



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

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

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:11 PM, in the Board Room at the Development and Business Services Center, 1901 S. Alamo.
- The meeting was called to order by Acting Chair Guarino, and the roll was called by the Executive Secretary.

**PRESENT: Guarino, Fish, Garza, Carpenter, Grube, Fetzer.**

**ABSENT: Wolff, Martinez-Flores, Bowman, and Lafoon.**

- Chairman's Statement
- Announcements
- Citizens to be heard:
  - Patti Ziontz of the SA Conservation Society
  - Denise Homer, 821 Mason St
  - Joann Murillo, 1955 N Pan Am

**COMMISSION ACTION:**

- The Commission then considered the Consent Agenda, which consisted of:
  - Item #1, Case No. 2018-615 106 ALAMO PLAZA/Rivercenter Mall
  - Item #2, Case No. 2018-610 115 BROADWAY
  - Item #3, Case No. 2018-610 115 BROADWAY
  - Item #4, Case No. 2018-621 230 ADAMS ST
  - Item #5, Case No. 2018-611 235 MADISON ST
  - Item #6, Case No. 2018-376 4242 BROADWAY
  - Item #7, Case No. 2018-469 3903 N ST MARYS/Parking Garage
  - Item #8, Case No. 2018-563 401 E HOUSTON ST / 106 JEFFERSON ST
  - Item #9, Case No. 2018-563 401 E HOUSTON ST / 106 JEFFERSON ST
  - Item #11, Case No. 2018-614 1803 BROADWAY
  - Item #12, Case No. 2018-163 503 NOLAN
  - Item #13, Case No. 2018-617 600 E CESAR E CHAVEZ BLVD/100 LABOR STREET
  - Item #14, Case No. 2018-568 720 LAMAR ST
  - Item #15, Case No. 2018-191 830 NOLAN
  - Item #16, Case No. 2018-474 7300 JONES MALTSBERGER RD
  - Item #17, Case No. 2018-619 416 KENDALL
  - Item #31, Case No. 2018-609 1244 IOWA ST

Item #5 and 10 was moved to the individual consideration by Commissioner Garza seconded by Commissioner Fetzer.

Item #11 was moved to individual consent due to recusal from Commissioner Fetzer.

Item #15 was moved to individual consideration because there was a CTBH.

Item #31 was moved to consent from Individual Consideration.

**COMMISSION ACTION:**

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

**AYES: Guarino, Fish, Garza, Carpenter, Grube, Fetzner.**

**NAYS: None.**

**THE MOTION CARRIED.**

• **Item #5. HDRC NO. 2018-592**

**Applicant:** David Hannan, Jr./Fisher Heck Architects

**ADDRESS:** 235 MADISON ST

**REQUEST:**

The applicant is requesting conceptual approval to:

1. Remove a portion of the existing primary structure.
2. Construct a side and rear addition to total approximately 1,421 square feet.
3. Construct a rear accessory structure to total 461 square feet utilizing existing stone walls dating to the

1880s.

**RECOMMENDATIONS:**

Staff recommends conceptual approval of the proposed site plan based on findings a through k with the following stipulations:

- i. That the applicant provides a clear demolition plan for the primary structure and indicates specifically which portions are to be removed. Staff does not find the removal of any original portions of the structure consistent with the Guidelines.
- ii. That the applicant explores options to reduce impervious cover where feasible to more consistent with the historic development pattern of the district.
- iii. That the applicant eliminates the west side addition to be more consistent with the Guidelines as noted in finding d.
- iv. That the applicant insets the eastern portion of the addition behind eastern façade of the primary structure to be more consistent with the Guidelines as noted in finding d.
- v. That the applicant proposes window sizes and configurations that are more consistent with the Guidelines as noted in finding g.

