St.

FINDINGS:

- a. The applicant has proposed to construct a 2-story single family structure and a 1-story rear carport on the vacant lot at 1126 E Crockett, located within the Dignowity Hill Historic District. The lot is mid-block and is flanked to east and west by 1-story single family structures. The lot features a downward slope from N Pine St to N Olive St.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDFRC) on June 6, 2018. The approval carried the following stipulations:
 1. That the applicant reduces the overall width of the primary structure as noted in finding g; **this stipulation has been met.**
 2. That the applicant reduces the overall height of the primary structure to be more in line with 1.5 stories as noted in finding f; **this stipulation has been met.**
 3. That the driveway features a maximum width of ten feet as noted in finding p; **this stipulation has been met.**
 4. That all required dimensions are indicated on the final drawings, including hardscaping, overall height and width of the primary structure, and porch details; **this stipulation has been met.**
- c. The applicant met with the Design Review Committee (DRC) on May 23, 2018. The DRC found the setback to be appropriate for the existing context on the block and the established setback pattern. The DRC requested that the applicant produce a street section or elevation that indicated the heights of the surrounding structures in context to determine the visual impact of a 2-story structure on the block. The DRC noted the presence of the slope of the street and the ubiquity of 2-story single family structures in the district. The DRC found the foundation height appropriate and also indicated the precedent for the footprint and width of the structure on the immediate block.
- d. **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. On the southern edge of E Crockett as bounded by N Olive St and N Pine St, the approximate setbacks from the street are 34.60 feet, 34.74 feet, 33.32 feet, 54.47 feet, and 25.10 feet. The applicant has proposed a setback of 36.70 feet. Based on Sanborn Maps, the setback of the former 1-story structure that previously occupied the site was closely aligned with 1102 – 1116 E Crockett, which average approximately 34 feet from the street. The structure located at 1120 E Crockett features over a 54 foot setback, which was historically an aberration for the block based on Sanborn Maps. While the proposed setback for the new structure is closer to the street than 1120 E Crockett, it will be the second deepest on the block. Staff finds the proposed setback appropriate based on historic and existing context of the block.
- e. **ORIENTATION & ENTRANCES** – The applicant has proposed to orient both the primary structure and the rear carport towards E Crockett. The historic development pattern of the block features primary and accessory structures that face E Crockett with driveways running along the side of primary structures to provide access to rear garages. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. Staff finds the orientation to be consistent with the Guidelines.
- f. **SCALE & MASS** – The applicant has proposed a 2-story primary structure. Per the submitted application, the primary ridgeline of the structure is 26’-8 1/16” from the western elevation of the property, including the foundation height. This is a reduction of approximately 3 feet from the proposal submitted for conceptual approval. The applicant has also reduced the overall width of the structure. 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. This block of E Crockett is characterized exclusively by 1-

story single family homes. However, the change in grade from N Pine to the east towards N Olive to the west results in the 1-story structures at the intersection of N Pine and E Crockett to be higher in elevation. Staff finds that this elevation change may result in an opportunity for a structure taller than 1-story to be appropriate within the context of the block. Staff finds the scale and mass generally appropriate for the site.

- g. **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 primary historic structures are between two and three feet. The property features a downward slope from east to west. While definitive dimensions are not indicated on the drawings, the foundation for the primary structure increases from approximately 1 foot on the eastern edge of the property to nearly 4.5 feet on the western edge of the property to account for this grade change. Staff finds the foundation height consistent with the Guidelines and appropriate for the block.
- h. **ROOF FORM** – The applicant has proposed a primary hipped roof form. The front unit also contains a front gable. These roof forms are found throughout the Dignowity Hill Historic District as well as this block of E Crockett. Staff finds the proposal consistent with the Guidelines.
- i. **PORCH** – The applicant has proposed a 1-story, asymmetrical, wrap-around front porch. The porch will extend towards the street on the front façade and wrap around to the western edge of the structure. Though dimensions are not indicated on the drawings, the porch will feature a depth of approximately 6 feet with a total square footage of approximately 293 square feet. According to the Historic Design Guidelines, new construction should not attempt to mirror or replicate historic features, and new structures and design elements should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The proposed porch pulls from traditional Craftsman-style language, as evidenced by the location and form, exposed rafter tails, tapered columns, and brick bases. The proposed tapered columns are simple in design relative to historic Craftsman architecture. Staff finds the proposed porch appropriate.
- j. **WINDOW & DOOR OPENINGS** – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window, as compared to nearby historic facades, should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures. As compared to the submittal for conceptual approval, the applicant has removed non-traditional side lite and transom details and has proposed a proportionally-appropriate entry door. Staff finds the window and door openings appropriate.
- k. **WINDOW & DOOR MATERIALS** – The applicant proposed to install aluminum clad wood windows. The windows will be black. The applicant has proposed a product that features a decorative faux divided lite detail on the top sash. While staff finds the color and material of the windows to be appropriate, staff finds that the faux divided lites are inconsistent with the Historic Design Guidelines and the window policy document. Staff recommends that the windows feature a one over one configuration with no divided lites to be consistent.
- l. **LOT COVERAGE** – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. Based on the submitted site plan, the proposal appears to be generally consistent with this Guideline.
- m. **MATERIALS** – The applicant has proposed materials that include composite wood siding, standing seam metal roofs, and simple wood columns and railings. Staff finds siding and roofing materials to be generally consistent with the Guidelines and compatible for new construction in the district. Staff finds that the siding should feature a smooth finish and an exposure of four inches.
- n. **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. The proposed front unit features a second story gable, front entry door transoms and side lites, and simple square columns with a capital and base. The rear unit features ganged windows, bracketed eaves, and simplified columns. Staff finds these architectural details to be consistent with the Guidelines.

- o. MECHANICAL EQUIPMENT – The applicant has indicated mechanical equipment on the submitted site and landscaping plan. The ground AC units are located to the east the primary structure and will be concealed by privacy fencing. Staff finds this to be appropriate.
- p. CARPORT – The applicant has proposed to construct a 1-story rear carport. The carport will match the materiality of the primary structure and will occupy the general location of an existing concrete pad. According to the Historic Design Guidelines, new outbuildings should follow the historic development pattern present in the district in terms of location, orientation, scale, materiality, and configuration. Staff finds the proposal consistent with the Guidelines.
- q. LANDSCAPING – The applicant has proposed to incorporate various new plantings as indicated the submitted landscaping plan. The plan includes a majority lawn area in the front and back yard with crushed granite and river gravel surrounding the primary structure and the southwestern edge of the carport. The proposal features several new low shrubbery and drought-resistant plantings, along with two new Monterey Oak trees in the front yard. Staff finds the proposal appropriate.
- r. DRIVEWAY – The applicant has proposed to install a new concrete ribbon driveway on the west side of the structure. The driveway will terminate at the rear carport entrance. According to the Historic Design Guidelines, driveways in historic districts are typically 10 feet in width maximum. Staff finds the proposal appropriate.
- s. HARDCAPING – In addition to the driveway, the applicant has also proposed a new 36” wide concrete walkway leading to the front porch of the structure. Another 36” wide concrete walkway will run parallel to the previous walkway and connect with the ribbon drive. Due to the grade change, the walkway running east-west will have two sets of stairs. The applicant has also proposed a 36” wide concrete walkway at the rear of the structure connecting the carport to the rear porch staircase. Staff finds the proposal generally consistent with the Guidelines.
- t. FENCING – The applicant has proposed to install new wooden privacy fencing as indicated in the submitted site plan. Staff finds the proposal consistent with the Guidelines and eligible for administrative approval.

RECOMMENDATIONS:

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

- i. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.
- ii. That the aluminum-clad wood windows feature a one over one configuration as noted in finding k and meet the following specifications: Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iii. That the ribbon driveway be no wider than 10 feet and the tapered concrete apron be no wider than 12 feet at its widest point.

CITIZENS TO BE HEARD: Lulu Francios spoke in opposition.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

4. HDRC NO. 2018-342

Applicant: Miguel Lozano

Address: 1103 N OLIVE ST

REQUEST:

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

1. Replace an original steel casement window on the front façade of the structure with new one over one vinyl windows.
2. Replace existing one over one non-original aluminum windows with new one over one vinyl windows.

FINDINGS:

- a. The primary structure located at 1103 N Olive is a 1-story single family home constructed in approximately 1980. A 1-story structure in a different configuration is present on the 1911-1924 Sanborn Map. The lot no longer features a primary structure in the 1911-1955 Sanborn Map. The existing structure is non-contributing to the Dignowity Hill Historic District.
- b. **CASEMENT WINDOW REPLACEMENT** – Staff finds that the existing casement windows are not original to the house and is eligible for replacement. A historically-appropriate replacement window would be consistent with the Guidelines.
- c. **ALUMINUM WINDOW REPLACEMENT** – The applicant is requesting approval to replace four non-original aluminum windows with one over one vinyl windows with faux divided lites. The existing aluminum windows are not appropriate for the style of the home in terms of profile, inset, and dimensions. According to the Historic Design Guidelines, non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that vinyl windows may be appropriate for replacing incompatible aluminum windows if the windows meet all the required specifications listed in the recommendation.

RECOMMENDATIONS:

Item 1, Staff recommends approval of the replacement of the casement window based on finding b with the following stipulations:

- i. That the applicant submits a front elevation indicating how the proposed new windows will be installed.
- ii. That the applicant submits a final window specification, including section detail, to staff for review and approval prior to receiving a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation

of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2, Staff recommends approval of the replacement of the one over one aluminum windows with new vinyl windows based on finding c with the following stipulation:

- i. That the applicant submits a final window specification, including section detail, to staff for review and approval prior to receiving a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

CITIZENS TO BE HEARD: Evelyn Brown spoke in support.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

9. HDRC NO. 2018-335

Applicant: Len Ambrosio and Timothy Ziegel

Address: 242 KING WILLIAM

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new fence featuring low masonry wall and columns with wrought iron fencing.

FINDINGS:

- a. The historic structure at 242 King William was constructed circa 1905 and features Neoclassical and Folk Victorian architectural elements. The two-and-a-half story brick structure features a wraparound porch with ionic columns and a pediment over the front door, a symmetrical front façade with a shed dormer flanked by two cedar shake gables. The property contributes to the King William Historic District and is also individually designated as the Sanger House.
- b. FENCE LOCATION – The applicant is requesting to install a fence spanning across the front yard and turning at the corner to meet the existing chain link fence in the rear. 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. Staff finds that fences are found on King William St and within the King William Historic District. Staff finds the proposed location and configuration of the new fence appropriate.

