

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
15 August 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, Lazarine, Garza, Grube, Fetzer, Laffoon.

ABSENT: Connor, Bustamante, Brittain, Kamal.

- Chairman's Statement
- Announcements

CITIZENS TO BE HEARD: Michael A. Cooreretas spoke in support of item #1.

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

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| • Item #1, Case No. 2018-404 | Endorsement of Cultural District Designation for Historic Highway 90 |
| • Item #2, Case No. 2018-397 | 8601 TIMBER PATH/Oscar Perez Memorial Park |
| • Item #3, Case No. 2018-378 | 213 E TRAVIS ST/711 NAVARRO |
| • Item #4, Case No. 2018-380 | 1236 S ST MARY'S |
| • Item #5, Case No. 2018-383 | 318 W HOUSTON ST |
| • Item #6, Case No. 2018-328 | 230 ADAMS |
| • Item #7, Case No. 2018-090 | 700 N ST MARY'S |
| • Item #8, Case No. 2018-398 | 116 CAMARGO |
| • Item #9, Case No. 2018-384 | 233 DONALDSON AVE |
| • Item #10, Case No. 2018-390 | 610 E LOCUST |
| • Item #11, Case No. 2018-391 | 2915 E COMMERCE ST |
| • Item #13, Case No. 2018-388 | 206 ISABEL ST |
| • Item #14, Case No. 2018-400 | 126 ARMOUR (TAX CERTIFICATION) |
| • Item #15, Case No. 2018-401 | 126 ARMOUR (TAX VERIFICATION) |
| • Item #17, Case No. 2018-375 | 1422 E GRAYSON |

Item #12 was moved to the individual agenda by the applicant.

COMMISSION ACTION:

The motion was made by Commissioner Fetzer to approve the Consent Agenda with staff stipulations.

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

NAYS: None.

THE MOTION CARRIED.

12. HDRC NO. 2018-392

Applicant: Daniel Garcia

Address: 2242 W MISTLETOE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace six (6) existing aluminum windows with new vinyl windows.

FINDINGS:

- a. The primary structure located at 2242 E Mistletoe is a 1-story single family home constructed in approximately 1940 in the Minimal Traditional style. The home features a side gable configuration with an asymmetrical front porch, square porch columns, and aluminum windows. The structure is contributing to the Monticello Park Historic District.
- b. ALUMINUM WINDOW REPLACEMENT – The applicant is requesting approval to replace non-original aluminum windows with one over one vinyl windows with faux divided lites on the top sash. 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. At this time, the windows submitted for approval in the HDRC application are not appropriate.

RECOMMENDATIONS:

Staff recommends approval of the replacement of the aluminum windows based on findings a and b with the following stipulations:

- i. That the windows be a one over one configuration and do not feature faux divided lites.
- ii. That a final window manufacturer specification be submitted to staff for review and approval and meet the following stipulations: that meeting rails be no taller than 1.25” and stiles no wider than 2.25”. White is not allowed, and color selection should 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. 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: Adriana Garcia-Becker spoke in support.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Lazarine, Garza, Grube, Fetzter, Laffoon.

NAYS: None.

THE MOTION CARRIED

16. HDRC NO. 2018-355

Applicant: Kris Sumantri

Address: 1103 N OLIVE ST

REQUEST:

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

1. Modify the existing fenestration.
2. Replace the existing siding.
3. Enclose the existing front porch to create a front addition.
4. Construct a new covered front porch.
5. Construct a new rear deck.
6. Install a cattle panel fence surrounding the property.
7. Install rear concrete hardscaping.

