

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
19 September 2018**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:08 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, Connor, Carpenter, Fetzer, Laffoon.**

**ABSENT: Bustamante, Grube, Kamal.**

- Chairman's Statement
- Announcements

**COMMISSION ACTION:**

A motion was made by Commissioner Connor and seconded by Commissioner Garza to elect Commissioner Fetzer as a temporary vice chair for the purposes of this meeting because Chair Guarino needed to leave the meeting early and Vice Chair Bustamante was absent.

**AYES: Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.**

**NAYS: None.**

**THE MOTION CARRIED.**

**CITIZENS TO BE HEARD: None.**

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

- Item #1, Case No. 2018-466 410 N OLIVE
- Item #2, Case No. 2018-447 505 BURNET
- Item #4, Case No. 2018-4448 112 AUDITORIUM CIRCLE
- Item #9, Case No. 2017-443 108 N MEDINA
- Item #10, Case No. 2018-433 720 NOLAN (TAX CERTIFICATION)
- Item #11, Case No. 2018-434 720 NOLAN (TAX VERIFICATION)
- Item #12, Case No. 2018-436 200 MAIN PLAZA
- Item #13, Case No. 2018-439 1200 IOWA
- Item #14, Case No. 2018-441 402 E EVERGREEN
- Item #16, Case No. 2018-452 325 E PARK
- Item #17, Case No. 2018-454 1950 W MAGNOLIA
- Item #20, Case No. 2018-457 917 HAYS
- Item #21, Case No. 2018-419 233 W HOLLYWOOD

Items #3, 5-8, and 15 were pulled for citizens to be heard. Items #18 and 19 were moved to individual consideration by applicants. Item #22 was withdrawn by applicant.

**COMMISSION ACTION:**

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

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED.**

**3. HDRC NO. 2018-464**

**Applicant:** Jim Poteet

**Address:** 217 CEDAR ST

**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 217 Cedar.

**FINDINGS:**

- a. The applicant is requesting Historic Tax Verification for the property at 217 Cedar, located within the King William Historic District. The property received Historic Tax Certification from the July 5, 2017 HDRC hearing.
- b. A number of rehabilitative scopes of work have been administratively approved including foundation repair, metal roof repair, porch repair, replacement of concrete steps with wood, the installation of new skirting, the installation of rear wood porch and steps, the installation of fiberglass columns, the reconstruction of a rear porch enclosure and an 84 square foot rear addition, the relocation of the meter loop, the installation of an irrigation system with no site modifications, and the installation of rear privacy fence. 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. The rehabilitation began in March 2018 and was completed September 2018.
- c. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.
- d. 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.
- e. Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

**RECOMMENDATIONS:**

Staff recommends approval of Historic Tax Verification based on findings b through e.

**CITIZENS TO BE HEARD:** Christine Garcia (Margarita Garcia yielded her time) spoke in opposition.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Fish to approve tax certification.

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:**           **None.**

**THE MOTION CARRIED**

**5.       HDRC NO. 2018-442**

**Applicant:**     Sylvia Trevino

**Address:**      213 SWEET

**REQUEST:**

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

1. Rehabilitate the primary historic structure to include repair to siding, trim, windows, porch, roof structure and roofing material.
2. Construct a two story, rear addition to the historic structure.
3. Demolish an existing, rear accessory structure.

**FINDINGS:**

- a. The structure at 213 Sweet Street was constructed circa 1910 and is first found on the 1912 Sanborn Map. The structure features Folk Victorian architectural elements including a side gabled roof and a shallow hipped porch roof. The applicant has proposed to rehabilitate the existing, historic structure, construct a two story, rear addition and demolish an existing, contributing accessory structure in the rear yard.
- b. **CONCEPTUAL APPROVAL** – This request received conceptual approval from the Historic and Design Review Commission on January 17, 2018, with the following stipulations:
  - i. That the fiber cement siding feature a smooth finish and a four inch profile and that the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a galvalume finish.
  - ii. 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.
  - iii. That every attempt be made to preserve the historic accessory in place. If the HDRC approves its removal, then the materials should be salvaged and reused where possible.
- c. **REAR ACCESSORY STRUCTURE** – The lot at 213 Sweet features a rear accessory structure, which in its current location matches the location of an accessory structure found on the 1952 Sanborn Map. The applicant has proposed to demolish this rear structure. The structure features materials that are historic to the district such as wood board and batten siding and an original standing seam metal roof. Staff finds the structure to be contributing to the site and does not recommend approval of its removal. If the Historic and Design Review Commission does find the removal of the rear accessory structure to be appropriate, staff finds that salvageable materials should be incorporated into the addition, whether on the interior or exterior.
- d. **REHABILITATION** – The applicant has noted rehabilitative scopes of work that include siding repair, trim repair, window repair, porch repair, roof structure repair and roofing material repair. Staff finds the repair of these elements in kind to be appropriate and consistent with the

Guidelines. Structural repairs to the porch and roof should not result in an altered profile. New foundation skirting should feature a profile that matches the historic structure's siding.

- e. REAR ADDITION – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Per the application documents, the applicant has proposed a width that is subordinate to that of the historic structure and insets on both sides. As noted in finding a, the rear addition is to feature two stories with an overall height that exceeds that of the historic structure by approximately five (5) feet.
- f. ROOF FORM – The applicant has proposed a hipped roof facing Sweet Street, complementary of that of the historic structure's porch and a rear gabled roof facing the rear alley. Staff finds the overall proportion and form of both roof forms to be architecturally appropriate and consistent with the Guidelines 1.A.
- g. TRANSITION – The Guidelines note that all additions should feature a transition between the old and the new. The applicant has proposed transitions that include insets from the wall planes of the historic structure. This is consistent with the Guidelines.
- h. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed an addition that features a footprint that when including the proposed covered patio, nearly doubles that of the primary historic structure. While the proposed footprint and height are not consistent with the Guidelines, staff finds that application documents provided by the applicant such as perspectives note that the proposed addition will not necessarily overwhelm the historic structure. The applicant has updated the proposed design to feature a clear separation between the roof structure of the primary historic structure and the massing of the proposed addition. Additionally, the applicant has provided a lot coverage study noting a proposed building to lot ration that is comparable with those found in the district. Staff finds this appropriate.
- i. MATERIALS – The applicant has proposed materials that include a standing seam metal roof, fiber cement lap siding, fiber cement shingle siding, fiberglass doors, and two over two windows of which a material has not been specified. The proposed siding should feature a smooth finish and a four inch profile. The proposed 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 galvalume finish.
- j. WINDOW MATERIALS – The applicant at this time has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- k. HISTORIC TAX CERTIFICATION – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff encourages the applicant to apply for Historic Tax Certification to begin the process for obtaining the local tax incentive for substantial rehabilitation.

#### **RECOMMENDATIONS:**

1. Staff recommends approval of item #1, rehabilitation of the primary historic structure, based on finding d.
2. Staff recommends approval of item #2, the construction of a rear addition based on findings e through j 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 fiber cement siding feature a smooth finish and a four inch profile and that the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a galvalume finish. An inspection of roofing materials is to be scheduled with OHP staff prior to installation to ensure that a ridge cap is not installed.
3. That every attempt be made to preserve the historic accessory in place. If the HDRC approves its removal, then the materials should be salvaged and reused where possible.

**CITIZENS TO BE HEARD:** Patti Zaiontz spoke in opposition.

**COMMISSION ACTION:**

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

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**6. HDRC NO. 2018-437**

**Applicant:** Jay Monday

**Address:** 429 MADISON ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing carriage house to include a small addition, exterior modifications and fenestration modifications.

**FINDINGS:**

- a. The historic structure at 429 Madison was constructed circa 1920 in the Folk Victorian Style. The structure has been modified from its original form to include an enclosed porch and a stucco façade. At this time, the applicant has proposed to perform modifications to the rear accessory structure, including a small addition and fenestration modifications and modifications to roof form. The accessory structure is found on the 1951 Sanborn map where it features a narrow width and two structures.
- b. **ADDITION & ROOF MODIFICATIONS** – The applicant has proposed to construct an addition to the southern façade of the accessory structure that will result in an extension of first and second floor massing as well the creation of a cross gabled roof to replace the existing shed roof. Staff

finds these modifications appropriate given that the existing, street facing gabled roof will remain. The existing shed roof is not original to the structure.

- c. FENESTRATION MODIFICATIONS – The applicant has proposed to replace the existing, single window centered under the gable with double windows. Staff finds this to be appropriate; however, the windows should be separated by a mullion of at least six (6) inches in width.
- d. FENESTRATION MODIFICATIONS – To the immediate right of the proposed double windows, the applicant has proposed to install a large fixed window. Staff finds the proposed window opening to be appropriate; however, staff finds that the opening should feature two, one over one windows rather than a large fixed window.
- e. FENESTRATION MODIFICATIONS (Garage doors) – Immediately below the proposed fixed window, the applicant has proposed to install an additional garage door. Staff finds this installation to be appropriate. Staff recommends either a wood or metal door.
- f. FENESTRATION MODIFICATIONS – On the north and south facades, the applicant has proposed to install fixed windows. Staff finds windows at these locations appropriate; however, one over one windows featuring widths found historically on the site should be installed.
- g. MATERIALS – The applicant has noted materials that include Hardie siding (horizontal and board and batten), a standing seam metal roof and new windows and doors. Staff finds that the standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. The Hardie siding should feature a smooth finish and an exposure of four inches, or an exposure to match that found on the historic house. The board and batten siding should feature boards that are 12 inches wide and battens that are 1 – ½” wide. At this time, the applicant has not specified window materials.
- h. WINDOW MATERIALS – As noted in finding g, the applicant has not specified window materials. Staff recommends the installation of wood or aluminum clad wood windows. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

### **RECOMMENDATIONS:**

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

- i. That the fixed window on the street facing elevation be modified to feature two, one over one windows separated by a mullion of six (6) inches in width, to match the double windows beneath the gable as noted in finding d.
- ii. That the proposed garage door consist of wood or metal construction.
- iii. That the proposed fixed windows be modified to feature sash windows with one over one profiles and widths comparable to originally found on the historic structure.
- iv. That the standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- v. That the Hardie siding should feature a smooth finish and an exposure of four inches, or an exposure to match that found on the historic house and that the board and batten siding feature boards that are 12 inches wide and battens that are 1 – ½” wide.
- vi. That wood or aluminum clad wood windows be installed. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional

dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

**CITIZENS TO BE HEARD:** Margaret Leeds spoke in support but requested additional stipulations.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Garza to approve with staff stipulations excluding #3.

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**7. HDRC NO. 2018-446**

**Applicant:** Mario Herrera

**Address:** 925 BURLESON ST

**REQUEST:**

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

1. Perform rehabilitative scopes of work that include foundation repair, roof repair and wood window repair.
2. Install a new attic vent to replace a non-original window.
3. Install new porch columns to replace the existing, wrought iron columns.
4. Construct a rear addition of approximately 580 square feet.

**FINDINGS:**

- a. The historic structure at 925 Burleson was constructed circa 1930 in the Craftsman style and is contributing to the Dignowity Hill Historic District. The structure features a front facing gabled roof, a standing seam metal roof and a rear addition that appears on the 1951 Sanborn Map. Within this application, the applicant has proposed rehabilitative scopes of work as well as the construction of a second, rear addition. The structure currently features a brick chimney/flue, which should remain throughout the proposed rehabilitation.
- b. REHABILITATION – The applicant has proposed to repair the structure’s foundation, roof repair/replacement and repair the existing, wood windows. The structure is missing much of its original skirting, noted in a 1994 survey photo. Staff finds the repair of the foundation and the repair of the wood windows; however, the applicant should incorporate a flared skirting featuring siding with a 6 to 8 inch exposure, as noted in the survey photo. A composite siding, such as Hardie is appropriate for this installation. The standing seam roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be installed.
- c. ATTIC VENT – The applicant has proposed to remove the existing, window located in the place of the original attic vent and install a vent matching the remaining, original vent over on the porch gable. Staff finds the removal of the existing window appropriate; however, the vent should feature a profile comparable to that found on the neighboring historic house at 923 Burleson.

- d. **PORCH COLUMNS** – The historic structure currently features wrought iron porch columns. The applicant has proposed to install twelve (12) inch square porch columns with capital and base trim. Staff finds the removal of the existing, wrought iron columns to be appropriate; however, the applicant should install architecturally appropriate columns. The historic structure at 923 Burleson is of the Craftsman style and a close match to the structure at 925 Burleson is regards to roof form, massing, window and door locations and architectural detail. Staff finds that columns comparable to those found at 923 Burleson, featuring a pediment with a 117 siding profile and square columns would be most appropriate. A detailed drawing should be submitted to staff for review and approval.
- e. **REAR ADDITION** – At the rear of the historic structure, the applicant has proposed to construct a rear addition of approximately 580 square feet. The existing rear addition will be maintained.
- f. **REAR ADDITION** – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to feature an inset on the east facade, similarly mirroring that of the front porch condition. The applicant has proposed for the historic structure to feature a matching ridge line and has proposed to install a vertical trim piece on the west façade. Given the proposed inset porch on the addition, staff finds the use of a matching ridgeline to be appropriate.
- g. **ROOF FORM** – The applicant has proposed a rear facing gabled roof to match that found on the front façade. Staff finds the proposed roof form to be appropriate.
- h. **TRANSITIONS** – As noted in finding e, the applicant has proposed for the addition to feature an inset of approximately eleven (11) feet front the east wall plane of the existing structure; staff finds this to be appropriate. On the west façade, the applicant has proposed to install a vertical trim piece to separate the existing from the proposed. While a subordinate ridge line would further differentiate the addition from the existing structure, staff finds the proposed inset facing the right of way is sufficient.
- i. **MATERIALS** – The applicant has proposed to match the existing materials, 117 profile siding and match the existing, standing seam metal roof. The applicant has not specified window materials at this time. 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.
- j. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed architectural details to be appropriate; however, staff finds that additional fenestration should be added to the addition so that the addition does not feature a continuous wall plane facing N Palmetto. Staff suggests the applicant use the existing, rear facing windows that will be removed from the existing addition.
- k. **HISTORIC TAX CERTIFICATION** – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff encourages the applicant to apply for Historic Tax Certification to begin the process for obtaining the local tax incentive for substantial rehabilitation.