**CITIZENS TO BE HEARD:** Margaret Leeds- KW 122 Madison- opposed.

**COMMISSION ACTION:**

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

**AYES: Guarino, Fish, Garza, Carpenter, Grube, Fetzner.**

**NAYS: None.**

**THE MOTION CARRIED**

• **Item #10. HDRC NO. 2018-462**

**ADDRESS:** 410 BARRERA, 414 BARRERA

**APPLICANT:** Nate Manfred/French and Michigan

**REQUEST:**

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

1. Perform rehabilitative scopes of work and exterior modifications to the historic structure at 410 Barrera.
2. Construct a side addition to the historic structure at 410 Barrera (at the rear of the lot).
3. Construct a second story addition atop an existing, concrete masonry unit structure at 410 Barrera.
4. Reconstruct the front porch of the historic structure at 414 Barrera, perform exterior modifications and construct a two story, rear addition.
5. Perform site modifications including modifications to the existing site paving and the construction of a carport at

the rear of the structure at 414 Barrera.

**RECOMMENDATIONS:**

1. Staff recommends approval of item #1, rehabilitative scopes of work and exterior modifications to the historic structure at 410 Barrera, based on findings 1a and 1b with the following stipulations:

- i. That all relocated windows be reused in the proposed addition that are not deteriorated beyond repair.

2. Staff recommends approval of item #2, the construction of a side addition to 410 Barrera, based on findings 2a through 2f with the following stipulations:

- i. That the aluminum clad wood windows 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.

3. Staff recommends approval of item #3, the construction of a second story addition atop an existing, concrete masonry unit structure at 410 Barrera, based on findings 3a through 3d with the following stipulations:

- i. That the aluminum clad wood windows 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.

4. Staff recommends approval of item #4, the reconstruction of the front porch of the historic structure at 414 Barrera, exterior modifications and the construction a two story, rear addition, based on findings 4a through 4g with the following stipulations:

- i. That the aluminum clad wood windows 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 preserve the locations of the original, street facing door and windows.

5. Staff recommends approval of item #5, site modifications and the construction of a carport based on finding 5a and 5b.

**CITIZENS TO BE HEARD:**

None.

**COMMISSION ACTION:**

The motion was made by Commissioner Garza and seconded by Commissioner Carpenter to approve with staff stipulations except 2&4 to allow relocation on windows.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Fetzer.

**NAYS:** None.

**THE MOTION CARRIED**

*\*Not enough Commissioner’s present for quorum. Moved item #11 on hold after item. 13\**

• **Item #13. HDRC NO. 2018-617**

**APPLICANT:** Jim Bailey/Alamo Architects- Applicant. Billy Barnes- business partner  
**ADDRESS:** 600 E CESAR E CHAVEZ BLVD/100 LABOR STREET

**REQUEST:**

The applicant is requesting conceptual approval to construct a 4.5 story, multi-family residential structure on the vacant lot located at 600 E Cesar E Chavez Boulevard as well as four, two-story townhouse structures. The proposed development will feature ground floor retail space, approximately 216 residential units and approximately 260 off-street parking spaces.

**RECOMMENDATIONS:**

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

- i. That a double-hung, aluminum-clad wood window should 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Another window material may be considered provided it feature dimensions and characteristics consistent with those previously mentioned.
- ii. That a detailed landscaping and lighting plan be submitted when returning for final approval as noted in finding p.
- iii. That all mechanical equipment be screened from view as noted in finding m.
- 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.

**CITIZENS TO BE HEARD:**

None.

**COMMISSION ACTION:**

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

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** None.

**THE MOTION CARRIED**

*\*Commissioner Bowman arrived at 4:04pm. Ready to review item #11 recusal from Fetzer.*

• **Item #11. HDRC NO. 2018-614**

**ADDRESS:** 1803 BROADWAY

**APPLICANT:** Lisa Rosenzweig

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously issued Certificate of Appropriateness in regards to the new construction at 1803 Broadway. Within this request, the applicant has proposed the following:

1. Amend the previous design of the street entries to the south tower to include a series of porticos and trellises.
2. The installation of solar array structures to be mounted at the rooftop levels of the north and south towers as well as the parking structure. The solar panels will be installed on structural systems that are incorporated into the building’s architecture.