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. FENESTRATION MODIFICATIONS – The applicant has proposed to modify the existing fenestration. Modifications include the removal of one front window, an addition of a horizontal rectangular window in the rear, and a new pair of French doors leading to a proposed rear deck where sliding doors are currently located. Staff does not find the removal of the front window appropriate and finds that any new window openings should feature traditional profiles, proportions, configurations, and insets. Staff finds the installation of French doors appropriate.
- c. SIDING REPLACEMENT – The applicant has proposed to remove the cement board siding and replace with new Hardie plank siding. Staff finds this to be appropriate with the stipulations listed in the recommendation.
- d. FRONT ADDITION – The applicant has proposed to enclose an existing front porch to create a front addition. The current porch is a simple shed roof with simple column supports. The existing porch deck is constructed of wood. In the submitted drawings, the applicant has proposed to capture this footprint and create interior conditioned space. According to the Historic Design Guidelines, new additions or interior space should be located towards the rear of the property whenever possible. The enclosure of this porch area would also create a front setback that is greater than the neighboring historic structure, which would result in the addition being the dominant feature on the streetscape. Staff finds that modifications to the design and details of the current front porch may be appropriate, but finds that enclosing the porch to create a new front addition is inconsistent with the Guidelines.
- e. NEW FRONT PORCH – The applicant has proposed to construct a new front porch in front of the proposed addition as noted in finding d. The applicant has proposed a more traditional front gable porch with simple square columns. The footprint of the porch will extend towards the street by approximately 10 feet. The proposed columns are 10 inches in width. While staff finds the concept of front porch modifications generally appropriate as noted in finding d, the extension of the building footprint towards the street would significantly modify the front setback relationship with the neighboring historic structure and development pattern of historic structures in the vicinity as noted in finding d. Staff also finds that any proposed porch columns should not exceed 6 inches in width.
- f. REAR DECK – The applicant has proposed to construct a rear deck to measure approximately 200 square feet. The deck will be constructed of wood and feature a simple rail and baluster detail

with steps leading to the backyard. Staff finds the size, location, and detailing appropriate for the structure.

- g. FENCING – The applicant has proposed to replace an existing chain link fence with a new cattle panel style fence. The fence will measure 4 feet in height. Staff finds this to be appropriate based on the fences in the nearby area and in the district.
- h. HARDSCAPING – The applicant has proposed to add additional concrete in the rear yard. The concrete will widen an existing driveway by approximately 100 square feet. The existing apron on the street frontage will remain. Staff finds this to be appropriate based on the location and the size of the lot relative to the hardscaping to be introduced.

RECOMMENDATIONS:

Item 1, Staff recommends approval of the fenestration modifications based on finding b with the following stipulations:

- i. That a window opening on the left side of the front façade be retained. The applicant is required to submit updated drawings to staff for review and approval.
- ii. That applicant proposes an alternative window size that is consistent with the Historic Design Guidelines in lieu of the proposed rectangular window on the north façade.
- iii. That the applicant complies with the requirements of the window replacement proposal approved by the HDRC on July 18, 2018, and submits any updated window product information to staff.

Item 2, Staff recommends approval of siding replacement based on finding c with the stipulation that the reveal not exceed six inches and that the smooth side of the board be used.

Items 3 and 4, Staff does not recommend approval of the front addition and new front porch based on findings d and e. Staff finds that the applicant should refrain from creating conditioned interior space on the front of the structure and should relocate any additions to the rear. Staff also finds that any front porch design modifications should be made within the footprint of the existing front porch to maintain a consistent street setback as noted in finding e.

Item 5, Staff recommends approval of the rear deck based on finding f.

Item 6, Staff recommends approval of the fencing based on finding f with the following stipulations:

- i. That the fence be no taller than 4 feet in height. The construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 7, Staff recommends approval of the proposed hardscaping based on finding g.

CITIZENS TO BE HEARD: Barbara Garcia and Arvis Holland spoke in support.

COMMISSION ACTION:

The motion was made by Commissioner Garza and seconded by Commissioner Fetzter to approve with staff stipulations and per revisions.

AYES: Guarino, Fish, Lazarine, Garza, Grube, Fetzter, Laffoon.

NAYS: None.

THE MOTION CARRIED

18. HDRC NO. 2018-394

Applicant: Joshua Sutton

Address: 229 LINDELL PL

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design for new construction. Within this request, the applicant has proposed the following modifications:

1. Modify the previously approved window fenestration to include additional fenestration on the side elevations and reduced fenestration on the street facing dormer.
2. Install double-hung, aluminum clad wood windows in place of the previously approved wood windows.
3. Install 8” Hardie board shingle siding in place of the previously approved 8” pine siding.
4. Increase the size of the proposed rear accessory structure to 28’ x 26’.