**RECOMMENDATIONS:**

- 1. Staff recommends approval of item #1, the proposed rehabilitation based on finding b with the following stipulations:

- i. That the new foundation skirting match that noted in the 1994 survey photo; featuring an exposure of 6 to 8 inches and a flared profile.
- ii. That if the standing seam metal roof is replaced, it feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be installed.
2. Staff recommends approval of item #2, attic vent replacement based on finding c with the following stipulations:
  - i. That the proposed gable vent match the profile of the vent at 923 Burleson and that the applicant submit updated information to staff for review and approval.
3. Staff recommends approval of item #3, column replacement based on finding d with the following stipulations:
  - i. That columns comparable to those found at 923 Burleson, featuring a pediment with a 117 siding profile and square columns be installed. A detailed drawing should be submitted to staff for review and approval.
4. Staff recommends approval of item #4, the construction of a rear addition based on findings e through j 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 proposed roof feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be installed.
  - iii. That full height windows be added to the proposed addition’s N Palmetto façade to further separate the wall plane.

**CITIZENS TO BE HEARD:** Barbara Garcia and Lulu Francois spoke in support. Francois requested additional stipulations.

**COMMISSION ACTION:**

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

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**8. HDRC NO. 2018-450**

**Applicant:** David Adelman/AREA Real Estate, LLC

**Address:** 401 E HOUSTON ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a parklet in the public right of way on the Jefferson Street frontage of the structure located at 401 E Houston, commonly known as the Burns and Washer Brothers Building.

**FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a parklet in the public right of way on the Jefferson Street frontage of the structure located at 401 E Houston, commonly known as the Burns and Washer Brothers Building. The proposed parklet will be located in a manner that will remove the existing, commercial parking on Jefferson Street, will extend adjacent to the majority Jefferson Street frontage of the Burns Building and will be constructed in a manner that will not impede on the existing sidewalk. The applicant has noted that the parklet will be constructed and can be removed without damage to the existing infrastructure.
- b. MATERIALS – Regarding materials, the applicant has proposed precast concrete, steel framing and metal tabled and chairs. These materials are consistent with the Downtown Design Guide. The applicant has also provided a list of landscaping materials that are to be installed.
- c. Generally, staff finds that the proposed parklet will promote the pedestrian atmosphere along Houston Street and work to connect Travis Park with Houston Street.

**RECOMMENDATIONS:**

Staff recommends approval as submitted based on findings a through c.

**CITIZENS TO BE HEARD:** Patti Zaiontz spoke in opposition.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Garza to approve with staff stipulations and the additional stipulation that trees be coordinated with and approved by staff.

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**15. HDRC NO. 2018-460**

**Applicant:** Corie Boldt/Corie Properties

**Address:** 218 ADAMS ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to performing front yard xeriscaping.

**FINDINGS:**

- a. The primary structure at 218 Adams is constructed circa 1891 in the Folk Victorian style and is contributing to the King William Historic District. The one-story single-family home features many intact architectural elements typical to its style: a primary pyramidal standing-seam metal

roof with a front-facing gable and inset porch with turned columns and rounded wood shingle details.

- b. On a site visit conducted on August 29, 2018, staff found that the front lawn which previously featured natural lawn had been modified to feature primary whole river rock with approximately seven (7) plantings of cacti or agave. The applicant has been cooperative in seeking a xeriscaping proposal that is consistent with the Guidelines and submitted a request on September 4, 2018 to be heard at an HDRC hearing.
- c. FRONT YARD – The applicant has proposed to remove all of the natural lawn to feature whole river rock and seven (7) individual plantings. Staff finds that the proposed modification is not consistent with the Guidelines for Site Elements 3.A.ii.: *Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.* Staff also finds that the proposed modification is not consistent with the Guidelines for Site Elements 3.B.ii.: *Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.* Staff finds that at least 50% of the natural lawn should be restored and xeriscaping efforts should be consistent with the Guidelines by including low-ground, native, and/or xeric plants, and limiting the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives.

**RECOMMENDATIONS:**

Staff recommends approval of xeriscaping based on finding c with the stipulation that the applicant submits to staff a front yard site plan that includes:

- i. Restoring at least 50% of the natural lawn or incorporating low-ground, native, and/or xeric plants where lawn has been removed.
- ii. Limiting the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives.

**CITIZENS TO BE HEARD:** Margaret Leeds spoke in support but requested additional stipulations.

**COMMISSION ACTION:**

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

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**18. HDRC NO. 2018-265**

**Applicant:** Ryan Conway

**Address:** AUGUSTA AT MCCULLOUGH  
819 AUGUSTA  
726 MCCULLOUGH AVE  
723 BROOKLYN AVE

516 DALLAS ST  
727 BROOKLYN AVE

**REQUEST:**

The applicant is requesting conceptual approval to construct a 5-story multifamily structure on the intersection of Dallas St, McCullough Ave, Augusta St, and Brooklyn Ave.

**FINDINGS:**

- a. The applicant is requesting conceptual approval of a 5-story multifamily development on the parcels bounded by Augusta St, McCullough Ave, Brooklyn Ave, and Dallas St. Currently, the block is divided into several parcels. The block is undergoing the replatting process.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on June 6, 2018. The approval carried the following stipulations:
  1. That the applicant explores ways to define the design of the structure at the intersection of McCullough and Augusta to create a more prominent primary corner façade condition as noted in finding k; **this stipulation has been met.**
  2. That the applicant incorporates a screening or a wrapped condition that is consistent with the UDC for the parking garage facades as noted in finding e; **this stipulation has not been met.**
  3. That the applicant provides a detailed landscaping plan for final approval; **this stipulation has not been met.**
  4. That the applicant screens all mechanical equipment from view and indicates mechanical equipment locations on their plans for final approval; **this stipulation has been met.**
  5. That the applicant explores varying materials at the ground level to establish a building base consistent with the UDC; **this stipulation has been met.**
  6. That the applicant provides a final window specification for final approval. The windows must be inset at least two to three inches within walls; **this stipulation has been met.**
  7. ARCHAEOLOGY- An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology; **this stipulation will continue to apply for final approval.**
  8. The request may not receive final approval unless final approval and permitting of the relocation of the Claudius King House at 819 Augusta and the Nesbitt House at 723 Brooklyn have been granted and all stipulations regarding the relocations have been met and implemented. This includes all state and federal requirements for the property including a mandatory 60-day notification period with the Texas Historical Commission; **this stipulation will continue to apply for final approval.**
- c. This request was reviewed by the Design Review Committee (DRC) on January 23, 2018. At the time, only a site plan was presented, along with some inspiration images of similar structures in San Antonio and elsewhere that contained design elements or approaches related to the proposed new construction. The DRC was favorable of the general direction and found a 5-story structure to be appropriate based on the current context of the block and the surrounding vicinity. The DRC stressed the importance of landscaping and pedestrian scale, and encouraged the applicant to incorporate pedestrian-scaled design details such as porches and projecting balconies.
- d. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has proposed to incorporate pedestrian walkways and small pedestrian plazas throughout the site, particularly along Broadway. This is consistent with the UDC.

- e. **AUTOMOBILE PARKING** – The applicant has proposed curb cuts on McCullough Ave and Brooklyn St. Though the submitted drawings do not indicate the width of the curb cut on Brooklyn St, it appears to feature a total width of thirty-six (36) feet or more to facilitate vehicular access into and from the proposed parking structure. While the proposed curb cut width may exceed that allowed by UDC Section 35-673(1), staff finds that this width is appropriate given the volume of traffic that will enter and exit the garage and the fact that the applicant has broken up the width with the proposed median.
- f. **PARKING GARAGE** – The proposed complex will feature an enclosed parking garage. The garage will be accessed via McCullough Ave and Brooklyn St. On the Dallas St side, the garage will not be visible due to residences and retail spaces occupying the public elevation. Generally, the proposed development is consistent with the provisions of the UDC Section 35-672 in regards to pedestrian circulation and automobile access and parking. Staff finds that careful consideration should be paid to the garage elevations, particularly on Brooklyn Ave, and that a comprehensive screening method should be proposed to conceal parked cars from the right-of-way. Staff also finds that a fully wrapped condition is most consistent with the UDC.
- g. **SITE DESIGN** – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Staff finds the applicant’s proposed locations of pedestrian access which are located along Brooklyn Ave, McCullough Ave, Dallas St, and Augusta are appropriate. At the street level, the applicant has proposed to incorporate outdoor balconies, seating space, and low plantings. This is consistent with the UDC.
- h. **LANDSCAPING** – The UDC Section 35-673(3) provides information regarding landscape design. The applicant has provided a site plan noting the locations of fountains, outdoor gardens, outdoor plaza and seating areas and a green wall. Staff finds the proposed locations of landscaping elements appropriate; however, the applicant is required to submit a detailed landscaping plan prior to receiving a Certificate of Appropriateness.
- i. **STREET FURNISHINGS** – Street furnishings throughout the RIO are to be constructed of high quality materials that complementary to the tradition and craftsmanship of the River Walk. The applicant is responsible for complying with the UDC Section 35-673(i) in regards to street furnishings.
- j. **LIGHTING DESIGN** – Lighting design for any project located in a RIO district is an important aspect of not only that particular project’s design, but also the adjacent buildings as well as the Riverwalk. According to the UDC Section 35-673(j), site lighting should be considered an integral element of the landscape design of a property. This applicant is to provide a lighting plan prior to returning to the HDRC for final approval.
- k. **MECHANICAL EQUIPMENT** – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant is to comply with this section of the UDC and provide information to staff regarding the location and screening of all mechanical equipment.
- l. **BUILDING SCALE** – According to the UDC Section 35-674(b) a building shall appear to have a “human scale”. To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant has proposed human scaled elements that include human scaled horizontal bandings, human scaled openings and human scaled materials such as brick. Additionally, the UDC states that primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. Staff finds that the proposal generally meets this guideline.

- m. **BUILDING MASSING & HEIGHT** – According to the UDC Section 35-674(c) in regards to the height of new construction in RIO districts, the maximum height of new construction in RIO-2 is ten stories and 120 feet. The applicant has already obtained a variance from the Board of Adjustment for a fifth level.
- n. **MATERIALS** – In regards to materials and finishes, 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. Concrete masonry units (CMU) are not allowed. The applicant has proposed materials that include buff colored and dark brown brick veneer, stucco, and fiber cement siding. These materials are consistent with the UDC.
- o. **FAÇADE COMPOSITION** – According to the UDC Section 35-674 in regards to façade composition, buildings should have a distinctive base, middle, and cap. In addition to this, curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions, entrances shall be easy to find, be a special feature of the building and be appropriately scaled and the riverside façade of a building shall have simpler detailing and composition than the street façades. The applicant has proposed terminating caps on all facades.
- p. **WINDOWS** – The UDC Section 35-674(e)(2) provides information in regards to proper window fenestration and installation. For window openings that are not included within a curtain wall system, an inset of at least two to three inches within each wall is required. The applicant has proposed bronze colored windows for the cream brick portions of the structure and cream colored windows for the darker brick portions of the building, which staffs finds appropriate. The applicant is responsible for complying with this section of the UDC.
- q. **SIGNAGE** – The proposal does not include signage at this time. The applicant is responsible for submitting a comprehensive signage plan for the complex as part of the application for final approval or as a separate request for HDRC review.
- r. **ARCHAEOLOGY**- The project area is within the River Improvement Overlay District and includes a designated Local Historic Landmark. A review of historic archival maps shows the Upper Labor Acequia, a Spanish Colonial water feature, crossing the property. In addition, the Claudius King House, a designated Local Historic Landmark and Recorded Texas Historic Landmark (marker #2952) is located within the property. Subsurface deposits associated with this dwelling, including the building foundation, privies, and trash pits, are likely extant and shall be archaeologically documented. Thus, an archaeological investigation is required. State law requires a 60 day notice to the Texas Historical Commission prior to modifying the historical or architectural integrity of a Recorded Texas Historic Landmark.

#### **RECOMMENDATIONS:**

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

- i. That the applicant screens the Brooklyn Ave garage and submits updated plans and elevations to staff for review and approval.
- ii. That the applicant submits a final, detailed landscaping plan for staff review and approval that includes all species and planting locations. The landscaping plan should clearly indicate any hardscaping to be used. The plan must comply with UDC Section 35-673(3).
- iii. That the applicant submits all window and façade specifications to staff for review and approval.
- iv. **ARCHAEOLOGY** – An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

The request may not receive a Certificate of Appropriateness until Certificates of Appropriateness are issued for the relocation of the Claudius King House at 819 Augusta and the Nesbitt House at 723

Brooklyn.. This includes all state and federal requirements for the property including a mandatory 60-day notification period with the Texas Historical Commission.

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

The motion was made by Commissioner Garza to approve with staff stipulations and review of screen with DRC before final approval. Commissioner Garza withdrew this motion. The motion was made by Commissioner Garza and seconded by Commissioner Lazarine to approve with staff stipulations excluding the stipulation regarding the garage. Review of garage referred to DRC before final approval.

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**19. HDRC NO. 2018-456**

**Applicant:** William Maney

**Address:** 424 LAMAR ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to relocate the 1-story structure from 613 Chestnut St/618 Live Oak to the rear of the lot addressed 424 Lamar in the Dignowity Hill Historic District.

**FINDINGS:**

- a. The applicant has proposed to relocate a 1-story structure to the rear of the property of 424 Lamar, located within the Dignowity Hill Historic District. The structure to be moved is currently located at 618 Chestnut St/618 Live Oak and is a 1-story single family home constructed in approximately 1901 in the Folk Victorian style. The structure has retained a high degree of original architectural detailing and materials, including the original standing seam metal roof, original wood front porch structure, decorative gingerbreading, original wood jigsaw door detailing, woodlap siding covered by non-original siding, and several original wood windows in proportions and configurations common to the Folk Victorian style. The structure fronts Nolan St and was originally addressed 219 Nolan St. The structure abuts the Healy Murphy Historic District and is 2.5 blocks from the eastern boundary of the Dignowity Hill Historic District.
- b. **CASE HISTORY** – On August 9, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner for the structure proposed for relocation at 618 Chestnut St/618 Live Oak, which is located within the Dignowity Hill Neighborhood Association boundary. OHP staff conducted research and contacted the Dignowity Hill Neighborhood Association during the 30 day review period provided by UDC Section 35-455. On September 5, 2018, OHP brought forth a finding of historic significance request to the Historic and Design Review Commission (HDRC). The HDRC recommended approval of the designation. On August 31, 2018, OHP staff received an application for relocation of the structure. OHP staff informed the HDRC of the receipt of this application during the discussion for a finding of historic significance at the HDRC hearing on September 5, 2018. The recommendation for a finding of historic significance is pending placement on a City Council agenda until the relocation

request has been reviewed by the HDRC. If the proposed relocation is approved, then the property will effectively become designated within the Dignowity Hill Historic District and no further action by City Council will be necessary.

