



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
02 January 2019**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:01 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, Wolff, Garza, Carpenter, Fetzer, and Laffoon.

ABSENT: Martinez-Flores, Grube, and Bowman

- Chairman's Statement
- Announcements
- Citizens to be heard:
 - NONE

COMMISSION ACTION:

- The Commission then considered the Consent Agenda, which consisted of:
 - Item #1, Case No. 2018-634 1103 CINCINNATI
 - Item #3, Case No. 2018-579 2310 W KINGS HWY
 - Item #4, Case No. 2018-579 2310 W KINGS HWY
 - Item #5, Case No. 2018-628 238 W CRAIG PLACE
 - Item #6, Case No. 2018-629 2415 SIDNEY BROOKS, 7935 KENNEDY HILL
 - Item #8, Case No. 2018-630 409 S PRESA ST

Item #2, 7, and 9 were moved to the individual consideration by Commissioner Garza seconded by Commissioner Fetzer.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Wolff, Garza, Carpenter, Fetzer, and Laffoon.

NAYS: None.

THE MOTION CARRIED.

- **Item #2. HDRC NO. 2018-525**
Applicant: Brian Voges/Voges Design, LLC
ADDRESS: 115 DEVINE ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct four, two-story, multi-use structures on the vacant lot at 115 Devine, located within the Lavaca Historic District.

RECOMMENDATIONS:

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

- i. That the applicant should submit a site plan including the neighboring structures to confirm that appropriate setbacks are being used as noted in finding e.
- ii. That the applicant ensure that a foundation height that is within one (1) foot of the neighboring, historic structure's is used as noted in finding h.
- iii. That the applicant continue to modify the proposed flat roofs to conceal them from view at the right of way as noted in finding i.
- iv. That the applicant incorporate wood or composite siding into the material palette as noted in finding k.
- iv. That the proposed aluminum clad casement windows feature dark colors and that the color selection 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.
- v. That the proposed sidewalk feature a width of between three and four feet, that the proposed driveway not exceed ten (10) feet in width and that the front yards feature ground cover and plant elements.

CITIZENS TO BE HEARD:

NONE.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Wolff, Garza, Carpenter, Fetzer, and Laffoon.

NAYS: None.

THE MOTION CARRIED

- **Item #7. HDRC NO. 2018-514**
ADDRESS: 400 EAGLELAND DR
APPLICANT: Suresh Modadugu/Stantec

REQUEST:

The applicant is requesting final approval to:

1. Construct multiple additions to the existing main classroom structure.
2. Modify the façade of the existing main classroom structure.
3. Modify the existing parking lot to accommodate additional spaces.
4. Modify the existing landscaping to include the addition of new trees, shrubbery, and screening.
5. Install new signage.

RECOMMENDATIONS:

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

- i. That a separate application is submitted for review and approval for any proposed signage on site.
- ii. **ARCHAEOLOGY-** The 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 Garza and seconded by Commissioner Carpenter to approve with staff stipulations.

AYES: Guarino, Fish, Wolff, Garza, Carpenter, Fetzer, and Laffoon.

NAYS: None.

THE MOTION CARRIED

- **Item #9. HDRC NO. 2018-636**
APPLICANT: Sal Garcia/NRP Group
ADDRESS: 419 W CEVALLOS

REQUEST:

The applicant is requesting conceptual approval of façade arrangement and materials for the proposed new construction at 419 W Cevallos, located within the River Improvement Overlay, District 7E. The applicant received conceptual approval for the proposed site plan, building locations and massing on September 5, 2018.

RECOMMENDATIONS:

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

- i. That the applicant use windows that feature a dark color and are recessed at least two inches within walls as noted in findings j and k.
- ii. That the applicant provide specifications for all proposed materials as noted in finding j.
- iii. That the applicant find additional means to reduce the heights of the proposed hipped roof forms.
- iv. That the applicant submit details for signage open returning to the Commission which notes that the proposed roof level signage be mounted to parapet walls.
- v. That the parapet walls screen the proposed hipped roof forms from view at the public right of way as noted in the submitted line of sight study and renderings.
- vi. **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 Garza and seconded by Commissioner Carpenter to approve with staff stipulations.