FINDINGS:

- a. A Certificate of Appropriateness was issued by the Historic and Design Review Commission on February 1, 2017, for the construction of a two story, single family residential structure and a rear accessory structure on the vacant lot at 229 Lindell Place, in the River Road Historic District with the following stipulations:
 - i. That the applicant install two wood windows into the garage rather than two vinyl windows.
 - ii. That the applicant provide information regarding the garage structure’s roofing materials.
 - iii. That the applicant install a sidewalk that is consistent with those found throughout the district.
 - iv. Since that time, ownership of the property has changed hands and amendments to the previously approved design have been proposed.
- b. FENESTRATION MODIFICATIONS – The applicant has proposed to modify the previously approved window fenestration to include a centered window with flanking windows on the street facing dormer rather than two sets of double windows. Generally, staff finds the proposed modification to be appropriate. Additionally, the applicant has proposed additional fenestration on both side facades.
- c. WINDOW MATERIALS – The applicant has proposed to install double hung, wood clad aluminum windows rather than the previously approved wood windows. Staff finds this request to be appropriate. The proposed aluminum clad wood 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 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.
- d. SIDING – The previous approval include wood siding with an eight (8) inch exposure. The applicant has proposed to install Hardie siding with an eight (8) inch exposure. Staff finds the installation of Hardie siding and trim to be appropriate; however, staff finds that the proposed siding should feature an exposure of four (4) inches.
- e. ACCESSORY STRUCTURE – The previously approved accessory structure featured a footprint of 24’ x 22’. At this time, the applicant has proposed to increase the size to 28’ x 26’. Staff finds

the proposed increase in size to be appropriate. Staff finds that two separate garage doors that are not vinyl should be installed.

- f. **ARCHAEOLOGY** – The project area is within the River Improvement Overlay District and the River Road Local Historic District. A review of historic archival maps shows the Upper Labor Acequia crossing the property. Therefore, Archaeological investigations may be required.

RECOMMENDATIONS:

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

- i. The proposed aluminum clad wood 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 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.
- ii. That the proposed Hardie siding feature an exposure of four (4) inches.
- iii. That the proposed accessory structure feature two garage doors that are wood or aluminum in material.
- iv. **ARCHAEOLOGY**- Archaeological investigations may be required. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

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

NAYS: None.

THE MOTION CARRIED

19. HDRC NO. 2018-395

Applicant: Marsha Mahaffey

Address: 713 S ALAMO ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install two non-illuminated wall signs on the historic structures at 713 S Alamo.

FINDINGS:

- a. The applicant has proposed to install two, wall mounted signs on the historic structures located at 713 S Alamo, located within the Lavaca Historic District. The two story historic structure is

commonly known as the Simms Building. Within this application, the applicant has proposed to install two aluminum wall signs.

- b. **SIZE** – The applicant has proposed to install two wall signs, both to measure ten (10) feet in width and two (2) feet in height for a total size of twenty (20) square feet. The proposed sizes are consistent with the Guidelines.
- c. **MATERIALS** – The applicant has proposed aluminum signage panels for both signs to feature digitally printed graphics. The proposed materials are consistent with the Guidelines.
- d. **CHARACTER** – The applicant has proposed for the sign on the Simms Building (the two-story historic structure) to read “Jokesters 22 Pub N’ Grill – Sports Pub N’ Patio Lounge” to feature a white background with blue lettering. Staff finds that a dark background would be appropriate as apposed to the white background as noted in the Guidelines for Signage, 1.D.iii. Staff finds that the entire background should be blue with white lettering and that the proposed separate colored panels are inappropriate.
- e. **CHARACTER** – For the one story structure on the southern side of the lot, the applicant has proposed for the sign to read “Jokesters 22 Part II Dance N’ Comedy Club” to feature a blue background with white lettering. Staff finds the general design of this sign to be appropriate. Staff finds that the entire background should be blue with white lettering and that the proposed separate colored panels are inappropriate.
- f. **MOUNTING** – The applicant has noted that both signs are to be mounted within existing transom window openings. Previous signage at these locations existed above the transom windows on façade panels. Staff finds that location signage on these locations would be more appropriate than within transom openings. Signage should be mounted as to not damage historic masonry. Mounts should be mounted within mortar joints and not through the face of brick.

RECOMMENDATIONS:

Staff recommends approval based on finding a through f with the following stipulations:

- i. That the proposed sign on the Simms Building feature a dark background as noted in finding d.
- ii. That both signs be mounted on existing signage panels rather than in the transom window openings as noted in finding f.
- iii. That mounting brackets be fixed to the building in a manner that does not result in damage to the brick as noted in finding f.
- iv. That both signs feature entire background of blue rather than separate colored backgrounds for the top and bottom portions of each sign.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

The motion was made by Commissioner Fetzer and seconded by Commissioner Fish to approve with staff stipulations and the additional stipulation that signage for the Simms Building be located between the second story windows, above the existing façade band.

