



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

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
20 March 2019**

The Historic and Design Review Commission of the City of San Antonio met in session on Wednesday, March 20, 2019, in the Board Room at the Development and Business Services Center, 1901 S. Alamo.

MEETING CALLED TO ORDER

- Acting Chair Fetzer called the meeting to order at 3:16 p.m.

ROLL CALL:

- The roll was called by the Executive Secretary.

Present: Fish, Garza, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer and Laffoon.

Absent: Guarino, Wolff, and Connor.

CHAIRMAN'S STATEMENT

ANNOUNCEMENTS

CITIZENS TO BE HEARD:

- Barbara Garcia

CONSENT AGENDA

- Consideration of Consent Agenda items:
 - Item #1, Case No. 2019-110 1201 E CROCKETT ST
 - Item #2, Case No. 2019-121 110 E CROCKETT ST
 - Item #3, Case No. 2019-103 1201 MERIDA ST/Vidaurri Park
 - Item #4, Case No. 2019-105 1502 SALTILLO ST/Father Albert Benavides Park
 - Item #6, Case No. 2019-102 3101 ROSELAWN/3299 SW 28th Street
 - Item #7, Case No. 2019-107 311 PEREIDA ST
 - Item #8, Case No. 2019-077 603 MISSION ST
 - Item #9, Case No. 2019-086 711 NAVARRO ST
 - Item #10, Case No. 2019-104 7353 JOE NEWTON/Pipers Creek Meadow
 - Item #11, Case No. 2019-116 1315 SAN PEDRO AVE/San Pedro Springs Park
 - Item #12, Case No. 2019-122 1525 MCCULLOUGH AVE
 - Item #13, Case No. 2019-118 1918 W MAGNOLIA AVE
 - Item #14, Case No. 2018-636 419 W CEVALLOS
 - Item #15, Case No. 2019-108 422 E NUEVA, 305, 309, 315 and 317 S PRESA ST, 502, 508, 510, 512 and 516 S ST MARYS
 - Item #16, Case No. 2019-120 525 S ST MARYS/Hermann Sons Home Association
 - Item #17, Case No. 2018-208 802 NOLAN
 - Item #18, Case No. 2019-115 850 E COMMERCE ST, 889 E MARKET ST, 802 RIVERWALK, 805 E RIVERWALK/ River level bounded by E Commerce, E Market, S Alamo and Bowie

Motion: Commissioner Carpenter moved to approve the consent agenda with staff stipulations. Commissioner Garza seconded the motions.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Grube, Bowman, Fetzner, and Laffoon.
Nays: None.
Absent: Guarino, Wolff, and Connor.

Action: **THE MOTION PASSED with 7 AYES, 0 NAYS. 3 ABSENT**

- o CONSENT AGENDA ITEMS # 5 PULLED DUE TO POSTPONEMENT UNTL APRL3RD HEARING.

INDIVIDUAL CONSIDERATION AGENDA ITEMS

• **Item #19. HDRC NO. 2019-084**

Applicant: David Ericsson
ADDRESS: 914 N PINE ST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a steel carport structure at the rear of the property located at 914 N Pine, located within the Dignowity Hill Historic District. The proposed carport structure will be located on an existing concrete pad.

RECOMMENDATIONS:

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

- i. That the proposed carport be constructed of wood materials rather than the proposed steel.

CITIZENS TO BE HEARD:

NONE.

Motion: Commissioner Garza moved to approve as presented at HDRC . Commissioner Grube seconded the motion. .

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Grube, Bowman, Fetzner, and Laffoon.
Nays: None.
Absent: Guarino, Wolff, and Connor.

Action: **MOTION PASSED with 7 AYES AND 0 NAYS. 3 ABSENT**

• **Item #20. HDRC NO. 2019-075**

ADDRESS: 1512 E HOUSTON ST
APPLICANT: Felipe de Jesus Navarro Alcalá

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the original, wood windows with new vinyl windows. The applicant has also requested the replacement of the front and rear doors.

RECOMMENDATIONS:

Staff does not recommend approval of the proposed wood window replacement based on findings a through c. Staff recommends the applicant repair the existing wood windows. If any wood windows are beyond repair, the applicant may receive Administrative Approval to replace with an in-kind window.