- c. **DEVELOPMENT PATTERN: LIVE OAK AND ADJACENT NEIGHBORHOOD** – The property abuts the Healy-Murphy Historic District, and is two-and-a-half blocks from the eastern boundary of Dignowity Hill Historic District. In 1888, Margaret Healy Murphy, a former Irish immigrant and educator, opened the St. Peter Claver School and Church on the property that abuts the subject property, at the corner of Live Oak and Nolan Streets. The school became the first private school dedicated to educating African-American children in Texas. Overtime the property continued to develop, becoming a religious order, Sisters of the Holy Ghost, to stabilize staffing and operation at the school. The Dignowity Hill area was originally settled by Dr. Anthony Michael Dignowity, a physician and Czech immigrant, who built his family home on a hill to the east of town and called it Harmony House (demolished in 1926 and became the now Dignowity Park). During the latter part of the nineteenth century, Dignowity Hill, as it became known, was home to prominent San Antonio merchants and business owners. Dignowity Hill was an exclusive and affluent residential area in San Antonio due to its high elevation, proximity to downtown, the size of the lots, and lack of city water, which required residents to construct expensive water collecting systems. The arrival of the Southern Pacific Railroad in 1877 significantly changed the neighborhood's built environment and demographic diversity. Industrial development greatly increased with the construction of an iron works factory, the development of a streetcar service trolley line along Burnet Street (1891), and the extension of sewer and water lines to the area around the turn-of-the century. By 1914, the neighborhood was surrounded by industry on the north and west, commerce on the south, and modest homes on the east. In a very short time wealthy homeowners began to seek new locations for their homes. The neighborhood consisted primarily of small Folk Victorian style houses and Craftsman Bungalows by the 1930s.
- d. **DEVELOPMENT PATTERN: LAMAR ST AND ADJACENT AREA** – The proposed site for relocation is an interior residential lot located on the south side of Lamar St as bounded to the west by N Hackberry St, to the east by Mesquite St, and to the south by Fayn Way. The lot currently contains a 2-story primary structure constructed in 2012. The structure to be relocated would be placed at the rear of the lot fronting Fayn Way and would visually read as rear accessory structure or small single family home. Based on Sanborn Maps, the lot was previously occupied by a 2-story primary structure with a 1-story single family structure and 1-story auto structure at the rear facing Fayn Way. The lot is flanked to the west and to the east by 1-story single family structures designed with Queen Anne and Craftsman influences. Historically, Fayn Way featured several single family residential structures facing the street, but that context has been largely eroded with the exception of one single family structure still fronting Fayn Way on the block. Several historic rear accessory structures still exist along Fayn Way. The era of significance of the district is comparable to the age of the structure to be relocated, and the distance from the structure's existing lot to its proposed location is 0.6 miles. The move would restore the structure to a predominantly residential setting that respects the historic context of the structure. Furthermore, adding this structure to the lot fronting Fayn Way would restore lost integrity of this portion of Fayn Way, which originally featured more single family structures along its frontage. The structure would contribute to the Dignowity Hill Historic District.
- e. **SETBACKS & ORIENTATION** – According to the Historic Design Guidelines, the orientation should be consistent with the historic examples found on the block. The applicant has proposed to orient the structure to face Fayn Way, which is consistent with the historic development pattern for rear accessory structures. The applicant is to provide field measurements to confirm setbacks of adjacent structures and confirm the proposed setbacks. Based on the submitted conceptual site plan, staff finds the proposal generally consistent with the Guidelines with the stipulations listed in the recommendation.

- f. **SCALE & MASSING** – Per the Historic Design Guidelines, a height and massing similar to historic structures in the vicinity of the proposed relocated structures should be used. This area of Fayn Way primarily features 1-story structures, most of which are residential in design. Staff finds the proposal consistent with the Guidelines.
- g. **LOT COVERAGE** – According to the Historic Design Guidelines, building footprints should not cover more than fifty (50) percent of the size of total lot area. Based on the submitted site plans, the relocation would not eclipse this percentage. Staff finds the lot coverage appropriate and consistent with the development pattern of the block.
- h. **MATERIALS & ARCHITECTURAL DETAILS** – The structure to be relocated features woodlap siding, a gable roof with original standing seam metal, historically appropriate window patterns and proportions, and architectural details that are characteristic of early 1900s Folk Victorian architecture. Per the Historic Design Guidelines, architectural details should be complementary in nature and should not detract from nearby historic structures. The architectural details of the proposed structure to be relocated are of the era of significance of the Dignowity Hill Historic District and are appropriate for this location. Any restoration efforts, including the removal of non-original siding and additions and the restoration of historic or original materials, are eligible for administrative approval.
- i. **HARDSCAPING & LANDSCAPING** – The applicant has indicated a rear driveway to be introduced on site off Fayn Way on the submitted conceptual site plan. According to the Historic Design Guidelines for Site Elements, driveways that are similar to the historic configuration found on site or in the district should be incorporated. According to Guideline 5.B.i, driveways similar in material found in the district should be used. Rear driveways off alleys are characteristic of the Dignowity Hill Historic District. Additionally, no walkways or landscaping elements are indicated at this time. The applicant is responsible for submitting a comprehensive site plan to staff that indicates all hardscaping materials, locations, and dimensions, as well as any new landscaping to be introduced to the site prior to the issuance of a
- j. **MECHANICAL EQUIPMENT** – Per the Guidelines, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for accommodating mechanical elements and screening them from the public right-of-way.

**RECOMMENDATIONS:**

Staff recommends final approval of the relocation of the structure located at 613 Chestnut/618 Live Oak based on findings a through j with the following stipulations:

- i. That the applicant provides drawings to staff for review and approval that clearly indicate the proposed location of the structures relative to existing lot lines and indicate all setbacks prior to receiving a Certificate of Appropriateness.
- ii. That the applicant provides a comprehensive site plan to staff for review and approval that indicates the dimensions, locations, and materials of all hardscaping, landscaping, mechanical equipment, and mechanical equipment screening, if applicable, as noted in findings j and k prior to receiving a Certificate of Appropriateness.

If the proposed relocation is approved, then the property will effectively become designated within the Dignowity Hill Historic District and no further action by City Council will be necessary.

**CITIZENS TO BE HEARD:** Lulu Francois and Barb Garcia spoke in support. Francois requested additional stipulations.

**COMMISSION ACTION:**

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

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Laffoon.

**NAYS:** Fetzer.

**THE MOTION CARRIED**

**23. HDRC NO. 2018-396**

**Applicant:** Jorge Acosta

**Address:** 304 PIERCE

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a two story, single family residential structure at 304 Pierce, located within the Government Hill Historic District.

**FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a two story, single family residential structure at 304 Pierce, located within the Government Hill Historic District.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on August 7, 2018. At that meeting committee members noted that the proposed footprint was inappropriate for the site, that setbacks should be greater than those of neighboring historic structures, that the proposed site plan should show neighboring properties and that the proposed parking was not appropriate.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on
- d. Wednesday, September 12, 2018. At that meeting, committee members noted that the front setback should be increased, that the side setbacks should be increased, that the roof form’s massing should be decreased, that the front façade should be balanced, that the massing of the structure be decreased and that the driveway be extended along the side of the proposed new construction to remove the front yard parking condition.
- e. 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 proposed a setback of only ten (10) feet from the front property line. This is not consistent with the Guidelines. Staff finds that a setback that is greater than those found historically on the block should be used. Additionally, staff finds that the applicant should proposed side and rear setbacks that are comparable to those found historically in the district.
- f. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the application documents, the applicant has proposed a primary entrance that faces Pierce. This is consistent with the Guidelines.
- g. SCALE & MASSING – This block of Pierce predominantly features one story, historic structures. The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. Staff finds that the proposed two story massing is inconsistent with the Guidelines. While two story structures are found historically in the district, staff finds that the applicant should provide additional massing information and propose architectural forms that are more in keeping with the

historic, two story structures found in the district. Additionally, staff finds that the proposed footprint should be reduced to feature an overall footprint more appropriate for the district, as noted in finding c.

- h. 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. At this time, the applicant has not provided specific information regarding foundation heights. The applicant is responsible for adhering to the Guidelines regarding foundation heights.
- i. ROOF FORM – The applicant has proposed both front and side gabled roofs. While the proposed form (gable) is appropriate, the proposed massing is not. Front facing gabled roofs are found commonly throughout the district; however, they do not feature the overall width currently proposed. Staff finds that additional separation of masses would promote a roof form more consistent with historic examples found in the district. Additionally, the proposed gable returns (gable boxes) should be removed.
- j. ARCHITECTURAL DETAILS – The applicant has proposed an overall form and massing that are greater than those found historically in the district. Staff finds that through the incorporation of traditional architectural forms, a more appropriate massing should be developed. Column sizes and profiles, roof massing and form and fenestration patterns should be developed based on historic examples found in the Government Hill Historic District. Other details such as double front doors, porch depth and detailing and façade separation should also be addressed.
- k. MATERIALS – The applicant has not provided specifics in regards to materials at this time. Staff finds that materials that are found historically in the district be installed, or those that feature comparable profiles as those found historically in the district. Composite siding is appropriate; however, the proposed siding should feature a smooth finish and a four inch exposure.
- l. WINDOW MATERIALS – At this time, the applicant has not specified window materials. Staff finds that a double-hung, 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.
- 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 Pierce.
- n. DRIVEWAY/FRONT YARD PARKING – Due to the proposed footprint of the new construction, the applicant a driveway in the side yard, comparable to those found historically in the district has not been proposed. As proposed, the front yard driveway presents an informal, front yard parking condition. This is not consistent with the Guidelines.
- o. LANDSCAPING – At this time, the applicant has not specified landscaping design. A landscaping plan should be included in an application for final approval.

**RECOMMENDATIONS:**

Staff does not recommend approval based on findings a through m. Staff finds that the applicant should address the above noted inconsistencies with the Guidelines prior to returning to the Commission.

**CITIZENS TO BE HEARD:** None.

## **POSTPONED TO OCTOBER 3.**

### **24. HDRC NO. 2018-451**

**Applicant:** Jose Calzada/Arquitectura SA

**Address:** 607 E LOCUST

#### **REQUEST:**

The applicant is requesting conceptual approval to construct four, three story townhomes on the vacant lot addressed 607 E Locust.

#### **FINDINGS:**

- a. The applicant has proposed to construct four, 3-story buildings on the vacant lot at 607 E Locust, located within the Tobin Hill Historic District. The lot is flanked by a historic 2.5-story single family homes to the east and west designed with Queen Anne and Craftsman influences and 1-story single family homes to the south. The lot is located a distance of approximately three lots from the intersection of E Locust and N St Mary's St. This stretch of E Locust is characterized by historic 1-story, 2-story, and 2.5-story single family homes, designed primarily in the Queen Anne and Craftsman styles and historic 2 to 2.5-story multifamily homes with larger footprints.
- 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 September 11, 2018. The noted that several historic structures on the north side of the block are 2 to 2.5 stories tall, with mostly 1-story houses lining the south side of the block. The DRC stated that the applicant should provide a setback that is greater than the neighboring houses, which are approximately 25 feet set back from the street. The DRC also noted that front porches that engage the street are prevalent in the district and a true front porch should be integrated into the design versus a wall plane and a door. Additional feedback from the DRC included: reducing the height to be closer to the neighboring structures; reducing the width of the driveway to 10 feet, which will gain more buildable space; attaching two units each to create a more traditional primary and accessory structure relationship versus placing identical footprints in a row, which is a deviation from the development pattern of the district; designing the front unit in a way that screens any vehicular access from the street; reducing the amount of materials used on the façade and taking inspiration from a majority of the historic neighboring structures, which are mostly horizontal wood siding; exploring the option of removing the forth unit and creating three larger but most appropriately designed units if the lot can accommodate such an approach; and incorporating a foundation height of at least 18 inches.
- d. **CONTEXT AND DEVELOPMENT PATTERN** – As presented, the individual units reviewed as standalone structures exhibit features that are generally consistent with the overall principles in the Guidelines. However, when considering the proposed streetscape and context of the project, the proposed design does not relate well to the historic single-family residential nature of the district and the district's predominant developmental pattern. Of the historic structures on the immediate block of E Locust, bounded by Kendall to the west and N St Mary's to the east, one house is 2-stories in height, and the remainder are 1-story. Continuing east, on the block of E Locust bounded by Paschal and Gillespie, the historic homes are predominantly 2 to 2.5-stories in height.
- e. **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 median setback should be used where a variety of historic setbacks exist. This block of E Locust contains historic structures that feature front yard setbacks of approximately 20-35 feet. Based on the submitted documentation, the neighboring historic structures to the east and west have a front setback of approximately 25 feet. The applicant has proposed approximately a 19 foot setback. The proposed setback is not consistent with the Guidelines, and should be increased to allow for at least 25 feet when measured from the front of the porch.