**RECOMMENDATIONS:**

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

**CITIZENS TO BE HEARD:**

None.

**COMMISSION ACTION:**

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

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, and Bowman. *[Fetzer rescued]*

**NAYS:** None.

**THE MOTION CARRIED**

- **Item #15. HDRC NO. 2018-191**

**ADDRESS:** 830 NOLAN

**APPLICANT:** Hussain Halai

**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 830 Nolan.

**RECOMMENDATIONS:**

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

**CITIZENS TO BE HEARD:**

Lulu Francois- 817 Nolan

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Garza to consent with staff stipulations.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** None.

**THE MOTION CARRIED**

- **Item #18. HDRC NO. 2018- 584**

**ADDRESS:** 107 PASO HONDO

**APPLICANT:** Cotton Estes/High Cotton Architects

**REQUEST:**

The applicant is requesting conceptual approval to perform rehabilitative scopes of work to the historic structure at 107 Paso Hondo as well as perform exterior modifications. Within this request, the applicant has proposed the following:

1. Foundation repair to the historic structure to prevent future displacement of walls.
2. Perform rehabilitative scopes of work including the repair of brick facades, porch repair and stone window sills and other historic façade elements.
3. Install a new standing seam metal roof.
4. Replace the original wood windows with new, insulated wood framed windows.
5. Construct a second story addition to feature a dormer on the front facing roof slope as well as modify the historic roof profile. This addition will result in a two story addition at the rear of the historic structure.

**RECOMMENDATIONS:**

Staff recommends conceptual approval of request items #1 through #3 based on findings c through e with the following stipulations:

- i. That the proposed repair and rehabilitative scopes of work be done with in-kind materials.
- ii. That the standing seam metal roof replacement feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Staff does not recommend conceptual approval of request item #4, the replacement of the original wood windows.

Staff finds that the original wood windows should be repaired. Any windows beyond repair may be replaced per staff review.

Staff does not recommend conceptual approval of request item #5, the construction of a dormer addition on the front façade. Staff recommends that the applicant retain the form of the original roof structure and construct additions to the rear of the historic structure.

**CITIZENS TO BE HEARD:**

Lulu François, 817 Nolan, in support to request. Arvis Holland, 1112 Burnet, in support to request.

**COMMISSION ACTION:**

The motion was made by Commissioner Grube and seconded by Commissioner Fish to return to DRC to review item 5 and to salvage and restore windows in the back.

**AYES: Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.**

**NAYS: None.**

**THE MOTION CARRIED**

• **Item #19. HDRC NO. 2018-462**

**ADDRESS:** 201 E HUISACHE AVE

**APPLICANT:** Patrick Christensen

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval window replacement and a window master plan in response to the commission action at the HDRC hearing on August 19, 2018.

**RECOMMENDATIONS:**

Staff does not recommend approval as proposed based on finding b through f. Staff recommends in-kind wood window replacement where they are deteriorated beyond repair.

**CITIZENS TO BE HEARD:**

None.

**COMMISSION ACTION:**

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

**AYES: Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.**

**NAYS: None.**

**THE MOTION CARRIED**

• **Item #20. HDRC NO. 2018-533**

**ADDRESS:** 335 TRAIL

**APPLICANT:** Katie Bingham, AIA/Mark Odom Studio- David Moren and Mary Michael-representing.

**REQUEST:**

The applicant is requesting conceptual approval to construct twenty-four condominium units on the vacant lot located at 335 Trail. The property features lots that are located within the River Improvement Overlay only, as well as those that are located within both the River Improvement Overlay and the River Road Historic District. The applicant has proposed for the condominium units to feature three stories in height. Access to the site will be provided from Trail Street and Huisache Street.

**RECOMMENDATIONS:**

While the applicant has updated many aspects of the proposed new construction to address concerns of the Commission, neighborhood association and staff, staff recommends that the applicant continue to address the following items prior to receiving a recommendation for conceptual approval.