CITIZENS TO BE HEARD:

NONE

Motion: Commissioner Fish made a motion to deny application.
Commissioner Grube seconded the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nay: None.
Absent: Guarino, Wolff, Connor .

Action: MOTION PASSED with 7 AYES, and 0 NAYS. 3 ABSENT

• **Item #21. HDRC NO. 2019-099**

APPLICANT: Denise Childers/Comet Signs LLC

ADDRESS: 2607 BUENA VISTA ST (formally addressed 115 S ZARZAMORA)

REQUEST:

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

1. Relocate a previously-approved, double-sided monument sign to the side of the primary structure fronting S Zarzamora. The sign measures approximately 35.6 square feet, is internally lit, and contains both Exxon and 7-Eleven branding and rotating gas prices.
2. Install a 28.5 square foot single-sided sign on the primary structure facing west towards the parking lot. The sign will be an internally lit cabinet with food vendor branding.

RECOMMENDATIONS:

Item 1, Staff does not recommend approval of the relocated monument sign based on finding d. The relocation of the monument sign to an alternate ground-mounted location on site is eligible for administrative approval.

Item 2, Staff recommends approval of the proposed wall sign based on finding e.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter move to approve with staff stipulations 1 and 2 –that the sign remain same size as the existing ground-mounted monument sign but is laid-mounted to the building.
Commissioner Fish seconded the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Grube, Bowman, Fetzer , and Laffoon
Nays: None.
Absent: Guarino, Wolff, Connor.

Action: MOTION PASSED with 7 AYES, AND 0 NAYS. 3 ABSENT

• **Item #22. HDRC NO. 2019-091**

ADDRESS: 240 W WOODLAWN

APPLICANT: Tina Badders/Beldon Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing standing seam metal roof with a new metal roof, including a ridge cap.

RECOMMENDATIONS:

Staff recommends approval of the proposed roof replacement based on finds a and b with the following stipulation:

- i. That the roof not feature a ridge cap. The new roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam and a standard galvalume finish. An inspection is to be scheduled with OHP staff prior to the installation of roofing materials to insure an inappropriate ridge cap is not installed. The applicant is also required to submit updated specifications that reflect this change to staff for review and approval prior to receiving a Certificate of Appropriateness.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter made a motion for approval with staff stipulations. Commissioner Garza seconded the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nay: None.
Absent: Guarino, Wolff, and Connor.

Action: **MOTION PASSED with 7 AYES, and 0 NAYS. 3 ABSENT.**

- **Item #23. HDRC NO. 2019-095**
ADDRESS: 1122 N PINE ST
APPLICANT: Martin Da La Garza/Arki Design Homes

REQUEST:

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

1. Construct a 200 square foot front addition.
2. Construct a 700 square foot rear addition.

RECOMMENDATIONS:

1. Staff does not recommend approval of the front addition based on finding b. Staff recommends the applicant repair the non-original enclosed front porch in-place or restore the porch to its original open configuration with additional staff review.
2. Staff recommends conceptual approval of the rear addition based on findings c through g with the following stipulations to be addressed prior to submitting for final approval:
 - i. **ROOF FORM** - The addition's roof should feature an extension of the primary front-facing gable with a shed roof extending from the turned gable. No portions of gabled roofing should be demolished. The shake shingles on the existing rear gable should be relocated to the addition's rear gable in the same configuration. A site plan including the proposed roof form should be submitted to staff.
 - ii. **ROOFING MATERIAL** - The addition's roof should feature the standard specifications for new standing seam metal roofs: 18 to 21 inch wide panels, seams 1 to 2 inches tall, a crimped or double munch seam with no vented ridge caps, and a standard galvalume finish or painted to match the historic roof. An inspection should be schedule with staff prior to installation.
 - iii. **NEW WINDOWS** - The addition's windows should feature the standard specifications 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.

- iv. FENESTRATION - Final window and door specifications should be submitted to staff. The door should feature a Folk Victorian style or a simple 6-panel design. No window or door opening on the existing historic structure should be removed without consultation with staff followed by an approval.
- v. SIDING - The addition's siding should feature Hardie or wood siding that matches the existing in profile, configuration, and lap exposure. Faux wood grain texture should not be used.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter made a motion to send to DRC- site visit. Commissioner Grube seconded the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nay: None.
Absent: Guarino, Wolff, Connor.