AYES: Guarino, Fish, Wolff, Garza, Carpenter, Fetzer, and Laffoon.

NAYS: None.

THE MOTION CARRIED

- **Item #10. HDRC NO. 2018-580**
ADDRESS: 206 CAMARGO
APPLICANT: Michael Taritas- Father Representing

REQUEST:

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

- 1. Demolish existing rear additions.
- 2. Reconstruct the original, rear facing gabled roof.
- 3. Construct a rear addition to feature 278 square feet at the rear of the primary historic structure.
- 4. Remove original wood windows and their openings.
- 5. Install front porch railing.
- 6. Install a front yard concrete walkway.

7. Replace both front doors on the primary historic structure.
8. Install a front yard fence and a side and rear yard privacy fence.

RECOMMENDATIONS:

1. Staff does not recommend approval of item #1, the demolition of the exiting, contributing rear additions based on finding c. Staff recommends that the demolished contributing additions be reconstructed as they previously existed.
2. Staff recommends approval of item #2, the reconstruction of the original, rear facing gabled roof based on finding d. The roof should be reconstructed as it previously existed.
3. If the Commission finds the removal of the previous, contributing rear additions to be appropriate, staff recommends approval of item #3, the construction of the proposed rear addition based on findings g through j with the following stipulations:
 - i. That all windows feature a profile that matches those of the historic structure and feature sashes.
 - ii. 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.
 - iii. That the addition’s proposed rear façade feature fenestration patterns that are complementary of the historic structure and feature window proportions and materials that are consistent with the Guidelines, as noted in findings h and j.
4. Staff does not recommend approval of item #4, the removal of original windows and their openings based on finding k. Staff recommends that the applicant reinstall the original windows into their original locations.
5. Staff recommends approval of item #5, front porch railing with the stipulation that detailed drawings be submitted to staff for review and approval prior to installation.
6. Staff recommends approval of item #6, the installation of a front yard walkway with the stipulation that the profile and materials match that which currently exists on site.
7. Staff recommends approval of item #7, front door replacement based on finding h with the following stipulation:
 - i. That the northern door be repaired and remain in place and that the replacement door for the southern door be submitted to staff for review and approval prior to purchase and installation.
8. Staff recommends approval of item #8, the installation of front and side yard fencing with the following stipulations:
 - i. That no portion of the front yard fence exceed four (4) feet in height and that no part of the rear privacy fence be constructed forward of the front façade. The privacy fence should not exceed six (6) feet in height.
 - ii. That the front yard fence turn and run parallel to the driveway rather than feature a driveway gate at the property line.

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, Wolff, Garza, Carpenter, Fetzer, and Laffoon.

NAYS: None.

THE MOTION CARRIED

- **Item #11. HDRC NO. 2018-580**
ADDRESS: 335 TRAIL
APPLICANT: Katie Bingham, AIA/Mark Odom Studio

REQUEST:

The applicant is requesting conceptual approval to construct a multi-unit, residential development 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 residential structures to feature two and three stories in height. Access to the site will be provided from Trail Street and Huisache Street.

RECOMMENDATIONS:

Staff recommends conceptual approval of Buildings 1, 2 and 3 with the following stipulations:

- i. That the applicant increase the setback on Huisache for Buildings 1 and 2 to feature an overall setback that is equal to or greater than that of the adjacent structure on Huisache.

Staff recommends that the applicant address the following items prior to receiving conceptual approval for Buildings 4, 5 and 6:

- i. That the applicant reduce the height of Building 5 to two stories in height.
- ii. That the applicant increase Building 6's setback to match that of Building 5.
- iii. That the applicant eliminate units from Buildings 4 and 6 to increase the space between the proposed new construction and the acequia.