- f. **ORIENTATION & ENTRANCES** – The applicant has proposed to orient the front most unit towards E Locust as defined by a wraparound second story porch element and a front door. The rear three units will face east towards the shared driveway. 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. This is true for this particular block of E Locust. Staff does not find the proposed orientation pattern consistent with the Guidelines.
- g. **SCALE & MASS** – The applicant has proposed four detached 3-story units. One will be located along the street frontage of E Locust, and three will be located in the rear of the property. Per the submitted elevations and verbal information from the applicant, the ridgeline of the units is approximately 38'. The floor heights are 12 feet, 8 feet, and 10 feet for the first floor, second floor, and third floor, respectively. 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. Per the submitted elevations, the applicant has indicated that the 2-story historic structures directly to the east and west are approximately 30-31 feet. The proposed massing is not consistent with the historic examples found on the block. Staff does not find the proposal consistent with the Guidelines.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. Throughout this block, the foundation heights of historic structures are between two and three feet. The elevations for the units are approximately 1 foot with slab on grade construction. Staff does not find the proposal consistent with the Guidelines.
- i. **ROOF FORM** – The applicant has proposed steeply sloping roof forms. As proposed, the overall roof forms are not consistent with precedents in the district or the Historic Design Guidelines.
- 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. However, the rear elevation of the front units and the side elevation of the rear unit contain small, fixed square windows that are not consistent with the OHP Window Policy Document or historic fenestration precedents in the district. Additionally, per the plans for the front units, the east side elevation contains no fenestration at all. This blank wall on the west front unit will face towards McCullough Ave and will be directly visible from the public right-of-way. This blank wall space exceeds the continuous wall space recommendations in the Guidelines. With regards to materiality, the applicant has proposed to install Milgard vinyl doors and windows. Per the submission, the windows will feature either flat, sculptured, or simulated divided lites on the top sash of the double hung windows. According to the OHP Window Policy Document, wood windows are most appropriate. Windows should also maintain traditional dimensions and profiles, and false dividing lites are not encouraged. Each window should be inset at least two (2) inches within walls to ensure that a proper façade depth is maintained. All windows should feature traditional appearance and feature traditional trim and sill details. As submitted, several of the proposed window sizes, configuration, profile, and materiality are inconsistent with the Guidelines.

- k. **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.. The proposed lot coverage exceeds 50% and is inconsistent with the Guidelines.
- l. **MATERIALS** – The applicant has proposed materials that include composite wood siding, brick, small and large stone elements, and stucco. While staff finds that many of these materials are found within the district, the incorporation of each of these materials on one structure is not characteristic of historic patterns. Additionally, the houses nearby the lot predominantly feature wood siding. Staff finds that a simplified approach to materiality would be more appropriate.
- m. **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 units feature design elements that deviate from the details found within the district.
- n. **MECHANICAL EQUIPMENT** – The applicant has indicated on the submitted site plan that ground AC units will be concealed by screens. The screens appear to be slightly wider than the AC units themselves, and only screen the view from the primary right-of-way, either E Locust or the rear alley. The side elevations of the units will be visible from the neighboring properties. Staff finds that the proposed screening method needs to be developed further to comply with the Guidelines.
- o. **LANDSCAPING** – The applicant has not provided staff with a landscaping plan at this time. The applicant should provide this information prior to returning to the HDRC.

**RECOMMENDATIONS:**

Staff does not recommend conceptual approval based on findings a through o. Staff recommends that the applicant address the following stipulations prior to returning to the HDRC:

- i. That the applicant incorporates a proposal that orients the units towards E Locust St to be more consistent with the historic development pattern of the district as noted in finding f.
- ii. That the applicant explores 2.5-story massing options to respond to the dominant historic massing context of the neighborhood.
- iii. That the applicant incorporates roof forms that are more consistent with the typologies found in the Tobin Hill Historic District.
- iv. That the applicant incorporates a foundation height of at least 18 inches to be more consistent with the foundation heights of nearby historic structures.
- v. That the applicant explores alternative massing options that reflect the primary-accessory structure relationship predominantly found in the Tobin Hill Historic District.
- vi. That the applicant utilizes a front setback that is more consistent with the Historic Design Guidelines as noted in finding d.
- vii. That the applicant develops a modified street elevation for the front unit to be more consistent with the development pattern of the district as noted in finding k.
- viii. That the applicant proposes a fenestration pattern ,window opening proportions, and materials that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the Tobin Hill Historic District as noted in finding j.

**CITIZENS TO BE HEARD:** None.

**POSTPONED TO OCTOBER 3.**

**25. HDRC NO. 2018-382**

**Applicant:** Ann McGlone

**Address:** 122 E HOUSTON ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform site modifications including the creation of an ADA accessible path adjacent to the existing storefront. A step down from the ramp will descend to the seating area at grade, accessible from the west and planters will be installed to define the space. Within this request the applicant has also requested approval of patio furniture.

**FINDINGS:**

- a. The historic structure at 122 E Houston was constructed circa 1912 and is commonly known as the Savoy Hotel. At this time, the applicant is requesting a Certificate of Appropriateness to perform ADA improvements to the hardscaping and street scape immediately in front of the historic structure to bring the building's entrance into compliance with accessibility standards. A site visit was made by Office of Historic Preservation staff, Transportation and Capital Improvements Staff and the applicant's team on Tuesday, August 21, 2018. At that meeting, staff observed the existing conditions and change of grade at the site.
- b. **SITE MODIFICATIONS (Option 1)** – The applicant has proposed two options for the installation of an ADA ramp and installation of seating and site elements. The applicant has proposed an option which would not allow for a continuous, straight path of pedestrian traffic on E Houston due to the proposed locations of seating and an existing planter. Staff does not find this to be appropriate option.
- c. **SITE MODIFICATIONS (Option 2)** – The applicant has proposed two options for the installation of an ADA ramp and installation of seating and site elements. Option 2 notes the removal of the existing tree and planter and the installation of outdoor seating. This option would allow for a continuous path for pedestrian traffic, but only at six (6) feet in width, the minimum width required by code.
- d. Generally, staff is concerned regarding the reduction of width of the pedestrian path in the public right of way on E Houston. Staff finds that the applicant should explore an option which provides a continuous pedestrian path that is not obstructed or reduced by outdoor seating.
- e. **PATIO FURNITURE** – The applicant has proposed patio furniture to include both steel tables and chairs. Staff finds the proposed materials to be appropriate.

**RECOMMENDATIONS:**

Staff recommends that the applicant explore options that provide a continuous pedestrian path that is not obstructed or reduced by outdoor seating while minimizing the impact to existing site elements and street trees.

If the Commission finds one of the two proposed options to be appropriate, staff recommends that the applicant comply with all Transportation and Capital Improvements (TCI) requirements regarding pedestrian pathway width and an ADA accessible path. A continuous pedestrian pathway should be provided to protect pedestrians from traffic.

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Connor for conceptual approval with staff stipulations and the additional stipulation that additional studies are conducted to reduce obstruction in design.

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer.

**NAYS:**           **Laffoon.**

**THE MOTION CARRIED**

**26.     HDRC NO. 2018-445**

**Applicant:**     Mark Granato

**Address:**     119 BUFORD

**REQUEST:**

The applicant is requesting conceptual approval to construct a two story, single family residential structure on the vacant lot at 119 Buford, located within the Dignowity Hill Historic District.

**FINDINGS:**

- a. The applicant is requesting conceptual approval to construct a two story, single family residential structure on the vacant lot at 119 Buford, 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 example found on the block. Per the application documents, the applicant has proposed a setback of twenty (20) feet. The historic structures adjacent to the proposed new construction feature setbacks of approximately 15 feet. The applicant should proposed a setback that is greater than the neighboring structures as well as those found on the north side of Buford Alley. To ensure that the proposed new construction is not built forward of the existing structures, staff finds that a site plan that includes the setbacks of adjacent structures should be submitted.
- c. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the application documents, the applicant has proposed a primary entrance that faces Buford Alley. This is consistent with the Guidelines.
- d. **SCALE & MASSING** – Buford Alley features one story historic structures that are simple in massing and feature traditional architectural elements. The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The current application does not provide contextual information such as heights and setbacks of neighboring structures, therefore, staff cannot make a recommendation for approval at this time.
- e. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. At this time, the applicant has not specified foundation heights, therefore, staff cannot make a recommendation for approval at this time.
- f. **ROOF FORM** – The applicant has proposed for the new construction to feature hipped roofs, shed roofs and a series of contemporary roof forms including a double height shed roof. The historic structures found on Buford Alley feature simple, traditional roof forms, including front facing gabled roofs, side gabled roofs and hipped roofs. Staff finds the proposed roof forms to be inappropriate for the district and inconsistent with the Guidelines. While the proposed roof forms are inappropriate, staff does find that a step up to two stories in height may be appropriate if the increase in height is from the front of the structure to the rear, not from side to side.

- g. ARCHITECTURAL DETAILS – The applicant has proposed an overall form and massing that are greater than those found historically in the district. Staff finds that through the incorporation of traditional architectural forms, a more appropriate massing should be developed. Roof massing and form, fenestration patterns and façade arrangement should each be modified to be complementary of those found historically within the district.
- h. MATERIALS – The applicant has proposed materials that include a composition shingle roof, Hardie siding, metal corrugated accent walls and vinyl windows. Staff finds that the proposed shingle roof and Hardie siding are appropriate. The Hardie siding should feature an exposure of four (4) inches and a smooth finish. The proposed corrugated metal is inappropriate as corrugated metal is not found historically in the Dignowity Hill Historic District as a siding material.
- i. WINDOW MATERIALS – As noted in finding h, the applicant has proposed vinyl windows. This is inconsistent with the Guidelines for New Construction 3.A. Staff finds that a double-hung, 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. 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.
- k. DRIVEWAY/FRONT YARD PARKING – Due to the proposed footprint of the new construction, a driveway in the side yard, comparable to those found historically in the district has not been proposed. As proposed, the front yard driveway presents an informal, front yard parking condition. This is not consistent with the Guidelines.
- l. LANDSCAPING – At this time, the applicant has not specified landscaping design. A landscaping plan should be included in an application for final approval.

**RECOMMENDATIONS:**

Staff does not recommend approval based on findings a through k. Staff finds that the applicant should address the following inconsistencies with the Guidelines prior to returning to the Commission.

- i. The applicant should provide a site plan with context noting the setbacks of adjacent structures as well as the setback of the proposed new construction as noted in finding b.
- ii. The applicant should provide context of the surrounding structures, including a street elevation providing the proposed new construction in context with the neighboring, historic structures, as well as foundation heights as noted in findings d and e.
- iii. The applicant should simplify the proposed roof forms as noted in findings f and g.
- iv. The applicant should 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.
- v. The applicant should include a site plan with a modified driveway configuration and landscaping details as noted in findings j and k.

**CITIZENS TO BE HEARD:** None.

## POSTPONED TO OCTOBER 3.

### 27. HDRC NO. 2018-223

**Applicant:** Paul Casseb, Jr., AIA

**Address:** 206 W LULLWOOD

#### **REQUEST:**

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

#### **FINDINGS:**

- a. The applicant has proposed to construct a 2-story single family home and a 2-story rear accessory structure on the vacant lot at 206 W Lullwood Ave, located within the Monte Vista Historic District. The primary structure will feature a footprint of approximately 1,587 square feet and the rear accessory structure will feature a footprint of approximately 884 square feet. The proposal also includes a covered walkway between the two structures, hardscaping, landscaping, and modifications to an existing stone wall on the property. The property is an interior lot on the south side of W Lullwood Ave between Howard St to the east and Belknap St to the west. This portion of W Lullwood Ave is predominantly defined by 1-story historic homes in the Tudor and Spanish Eclectic styles, with a 2-story historic stone Tudor home located directly to the east. A 2-story historic home with Colonial Revival influences is located at the corner of W Lullwood Ave and Belknap St. The south side of the block, where the vacant lot is located, is primarily defined by the Tudor Revival style.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on May 16, 2018. The approval carried the following stipulations:
  1. That the applicant modifies the front setback to be at least 45'-0" as noted in finding e; **this stipulation has been met.**
  2. That the applicant increases the pitch of the front gables and the pitch and proportions of the second story dormer to be more representative of the Tudor Revival style as noted in finding k; **this stipulation has been met.**
  3. That the applicant modifies the proposed chimney be a true exterior chimney versus an interior chimney that is flush with the exterior façade as noted in finding o; **the applicant has eliminated the chimney from their proposal.**
  4. That the proposed square windows be modified to be more consistent with the Historic Design Guidelines and historic proportions as noted in findings l and u; **this stipulation has been met.**
  5. That the stucco features a trowel finish. A final specification and finish information should be provided in the submission for final approval; **this stipulation has been met.**
  6. That the front walkway be made of concrete in lieu of pavers and that a comprehensive landscaping plan be submitted for final approval as noted in findings z and bb; **this stipulation has been met.**
  7. That the applicant submits a final window specification for the proposed aluminum-clad wood windows to staff for review and approval. 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; **this stipulation has been partially met.**

- c. CASE HISTORY – The applicant met with the Design Review Committee (DRC) on February 27, 2018, to review a previous iteration of the submitted design. The DRC provided feedback on several items, including reducing the complexity of the roof forms on the primary structure, relocating the front door to align with the entrance of the front porch, reducing the number of window sizes and configurations, and relocating several windows on the front façade to be more consistent with the Guidelines. The applicant met with the DRC on March 27, 2018, to review the current submittal. The DRC again recommended that the complexity of the roofline, particularly the rear roofline, be reduced. It was recommended that the two windows on the west side of the first floor on the front elevation be relocated away from the vertical trim pieces and placed more consistently on the façade. The DRC also recommended implementing window sizes and proportions on the front façade that are more similar to the rear façade, which are taller, rectangular, and more consistent with existing patterns and precedents. The DRC encouraged the applicant to carry the architectural language for columns consistently throughout the project.

Findings for the primary structure:

- d. ARCHITECTURAL PRECEDENT – As noted in finding a, the south side of W Lullwood Ave is primarily defined by 1-story Tudor Revival homes or eclectic homes with Tudor Revival influences. Prominent features of the Tudor Revival style include a defined gabled front entrance, steeply pitched gable roofs, large exterior chimneys, and rectangular windows with multi-pane glazing or decorative window screens. The applicant's proposal for new construction is influenced by the Tudor Revival style and features a combination of hipped and gable roofs, an asymmetrical front porch with battered columns, a prominent bay window, and decorative brackets. In general, the proposal is appropriate for the predominant style of the block and aligns with the consistent development pattern established in the early 1900s, primarily in terms of height, entrance design, and materiality.
- e. SETBACKS – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. Based on the submitted site plan, the applicant has proposed a front setback measuring 42'-0" from the street and side setbacks measuring 5'-1". The front setback pattern of W Lullwood Ave is fairly consistent, with most structures – both 1-story and 2-story – sharing a setback that is roughly between 42'-0" and 50'-0". Based on the setback assessment submitted by the applicant, the historic structure to the west features a setback of 43'-0" and the historic structure to the east features a setback of 45'-0". Staff finds that the applicant should increase the front setback of the new primary structure to a minimum of 45'-0" to be more consistent with the Historic Design Guidelines. Regarding the side setbacks, the historic development pattern of the block features deep and narrow lots with minimal side setbacks. Staff finds the proposed side setbacks appropriate based on the existing context of the surrounding streets.
- f. LOT COVERAGE – According to the Historic Design Guidelines, 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 limited to no more than 50 percent of the total lot area unless adjacent historic buildings establish a precedent with a greater building to lot ratio. According to the submitted site plan, the existing lot measures 6,432 square feet. The proposed building lot coverage totals approximately 3,025 square feet, or 47 percent of the total lot. Additionally, neighboring historic structures on the south side of W Lullwood Ave feature a lot

coverage that nearly meets or exceeds 50 percent. There is a historic precedent for the proposed lot coverage. Staff finds the proposal generally consistent.