Action: **MOTION PASSED with 7 AYES, and 0 NAYS. 3 ABSENT.**

- **Item #24. HDRC NO. 2019-094**
ADDRESS: 601 BURNET ST
APPLICANT: Milena Stepanovic

REQUEST:

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

1. Cover an existing front concrete porch with a wood porch under the existing roofline, and
2. Replace non-original square windows with custom single-hung wood windows.

RECOMMENDATIONS:

Staff recommends approval of porch reconstruction based on finding c with the following stipulations:

- i. The porch should feature tongue-and-groove decking featuring members that are approximately 3 inches wide and 1 inch tall to be installed perpendicular to the front wall.
- ii. The porch should feature only two full columns, one at the corner and one adjacent to the porch steps.
- iii. Porch skirting should feature a wood or Hardie siding matching the historic structure; faux wood

Staff recommends approval of window replacement based on findings d and e with the following stipulations:
ii. New windows should feature the standard specifications: *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. New window trim should feature a dimension and configuration that matches the pattern of the historic structure within the district. grain texture or lattice skirting should not be used.

CASE COMMENT:

On February 18, 2019, staff found that a permit for window replacement and porch reconstruction was issued by DSD prior to receiving a Certificate of Appropriateness from OHP. The property had received a number of administrative approvals. The applicant was cooperative with staff and submitted an application for the two outstanding items on February 20, 2019, to be heard at the next HDRC hearing.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Grube made a motion to approve as constructed in HDRC Hearing March 20th without staff stipulations. Commissioner Martinez-Flores seconded the motion.

Vote: Ayes: Garza, Martinez-Flores, Grube, Bowman, Fetzer, and Laffoon.
Nay: Fish and Carpenter.
Absent: Guarino, Wolff, Connor.

Action: **MOTION PASSED with 6 AYES, and 2 NAYS. 3 ABSENT**

• **Item #25. HDRC NO. 2019-043**
ADDRESS: 224 E CAROLINA ST
APPLICANT: Peter Matthew Price

REQUEST:

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

- 1) Amend previous approval for porch reconstruction to feature Craftsman columns with stone bases instead of matching the existing classical column.
- 2) Replace an original rear portion with a new addition, including the removal of four wood windows.
- 3) Receive Historic Tax Certification

RECOMMENDATIONS:

Staff does not recommend approval of items 1 through 3 based on findings b through j. Staff recommends the applicant:

- i. Complies with reconstruction design from the 2016 HDRC approval to feature full-height classical columns.
- ii. Restore the rear portion to its original configuration after submitting plans to staff – or resubmit a plan for a rear addition that includes appropriate fenestration and inset side wall planes.

If the commission is compelled to approve the front porch and rear addition as installed, then the property is eligible for Historic Tax Certification and may return for Verification.

CASE COMMENT:

VIOLATION – The applicant original submitted a review for Historic Tax Certification and Verification to be heard at the HDRC hearing on January 16, 2019. Upon further review, staff found that a number of modifications were performed prior to receiving a Certificate of Appropriateness or outside the scope of approval issued in 2016. The applicant submitted for review of those items on January 10, 2019 to be heard at the next HDRC hearing.

CITIZENS TO BE HEARD: Frederica Sanchez

Motion: Commissioner Fish moved to deny application. Commissioner Garza seconded the motion.

Vote: Ayes: Fish, Garza, Carpenter, Bowman, Fetzer, and Laffoon,
Nays: Martinez-Flores and Grube.
Absent: Guarino, Wolff, Connor.

Action: MOTION PASSED 6 AYES, and 2 NAYS. 3 ABSENT.

• **Item #26. HDRC NO. 2019-074**
ADDRESS: 413 CLUB DR
APPLICANT: Ramiro Reyes

REQUEST:

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

1. Replace 33 wood windows with vinyl windows.
2. Install wood window screens.
3. Paint the exterior of the building

RECOMMENDATIONS:

- i. Staff does not recommend approval of window replacement based on findings b through j. If the original wood windows have been permanently discarded, and the commission is compelled to approve window replacement, then staff stipulates that new wood or aluminum-clad wood windows are submitted to staff with the standard specifications: *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 approval of the installation of wood window screens based on finding j.
- iii. Staff recommends approval of exterior painting only on wood elements based on findings k; no masonry should be painted.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter motioned for approval window replacement item 1- with the stipulation that the front windows would be wood or aluminum-clad windows. To approve Item 2 and 3 based on staff findings and applicant's testimony. Commissioner Garza seconded the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Grube, Carpenter, Bowman, Fetzer , and Laffoon,
Nays: None.
Absent: Guarino, Wolff, Connor.