- c. **FENCE DESIGN** – The applicant is requesting to install front yard fencing that features wrought iron fencing divided by masonry columns with light fixtures that match the masonry of the primary historic structure. 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. In particular, every house at this intersection features a fence and fences of similar design with masonry pillars are found historically nearby. Staff finds the proposed fence design relates to the historic structure and is compatible with the context of the block.

RECOMMENDATIONS:

Staff recommends approval of the proposed wrought iron and masonry front yard fencing with the stipulations:

- i. A final measured drawing that accurately depicts the proposed fence be submitted to staff (specifically the total height from grade, the height and materials of the stucco/masonry base, and the exclusion of extra front steps or grade changes).
- ii. Every effort should be made to match the fence masonry columns to the masonry of the historic structure in color, size, and texture.
- iii. No portion of the fence is to exceed 4ft in height in the front yard and 6ft in the rear yard, defined by the front façade plane of the structure.

CITIZENS TO BE HEARD: Marisala Casanova spoke in opposition.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

11. HDRC NO. 2018-311

Applicant: Richard and Elaine Lutton

Address: 427 ADAMS ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install 4' tall wrought iron fence in the front yard and along the driveway.

FINDINGS:

- a. The historic structure at 427 Adams was constructed circa 1915 in the Craftsman style and features two stories in height and a façade of stuccoed masonry. The structure features porte-cochere on its southern façade. This structure first appears on the 1951 Sanborn Map.
- b. **FENCE LOCATION** – The applicant is requesting to install a fence spanning across the front yard and turning at the driveway to meet behind the front façade plane of the historic structure, rather than spanning a gate across the front yard. 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. Staff finds that fences are found on Adams and within the King William Historic District. Staff finds the proposed location and configuration of the new fence appropriate.

- c. **FENCE DESIGN** – The applicant is requesting to install front yard fencing that features wrought iron fencing to feature a height no taller than 4ft in height. 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. The neighboring property at 417 Adams features a height of approximately 39 inches. Staff finds that the proposed height of the fence at 427 Adams should not exceed the height of its neighboring property at 417 Adams.

RECOMMENDATIONS:

Staff recommends approval of the fence with the stipulation that no portion of the fence exceeds the height of its neighboring property at 417 Adams (approximately 39 inches).

CITIZENS TO BE HEARD: Marisala Casanova spoke in opposition.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

12. HDRC NO. 2018-608

Applicant: Timothy Proctor/Laney Development Group, LLC

Address: 421 S PRESA

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a thirteen story, mixed use tower at the intersection of S St Mary's, S Presa and Cesar E Chavez.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a thirteen story, mixed use tower at 421 S Presa. The property is bound by S Presa on the east, Cesar E Chavez on the south and S S Mary's on the west. The structure will feature structured parking, retail and residential space. At the December 6, 2017, Historic and Design Review Commission meeting, the applicant received conceptual approval for the street and garage levels. At the February 7, 2018, Historic and Design Review Commission hearing, the applicant received conceptual approval of tower massing and façade materials.
- b. **PEDESTRIAN CIRCULATION** – Per the UDC Section 35-672(a), pedestrian access shall be provided among properties to integrate neighborhoods. Additionally, the various functions and spaces on a site must be linked with sidewalks in a coordinated system. The applicant has proposed a footprint that covers the entire site; however, the applicant has noted proposed connections including connections to existing sidewalks and sidewalk improvements. This is consistent with the UDC.

- c. **AUTOMOBILE PARKING** – The applicant has proposed structured parking for 100 automobiles to occupy levels two and three. To facilitate automobile access into the site, the applicant has proposed one large curb cut along S Presa. Staff finds the location of this curb cut to be appropriate. While the proposed curb cut is larger than recommended by the UDC (twenty-five feet), the applicant has only proposed one curb cut total for the site. Staff finds this to be appropriate.
- d. **ENTRANCE ORIENTATION** – 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 proposed to orient entrances on S St Mary’s, Cesar E Chavez and S Presa. Additionally, the applicant has incorporated architectural elements such as canopies, storefront systems and other architectural elements to distinguish entrances. This is consistent with the UDC.
- e. **LADNSCAPE DESIGN** – Regarding landscape design, the current site is used primarily for parking and is relatively void of landscaping materials. The applicant has proposed to install landscaping elements such as planting beds, trees, a green roof and a green wall to screen the proposed parking levels. Detailed landscaping elements should be submitted to staff for review prior to installation.
- f. **OUTDOOR FURNITURE** – The applicant has proposed outdoor seating areas adjacent to the public right of way. High quality street furnishings are required per UDC Section 35-673(i). The applicant is responsible for complying with this section of the UDC.
- g. **LIGHTING** – The applicant has proposed an architectural lighting plan that includes lighting throughout the garage screening, vertical lighting on the building elevations and lighting at the penthouse level. Staff finds the proposed lighting to be appropriate.
- h. **ALLOWABLE HEIGHT** – There is no height restriction for new construction in RIO 3, consistent with the Downtown District. The applicant has proposed a height of approximately 152 feet. Cesar E Chavez Boulevard is a dividing boundary between the Downtown District and the neighborhoods to the south. While the proposed tower is dramatically taller than the residential and small commercial structures located to the south, the proposed height is appropriate within the context of the Downtown District.
- i. **HEIGHT COMPATIBILITY** – UDC Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. The majority of neighboring structures are well below the allowable building height. The proposed podium at 3 stories is compatible with these lower buildings, and the overall tower height is of similar height as other towers in the near vicinity. The proposed tower is also located on the southwestern most corner of the La Villita Historic District, and there is an immediate contrast between the proposed height of the tower and the height of the neighboring historic buildings to the north.
- j. **HUMAN SCALE** – Per the UDC Section 35-674(b), all building should appear to have a human scale. In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Opening shall appear in a regular pattern or be clustered to form a cohesive design. The applicant has proposed multiple architectural elements at the street level to provide a human scale including individual unit porches, pedestrian scaled entrances and pedestrian seating locations. This is consistent with the UDC.
- k. **FAÇADE SEPARATION** – The UDC Section 35-674 (b)(4) notes that a façade in RIO-3 that features more than thirty (30) feet in length should be divided into modules that express traditional dimensions. The applicant has met this requirement for the tower’s massing by

introducing protruding balconies that span various lengths, horizontal elements that include vegetation and fenestration patterns which emphasize verticality. This is consistent with the UDC.

- l. FAÇADE COMPOSITION – According to the UDC Section 35-674(e) in regards to façade composition, high rise buildings, more than one hundred (100) feet in height shall terminate with a distinctive top or cap. The applicant has proposed an architectural cap that includes penthouse residential units. Staff finds that the massing and design of the architectural cap is appropriate and consistent with the UDC.
- m. TOWER MASSING – While the RIO standards are generally silent in regards to tower design, the Downtown Design Guide provides guidance for tower massing and form. Buildings more than 10 stories tall should be tapered and should be designed to reduce overall bulk. Tower siting and massing should also maintain key views. A building’s top should be delineated with a change of detail and meet the sky with a thinner form, or tapered point. Unarticulated, flat-topped buildings are discouraged. In terms of proportion, a tower should generally appear taller than it is wide. The applicant has reduced the width of the tower since first being heard by the HDRC and has incorporated vertical façade elements to introduce verticality and reduce visual width. Staff finds that both of these design solutions are appropriate and reduce the bulk of the tower.
- n. MATERIALS – The UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. The applicant has proposed materials that include EIFS, timber panels, aluminum windows, aluminum storefront systems, aluminum Terrace doors, aluminum curtain wall systems, perforated metal railings, structural concrete, stainless steel mesh garage screening, corrugated metal panels, glass railings, painted CMU, tone veneer, metal picket rails, perforated metal fencing and divider panels.
- o. MATERIALS – The UDC prohibits both EIFS and CMU units. Staff finds that the use of both may be appropriate provided that the EIFS is conditioned similar to stucco and features expansion joints comparable to a typical stucco application. Where CMU’s are proposed that will be visible from the public right of way, the applicant is to paint them to provide a uniform texture. Additional attention should be given to the detailing of the CMU wall to provide architectural interest in the spirit of the UDC.
- p. SIGNAGE – At this time the applicant has not provided information regarding signage. Signage will need to be reviewed and approved by the HDRC prior to installation.
- q. ARCHAEOLOGY –

RECOMMENDATIONS:

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

- i. That the proposed EIFS is conditioned similar to stucco and features expansion joints comparable to a typical stucco application. Where CMU’s are proposed that will be visible from the public right of way, the applicant is to paint them to provide a uniform texture. Staff recommends that the applicant propose a detail that provides architectural interest at this location consistent with the UDC.

CITIZENS TO BE HEARD: Marisala Casanova spoke in opposition.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Kamal to approve with staff stipulations and with the additional stipulation that staff is given an opportunity to see an example of the proposed EIFs once they are on site.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

15. 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.

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. This request was originally heard by the Historic and Design Review Commission on June 20, 2018, where it was referred to the Design Review Committee.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on June 27, 2018. At that meeting, the committee suggested that the applicant return to the HDRC for conceptual approval of the specifics of the proposed mural. Additionally, the commission suggested that the applicant return with an elevation noting the proposed size of the mural as well as proposed size for signage within the proposed mural.
- c. 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.
- d. MURAL SIZE & LOCATION – The applicant has proposed to locate the mural on the west façade of the historic structure. The size of this façade is approximately 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. Staff finds that the applicant should indicate specific locations within signage prior to receiving conceptual approval.

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. No off-premise advertising of any kind is allowed.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: **None.**

THE MOTION CARRIED

16. HDRC NO. 2018-283

Applicant: Ted Trautner/Max Developers Ince

Address: 714 SHERMAN

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 300 square foot primary structure on the vacant lot at 714 Sherman. This request includes the installation of a concrete driveway.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for the construction of a single story, single-family residential structure on the vacant lot at 714 Sherman. The vacant lot is 6447 square feet in size (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; however, the applicant has proposed an overall orientation that is inconsistent with the Guidelines. This block of Sherman features two, historic shotgun structures. Staff finds that an appropriate orientation for the structure that includes the narrow façade addressing the street, incorporating a front porch, consistent with the neighboring shotgun structures.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. While the proposed entrance is oriented toward the primary street, staff finds the context and scale of the entrance to be inappropriate, as noted in finding c.
- 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 finds the general scale and mass of

- the structure to be consistent with the Guidelines; however, staff finds that the smaller mass of the structure should be oriented toward the street to be comparable to the 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. Per findings c, d and e, staff finds that the proposed new construction should be comparable in scale and design to the neighboring shotgun structures. This would result in a front facing gabled roof with a shed porch roof.
 - 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 on the front and right side, and three (3) sliding windows on the rear and left side of the structure. Staff finds the one-over-one and sliding windows appropriate.
 - 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 applicant has proposed a porch that spans the entire width of the structure’s widest façade. The adjacent shotgun structures feature the narrowest façade fronting the street with porches spanning the width of the street facing façade. Their porches inches shed porch roofs that commence at the top plate of the street facing wall plane. Staff finds that a front porch design that is comparable to those found on the adjacent shotgun houses should be incorporated into the design.
 - m. SITE ELEMENTS – The applicant has submitted a site plan that includes a 9 ft wide driveway flanking the right side of the structure, a 3 ft wide walkway to the porch, and a predominantly grass lawn with plantings surrounding the porch. Staff finds the site elements proposed are consistent with the Guidelines.