- g. ENTRANCES: ORIENTATION – 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 towards W Lullwood Ave. This is consistent with the Guidelines and the development pattern of neighboring homes.
- h. ENTRANCES: FRONT PORCH – The applicant has proposed a gabled front porch with a depth of approximately five feet. Historic structures throughout the Monte Vista Historic District feature distinct porches that engage the pedestrian streetscape and feature numerous widths, depths and roof styles. Staff finds that the depth, form, and width of the porch is appropriate.
- i. SCALE & MASSING – 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. The applicant has proposed a 2-story structure. The overall height of the primary structure is 22'-6", not including the foundation. According to the Historic Design Guidelines, new construction should feature a height that is consistent with nearby historic homes. As noted in finding a, W Lullwood Ave is characterized by primarily 1-story single family homes. The applicant has not provided an assessment or study of the ridgeline heights of nearby structures. Staff finds that the roofline and overall design approach to the massing of the structure minimizes its visual impact from the street and surrounding structures. Staff finds the scale appropriate for the context of the block.
- j. FOUNDATION – 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. Historic structures found throughout this portion of the Monte Vista Historic District feature foundation heights of two to three feet in height. The applicant has not indicated the foundation height on the submitted elevations, but based on the information provided, the foundation appears to be between one and one and a half feet in height. Staff finds the proposed foundation height generally consistent, but requires dimensional information to make a full determination on appropriateness.
- k. ROOF FORM – The applicant has proposed a primary side gable roof form with three gables on the front façade to be reflective of the Tudor Revival roof forms on the block. Guideline 3.A.iv states that new roofs should be constructed in a similar fashion as historic roofs in the district in terms of pitch, orientation, and overhangs. Staff finds the two front gables on the first floor generally appropriate, but finds that the pitch and proportion of the second story gable is not consistent with Tudor Revival precedents. Staff finds that the pitch of this gable should be increased.
- l. 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 several window openings that are consistent with historic precedents. However, the front façade features a blank space on the western edge of the first story that is not consistent with development patterns in the district. Staff finds that fenestration should be incorporated in this space that is consistent with window sizes and patterns in the district. The double windows found on the structure should feature a true ganged condition with appropriately scaled trim.
- m. MATERIALS – The applicant has proposed materials that include a stucco siding finish, wooden porch posts, a composition shingle and standing seam metal roof, and aluminum-clad wood windows. Generally, staff finds these materials appropriate.
- n. WINDOW AND TRIM MATERIALS – The applicant proposed to install aluminum-clad wood windows. Staff finds the proposal appropriate. The windows should comply with the OHP Window Policy Document for New Construction and the stipulations listed in the recommendation. The applicant has also proposed to incorporate stucco trim surrounding the windows and doors. Staff does not find this to be appropriate or consistent with the pattern in the

district. Staff finds that the applicant should incorporate traditional wood window trim and sill detailing.

- o. CHIMNEY – In their submission for conceptual approval, the applicant has proposed a chimney on the west façade of the structure. As was proposed, the chimney was internal and not an integral architectural feature of the design. As noted in finding d, Tudor Revival homes on the south side of the block include large chimneys as key architectural features. Staff found that the chimney should be a true external chimney to be more consistent with the block and the style of the structure. In the current submission, the applicant has eliminated the proposed chimney. Based on a windshield survey of the block, all homes feature a chimney, with several of the Tudor homes containing a chimney as a key architectural element of the front or side façade. Staff finds that a chimney should be reincorporated that meets the original stipulation listed in the conceptual approval language.
- p. 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 architectural details of the proposal are an interpretation of the Tudor Revival style. Staff finds this to be appropriate.
- q. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction, all mechanical equipment should be screened from view at the public right of way. The applicant has indicated that the A/C unit will be located at the rear of the structure. The applicant is responsible for accommodating ground and rooftop mechanical elements and screening them from the public right-of-way.

Findings for rear accessory structure:

- r. SETBACKS & ORIENTATION – According to the Historic Design Guidelines, new garages should follow the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. Additionally, historic setbacks should be followed. Staff finds the proposed orientation and setbacks consistent with those found historically on the block.
- s. SCALE & MASSING – According to the Historic Design Guidelines, new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Based on the submitted elevations, the proposed rear accessory structure will be slightly shorter than the new primary structure. This primary-accessory structure relationship exists on this portion of W Lullwood. Staff finds that the proposed structure is generally appropriate.
- t. ROOF FORM – The proposed structure features a side gable configuration with a front gable and additional 1- story side gable that projects slightly. Staff finds that the roof form is generally appropriate.
- u. WINDOW & DOOR OPENINGS – The applicant has proposed to install several windows on the proposed structure that are consistent with the Guidelines. Staff finds the window sizes and locations to be appropriate, but as noted in finding n, the applicant has proposed to incorporate stucco trim surrounding the windows and doors. Staff does not find this to be appropriate or consistent with the pattern in the district. Staff finds that the applicant should incorporate traditional wood window trim and sill detailing.
- v. GARAGE DOORS – The proposed accessory structure will feature a 3-story garage on the first floor fronting the rear alley. The applicant has proposed to install three individual overhead garage doors. Staff finds this to be appropriate.
- w. MATERIALS – The applicant has proposed materials that include a stucco siding finish, a composition shingle roof, and aluminum-clad wood windows. Generally, staff finds these materials appropriate.

- x. ARCHITECTURAL DETAILS – New rear accessory structures should relate to the principal structure with simplified architectural details and complementary materials. Staff finds that the overall approach to the rear accessory structure is a design that relates to the primary structure but is simplified in its detailing, which is appropriate.

Findings for site elements:

- y. WALL MODIFICATIONS – The applicant has proposed to modify an existing stone wall. The wall currently spans the front property line and part of the side lot lines. The applicant has proposed to cut a five foot opening on the front portion of the wall to incorporate a new concrete walkway. The proposal includes reusing the stone to create a 3’-0” long return on either side to accommodate a new wrought iron gate. The proposal retains a significant feature while accommodating accessibility to the property. Staff finds the proposal generally consistent with the Guidelines.
- z. FRONT WALKWAY – The applicant has proposed to install a salt finish concrete walkway and stairs. The walkway will be 5 feet in width. Staff finds concrete walkways to be common in the district and finds the proposal appropriate.
- aa. HARDSCAPING – The applicant has proposed to incorporate a covered walkway in the rear of the lot and a concrete porch. Based on the submitting lot coverage calculations, the total coverage of the lot, including buildings and hardscaping, will be less than 50 percent. As noted in finding e, there is also historic precedent on adjacent lots to exceed this percentage. Staff finds the proposed hardscaping, which is concentrated towards the rear of the lot, appropriate given these site and district specific considerations.
- bb. LANDSCAPING – The applicant has proposed to retain several existing trees on the site per the indicated site plan and remove others. The applicant is required to coordinate with the City Arborist’s office to ensure the proposed new construction will not impact any significant or heritage trees. The applicant has also provided a comprehensive landscaping plan that is consistent with the Guidelines.

**RECOMMENDATIONS:**

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

- i. That the applicant reincorporates a true exterior chimney versus an interior chimney that is flush with the façade is noted in finding o. The applicant is required to submit updated drawings to staff for review and approval.
- ii. That the applicant incorporates a one over one window on the western portion of the first floor front façade of the primary structure as noted in finding l.
- iii. That the applicant adds traditional wood or hardi trim and sill detailing around the windows on both the primary and accessory structure in lieu of the proposed stucco treatment as noted in findings n and u. The trim should create a true ganged condition for paired windows. The applicant is required to submit updated drawings to staff for review and approval.
- iv. That the selected windows feature a one over one configuration and do not contain divided lites. 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:** None.

## **POSTPONED TO OCTOBER 3.**

### **28. HDRC NO. 2018-432**

**Applicant:** Oscar Santana/JAS Builder

**Address:** 827 LAMAR ST

#### **REQUEST:**

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

1. Replace the existing, wood windows with vinyl windows.
2. Construct a rear addition to feature 551 square feet.
3. Construct a side addition to feature 77 square feet.

#### **FINDINGS:**

- a. The historic structure at 827 Lamar was constructed circa 1930 in the Craftsman style and is first found on the 1951 Sanborn Map. The structure features a front facing, clipped gable roof and is contributing to the Dignowity Hill Historic District. At this time, the applicant has proposed to construct both a side and rear addition. The applicant has received Administrative Certificates of Appropriateness for foundation repair, the installation of a privacy fence, roof repair and painting.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, wood windows with vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff finds that the existing wood windows should be preserved. Additional information should be presented by the applicant to substantiate the need for replacement. At this time, the applicant has not provided information regarding the condition of the existing windows.
- c. SIDE ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited at the side or rear of the building to minimize views from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. While the Guidelines notes that side additions may be appropriate; staff finds that the proposed side addition alters the historic profile of the front façade and massing of the structure by creating an unbalanced front facade. Staff does not find the proposed side addition appropriate or consistent with the Guidelines.
- d. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited at the side or rear of the building to minimize views from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed to locate the addition at the rear of the historic structure, feature a subordinate ridge line and feature an inset of approximately 8' – 6" from the eastern wall plane of the historic structure. Staff finds this to be appropriate.
- e. ROOF FORM – The applicant has proposed a rear facing gabled roofs of various heights. The proposed pitch is to match that of the historic structure's clipped gable roof. Staff finds the proposed roof forms to be appropriate.
- f. TRANSITION – The Guidelines note that all additions should feature a transition between the old and the new. The applicant has proposed transitions that include insets from the wall planes of the historic structure and reduced ridge heights. This is consistent with the Guidelines for Additions 1.A.
- g. SCALE, MASS & FORM – Regarding scale, mass & form, the applicant has proposed for the addition to feature a footprint of 551 square feet, more than half of the historic structure's

footprint. While inconsistent with the Guidelines, staff finds that given the large inset proposed from the east façade, that the proposed footprint is appropriate.

- h. MATERIALS – The applicant has proposed materials that include an asphalt shingle roof, vinyl windows and wood siding (117 profile). Staff finds the installation of the asphalt shingle roof and wood siding appropriate; however, the proposed vinyl windows are not consistent with the Guidelines for Additions 3.A.1., which notes that materials that match in type, color and texture should be used.
- i. WINDOW MATERIALS – As noted in finding h, the applicant has proposed vinyl windows. 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.
- j. FENESTRATION – The applicant has proposed for the addition to feature long expanses of walls without windows as well as windows that feature profiles that are inconsistent with the Guidelines, which note that the shapes of window openings should relate to those found on the historic structure. Staff finds that the incorporation of large, fixed windows is inappropriate. Additionally, staff recommends the applicant add window openings to the north and west facades.
- k. ARCHITECTURAL DETAILS – As noted in finding j, additional fenestration should be added to the north and west facades. Generally, staff finds the proposed massing and form to be appropriate.
- l. HISTORIC TAX CERTIFICATION – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff encourages the applicant to apply for Historic Tax Certification to begin the process for obtaining the local tax incentive for substantial rehabilitation.

#### **RECOMMENDATIONS:**

- 1. Staff does not recommend approval of item #1, wood window replacement based on finding b.
- 2. Staff recommends approval of item #2, the construction of a rear addition based on findings d through k 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 applicant modify the proposed fenestration patterns to include window openings that match those found on the historic structure and incorporate additional window openings as noted in findings j and k.
- 3. Staff does not recommend approval of item #3, the construction of a side addition based on finding c.

**CITIZENS TO BE HEARD:** Barbara Garcia and Lulu Francois spoke in support. Francois requested additional stipulations.

**COMMISSION ACTION:**

A motion was made to refer the case to the Design Review Committee.

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**29. HDRC NO. 2018-467**

**Applicant:** Rey Aguirre

**Address:** 210 PROBANDT ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install two, internally illuminated, channel letter signs on the north and south facades of the structure located at 210 Probandt Street.

**FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to install two, internally illuminated, channel letter signs on the north and south facades of the structure located at 210 Probandt Street. Both signs will feature primary lettering that features a height of 3' – 0" and a height of 25' – 6" and secondary lettering featuring a height of 1' – 6" and a width of 16' – 0". Total square footage requested in this application is 200 square feet.
- b. **SIZE** – The UDC Section 35-678(e) notes that applicants may apply for up to three (3) total signs and that total square footage for signage applications should not exceed fifty (50) square feet. The proposed signage is inconsistent with the UDC.
- c. **DESIGN** – The applicant has proposed to install internally illuminated channel letters as well as an internally illuminated cabinet. The UDC Section 35-678(e) notes that signage should feature illumination that does not produce a glare. Staff finds that signage that features internal illumination with plastic will produce a glare, inconsistent with the UDC. Staff finds that indirect or reverse lit signage would be appropriate and consistent with the UDC.

**RECOMMENDATIONS:**

Staff does not recommend approval based on findings b and c. Staff recommends the applicant propose reverse or indirectly lit signage that does not exceed a total of fifty (50) square feet.

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

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

**AYES:** Guarino, Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:**           **None.**

## **THE MOTION CARRIED**

Note: Chair Guarino left at 4:45 PM.

### **30.     HDRC NO. 2018-231**

**Applicant:**     Comet Signs

**Address:**     115 S ZARZAMORA, 2607 BUENA VISTA ST

#### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval for a comprehensive signage plan for the new construction located at 2607 Buena Vista St, previously addressed 115 S Zarzamora.