- i. That the proposed structures noted as Building 1 and Building 2 feature a slightly deeper setback to align with the existing one story structures on Huisache.
- ii. That the applicant remove units from both Building 4 and Building 6 to reduce potential damage to the acequia as well as promote efficient traffic flow and emergency vehicle flow throughout the property.

- iii. That the applicant comply with all Transportation and Capital Improvements Requirements in regards to access for emergency vehicles and automobile traffic.
- iv. That the applicant continue to develop the proposed landscaping plan, incorporating additional buffering elements.
- v. That the applicant reduce the proposed height of the units on Trail (Buildings 5 and 6) by one story in height as noted in finding i.
- vi. That foundation heights that are comparable to those found within the district and consistent with the Guidelines be proposed as noted in finding j.
- vii. That additional implementation of porches and balcony recessions into the front façade massing should occur as noted in finding n.
- viii. That a double-hung, aluminum-clad wood window should 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The recessing of windows at least two inches within walls is also a requirement of the UDC Section 35-674.
- ix. That all mechanical and service equipment be screened from view at the public right of way.
- x. 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.

**CITIZENS TO BE HEARD:**

Mimi Quintanilla, Myfe Moore, and Barbara Heidall opposed to request.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Carpenter to resubmit updated packet with Mass Model and present in next HDRC meeting.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** None.

**THE MOTION CARRIED**

• **Item #21. HDRC NO. 2018-577**

**ADDRESS:** 422 CENTER ST/126, 130, 134 N SWISS

**APPLICANT:** Ricardo Turrubiates/TerraMark

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install aluminum windows into the new construction at 126, 130 and 134 N Swiss in place of the previously approved aluminum clad wood windows.

**RECOMMENDATIONS:**

Staff does not recommend approval based on findings b and c. Staff recommends that the applicant install windows that are consistent with the previous approval and staff’s window specifications as noted in finding c.line.

**CITIZENS TO BE HEARD:**

None.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Grube to postpone until next HDRC meeting.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** None.

**THE MOTION CARRIED**

- **Item #22. HDRC NO. 2018-607**

**ADDRESS:** 219 N SAN MARCOS

**APPLICANT:** Sarah Gould/WPA/Esperanza Center

**REQUEST:**

A request for review by the HDRC regarding eligibility of the property located at 219 N San Marcos for landmark designation.

**RECOMMENDATIONS:**

Staff recommends approval of a Finding of Historic Significance and that the Historic and Design Review Commission recommend approval for the landmark designation of 219 N San Marcos to the Zoning Commission and to the City Council based on findings b through g.

**CITIZENS TO BE HEARD:**

Amelia Valdez and Graciela Sanchez state in support of case.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Fish to approve for historical significance.

**AYES:** Guarino, Fish, Carpenter, Grube, and Fetzer.

**NAYS:** Garza and Bowman.

**THE MOTION CARRIED**

- **Item #23. HDRC NO. 2018-604**

**ADDRESS:** 428 S SAN AUGUSTINE

**APPLICANT:** Sarah Gould/WPA/Esperanza Center-Manuel Cerrillo Jr.-Owner

**REQUEST:**

A request for review by the HDRC regarding eligibility of the property located at 428 S San Augustine for landmark designation.

**RECOMMENDATIONS:**

Staff recommends approval of a Finding of Historic Significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 428 S San Augustine to the Zoning Commission and to the City Council based on findings a through g.

**CITIZENS TO BE HEARD:**

Amelia Valdez and Graciela Sanchez state in support of case.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Grube to approve for historical significance.

**AYES:** Guarino, Fish, Carpenter, Grube, and Fetzer.

**NAYS:** Garza and Bowman.

**THE MOTION CARRIED**

- **Item #24. HDRC NO. 2018-603**

**ADDRESS:** 430 S SAN AUGUSTINE

**APPLICANT:** Sarah Gould/WPA/Esperanza Center- Mauel Cerrilla Jr.- Son of Owner.

**REQUEST:**

A request for review by the HDRC regarding eligibility of the property located at 430 S San Augustine for landmark designation.