Action: MOTION PASSED 8 AYES, 0 NAYS, AND 3 ABSENT

• **Item #27. HDRC NO. 2019-058**
ADDRESS: 133 DELAWARE
APPLICANT: Sue Ann Pemberton, FAIA

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing 1-story rear accessory structure, including the addition of a second story, carport, and covered walk.

RECOMMENDATIONS:

Staff recommends approval of the rear addition based on based on findings a through j with the following stipulations:

- i. That rectangular one over one windows, not square windows, be incorporated into the north, south, and east facades. The applicant is required to submit updated elevation drawings to staff for review and approval that reflect the fenestration modifications prior to receiving a Certificate of Appropriateness.
- ii. That the applicant submit a final window specification for the proposed windows to staff for review and approval. Staff finds wood or aluminum-clad wood windows to be appropriate. 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 board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – 1/2" wide.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Fish made a motion to approve with stipulations 2 and 3. Commissioner Garza seconded the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nays: None.
Absent: Guarino, Wolff, Connor.

Action: **MOTION PASSED 8 AYES, and 0 NAYS. 3 ABSENT**

Item #34 was pulled to the after 4:30pm Individual hearing due to recusal and potential loss of quorum for case to be heard.

- **Item #34. HDRC NO. 2018-558**
ADDRESS: 318 W HOUSTON ST
APPLICANT: Pam Carpenter/Seventh Generation Design

REQUEST:

The applicant is requesting conceptual approval to rehabilitate the Alameda Theater, located at 318 W Houston. The applicant has proposed both interior and exterior rehabilitative scopes of work.

Exterior:

1. Perform rehabilitative scopes of work including stucco repairs; blade sign, marquee and canopy repairs; terrazzo sidewalk repairs; the reconstruction of the historic terrazzo finishes at the eastern end of the W Houston sidewalk, if needed; the potential temporary removal and replacement of the existing fire escape and marquee canopy, if needed; the replacement of rooftop mechanical equipment and various other repair and maintenance items upon further assessments.

2. The replacement of the existing storefront system and entry doors to address accessibility deficiencies, energy codes and life safety codes.

Interior:

3. Perform rehabilitative scopes of work including the repair of decorative finishes within the lobby spaces and associated stairs; the expansion of the theater box office and ticketing areas; the installation of a new elevator; the expansion of patron areas; the rehabilitation of existing lounges and restrooms; the addition of a new lounge space; the restoration of decorative plaster and paint elements; the reconfiguration of the seating arrangement to feature approximately 1,000 seats; the addition of a thrust stage; the reduction of the audience chamber at the orchestra level; the reduction existing rake to accommodate a lounge and bar area; the reconfiguration of the lower balcony seating area; the creation of standing lounge areas in the upper balcony, the reconfiguration of the stage area; and the reconfiguration and increase in size of the back of house space.

RECOMMENDATIONS:

1. Staff recommends conceptual approval of item #1 based on finding d with the stipulation that all work be done in kind with like materials.
2. Staff does not recommend conceptual approval of item #2, the replacement of the storefront system at this time. Staff finds that additional information should be provided in regards to the replacement of the original storefront system. Portions that are found to not be original may be replaced; however, evidence of their non-original state should be submitted to staff. Staff finds that the original storefront is a character defining feature of the structure and contributes to its architectural character.
3. Staff recommends conceptual approval of item #3, interior rehabilitation and modifications with the stipulation that interior elements, specifically those that relate to interior restroom layouts and detailing, historic railings and other details and fixtures should be repaired and retained. These elements contribute to the architectural significance of the structure.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Garza made a motion to with staff stipulations 1 and 3. Item 2- that applicant work with staff what can be done about the replacement of the original front. Commissioner Grube second the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Grube, Bowman, Fetzer, and Laffoon,
Nays: None.
Absent: Guarino, Wolff, and Connor.
Recusal: Carpenter

Action: MOTION PASSED 7 AYES, 1 RECUSAL and 0 NAYS. 3 ABSENT

- **Item #28. HDRC NO. 2019-124**

ADDRESS: 517 LABOR

APPLICANT: Cindy Castro

REQUEST:

The applicant is requesting to a Certificate of Appropriateness to:

1. Demolish the historic structure located at 517 Labor.

2. Construct a 1-story Tuff Shed structure to serve as a primary residential structure totaling approximately 288 square feet.