#### **FINDINGS:**

- a. This property was designated as a historic landmark by Ordinance 2013-03-21-0199, on March 21, 2013. The property is listed in the ordinance as 115 S Zarzamora, the Malt House Restaurant. The property was identified through the Westside Cultural Resources Survey initiative and was designated with owner support.
- b. The Malt House was designated for its cultural significance as a place and institution where community gathered, socialized and celebrated for more than 50 years. The architecture by itself is not the basis for landmark status, instead the basis is found in spatial (tangible) and social (intangible) characteristics that holistically provide a unique and authentic sense of place. Tangible elements which reflect a sense of place and create human interaction include: canopied in-car dining within close proximity to the dining hall, street setback, corner vehicular access, a lack of boundary between parked cars and pedestrian space, and distinctive signage. Intangible elements, communicated through community comments at the time of designation, reflect affection for The Malt House business as a place where the community formed a collective cultural identity over the period of its existence and for the food itself.
- c. The demolition of the Malt House and new construction of a 7-Eleven convenience store received conceptual approval from the Historic and Design Review Commission on April 5, 2017, and final approval on June 21, 2017. Final approval of the new construction did not contain a proposal for signage. Through public input the historic signage was identified as an important visual reminder of the Malt House legacy, and retention of the historic Malt House signage on the property was included as a stipulation for the final approval of new construction.
- d. **HISTORIC SIGNAGE** – The Malt House featured two roof-mounted signs constructed of metal cutout letters painted red with neon tubing that was not present at the time of demolition. The metal sign faces had weathered from age and exterior elements and featured a rough texture characterized by peeling and blistered paint patches that revealed the original dark brown color of the metal beneath. The original letters cannot be reused and the applicant proposes to replicate their appearance at the time of the approval. The applicant has provided several mockups of metal finishes to staff. Staff has reviewed these options and recommends...
- e. **NEW SIGNAGE: 7-ELEVEN** – The applicant has proposed several different signage types that brand the new 7-Eleven building. The applicant is requesting one LED illuminated monument, three LED illuminated exterior wall signs, one LED illuminated interior window sign, and LED illuminated gas pump numbers. As proposed, the square footage for this new signage totals over 175 square feet. According to the Historic Design Guidelines, internally illuminated cabinets are not appropriate. Additionally, square footage for a building should be limited to 50 square feet.

Staff generally finds the monument sign to be appropriate, but finds that the signage square footage overall should be significantly reduced and that an alternative illumination strategy should be employed.

- f. **NEW SIGNAGE: INTERPRETIVE WINDOW DECALS** – A stipulation included in the final approval for the demolition of the existing building and new construction required that window film be incorporated on the streetfacing façade that features interpretive elements such as historic photographs of the Malt House or Zarzamora corridor. The applicant has provided two high resolution images to be installed as graphics covering the entire glazed portion of the two windows facing S Zarzamora. Staff finds this approach appropriate with the stipulations listed in the recommendation.
- g. **NEW SIGNAGE: WALL PLAQUE** – A stipulation included in the final approval for the demolition of the existing building and new construction required that an interpretive plaque be installed on the property. The applicant has submitted text, size, design, and location information for the plaque. Staff finds the proposal appropriate with the stipulations listed in the recommendation.

**RECOMMENDATIONS:**

Staff does not recommend final approval of the proposed signage package at this time. Staff recommends that the applicant make the following modifications prior to returning to HDRC:

- i. That the applicant significantly reduces the proposed amount of signage square footage as noted in finding e.
- ii. That the applicant employs an alternative illumination strategy in lieu of the proposed internally illuminated cabinets as noted in finding e.
- iii. That the applicant submits high quality photographs to be utilized as window graphics for review by OHP staff as noted in finding f.
- iv. That the applicant coordinates with OHP staff to finalize the historic images proposed for the window decals and the text for the proposed wall plaque.

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

The motion was made by Commissioner Lazarine and seconded by Commissioner Garza to approve as submitted with the stipulations that higher resolution photos of the Malt House are used if available.

**AYES:** Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**31. HDRC NO. 2018-453**

**Applicant:** Eliyel Aviel

**Address:** 226 E HUISACHE AVE

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to modify the dimensions of two existing second-story window openings from 60 inches tall to 40 inches tall on the east façade of the primary structure.

**FINDINGS:**

- a. The primary structure located at 226 E Huisache is a 2-story single family home constructed in approximately 1925 in the Colonial Revival style. The home features a stucco façade, arched entryway detailing with decorative bracketing, six over six wood window screens, and a prominent front chimney. The home is contributing to the Monte Vista Historic District.
- b. WINDOW MODIFICATIONS – The applicant has proposed to modify the overall height of two existing one over one wood windows located on the second floor of the east façade. The width of the windows will remain the same. The existing height is 60 inches and the proposed height is 40 inches to account for interior modifications. The head height will remain the same and the sill height will be reduced. The applicant has stated their intent to modify the existing wood window sashes to accommodate this height difference. According to the Historic Design Guidelines, existing historic openings should be preserved. Enlarging or diminishing openings to fit alternative sizes should be avoided. Staff does not find the proposed window size reduction consistent with the Guidelines.

**RECOMMENDATIONS:**

Staff does not recommend approval based on finding b. Staff recommends that the existing window opening size and sashes be repaired and retained.

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

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

**AYES:** Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** Fish.

**THE MOTION CARRIED**

**32. HDRC NO. 2018-465**

**Applicant:** Don Fry

**Address:** 233 MADISON ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install front porch railing featuring traditional turned balusters.

**FINDINGS:**

- a. The primary structure at 233 Madison was constructed circa 1896 in the Folk Victorian style, is located within the King William Historic District, and is individually designated as the Glaeser House #1 historic site. The one-story single-family residential structure features a traditional L-plan, a standing seam metal roof, a covered porch featuring intact scroll work and gingerbread trim, and wood windows and siding. Glaeser House #1 is nearly identical to its neighboring Glaeser House #2 at 237 Madison, except the subtle difference in gingerbread trim and the modification of a front dormer to feature a secondary apartment door entrance.

- b. FRONT PORCH RAILING – The applicant has proposed to install a wood railing featuring traditional turned balusters. Per the Guidelines for Exterior Maintenance and Alterations 7.B.iv., new elements and details should be simple to not detract from the character of the building nor create a false historic appearance. Staff finds that there is no evidence that the front porch historically featured railing. Additionally, staff finds that the proposed balusters create a false historic appearance and is not consistent with the Guidelines.

**RECOMMENDATIONS:**

Staff does not recommend approval of new front porch railing and balusters based on finding b. If the commission finds the railing as proposed to be appropriate, the applicant is to submit details of the proposed railing for staff for review and approval prior to the issuance of a COA. The railing should include both a top and bottom rail. The bottom rail should be raised above the porch decking.

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Connor to approve with a simple top rail.

**AYES:** Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**33. HDRC NO. 2018-449**

**Applicant:** Nick & Leigh Anne Lester

**Address:** 613 MISSION ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install front yard fencing at 613 Mission.

**FINDINGS:**

- a. The primary structure at 613 Mission was constructed circa 1910 in the Craftsman style and is contributing to the King William Historic District. The one-story single-family structure features a crossed-gable primary roof with a gable-covered front porch. The front yard features natural lawn flanked by a ribbon driveway leading to a wood privacy fence behind the front façade plane of the structure. The structure first appears on the 1919 Sanborn Map.
- b. FENCE LOCATION - The applicant has proposed to install a fence to wrap around the front yard, including a gate spanning across the driveway. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While staff finds that a fence is not currently present on this property, fences are found on Mission and within the King William Historic District. According to the Guidelines for Site Elements 2.C.i., privacy fences should be set back from the front façade to reduce their visual prominence. Staff finds that the fence should turn at the driveway to meet the corner of the structure, rather than spanning across the driveway as proposed. Staff finds that the driveway gate, if included, should be set back behind the front façade plane of the structure.

- c. FENCE DESIGN – The applicant has proposed the new fence to feature metal-framed cattle panel at three (3) feet 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. Staff finds that a traditional wood-framed cattle panel fence is found on a Craftsman duplex at 604 Mission while wrought iron and wood picket fences are more common to the Craftsman style, Mission St, and the King William Historic District. Staff finds that the applicant should explore wrought iron and wood picket options first, then consider the wood-framed cattle panel fence. The applicant has referenced the property at 223 Delaware located in the Lavaca Historic District as a reference to the proposed metal-framed cattle panel fence. Staff finds that the referenced fence was installed without approval in 2012 and does not relate to the King William Historic District.
- d. FENCE HEIGHT - Per the Guidelines 2.B.iii, the height of new fences and walls within the front yard should be limited to a maximum of four feet. Staff finds that the proposed three foot tall fence is consistent with the Guidelines.

**RECOMMENDATIONS:**

Staff recommends approval of front yard fencing with the following stipulations:

- i. The fence should turn at the driveway to meet at the corner of the structure, as opposed to spanning across the driveway in the front.
- ii. The driveway gate should be located behind the front façade plane of the structure or removed from the design.
- iii. The fence should feature a traditional design including wrought iron, wood picket, or a wood-framed cattle panel as opposed the proposed metal-framed cattle panel.
- iv. That no portion of the fence exceeds four feet in height.

**CITIZENS TO BE HEARD:** Margaret Leeds spoke in support but requested additional stipulations.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Lazarine to approve with staff stipulations and the additional stipulation that the metal be painted.

**AYES:** Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**34. HDRC NO. 2018-459**

**Applicant:** Bruce Graham

**Address:** 1939 W GRAMERCY PLACE

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace twelve (12) wood windows with vinyl windows.

**FINDINGS:**

- a. The primary structure at 1939 W Gramercy was constructed circa 1941 in the Craftsman style and is contributing to the Monticello Park Historic District. The one-story single-family structure features a primary cross-gabled roof with offset gables covering the front porch and on rear-side additions, a stone exterior chimney, a standing seam metal roof, and a faux brick and stucco façade.
- b. On a site visit conducted on August 22, 2018, staff finds that a number of wood windows have been replaced with vinyl. The applicant submitted an application to staff on August 29, 2018, and was advised to keep the removed windows that were still on site until the conclusion of the HDRC hearing.
- c. **EXISTING WINDOWS** – The structure originally featured a total of seventeen (17) one-over-one wood windows total. Many of the windows were covered with non-conforming aluminum screens with dark mesh.
- d. **WINDOW REPLACEMENT** – The applicant has proposed to twelve (12) of the wood windows with vinyl Windows through each of the elevations of the structure. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. Staff finds that the remaining wood windows that were found on site are repairable and cannot access the windows that have already been discarded. Staff finds that any remaining wood windows should be repaired and reinstalled, first prioritizing the front façade.
- e. **NEW WINDOWS** – The applicant has proposed to install white one-over-over vinyl windows to replace up to twelve (12) wood windows. 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 window replacement based on finding d. Staff recommends repair of any remaining windows. For any window that has been permanently discarded, staff recommends in-kind replacement with the standard stipulations for new windows: *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.*

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Lazarine to postpone.

**AYES:** Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**35. HDRC NO. 2018-461**

**Applicant:** Daniel Campo/DC Civil Construction LLC

**Address:** 603 KAMPMANN BLVD

**REQUEST:**

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

1. Replace ten wood windows with vinyl windows.
2. In-kind repair of all remaining wood windows and trim.
3. Remove all metal window awnings and burglar bars.

**FINDINGS:**

- a. The primary structure at 603 Kampmann was constructed circa 1939 and contributes to the Monticello Park Historic District. The single-family two-story structure features a primary turned-gable with a crossed streetfacing gable and one-story window bay, an exterior stone chimney, stonework in the inset porch, wood windows, asbestos siding, and composition shingle roof. The structure features a number of additions with generally consistent window dimensions and trim, siding, and roof form but varying height and locations.
- b. On a site visit conducted on August 21, 2018, staff found that the removal of window awnings and the installation of new vinyl windows had occurred prior to the issuance of a Certificate of Appropriateness. The applicant submitted a request to be heard at an HDRC hearing on August 29, 2018. A \$500 post-work applicant fee has not been paid at this time.
- c. WINDOW REPLACEMENT
  - i. EXISTING WINDOWS – The structure features predominantly one-over-one wood windows, which have been exposed with the removal of the metal window awnings. According to the applicant, the front bay window has been replaced with a vinyl window previously featured a metal casement window with divided lights and with hinged opening panes. According to the applicant, the front facing window setback on the side addition that had been replaced with a vinyl picture window previously featured a wood picture window. Staff is not able to verify the previous conditions of those windows prior replacement because they have been discarded by the applicant.
  - ii. WINDOW REPLACEMENT – The applicant has proposed to remove a number of wood windows to install nine (9) new vinyl windows and one (1) sliding door. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. The applicant noted that the removed windows were rotted, but staff did not receive supporting evidence to verify at this time.
  - iii. NEW WINDOWS – The applicant has proposed to install two (2) large picture windows, one in the gabled front bay and on the setback side addition. The applicant has also proposed to install in the rear of the property one (1) vinyl sliding door, four (4) one-over-one vinyl windows, and three (3) linear vinyl block windows. The Guidelines for Exterior Maintenance and Alterations 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.
- d. WINDOW REPAIR – The applicant has proposed to repair the remaining wood windows, excluded from the proposed vinyl replacements. Staff finds that in-kind repair is eligible for administrative approval if the property has no outstanding violations or pending design.
- e. WINDOW AWNINGS – The applicant has proposed to remove the non-original window awnings. Staff finds that removal of non-historic elements is eligible for administrative approval if the property has no outstanding violations or pending design.

**RECOMMENDATIONS:**

- i. Staff does not recommend window replacement based on finding c. Staff recommends the applicant provide support evidence that the windows were deteriorated beyond repair and an accurate inventory of the previous fenestration condition of the house prior to consideration of replacement material. New windows should be consistent with the Guidelines and adhere to the standard stipulations: *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. Staff recommends window repair and removal of non-original window awnings based on findings c and d with the stipulation that the applicant address the outstanding violation of window replacement prior to approval.

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

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

**AYES:** Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**36. HDRC NO. 2018-463**

**Applicant:** Francisco Rodriguez

**Address:** 833 W CYPRESS, 835 W CYPRESS

**REQUEST:**

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

1. Replace the existing, standing seam metal roof with an asphalt shingle roof.
2. Replace the existing wood windows with vinyl windows.
3. Construct a rear covered deck.

**FINDINGS:**

- a. The primary structure at 833 W Cypress was constructed circa 1910 in the Folk Victorian style and is an individually local landmark. The one-story single-family structure has been modified into a duplex structure and an enclosed front porch. The structure features a traditional L-plan, original wood siding and one-over-one windows, and a standing seam metal roof.
- b. On a site visit conducted on August 24, 2018, staff found that roof replacement, window replacement, and the construction of a rear deck had initiated or completed prior to the issuance of a Certificate of Appropriateness. The property owner was issued a Stop Work Order from the DSD Code Enforcement and submitted a COA application to staff on August 27, 2018.