**RECOMMENDATIONS:**

Staff recommends approval of a Finding of Historic Significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 430 S San Augustine to the Zoning Commission and to the City Council based on findings a through g.

**CITIZENS TO BE HEARD:**

Amelia Valdez and Graciela Sanchez state in support of case.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Fetzer to approve historical significance .

**AYES:** Guarino, Fish, Carpenter, Grube, and Fetzer.

**NAYS:** Garza and Bowman.

**THE MOTION CARRIED****• Item #25. HDRC NO. 2018-612**

**ADDRESS:** 126 VILLITA ST, 112 VILLITA ST

**APPLICANT:** Miguel Saldana/B&A Architects

**REQUEST:**

The applicant is requesting conceptual approval to:

1. Construct a twenty-four (24) story, multi-family residential structure with mixed-use at the street level on the vacant lot at 112 Villita Street.
2. Construct a parking structure on the lot at 126 Villita Street. This would require the demolition of an existing building on the site that has been determined eligible for historic designation by OHP staff.

**RECOMMENDATIONS:**

Staff does not recommend approval of item #1, the construction of a twenty-four story tower based on findings 1a through 1n. Staff recommends the applicant address the following items prior to returning to the HDRC:

- i. That the applicant revise the curb cuts and automobile entry court proposed on Jack White Way and install a continuous sidewalk and pedestrian amenities across the site as noted in finding 1a.
- ii. That the applicant revise the proposed tower massing to include a greater height to width ratio and include tapering as the tower ascends based on finding 1j.
- iii. That the applicant introduce an architectural focal point as noted in finding 1b.
- iv. That the applicant submit a solar access study for consideration of overall height and impacts to the River Walk as noted in finding 1c.
- iv. That the applicant eliminate the continuous curb cut proposed on Jack White Way as noted in finding 1d and 1e.
- v. That the applicant submit a conceptual landscaping plan as noted in finding 1f.
- vi. That the applicant propose fenestration and façade separating elements to the south façade as noted in finding 1n.

Staff does not recommend approval of item #2, the construction of a five level parking structure based on findings 2a through 2e. Staff recommends the applicant address the following items prior to returning to the HDRC.

- i. That alternatives to full demolition of the existing building be further evaluated and presented for HDRC consideration.
- ii. That the garage features ground-level uses and incorporate windows or display space along at least fifty (50) percent of the linear street frontage.
- iii. That any proposed curb cuts be modified to not exceed twenty-five (25) feet in width.
- iv. That a lighting plan be submitted for review to ensure that no light pollution results from the proposed new construction.

**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.

**CITIZENS TO BE HEARD:**

None.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Laffoon to postponed until next HDRC meeting.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** None.

**THE MOTION CARRIED**

• **Item #26. HDRC NO. 2018-616**

**ADDRESS:** 1405 S FLORES ST

**APPLICANT:** Kris Feldmann

**REQUEST:**

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

1. Perform rehabilitative scopes of work to the historic structure including stucco repair, masonry repair and standing seam metal roof replacement.
2. Expose and reconstruct the historic storefront systems as they previously existed.
3. Install an awning to be consistent with the awning that existed historically.
4. Replace existing, non-original windows with new, aluminum clad wood windows.
5. Construct an entry at the rear of the structure.
6. Install hand painted signage on the front façade and metal signage on the rear façade.

**RECOMMENDATIONS:**

**Staff recommends approval of items #1 through #3** based on findings a through d with the following stipulations:

- i. That the applicant submit detailed construction documents for the proposed storefront system's restoration as well as the proposed canopy as noted in findings c and d. These documents should include dimensions and a door and window schedule.

**Staff does not recommend approval of item #4 at this time.** Staff finds that the applicant should restore the existing, wood windows. Where vinyl or aluminum windows have been installed, or where no window currently exists, staff finds the proposed aluminum clad wood window to be appropriate with the following stipulations:

- i. The proposed window should feature a four over four profile. Product specifications should be submitted to OHP 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 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.