RECOMMENDATIONS:

1. Staff does not recommend approval of request item #1, the demolition of the historic structure based on findings 1a through 1d.

If the HDRC finds that a loss of significance has occurred or finds that the criteria for establishing an unreasonable economic hardship have been met and approves the requested demolition, then staff makes the following recommendations regarding the requested new construction:

2. Staff does not recommend approval of request item #2, the construction of a 1-story residential Tuff Shed structure, based on findings 2a through 2l.

CITIZENS TO BE HEARD: Patti Zaiontz is opposed to case.

Motion: Commissioner Fish made a motion to deny application based on items 1 and 2 staff recommendations. Commissioner Grube second the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nays: None.
Absent: Guarino, Wolff.

Action: Motion passed 8 AYES, and 0 NAYS. 3 ABSENT

• **Item #29. HDRC NO. 2019-117**

ADDRESS: 434 SHERMAN ST

APPLICANT: Alvin Peters

REQUEST:

The applicant is requesting conceptual approval to construct a two story, single family residential structure on the lot at 434 Sherman Street, located at the corner of Sherman and N Olive, within the Dignowity Hill Historic District.

RECOMMENDATIONS:

Staff does not recommend approval based on finding a through s. Staff recommends that the applicant address the inconsistencies with the Guidelines prior to receiving conceptual approval for the proposed new construction.

CITIZENS TO BE HEARD: Patti Zaiontz is opposed to case.

Motion: Commissioner Grube made a motion to move to Design Review Committee. Commissioner Carpenter second the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nays: None.
Absent: Guarino, Wolff, and Connor.

Action: Motion passed 8 AYES, and 0 NAYS. 3 ABSENT

• **Item #30. HDRC NO. 2019-051**

ADDRESS: 715 CAMDEN ST

APPLICANT: Tina Baker

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 715 Camden for landmark designation.

RECOMMENDATIONS:

Staff recommends denial of a Finding of Historic Significance and that the Historic and Design Review Commission should not recommend approval for the landmark designation of 715 Camden St to the Zoning Commission and to the City Council based on findings a through h.

CASE COMMENT:

In a call with staff on Friday, March 1, 2019, the applicant (who lives out of state) indicated she was not able to attend HDRC or find someone to attend in her stead. She does not want to withdraw her application. Staff recommends HDRC consider the case in her absence so as to not further delay the case for the property owner.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Fish made a motion to deny historical significance on application. Commissioner Garza second the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nays: None.
Absent: Guarino, Wolff, and Connor.

Action: Motion passed 8 AYES, and 0 NAYS. 3 ABSENT

• **Item #31. HDRC NO. 2019-111**

ADDRESS: 420 N CHERRY

APPLICANT: Adolfo Guzman

REQUEST:

The applicant is requesting conceptual approval to:

1. Perform rehabilitative scopes of work including foundation leveling and repair and repair the existing stucco façade.
2. Replace the existing, standing seam metal roof with a new standing seam metal roof.
3. Replace fifteen (15) wood windows with aluminum windows.
4. Construct a rear addition of 216 square feet.
5. Modify the existing roof by raising the top plate height by two (2) feet.
6. Receive Historic Tax Certification.

RECOMMENDATIONS:

1. Staff recommends approval of request item #1, foundation and stucco repair, based on finding b with the stipulation that there be no modifications to the profile and material of the foundation skirting.
2. Staff recommends approval of request item #2, the replacement of the existing standing seam metal roof, based on finding c with the stipulation that panels feature a width of 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
3. Staff does not recommend approval of request item #3, the replacement of the original wood windows, based on finding d. Staff recommends that all wood windows be repaired.
4. Staff recommends approval of request item #4, the construction of a rear addition based on findings e through i with the following stipulations:

- i. That a vertical detail or a wall inset be incorporated to differentiate the proposed addition from the historic structure.
 - ii. That wood or aluminum clad windows be installed that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should 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.
5. Staff does not recommend approval of item #5, roof height modifications, based on finding j.
6. Staff recommends approval of request item #6, Historic Tax Certification, based on finding k.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter made a motion to approve items 1-6 with staff stipulations. Commissioner Bowman second the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Grube, Bowman, Fetzter, and Laffoon.
Nays: None.
Absent: Guarino, Wolff.