- c. **ROOF REPLACEMENT**– The applicant is proposing to replace the existing, standing seam metal roof with an asphalt shingle roof. Per the Guidelines for Exterior Maintenance and Alterations 3.B.iv. roofing materials should be replaced in-kind whenever possible when the roof must be replaced. Staff finds that the standing seam metal roof is a character-defining feature and is featured on the property on the 1912 Sanborn map. Staff finds that the proposed change in roofing material is inconsistent with the Guidelines. The standing seam metal roof should be repaired in-place or replaced in-kind. New metal roofs must adhere to the following specifications: panels should be 18-21 inches wide, seam should be 1-2 inches tall and appropriate to the slope of the roof, a crimped ridge seam that is consistent with the historic application is to be used along with a standard galvalume finish. Vented ridge caps are not to be used, and a low-profile ridge cap/v-crimp panels will require HDRC approval.
- d. **FENESTRATION CHANGES**
  - i. **EXISTING WINDOWS** – The property has been subjected to gradual window modifications without approval over the past few decades to accommodate its conversion into a duplex. Staff finds that four window openings (three on the right-side elevation and one of the Camaron St elevation) likely feature the original window openings. The applicant has noted that all eight (8) of the existing windows were wood.
  - ii. **WINDOW REPLACEMENT** – The applicant has proposed to replace all wood windows with vinyl windows of varying location, dimension, and configuration changes. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. Staff finds that due to the long-term vacancy of the property, many of the windows were likely deteriorated beyond repair.
  - iii. **NEW WINDOWS/OPENINGS** – The applicant has proposed to replace all wood windows with new vinyl windows of varying location, dimension, and configuration changes. New windows include two-over-two, one-over-one, nine-over-six, and a ten-light fixed window – each with faux interior muntins. The Guidelines for Exterior Maintenance and Alterations 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, material, or configuration that is appropriate for the Folk Victorian structure. Staff does find the removal of the secondary door opening and the restoration to a single-family structure appropriate.
- e. **REAR COVERED DECK** – The applicant has proposed to install a rear covered deck featuring eight (8) feet in width and 21 feet in depth. Per the Guidelines for Exterior Maintenance and Alterations 7.B.ii, side and rear porches should result in a space that functions and is visually interpreted as a porch. Staff finds that the proposal is generally appropriate given that the current rear elevation is an un-fenestrated wall. However, the applicant has not provided sufficient documentation including elevation drawings with rear window, door, and railing, and foundation detail and site plan noting the roof form and materials.
- f. **PAINT** – The applicant has proposed to paint the primary structure. This request item is eligible for administrative approval when if the property has no outstanding violations or pending design approvals.

**RECOMMENDATIONS:**

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Connor to approve item #3 with the additional request for detail construction documents and to deny items #1 and 2.

**AYES:** Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

### **THE MOTION CARRIED**

#### **37. HDRC NO. 2018-462**

**Applicant:** Patrick Christensen

**Address:** 201 E HUISACHE AVE

#### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace wood windows and doors with aluminum windows and doors.

#### **FINDINGS:**

- a. The primary structure at 201 E Huisache was constructed circa 1924 in the Spanish Eclectic style and is contributing to the Monte Vista Historic District. The two-story multi-family structure features many intact architectural elements typical of its style: clay barrel tile roof, stucco walls, buttressed entryway into interior courtyard, and one-over-one wood window with decorative trim. The structure feature appears on the 1924 Sanborn Map as the “Le Tressa Apartments.”
- b. On a site visit conducted on August 20, 2018, staff found that approximately twenty windows and a number of doors had been replaced prior to the issuance of a Certificate of Appropriateness. The \$500 post-work application fee has been paid.
- c. **EXISTING WINDOWS** – Prior to replacement without approval, the structure featured one-over-one wood windows with a decorative trim as a center piece between each set of windows. Some balconies featured wood doors with 3x5 divided lights.
- d. **WINDOW REPLACEMENT** – The applicant has proposed to replace a number of wood windows and doors with new aluminum windows and doors. The Guidelines for Architectural Features 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. While the applicant does provide some supporting evidence regarding wood element failure or broken glazing, staff finds that many of the windows and doors can potentially be repaired. The proposed replacement is not consistent with the Guidelines.
- e. **NEW WINDOWS** – The applicant has proposed to install black one-over-one aluminum windows. 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 window or door replacement based on finding d. Staff recommends repair of any remaining windows and doors.

For any window that has been permanently discarded, staff recommends in-kind replacement with the standard stipulations for new windows: *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.*

For any door that has been permanently discarded, staff recommends in-kind replacement of the 3x5 divided-light wood doors.

**CITIZENS TO BE HEARD:** None.

**COMMISSION ACTION:**

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

**AYES:** Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**38. HDRC NO. 2018-440**

**Applicant:** Nicole Nadvornik

**Address:** 215 DEVINE ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install artificial turf in the front yard, replace existing front walkway with new individual pavers, add gravel driveway and walkways.

**FINDINGS:**

- a. The primary structure at 215 Devine was constructed circa 1929 in the Craftsman style, is contributing to the Lavaca Historic District, and is also individually designated as a local landmark. The one-story duplex structure functions as a single-family home, but still features the original symmetrical façade configuration with two covered doorways flanking two one-over-one wood windows, and a primary turned-gabled standing seam metal roof.
- b. On a site visit conducted on August 24, 2018, staff found that the front yard had been modified to feature a segmented concrete paver walkway, artificial turf, and crushed granite driveways and paths.
- c. **GRAVEL DRIVEWAY/WALKWAY** – The applicant has proposed to install crushed granite in the two flanking driveways of the front yard with walkway paths leading to the centered paved walkway. The property originally featured a natural unpaved driveway. Staff finds that the proposed crushed granite driveway and flanking walkways consistent with the Guidelines for Site Elements 5.B.i noting that pervious paving surfaces may be considered where replacement is necessary to increase stormwater filtration and that driveways should be limited to 10 feet in width.
- d. **CONCRETE PAVER WALKWAY** – The applicant has proposed to remove the existing simple concrete walkway to install a segmented concrete paver walkway. The applicant has noted that the previous concrete walkway was cracking and damaged. Per the Guidelines for Site Elements 5.A.i, minor cracks, settling, or jamming should be repaired in-place. Per the Guidelines for Site

Elements 5.A.ii walkways should be repaired in portions and every effort should be made to match the existing walkway. Staff finds that segmented concrete paver walkway is not consistent with the Guidelines and should be restored to the simple poured continuous concrete walkway matching the previous width and configuration.

- e. ARTIFICIAL TURF – The applicant has proposed to install artificial turf in replacement of natural lawn. Staff finds that the proposed modification is not consistent with the Guidelines for Site Elements 3.A.ii.: *Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.* Staff finds that natural lawn should be restored or an appropriate xeriscaping plan be submitted for review.

**RECOMMENDATIONS:**

- i. Staff recommends approval of the crushed granite driveway and flanking walkways based on finding c with the stipulation that the driveways are no wider than ten (10) feet.
- ii. Staff does not recommend installation of the segmented concrete paver walkway based on finding d. The poured simple concrete walkway should be restored.
- iii. Staff does not recommend installation of artificial turf based on finding e. The natural lawn should be restored or an appropriate xeriscaping plan is submitted for review.

**CITIZENS TO BE HEARD:** None.

**POSTPONED TO OCTOBER 3.**

**39. HDRC NO. 2018-407**

**Applicant:** Burt Barr

**Address:** 126 GREENLAWN  
127 GREENLAWN  
132 GREENLAWN  
133 GREENLAWN  
135 GREENLAWN  
137 GREENLAWN  
138 GREENLAWN  
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144 GREENLAWN  
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227 GREENLAWN  
232 GREENLAWN  
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238 GREENLAWN  
239 GREENLAWN  
244 GREENLAWN  
245 GREENLAWN  
250 GREENLAWN  
251 GREENLAWN  
257 GREENLAWN  
260 GREENLAWN  
263 GREENLAWN  
290 GREENLAWN  
5650 IH 10 W  
922 VANCE JACKSON  
1006 VANCE JACKSON

**REQUEST:**

The applicant is requesting approval for a historic designation of the Greenlawn Estates Historic District and a recommendation for approval to the Zoning Commission and to the City Council. The proposed district includes the one block of Greenlawn Drive between Vance Jackson Road and West Road. It contains 41 parcels total.

**FINDINGS:**

- a. The request for historic district designation was submitted by a property owner within the proposed boundary on November 2, 2017.
- b. **SUMMARY** - The proposed district includes a portion of the Greelawn Estates plat. Greenlawn Estates was subdivided in 1922 by Don Yates, and included Greenlawn and Sherwood Drives. There were 98 large lots, available in two uniform sizes. Yates built one Tudor Revival home (150 Greenlawn), then sold Greenlawn Estates to developer Otto Klaus in 1927. The area includes an eclectic mix of styles, including Tudor Revival, Mission Revival, Minimal Traditional, and Ranch homes. UDC Section 35-607 (a) states that historic districts must meet at least three of the designation criteria. The proposed Greenlawn Estates Historic District meets criteria 3, 5, 8, and 10. All structures included in the proposed boundary are contributing with the exceptions of four:
  - 126 Greenlawn
  - 132 Greenlawn
  - 135/139 Greenlawn
  - 251 Greenlawn
- c. **BACKGROUND** -- The applicant is requesting approval for historic district designation for the Greenlawn Estates Historic District and a recommendation for approval to the Zoning Commission and to the City Council for Historic zoning designation.

- The proposed district will include the 100 and 200 block of Greenlawn Drive, with two properties having Vance Jackson addresses. It contains 41 non-municipal parcels total.
  - On December 22, 2017, OHP mailed notification of a Meet & Greet held January 8, 2018, to discuss the design review process and answer questions property owners may have. Eight property owners were present at this meeting.
  - On January 31, 2018, a public informational meeting, required by the UDC, for the proposed historic district was held for property owners within the boundary. Six property owners were present at this meeting.
  - On July 6, 2018, the staff of the Office of Historic Preservation received and verified 31 return notices or 75% of the property owners within the proposed boundary that are in support of the designation. In accordance with the UDC, staff has forwarded the application to the HDRC for review.
- d. **SITE CONTEXT** – The Greenlawn Estates neighborhood is a small area located in northwest San Antonio in the Los Angeles Heights Neighborhood. The neighborhood was first developed in the 1930s and includes excellent examples of Tudor Revival, Ranch, and Minimal Traditional style homes. The size and scale of the properties in the neighborhood range from modest to grand, and the dates of construction of the properties range from 1922 through 2017. The differing ages in properties along the street are knitted together by uniform landscape features including very large lots, front lawns with berms ,and significant setbacks of over 30 feet. Building materials of the earlier constructed properties include stone, brick, and wood, and the newer properties use wood and synthetic materials.
- e. **HISTORIC CONTEXT** - Greenlawn Estates was subdivided in 1922 by Don Yates, and included Greenlawn Drive and Sherwood Drive. There were 98 large lots, available in two uniform sizes. Yates built one Tudor Revival home (150 Greenlawn), then sold Greenlawn Estates to developer Otto Klaus in 1927. Klaus built another Tudor Revival home (163 Greenlawn) and advertised heavily in the *Express-News*. Infill was slow, but by 1950, about 75% of the homes had been built.
- f. **ARCHITECTURAL ASSESSMENT** – The eclectic collection of styles in this neighborhood reflects the slow growth of the neighborhood. Many of the later homes built in the Minimal Traditional style have features that reveal a Tudor Revival influence, such as steep pitched multi-gabled roofs and massive chimneys. With the exception of one lot with new construction (the original home burned in the 1980s), the block is entirely intact.
- g. **EVALUATION** - As referenced in the applicable citations, Greenlawn Estates Historic District meets UDC criterion [35-607 (b)3], [35-607 (b)5], [35-607 (b)8], [35-607 (b)10], [35-607 (b)11],for a finding of historic significance in the process of seeking designation as a local historic district. In order to be eligible for a historic district, at least two properties must meet at least three of the criteria; Greenlawn Estates Historic District meets four.
- **(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** for its connection with Otto Klaus, a prominent San Antonio builder.
  - **(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the properties reflect an eclectic mix of styles and maintain a high level of historical, architectural, and cultural integrity related to their location within the plat; the style of homes, including Tudor Revival, Ranch and minimal traditional houses; and use of stone and wood construction.
  - **(8) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** Greenlawn Estates is an architecturally eclectic neighborhood with a mix of styles and types. The eclectic styles reflect the chronology of the neighborhood’s development. House styles include Tudor Revival, Mission Revival, Minimal Traditional and

Ranch. Primary materials found include stone, brick, and wood. There is one vacant lot located at 1006 Vance Jackson, a residential structure zoned for office use, and one property built in 2017.

- **(10) Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;** the proposed district boundary is part of the Greenlawn Estates subdivision platted in 1922. The neighborhood includes large lots, front lawn berms, and setbacks over 30 feet.
  - **(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;** these homes exemplify the economic heritage of the city during the 1920s through 50s as the city grew outside its original city limits.
- h. If the HDRC concurs that the proposed district meets criteria and is eligible for designation and recommends the historic district designation for the Greenlawn Estates Historic District, then their recommendation shall be submitted to the zoning commission. Once the zoning commission makes their recommendation, it will be submitted to the city council. The city council shall review and shall approve or deny the proposed historic district.
- i. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners shall follow the historic and design review process before permits can be issued, until a final resolution from City Council. Written approval (a Certificate of Appropriateness) must be obtained for any exterior work.
- j. Historic districts possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for all residential properties occupied by the property owner at the time of the designation. The incentive is a 20% tax exemption on City taxes for 10 years provided the owner remains in the property.
- k. The City also offers a Substantial Rehabilitation tax incentive. After substantial rehabilitation of a historic property, the property owners may choose one of two tax incentives, including having the city property taxes frozen for 10 years at the pre-rehabilitation value, or paying no city property taxes for the first five years, and for the next five years, city property taxes are assessed at the value that is 50% of the post-rehabilitation assessed value.