**Staff recommends approval of items #5 and #6** with the following stipulations:

- i. That the applicant submit detailed construction documents for the proposed storefront system's restoration as well as the proposed canopy as noted in findings c and d. These documents should include dimensions and a door and window schedule.
- ii. That exact sizes of the proposed signage be submitted to staff for review. Signage totals should not exceed fifty(50) square feet. Any paint for signage should be submitted to staff for review. The paint product should have the ability to be removed without causing damage to the historic brick and should be water permeable.

**CITIZENS TO BE HEARD:**

None.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Carpenter to be approve with staff stipulations and to add stipulations to which windows are salvageable.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** None.

**THE MOTION CARRIED**

• **Item #27. HDRC NO. 2018-396**

**ADDRESS:** 304 PIERCE

**APPLICANT:** Jorge Acosta- representing Jose Cuevas

**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.

**RECOMMENDATIONS:**

Staff does not recommend final approval at this time. Staff recommends the applicant address the following prior to receiving final approval and a Certificate of Appropriateness.

- i. That the applicant confirm that a setback that is greater than that of the neighboring historic structures be incorporated as noted in finding c.
- ii. That the applicant confirm that a foundation height that is consistent with the Guidelines is used as noted in finding f.
- iii. That the applicant address inconsistencies with the Guidelines regarding architectural details as noted in finding h.
- iv. That the applicant submit information regarding materials as noted in finding i.
- v. That 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vi. That all mechanical equipment be screened from view.
- vii. That a landscaping plan be submitted to staff for review.

**CITIZENS TO BE HEARD:**

Rose Hill in support of the case.

**COMMISSION ACTION:**

The motion was made by Commissioner Fish and seconded by Commissioner Garza to approve with staff stipulations. Additional stipulations to add details and specific list of details needed for coordination with Staff.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** NONE.

**THE MOTION CARRIED**

• **Item #28. HDRC NO. 2018-620**

**ADDRESS:** 421 PIERCE

**APPLICANT:** Pegy Brimhall/Figurd

**REQUEST:**

The applicant is requesting conceptual approval to construct five residential structures at the corner of Pierce and Colita Streets in the Government Hill Historic District. The proposed development will incorporate an existing, two story historic structure, located immediately at the corner.

**RECOMMENDATIONS:**

Staff does not recommend conceptual approval at this time. Staff recommends that the applicant provide additional information and address the following prior to receiving conceptual approval:

- i. That the applicant ensure that the proposed structure on E Carson features a setback that is greater than the historic structures on the block.
- ii. That the applicant reduce the proposed massing for the proposed structure on E Carson to be comparable with the two story structures on the block.
- iii. That the applicant reduce the proposed massing for the proposed structures on Pierce and Colita to not exceed the existing, two story historic structure at that location.
- iv. That the applicant confirm that the proposed foundation heights are consistent with the Guidelines.
- v. That the applicant provide information regarding materials and windows materials that are consistent with the Guidelines.
- vi. 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vii. That the applicant provide information regarding lot sizes and footprints to confirm that the proposed new construction does not cover more than fifty (50) percent of the lot.
- viii. That the applicant modify the proposed roof forms to feature gabled and hipped roofs and eliminate any mansard roof elements.
- ix. That the applicant incorporate front porch elements into the massing of each structure.
- ix. That all mechanical equipment be screened from view at the public right of way.
- x. That the applicant reduce the proposed driveway width on Colita to ten feet in width and that each new driveway feature pervious paving.
- xi. That the applicant submit a landscaping and tree preservation plan.

**CITIZENS TO BE HEARD:**

Denise Homer opposed to case.

**COMMISSION ACTION:**

No action required. Applicant withdrew.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** NONE.

**THE MOTION CARRIED**

• **Item #29. HDRC NO. 2018-535**

**ADDRESS:** 849 E COMMERCE

**APPLICANT:** Manuel Rubio/Injoy

**REQUEST:**

The applicant is requesting conceptual approval of mural placement on the north and west facades of the parking structure and mall structure at 849 E Commerce, commonly known as Rivercenter Mall. The design of the mural is not included in this review.