The applicant has noted that previous stipulations of staff have or will be met, including the following:

- i. That the applicant comply with all Transportation and Capital Improvements Requirements in regards to access for emergency vehicles and automobile traffic.
- ii. That the applicant continue to develop the proposed landscaping plan, incorporating additional buffering elements.
- iii. That foundation heights that are comparable to those found within the district and consistent with the Guidelines.
- iv. That additional implementation of porches and balcony recessions into the front façade massing should occur.
 - iv. 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.
 - v. That all mechanical and service equipment be screened from view at the public right of way.
 - vi. **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:

Richard Reed, Emily Furry, Myfe Moore, John Heril, and Margaret Day oppose to this case.

COMMISSION ACTION:

The motion was made by Commissioner Fish and seconded by Commissioner Carpenter to approve:

BATCH 1 – Building 1-3 conceptual approval with staff stipulations.

BATCH 2- Building 4 compromise to 16 ft set back. Building 5- have an 18 ft continuous set-back. Item 2 stipulation 1.

BATCH 3- Approve with staff stipulations.

AYES: Guarino, Fish, Wolff, Garza, Carpenter, Fetzer, and Laffoon.
NAYS: None.
THE MOTION CARRIED

- **Item #12. HDRC NO. 2018-522**
ADDRESS: 255 BRAHAN BLVD 259 BRAHAN BLVD
APPLICANT: Ricardo Turrubiates/Terramark

REQUEST:

The applicant is requesting conceptual approval of a site plan featuring a total of four residential structures at the corner of Brahan Boulevard and Haywood Avenue. The applicant has proposed for one, multi-family residential structure to front Brahan and two, single-family residential structures to front Haywood. In addition to the three, primary residential structures, the applicant has proposed two, detached accessory structures to include automobile parking and living space on the lot addressed to Haywood.

RECOMMENDATIONS:

Staff does not recommend approval at this time. Staff recommends that the applicant address the following items prior to receiving a recommendation of conceptual approval from staff.

- i. That the applicant provide information regarding front yard setbacks on Brahan, and that that setback feature a depth of at least 45 feet as noted in finding g.
- ii. A minimum spacing of 25 feet between the proposed homes should be maintained as noted in finding j.
- iii. That the applicant propose a setback on Haywood that is greater than the side setback of the adjacent historic structure (at the corner of Haywood and Army Blvd.) for both the front setback of the structure that fronts Haywood and the side setback of the structure that fronts Brahan.
- iv. That the proposed garage/studio structures feature lot locations and massing that are consistent with the historic development pattern found in the district as noted in finding o.
- v. That the proposed carport to the side (west) of the structure fronting Brahan be repositioned to a location that is consistent with the locations of accessory structures found historically throughout the district (rear yard) as noted in finding p.
- vi. That the applicant reduce the amount of hardscaping found on site or reduce the proposed width of the alley
- vii. access point as noted in findings m and n.

CITIZENS TO BE HEARD:

Leticia Riley, Marilyn Mitten, Karen Roe, and Marc Hendel.

COMMISSION ACTION:

The motion was made by Commissioner Fish and seconded by Commissioner Garza to approve with staff stipulations and additional rear spacing between 4,5, and 6 to preserve pecan tree.

AYES: Guarino, Fish, Wolff, Garza, Carpenter, Fetzer, and Laffoon.
NAYS: None.
THE MOTION CARRIED

- **Item #13. 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.

CITIZENS TO BE HEARD:

NONE.

COMMISSION ACTION:

No action required. Case was postponed.

AYES: Guarino, Fish, Wolff, Garza, Carpenter, Fetzer, and Laffoon.

NAYS: None.

THE MOTION CARRIED

- **Item #14. HDRC NO. 2018-633**
- ADDRESS:** 424 N OLIVE ST
- APPLICANT:** Cy Goudge/JCG Homes, LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a single story, single family residential structure on the vacant lot at 424 N Olive, located within the Dignowity Hill Historic District..

RECOMMENDATIONS:

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

- i. That the applicant increase the proposed setback to where it will be greater than that of both neighboring historic structures. This should be demonstrated to staff prior to receiving a Certificate of Appropriateness.
- ii. That the proposed grouped widows are separated by wood mullions featuring approximately six (6) inches in width.
- iii. That the proposed driveway gate be located at or behind the front façade of the house and that the proposed fence not exceed four feet in height. A fencing detail should be submitted to staff prior to the issuance of a Certificate of Appropriateness.
- iv. Windows must feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Grouped windows should be separated by a wood mullion to feature approximately six (6) inches in width. Windows featuring false divided lites are not appropriate.