RECOMMENDATIONS:

Staff does not recommend approval of the new construction based on findings c, d, e, and l. Staff recommends the applicant modify the proposed design to be complementary of the adjacent shotgun structures.

CITIZENS TO BE HEARD: Lulu Francios and Arvis Holland spoke in support.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Garza to postpone until the next hearing because the applicant was not present.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

17. HDRC NO. 2018-341

Applicant: JMS Architects

Address: 416 KENDALL ST

REQUEST:

The applicant is requesting conceptual approval to construct three, 3-story attached townhomes in the vacant lot located at 416 Kendall St.

FINDINGS:

- a. The applicant has proposed to construct three, 3-story attached townhomes on the vacant lot located at 416 Kendall. The lot is flanked to the north by a 2-1/2 story historic residential structure, to the south by an unnamed alley and a 3-story brick church, to the west by Kendall St and 1 to 2-story historic residential structures, and to the east by a 1-story historic residential structure.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. The applicant met with the Design Review Committee (DRC) on May 9, 2018. The design presented was a previous iteration relative to the current submission. The DRC encouraged the applicant to create a true front door and porch condition from the street on Kendall to be more in keeping with the historic development pattern and façade orientation in the district. The DRC noted that the typical primary-accessory structure would be more appropriate for the lot and the district instead of one large structure. The DRC commended the applicant on their overall glazing pattern, but encouraged the exploration of façade rhythm and the treatment of architectural elements, such as bracketing. The DRC also encouraged attempting to lower the roof or treat the third story in a manner that created a scale that was more similar to a 2-1/2 story structure. The applicant again met with the DRC on May 22, 2018, and presented a modified proposal based on the feedback obtained at the first meeting. The DRC noted that while the parcel is close to the N St Mary's edge condition, the Kendall/Locust St are was relatively intact in terms of remaining historic structures. The DRC discussed parking and the appropriateness of the alley garage access. The DRC again emphasized the importance of exploring 2-1/2 story massing and design and creating a true front porch condition that borrows from neighboring structures.
- d. **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. The applicant has proposed a front setback of 12'-8" to the front porch. Based on the submitted site plans, this setback is slightly greater than the adjacent 2-

1/2 story historic home, and greater than the adjacent 3-story church. Staff finds the proposed setback generally appropriate based on historic and existing context of the block.

- e. **ORIENTATION & ENTRANCES** – Based on the submitted narrative, the applicant has proposed for the front unit to face Kendall and for the two additional units to have front door access along the north side of the structure facing the existing 2-1/2 story historic house. The front unit will have a wraparound front porch to mimic porch precedents in the district. The historic development pattern of the block features two prevailing conditions: primary and accessory structures that face Kendall with driveways running along the side of primary structures to provide access to rear garages; and primary structures that face Kendall with rear accessory structures that front the alley to provide rear parking access. Based on the submitted historic aerial view of the site and Sanborn Maps, the historic structure that originally occupied the site featured a large primary structure similar in footprint to the adjacent structure to the north and a 1-story rear accessory structure fronting Kendall. The current project features three attached units containing rear-loading attached garages on the first floor, each of which are accessed from the alleyway to the south. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. Typically, historic entrances are oriented towards the primary street. Staff finds the front unit to be consistent with the Guidelines, but finds the orientation and entrances of the rear two units to be a departure from typical development patterns in the vicinity. Additionally, the provided site map indicates that a fixed window will face Kendall St on the first unit, with the true access on the north side of the structure. Several renderings show a front door facing Kendall St. Staff finds that the front unit facing Kendall should have an entry door facing the street. Staff does not find the orientation or entrances of the rear two units consistent with the Guidelines. Staff finds that a primary and secondary relationship would be more consistent with the Guidelines.
- f. **SCALE & MASS** – The applicant has proposed a 3-story structure containing three attached units. Per the submitted elevations, the ridgeline of the structure measures 39'-5" from the ground. 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. As noted in finding a, this block of Kendall features 1, 2, and 2-1/2 story historic structures and a 3-story church. The applicant has indicated that the proposed height is 5'-0" lower than the church to the south and within 10% of the adjacent 2-1/2 story structure to the north, which is indicated as having a height of 34'-4". The applicant has also provided the height for additional larger residential structures on Kendall, E Dewey Place, and E Myrtle, which include 43'-2", 38'-7", 34'-4", and 32'-3". While there are taller structures throughout the district, staff finds that 2-1/2 story structure would be more appropriate for the overall context of the block, which includes 1-story structures immediately to the east and west. Staff finds that the overall height should be lowered to be more consistent with the Guidelines.
- g. **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. According to the applicant, the lot slopes gently from the NW corner to the SE corner approximately 2' which will place the front of the structure within 6" of the adjacent structure floor plate and pier and beam foundation. The alley which runs along the south property line is approximately 11" below the front property line and runs at the same slope as the property due east. Throughout this block, the foundation heights of primary historic structures are between two and three feet. The proposed structure features a concrete slab measuring a few inches in height based on the submitted elevations. Staff does not find the foundation height consistent with the Guidelines or the development pattern of the block.
- h. **ROOF FORM** – The applicant has proposed a sloped gable roof form. The front and rear units feature a side gable configuration with rafter tail detailing and the central unit features a low shed roof pitch. Staff finds that front and side gables are appropriate for the context of the district, but

finds that the overall roof form is a departure from existing precedents based on its scale and configuration.

- i. **PORCH** – The applicant has proposed a 2-story, asymmetrical, wraparound front porch for the front unit. The porch will extend towards the street on the front façade and wrap around to the northern edge of the structure. The porch will feature a simple low sloped metal shed roof and a depth of approximately 2 feet. According to the Historic Design Guidelines, new construction should not attempt to mirror or replicate historic features, and new structures and design elements should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The proposed porch pulls from traditional Craftsman-style language, as evidenced by the location and form, exposed rafter tails, square columns, and brick bases. The proposed columns are simple in design relative to historic Craftsman architecture and are a modern interpretation of the style. However, staff finds that the thickness of the proposed rafter tails should be reduced to be more consistent with traditional scale and proportions of these elements.
- j. **WINDOW & DOOR OPENINGS** – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window, as compared to nearby historic facades, should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures, primarily those on the front façade of the structure. Staff finds that true ganged conditions would be more appropriate for the paired windows proposed on the structure.
- k. **WINDOW & DOOR MATERIALS** – The applicant proposed to install aluminum clad wood windows. Staff finds this proposal to be generally appropriate.
- l. **LOT COVERAGE** – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. Based on the submitted documents, the proposed footprint is 3200 square feet. The overall lot coverage percentage has not been provided. Based on neighboring historic structures, staff finds that the proposed lot coverage is generally consistent with the Guidelines; however, staff does not find the construction of three, 3-story attached units on one lot typically occupied by a single structure appropriate.
- m. **MATERIALS** – The applicant has proposed materials that include ipe wood siding, light colored cement plaster over metal lath with a hard-troweled finish, ipe wood columns, brick veneer column bases, and a standing seam metal roof. Staff finds the proposed wood siding to be a modern interpretation of the siding used historically in the district, but finds the cement plaster siding to be a departure from traditional materials used historically. The proposed structure borrows architectural language from the Craftsman style, which is commonly found in the Tobin Hill Historic District; however, stucco siding on Craftsman architecture is not common.
- n. **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. Staff finds the modern interpretations of the Craftsman architectural style to be generally appropriate, but as noted in finding i, finds that the exposed rafter tail detailing should be minimized in scale.
- o. **MECHANICAL EQUIPMENT** – The applicant has indicated that no roof-mounted mechanical equipment is proposed, and that the HVAC units will be positioned in the common area near the rear of the building. This area will be screened by fencing and plantings. Staff finds the proposal conceptually consistent. The applicant is responsible for submitted final details regarding this area for final approval.
- p. **LANDSCAPING** – The applicant has proposed to incorporate various new plantings as indicated the submitted landscaping plan. The plan includes a majority lawn area in the front and back yard with crushed granite and river gravel surrounding the primary structure and the southwestern edge of the carport. The proposal features several new low shrubbery and drought-resistant

plantings, along with two new Monterrey Oak trees in the front yard. Staff finds the proposal appropriate.

- q. **DRIVEWAY** – The applicant has proposed to install three new driveways fronting the unnamed alley. The material is proposed to be pervious grasscrete with grey gravel in the interstitial spaces. The driveways will be double wide to accommodate access to the three proposed 2-car garages. Staff does not find the proposed driveway and parking proposal consistent with development patterns in the district.
- r. **HARDSCAPING** – In addition to the proposed driveways, the applicant has also proposed a front walkway from Kendall St utilizing oversized concrete panels. The walkway will extend to the north to provide access to the rear two units. Staff finds the location and scale of the proposed walkway to be generally consistent, but as noted in previous findings, finds the overall orientation and entrances to be inconsistent with the Guidelines.
- s. **FENCING** – The applicant has proposed a green screen wall fronting the unnamed alley. Staff requires more information and detailing to make a final determination on screening methods.

RECOMMENDATIONS:

Staff does not recommend conceptual approval at this time based on findings a through s. Staff recommends that the applicant make the following modifications to the proposal prior to returning to the HDRC:

- i. The applicant reduces the overall height of the structure to be more similar to 2 to 2-1/2 story precedents in the district as noted in finding f.
- ii. That the applicant proposes a primary and accessory structure condition to be more consistent with historic development patterns in the district as noted in findings o, f, and l.
- iii. That the applicant proposed a foundation height that is more consistent with the Guidelines and historic structures in the district as noted in finding g.
- iv. That the applicant reduces the scale and width of the proposed exposed rafter tail detailing as noted in findings i, m, and n.
- v. That the applicant proposed exterior materials that are more consistent with those found in the Tobin Hill Historic District and Craftsman residential structures as noted in findings m and n.
- vi. That the applicant proposed a driveway and parking configuration that is more consistent with the Guidelines as noted in finding q.