Action: Motion passed 8 AYES, and 0 NAYS. 3 ABSENT

• **Item #32. HDRC NO. 2019-106**

ADDRESS: 516 WILLOW ST

APPLICANT: Justin Abt

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. Remove the existing, non-original siding and repair and replace #117 wood siding.
3. Repair and replace existing windows as needed.
4. Modify an existing window opening on the south façade.
5. Add a window opening on the north façade.
6. Replace the existing, wrought iron porch columns with new six inch square wood columns.
7. Construct a rear addition to feature 622 square feet.

RECOMMENDATIONS:

1. Staff does not recommend approval of item #1, the replacement of the existing standing seam metal roof with an asphalt shingle roof. Staff recommends that if roof replacement is necessary, that a standing seam metal roof that features 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.
2. Staff recommends approval of item #2, the removal of the non-original siding panels with the stipulation that the flared skirting be maintained and that the original #117 siding be repaired. When siding is deteriorate beyond repair, staff finds that it may be replaced with new or salvaged #117 siding.
3. Staff does not recommend approval of item #3, the replacement of vinyl windows with new vinyl windows. Wood or aluminum clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate

vicinity. Meeting rails should 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.

4. Staff does not recommend approval of item #5, the modification to the existing window opening on the south façade based on finding f. Staff recommends that the non-original opening be modified in a manner which is consistent with the Guidelines and historic window profiles found throughout the district.
5. Staff does not recommend approval of item #6, the addition of a window opening on the north façade based on finding g.
6. Staff recommends approval of item #7, the replacement of the existing, wrought iron columns based on finding h with the stipulation that a column detail be submitted for review and approval.
7. Staff recommends approval of item #8, the construction of a rear addition based on findings i through m with the following stipulations:
 - i. That the applicant modify the proposed design to feature an inset from both wall planes of the historic structure.
 - ii. That a standing seam metal roof be installed that features 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.
 - iii. That the applicant install wood or aluminum clad wood windows that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails should 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.

CITIZENS TO BE HEARD: Patti Zaiontz is opposed to case.

Motion: Commissioner Carpenter made a motion approve with staff stipulations. Commissioner Fish second the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Bowman, Fetzer, and Laffoon.
Nays: None.
Absent: Guarino, Wolff, Connor, and Grube.

Action: Motion passed 7 AYES, and 0 NAYS. 4 ABSENT

- Commissioner Grube left prior to vote on item #32 above.

- Item #33. HDRC NO. 2019-113

ADDRESS: 114 MAIN PLAZA

APPLICANT: Jeremy Kreusel/Ford, Powell & Carson

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform rehabilitative scopes of work to both the 1870’s and 1920’s historic structures.

For the 1870's structure, the applicant has proposed the following:

1. Rehabilitate the historic structure including the repair of missing sections of plaster cornice, repairing the plaster façade and sills, repair of the limestone masonry walls, repair of the damaged parapet caps and the installation of a new roof membrane and downspouts.
2. Replacement of the existing storefront windows.
3. Install a rear balcony at the second level.

For the 1920's structure, the applicant has proposed the following:

4. The removal of paint and repair of the masonry façade, the removal of a non-historic garage door and infilling with masonry and the installation of a new roof membrane and downspouts.
5. Replacement of non-historic windows and doors with new windows and doors and the installation of windows in previously infilled openings.
6. Construct a rooftop terrace and a new elevator and fire stair addition.

RECOMMENDATIONS:

Staff recommends approval of items #1 through #6 with the following stipulations:

- i. That all repair to historic elements be done in kind with like materials.
- ii. That the proposed storefront replacement feature a storefront system with window profiles that are consistent in profile with those that previously existed.
- iii. That wood or aluminum clad wood windows be installed that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features 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.
- iv. ARCHAEOLOGY – Archaeological investigations shall be required. The archaeological scope of work should be submitted to the Office of Historic Preservation 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.