A foundation formwork inspection must be performed prior to the pouring of foundation concrete to confirm that the approved setback and foundation heights are being constructed.

CITIZENS TO BE HEARD:

NONE.

COMMISSION ACTION:

The motion was made by Commissioner Fish and seconded by Commissioner Garza to approve with staff stipulations EXCEPT for stipulation 2. There needs to be a setback.

AYES: Guarino, Fish, Wolff, Garza, Carpenter, Fetzer, and Laffoon.

NAYS: None.

THE MOTION CARRIED

- **Item #15. HDRC NO. 2018-631**
ADDRESS: 321 N HACKBERRY ST
APPLICANT: Roberto Elizondo and Dany

REQUEST:

The applicant is requesting conceptual approval to construct two, two and a half story, multi-family residential structures on the vacant lot at 321 N Hackberry within the Dignowity Hill Historic District..

RECOMMENDATIONS:

Staff does not recommend conceptual approval at this time. Staff finds that the applicant should separate the massing of the proposed structures as noted in finding m and remove the proposed garages from the massing of the residential structures as noted in finding n prior to receiving conceptual approval. Additionally, staff recommends that the applicant address the following:

- i. That the applicant confirm that the proposed setback from N Hackberry is greater than that of the neighboring historic structure as noted in finding c.
- ii. That the applicant confirm that the proposed new construction features an overall massing that is subordinate to the neighboring historic structure as noted in finding e.
- iii. That the applicant introduce additional window fenestration to the north and side facades as noted in finding h.
- iv. That all Hardie siding feature a four inch exposure and a smooth finish. Additionally, the proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge seam may be used, but must be submitted to staff for review and approval.
- v. 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.
- vi. That the applicant adjust the proposed proportions of the front porch columns and submit column details to staff for review and approval as noted in finding l.
- viii. That the applicant submit a landscaping plan and limit curb cuts to no more than ten (10) feet in width as noted in findings o and p when returning for final approval.

CITIZENS TO BE HEARD:

NONE.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Garza to approve conceptual approval.

AYES: Guarino, Fish, Wolff, Garza, Carpenter, Fetzer, and Laffoon.

NAYS: None.

THE MOTION CARRIED

• **Item #16. HDRC NO. 2018-635**

ADDRESS: 1120 IOWA ST

APPLICANT: Michael Elizondo- Owner- applicant:Caeron LaBonte/Erus Energy

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a roof-mounted solar array on the primary structure located at 1120 Iowa St.

RECOMMENDATIONS:

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

- i. That the applicant removes the 20 panels closest to the public right-of-way to minimize the impact from the streetscape and relocates them behind existing plumbing vents and to the rear of the primary structure or rear side addition or on a ground-mount system as noted in finding b. The applicant is required to submit updated drawings and documents to staff that reflect this change for review and approval prior to receiving a Certificate of Appropriateness.

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, Wolff, Garza, Carpenter, Fetzer, and Laffoon.

NAYS: None.

THE MOTION CARRIED

• **Item #17. HDRC NO. 2018-637**

ADDRESS: 630 NOLAN

APPLICANT: Christopher Gill/CGRE LTD/ REIX- Dan Johnson-representing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace existing chain link fence with new four foot tall wood picket fence on property lines adjacent to the Nolan and N Hackberry.

RECOMMENDATIONS:

Staff recommends approval of front yard fencing based on findings c through d with the following stipulations that no portion of the front yard fence exceeds three (3) feet in height, instead of the proposed four (4) feet.

CITIZENS TO BE HEARD:

NONE.

COMMISSION ACTION:

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

AYES: Guarino, Fish, Wolff, Garza, Carpenter, Fetzer, and Laffoon.

NAYS: None.

THE MOTION CARRIED

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

There being no further business, the meeting adjourned at 5:19 PM.

APPROVED

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

Michael Guarino
Acting Chair