**RECOMMENDATIONS:**

Staff recommends approval for designation of the Greenlawn Estates Historic District and a recommendation for approval to the Zoning Commission and to the City Council based on findings a through g.

**CITIZENS TO BE HEARD:** Patti Zaiontz (Charles Hansen yielded time), Pat de la Cruz, and Felipe Sanchez spoke in support. Walton Wenzel and Judy Cruz spoke in opposition.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Connor to approve designation of the district to exclude 1006 Vance Jackson.

**AYES:** Fish, Lazarine, Garza, Connor, Laffoon.

**NAYS:** Carpenter, Fetzer.

**THE MOTION CARRIED**

**Applicant:** Albert Arias

**Address:** 404 E MISTLETOE

**REQUEST:**

A request for review by the HDRC regarding eligibility of the property located at 404 E Mistletoe for landmark designation.

**FINDINGS:**

- a. On June 23, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of 404 E Mistletoe which is located in the Tobin Hill Community Association registered neighborhood. 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 July 30, 2018, a Request for Review of Historic Significance for 404 E Mistletoe was submitted to OHP by the applicant.
- c. On May 4, 2018, OHP staff visited the property. Staff 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 deed records, Sanborn Fire Insurance maps, and City Directories, staff finds it likely that the original 1890 home was subsumed by several additions over many years, including those completed in 1928, but no original exterior materials could be identified during the site visit.
- 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 property is located in the 2017 proposed Tobin Hill North Historic District; the district was determined eligible by the Historic & Design Review Commission in 2017, and this structure was noted as a contributing structure to the historic district.
- f. The two-story structure at 404 E Mistletoe was built c. 1924, for Mrs. Josie Smith. 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** – This two-story four-square Craftsman structure has a pier and beam foundation and a low pitched hipped roof with composition shingles. The first floor front porch flooring has been removed, exposing the foundation beams and dirt underneath. Non-original square wood posts support the second story enclosed porch. The supports sit in a round cement footing, indicating the previous porch supports were round. The front of the house has two entrance doors, and each is flanked by double wood one-over-one windows. Most of the windows on the front and sides of the house are wood one-over-one windows, whereas the wood windows at the rear of the structure are two-over-two. The primary siding material is cement board or hardshingles, which are covering up wood lap siding. The rear of the structure features a metal staircase leading to the second floor and two doors, each a separate entrance to an

apartment. There is a rear door that leads into the first floor of the house, which is one unit. The west elevation features a brick fireplace without a chimney.

- h. **SITE CONTEXT** – The two-story structure is located at the corner of East Mistletoe and Carleton Court. It sits next to a craftsman style one-story home. Across the street are a variety of one-story and two-story single family homes. On the opposite corner is a stone-story Spanish eclectic with a flat roof and parapet. East Mistletoe Avenue is a residential street with an eclectic mix of architectural styles. The home’s front setback matches that of its neighbors, around 20-30 feet. The side setback is similar to that of the home across Carleton Court.
- i. **HISTORIC CONTEXT** - The initial subdivision of East Mistletoe and East Magnolia, originally called Broad and Rural Streets, respectively, occurred in 1913 as part of Sarah F Ostrom’s Addition. The Ostrom Homestead and farm sat just east of the plat, between the not-yet-constructed Quarry Road (now N St. Mary’s Street) and the Upper Labor Ditch or acequia. Several homes predate the subdivision, some of which are still extant on the north side of E Mistletoe Ave west of Carleton. Construction of new homes in the 1910s and 1920s was rapid, reflecting the city’s growth during this period. By 1924, E Mistletoe Ave had received its contemporary name. Home sizes and styles vary along E Mistletoe Ave. There is not a cohesive architectural statement along this street, but the homes represent the styles popular at the time of their construction in the early twentieth century. Good examples of Folk Victorian, Tudor Revival, Craftsman, and Spanish Eclectic are present along the street. Modern infill is minimal, although many homes have been modified with updated materials and additions.
- j. **HISTORIC CONTEXT** - Jeremiah Brown purchased four large lots on the east side of McCullough Avenue from Sarah F. Ostrom in 1887. Alfred and Louisa Brient, British citizens, immigrated to in San Antonio in 1883 and purchased two of the lots from Brown in 1890. The Brients’ residence is listed as Broad Avenue beginning in 1891 City Directories, and they remained there through 1905. George M. Martin purchased the property in 1905 and the property was rented until Mr. Martin’s widow Cornelias sold the property to R.V. and Josie Smith in 1920. The addressing in the City Directories is not consistent. The first address, 216 Broad, appears in 1901, but changes to 236 in 1903. The property remains 236 Mistletoe until 1921, when the Smiths’ address was listed as 304 E Mistletoe. A clear lineage was documented in Bexar County’s property records, which consistently list lots 16 and 17 of NCB 868.
- k. **HISTORIC CONTEXT** - The first Sanborn Fire Insurance Map of the property was published in 1912, and shows a two story home with a nearly full one story porch addressed as 236 Broad Ave. This is assumed to be the original Brient homestead, likely constructed in 1890. The footprint of the Brient home does not match that of the current property. A 1928 Builder’s & Mechanic’s Lien between Josie Smith and James C. Perry lists the following improvements in its contract: “Build porch at side of dwelling, repair garage and build two room servant house at a cost of \$1,000.00 two story frame house of 10 rooms.” Based on the deed records, Sanborn Fire Insurance maps, and City Directories, staff finds it likely that the original Brient home was subsumed by several additions over many years, including those completed in 1928, but no original exterior materials could be identified during the site visit.
- l. **HISTORIC CONTEXT** – 404 E Mistletoe represents the residential development of the northern 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.
- m. **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;** for its display of a twostory four-square craftsman style, subsuming with several additions in the early 20th century.

**(10) Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;** for its connection and unity with a geographical definable street of East Mistletoe; the properties, primarily residential though some commercial, reflect the established neighborhood and physical plan and development of the subdivision platted by Mrs. Sarah F. Ostrom in 1913.

- n. 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.
- o. 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 does not recommend approval of the request. Staff finds that the property at 404 E Mistletoe does not meet at least 3 of the 16 criteria for evaluation and is not eligible for landmark designation based on findings c through m. 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:** Frederica Kushner and Cynthia Spielman spoke in support. William C. Oakley and Adam Harden spoke in opposition.

**COMMISSION ACTION:**

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

**AYES:** Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**41. HDRC NO. 2018-399**

**Applicant:** Beacon Hill Alliance Neighborhood Association

**Address:** 831 W HOLLYWOOD AVE, 1900 BLANCO RD

**REQUEST:**

A request for review by the HDRC regarding eligibility of the property located at 831 W Hollywood, including 1900 Blanco, for landmark designation.

**FINDINGS:**

- a. On June 8, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of the residential structure at 831 W Hollywood which is located in the Beacon Hill Neighborhood Conservation District (NCD-5). OHP Staff conducted research to determine eligibility and contacted the neighborhood association during the 30 day review period provided by UDC 35-455. Demolition was not requested of the gas station structure on the same parcel.
- b. On July 23, 2018, a Request for Review of Historic Significance for the two structures located at 831 W Hollywood was submitted to OHP by the Beacon Hill Alliance Neighborhood Association, the applicant in this case.
- c. 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.
- d. The property is located in the Beacon Hill Neighborhood Conservation District (NCD-5); this NCD was originally created in 2005.
- e. ARCHITECTURAL DESCRIPTION –

Residential Structure

This Tudor influenced one-story residential structure has a steep front gable leading into a front porch. It has a cross-gabled composition shingle roof, with wood siding and wood one-over-one windows. Several windows are covered by original decorative four-over-one wood screens. There is a half-light door with 9 divided lights and a jig-sawed wood screen door. The front porch is inset under a large front gable. The front and side porch openings are arched with five straight lines making a semi-hexagon shape.

Filing Station Structure

The one-story filing station structure was built with a streamlined modern design. The character defining features of this style include a stucco finish, coping along parapet, rounded corners, bands below the roof line and a flat roof, all of which this structure exhibits. However, there have been many modifications and additions to the original structure. The front portion is one-story, with stucco and wood siding; the front canopy structure has been enclosed with stucco siding and no fenestration. There is a raised stucco band at the edge of the roofline painted teal in color. There is about 2” of metal material along the roofline, creating another banded pattern. There appears to be six additions: a two-story addition with a flat roof behind the original footprint, a one-story addition with wood siding to the north of the two-story addition, and another one-story addition with a gable roof to the north of that addition. There is a one-story shed addition with vertical wood siding and a corrugated metal roof on the northwest façade of the enclosed canopy that extends to the west façade of the two-story addition. On the southeast façade of the enclosed canopy, there is one-story shed addition with stucco siding, corrugated metal roofing; this addition has a set of ribbon windows with square fixed sashes, and double wood doors with full lights. The front entrance on the west façade of the two-story addition is a set of wood double doors with full lights and a shed awning. The most northern addition has four fixed wood windows.

A wooden sign hangs from the front of the enclosed canopy; the sign is oval in shape, reads “Chris Madrid’s,” has an image of a cheeseburger, and is bordered by a red line and blue line. There is a rear yard, which is accessed by the public from W Hollywood Avenue, enclosed by a 6’ wood privacy fence.

- f. SITE CONTEXT – At the northeast corner of Blanco Road and W Hollywood Avenue, the original filing station footprint sits diagonal to the intersection, with the front of the canopy facing southwest; the structure is about 5’- 9’ from the property line along W Hollywood, and 15’-20’ from the property line along Blanco Road. The residential structure sits to the east, facing W

Hollywood Avenue. Across Blanco, there is a modern one-story gas station and convenience store; the block to the south, across W Hollywood, is a parking lot for restaurant customers. On the same block, to the north, is another parking lot for customers. Generally, along Blanco Road there are one-story commercial structures with flat roofs or residential structures used for commercial purposes. There is angled parking along Blanco Road to the west of the building; there is also a long curb cut along W Hollywood Ave from the corner to the right property line, giving access to parking on site, south of the building. The residential structure sits 20'-25' from the front property line, consistent with its residential neighbors. The home is flanked to the east by a one-story, minimal traditional home with Tudor influences. The structure to the left is the filling station at the same address. Across the street there are one-story craftsman-style homes, similar in size to the subject property.

- g. HISTORIC CONTEXT - The property is located in the Beacon Hill Alliance Neighborhood Association. Beacon Hill Neighborhood was platted, along with its neighbor Alta Vista, in the early years of the 20th century as many people moved north from downtown to higher ground (hence the names that suggest height) to escape the floodwaters of the San Antonio River. The area is characterized by well-constructed bungalows and appealing cottages as well as Italianate and four-square two-storied homes. The residential structure was a furnished rental property with 5 rooms, a breakfast nook, tile bath, and double garage that is no longer extant. The property is listed in the 1929 City Directory with Dorothy Holmes as its tenant. In 1934, Theo A. and Emma Riebe were residents; Theo is noted as an agent at Humble Oil.
- h. HISTORIC CONTEXT - The filling station is to the west of the residential structure. Historic gas stations in San Antonio represent a dominant industry in our regional economy, a nationwide shift in transportation patterns to reliance on a personal automobile, and the growing emphasis on corporate branding through design, with the buildings themselves serving as advertisements for their parent company. Texas economy relied heavily on the oil and gas industry in the early twentieth century. These companies all sold gas under their own brands, establishing filling stations with recognizable logos. The earliest of these simply had individual gas tanks set right on the sidewalk, but market demand and safety concerns quickly led to more sophisticated designs. Regional influences on the architectural styles of these structures are expressed through tile roofs, parapets, and stucco siding typical to Spanish Eclectic style stations. San Antonio's last streetcars were removed in 1933, and the gasoline industry grew to meet the demand of the growing market of automobile owners. The moniker service station was applied beginning in the 1920s since most had garage bays for mechanical repairs in addition to a standard inventory of fluids, wiper blades, belts/hoses, filters, etc. Each of the thousands of filling stations across the state offered employment opportunities for local mechanics and attendants.
- i. HISTORIC CONTEXT - The filling station structure at 1900 Blanco opened c. 1931 as Hollywood Service Station, as part of the Texas Co./Texaco chain. The filling station also functioned as an ice house, owned by C.W. Carpenter, according to a 1932 article of the San Antonio Light. The property remained a Texaco station until 1965. In 1968, the structure was converted and housed Johnny's Beefmaster Restaurant. In 1977, Chris Madrid's opened in the space and continues to operate at the location today.
- j. 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):
  - (1) **Its value as a visible or archaeological reminder of the cultural heritage of the community, or a national event;** the filling station is a reminder of the cultural heritage of San Antonio as a crossroads for many historic routes such as the Old Spanish Trail and the Meridian Highway.
  - (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;** for its example as an intact Tudor Revival in Beacon Hill.

**(6) Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;** the filing station maintains historic, architectural, and cultural character as a pervasive vernacular building type.

**(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature;** the filing station addresses the corner of the major commercial corridor, Blanco Road, and W Hollywood Avenue.

**(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;** it's a long a block of residences that are intact and neighbors the original filing station as seen on the Sanborn Insurance Map of 1951.

- k. Per UDC Sec. 35-453, once the commission concurs eligibility of the property and makes a recommendation of approval for designation, interim design review requirements will be in place and the property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work. These interim requirements will remain in place until the City Council makes their final decision on the proposed zoning change or not longer than six months.
- l. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

**RECOMMENDATIONS:**

Staff recommends approval of the request. Staff finds that the property at 831 W Hollywood, including 1900 Blanco, 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 TO OCTOBER 3.**

**Approval of the Historic and Design Review Commission Meeting minutes from 5 September 2018.**

**COMMISSION ACTION:**

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

**AYES:** Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

**NAYS:** None.

**THE MOTION CARRIED**

**Move to adjourn:**

**COMMISSION ACTION:**

The motion was made by Commissioner Connor to adjourn.

**AYES:** Fish, Lazarine, Garza, Connor, Carpenter, Fetzer, Laffoon.

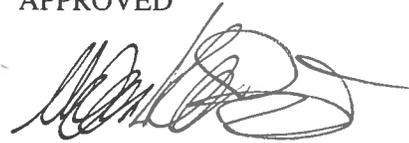
**NAYS:** None.

**THE MOTION CARRIED**

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

There being no further business, the meeting adjourned at 7:17 PM.

APPROVED

A handwritten signature in black ink, appearing to read "Michael Guarino", written over the word "APPROVED".

Michael Guarino  
Chair