Motion: Commissioner Fish made a motion to approve with staff stipulations. Commissioner Garza second the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Bowman, Fetzer, and Laffoon.
Nays: None.
Absent: Guarino, Wolff, Connor, and Grube.

Action: **Motion passed 7 AYES, and 0 NAYS. 4 ABSENT**

- **Item #35. HDRC NO. 2019-114**

ADDRESS: 938 DAWSON ST

APPLICANT: Ruben Carrillo

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a one story, single family residential structure on the vacant lot at 938 Dawson.

RECOMMENDATIONS:

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

- i. That the applicant incorporate a setback that is equal to or greater than those found historically on the block, for both the primary and accessory structures. A setback plan showing those found historically on the block should be submitted to confirm the proposed setback's appropriateness.
- ii. That a foundation height consistent with those found historically on the block be utilized. Documentation should be provided to staff to demonstrate compliance.
- iii. That wood or aluminum clad wood windows be installed that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features 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.
- iv. That additional window fenestration be added to the east façade and that all ganged windows be separated by a six (6) inch wood mullion.
- v. That the proposed rear driveway be separated to feature no more than ten (10) feet in width.
- vi. That all mechanical equipment be screened from view from the public right of way.
- vii. That the applicant submit a landscaping plan.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Fish made a motion to approve with staff stipulations including an added detail to stipulation 1 that the front setback be increased by 3.5 feet. Commissioner Garza seconded the motion.

Vote: Ayes: Fish, Garza, Martinez-Flores, Carpenter, Bowman, Fetzer, and Laffoon,
Nays: None.
Absent: Guarino, Wolff, Connor, and Grube.

Action: Motion passed 7 AYES, and 0 NAYS. 4 ABSENT

- **Martinez-Flores left meeting.**

- **Item #36. HDRC NO. 2019-123**

ADDRESS: ROW at 131 and 133 N MESQUITE ST

APPLICANT: Kevin Bowyer

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a new 37-foot wood pole to feature network node equipment at the right-of-way at 131 N Mesquite.

RECOMMENDATIONS:

Staff does not recommend approval of the new network pole based on findings b through g. While approval may still be issued at the commission's discretion, the following requirements have not been met per the Right-of-way Network Node Design Manual:

- i. COLLOCATION - Documented efforts to explore a nearby collocation have not been submitted.
- ii. LOCATION – The proposed pole is not located at a commercial corner or intersection.
- iii. SEPARATION – The proposed pole is not separated from existing poles by more than 250 feet.
- iv. DIAMETER – The proposed pole is not less than 8 inches at its widest portion.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter made a motion to approve with staff stipulations that the pole be located from the southern property boundary as preferred location; as a secondary location- as backup- it may be located in a position that does not bisect a historic elevation . Commissioner Garza second the motion.

Vote: Ayes: Fish, Garza, Carpenter, Bowman, Fetzer, and Laffoon,
Nays: None.
Absent: Guarino, Wolff, Connor, Martinez-Flores, and Grube.

Action: **Motion passed 6 AYES, and 0 NAYS. 5 ABSENT**

- **Item #37. HDRC NO. 2019-125**

ADDRESS: ROW at 133 ROY SMITH

APPLICANT: Kevin Bowyer

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to a new 33-foot wood pole to feature network node equipment at the right-of-way at 133 Roy Smith.

RECOMMENDATIONS:

Staff does not recommend approval of the new network pole based on findings b through g. While approval may still be issued at the commission's discretion, the following requirements have not been met per the Right-of-way Network Node Design Manual:

- i. COLLOCATION - Documented efforts to explore a nearby collocation have not been submitted.
- ii. SEPARATION – The proposed pole is not separated from existing poles by more than 250 feet.
- iii. DIAMETER – The proposed pole is not less than 8 inches at its widest portion.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter made a motion to approve as submitted. Commissioner Garza seconded the motion.

Vote: Ayes: Fish, Garza, Carpenter, Bowman, Fetzer, and Laffoon,
Nays: None.
Absent: Guarino, Wolff, Connor, Martinez-Flores, and Grube.

Action: **Motion passed 6 AYES, and 0 NAYS. 5 ABSENT**

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 7:30 PM.

APPROVED



Jeffrey Fetzer
Acting Chair