**RECOMMENDATIONS:**

Staff finds that a mural in the proposed location is appropriate; however, signage or advertising should not exceed fifty (50) square feet per tenant. No off-premise advertising of any kind is allowed. Prior to receiving conceptual

approval, the applicant should indicate specific sizes of the proposed murals as well as signage that would be included within the mural.

**CITIZENS TO BE HEARD:**

None.

**COMMISSION ACTION:**

The motion was made by Commissioner Grube and seconded by Commissioner Carpenter send to DRC.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** NONE.

**THE MOTION CARRIED**

• **Item #30. HDRC NO. 2018-623**

**ADDRESS:** 119 E KINGS HWY

**APPLICANT:** Troy Jessee

**REQUEST:**

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

1. Remove the front canopy element from the rear accessory structure and install a shed canopy element.
2. Replace the rear accessory carriage doors in-kind.

**RECOMMENDATIONS:**

Item 1, Staff does not recommend approval of the canopy removal based on finding b. Staff recommends that the canopy be retained and restored in place.

Item 2, Staff recommends approval of the garage door replacement based on finding b.

**CITIZENS TO BE HEARD:**

NONE.

**COMMISSION ACTION:**

Application was WITHDRAWN. No action required.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** NONE.

**THE MOTION CARRIED**

*\*Item #31 was moved to CONSENT ITEMS\**

• **Item #32. HDRC NO. 2018-600**

**ADDRESS:** 252 W MARIPOSA

**APPLICANT:** Kathleen Messina

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to:

1. Demolish one contributing rear accessory structure.
2. Demolish one non-contributing rear accessory structure.
3. Construct a new 1-story rear accessory structure to measure approximately 1,000 square feet.
4. Construct a new 1-story rear shed.

**RECOMMENDATIONS:**

Item 1, Staff does not recommend approval of the demolition of the existing contributing rear accessory structure based on finding c. The applicant may present additional materials to the HDRC that provide evidence of an unreasonable economic hardship or loss of significance of the structure.

Item 2, Staff recommends approval of the demolition of the non-contributing rear accessory structure based on finding c.

Item 3, Staff does not recommend approval of the construction of a new rear accessory structure based on finding d.

If HDRC approves the demolition of the existing contributing rear accessory structure, staff recommends that the HDRC grant conceptual approval and that the following stipulations apply:

- i. That the applicant provides a line of sight study that demonstrates the visual impact of the rear accessory structure on the public right-of-way.
- ii. That the applicant provides a final and accurate site plan that indicates the placement of the structure relative to all lot lines and existing structures.
- iii. That the applicant eliminates the pork chop detailing on the roof eaves.
- iv. That all windows be one over one wood windows. The applicant is required to submit specifications to staff for review and approval that comply with the following: meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- v. That the applicant provide all material specifications and final dimensioned construction documents.

Item 4, Staff recommends approval of the construction of the new shed based on finding j.

**CITIZENS TO BE HEARD:**

NONE.

**COMMISSION ACTION:**

Motion was made by Commissioner Grube and seconded by Commissioner Bowman for Commission-site visit and have administrative approval on contingency of site-visit.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** NONE.

**THE MOTION CARRIED**

• **Item #33. HDRC NO. 2018-624**

**ADDRESS:** 322 W ELSMERE

**APPLICANT:** Al Zgardowski

**REQUEST:**

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

1. Relocate a one over one wood window to the opening of an existing non-original aluminum window and enclose previous opening with siding.
2. Replace two one over one wood windows with an aluminum sliding door.
3. Enclose an existing one over one wood window with siding.
4. Shorten an existing one over one window opening and install a new wood window to match opening size.
5. Remove an existing steel door on the rear façade and relocate existing one over one wood windows to fill opening.

**RECOMMENDATIONS:**

Item 1, Staff does not recommend approval of the window relocation based on finding b. Staff recommends that the existing wood window and opening remain and that the existing wood window be rehabilitated. Staff recommends replacement of the non-original aluminum window with a new wood window with the following stipulation:

- i. That the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2, Staff does not recommend approval of the replacement of two original one over one wood windows with a sliding aluminum door based on finding c.