CITIZENS TO BE HEARD: Richard Moore and Dr. William Knight spoke in support; Frederica Kushner and Juan Carlos Aguilera spoke in opposition.

COMMISSION ACTION:

The motion was made by Commissioner Fish and seconded by Commissioner Kamal to approve with staff stipulation #4 and the additional stipulation that the ridgeline on the primary façade (facing Kendall) not exceed one foot taller than the adjacent house.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

18. HDRC NO. 2018-330

Applicant: Cy Goudge/JCG Homes, LLC

Address: 622 MUNCEY

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a single story, single family residential structure on the vacant lot at 622 Muncey, located within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a single story, single family residential structure on the vacant lot at 622 Muncey, located within the Dignowity Hill Historic District.
- 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 proposed a setback of 13’ – 6” from the property line. The historic structure to the immediate south features a setback of approximately ten (10) feet from the property line while the structure to the north features a setback of approximately twenty-six (26) inches. Staff finds that the proposed setback should be increased to be subordinate to that of both historic structures.
- c. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i, primary building entrance should be oriented towards the primary street. The applicant’s proposed entrance orientation is 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 Muncey features historic structures that feature one story in height. The proposed new construction is consistent with the Guidelines in regards to scale and mass.
- e. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has noted a foundation height of 1’ – 6” and a floor to ceiling height of ten (10) feet. This is consistent with the Guidelines.
- f. **ROOF FORM** – The applicant has proposed both hipped and gabled roofs. The proposed roof forms are found predominantly throughout the Dignowity Hill Historic District. The proposed roof forms are consistent with the Guidelines.
- 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. Generally, the applicant has proposed window and door openings that feature similar proportions to those found historically within the Dignowity Hill Historic 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. Generally, staff finds the proposed lot coverage to be appropriate.
- i. **MATERIALS** – The applicant has proposed materials that include Hardie siding, single hung wood windows, a standing seam metal or asphalt shingle roof, Azek column wrap and stone veneer column bases. Staff finds the use of Hardie siding to be appropriate; however, the siding should feature a smooth finish and an exposure of four (4) inches. Staff finds the installation of a standing seam metal roof or an asphalt shingle roof to be appropriate. The 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. If a low profile ridge cap is requested, it

must be reviewed and approved by staff prior to installation. An inspection of roofing materials is to be scheduled by the applicant prior to the installation of roofing materials. Staff finds that the proposed columns should feature wood or Hardie trim and not feature stone veneer bases, a material that is not commonly found on historic structure in the district.

- j. WINDOW MATERIALS – As noted in finding i, the applicant has proposed single hung, wood windows. Windows must feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Grouped windows should be separated by a wood mullion to feature approximately six (6) inches in width. Windows featuring false divided lites are not appropriate.
- k. ARCHITECTURAL DETAILS – The applicant has proposed new construction that features architectural details that are generally appropriate for the Dignowity Hill Historic District. The proposed new construction features many elements that are complementary to the Craftsman style. As noted in previous findings, staff finds that column materials should feature wood or Hardie and grouped windows should be separated by mullions.
- l. DRIVEWAY – The applicant has proposed a driveway to be located on the north side of the property. The applicant has proposed for the driveway to feature ten (10) feet in width. This is consistent with the Guidelines.
- m. WALKWAY – The applicant has proposed a concrete paver walkway to lead from the front porch to the street. The applicant has proposed to retain an existing, concrete walkway; however, the walkway no longer exists in its integrity. The design of the proposed new construction would result in an offset concrete paver walkway connecting to the existing walkway. While staff finds this to be inconsistent with the Guidelines, given this instance, staff finds the proposed offset pavers to be appropriate.
- n. FENCING – The applicant has proposed to replace the existing walkway and driveway gates, but retain the existing fence. Staff finds that the driveway gate should be located at the front façade of the house or toward the rear rather than at the fence line.

RECOMMENDATIONS:

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

- i. That the applicant increase the proposed setback to where it will be greater than that of both neighboring historic structures. This should be demonstrated to staff prior to receiving a Certificate of Appropriateness.
- ii. That the proposed Hardie siding feature a smooth finish and an exposure of four (4) inches.
- iii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. If a low profile ridge cap is requested, it must be reviewed and approved by staff prior to installation. An inspection of roofing materials is to be scheduled by the applicant prior to the installation of roofing materials.
- iv. That the proposed columns feature wood or Hardie trim and that the proposed faux stone bases be eliminated and replaced by wood.
- v. That the proposed grouped widows are separated by wood mullions featuring approximately six (6) inches in width.
- vi. That the proposed driveway gate be located at or behind the front façade of the house.
- vii. Windows must feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There

should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Grouped windows should be separated by a wood mullion to feature approximately six (6) inches in width. Windows featuring false divided lites are not appropriate.

CITIZENS TO BE HEARD: Lulu Francios spoke in support.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Kamal to approve with staff stipulations #2-7 and the additional stipulation of the proposed setback at 16'6".

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

19. HDRC NO. 2018-092

Applicant: Cotton Estes, AIA

Address: 810 N OLIVE ST

REQUEST:

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

1. Construct a two story, residential structure to front N Olive and feature 1,700 square feet in size.
2. Construct three, two story residential structures at the rear of the lot to address the rear alley as accessory structures and feature 1,200 square feet.
3. Construct a detached, two story accessory structure featuring a two car garage and dwelling unit on the subdivided lot fronting N Olive.

FINDINGS:

General findings:

- a. The vacant lot at 810 N Olive features approximately 22,500 square feet. The applicant has proposed to construct five total structures on the lot, which has been subdivided. Approximately one third of the lot will not be developed at this time.
- b. **CONCEPTUAL APPROVAL** – This request received conceptual approval at the March 7, 2018, Historic and Design Review Commission hearing with the following stipulations:
 - i. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a

- wood window screen set within the opening. **The applicant has proposed both aluminum clad wood windows and fiberglass windows.**
- ii. That composite siding should feature a smooth finish. Board and batten siding should feature board that are 12 inches wide and battens that are 1 – ½” wide. Horizontal wood siding should feature an exposure of 4 inches. The standing seam metal roof 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. **The applicant has submitted updated specifications regarding materials.**
 - c. Staff commends the applicant for their continued work to develop a solution that features both a scale and architectural form that are consistent with those found historically in the Dignowity Hill Historic District.

Findings related to request item #1:

- 1a. 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 an orientation that matches that of the historic development pattern found on the block. This is consistent with the Guidelines. Regarding setbacks staff finds that the proposed setback which is deeper than that of adjacent historic structures appropriate.
- 1b. ENTRANCES – According to the Guidelines for New Construction 1.B.i, primary building entrance should be oriented towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines.
- 1c. 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 Olive features one story historic structures; however, the proposed massing features architectural element which relate it to the massing of the adjacent historic structures. The total height noted by the applicant is 27’ – 3”. Staff finds the proposed height to be appropriate.
- 1d. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has noted floor heights of eleven (11) feet and a foundation height of 1’ – 6”. This is consistent with the Guidelines.
- 1e. ROOF FORM – The applicant has proposed both front and side gabled roofs. The proposed roof forms are found predominantly throughout the Dignowity Hill Historic District. The proposed roof forms are consistent with the Guidelines.
- 1f. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the proposed window and door openings are consistent with the Guidelines and feature window openings that are comparable to those found on nearby Folk Victorian structures.
- 1g. 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.
- 1h. MATERIALS – The applicant has proposed materials that include cement fiber siding and wood siding a standing seam metal roof. The proposed materials are consistent with the Guidelines. All composite siding should feature a smooth finish. Board and batten siding should feature board that are 12 inches wide and battens that are 1 – ½” wide. Horizontal wood siding should feature an exposure of 4 inches or less. The standing seam metal roof 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.

- 1h. WINDOW MATERIALS – The applicant has proposed Pella fiberglass clad wood windows for the primary structure. The applicant has submitted wall sections noting window installation depths. The applicant has also noted the installation of window screens. Staff finds the proposed aluminum clad wood windows to be appropriate; however, staff does not find the proposed white frames to be appropriate. The following stipulations apply: the proposed windows should feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation
 - 1i. 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.
 - 1j. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are generally in keeping with the Guidelines for New Construction and Folk Victorian historic structures found throughout the Dignowity Hill Historic District.
 - 1k. DRIVEWAY/WALKWAY– The applicant has proposed a ribbon strip driveway located on a shared easement through the center of the lot. Parking for this structure is proposed to be located at the rear of the primary structure in a rear accessory structure. Staff finds the propose driveway location and width to be appropriate. Additionally, the applicant has proposed a front yard walkway centered on the front porch. Staff finds the proposed location to be appropriate.

Findings related to request item #2:

- 2a. SETBACKS & ORIENTATION – At the rear of the lot, adjacent to the rear alley, the applicant has proposed to construct three, two story residential structures. The proposed rear structures are oriented and placed adjacent to the rear alley, similar to accessory structures found historically on this block. The proposed setbacks and orientations of the proposed structures are consistent with the Guidelines.
- 2b. SCALE & MASSING – The Guidelines for New Construction note that accessory structures are to appear smaller in scale than the primary structure on the lot. While two story accessory structures are not found historically on this block, staff finds that due to the proposed location, near the center of the lot as well as the setbacks from primacy streets, the proposed scale and massing is appropriate. The proposed height of each rear accessory structure is 25’ – 4”.
- 2c. MATERIALS – The Guidelines for New Construction 5.A.iii. notes that new accessory structures are to relate to the primary structure on the lot through the use of complementary materials and simplified proportions. The applicant has proposed for each rear structure to feature board and batten siding, corrugated metal siding and corrugated metal roofs. Staff does not find the use of corrugated metal for siding or roofing materials to be consistent with the Guidelines. Staff finds that standing seam metal roofs as found historically throughout the district should be used. Additionally, staff finds that the proposed corrugated metal siding should be eliminated from the proposed design.
- 2d. WINDOW MATERIALS – The applicant has noted the installation of Pella fiberglass windows that are to feature white frames. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- 2e. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are generally in keeping with the Guidelines for New Construction and Folk Victorian historic structures found throughout the Dignowity Hill Historic District.
- 2f. CARPORTS – The applicant has proposed attached carports to each structure to provide parking for two automobiles. Staff finds the proposed massing and location of the carports appropriate.