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

NAYS: None.

THE MOTION CARRIED

20. HDRC NO. 2018-389

Applicant: Mayes White

Address: 102 LOVERA BLVD

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new 12 foot wide driveway and curb cut in the front yard of 102 Lovera Blvd.

FINDINGS:

- a. The primary structure located at 102 Lovera Blvd is a 1-story single family structure constructed in approximately 1940 in the Minimal Traditional style. The home features a stone façade, a standing seam metal roof, and steel casement windows. The home is contributing to the Olmos Park Terrace Historic District. The property also features a 2-story rear accessory structure with garage access off McCullough Ave. The rear accessory structure is contributing to the Olmos Park Terrace Historic District.
- b. CURB CUT AND DRIVEWAY EXPANSION – The applicant has proposed to install a new concrete driveway and curb cut to accommodate front yard parking. The new driveway will be installed directly adjacent to the neighbor’s driveway to the east. 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 and driveways should not disrupt the continuity of the streetscape and should follow the driveway development pattern that characterizes the street and the district. The proposed new curb cut and driveway are a significant departure from residential front yard configurations in the Olmos Park Terrace Historic District. Typically in the district, corner lots feature rear parking with access to a rear accessory structure. This is the current parking configuration of 102 Lovera Blvd. There is no evidence of the proposed front parking configuration in the district when rear parking is available and accessible off a side street. Staff does not find the proposal consistent with the Guidelines.

RECOMMENDATIONS:

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

CITIZENS TO BE HEARD: None.

WITHDRAWN BY APPLICANT

21. HDRC NO. 2018-356

Applicant: Vincent Gerard/Vincent Gerard and Associates

Address: 126 MAIN PLAZA

REQUEST:

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

1. Six (6) antenna nodes on the interior side of the 4ft tall parapet wall.
2. A 6 ft-tall rooftop addition to an existing 12 ft-tall penthouse structure which will house additional telecommunications equipment.

FINDINGS:

- a. The primary structure at 126 Main Plaza is a 5-story commercial and residential structure constructed circa 1925. The structure is an individually designated local landmark known as the

Ford Building, is contributing to the Main/Military Plaza Historic District, and located within RIO-3 and Downtown District overlays.

- b. **STEALTH REQUIREMENTS** – In general, the Historic Design Guidelines recommend that roof-mounted equipment be set back or screen from public view. The HDRC can also require that installations be installed in a “stealth” method where new telecommunications equipment is shrouded or colored in a way that is not visually obtrusive. Per current FCC requirements, other carriers may collocate on the site using similar stealth requirements when required by the original approval.
- c. **PARAPET-MOUNTED ANTENNA** – The applicant has proposed to install new antenna nodes on the rooftop of 126 E Main Plaza. Six (6) nodes are proposed on the interior side of the 4ft parapet wall and are not visible from the public right of way. This is consistent with the Historic Design Guidelines regarding roof-mounted equipment.
- d. **PENTHOUSE ADDITION** – Additional telecommunications equipment is proposed to be housed inside of a new rooftop addition to be located on top of an existing penthouse structure. The proposed addition will add 6 feet in height to the penthouse and will maintain the same footprint. The proposed rooftop addition will feature matching depth, width, color, texture, and roofing configuration and material as the existing penthouse.
- e. **VISIBILITY OF ADDITION** – Per the Guidelines for Mechanical Equipment and Rooftop Appurtenances 5.A.i, equipment should not be located on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way. Staff finds that the proposed enclosure increases the height of the existing penthouse by 50% and increases its visibility from the street. Per the guidelines, expansion of this condition is not appropriate.
- f. **PENTHOUSE-MOUNTED ANTENNA** - Per the Guidelines 5.B.i, mounted devices and exposed hardware, frames, and piping should be painted to match the color scheme of the primary structure or screen with landscaping. Staff finds that the proposed matching color scheme of the rooftop addition and the existing rooftop penthouse is consistent with this Guideline. Per Guidelines 5.B.iii, mounted devices should be screened and setback on the roof to avoid view from right-of-way. Staff finds that should an appropriate enclosure be located on the roof, then the proposed installation method is appropriate and would meet stealth requirements.
- g. **PENTHOUSE FUTURE COLLOCATIONS** – If the proposed penthouse addition and stealth installation method are approved by the HDRC, then other carriers may also collocate at this location provided that the same approved stealth requirements are met including that new installations be located behind the proposed penthouse wall, that they not protrude above or beyond the approved screening. Any future installations that are exposed to view or protrude beyond the established wall planes would be considered a substantial change collocation and are subject to individual review.