Item 3, Staff does not recommend approval of the window enclosure based on finding d.

Item 4, Staff does not recommend approval of the window opening modification based on finding e. Staff recommends that the window size be retained and the existing window be restored.

Item 5, Staff does not recommend the relocation of the wood windows based on finding e. Staff finds that a compatible replacement wood door or a new wood window to match the existing in a ganged configuration would be appropriate. The replacement of the existing door with a wood door is eligible for administrative approval. If a new window is to be installed in this location, updated drawings are required to be submitted to staff for review and approval. A new window must create a true ganged condition to be appropriate.

**CITIZENS TO BE HEARD:**

NONE.

**COMMISSION ACTION:**

Application was WITHDRAWN . No action required.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** NONE.

**THE MOTION CARRIED**

• **Item #34. HDRC NO. 2018-613**

**ADDRESS:** 635 MISSION ST

**APPLICANT:** Norma Gomez

**REQUEST:**

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

1. Remove a rear chimney flue and patch the opening.
2. Replace the existing metal roof with composition shingles.

**RECOMMENDATIONS:**

Item 1, Staff does not recommend approval of the chimney flue removal based on findings a and b.

Item 2, Staff does not recommend the replacement of the metal roof with shingles based on findings a and c. The in-kind replacement of the standing seam metal roof is eligible for administrative approval.

**CITIZENS TO BE HEARD:**

NONE.

**COMMISSION ACTION:**

Application was WITHDRAWN. No action required.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** NONE.

**THE MOTION CARRIED**

• **Item #35. HDRC NO. 2018-561**

**ADDRESS:** 601 LABOR

**APPLICANT:** Issac Ortiz/Economy Signs

**REQUEST:**

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

- 1) Install signage featuring 32 square feet at 8 feet in height.
- 2) Repair the sidewalk around the property.

**RECOMMENDATIONS:**

Staff recommends approval the proposed signage and sidewalk repairs based on findings b through h with the following stipulations:

- i. That the overall dimensions of the sign are is reduced to less than 26 square feet.
- ii. That the overall height of the sign is reduced 4 feet.
- iii. That the sidewalk repairs are to match the existing in dimension, material, and configuration

**CITIZENS TO BE HEARD:**

NONE.

**COMMISSION ACTION:**

Motion was made by Commissioner Carpenter and seconded by Commissioner Bowman to approve with staff stipulations.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

**NAYS:** NONE.

**THE MOTION CARRIED**

• **Item #36. HDRC NO. 2018-622**

**ADDRESS:** 914 LAMAR ST

**APPLICANT:** Andrea Frias

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace Folk Victorian porch elements with square columns, cattle panel fencing, and 2x6 wood decking.

**RECOMMENDATIONS:**

Staff does not recommend approval of the porch modifications based on finding b and c. Staff recommends the reconstruction of the original porch configuration featuring:

- i. Salvaged turned wood columns
- ii. Wood spindle railing at a similar height as seen in photographic documentation
- iii. Tongue-and-groove wood decking no wider than 3”

**CITIZENS TO BE HEARD:**

Arvis Holland—was not able to speak in opposition. William Carson-- spoke in opposition to case.

**COMMISSION ACTION:**

Motion was made by Commissioner Carpenter and seconded by Commissioner Grube to deny requests to approve, removal and paint to the original post and railing. Recommending to find a similar post to the original post.

**AYES:** Guarino, Fish, Garza, Carpenter, Grube, Bowman, and Fetzer.

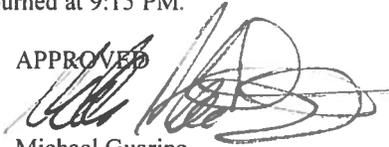
**NAYS:** NONE.

**THE MOTION CARRIED**

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

There being no further business, the meeting adjourned at 9:15 PM.

APPROVED

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

Michael Guarino  
Acting Chair