Findings related to request item #3:

- 3a. At the rear of the primary structure, the applicant has proposed to construct a detached garage featuring parking for three automobiles as well as a second story residential unit. Per the application documents, staff finds the proposed location and massing of the detached garage appropriate.
- 3b. CHARACTER – The Guidelines for New Construction 5.A.iii. notes that new accessory structures are to relate to the primary structure on the lot through the use of complementary materials and simplified proportions. The applicant has proposed for each rear structure to feature materials that match those of the primary structure. The applicant is responsible for complying with the specifications noted in finding 1h.
- 3c. WINDOW MATERIALS – The applicant has noted the installation of Pella fiberglass windows that are to feature white frames. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

RECOMMENDATIONS:

- 1. Staff recommends approval of item #1, the construction of a primary residential structure with the following stipulations:
 - i. That the proposed fiberglass clad wood windows feature a color that is not white and follow the specifications noted in finding 1i.
 - ii. That the material specifications noted in finding 1h be adhered to, including siding and roofing specifications. If a low profile ridge cap is requested, it must be reviewed and approved by staff prior to installation. An inspection of roofing materials is to be scheduled by the applicant prior to the installation of roofing materials.
- 2. Staff recommends approval of item #2, the construction of three, two story accessory structures with the following stipulations:
 - i. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - ii. That the material specifications noted in finding 1h be adhered, that a standing seam roof be installed rather than corrugated metal roofs and that corrugated metal siding be eliminated.

3. Staff recommends approval of item #3, the construction of one, two story accessory structure with the followings stipulations:
 - i. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - ii. That the material specifications noted in finding 1h be adhered to and that a standing seam roof be installed rather than corrugated metal roofs.

CITIZENS TO BE HEARD: Lulu Francios spoke in opposition of OHP recommendations.

COMMISSION ACTION:

The motion was made by Commissioner Fish and seconded by Commissioner Garza to approve as submitted.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

20. HDRC NO. 2017-397

Applicant: Eduardo Villalon

Address: 415 WILLOW

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two story, single family residential structure on the vacant lot at 415 Willow in the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a two story, single family residential structure on the vacant lot at 415 Willow in the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – This request received conceptual approval at the August 16, 2017, Historic and Design Review Commission hearing with the following stipulations:
 - i. That the applicant provide information noting the setbacks of adjacent historic structures and that the proposed new construction matches. **The applicant has proposed a setback of twenty (20) feet from the existing sidewalk to the front face of the porch.**
 - ii. That the applicant incorporate a sloping soffit design and eliminate the gable returns on the proposed gabled roofs. **The applicant has met these two requirements be eliminating the gable return.**

- iii. That the applicant introduce additional window fenestration to the right and left elevations. **The applicant has introduced additional fenestration on both the right and left elevations.**
 - iv. That that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used based. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail (need to add detail here). Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. **The applicant has not indicated window materials at this time.**
 - v. That the applicant provide additional information regarding exterior materials and if composite siding is used, a smooth finished should be used along with an exposure of four inches for lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish as noted in finding k. Hardi shingles should not have a faux wood texture.
 - vi. That the applicant provide a detailed drawing of the proposed porch columns and that the columns not exceed six inches in width.
 - vii. That the proposed driveway extend along the side of the proposed new construction. **The applicant has updated the proposed site plan to include this.**
 - viii. That the proposed front fence not exceed four (4) feet in height. The applicant has noted a height of three (3) feet.
- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has noted a setback of twenty (20) feet from the front porch to the front sidewalk. The historic structure immediately to the north of 415 Willow features a setback from the sidewalk of approximately six (6) feet. This is the only historic structure oriented toward willow on the west side of the street. On the east side of the street, two primary structures feature setbacks of approximately twenty (20) feet. Staff finds the proposed setback to be appropriate.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward Willow Street. This is consistent with the Guidelines.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not greatly exceed the historic precedent. Each of the three historic structures that are oriented toward Willow as well as the majority in the immediate vicinity feature heights of one story. The applicant has noted a top plate height of 16’ – 0” with an approximate seven (7) feet of height from the top plate to the ridge line for an overall height of approximately twenty-three (23) feet. Houses in the immediate vicinity feature one story in height. The applicant has proposed a second story that features reduced massing and a vaulted ceiling to reduce the overall height. Staff still finds that the overall height should be reduced through the shortening of the second story or the lowering of the top plate height to produce an overall height that is comparable with the heights of neighboring, historic 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 structure’s foundation and floor heights. The applicant has noted a foundation height of approximately eighteen (18) inches. Historic structures on this block feature foundation heights of approximately eighteen (18) to twenty-four (24) inches. This is consistent with the Guidelines.
- g. ROOF FORM – The applicant has proposed both a front and side gabled roof. There are historic examples of both front and side gabled roofs throughout the Dignowity Hill Historic District. The proposed roof forms are consistent with the Guidelines.
- h. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed window and door openings that are generally consistent with those found on historic structures in regards to location and size. Since conceptual approval, the applicant has added additional fenestration in the forms of both traditionally sized windows as well as contemporary windows. Staff finds that added fenestration is appropriate; however, their sizes and placements are not.
- i. WINDOW MATERIALS – At this time, the applicant has not specified window materials. That that a doublehung, one-over-one wood windows or aluminum-clad wood windows be used.. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail (need to add detail here). Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- j. MATERIALS – Regarding materials, the applicant has proposed cedar front porch columns, a standing seam metal roof, composition lap siding and board and batten siding. The proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used, but must be approved by staff prior to installation. Regarding siding, composite siding with a smooth finish is to be used. The applicant has noted a siding exposure of six inches. Staff finds four inches to be most appropriate; however, if examples of six inch exposures existing historically on this block, the proposed exposure may be appropriate. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide.
- k. ARCHITECTURAL DETAILS – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. While the applicant has incorporated many design elements that are found throughout the Dignowity Hill Historic District, staff finds that the proposed window shutters should be eliminated as they are not found historically in the district.
- l. COLUMN DESIGN – The applicant has proposed cedar front porch columns; however, at this time has not included a column detail determining trim and dimensions. Staff finds that a column not to exceed six (6) inches in width should be used. Columns should include both base and capital trim.
- m. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way at Willow.
- n. DRIVEWAY – The applicant has proposed a driveway that is to extend along the side of the proposed new construction. The applicant has noted a profile of concrete ribbon strips and an

overall width of nine (9) feet. The proposed driveway is appropriate and consistent with the Guidelines.

- o. SIDEWALK – The applicant has proposed a front yard sidewalk to lead from the sidewalk at the public right of way to the front porch to be centered on the front door and to lead from the front walk to the driveway. The proposed sidewalk is to be three (3) feet in width. This is appropriate and consistent with the Guidelines.
- p. LANDSCAPING – The applicant has noted the location of the proposed driveway, sidewalks, and trees to be located on the lot. Grass should be installed throughout the property. Modifications to landscaping must receive a Certificate of Appropriateness prior to commencement of work.
- q. FENCING – The applicant has noted per the site plan that a hog wire fence to be three (3) feet in height is to be installed in the front yard. Staff finds the proposed height of the fence to be appropriate; however, staff finds that the proposed driveway gate should be located at or behind the front façade of the house rather than at the sidewalk as currently proposed. The applicant is to provide a detailed fence drawing.

RECOMMENDATIONS:

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

- i. That the applicant reduce the proposed height through the shortening of the second story or the lowering of the top plate height to produce an overall height that is comparable with the heights of neighboring, historic structures.
- ii. That the applicant install wood or aluminum clad, one over one windows. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail (need to add detail here). Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. If a low profile ridge cap is requested, it must be reviewed and approved by staff prior to installation. An inspection of roofing materials is to be scheduled by the applicant prior to the installation of roofing materials.
- iv. That the proposed composite siding feature a smooth finish and that the board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. If the applicant requests siding with a six inch exposure, examples from the immediate vicinity of historic siding with a six inch exposure must be submitted for review by the Commission.
- v. That the proposed additional window fenestration be modified to feature windows that feature proportions to those found historically in the district. Windows should feature sashes. Small, fixed windows should not be used.
- vi. That the applicant eliminate the proposed window shutters.
- vii. That the applicant submit a detailed column design noting a width of six inches square and capital and base trim.
- viii. That all mechanical equipment be screened from view at the public right of way.
- ix. That the proposed fence feature a driveway gate that is located at or behind the front façade of the proposed new construction rather than at the sidewalk as currently proposed.

CITIZENS TO BE HEARD: Lulu Francios spoke in opposition of OHP recommendations.

COMMISSION ACTION:

The motion was made by Commissioner Fish and seconded by Commissioner Garza to approve with staff stipulations and the additional stipulations that the window heights are adjusted (see stipulation #5) and that the driveway gate is three to four feet offset from the plane of the existing fence.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

21. HDRC NO. 2018-222

Applicant: Beverly Bunn/Beaver Meadows II, LLC

Address: 131 ADAMS ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing, front porch balcony railing and install a mansard roof featuring a black standing seam metal roof.

FINDINGS:

- a. The historic structure at 131 Adams was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure originally featured a double height, wrap around front porch. The original design has been modified to its current state which includes a uniform front facade with a centered, entrance porch with balusters above the porch roof. These modifications which exist presently are found on the 1951 Sanborn Map.
- b. **PORCH MODIFICATION** – The applicant has proposed to remove the existing balusters above the existing porch roof and install a mansard roof to feature a black standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that new elements and details should not be added that create a false historic appearance. While the existing porch roof and balusters are not original, mansard roofs are not found commonly throughout the King William Historic District and the proposed installation on the historic structure’s existing porch roof is not consistent with the Guidelines. A modification that would create a simple, low pitch shed roof above the existing roof to accommodate appropriate water displacement would be appropriate.
- c. **ROOFING MATERIAL** – The applicant has proposed to install a black, standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations, Checklist for Metal Roofs notes that a standard galvalume finish, or gray color should be used unless historic evidence of an alternate roofing color exists. Staff finds the proposed roofing color to be inconsistent with the Guidelines.

RECOMMENDATIONS:

Staff does not recommend approval based on finding b and c.

CITIZENS TO BE HEARD: John McDowell spoke in support.

COMMISSION ACTION:

The motion was made by Commissioner Fetzer and seconded by Commissioner Garza to approve with the stipulation that the roof has a low-pitched hip and a standing seam.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: **None.**

THE MOTION CARRIED

22. HDRC NO. 2018-328

Applicant: Genevie Ramirez/Build Modern

Address: 230 ADAMS ST

REQUEST:

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

1. Remove the existing, non-original stucco from each façade to expose the original wood siding.
2. Replace the existing standing seam metal roof with a new standing seam metal roof.
3. Install a four (4) foot tall wrought iron fence in the front yard and side yards.
4. Construct an addition of approximately 150 square feet at the rear of the historic structure.
5. Replace the existing, wood windows with new, double hung wood windows.
6. Perform modifications to the existing porches on the west and south elevations to include modifications to form and material.