RECOMMENDATIONS:

- i. Staff recommends approval of the six (6) antenna nodes screened by the parapet wall based on finding b. Location behind the parapet wall is a stealth requirement and all future collocations must also be fully obscured behind the parapet in this manner.
- ii. Staff does not recommend approval of the rooftop addition at its proposed height based on findings d. The overall height should be reduced to the fullest extent possible in order to conceal the equipment. If the commission is compelled to approve proposed addition and equipment installation, the staff recommends the following stealth requirements be included as stipulations:
 - i. That the rooftop addition matches the existing penthouse in depth, width, color, and roofing material and configuration.

- ii. That all telecommunications equipment be located behind the proposed penthouse wall, not extend above or protrude beyond the established wall planes, and that no portion of any equipment or future collocations be exposed to public view.

Any future modifications, collocations, and/or additions of new equipment that defeat the approved stealth requirements shall be determined as a Substantial Change Collocation and would require individual HDRC review.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

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

NAYS: None.

THE MOTION CARRIED

22. HDRC NO. 2018-402

Applicant: Elisa Madrid

Address: 209 MADISON ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to enclose a second-floor balcony.

FINDINGS:

- a. The primary structure located at 209 Madison is a 2-story, single family home constructed circa 1870 in the Folk Victorian style. The home features a symmetrical 1-story front porch with gingerbread detailing on the square wood posts, floor to ceiling six-over-six wood windows, several cream brick chimneys, and a second story near the rear of the structure, which is uncommon for the style. The home is contributing to the King William Historic District.
- b. PORCH ENCLOSURE – The applicant has proposed to enclose the existing inset balcony on the second-floor side elevation. The proposed enclosure features matching lap siding to the rest of the structure and vertical trim pieces signifying the modification. The removed balcony featured wood columns and railing that matched the front porch and unarticulated wood brackets. Per the Guidelines for Exterior Maintenance and Alterations 7.B.i., side and rear porches should be refrained from enclosure, particularly when connected to the main porch or balcony. While the inset balcony is not noted on the 1896 or 1904 Sanborn map, staff finds that the condition is a character-defining feature based on the matching architectural details to the first floor front porch and the symmetrical configuration of the two one-over-one windows on the immediate wall plane of the balcony. Based on limited information regarding a potentially historic condition, staff finds that the removal of the balcony and the modification to a walled corner is an inappropriate treatment to an architectural feature that would be visible from the public right-of-way.

RECOMMENDATIONS:

Staff does not recommend approval of enclosing the second-floor balcony based on finding b. Staff recommends that the balcony be restored to its previous condition.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

AYES: Lazarine, Garza, Grube.

NAYS: Guarino, Fish, Fetzer, Laffoon.

THE MOTION FAILED

COMMISSION ACTION:

The motion was made by Commissioner Fetzer and seconded by Commissioner Laffoon to approve the enclosure with staff stipulations.

AYES: Guarino, Lazarine, Garza, Fetzer, Laffoon.

NAYS: Fish, Grube.

THE MOTION CARRIED

23. HDRC NO. 2018-393

Applicant: Jeffery Hornbeak

Address: 312 BURLESON ST

REQUEST:

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

1. Replace existing poured concrete walkway with crushed rock and concrete pavers
2. Historic Tax Certification

FINDINGS:

- a. The primary structure at 312 Burleson is a 1-story single family home and was constructed circa 1910 in the Folk Victorian style. The structure features a traditional L-plan, a cross-gabled composition shingle roof, a covered concrete porch with wood columns, and wood windows.
- b. **WORK PRIOR TO APPROVAL** – During the staff’s review of the applicant’s initial request for Historic Tax Certification, staff found that the simple poured concrete walkway was modified to feature concrete pavers and crushed rock. Per the Guidelines for Sidewalks and Walkways 5.A.ii, every effort should be made to match the existing sidewalk color and material. Staff finds that the proposed walkway is not consistent with the Guidelines and should be returned to its original configuration.
- c. The applicant is requesting Historic Tax Certification for the property at 312 Burleson, located within the Dignowity Hill Historic District. The applicant understands that approval of Certification is dependent on the commission action regarding the front walkway modifications.