FINDINGS:

- a. The historic structure at 230 Adams was constructed circa 1895 and is found on the 1896 Sanborn Map. The structure was originally constructed as a one story, single family residential structure with a wraparound porch. The structure existed in this form until circa 1950 when a second floor was added and the original structure and the wraparound front porch was removed.
- b. **STUCCO REMOVAL** – As noted in finding a, the original, one story structure did not feature a stucco façade. Evidence of the original siding exists on the first floor; however, one portions of the structure modified circa 1950, siding that matches that of the original 1896 is likely to not exist. Staff finds that the existing stucco should remain until accurate evidence of existing siding is obtained.
- c. **ROOFING** – The applicant has proposed to replace the existing, standing seam metal roof with a new standing seam metal roof. Staff finds this request to be appropriate and consistent with the Guidelines. The proposed replacement 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. An inspection is to be scheduled with OHP staff prior to the installation of roofing materials to insure an inappropriate ridge cap is not installed.
- d. **FENCING** – The applicant has proposed to install an aluminum fence to feature four (4) feet in height to be located parallel to the property line on both the Adams and Stieren sides of the property. The applicant has proposed a sidewalk gate and has proposed for the fence to stop at the driveway on Stieren. Staff finds the proposed fence on this block of Adams to be appropriate. The proposed fence should align with those featured on neighboring properties.
- e. **REAR ADDITION** – At the rear of the historic structure, the applicant has proposed construct an addition to replace an existing, rear porch., The applicant has proposed for the addition to feature a shed roof to match that of the existing porch roof, two, one over one wood windows and wood siding. Staff finds the proposed addition to be appropriate; however, the siding material should be stucco to match that of the existing structure, per finding b.
- f. **WINDOW REPLACEMENT** – The historic structure currently features historic, one over one wood windows. Many of the existing windows feature damage or are missing sashes. In some instances windows are completely missing. The Guidelines for Exterior Maintenance and

Alterations 6.A.iii. notes that historic windows should be repaired. Staff performed a site visit on July 10, 2018, and found that many of the existing windows are in repairable condition. Staff has indicated these windows on elevation drawings located within the exhibits. Regarding window replacement, staff finds the proposed wood, one over one windows to be an appropriate replacement for windows that are deteriorated beyond repair.

- g. **PORCH MODIFICATIONS** – The applicant has proposed to modify the existing porches and porch roofs by removing the existing plaster and stucco facades, columns and column pediments and installing brick pediments as well as opening the existing porch walls. Per the Guidelines, porches should be preserved as they exist. Reconstruction and modifications should only be performed if based on evidence of a previous design. Staff finds that the installation of new cedar columns and the proposed modifications including the removing of both roof and sidewall structure are inconsistent with the Guidelines.

RECOMMENDATIONS:

CITIZENS TO BE HEARD: Marisala Casanova spoke in support.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Garza to postpone until the next hearing because the applicant was not present.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

23. HDRC NO. 2018-354

Applicant: Mark Hogensen

Address: 402 CEDAR ST

REQUEST:

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

1. Reconstruct an existing laundry room and hot water heater closet addition on the west (Cedar Street) elevation.
2. Construct a front porch addition to include a new porch roof to match that found on the left side of the west elevation and perform front porch modifications.
3. Replace the existing porch decking with a composite decking material.
4. Replace the existing, asphalt shingle roof with a standing seam metal roof.

FINDINGS:

- a. The structure at 402 Cedar was constructed circa 1945 and features traditional architectural elements include a side gabled roof. The structure features modifications including both side and front additions.
- b. **ADDITION RECONSTRUCTION** – The structure currently features two additions on its front (Cedar) façade. The applicant has proposed to reconstruct the laundry room addition to feature three, 2x2, single hung wood windows and a new door to match that found on the house. Per the application documents, the size of the proposed additions will not increase. While the Guidelines

for Additions do not recommend additions be constructed on the front façade, staff finds the proposed reconstruction and modification to the existing addition to be appropriate.

- c. FRONT PORCH ADDITION – The applicant has proposed to construct a new front porch roof on the right side of the front elevation to match that which currently exists on the left side. Within the construction of the proposed addition, the applicant has proposed to modify the pitch of the existing porch roof and add square wood columns to be 6x6. Generally, staff finds the proposed porch roof modifications and addition to be appropriate. The proposed columns should be painted and feature both base and capital trim.
- d. PORCH DECKING – The existing porch is concrete. The applicant has proposed to install a composite decking system to feature five inches in width per deck board. The 1951 Sanborn Map notes a concrete porch. The Guidelines for Exterior Maintenance and Alterations 7.A.iii. notes that original porch materials should not be covered by carpet, tile or other materials unless they were used historically. Staff finds the proposed composite decking installation to be inconsistent with the Guidelines.
- e. ROOFING – The applicant has proposed to remove the existing, asphalt shingle roof and install a standing seam metal roof. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi. metal roofs should be used on structures that historically featured one, or where a metal roof is appropriate for the architecture. The 1951 Sanborn Map does not note a roof material. Generally, staff finds that the installation of a standing seam metal roof is appropriate. The proposed roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam and a standard galvalume finish. An inspection is to be scheduled with OHP staff prior to the installation of roofing materials to insure an inappropriate ridge cap is not installed.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, the reconstruction of the laundry room and hot water heater closets with the following stipulations:
 - i. That the proposed new wood windows feature an installation depth that matches the existing wood windows.
 - ii. That the size of the additions does not increase and that materials match those found on the existing structure.
2. Staff recommends approval of item #2, the construction of a new porch roof and porch modifications based on finding c with the following stipulations:
 - i. That the proposed cedar columns be painted and feature capital and base trim. Column details are to be submitted to staff for review and approval.
3. Staff does not recommend approval of item #3, the installation of porch decking based on finding d.
4. Staff recommends approval of item #4, the installation of a standing seam metal roof based on finding e with the following stipulation:
 - i. The proposed roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam and a standard galvalume finish. An inspection is to be scheduled with OHP staff prior to the installation of roofing materials to insure an inappropriate ridge cap is not installed.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

24. HDRC NO. 2018-327

Applicant: Edna Geckler/RPA Property Manager. MSG Management

Address: 4040 BROADWAY

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install one, internally illuminated sign on the north façade of the structure at 4040 Broadway. The proposed signage will be located along the parapet wall, opposite of an existing sign. The proposed signage will feature an overall height of 4' – 6" and an overall width of 20'. The proposed sign will read "Kindred Hospice".

FINDINGS:

- a. The structure at 4040 Broadway is a commercial structure constructed circa 1982. The structure features six floors and an overall height of approximately eighty-five (85) feet in height. The structure is located within the River Improvement Overlay, District 1.
- b. SIGNAGE – The applicant is requesting a Certificate of Appropriateness for approval to install one, internally illuminated sign on the north façade of the structure at 4040 Broadway. The proposed signage will be located along the parapet wall, opposite of an existing sign. The proposed signage will feature an overall height of 4' – 6" and an overall width of 20'. The proposed sign will read "Kindred Hospice". Per the UDC Section 35-678(e), signage should not exceed more than fifty (50) square feet per application. While the proposed ninety (90) square feet is larger than that recommended by the commission, staff finds that given its height above street level, the proposed square footage is appropriate.
- c. SIGNAGE – The applicant has proposed for the signage cabinet to feature materials that include aluminum with a vinyl flex face. Illumination will be through internally located LED's. The UDC Section 35-678(c)(1) notes that sign materials shall be compatible with the materials of the building's façade. Staff finds that the proposed vinyl flex face is inconsistent with the UDC. Staff finds that a sign constructed of aluminum with reverse channel letters or a halo lit sign would be more appropriate than the proposed plastic face.

RECOMMENDATIONS:

Staff does not recommend approval based on finding c. Staff recommends a sign that does not feature a vinyl face be installed. Reverse channel letters or halo lighting would be appropriate.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

The motion was made by Commissioner Fish and seconded by Commissioner Garza to approve as submitted.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

25. HDRC NO. 2018-334

Applicant: Audrey Parks/Comet Signs

Address: 819 E MULBERRY AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the word mark of the existing fuel pump canopy to include a new word mark featuring internal illumination.

FINDINGS:

- a. The gas station at 819 E Mulberry is located within the River Improvement Overlay, District 1. The lot where the gas station is located is adjacent to Brackenridge Park and near the River Road Historic District. The structure is located approximately 800 feet from the San Antonio River.
- b. The applicant has received Administrative Approval to reface existing signage including signage on the pylon sign and building signage. At this time, the applicant has proposed to replace the word mark of the existing fuel pump canopy to include a new word mark featuring internal illumination. The UDC Section 35-678(c)(4) notes that if internal illumination is used, it shall be designed to be subordinate to the overall building composition.
- c. While staff finds that the illumination of individual signage panels on the word mark is appropriate, staff does not find that the illumination of the entire word mark is. The UDC Section 35-678(k)(D) notes that the Historic Preservation Officer may impose additional restrictions on illumination to ensure that the character of signs are harmonious with the character of the structures on which they are to be placed and designated landmarks or districts in the area, provided that such restrictions are reasonably related to other conforming signs and conforming structures in the area, do not unreasonably restrict the amount of signage allowed by this section, and are in keeping with the intent of this section. Staff finds that the illumination of the entire word mark would negatively impact Brackenridge Park and the River Road Historic District.

RECOMMENDATIONS:

Staff does not recommend approval based on findings b and c. Staff finds that individual signage panels on the word mark may be illuminated, such as the text “Valero” and the Valero logo.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

The motion was made by Commissioner Garza and seconded by Commissioner Kamal to approve with staff stipulations and the additional stipulation that the canopy perimeter lights be removed.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

26. HDRC NO. 2018-343

Applicant: Poma Properties LLC

Address: 524 E EVERGREEN

REQUEST:

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

1. Replace the existing non-original aluminum windows with new one over one aluminum windows.
2. Modify the existing fenestration pattern to include the removal, relocation, and addition of several windows.
3. Cover the existing front concrete porch with wood decking.
4. Add a new wooden railing on the front porch.

FINDINGS:

- a. The primary structure located at 524 E Evergreen is a 1-story duplex structure constructed in approximately 1930 in the Craftsman style. The home features original woodlap siding concealed by vinyl siding, ganged window openings with non-original one over one aluminum windows, and a standing seam metal roof. The structure is contributing to the Tobin Hill Historic District.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace existing non-original one over one aluminum windows with new one over one aluminum windows in the color white. Based on the existing material of the windows, staff finds the proposal acceptable with the stipulations listed in the recommendation.
- c. FENESTRATION MODIFICATIONS – The applicant has proposed several fenestration modifications. The proposal includes: adding two one over one aluminum windows to the front façade to create a ganged condition; removing a door on the east elevation and enclosing with siding and removing a window and installing a door on the same elevation; adding a small square one over one window on the east elevation; and removing two existing window openings from the west elevation. According to the Historic Design Guidelines, existing historic openings should be preserved. Filling in existing openings or creating new openings should be avoided on historic structures. Staff finds the proposed modifications inconsistent with the Guidelines.
- d. NEW PORCH DECKING – The applicant has proposed to cover the existing concrete front porch deck with new wood decking. According to the Historic Design Guidelines, covering existing porch materials with new materials, including wood, tile, or carpet, should be avoided. Staff does not find the proposal consistent with the Guidelines.
- e. NEW RAILING – The applicant has proposed to install a new railing on the front porch in their submitted narrative. However, elevations were not provided in the submission. While staff finds the concept of a new wooden railing generally appropriate, staff requires an elevation drawing, dimensions, and finish treatment to determine the specific railing's appropriateness.

RECOMMENDATIONS:

Item 1, Staff recommends approval of the window replacement based on finding b with the following stipulation:

- i. That the applicant submits a final window specification, including section detail, to staff for review and approval prior to receiving a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2, Staff does not recommend approval of the fenestration modifications based on finding c.

Item 3, Staff does not recommend approval of the porch decking based on finding d.

Item 4, Staff has not received sufficient information for a new railing at this time. Staff recommends that the applicant submits detailed drawings as noted in finding e for consideration by the HDRC.

CITIZENS TO BE HEARD: Frederica Kushner spoke in opposition.

COMMISSION ACTION:

The motion was made by Commissioner Garza and seconded by Commissioner Fish to approve with stipulation #2 as submitted, #3 with concrete (not wood), and #4 if required by safety and with staff approval.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

27. HDRC NO. 2018-314

Applicant: Sajneet Khangura

Address: 205 W SUMMIT

REQUEST:

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

1. Replace an existing rear wooden window with a new wooden door and relocate the window to the side of the home to replace a non-original window.
2. Cover the existing concrete front porch decking with cement tiles.
3. Construct a rear deck.
4. Perform exterior modifications on the existing accessory structure to include widening an existing opening and reopening an enclosed door.
5. Install an inground pool in the rear of the side yard to measure 20 feet by 50 feet.
6. Construct a side yard wall to be located in line with the front façade of the house.

Several trees will be removed as a result of the proposed modifications, to include two crepe myrtles, a sycamore, and an oak.

FINDINGS:

- a. The primary structure located at 205 W Summit is a 2-story single family structure constructed in 1913 in the Neoclassical style with Greek Revival influences. The structure was designed by architect August H. Herff. The home features a primary hipped roof with front and side dormers, a full-height 2-story porch with round Tuscan columns, and a lower 1-story porch with fluted Doric columns and square posts. The structure is contributing to the Monte Vista Historic District. The property also contains a 1-story rear accessory structure, which is contributing to the Monte Vista Historic District.
- b. **REAR WINDOW MODIFICATION** – The applicant has proposed to modify an existing rear window. The window opening will be replaced with a new wooden door to provide access to a proposed rear deck. The window will be salvaged for reuse on the property to replace existing

non-original windows. Based on the location of the opening and the proposed salvage and reuse strategy, staff finds the proposal acceptable with the stipulations listed in the recommendation.

- c. **FRONT PORCH MODIFICATIONS** – The applicant has proposed to repair the existing concrete porch and cover the porch floor with cement tile. The exact cement tile specification has not yet been provided. Staff finds that the installation will be minimally visible from the public right-of-way and will not adversely affect the front porch configuration. Staff finds the proposal appropriate.
- d. **REAR DECK** – The applicant has proposed to construct a rear deck. The deck will be level with the first story and included stairs to down to the rear backyard area, which is approximately 8 feet below grade due to the significant interior slope of the property. The deck will be constructed of wood. Based on the size, location, and the materiality of the deck, staff finds its installation appropriate and eligible for administrative approval.
- e. **ACCESSORY STRUCTURE: EXTERIOR MODIFICATIONS** – The applicant has proposed to modify the existing fenestration of the first story of the 2-story rear accessory structure. The proposal includes widening an existing garage door opening and reopening an enclosed side doorway. According to the Historic Design Guidelines, existing openings should be preserved. The Guidelines encourage reopening enclosed historic openings. Staff finds the modifications generally appropriate due to their previous alterations and the minimal scale of the interventions. Staff also finds that the modifications will not be visible from the public right-of-way due to their location.
- f. **INGROUND POOL** – The applicant has proposed to install an inground pool towards the rear side of the property. The pool will measure 20 feet in width and 50 feet in height. Based on the size of the lot and its location behind a proposed privacy wall, staff finds the installation appropriate and eligible for administrative approval.
- g. **NEW WALL: LOCATION** - The applicant has proposed to install a privacy wall constructed of masonry clad with stucco painted white to match both the primary structure and an existing rear wall on the property. The wall will feature the same finish and cap detail as the existing wall. Based on the provided site plan, the wall will begin at the front west façade and turn north adjacent to the Howard St street curb. The new wall will adjoin the existing one along the rear alley. The applicant has stated that the placement of the fence close to the street is to preserve existing trees on the property. According to the Historic Design Guidelines for Site Elements, new fences and walls should appear similar to those used historically within the district in terms of their scale and location. Privacy fences and walls should be set back from the front façade of the primary structure. While staff finds the design consistent with the historic development pattern of the district, staff finds that the wall should be set back from the front façade of the primary structure by at least a full bay to more closely match the placement of existing historic privacy walls in the district. The height of historic privacy fences in the district are also commonly less than six feet in height, especially those close to the street or sidewalk, as noted in the exhibits. Staff finds that the height should be reduced to 4.5 or 5 feet to be more consistent with the historic development pattern of walls. Additionally, the portion of the wall facing Howard St should match the location of the privacy wall located at 202 W Kings Hwy, directly behind 205 W Summit, in the event that sidewalks are installed in the future in this location. The applicant is responsible for coordinating with Transportation and Capital Improvements (TCI) staff and obtaining a variance from the Board of Adjustment if applicable.
- h. **NEW WALL: HEIGHT** – The applicant has proposed to construct a privacy wall measuring 6 feet in height. As noted in finding b, according to the Historic Design Guidelines for Site Elements, new fences and walls should appear similar to those used historically within the district in terms of their scale and height. The heights of solid historic privacy walls in the district are commonly less than six feet in height, especially those close to the street or sidewalk or located on corner lots, as noted in the exhibits. Staff finds that the height should be reduced to 4.5 or 5 feet to be more consistent with the historic development pattern of walls in Monte Vista.

- i. **NEW WALL: MATERIALS** – The applicant has proposed to construct the new fence out of brick masonry that matches the approximate size and color as the brick on the primary structure as closely as possible. Stone, masonry, and stucco perimeter walls are common in the Monte Vista Historic District. The material choices are compatible with the primary structure. Staff finds the materiality acceptable and consistent with the Guidelines.
- j. **TREE REMOVAL** – The construction of the rear deck, inground pool, and side wall will require the removal of several trees, including two crepe myrtles, one sycamore, and one oak. Ample existing canopy will remain due to additional existing heritage trees on the lot. Staff finds the removal acceptable due to the overall appropriateness of the proposed work relative to the Historic Design Guidelines; however, staff finds that the applicant should coordinate with the City Arborist to determine the viability of the trees’ removal and determine if additional trees will be required to be planted to adhere to canopy coverage requirements.

RECOMMENDATIONS:

Item 1, Staff recommends approval of the window replacement based on finding b.

Item 2, Staff recommends approval of the cement tile installation over the concrete front porch as noted in finding c with the stipulation that the applicant submits a final material specification to staff prior to receiving a Certificate of Appropriateness.

Item 3, Staff recommends approval of the rear deck installation based on finding d.

Item 4, Staff recommends approval of the rear accessory structure modifications based on finding e.

Item 5, Staff recommends approval of the inground pool installation based on finding f.

Item 6, Staff recommends approval based on findings a through c with the following stipulations:

- i. That the wall be set back from the primary structure by a full bay or more as noted in finding b.
- ii. That the portion of the wall facing Howard St matches the setback of the privacy wall directly behind the lot as noted in finding b.
- iii. That the height be reduced to 4 ½ - 5 feet as noted in finding c. The applicant must submit a final site plan and elevation of the proposed privacy wall that indicate all dimensions, including dimensions from lot lines.
- iv. That the applicant coordinate with Transportation and Capital Improvements (TCI) staff and obtain a variance from the Board of Adjustment for the location of the wall, if applicable.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

The motion was made by Commissioner Garza and seconded by Commissioner Bustamante to approve with staff stipulations except for #6.1 and 6.3 which were approved as submitted.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

28. HDRC NO. 2018-346

Applicant: Josephine and Frates Seeligson

Address: 311 W HOLLYWOOD AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to widen the existing front concrete driveway from eight (8) feet to twenty (20) feet to accommodate an extra parking space.

FINDINGS:

- a. The primary structure located at 311 W Hollywood Ave is a 2-story single family structure constructed in approximately 1930 in the Spanish Eclectic style. The home features a stucco façade, terra cotta barrel tile roofing, and wood windows. The home is contributing to the Monte Vista Historic District.
- b. **CURB CUT AND DRIVEWAY EXPANSION** – The applicant has proposed to widen the existing concrete driveway curb cut to accommodate a wider driveway. The proposal seeks to widen the existing 8 foot driveway to 20 feet to accommodate a front yard parking pad. According to the Historic Design Guidelines, historic driveways were typically no larger than 10 feet in width. The Guidelines also state that new curb cuts should not disrupt the continuity of the streetscape and should follow the driveway development pattern that characterizes the street and the district. The proposed curb cut and driveway modifications are a significant departure from residential front yard configurations in the Monte Vista Historic District. There is no evidence of the proposed front parking configuration in the district. Staff does not find the proposal consistent with the Guidelines.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a through b. Staff recommends that an alternative parking solution be pursued that retains the existing configuration of the curb cut, edging, and driveway.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Fish to approve as submitted with the stipulation that the curve of the parking space start three feet up the driveway from the sideyard.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

29. HDRC NO. 2018-344

Applicant: Advanced Solar & Electric, LLC

Address: 2007 W WOODLAWN

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a roof-mounted solar array on the primary structure located at 2007 W Woodlawn. Eighteen (18) panels will be installed on the south (front) facing side gable and four (4) panels will be installed on a rear gable.