- d. A number of rehabilitative scopes of work have been approved including: demolition of non-original rear addition, removal of metal siding, repair foundation, repair composition roof, repair wood siding, replace wrought iron columns with wood, window repair, and paint. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing. However, staff finds that the applicant is not eligible to receive Historic Tax Certification until the modifications to the front walkway is approved or removed.
- e. The applicant submitted an itemized lists of cost that meets the threshold to be eligible for Historic Tax Certification.
- f. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion.

RECOMMENDATIONS:

Staff does not recommend approval of the front walkway modifications based on finding b. The walkway should be returned to its original configuration.

Staff does not recommend approval of Historic Tax Certification based on finding b through d.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

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

NAYS: None.

THE MOTION CARRIED

24. HDRC NO. 2018-381

Applicant: Salvador Flores

Address: 121 SAN ARTURO

REQUEST:

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

- 1. Remove an existing chimney from the primary historic structure.
- 2. Replace the existing chain link fence with a cattle panel fence.

FINDINGS:

- a. The primary structure at 121 San Arturo is a 1-story single family structure and was constructed circa 1900 in the Folk Victorian style. The structure features a traditional L-plan, an inset covered porch with gingerbread details, a stained glass window on the front-facing gabled bay, wood lap siding, and a standing seam metal roof. The structure features a brick chimney and a chain link fence spanning across the front of the property.
- b. **CHIMNEY REMOVAL** – The applicant has proposed to remove an existing brick chimney. The chimney is located near the southwestern roof pitch of the 1-story structure. As noted by staff on a site visit conducted on August 2, 2018, the chimney has been removed without approval

Certificate of Appropriateness.. The location of the chimney has since been reframed and roofed. According to the Historic Design Guidelines, existing roof vents should be preserved. The chimney is original to the structure and visible from the public right-of-way. Staff does not find the chimney removal consistent with the Guidelines.

- c. FENCE LOCATION – The applicant is requesting to install a fence spanning across the front yard including a driveway gate. The proposed fence line will meet the corning of the commercial structure at 636-644 S Presa and neighboring chain link fence at 117 San Arturo. 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 San Arturo and in the Lavaca Historic District. Staff finds the proposed location and configuration of the new fence appropriate.
- d. FENCE DESIGN – The applicant is requesting to install front yard fencing that features 4ft tall cattle panel fence with wood framing and metal wire. 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. Cattle panel fencing is found at 202 San Arturo and within the Lavaca Historic District. Staff finds the proposed design and height of the fence appropriate.

RECOMMENDATIONS:

- i. Staff does not recommend that removal the chimney. Staff recommends that the chimney be reconstructed to match the profile of the original.
- ii. Staff recommends of approval of the front yard fence with the stipulation that no portion exceeds four feet in height.

CITIZENS TO BE HEARD: None.

COMMISSION ACTION:

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

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

NAYS: None.

THE MOTION CARRIED

25. HDRC NO. 2018-386

Applicant: Gerardo Daniel

Address: 724 SHERMAN ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wheelchair ramp onto the front façade of the historic structure.

FINDINGS:

- a. The primary structure at 724 Sherman is a 1-story single family home and was constructed circa 1925 in the Folk Victorian style. Numerous modifications have occurred to structure removing many of its original architectural details. Original elements that remain include a traditional L-

plan, a wood shingled front-facing gable, wood lap siding, and some wood windows. Modified elements include the replacement of a front porch with only concrete steps, the installation of burglar bars, dark mesh window screens, wrought iron columns, and a composition roof.