FINDINGS:

- a. The primary structure located at 2007 W Woodlawn Ave is a 1-story single family structure constructed in approximately 1940 in the Minimal Traditional style. The home features a cross gable configuration, an asymmetrical front porch with simple columns, and one over one windows, some featuring six over six wood screens. The structure is contributing to the Monticello Park Historic District.
- b. LOCATION – The applicant is requesting approval to install 18 solar panels on the south, front facing side of the side gable roof and 4 solar panels on a north, rear facing gable. The 18 panels on the front roof pitch will be visible from the public right-of-way due to their placement. The 4 panels at the rear of the structure will not be visible from the public right-of-way. According to the Historic Design Guidelines for Additions 6.C.i, solar collectors should be located on a side or rear roof pitch to the maximum extent possible. Staff finds that the 4 panels located towards the rear are appropriate. Staff does not find the 18 panels on the front façade consistent with the Guidelines due to their high visibility from the public right-of-way.
- c. PITCH – The panels will be installed flush with the roof pitch. Staff finds the pitch consistent with the Guidelines.

RECOMMENDATIONS:

Staff does not recommend approval based on finding b. Staff recommends that the applicant relocates the panels on the front façade to the rear of the structure, to the rear accessory structure, or to a ground-mount system to significantly minimize the impact from the public right-of-way. The applicant is required to submit updated drawings reflecting these changes to staff for review and approval prior to receiving a Certificate of Appropriateness.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Garza to refer the case to the Design Review Committee.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

30. HDRC NO. 2018-318

Applicant: Cristina Maria Rohrs

Address: 2620 N MAIN AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a low perimeter wall in the front and side yard of the property. The wall will be constructed of stone and measure approximately 2 feet in height with 3 foot tall posts.

FINDINGS:

- a. The primary structure located at 2620 N Main Ave is a 2-story multifamily structure constructed in 1909 in the Neoclassical style. The structure sits on a corner lot at the intersection of N Main Ave and E Magnolia Ave. The home features a full-height front porch with fluted Corinthian columns, a broken transom light front door configuration, and prominent front and side-facing dormers with wide trim. The structure is contributing to the Monte Vista Historic District.
- b. **NEW WALL: HEIGHT AND LOCATION** - The applicant has proposed to install a low perimeter wall constructed of brick masonry. The wall will measure approximately 24” in height with 34” tall decorative posts. The wall will front the existing sidewalk fronting N Main Ave and E Magnolia Ave and terminate at the rear and south property line. The wall is requested for aesthetic reasons and will not function as a retaining wall for a slope or grade change. According to the Historic Design Guidelines for Site Elements, new fences and walls should appear similar to those used historically within the district in terms of their scale and location. In the blocks surrounding the property, there are no properties with low, non-retaining perimeter walls on E Magnolia or N Main. A low perimeter wall in the front yard of a property on E Magnolia and at the intersection of N Main and E Huisache both retain ground elements. Staff does not find low perimeter walls to be historically common or characteristic of the district. Staff does not find the height and location consistent with the Guidelines.
- c. **NEW WALL: MATERIALS** – The applicant has proposed to construct the new fence out of brick masonry. Historic low retaining walls are typically constructed of stone; however, perimeter walls with no supportive element are historically uncommon. Staff does not find the proposal consistent with the Guidelines.

RECOMMENDATIONS:

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

CITIZENS TO BE HEARD: None.

POSTPONED BY APPLICANT**31. HDRC NO. 2018-352**

Applicant: Samuel Guerrero

Address: 228 Sherman St

REQUEST:

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

1. Install front yard cattle panel fence, not including a front yard driveway gate
2. Install rear carport

FINDINGS:

- a. The historic structure at 228 Sherman was constructed circa 1920 in the minimal traditional style and contributes to the Dignowity Hill Historic District. The structure features a primary front facing gable room, a covered porch with wood square columns, and nonconforming clad windows. A noncontributing accessory was demolished with staff approval in 2017; a new carport structure was installed in its place without approval in 2018.
- b. **FENCE LOCATION** – The applicant has proposed to install a front yard cattle panel fence across the front yard and turning at the driveway to meet at the rear accessory structure, instead of

spanning a gate across the driveway. Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically. Staff finds that fences are found on Sherman and within the Dignowity Hill Historic District. Staff finds the proposed location and configuration of the new fence appropriate.

- 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 cattle panel fencing is found within the Dignowity Hill Historic District and relates to the architectural features of the structure.
- d. CARPORT – The applicant has proposed to install a detached carport with wood construction and a flat roof in the rear corner of the lot. The carport was constructed without approval by a previous owner. Staff finds that the orientation, location, materials, and building size consistent with the Guidelines for Garages and Outbuildings. However, staff finds that the low slope roof does not relate to primary historic structure. Staff finds a front facing gable with matching roofing material would be more appropriate design for the carport.

RECOMMENDATIONS:

- i. Staff recommends approval of the front yard cattle panel with the stipulations that no portion exceeds 4ft in height and that the fence turns at the driveway to end in the rear yard, instead of spanning a gate across the driveway.
- ii. Staff recommends approval of the detached carport with the stipulation that a front facing gabled roof with matching roofing material be installed instead of the proposed low slope roof. The applicant is furthermore responsible for complying with any building setback requirements for the carport

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

The motion was made by Commissioner Bustamante and seconded by Commissioner Garza to approve item #1 with staff stipulations and approve the carport as submitted.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

32. HDRC NO. 2018-350

Applicant: Donna Crabtree

Address: 553 CLUB DR, 555 CLUB DR

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 9 metal casement windows with vinyl windows.

FINDINGS:

- a. The historic structure at 555 and 553 Club Dr was constructed circa 1950. The two-story multifamily brick structure originally featured metal casement windows with divided lights,

wrought iron columns and patio railing, a primary hipped shingled roof spanning across both addresses with a front facing gable over each addresses' front door. 555 and 553 Club was designated as a contributing structure to the Monticello Park Historic District in 1995 (Phase I).

- b. **EXISTING WINDOWS** – The property has been subjected to gradual window replacement without approval over the past decade. According to the applicant, approximately 35 of the 78 metal casement windows have been replaced with six-over-six vinyl windows – by previous or current owners by 2016. Forty-three (43) casement windows are still on site and the applicant has requested to replace nine of them. On a site visit conducted July 5, 2018, staff finds that 8 metal casement windows are still on-site; staff has advise the applicant to store those 8 removed windows until the hearing.
- c. **WINDOW REPLACEMENT** – The applicant has proposed to replace 9 metal casement windows with vinyl windows on a corner unit of the apartment complex. The Guidelines for Architectural Features 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. Staff finds that the windows are are character-defining features of the property and can potentially be repaired. The proposed replacement is not consistent with the Guidelines.
- d. **NEW WINDOWS** – The applicant has proposed to install white single hung vinyl windows in a six-over-six configuration with muntins fixed between the glazing. The Guidelines for Architectural Features 6.B.iv. notes that news windows are to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and details. Staff finds that the proposed windows are not compatible in style or materials with the original windows.

RECOMMENDATIONS:

Staff does not recommend approval of the window replacement based on finding c. If the commission is compelled to approve window replacement based on the condition of historic windows, staff does not recommend approval of the proposed new windows as submitted. Staff recommends that any approved replacement match the original windows in style and material.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

The motion was made by Commissioner Fetzer and seconded by Commissioner Fish to approve with the following stipulations:

- Existing steel casement windows should be restored or replaced in kind and moved to the primary façade.
- Existing vinyl windows should be reused or replaced in kind on the rest of the building.
- Present a rehab schedule to staff with monthly check-ins.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

33. HDRC NO. 2018-347

Applicant: Miguel Lozano

Address: 1013 N PALMETTO

REQUEST:

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

1. Replace approximately 12 one over one wood windows with new vinyl windows.
2. Replace one non-original aluminum window on the front façade with new vinyl windows.

FINDINGS:

- a. The primary structure located at 1013 N Palmetto is a 1-story single family home constructed in approximately 1920 in the Craftsman style. The home features a side gable configuration with a projecting front porch canopy, a prominent front dormer with decorative gable venting, and ganged one over one wood windows. The structure is contributing to the Dignowity Hill Historic District.
- b. **EXISTING WINDOWS: CONDITION** – Staff performed a site visit from the public right-of-way on July 9, 2018. One window on the front façade is non-original aluminum and the remaining are original one over one original wood windows. Many of the wood windows previously featured non-original aluminum exterior storm windows prior to work occurring on the property, primarily on the front and west facades. While these storm windows were incompatible with the architecture of the home, they 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 rehang and refinishing. However, overall, staff finds that the windows are in very good condition and are fully repairable.
- c. **WOOD WINDOW REPLACEMENT** – The applicant has proposed to replace eight 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 b, staff does not find the original windows to be beyond repair. Additional evidence has not been furnished by the applicant to support the replacement of these windows. Replacement of any kind is not consistent with the Guidelines.
- d. **ALUMINUM WINDOW REPLACEMENT** – The applicant has proposed to replace a non-original aluminum window on the front façade with new one over one vinyl windows. The current window features a configuration, proportion, inset, and dimensions that are inconsistent with the Guidelines and the architecture of the structure. Staff finds the window replacement appropriate with the stipulations listed in the recommendation.

RECOMMENDATIONS:

Item 1, 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. If the Historic and Design Review Commission (HDRC) finds that replacement is appropriate for any number of windows due to their existing condition, staff recommends that the following stipulation apply:

- i. 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 2, Staff recommends approval of the replacement of the non-original aluminum window based on findings b and d with the following stipulation:

- i. 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.

CITIZENS TO BE HEARD: None

COMMISSION ACTION:

The motion was made by Commissioner Garza and seconded by Commissioner Fish to approve with staff stipulations and the additional stipulation that the applicant recover and reuse windows where possible; all others to be replaced in kind with wood windows.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

34. HDRC NO. 32018-251

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 three 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/Guisepppe) 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.

1. 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

35. 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.

1. 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 6 July 2018.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

NAYS: None.

THE MOTION CARRIED

Move to adjourn:

COMMISSION ACTION:

The motion was made by Commissioner Bustamante to adjourn.

AYES: Guarino, Fish, Garza, Bustamante, Kamal, Fetzer.

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 7:10 PM.

APPROVED

A handwritten signature in black ink, appearing to read 'Michael Guarino', written in a cursive style.

Michael Guarino
Chair