- b. **WORK PRIOR TO APPROVAL** – On a site visit conducted on July 26, 2018, staff found that the installation of a wooden ramp to the front door had been initiated. The applicant was issued administrative approval for the temporary installation of a front yard wood ramp for 60 days with the stipulation that the applicant pursue a long-term solution through Historic and Design Review Commission Approval.
- c. **RAMP** – The applicant has proposed to install a wooden ramp from the sidewalk to front door. The ramp spans 22 feet from the sidewalk to a 6.5 foot long landing deck at the front door. The landing deck is approximately 25 inches from grade. The ramp is 40 inches wide with 40 inch tall railing. The ramp is framed with wood and set on metal plates and concrete support blocks.
- d. **HISTORIC ELEMENTS** – The Guidelines for Exterior Maintenance and Alterations 8.A.i notes for applicants to minimize damage to the historic character and materials of the building while complying with all aspects of accessibility requirements. Staff finds that no historic elements will be damaged beyond the ramps contact with the wood lap siding.
- e. **LOCATION** – The Guidelines for Exterior Maintenance and Alterations 8.B.ii. notes that the preferred location for ramps on residential structures is on the side or rear of the structure. Staff finds that the applicant has not provided evidence against locating the ramp on the side or rear of the structure. These options should be explored prior to considering installation on the primary façade of the structure.
- f. **DESIGN** – The applicant has noted materials that are to be complementary of the historic structure. Staff finds the wood framing is consistent with the Guidelines; however, staff finds that the ramp should be painted to match the color of the historic structure.
- g. **SCREENING** – The front yard currently features natural lawn a medium sized tree on the left side of the yard. Staff finds that the installation of additional landscaping items would further screen the proposed ramp.
- h. **RAMP** – While the rear yard or rear yards are the most appropriate location for a ramp per the Guidelines, staff finds that when no longer needed by the current residents, the ramp can be removed and the historic structure can be returned to its previous configuration.

RECOMMENDATIONS:

Staff does not recommend approval of a ramp located in the front yard based on finding e. Options to locate the ramp on the rear or side should be explored and submitted to staff prior approval.

CITIZENS TO BE HEARD: Liz Franklin spoke in support.

COMMISSION ACTION:

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

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

NAYS: None.

THE MOTION CARRIED

26. 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

27. HDRC NO. 2018-303

Applicant: Peter French/Gray Street Partners

Address: 420 BROADWAY

REQUEST:

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

1. Perform exterior modifications to the Print Building, located at the rear (east) of the property at 420 Broadway. Modifications to the Print Building include the removal of the existing façade.
2. Construct a two level, rooftop addition to the Print Building.
3. Construct a vertical connector addition to connect the Light Building to the Print Building.

4. Construct one level of sub-grade parking beneath the existing Print Building.

This application only includes modifications to the Print Building and the construction of a vertical connector. Amendments to the previously approved design of the Light Building were approved by the HDRC on July 6, 2018, under a separate application.

FINDINGS:

- a. The structure commonly known as the Print Building at 420 Broadway was constructed circa 1969. The structure has been connected to the historic Light Building by a sky bridge since its construction. The applicant has proposed to remove the sky bridge and construct a connector addition to connect the Print Building to the Light Building as well as perform exterior modifications to the Print Building. The east elevation is relatively void of fenestration; however, the north and south elevations feature fenestration that covers most of the façade. The entire parcel at 420 Broadway is a locally designated historic landmark and is located within the River Improvement Overlay, District 2. Prior to the issuance of a Certificate of Appropriateness, the original façade on both the west and south facades was removed.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on June 26, 2018. At that meeting committee members noted that the proposed modifications were consistent with RIO design standards; however, given that the property is a designated historic landmark, modifications must also comply with the Historic Design Guidelines.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed a second time by the DRC on July 17, 2018. At that meeting, committee members noted that any new brick should be closer in color to the original, that more effort should be made to complement the existing materials on site, that as few modifications as possible should be made the existing facades and that either the existing historic fabric and building form should be maintained. Committee members emphasized the structure’s contributing status.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed a third time by the DRC on July 25, 2018. At that meeting commissioners noted the appropriateness of the Connector addition, noted that new facades should be sympathetic to the existing design and that the proposed brick should relate to the existing in color.
- e. CONNECTOR ADDITION – At the rear of the Light Building, the applicant has proposed to remove the existing sky bridge and construct a vertical connector to join the Light Building to the Print Building. Per the Guidelines for Additions, additions to non-residential structures should be located at the rear of the historic structure, should not lessen the historic character of the historic building when viewed from the public right of way, should feature a similar roof form, should be subordinate to the principal façade and should be subordinate in height to the primary historic structure. While the proposed connector addition features a height that exceeds that of the Light Building, staff finds that the overall design given its setbacks from the historic facades and simplified design may be appropriate.
- f. CONNECTOR ADDITION – The applicant has proposed materials that include a translucent channel glass system, a glazed aluminum curtain wall system and aluminum and glass railings. Staff finds that through the use of translucent, non-masonry materials, the connector addition is appropriate.
- g. PRINT BUILDING MODIFICATIONS – The Print Building currently features a tan brick façade with fenestration patterns framed by cast stone. The proposed modifications to the exterior of the structure would result in the removal of the structure’s currently fenestration pattern, brick and façade arrangement. The UDC Section 35-676 notes that every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment. The UDC also notes that the distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed.

Per the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations 10.A., character defining features of structures zoned historic should be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided. Staff finds that the proposed façade modifications remove the distinguishing original qualities and character of the building and are not consistent with the Historic Design Guidelines and the UDC.

- h. PRINT BUILDING MODIFICATIONS – As noted in finding f, character defining features should be preserved. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new features should not be introduced that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Staff finds that the proposed modifications are inconsistent with the Guidelines.
- i. PRINT BUILDING ADDITION – The applicant has proposed an addition of two levels to the rooftop of the Print Building. The UDC Section 35-676 notes that new additions shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired. Staff finds that the proposed addition’s massing and overall form are appropriate; however, the addition should feature an overall form and design that complements to existing architectural features of the building. Currently, the addition’s design is consistent with the proposed modifications, which are not consistent with the UDC.
- j. SUB-GRADE PARKING – The applicant has proposed one level of subgrade parking. Automobiles will access the site from N Alamo and enter the sub-grade parking on the east side of the structure. Staff finds the proposed parking to be appropriate provided it does not negatively impact the existing façade.
- k. ARCHAEOLOGY- The property is within the River Improvement Overlay District and is a designated Local Historic Landmark. A review of historic archival maps shows structures within the project area as early as 1873. Furthermore, an 1848 property survey map identifies ditches, possibly associated with the nearby Acequa del Alamo or Navarro Acequia, within the modern property. Thus, the project area may contain sites, some of which may be significant. Therefore, archaeological investigations are required. The archaeology consultant should submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning field efforts.

RECOMMENDATIONS:

- 1. Staff does not recommend final approval of item #1, exterior modifications to the Print Building based on findings g and h. Staff recommends that the applicant adhere to the UDC and preserve original materials and design elements of the existing building or propose a design that is more in keeping with the construction period and design aesthetic of the Print building.
- 2. Staff does not recommend final approval of item #2, the proposed rooftop addition based on finding i. Staff finds that an addition may be appropriate; however, the addition should feature an overall form and design that complements to existing architectural features of the building. Currently, the addition’s design is consistent with the proposed modifications, which are not consistent with the UDC.
- 3. Staff recommends final approval of item #3 the proposed connector addition based on findings e and f with the noted stipulations below.
 - i. ARCHAEOLOGY- Archaeological investigations are required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

- ii. Construction documents for the connector addition must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness and permits from Development Services Department.
- 4. Staff recommends conceptual approval of item #4, the construction of underground parking provided it does not negatively impact the existing facade with the noted stipulation below.
 - i. ARCHAEOLOGY- Archaeological investigations are required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

Staff finds the existing façade of the Print Building to hold architectural integrity as an example of the Mid-Century Modern style. Should the Historic and Design Review Commission find the proposed modifications to be inappropriate, staff recommends the original façade be reconstructed as it existed prior to demolition. Additional façade openings originally existed on the N Alamo façade and could be restored to allow for additional fenestration.

CITIZENS TO BE HEARD: Dawn White-Fosdick and Brad Kaufman spoke in support.

COMMISSION ACTION:

The motion was made by Commissioner Fish and seconded by Commissioner Garza to grant conceptual approval to items #1 and 2, and grant final approval to items #3 and 4.

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

NAYS: None.

THE MOTION CARRIED

Approval of the Historic and Design Review Commission Meeting minutes from 1 August 2018.

COMMISSION ACTION:

The motion was made to approve meeting minutes.

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

NAYS: None.

THE MOTION CARRIED

Move to adjourn:

COMMISSION ACTION:

The motion was made to adjourn.

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

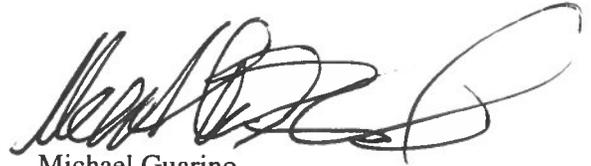
NAYS: None.

THE MOTION CARRIED

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned.

APPROVED

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

Michael Guarino
Chair